Rob

BERCHEM, MOSES & DEVLIN, P.C.

MEMO

Memo to: Robert Nerney, Land Use Director and Timothy Bunting, ZEO
From: Peter V. Gelderman, Office of the Town Attorney
Re: Jerome Edwards' Parcel on Old Unnamed Town Unimproved Road
Date: April 7, 2017

This memo will summarize the meeting held in Town Hall on April 6, 2017. Present at the meeting were Bob Nerney, Tim Bunting, Jerome Edwards, Bob Fuller, Esq. and PVG.

The purpose of the meeting was to determine whether a certain parcel of land owned by Mr. Edwards and containing about 2.8 acres is a building lot for which a zoning permit can be issued. It was represented (and therefore assumed for this memo) that the parcel complies with all zoning regulations that govern lot area and shape requirements. The parcel is located on an old, unimproved way or road that is sometimes referred to as an "old driftway" (hereafter the "Way"). The Way runs in a north/south direction from the intersection of Mountain Road and Georgetown Road. The Way appears on plans and maps that predate the adoption of subdivision and zoning regulations in the Town of Wilton, including a survey that was created in January, 1951, but not recorded until September, 1951.[1] The Way is owned by the Town of Wilton.

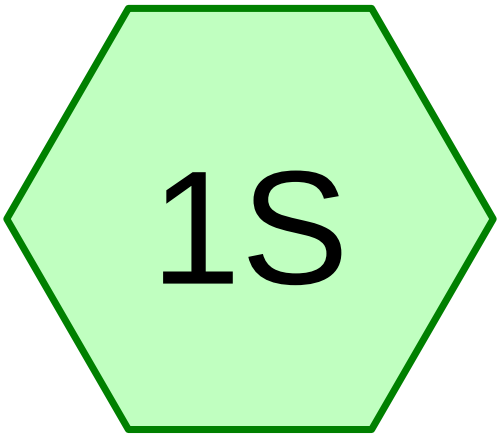
Several years ago, the Town was a party to a lengthy and expensive court battle with respect to the ownership and use of Old 2 Rod Highway. While not precisely on point, the present situation is similar and it is likely that, if litigated, a court would concluded the Way is a town owned unimproved road.

Although the Town has no legal obligation to improve the Way, it is also true that the Town cannot prohibit the use of the Way for access and egress. However, since the Town owns the Way, the Town can regulate the work that must be completed to improve the Way. This does not mean that the Town can require the Way to be built to Town road standards, but the Town can take reasonable steps to ensure that improvements within the Way are safe and do not adversely affect adjacent properties. In my opinion, the Town may require a bond to guaranty completion of the

[1] This is significant because a "street" is defined in the Wilton Zoning Regulations as a "...way shown...on a plat duly filed and recorded in the office of the Town Clerk prior to July 6, 1951." July 6, 1951 is the date that the Town of Wilton adopted Subdivision Regulations.

improvements to the appropriate standard. Those standards are probably best determined by the Town Engineer.

It is therefore the opinion of this office that a zoning permit may be issued to Mr. Edwards (or the subsequent owner of the subject property) for the construction of a single-family dwelling that otherwise complies with the Zoning Regulations, conditioned upon satisfactory completion of an accessway.



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2168ROWExisting
Prepared by Fairfield County Engineering LLC, Printed 10/6/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing Conditions

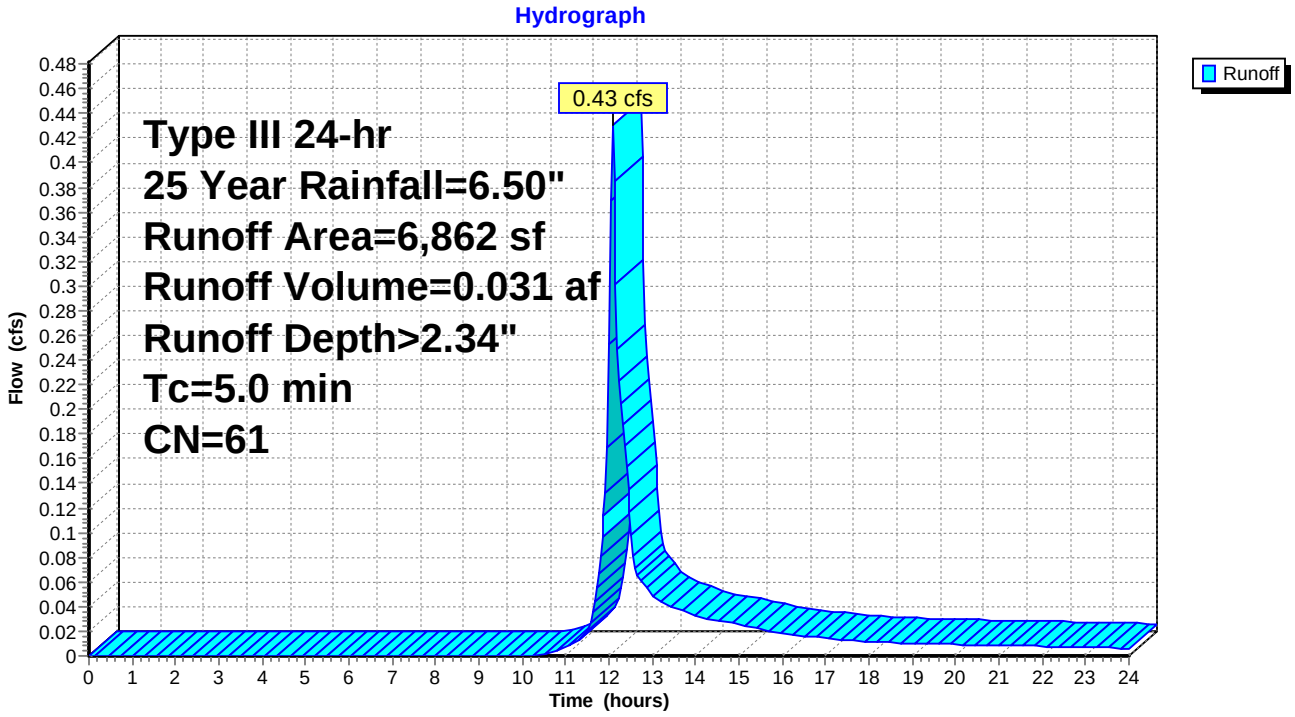
Runoff = 0.43 cfs @ 12.08 hrs, Volume= 0.031 af, Depth> 2.34"

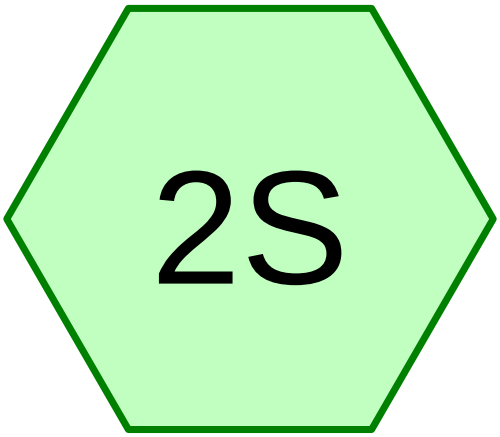
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	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





Proposed Conditions

Subcat Reach Pond Link

Routing Diagram for 2168ROWProposed
Prepared by Fairfield County Engineering LLC, Printed 10/6/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 2S: Proposed Conditions

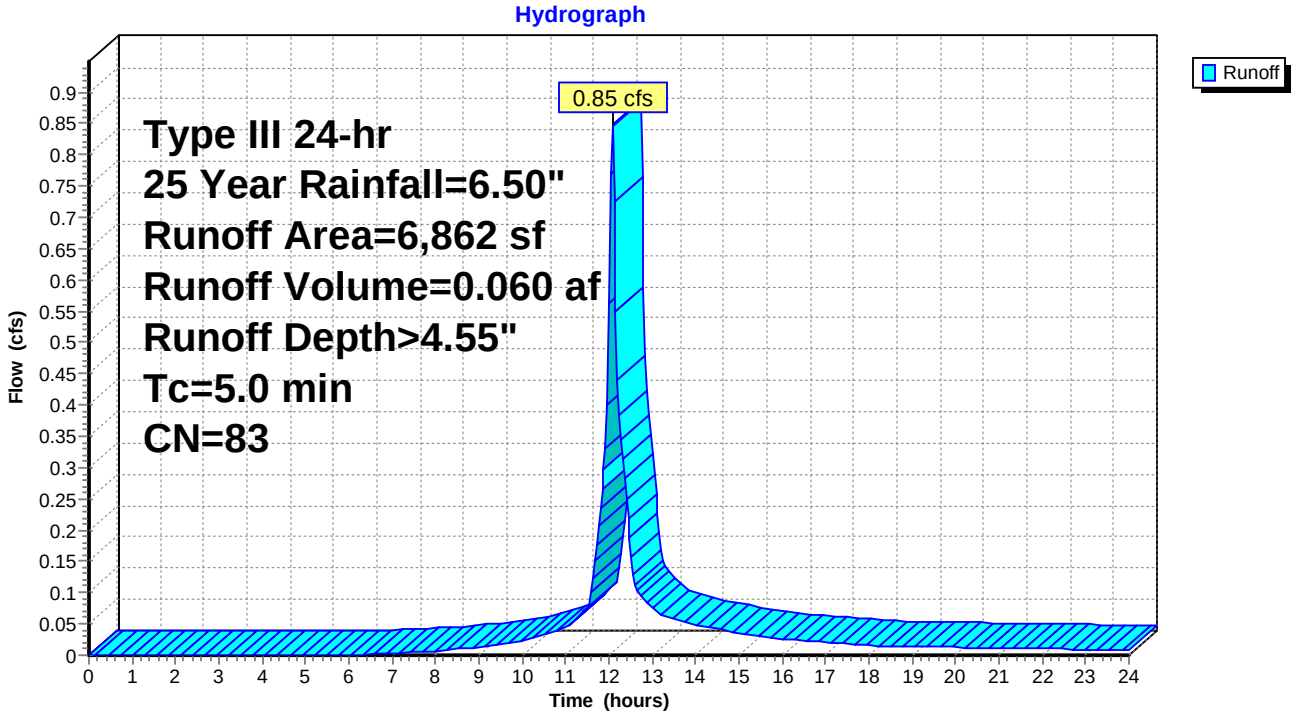
Runoff = 0.85 cfs @ 12.08 hrs, Volume= 0.060 af, Depth> 4.55"

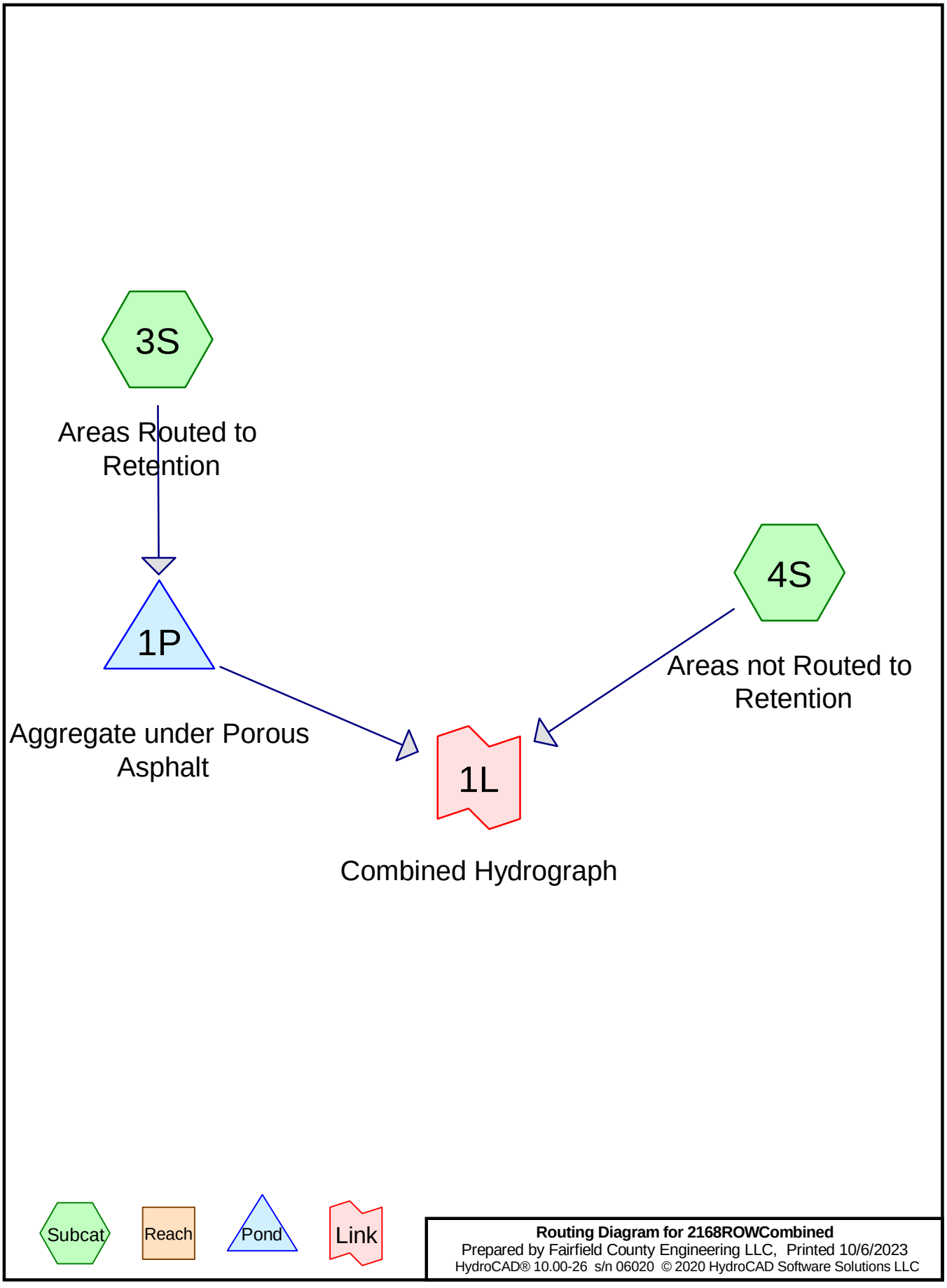
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	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





Summary for Subcatchment 3S: Areas Routed to Retention

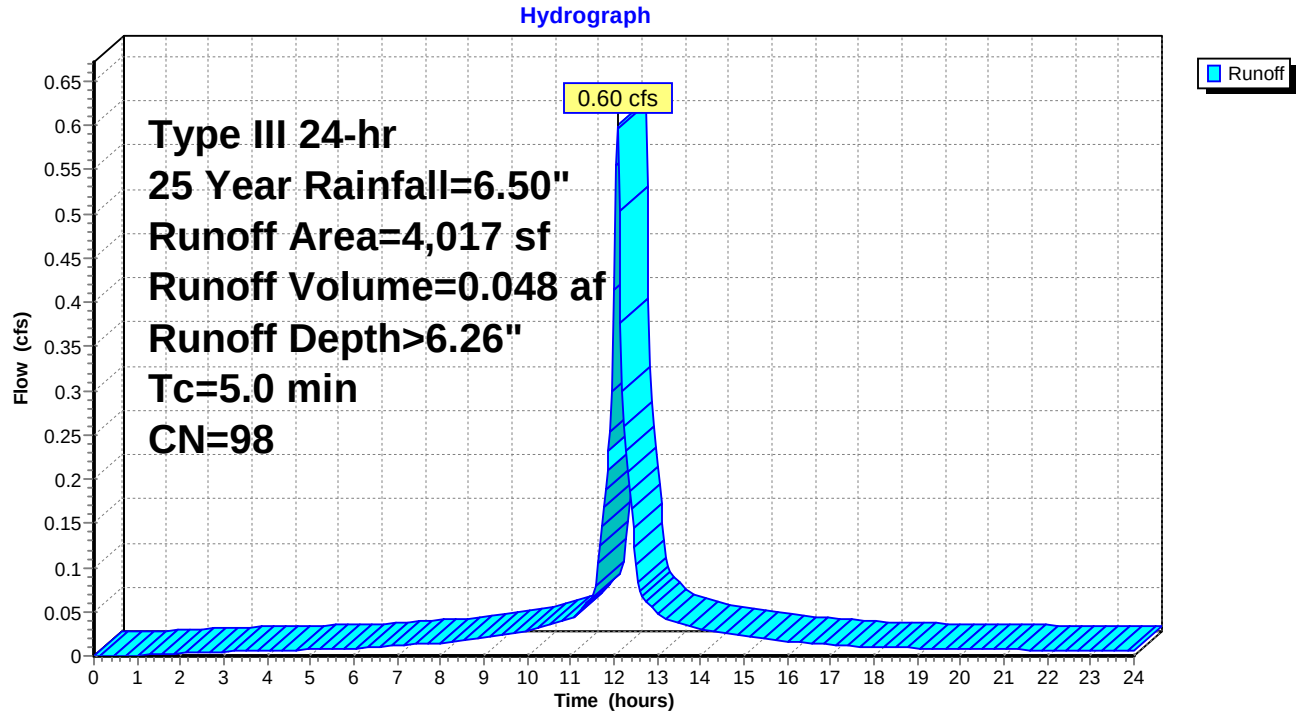
Runoff = 0.60 cfs @ 12.07 hrs, Volume= 0.048 af, Depth> 6.26"

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



Summary for Subcatchment 4S: Areas not Routed to Retention

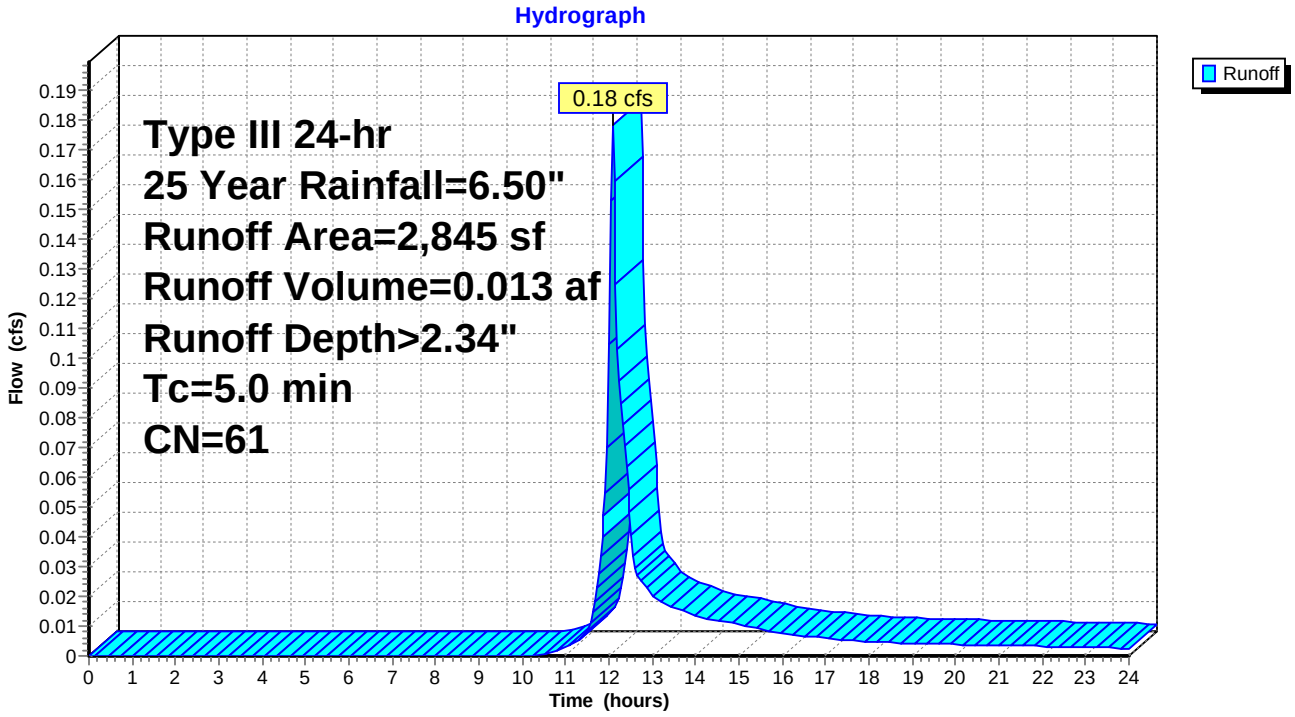
Runoff = 0.18 cfs @ 12.08 hrs, Volume= 0.013 af, Depth> 2.34"

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



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

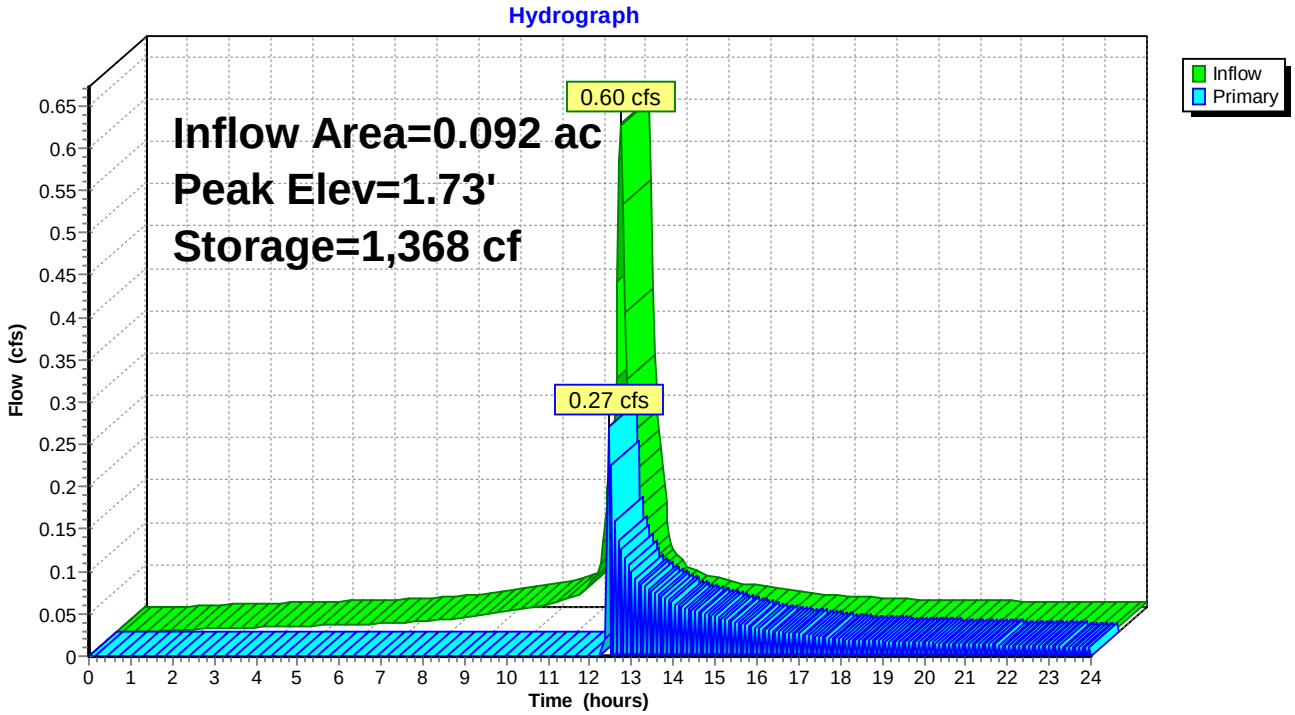
Plug-Flow detention time= 369.7 min calculated for 0.017 af (35% of inflow)
Center-of-Mass det. time= 192.6 min (935.3 - 742.7)

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

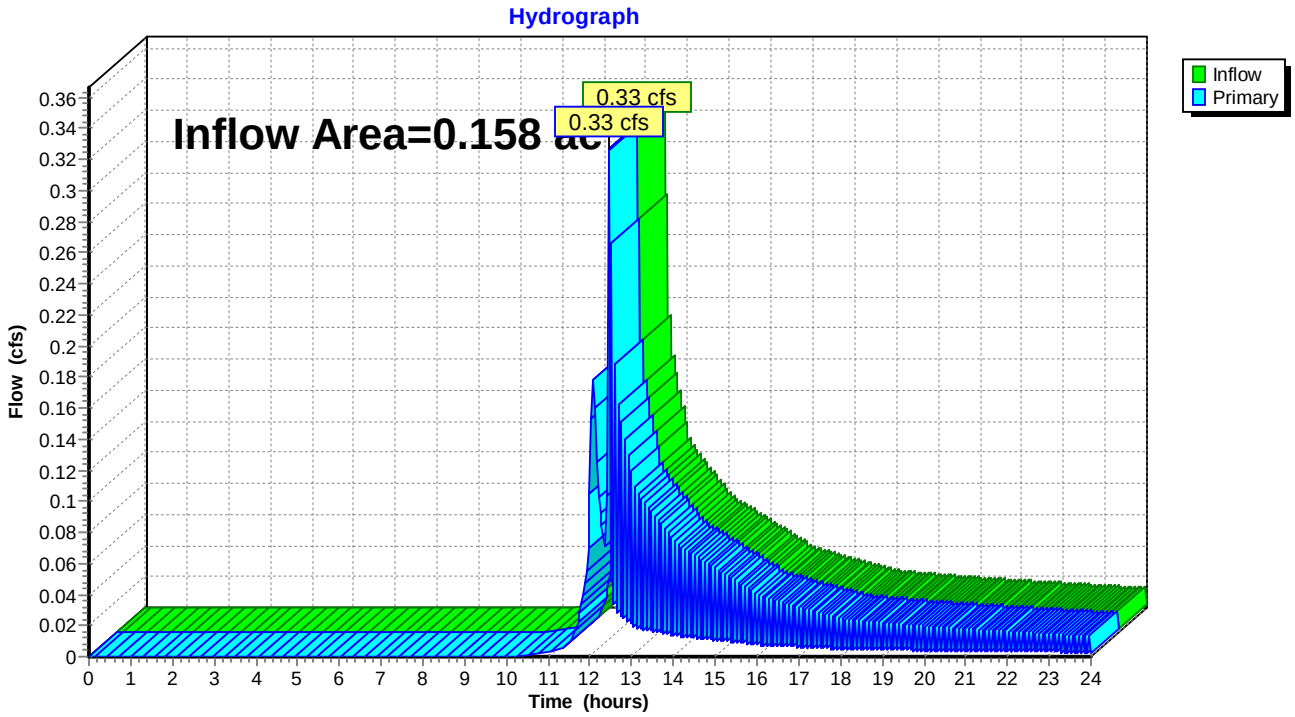


Summary for Link 1L: Combined Hydrograph

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



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):

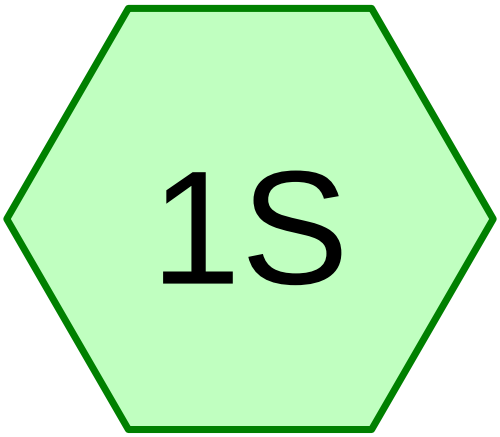
a. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
b. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, 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.



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2168ExistingRev1
Prepared by Fairfield County Engineering LLC, Printed 9/30/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing Conditions

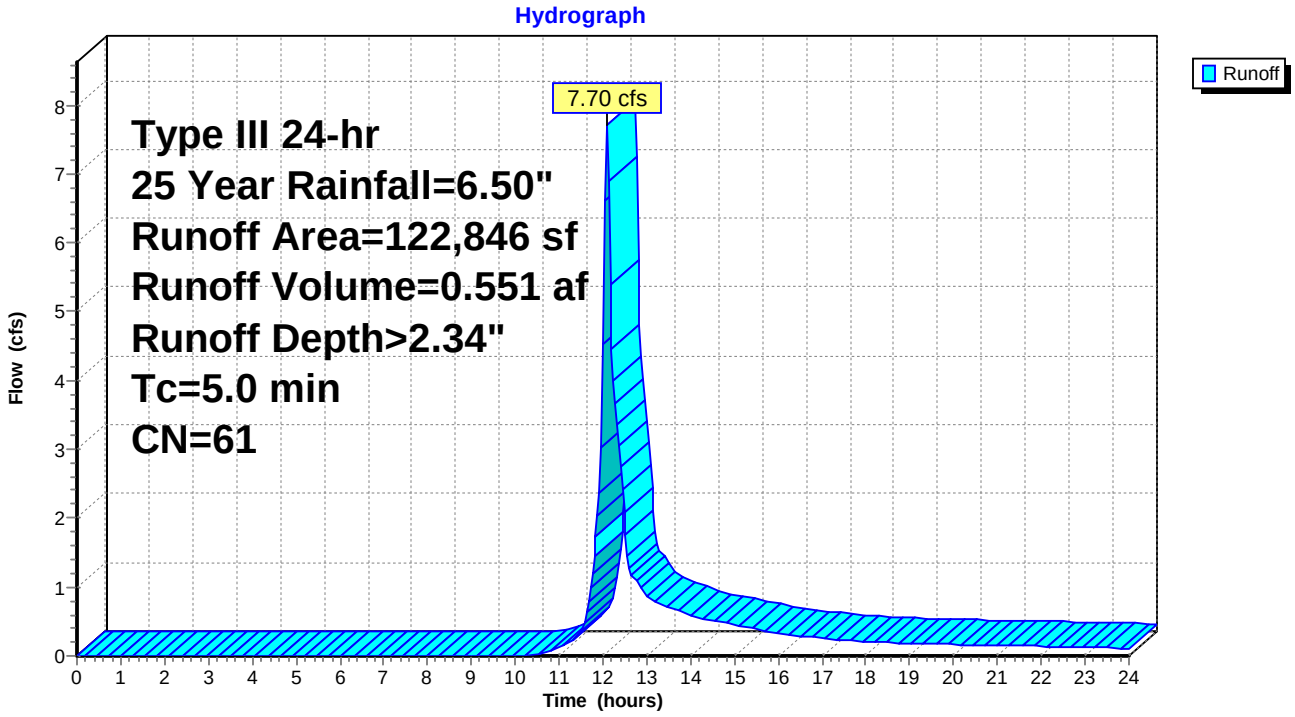
Runoff = 7.70 cfs @ 12.08 hrs, Volume= 0.551 af, Depth> 2.34"

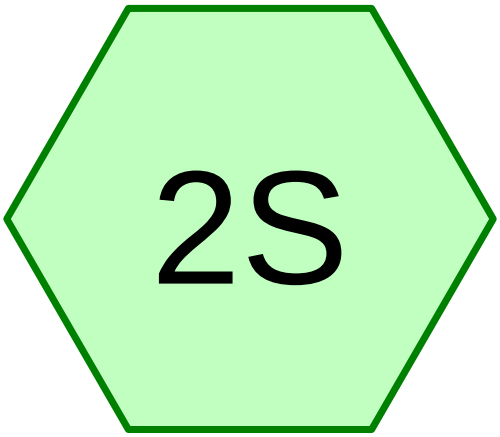
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	Area (sf)	CN	Description
*	122,846	61	Woods, Fair, HSG B
	122,846		100.00% Pervious Area

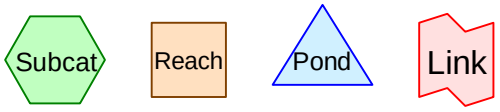
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment 1S: Existing Conditions





Proposed Conditions



Routing Diagram for 2168ProposedRev2
Prepared by Fairfield County Engineering LLC, Printed 9/30/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 2S: Proposed Conditions

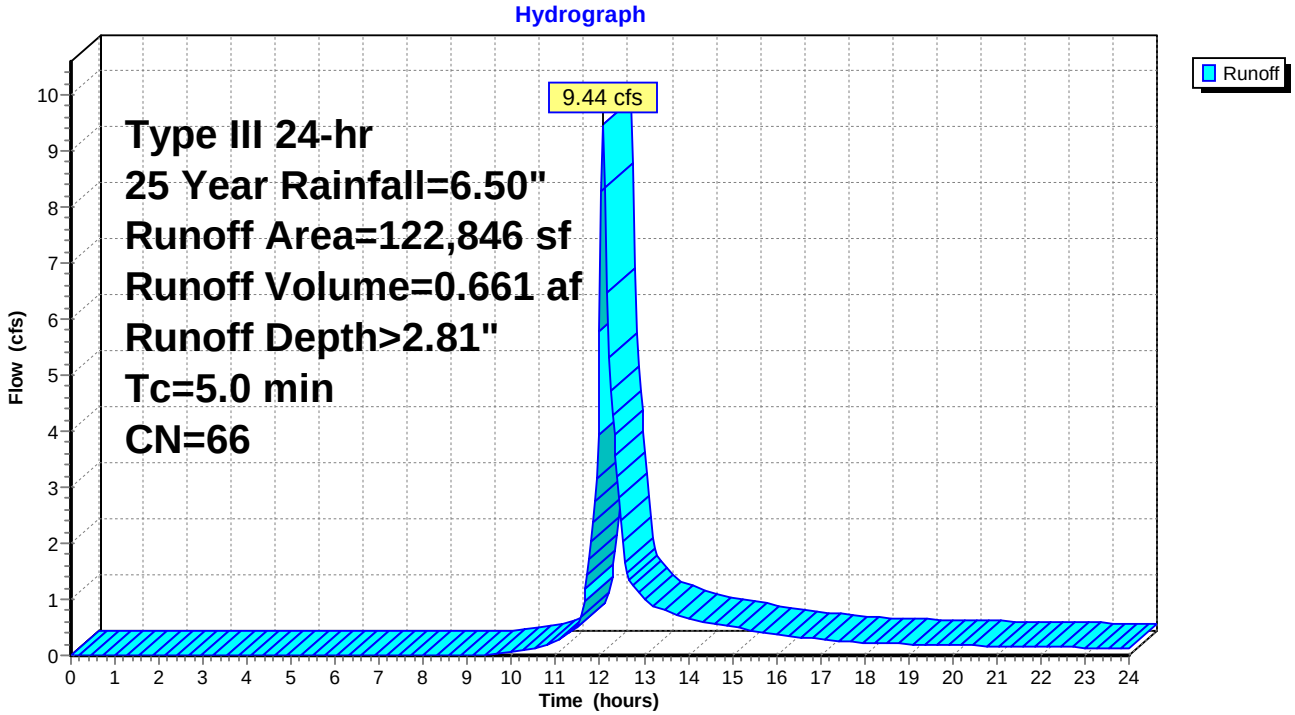
Runoff = 9.44 cfs @ 12.08 hrs, Volume= 0.661 af, Depth> 2.81"

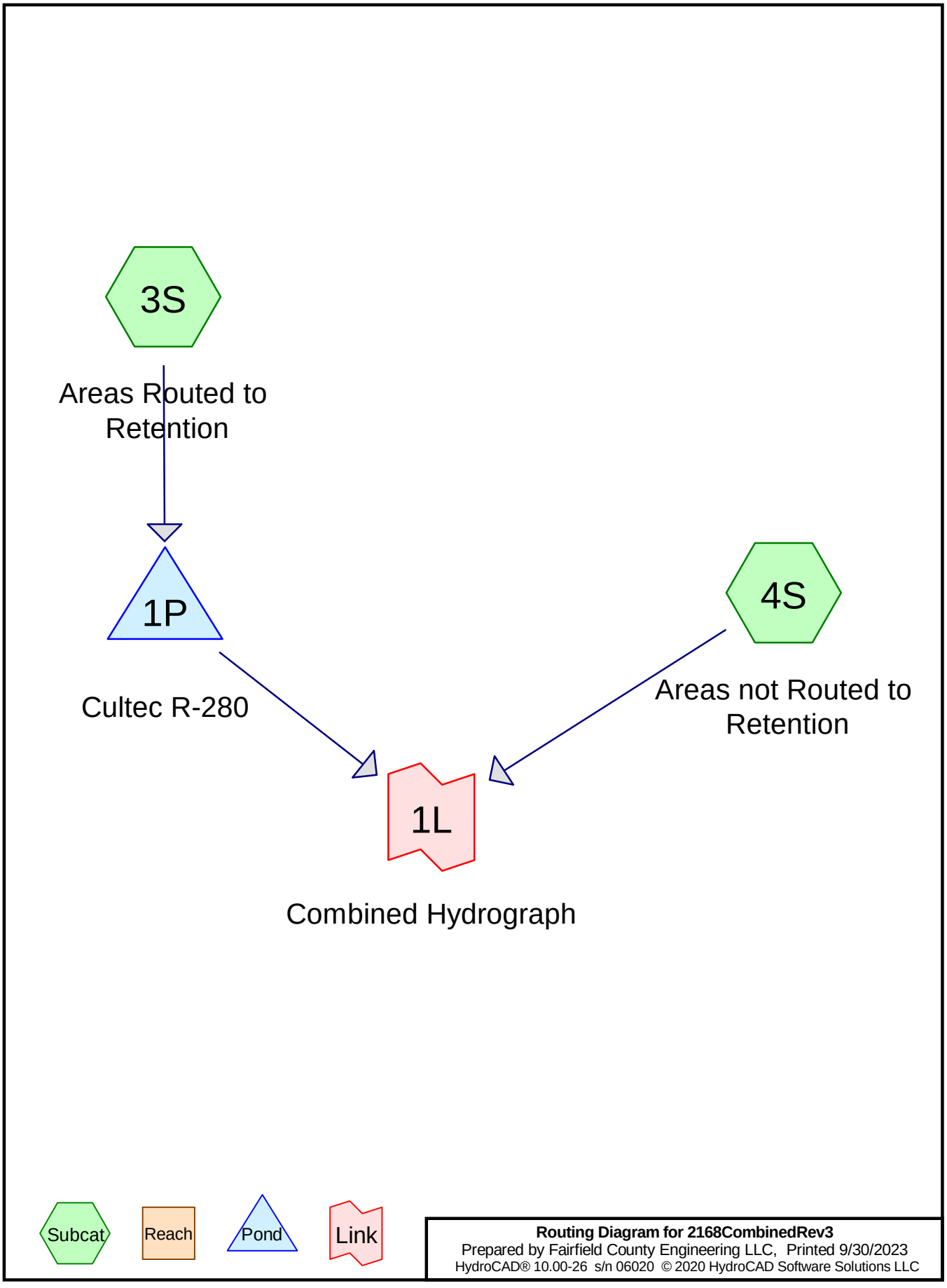
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	Area (sf)	CN	Description
*	2,725	98	House
*	5,191	98	Driveway
*	525	98	Pool
*	1,395	98	Patio
*	525	98	Pool House
	21,257	69	50-75% Grass cover, Fair, HSG B
*	91,228	61	Woods, Fair, HSG B
	122,846	66	Weighted Average
	112,485		91.57% Pervious Area
	10,361		8.43% Impervious Area

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

Subcatchment 2S: Proposed Conditions





Summary for Subcatchment 3S: Areas Routed to Retention

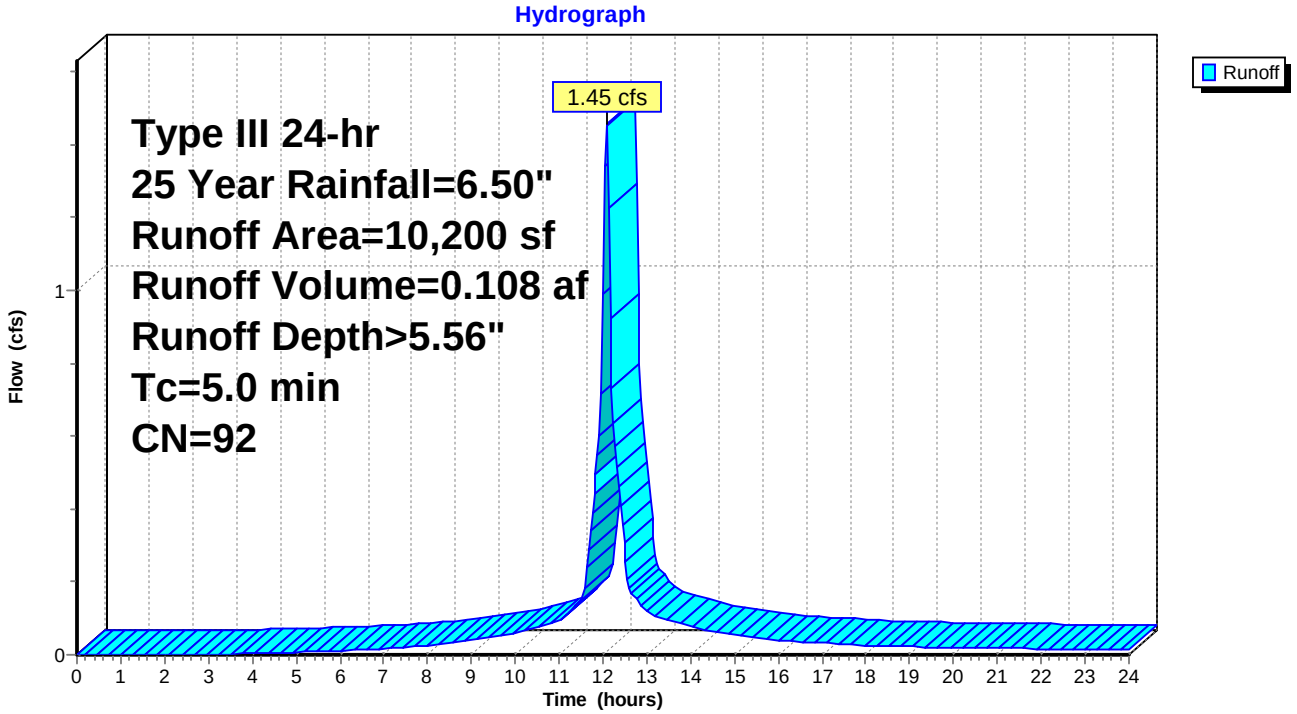
Runoff = 1.45 cfs @ 12.07 hrs, Volume= 0.108 af, Depth> 5.56"

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
*	5,191	98	Driveway
*	2,725	98	House
	2,284	69	50-75% Grass cover, Fair, HSG B
	10,200	92	Weighted Average
	2,284		22.39% Pervious Area
	7,916		77.61% 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



Summary for Subcatchment 4S: Areas not Routed to Retention

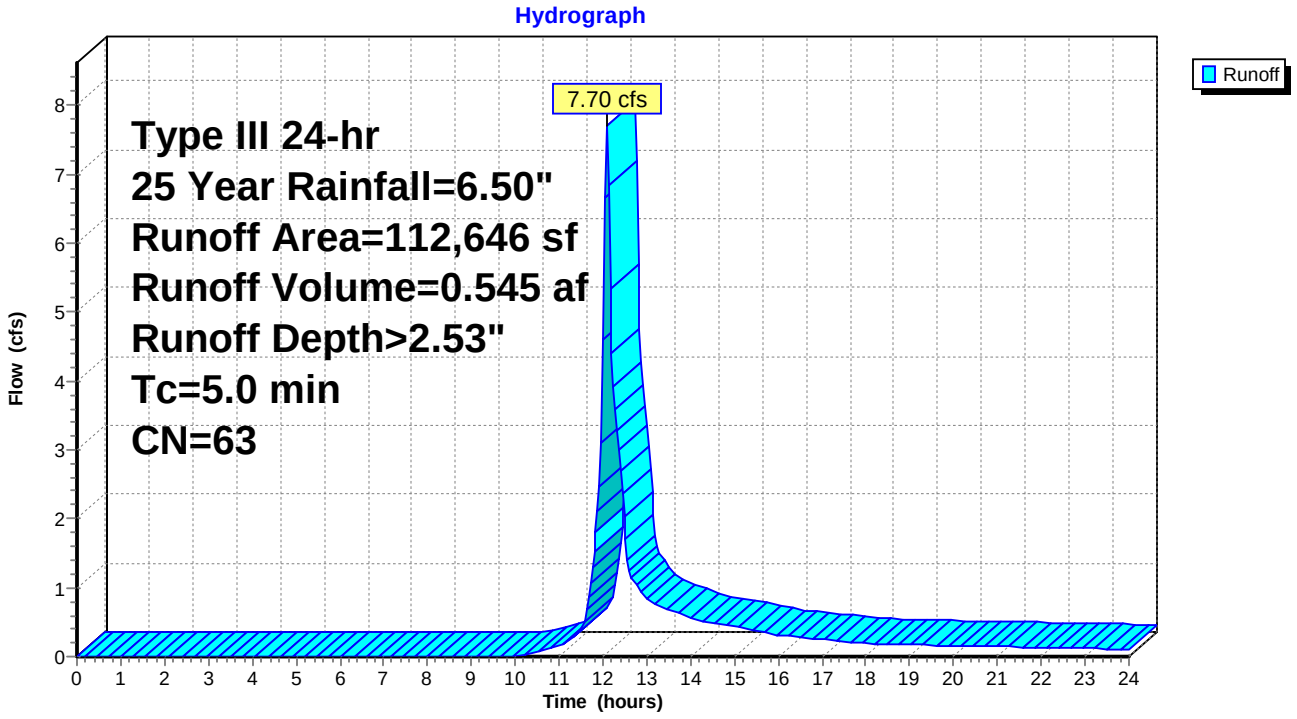
Runoff = 7.70 cfs @ 12.08 hrs, Volume= 0.545 af, Depth> 2.53"

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
*	525	98	Pool
*	1,395	98	Patio
*	525	98	Pool House
	18,973	69	50-75% Grass cover, Fair, HSG B
*	91,228	61	Woods, Fair, HSG B
	112,646	63	Weighted Average
	110,201		97.83% Pervious Area
	2,445		2.17% Impervious 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



Summary for Pond 1P: Cultec R-280

Inflow Area = 0.234 ac, 77.61% Impervious, Inflow Depth > 5.56" for 25 Year event
Inflow = 1.45 cfs @ 12.07 hrs, Volume= 0.108 af
Outflow = 1.75 cfs @ 12.16 hrs, Volume= 0.108 af, Atten= 0%, Lag= 5.2 min
Discarded = 0.10 cfs @ 11.16 hrs, Volume= 0.091 af
Primary = 1.65 cfs @ 12.16 hrs, Volume= 0.018 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 544.96' @ 12.16 hrs Surf.Area= 700 sf Storage= 1,165 cf

Plug-Flow detention time= 77.6 min calculated for 0.108 af (100% of inflow)
Center-of-Mass det. time= 77.0 min (850.5 - 773.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	539.70'	254 cf	**41.17'W x 17.00'L x 2.21'H Field A** 1,545 cf Overall - 911 cf Embedded = 635 cf x 40.0% Voids
#2A	539.70'	911 cf	**Cultec R-280HD** x 20 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 10 rows
		1,165 cf	Total Available Storage

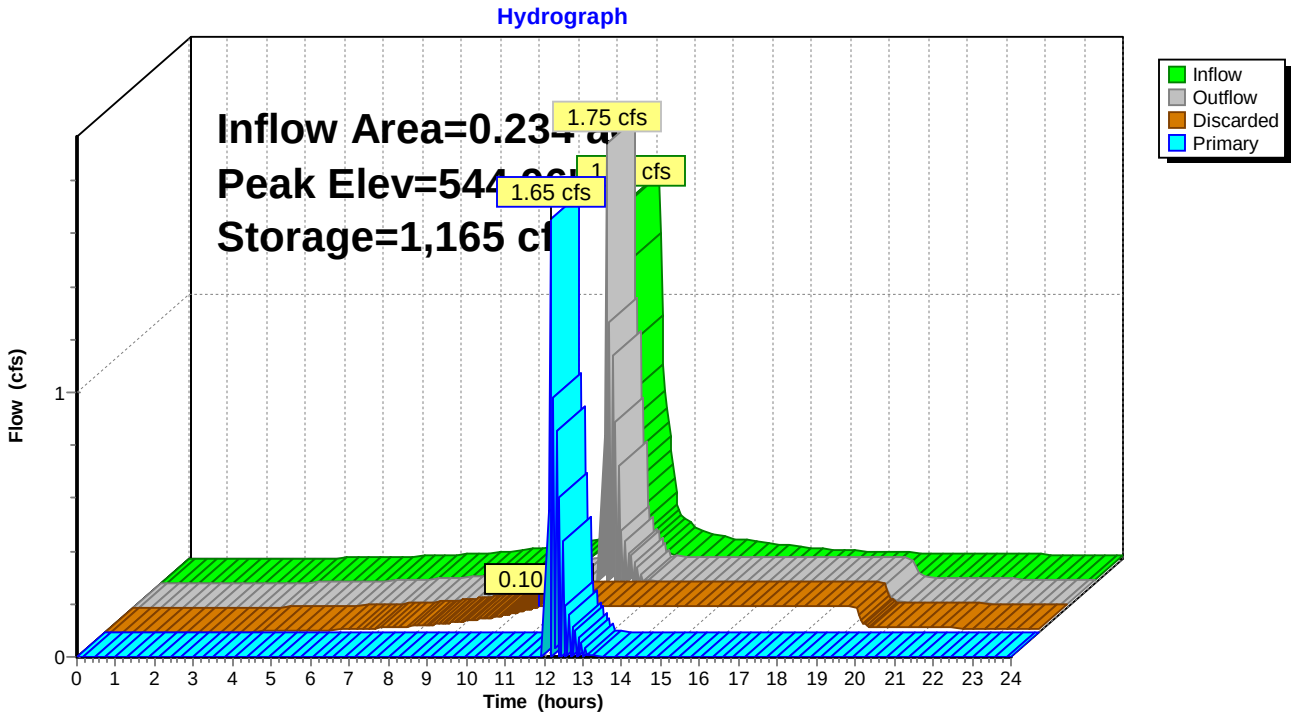
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	541.90'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	539.70'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.10 cfs @ 11.16 hrs HW=539.75' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=1.65 cfs @ 12.16 hrs HW=544.96' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 1.65 cfs @ 8.43 fps)

Pond 1P: Cultec R-280

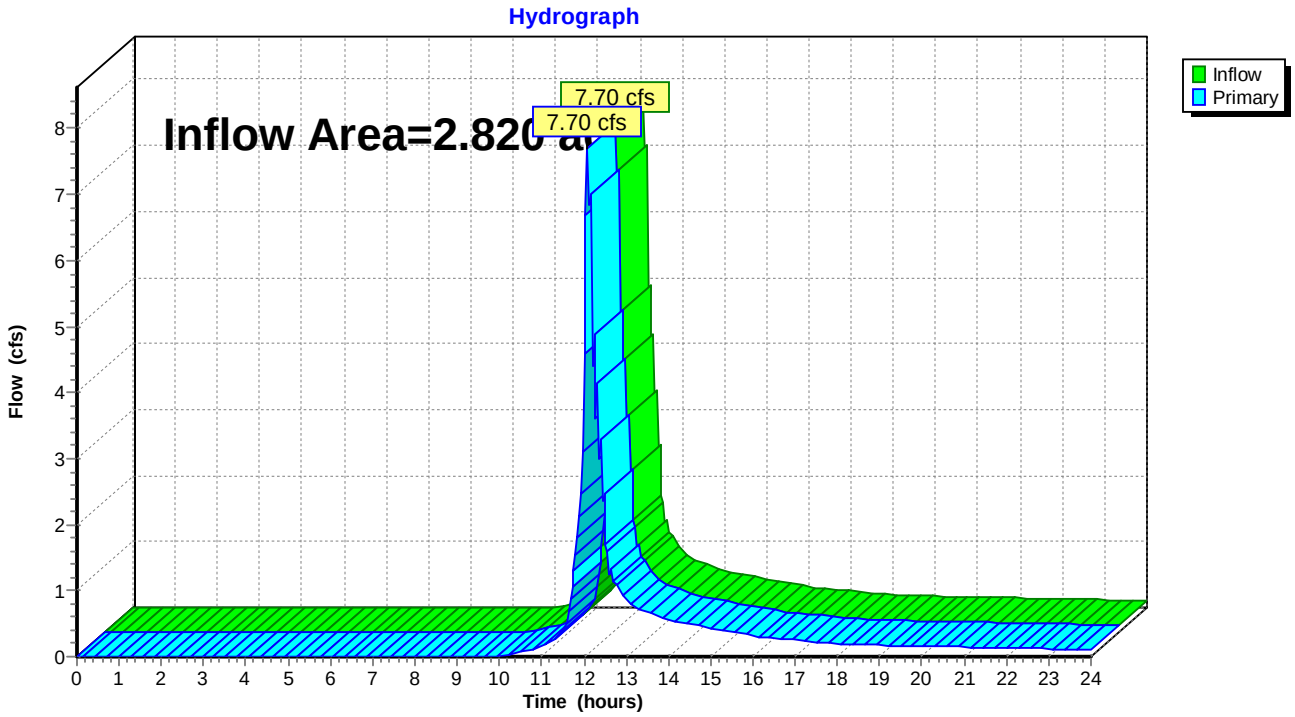


Summary for Link 1L: Combined Hydrograph

Inflow Area = 2.820 ac, 8.43% Impervious, Inflow Depth > 2.40" for 25 Year event
Inflow = 7.70 cfs @ 12.08 hrs, Volume= 0.563 af
Primary = 7.70 cfs @ 12.08 hrs, Volume= 0.563 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



DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

FCE #2168

0 MOUNTAIN ROAD RIGHT OF WAY

WILTON, CONNECTICUT

October 6, 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'.

For the purposes of this analysis the concentration shall be on the lower section of the accessway that slopes toward Mountain Road.

The existing runoff from a 25-Year rainfall event is 0.43 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 from a 25-Year rainfall event is 0.85 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:

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

Weighted CN - 61

Proposed Conditions:

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

Weighted CN - 83

Water Quality Volume

I = (58.5 x 0.009) + 0.05 = 0.5765

WQV = (0.5765 (0.158 acres)/12) = 0.007590 ac-ft = 330.6 ft^3.

Groundwater Recharge Volume

GWV = 330.6 x 0.25 = 82.7 ft^3.

SUMMARY

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.

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 directly via percolation through the porous asphalt. Any other surface water will be collected by a system of catchbasins and routed through perforated distribution pipes to the aggregate.

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.

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

The proposed retention system provides 1,368 ft^3 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.

CONSTRUCTION SEQUENCE

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.

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.

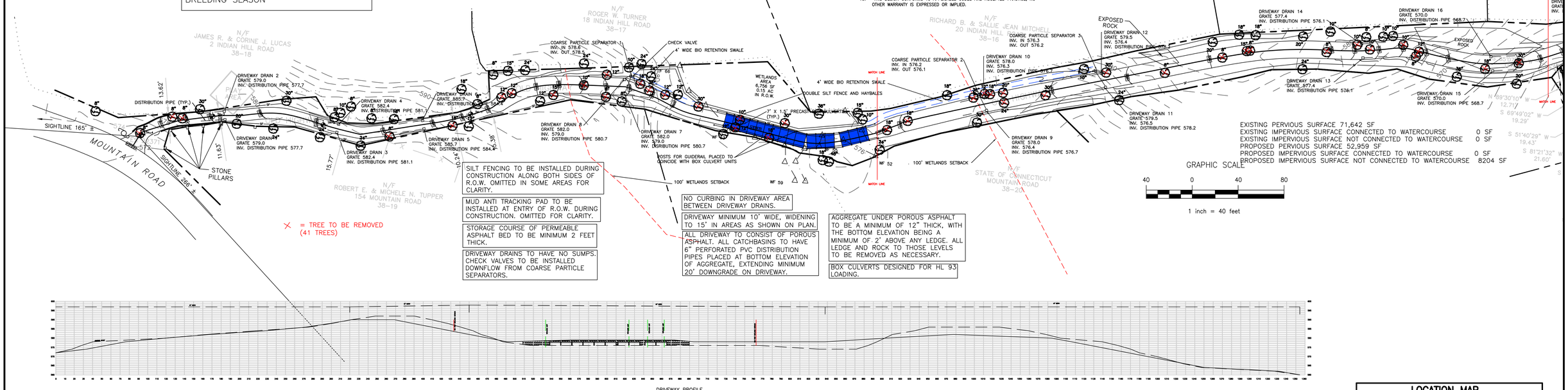
CROSSING TO BE CONSTRUCTED DURING DRY SEASON (AUGUST-SEPTEMBER) AND OUTSIDE OF THE AMPHIBIAN BREEDING SEASON

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 IMMEDIATLEY 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 "TOPOGRAPHIC SURVEY PREPARED FOR OLD DRIFTWAY LLC", DATED MARCH 30, 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.

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.



= TREE TO BE REMOVED (41 TREES)

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.

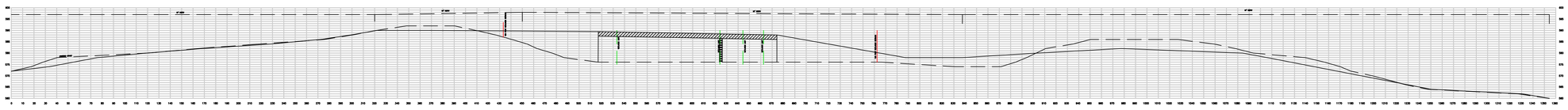
ALL DRIVEWAY TO CONSIST OF POROUS ASPHALT. ALL CATCHBASINS TO HAVE 6" PERFORATED PVC DISTRIBUTION PIPES PLACED AT BOTTOM ELEVATION OF AGGREGATE, EXTENDING MINIMUM 20' DOWNGRADE ON DRIVEWAY.

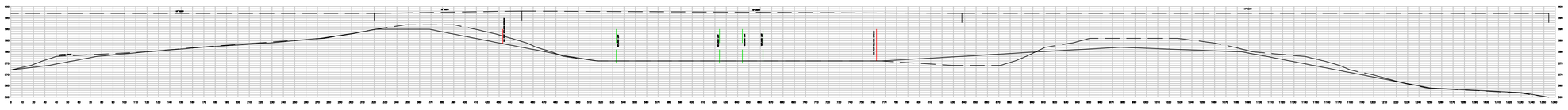
AGGREGATE UNDER POROUS ASPHALT TO BE A MINIMUM OF 12" THICK, WITH THE BOTTOM ELEVATION BEING A MINIMUM OF 2' ABOVE ANY LEDGE. ALL LEDGE AND ROCK TO THOSE LEVELS TO BE REMOVED AS NECESSARY.

BOX CULVERTS DESIGNED FOR HL 93 LOADING.

EXISTING PERVIOUS SURFACE 71,642 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 0 SF
PROPOSED IMPERVIOUS SURFACE NOT CONNECTED TO WATERCOURSE 8204 SF

GRAPHIC SCALE
40 0 40 80
1 inch = 40 feet





LOCATION MAP

STATE OF CONNECTICUT
CLAIRE J. D'ADAMO
No. 24877
LICENSED PROFESSIONAL ENGINEER

10-6-23
date

Fairfield County Engineering LLC

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

RIGHT OF WAY PLAN

CIVIL ENGINEERS

2168 project

1 OF 6 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

2168_231006ROW

N/F
PAUL & MICHELE O'GRADY
32 INDIAN HILL ROAD
39–58

N/F
RICHARD B. & SALLIE JEAN MITCHELL
20 INDIAN HILL ROAD
38–16

EXPOSED ROCK

COARSE PARTICLE SEPARATOR 3
INV. IN 576.3
INV. OUT 576.2

DRIVEWAY DRAIN 12
GRATE 579.5
INV. 576.4
INV. DISTRIBUTION PIPE 578.2

DRIVEWAY DRAIN 14
GRATE 577.4
INV. DISTRIBUTION PIPE 576.1

DRIVEWAY DRAIN 16
GRATE 570.0
INV. DISTRIBUTION PIPE 568.7

DRIVEWAY DRAIN 18
GRATE 559.5
INV. DISTRIBUTION PIPE 558.2

MATCH LINE

COARSE PARTICLE SEPARATOR 2
INV. IN 576.2
INV. OUT 576.1

DRIVEWAY DRAIN 10
GRATE 578.0
INV. 576.3
INV. DISTRIBUTION PIPE 576.7

NTION SWALE
HAYBALES

DRIVEWAY DRAIN 13
GRATE 577.4
INV. DISTRIBUTION PIPE 576.1

DRIVEWAY DRAIN 15
GRATE 570.0
INV. DISTRIBUTION PIPE 568.7

DRIVEWAY DRAIN 17
GRATE 559.5
INV. DISTRIBUTION PIPE 558.2

DRIVEWAY DRAIN 11
GRATE 579.5
INV. 576.5
INV. DISTRIBUTION PIPE 578.2

DRIVEWAY DRAIN 9
GRATE 578.0
INV. 576.4
INV. DISTRIBUTION PIPE 576.7

WF 52

100' WETLANDS SETBACK

N 89°30'10" W
12.71'
S 69°49'02" W
19.29'
S 51°40'29" W
19.43'
S 81°21'32" W
21.60'
S 08°45'27" W
15.49'
S 22°45'34" W
29.06'

N/F
STATE OF CONNECTICUT
MOUNTAIN ROAD
38–20

N/F
DAVID M. & KIMBERLY C. KENNEDY
18 THUNDER LAKE ROAD
39–52

N/F
STATE OF CONNECTICUT
132 MOUNTAIN ROAD
25–3

DRIVEWAY DRAIN 19
GRATE 556.1
INV. DISTRIBUTION PIPE 554.8

GRAPHIC SCALE
20 0 20 40
1 inch = 20 feet

STATE OF CONNECTICUT
DANIEL T. D'AURIA
No. 24877
LICENSED PROFESSIONAL ENGINEER

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

10–6–23
date

RIGHT OF WAY PLAN NORTH

Fairfield County Engineering LLC

CIVIL ENGINEERS

2168
project

3 OF 6
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831–8005 FAX: (203) 831–8006

2168_231006ROW

N/F
JAMES R. & CORINE J. LUCAS
2 INDIAN HILL ROAD
38–18

N/F
ROGER W. TURNER
18 INDIAN HILL ROAD
38–17

N/F
ROBERT E. & MICHELE N. TUPPER
154 MOUNTAIN ROAD
38–19

OLD HIGHWAY

MOUNTAIN ROAD

SIGHTLINE 266' ±

STONE PILLARS

13.62'

11.63'

15.77'

10.24'

5.38'

DISTRIBUTION PIPE (TYP.)

DRIVEWAY DRAIN 2
GRATE 579.0
INV. DISTRIBUTION PIPE 577.7

DRIVEWAY DRAIN 1
GRATE 579.0
INV. DISTRIBUTION PIPE 577.7

DRIVEWAY DRAIN 3
GRATE 582.4
INV. DISTRIBUTION PIPE 581.1

DRIVEWAY DRAIN 4
GRATE 582.4
INV. DISTRIBUTION PIPE 581.1

DRIVEWAY DRAIN 5
GRATE 585.7
INV. DISTRIBUTION PIPE 584.4

DRIVEWAY DRAIN 6
GRATE 585.7
INV. DISTRIBUTION PIPE 584.4

COARSE PARTICLE SEPARATOR 1
INV. IN 578.6
INV. OUT 578.5

DRIVEWAY DRAIN 8
GRATE 582.0
INV. 579.0
INV. DISTRIBUTION PIPE 580.7

DRIVEWAY DRAIN 7
GRATE 582.0
INV. 579.0
INV. DISTRIBUTION PIPE 580.7

CHECK VALVE

4' WIDE BIO RETENTION SWALE

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

4' WIDE BIO RETENTION SWALE

DOUBLE SILT FENCE AND HAYBALES

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

POSTS FOR GUIDERAIL PLACED TO
COINCIDE WITH BOX CULVERT UNITS

100' WETLANDS SETBACK

MATCH LINE

MATCH LINE

WF 59

WF 55

WF 52

PLAY AREA

= TREE TO BE REMOVED
(41 TREES)

GRAPHIC SCALE
20 0 20 40
1 inch = 20 feet

GRAPHIC SCALE
40 0 40 80
1 inch = 40 feet

AGGREGATE UNDER
TO BE A MINIMUM
THE BOTTOM ELEV
MINIMUM OF 2' AB
LEDGE AND ROCK
TO BE REMOVED A

BOX CULVERTS DE
LOADING.

STATE OF CONNECTICUT
JAMES T. DAVANZO
No. 24877
LICENSED
PROFESSIONAL ENGINEER

10–6–23
date

Fairfield County Engineering LLC

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

RIGHT OF WAY PLAN SOUTH

CIVIL ENGINEERS

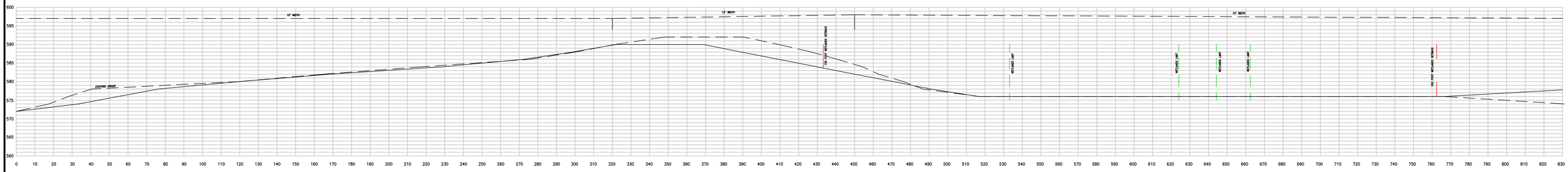
2168
project

2 OF 6
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.

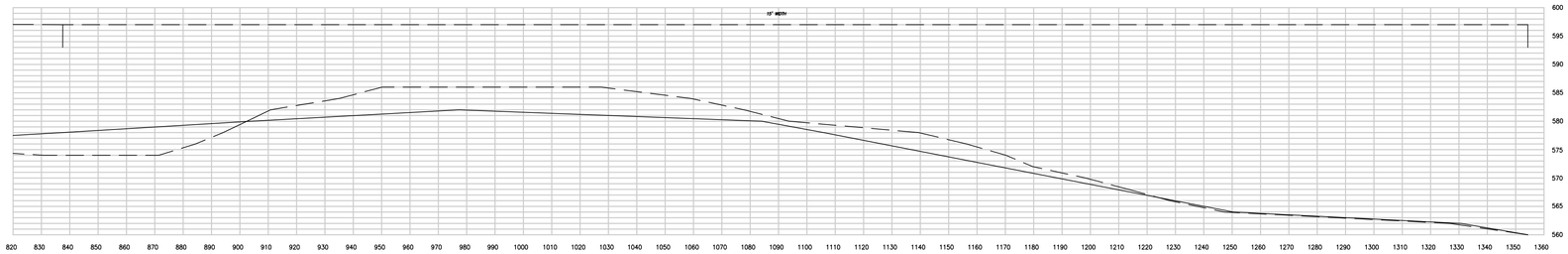
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831–8005 FAX: (203) 831–8006

2168_231006ROW



DRIVEWAY PROFILE – SIMPLE DRIVEWAY

SCALE– H: 1"–50'
V: 1"–25'



DRIVEWAY PROFILE – SIMPLE DRIVEWAY

SCALE– H: 1"–50'
V: 1"–25'

STATE OF CONNECTICUT
MATTHEW J. D'ANGELO
No. 24877
LICENSED PROFESSIONAL ENGINEER

10–6–23
date

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2168
project

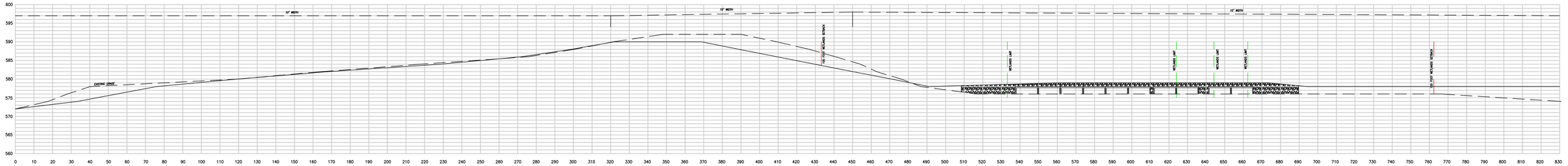
4 OF 6
sheet

Fairfield County Engineering LLC

FAIRFIELD COUNTY ENGINEERING L.L.C.

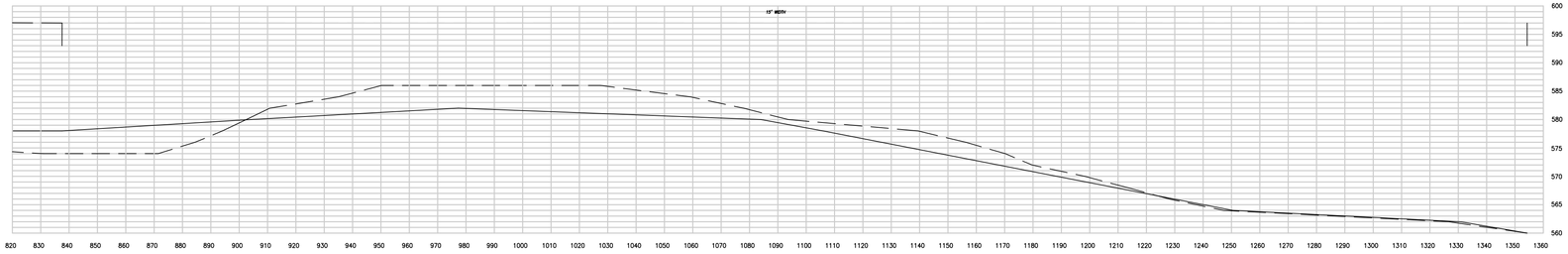
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831–8005 FAX: (203) 831–8006

2168_231006ROW



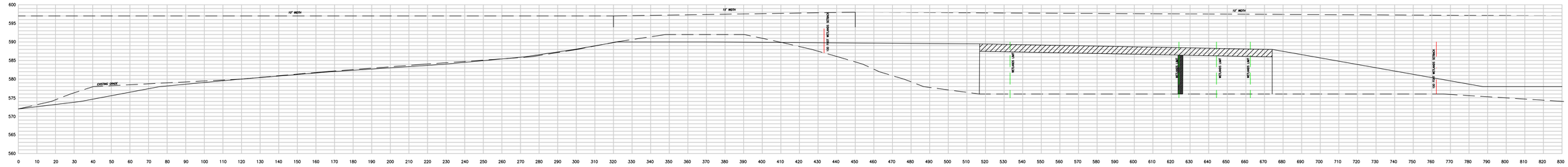
DRIVEWAY PROFILE

SCALE– H: 1"–25'
V: 1"–12.5'



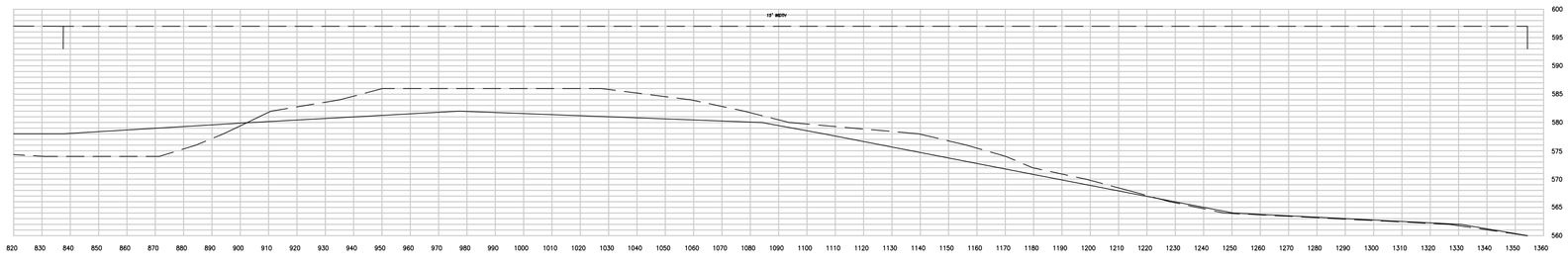
DRIVEWAY PROFILE

SCALE– H: 1"–25'
V: 1"–12.5'



DRIVEWAY PROFILE (ALTERNATE – BRIDGE)

SCALE– H: 1"–25'
V: 1"–12.5'



DRIVEWAY PROFILE (ALTERNATE – BRIDGE)

SCALE– H: 1"–25'
V: 1"–12.5'

STATE OF CONNECTICUT
DAVID J. D'AVINO
No. 24877
LICENSED PROFESSIONAL ENGINEER

10–6–23
date

Fairfield County Engineering LLC

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

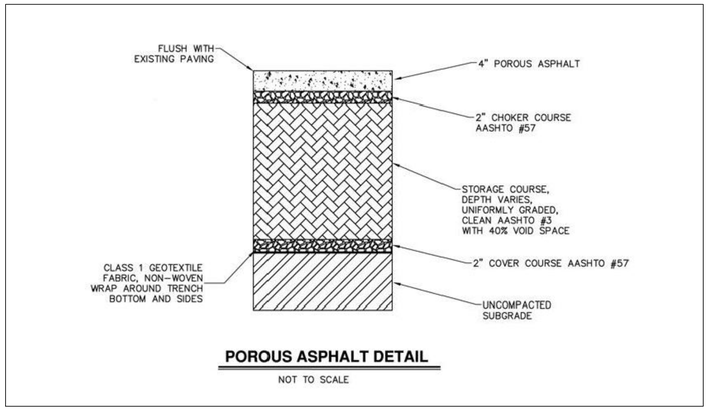
DETAIL SHEET

CIVIL ENGINEERS

2168
project

5 OF 6
sheet

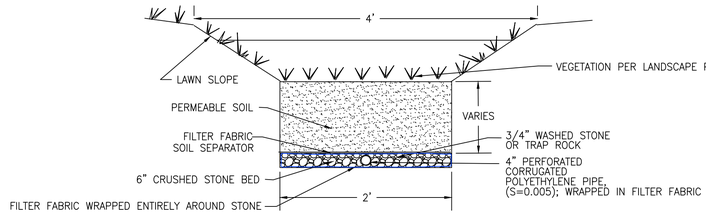
FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831–8005 FAX: (203) 831–8006



POROUS ASPHALT DETAIL

NOT TO SCALE

NOTE: SOILS BENEATH AGGREGATE SHALL BE SCARIFIED OR TILLED PRIOR TO INSTALLATION OF AGGRAGATE.

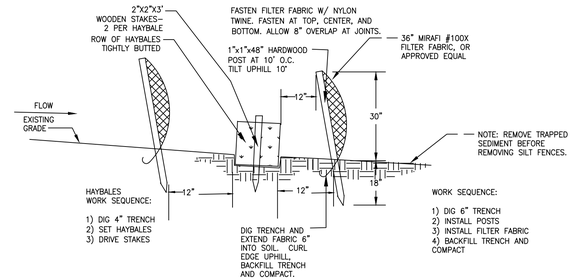


BIO RETENTION SWALE

NOT TO SCALE

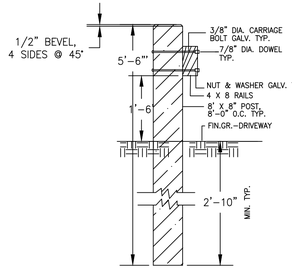
CONSTRUCTION SEQUENCE

1. Install silt fencing along both sides of R.O.W.
2. Install double silt fencing and haybales along wetlands.
3. Install mud anti tracking pad at entry.
4. Engage herpetologist as necessary.
5. Grade driveway, place box culverts.
6. Install driveway drains, coarse particle separators.
7. Install swales, plantings as indicated on Landscape Plan.
8. Pave porous and regular asphalt areas of driveway.
9. Fine grade, topsoil and seed all areas as necessary.
10. Remove erosion controls once site is stabilized.



DOUBLE SILT FENCE W/HAYBALES

NOT TO SCALE

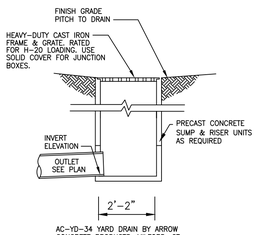


NOTES

1. ALL FENCING SHALL BE AS SUPPLIED BY WALPOLE WOODWORKERS, WALPOLE, MASS. OR APPROVED EQUAL.
2. ALL FENCE MATERIAL SHALL BE ROUGH- SAWN NORTHERN WHITE CEDAR TO THE DIMENSIONS SHOWN ON THESE PLANS.
3. ALL FENCE POSTS SHALL BE TREATED WITH CREOSOTE ON ALL SIDES FOR 3 FT. FROM BUTT END OF POST.
4. POSTS SHALL BE EXTENDED TO MAINTAIN A MINIMUM BURIAL DEPTH OF 2'-10" TO ACCOMODATE CHANGES IN GRADE.
5. FENCE LINE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE PARALLEL AND TRUE.

WOOD GUIDERAIL

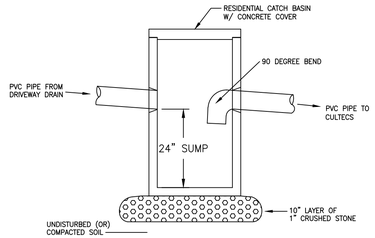
NOT TO SCALE



AC-YD-34 YARD DRAIN BY ARROW CONCRETE PRODUCTS, MILFORD, CT.

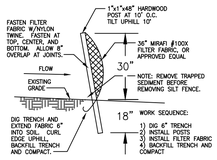
DRIVEWAY DRAIN

NOT TO SCALE



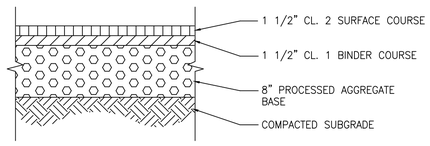
COARSE PARTICLE SEPARATOR

NOT TO SCALE



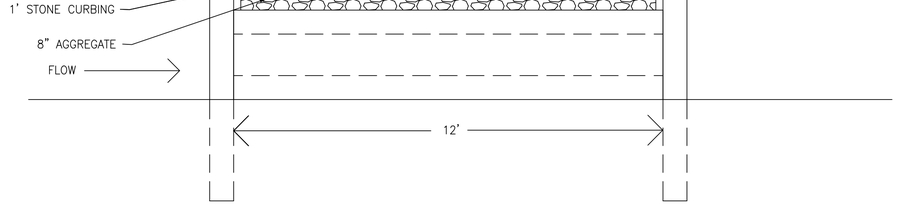
SILT FENCE

NOT TO SCALE



DRIVEWAY PAVEMENT

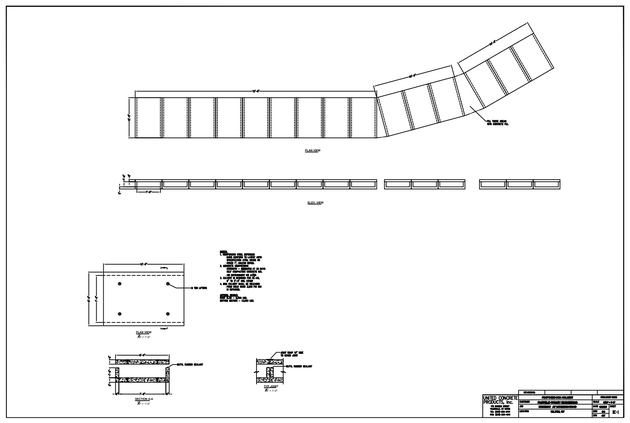
NOT TO SCALE

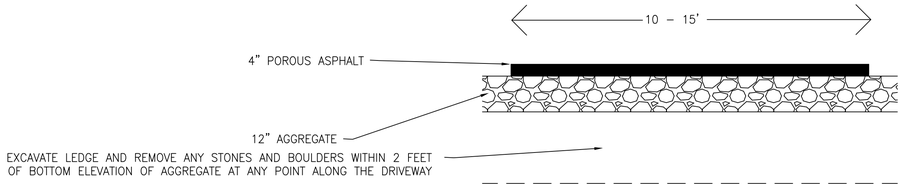


BOX CULVERT DRIVEWAY CROSS SECTIOM

NOT TO SCALE

FCE Project #	2168	**Date Performed:**	10/6/2023		
Client:	Old Driftway LLC				
Location:	0 Mountain Road, Wilton				
Observed by:	Wayne D'Avanzo				
Test Hole 1:					
	0-4"	Topsoil			
	4-38"	Tan Fine Gravel, rocky			
	No Ground Water				
	No Mottling				
	No Ledge				
	Compacted at 38"				
	Roots to 30"				
Test Hole 2:					
	0-4"	Topsoil			
	4-24"	Tan Fine Gravel			
	No Ground Water				
	No Mottling				
	Ledge @ 24"				
	Roots to 19"				
Test Hole 3:					
	0-5"	Topsoil			
	5-43"	Tan Fine Gravel, rocky			
	No Ground Water				
	No Mottling				
	No Ledge				
	Roots to 28"				
Test Hole 4:					
	0-4"	Topsoil			
	4-20"	Brown Fine Gravel			
	No Ground Water				
	No Mottling				
	Ledge @ 20"				
	Roots to 12"				





DRIVEWAY CROSS SECTIOM

NOT TO SCALE

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

DETAIL SHEET

10-6-23 date

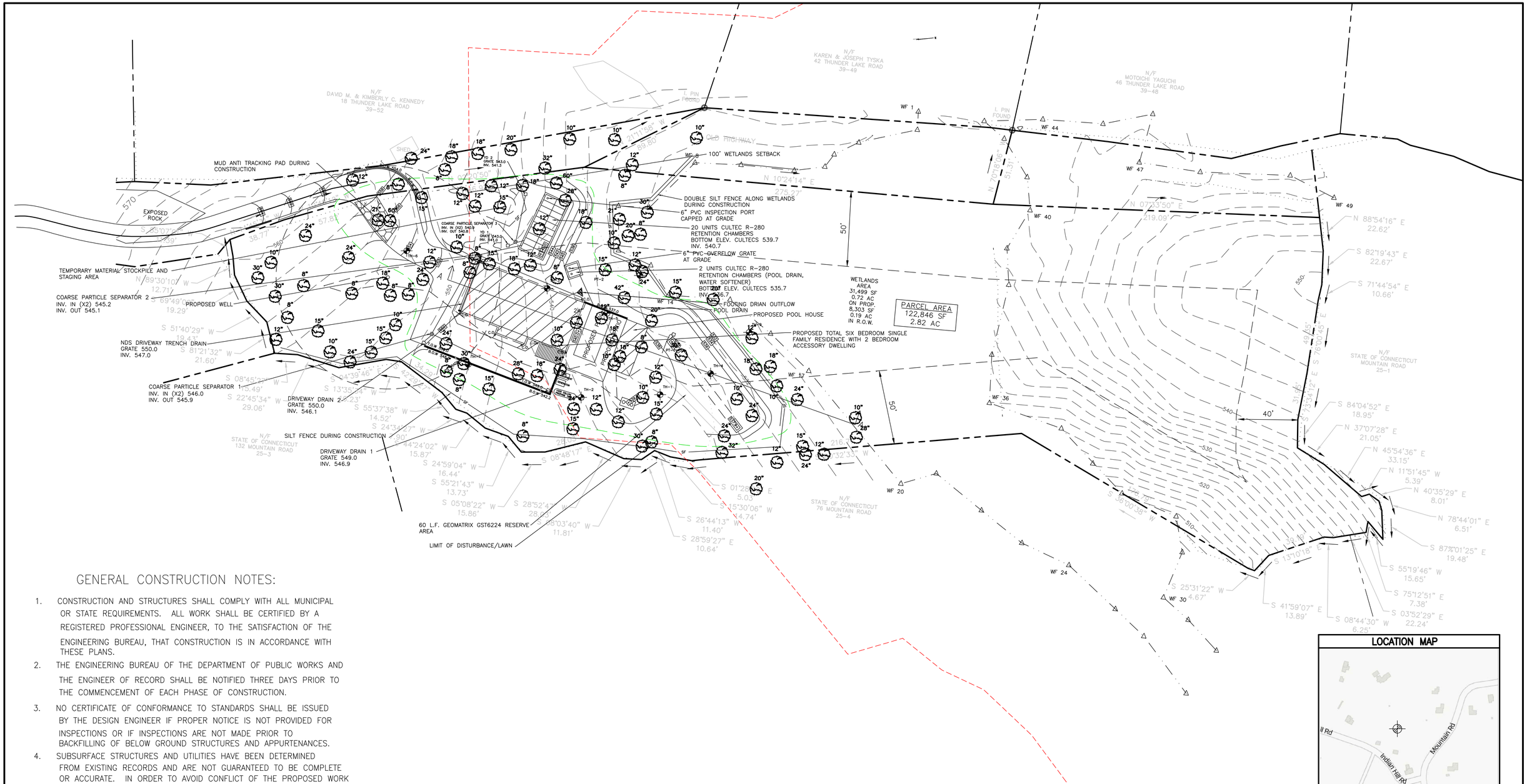
CIVIL ENGINEERS

2168 project

6 OF 6 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

2168_231006ROW



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 IMMEDIATLEY 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

GRAPHIC SCALE

30 0 30 60

1 inch = 30 feet

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.

LOCATION MAP

STATE OF CONNECTICUT
JOSEPH T. DONAHUE
No. 24877
LICENSED PROFESSIONAL ENGINEER

10-6-23
date

Fairfield County Engineering LLC

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

2168
project

1 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.

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

2168_231006Drainage

FCE Project #	2168	**Date Performed:**	6/21/2023
Client:	Old Driftway LLC		
Location:	0 Mountain Road, Wilton		
Observed by:	Wayne D'Avanzo		

Test Hole 1:		
	0-5"	Topsoil
	5-24"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 24"	
	Roots to 24"	
Test Hole 2:		
	0-6"	Topsoil
	6-60"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 60"	
	Roots to 24"	
Test Hole 3:		
	0-8"	Topsoil
	8-30"	Tan Fine Gravel
	30-52"	Grey Fine Sand and Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 52"	
Test Hole 4:		
	0-7"	Topsoil
	7-28"	Tan Fine Gravel
	28-48"	Grey Fine Sand and Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 48"	
	Roots to 21"	
Test Hole 5:		
	0-6"	Topsoil
	6-29"	Tan Fine Gravel
	29-48"	Grey Fine Sand and Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 48"	
	Roots to 26"	
Test Hole 6:		
	0-6"	Topsoil
	6-49"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 49"	
	Roots to 36"	
Test Hole 7:		
	0-6"	Topsoil
	6-49"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 49"	
	Roots to 40"	
Test Hole 8:		
	0-6"	Topsoil
	6-39"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 39"	
	Roots to 29"	
Test Hole 9:		
	0-6"	Topsoil
	6-46"	Tan Fine Gravel
	No Ground Water	
	No Mottling	
	Ledge @ 46"	
	Roots to 26"	

Conducted by: Wayne D'Avanzo Project: 2168

Location: 0 Mountain Road Town: Wilton
Client: Old Driftway LLC Date: 6/21/2023

Weather conditions prior to and during tests:
Clear

Single Lot: X Subdivision:
Diameter of Hole: 8" Depth of Hole: 19"

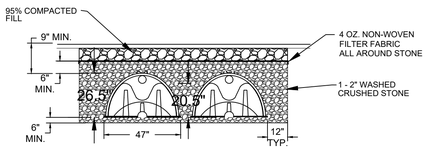
PT-1
Pre-soak @ 9:30 AM — Design I"/10 Min.

Time	Time Increment	Depth to Water	Drop in Inches	Soil Percolation Rate Time to drop 1 Inch	
10:30 AM		6"	—	—	
10:40 AM	10 Min.	14 1/2"	8 1/2"	1.2 Min.	Refill to 9 1/2"
10:50 AM	10 Min.	13 1/2"	4"	2.5 Min.	Refill to 8"
11:00 AM	10 Min.	13 1/8"	5 1/8"	2.0 Min.	
11:10 AM	10 Min.	15 1/8"	2"	5.0 Min.	Refill to 7 1/8"
11:20 AM	10 Min.	8 7/8"	1 3/4"	5.7 Min.	
11:30 AM	10 Min.	10 3/8"	1 1/2"	6.7 Min.	

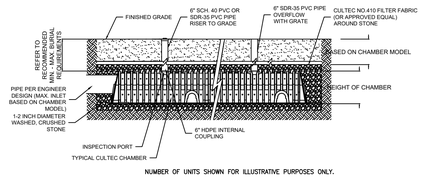
Single Lot: X Subdivision:
Diameter of Hole: 8" Depth of Hole: 20"

PT-2
Pre-soak @ 9:35 AM — Design I"/10 Min.

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 Inch	
10:35 AM		4"	—	—	
10:45 AM	10 Min.	11"	7"	1.4 Min.	
10:55 AM	10 Min.	15 1/4"	4 1/4"	2.4 Min.	Refill to 3"
11:05 AM	10 Min.	6 1/2"	3 1/2"	2.9 Min.	
11:15 AM	10 Min.	8 3/4"	2 1/4"	4.4 Min.	
11:25 AM	10 Min.	10 3/8"	1 5/8"	6.2 Min.	
11:35 AM	10 Min.	11 7/8"	1 1/2"	6.7 Min.	



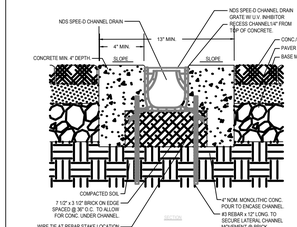
CULTEC RECHARGER 280HD
TYPICAL CROSS SECTION



NUMBER OF UNITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

CULTEC INSPECTION PORT AND OVERFLOW
(AS APPLICABLE)

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

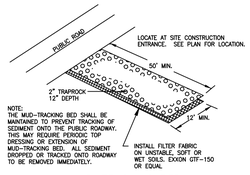


NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

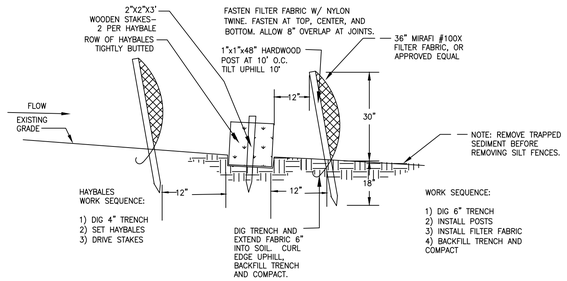
SPEE-D CHANNEL DRAIN
LIGHT VEHICULAR TRAFFIC INSTALLATION (PAVERS)

NTS DRAWING
www.ndspro.com/sdd

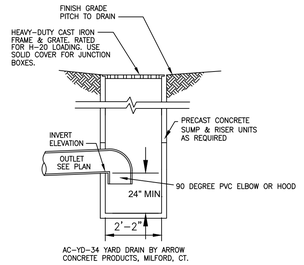
REVISION DATE 8-24-2015



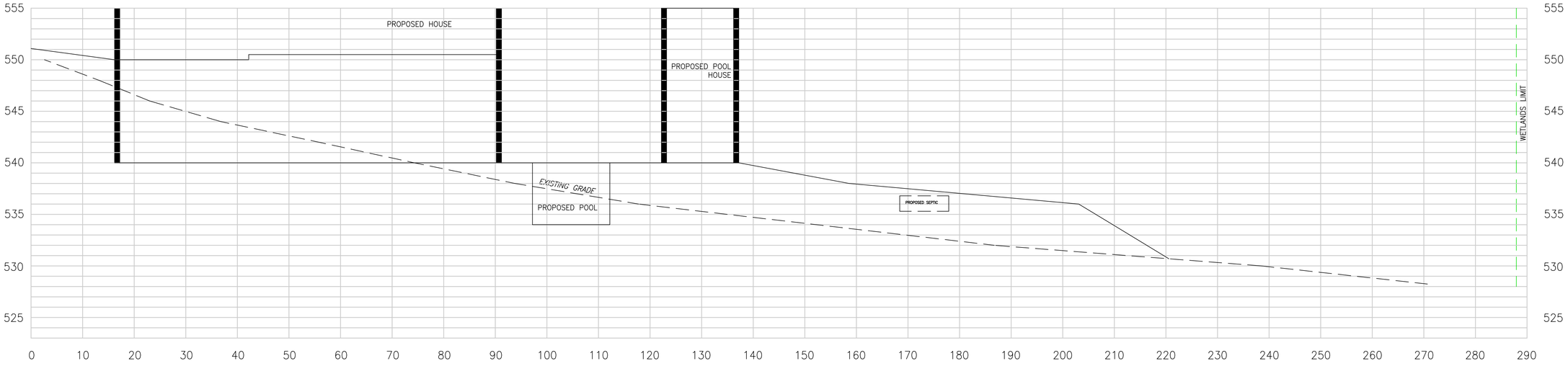
MUD-TRACKING BED
NOT TO SCALE



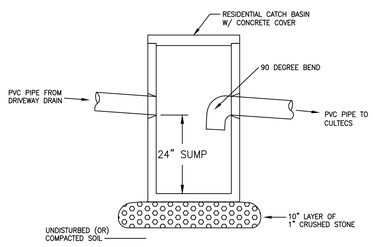
DOUBLE SILT FENCE W/HAYBALES
NOT TO SCALE



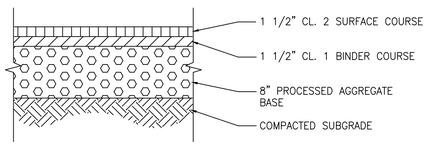
DRIVEWAY/YARD DRAIN
NOT TO SCALE



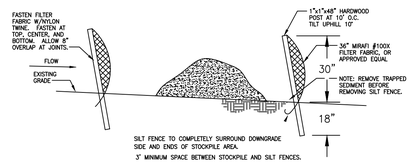
SECTION A-A
SCALE- H: 1"-10'
V: 1"-5'



COARSE PARTICLE SEPARATOR
NOT TO SCALE



DRIVEWAY PAVEMENT
NOT TO SCALE



STOCKPILE PROTECTION
NOT TO SCALE

STATE OF CONNECTICUT
WAYNE J. D'AVANZO
No. 24877
LICENSED PROFESSIONAL ENGINEER

OLD DRIFTWAY LLC
0 MOUNTAIN ROAD WILTON, CONNECTICUT

10-6-23
date

DETAIL SHEET

Fairfield County Engineering LLC
CIVIL ENGINEERS

2168
project

2 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

2168_231006Drainage

Tree inventory at 0 Mountain Road - acc

10/9/2023 by Aleksandra Moch

No	Common name	Latin name	DBH	EXCELENT	FAIR	GOOD	POOR	DEAD
1	Black walnut (twin)	Juglans nigra	6" & 5.5"				X	
2	**Norway maple**	**Acer platanoides**	**8"**			**x**		
3	**Norway maple**	**Acer platanoides**	**8"**		**x**			
4	Eastern hemlock	Tsuga canadensis	8"			x		
5	Eastern hemlock	Tsuga canadensis	18"				X	
6	Northern red oak	Quercus rubra	12"	x				
7	Black oak	Quercus velutina	12"		x			
8	Sweet birch	Betula lenta	15"		x			
9	Sweet birch	Betula lenta	10"					x
10	Sweet birch	Betula lenta	12"			x		
11	Sweet birch	Betula lenta	8"				x	
12	Sweet birch	Betula lenta	18"			x		
13	Chestnut oak	Quercus montana	36"	x				
14	Sweet birch	Betula lenta	12"				x	
15	Red maple (triple)	Acer rubrum	30"			X		
16	Sweet birch	Betula lenta	12"				x	
17	American beech	Fagus grandifolia	10"				X	
18	Norway maple (twin)	Acer platanoides	8" & 6.5"		x			
19	Red maple (twin)	Acer rubrum	13" & 15"			x		
20	Sweet birch	Betula lenta	18"		x			
21	American beech	Fagus grandifolia	18"				X	
22	Red oak	Quercus rubra	38"	x				
23	Sugar maple	Acer saccharum	12"					x
24	Tulip tree	Liriodendron	18"					x
25	Tulip tree	Liriodendron	20"					x
26	Sugar maple	Acer saccharum	24"				x	
27	Red oak	Quercus rubra	30"	x				
28	Shagbark hickory	Carya ovata	30"		x			
29	American beech	Fagus grandifolia	8"				x	
30	Shagbark hickory	Carya ovata	8"			x		

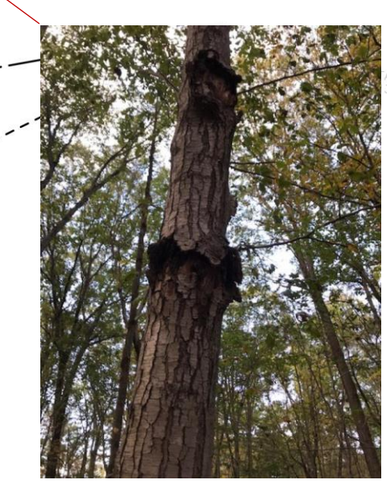
31	Red oak	Quercus rubra	15"			x		
32	American beech	Fagus grandifolia	8"				x	
33	Sweet birch	Betula lenta	8"				x	
34	American beech	Fagus grandifolia	10"				x	
35	Red oak	Quercus rubra	10"			x		
36	American beech	Fagus grandifolia	10"				x	
37	Sweet birch	Betula lenta	12"		x			
38	American beech	Fagus grandifolia	8"				x	
39	Sweet birch	Betula lenta	18"		x			
40	Red oak	Quercus rubra	30"			x		
41	Sweet birch	Betula lenta	12"		x			
			TOTAL	4	9	10	14	4

CESSWAY

COMMENTS
wounded at the base and strangled by vines see photo
sparse foliage
sparse foliage
speciment tree
leaning
see photo
decayed at the base see photo
speciment tree
trunk cavities see photo
boring insects
broken top and limbs
beech leaf disease
mature
beech leaf disease
specimen tree
see photo
see photo
snag see photo
boring insects, broken limbs
specimen tree
beech leaf disease
broken limbs

vines
beech leaf disease
cavities see photo
beech leaf disease
beech leaf disease
beech leaf disease
broken limbs

TREE INVENTORY – PROPERTY ENTRANCE



GRAPHIC SCALE

20 0 20 40

1 inch = 20 feet

JAMES J. D'AMATO
No. 24677
LICENSED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT

10-6-23
date

Fairfield County Engineering LLC

OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD — WILTON, CONNECTICUT	
RIGHT OF WAY PLAN NORTH	
CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	3 OF 6 sheet

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

2168_23100BROW

ALEKSANDRA MOCH

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

October 9, 2023

To: Michael Conklin, Director of Environmental Affairs

From: Aleksandra Moch, Environmental Consultant

Re: 0 Mountain Road – Tree inventory

The tree inventory was performed on October 9. 2023. The purpose of this work was to identify all the trees within the accessway proposed to be removed to accommodate the new driveway. The survey included evaluation of the tree health (excellent, fair, good, poor or dead). The diameter of each tree was measured (dbh) in inches. Each tree was marked with yellow surveyor tape in the field and numbered. The provided spreadsheet lists all these trees and attached maps locate them within the accessway. Several photos were provided to document tree problems and document dead trees.

Overall, the trees to be removed represent a variety of species typical for the forested area. Only three invasives (Norway maples) were found. The rest of the trees were native. The dominated species Sweet birch (12) follow by American beech (7) and read oak (7). The rest included Black walnut (1), Eastern hemlock (2), Black oak (1), Red maple (2), Sugar maple (2), Tulip tree (2), and Shagbark hickory (2). The total of the trees to be removed equals 41.

The health of the trees varies form dead to excellent. Forten trees were found in poor health. Most of them are beeches which suffer from the leaf beech disease. Hemlocks were found with sparse foliage being affected by a disease or insect. Four trees were found dead and in the advance stage of decomposition. Four trees exhibited an excellent health and the rest failed into the middle of the chart in terms of their condition.

There were five trees of the diameter exceeding or equal 30”. All of them were in good shape. Small trees less and equal 6” were not surveyed and considered in this inventory. There were four specimen trees including 12” red oak, 36” chestnut oak, 30” and 30” red oaks. For more details see the attached spreadsheet and maps.

44 Lewelyn Road, Stamford, CT 06902
cell: 203 550 9373, aleksandra_moch@yahoo.com

Tree inventory – street entrance

= TREE TO BE REMOVED
(41 TREES)

GRAPHIC SCALE
20 0 20 40
1 inch = 20 feet

AGGREGATE UNDER
TO BE A MINIMUM
THE BOTTOM ELEV
MINIMUM OF 2' AB
LEDGE AND ROCK
TO BE REMOVED

BOX CULVERTS DE
LOADING.

OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD — WILTON, CONNECTICUT	
10-6-23 date	RIGHT OF WAY PLAN SOUTH
Fairfield County Engineering LLC	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	

STATE OF CONNECTICUT · JOSEPH J. D'AVANZO · No. 24877 · LICENSED PROFESSIONAL ENGINEER

2168_231006ROW