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PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

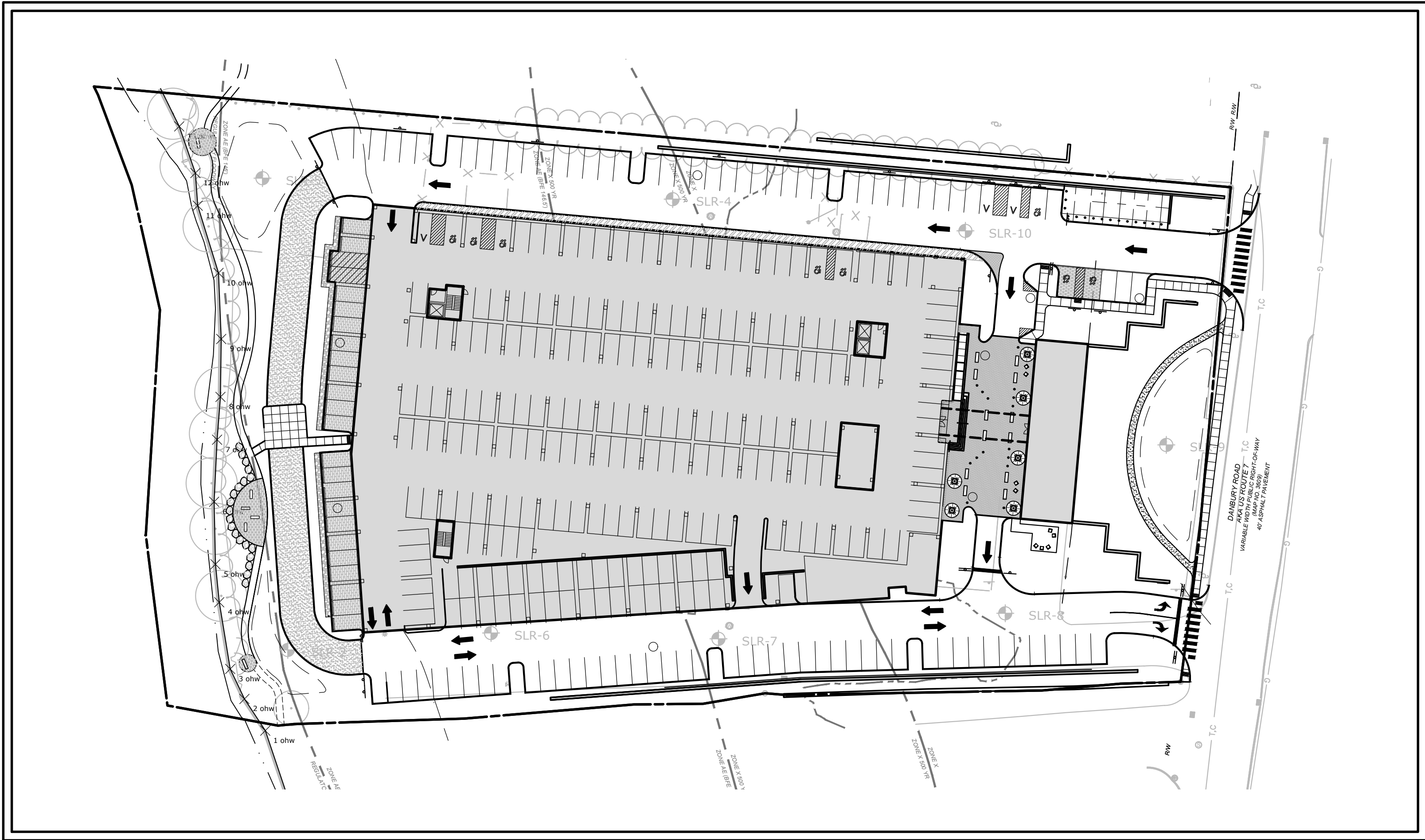
21543.00001
OCTOBER 23, 2023
REVISED: NOVEMBER 27, 2023
REVISED: JANUARY 9, 2024
REVISED: FEBRUARY 13, 2024
REVISED: FEBRUARY 28, 2024
REVISED: MARCH 8, 2024

GENERAL NOTES

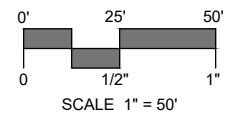
- PROPERTY AND TOPOGRAPHIC INFORMATION COMPILED FROM A MAP ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, 131 DANBURY ROAD, FAIRFIELD COUNTY, WILTON, CONNECTICUT 06697", PREPARED BY: BLEW & ASSOCIATES, P.A., DATED: 10/18/2023, SCALE: 1"=30'.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988).
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WILTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 819 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER ABOVE THE FLOOD LIMITS OF THE NORWALK RIVER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- ANY PROPOSED STRUCTURES AND LANDSCAPE FEATURES WITHIN THE FLOODWAY SHALL BE CERTIFIED BY AN ENGINEER TO WITHSTAND CALCULATED BASE FLOOD VELOCITIES.
- THE PROJECT SITE SHALL REMAIN CLEAN OF TRASH AND DEBRIS AT ALL TIMES. ADEQUATE TRASH STORAGE FACILITIES SHALL BE PROVIDED AND EMPTIED ON A ROUTINE BASIS AND AS NEEDED. TRASH SHALL NOT BE STORED WITHIN THE LIMITS OF THE 100-YEAR FLOOD.
- A CTDOT ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE ROUTE 7 RIGHT OF WAY.
- ANY FILL MATERIAL NEEDED IN THE REGULATED AREAS AND THROUGHOUT THE SITE WILL BE CLEAN, NATIVE TOPSOIL AND GRANULAR MATERIALS.

LEGEND

| EXISTING | PROPOSED |
|----------|----------------------------|
| | STREET LINE |
| | PROPERTY LINE |
| | SETBACK LINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | SPOT GRADE |
| | TREE LINE |
| | TREE/ SHRUB |
| | ROCKWALL |
| | SITE LIGHT / BOLLARD LIGHT |
| | HYDRANT |
| | WATER VALVE |
| | GAS VALVE |
| | CATCH BASIN |
| | MANHOLE/YARD DRAIN |
| | SANITARY SEWER W/MANHOLE |
| | STORM DRAIN |
| | WATER MAIN |
| | GAS MAIN |
| | ELECTRIC LINE |
| | ELECTRIC, TELEPHONE, CABLE |
| | UTILITY POLE |
| | TRAFFIC SIGN |
| | IRON PIPE |
| | MONUMENT |
| | EDGE OF PAVEMENT W/CURB |
| | GUARD RAIL |
| | CHAIN LINK FENCE |
| | WATERCOURSE |
| | WETLAND |



PROJECT SITE VICINITY MAP:



ZONING DATA TABLE

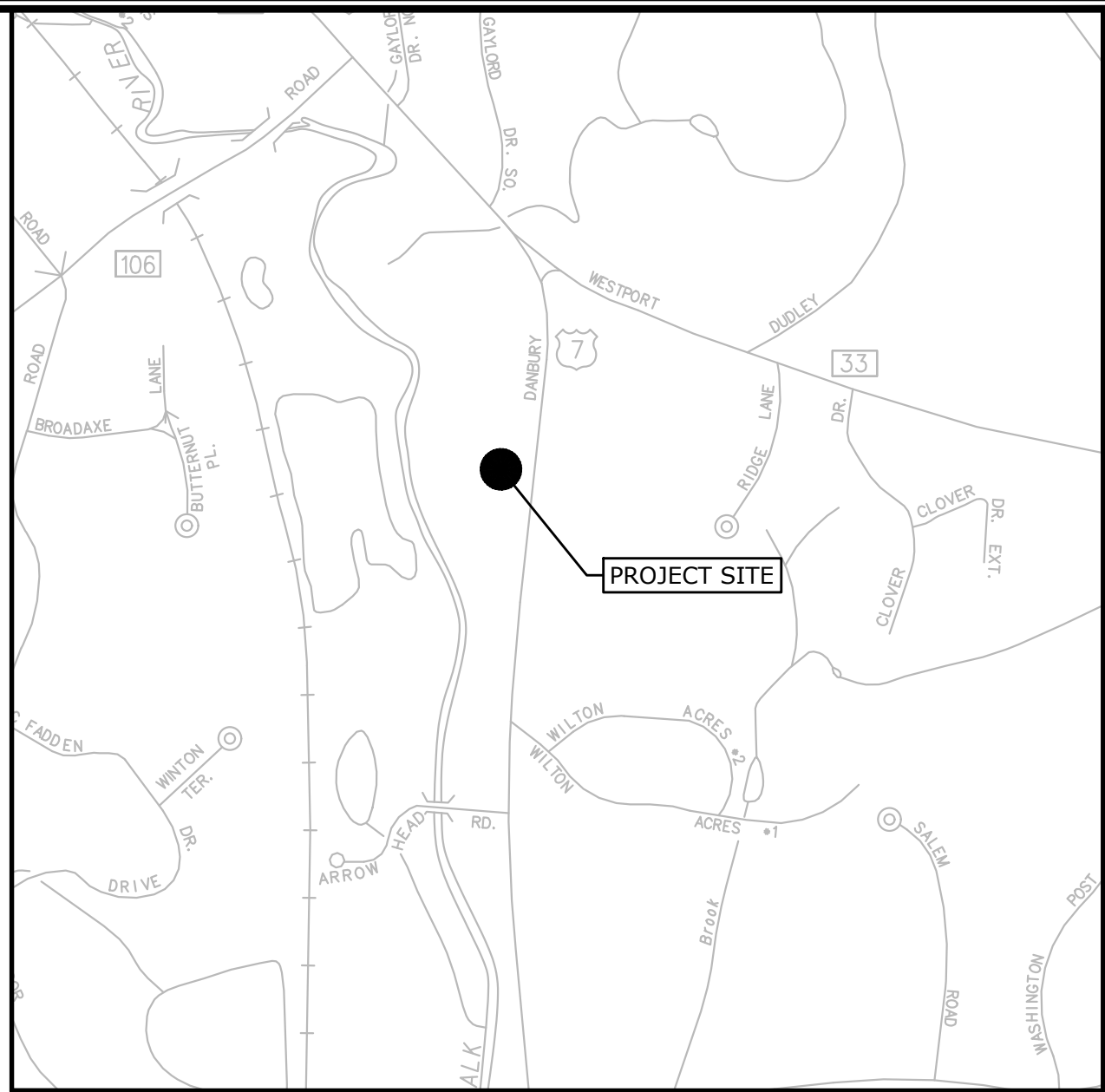
EXISTING ZONE: DE-5R DESIGN ENTERPRISE RESIDENTIAL

| | DE-5R REQUIRED | PROPOSED |
|--------------------------------|---|--|
| LOT AREA | 3 ACRES MINIMUM | 4.75 ACRES |
| FRONTAGE | 150 FT. MINIMUM | 292 FT. |
| FRONT YARD | 75 FT. MINIMUM | 75 FT. |
| SIDE YARD | 50 FT. MINIMUM (EACH) | 51.9 FT. |
| REAR YARD | 100 FT. MINIMUM | 114.2 FT. |
| SITE COVERAGE | 75% MAXIMUM | 70% |
| BUILDING HEIGHT | 55 FT. (4 STORIES) MAXIMUM* 65 FT. (4.5 STORIES) MAXIMUM | 55 FT. (4 STORIES) 65 FT. (4.5 STORIES) |
| BUILDING COVERAGE | 40% MAXIMUM (82,794 SF) | 40% (82,684 SF) |
| PARKING SETBACK | 10 FT. MINIMUM | 10 FT. |
| NORWALK RIVER PARKING SETBACK | 60 FT. MINIMUM | 66.5 FT. |
| NORWALK RIVER BUILDING SETBACK | 80 FT. MINIMUM | 85.5 FT. |
| PARKING | 1 SPACE/ONE-BEDROOM UNIT, 2 SPACES FOR 2+ BEDROOM UNIT (321 SPACES) | 321*** |

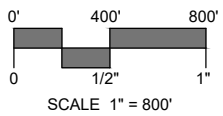
*AN ADDITIONAL 10' MAY BE PERMITTED TO ACCOMMODATE AN ADDITIONAL ONE-HALF STORY

**UNIT MIX CONSISTS OF 95 ONE-BEDROOM, 105 TWO-BEDROOM, AND 8 THREE-BEDROOM UNITS

***NOT INCLUDING 22 TANDEM SPACES. PARKING TOTAL CONSISTS OF 310 STANDARD SPACES, 8 HANDICAP ACCESSIBLE SPACES, AND 3 VAN SPACES.



LOCATION MAP:



LIST OF DRAWINGS

| NO. | NAME | TITLE |
|-----|-------|--|
| 01 | -- | TITLE SHEET |
| 02 | NL | NOTES AND LEGEND |
| 03 | EX | EXISTING CONDITIONS |
| 04 | SP | SITE VICINITY PLAN |
| 05 | LA | SITE PLAN - LAYOUT |
| 06 | LS | SITE PLAN - LANDSCAPING |
| 07 | GR | SITE PLAN - GRADING |
| 08 | UT | SIRE PLAN - UTILITIES |
| 09 | SE-1 | SEDIMENT AND EROSION CONTROL PLAN |
| 10 | SE-2 | SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS |
| 11 | SD-1 | SITE DETAILS |
| 12 | SD-2 | SITE DETAILS |
| 13 | SD-3 | SITE DETAILS |
| 14 | SD-4 | SITE DETAILS |
| 15 | SD-5 | SITE DETAILS |
| 16 | SD-6 | SITE DETAILS |
| 17 | SD-7 | SITE DETAILS |
| 18 | SD-8 | SITE DETAILS |
| 19 | ABG | COMBINED AVERAGE BUILDING GRADE |
| 20 | IFP | INTERPOLATED FLOODPLAIN EARTHWORK |
| 21 | EW | PROPOSED SITE EARTHWORK |
| 22 | UR | UPLAND REVIEW AREA EARTHWORK |
| 23 | VH-1 | VEHICLE TURNING MOVEMENT - FIRE TRUCK |
| 24 | VH-2 | VEHICLE TURNING MOVEMENT - SU-30 AND 15' BOX TRUCK |
| 25 | SL-1B | SITE LIGHTING PHOTOMETRIC CALCULATION (BY APEX LIGHTING SOLUTIONS) |



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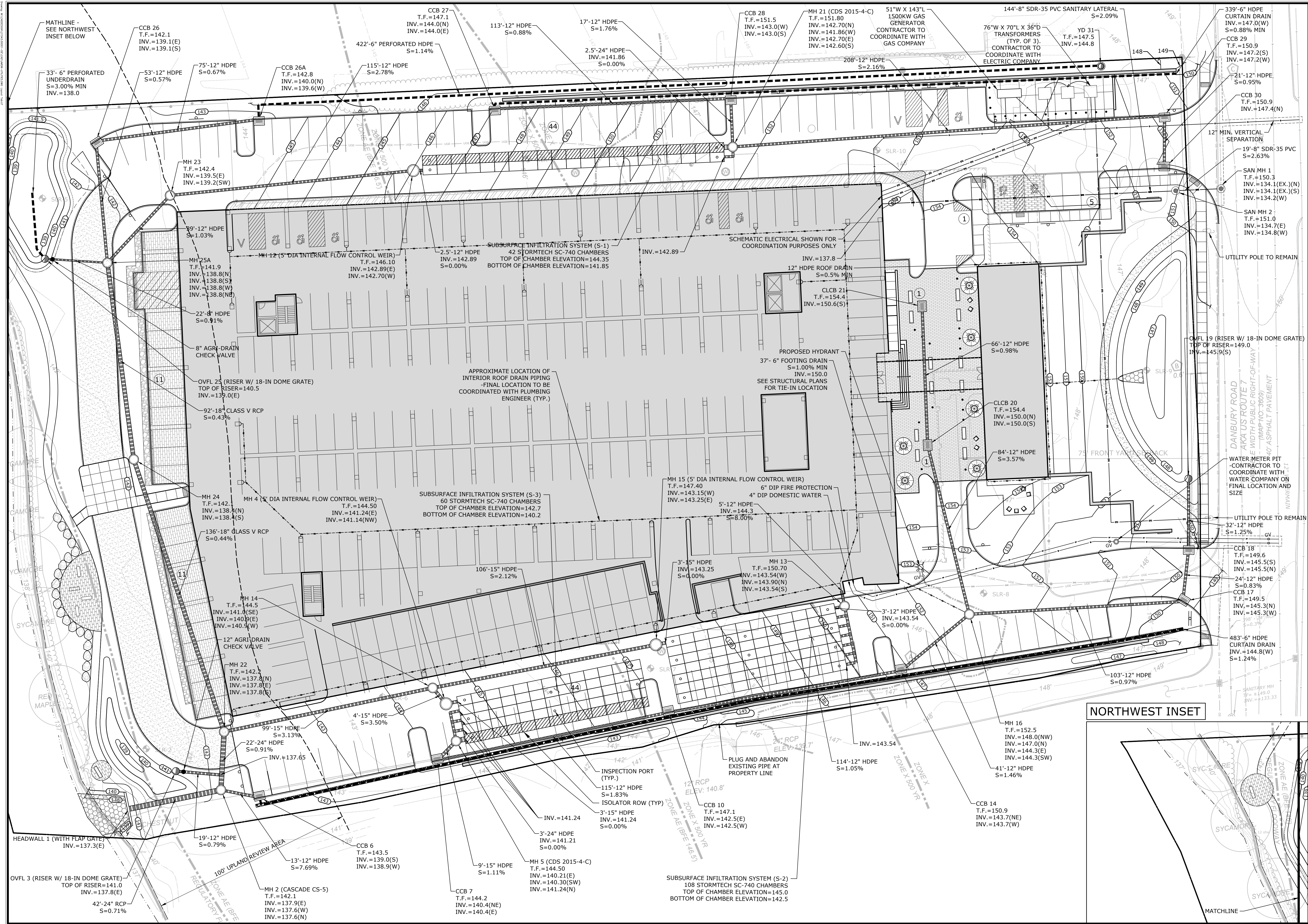
PREPARED BY:



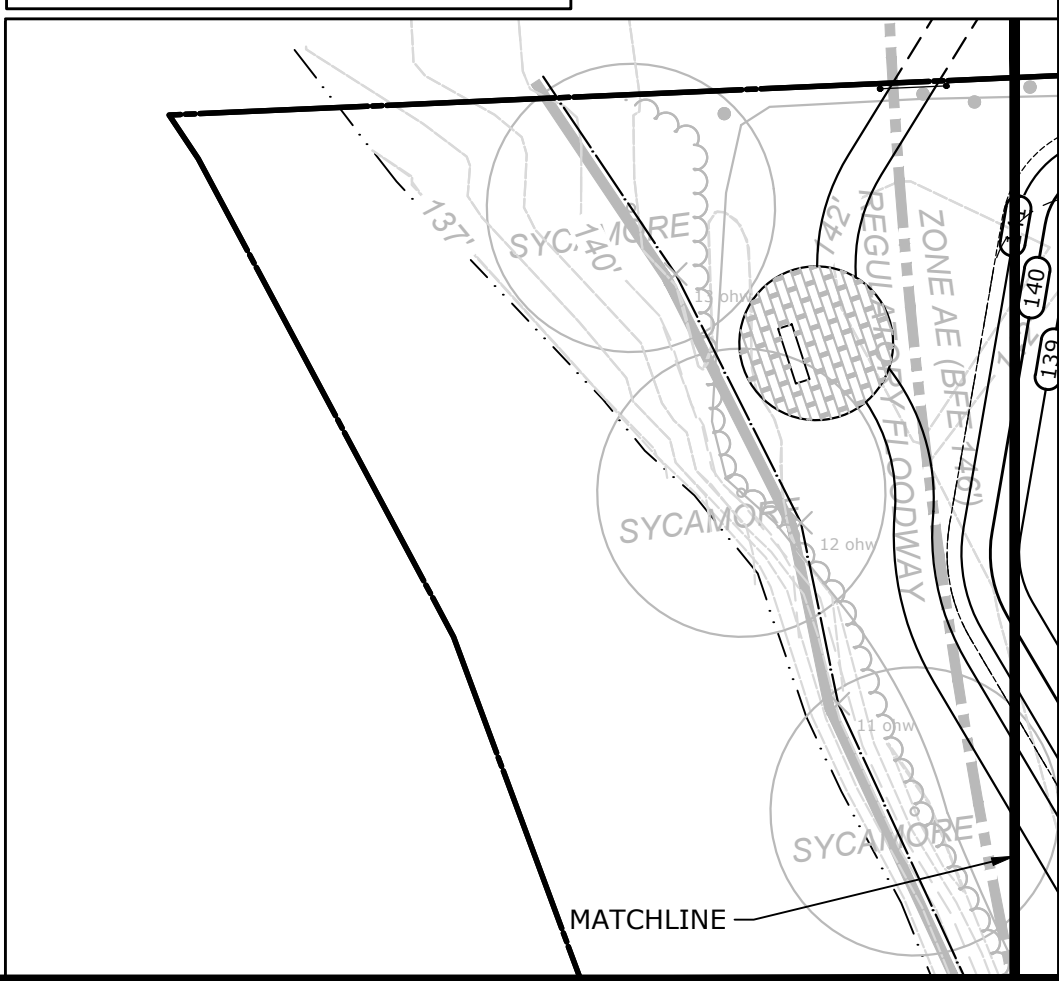
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

PREPARED FOR:

AMS ACQUISITIONS
ONE BRIDGE PLAZA NORTH, SUITE 840
FORT LEE, NJ 07024



NORTHWEST INSET



SLR

99 REALTY DRIVE
SUITE 200
WILTON, CT 06097
203.271.1773
SLRCONSULTING.COM

DATE

BY

DESCRIPTION

WPCA REVISIONS

PAZ SUBMISSION

PEER REVIEW COMMENTS

PEER REVIEW COMMENTS

PEER REVIEW COMMENTS

PEER REVIEW COMMENTS

11/14/2023

AWG

11/27/2023

AWG

10/26/2024

AWG

2/13/2024

AWG

2/28/2024

AWG

3/28/2024

AWG

SITE PLAN - UTILITIES

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

AWG

RH

TD

DESIGNED

DRAWN

CHECKED

1"=20'

OCTOBER 23, 2023

DATE

PROJECT NO.

21543.00001

SHEET NO.

08 OF 25

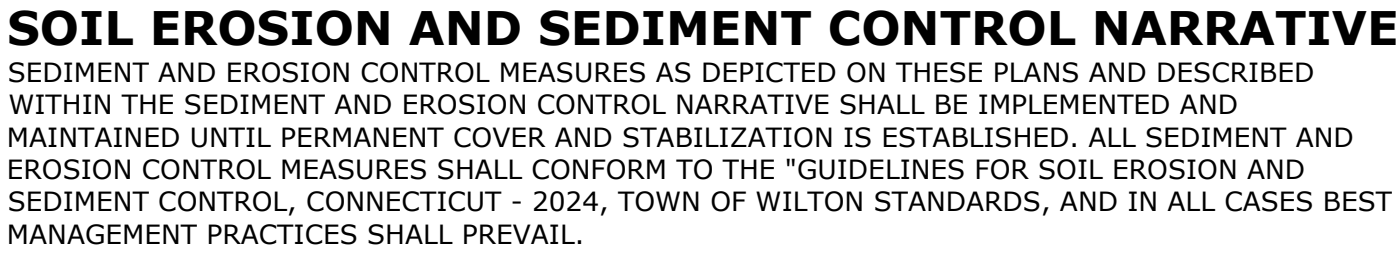
UT

SHEET NAME

1. REVIEW WATER LEVEL OF RIVER AND PREDICTED WEATHER FOR THE NEXT WEEK. WORK SHALL BE SCHEDULED WHEN THE RIVER LEVEL IS LOW AND STABLE AND NO RAIN IS PREDICTED FOR THE NEXT WEEK.
2. INSTALL TURBIDITY CURTAIN.
3. CLEAR VEGETATION.
4. INSTALL STAKED COIR LOGS AT RIVERS EDGE.
5. GRUB AND STRIP TOPSOIL.
6. REMOVE FLUME.
7. INSTALL PIPE AND HEADWALL. MAINTAIN HIGH POINT BETWEEN GRADING AND RIVERS EDGE.
8. COMPLETE GRADING.
9. INSTALL RIP RAP.
10. REMOVE STAKED COIR LOGS AT RIVERS EDGE AND REPLACE WITH STRAW WATTLE.
11. TOPSOIL, SEED AND MULCH PERIMETER AREAS.
12. INSTALL STRAW WATTLE AT TOE OF SLOPE ALONG RIP RAP.






NOTE: WORK TO BE COMPLETED IN 3-4 DAYS.







1. AFTER BUILDING IS DEMOLISHED, ALL DISTURBED AREAS TO BE SPRAYED WITH BONDED FIBER MATRIX IF TO REMAIN EXPOSED FOR MORE THAN 2 WEEKS.
2. ALL DEWATERING THAT NEEDS TO BE PUMPED FOR CONSTRUCTION SHALL BE PUMPED TO A DIRTBAG. CONTRACTOR SHALL SUBMIT DETAILED SEWATERING PLAN TO TOWN PRIOR TO THE START OF CONSTRUCTION.
3. THE BOTTOM OF THE TEMPORARY SEDIMENT TRAPS SHALL BE SET AT 1 FOOT ABOVE PROPOSED FINISHED GRADE UNTIL THE SEDIMENT TRAP IS NO LONGER NEEDED. THEN THE FULL EXCAVATION TO FINISHED GRADE CAN OCCUR
4. THE CONSTRUCTION ENTRANCE PAD IN AREAS OF FILL WILL BE REBUILT AS THE GRADE IS RAISED AND ADJUSTED DURING CONSTRUCTION AS NECESSARY.



| TEMPORARY SEDIMENT TRAP SIZING SUMMARY | | | | | |
|--|-------|----------------|---------------|----------------|-----------------|
| TRAP NO. | ACRES | VOLUME STORAGE | DEPTH STORAGE | LENGTH X WIDTH | VOLUME PROVIDED |
| | | REQUIRED | REQUIRED | | |
| #1 | 1.47 | 197 CY | 4.5 FT. | 1285 SQ. FT. | 214 CY |
| #2 | 1.43 | 192 CY | 5.0 FT. | 1104 SQ. FT. | 204 CY |

*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST

| | | |
|---|------------|---|
|  | CE | CONSTRUCTION ENTRANCE (50 L.F. MIN.) |
|  | SW | STRAW WATTLES OR COIR LOGS |
|  | GSF | SEDIMENT FILTER FENCE |
|  | TST | TEMPORARY SEDIMENT TRAP |
|  | IP | INLET PROTECTION |

| | | |
|---|--------------|---|
|  | [DB] | TEMPORARY DIVERSION BERM/SWALE WITH CHECK DAMS |
|  | [ECB] | EROSION CONTROL BLANKET |
|  | [STK] | SOIL STOCKPILE AREA |
|  | [CW] | CONCRETE WASHOUT AREA |
|  | [DI] | DIRTBAG |
|  | [TC] | TURBIDITY CURTAIN |

1. PURPOSE AND DESCRIPTION OF PROJECT
A.) CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL BUILDING.
B.) DISTURBED AREA: ± 4.4 ACRES

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.

B.) PROTECTION OF NORWALK RIVER.

3.IDENTIFICATION OF OTHER POSSIBLE PERMITS

THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS AND PLANNING AND ZONING PERMITS.

4. RESPONSIBLE PARTY
RYAN SUTHERLAND
AMS AQUISITIONS
212-695-7585



| DESCRIPTION | DATE | BY |
|----------------------|------------|-----|
| PRZ SUBMISSION | 11/27/2023 | AWG |
| TOWN COMMENTS | 12/1/2023 | RH |
| PEER REVIEW COMMENTS | 1/09/2024 | AWG |
| PEER REVIEW COMMENTS | 2/13/2024 | AWG |
| PEER REVIEW COMMENTS | 3/08/2024 | AWG |
| | | |

SEDIMENT AND EROSION CONTROL PLAN

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

| | | |
|--|---------------------|----------------------|
| AWG DESIGNED | AWG DRAWN | TD CHECKED |
| <p>1"=20'</p> <p>SCALE</p> | | |
| <p>OCTOBER 23, 2023</p> <p>DATE</p> | | |
| <p>21543.00001</p> <p>PROJECT NO.</p> | | |
| <p>09 OF 25</p> <p>SHEET NO.</p> | | |
| <p>SE-1</p> <p>SHEET NAME</p> | | |

SEDIMENT AND EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 - d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
 - e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
 - f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
 - g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
4. APPLY SOIL AMENDMENTS AS FOLLOWS:

LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 2 TONS PER ACRE.

ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 2 TONS PER ACRE

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES, LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, URGASS, AND QUACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
6. THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR INCHES (4"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY SOIL AMENDMENTS AS FOLLOWS:

LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.
4. UNLESS HYDROSEED, WORK IN LINE TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST INTO THE SOIL - APPLY IT EVENLY TO SOIL SURFACE AS A SEED BED.
5. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING).
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE NEEDED.

PERMANENT VEGETATIVE COVER

GENERAL:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY SOIL AMENDMENTS AS FOLLOWS:

LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.
6. UNLESS HYDROSEED, WORK IN LINE TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST

VEGETATED COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

* PERMANENT VEGETATIVE COVER:

DUTCH WHITE CLOVER 30%
BARON KENTUCKY BLUEGRASS 30%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

NEW ENGLAND EROSION CONTROL/RESOTRATION MIX FOR MOIST SITES AT 1/8 LB PER 1000 S.F. FOR 5 LBS/AC.

NEW ENGLAND SHOWY WILD FLOW MIX AT 1/16 LB PER 1000 S.F. OR 2 LBS/AC

* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED RATE/TIME SEEDING:
SPRING SEEDING: 4/1 to 5/31
FALL SEEDING: 8/16 to 10/15

TEMPORARY MULCHING:

STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INCULCATOR ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

MAINTENANCE:

1. TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

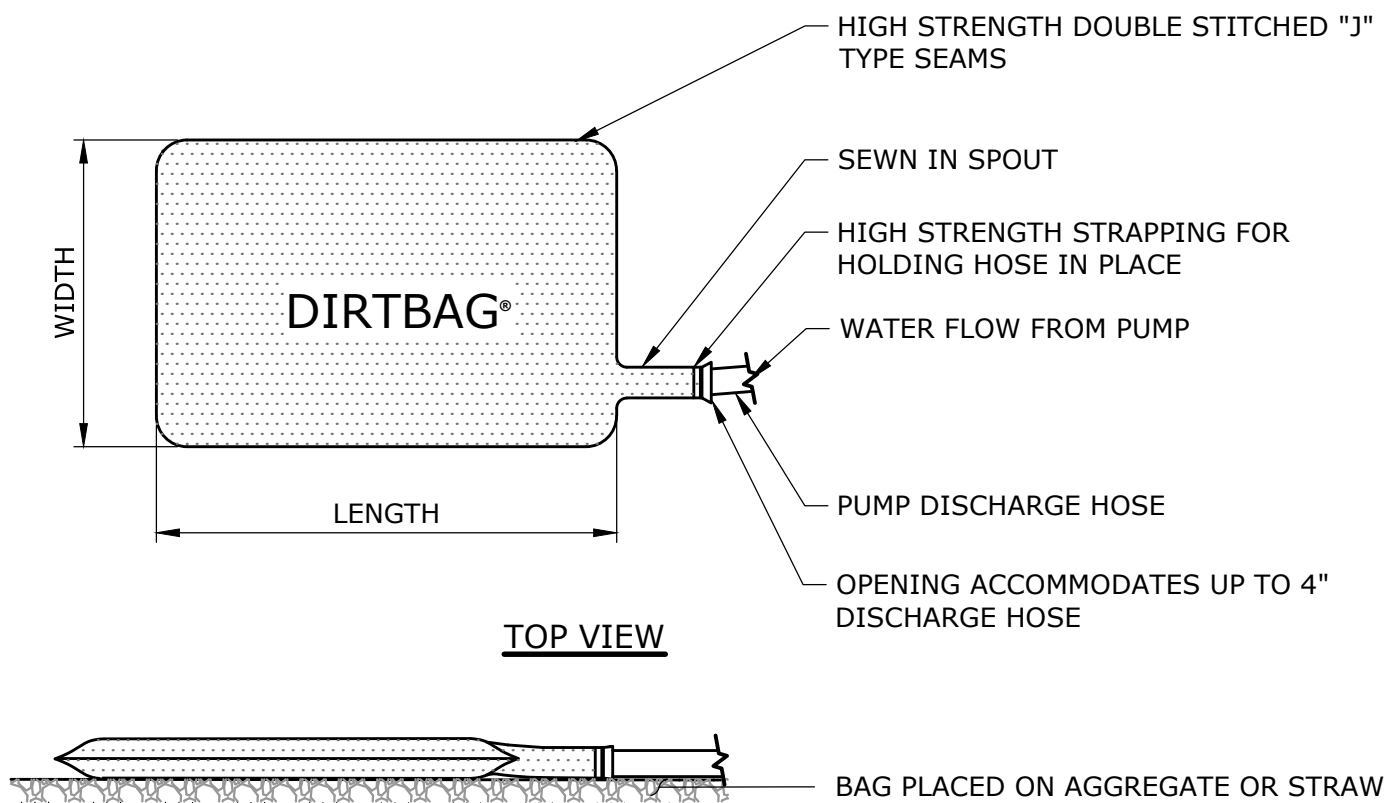
1. BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

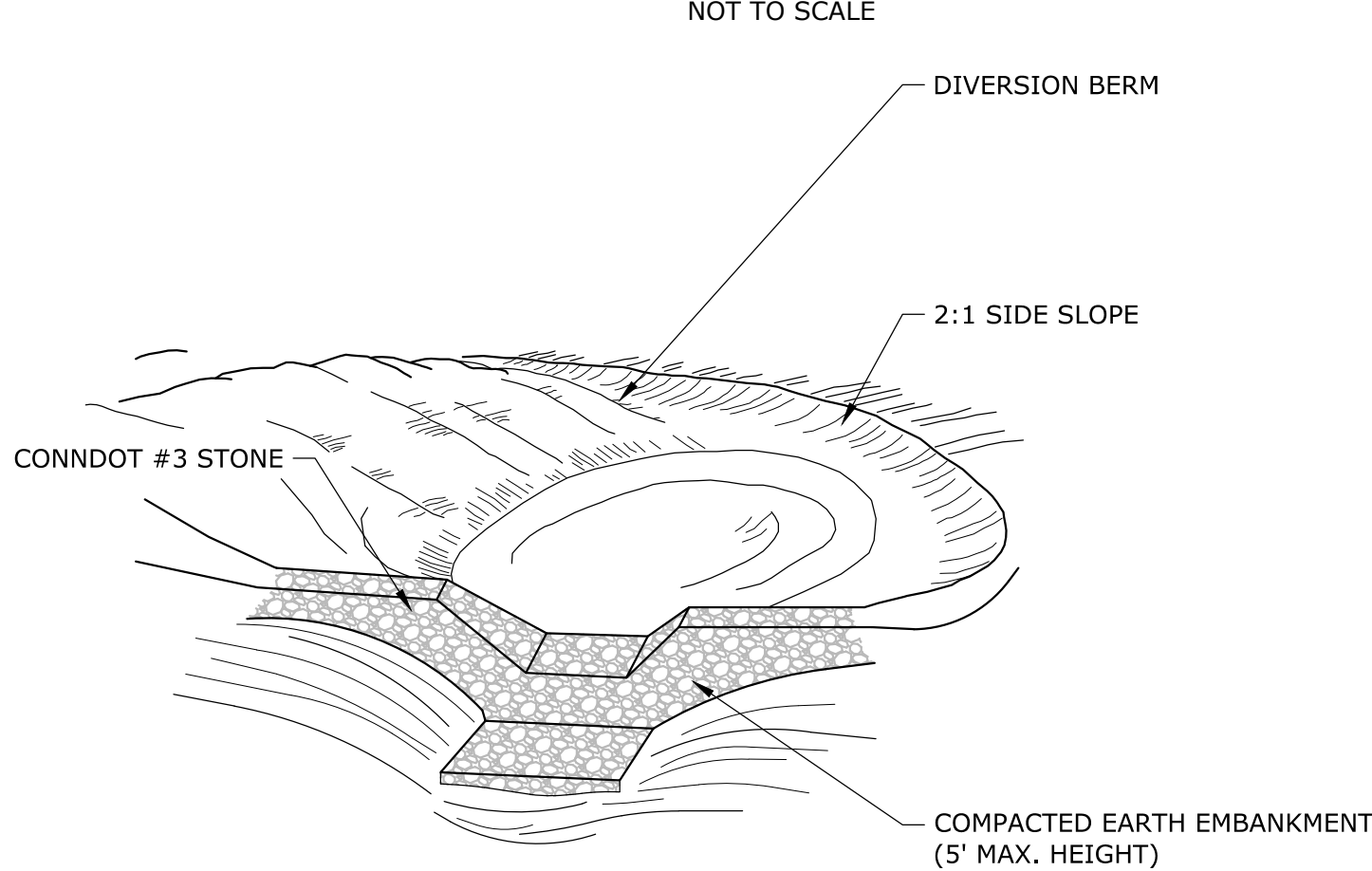
1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DETERMINED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

EROSION CONTROL MAINTENANCE INTERVALS

| EROSION CONTROL MEASURE | CONTROL OBJECTIVE | INSPECTION/MAINTENANCE | FAILURE INDICATORS | REMOVAL |
|---|---|---|---|---|
| SILT FENCE (SF) STRAW WATTLES (SW) (RELATED: IP, STK) | - INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW. | INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS. | - PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE | SILT FENCE/STRAW WATTLES MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED. |
| CONSTRUCTION ENTRANCE (CE) | - REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES. | INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED. | - SEDIMENT IN ROADWAY ADJACENT TO SITE | CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED. |
| INLET PROTECTION (IP) | - PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM. | INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE. | - RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW. | INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED. |
| STOCKPILE PROTECTION (STK) | - RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT. | INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY. | - EVIDENCE OF STOCK PILE DIMINISHING - EXCESSIVE SCOURING/EROSION - FAILURE OF SILT FENCE | STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED. |
| TEMPORARY SEDIMENT TRAP (TST) | - DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT. | INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE. | - TURBID WATER - EXCESSIVE SEDIMENT ACCUMULATION - OVERTOPPING EVIDENCE | TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. |
| TEMPORARY DIVERSION BERM/SWALE (DB) | - MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. - DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION. | WHEN LOCATED WITHIN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS. | - PHYSICAL DAMAGE - EXCESSIVE SCOURING/EROSION - REPETITIVE FAILURE | TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. |
| DUST CONTROL (DC) | - TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS/LIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY. | USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. PERIODICALLY MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST. | - AIRBORNE DUST | REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST. |



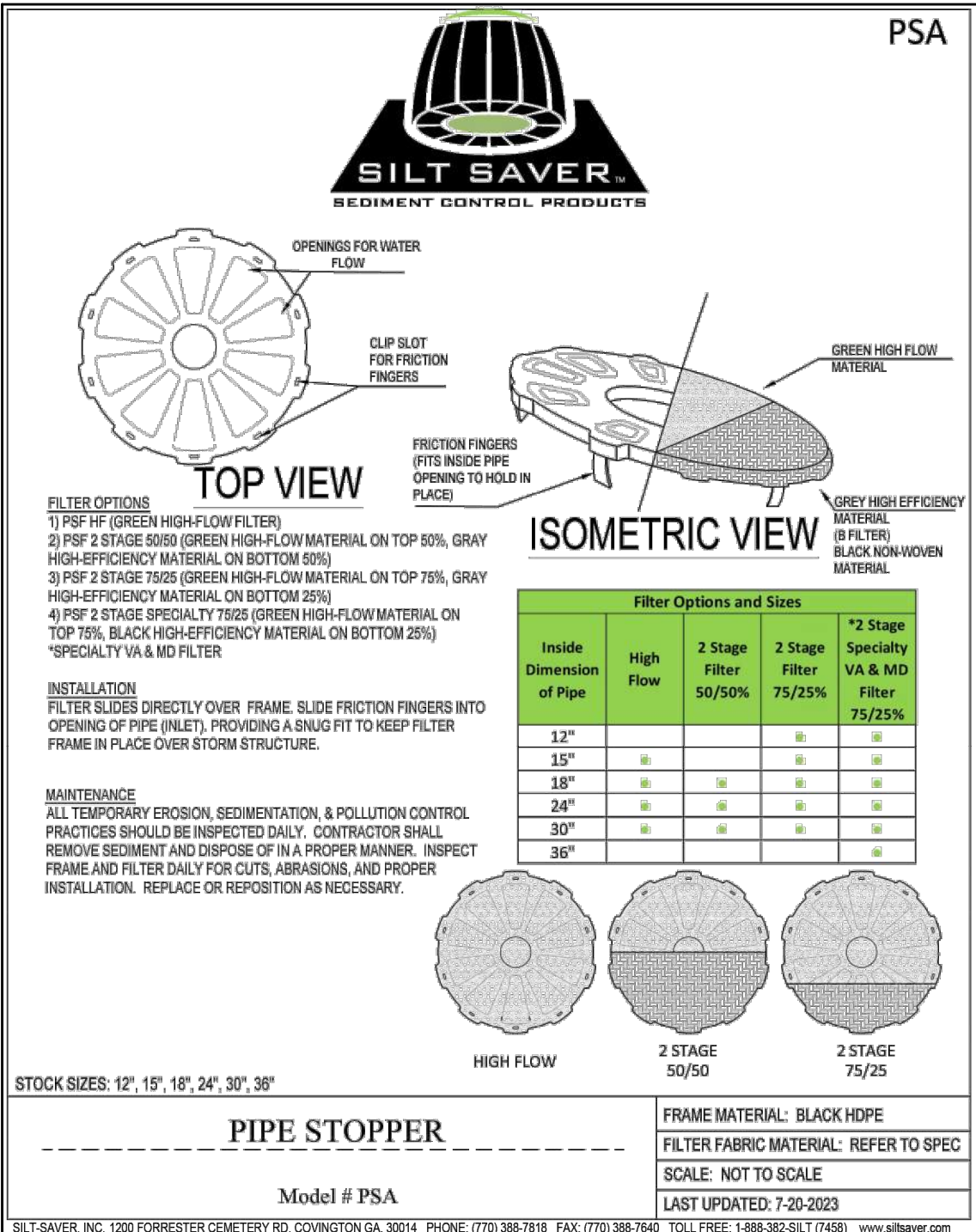
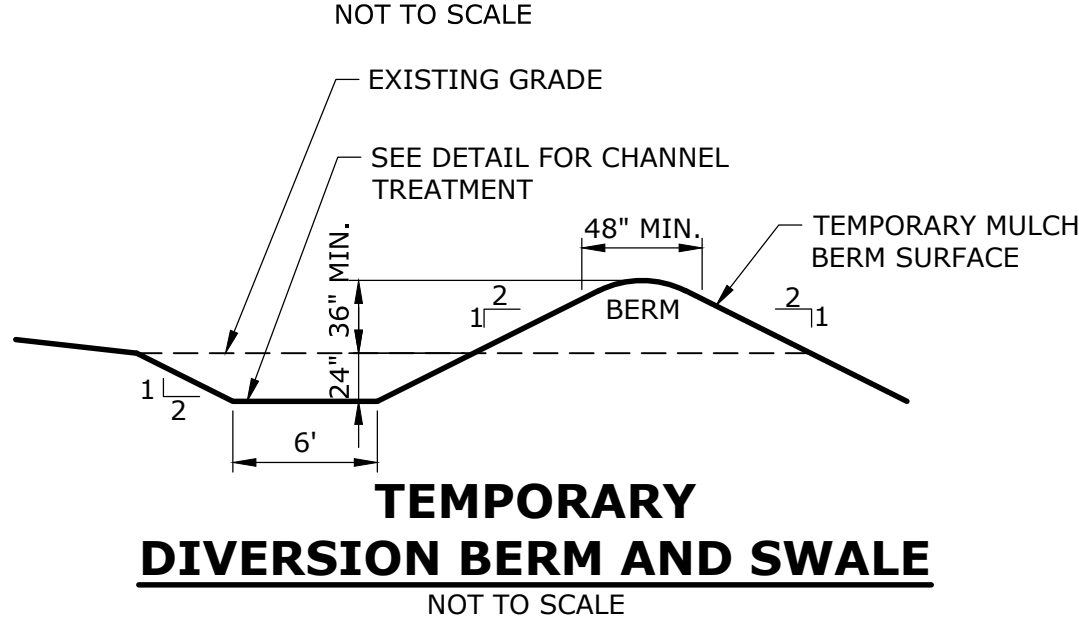
DIRTBAG PUMPED SILT CONTROL SYSTEM



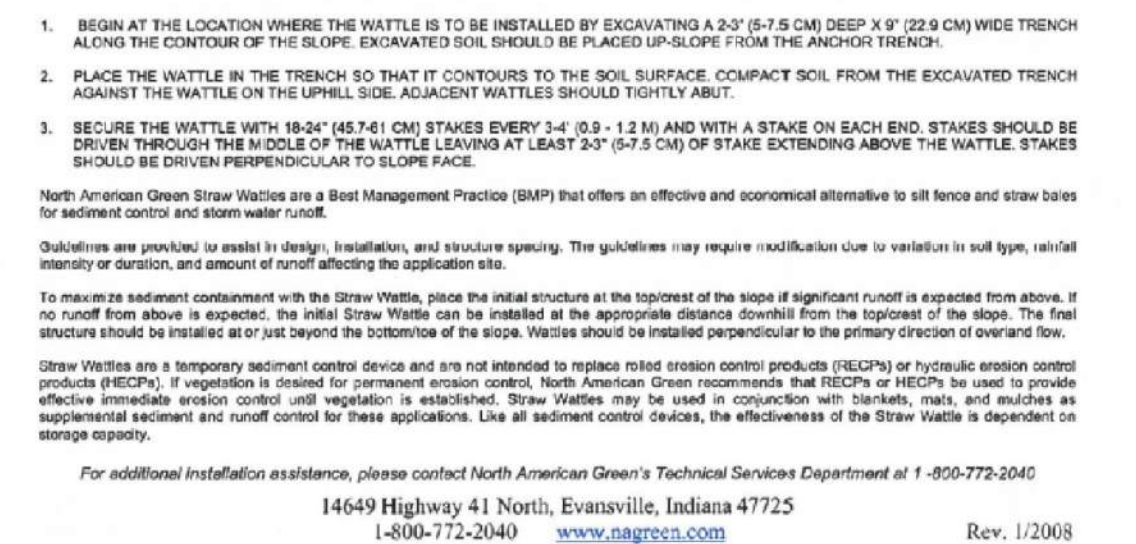
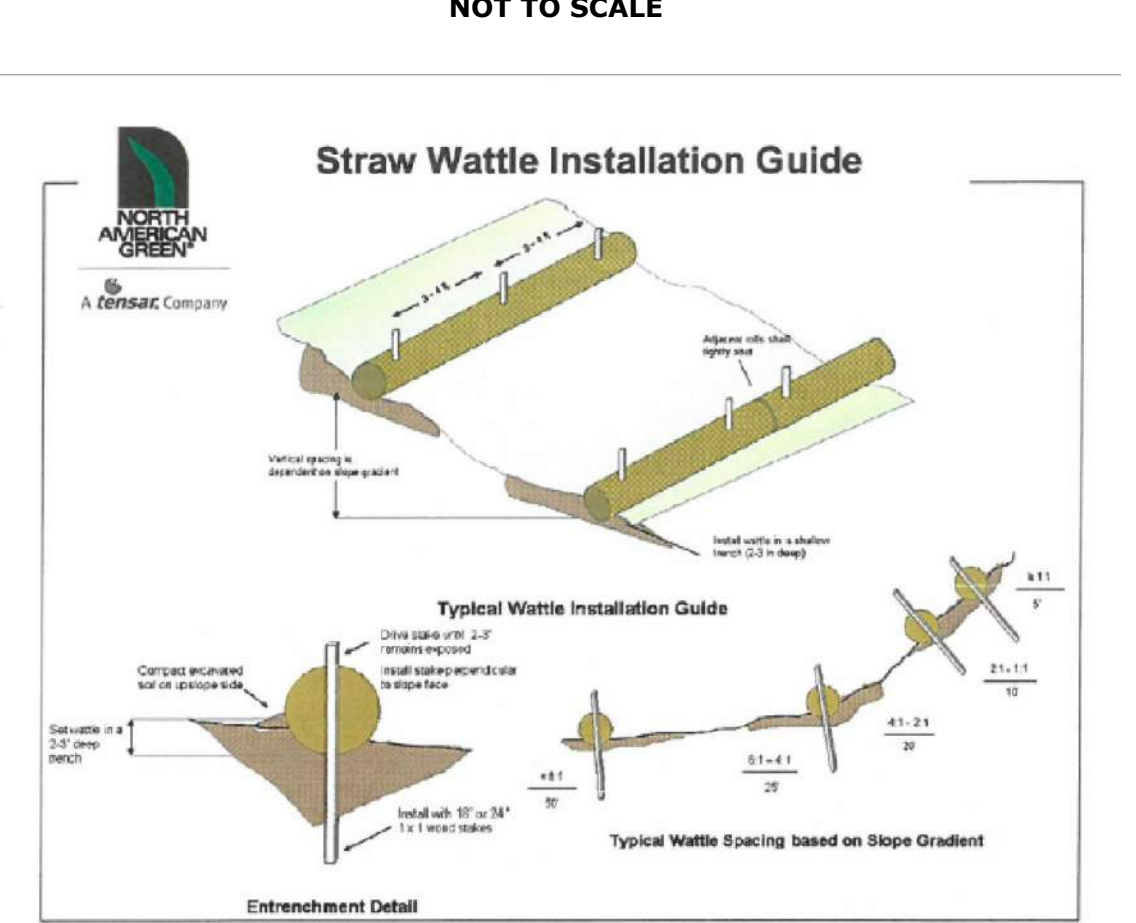
NOTES:

1. REFER TO SEDIMENT & EROSION CONTROL PLAN FOR APPROXIMATE DIMENSIONS AND REQUIRED VOLUME.

TEMPORARY SEDIMENT TRAP



INLET PROTECTION FOR OVERFLOW STRUCTURES

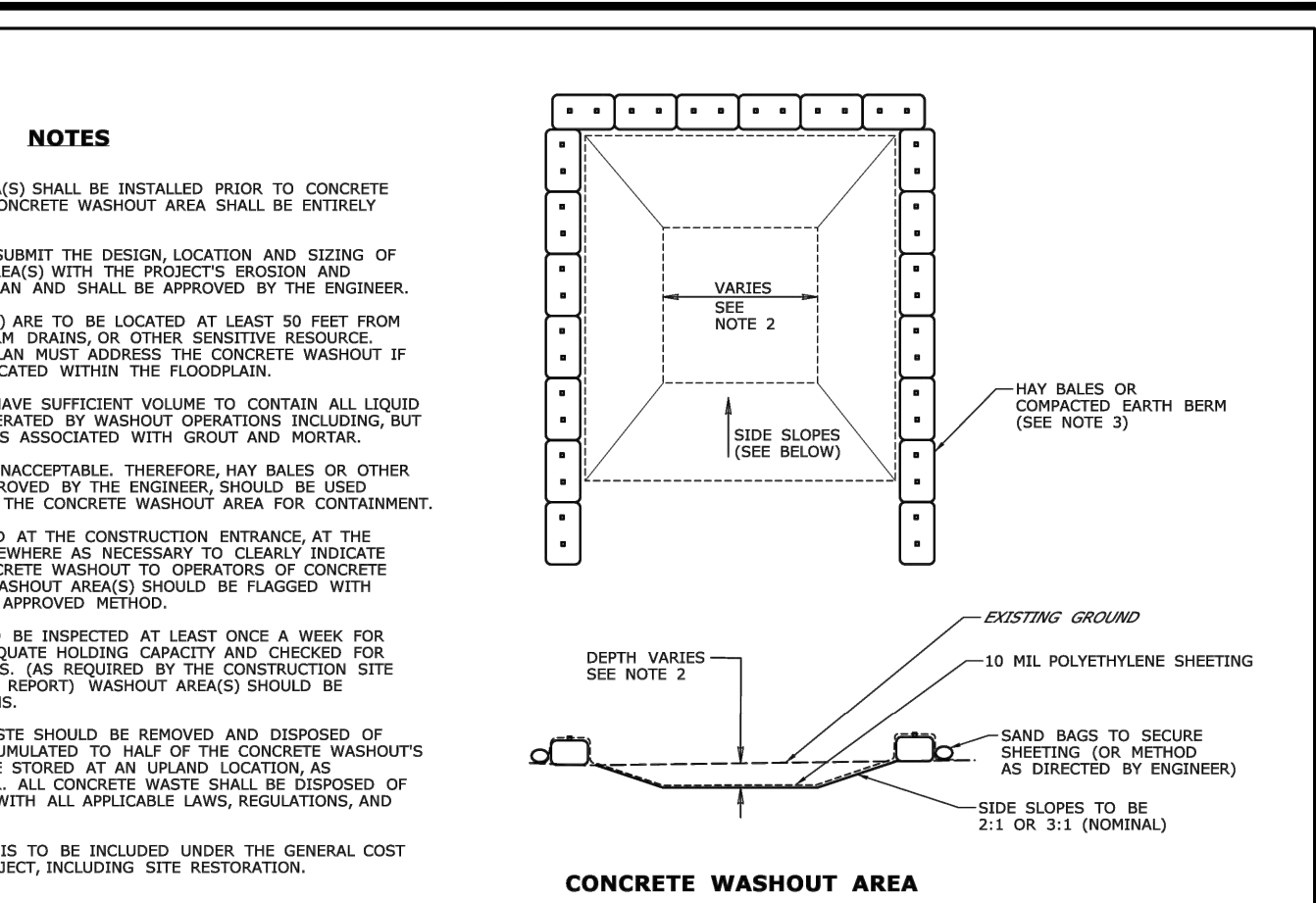


NOTES:

STRAW WATTLES SHALL HAVE A 12" DIAMETER MIN.

STRAW WATTLE

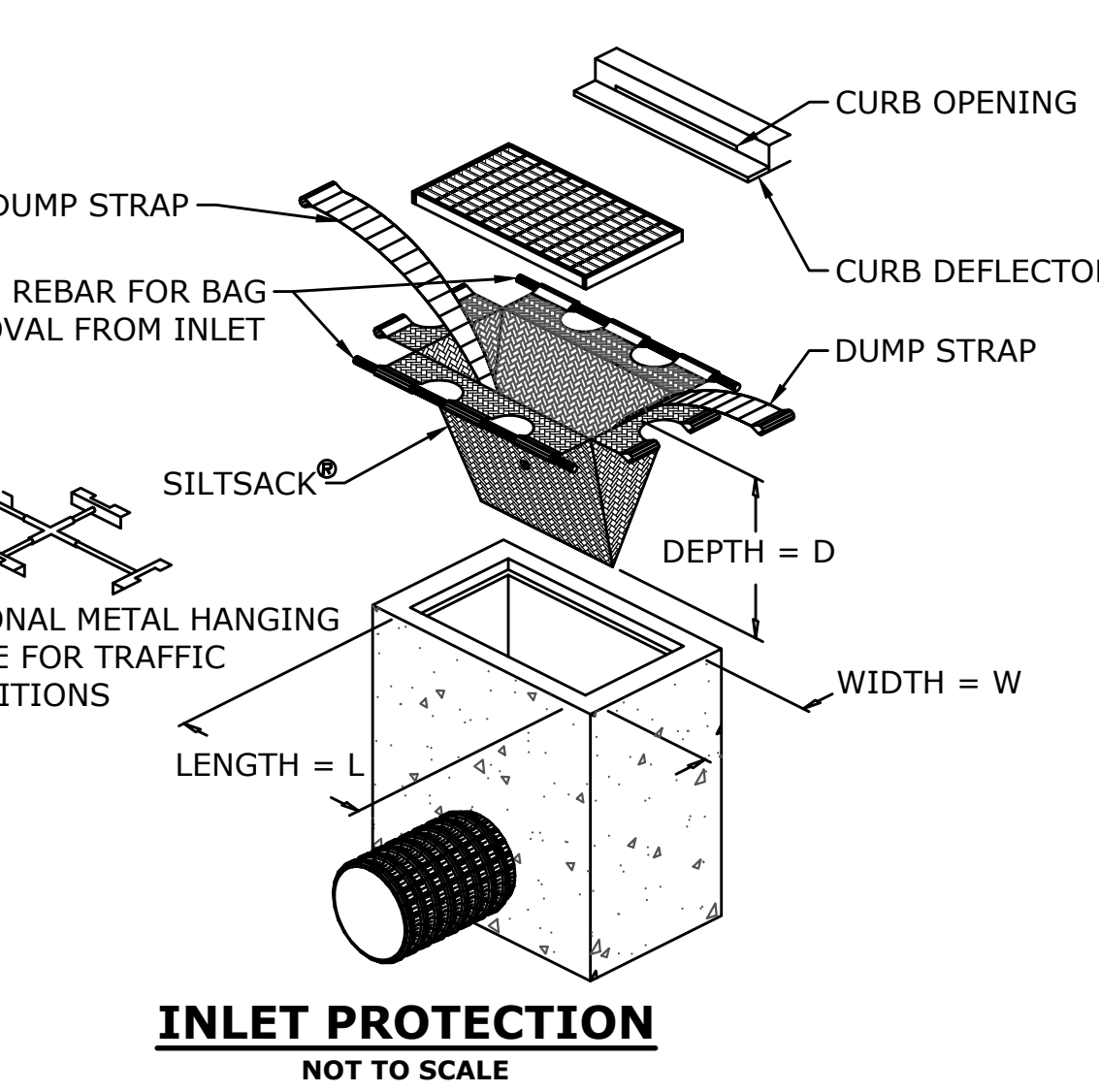
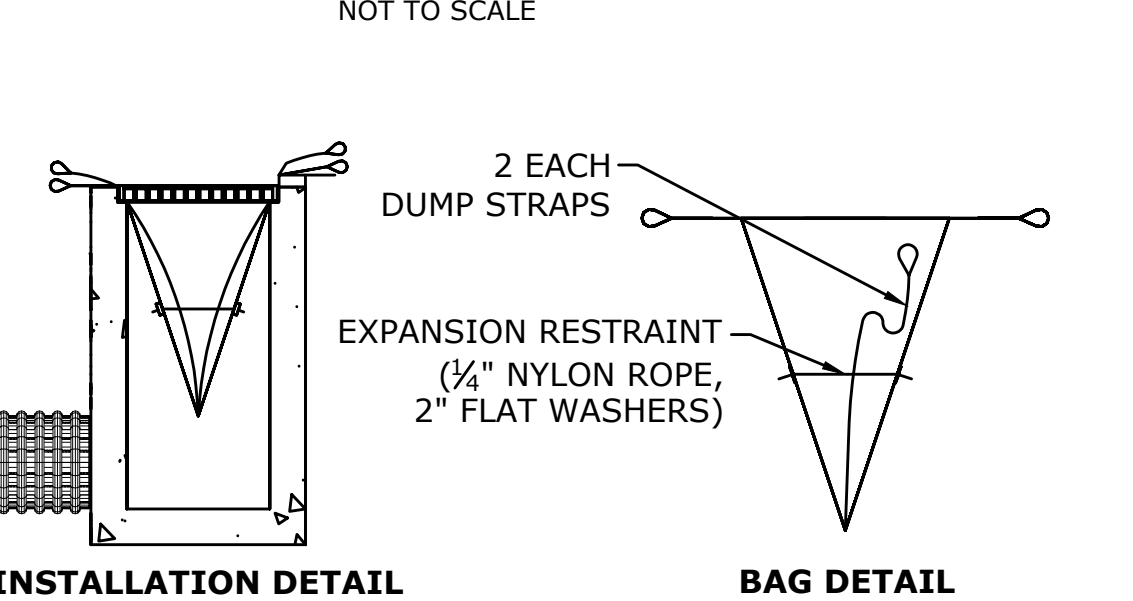
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NOTES:

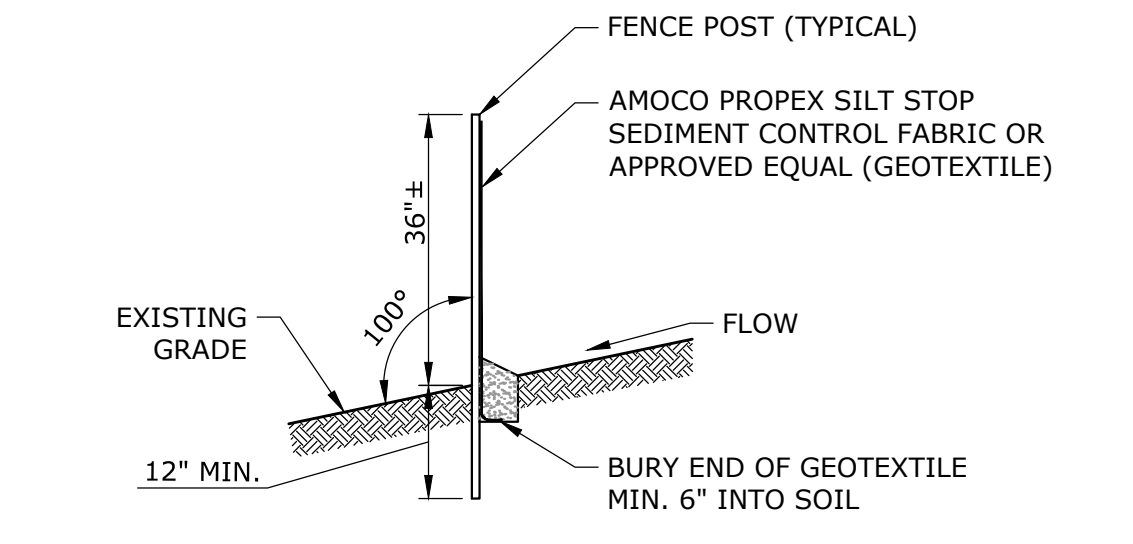
1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF MUD.

CONSTRUCTION ENTRANCE PAD



INLET PROTECTION

NOT TO SCALE



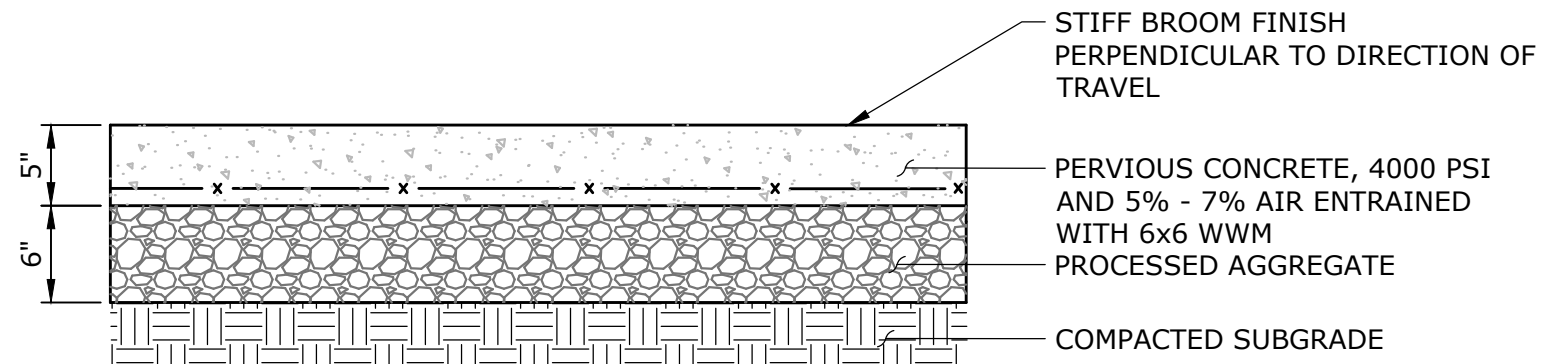
99 REALTY DRIVE
203-271-1773
SLRCONSULTING.COM

| DESCRIPTION | DATE | BY |
|----------------------|-----------|-----|
| PEER REVIEW COMMENTS | 1/09/2024 | AWG |
| PEER REVIEW COMMENTS | 2/13/2024 | AWG |
| PEER REVIEW COMMENTS | 2/28/2024 | AWG |

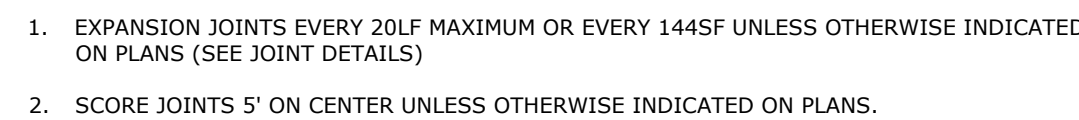
SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

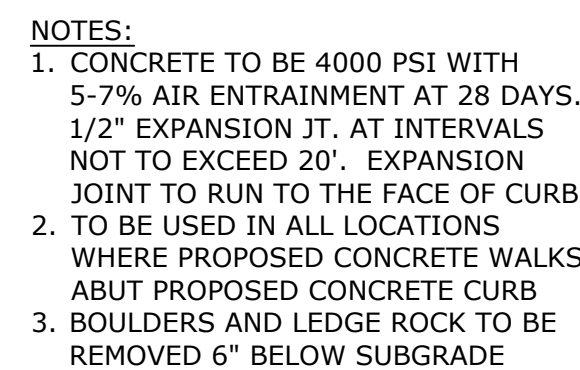
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CONCRETE PAD FOR FIRE TRUCK OUTRIGGERS
NOT TO SCALE

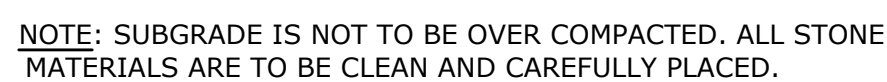


CONCRETE UTILITY PAD
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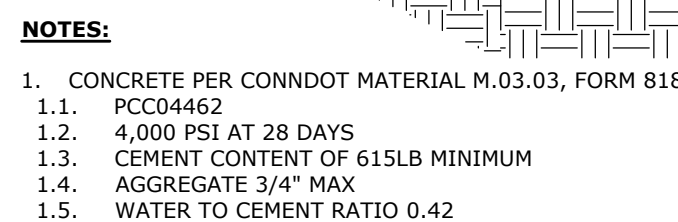


INTEGRAL CONCRETE WALK & CURB WITH REVEAL

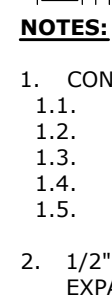
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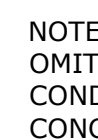
PERMEABLE UNIT PAVER
NOT TO SCALE



FLUSH CONCRETE CURB
NOT TO SCALE



CONCRETE WALK
NOT TO SCALE



CAST-IN-PLACE CONCRETE CURB
NOT TO SCALE



| DESCRIPTION | DATE | BY |
|----------------------|-----------|-----|
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| PEER REVIEW COMMENTS | 2/13/2024 | AWG |
| PEER REVIEW COMMENTS | 2/28/2024 | AWG |
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SITE DETAILS

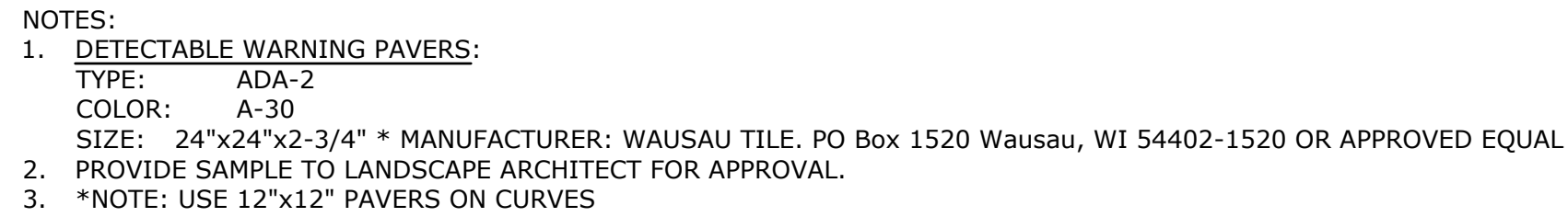
PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

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| SHEET NAME | | |



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

NOT TO SCALE



1. FINISH TO BE COLOR GALVANIZED, TO BE DETERMINED BY ARCHITECT.

NOT TO SCALE



NOT TO SCALE



| DESCRIPTION | DATE | BY |
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| PEER REVIEW COMMENTS | 2/13/2024 | AWG |
| PEER REVIEW COMMENTS | 2/28/2024 | AWG |
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