

1. NOTIFY CALL BEFORE YOU DIG AT 1-800-922-4455 AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE CALL BEFORE YOU DIG LIST AT LEAST 72 HOURS PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IN ADDITION, SOME UTILITIES MAY NOT BE SHOWN. DETERMINE THE EXACT LOCATION OF UTILITIES BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND/OR INTERRUPTIONS IN UTILITY SERVICE. PERFORM TEST PIT EXCAVATIONS AND OTHER INVESTIGATIONS TO LOCATE UTILITIES, AND PROVIDE THIS INFORMATION TO THE ENGINEER, PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS. LOCATE ALL EXISTING UTILITIES TO BE CROSSED BY HAND EXCAVATION.
3. NOT ALL OF THE UTILITY SERVICES TO BUILDINGS ARE SHOWN. THE CONTRACTOR SHALL ANTICIPATE THAT EACH PROPERTY HAS SERVICE CONNECTIONS FOR THE VARIOUS UTILITIES.
4. BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROXIMATE EXISTING CONDITIONS.
5. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
6. EXCAVATE ADDITIONAL TEST PITS TO LOCATE EXISTING UTILITIES AS DIRECTED OR APPROVED BY THE ENGINEER.
7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
9. OBTAIN, PAY FOR AND COMPLY WITH PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK. ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE JURISDICTIONAL AUTHORITIES.
10. SHORE UTILITY TRENCHES WHERE FIELD CONDITIONS DICTATE AND/OR WHERE REQUIRED BY LOCAL, STATE AND FEDERAL HEALTH AND SAFETY CODES.
11. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
12. PROTECT AND MAINTAIN ALL UTILITIES IN THE AREAS UNDER CONSTRUCTION DURING THE WORK. LEAVE ALL PIPES AND STRUCTURES WITHIN THE LIMITS OF THE CONTRACT IN A CLEAN AND OPERABLE CONDITION AT THE COMPLETION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SAND AND SILT FROM DISTURBED AREAS FROM ENTERING THE DRAINAGE SYSTEM.
13. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
15. TAKE NECESSARY MEASURES AND PROVIDE CONTINUOUS BARRIERS OF SUFFICIENT TYPE, SIZE, AND STRENGTH TO PREVENT ACCESS TO ALL WORK AND STAGING AREAS AT THE COMPLETION OF EACH DAYS WORK.
16. NO OPEN TRENCHES WILL BE ALLOWED OVER NIGHT. THE USE OF ROAD PLATES TO PROTECT THE EXCAVATION WILL BE CONSIDERED UPON REQUEST, BUT BACKFILLING IS PREFERRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
18. MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
19. WHEN WORKING IN THE ROAD, PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS. PROVIDE COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
20. REMOVE AND DISPOSE OF ALL CONSTRUCTION-RELATED WASTE MATERIALS AND DEBRIS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
21. THE TERM "DEMOLISH" USED ON THE DRAWINGS MEANS TO REMOVE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
22. THE TERM "ABANDON" USED ON THE DRAWINGS MEANS TO LEAVE IN PLACE AND TAKE APPROPRIATE MEASURES TO DECOMMISSION AS SPECIFIED OR NOTED ON THE DRAWINGS.
23. ALL PROPOSED WORK MAY BE ADJUSTED IN THE FIELD BY THE OWNER'S PROJECT REPRESENTATIVE TO MEET EXISTING CONDITIONS.

1. STORM SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS, PIPE SLOPES SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.
2. APPLICABLE STORM SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF WILTON STORM SEWER SPECIFICATIONS.
3. ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM WHERE SHOWN.
4. THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE. THE PROPERTY OWNER IS TO PROVIDE REGULAR MAINTENANCE OF THE SYSTEM TO ALLOW IT TO CONTINUALLY FUNCTION AS INTENDED.
5. THE STORM DRAINAGE SYSTEM IS TO BE INSPECTED PRIOR TO CONSTRUCTION, IN ORDER TO VERIFY THAT IT IS IN GOOD CONDITION AND FUNCTIONING PROPERLY. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR CLEANING, REPAIRING, AND MAINTAINING ALL PARTS OF THE EXISTING ON-SITE DRAINAGE SYSTEMS, AS NECESSARY, TO INSURE THAT ALL COMPONENTS ARE FUNCTIONING AS ORIGINALLY INTENDED.
6. ALL PORTIONS OF THE STORM DRAINAGE SYSTEM ARE TO BE CAPABLE OF HANDLING AASHTO H-20 LOADS.
7. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
8. ALL PVC PIPING TO BE CLASS SDR-35 UNLESS OTHERWISE NOTED. (SDR-21 REQUIRED FOR DEPTHS OVER 12 FEET.)
9. ALL CATCH BASIN GRATES TO BE TYPE A UNLESS OTHERWISE NOTED.
10. ALL CATCH BASINS SHALL HAVE BELL TRAPS EXCEPT IF CONNECTED IN A SERIES, IN WHICH CASE ONLY THE UPPER TWO CATCH BASINS IN THE SERIES SHALL HAVE BELL TRAPS.
11. HDPE PIPING SHALL CONFORM TO ASTM F2306.
12. THE INSTALLATION OF THE DRAINAGE SYSTEM IS TO BE DONE UNDER THE SUPERVISION OF THE DESIGN ENGINEER LICENSED IN THE STATE OF CONNECTICUT. AFTER CONSTRUCTION, THE ENGINEER IS TO SUBMIT TO THE TOWN OF WILTON A WRITTEN CERTIFICATION THAT THE SYSTEM WAS INSTALLED AS PER THE APPROVED DESIGN. A DRAINAGE AS-BUILT DRAWING IS SUBMITTED WITH THIS LETTER TO THE TOWN OF WILTON. A REMINDER TO THE PROPERTY OWNER THAT THE SYSTEM WILL REMAIN A PRIVATE ONE AND THAT REGULAR MAINTENANCE WILL BE CRUCIAL TO ITS CONTINUED FUNCTIONING AS INTENDED SHOULD BE MADE. ADEQUATE ACCESS TO THE SYSTEM FOR MAINTENANCE PURPOSES IS TO BE PROVIDED.

1. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
2. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
3. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. LANDSCAPING SHALL NOT BE PLACED ON TOP OF UTILITIES.
5. ELECTRICAL CONDUIT SHALL BE INSTALLED BY AN ELECTRICIAN LICENSED IN THE STATE OF CONNECTICUT

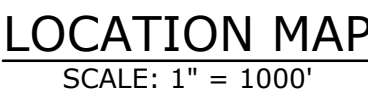
1. CONSTRUCTION SPECIFICATIONS FOR WORK WITHIN THE STATE RIGHT-OF-WAY SHALL BE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 818 DATED 2020; SUPPLEMENTAL SPECIFICATIONS, DATED JULY 2020 AND ALL SUPPLEMENTS THERETO; AND SPECIAL PROVISIONS.
2. NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818, SECTION 12.10.
3. NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818, SECTION 12.08. TYPE 1 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUND, TYPE 3 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUND EXCEPT FOR SIGNS WITH RED BACKGROUND THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.
4. ALL SIGNS AND PAVEMENT MARKINGS INSTALLED ALONG THE STATE ROAD MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST STATE OF CONNECTICUT CATALOGUE OF SIGNS AND STANDARDS, AS REVISED.
5. ANY DAMAGE TO EXISTING CURB, SIDEWALK, OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.
6. THE FINAL LIMITS OF MILLING AND OVERLAY SHALL BE DETERMINED PRIOR TO FINISH PAVING BY CTDOT DISTRICT 4 PERMIT INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH CTDOT TO DETERMINE THESE LIMITS AND NOTIFY THE OWNER AND ENGINEER OF ANY CHANGES TO THE LIMITS SHOWN ON THE DRAWINGS.

1. SANITARY SEWER AND WATER LINE CROSSINGS SHALL MAINTAIN AN 18 INCH MINIMUM VERTICAL SEPARATION DISTANCE OR PROVIDE A CONCRETE ENCASEMENT AT THE CROSSING.
2. SEWER AND WATER LINE CROSSING ALL OTHER UTILITIES SHALL MAINTAIN A 12 INCH VERTICAL SEPARATION DISTANCE.
3. SANITARY SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS. PIPE SLOPES SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.
4. PROPOSED SANITARY SEWER SERVICES ARE TO MEET THE REQUIREMENTS OF THE TOWN OF WILTON.
5. PROPOSED WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE STATE PLUMBING CODES AND THE AQUARIUM WATER COMPANY RULES AND REGULATIONS.

1. AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.
2. RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. WOOD RETAINING WALLS OVER 3 FEET IN HEIGHT ARE NOT PERMITTED.
3. RETAINING WALLS REQUIRING AN ENGINEERED DESIGN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF WILTON BUILDING DEPARTMENT WITH CALCULATIONS BEFORE CONSTRUCTION OF THESE WALLS BEGINS.
4. RETAINING WALLS ARE TO HAVE PROTECTIVE FENCING WHERE WARRANTED.
5. WHERE LEDGE IS TO BE LEFT IN PLACE, THE STABILITY OF THE LEDGE IS TO BE VERIFIED BY A QUALIFIED STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER OR SOIL SCIENTIST.
6. ALL LAND CLEARING AND CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF OFFSITE.
7. MAXIMUM GRADE AT ACCESSIBLE PARKING SPACES NOT TO EXCEED 2%.

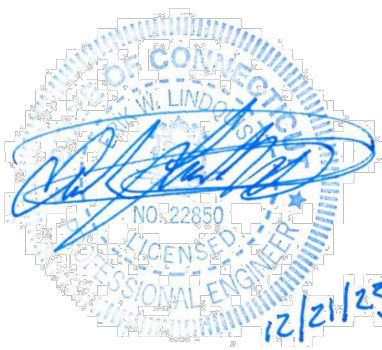
ABDN(D)	ABANDON(ED)
AC	ASBESTOS CEMENT PIPE
BC	BITUMINOUS CURB
BP	BACK FLOW PREVENTOR
BIT	BITUMINOUS
BLDG	BASELINE
BND	BUILDING
BOC	BOUND
BOT	BOTTOM OF CURB
BS	BOTTOM
BW	BOTTOM OF STEP
CATV	BOTTOM OF WALL
CB	CABLE TELEVISION
CCW	CATCH BASIN
CEM	CEMENT CONCRETE WALK
CI	CEMENT
CL	CAST IRON PIPE
CLF	CENTERLINE
CO	CHAIN LINK FENCE
CONC	CLEAN OUT
CPP	CONCRETE
DH	CORRUGATED
CY	POLYETHYLENE PIPE
DY	CUBIC YARD
DI	DRILL HOLE
DIA	DUCTILE IRON PIPE
DMH	DIAMETER
E	DRAIN MANHOLE
EG	EAST
EL/ELEV	EACH FACE
ELEC	EXISTING GRADE
EMH	ELEVATION
EOP	ELECTRIC
EW	ELECTRIC MANHOLE
EXIST	EDGE OF PAVEMENT
FES	EACH WAY
FM	EXISTING
GG	FIXED END SECTION
GRAN	FINISH FLOOR
HDPE	FORCE MAIN
HMA	GAS
HYD	GAS GATE
IN	GRANITE
INV	HANDICAP
IP	HIGH DENSITY
L	POLYETHYLENE
LP	HOT MIX ASPHALT
LT	HYDRANT
MAX	INCHES
MH	INVERT
MIN	IRON PIN
	LENGTH OF CURB
	LIGHT POLE
	LEFT
	MAXIMUM
	MANHOLE
	MINIMUM

MISC	MISCELLANEOUS
MON	MONUMENT
MJ	MECHANICAL JOINT
MR	MIRTH
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OH	OVERHEAD
PB	PLANT BED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCPP	PERFORATED CORRUGATED POLYETHYLENE PIPE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PROT	PROTECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STRM	STORM
T	TANGENT LENGTH
TC	TOP OF CURB
TEL	TEL-DATA
TP	TEST PIT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
WV	WATER VALVE
XFMR	TRANSFORMER



DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	----	----
PROPERTY LINE ADJACENT	----	----
RIGHT-OF-WAY LINE	----	----
EASEMENT LINE	----	----
CALCULATED 100-YEAR FLOODPLAIN	----	----
UPLAND REVIEW AREA	----	----
INTERMEDIATE CONTOURS	----	----
INDEX CONTOURS	-----25-----	-----25-----
SPOT GRADE	X 141.2	+ 32.0
MAGNITUDE & DIRECTION OF SLOPE		← 0.0%
STORM DRAIN	-----SD-----	-----SD-----
STORM UNDERDRAIN		-----UD-----
GRAVITY SANITARY SEWER	-----SS-----	-----SS-----
SANITARY SEWER FORCE MAIN	-----SFM-----	-----SFM-----
SANITARY SEWER LOW PRESSURE	-----SSLP-----	-----SSLP-----
SANITARY SEWER COMBINED	-----COMB-----	-----COMB-----
WATER SERVICE	-----W-----	-----W-----
FIRE SERVICE		-----F-----
UNDERGROUND ELECTRIC	-----E-----	-----E-----
PRIMARY ELECTRIC SERVICE	-----PE-----	-----PE-----
SECONDARY ELECTRIC	-----SE-----	-----SE-----
OVERHEAD ELECTRIC	-----OE-----	-----OE-----
TELEPHONE SERVICE	-----T-----	-----T-----
TEL-DATA SERVICE	-----T-D-----	-----T-D-----
COMMUNICATIONS SERVICE	-----T-C-----	-----T-C-----
CABLE TV SERVICE	-----CTV-----	-----CTV-----
GAS SERVICE	-----G-----	-----G-----
OVERHEAD UTILITY (UNSPECIFIED)	-----OHW-----	-----G-----
CURB	=====	=====
EDGE OF PAVEMENT	=====	=====
DIRT ROAD	-----	-----
SIDEWALK	-----	-----
RETAINING WALL	-----	-----
STONE WALL	-----	-----
FENCE - UNSPECIFIED	-----X-----	-----X-----
FENCE - CHAIN LINK	-----X-----	-----X-----
FENCE - WOOD POST	-----O-----	-----O-----
GUARDRAIL	-----O-----	-----O-----
METAL BEAM RAIL	-----O-----	-----O-----
TRAIN TRACKS	-----	-----
STORM DRAIN STRUCTURES	MANHOLE (D) CATCH BASIN (G) (G)	MANHOLE (D) AREA DRAIN (G) CATCH BASIN (G) (G)
SANITARY SEWER STRUCTURES	MANHOLE (S) TANK (O)	MANHOLE (S) TANK (O)
WATER SERVICE STRUCTURES	HYDRANT (X) MANHOLE (W) VALVE (V) (V)	HYDRANT (X) MANHOLE (W) VALVE (V) (V)
GAS SERVICE STRUCTURES	MANHOLE (G) VALVE (V) (V)	MANHOLE (G) VALVE (V) (V)
ELECTRIC SERVICE STRUCTURES	UTILITY CO. POLE # (P) MANHOLE (E) LIGHT (L) (L)	UTILITY CO. POLE # (P) MANHOLE (E) LIGHT (L) (L)
TELECOMMUNICATIONS MANHOLE	(T)	(T)
TREELINE	-----	-----
TREE	EVERGREEN (E) DECIDUOUS (D) STUMP (S)	EVERGREEN (E) DECIDUOUS (D)
SNOW STORAGE AREA	-----	-----

Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100



64 Danbury Road

Fuller
Development, LLC

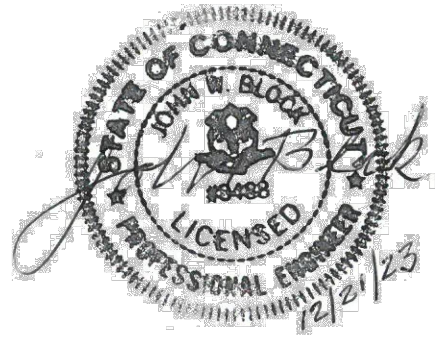
Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-001-GENR.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

GENERAL NOTES, LEGEND AND ABBREVIATIONS

SCALE: AS SHOWN

C-001



TOWN
SUBMISSION

64 Danbury Road

Fuller
Development, LLC

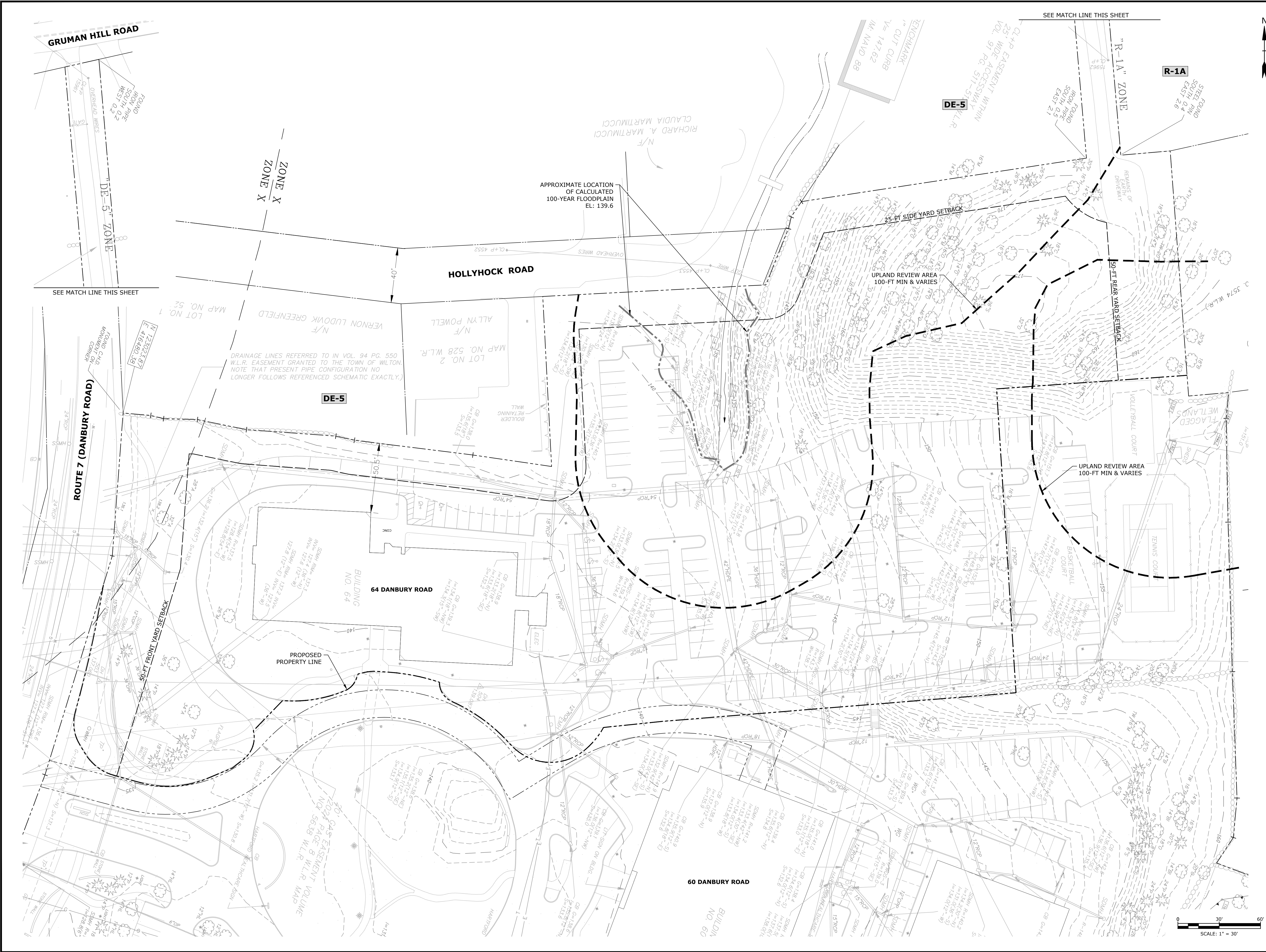
Wilton, CT

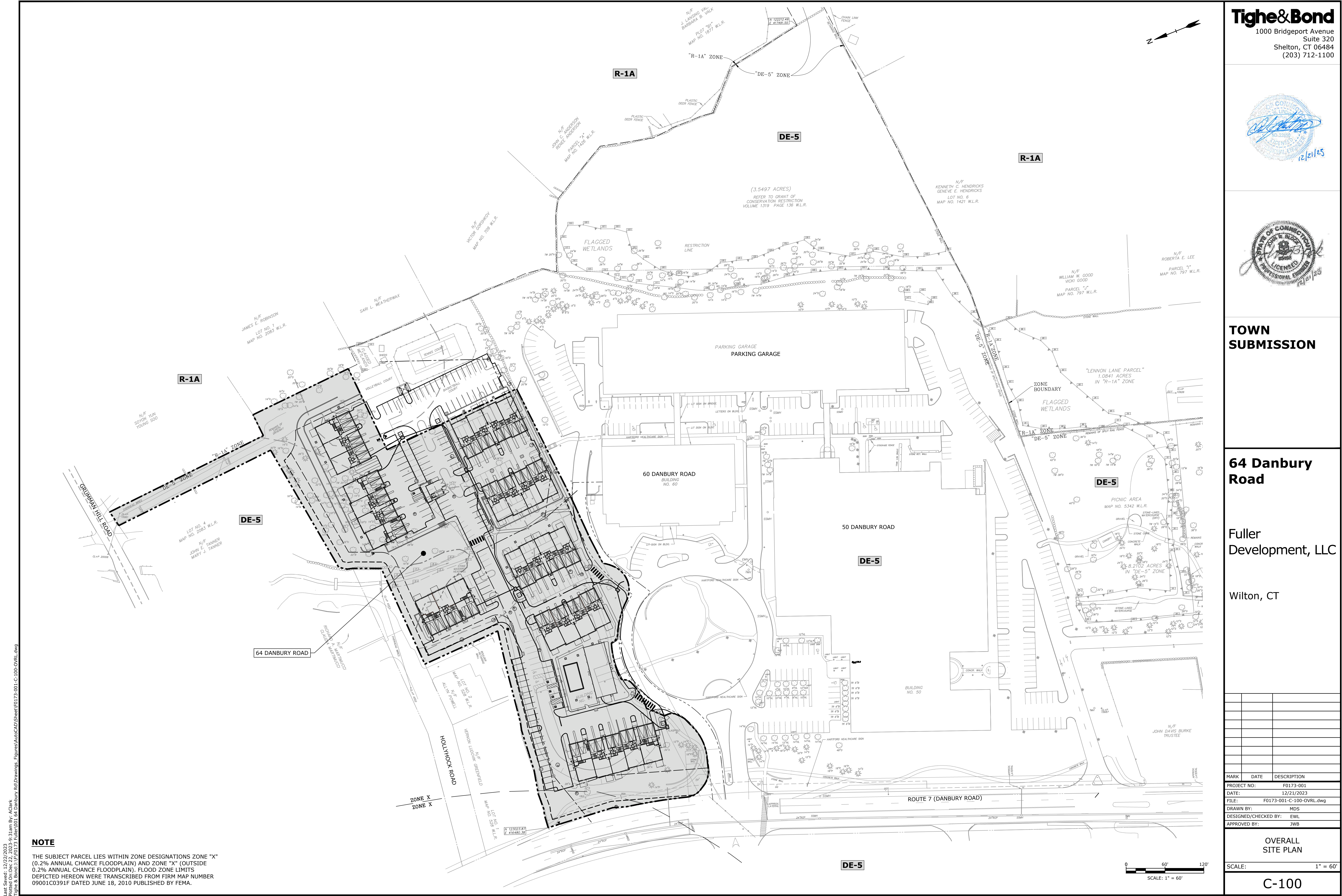
MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-002-EXCN.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

EXISTING
CONDITIONS PLAN

SCALE: 1" = 30'

C-002





**TOWN
SUBMISSION**

64 Danbury Road

Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-100-OVRL.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

**OVERALL
SITE PLAN**

SCALE: 1" = 60'

C-100

NOTE
THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "X"
(0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (OUTSIDE
0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSCRIBED FROM FIRM MAP NUMBER
09001C0391F DATED JUNE 18, 2010 PUBLISHED BY FEMA.

SITE PLAN LEGEND

- UPLAND REVIEW AREA
- CALCULATED 100-YEAR FLOODPLAIN
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- SNOW STORAGE AREA
- PROPOSED SIGN
- PROPOSED LIGHT FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- PROPOSED ACCESSIBLE SYMBOL

AREA AND BULK REQUIREMENTS			
	DE-5R (EAST)	EXISTING	PROPOSED
MIN FRONT YARD	50	101.35	50.7
MIN SIDE YARD (EACH)	25	65.44	26.3
MIN SIDE YARD (RESIDENTIAL)	50	NA	80.37
MIN. REAR YARD	50	495.2	59.13
MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS)	10	14.0	10
MIN. PARKING & LOADING SETBACKS (RESIDENTIAL)	50	95.0	71.76
MAX. BUILDING HEIGHT (FEET)	3 / 39	< 39	< 39
MAX. BUILDING COVERAGE (%)	40%	21.74%	25.69%
MAX. SITE COVERAGE (%)	75%	46.41%	50.99%
MIN. LOT SIZE (ACRES)	3	22.27	22.27
MIN. LOT FRONTAGE	150	> 150	> 150

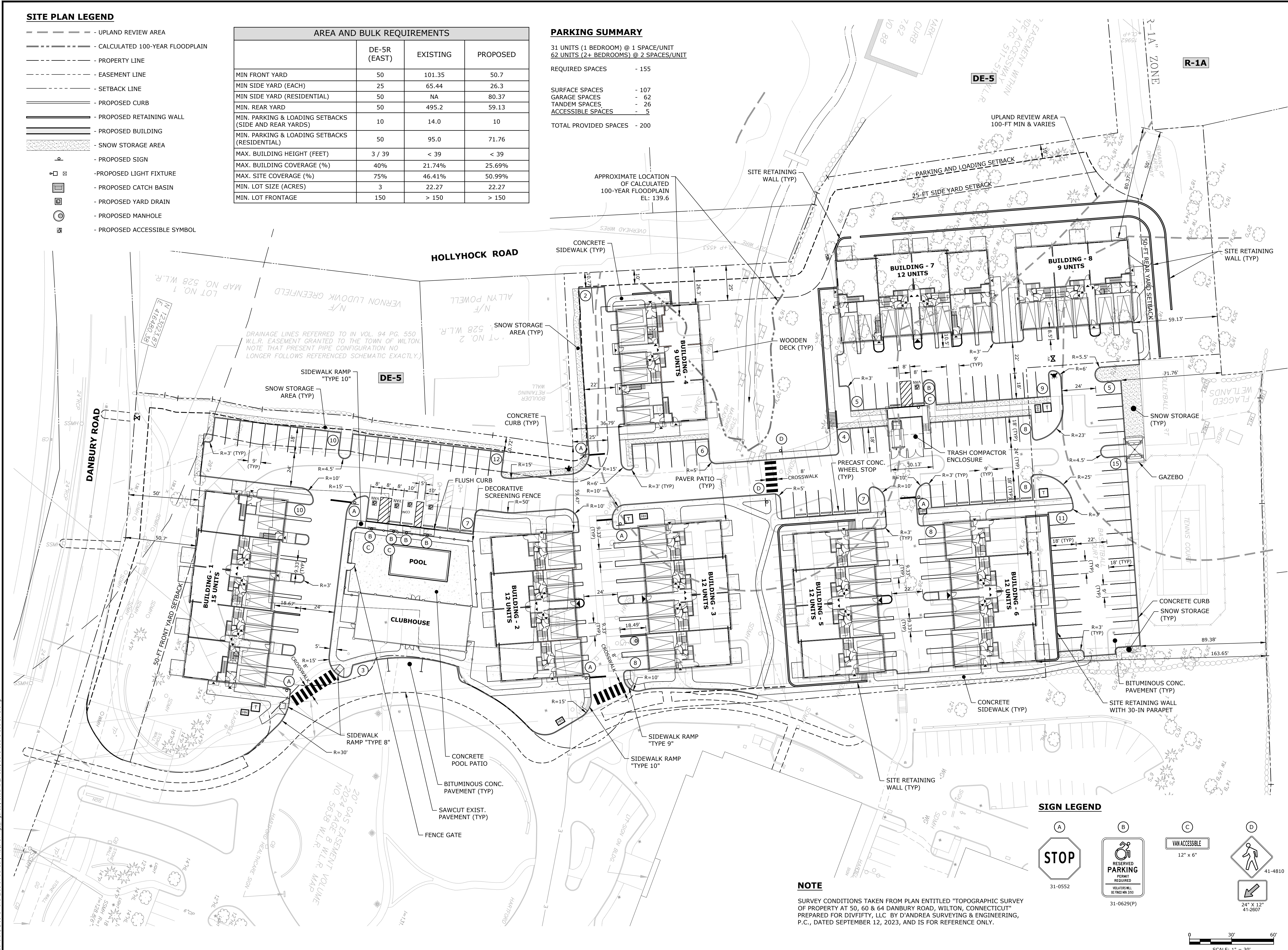
PARKING SUMMARY

31 UNITS (1 BEDROOM) @ 1 SPACE/UNIT
62 UNITS (2+ BEDROOMS) @ 2 SPACES/UNIT

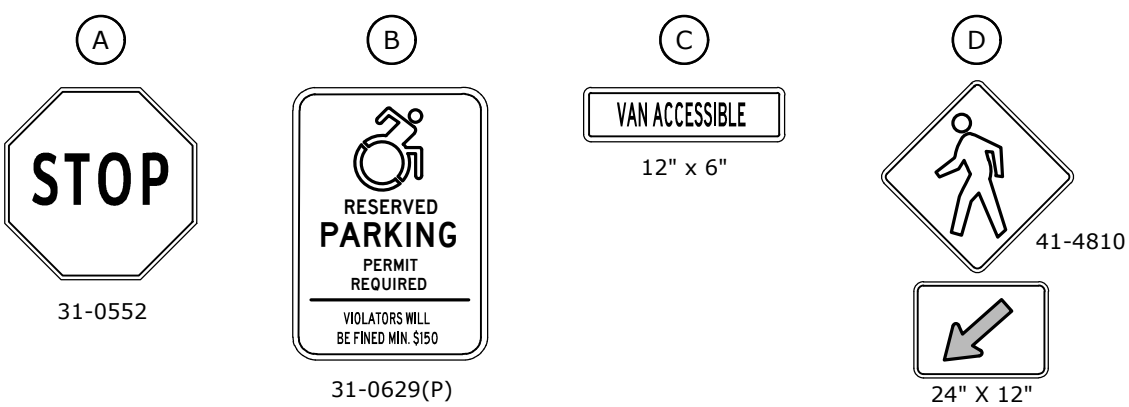
REQUIRED SPACES - 155

SURFACE SPACES - 107
GARAGE SPACES - 62
TANDEM SPACES - 26
ACCESSIBLE SPACES - 5

TOTAL PROVIDED SPACES - 200

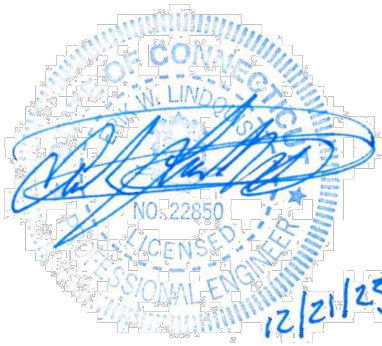


SIGN LEGEND



NOTE

SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT" PREPARED FOR DIVIFTY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.



TOWN
SUBMISSION

64 Danbury
Road

Fuller
Development, LLC

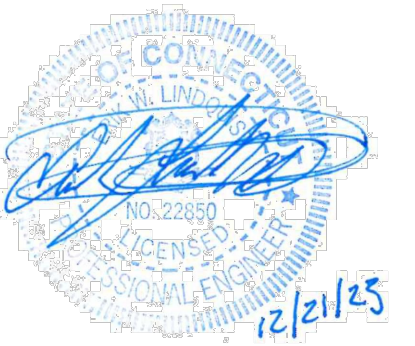
Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-101-SITE.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

SITE PLAN

SCALE: 1" = 30'

C-101



**64 Danbury
Road**

Fuller
Development, LLC

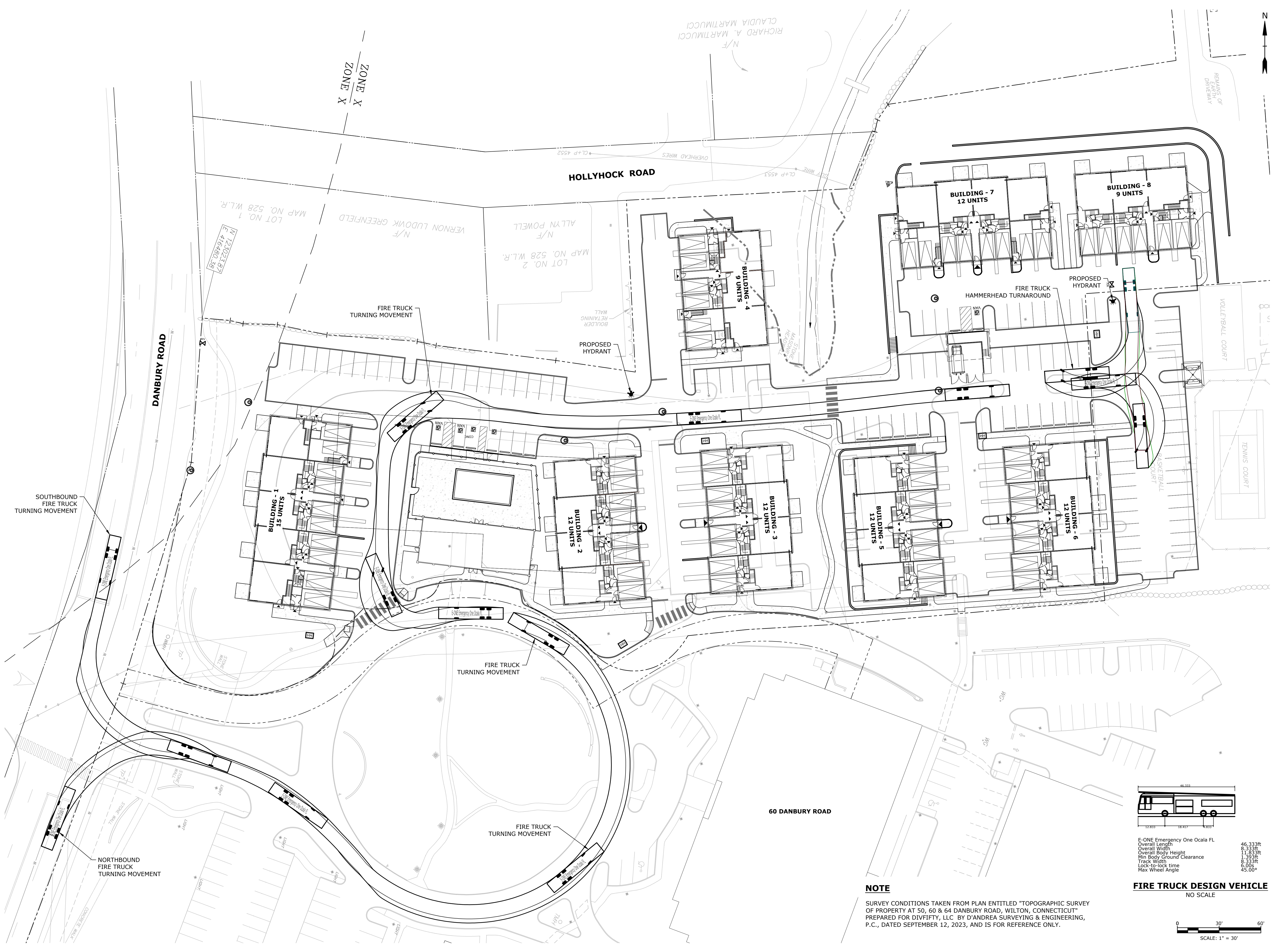
Wilton, CT

ARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-102-TURN.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

FIRE TRUCK TURNING MOVEMENTS PLAN

SCALE: 1" = 30'

C-102

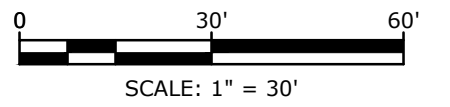


NOTE

SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT" PREPARED FOR DIVIFIFTY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.

FIRE TRUCK DESIGN VEHICLE

NO SCALE

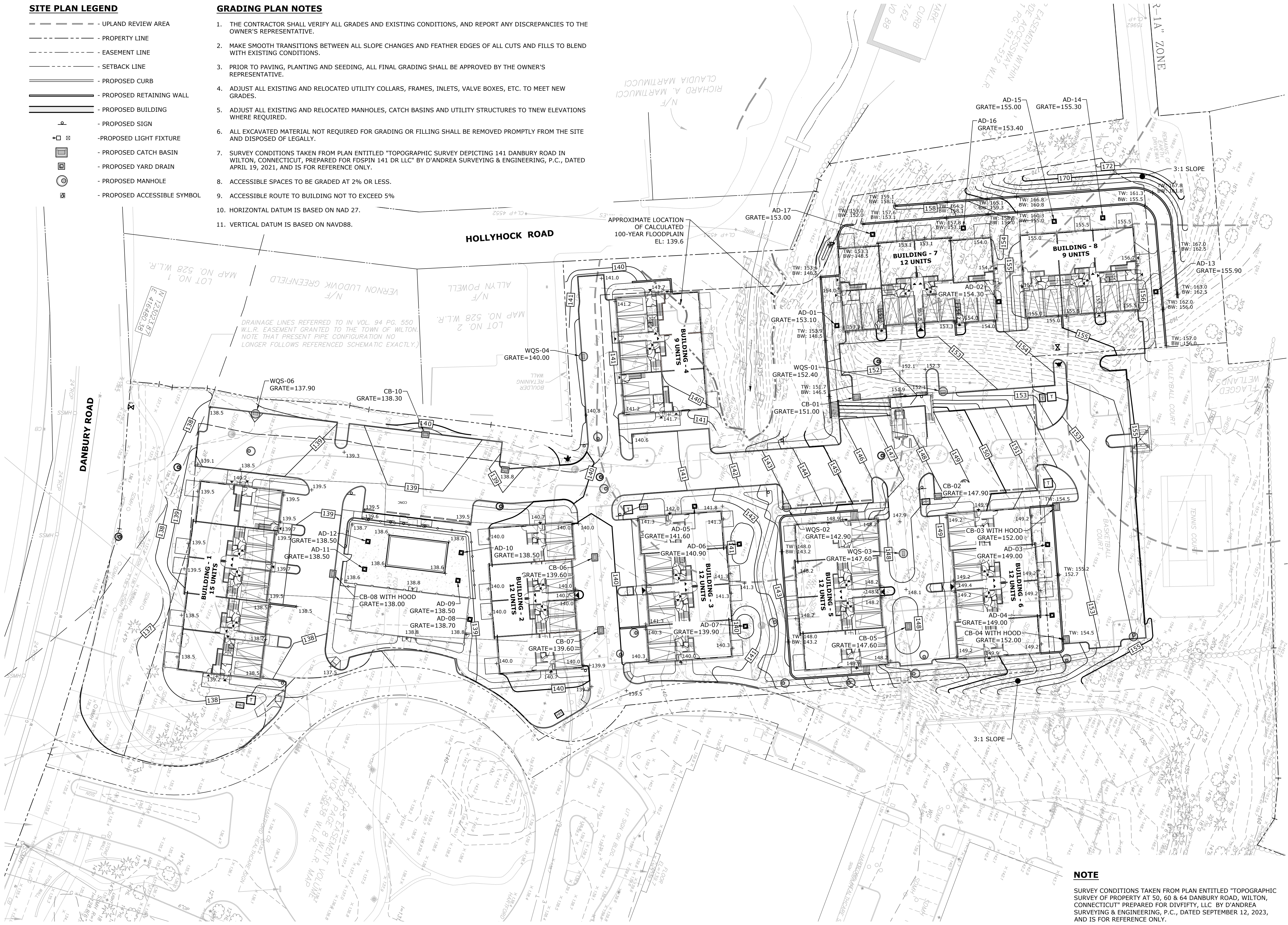


SITE PLAN LEGEND

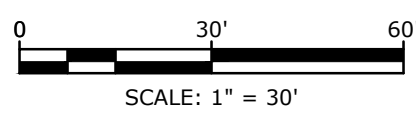
- - - - - UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- ===== PROPOSED CURB
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED BUILDING
- ===== PROPOSED SIGN
- ===== PROPOSED LIGHT FIXTURE
- ===== PROPOSED CATCH BASIN
- ===== PROPOSED YARD DRAIN
- ===== PROPOSED MANHOLE
- ===== PROPOSED ACCESSIBLE SYMBOL

GRADING PLAN NOTES

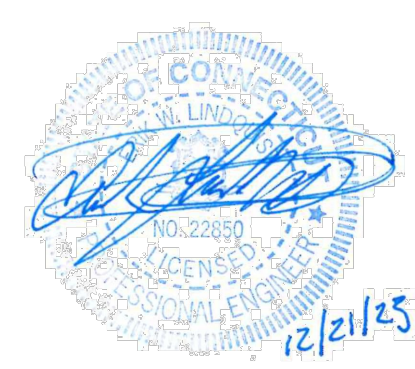
1. THE CONTRACTOR SHALL VERIFY ALL GRADES AND EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. MAKE SMOOTH TRANSITIONS BETWEEN ALL SLOPE CHANGES AND FEATHER EDGES OF ALL CUTS AND FILLS TO BLEND WITH EXISTING CONDITIONS.
3. PRIOR TO PAVING, PLANTING AND SEEDING, ALL FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ADJUST ALL EXISTING AND RELOCATED UTILITY COLLARS, FRAMES, INLETS, VALVE BOXES, ETC. TO MEET NEW GRADES.
5. ADJUST ALL EXISTING AND RELOCATED MANHOLES, CATCH BASINS AND UTILITY STRUCTURES TO TNEW ELEVATIONS WHERE REQUIRED.
6. ALL EXCAVATED MATERIAL NOT REQUIRED FOR GRADING OR FILLING SHALL BE REMOVED PROMPTLY FROM THE SITE AND DISPOSED OF LEGALLY.
7. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSFIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.
8. ACCESSIBLE SPACES TO BE GRADED AT 2% OR LESS.
9. ACCESSIBLE ROUTE TO BUILDING NOT TO EXCEED 5%
10. HORIZONTAL DATUM IS BASED ON NAD 27.
11. VERTICAL DATUM IS BASED ON NAVD88.



NOTE
SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT" PREPARED FOR DIVIFITY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.



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TOWN
SUBMISSION

64 Danbury
Road

Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-201-GRAD.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

GRADING PLAN

SCALE: 1" = 30'

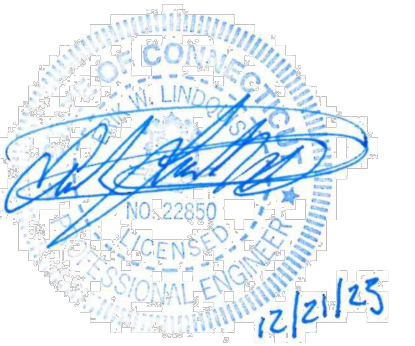
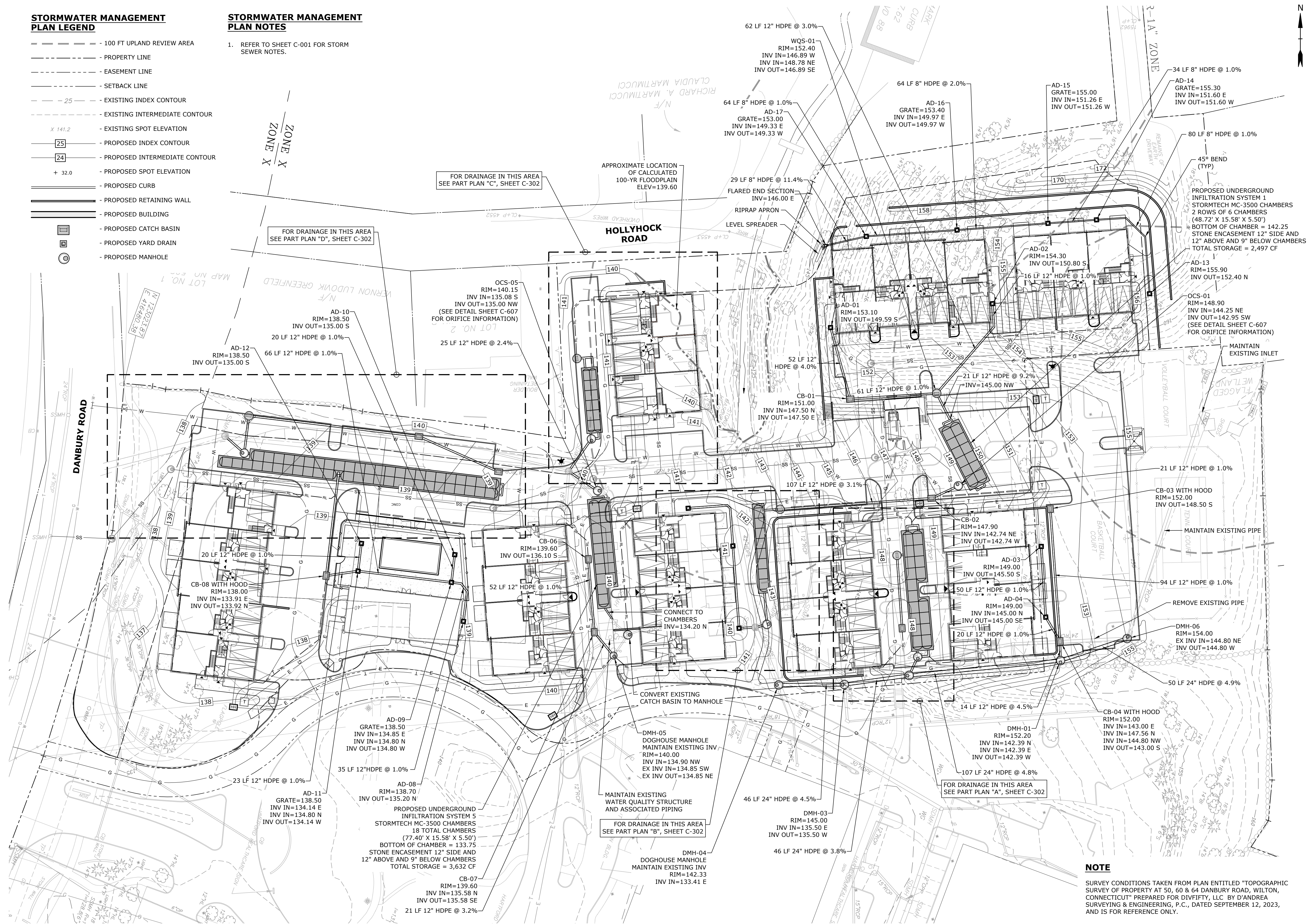
C-201

**STORMWATER MANAGEMENT
PLAN LEGEND**

- - - - - 100 FT UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - 25 - - - - EXISTING INDEX CONTOUR
- - - - - EXISTING INTERMEDIATE CONTOUR
- X 141.2 - EXISTING SPOT ELEVATION
- [25] - PROPOSED INDEX CONTOUR
- [24] - PROPOSED INTERMEDIATE CONTOUR
- + 32.0 - PROPOSED SPOT ELEVATION
- [] - PROPOSED CURB
- [] - PROPOSED RETAINING WALL
- [] - PROPOSED BUILDING
- [] - PROPOSED CATCH BASIN
- [] - PROPOSED YARD DRAIN
- [] - PROPOSED MANHOLE

**STORMWATER MANAGEMENT
PLAN NOTES**

1. REFER TO SHEET C-001 FOR STORM SEWER NOTES.



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DRAINAGE PLAN

SCALE: 1" = 30'

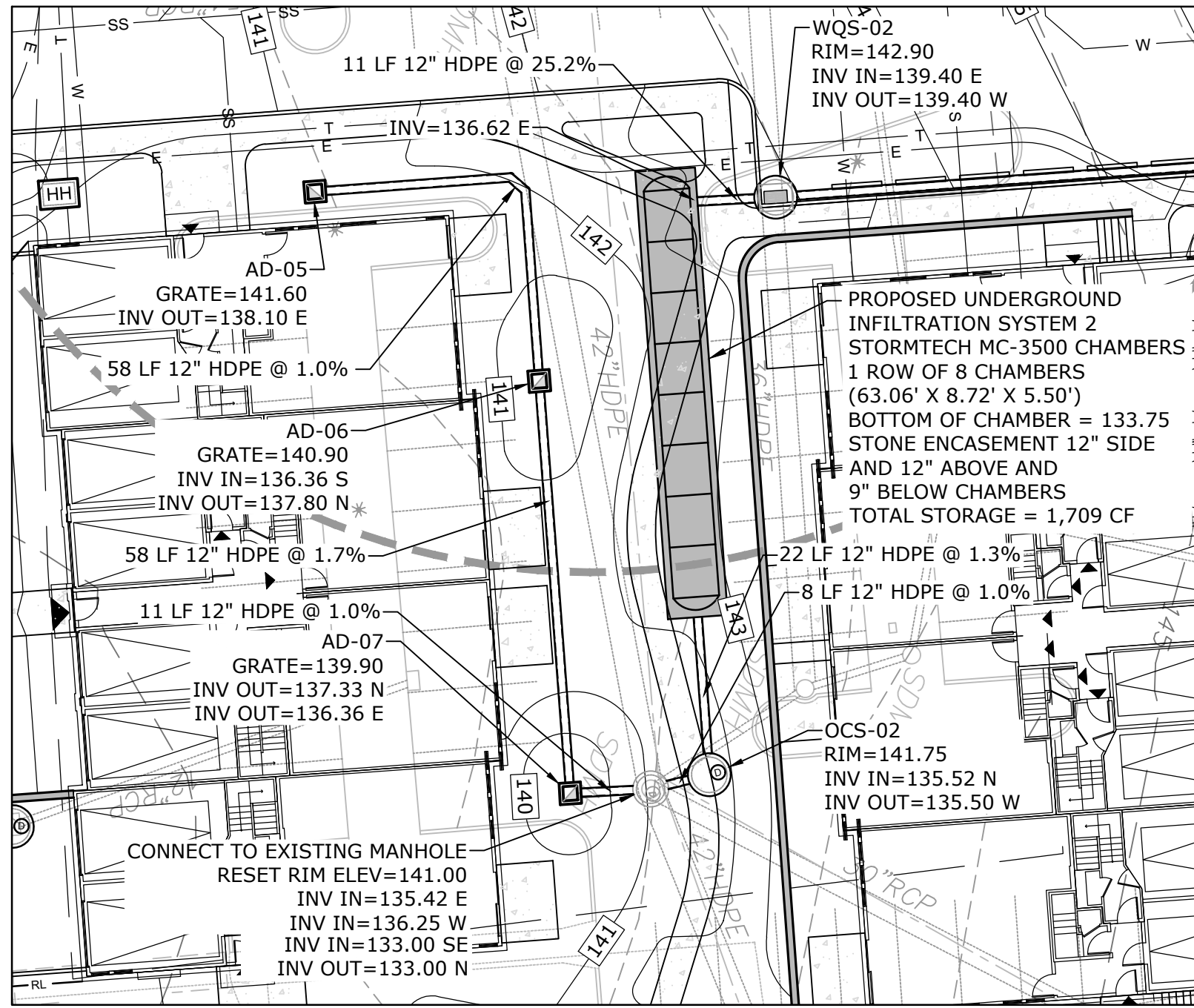
C-301

STORMWATER MANAGEMENT
PLAN LEGEND

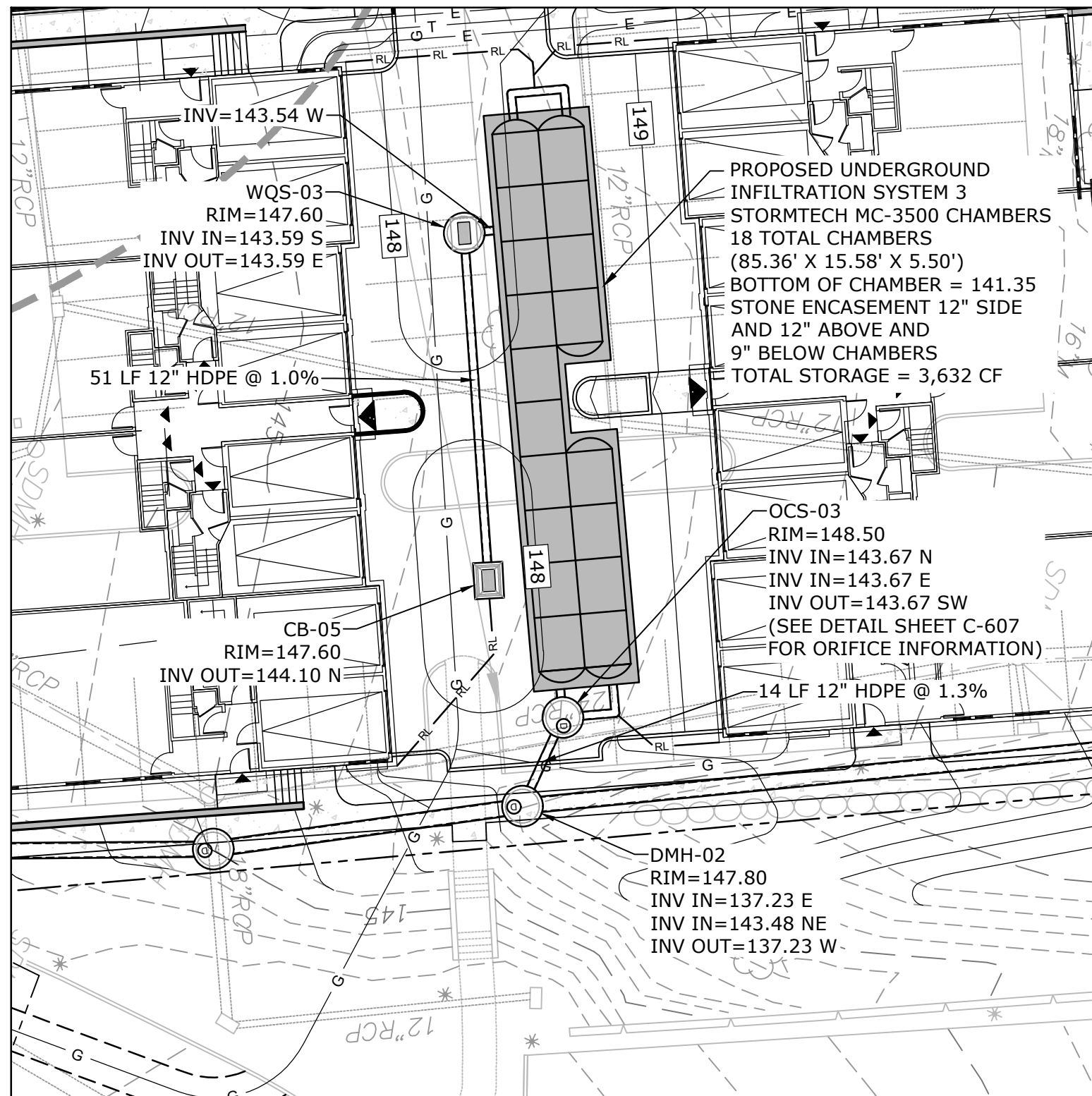
- - - - - 100 FT UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - 25 - - - EXISTING INDEX CONTOUR
- - - - - EXISTING INTERMEDIATE CONTOUR
- X 141.2 - EXISTING SPOT ELEVATION
- [25] - PROPOSED INDEX CONTOUR
- [24] - PROPOSED INTERMEDIATE CONTOUR
- + 32.0 - PROPOSED SPOT ELEVATION
- ===== PROPOSED CURB
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED BUILDING
- [] - PROPOSED CATCH BASIN
- [] - PROPOSED YARD DRAIN
- () - PROPOSED MANHOLE

STORMWATER MANAGEMENT
PLAN NOTES

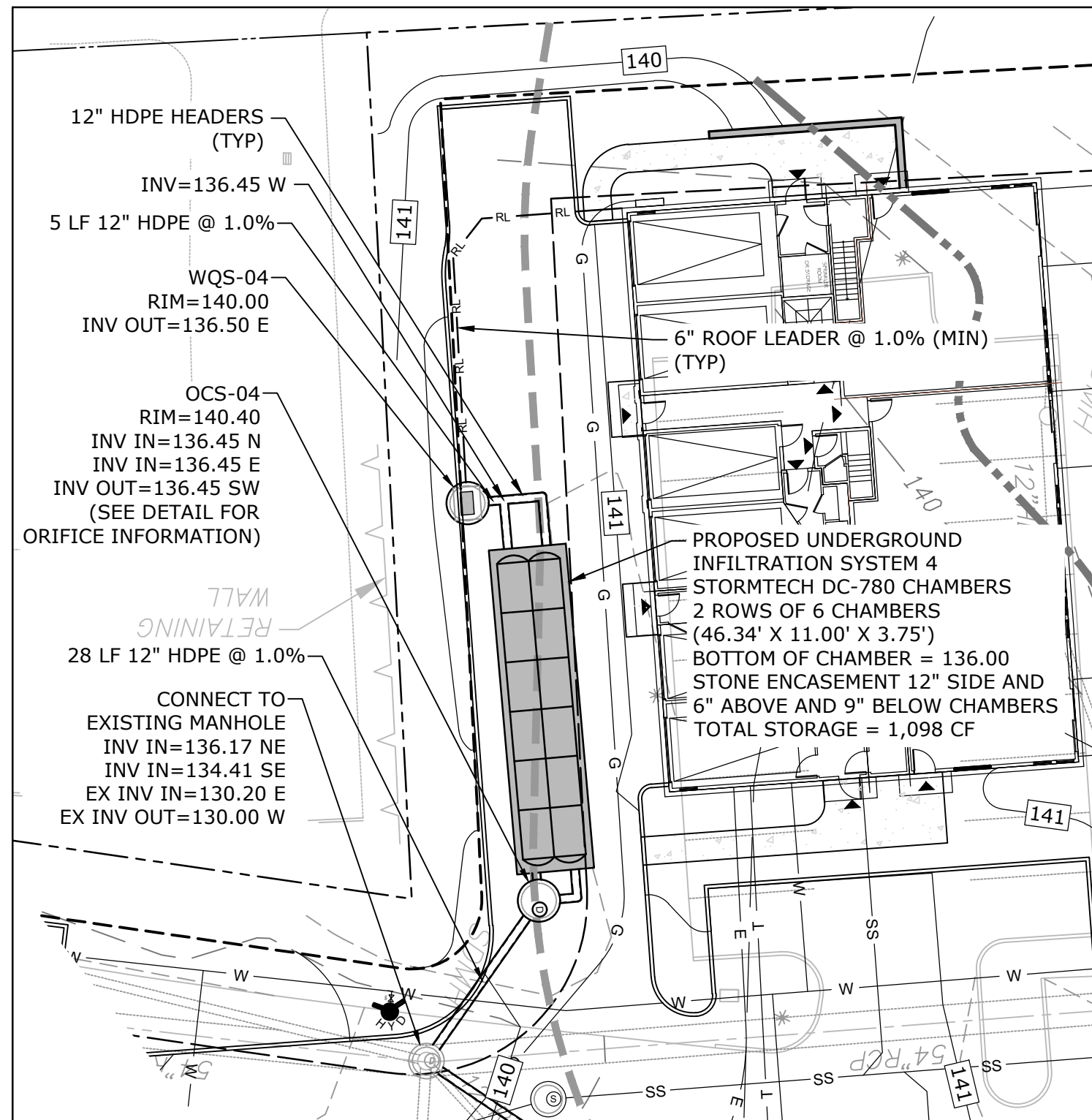
1. REFER TO SHEET C-001 FOR STORM SEWER NOTES.



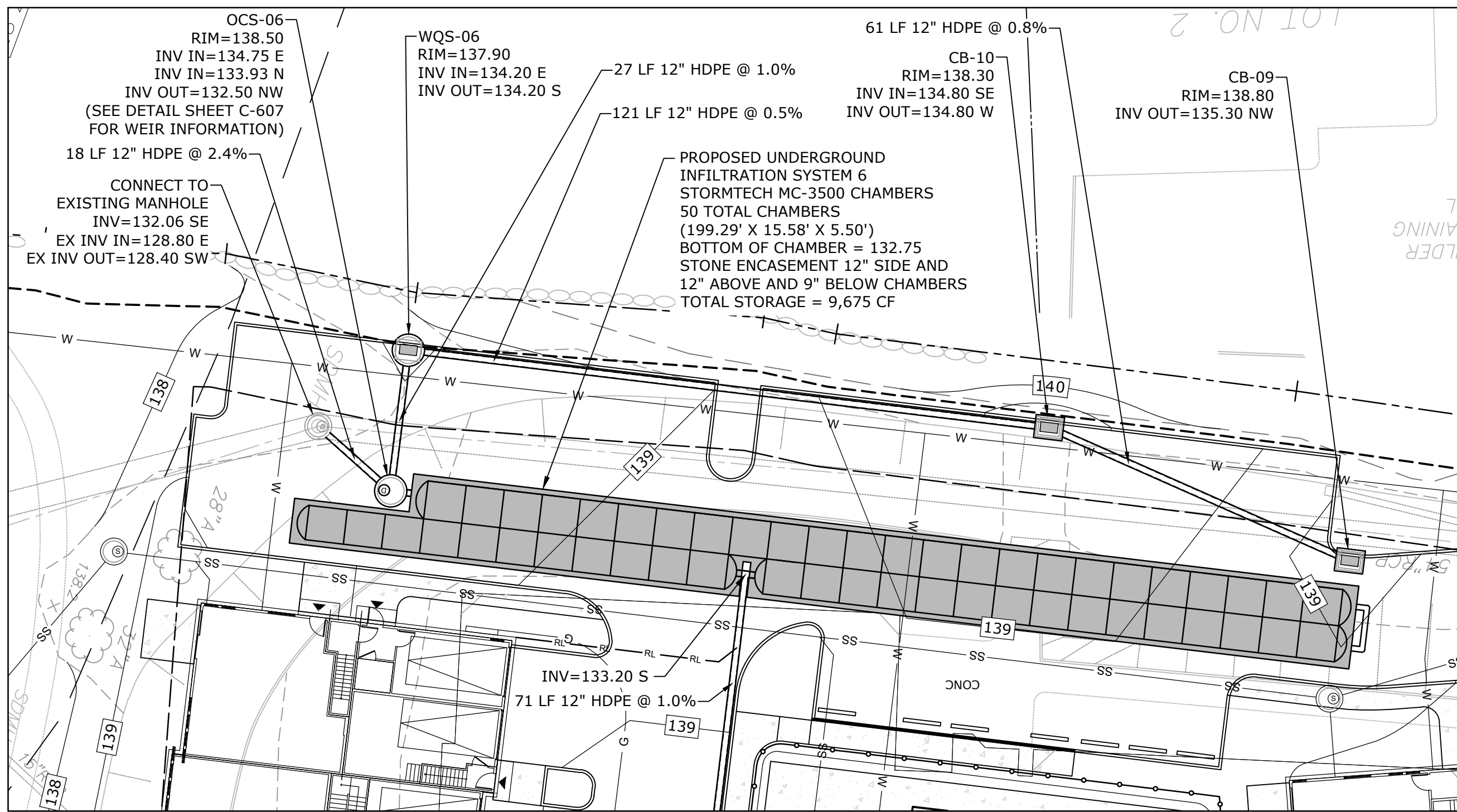
PART PLAN "A" - INFILTRATION SYSTEM 2
SCALE: 1" = 20'



PART PLAN "B" - INFILTRATION SYSTEM 3
SCALE: 1" = 20'



PART PLAN "C" - INFILTRATION SYSTEM 4
SCALE: 1" = 20'



PART PLAN "D" - INFILTRATION SYSTEM 6
SCALE: 1" = 20'

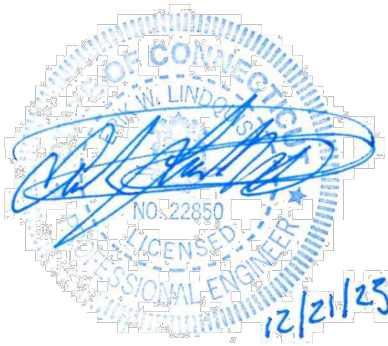
NOTE

SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT" PREPARED FOR DIVFIFTY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.

0 20' 40'
SCALE: 1" = 20'

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TOWN
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64 Danbury
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Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-301-STRM.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

DRAINAGE PLAN
ENLARGEMENT

SCALE: 1" = 20'

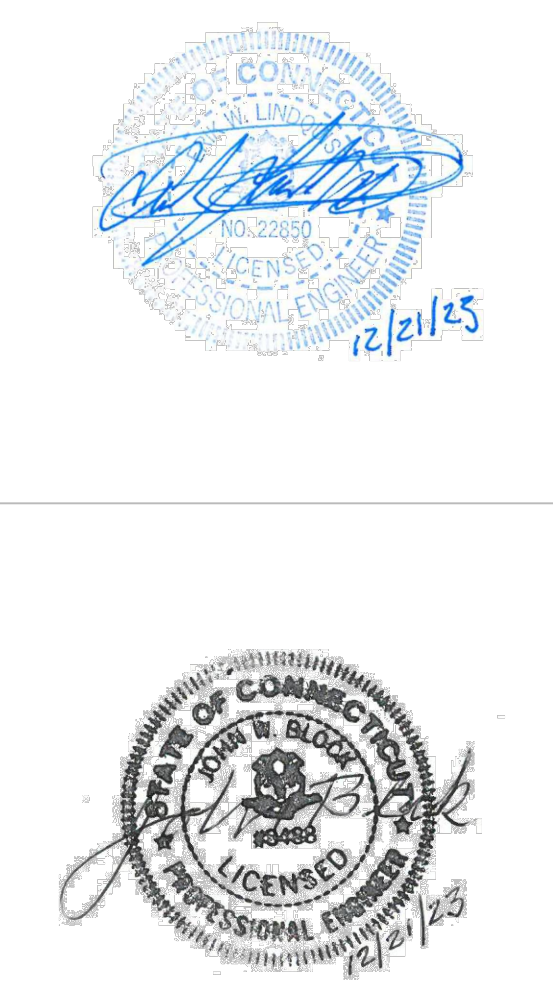
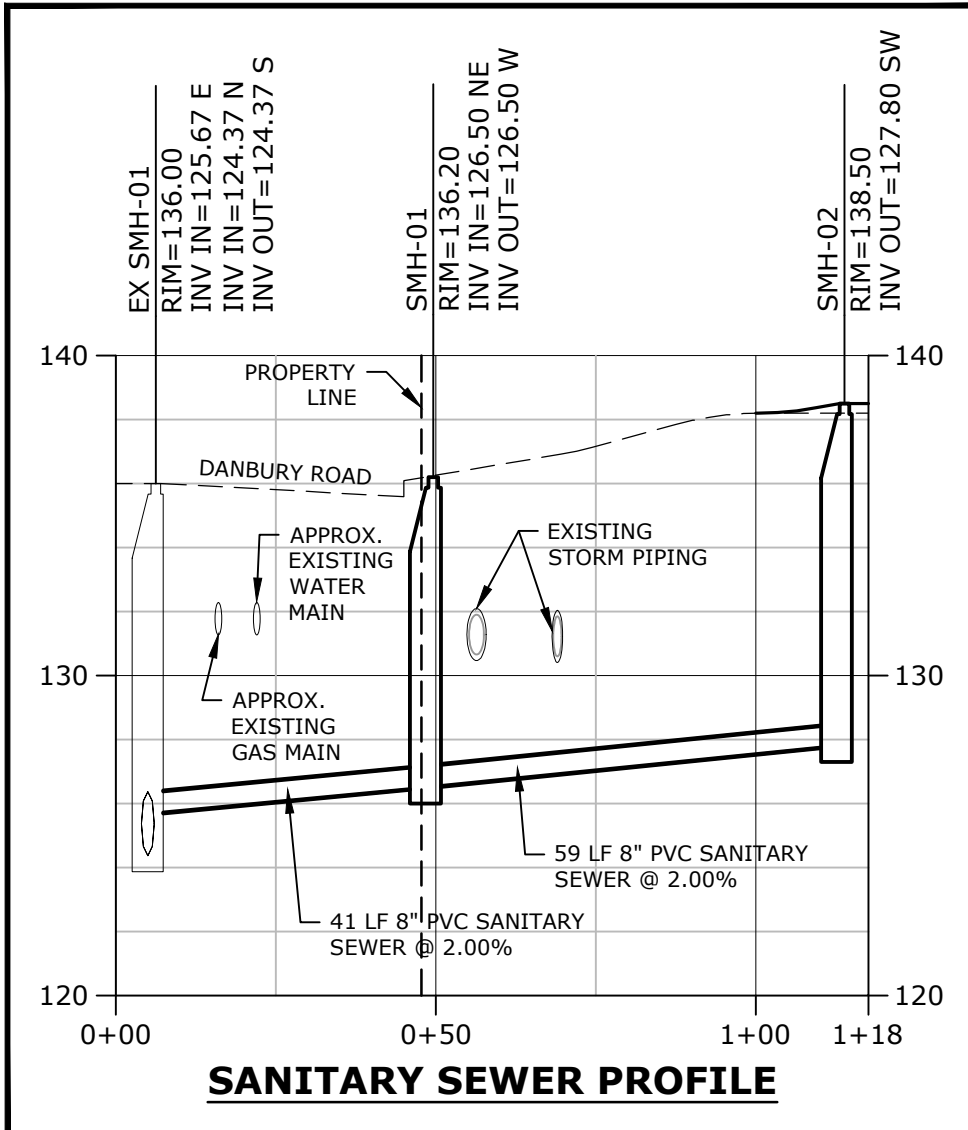
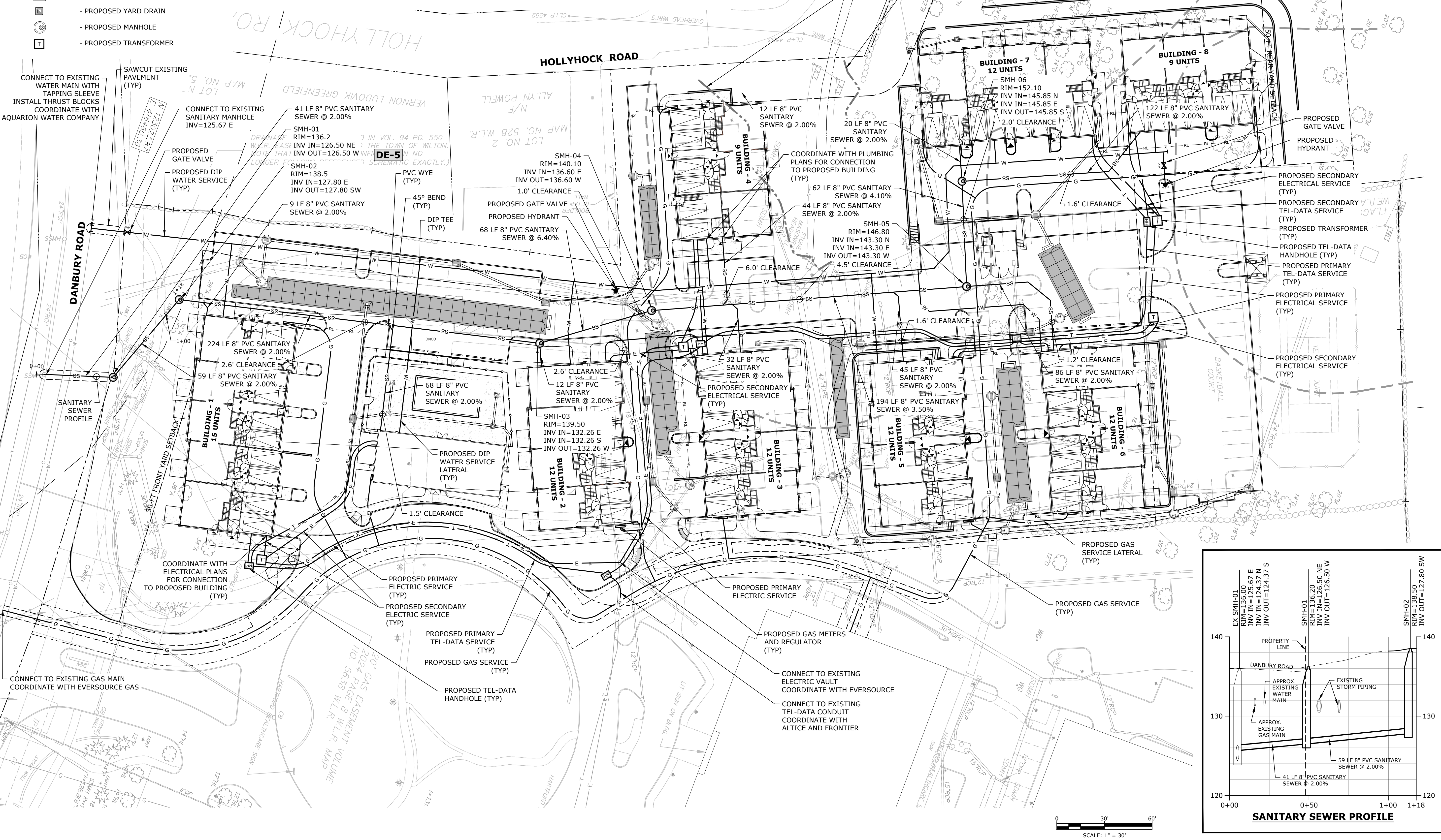
C-302

UTILITY PLAN LEGEND

- - - - - 100 FT UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- ⊙ - PROPOSED SANITARY SEWER MANHOLE
- SS - PROPOSED SANITARY SEWER SERVICE
- PE - PROPOSED PRIMARY ELECTRIC SERVICE
- SE - PROPOSED SECONDARY ELECTRIC SERVICE
- T - PROPOSED TEL-DATA SERVICE
- W - PROPOSED WATER SERVICE
- F - PROPOSED FIRE SERVICE
- G - PROPOSED GAS SERVICE
- ☐ - PROPOSED CATCH BASIN
- ☐ - PROPOSED YARD DRAIN
- ⊙ - PROPOSED MANHOLE
- - PROPOSED TRANSFORMER

SITE UTILITY PLAN NOTES

- SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT" PREPARED FOR DIVFITY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
- IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- LANDSCAPING SHALL NOT BE PLACED ON TOP OF UTILITIES.
- ELECTRICAL CONDUIT SHALL BE INSTALLED BY AN ELECTRICIAN LICENSED IN THE STATE OF CONNECTICUT
- SANITARY SEWER AND WATER LINE CROSSINGS SHALL MAINTAIN AN 18 INCH MINIMUM VERTICAL SEPARATION DISTANCE OR PROVIDE A CONCRETE ENCASEMENT AT THE CROSSING.
- SEWER AND WATER LINE CROSSING ALL OTHER UTILITIES SHALL MAINTAIN A 12 INCH VERTICAL SEPARATION DISTANCE.
- SANITARY SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS. PIPE SLOPES SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.
- PROPOSED SANITARY SEWER SERVICES ARE TO MEET THE REQUIREMENTS OF THE TOWN OF WILTON.
- PROPOSED WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE STATE PLUMBING CODES AND THE AQUARION WATER COMPANY RULES AND REGULATIONS.



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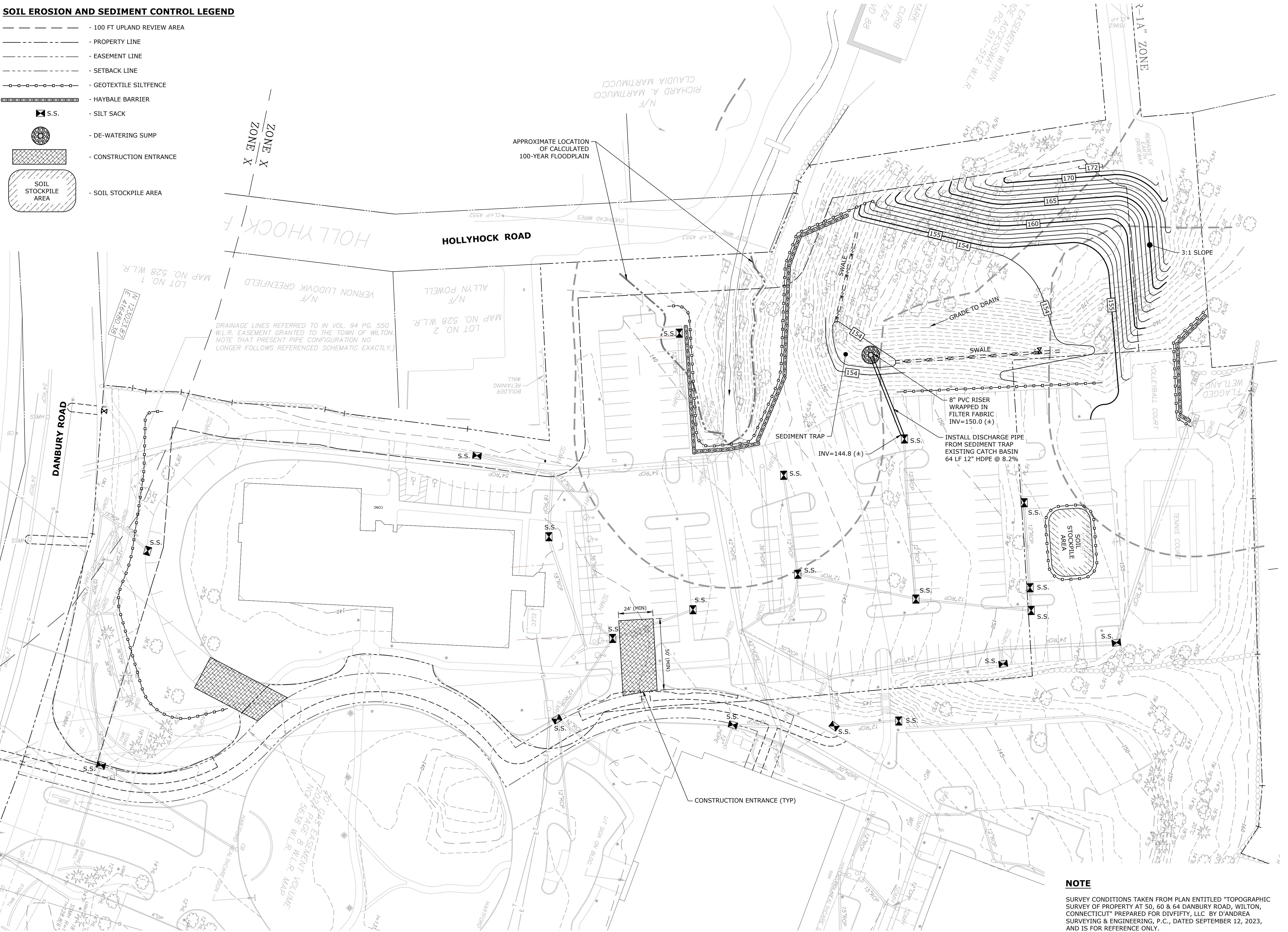
MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-401-UTIL.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

UTILITY PLAN

SCALE: 1" = 30'

SOIL EROSION AND SEDIMENT CONTROL LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- GEOTEXTILE SILTFENCE
- HAYBALE BARRIER
- S.S.
- SILT SACK
- DE-WATERING SUMP
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA
- SOIL STOCKPILE AREA



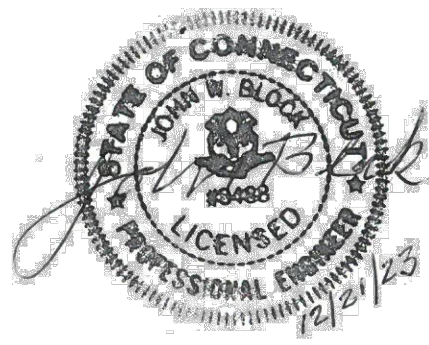
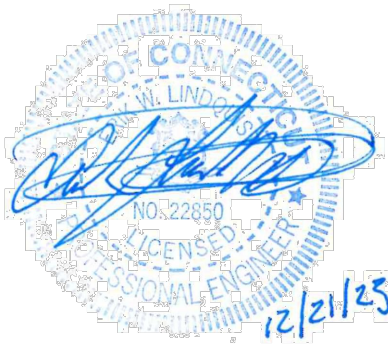
NOTE

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0 30' 60'
SCALE: 1" = 30'

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SUBMISSION

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Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-501-SESC.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

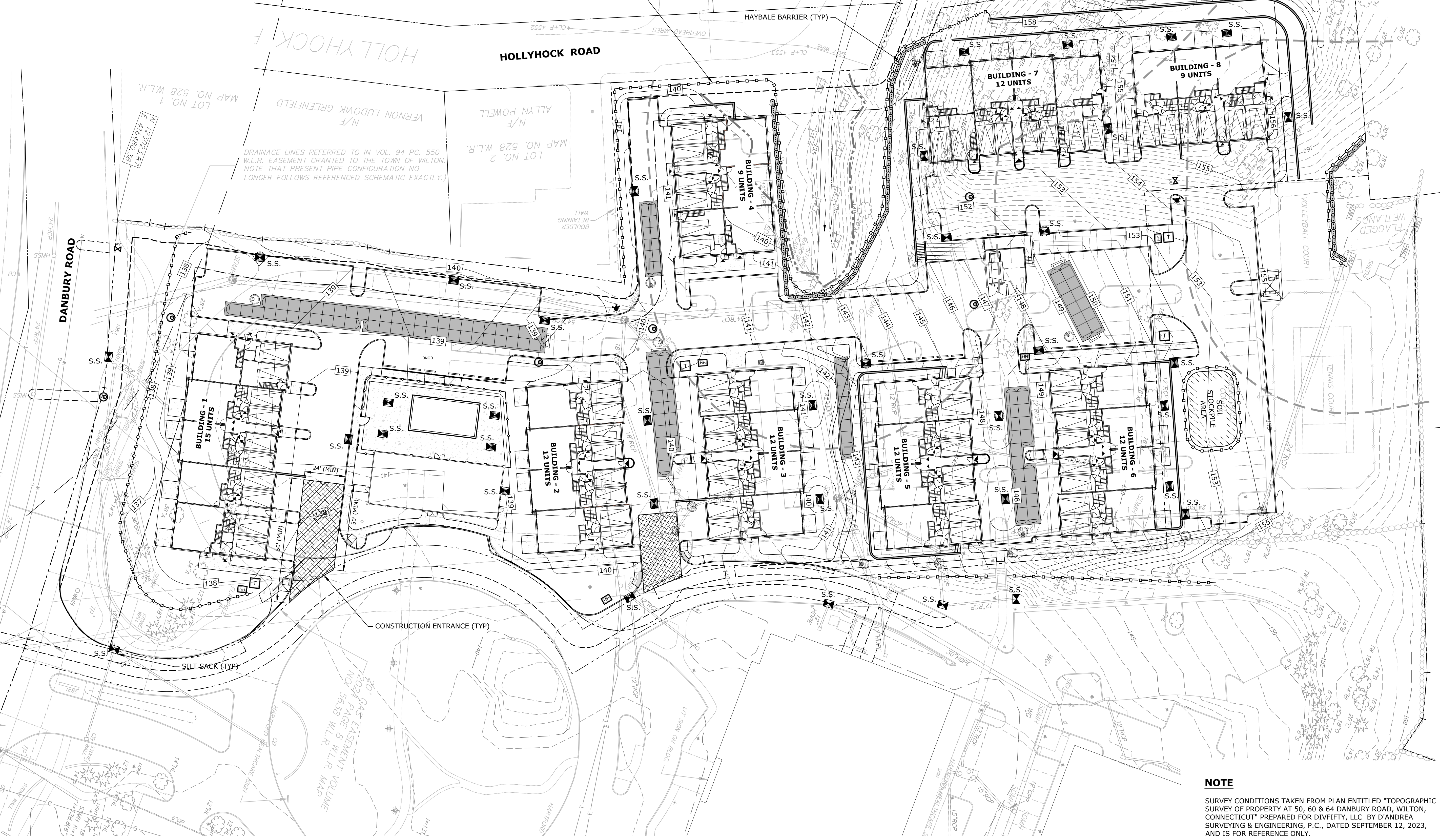
SOIL EROSION AND
SEDIMENT CONTROL PLAN
INITIAL PHASE

SCALE: 1" = 30'

C-501

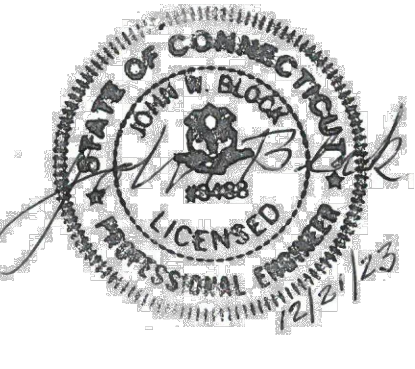
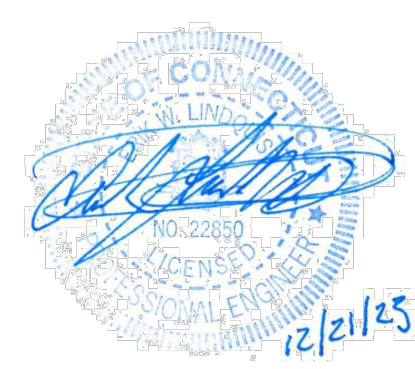
SOIL EROSION AND SEDIMENT CONTROL LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- GEOTEXTILE SILTFENCE
- HAYBALE BARRIER
- S.S.
- SILT SACK
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA



NOTE
SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT" PREPARED FOR DIVEFFY, LLC BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023, AND IS FOR REFERENCE ONLY.

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MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-501-SESC.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

SOIL EROSION AND SEDIMENT CONTROL PLAN FINAL PHASE

SCALE: 1" = 30'

C-502