

October 20, 2022

Michael Wrinn
Director, Town Planner
Planning & Zoning Department
238 Danbury Road
Wilton, CT 06897

RE: 12 Godfrey Place – Plan Revision

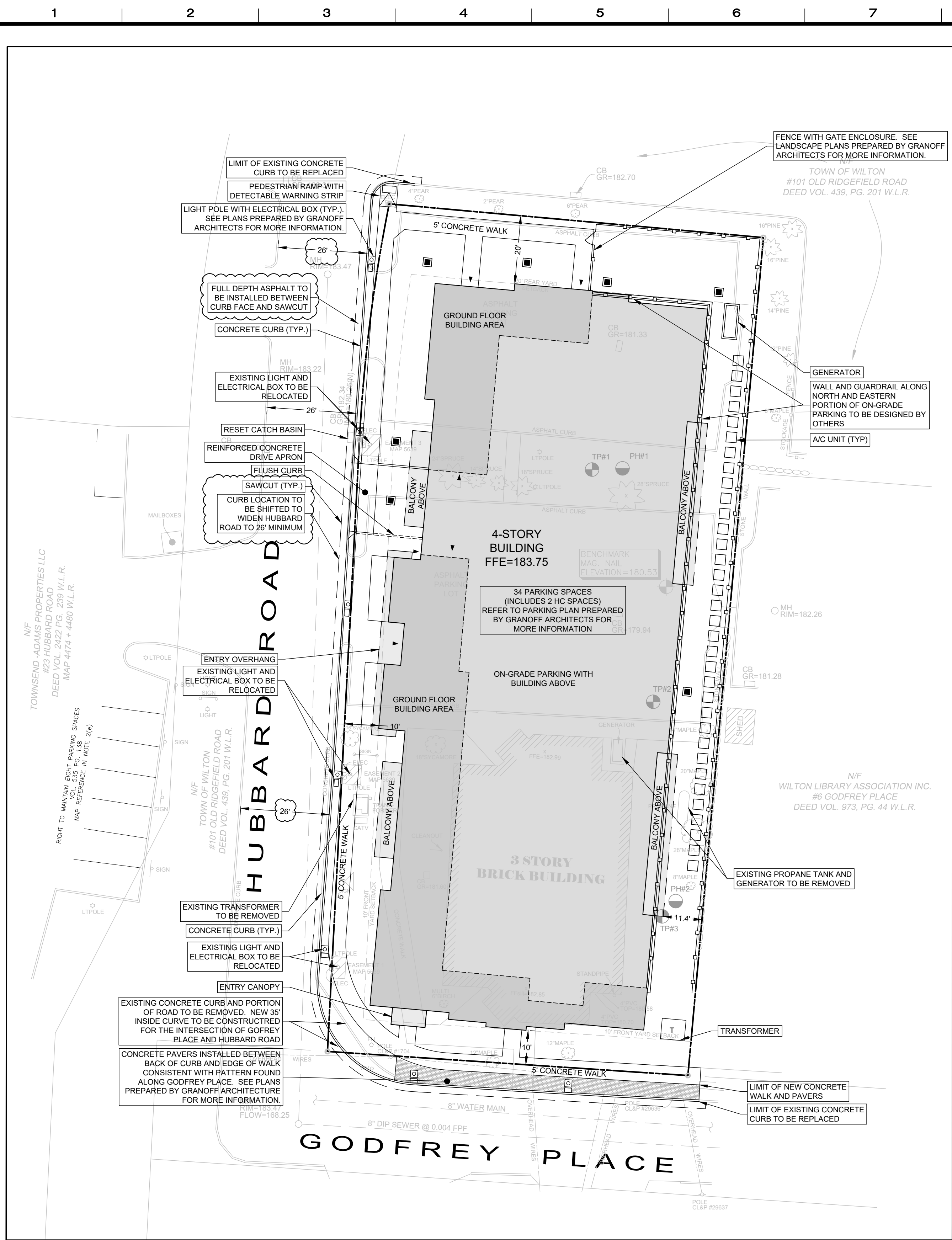
Dear. Mr. Wrinn,

Provided herewith is the revised Site Development Plan (SE-1) for 12 Godfrey Place. The plan was revised to reflect comments received from Fire Marshall Rocco Grosso during his coordination with Rich Granoff. Mr. Grosso requested that Hubbard Road be widened to 26' to provide aerial truck access. The revised plan depicts the eastern curb line adjusted to provide 26' in roadway width along the site's frontage on Hubbard Road. The proposed walk and streetlights were adjusted to accommodate the shift. The curb line shifted less than 1' to provide the required width.

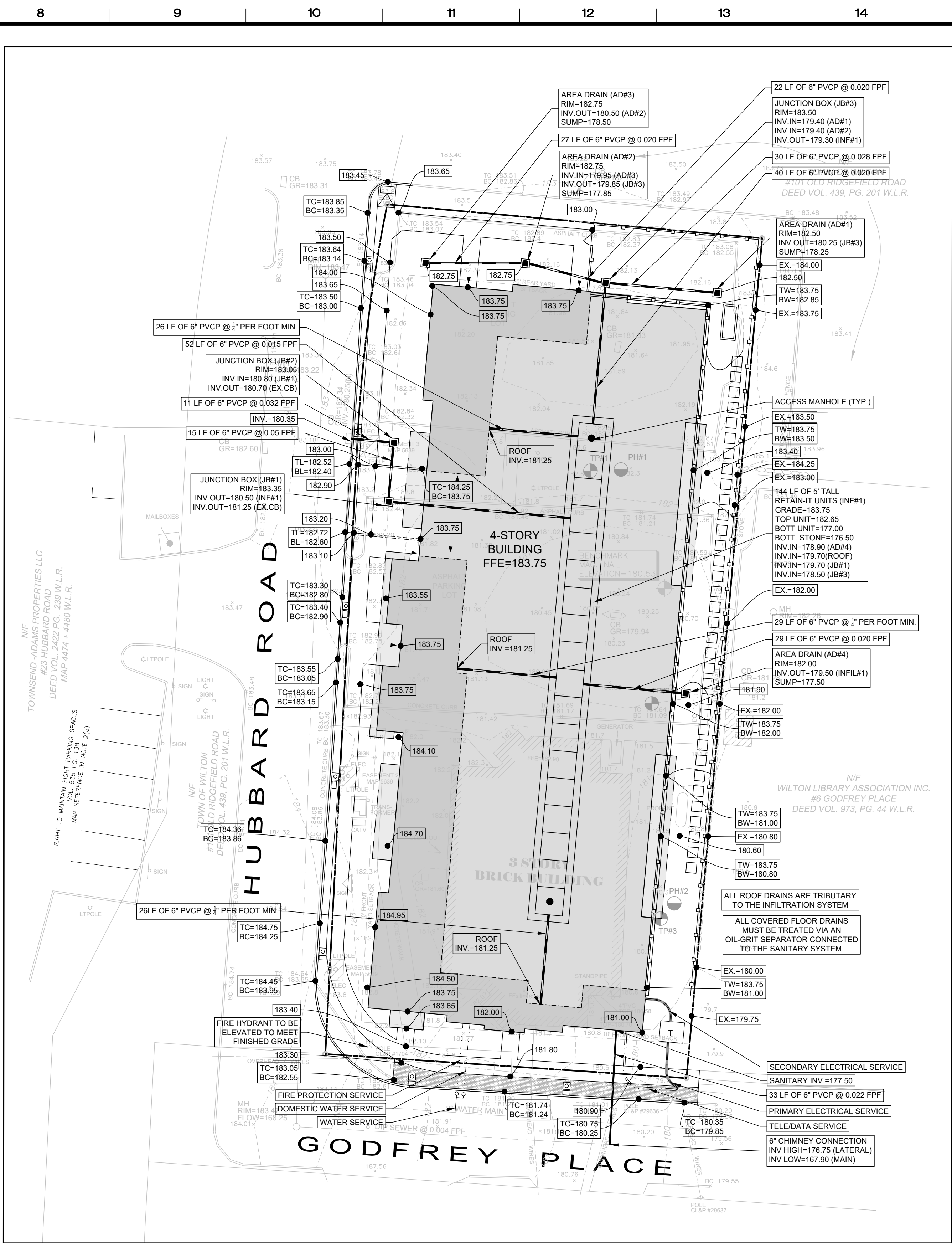
Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Flaherty', with a stylized, sweeping flourish at the end.

Craig Flaherty, P.E.



SITE PLAN INSET



GRADING & DRAINAGE INSET

| ZONING AREA & BULK REQUIREMENTS - WILTON CENTER (29-6.E) | | | | | |
|--|--|------------------------|-----------------------------------|-------------------------|--------------------------------|
| | Standard | Existing Requirement | Proposed Requirement ¹ | Existing | Proposed |
| 1 | Minimum Front Yard | 10' | | 10.8' | 10.0' |
| 2 | Maximum Front Yard | 20' | | 21.4' | 11.4' |
| 3 | Minimum Side Yard (Each) | 0' | | 150.2' | 20.0' |
| 4 | Minimum Rear Yard | 20' | | 150.2' | 20.0' |
| 5 | Minimum Parking & Loading Setbacks (side & rear yards) | 0' | | 2.3' / 2.2' | 14.4' / 36' |
| 6 | Maximum Building Height (Stories/Feet) | 3 / 42' | NOTE 1 | 3 Stories | 4 Stories / 51.4' ² |
| 7 | Maximum Building Coverage (%) | 30 | NOTE 1 | 14.6 | 62 |
| 8 | Maximum Site Coverage (%) | 80 | | 63.9 | 73 |
| 9 | Minimum Lot Size (acres) | No Minimum | | 0.625 acres (27,246 sf) | 0.625 acres (27,246 sf) |
| 12 | Maximum Floor Area Ratio (F.A.R.) | 0.50 | NOTE 1 | 0.40 ³ | 1.91 ⁴ |
| | Maximum Density - (29-6.C.4.b) (Multi-Family) | 5 Units / Ac (3 Units) | NOTE 1 | N/A | 32 Units |
| | Required Affordable Housing Unit | N/A | NOTE 1 | N/A | 4 Units |

NOTES:
1. Refer to the submitted text amendment draft language.
2. Calculated average grade of 183.10
3. Per Town of Wilton Assessor's data.
4. Information from Grand Architects

| Parking Requirements (29-8.B) | | | | |
|--|------------|----------------------------|-------------------------------|------------------------------|
| Use | Rate | Proposed Rate ¹ | Quantity | Total |
| Studio or 1-Bedroom Unit (29-8.B.5.a)(2) | 1.0 / Unit | NOTE 1 | 13 Units | 13 Spaces |
| 2 & 3-Bedroom Unit (29-8.B.5.a)(2) | 2.0 / Unit | NOTE 1 | 19 Units | 38 Spaces |
| | | | Total Required Parking | 51 Spaces |
| | | | Total Provided Parking | 42 Spaces² |

NOTES:
1. Refer to the submitted text amendment draft language.
2. Includes 8 spaces maintained on 23 Hubbard Road property as depicted in deed of record Vol. 522, Pg. 143

GENERAL NOTES:

- These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Rediss & Mead, Inc. entitled Property & Topographic Survey dated April 22, 2022 and revised June 9, 2022. Elevations depicted or labeled are based on NAVD-88.
- Refer to plans prepared by Grand Architects for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Grand Architects received on August 30, 2022.
- Property lies in the Wilton Center District Zone.
- All construction shall comply with the Town of Wilton requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
- All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical Section Details.
- Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
- Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
- The property is served by public water and sewer system.
- Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits at utility crossings to check actual clearances with existing utilities prior to construction. If such redesign is not possible the contractor shall be responsible for the design of the utility. Such redesign shall be done with knowledge and in accordance with the owner of the utility.
- It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
- When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
- Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
- Building elevations are subject to change and shall be finalized prior to beginning of permit.
- Special attention of the contractor is called to the required type and composition of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
- The Engineering Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
- A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

- Grade away from building walls at 2% minimum (typical).
- Earth slopes shall be no steeper than 2:1 (horiz:vert).
- General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compaction, the fill shall be 4" below the required grade as shown on the plan.
- General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML, per the Unified Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
- Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weight not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
- Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
- After the area to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
- Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 5 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts not exceed 500ppm.
- Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
- Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 19 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
- During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

STORM AND SANITARY SEWER SYSTEMS:

- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
- All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
- All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for wear sight inspection.
- All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints.
- Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
- All area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
- All existing and proposed area drains, junction boxes and utility facilities shall be raised or lowered to be flush with finished grade.
- Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
- When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
- Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
- Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
- All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
- Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor. Testing to be in accordance with recommended procedure in "Uniformly Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral pipe shall be air-tight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
- As the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil/grease separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits at the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Easements may be required in favor of the various utility companies.
- Electric, telephone, cable, and water services shall be installed in conformance to the requirements of the governing utility companies.
- It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
- All proposed utility facilities shall be raised or lowered to be flush with finished grade.
- Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
- Utility connections at building face shall be coordinated with the building contractors.
- The contractor must supply and install drag lines with all conduits.
- Assume one 2" PVC conduit for all site lighting. Service location to be determined.
- In general, each utility shall have a minimum clearance of three feet to any other underground utility.
- Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

- Existing fire valves shall be cut flush to grade in accordance with Aquarion Water Company requirements.
 - The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
 - Detachable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no less than 12-inches to the buried utility piping or service.
- | Electric Telephone & Control | Red | Caution Electric Line Buried Below |
|---|--------|-------------------------------------|
| Natural Gas <th>Orange</th> <th>Caution Gas Line Buried Below</th> | Orange | Caution Gas Line Buried Below |
| Water Systems <th>Yellow</th> <th>Caution Water Line Buried Below</th> | Yellow | Caution Water Line Buried Below |
| Fire Protection Systems <th>Blue</th> <th>Caution Fire Line Buried Below</th> | Blue | Caution Fire Line Buried Below |
| System <th>Green</th> <th>Caution Sprinkler Line Buried Below</th> | Green | Caution Sprinkler Line Buried Below |
| IS & S Communication Conduit <th>Orange</th> <th>Caution Sewer Line Buried Below</th> | Orange | Caution Sewer Line Buried Below |
| | | Conc. N/A |

PAVEMENT AND PAVEMENT MARKINGS:

- Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall be to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
- Existing features such as but not limited to walls, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
- Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
- Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
- The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and issue in each report whether tested work complies with or deviates from specified requirements.
- Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
- Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
- Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
- After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking and backfill specified on these drawings. These requirements will be strictly enforced.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
- The Engineering Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
- A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

- Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
- Finished grade shall be within 1/2 inch of that noted on the drawings.
- The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc., for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, scars, spalls, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
- Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
- All pavement striping and replacement shall conform to the Town of Wilton standards and the latest edition of AASHTO Highway Design Manual.

SITE DEVELOPMENT PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY
DEVELOPMENT, LLC

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

SCALE: 1"=20'

DRAWN BY: PBS

CHECKED BY: CJF

DATE: October 20, 2022

CRAIG J. FLAHERTY CT. P.E. 21148

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