

11



DRAWING INDEX

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PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



DRAWING NO.

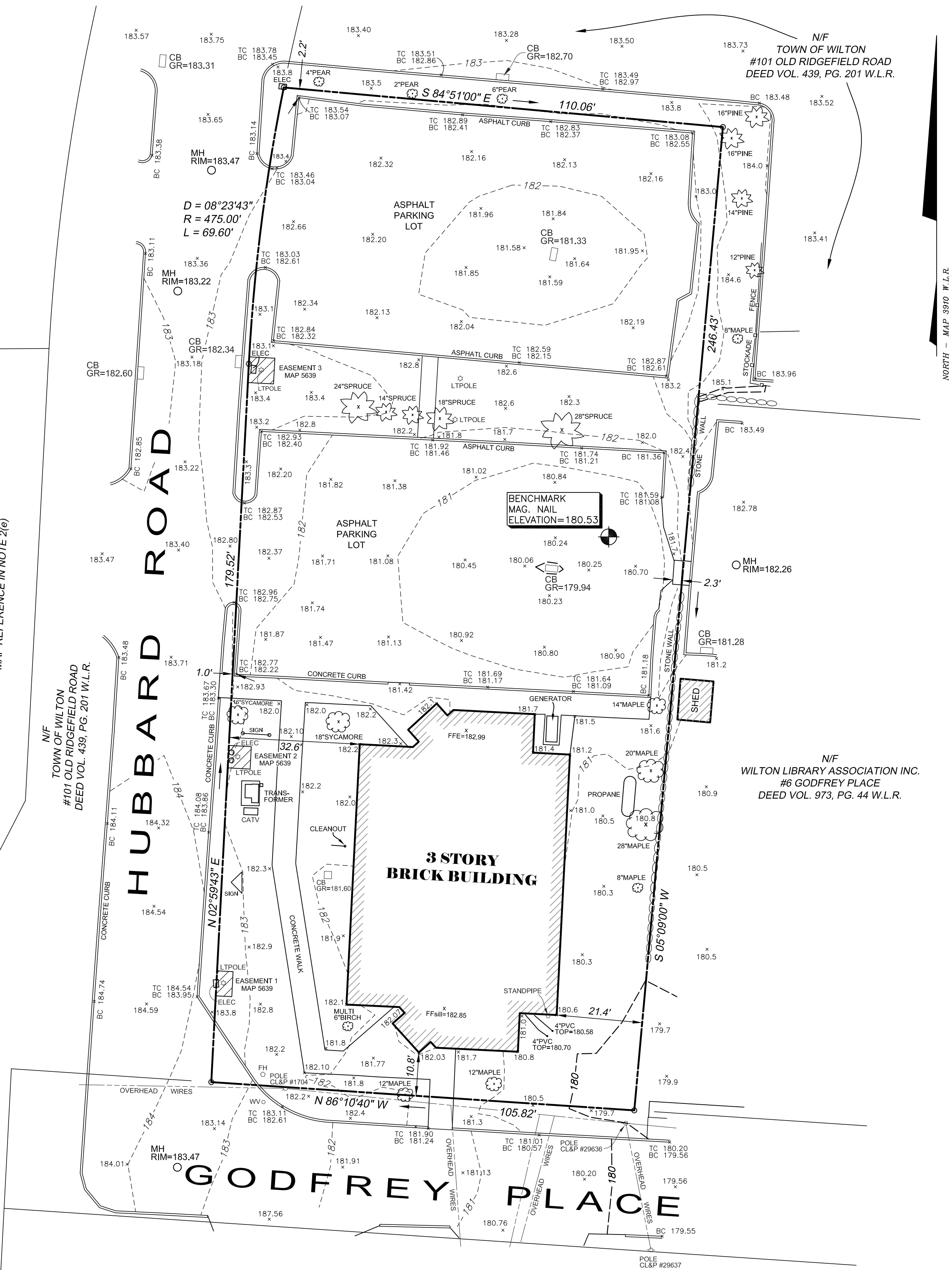
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N/F
TOWNSEND-ADAMS PROPERTIES LLC
#23 HUBBARD ROAD
DEED VOL. 2422 PG. 239 W.L.R.
MAP 4474 W.L.R.

RIGHT TO MAINTAIN EIGHT PARKING SPACES
VOL. 535 PG. 138
MAP REFERENCE IN NOTE 2(e)

N/F
TOWN OF WILTON
#101 OLD RIDGEFIELD ROAD
DEED VOL. 439, PG. 201 W.L.R.



ZONING TABLE — WC DISTRICT
(WILTON CENTER DISTRICT)

STANDARD	MIN.REQ./MAX.ALL.	EXISTING
BUILDING REQUIREMENTS		
MINIMUM LOT AREA	NONE	27,246 Sq. Ft.
MINIMUM LOT FRONTAGE	NONE	354.94'
FRONT YARD - MINIMUM	10'	10.8'
FRONT YARD - MAXIMUM	20'	
SIDE YARD - MINIMUM	0'	21.4'
SIDE YARD (abutting res. dist.)	75'	N/A
REAR YARD - MINIMUM	20'	150.2'
REAR YARD (abutting res. dist.)	75'	N/A
BUILDING COVERAGE - MAXIMUM	30% / 8,173 SF	3,990 SF / 14.6%
SITE COVERAGE - MAXIMUM	80% / 21,796 SF	17,405 SF / 63.9%
PARKING REQUIREMENTS		
FRONT YARD - MINIMUM	10'	1.0'
SIDE YARD - MINIMUM	0'	2.3'
SIDE YARD (abutting res. dist.)	60'	N/A
REAR YARD - MINIMUM	0'	2.2'
REAR YARD (abutting res. dist.)	60'	N/A
TOTAL SPACES		NON STRIPED

NOTES:

- This survey has been prepared in accordance with Sections 20-300b thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is hereby made to the following on file with Wilton Land Records (W.L.R.):
 - Vol. 522, Pg. 98 - Declaration of 12 Godfrey Place
 - Vol. 380, Pg. 52+54 - ingress / egress, installation of utilities (Parcel A, Map 3910, Hubbard Rd.)
 - Vol. 2025, Pg. 142 - Map 5639 - Utility Easement
 - Map 3910
 - Map of Property prepared for D.A.W.N., Wilton, Connecticut, dated Sept. 25, 1985, prepared by Ryan and Faulds. (depicted in deed of record Vol. 522, Pg. 143)
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
- Reference is hereby made instruments of record as labeled hereon.
- Reference is made to Tax Map 73, Parcel 33.
- Lot Area = 27,246 S.F. / 0.625 Acres
- Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
#12 GODFREY PLACE
WILTON, CONNECTICUT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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Scale: 1"=20'

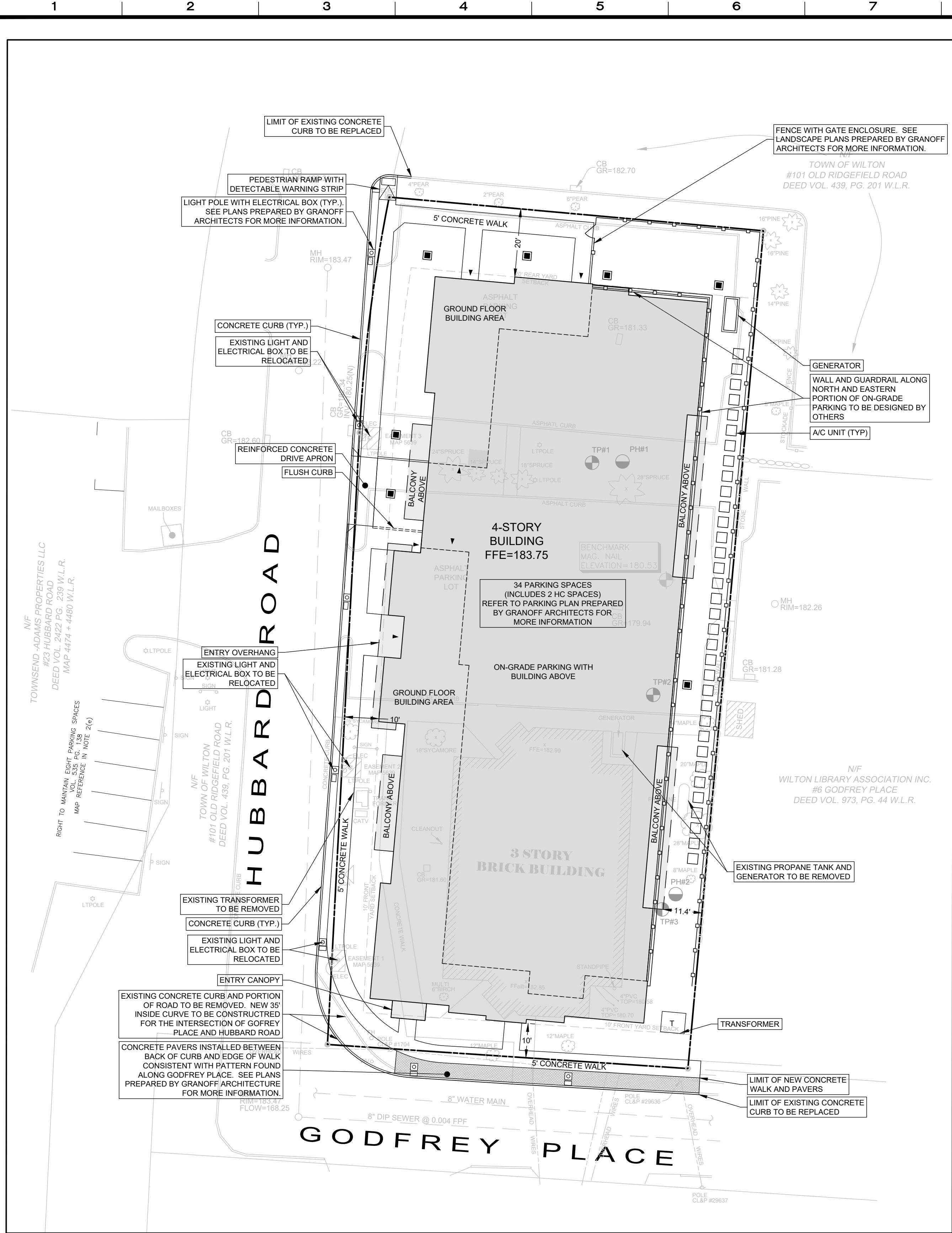
Drawn By: CJV Checked By: LWP Date: 04/22/2022

To my knowledge and belief this map is substantially correct as noted hereon

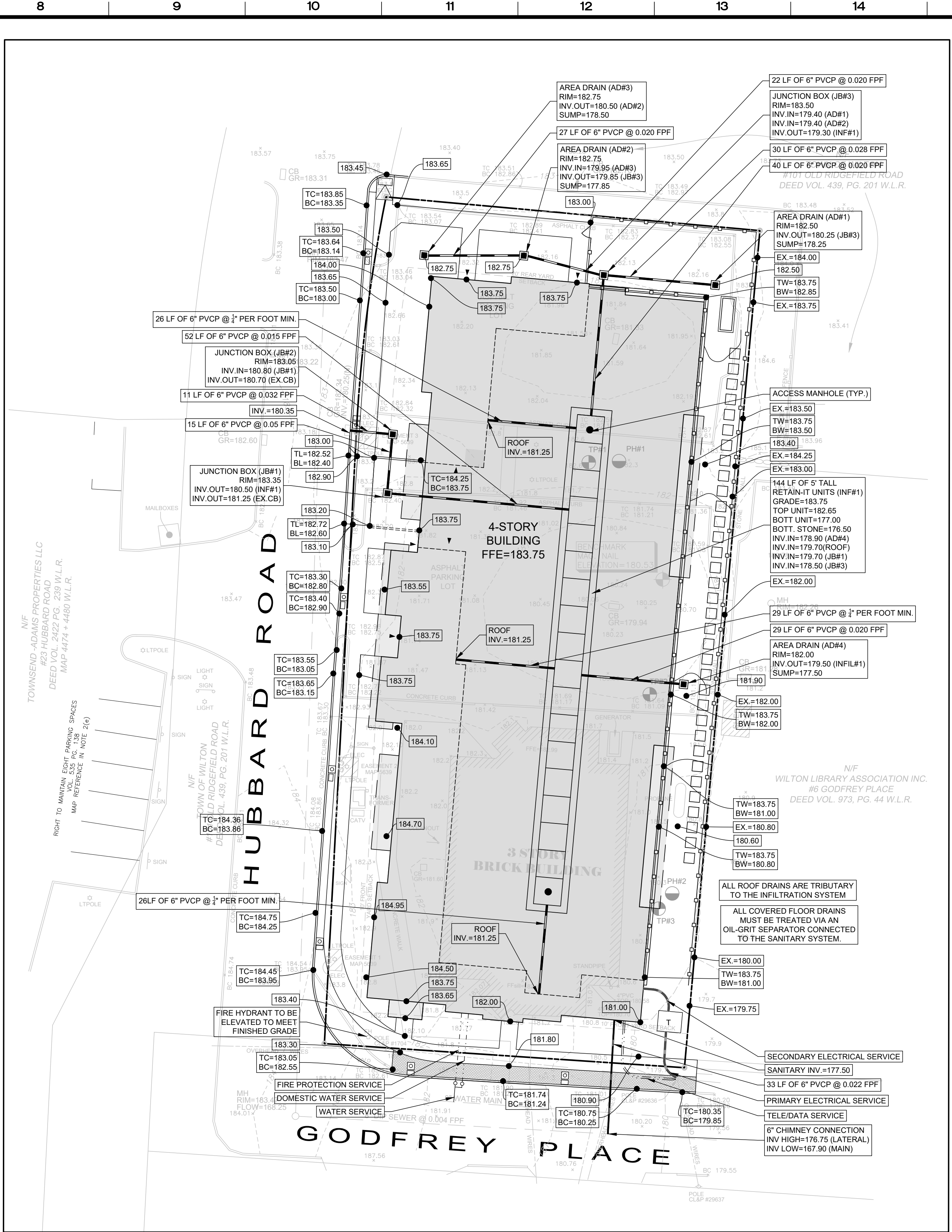
Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #18130
6/9/2022
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

Sheet No: PSTS
Comm. No.: 10556-1



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'		2.3' / 2.2'	14.4' / 36'
5	Minimum Parking & Loading Setbacks (side & rear yards)	0'		63.9	
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'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 Spaces ²

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 Redniss & 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 State Standard 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 1-800-922-4453 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 engineer shall be notified of the redesign. If such redesign is not possible, the contractor shall be responsible for the redesign of the utility. Such relocation 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 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 building permit.
- Special attention of the contractor is called to the required type and compaction 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 (horz: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 gross 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 shall 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 installation.
- 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 M101.02. 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 "Uniformity" 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. Latent 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.
- At 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:

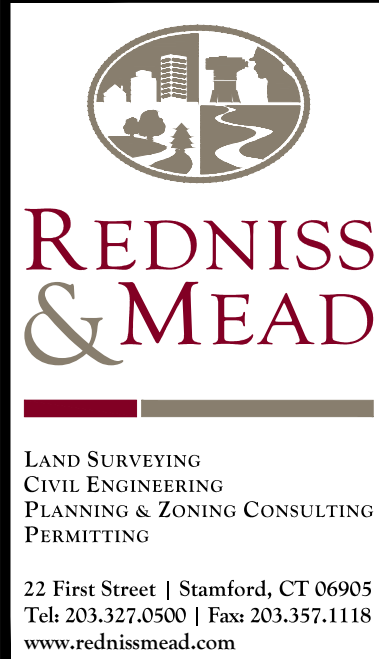
- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits at 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 drip 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.	
Detectable 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
Natural Gas	Orange
Water Systems	Yellow
Fire Protection Systems	Blue
IS & S Communication Conduit	Green
	Orange
	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 walks, 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 newly installed pavement, it shall be water sealed. Areas of leaks or no drainage, etc., water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawed and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that they may be present during the test.
- The inspecting engineer and Contractor shall review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
- 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



SCALE: 1"=20'

DRAWN BY: PBS

CHECKED BY: CJF

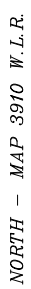
DATE: September 30, 2022

CRAG J. FLAHERTY CT. P.E. 2146

DATE: September 30, 2022

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Comm. No: 10556



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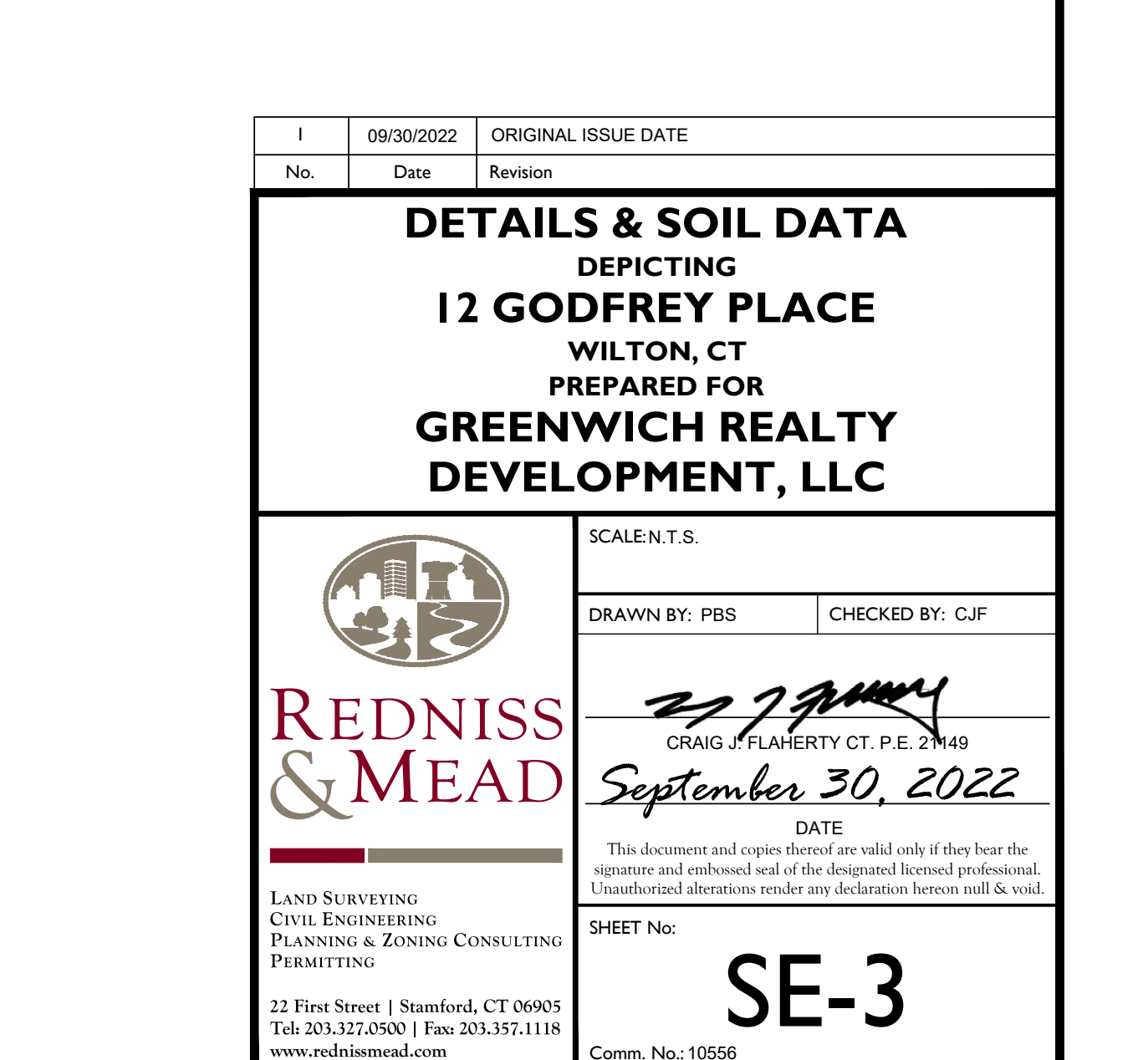
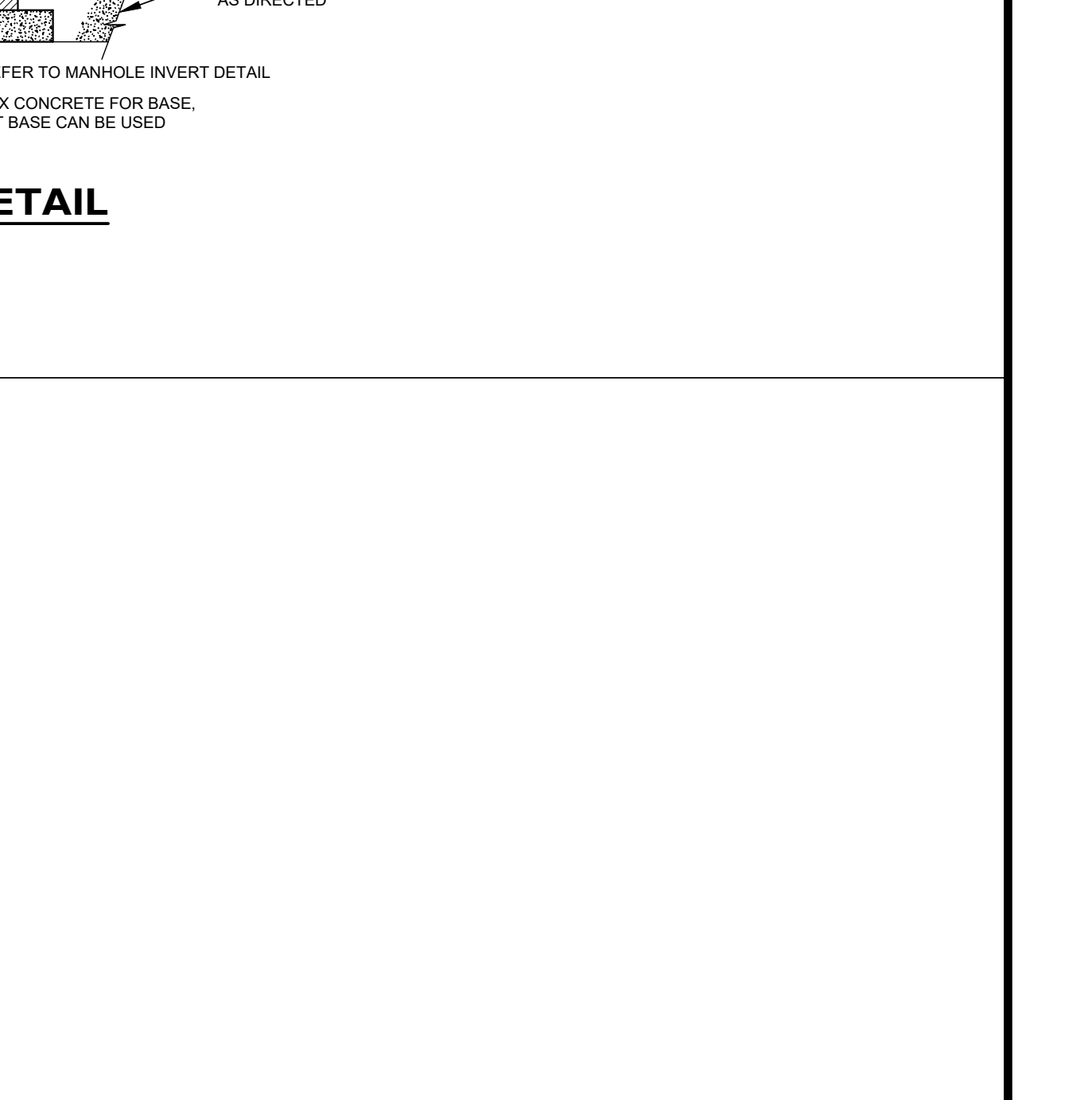
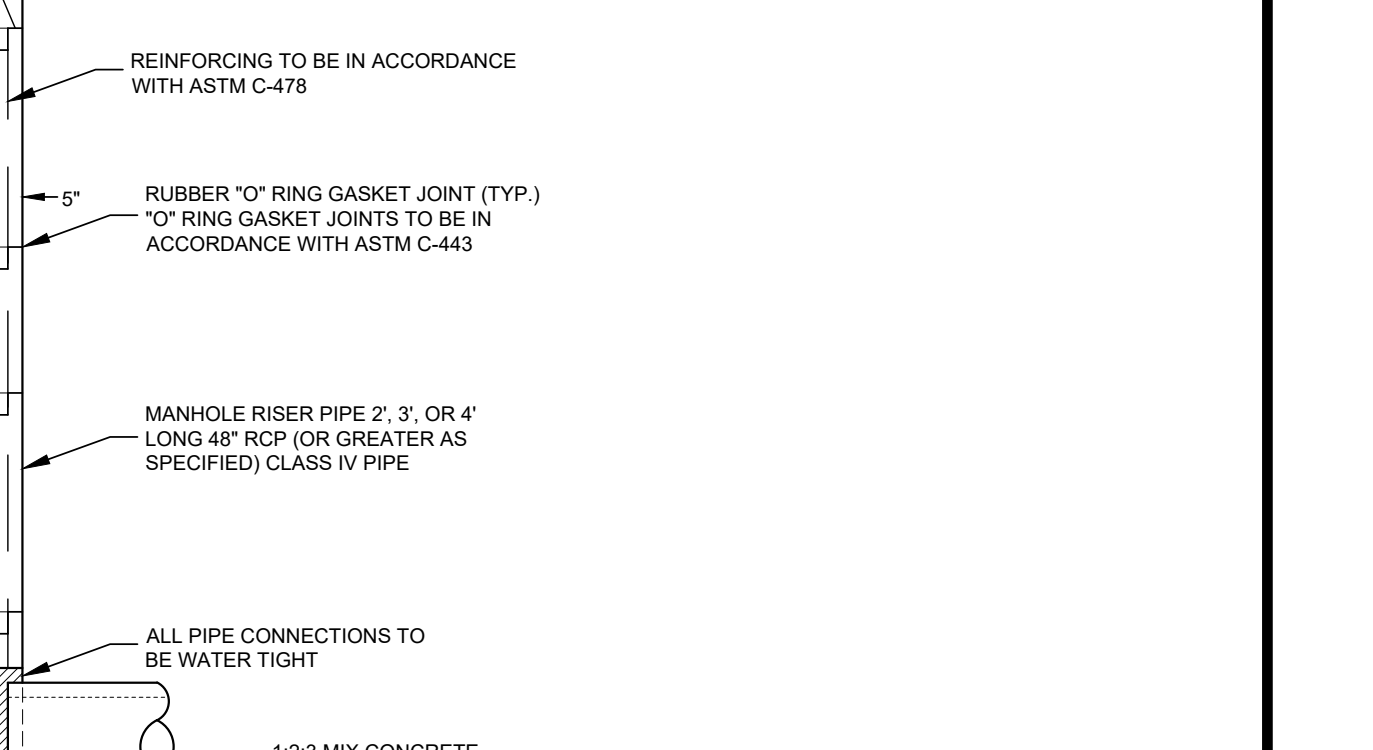
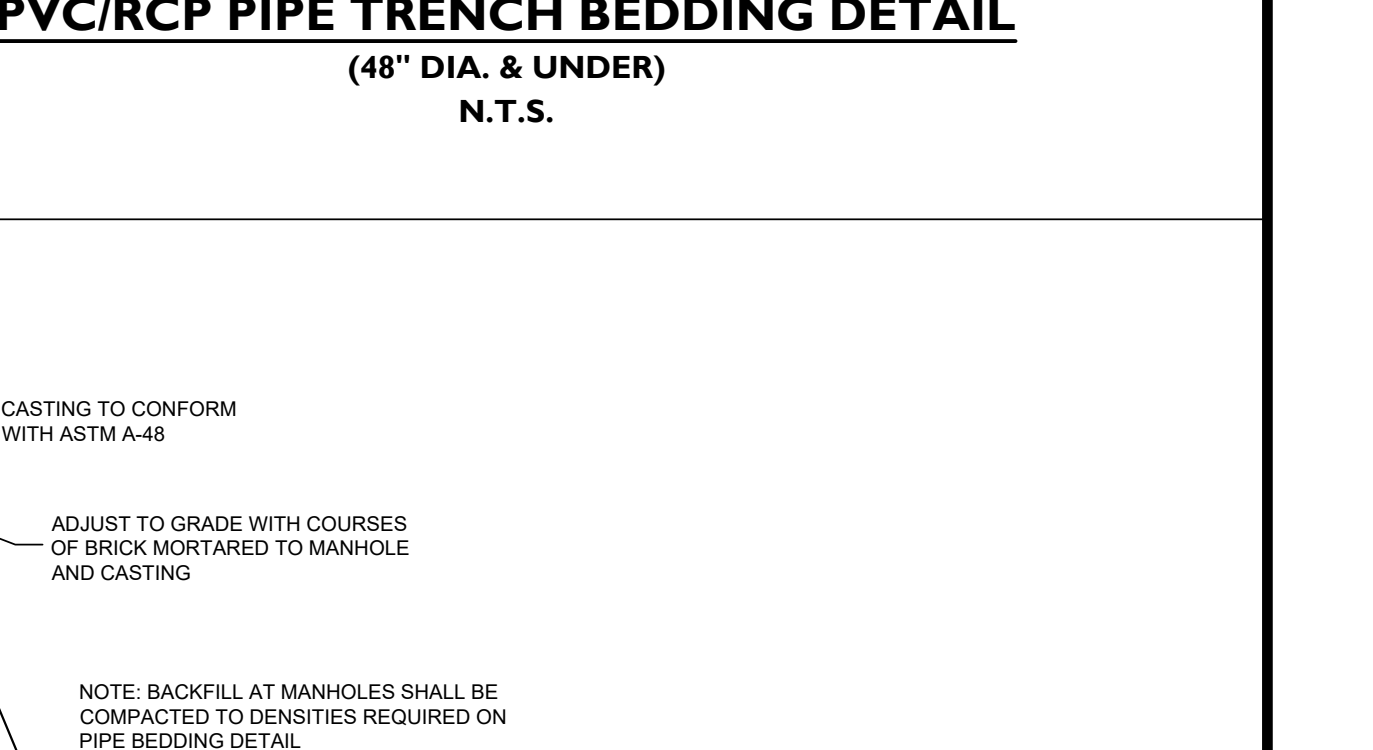
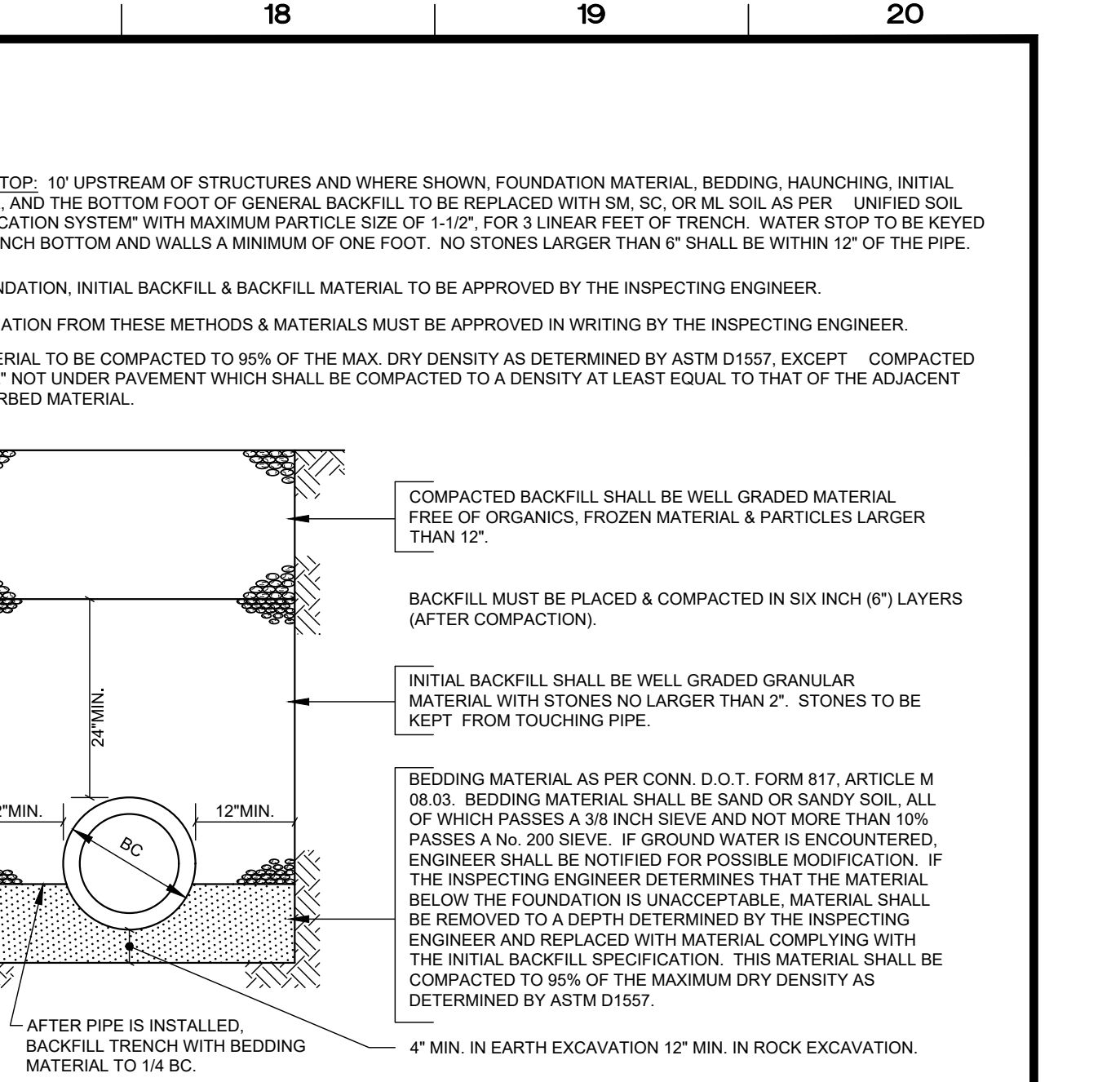
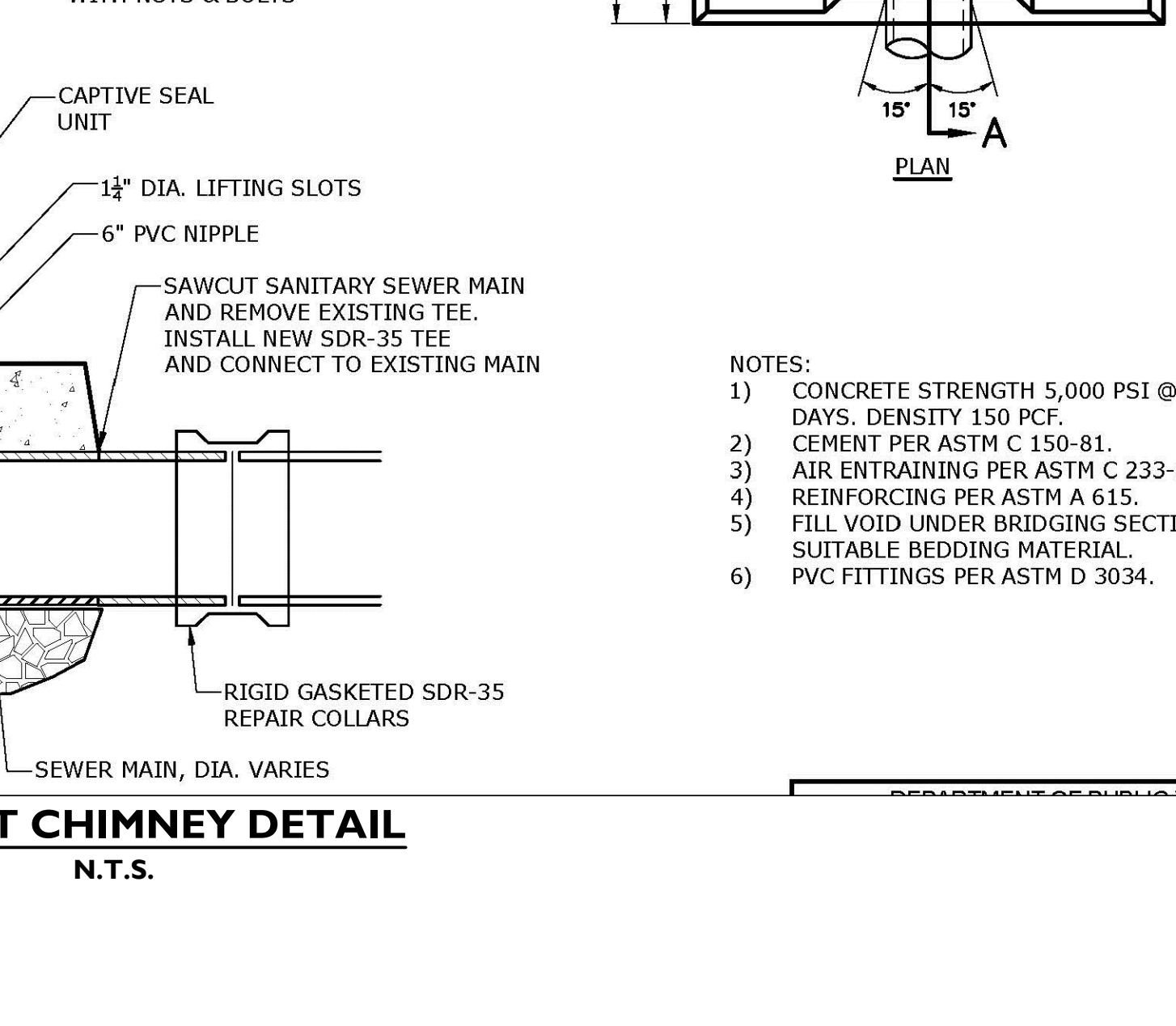
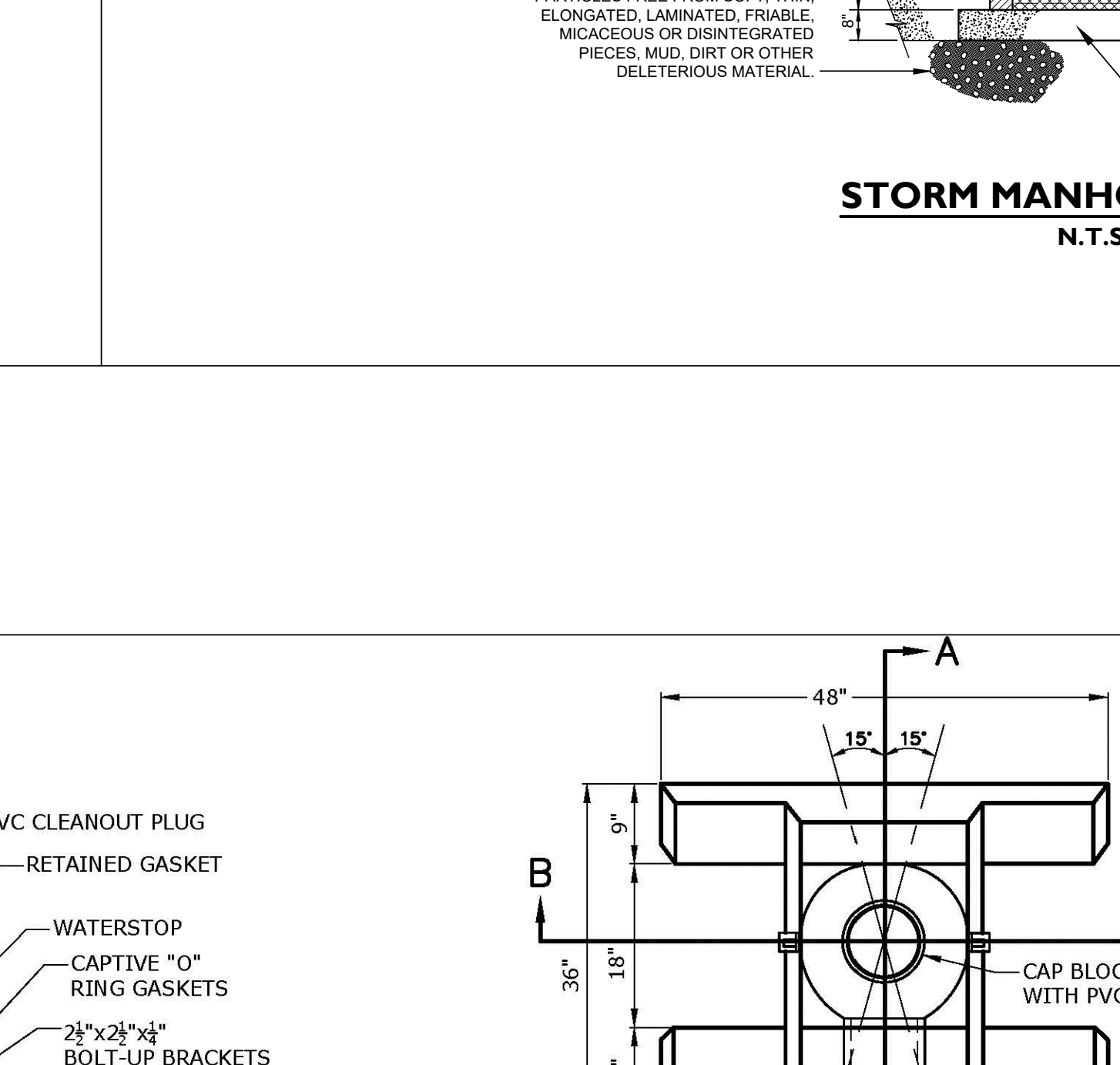
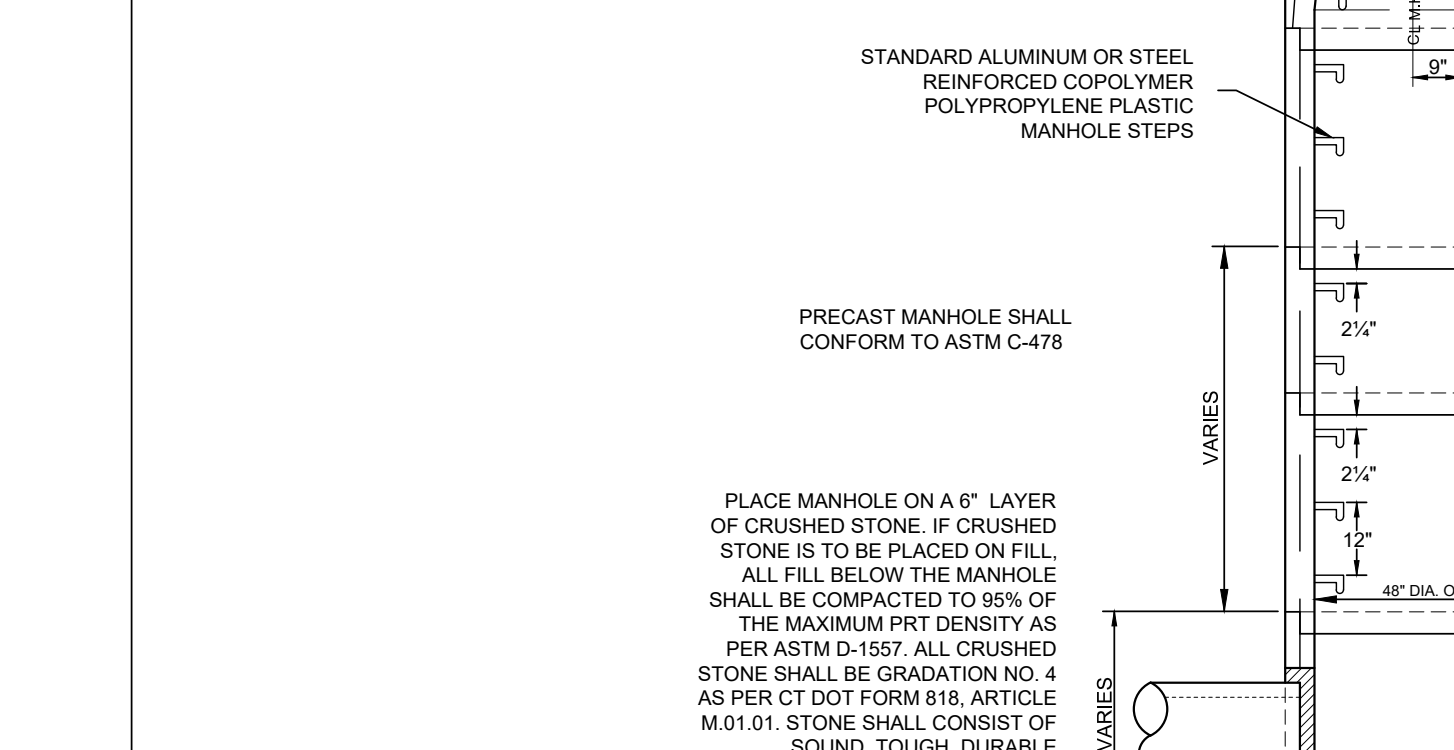
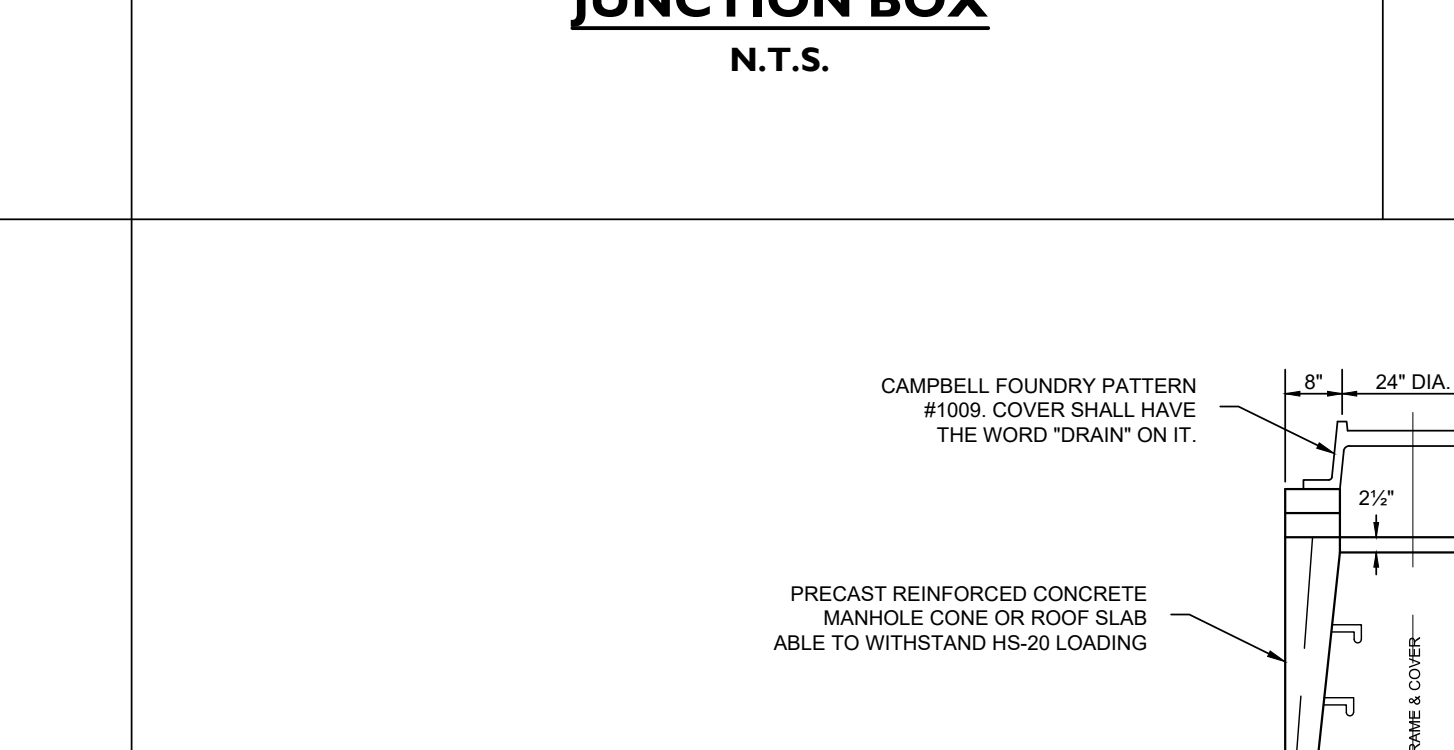
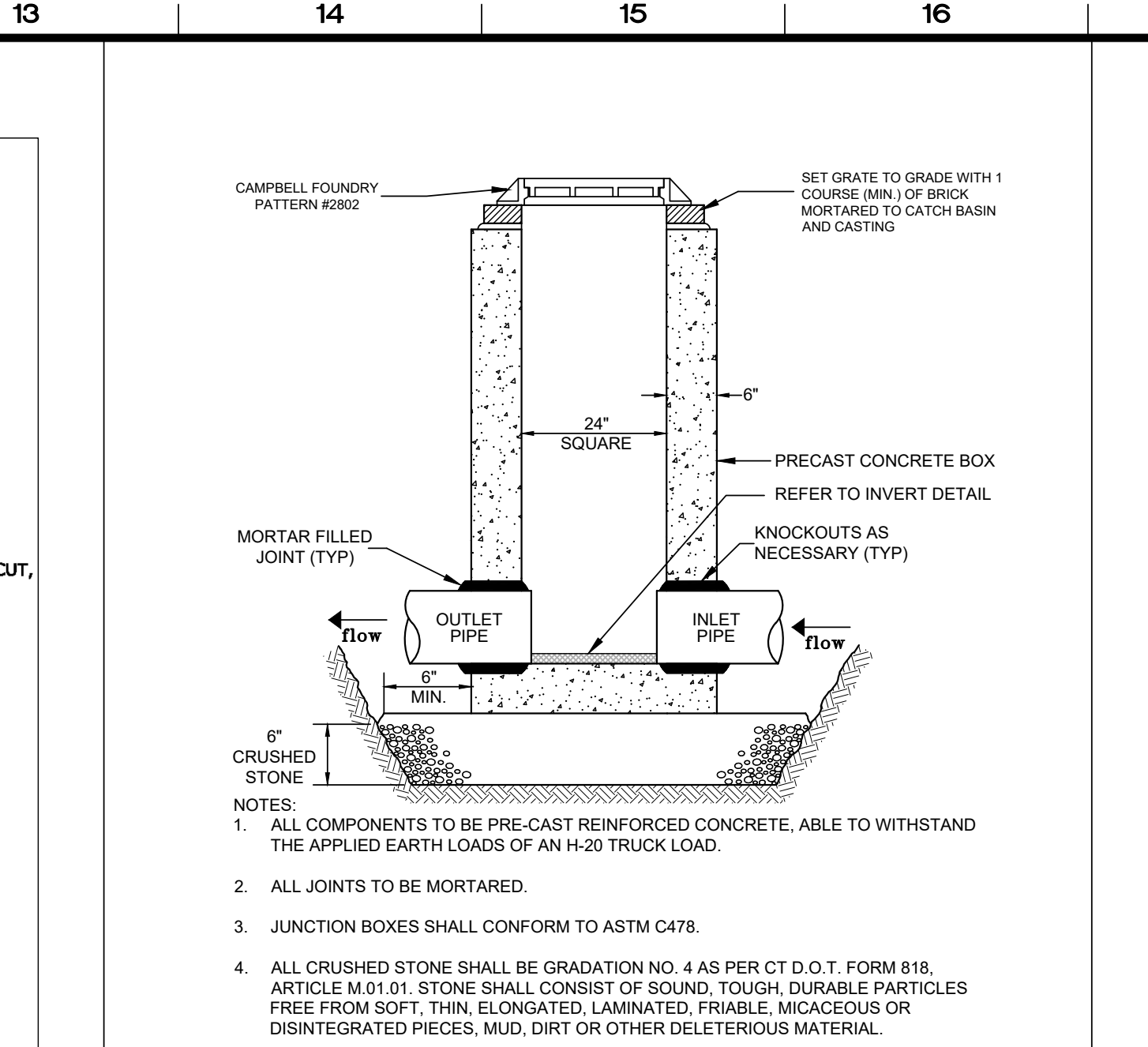
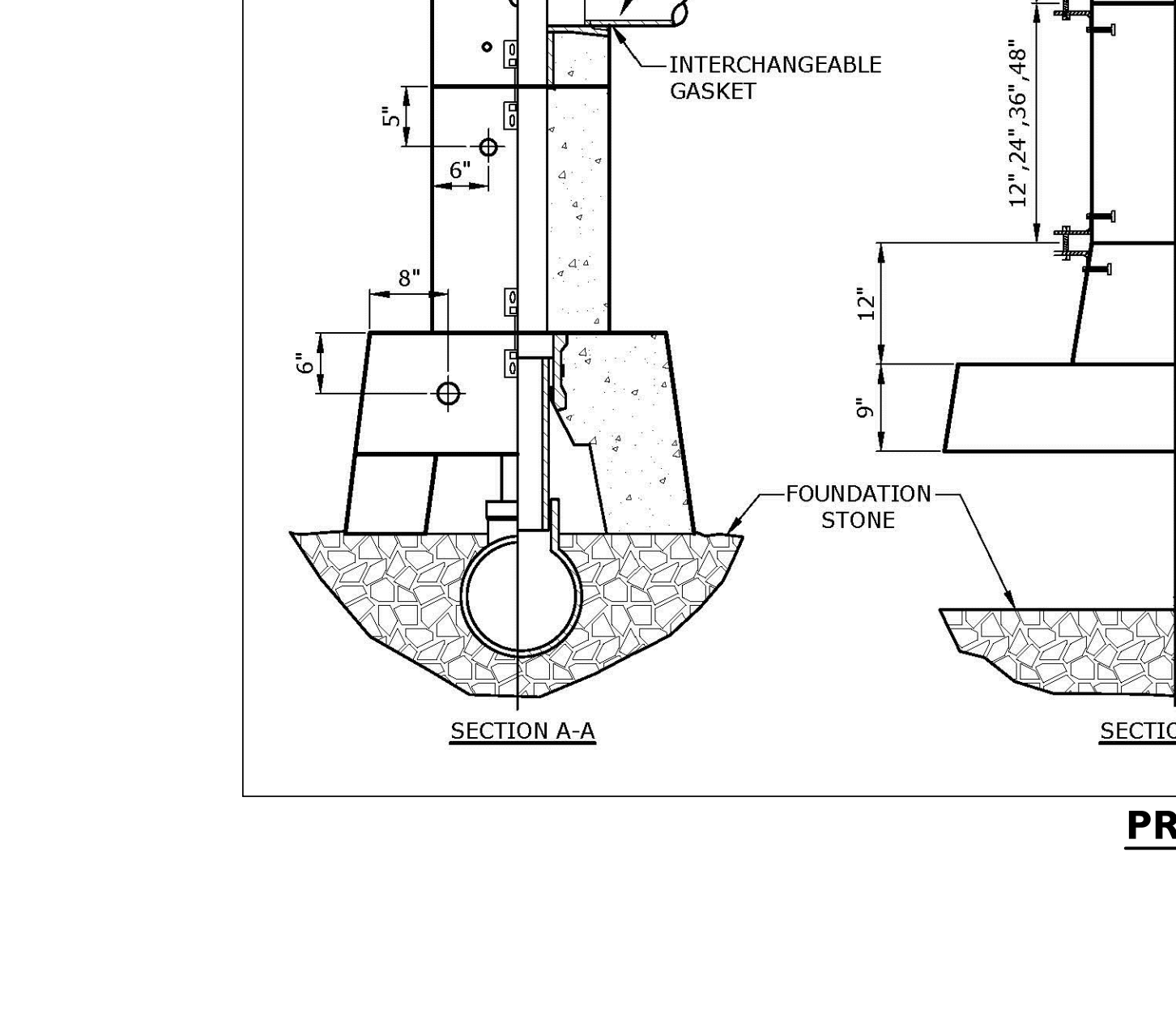
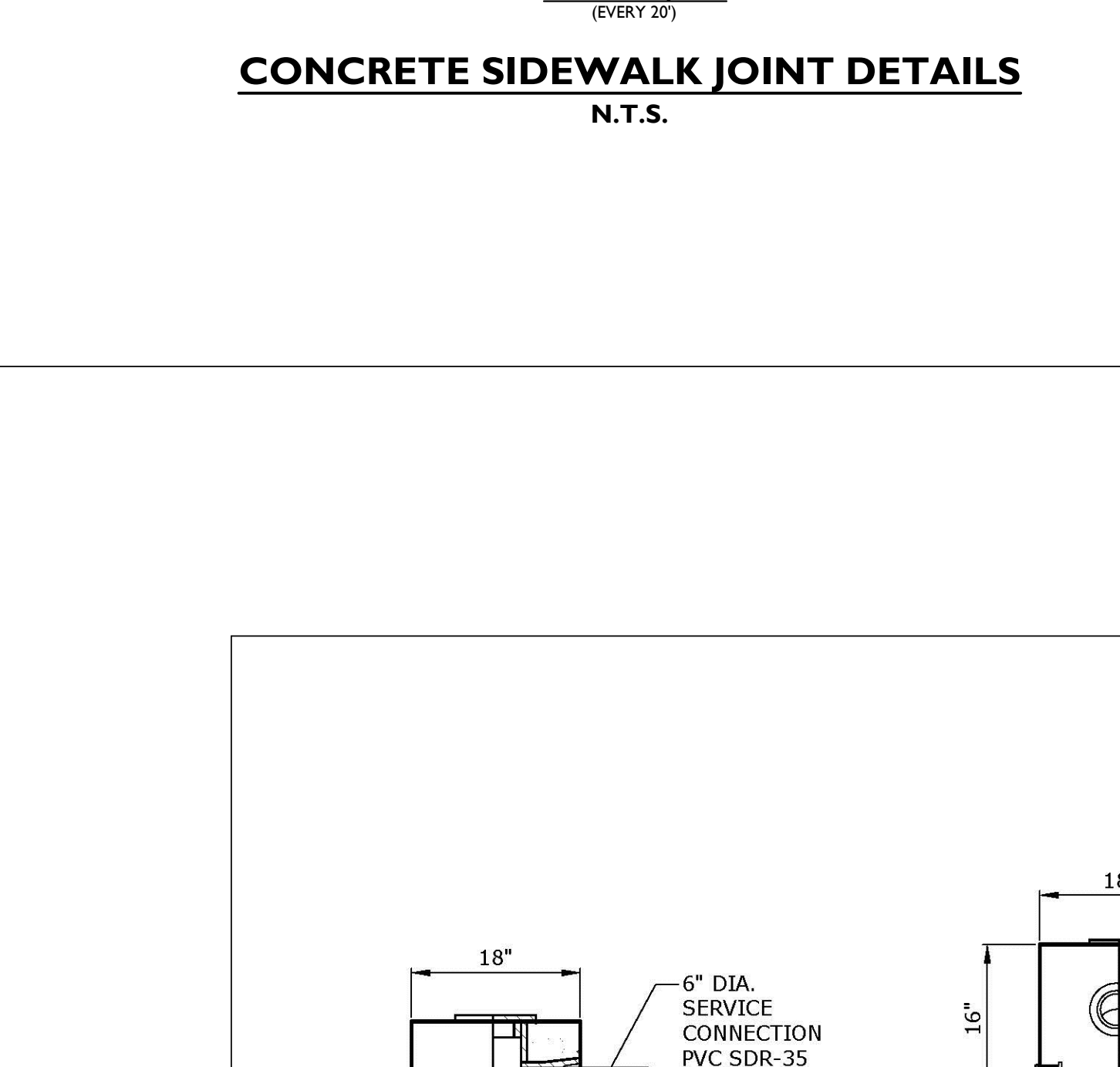
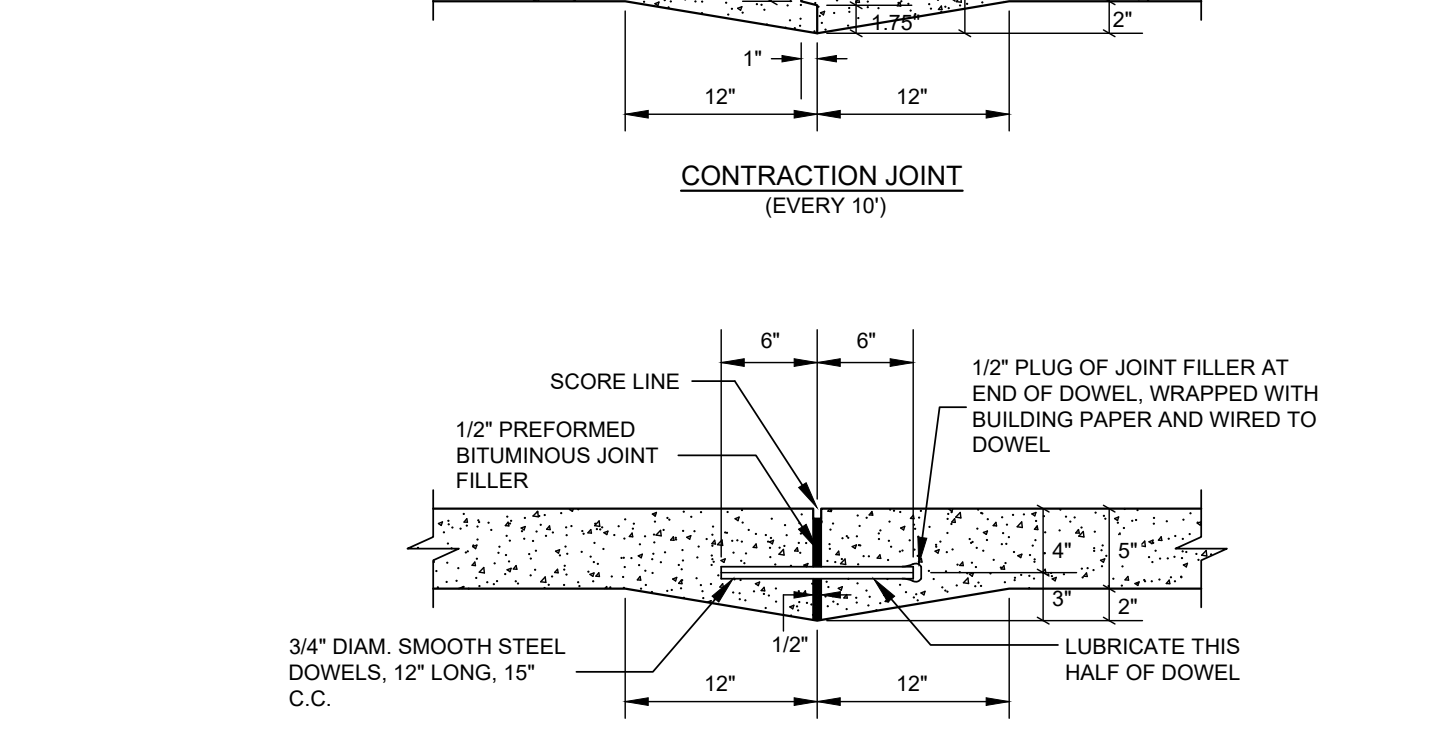
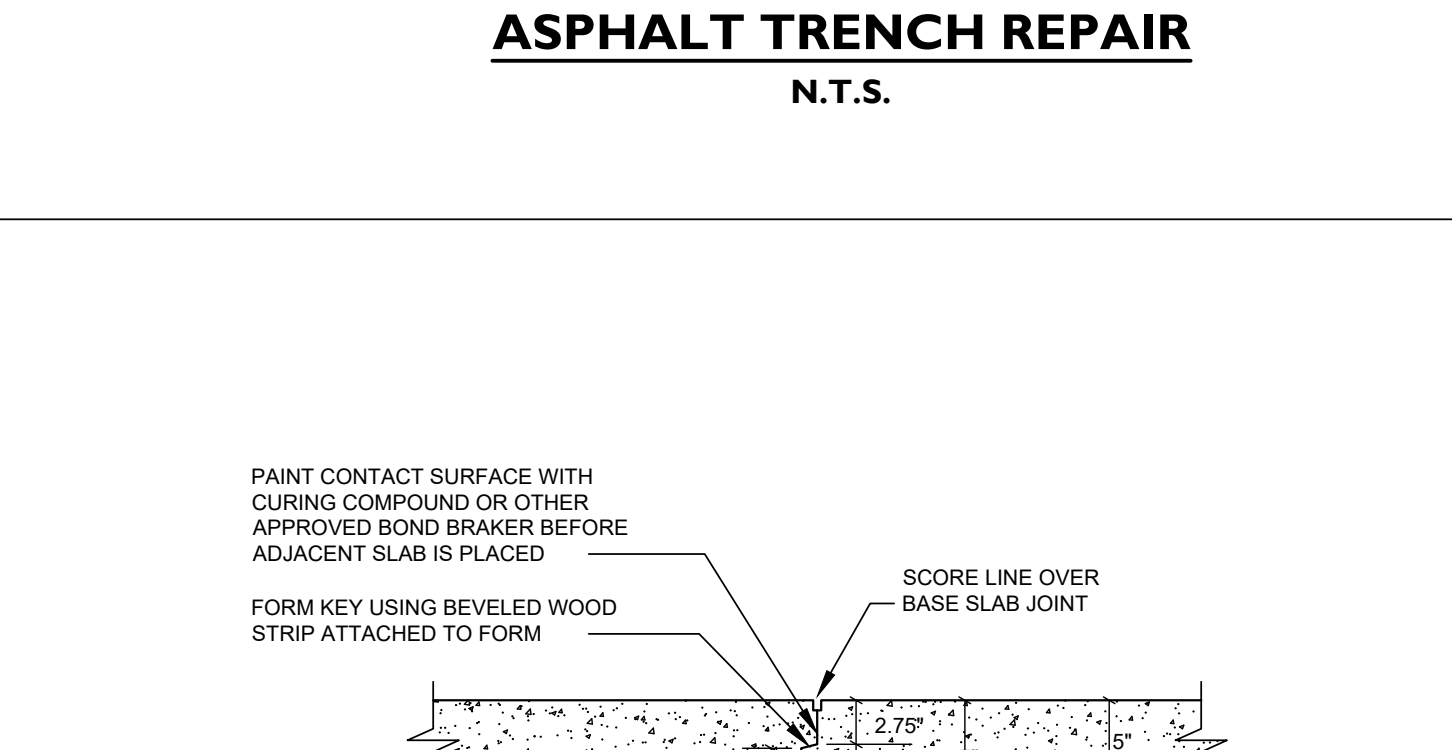
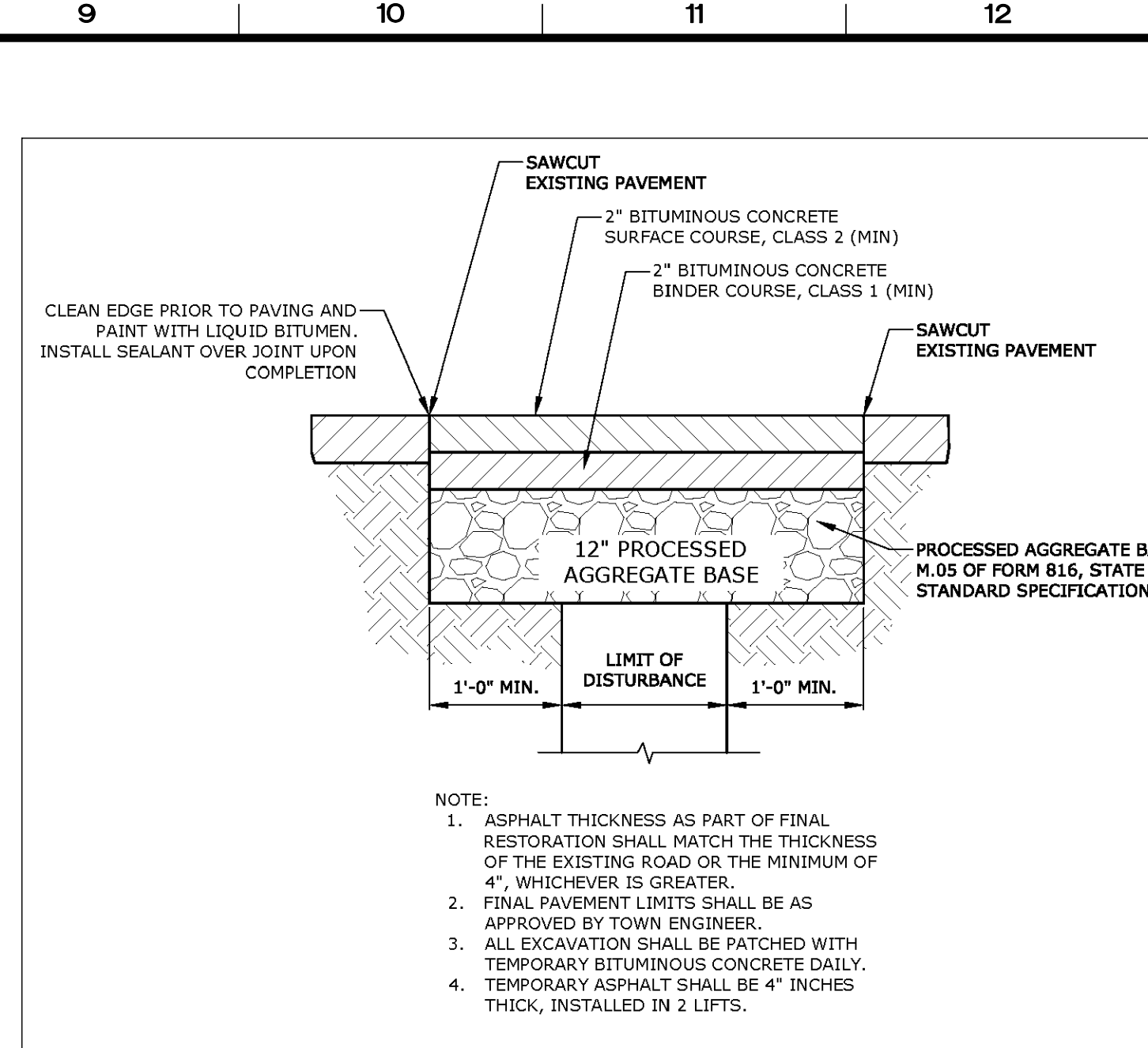
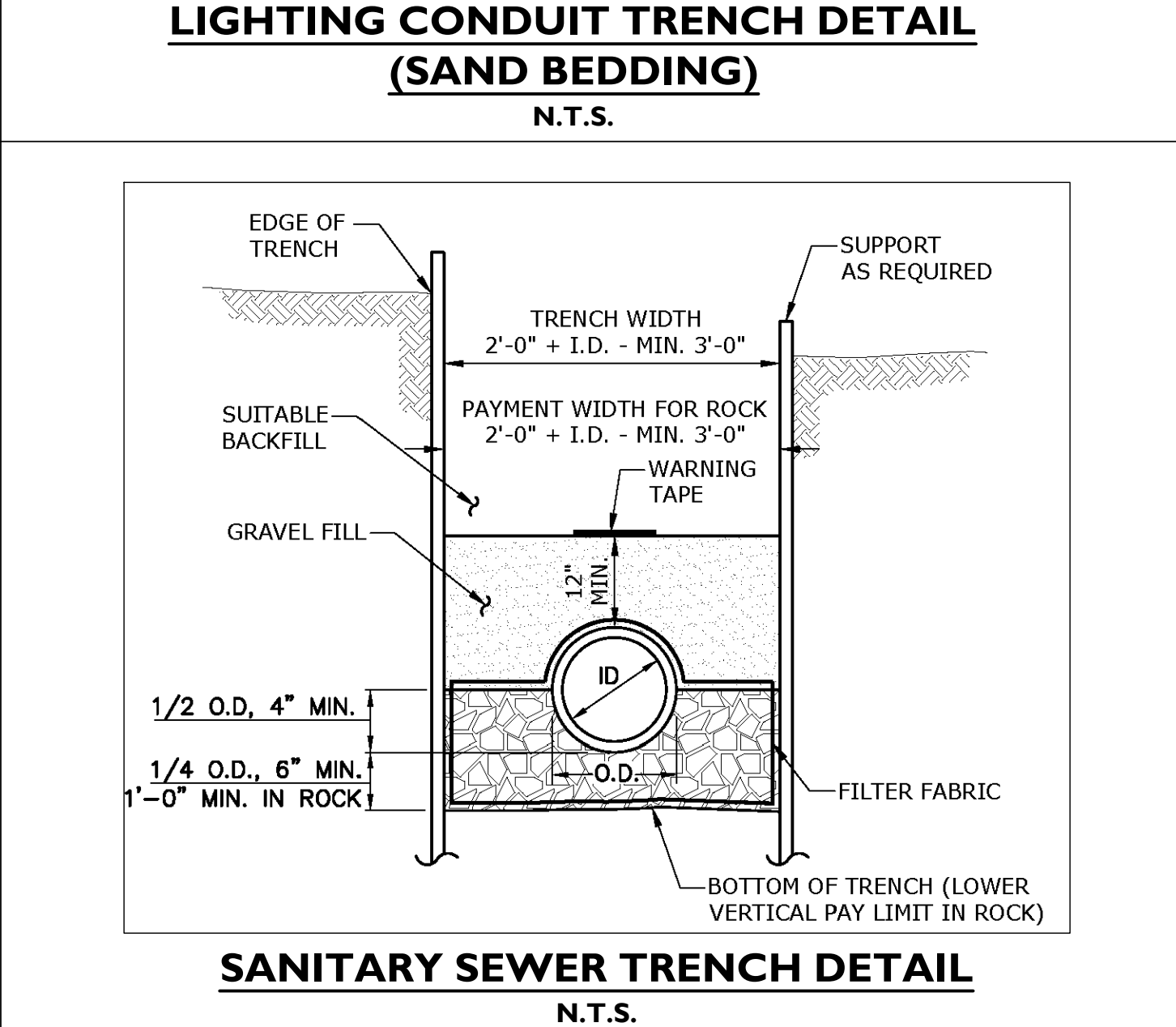
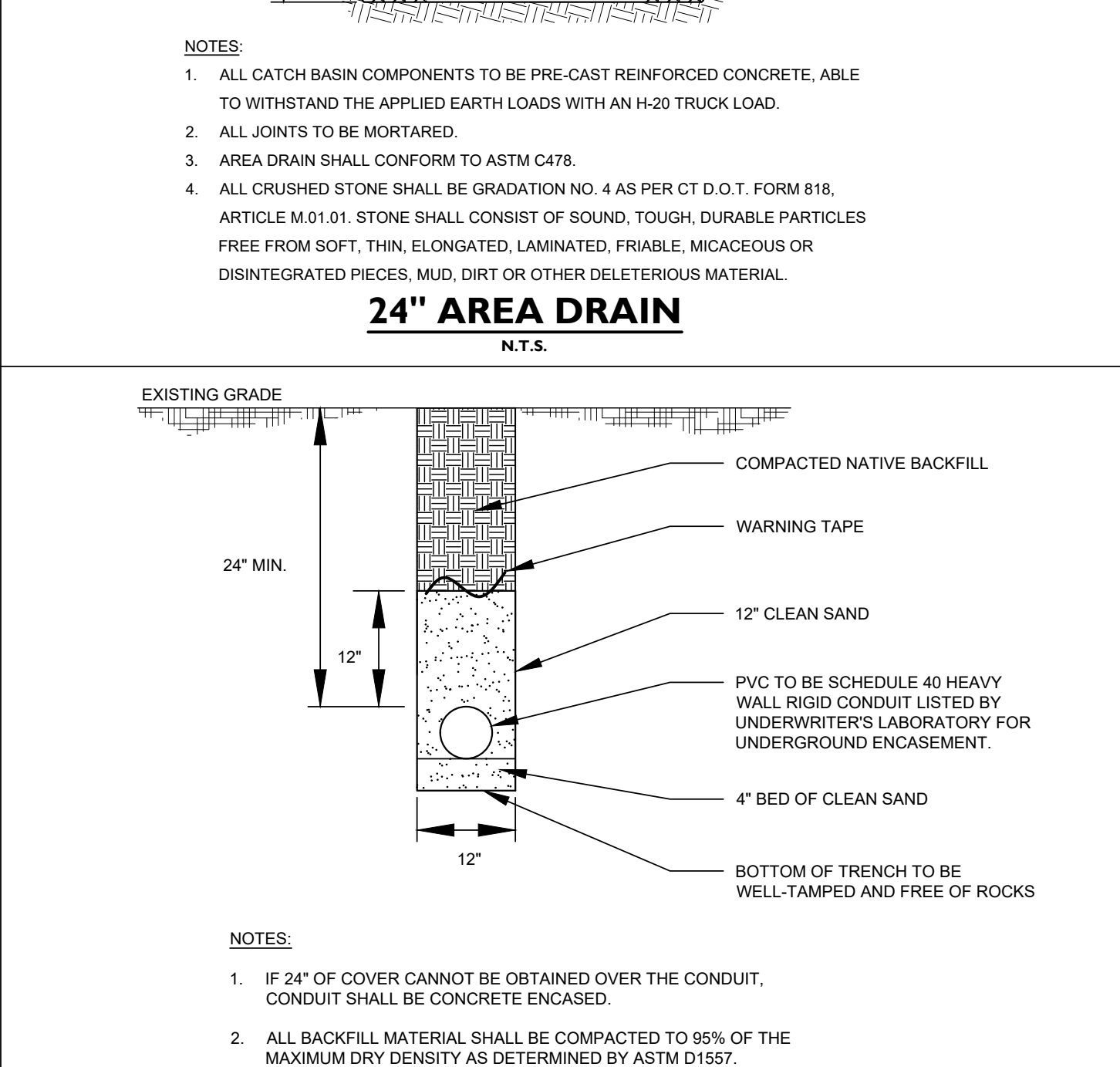
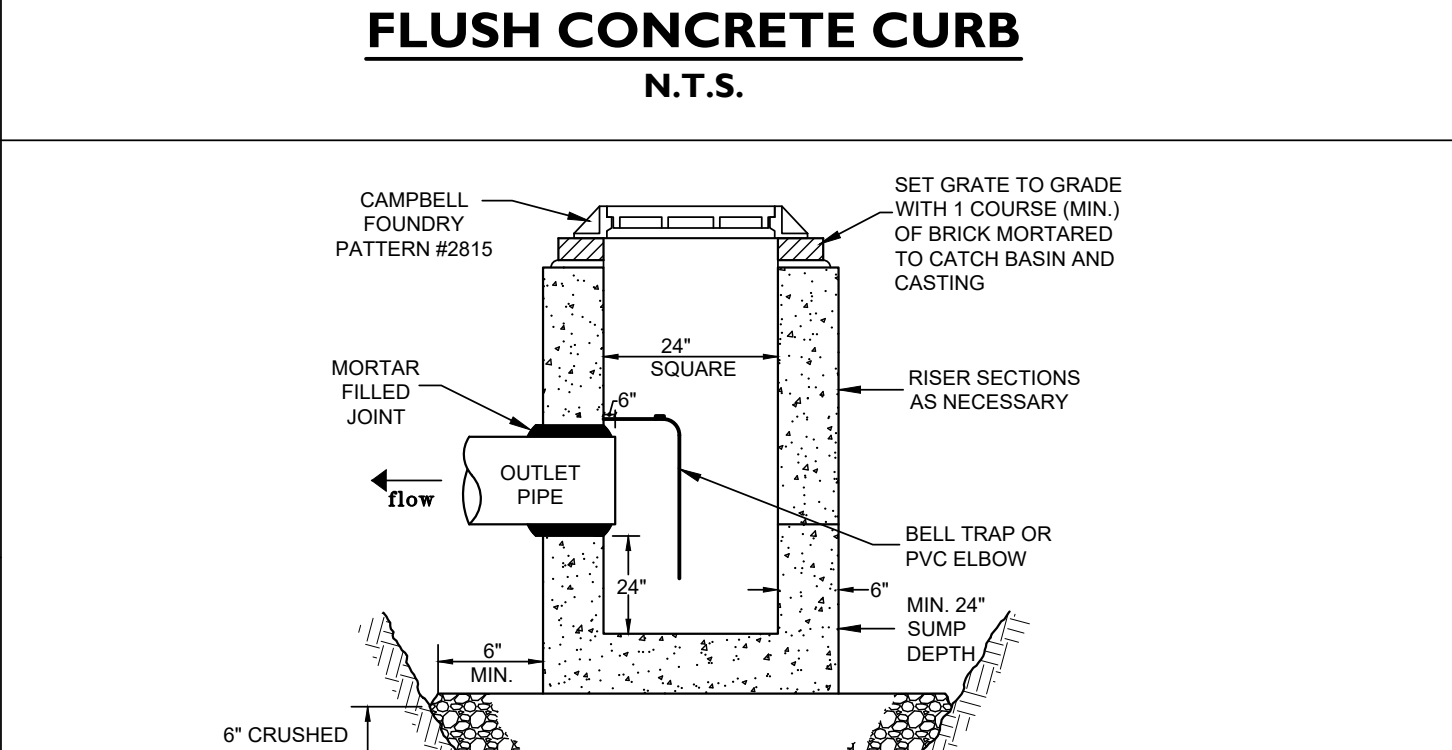
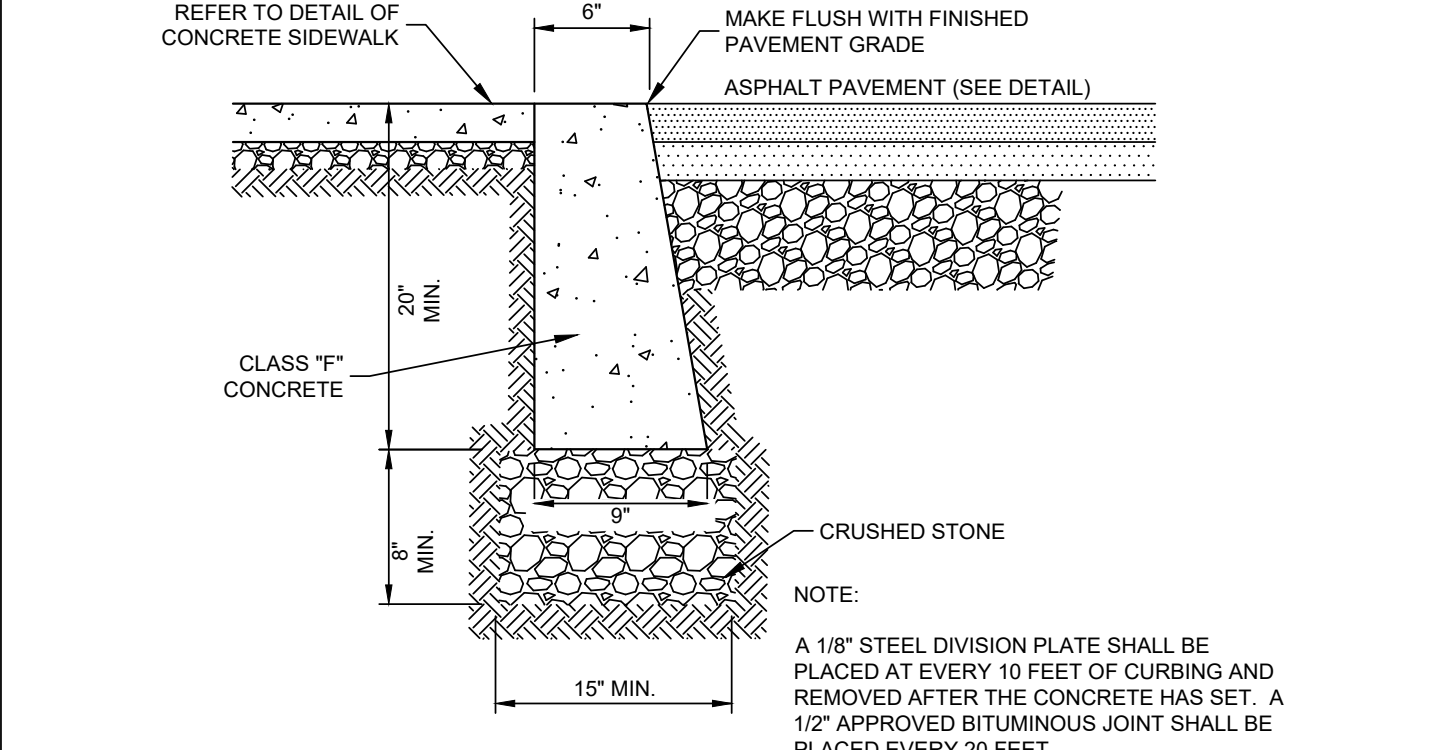
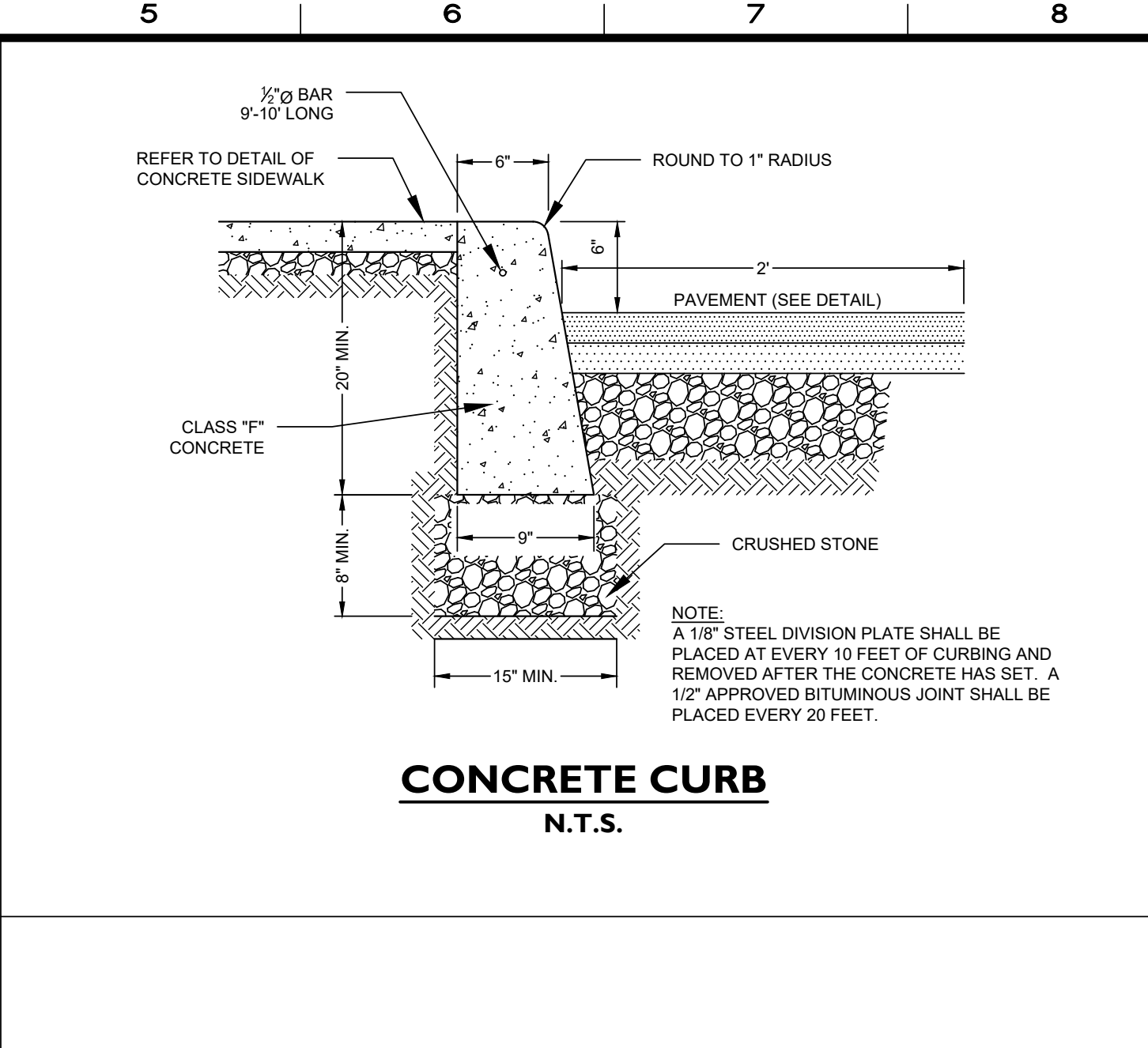
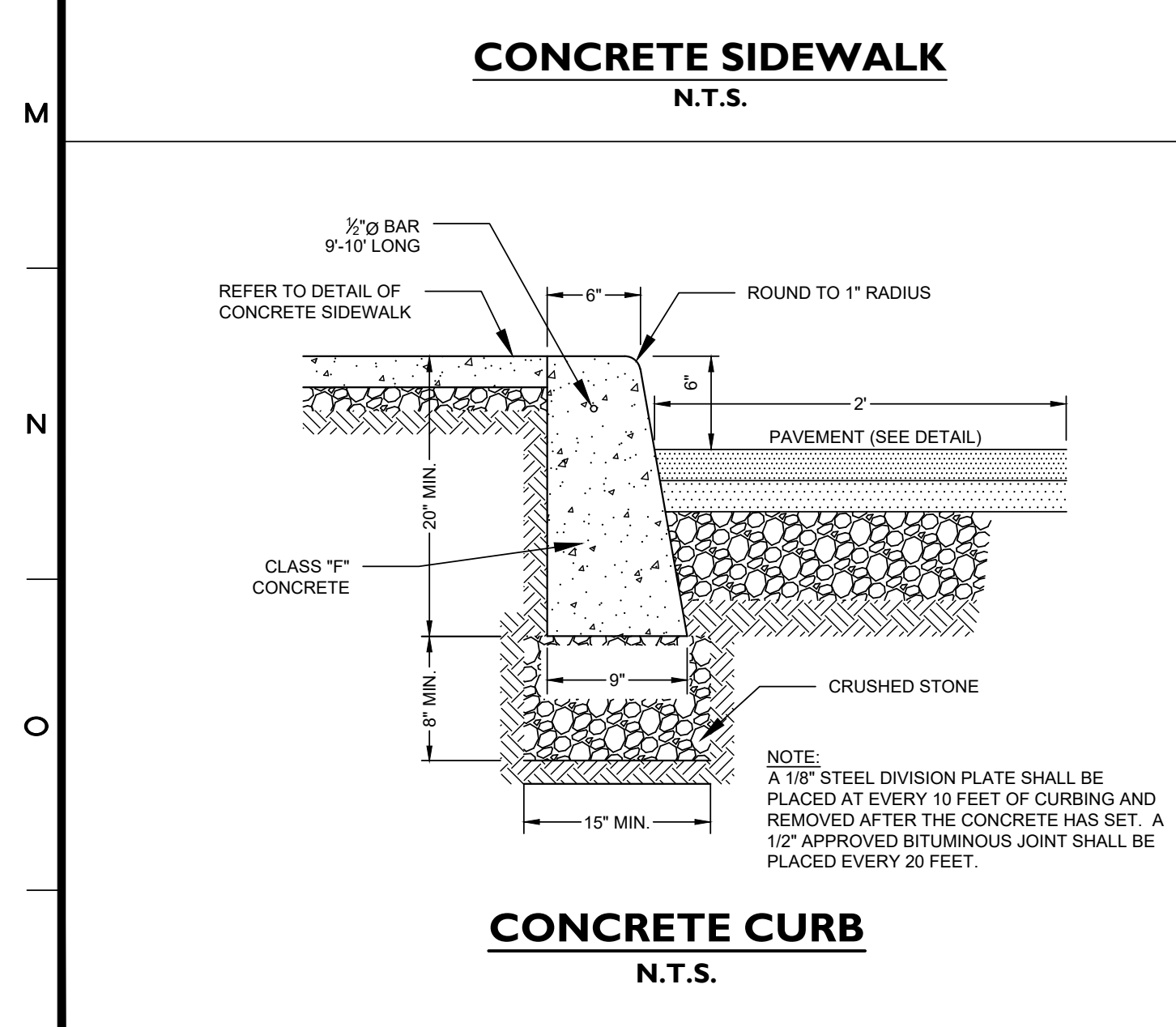
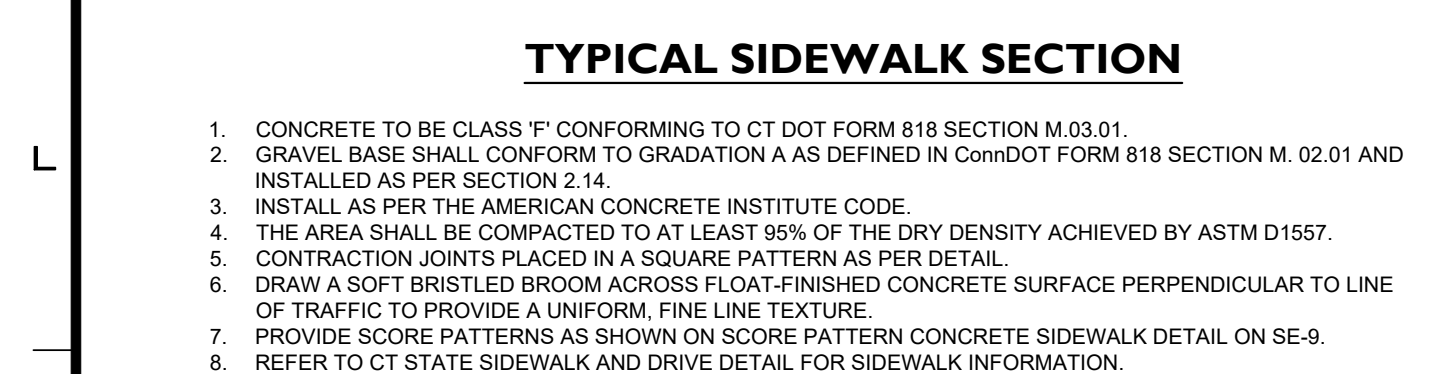
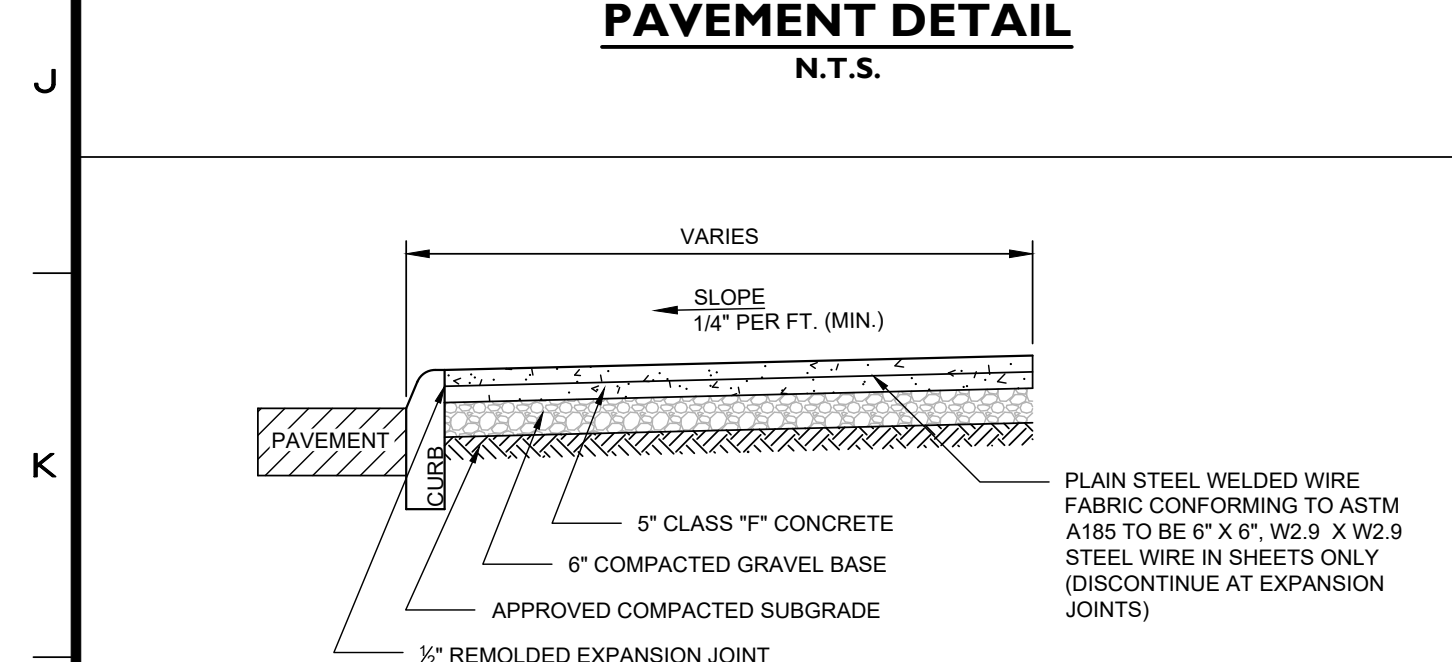
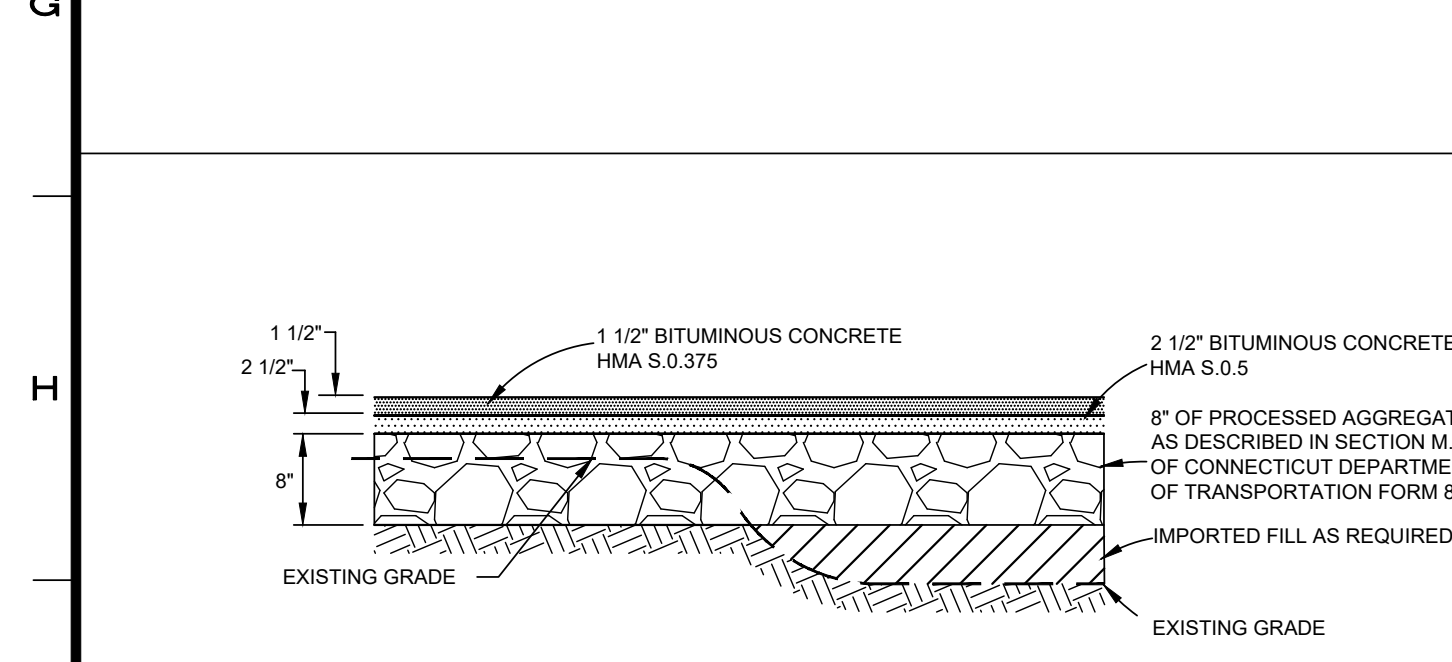
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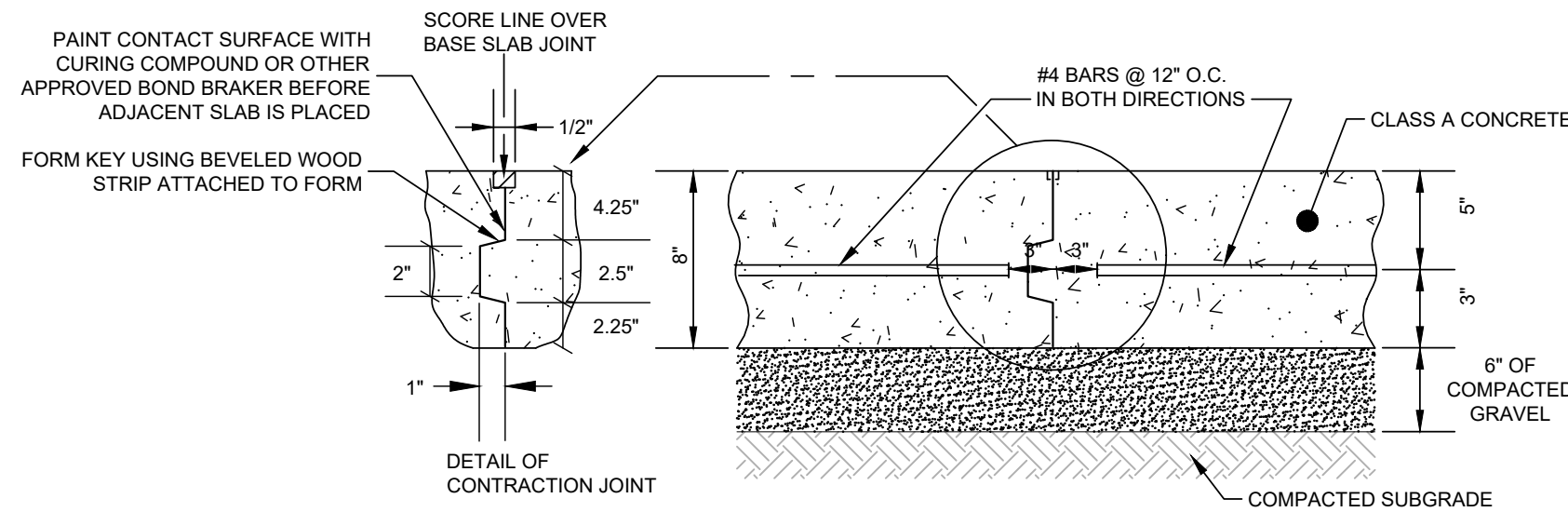
3

4

TEST PIT DATA			
Subsurface Soil Investigation			
Soil Profile		Date: 08/24/2022	
Test Pit #: 1		Sanitarian: N/A	
Inspector: PBS		Mottling at: N/A	
Ledge at: N/A		Roots at: 62"	
Water at: N/A			
Depth: 70"		Soil Description	
0"-4"		Top Soil	
4"-70"		Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)	
Subsurface Soil Investigation			
Soil Profile		Date: 08/24/2022	
Test Pit #: 2		Sanitarian: N/A	
Inspector: PBS		Mottling at: N/A	
Ledge at: N/A		Roots at: N/A	
Water at: N/A			
Depth: 66"		Soil Description	
0"-4"		Asphalt	
4"-12"		Processed Road Base	
12"-66"		Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)	
Subsurface Soil Investigation			
Soil Profile		Date: 08/24/2022	
Test Pit #: 3		Sanitarian: N/A	
Inspector: PBS		Mottling at: N/A	
Ledge at: N/A		Roots at: 50"	
Water at: N/A			
Depth: 61"		Soil Description	
0"-6"		Top Soil	
6"-61"		Light Brown Silty Sand w/ gravel and cobbles (Bank Run Gravel)	

1	2	3	4
TEST PIT DATA			
Recorded By: PBS	Date: 08/24/22	Recorded By: PBS	Date: 08/24/22
Hole: 1	Project: 10556	Hole: 2	Project: 10556
Depth: 24"	Diameter: 8"	Depth: 24"	Diameter: 8"
9:00 AM	1:02 hrs	9:00 AM	1:00 hrs
Minimum Uniform Drop: 6/16 inches in 5 minutes			
Percolation Rate = 1" drop in 13.33 minutes			
Time	Reading In Inches Total	Increment Drop In Inches	
10:02 AM	5 4/16	-	
10:07 AM	6 7/16	1 3/16	
10:12 AM	7 6/16	15/16	
10:17 AM	8 4/16	14/16	
10:22 AM	8 12/16	8/16	
10:27 AM	9 2/16	6/16	
10:32 AM	9 8/16	6/16	
10:37 AM	9 14/16	6/16	
10:42 AM	10 5/16	7/16	
10:47 AM	10 13/16	6/16	
10:52 AM	11 1/16	6/16	
10:57 AM	11 7/16	6/16	
11:02 AM	11 13/16	6/16	
Minimum Uniform Drop: 8/16 inches in 5 minutes			
Percolation Rate = 1" drop in 10.00 minutes			
Time	Reading In Inches Total	Increment Drop In Inches	
10:00 AM	9 4/16	-	
10:05 AM	10 10/16	1 6/16	
10:10 AM	12	1 6/16	
10:15 AM	12 12/16	12/16	
10:20 AM	13 10/16	14/16	
10:25 AM	14 6/16	12/16	
10:30 AM	14 14/16	8/16	
10:30 AM	10 10/16	10 10/16	
10:35 AM	11 13/16	1 3/16	
10:40 AM	12 10/16	13/16	
10:45 AM	13 2/16	8/16	
10:50 AM	13 11/16	9/16	
10:55 AM	14 3/16	8/16	
11:00 AM	14 11/16	8/16	

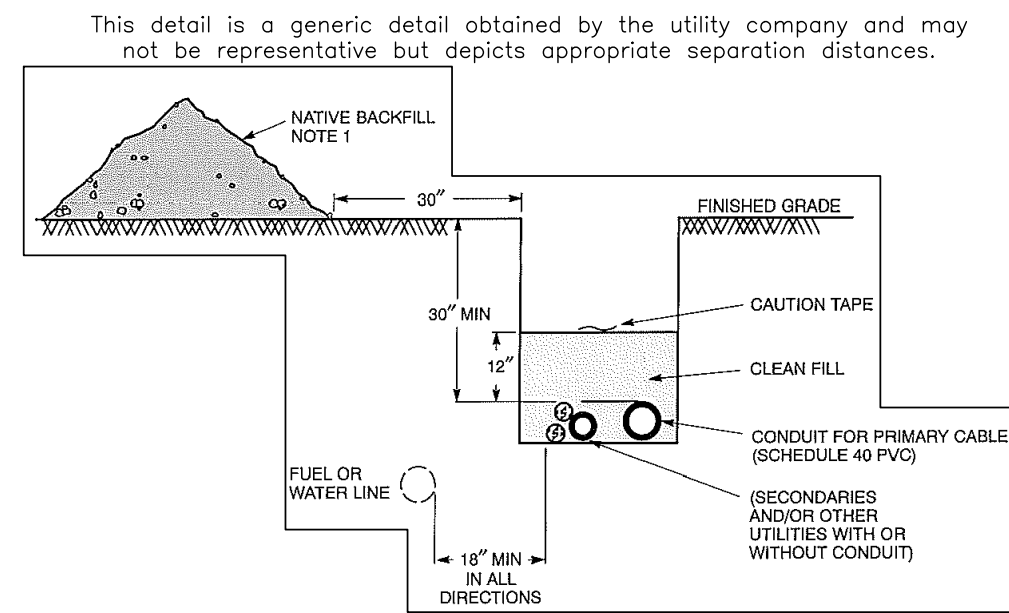




NOTES:

1. CONCRETE TO BE CLASS 'A' CONFORMING TO CONDOT FORM 817 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONDOT FORM 817 SECTION M.02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO 1180, METHOD D.
5. CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 10'.
6. EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
7. SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

CONCRETE PAD DETAIL N.T.S.

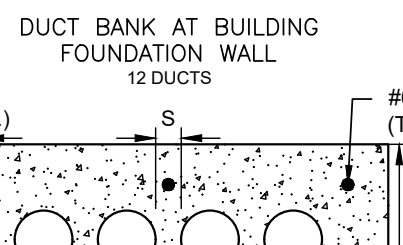


BACKFILL MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL.

- COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
 - COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"
- COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
 - SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

1. Minimum cover from top of a conduit bank to the pavement or earth surface to be 36".
2. Duct bank shall extend beyond the property line and capped. Exact location of termination are per field direction. Allow for 20' deviation from locations shown on this plan.
3. Ducts shall be Schedule 40 pipe. Use premanufactured spacers between conduits as necessary. Bends shall be sweeps, 4" C" Duct telephone bands meeting CTE 8343, United CHS-71 and NEMA TC-10 Specifications.
4. Slope all conduit to drain toward manholes and away from structures.
5. All work shall be performed according to utility company requirements.
6. Ensure that the bottom of the trench is well-tamped and free of rocks.
7. Install the conduit, gully and all capping.
8. Install secondaries and other utility cables or conduits in the trench.
9. Backfill with 12 inches clear fill not to contain stones larger than 4 inches in maximum diameter.
10. Install cable warning.
11. Fill in the remainder of the trench with native backfill.
12. Install pull line, including 10 feet of slack, and secure to conduit plug at each end of conduit run.
13. All underground conduit to schedule 40 PVC conduit.
14. Actual utility layout may vary depending on final utility company coordination. Coordination of final layout shall be the contractor's responsibility.
15. All underground utilities crossing a roadway shall be concrete encased.
16. Concrete encasement shall be color red within the limits of the state right-of-way.

ALL DIMENSIONS IN INCHES											
FIG.	W	L	S	W	L	S	W	L	S	W	L
1A	10 1/2"	8 1/2"	1 1/2"	12 1/2"	8 1/2"	1 1/2"	14 1/2"	8 1/2"	1 1/2"	16 1/2"	8 1/2"
2	14 1/2"	12 1/2"	1 1/2"	17 1/2"	14 1/2"	1 1/2"	19 1/2"	14 1/2"	1 1/2"	21 1/2"	14 1/2"
3A	18 1/2"	16 1/2"	1 1/2"	21 1/2"	18 1/2"	1 1/2"	23 1/2"	18 1/2"	1 1/2"	25 1/2"	18 1/2"
4	22 1/2"	20 1/2"	1 1/2"	25 1/2"	22 1/2"	1 1/2"	27 1/2"	22 1/2"	1 1/2"	29 1/2"	22 1/2"
5A	26 1/2"	24 1/2"	1 1/2"	29 1/2"	26 1/2"	1 1/2"	31 1/2"	26 1/2"	1 1/2"	33 1/2"	26 1/2"
6A	30 1/2"	28 1/2"	1 1/2"	33 1/2"	30 1/2"	1 1/2"	35 1/2"	30 1/2"	1 1/2"	37 1/2"	30 1/2"
7A	34 1/2"	32 1/2"	1 1/2"	37 1/2"	34 1/2"	1 1/2"	39 1/2"	34 1/2"	1 1/2"	41 1/2"	34 1/2"



CONDUIT BANK CONSTRUCTION N.T.S.

GENERAL

1. The customer (contractor) shall be responsible for service trench, conduit, concrete encasement and conduit inspections.
2. NU shall be responsible for sealing the inside of the conduit.
3. NU shall not be responsible for any leak between the conduit and the wall.

SERVICE TRENCH - Trench location, as specified by NU, shall be in as direct a line as possible without reverse curves from the distribution facility to the customer service entrance.

Trench shall be excavated and backfilled by the customer.

Corrosive fill such as cinders shall not be used.

The backfill within 6 inches of conduit shall not contain any large or sharp rocks or other objects that might damage conduit.

The trench shall have a 24-inch minimum cover over supply conduit to finish grade, except where ledge is encountered, then the cover may be reduced to 18 inches if steel is used.

The trench shall have a 4-inch-per-100-foot downward pitch toward distribution facility, if physically possible.

Maintain a 12-inch minimum separation from other facilities except for communication conduit which may have 3 inches of concrete separation.

CONDUIT - Conduit shall be as specified by NU but supplied and installed by customer.

	Steel Galv	IMC	PVC Schedule 40	PVC Type EB*
Direct-Buried (DB)	X	X	X	X
Disturbed Earth (i.e., Filled Area)	X	X	-	X
Delta Primary (i.e., 4.8 kV)	X	X	-	X

*Must be encased in concrete

For a discussion of the types of conduit and their applications, see DTR 44.351.

Sweeps in the conduit run, achieved by forcing a gradual bend in a length of Type EB PVC conduit, shall have a minimum radius of 15 feet. Manufactured bends in the conduit run shall have a minimum radius of 48 inches. This requirement does not include the bends used at riser poles or equipment pads where the bend radius shall be a minimum of 24 inches, with 36 inches preferred.

There must be a seal between conduit and building wall.

EVERSOURCE CONDUIT INSTALLATION DETAIL N.T.S.

CONCRETE ENCASUREMENT - Concrete shall be 2,000 psi, 28 day strength with 1/2-inch maximum aggregate. A stiff field mix of 1 part cement, 3 parts sand, 5 parts stone (1:3:5) will be acceptable.

Encasement shall be 3 inches top and bottom, 2 inches sides and 1-1/2 inches between conduits (except 2 inches between 6-inch conduit). All dimensions are minimum.

When steel conduit and PVC conduit are joined the encasement should be extended 1 foot onto the steel conduit.

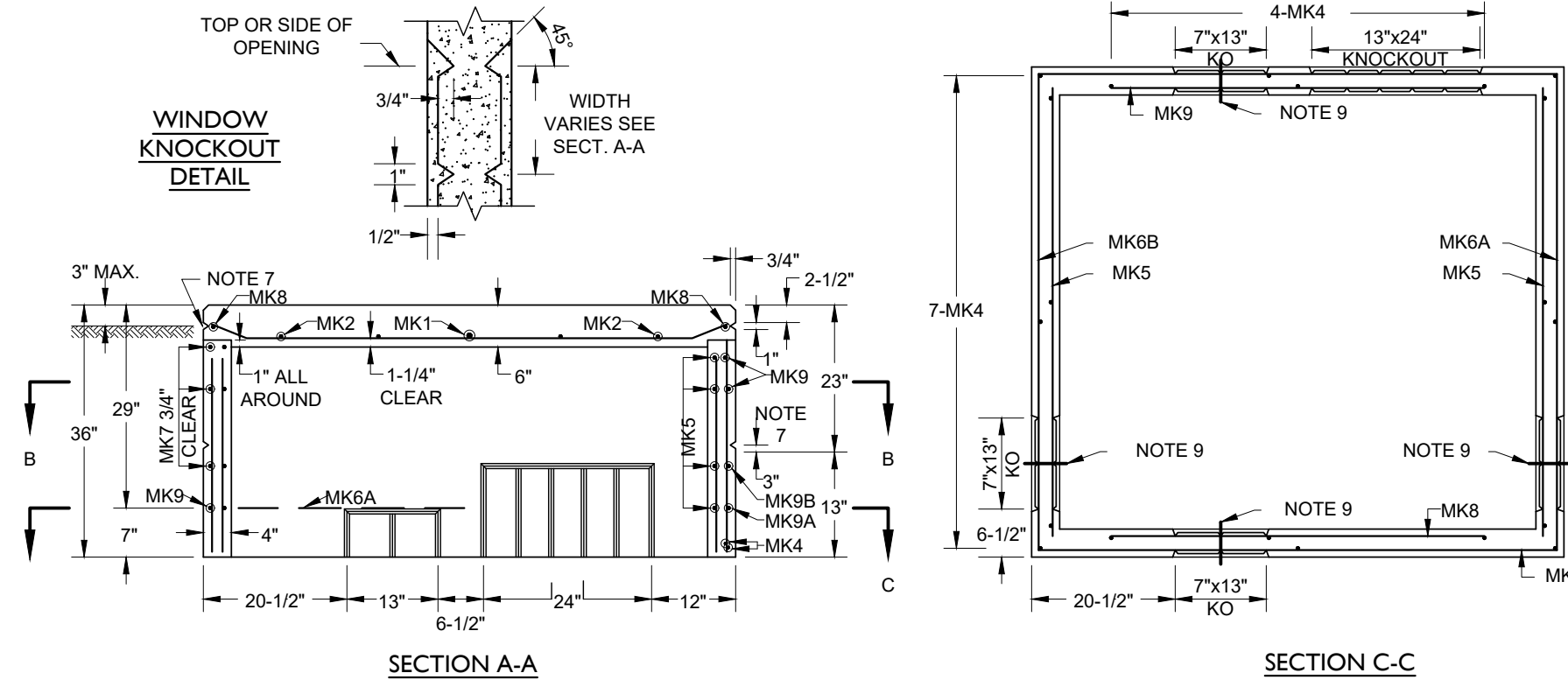
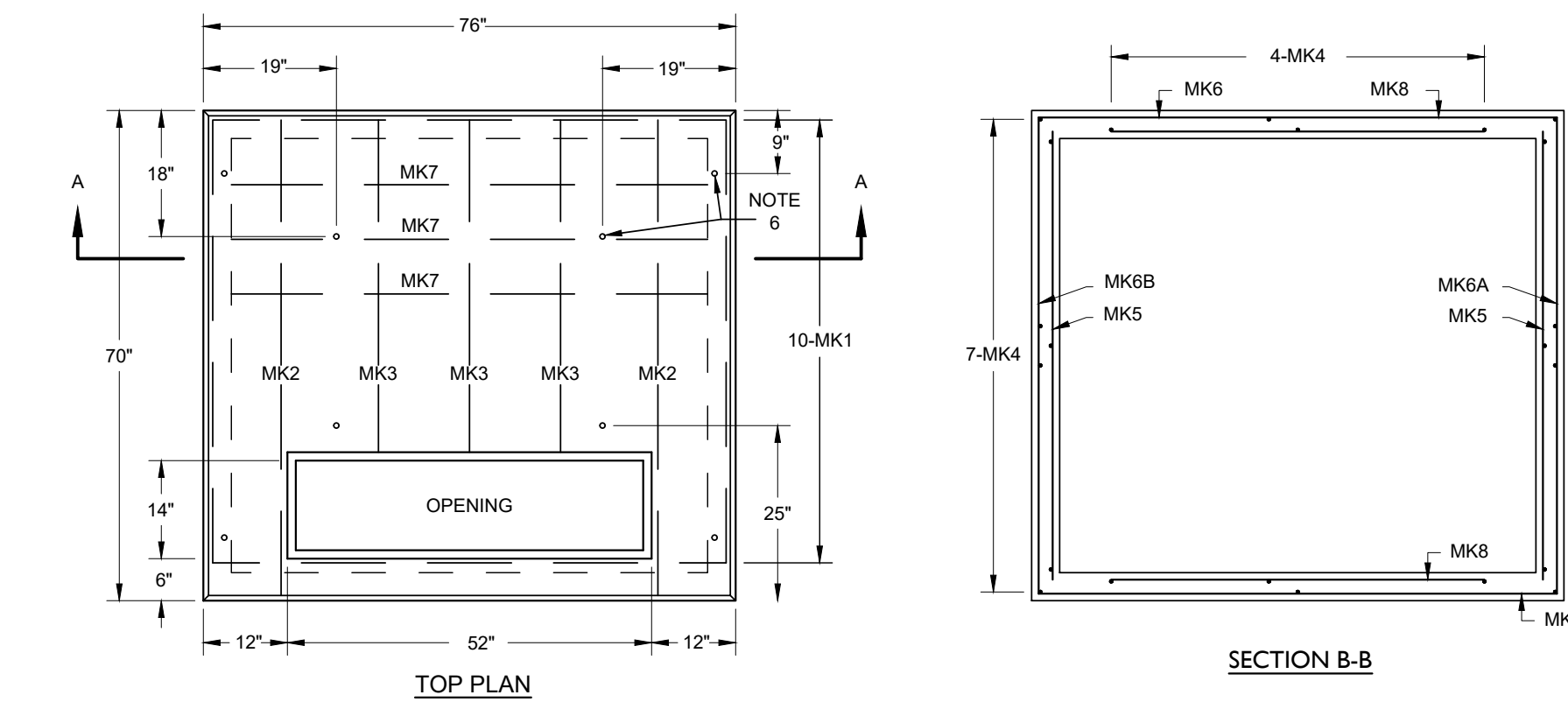
CONDUIT INSPECTION - Conduit(s) shall be cleaned with a wire brush of the same diameter as the conduit.

2. A test shall be made by pulling a 17-inch-long flexible mandrel through the conduit, equal to diameter of the conduit. NU reserves the right to witness the cleaning and testing.
3. A 1/4-inch-diameter nylon pull line shall be placed in the conduit, including 10 feet of slack, and secured to a plastic conduit plug at each end of the conduit run.

CONDUIT SEALING - Conduit occupied with cable is to be sealed by NU at the customer service entrance with jute and duct sealing putty. The water-pull-in bare standard neutral cable will be sealed by splicing a piece of covered cable onto the bare neutral using a watertight connector (See DTR 73.251-252).

Empty conduit shall be sealed at the customer service entrance with a plastic plug to prevent the possible entry by water or gas. If physical conditions require conduit to slope toward the customers facilities additional seals will be required at the distribution facilities, i.e., manhole or other types of UG structures.

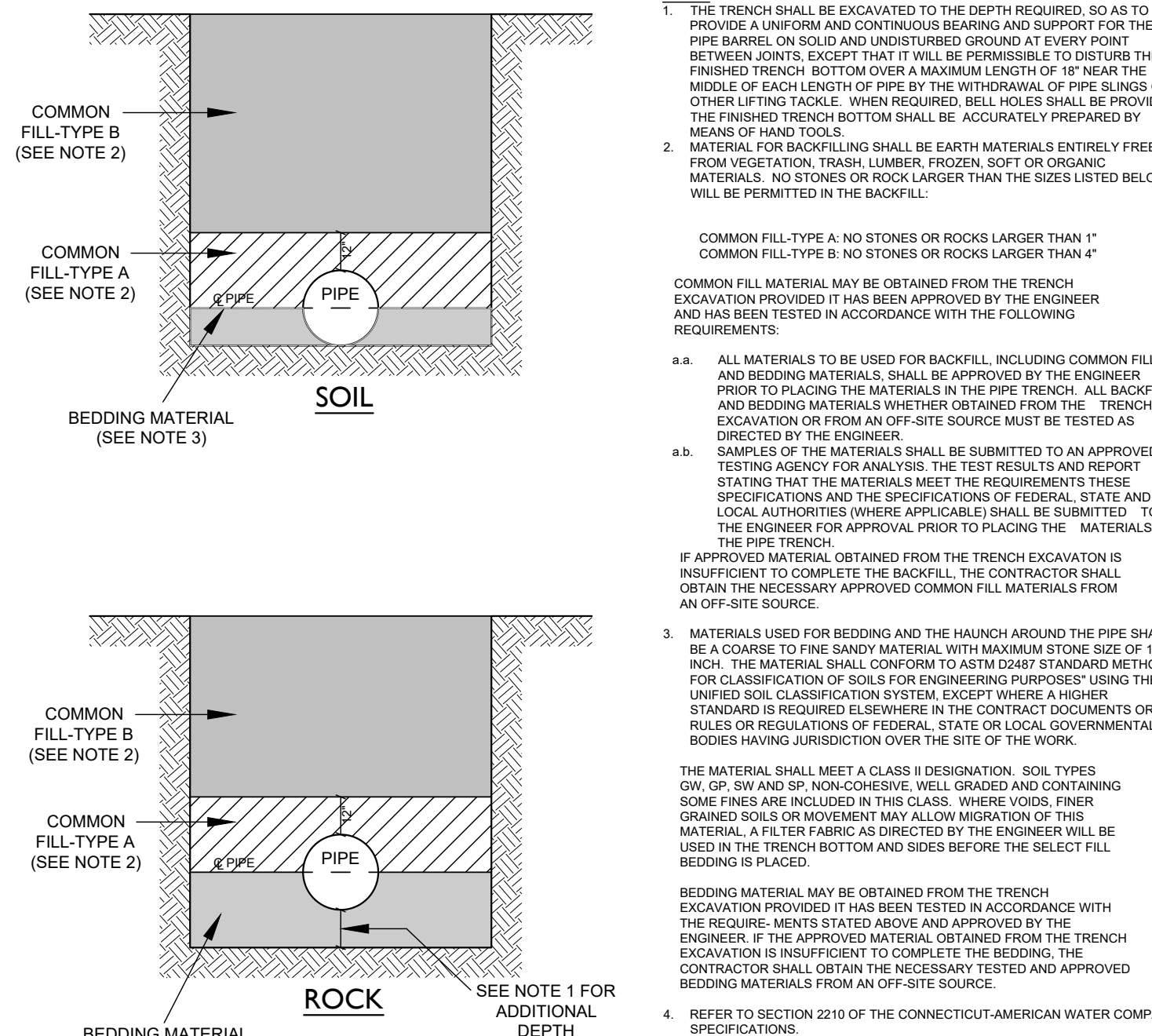
BAR SCHEDULE									
MARK NO.	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK7	MK8
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4
NO. OF BARS	10	2	3	22	8	7	1	1	2
DIMENSIONS	62" 15"	66" 15"	41" 15"	20"	67"	74" 20"	10" 10"	38"	66"



NOTES:

1. **ROOF DESIGN LOAD**: 4000 LBS. SPREAD OVER ON FOOT SQUARE AREA ANYWHERE ON ROOF.
2. **WALLS**: SOIL PRESSURE OF EQUIVALENT FLUID PRESSURE OF 33 PCF. SURCHARGE OF 2.5 FEET OF SOIL, WEIGHING 120 PCF.
3. **CONCRETE**: 4000 PSI AT 28 DAYS. ENTRAINED AIR 6-9%.
4. **STEEL**: ASTM A615-1987A, GRADE 40.
5. ALL CONCRETE AND REINFORCEMENT IN ACCORDANCE WITH ACI 318-1986.
6. FOR LIFTING TOP OR BOTTOM SECTIONS, CAST IN FOUR 3 INCH DIAMETER DAYTON SUREGRIP (OR APPROVED EQUAL) COIL LOOP INSERTS GALVANIZED, WITH T21 PLASTIC SETTING PLUGS. INSERTS ARE TO BE SECURED IN PLACE WITH REBAR.
TOP: CATALOG TYPE B16, 3/4 INCH DIAM. x 4 INCHES LONG
BOTTOM: CATALOG TYPE B16, 3/4 INCH DIAM. x 6 INCHES LONG
7. PROVIDE 3 INCH LONG GROOVE (3/4 INCH x 1 INCH) FOR LIFTING SLING AT EACH CORNER, EACH SIDE.
8. MANUFACTURER'S IDENTIFICATION AND MONTH/YEAR WHEN MANUFACTURED SHALL BE LEGIBLY MARKED IN ON CONCRETE IN THE SIDE.
9. ZINC ALLOY INSERTS 3/4 INCH - 10 INCHES x 3 INCHES FOR CABLE PULLING TO BE LOCATED 4 INCHES ABOVE (7 INCH x 13 INCH) KNOCKOUTS (4).

PAD-PRECAST CONCRETE-THREE PHASE TRANSFORMER N.T.S.



NOTES:

1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARRER, IN FILL AND UNFILLED GROUND AT EVERY POINT BETWEEN JOINTS. EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 1' NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED MEANS OF HAND TOOLS.
2. MATERIAL FOR BACKFILL SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL.

COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"

COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"

COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
- SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.

MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COMBINE TO FINE SANDY MATERIAL, WITH MAXIMUM STONE SIZE OF 1/4 INCH. THE MATERIAL SHALL CONFORM TO ASTM D695 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES, USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USPS) MADE IN AASHTO'S STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

THE MATERIAL SHALL MEET A CLASS 1 DESIGNATION. SOIL TYPES GW, GP, SW AND SP NON-CORROSIVE, WELL-GRADED AND CONTAINING SOME FINE ARE INCLUDED IN THIS CLASS. WHERE "VERY FINE" GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FINE-TON MANDREL AS DIRECTED BY THE ENGINEER SHALL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.

REFER TO SECTION 2110 OF THE CONNECTICUT-AMERICAN WATER COMPANY SPECIFICATIONS.

TRENCH BACKFILL MATERIALS (WATER LINE) N.T.S.

1	09/30/2022	ORIGINAL ISSUE DATE
No.	Date	Revision

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

SCALE: N.T.S.

DRAWN BY: PBS

CHECKED BY: CJF

O'RAIG J. FLAHERTY CT. P.E. 21149

September 30, 2022

DATE

This document and copies thereof are valid only if they bear the signature and redressed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

SHEET No.

SE-4

Comm. No.: 10556

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CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PLUMBING

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MANHATTAN
EUONYMUS HEDGE



UPRIGHT TAXUS



SEDUM ANGELINA



SPREADING TAXUS



SUMMER



LEAF
GINGKO



FALL



SUMMER

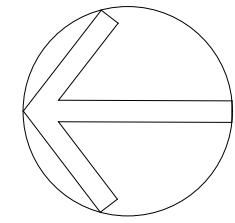


FALL

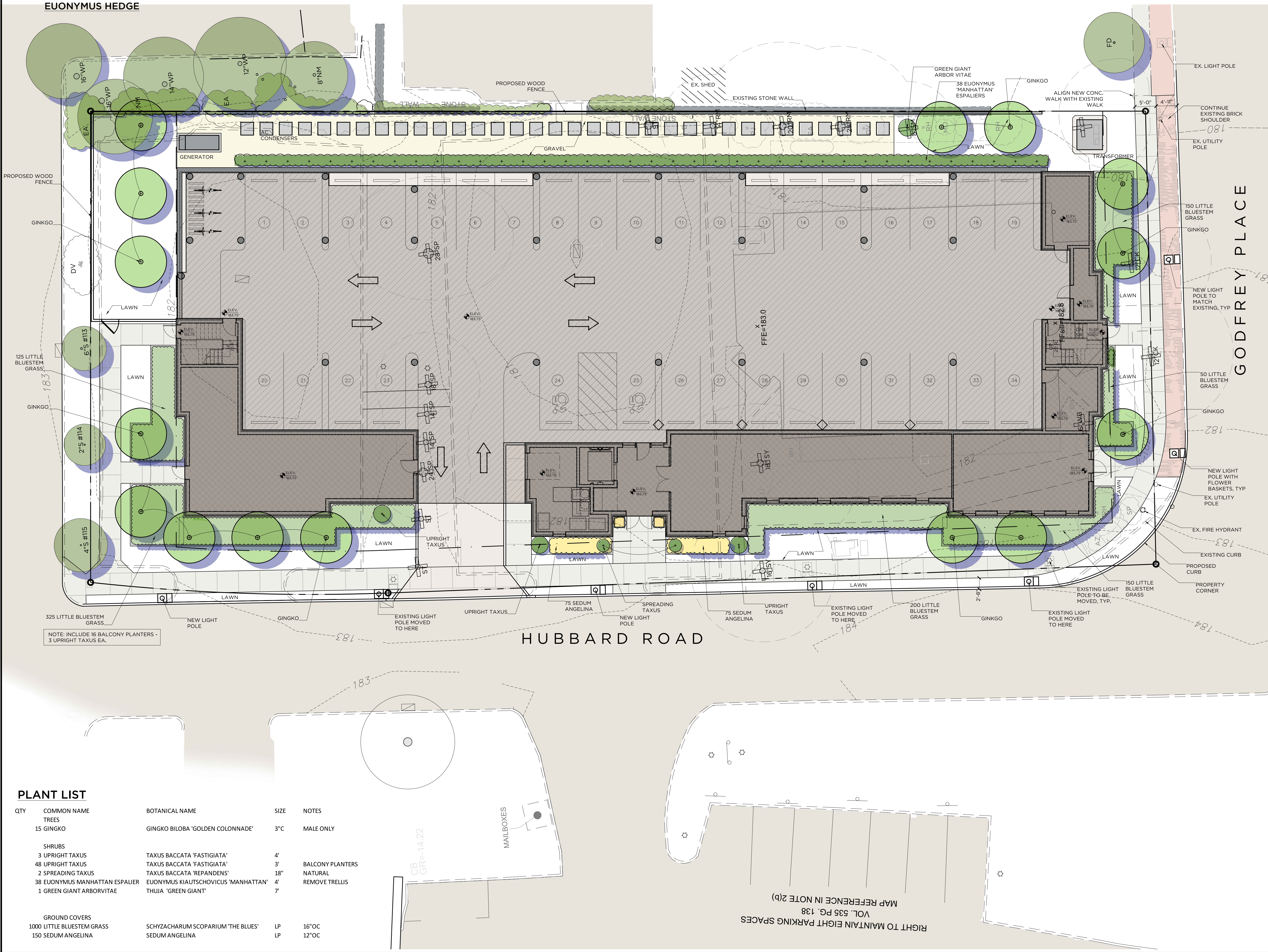


WINTER

LITTLE BLUESTEM GRASS



North



PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
15	GINGKO TREES	GINGKO BILOBA 'GOLDEN COLONADE'	3"	MALE ONLY
SHRUBS				
3	UPRIGHT TAXUS	TAXUS BACCATA 'FASTIGIATA'	4'	BALCONY PLANTERS
48	UPRIGHT TAXUS	TAXUS BACCATA 'FASTIGIATA'	3'	
3	SPREADING TAXUS	TAXUS BACCATA 'REPANDENS'	18"	NATURAL
38	EUONYMUS MANHATTAN ESPALIER	EUONYMUS KIALUTSCHOVICUS 'MANHATTAN'	4'	REMOVE TRELLIS
1	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	7'	
GROUND COVERS				
1000	LITTLE BLUESTEM GRASS	SCHYZACHARUM SCOPARIUM 'THE BLUES'	LP	16" OC
150	SEDUM ANGELINA	SEDUM ANGELINA	LP	12" OC

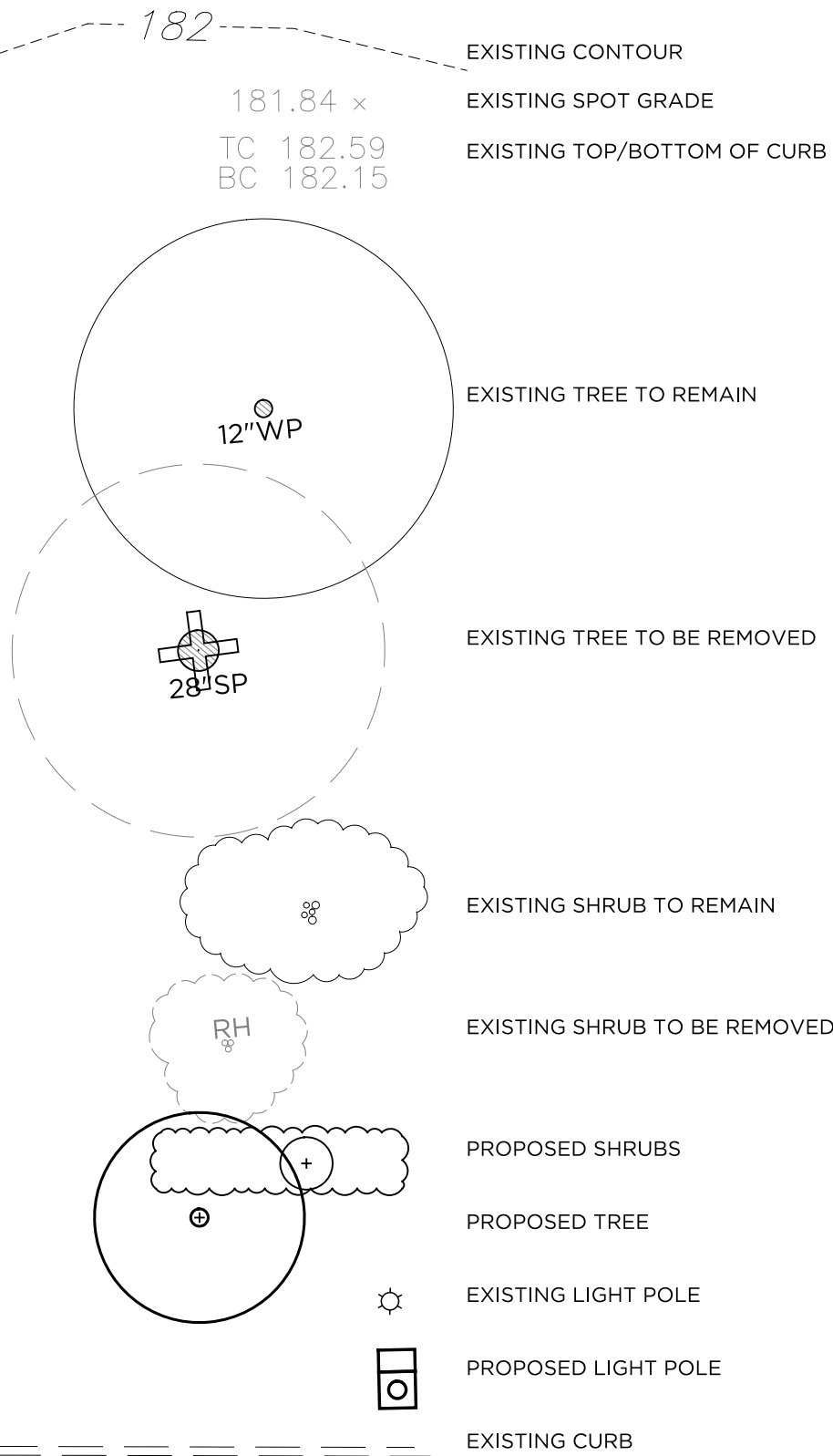


POLE LIGHT



PROPOSED FENCE

LEGEND



REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.27.22	REVISED GENERATOR, TRANSFORMER	

PHASE

P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: RB

PROJ. MANAGER: RG

DATE: 09.09.22

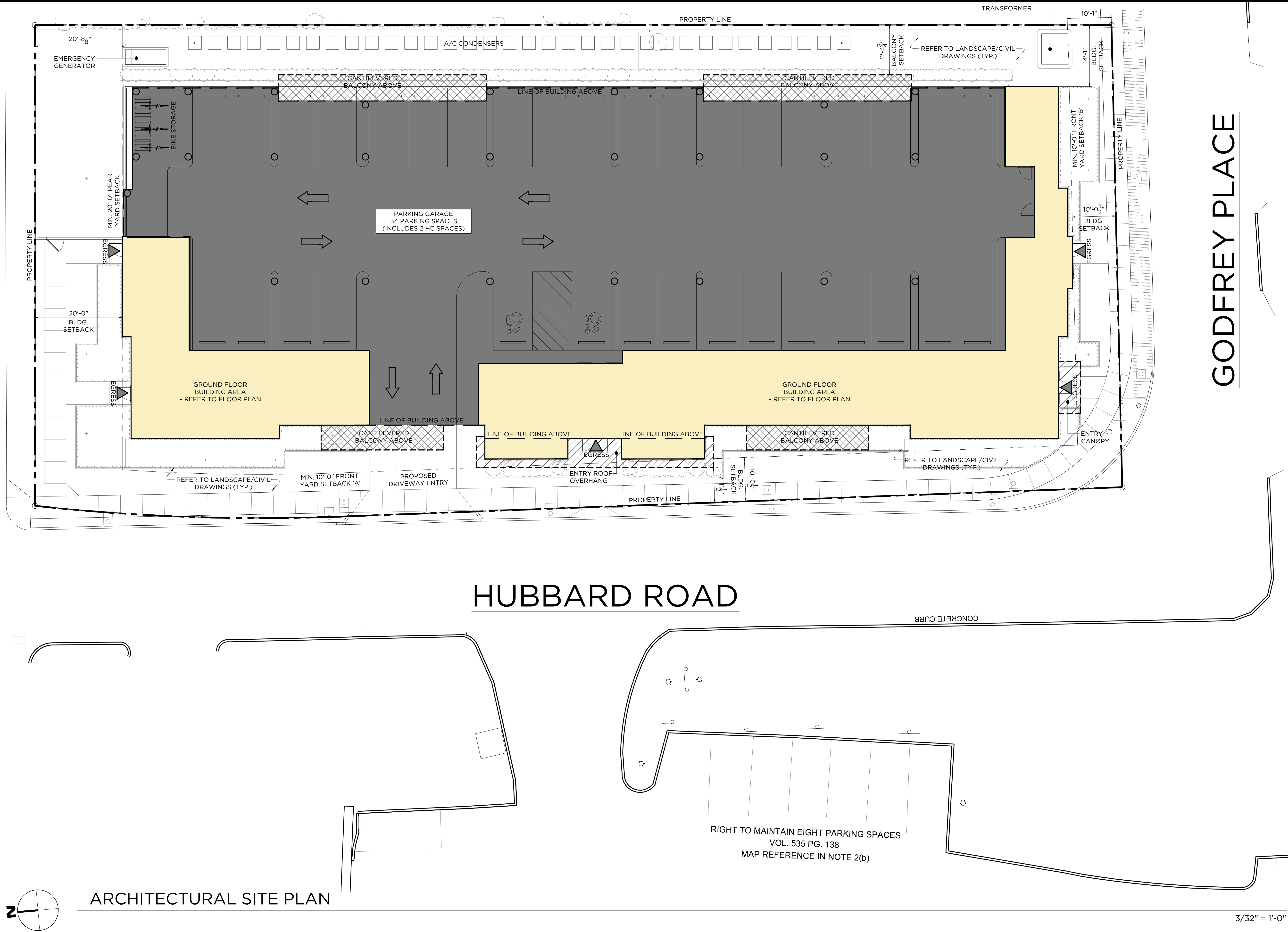
SCALE: 1" = 10'

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L100



HUBBARD ROAD

GODFREY PLACE

ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

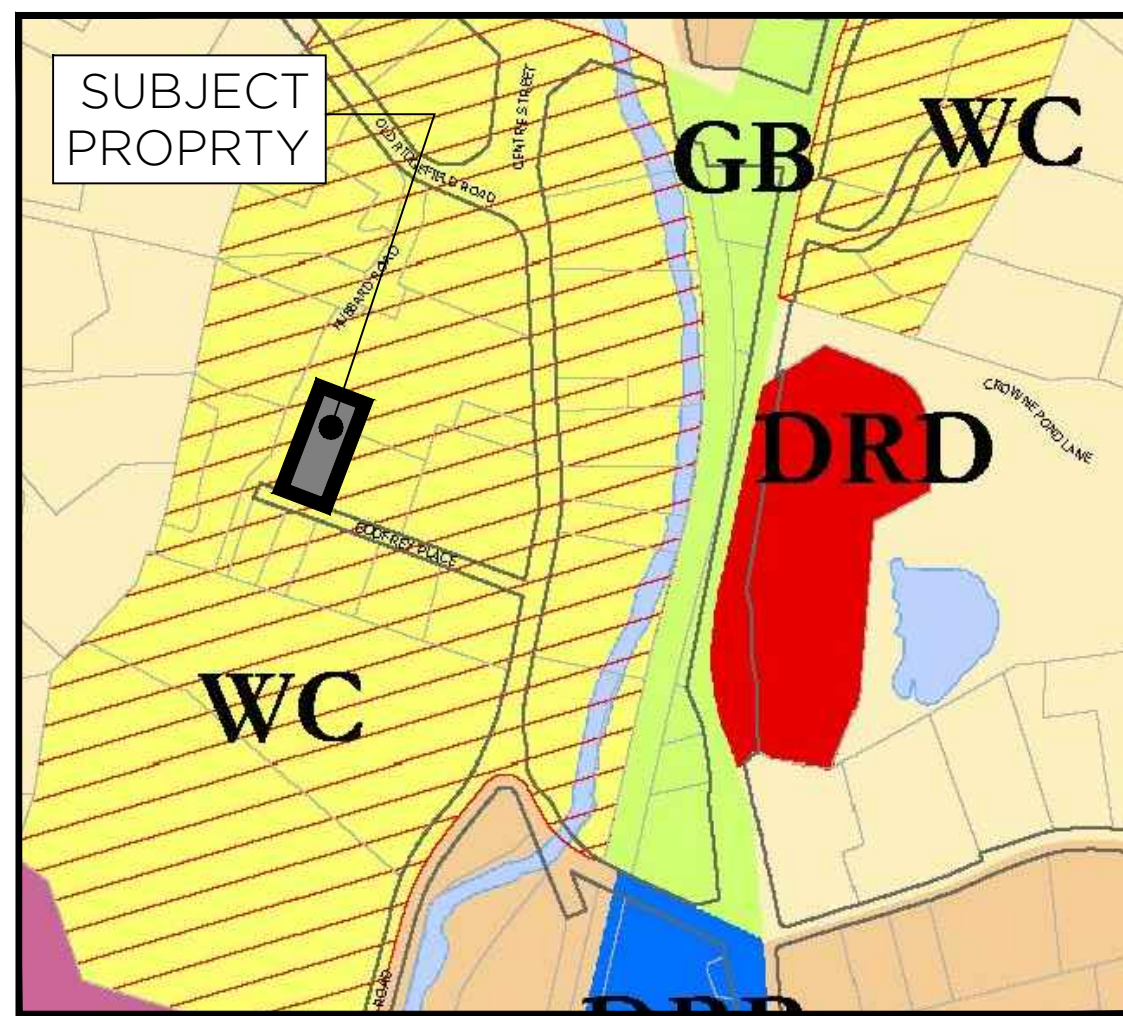
WILTON CENTER LOFTS ZONING CHART		
ZONING DISTRICT: WC WILTON CENTER		
ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' / 20'	10'-0 1/2"
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' / 20'	10'-0 1/2"
SIDE YARD SETBACK	0' MIN.	11'-4 3/4"
REAR YARD SETBACK	20' MIN.	20'-0"
PARKING/LOADING SETBACK	0' MIN.	14'-1"
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	4/51'-6"
BUILDING COVERAGE (%)	30% MAX.	62%*
SITE COVERAGE (%)	80% MAX.	73%*
LOT SIZE	N/A	27,246 SF
LOT FRONTAGE	N/A	N/A
LOT WIDTH	N/A	N/A
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	1.91

PROPOSED AFFORDABLE DWELLING UNITS (ADU)		
- MINIMUM 10% ADU'S REQUIRED: (32) UNITS x 10% = (3.2) = (4) ADU'S REQUIRED		
- (4) ADU'S PROPOSED: SEE BELOW FOR ADU MIX		
UNIT #	UNIT TYPE	FLOOR
103	1BR-A - ONE BEDROOM, ONE BATH	FIRST FLOOR
104	2BR-B (DEN) - TWO BEDROOM, TWO BATH, W/ DEN	FIRST FLOOR
205	1BR-A - ONE BEDROOM, ONE BATH	SECOND FLOOR
301	3BR-B - THREE BEDROOM, TWO BATH	PENTHOUSE FLOOR

NOTE: FINAL ADU MIX TO BE APPROVED BY ANJ.

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS			
FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	4,753.8	0.0	4,753.8
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	9,934.3	41,993.9	51,928.2
FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA			
FLOOR AREA RATIO (F.A.R.) = 51,928.2 SF / 27,246.6 SF			
FLOOR AREA RATIO (F.A.R.) = 1.91			

WILTON CENTER LOFTS UNIT MIX CHART					
UNIT TYPE		QUANTITY			
SF	1ST FLOOR	2ND FLOOR	PENTHOUSE	TOTAL	
1BR-A	829.2	6	2	0	8
1BR-B (DEN)	921.3	2	2	0	4
1BR-C (DEN)	1,249.6	0	0	1	1
2BR-A	1,177.3	4	0	0	4
2BR-B (DEN)	1,474.4	1	1	0	2
2BR-C (DEN)	1,582.3	1	1	0	2
2BR-D (DUPLEX)	1,465.8	0	4	0	4
2BR-E (DEN)	1,409.5	0	0	1	1
3BR-A (DUPLEX)	2,330.5	0	4	0	4
3BR-B	1,504.1	0	0	2	2
TOTAL	14	14	4	32	
UNIT TYPE		TOTAL	PERCENT	PARKING COUNT	
LOCATION	COUNT			ON-SITE	OFF-SITE
1BR	8	25.00%			
1BR (DEN)	5	15.63%			
2BR	4	12.50%			
2BR (DEN)	5	15.63%			
2BR (DUPLEX)	4	12.50%			
3BR	2	6.25%			
3BR (DUPLEX)	4	12.50%			
TOTAL	32	100.00%			
				TOTAL	42
				* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS	
				SPACES/UNIT	1.31



"ZONING MAP TOWN OF WILTON, CT" DATED OCTOBER 29, 2018
PROVIDED BY TOWN OF WILTON, CT



ZONING MAP

NTS

SITE PLAN LEGEND

	GROUND FLOOR BUILDING AREA
	COVERED GARAGE AREA
	CANTILEVERED BALCONY ABOVE
	ENTRY ROOF OVERHANG/CANOPY ABOVE
EGRESS	BUILDING EGRESS EXIT POINT

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013
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ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.

AS100



THE IVY AT WILTON CENTER - 3 HUBBARD ROAD WILTON, CT



23 HUBBARD ROAD WILTON, CT



148 OLD RIDGEFIELD ROAD, WILTON CT



195 DANBURY ROAD, WILTON CT (OFFICE)



200 DANBURY ROAD WILTON, CT



SUNRISE SENIOR LIVING 211 DANBURY ROAD WILTON, CT

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WILTON CENTER LOFTS

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12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

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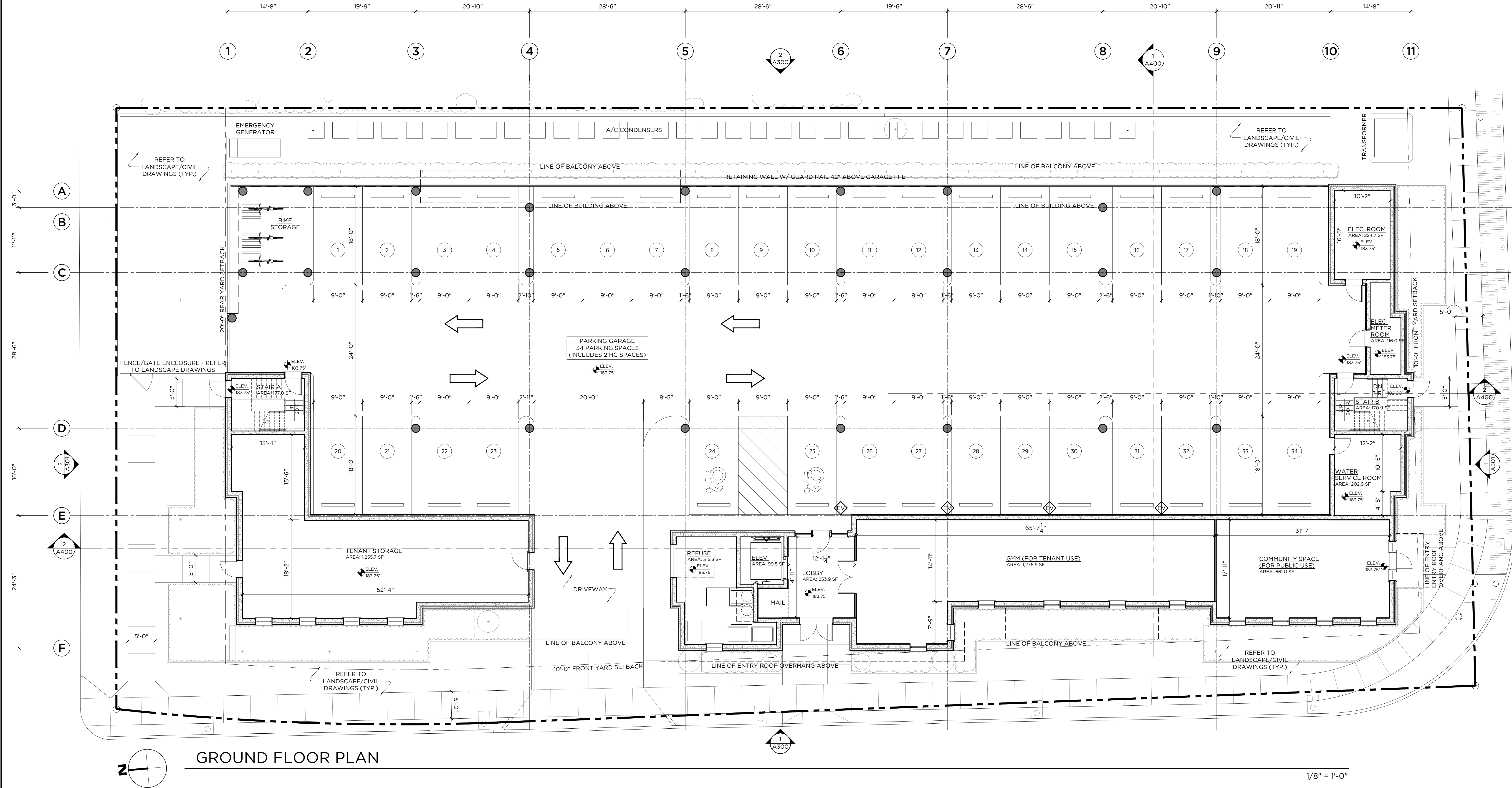
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CONTEXT IMAGES

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AS101

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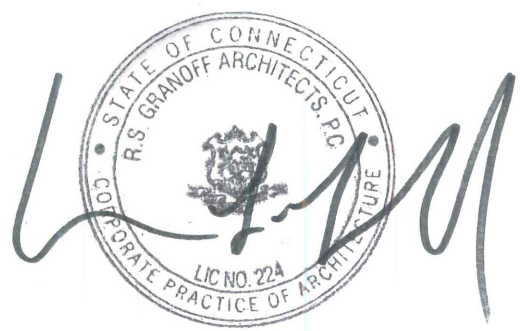
GROUND FLOOR PLAN

1/8" = 1'-0"

REVISIONS

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WILTON CENTER LOFTS

PROJECT ADDRESS:

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WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

09/30/2022

SCALE:

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GROUND FLOOR PLAN

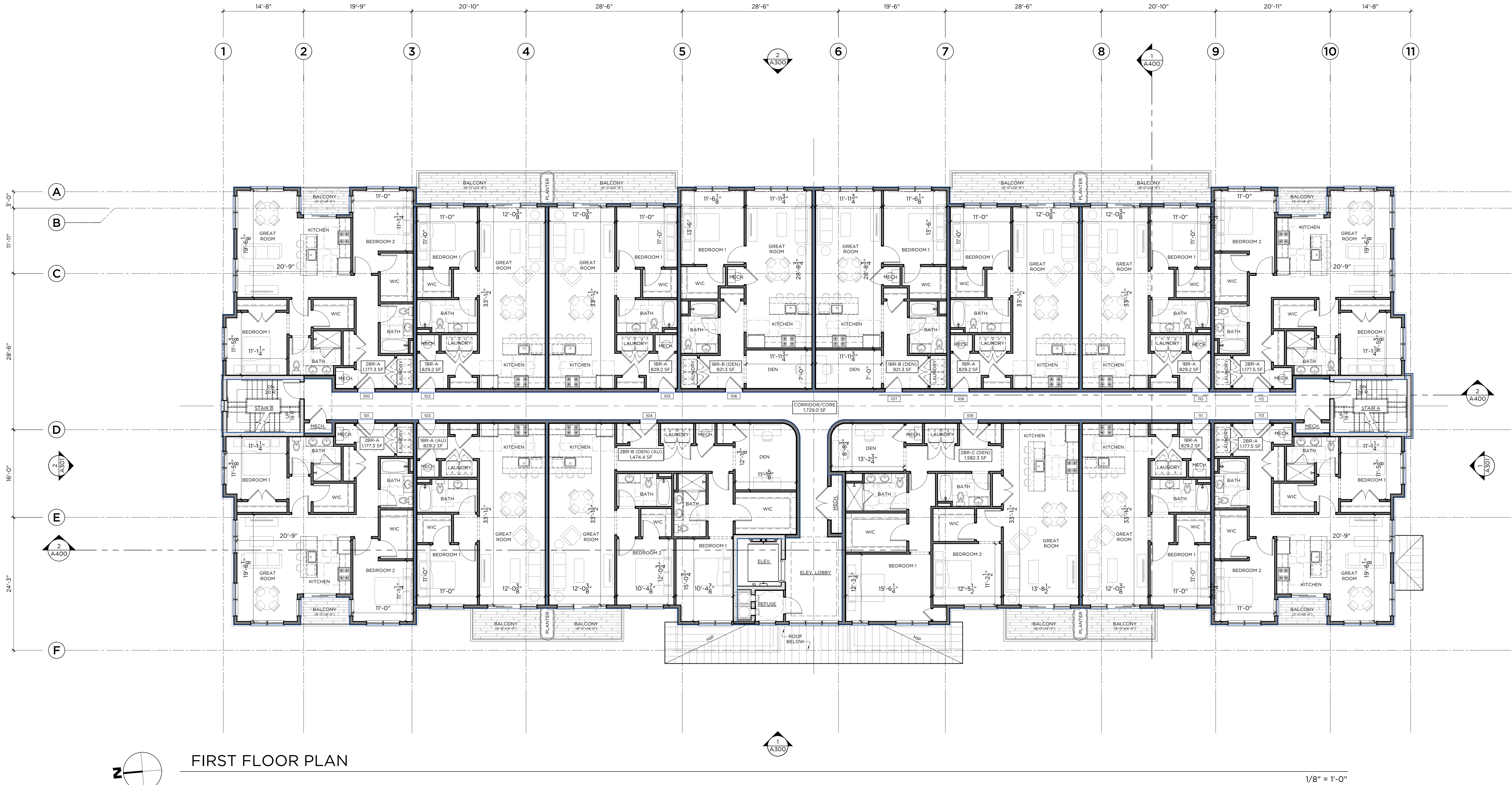
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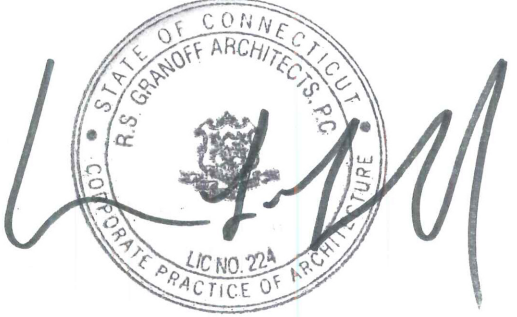
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FIRST FLOOR PLAN

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
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WILTON, CT 06897

JOB NO.: 22013

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DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NO.

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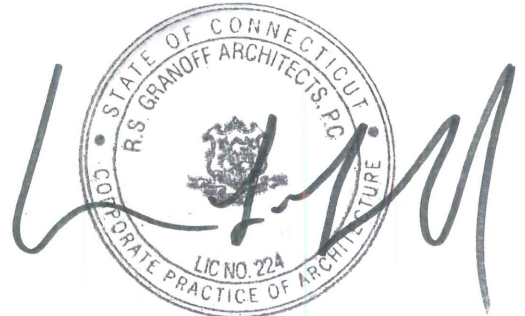
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SECOND FLOOR PLAN

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DRAWING TITLE
SECOND FLOOR PLAN

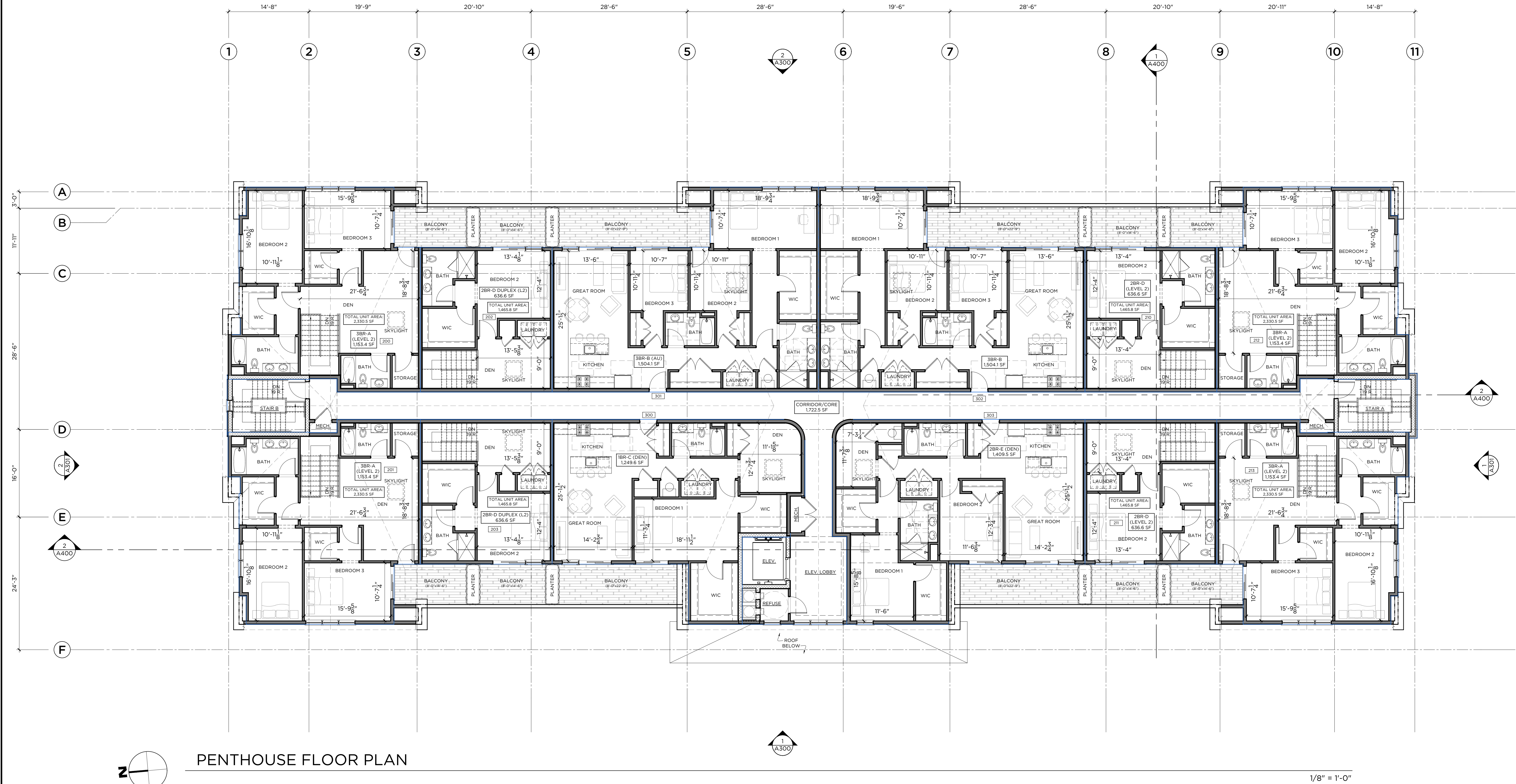
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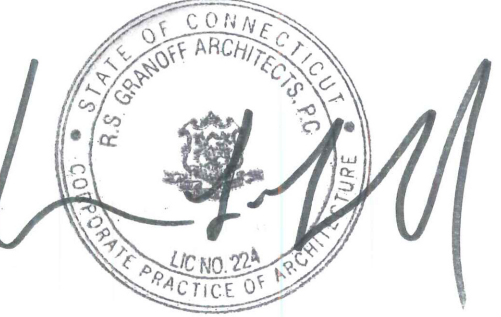
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JOB NO.: 22013

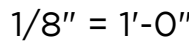
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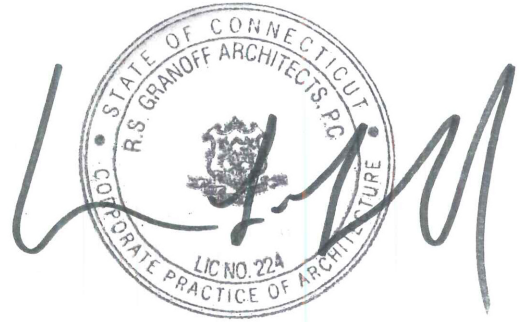
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PENTHOUSE FLOOR PLAN

DRAWING NO.

A103

[illegible]

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DRAWING TITLE

ROOF PLAN

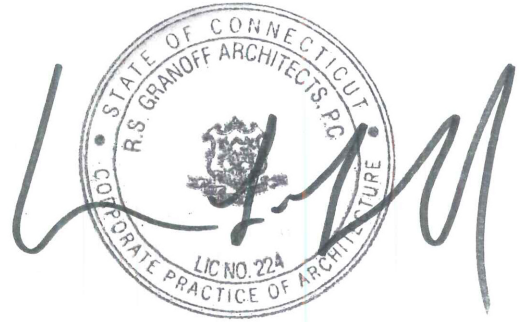
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A104

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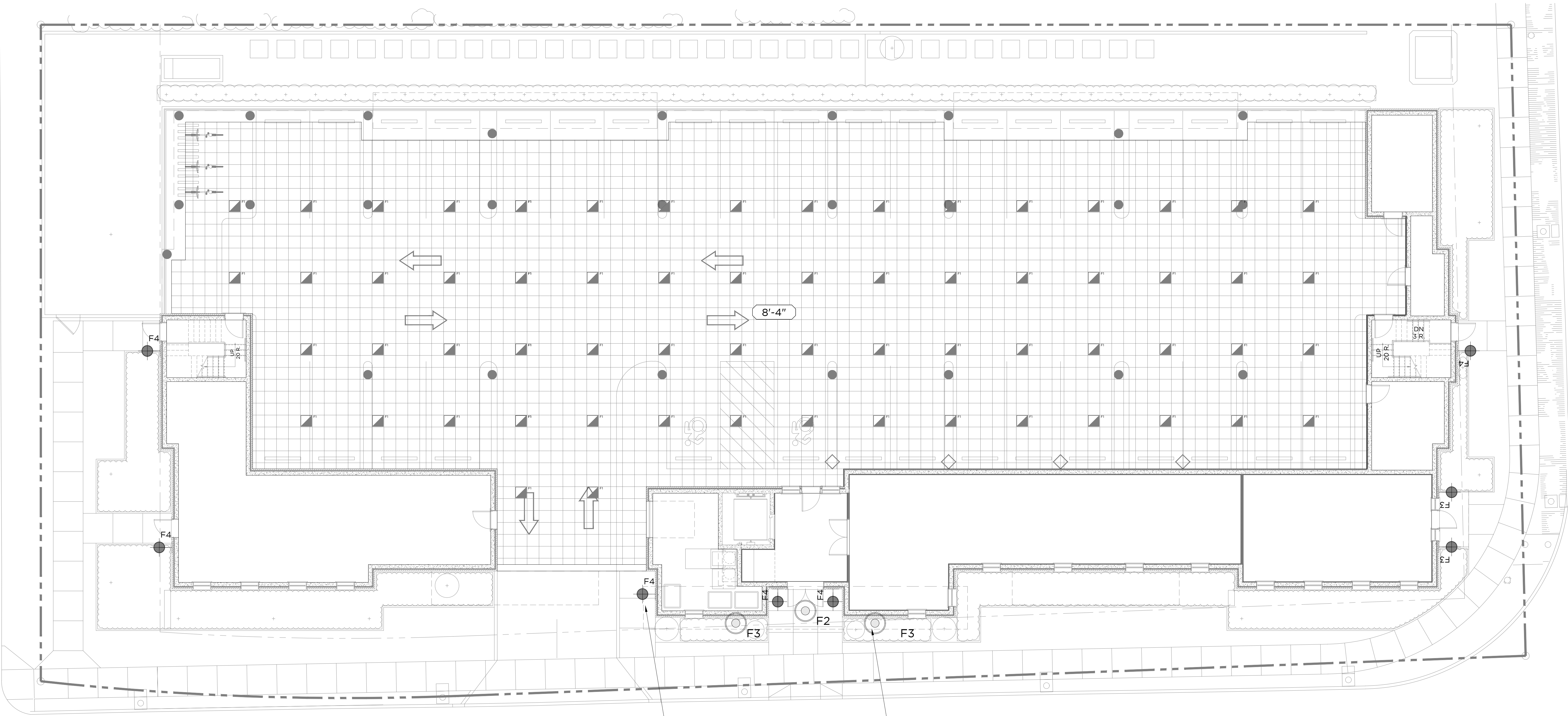
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WILTON CENTER LOFTS
PROJECT ADDRESS:
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WILTON, CT 06897
JOB NO.: 22013
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DATE: 09/30/2022 SCALE: AS NOTED
DRAWING TITLE
GROUND FLOOR EXTERIOR LIGHTING PLAN
DRAWING NO.

A200

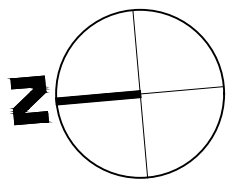
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LIGHTING FIXTURE LEGEND			
KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2x4 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (UP/DOWN)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SPALLS)		

EXTERIOR SCONCES
MOUNTED
AT 72"






DOWNLIGHTS MOUNTED
AT +/- 10'-6"

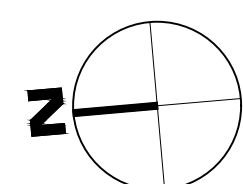


GROUND FLOOR EXTERIOR LIGHTING PLAN
GARAGE

1/8" = 1'-0"



LIGHTING FIXTURE LEGEND			
LIST FIXTURES AS REQUIRED BY CODE, SEE REF. DRAWINGS FOR LOCATIONS			
KEY	TYPE	MODEL	REMARKS
 F1	EXTERIOR RECESSED 2X2 LED		
 F2	EXTERIOR DOWNLIGHT		
 F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
 F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
 F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		



FIRST FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

[illegible]

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS
12 GODFREY PLACE
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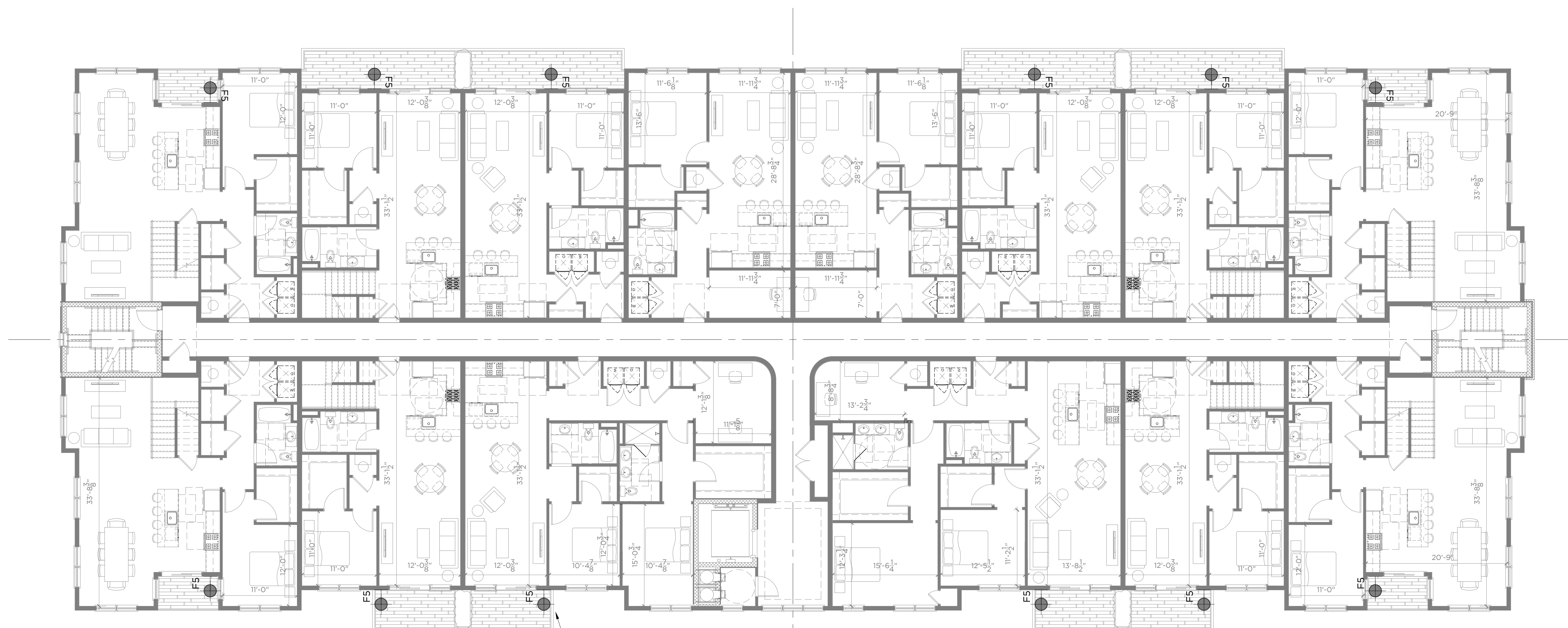
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FIRST FLOOR EXTERIOR LIGHTING
PLAN






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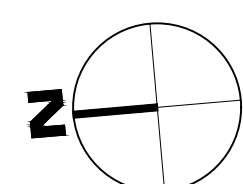
A201

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EXTERIOR SCONCES
— MOUNTED
AT 66"

LIGHTING FIXTURE LEGEND			
STRUCTURES AS REQUIRED BY CODE, SEE GENERAL NOTES FOR LOCATIONS			
KEY	TYPE	MODEL	REMARKS
 F1	EXTERIOR RECESSED 2X2 LED		
 F2	EXTERIOR DOWNLIGHT		
 F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
 F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
 F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

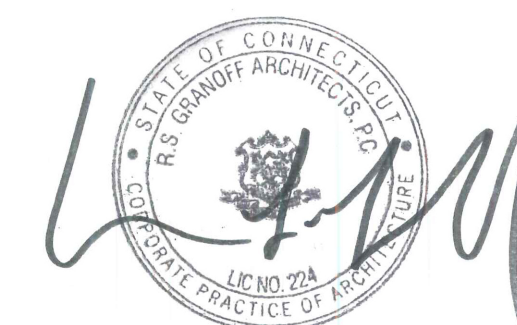


SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

[illegible]

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

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DATE: 09/30/2022 SCALE: AS NOTED
DRAWING TITLE
**SECOND FLOOR EXTERIOR
LIGHTING PLAN**

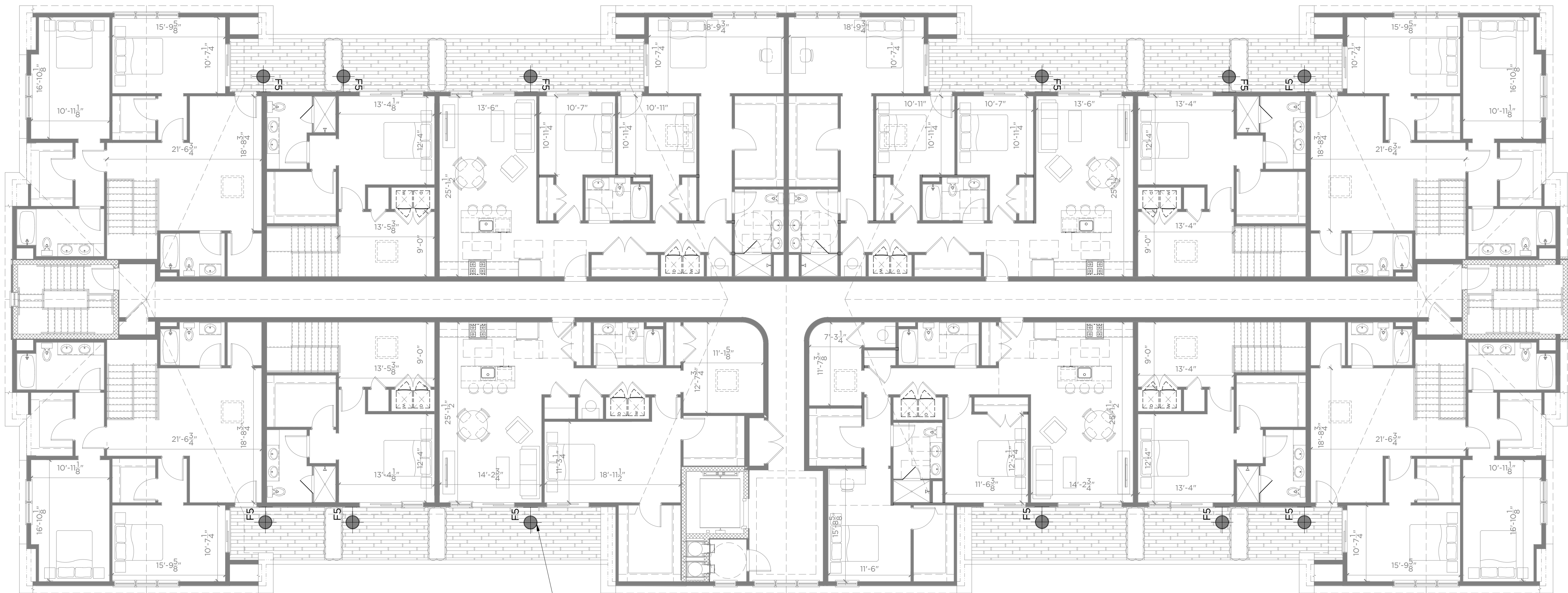
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A202

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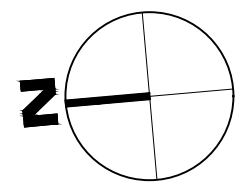
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EXTERIOR SCONCES
MOUNTED
AT 66"

LIGHTING FIXTURE LEGEND			
FIXTURES USED AS NOTED BY CODE. SEE MEP DRAWINGS FOR LOCATIONS.			
KEY	TYPE	MODEL	REMARKS
R1	EXTERIOR RECESSED 2x4 LED		
D2	EXTERIOR DOWNLIGHT		
D3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
FS	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
FS	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		



PENTHOUSE EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

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WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

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DRAWING TITLE
THIRD FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A203

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1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"



2 EAST ELEVATION (SIDE)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCNCE 4"	RECARNGULAR EXTERIOR WALL SCNCE SEE LIGHTING PLAN FOR DETAILS	GREY

REVISIONS

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:

12 GODFREY PLACE
WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

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WEST & EAST ELEVATION

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A300

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1 SOUTH ELEVATION (FRONT 'B')

1/8"=1'-0"



2 NORTH ELEVATION (REAR)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF-ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4" x 6" POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4" x 6" POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCNCE 4"	RECARNGULAR EXTERIOR WALL SCNCE SEE LIGHTING PLAN FOR DETAILS	GREY

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE

P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:

12 GODFREY PLACE
WILTON, CT 06897

JOB NO.:

22013

DRAWN BY:

CC/GC

PROJ. MANAGER:

RG

DATE:

09/30/2022

SCALE:

AS NOTED

DRAWING TITLE

SOUTH & NORTH ELEVATIONS

DRAWING NO.

A301



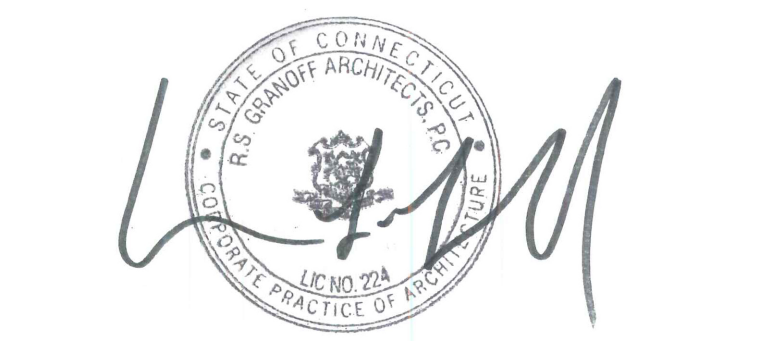
■ RENDERING-WEST ELEVATION



■ RENDERING-MAIN ENTRY WEST ELEVATION

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:
WILTON CENTER LOFTS
PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897
JOB NO.: **22013**
DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**
DATE: **09/30/2022** SCALE: AS NOTED
DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.
A302



■ RENDERING-CORNER GODFREY AND HUBBARD

CONSULTANTS

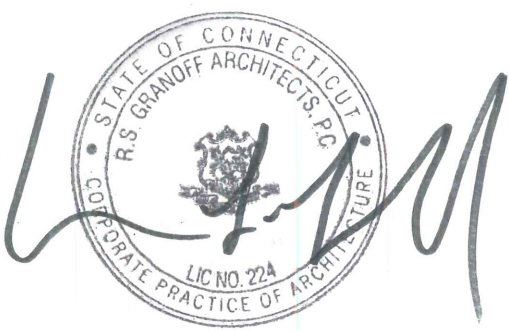
CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **09/30/2022** SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.

A302A



■ RENDERING-WEST ELEVATION



■ RENDERING-MAIN ENTRY WEST ELEVATION

CONSULTANTS

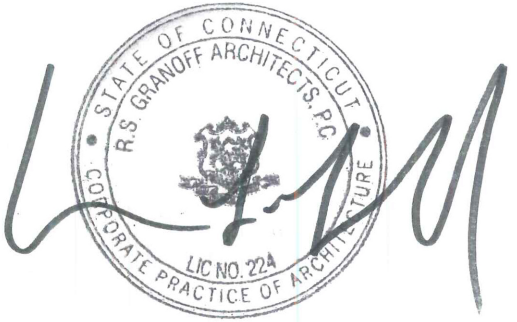
CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

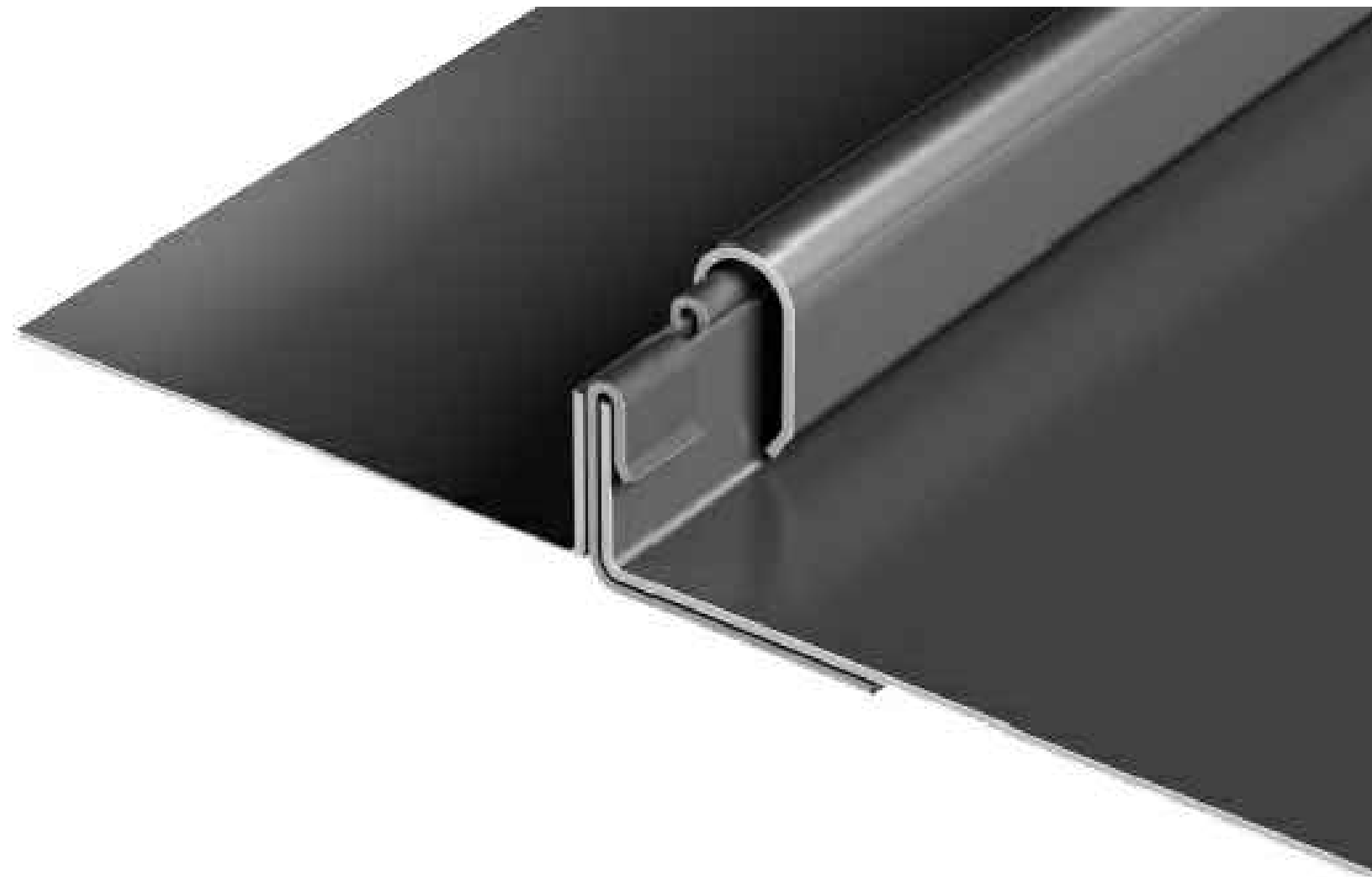
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DATE: **09/30/2022** SCALE: AS NOTED

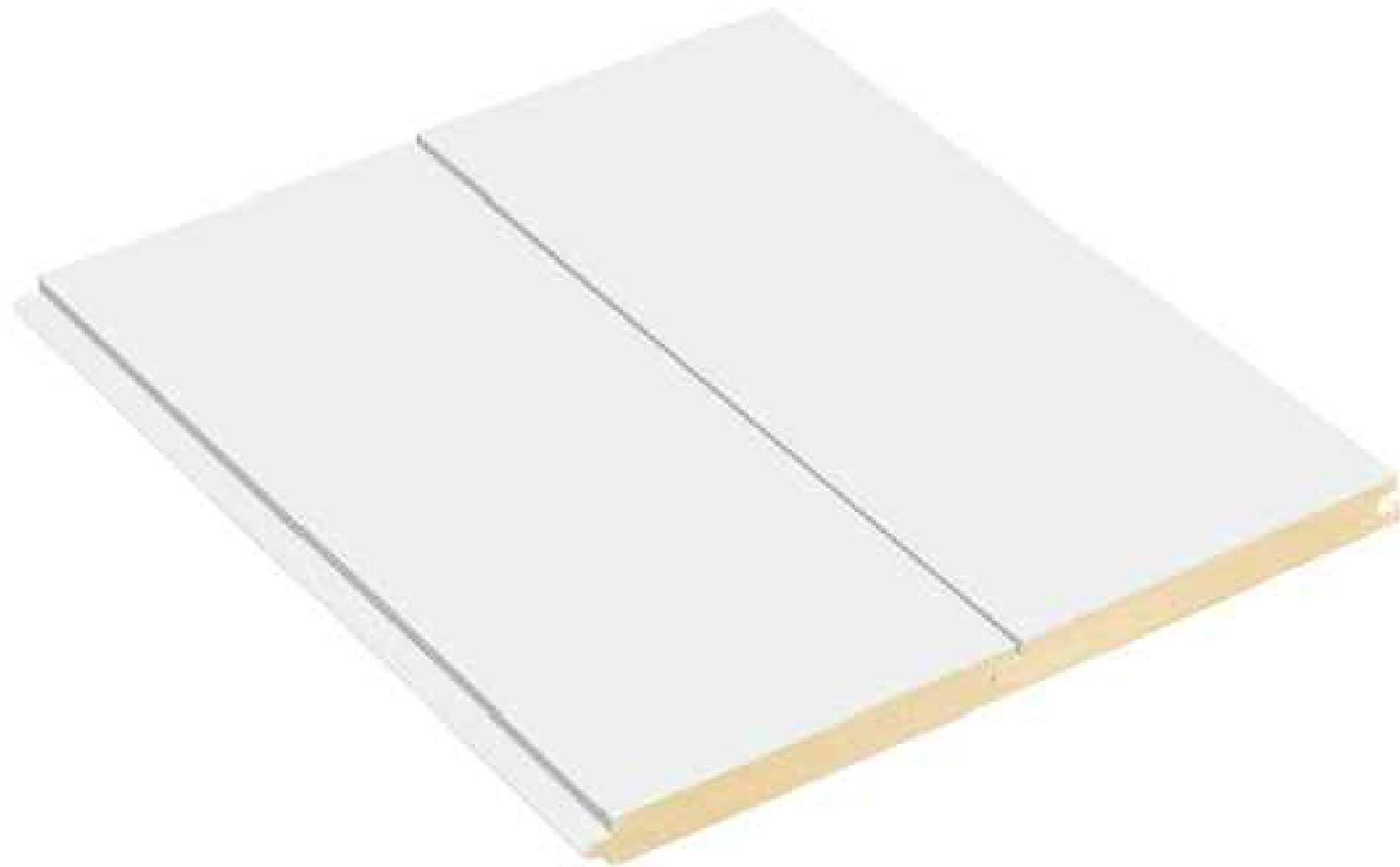
DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.

A302B



■ STANDING SEAM METAL ROOF (16IN O.C.) CHARCOAL



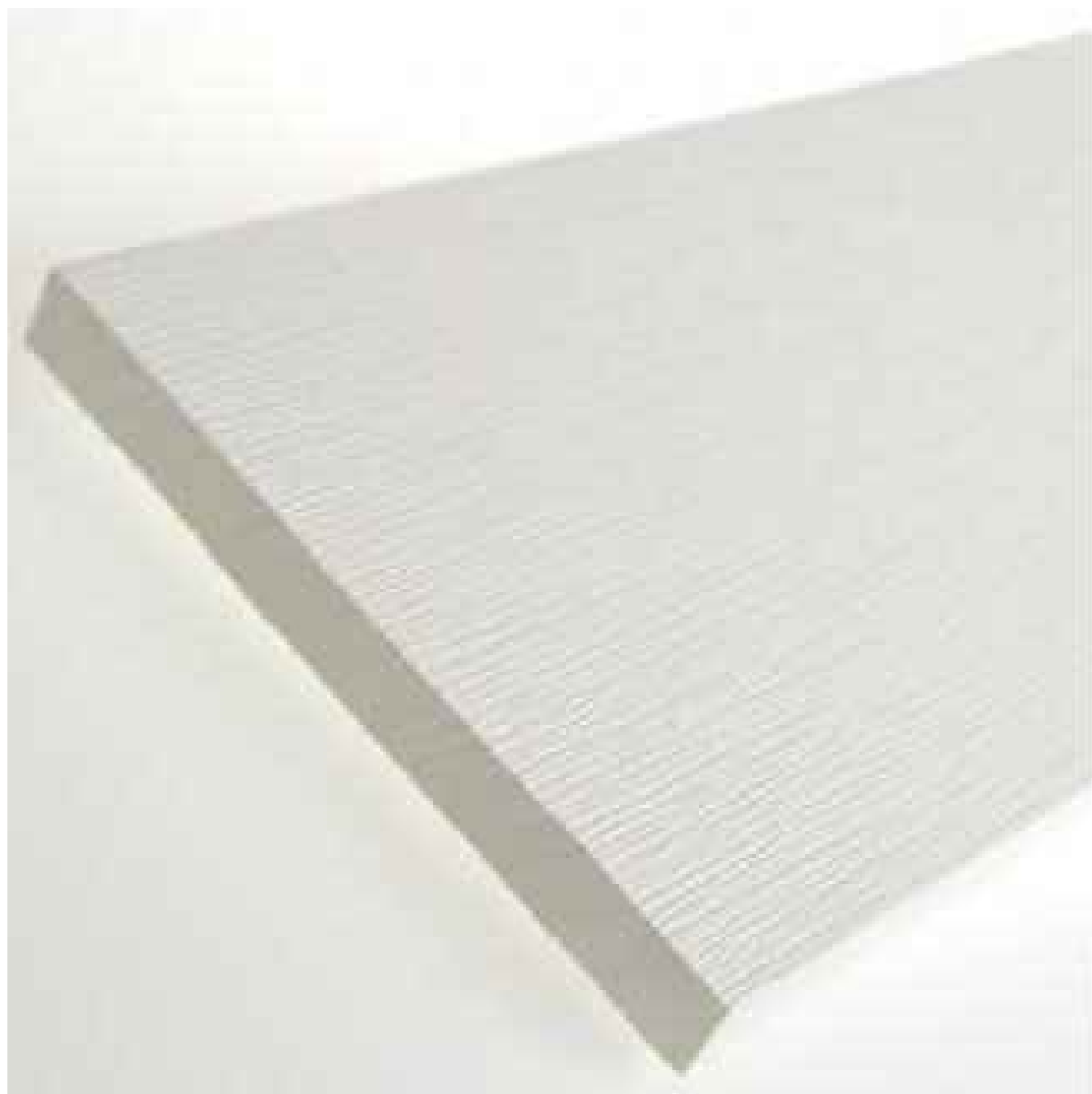
■ POLYASH (TRUEXTERIOR) NICKEL GAP SIDING WHITE



■ ALUMINUM CLAD WOOD CASEMENT WINDOW-2 OVER 2-CHARCOAL



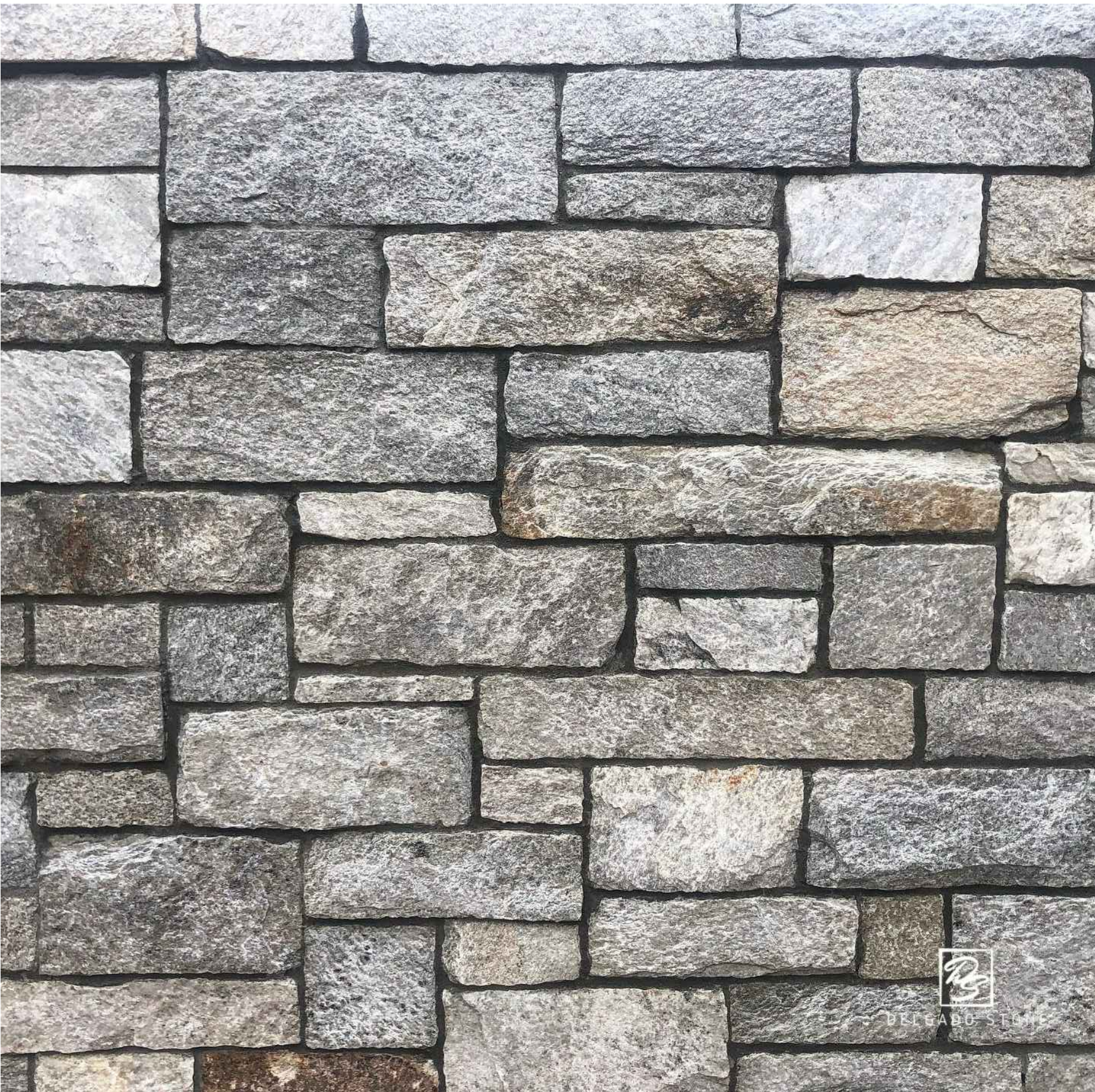
■ GALVANIZED HALF ROUND GUTTERS



■ 1X POLYAASH TRIM FOR FASCIA RAILINGS AND TRIM



■ METAL LINEAR BAR RAILING HORIZONTAL -CHARCOAL



■ ASHLAR THINSTONE VENEER



■ LINEAR EXTERIOR WALL SCONCE-CHARCOAL

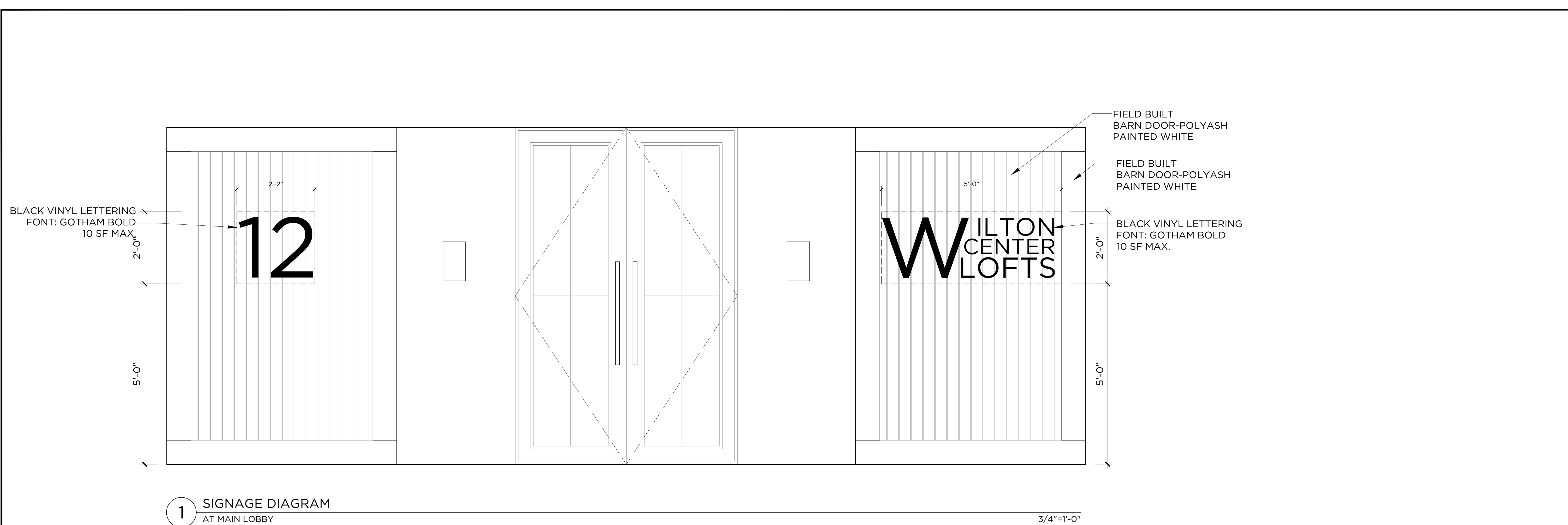
REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:
WILTON CENTER LOFTS
PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897
JOB NO.: **22013**
DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**
DATE: **09/30/2022** SCALE: AS NOTED
DRAWING TITLE
EXTERIOR MATERIALS

DRAWING NO.
A303



2 RENDERING OF SIGNAGE AT ENTRY
AT MAIN LOBBY

NTS

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT NAME:
WILTON CENTER LOFTS

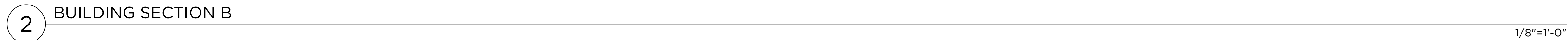
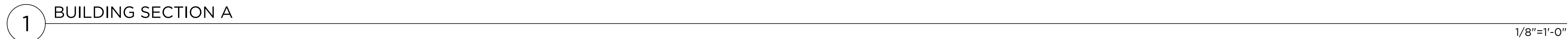
PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**
DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**
DATE: **09/30/2022** SCALE: AS NOTED

DRAWING TITLE
SIGNAGE

DRAWING NO.

A304



PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION



PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013	
DRAWN BY: CC/GC	PROJ. MANAGER: RG
DATE: 09/30/2022	SCALE: AS NOTED

DRAWING TITLE

BUILDING SECTIONS

DRAWING NO. _____

A400



Reflectances:
Ceiling: 80%
Walls: 50%
Floor: 20%

Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
3	F2	13.3	Single	0.810	Lighthouse T3RF-T-01-00-GSL-860-30-8014-x-x Recessed in Ceiling
8	F4	6	Single	0.900	Design Plan BR40062-S-1-L-x BOF # 6FT AFG
60	F1	25.06	Single	0.900	Columbia CFF22-40_33_2835 (2800L) Recessed in Ceiling

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Exterior Calc	FC	0.89	15.2	0.0	N.A.	N.A.
Garage Floor	FC	13.32	20.4	1.6	8.33	12.75

EXTERIOR SCONCES
MOUNTED
AT 72"

DOWNLIGHTS MOUNTED
AT +/- 10'-6"

UNITS TO THE QUARTER FOR
ADJUSTMENT FROM THE LAST QUARTER
TO THE NEXT

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminate.com

illuminate

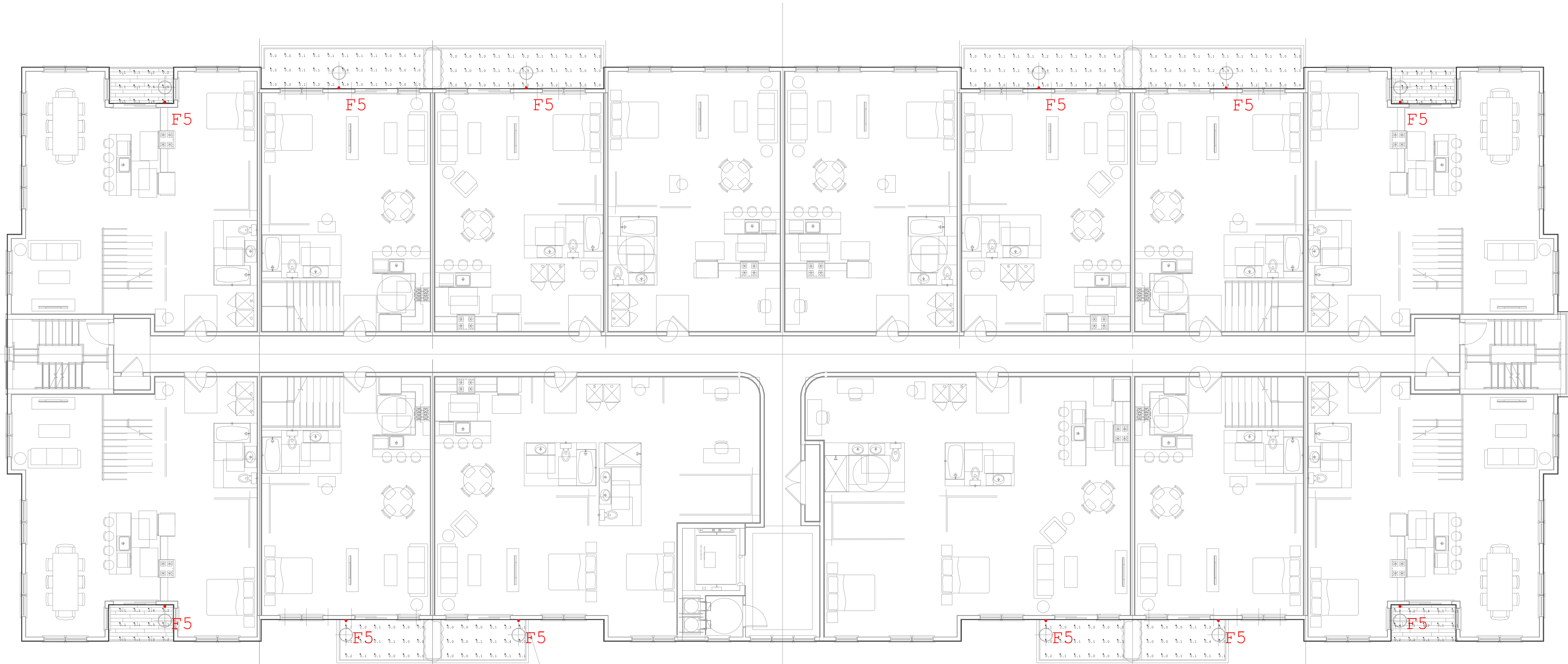
263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 10/3/2022
Revision:-----
Scale: 1/8" = 1'-0"
Drawn By: CK

Drawing Number:

L-1

Sheet 1 of 1




Luminaire Schedule					
Qty	Label	Watts	Arrangement	LFP	Description
12	F5	2	Single	0.900	Design Plan BR20022-5-L-L-w BOF @ 5FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Balconies	Fc	0.51	5.3	0.0	N.A.	N.A.	

EXTERIOR SCONCES
MOUNTED
AT 66"

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminate.com


263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 10/3/2022
Revision:-----
Scale: 1/8" = 1'-0"
Drawn By: CK

Drawing Number:

L-2

Sheet 1 of 1

Drainage Summary Report

12 Godfrey Place

Prepared by

Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on:

September 30, 2022

Issued for:

Site Plan Approval


Craig J. Flaherty, P.E.
CT Lic. No. 21149

Table of Contents

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Water Quality Volume & 72 Hour Drawdown Calculations	Appendix 2
HydroCAD Model	Appendix 3
NRCS Soils Information	Appendix 4

Drainage Summary Narrative

Greenwich Realty Development LLC, the owner of 12 Godfrey Place, is proposing to replace the existing office building with a four-story residential building consisting of 32 apartments. The property is 0.625 acres and lies in the Wilton Center District. The property is located northeast of the intersection of Godfrey Place and Hubbard Road. It is bordered to its east by multi-family housing owned by the Wilton Library Association and to the north by a commercial property owned by the Town of Wilton and developed with multiple storefronts.

The site is located within Zone X as depicted on the Federal Emergency Management Agency – Flood Insurance Map Community No. 090020 Panel 383 Suffix F, effective date June 18, 2010. The site is served by public water and sanitary sewer service.

Existing Conditions

The site is currently developed with a three-story office building situated on the southern half of the site. Two parking lots are located in the northern half of the property. Impervious surfaces cover 18,653 square feet (68.5%) of the site.

The site lies in the Norwalk River Watershed. Runoff from the site drains overland to the north into Hubbard Road and to the southwest into Godfrey Place. Catch basins in Hubbard Road drain north then east through the Town of Wilton property, across Old Ridgefield Road and into the Norwalk River. Stormwater in Godfrey Place is captured and conveyed through the Stop & Shop property before crossing Old Ridgefield Road and discharging into the Norwalk River. Study points were established along both Hubbard and Godfrey.

The site currently has dry wells located in each of the parking lot. Both drywells are designed without outlet. The north lot dry well captures runoff from the surrounding pavement and theoretically overtops in the 25-year storm via the curb cut into Hubbard Road. The south lot dry well captures runoff from the surrounding pavement and building and theoretically overtops in the 10-year storm. Both drywells were factored in the existing conditions analysis with below and above-grade storage modeled. An exfiltration rate of 1.02 inches per hour was modeled, reflecting the Default (Rawls) infiltration rate for HSG B Sandy Loam soils consistent with those found on-site.

Proposed Conditions

The proposed work includes the demolition of the existing office and parking and construction of the new four-story residential building. Parking is provided on-grade, under the second story of the building. The improvements result in 20,665 (75.8%) of impervious coverage, an increase of 2,012 square feet. Atlas-14 rainfall rates were used in the drainage analysis.

The impacts resulting from the increase in impervious coverage and removal of the existing drywells are mitigated using an infiltration system consisting of (18) 5'-tall Retain-It units. The infiltration system is located within the footprint of the building, below the on-grade parking. The entire building, in addition to the area north and east of the building, is directed to the system. Water

Quality treatment is provided to the tributary area via infiltration (Appendix 2). The infiltration system is sized to fully infiltrate runoff through the 25-year storm. In the 50 & 100-year storm, stormwater will discharge via a 6" pipe connected to the catch basin in Hubbard Road. Area Drain #4, located along the east side of the building, serves as the high overflow for the system in the event of an anomaly or greater than 100-year storm. It is not designed to discharge through the 100-year storm and is intended as a precaution for more severe rain events.

The remainder of the site bypasses the infiltration system and flows into Godfrey and Hubbard. These areas consist of the landscaping, walks and driveway which pitch away from the building and towards the back of curb. Given that the existing site only discharges to Hubbard when the north lot drywell overtops, the Hubbard Study Point does witness a minor increase in peak flows. The tables below compare existing and proposed conditions for both study points:

Peak Flow (cfs)						
Return Period (yrs)	Godfrey Place			Hubbard Road		
	Ex	Pr	Change	Ex	Pr	Change
10	0.30	0.23	-0.07	0.00	0.17	0.17
25	0.42	0.32	-0.10	0.05	0.23	0.18

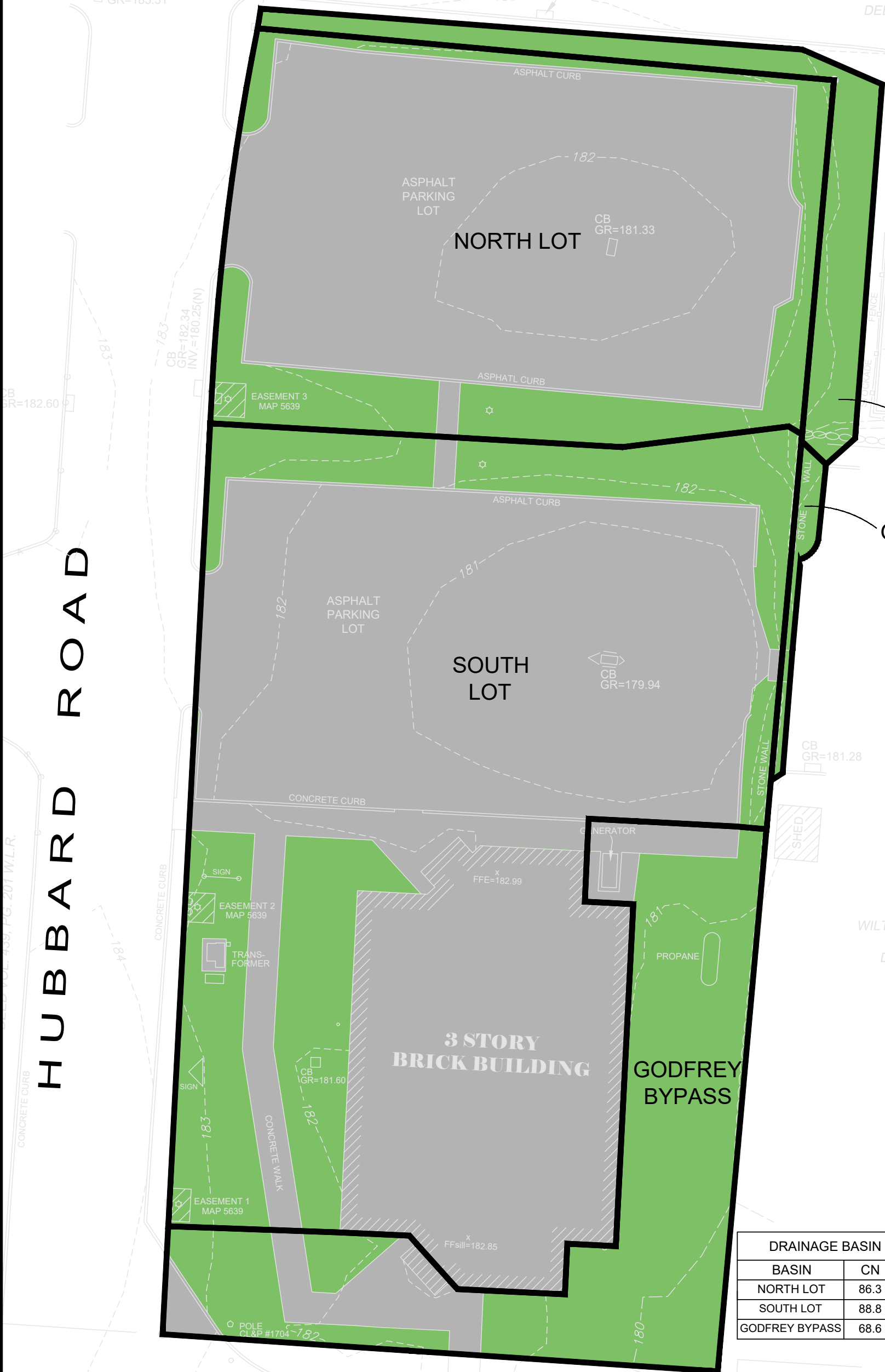
*Runoff values taken from the HydroCAD Report found in Appendix 3

Summary

The proposed stormwater system is designed to capture and treat runoff originating from 80% of the site. The system is sized to infiltrate all tributary runoff through the 25-year storm. Minor areas of landscaping, walks, and drive discharge to the gutters along Hubbard Road and Godfrey place. It is our belief that the proposed drainage improvements are robustly designed and will not negatively impact downstream properties.

Appendix 1

Drainage Basin Maps



OFF-SITE
NORTH LOT

OFF-SITE
GODFREY
BYPASS

NORTH - MAP 5639 P.L.E.

N/F
WILTON LIBRARY ASSOCIATION
#6 GODFREY PLACE
DEED VOL. 973, PG. 44 W.L.R.

DRAINAGE BASIN - SUMMARY TABLE			
BASIN	CN	SIZE (sf)	TC (min.)
NORTH LOT	86.3	3,903	5.0
SOUTH LOT	88.8	15,167	5.0
GODFREY BYPASS	68.6	4,082	5.0

GODFREY PLACE

EXISTING CONDITIONS DRAINAGE BASIN MAP
12 GODFREY PLACE
WILTON, CT



REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.: 10556	DATE: 09/30/2022
	SCALE: 1"=20'



Appendix 2

Water Quality Volume Calculations 72-Hour Drawdown Calculations

Water Quality Volume Calculations

Project: 12 Godfrey Place

Project #: 10556

Date: 9/30/2022

Location: Wilton, CT

By: PBS

Checked: CJF

Infil#1 Basin

Infil#1 Basin

Area=	0.533	acres
Impervious Area=	0.433	acres
I=	0.812	^a
R=	0.781	^b
WQV=	0.035	ac. ft. ^c

WQV=	1,510.1 ft.³^d
-------------	--

^a I=Percent Impervious Coverage

^b $R=0.05+0.009(I)$; Volumetric runoff Coefficient, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

^c $WQV=(1'' \times R \times A)/12$; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

^d Infil #1 provides 5,842 ft.³ of storage below the outlet at elevation 181.50

72-Hour Draw Down Calculations

Project: 12 Godfrey Place

Project #: 10556

Date: 9/30/2022

Location: Wilton, CT

By: PBS

Checked: CJF

Inf#1

Surface Area of Infiltration System (SA)	1,776	ft ²
Volume of Storage of Infiltration System (VS)	4,623	ft ³
Infiltration Rate (IR)	2.20	in/hr ^c
Theoretical Water Column Height	31.24	in ^a
Time of Draw Down	14.20	hr^b

Note: The surface area reflects the footprint of the cultecs and perimeter stone. The volume of water is the storage in the system below the outlet.

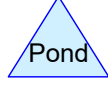
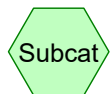
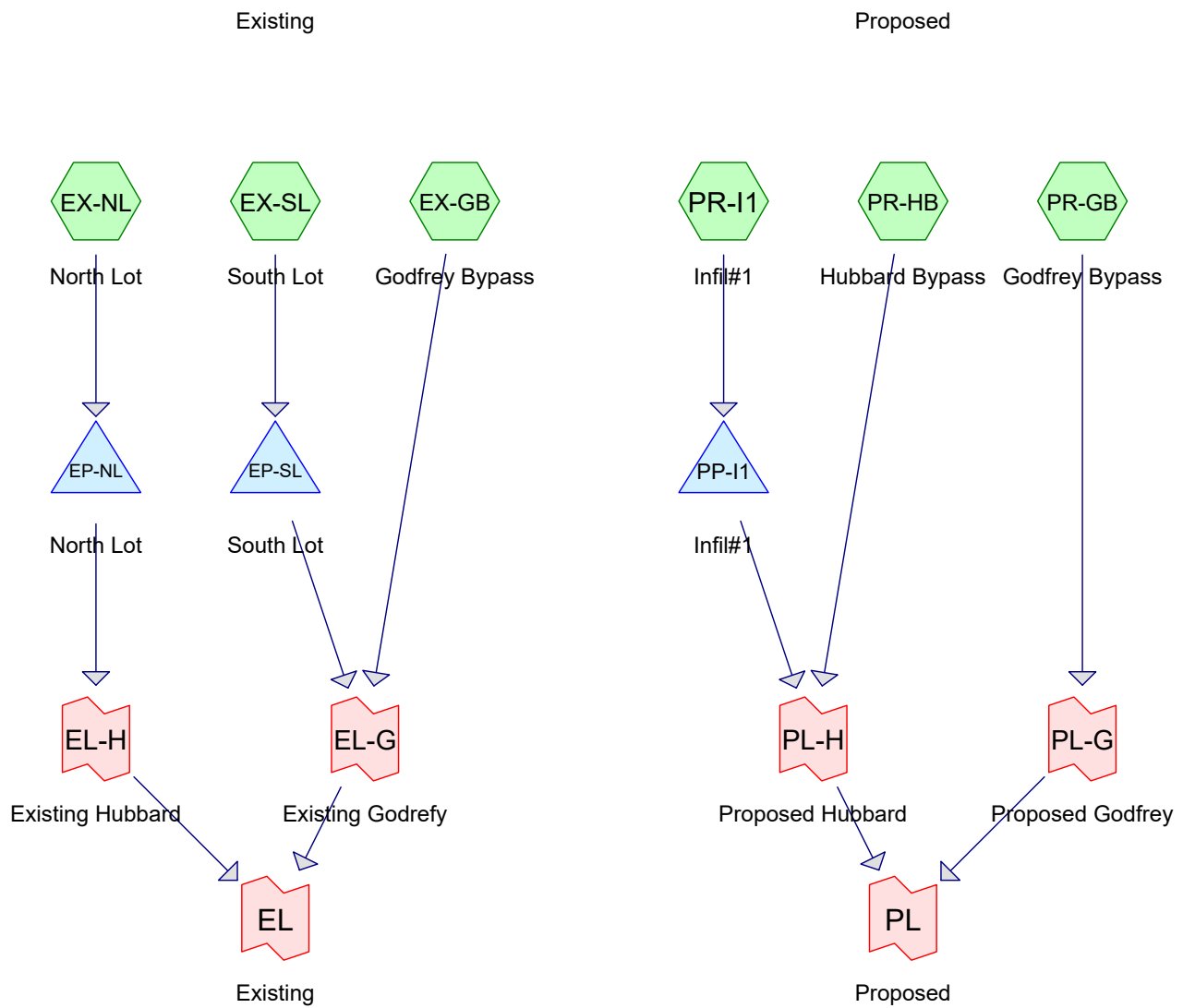
^a Theoretical Water Column Height (WCH) = VS/SA*12

^b Time of Draw Down = WCH/IR

^c Infiltration Rate (IR) taken from PH#1 with FOS of 2 applied (1" in 13.33 min x 2)

Appendix 3

HydroCAD Report



Time span=0.00-24.00 hrs, dt=0.0100 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-GB: Godfrey Bypass	Runoff Area=4,082 sf 20.63% Impervious Runoff Depth>0.96" Tc=0.0 min CN=68.6 Runoff=0.12 cfs 327 cf
Subcatchment EX-NL: North Lot	Runoff Area=9,364 sf 68.38% Impervious Runoff Depth>2.17" Tc=5.0 min CN=86.3 Runoff=0.57 cfs 1,690 cf
Subcatchment EX-SL: South Lot	Runoff Area=15,167 sf 75.22% Impervious Runoff Depth>2.38" Tc=5.0 min CN=88.8 Runoff=1.00 cfs 3,012 cf
Subcatchment PR-GB: Godfrey Bypass	Runoff Area=3,552 sf 23.42% Impervious Runoff Depth>1.02" Tc=5.0 min CN=69.7 Runoff=0.09 cfs 302 cf
Subcatchment PR-HB: Hubbard Bypass	Runoff Area=1,858 sf 53.18% Impervious Runoff Depth>1.73" Tc=5.0 min CN=80.7 Runoff=0.09 cfs 267 cf
Subcatchment PR-I1: Infil#1	Runoff Area=23,203 sf 81.22% Impervious Runoff Depth>2.60" Tc=5.0 min CN=91.1 Runoff=1.64 cfs 5,019 cf
Pond EP-NL: North Lot	Peak Elev=182.24' Storage=1,238 cf Inflow=0.57 cfs 1,690 cf Discarded=0.01 cfs 495 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 495 cf
Pond EP-SL: South Lot	Peak Elev=181.24' Storage=2,464 cf Inflow=1.00 cfs 3,012 cf Discarded=0.01 cfs 549 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 549 cf
Pond PP-I1: Infil#1	Peak Elev=178.62' Storage=2,326 cf Inflow=1.64 cfs 5,019 cf Discarded=0.13 cfs 4,810 cf Primary=0.00 cfs 0 cf Outflow=0.13 cfs 4,810 cf
Link EL: Existing	Inflow=0.12 cfs 327 cf Primary=0.12 cfs 327 cf
Link EL-G: Existing Godfrey	Inflow=0.12 cfs 327 cf Primary=0.12 cfs 327 cf
Link EL-H: Existing Hubbard	Inflow=0.00 cfs 0 cf Primary=0.00 cfs 0 cf
Link PL: Proposed	Inflow=0.18 cfs 569 cf Primary=0.18 cfs 569 cf
Link PL-G: Proposed Godfrey	Inflow=0.09 cfs 302 cf Primary=0.09 cfs 302 cf
Link PL-H: Proposed Hubbard	Inflow=0.09 cfs 267 cf Primary=0.09 cfs 267 cf

Total Runoff Area = 57,226 sf Runoff Volume = 10,619 cf Average Runoff Depth = 2.23"
31.29% Pervious = 17,908 sf 68.71% Impervious = 39,318 sf

Time span=0.00-24.00 hrs, dt=0.0100 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-GB: Godfrey Bypass	Runoff Area=4,082 sf 20.63% Impervious Runoff Depth>2.23" Tc=0.0 min CN=68.6 Runoff=0.30 cfs 760 cf
Subcatchment EX-NL: North Lot	Runoff Area=9,364 sf 68.38% Impervious Runoff Depth>3.89" Tc=5.0 min CN=86.3 Runoff=1.00 cfs 3,034 cf
Subcatchment EX-SL: South Lot	Runoff Area=15,167 sf 75.22% Impervious Runoff Depth>4.15" Tc=5.0 min CN=88.8 Runoff=1.70 cfs 5,246 cf
Subcatchment PR-GB: Godfrey Bypass	Runoff Area=3,552 sf 23.42% Impervious Runoff Depth>2.32" Tc=5.0 min CN=69.7 Runoff=0.23 cfs 688 cf
Subcatchment PR-HB: Hubbard Bypass	Runoff Area=1,858 sf 53.18% Impervious Runoff Depth>3.33" Tc=5.0 min CN=80.7 Runoff=0.17 cfs 515 cf
Subcatchment PR-I1: Infil#1	Runoff Area=23,203 sf 81.22% Impervious Runoff Depth>4.40" Tc=5.0 min CN=91.1 Runoff=2.71 cfs 8,504 cf
Pond EP-NL: North Lot	Peak Elev=182.59' Storage=2,474 cf Inflow=1.00 cfs 3,034 cf Discarded=0.01 cfs 561 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 561 cf
Pond EP-SL: South Lot	Peak Elev=181.65' Storage=4,193 cf Inflow=1.70 cfs 5,246 cf Discarded=0.01 cfs 629 cf Primary=0.03 cfs 447 cf Outflow=0.04 cfs 1,077 cf
Pond PP-I1: Infil#1	Peak Elev=180.20' Storage=4,253 cf Inflow=2.71 cfs 8,504 cf Discarded=0.20 cfs 7,403 cf Primary=0.00 cfs 0 cf Outflow=0.20 cfs 7,403 cf
Link EL: Existing	Inflow=0.30 cfs 1,207 cf Primary=0.30 cfs 1,207 cf
Link EL-G: Existing Godfrey	Inflow=0.30 cfs 1,207 cf Primary=0.30 cfs 1,207 cf
Link EL-H: Existing Hubbard	Inflow=0.00 cfs 0 cf Primary=0.00 cfs 0 cf
Link PL: Proposed	Inflow=0.40 cfs 1,203 cf Primary=0.40 cfs 1,203 cf
Link PL-G: Proposed Godfrey	Inflow=0.23 cfs 688 cf Primary=0.23 cfs 688 cf
Link PL-H: Proposed Hubbard	Inflow=0.17 cfs 515 cf Primary=0.17 cfs 515 cf

Total Runoff Area = 57,226 sf Runoff Volume = 18,748 cf Average Runoff Depth = 3.93"
31.29% Pervious = 17,908 sf 68.71% Impervious = 39,318 sf

Time span=0.00-24.00 hrs, dt=0.0100 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-GB: Godfrey Bypass	Runoff Area=4,082 sf 20.63% Impervious Runoff Depth>3.14" Tc=0.0 min CN=68.6 Runoff=0.42 cfs 1,068 cf
Subcatchment EX-NL: North Lot	Runoff Area=9,364 sf 68.38% Impervious Runoff Depth>5.00" Tc=5.0 min CN=86.3 Runoff=1.27 cfs 3,903 cf
Subcatchment EX-SL: South Lot	Runoff Area=15,167 sf 75.22% Impervious Runoff Depth>5.28" Tc=5.0 min CN=88.8 Runoff=2.14 cfs 6,676 cf
Subcatchment PR-GB: Godfrey Bypass	Runoff Area=3,552 sf 23.42% Impervious Runoff Depth>3.25" Tc=5.0 min CN=69.7 Runoff=0.32 cfs 961 cf
Subcatchment PR-HB: Hubbard Bypass	Runoff Area=1,858 sf 53.18% Impervious Runoff Depth>4.39" Tc=5.0 min CN=80.7 Runoff=0.23 cfs 680 cf
Subcatchment PR-I1: Infil#1	Runoff Area=23,203 sf 81.22% Impervious Runoff Depth>5.54" Tc=5.0 min CN=91.1 Runoff=3.37 cfs 10,718 cf
Pond EP-NL: North Lot	Peak Elev=182.65' Storage=2,731 cf Inflow=1.27 cfs 3,903 cf Discarded=0.01 cfs 592 cf Primary=0.05 cfs 724 cf Outflow=0.06 cfs 1,316 cf
Pond EP-SL: South Lot	Peak Elev=181.67' Storage=4,297 cf Inflow=2.14 cfs 6,676 cf Discarded=0.01 cfs 661 cf Primary=0.15 cfs 1,842 cf Outflow=0.16 cfs 2,503 cf
Pond PP-I1: Infil#1	Peak Elev=181.22' Storage=5,502 cf Inflow=3.37 cfs 10,718 cf Discarded=0.24 cfs 9,046 cf Primary=0.00 cfs 0 cf Outflow=0.24 cfs 9,046 cf
Link EL: Existing	Inflow=0.42 cfs 3,634 cf Primary=0.42 cfs 3,634 cf
Link EL-G: Existing Godfrey	Inflow=0.42 cfs 2,911 cf Primary=0.42 cfs 2,911 cf
Link EL-H: Existing Hubbard	Inflow=0.05 cfs 724 cf Primary=0.05 cfs 724 cf
Link PL: Proposed	Inflow=0.55 cfs 1,641 cf Primary=0.55 cfs 1,641 cf
Link PL-G: Proposed Godfrey	Inflow=0.32 cfs 961 cf Primary=0.32 cfs 961 cf
Link PL-H: Proposed Hubbard	Inflow=0.23 cfs 680 cf Primary=0.23 cfs 680 cf

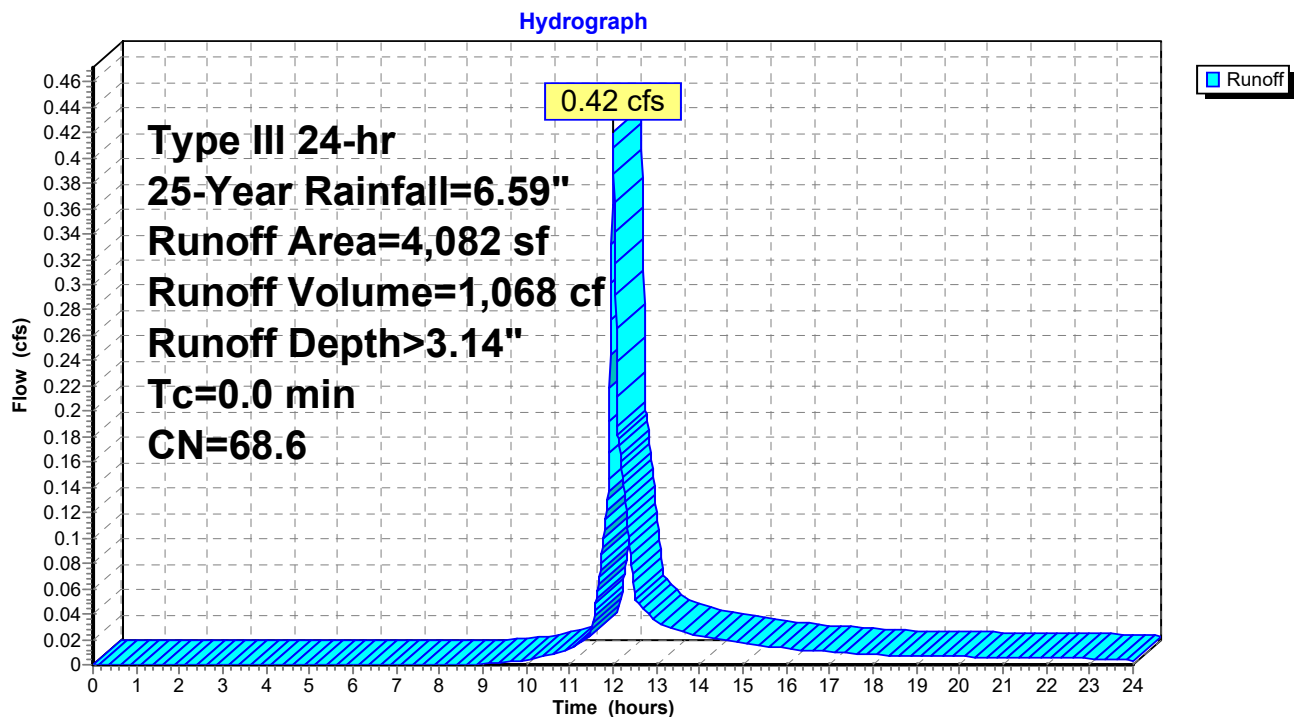
Total Runoff Area = 57,226 sf Runoff Volume = 24,006 cf Average Runoff Depth = 5.03"
31.29% Pervious = 17,908 sf 68.71% Impervious = 39,318 sf

Summary for Subcatchment EX-GB: Godfrey Bypass[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

Runoff = 0.42 cfs @ 12.00 hrs, Volume= 1,068 cf, Depth> 3.14"
 Routed to Link EL-G : Existing Godfrey

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, $dt=0.0100$ hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	842	98.0	Impervious
*	3,240	61.0	On-Site Lawn, HSG B
	4,082	68.6	Weighted Average
	3,240		79.37% Pervious Area
	842		20.63% Impervious Area

Subcatchment EX-GB: Godfrey Bypass

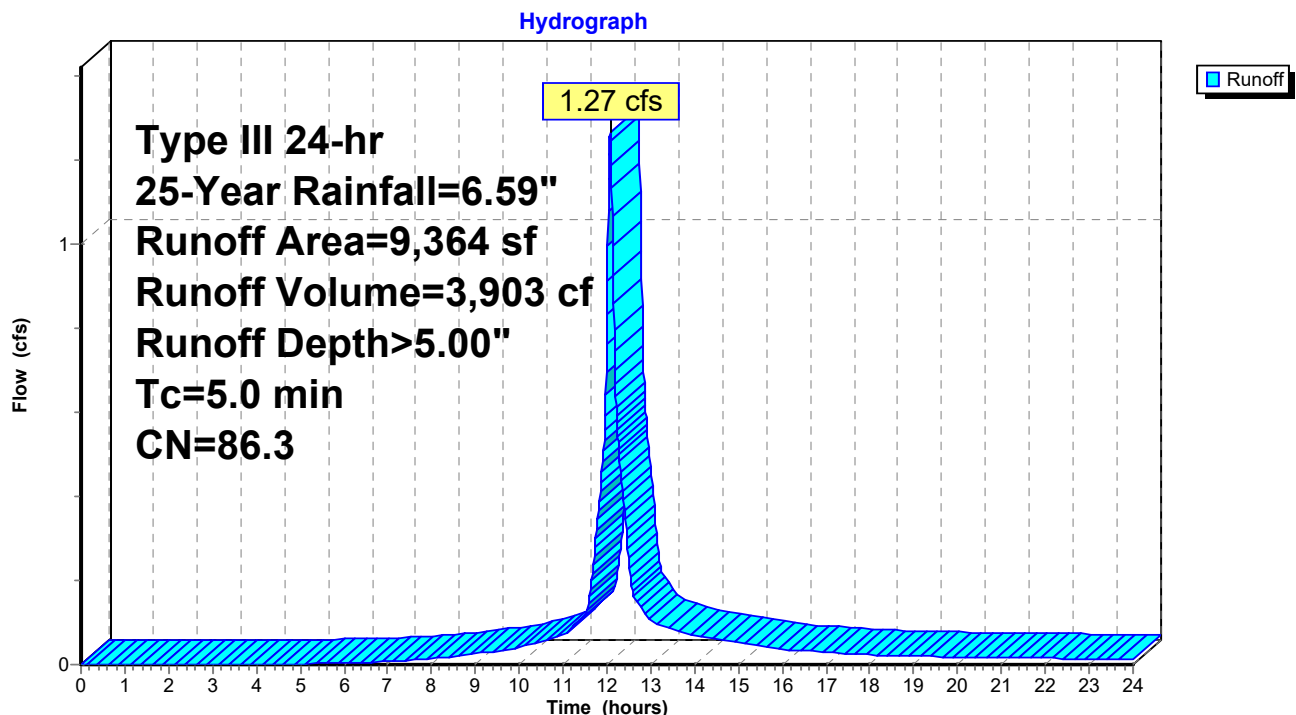
Summary for Subcatchment EX-NL: North Lot

Runoff = 1.27 cfs @ 12.07 hrs, Volume= 3,903 cf, Depth> 5.00"
 Routed to Pond EP-NL : North Lot

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	6,403	98.0	Impervious
*	1,771	61.0	On-Site Lawn, HSG B
*	1,190	61.0	Off-Site Lawn, HSG B
	9,364	86.3	Weighted Average
	2,961		31.62% Pervious Area
	6,403		68.38% Impervious Area

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

Subcatchment EX-NL: North Lot

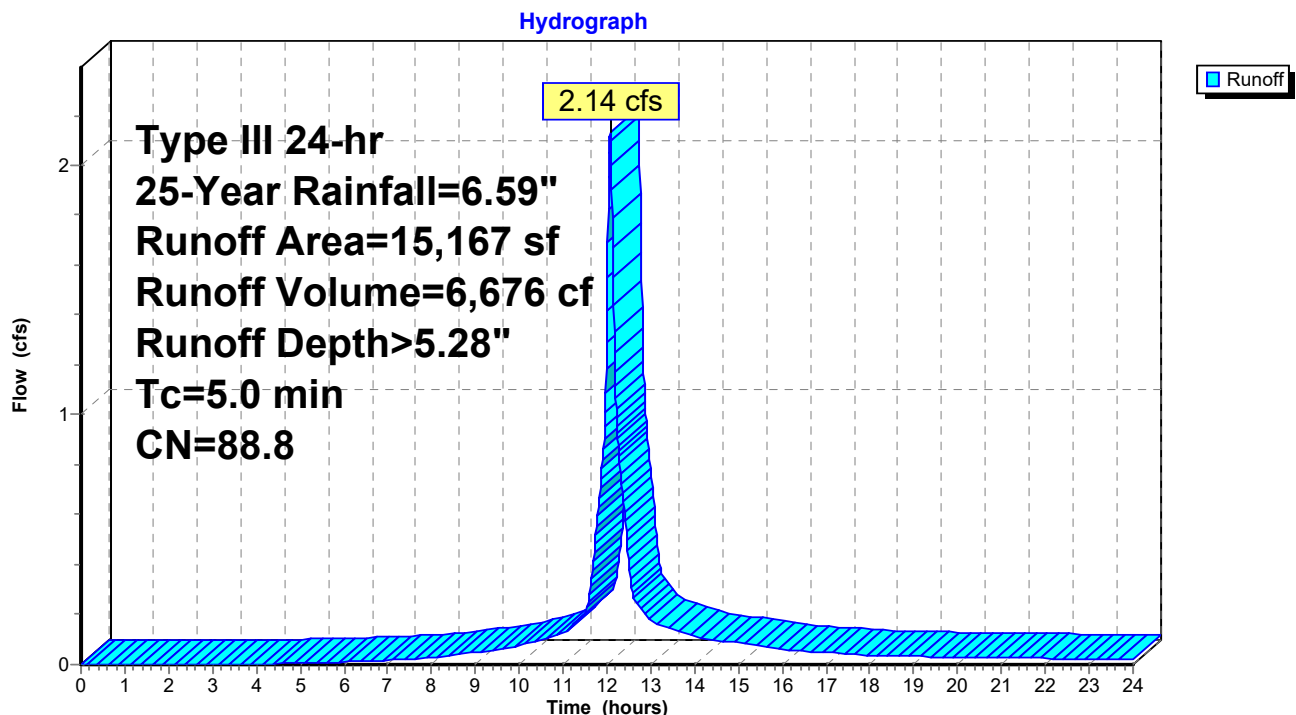
Summary for Subcatchment EX-SL: South Lot

Runoff = 2.14 cfs @ 12.07 hrs, Volume= 6,676 cf, Depth> 5.28"
 Routed to Pond EP-SL : South Lot

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	11,408	98.0	Impervious
*	3,582	61.0	On-Site Lawn, HSG B
*	177	61.0	Off-Site Lawn, HSG B
	15,167	88.8	Weighted Average
	3,759		24.78% Pervious Area
	11,408		75.22% Impervious Area

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

Subcatchment EX-SL: South Lot

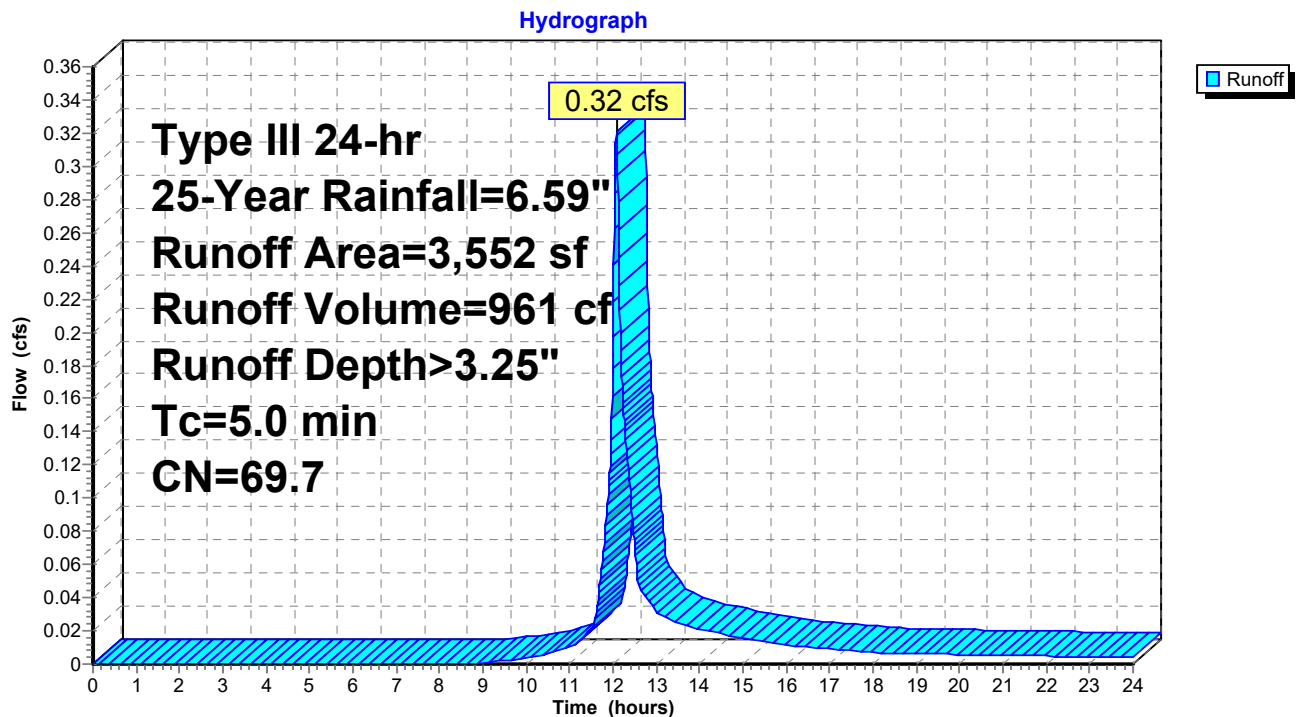
Summary for Subcatchment PR-GB: Godfrey Bypass

Runoff = 0.32 cfs @ 12.08 hrs, Volume= 961 cf, Depth> 3.25"
 Routed to Link PL-G : Proposed Godfrey

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	832	98.0	Impervious
*	2,720	61.0	On-Site Lawn, HSG B
	3,552	69.7	Weighted Average
	2,720		76.58% Pervious Area
	832		23.42% Impervious Area

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

Subcatchment PR-GB: Godfrey Bypass

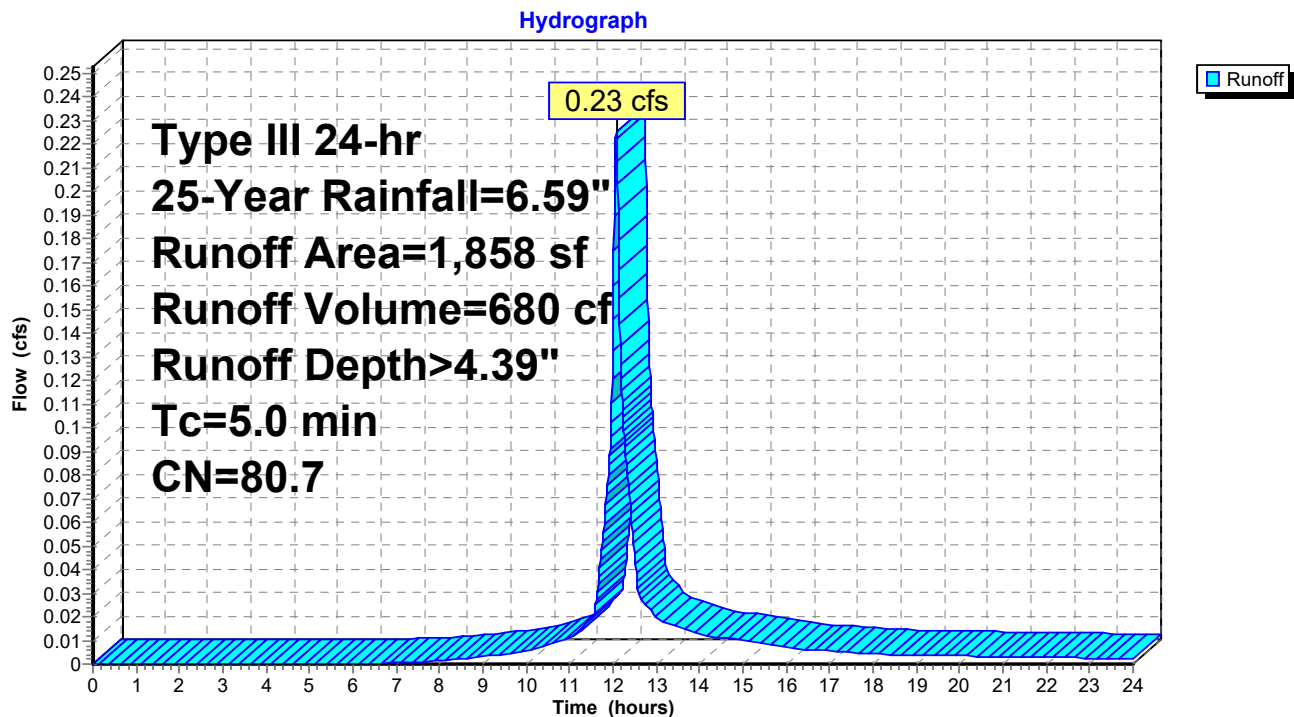
Summary for Subcatchment PR-HB: Hubbard Bypass

Runoff = 0.23 cfs @ 12.07 hrs, Volume= 680 cf, Depth> 4.39"
 Routed to Link PL-H : Proposed Hubbard

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	988	98.0	Impervious
*	870	61.0	On-Site Lawn, HSG B
	1,858	80.7	Weighted Average
	870		46.82% Pervious Area
	988		53.18% Impervious Area

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

Subcatchment PR-HB: Hubbard Bypass

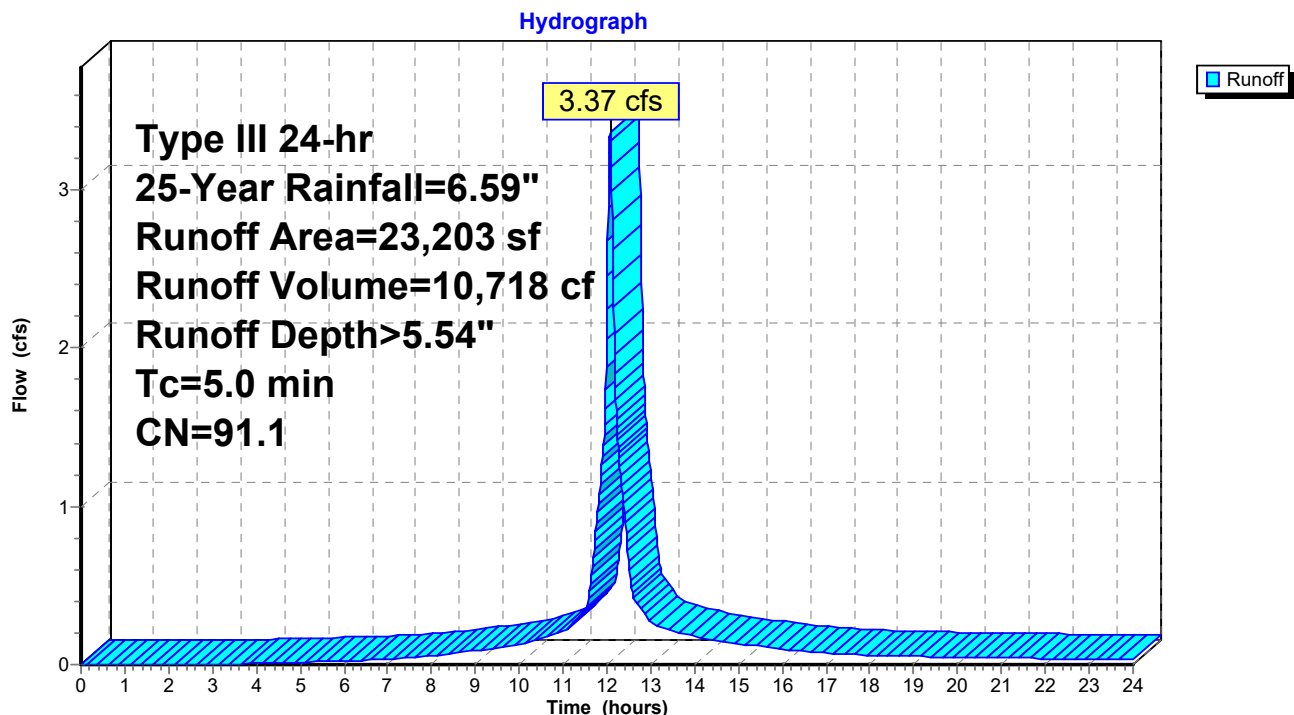
Summary for Subcatchment PR-I1: Infil#1

Runoff = 3.37 cfs @ 12.07 hrs, Volume= 10,718 cf, Depth> 5.54"
 Routed to Pond PP-I1 : Infil#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Type III 24-hr 25-Year Rainfall=6.59"

	Area (sf)	CN	Description
*	18,845	98.0	Impervious
*	2,991	61.0	On-Site Lawn, HSG B
*	1,367	61.0	Off-Site Lawn, HSG B
	23,203	91.1	Weighted Average
	4,358		18.78% Pervious Area
	18,845		81.22% Impervious Area

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

Subcatchment PR-I1: Infil#1

Summary for Pond EP-NL: North Lot

Inflow Area = 9,364 sf, 68.38% Impervious, Inflow Depth > 5.00" for 25-Year event
 Inflow = 1.27 cfs @ 12.07 hrs, Volume= 3,903 cf
 Outflow = 0.06 cfs @ 14.48 hrs, Volume= 1,316 cf, Atten= 95%, Lag= 144.6 min
 Discarded = 0.01 cfs @ 14.48 hrs, Volume= 592 cf
 Primary = 0.05 cfs @ 14.48 hrs, Volume= 724 cf
 Routed to Link EL-H : Existing Hubbard

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Peak Elev= 182.65' @ 14.48 hrs Surf.Area= 4,718 sf Storage= 2,731 cf

Plug-Flow detention time= 345.2 min calculated for 1,315 cf (34% of inflow)
 Center-of-Mass det. time= 210.1 min (1,002.1 - 792.1)

Volume	Invert	Avail.Storage	Storage Description
#1	174.40'	50 cf	Dry Well Stone (Prismatic) Listed below (Recalc) 300 cf Overall - 174 cf Embedded = 126 cf x 40.0% Voids
#2	174.40'	174 cf	Concrete Dry Well (Prismatic) Listed below (Recalc) Inside #1
#3	181.33'	4,421 cf	On-Grade Storage (Prismatic) Listed below (Recalc)
#4	180.40'	6 cf	CB from DW to Grade (Prismatic) Listed below (Recalc)
		4,651 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.40	50	0	0
180.40	50	300	300

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
174.40	29	0	0
180.40	29	174	174

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.33	0	0	0
182.00	1,486	498	498
183.00	6,361	3,924	4,421

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
180.40	6	0	0
181.33	6	6	6

Device	Routing	Invert	Outlet Devices
#1	Primary	182.61'	Driveway Opening to Hubbard, C= 3.27 Offset (feet) 0.00 0.01 25.44 25.45 Height (feet) 0.85 0.00 0.43 0.85
#2	Discarded	174.40'	1.020 in/hr Sandy Loam (HSG B) Exfiltration over Surface area below 174.41' Conductivity to Groundwater Elevation = 173.40' Phase-In= 0.01'

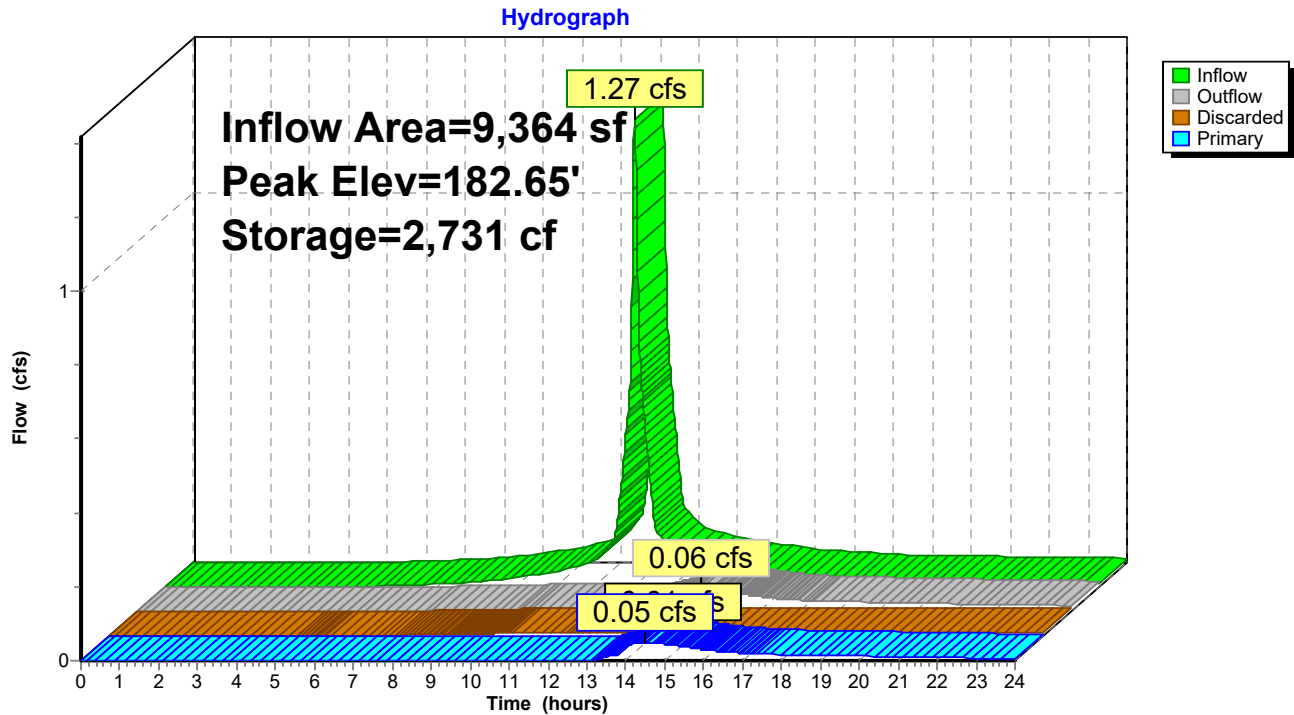
Discarded OutFlow Max=0.01 cfs @ 14.48 hrs HW=182.65' (Free Discharge)

↑2=Sandy Loam (HSG B) Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=0.03 cfs @ 14.48 hrs HW=182.65' (Free Discharge)

↑1=Driveway Opening to Hubbard (Weir Controls 0.03 cfs @ 0.27 fps)

Pond EP-NL: North Lot



Stage-Area-Storage for Pond EP-NL: North Lot

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
174.40	50	0	179.70	50	198
174.50	50	4	179.80	50	202
174.60	50	7	179.90	50	206
174.70	50	11	180.00	50	209
174.80	50	15	180.10	50	213
174.90	50	19	180.20	50	217
175.00	50	22	180.30	50	221
175.10	50	26	180.40	56	224
175.20	50	30	180.50	56	225
175.30	50	34	180.60	56	226
175.40	50	37	180.70	56	226
175.50	50	41	180.80	56	227
175.60	50	45	180.90	56	227
175.70	50	49	181.00	56	228
175.80	50	52	181.10	56	229
175.90	50	56	181.20	56	229
176.00	50	60	181.30	56	230
176.10	50	64	181.40	211	235
176.20	50	67	181.50	433	262
176.30	50	71	181.60	655	311
176.40	50	75	181.70	877	382
176.50	50	79	181.80	1,098	475
176.60	50	82	181.90	1,320	590
176.70	50	86	182.00	1,542	728
176.80	50	90	182.10	2,029	901
176.90	50	94	182.20	2,517	1,122
177.00	50	97	182.30	3,005	1,393
177.10	50	101	182.40	3,492	1,712
177.20	50	105	182.50	3,980	2,080
177.30	50	108	182.60	4,467	2,497
177.40	50	112	182.70	4,955	2,962
177.50	50	116	182.80	5,442	3,477
177.60	50	120	182.90	5,930	4,040
177.70	50	123	183.00	6,417	4,651
177.80	50	127	183.10	6,417	4,651
177.90	50	131	183.20	6,417	4,651
178.00	50	135	183.30	6,417	4,651
178.10	50	138	183.40	6,417	4,651
178.20	50	142			
178.30	50	146			
178.40	50	150			
178.50	50	153			
178.60	50	157			
178.70	50	161			
178.80	50	165			
178.90	50	168			
179.00	50	172			
179.10	50	176			
179.20	50	180			
179.30	50	183			
179.40	50	187			
179.50	50	191			
179.60	50	194			

Summary for Pond EP-SL: South Lot

Inflow Area = 15,167 sf, 75.22% Impervious, Inflow Depth > 5.28" for 25-Year event
 Inflow = 2.14 cfs @ 12.07 hrs, Volume= 6,676 cf
 Outflow = 0.16 cfs @ 13.12 hrs, Volume= 2,503 cf, Atten= 93%, Lag= 62.8 min
 Discarded = 0.01 cfs @ 13.12 hrs, Volume= 661 cf
 Primary = 0.15 cfs @ 13.12 hrs, Volume= 1,842 cf
 Routed to Link EL-G : Existing Godrefy

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs
 Peak Elev= 181.67' @ 13.12 hrs Surf.Area= 4,989 sf Storage= 4,297 cf

Plug-Flow detention time= 295.4 min calculated for 2,503 cf (37% of inflow)
 Center-of-Mass det. time= 163.0 min (947.3 - 784.3)

Volume	Invert	Avail.Storage	Storage Description
#1	173.00'	50 cf	Dry Well Stone (Prismatic) Listed below (Recalc) 300 cf Overall - 174 cf Embedded = 126 cf x 40.0% Voids
#2	173.00'	174 cf	Concrete Dry Well (Prismatic) Listed below (Recalc) Inside #1
#3	179.94'	5,887 cf	On-Grade Storage (Prismatic) Listed below (Recalc)
#4	179.00'	6 cf	CB from DW to Grade (Prismatic) Listed below (Recalc)
		6,117 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.00	50	0	0
179.00	50	300	300

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.00	29	0	0
179.00	29	174	174

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.94	0	0	0
181.00	2,805	1,487	1,487
182.00	5,995	4,400	5,887

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.00	6	0	0
179.94	6	6	6

Device	Routing	Invert	Outlet Devices
#1	Primary	181.64'	Southeast Sidewalk Overflow, C= 3.27 Offset (feet) 0.00 0.01 18.86 18.87 Height (feet) 0.50 0.00 0.04 0.50
#2	Discarded	173.00'	1.020 in/hr Sandy Loam (HSG B) Exfiltration over Surface area below 173.01' Conductivity to Groundwater Elevation = 172.00' Phase-In= 0.01'

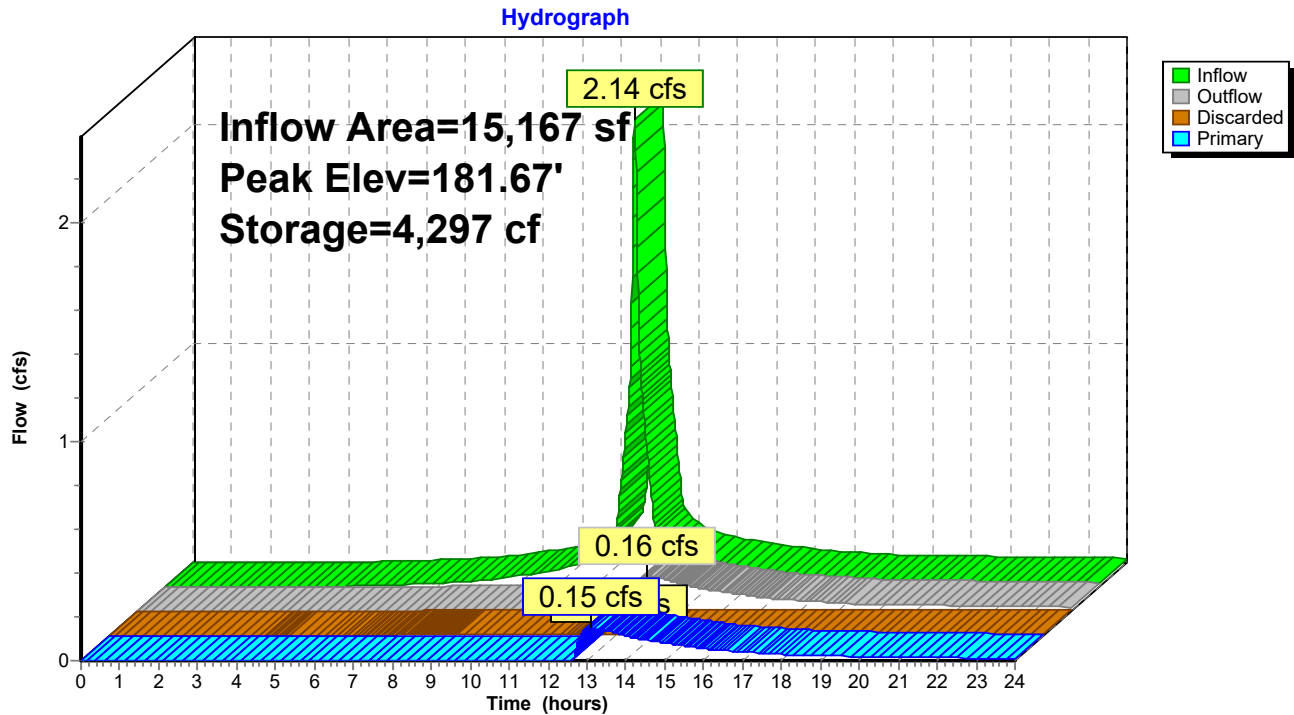
Discarded OutFlow Max=0.01 cfs @ 13.12 hrs HW=181.67' (Free Discharge)

↑2=Sandy Loam (HSG B) Exfiltration (Controls 0.01 cfs)

Primary OutFlow Max=0.07 cfs @ 13.12 hrs HW=181.67' (Free Discharge)

↑1=Southeast Sidewalk Overflow (Weir Controls 0.07 cfs @ 0.22 fps)

Pond EP-SL: South Lot



Stage-Area-Storage for Pond EP-SL: South Lot

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
173.00	50	0	178.30	50	198
173.10	50	4	178.40	50	202
173.20	50	7	178.50	50	206
173.30	50	11	178.60	50	209
173.40	50	15	178.70	50	213
173.50	50	19	178.80	50	217
173.60	50	22	178.90	50	221
173.70	50	26	179.00	56	224
173.80	50	30	179.10	56	225
173.90	50	34	179.20	56	226
174.00	50	37	179.30	56	226
174.10	50	41	179.40	56	227
174.20	50	45	179.50	56	227
174.30	50	49	179.60	56	228
174.40	50	52	179.70	56	229
174.50	50	56	179.80	56	229
174.60	50	60	179.90	56	230
174.70	50	64	180.00	215	235
174.80	50	67	180.10	479	264
174.90	50	71	180.20	744	319
175.00	50	75	180.30	1,009	402
175.10	50	79	180.40	1,273	510
175.20	50	82	180.50	1,538	645
175.30	50	86	180.60	1,803	806
175.40	50	90	180.70	2,067	994
175.50	50	94	180.80	2,332	1,209
175.60	50	97	180.90	2,596	1,449
175.70	50	101	181.00	2,861	1,717
175.80	50	105	181.10	3,180	2,013
175.90	50	108	181.20	3,499	2,341
176.00	50	112	181.30	3,818	2,702
176.10	50	116	181.40	4,137	3,094
176.20	50	120	181.50	4,456	3,518
176.30	50	123	181.60	4,775	3,974
176.40	50	127	181.70	5,094	4,462
176.50	50	131	181.80	5,413	4,981
176.60	50	135	181.90	5,732	5,533
176.70	50	138	182.00	6,051	6,117
176.80	50	142	182.10	6,051	6,117
176.90	50	146			
177.00	50	150			
177.10	50	153			
177.20	50	157			
177.30	50	161			
177.40	50	165			
177.50	50	168			
177.60	50	172			
177.70	50	176			
177.80	50	180			
177.90	50	183			
178.00	50	187			
178.10	50	191			
178.20	50	194			

Summary for Pond PP-I1: Infil#1

Inflow Area = 23,203 sf, 81.22% Impervious, Inflow Depth > 5.54" for 25-Year event
 Inflow = 3.37 cfs @ 12.07 hrs, Volume= 10,718 cf
 Outflow = 0.24 cfs @ 13.21 hrs, Volume= 9,046 cf, Atten= 93%, Lag= 68.5 min
 Discarded = 0.24 cfs @ 13.21 hrs, Volume= 9,046 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link PL-H : Proposed Hubbard

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs / 2
 Peak Elev= 181.22' @ 13.21 hrs Surf.Area= 1,776 sf Storage= 5,502 cf

Plug-Flow detention time= 255.6 min calculated for 9,046 cf (84% of inflow)
 Center-of-Mass det. time= 190.6 min (967.0 - 776.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	176.50'	1,770 cf	12.00'W x 148.00'L x 6.17'H Field A 10,952 cf Overall - 6,528 cf Embedded = 4,424 cf x 40.0% Voids
#2A	177.00'	4,848 cf	retain_it retain_it 5.0' x 18 Inside #1 Inside= 84.0"W x 60.0"H => 36.41 sf x 8.00'L = 291.3 cf Outside= 96.0"W x 68.0"H => 45.33 sf x 8.00'L = 362.7 cf 1 Rows adjusted for 394.8 cf perimeter wall
		6,618 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	180.70'	6.0" Round JB#2 to EX.CB L= 11.0' Ke= 0.500 Inlet / Outlet Invert= 180.70' / 180.35' S= 0.0318 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Device 1	181.25'	6.0" Round JB#1 to JB#2 L= 15.0' Ke= 0.500 Inlet / Outlet Invert= 181.25' / 180.80' S= 0.0300 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#3	Device 2	180.50'	6.0" Round Infil#1 to JB#1 L= 52.0' Ke= 0.500 Inlet / Outlet Invert= 179.70' / 180.50' S= -0.0154 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#4	Primary	182.00'	4.0' long x 0.5' breadth AD#4 - HIGH OVERFLOW Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#5	Device 4	179.50'	6.0" Round Infil#1 to AD#4 L= 29.0' Ke= 0.500 Inlet / Outlet Invert= 178.90' / 179.50' S= -0.0207 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#6	Discarded	176.50'	1.020 in/hr Sandy Loam (HSG B) Exfiltration over Surface area below 176.51' Conductivity to Groundwater Elevation = 175.50' Phase-In= 0.01'

Discarded OutFlow Max=0.24 cfs @ 13.21 hrs HW=181.22' (Free Discharge)

↑ **6=Sandy Loam (HSG B) Exfiltration** (Controls 0.24 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=176.50' (Free Discharge)

↑ **1=JB#2 to EX.CB** (Controls 0.00 cfs)

↑ **2=JB#1 to JB#2** (Controls 0.00 cfs)

↑ **3=Infil#1 to JB#1** (Controls 0.00 cfs)

↑ **4=AD#4 - HIGH OVERFLOW** (Controls 0.00 cfs)

↑ **5=Infil#1 to AD#4** (Controls 0.00 cfs)

Pond PP-I1: Infil#1 - Chamber Wizard Field A

Chamber Model = retain_it retain_it 5.0' (retain-it®)

Inside= 84.0"W x 60.0"H => 36.41 sf x 8.00'L = 291.3 cf

Outside= 96.0"W x 68.0"H => 45.33 sf x 8.00'L = 362.7 cf

1 Rows adjusted for 394.8 cf perimeter wall

18 Chambers/Row x 8.00' Long = 144.00' Row Length +24.0" End Stone x 2 = 148.00' Base Length

1 Rows x 96.0" Wide + 24.0" Side Stone x 2 = 12.00' Base Width

6.0" Stone Base + 68.0" Chamber Height = 6.17' Field Height

10.4 cf Sidewall x 18 x 2 + 10.4 cf Endwall x 1 x 2 = 394.8 cf Perimeter Wall

18 Chambers x 291.3 cf - 394.8 cf Perimeter wall = 4,848.2 cf Chamber Storage

18 Chambers x 362.7 cf = 6,528.0 cf Displacement

10,952.0 cf Field - 6,528.0 cf Chambers = 4,424.0 cf Stone x 40.0% Voids = 1,769.6 cf Stone Storage

Chamber Storage + Stone Storage = 6,617.8 cf = 0.152 af

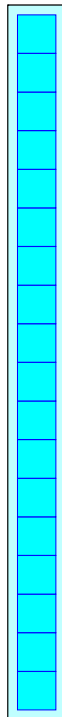
Overall Storage Efficiency = 60.4%

Overall System Size = 148.00' x 12.00' x 6.17'

18 Chambers

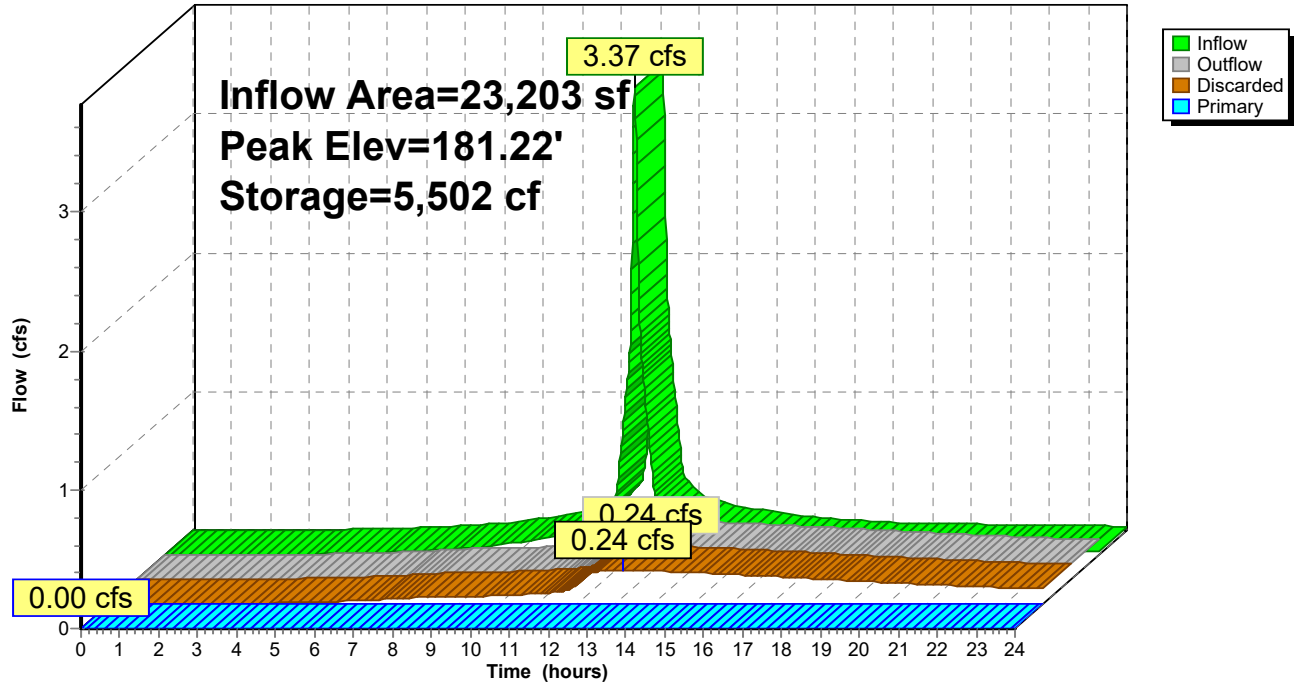
405.6 cy Field

163.9 cy Stone



Pond PP-I1: Infil#1

Hydrograph



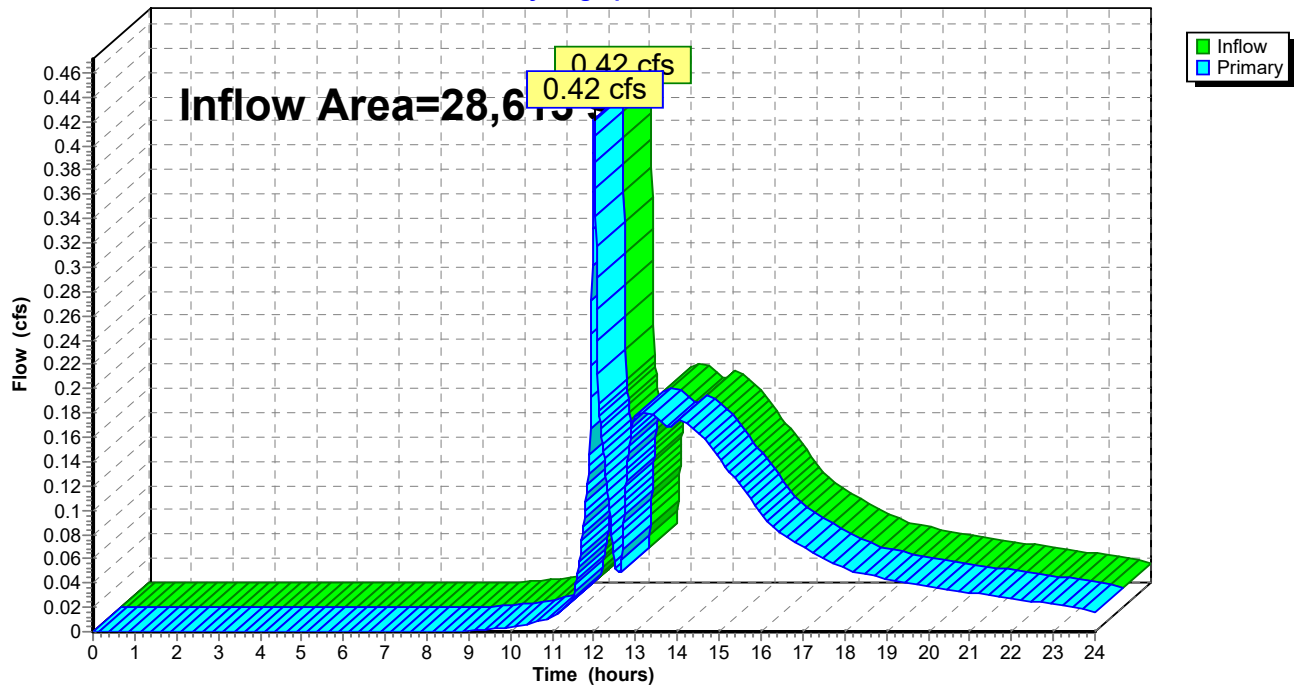
Stage-Area-Storage for Pond PP-I1: Infil#1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
176.50	1,776	0	181.80	1,776	6,208
176.60	1,776	71	181.90	1,776	6,329
176.70	1,776	142	182.00	1,776	6,451
176.80	1,776	213	182.10	1,776	6,476
176.90	1,776	284	182.20	1,776	6,501
177.00	1,776	355	182.30	1,776	6,526
177.10	1,776	477	182.40	1,776	6,551
177.20	1,776	599	182.50	1,776	6,576
177.30	1,776	721	182.60	1,776	6,601
177.40	1,776	843			
177.50	1,776	965			
177.60	1,776	1,087			
177.70	1,776	1,209			
177.80	1,776	1,331			
177.90	1,776	1,453			
178.00	1,776	1,574			
178.10	1,776	1,696			
178.20	1,776	1,818			
178.30	1,776	1,940			
178.40	1,776	2,062			
178.50	1,776	2,184			
178.60	1,776	2,306			
178.70	1,776	2,428			
178.80	1,776	2,550			
178.90	1,776	2,672			
179.00	1,776	2,794			
179.10	1,776	2,916			
179.20	1,776	3,038			
179.30	1,776	3,159			
179.40	1,776	3,281			
179.50	1,776	3,403			
179.60	1,776	3,525			
179.70	1,776	3,647			
179.80	1,776	3,769			
179.90	1,776	3,891			
180.00	1,776	4,013			
180.10	1,776	4,135			
180.20	1,776	4,257			
180.30	1,776	4,379			
180.40	1,776	4,501			
180.50	1,776	4,623			
180.60	1,776	4,744			
180.70	1,776	4,866			
180.80	1,776	4,988			
180.90	1,776	5,110			
181.00	1,776	5,232			
181.10	1,776	5,354			
181.20	1,776	5,476			
181.30	1,776	5,598			
181.40	1,776	5,720			
181.50	1,776	5,842			
181.60	1,776	5,964			
181.70	1,776	6,086			

Summary for Link EL: Existing

Inflow Area = 28,613 sf, 65.19% Impervious, Inflow Depth > 1.52" for 25-Year event
Inflow = 0.42 cfs @ 12.00 hrs, Volume= 3,634 cf
Primary = 0.42 cfs @ 12.00 hrs, Volume= 3,634 cf, Atten= 0%, Lag= 0.0 min

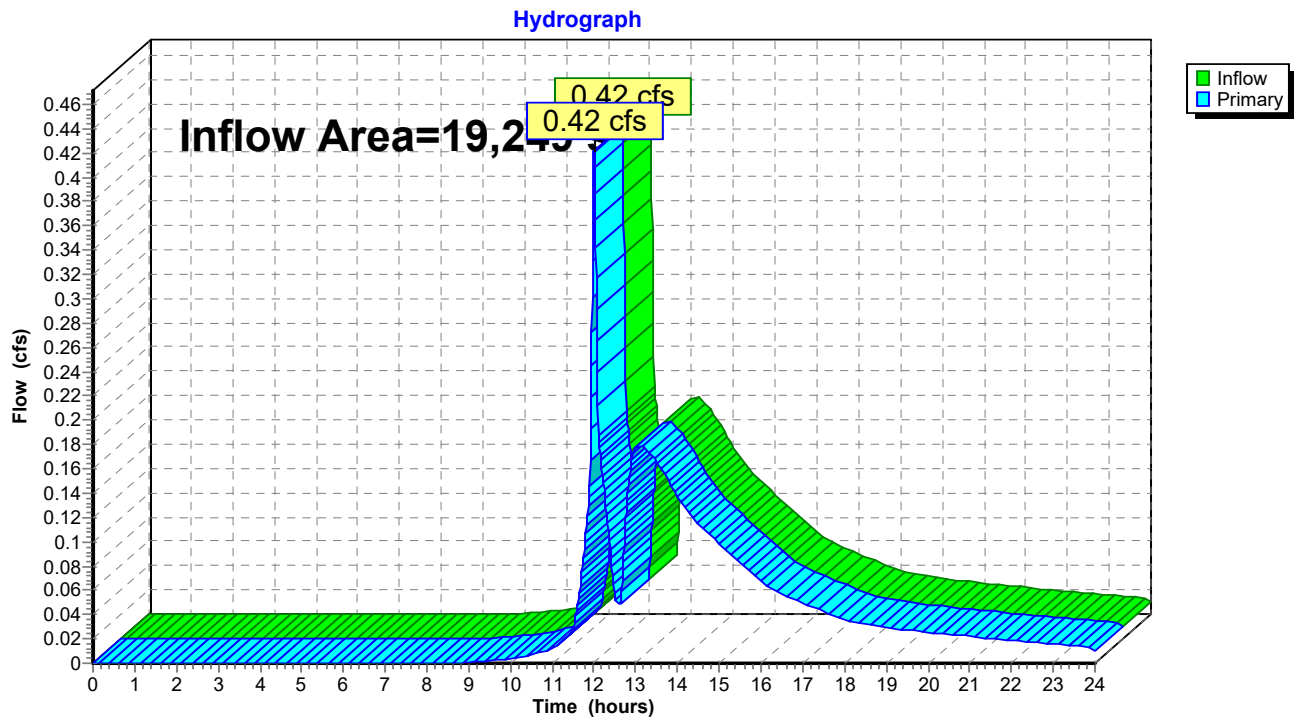
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link EL: Existing**Hydrograph**

Summary for Link EL-G: Existing Godrefy

Inflow Area = 19,249 sf, 63.64% Impervious, Inflow Depth > 1.81" for 25-Year event
Inflow = 0.42 cfs @ 12.00 hrs, Volume= 2,911 cf
Primary = 0.42 cfs @ 12.00 hrs, Volume= 2,911 cf, Atten= 0%, Lag= 0.0 min
Routed to Link EL : Existing

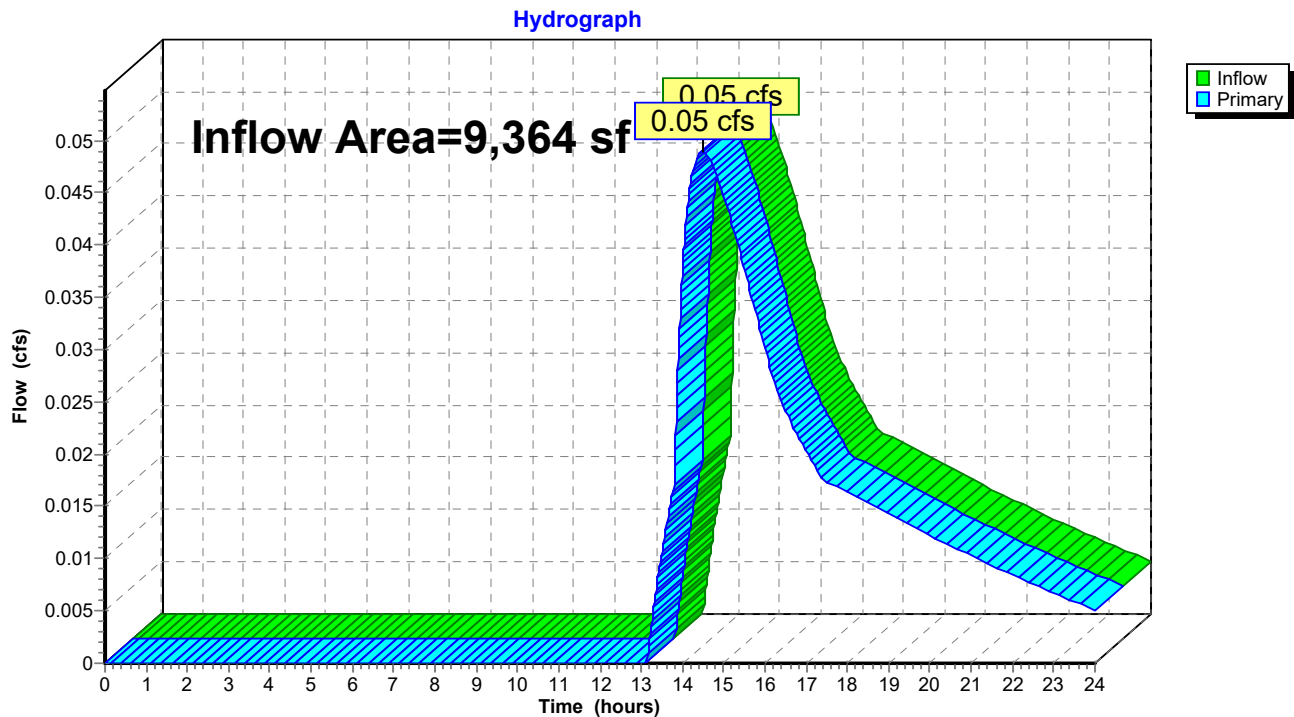
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link EL-G: Existing Godrefy

Summary for Link EL-H: Existing Hubbard

Inflow Area = 9,364 sf, 68.38% Impervious, Inflow Depth > 0.93" for 25-Year event
Inflow = 0.05 cfs @ 14.48 hrs, Volume= 724 cf
Primary = 0.05 cfs @ 14.48 hrs, Volume= 724 cf, Atten= 0%, Lag= 0.0 min
Routed to Link EL : Existing

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link EL-H: Existing Hubbard

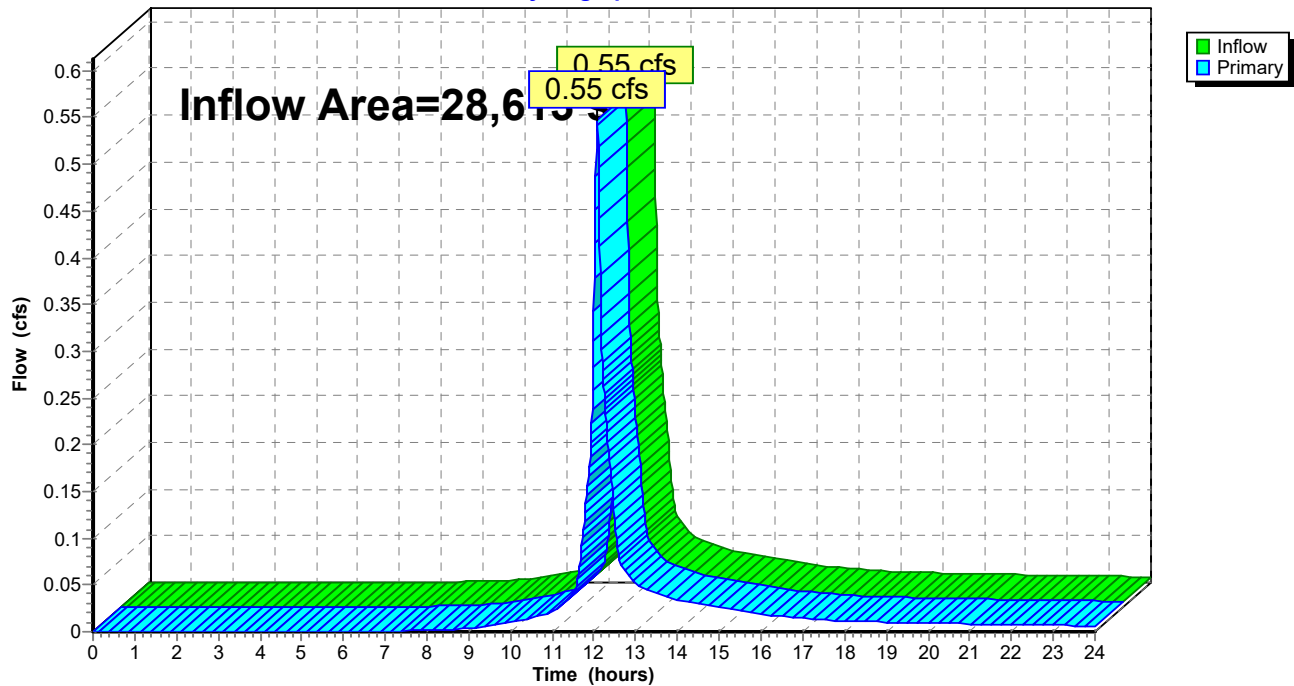
Summary for Link PL: Proposed

Inflow Area = 28,613 sf, 72.22% Impervious, Inflow Depth > 0.69" for 25-Year event
Inflow = 0.55 cfs @ 12.07 hrs, Volume= 1,641 cf
Primary = 0.55 cfs @ 12.07 hrs, Volume= 1,641 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link PL: Proposed

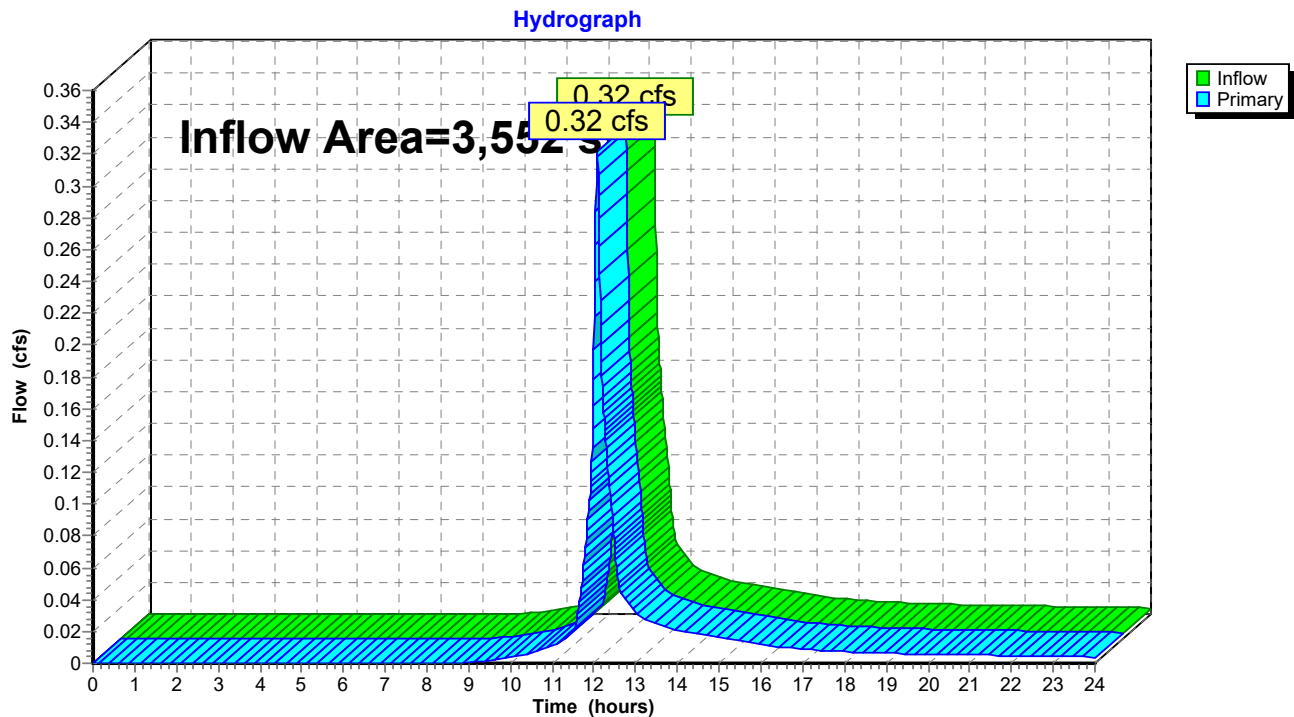
Hydrograph



Summary for Link PL-G: Proposed Godfrey

Inflow Area = 3,552 sf, 23.42% Impervious, Inflow Depth > 3.25" for 25-Year event
Inflow = 0.32 cfs @ 12.08 hrs, Volume= 961 cf
Primary = 0.32 cfs @ 12.08 hrs, Volume= 961 cf, Atten= 0%, Lag= 0.0 min
Routed to Link PL : Proposed

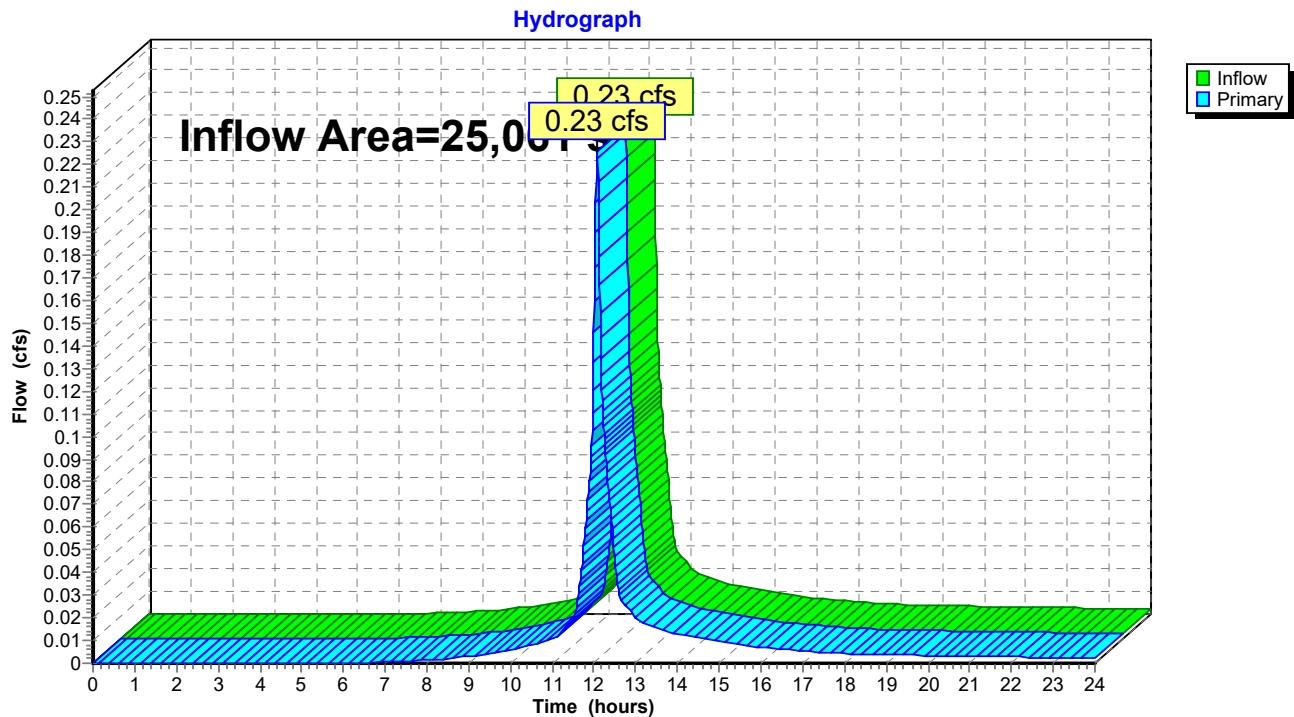
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link PL-G: Proposed Godfrey

Summary for Link PL-H: Proposed Hubbard

Inflow Area = 25,061 sf, 79.14% Impervious, Inflow Depth > 0.33" for 25-Year event
Inflow = 0.23 cfs @ 12.07 hrs, Volume= 680 cf
Primary = 0.23 cfs @ 12.07 hrs, Volume= 680 cf, Atten= 0%, Lag= 0.0 min
Routed to Link PL : Proposed

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.0100 hrs

Link PL-H: Proposed Hubbard

Time span=0.00-24.00 hrs, dt=0.0100 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-GB: Godfrey Bypass	Runoff Area=4,082 sf 20.63% Impervious Runoff Depth>4.64" Tc=0.0 min CN=68.6 Runoff=0.62 cfs 1,577 cf
Subcatchment EX-NL: North Lot	Runoff Area=9,364 sf 68.38% Impervious Runoff Depth>6.74" Tc=5.0 min CN=86.3 Runoff=1.68 cfs 5,260 cf
Subcatchment EX-SL: South Lot	Runoff Area=15,167 sf 75.22% Impervious Runoff Depth>7.04" Tc=5.0 min CN=88.8 Runoff=2.80 cfs 8,899 cf
Subcatchment PR-GB: Godfrey Bypass	Runoff Area=3,552 sf 23.42% Impervious Runoff Depth>4.76" Tc=5.0 min CN=69.7 Runoff=0.47 cfs 1,409 cf
Subcatchment PR-HB: Hubbard Bypass	Runoff Area=1,858 sf 53.18% Impervious Runoff Depth>6.07" Tc=5.0 min CN=80.7 Runoff=0.31 cfs 940 cf
Subcatchment PR-I1: Infil#1	Runoff Area=23,203 sf 81.22% Impervious Runoff Depth>7.32" Tc=5.0 min CN=91.1 Runoff=4.38 cfs 14,147 cf
Pond EP-NL: North Lot	Peak Elev=182.70' Storage=2,965 cf Inflow=1.68 cfs 5,260 cf Discarded=0.01 cfs 628 cf Primary=0.27 cfs 2,008 cf Outflow=0.28 cfs 2,637 cf
Pond EP-SL: South Lot	Peak Elev=181.72' Storage=4,544 cf Inflow=2.80 cfs 8,899 cf Discarded=0.01 cfs 699 cf Primary=1.02 cfs 4,022 cf Outflow=1.03 cfs 4,721 cf
Pond PP-I1: Infil#1	Peak Elev=182.06' Storage=6,467 cf Inflow=4.38 cfs 14,147 cf Discarded=0.28 cfs 10,087 cf Primary=0.87 cfs 2,001 cf Outflow=1.14 cfs 12,088 cf
Link EL: Existing	Inflow=1.31 cfs 7,607 cf Primary=1.31 cfs 7,607 cf
Link EL-G: Existing Godfrey	Inflow=1.20 cfs 5,599 cf Primary=1.20 cfs 5,599 cf
Link EL-H: Existing Hubbard	Inflow=0.27 cfs 2,008 cf Primary=0.27 cfs 2,008 cf
Link PL: Proposed	Inflow=1.09 cfs 4,351 cf Primary=1.09 cfs 4,351 cf
Link PL-G: Proposed Godfrey	Inflow=0.47 cfs 1,409 cf Primary=0.47 cfs 1,409 cf
Link PL-H: Proposed Hubbard	Inflow=0.95 cfs 2,941 cf Primary=0.95 cfs 2,941 cf

Total Runoff Area = 57,226 sf Runoff Volume = 32,232 cf Average Runoff Depth = 6.76"
31.29% Pervious = 17,908 sf 68.71% Impervious = 39,318 sf

Appendix 6

NRCS Soil Information

Hydrologic Soil Group—State of Connecticut
(12 Godfrey Place, Wilton, CT)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
306	Udorthents-Urban land complex	B	0.6	88.9%
307	Urban land	D	0.1	11.1%
Totals for Area of Interest			0.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition


SANITARY SEWER REPORT

12 Godfrey Place

Prepared by

Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on:
September 30, 2022


Craig J. Flaherty, P.E.
CT Lic. No. 21149

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Sanitary Sewer Narrative

The proposed redevelopment of the site includes the demolition of the existing office building and construction of the new four-story residential building with ground level parking. The apartment building will consist of 13 one-bedroom, 13 two-bedroom, and 6 three-bedroom apartments. The proposed change in use for the building is estimated to generate an average daily flow of 8,550 gallons per day, representing an increase of 7,463 gallons per day over existing conditions (Appendix 1-Sanitary Flow Calculations). A new lateral connection is proposed south of the building, connecting to the 8" ductile iron pipe in Godfrey Place via a chimney connection. The existing office building previously discharged via a sanitary lateral connecting to the main in Hubbard Road.

Effluent from the site is tributary to an 8" main that runs east to west in Godfrey Place before ultimately reaching the 24" main in Old Ridgefield Road (Appendix 2 – Godfrey Place Sewershed Map). An analysis along the final length of 8" main in Godfrey Place (Study Point #1) was done to confirm the existing infrastructure has the capacity to accommodate the proposed flows. This length of pipe receives the most effluent and maintains a slope very similar to the rest of the main (0.7%). The area tributary to Study Point #1 consists of the site and residential and commercial properties fronting on Old Ridgefield Road, Hubbard Road and Godfrey Place. Refer to the Offsite Properties sheet found in Appendix 1 for more information. Using Manning's Equation, the calculated capacity of the pipe is 1.008 cfs (Appendix 3). The proposed flow is 0.255 cfs (Appendix 1), accounting for 25.3% of the pipe's capacity, an increase of 4.3% over existing conditions.

Based on the narrative above supported by the calculations provided herewith, it is our opinion that the receiving municipal sewers have the capacity to accommodate flow from the redevelopment of the subject parcel and future development within the sewershed.

Appendix 1

Sanitary Flow Calculations

Onsite Sanitary Sewer Flow Estimates (Study Point 1)

Project: 12 Godfrey Place

Project #: 10556

Date: 9/30/2022

Location: Wilton, CT

By: PBS

Checked: CJF

The flows listed below represent the on-site building tributary to the sanitary main in Godfrey Place. Other of-site connections to the main are not shown.

Existing On-Site Flow

Location	Building Use	Floor Area (SF)	Design Flow (GPD/SF)*	Total Flow
12 Godfrey Place	Office	10,871	0.100	1,087

Existing Sanitary Flow (GPD)	1,087
Peak Rate (CFS)	0.002
Peaking Factor	4
Total Existing Peak Flow (CFS)	0.007

Potential Proposed On-Site Flow

Location	Building Use	# of Bedrooms	Design Flow (GPD /	Total Flow
12 Godfrey Place	Residential	57	150	8,550

Proposed Sanitary Flow (GPD)	8,550
Peak Rate (CFS)	0.013
Peaking Factor	4
Total Proposed Peak Flow (CFS)	0.053

*Per State of CT Public Health Code

Offsite Sanitary Sewer Flow Estimates

Project: 12 Godfrey Place	Project #: 10556	Date: 9/30/2022
Location Wilton, CT	By: PBS	Checked: 9/30/2022

Note: The flows listed below represent all of the offsite buildings tributary to the sewer main in Godfrey Place connecting to EX.SMH#5.

Existing Offsite Flow:

Type	Unit	GPD / Unit*	Flow (GPD)
Bedrooms	18	150	2,700
Retail (sf)	66,170	0.10	6,617
Office (sf)	17,678	0.10	1,768
Restaurant (est. seats)**	8,488	1.00	8,488
Medical Office	6,102	0.200	1,220
Day Care***	8,828	0.15	1,324
Sub-Total Flow (GPD)			22,117
Factor of Safety			1.5
Total Flow (GPD)			33,176
Flow Rate (CFS)			0.051
Peaking Factor			4
Peak Flow Rate (CFS)			0.205

*Per State of CT Public Health Code

**30 GPD per seat. Assumed 50% of sf is "active" and 1 seat per 15 sf of "active" floor area
Group Child Care Homes Regulation there is a minimum of 35 square feet of total indoor usable program space per child. Assumed that 50% of sf is "usable program space".

Offsite Properties List

Project: 12 Godfrey Place	Project #: 10556	Date: 9/30/2022
Location Wilton, CT	By: PBS	Checked: CJF

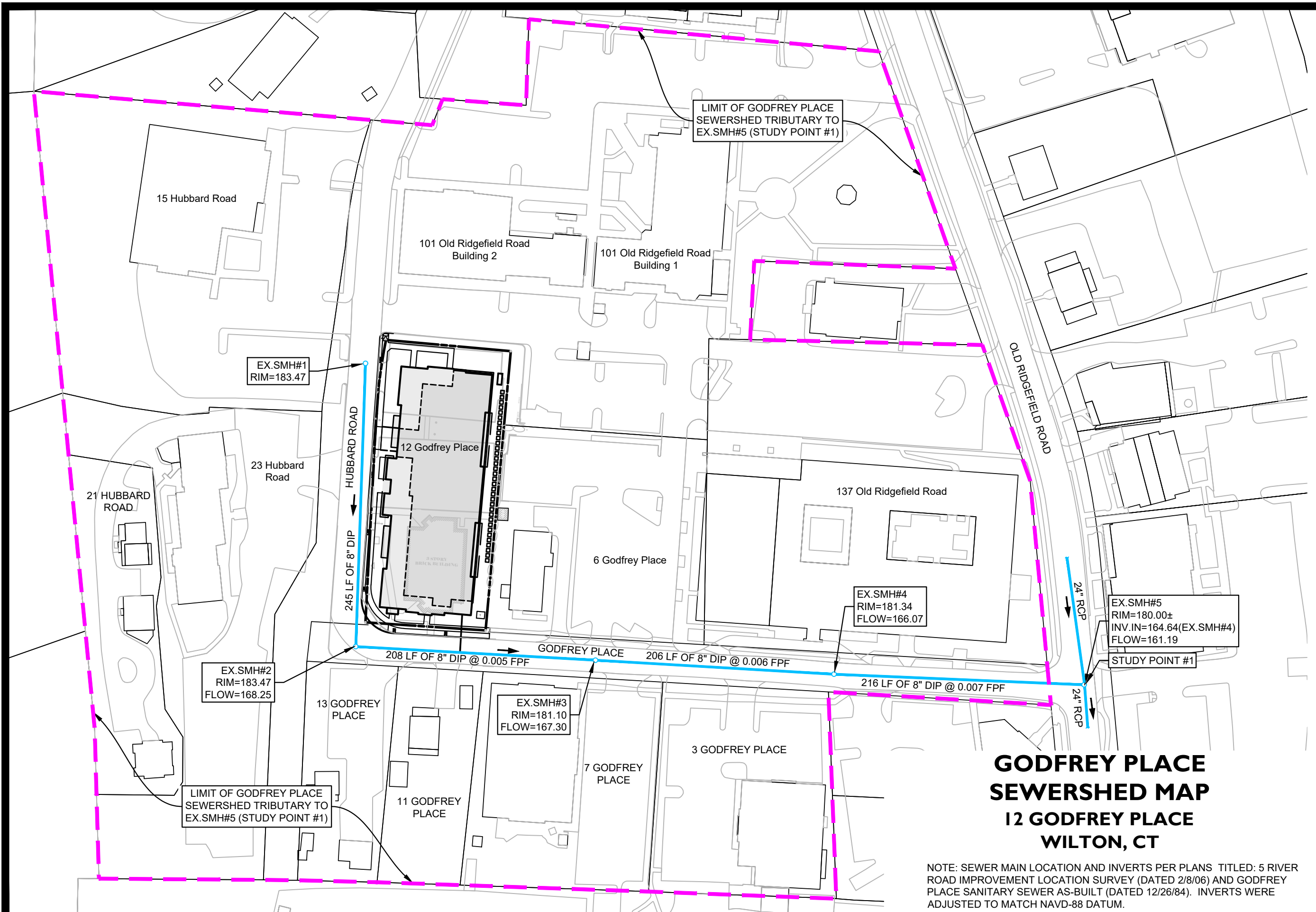
Offsite Properties Tributary to Study Point #1			
	Address	Use Type	Building SF/BDRM
1	101 Old Ridgefield Road Building #1*	Restaurant	1,601
		Medical Office	4,003
		Office	10,406
2	101 Old Ridgefield Road Building #2*	Restaurant	6,887
		Bank	2,296
3	15 Hubbard Road	Retail (Post Office)	11,309
4	23 Hubbard Road**	Office	6,297
		Medical Office	2,099
		Residential	4
5	21 Hubbard Road	Residential	5
6	13 Godfrey Place	Office	975
7	11 Godfrey Place	Residential	3
8	7 Godfrey Place	Daycare	8,828
9	6 Godfrey Place	Apartment	6
10	3 Godfrey Place	Retail (Pet Store)	5,702
11	137 Old Ridgefield Road	Retail (Library)	46,863

*Use type break down approximated based off of Town Green at Wilton Center Leasing Package

**Use type break down approximated assuming that the four tenants equally split leasable area

Appendix 2

Godfrey Place Sewershed Map



GODFREY PLACE SEWERSHED MAP 12 GODFREY PLACE WILTON, CT

NOTE: SEWER MAIN LOCATION AND INVERTS PER PLANS TITLED: 5 RIVER ROAD IMPROVEMENT LOCATION SURVEY (DATED 2/8/06) AND GODFREY PLACE SANITARY SEWER AS-BUILT (DATED 12/26/84). INVERTS WERE ADJUSTED TO MATCH NAVD-88 DATUM.



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Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.: 10556	DATE: 09/30/2022
SCALE: 1"=80'	

Appendix 3

Study Point #1 Capacity Calculation

Manning's Equation - Circular Pipe

Project:	<i>12 Godfrey Place</i>	Project #: <i>10556</i>		
Location:	<i>Wilton, CT</i>	By:	<i>PBS</i>	Date: <i>9/30/2022</i>
Description:	<i>8" Sanitary Main in Godfrey Place</i>	Checked:	<i>CJF</i>	Date: <i>9/30/2022</i>

Study Point #1 - 8" in Godfrey Place

Calculate the flow capacity using Manning's equation.

Pipe material	Cast Iron Pipe (CIP)	▼
Manning's n	0.013	
Pipe diameter, D	0.666 ft	
Area, A _{full}	0.35 ft ²	$A = \frac{\pi}{4} D^2$
Wetted perimeter, P _{full}	2.09 ft	$P = \pi D$
Hydraulic radius, R _h	0.17 ft	$R_h = \frac{A}{P}$
Slope, S	0.0070 ft/ft	
Existing Pipe Capacity Flow, Q_{full}	1.008 cfs	$Q = \frac{1.486}{n} A R_h^{\frac{2}{3}} S^{\frac{1}{2}}$
Existing Peak Flow	0.212 cfs	
% of Pipe Capacity	21.0%	
Proposed	0.255 cfs	
% of Pipe Capacity	25.3%	