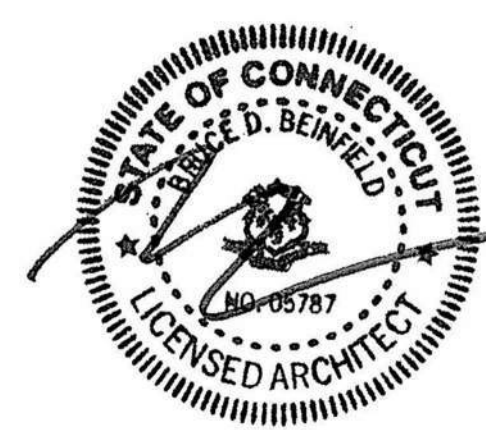


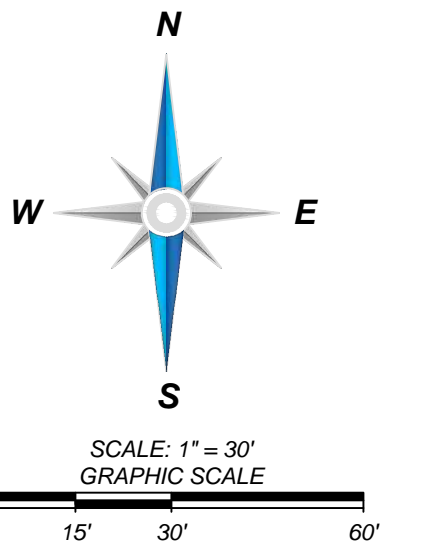
131 DANBURY ROAD



ALTA/NSPS LAND TITLE SURVEY

131 DANBURY ROAD

FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897



INVERT LIST

ID	DESCRIPTION	RIM ELEVATION	INVERT ELEVATION	INVERT S (18" RCP)	INVERT N (18" RCP)
DH1	DRAINAGE INLET	149.95'	145.0'	144.2'	145.0'
DH2	DRAINAGE INLET	150.27'	145.5'	144.7'	145.5'
DH3	DRAINAGE INLET	148.51'	143.4'	142.6'	143.4'
DH4	DRAINAGE INLET	148.18'	145.0'	144.2'	145.0'
DH5	DRAINAGE INLET	144.85'	141.3'	140.5'	141.2'

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
○	COMPUTED POINT
+	TEMPORARY BENCHMARK
+	SIGN
+	BOLLARD
+	LIGHT
+	POWER POLE
+	GUY ANCHOR
+	ELECTRIC METER
+	ELECTRIC BOX
+	ELECTRIC CABINET
+	ELECTRIC MANHOLE
+	FIRE HYDRANT
+	MONITORING WELL
+	WATER VALVE
+	DRAIN GRATE
+	IRRIGATION CONTROL VALVE
+	UTILITY VAULT
+	SANITARY MANHOLE
+	MAILBOX
+	OVERHANG
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
B.H.L.	BUILDING HEIGHT LOCATION
P.O.B.	POINT OF BEGINNING
NG	NATURAL GROUND
CC	CONCRETE
DA	DUMPSTER AREA
PS	PARKING SPACE(S)
BOC	BACK OF CURB
FL	FLOWLINE
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
NG	NATURAL GROUND
RCP	REINFORCED CONCRETE PIPE
OHW #	WETLAND MARKER (PROVIDED BY CLIENT)
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EDGE OF WATER
---	FENCE LINE
---	OVERHEAD POWER LINE
---	DRIP LINE
---	FLOOD ZONE LINE
---	WETLAND AREA
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND STORM DRAINAGE LINE
---	UNDERGROUND WATER LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR

TEMPORARY BENCHMARK INFORMATION

TBM#1	DRILL HOLE IN TOP OF LIGHT POLE CONCRETE BASE	NORTHING: 626454.43	EASTING: 816101.09	ELEVATION: 145.71'
TBM#2	DRILL HOLE IN TOP OF LIGHT POLE CONCRETE BASE	NORTHING: 626640.74	EASTING: 816117.12	ELEVATION: 146.68'

BLEW & ASSOCIATES, P.A.

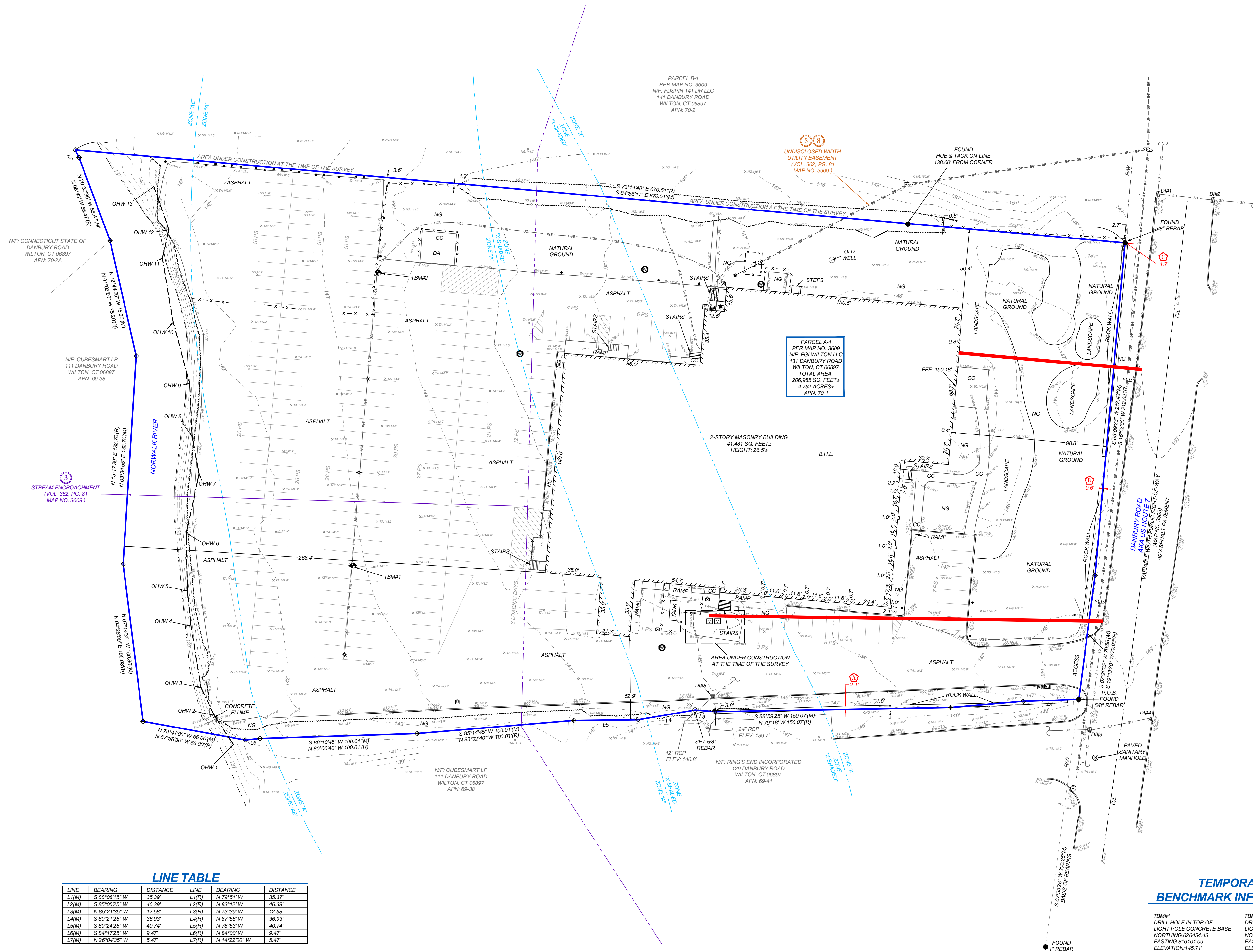
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-317.01	SURVEY DRAWN BY: W.R.G. - 06/19/2023
SURVEY REVIEWED BY: L.T.	SHEET: 2 OF 2

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S 88°08'15" W	35.39'	L1(R)	N 79°51' W	35.37'
L2(M)	S 85°05'25" W	46.39'	L2(R)	N 83°12' W	46.39'
L3(M)	N 83°21'35" W	12.58'	L3(R)	N 73°39' W	12.58'
L4(M)	S 80°21'25" W	36.93'	L4(R)	N 87°56' W	36.93'
L5(M)	S 89°24'25" W	40.74'	L5(R)	N 78°53' W	40.74'
L6(M)	S 84°17'25" W	9.47'	L6(R)	N 84°00' W	9.47'
L7(M)	N 26°04'35" W	5.47'	L7(R)	N 14°22'00" W	5.47'



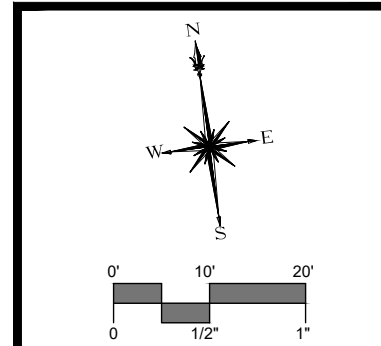
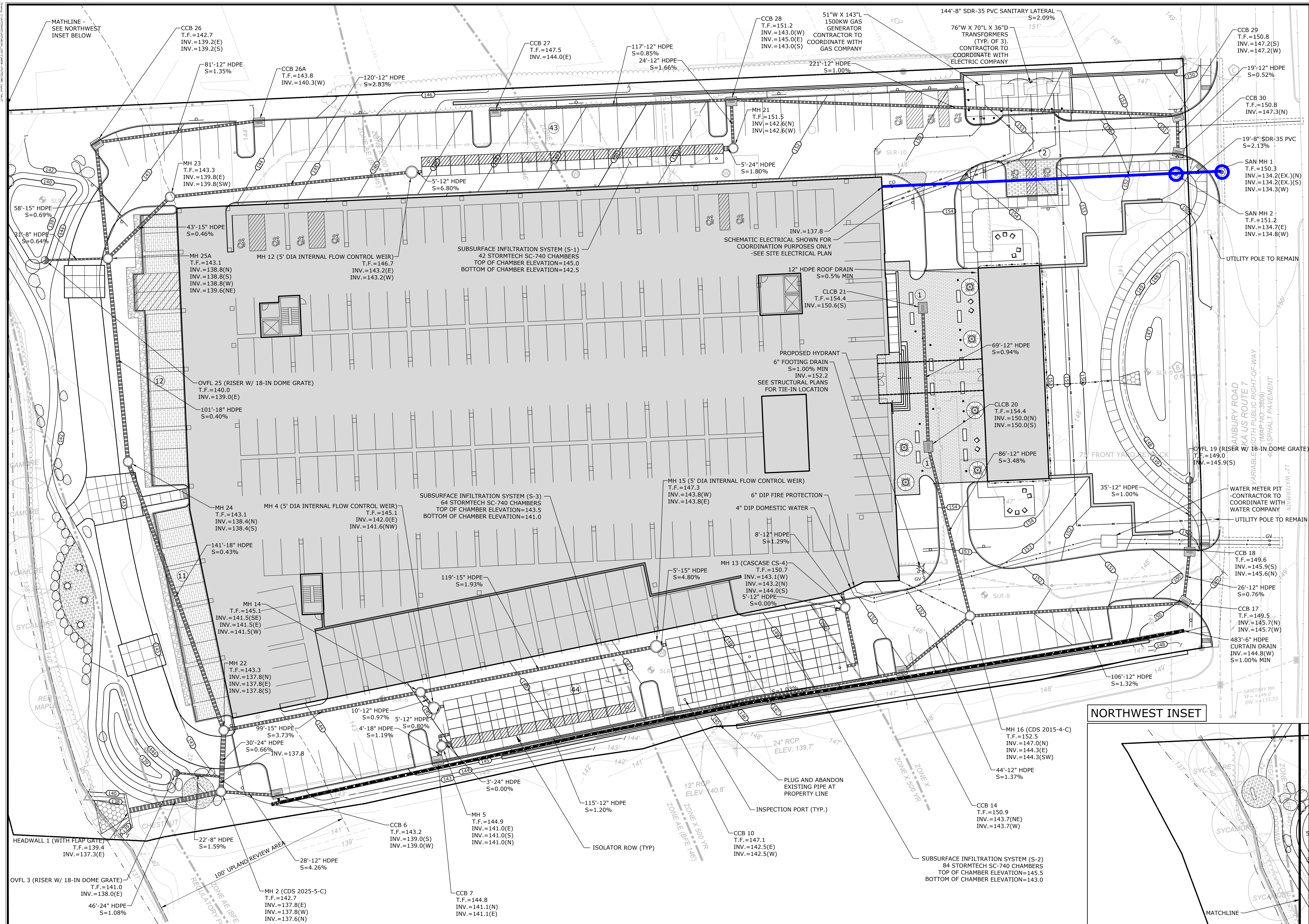


BEINFELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854



131 DANBURY ROAD | 11/28/23 | RENDERING | A9.00 | P&Z SUBMISSION

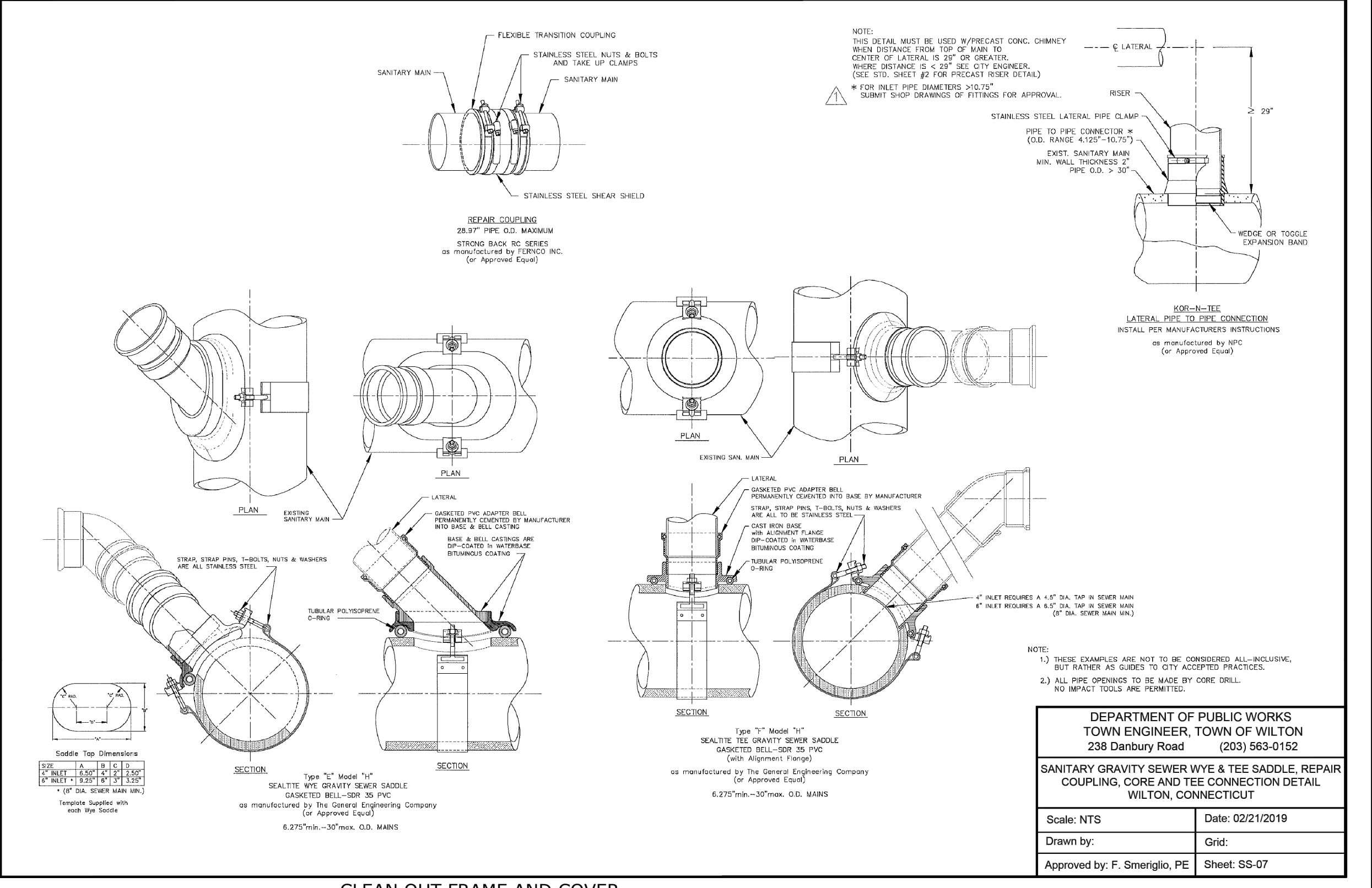
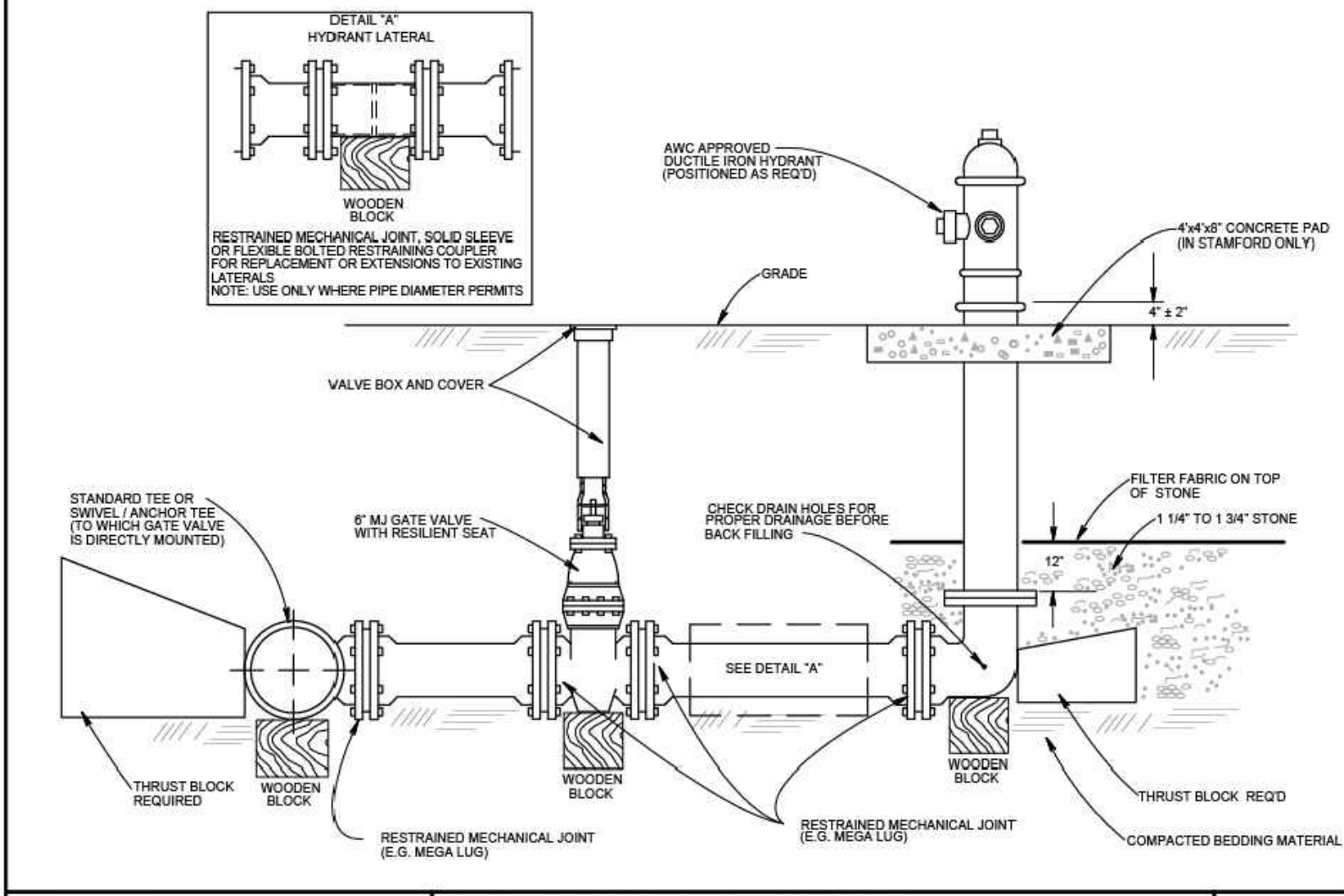
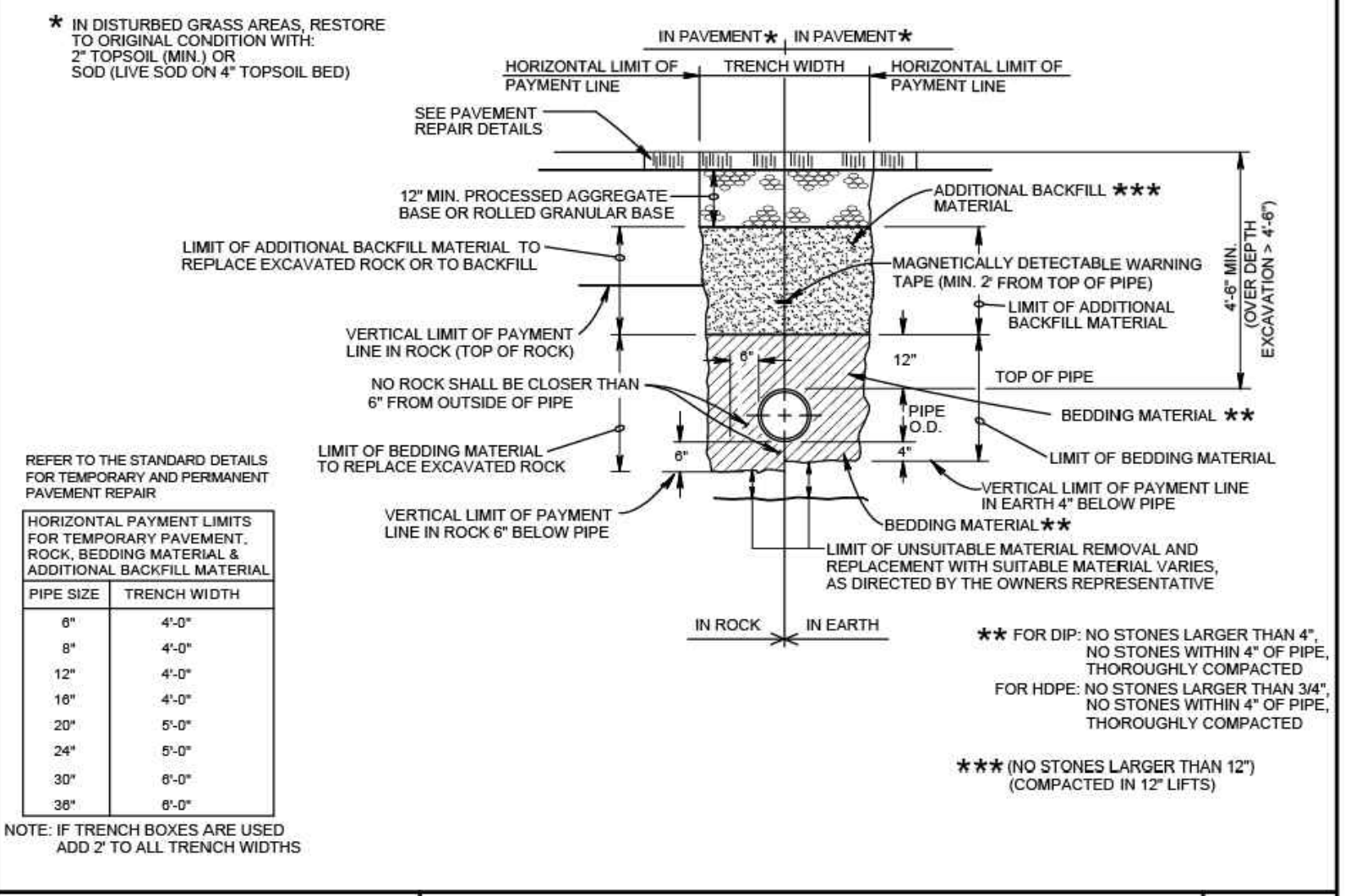
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DESCRIPTION	DATE	BY
WPCA REVISIONS	11/14/2023	AWG
PK2 SUBMISSION	11/27/2023	AWG
PEER REVIEW COMMENTS	1/25/2024	AWG

SITE PLAN - UTILITIES
PROPOSED MULTI-FAMILY DEVELOPMENT
 131 DANBURY ROAD
 WILTON, CONNECTICUT

AWG	RH	TD
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: OCTOBER 23, 2023		
PROJECT NO: 21543.00001		
SHEET NO: 08 OF 23		
UT		



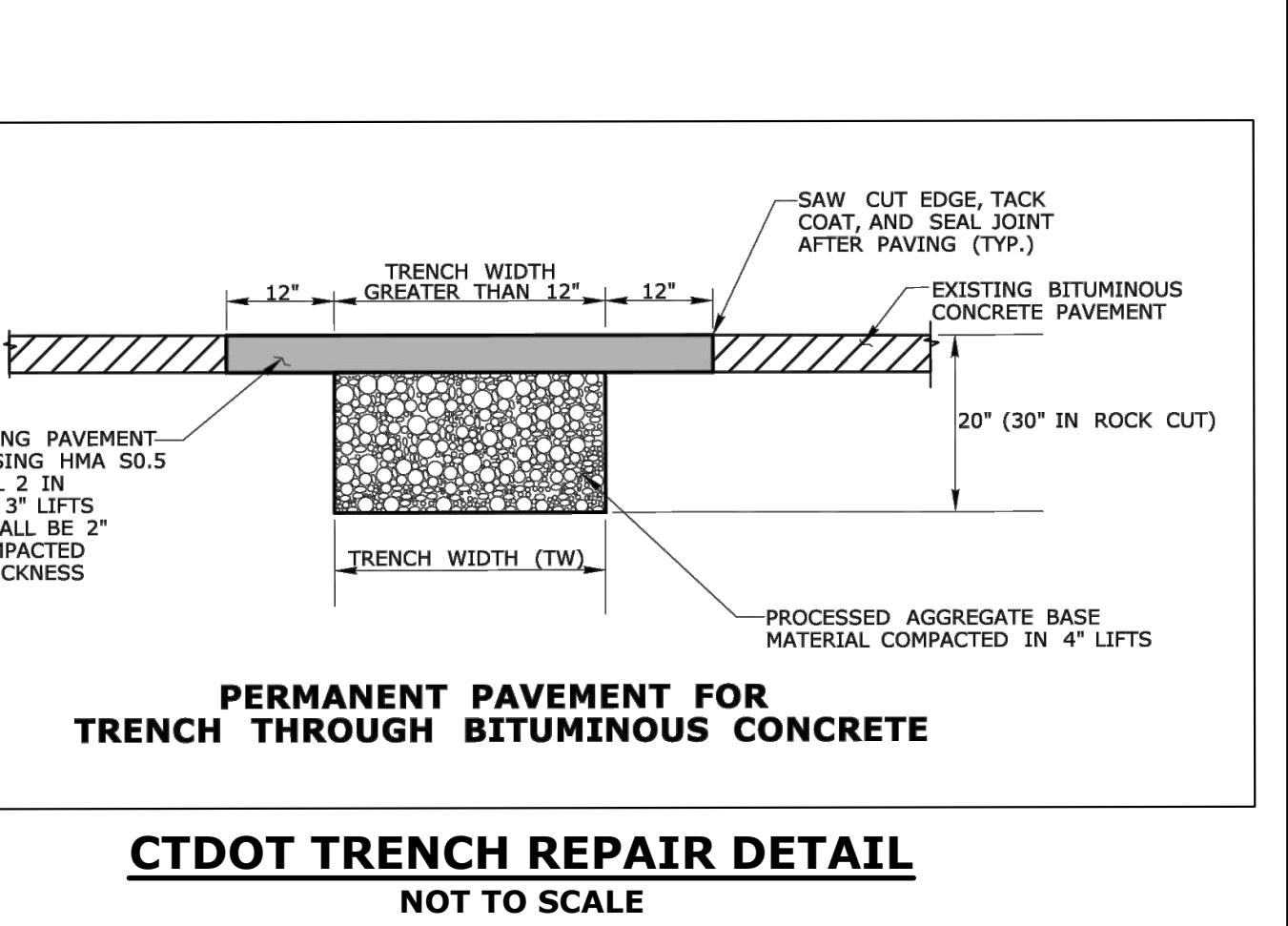
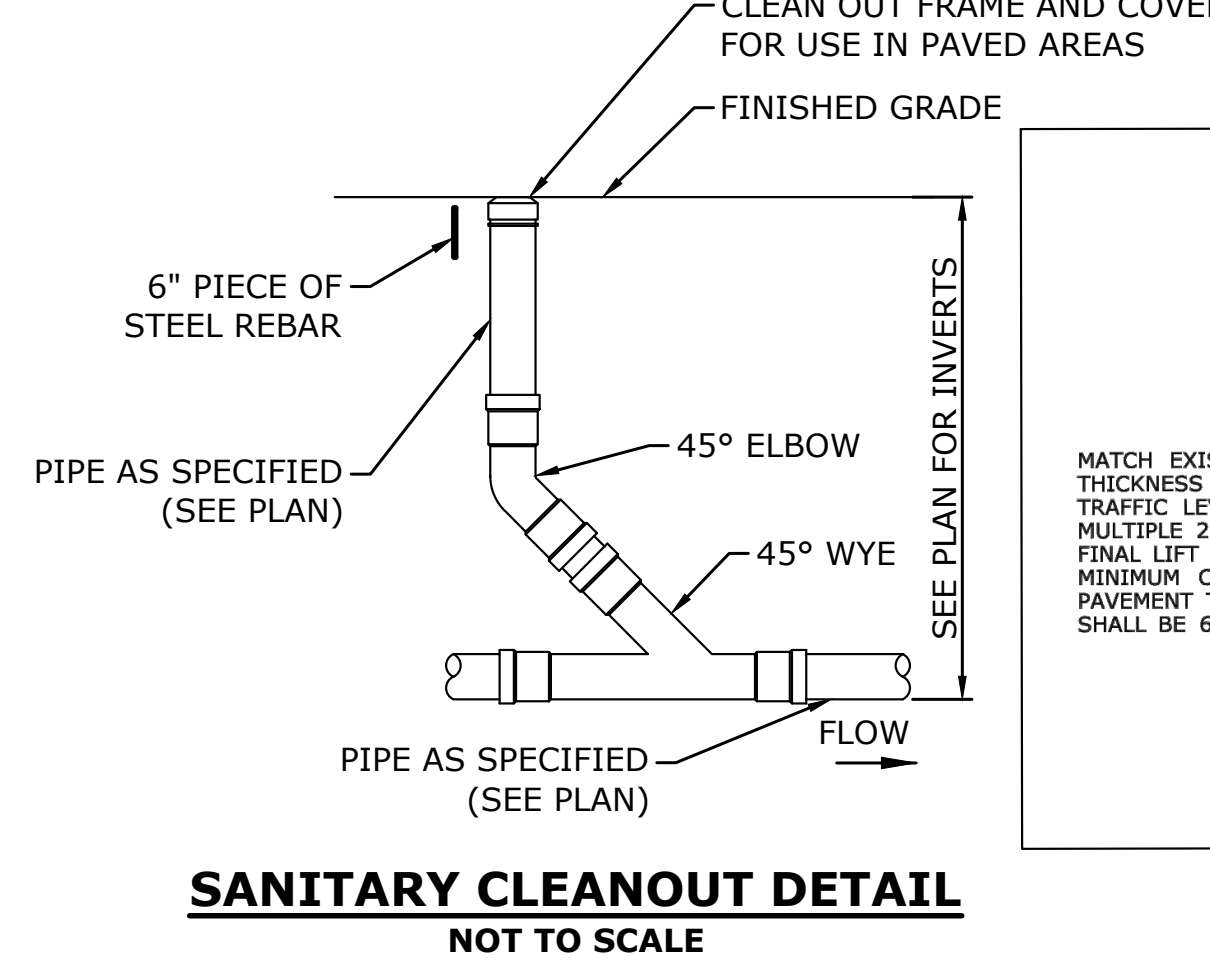
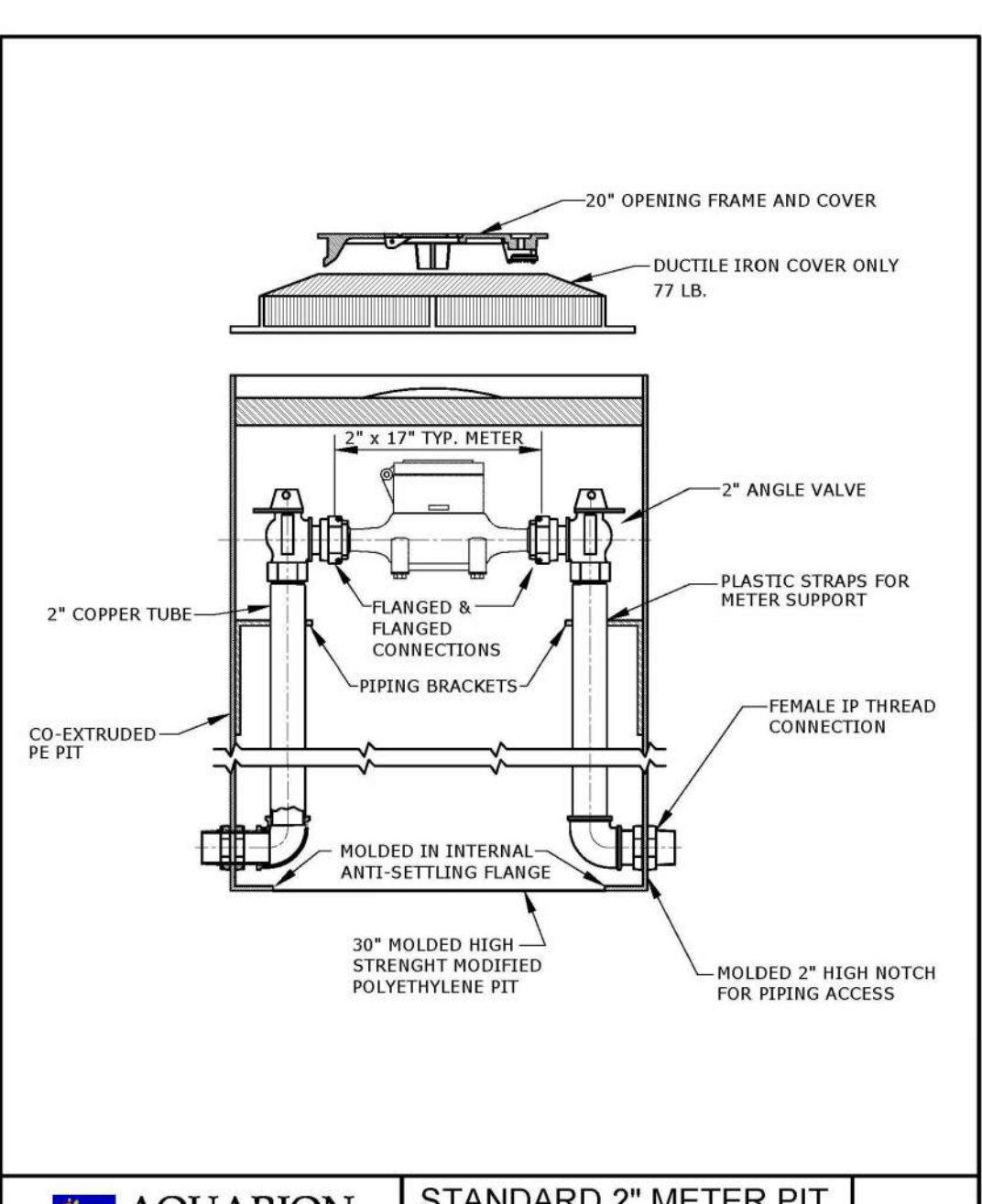
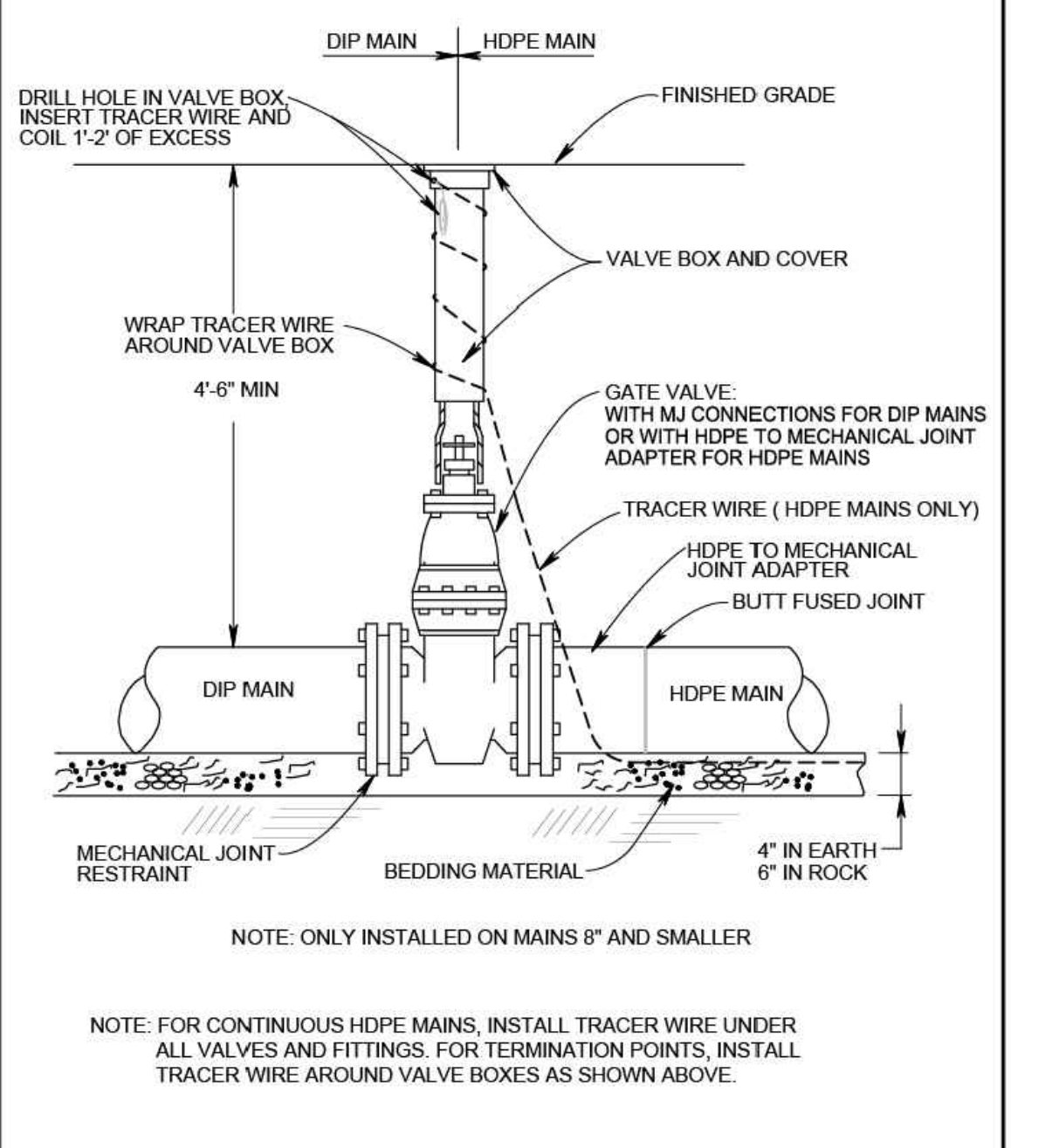
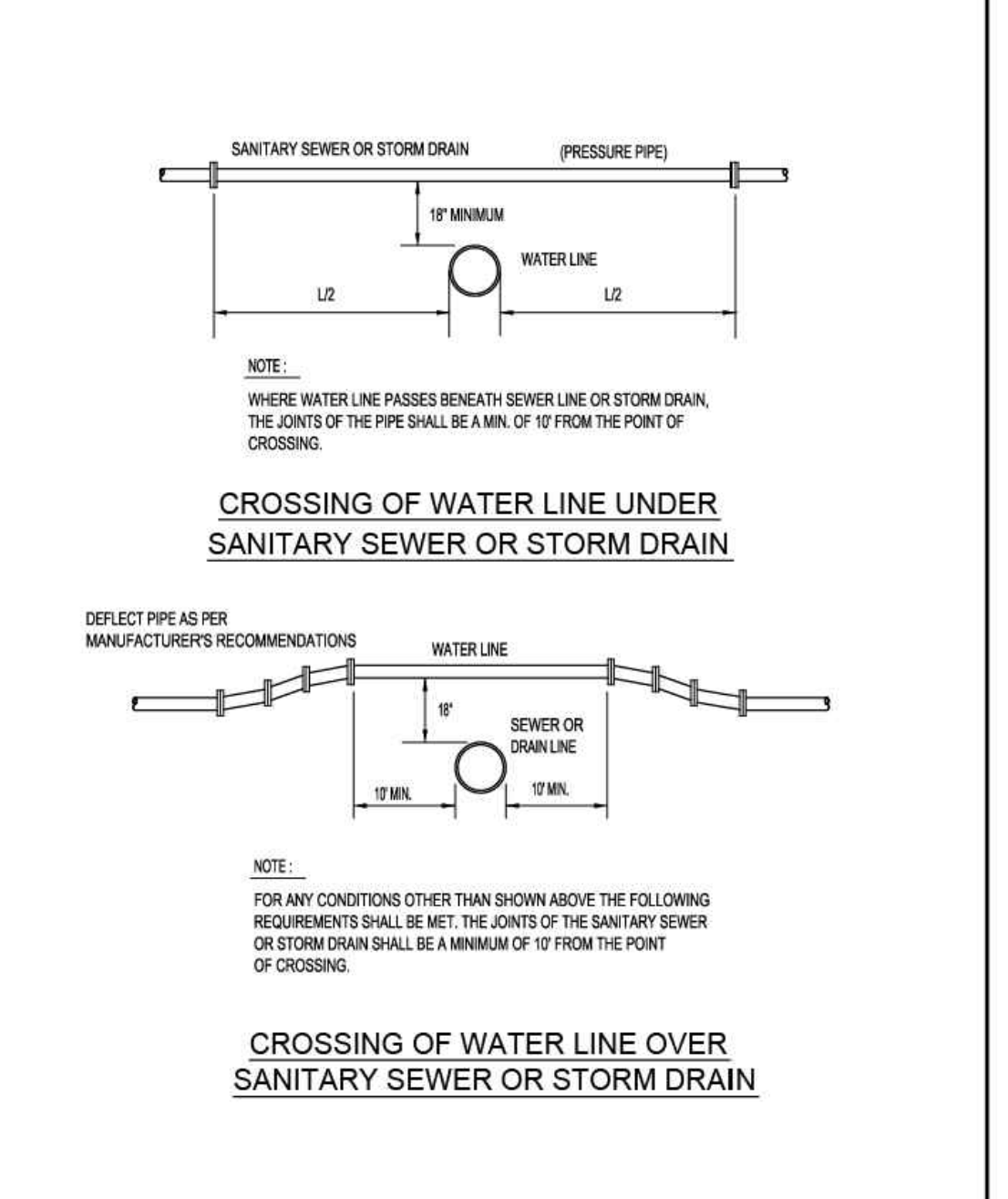
AQUARION
Water Company
Stewards of the Environment

AQUARION
Water Company
Stewards of the Environment

DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

SANITARY GRAVITY SEWER WYE & TEE SADDLE, REPAIR COUPLING, CORE AND TEE CONNECTION DETAIL
WILTON, CONNECTICUT

Scale: NTS Date: 02/21/2019
Drawn by: Gnd.
Approved by: F. Smieriglio, PE Sheet: SS-07



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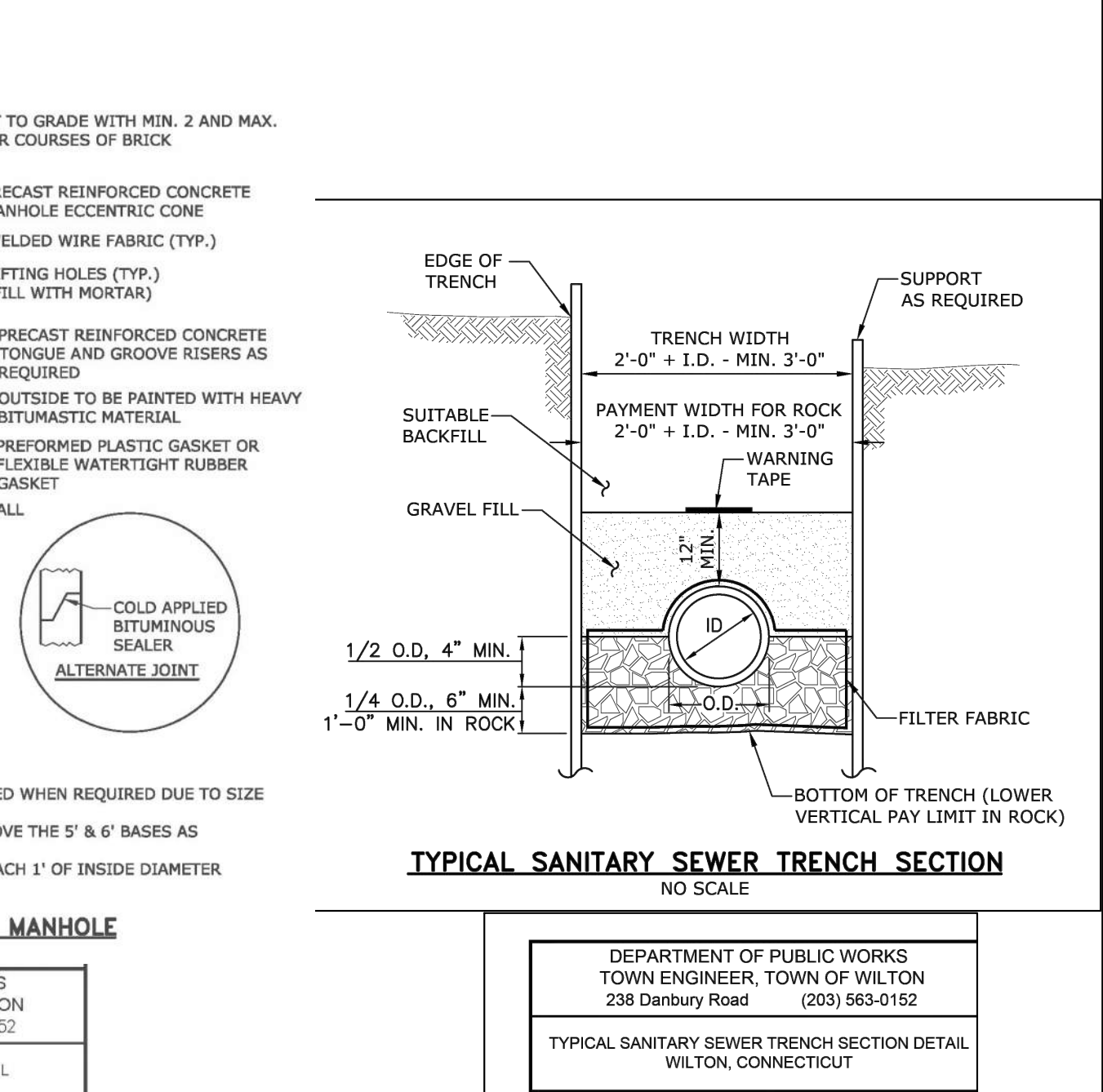
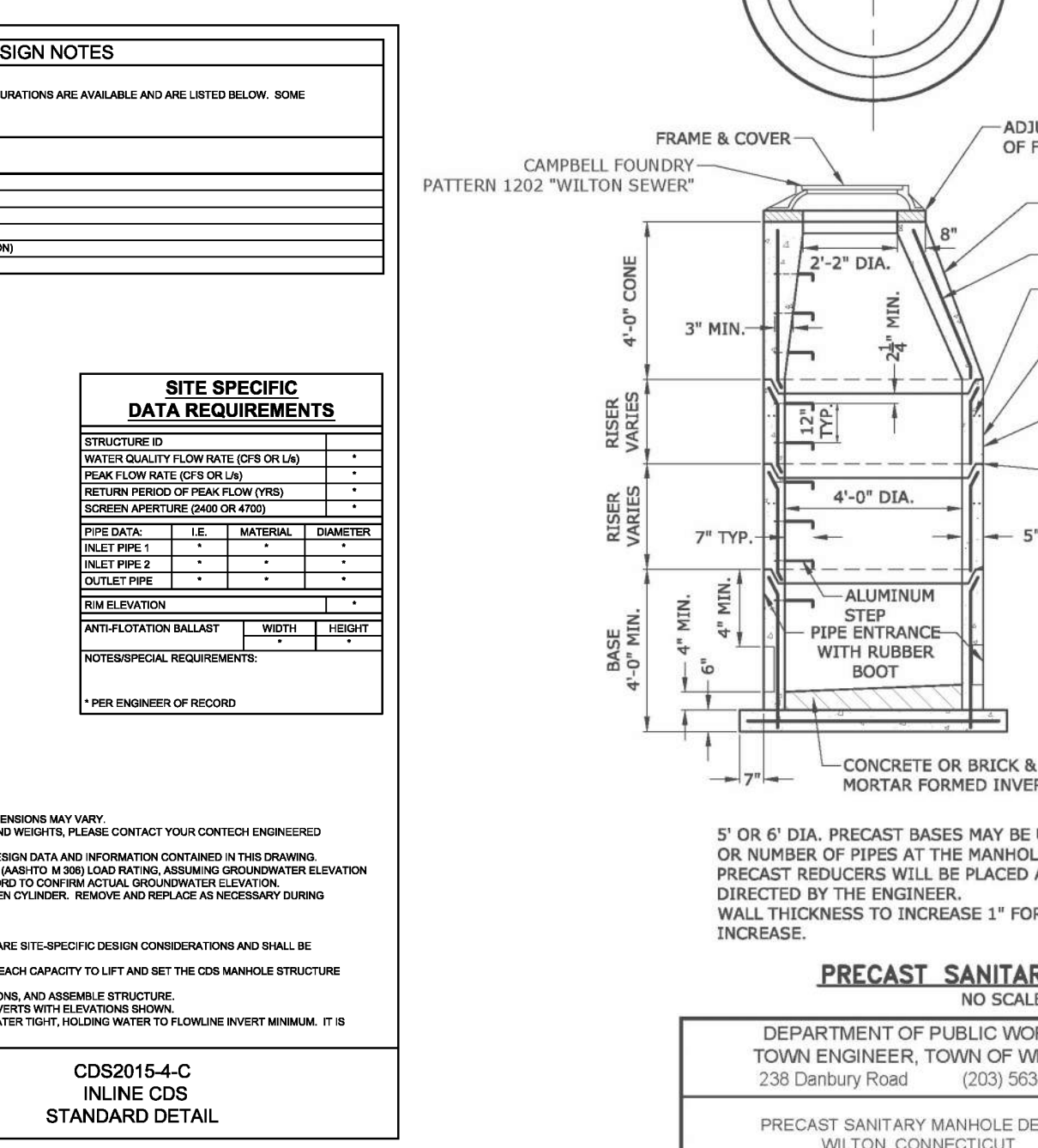
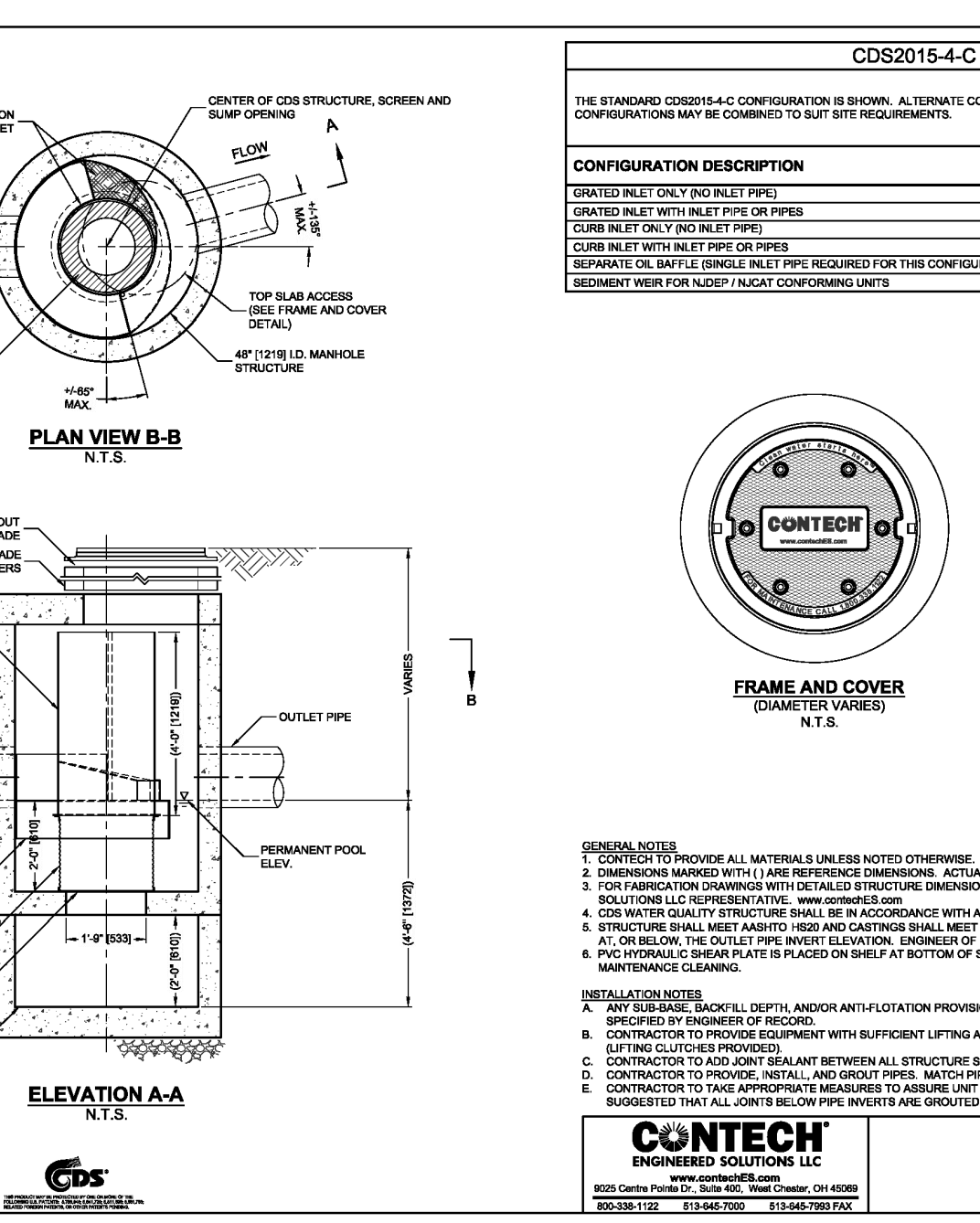
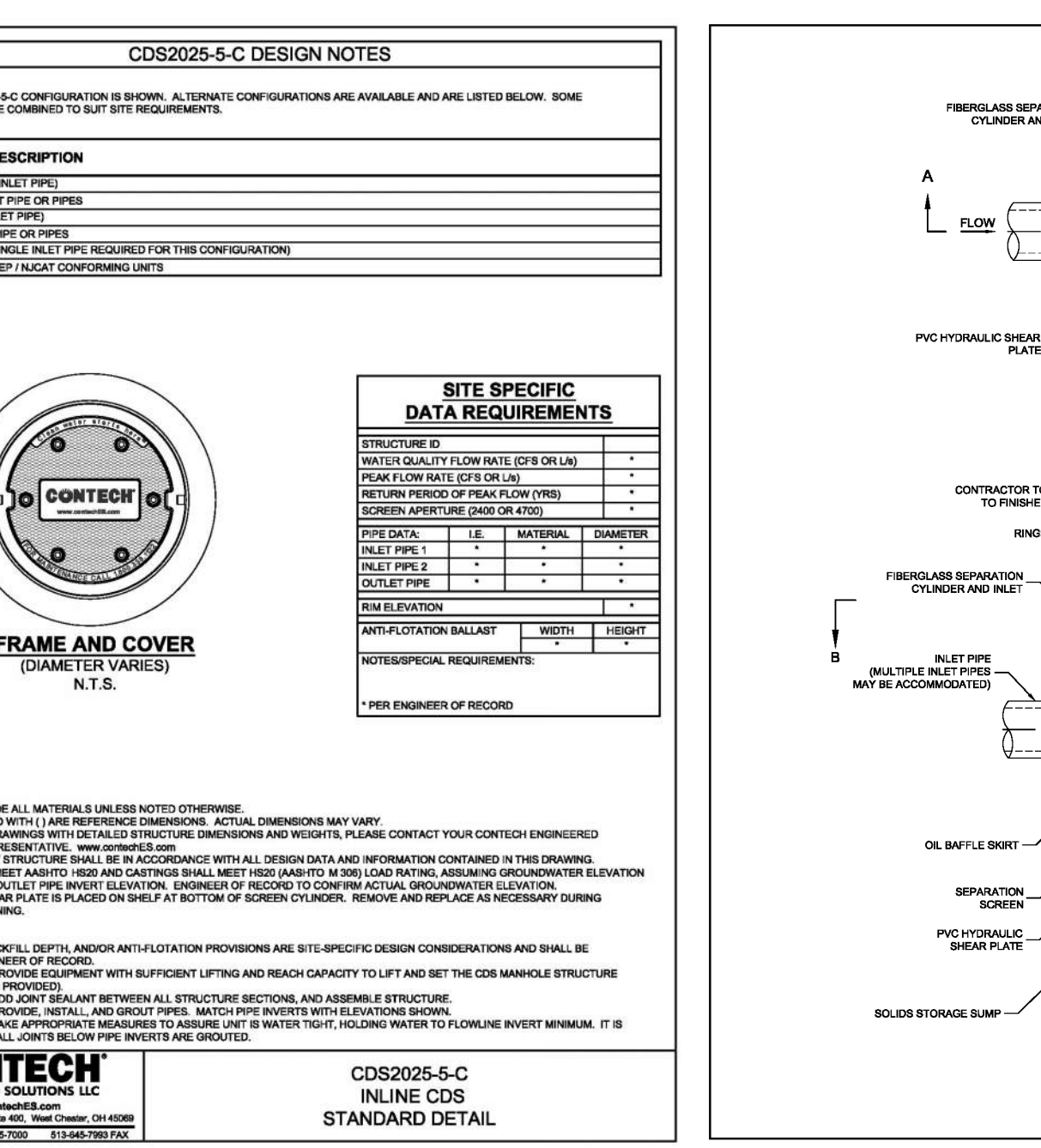
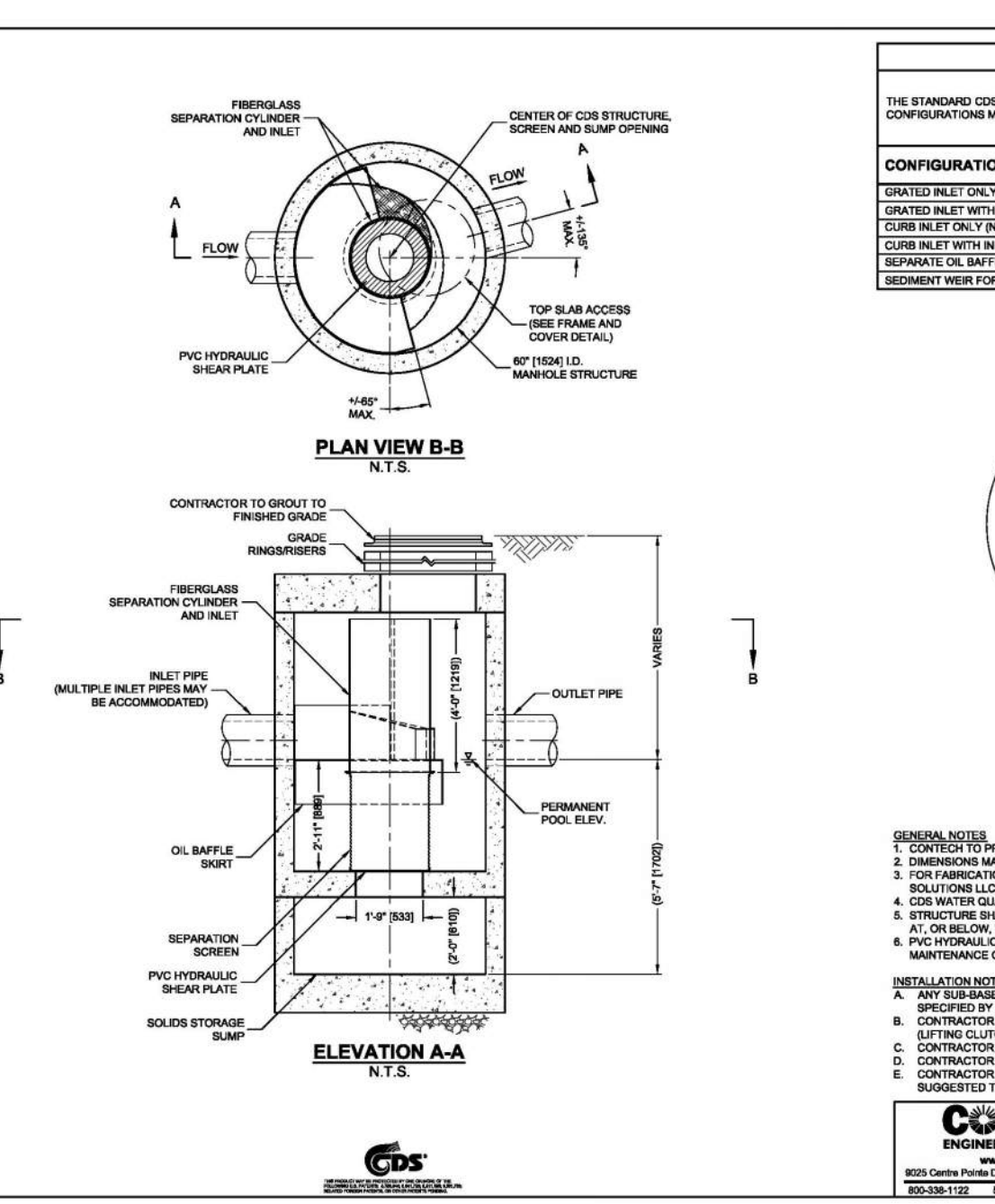
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Stewards of the Environment

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TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

TYPICAL SANITARY SEWER TRENCH SECTION
NO SCALE

Scale: NTS Date: 02/21/2019
Drawn by: Gnd.
Approved by: F. Smieriglio, PE Sheet: SS-03



CONTECH CDS 2025-5-C OR APPROVED EQUAL
NOT TO SCALE

CONTECH CDS 2025-5-C OR APPROVED EQUAL
NOT TO SCALE

CONTECH CDS 2015-4-C OR APPROVED EQUAL
NOT TO SCALE

DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

PRECAST SANITARY MANHOLE DETAIL
WILTON, CONNECTICUT

Scale: NTS Date: 02/21/2019
Drawn by: Gnd.
Approved by: F. Smieriglio, PE Sheet: SS-05

DEPARTMENT OF PUBLIC WORKS
TOWN ENGINEER, TOWN OF WILTON
238 Danbury Road (203) 563-0152

TYPICAL SANITARY SEWER TRENCH SECTION DETAIL
WILTON, CONNECTICUT

Scale: NTS Date: 02/21/2019
Drawn by: Gnd.
Approved by: F. Smieriglio, PE Sheet: SS-03



DATE	BY	AWG	AWG
11/14/2023			
10/5/2024			

DESCRIPTION

WPCA REVISIONS

PEER REVIEW COMMENTS

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

AS NOTED

DATE: OCTOBER 23, 2023

PROJECT NO: 21543.00001

SHEET NO: 16 OF 23

SD-6

CAPACITY ANALYSIS

WATER USE STUDY

TABLE 1: AVERAGE ANNUAL WATER USE FOR EXISTING RESIDENTIAL APARTMENT BUILDINGS

	Community	Units	Bedrooms	Dates	Annual Usage (Gallons)	Usage/Bedr./Day (Gal)	SOURCE
1	Atlantic Station, Stamford, CT	325	475	Annualized from Jan-Sep 23	8,644,885	50	AMS, Greystar & Conservice Report
2	Atlantic Station West, Stamford, CT	325	477		8,203,067	47	AMS, Greystar & Conservice Report
3	Vela on the Park, Stamford, CT	209	268		6,328,080	65	AMS, Greystar & Conservice Report
4	Woodside, Trumbull, CT	199	294		6,730,005	63	AMS, Greystar & Conservice Report
5	ShorePointe, Stamford, CT	38	38	Extrapolated from Monthly Averages between 2022 & 2023	648,000	47	Hathaway, Aquarion Summary
6	Glenbrook Commons, Stamford, CT	17	24		540,000	62	Hathaway, Aquarion Summary
7	Elmcrest Manor, Norwalk, CT	19	20		408,000	56	Hathaway, SNEW Summary
8	Wall Street Manor, Norwalk, CT	15	15		348,000	64	Hathaway, SNEW Summary
9	nineteenday, Norwalk, CT	57	74	Sep 22-Aug 23	1,711,220	63	Spinnaker, Water Records
10	Shirt Factory & Platform, Norwalk, CT	122	150	Sep 22-Aug 23	2,485,240	45	Spinnaker, Water Records
11	Corset Factory, Norwalk, CT	81	93	Sep 22-Aug 23	2,647,560	78	Spinnaker, Water Records
12	1115 Main Street, Bridgeport, CT	70	83	Sep 22-Aug 23	1,930,588	64	Spinnaker, Water Records
13	Canfield Park, Bridgeport, CT	69	96	Sep 22-Aug 23	1,782,484	51	Spinnaker, Water Records
14	Park & Main, Hartford, CT	126	162	Sep 22-Aug 23	2,661,010	45	Spinnaker, Water Records
15	120 Trapelo, Belmont, MA	112	159	Sep 22-Aug 23	3,242,281	56	Toll Brothers, Town of Belmont Invoice
TOTAL IN STUDY:		1,784	2,428		48,310,420		
WEIGHTED AVERAGE ANNUAL GALLONS PER DAY PER BEDROOM =						54.5	

TABLE 2: CONTEMPLATED FUTURE PROJECTS ASSEMBLED FROM AVAILABLE PUBLIC RECORDS

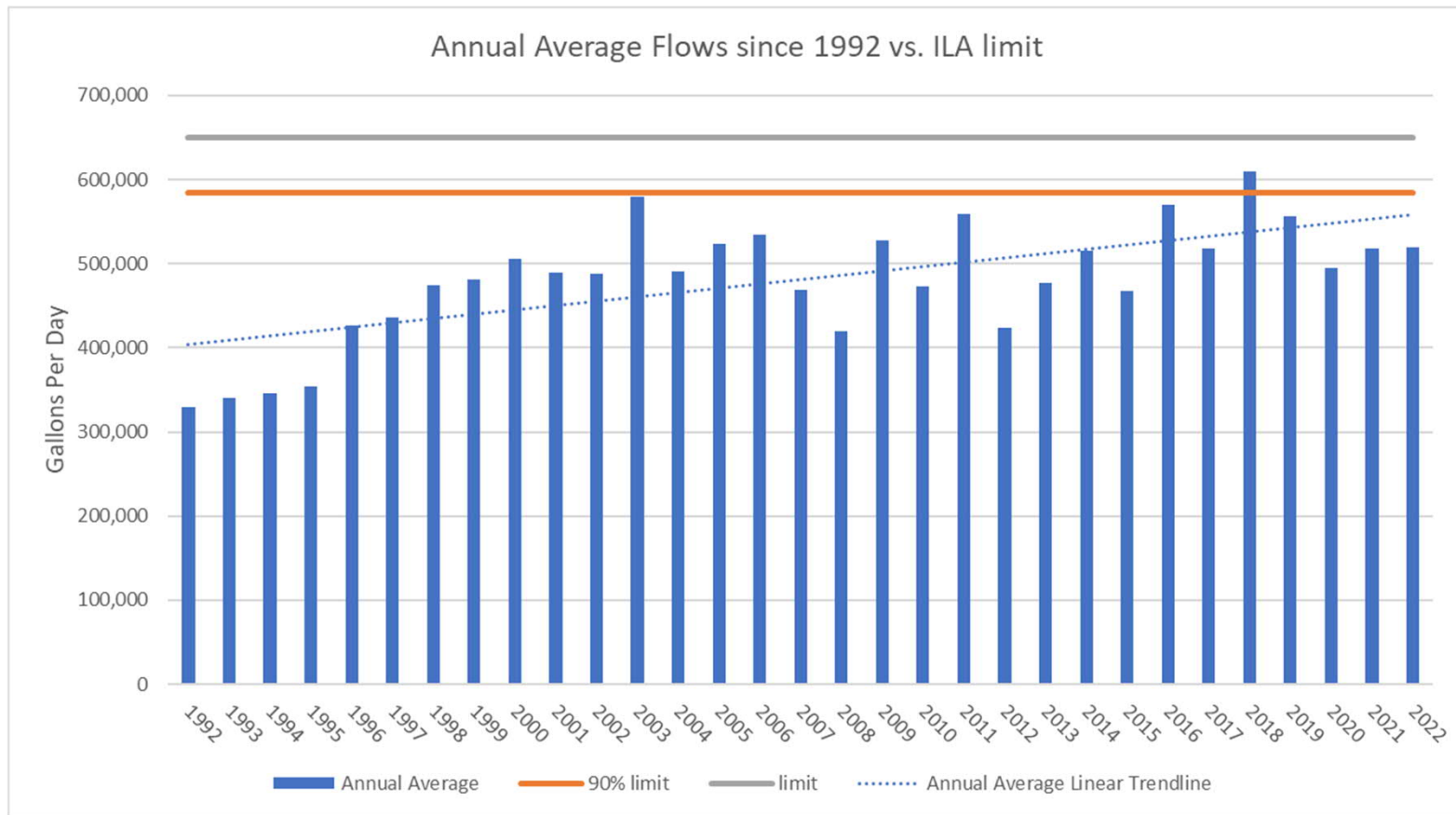
	Project Address	Status	Units	Studios & One Bedrooms	Two Bedrooms	Three Bedrooms	Total Bedrooms	Other Flow Health Code Max Day (GPD)	Projected Average Annual Flow (AAGPD)	COMMENTS
1	141 Danbury Road Residential	Construction	173	44	113	14	312		17,160	55 gpd/bedroom
2	300 Danbury Road Residential	Approved	74		74		148		8,140	55 gpd/bedroom
3	300 Danbury Road Commercial	Approved						2,300	1,150	50% of 23,000sf at .1gal/sf for retail
4	12 Godfrey Place Residential	Approved	42	13	19	10	81		4,455	55 gpd/bedroom
5	1 Cannondale Way, Hotel	Approved	120	87	33		153		8,415	King Rm = 1; Queen/Queen Rm = 2
6	241 Danbury Road, Church	<i>Construction</i>					-	2,429	1,215	50% of value used in WPCA presentation
7	ASML Expansion, Industrial	Pending							<i>18,883</i>	<i>Tighe & Bond Application 1-5-24</i>
8	131 Danbury Road Residential	Applications Filed	208	95	105	8	329		18,095	55 gpd/bedroom
9	64 Danbury Road Residential	Pre-Application	<i>100</i>	<i>32</i>	<i>62</i>	<i>6</i>	<i>174</i>		<i>9,570</i>	55 gpd/bedroom
10	15 Old Danbury Road Residential	Pre-Application	207	85	95	27	356		19,580	55 gpd/bedroom
11	5-21 River Road Front Residential	Pre-Application	<i>100</i>	<i>45</i>	<i>45</i>	<i>10</i>	<i>165</i>		<i>9,075</i>	55 gpd/bedroom
12	5-21 River Road Front Commercial	Pre-Application						1,000	500	50% of 10,000sf at .1gal/sf for retail
13	5-21 River Road Rear Residential	Pre-Application	<i>72</i>	<i>31</i>	<i>31</i>	<i>10</i>	<i>123</i>		<i>6,765</i>	55 gpd/bedroom
Totals			1024	401	546	75	1718		115,738	Total Contemplated Future Flows

Updated January 10, 2024

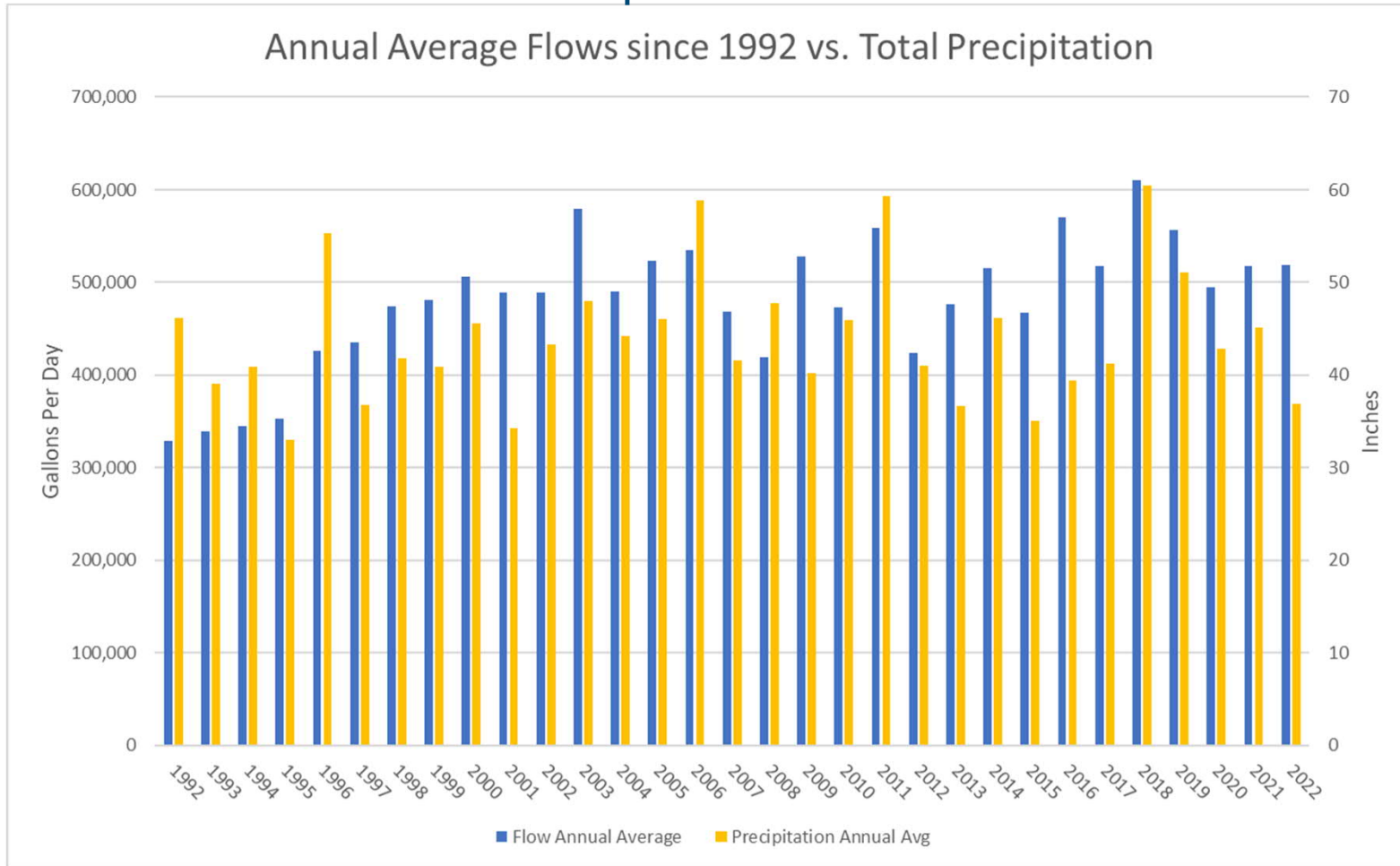
TABLE 3: APPROVED AND PROPOSED BUILDING DEMOLITION & DISCONNECTS

	Project Address	Commercial Floor Area	Bedrooms	Projected Average Annual Flow (AAGP)	COMMENTS
1	141 Danbury Road Demolition	47,000		2,350	0.1gpd/sf x 50%
2	300 Danbury Road Demolition	22,440	8	1,562	0.1gpd/sf x 50% + 55gpd/bed
3	12 Godfrey Place Demolition	11,162		558	0.1gpd/sf x 50%
4	131 Danbury Road Demolition	50,953		2,548	0.1gpd/sf x 50%
5	64 Danbury Road Demolition	43,400		2,170	0.1gpd/sf x 50%
6	15 Old Danbury Road Demolition	81,699		4,085	0.1gpd/sf x 50%
7	5-21 River Road Front Demolition	74,794		3,740	0.1gpd/sf x 50%
Total		331,448	8	17,012	Average Annual Gallons Per Day by Use

Annual Wastewater Totals



Annual Wastewater and Precipitation Totals



Wet Weather Results

Inflow for 1-Year, 6-Hour Design Storm (2.02")

Sewer Sub-Area	Net Total Inflow Volume (MG)	Net Direct Inflow Volume (MG)	Net Delayed Inflow Volume (MG)	Percent Total Inflow
A+B	0.229	0.054	0.175	26%
C+D	0.211	0.064	0.147	24%
E	0.457	0.123	0.334	51%
Total	0.897	0.241	0.656	100%

Recommended



Norwalk's Brookside school gets 15k school



Wegmans earns Norwalk's approval on road, entrance



DTC Chair Eloisa Melendez steps down, Colin Hosten



Norwalk's WPCA advances \$50 million waste



W
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NEWS

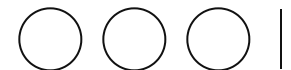
Norwalk's WPCA advances \$50 million waste management upgrade plan: 'Extreme progress'



Katherine Lutge, Staff Writer

Sep. 26, 2023 | Updated: Sep. 26, 2023 5:21 p.m.

Gift this article






FILE PHOTO: One of final settling tanks the Water Pollution Control Authority plant at 60 South Smith St. in Norwalk Conn. The state Department of Energy and Environmental Protection issued an order for Norwalk to develop a Sanitary Sewer Collection System Master Plan by the end of September.

File photo

NORWALK — Norwalk’s Water Pollution Control Authority moved forward with a \$50 million proposal to upgrade the city’s entire waste management treatment system.

THE HOUR

Promoted Links



The city was originally tasked with evaluating and managing the outflow from the sewage treatment system during wet weather events. Chief of Operations and Public Works Vanessa Valadares explained that Norwalk had six wet weather events in the last three years.

To simply meet the consent order from the Department of Energy and Environmental Protection the city agreed to, the WPCA would need to invest in improving the outfall management system.

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News

Wegmans earns Norwalk approval for road signs to help shoppers find the grocery store from Route 1

Katherine Lutge | THE HOUR

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Fox Sports

“We came to the conclusion that we would need to invest about \$45 million, and we’re only going to be using that outfall an average of less than four times a year,” Valadares said.

Because of the infrequency with which the outfall system is used and the high cost to meet DEEP’s outflow standards, environmental engineering firm Brown and Caldwell were brought in by the city to devise another option. The plan, which was approved by the WPCA on Sept 18, would both improve the water treatment of the entire system by virtually eliminating the need for the outflow system and meet DEEP’s consent order, Vice President of Brown and Caldwell Eric Muir said.

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EXPERT OPINION

SUSAN CAMPBELL

Columnist



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Norwalk's Brookside school gets 15k school supplies from bank

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Wegmans earns Norwalk's approval on road, entrance signs

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Muir reports that Brown and Caldwell's plan will reduce flows by revamping the collection system.

Susan Campbell (opinion): Romance for the practical person

Columnist Susan Campbell shares her insights from an early divorce, and a long second marriage that caught her by surprise.

HUGH BAILEY
Editorial Page Editor



Hugh Bailey (opinion): Trail up CT's spine charts a new path

Farmington Canal path and others like it open up new options for getting around the state.

JOHN BREUNIG
Editorial Page Editor



John Breunig (opinion): Did Jann Wenner kill rock 'n' roll?

By retracing over the same lines instead of helping music evolve, Rolling Stone co-founder Jann Wenner hurt careers and deprived us of art.

COLIN MCENROE
Columnist



“(We) looked at what if we supercharged infiltration and inflow removal and did it over a 10-year period as opposed to an extended piece of collection system asset management,” Muir said.

The projected result is an 80 percent reduction in flows in one year during a 24-hour storm, Muir reported.

“That’s extreme progress toward really renewing your assets and reducing flows substantially,” Muir said.

“What you are getting is really a completely renewed asset... this acts every single day,” Muir said. “We’re reducing flows to the treatment plant so there are a ton of benefits that come along with it.”

**Colin McEnroe (opinion):
Breaking all ties on
Senate floor**

Columnist Colin McEnroe responds to the U.S. Senate dress code by opining that 'more individualism is not what the U.S. Congress needs'

SUSAN CAMPBELL
Columnist



**Susan Campbell (opinion):
The return of the anti-vax
zombies**

Columnist Susan Campbell writes that as new COVID vaccine arrives, we are hearing from 'the hold-outs who insist they have risen above science'

MOST POPULAR

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 - 2. Former Glastonbury police officer wanted on CT arrest warrant held as fugitive in NJ, official says**
-

The budget for the collection system solution is estimated to be about \$50 million, which Valadares noted is only \$5 million more than the city would need to spend on the original outflow plan.

In addition, engineers from Arcadis outlined further improvements outside of the consent order that are recommended for the city. The estimated cost for these additional projects is \$48 million for a new aeration system and \$20 million for final settling tanks.

Professional engineer Vanessa McPherson outlined Arcadis research results from examining Norwalk waste management system. McPherson said

3. Here's why Norwalk's 06851 ZIP code is one of Realtor.com's hottest areas in the country

4. Starbucks now open in Norwalk's SoNo Collection shopping mall

5. How major US stock indexes fared Tuesday, 9/26/2023

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7. Middletown gym owner killed in Texas on cross country bike ride fundraiser, police say

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The Best Pizza in CT



Norwalk's plan is performing "extremely well" and the system is below the capacity.

"That leaves us again with plenty of capacity even with the roughly 650,000 gallons per day of additional flow that we'd be projecting just base on the population increases and plan development in the city through 2030," McPherson said.

In a 5-1 vote, the WPCA approved submitting Brown and Caldwell's collection system plan to DEEP. The WPCA deadline to submit the proposal is Oct 2.

The Best Roofers in CT



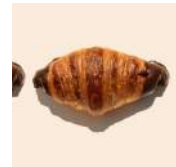
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Summary of 131 Danbury Road request to increase flow

- 1 We have demonstrated that the downstream sewer has ample capacity to accommodate the proposed development.
- 2 We have addressed technical comments from Norwalk WPCA and your Town Engineer.
- 3 We have provided data in the Water Use Study, which when extrapolated indicates you can approve the increase in use at 131 Danbury Road and do so in good faith with regard to your interlocal agreement with Norwalk.
- 4 And we have done the above based on conservative assumptions. Whether that be the 150GPD design flow used to analyze capacity, or the assumptions made in assessing potential future use and taking no credit for I-I mitigation or building disconnections.