Rochester, Jacqueline

Subject: FW: 3-14-24 meeting
Attachments: 2024-03-06_WPCA Submission Compiled.pdf

From: Casey Healy <jhealy@gregoryandadams.com>
Sent: Wednesday, March 6, 2024 3:39 PM
To: Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>
Cc: Nathan Poretta <nporetta@vhb.com>; Brown, Nicholas <NBrown@kimcorealty.com>; Mark Grocki <MGrocki@VHB.com>; Kaitlyn Eannotti <keannotti@vhb.com>; Craig Flaherty <C.Flaherty@rednissmead.com>; Kathleen O'Neill <koneill@gregoryandadams.com>; Kathleen Royle <kroyle@gregoryandadams.com>; Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Kimco: Wilton Center - WPCA submission

Director Smeriglio: On behalf of Kimco as the owner of the property located at 15 to 23 River Road in Wilton Center sometimes referred to as Wilton Executive Campus, I am forwarding the following with respect to the partial redevelopment of the property prepared by VHB, Kimco's civil engineering firm: (i) sewer capacity analysis; (ii) Wilton/Norwalk allocation opinion; (ii) basic schematic sewer layout; (iv) backup/data calculations and (v} some additional materials, including preliminary floor plans and elevations.

Kimco has been working with the Town for several years on the proposed redevelopment and most recently received a thumbs up to proceed from the Planning and Zoning Commission following a pre-application presentation and review. We are scheduled to make a pre-application presentation to the Village District Design Advisory Committee tomorrow.

Kimco and VHB look forward to presenting this request for sewer allocation to the WPCA at its meeting on March 13th and to answer any questions that the Authority members or you may have. As you are aware, the Kimco property presently is served by the Town Sewer. Thank you for including Kimco on the Agenda. Casey

PS: Please advise if you require any hard copies and, if so, how many. Thanks again.

J. Casey Healy, Esq.
Direct Dial: 203-571-6304

Martindale-Hubbell AV PREEMINENT Peer Rated for Highest Level of Professional Excellence 2018

Gregoryand Adams, P.C.
Attorneys at Law
190 Old Ridgefield Road
Wilton, CT 06897
203-762-9000
www.gregoryandadams.com

March 6, 2024

Ref: 20849.00

Frank Smeriglio
Director of Public Works/Town Engineer
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: 21 River Road - Wilton Center Development

Dear Mr. Smeriglio:

The submission enclosed is to support the proposed project located at Wilton Center, 21 River Road. The project is proposed to demolish a portion of the existing building along River Rd and construct a four-story, ±50,000 square foot (sf) building footprint with 100 multifamily units on the second, third and fourth floors, and 10,000 sf of restaurant/retail use on the first floor. The project also includes constructing a four-story, ±23,000 sf building footprint with 72 multifamily units for a total of 172 units between the two proposed buildings. The remaining building onsite will be retained with its existing use of office and retail space.

The approximate 12-acre property is located on the westerly side of River Road and is connected to the town's sanitary sewer system via an existing 12" PVC pipe.

To support a Sewer Connection Approval from the Water Pollution Control Authority the following documents are included herein:

1. Sewer Pipe Capacity Analysis Memorandum dated March 5, 2024.
    a. River Road Location Survey titled "Improvement Location Survey revised through February 8, 2006
    b. Town of Wilton applicable Plan and Profiles for Sanitary Sewer System drawing no. 1066-13, 1066-12, and 1067-14.
    c. Existing Daily Sanitary Sewer Design Flow Calculations dated February 22, 2024.
    d. Proposed Daily Sanitary Sewer Design Flow Calculations dated February 22, 2024.
    e. Existing Sewer Pipe Capacity Calculations dated March 5, 2024.
        i. Includes Flow Data from Wright Pierce, provided March 5, 2024.
    f. Proposed Sewer Pipe Capacity Calculations dated March 5, 2024.
2. Site Sanitary Sewer Schematic Plan and Schematic Sewer Plan Site Details by VHB dated March 5, 2024.
3. Draft Architectural Site Plans titled A-101A through A103B dated November 3, 2023.

4. Unit Mix and Building Summary (Bedroom Counts) by Architect dated February 16, 2024.
5. Proposed building Renderings for Building A and Building B.
6. Wilton to Norwalk Allocation Summary Memorandum dated March 5, 2024, including:
    a. Average Annual Sewer Flow Analysis (Wilton – Norwalk Sewer Flow Allocation) dated March 4, 2024.
    b. Aquarion Water Meter Usage Data for Kimco Existing Tenants Year End Billing Summary Report

Should you need any additional information, please don't hesitate to contact me at 860-807-4369

Sincerely,

VHB

Mark Grocki, PE
Senior Project Manager

Sewer Pipe Capacity Analysis Memorandum

Memorandum

To: Frank Smeriglio
Director of Public Works/Town Engineer
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Date: March 5, 2024

Project #: 20849.00

From: Mark Grocki, PE
Nathan Poretta, PE

Re: Sewer Pipe Capacity Analysis
Wilton Center
21 River Road, Wilton, CT

A sewer pipe capacity analysis was completed to analyze the existing, downstream pipe capacity for the proposed Wilton Center redevelopment. The project will include the demolition of a portion of the existing building on site that fronts River Road and replace with a four-story apartment building and 10,000 sf of mixed-use space (Building A), as well as a second new four-story stand-alone apartment building (Building B).

A sewer pipe capacity analysis was calculated for the existing Town sanitary sewer pipe to which the Wilton Center site ties into (i.e. 12" PVC). VHB also analyzed several downstream pipes using Schenck's Island flow metering data provided by Wright-Pierce, obtained during a recent I&I study that measured average and peak flows from March 8th, 2023, to May 29th, 2023. Meter readings were taken every 15 minutes and the highest reading recorded was measured on March 16th, 2023 at 15:30, at a rate of 1.124 MG (1.74 CFS).

The following describes VHB's analysis methodology:

To analyze the capacity of these receiving pipes, a flow was calculated using estimated design flows as outlined in the Connecticut Public Health Code.

The proposed development includes residential apartments and 10,000 sf of commercial space. Tenants are unknown at this time, therefore it is a conservative assumption that this commercial space is all restaurant use.

Restaurant Estimate:

143 Seats (Estimated) * 30 gpd/seat * 50% increase (if breakfast, lunch, dinner served) = 6,429 gpd average daily flow (ADF)

Peak Flow (CFS) = ADF * Peaking Factor (VHB used 4.0 per WPCA proposed Regulations) * (Conversion GPD to CFS)

Peak Flow (CFS) = 6,429 gpd * 4.0 * 3.125^-6 (Assume 1 day Restaurant is 12hrs) = **0.05 cfs**

Residential Apartment Estimate:

The proposed development includes 251 bedrooms.

251 Bedrooms * 150 gpd/bedroom = 37,650 gpd average daily flow

Peak Flow (CFS) = ADF * Peaking Factor (VHB used 4.0 per WPCA Regulations) * Conversion Factor (GPD to CFS)

Peak Flow (CFS) = 37,650 gpd * 4.0 * 2.343^-6 (Assume 1 day Residential is 16hrs) = **0.35 cfs**

The proposed development will also include 113,754 sf of existing Office and Retail to remain:

113,754 sf * 0.1 gpd/sf = 11,375 gpd average daily flow

Peak Flow (CFS) = ADF * Peaking Factor (VHB used 4.0 per WPCA Regulations) * (Conversion GPD to CFS)

Peak Flow (CFS) = 11,375 gpd * 4.0 * 3.125^-6 (Assume 1 day Retail/Office is 12hrs) = **0.14 cfs**

The proposed development will include 1,545 sf of existing Medical Office to remain:

1,545 sf * 0.2 gpd/sf = 309 gpd average daily flow

Peak Flow (CFS) = ADF * Peaking Factor (VHB used 4.0 per WPCA Regulations) * (Conversion GPD to CFS)

Peak Flow (CFS) = 309 gpd * 4.0 * 3.125^-6 (Assume 1 day Office is 12hrs) = **0.004 cfs**

Total Proposed Sanitary Peak Flow from Site = 0.55 CFS

(Full calculations can be found attached)

Table 1 below analyzes the sewer capacity for both the 12" PVC pipe which will handle the 0.55 CFS from our proposed site and the 30" RCP pipes downstream of the Schenck's Island flow meter **(1.74 CFS)**. As mentioned above, this peak flow data was provided by Wright-Pierce from their I&I study. We also analyzed an upstream 24" RCP pipe from the Schenk's Island manhole. With the information provided and location of the flow meter, the exact flow for this 24" pipe could not be determined, however as a conservative approach, since it is upstream of the 30" RCP we analyzed the 24" pipe using the full 1.74 CFS flow meter information. To then determine the impact of our site, we added the net increase flow from our site to the flow meter flow. This was calculated as shown below.

(Proposed Sanitary Flow from Site) – (Existing Sanitary Flow from Site) = Net Increase of Flow

0.55 CFS – 0.24 CFS = 0.31 CFS

*Existing Sanitary Flow Calculation can be found attached

(Schenck's Island Flow Meter) + (Net Increase of Flow) = New Proposed Peak Flow

1.74 CFS + 0.31 CFS = **2.05 CFS**

Memorandum

Table 1 Capacity Analysis for Wilton Center Redevelopment

Pipe	Slope (ft/ft)	Maximum Capacity (CFS)	Existing Peak Flow (CFS)	Existing Pipe Capacity (%)	Proposed Peak Flow (CFS)	Proposed Pipe Capacity (%)
12" PVC (Segment 1)	0.0083	4.23	0.24	6	0.55	13
12" PVC (Segment 2)	0.0017	1.88	0.24	13	0.55	29
24" RCP	0.0027	10.19	1.74	17	2.05	20
30" RCP	0.0020	15.90	1.74	11	2.05	13

Based on the conservative analysis above, it can be concluded that the existing sanitary sewer system has ample capacity for the proposed development's contributions and no off-site improvements would be necessary.

If you have any questions or comments, please don't hesitate to email me, or call at 860-807-4369.

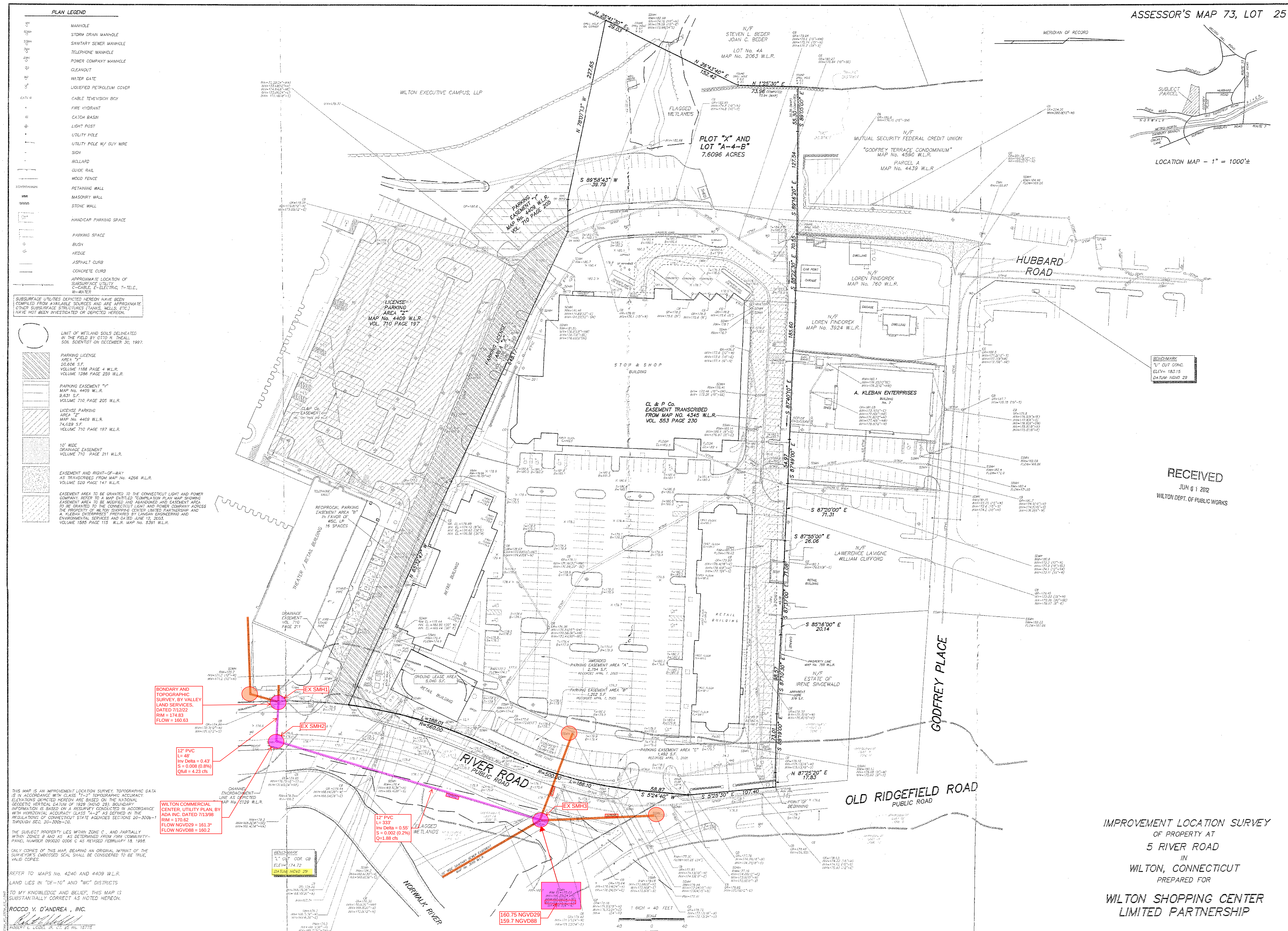
Sincerely,

Vanasse Hangen Brustlin, Inc.

Mark Grocki

Mark Grocki, P.E.
Senior Project Manager
mgrocki@vhb.com

River Road Location Survey


ASSESSOR'S MAP 73, LOT 25
PLAN LEGEND
MANHOLE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
POWER COMPANY MANHOLE
CLEANOUT
WATER GATE
LIQUEFIED PETROLEUM COVER
CABLE TELEVISION BOX
FIRE HYDRANT
CATCH BASIN
LIGHT POST
UTILITY POLE
UTILITY POLE W/ GUY WIRE
SIGN
BOLLARD
GUIDE RAIL
WOOD FENCE
RETAINING WALL
MASONRY WALL
STONE WALL
HANDICAP PARKING SPACE
PARKING SPACE
BUSH
HEDGE
ASPHALT CURB
CONCRETE CURB
APPROXIMATE LOCATION OF SUBSURFACE UTILITY C–CABLE, E–ELECTRIC, T–TELE, W–WATER
SUBSURFACE UTILITIES DEPICTED HEREON HAVE BEEN COMPILED FROM AVAILABLE SOURCES AND ARE APPROXIMATE. OTHER SUBSURFACE STRUCTURES (TANKS, WELLS, ETC.) HAVE NOT BEEN INVESTIGATED OR DEPICTED HEREON.
LIMIT OF WETLAND SOILS DELINEATED IN THE FIELD BY OTTO R. THEALL, SOIL SCIENTIST ON DECEMBER 30, 1997.
PARKING LICENSE AREA "X" 20,606 S.F. VOLUME 1188 PAGE 4 W.L.R. VOLUME 1286 PAGE 259 W.L.R.
PARKING EASEMENT "Y" MAP No. 4409 W.L.R. 9,631 S.F. VOLUME 710 PAGE 205 W.L.R.
LICENSE PARKING AREA "Z" MAP No. 4409 W.L.R. 74,629 S.F. VOLUME 710 PAGE 197 W.L.R.
10' WIDE DRAINAGE EASEMENT VOLUME 710 PAGE 211 W.L.R.
EASEMENT AND RIGHT-OF-WAY AS TRANSCRIBED FROM MAP No. 4266 W.L.R. VOLUME 520 PAGE 147 W.L.R.
WILTON EXECUTIVE CAMPUS, LLP
N/F STEVEN L. BEDER JOAN C. BEDER LOT No. 4A MAP No. 2063 W.L.R.
FLAGGED WETLANDS
PLOT "X" AND LOT "A-4-B" 7.6096 ACRES
N/F MUTUAL SECURITY FEDERAL CREDIT UNION
"GODFREY TERRACE CONDOMINIUM" MAP No. 4590 W.L.R.
PARCEL A MAP No. 4439 W.L.R.
HUBBARD ROAD
N/F LOREN FINDOREK MAP No. 760 W.L.R.
N/F LOREN FINDOREK MAP No. 3924 W.L.R.
A. KLEBAN ENTERPRISES
LICENSE PARKING AREA "Z" MAP No. 4409 W.L.R. VOL. 710 PAGE 197
STOP & SHOP BUILDING
CL & P Co. EASEMENT TRANSCRIBED FROM MAP NO. 4345 W.L.R. VOL. 553 PAGE 230
RECEIVED JUN 01 2012 WILTON DEPT. OF PUBLIC WORKS
BENCHMARK "L" CUT CONC. ELEV= 182.15 DATUM: NGVD 29
LOCATION MAP – 1" = 1000'±
SUBJECT PARCEL
N/F LAWRENCE LAVIGNE WILLIAM CLIFFORD
RETAIL BUILDING
N/F ESTATE OF IRENE SINGEWALD
GODFREY PLACE
OLD RIDGEFIELD ROAD PUBLIC ROAD
RIVER ROAD PUBLIC ROAD
NORWALK RIVER
GROUND LEASE AREA 5,040 S.F.
AMENDED PARKING EASEMENT AREA "A" 2,754 S.F. RECORDED APRIL 7, 2005
PARKING EASEMENT AREA "B" 1,202 S.F. RECORDED APRIL 7, 2005
PARKING EASEMENT AREA "C" 1,492 S.F.
THEATER / RETAIL BUILDING
RETAIL BUILDING
RECIPROCAL PARKING EASEMENT AREA "B" IN FAVOR OF WSC, LP 16 SPACES
DRAINAGE EASEMENT VOL. 710 PAGE 211
CHANNEL ENCROACHMENT LINE AS DEPICTED MAP No. 5129 W.L.R.
FLAGGED WETLANDS
20' WIDE SANITARY SEWER EASEMENT MAP No. 3010 W.L.R.
BONDARY AND TOPOGRAPHIC SURVEY, BY VALLEY LAND SERVICES, DATED 7/12/22 RIM = 174.83 FLOW = 160.63
EX SMH1
EX SMH2
EX SMH3
12" PVC L= 48' Inv Delta = 0.43' S = 0.008 (0.8%) Qfull = 4.23 cfs
WILTON COMMERCIAL CENTER, UTILITY PLAN, BY ADA INC. DATED 7/13/98 RIM = 170.62 FLOW NGVD29 = 161.3* FLOW NGVD88 = 160.2
12" PVC L= 333' Inv Delta = 0.55' S = 0.002 (0.2%) Q=1.88 cfs
160.75 NGVD29 159.7 NGVD88
BENCHMARK "L" CUT COR. CB ELEV= 174.72 DATUM: NGVD 29
L=188.01 R=560.00
R=500.00 L=186.10
1 INCH = 40 FEET
THIS MAP IS AN IMPROVEMENT LOCATION SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY. ELEVATIONS DEPICTED HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.
THE SUBJECT PROPERTY LIES WITHIN ZONE C, AND PARTIALLY WITHIN ZONES B AND A5 AS DETERMINED FROM FIRM COMMUNITY-PANEL NUMBER 090020 0006 C AS REVISED FEBRUARY 18, 1998.
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.
REFER TO MAPS No. 4240 AND 4409 W.L.R.
LAND LIES IN "DE-10" AND "WC" DISTRICTS
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
ROCCO V. D'ANDREA, INC.
ROBERT L. LIDDEL JR. CT. LS No. 15775
RIVERSIDE, CONNECTICUT
JANUARY 5, 2006 FEBRUARY 8, 2006
IMPROVEMENT LOCATION SURVEY OF PROPERTY AT 5 RIVER ROAD IN WILTON, CONNECTICUT PREPARED FOR WILTON SHOPPING CENTER LIMITED PARTNERSHIP

Town of Wilton Sanitary Sewer Plans and Profiles

Project Site:
21 River Road

N130,000
N130,500
E412,500
E413,000

STREAM ENCROACHMENT LINE
MAP NO. 2502 W.L.R.

NORWALK RIVER

END CONTRACT NO. 2

PROPERTY LINE

MATCH 13

RIDGEFIELD ROAD

OLD

DRIFTWAY

TOWN OF WILTON

EX. SMH4

S 79° 03'

S 20° 38'

129° 31'

124.3'

103.9'

P.I. 3

P.I. 4

CONCRETE ENCASEMENT

PROFILE ALONG ROUTE OF SEWER

NORWALK - RIVER

463.3 L.F. 24" R.C.P. S = .0027

440.1 L.F. 24" R.C.P. S = .0027

212 L.F. 24" R.C.P. S = .0029

257.6 L.F. 24" R.C.P. S = .0050

INV. = 157.54

INV. = 158.71

INV. = 159.32

INV. = 160.62

MANHOLE STA. 132+59.2

MANHOLE 136+99.3

MANHOLE 139+11.3

MANHOLE STA. 141+68.9

130+00 131+00 132+00 133+00 134+00 135+00 136+00 137+00 138+00 139+00 140+00 141+00 142+00

180 170 160 150

LEGEND

- PROPERTY LINE HIGHWAY LINE
- TRANSIT STATION
- TRANSIT LINE
- D.H. BY U.S. SOIL CONSERVATION SERVICE

NOTE
DATUM C.G.S.
HORIZ. CONTROL REFERENCED TO STATE OF CONN. SYSTEM

AS BUILT

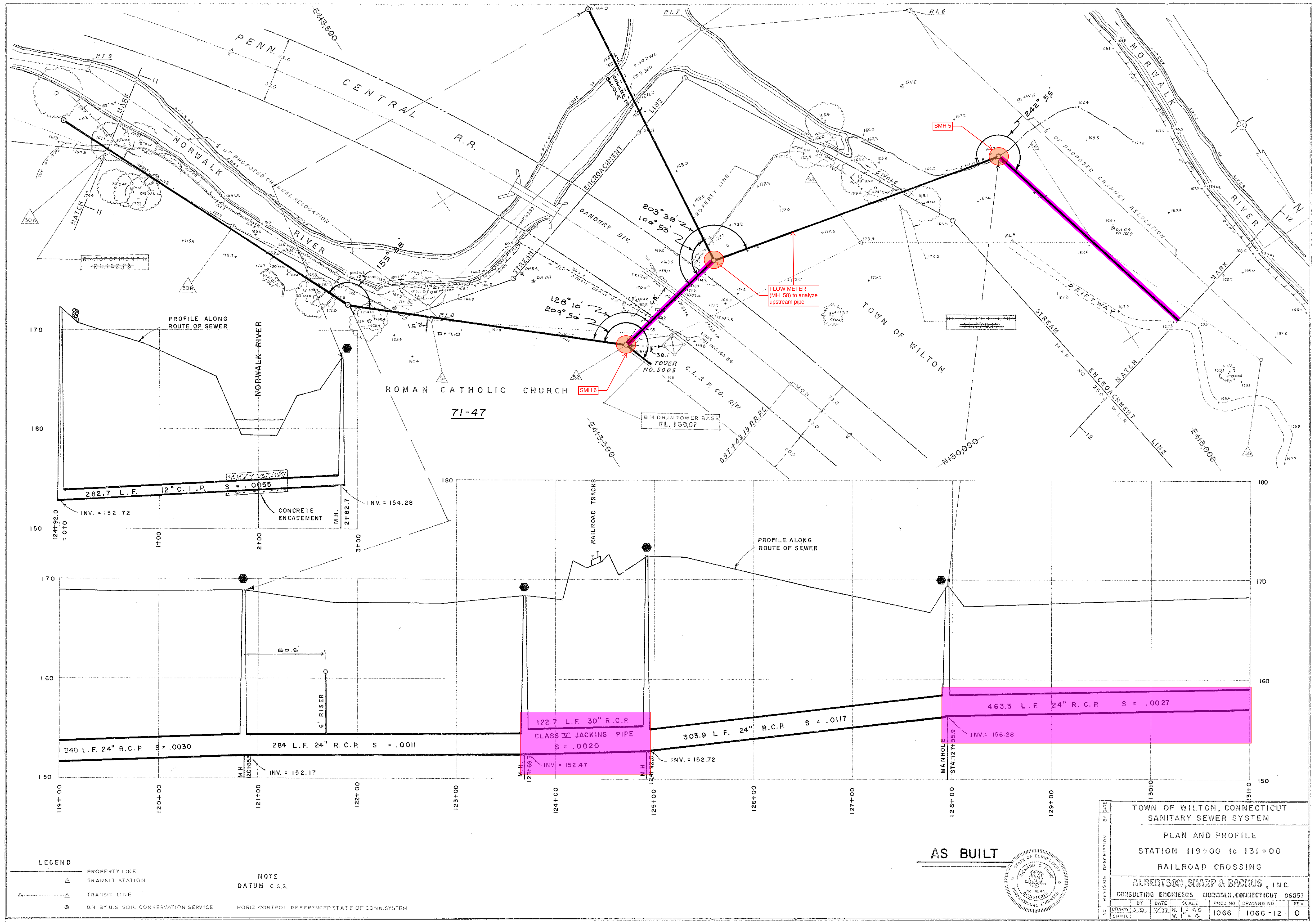
TOWN OF WILTON, CONNECTICUT
SANITARY SEWER SYSTEM

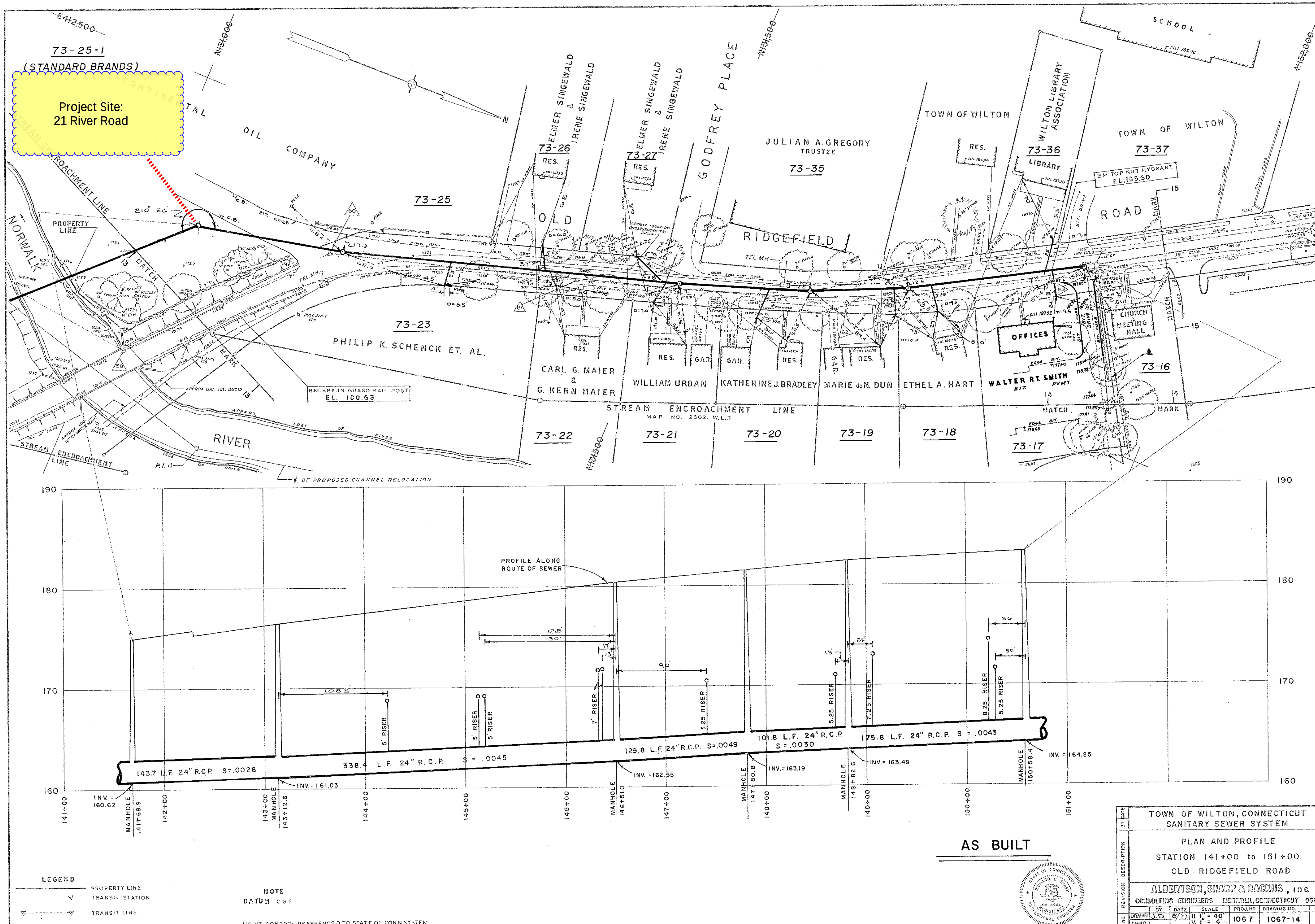
PLAN AND PROFILE
STATION 130+00 to 142+00
NORWALK RIVER CROSSING

ALBERTSON, SHARP & BACHUS, INC.
CONSULTING ENGINEERS NORWALK, CONNECTICUT 06851

NO	REVISION	DESCRIPTION	BY	DATE

	BY	DATE	SCALE	PROJ NO	DRAWING NO.	REV
DRAWN	J.D.	3/72	H. 1" = 40'	1066	1066-13	0
CHKD.			V. 1" = 4'			


SMH 5
SMH 6
FLOW METER (MH_58) to analyze upstream pipe
PENN CENTRAL R.R.
NORWALK RIVER
ROMAN CATHOLIC CHURCH
71-47
TOWN OF WILTON
PROFILE ALONG ROUTE OF SEWER
282.7 L.F. 12" C.I.P. S = .0055
CONCRETE ENCASEMENT
INV. = 152.72
INV. = 154.28
RAILROAD TRACKS
340 L.F. 24" R.C.P. S = .0030
284 L.F. 24" R.C.P. S = .0011
6' RISER
122.7 L.F. 30" R.C.P.
CLASS V JACKING PIPE
S = .0020
INV. = 152.47
303.9 L.F. 24" R.C.P. S = .0117
INV. = 152.72
463.3 L.F. 24" R.C.P. S = .0027
INV. = 156.28
INV. = 152.17
MANHOLE STA. 127+95.9
LEGEND
PROPERTY LINE
TRANSIT STATION
TRANSIT LINE
DH. BY U.S. SOIL CONSERVATION SERVICE
NOTE
DATUM C.G.S.
HORIZ CONTROL REFERENCED STATE OF CONN. SYSTEM
AS BUILT
TOWN OF WILTON, CONNECTICUT
SANITARY SEWER SYSTEM
PLAN AND PROFILE
STATION 119+00 to 131+00
RAILROAD CROSSING
ALBERTSON, SHARP & BACKUS, INC.
CONSULTING ENGINEERS NORWALK, CONNECTICUT 06851
DRAWN J.D. 7/77
SCALE H. 1" = 40 V. 1" = 4
PROJ. NO. 1066
DRAWING NO. 1066-12
REV 0


Project Site:
21 River Road
73-25-1
(STANDARD BRANDS)
CONTINENTAL OIL COMPANY
73-25
73-23
PHILIP K. SCHENCK ET. AL.
NORWALK
RIVER
STREAM ENCROACHMENT LINE
PROPERTY LINE
B.M. SPK. IN GUARD RAIL POST
EL. 100.63
OLD RIDGEFIELD ROAD
GODFREY PLACE
ELMER SINGEWALD & IRENE SINGEWALD
73-26
73-27
JULIAN A. GREGORY
TRUSTEE
73-35
TOWN OF WILTON
WILTON LIBRARY ASSOCIATION
73-36
LIBRARY
73-37
B.M. TOP NUT HYDRANT
EL. 185.60
SCHOOL
CARL G. MAIER & G. KERN MAIER
WILLIAM URBAN
KATHERINE J. BRADLEY
MARIE deN. DUN
ETHEL A. HART
WALTER R.T. SMITH
OFFICES
CHURCH & MEETING HALL
73-16
73-22
73-21
73-20
73-19
73-18
73-17
MAP NO. 2502 W.L.R.
℄ OF PROPOSED CHANNEL RELOCATION
PROFILE ALONG ROUTE OF SEWER
143.7 L.F. 24" R.C.P. S=.0028
338.4 L.F. 24" R.C.P. S=.0045
129.8 L.F. 24" R.C.P. S=.0049
101.8 L.F. 24" R.C.P. S=.0030
175.8 L.F. 24" R.C.P. S=.0043
INV. = 160.62
INV. = 161.03
INV. = 162.55
INV. = 163.19
INV. = 163.49
INV. = 164.25
MANHOLE 141+68.9
MANHOLE 143+12.6
MANHOLE 146+51.0
MANHOLE 147+80.8
MANHOLE 148+82.6
MANHOLE 150+58.4
141+00
142+00
143+00
144+00
145+00
146+00
147+00
148+00
149+00
150+00
151+00
190
180
170
160
AS BUILT
LEGEND
PROPERTY LINE
TRANSIT STATION
TRANSIT LINE
NOTE
DATUM CGS
HORIZ. CONTROL REFERENCED TO STATE OF CONN. SYSTEM

TOWN OF WILTON, CONNECTICUT
SANITARY SEWER SYSTEM

PLAN AND PROFILE
STATION 141+00 to 151+00
OLD RIDGEFIELD ROAD

ALBERTSON, SHARP & BACKUS, INC.
CONSULTING ENGINEERS NORWALK, CONNECTICUT 06851

	BY	DATE	SCALE	PROJ. NO.	DRAWING NO.	REV.
DRAWN	J.D.	8/77	H. 1" = 40' V. 1" = 4'	1067	1067-14	0
CHKD.						

Existing Daily Sanitary Sewer Design Flow Calculations

Date: February 22, 2024

Project: 21-23 River Road Redevelopment, Wilton, CT
Project No.: 20849.00

Memorandum

RE: Existing Conditions - Daily Sewer Calculation Flows (GPD)

	TENANT	USE	SIZE (SF)*	FLOW (GPD)
1	Assumed Office or Retail	Office/Retail	1,000	100
2	Blue Buffalo Storage	Office	500	50
3	Assumed Office or Retail	Office/Retail	2,699	270
4	Blue Buffalo Storage	Office	221	22
5	Assumed Office or Retail	Office/Retail	3,083	308
6	Assumed Office or Retail	Office/Retail	10,906	1,091
7	Kimco	Office	1,652	165
8	Assumed Office or Retail	Office/Retail	3,457	346
9	Assumed Office or Retail	Office/Retail	5,773	577
10	Assumed Office or Retail	Office/Retail	3,512	351
11	Assumed Office or Retail	Office/Retail	1,408	141
12	Assumed Office or Retail	Office/Retail	2,090	209
16	Regus	Office	9,288	929
17	Assumed Office or Retail	Office/Retail	2,545	255
18	BCH America, Inc.	Office	1,116	112
19	Casper Company, LLC	Office	1,274	127
20	Stanwich Partners, LLC	Office	500	50
21	Assumed Office or Retail	Office/Retail	2,798	280
22	Laser Body Renewal LLC	Medical	1,545	309
24	Blue Buffalo Enterprices, Inc.	Office	50,804	5,080
25	Assumed Office or Retail	Office/Retail	6,899	690
27	Unknown-Assumed Office or Retail	Office/Retail	14,248	1,425
28	Starbucks	Restaurant **	1,886	1,697
29	Unknown-Assumed Office or Retail	Office/Retail	1,366	137
30	Unknown-Assumed Office or Retail	Office/Retail	552	55
31	Unknown-Assumed Office or Retail	Office/Retail	3,134	313
32	Snappy Gator	Retail	1,058	106
33	Unknown-Assumed Office or Retail	Office/Retail	8,981	898
34	Unknown-Assumed Office or Retail	Office/Retail	2,394	239
35	Unknown-Assumed Office or Retail	Office/Retail	7,499	750
36	Unknown-Assumed Office or Retail	Office/Retail	18,315	1,832
37	Absolute Investment Advisors	Office	1,142	114
38	Fairfield Chemical	Office	11,043	1,104
39	Assumed Office or Retail	Office/Retail	1,504	150
41	Snappy Gator (Storage)	Office	500	50
42	Assumed Office or Retail	Office/Retail	225	23

TOTAL	186,917	20,355
	SF	GPD

FLOW RATES FROM CONNECTICUT PUBLIC HEALTH CODE (January 2018)						
OFFICE	200	SF	PER EMPLOYEE		20	GPD
DENTAL/MEDICAL OFFICE WITH EXAMINATION ROOMS	1	SF	GFA		0.2	GPD
RETAIL/SUPERMARKET BUILDING	1	SF	GFA		0.1	GPD
RESTAURANT	1	SEAT	35	SF/SEAT***	30	GPD

*Tenant sizes based on Leasing Plan provided by Kimco Reality titled Wilton Campus (116910)

** Restaurant: Assume 70% of GFA is dedicated public space;
Design Flow increased by 50% (per code if breakfast, lunch, & dinner are served)

*** Assume 35 sf of public restaurant space per seat

Proposed Daily Sanitary Sewer Design Flow Calculations

Date: February 22, 2024

Project: 21-23 River Road Redevelopment, Wilton, CT
Project No.: 20849.00

Memorandum

RE: Proposed Conditions - Daily Sewer Calculation Flows (GPD)

	TENANT - EXISTING	USE	SIZE (SF)*	FLOW
1	Assumed Office or Retail	Office/Retail	1,000	100
2	Blue Buffalo Storage	Office	500	50
3	Assumed Office or Retail	Office/Retail	2,699	270
4	Blue Buffalo Storage	Office	221	22
5	Assumed Office or Retail	Office/Retail	3,083	308
6	Assumed Office or Retail	Office/Retail	10,906	1,091
7	Kimco	Office	1,652	165
8	Assumed Office or Retail	Office/Retail	3,457	346
9	Assumed Office or Retail	Office/Retail	5,773	577
10	Assumed Office or Retail	Office/Retail	3,512	351
11	Assumed Office or Retail	Office/Retail	1,408	141
12	Assumed Office or Retail	Office/Retail	2,090	209
16	Regus	Office	9,288	929
17	Assumed Office or Retail	Office/Retail	2,545	255
18	BCH America, Inc.	Office	1,116	112
19	Casper Company, LLC	Office	1,274	127
20	Stanwich Partners, LLC	Office	500	50
21	Assumed Office or Retail	Office/Retail	2,798	280
22	Laser Body Renewal LLC	Medical	1,545	309
24	Blue Buffalo Enterprices, Inc.	Office	50,804	5,080
25	Assumed Office or Retail	Office/Retail	6,899	690
39	Assumed Office or Retail	Office/Retail	1,504	150
41	Snappy Gator (Storage)	Office	500	50
42	Assumed Office or Retail	Office/Retail	225	23
	TENANT - PROPOSED	USE	SIZE (SF)*	FLOW
43	Proposed Restaurants (Bldg A) **	Restaurant	10,000	6,429
	TENANT - PROPOSED	USE	SIZE (BEDROOMS)*	FLOW
44	Proposed Building A Residental ***	Residential	147	22,050
45	Proposed Building B Residental ***	Residential	104	15,600

TOTAL	55,763
	GPD

FLOW RATES FROM CONNECTICUT PUBLIC HEALTH CODE (January 2018)						
OFFICE	200	SF	PER EMPLOYEE		20	GPD
DENTAL/MEDICAL OFFICE WITH EXAMINATION ROOMS	1	SF	GFA		0.2	GPD
RETAIL/SUPERMARKET BUILDING	1	SF	GFA		0.1	GPD
RESTAURANT	1	SEAT	35	SF/SEAT****	30	GPD
RESIDENTIAL	1	BEDROOM			150	GPD

*Tenant sizes based on Leasing Plan provided by Kimco Reality titled Wilton Campus (116910)

** Restaurant: Assume 50% of GFA is dedicated public space;
Design Flow increased by 50% (per code if breakfast, lunch, & dinner are served)

*** Unit Mix Building Summary provided by Cube3 dated 2/16/2024

**** Assume 35 sf of public restaurant space per seat

Existing Sewer Pipe Capacity Calculations

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Existing Sewer Capacity Calculations

Project	Wilton Center Redevelopment	Project #	20849
Calculated by	NAP	Date	3/5/2024
Checked by	MRG	Date	3/5/2024

FLOWS:

183,486	square feet	Existing Office & Retail Building Area	1,545	square feet	Existing Dental office, Medical with Examination Rm
0.1	gpd	Office 200 SF equals 20 GPD = Retail 1 SF equals 0.1 GPD	0.2	gpd	Flow rate equals 0.2 gallons per day per 1 sf
18,349	gpd	Total Flow: 0.1 gpd per 1 sf x building area	309	gpd	Total Flow: 0.2 gallons per sf x building area
12	hours	System discharge in hours per day	12	hours	System discharge in hours per day
0.06	cfs	Peak Flow Rate per second	0.00	cfs	Peak Flow Rate per second
0.23	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*	0.00	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*

1,886	square feet	Exising Restaurant**
566	square feet	Restaurant Space (Assumed 70% is dedicated public space)
16	seat	Proposed Restaurant (Assume 35 sf of public restaurant space per seat)
30	gpd	Flow rate equals 30 gallons per day per seat
485	gpd	Total Flow: 30 gpd per seat x seats
727	gpd	50% increase if breakfast, lunch and dinner served
12	hours	System discharge in hours per day
0.00	cfs	Peak Flow Rate per second
0.01	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*

TOTAL EXISTING SANITARY FLOW

0.24	cfs

*Per Appendix V to the Wilton WPCA Regulations

**Tenant sizes based on Leasing Plan provided by Kimco Reality titled Wilton Campus (116910)

DESCRIPTION	LOCATION		DESIGN					CAPACITY			
	FROM	TO	Q cfs	V fps	n	PIPE SIZE	SLOPE	Q full cfs	Q full MGD	V full fps	Capacity %
Flow data calculated above	EX SMH1	EX SMH2	0.24	2.2	0.01	12	0.0083	4.23	2.73	5.4	6%
	EX SMH2	EX SMH3	0.24	1.3	0.01	12	0.0017	1.88	1.22	2.4	13%
Flow data from Wright & Pierce	SMH4	SMH5	1.74	2.0	0.015	24	0.0027	10.19	6.58	3.2	17%
	MH_58	SMH6	1.74	1.7	0.015	30	0.0020	15.90	10.27	3.2	11%

*For locations refer to Improvement Location Survey

CFS	MGD
1.74	1.124

Proposed Sewer Pipe Capacity Calculations

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Proposed Sewer Capacity Calculations

Project	Wilton Center Redevelopment	Project #	20849
Calculated by	NAP	Date	3/5/2024
Checked by	MRG	Date	3/5/2024

FLOWS:

113,754	square feet	To Remain Existing Office & Retail Building Area	1,545	square feet	To Remain Ex. Dental office, Medical with Exam Rm
0.1	gpd	Office 200 SF equals 20 GPD = Retail 1 SF equals 0.1 GPD	0.2	gpd	Flow rate equals 0.2 gallons per day per 1 sf
11,375	gpd	Total Flow: 0.1 gpd per 1 sf x building area	309	gpd	Total Flow: 0.2 gallons per sf x building area
12	hours	System discharge in hours per day	12	hours	System discharge in hours per day
0.04	cfs	Peak Flow Rate per second	0.00	cfs	Peak Flow Rate per second
0.14	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*	0.00	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*

10,000	square feet	Proposed Restaurant**	251	Bedrooms	Proposed Residential**
5,000	square feet	Restaurant Space (Assumed 50% is dedicated public space)	150	gpd	Flow rate per room equals 150 gallons per day
143	seat	Proposed Restaurant (Assume 35 sf of public restaurant space per seat)	37,650	gpd	Total Flow: 150 gpd per room x rooms
30	gpd	Flow rate equals 30 gallons per day per seat	16	hours	System discharge in hours per day
4,286	gpd	Total Flow: 30 gpd per seat x seats	0.09	cfs	Peak Flow Rate per second
6,429	gpd	50% increase if breakfast, lunch and dinner served	0.35	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*
12	hours	System discharge in hours per day			
0.01	cfs	Peak Flow Rate per second			
0.05	cfs	Peak Flow Rate per second (Peaking Factor=4.0)*			

TOTAL PROPOSED SANITARY FLOW

0.55 cfs

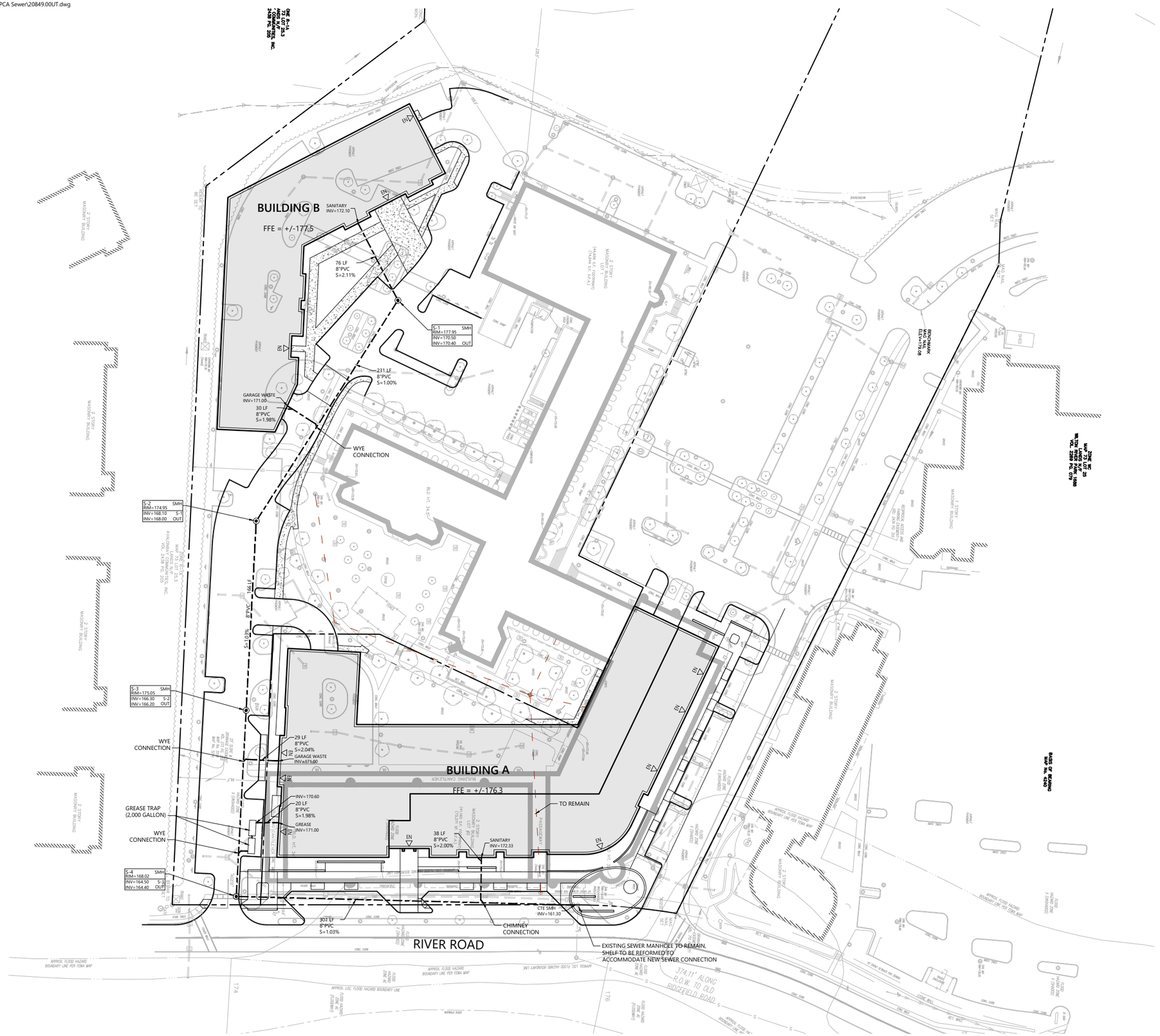
*Per Appendix V to the Wilton WPCA Regulations

**Tenant sizes based on Leasing Plan provided by Kimco Reality titled Wilton Campus (116910)

DESCRIPTION	LOCATION		DESIGN					CAPACITY			
	FROM	TO	Q cfs	V fps	n	PIPE SIZE	SLOPE	Q full cfs	Q full MGD	V full fps	Capacity %
Flow data calculated above	EX SMH1	EX SMH2	0.55	2.9	0.01	12	0.0083	4.23	2.73	5.4	13%
	EX SMH2	EX SMH3	0.55	1.7	0.01	12	0.0017	1.88	1.22	2.4	29%
Flow data from Wright & Pierce + Net New Flow	EXSMH4	EXSMH5	2.05	2.1	0.015	24	0.0027	10.19	6.58	3.2	20%
	MH_58	EXSMH6	2.05	1.7	0.015	30	0.0020	15.90	10.27	3.2	13%

*For locations refer to Improvement Location Survey

Site Sanitary Sewer Schematic Plans and Details



vhb.com

vhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 20 40 80 Feet

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by NAP | Checked by MRG

Issued for: WPCA Review

Date: March 5, 2024

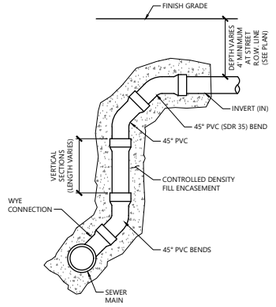
Not Approved for Construction

Drawing Title
Schematic Sewer Plan

Drawing Number
SS-1.0

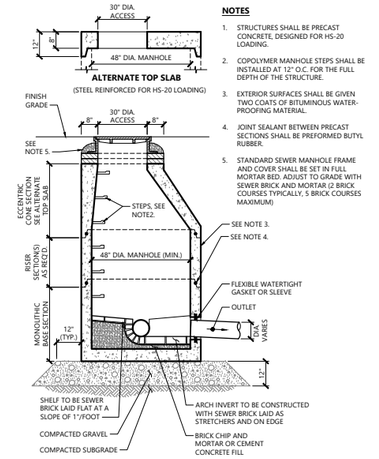
Sheet of

Project Number
20849.00



Sewer Service Chimney 12/19

N.T.S. Source: VHB LD_221

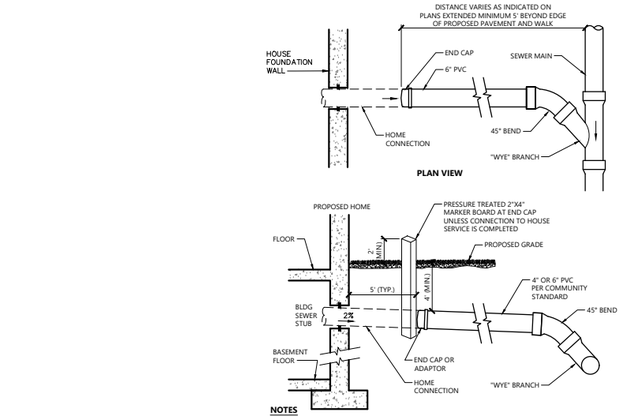


NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH) 1/16

N.T.S. Source: VHB LD_200

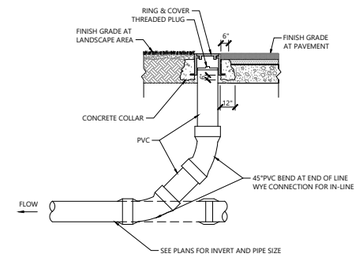


NOTES

1. PIPE AND FITTING MATERIALS TO BE PVC SDR35. MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS.
2. ADAPTOR TO BE PREMANUFACTURED UNIT FOR CONNECTION OF PIPE TYPES

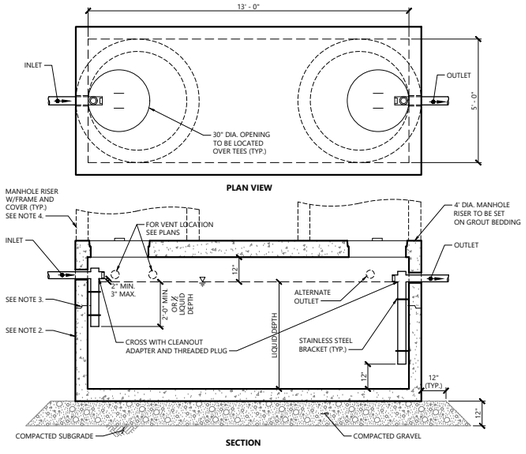
Typical Wye Connection Detail (Residential) 1/16

N.T.S. Source: VHB LD_223



Cleanout (CO) 12/19

N.T.S. Source: VHB LD_303



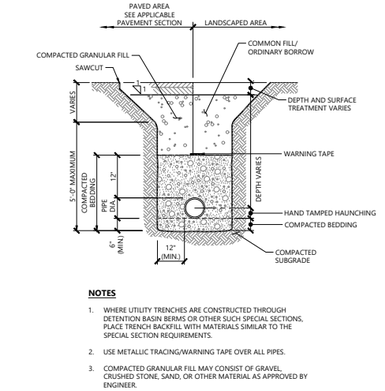
GREASE TRAP	
SIZE (GAL.)	LIQUID DEPTH
2,000	4'-4"
2,500	5'-4"
3,000	6'-5"
3,500	7'-6"

NOTES

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. STANDARD 30-INCH SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER CROSSES AND SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
5. PIPING SHALL BE SCH 40 PVC WITH SOLVENT WELDED JOINTS. INTERNAL PIPE DIAMETER SHALL BE SAME SIZE AS OUTLET PIPE.
6. FINAL DESIGN OF GREASE TRAP TO BE BY PLUMBING ENGINEER.
7. THE INSTALLATION OF GREASE TRAP, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.

Precast Concrete Grease Trap (GT) 12/19

N.T.S. Source: VHB LD_210



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench 11/19

N.T.S. Source: VHB LD_300

vhb.com
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by NAP Checked by MRG

Issued for WPCA Review Date March 5, 2024

Not Approved for Construction

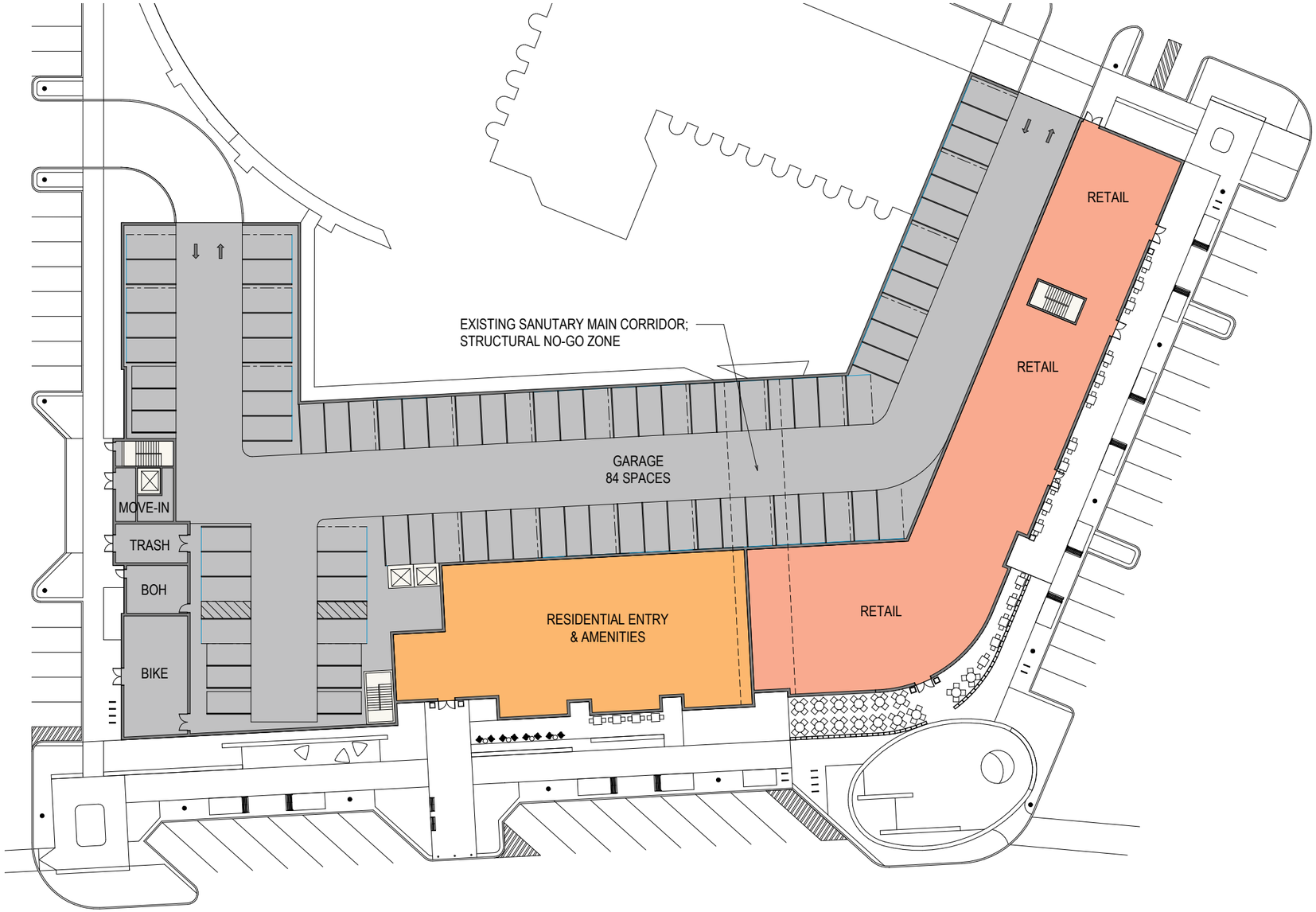
Drawing Title
Schematic Sewer Plan
Site Details 1

Drawing Number
SS1.1

Sheet of

Project Number
20849.00

Draft Architectural Site Plans



BUILDING A - FIRST FLOOR PLAN

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

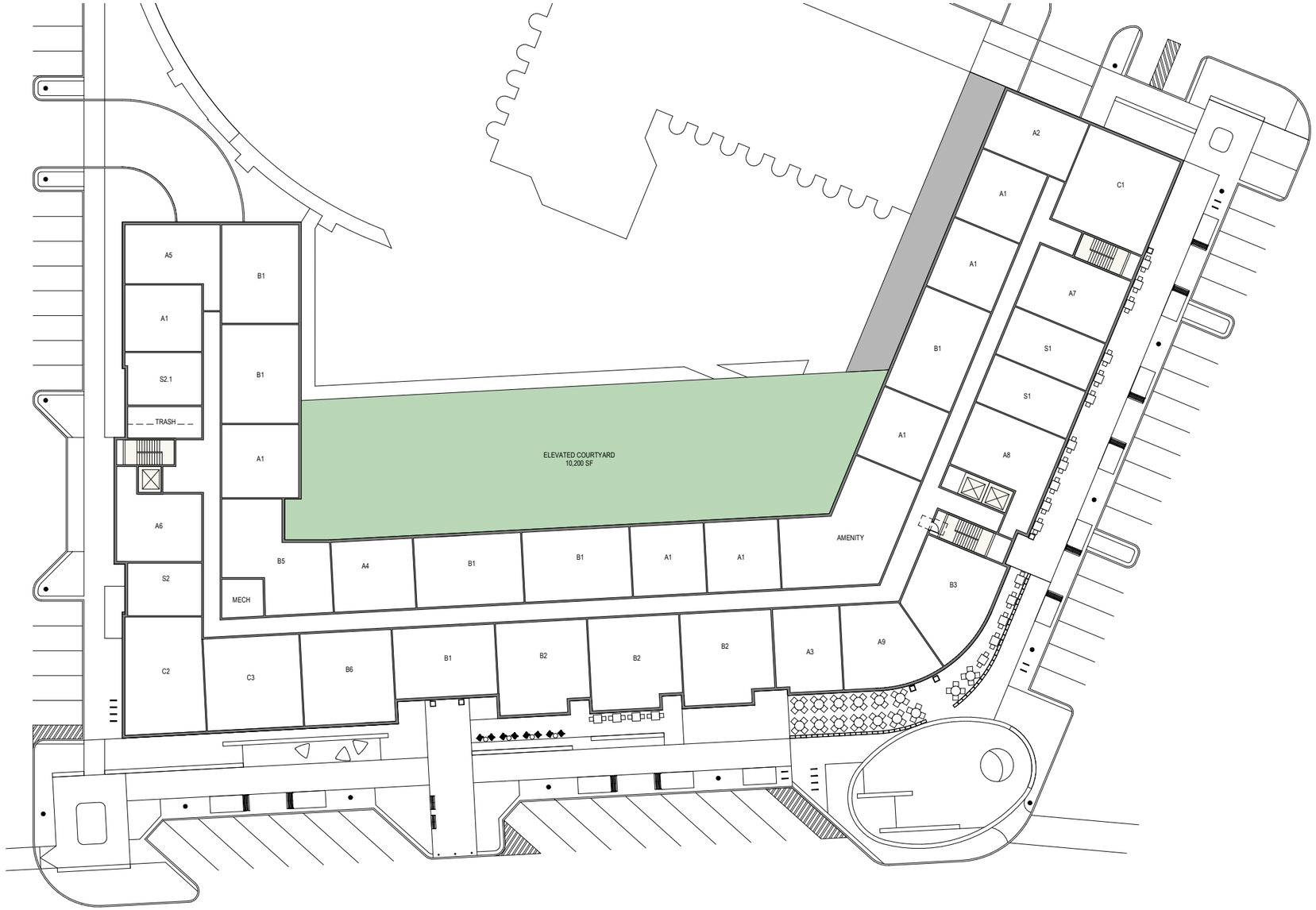
registration:

drawing name:

First Floor Plan

drawing number:

A-101A



BUILDING A - SECOND FLOOR PLAN

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Second Floor Plan

drawing number:

A-102A

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

BUILDING A - THIRD FLOOR PLAN

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Third Floor Plan

drawing number:

A-103A

CUBE3
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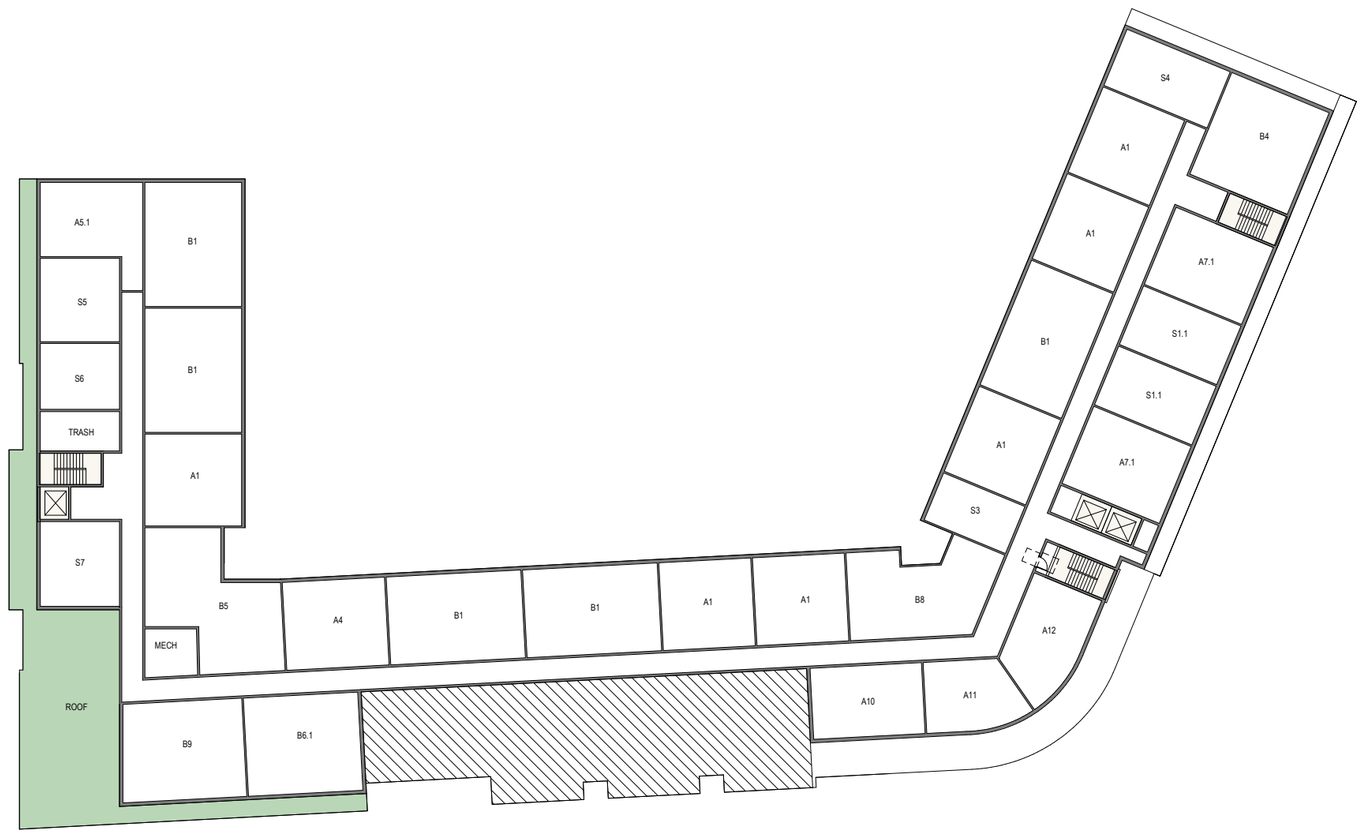
phone: 978.989.9900 www.cube3.com



BUILDING A - FOURTH FLOOR PLAN

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AA
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

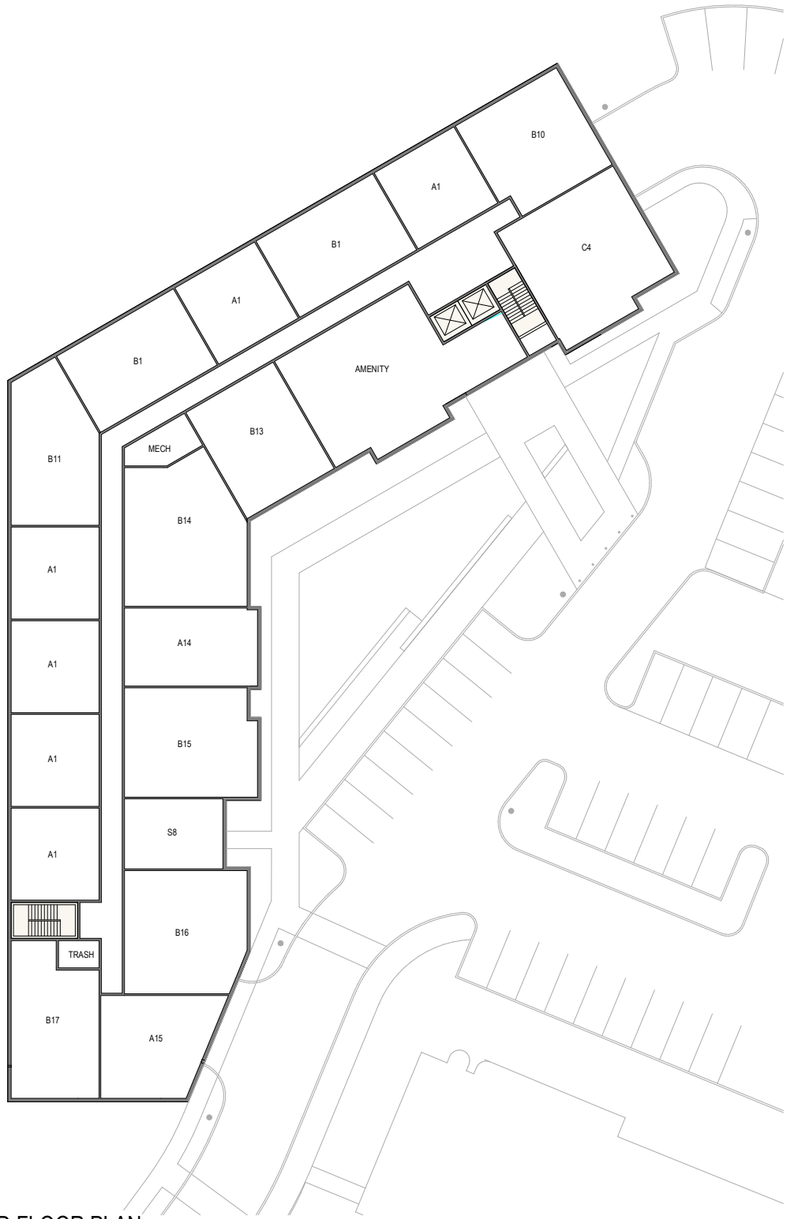
registration:

drawing name:

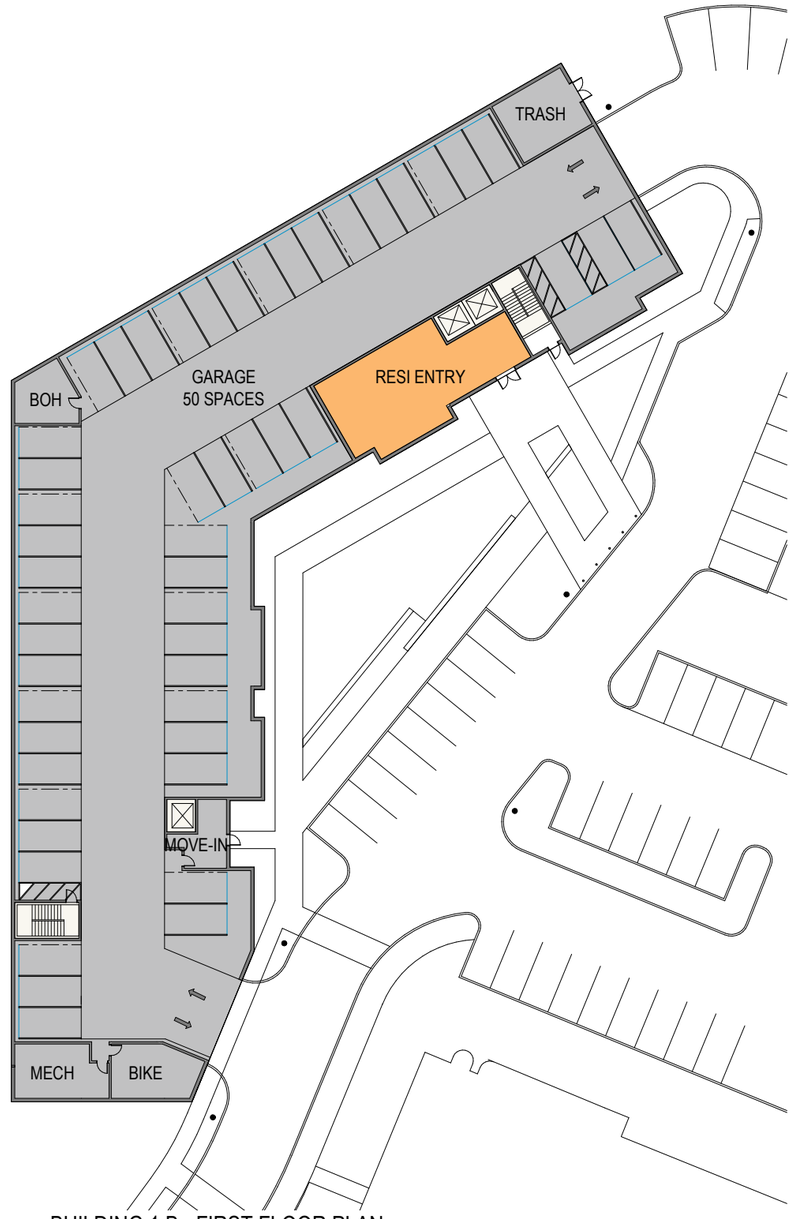
Fourth Floor Plan

drawing number:

A-104A



BUILDING B - SECOND FLOOR PLAN



BUILDING 1 B - FIRST FLOOR PLAN

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	OR
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

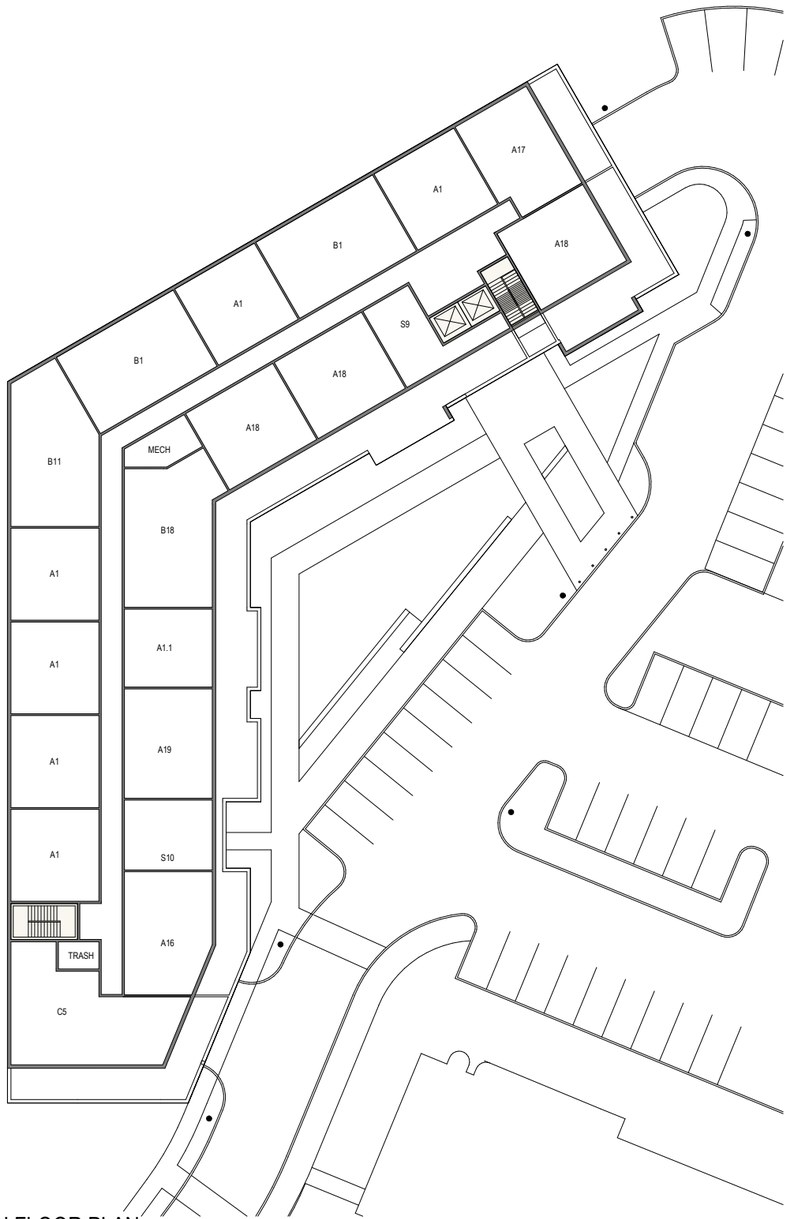
registration:

drawing name:

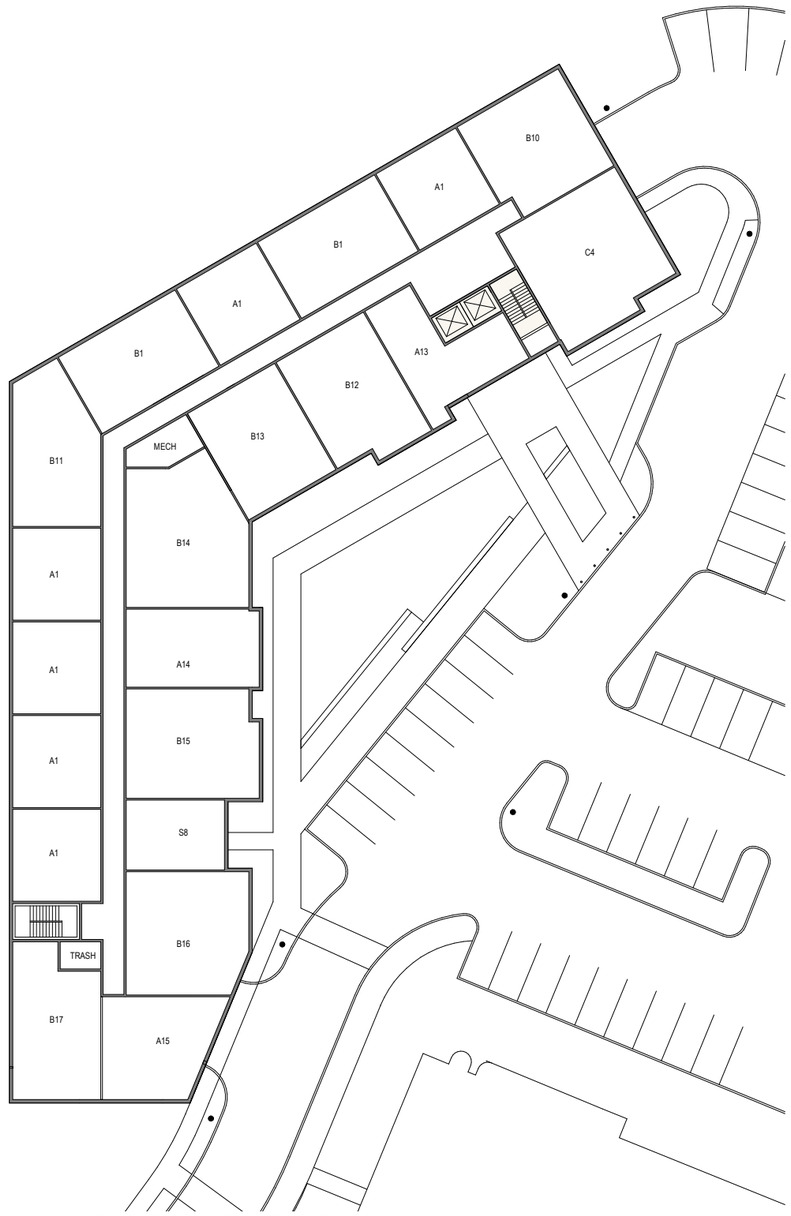
First and Second Floor Plan

drawing number:

A-101B



BUILDING B - FOURTH FLOOR PLAN



BUILDING B - THIRD FLOOR PLAN

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	OR
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

registration:

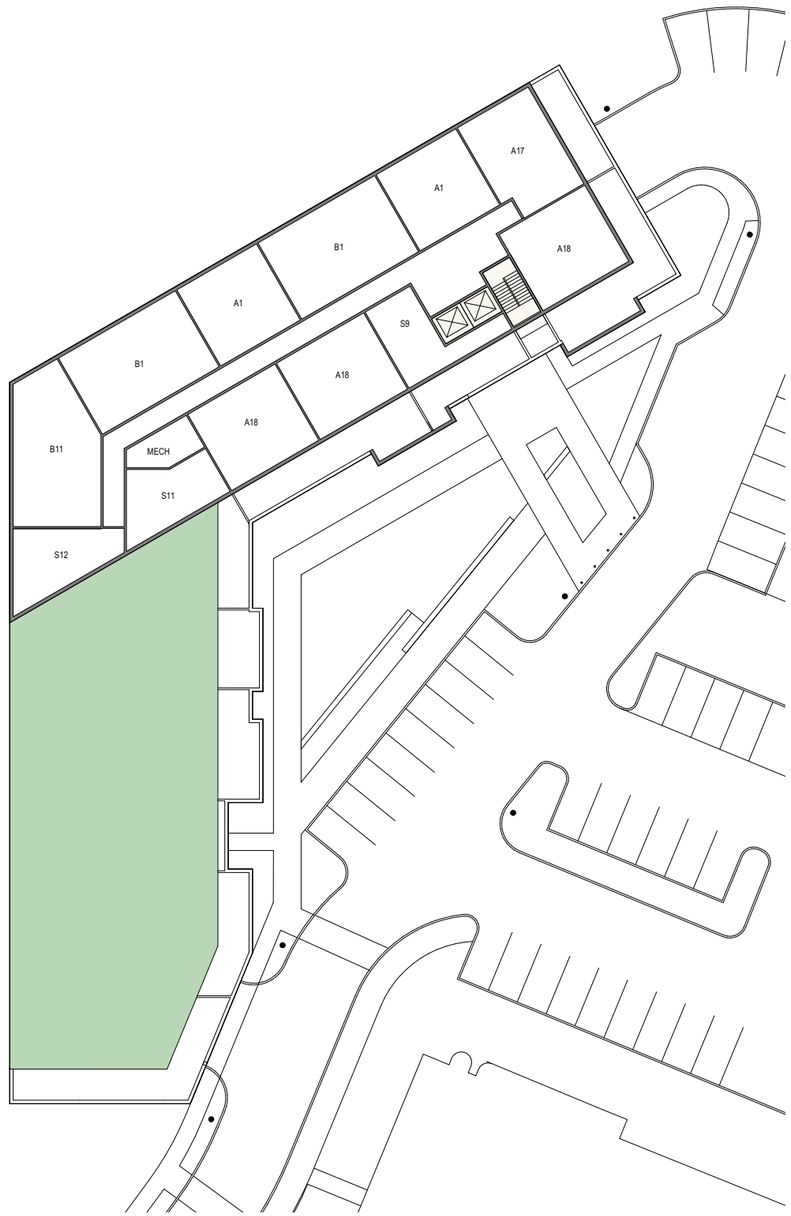
drawing name:

Third and Fourth Floor Plan

drawing number:

A-102B

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



BUILDING B - FIFTH FLOOR PLAN

project information:

WILTON CAMPUS 1691, LLC
5 - 21 RIVER ROAD, WILTON, CT

client information:

WILTON CAMPUS 1691, LLC

500 NORTH BROADWAY, SUITE 20. JERICHO, NY 11753

consultant information:

issuance:

PLANNING & ZONING COMMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	OR
drawing checked by:	AA
drawing scale:	1" = 20'-0"
drawing date:	03 NOVEMBER 2023
project number:	17124.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Fifth Floor Plan

drawing number:

A-103B

Unit Mix and Building Summary

UNIT MIX AND BUILDING SUMMARY

RESIDENTIAL OPTION - RIVER ROAD - WILTON, CT

3 STORIES WOOD FRAMED CONSTRUCTION

CUBE3

BUILDING A

UNIT TYPE	DESCRIPTION	UNIT NRSF	2ND FLOOR # OF UNITS	3RD FLOOR # OF UNITS	4TH FLOOR # OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
S1	STUDIO	689	2	2	0	4	2,756	4.00%
S1.1	STUDIO	595	0	0	2	2	1,190	2.00%
S2	STUDIO	552	1	1	0	2	1,104	2.00%
S2.1	STUDIO	558	1	1	0	2	1,116	2.00%
S3	STUDIO	404	0	1	1	2	808	2.00%
S4	STUDIO	627	0	0	1	1	627	1.00%
S5	STUDIO	592	0	0	1	1	592	1.00%
S6	STUDIO	473	0	0	1	1	473	1.00%
S7	STUDIO	623	0	0	1	1	623	1.00%
	AVG:	581				**16**	**9,289**	**16.00%**
A1	1 BED/1 BATH	720	7	7	6	20	14,400	20.00%
A2	1 BED/1 BATH	794	1	1	0	2	1,588	2.00%
A3	1 BED/1 BATH	773	1	1	0	2	1,546	2.00%
A4	1 BED/1 BATH	800	1	1	1	3	2,400	3.00%
A5	1 BED/1 BATH	901	1	1	0	2	1,802	2.00%
A5.1	1 BED/1 BATH	763	0	0	1	1	763	1.00%
A6	1 BED/1 BATH (PLUS DEN)	893	1	1	0	2	1,786	2.00%
A7	1 BED/1 BATH (PLUS DEN)	876	1	1	0	2	1,752	2.00%
A7.1	1 BED/1 BATH	778	0	0	2	2	1,556	2.00%
A8	1 BED/1 BATH (PLUS DEN)	1,069	1	1	0	2	2,138	2.00%
A9	1 BED/1 BATH (PLUS DEN)	935	1	1	0	2	1,870	2.00%
A10	1 BED/1 BATH (LOFT)	729	0	0	1	1	729	1.00%
A11	1 BED/1 BATH (LOFT)	579	0	0	1	1	579	1.00%
A12	1 BED/1 BATH (LOFT)	712	0	0	1	1	712	1.00%
	AVG:	782				**43**	**33,621**	**43.00%**
B1	2 BED/2 BATH	1,049	6	6	5	17	17,833	17.00%
B2	2 BED/2 BATH	1,125	3	3	0	6	6,750	6.00%
B3	2 BED/2 BATH	1,127	1	1	0	2	2,254	2.00%
B4	2 BED/2 BATH	1,042	0	0	1	1	1,042	1.00%
B5	2 BED/2 BATH	1,240	1	1	1	3	3,720	3.00%
B6	2 BED/2 BATH	1,161	1	1	0	2	2,322	2.00%
B6.1	2 BED/2 BATH	1,016	0	0	1	1	1,016	1.00%
B7	2 BED/2 BATH	1,043	0	1	0	1	1,043	1.00%
B8	2 BED/2 BATH (LOFT)	1,043	0	0	1	1	1,043	1.00%
B9	2 BED/2 BATH	1,075	0	0	1	1	1,075	1.00%
	AVG:	1,089				**35**	**38,098**	**35.00%**
C1	3 BED/3 BATH	1,390	1	1	0	2	2,780	2.00%
C2	3 BED/3 BATH	1,295	1	1	0	2	2,590	2.00%
C3	3 BED/3 BATH	1,224	1	1	0	2	2,448	2.00%
	AVG:	1,303				**6**	**7,818**	**6.00%**
TOTALS		**888**	**34**	**36**	**30**	**100**	**88,826**	**69.00%**

BUILDING B

UNIT TYPE	DESCRIPTION	UNIT NRSF	2ND FLOOR # OF UNITS	3RD FLOOR # OF UNITS	4TH FLOOR # OF UNITS	4TH FLOOR # OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
S8	STUDIO	613	1	1	0	0	2	1,226	2.78%
S9	STUDIO	538	0	0	1	1	2	1,076	2.78%
S10	STUDIO	551	0	0	1	0	1	551	1.39%
S11	STUDIO	531	0	0	0	1	1	531	1.39%
S12	STUDIO	595	0	0	0	1	1	595	1.39%
	AVG:	568					**7**	**3,979**	**9.72%**
A1	1 BED/1 BATH	720	6	6	6	2	20	14,400	27.78%
A1.1	1 BED/1 BATH	613	0	0	1	0	1	613	1.39%
A13	1 BED/1 BATH (PLUS DEN)	916	0	1	0	0	1	916	1.39%
A14	1 BED/1 BATH (PLUS DEN)	912	1	1	0	0	2	1,824	2.78%
A15	1 BED/1 BATH (PLUS DEN)	983	1	1	0	0	2	1,966	2.78%
A16	1 BED/1 BATH (PLUS DEN)	916	0	0	1	0	1	916	1.39%
A17	1 BED/1 BATH (PLUS DEN)	803	0	0	1	1	2	1,606	2.78%
A18	1 BED/1 BATH (PLUS DEN)	796	0	0	3	3	6	4,776	8.33%
A19	1 BED/1 BATH (PLUS DEN)	853	0	0	1	0	1	853	1.39%
	AVG:	774					**36**	**27,870**	**50.00%**
B1	2 BED/2 BATH	1,049	2	2	2	2	8	8,392	11.11%
B10	2 BED/2 BATH	1,137	1	1	0	0	2	2,274	2.78%
B11	2 BED/2 BATH	1,121	1	1	1	1	4	4,484	5.56%
B12	2 BED/2 BATH	1,156	0	1	0	0	1	1,156	1.39%
B13	2 BED/2 BATH	1,082	1	1	0	0	2	2,164	2.78%
B14	2 BED/2 BATH	1,429	1	1	0	0	2	2,858	2.78%
B15	2 BED/2 BATH	1,243	1	1	0	0	2	2,486	2.78%
B16	2 BED/2 BATH	1,287	1	1	0	0	2	2,574	2.78%
B17	2 BED/2 BATH	1,139	1	1	0	0	2	2,278	2.78%
B18	2 BED/2 BATH	1,143	0	0	1	0	1	1,143	1.39%
	AVG:	1,147					**26**	**29,809**	**36.11%**
C4	3 BED/3 BATH	1,564	1	1	0	0	2	3,128	2.78%
C5	3 BED/3 BATH	1,356	0	0	1	0	1	1,356	1.39%
	AVG:	1,495					**3**	**4,484**	**4.17%**
TOTALS		**610**	**19**	**21**	**20**	**12**	**72**	**43,893**	**69.44%**

TOTAL UNITS **172**

BUILDING A

PARKING	
STANDARD GARAGE SPACES	**75**
COMPACT GARAGE SPACES	**9**
ACCESSIBLE GARAGE SPACES	**0**
TOTAL PARKING SPACES	**84**
GARAGE PARKING RATIO (SPACES / UNIT)	**0.84**

COMMON AREAS/AMENITY	
GROUND FLOOR	**6,511**
2ND FLOOR AMENITY	**1,573**
TOTAL AMENITY GSF	**8,084**

RETAIL	
RETAIL - UNPARTITIONED	**10,000**
RETAIL 2	**0**
RETAIL 3	**0**
RETAIL 4	**0**
TOTAL RETAIL GSF	**10,000**

SECOND FLOOR RESIDENTIAL CIRCULATION	5,200
THIRD FLOOR RESIDENTIAL CIRCULATION	5,200
FOURTH FLOOR RESIDENTIAL CIRCULATION	5,002

BUILDING GSF	GSF
GROUND FLOOR	**51,105**
2ND FLOOR	**39,088**
COURTYARD	*10,200*
3RD FLOOR	**39,088**
4TH FLOOR	**29,910**
POTENTIAL PATIO	*4,054*
TOTAL BUILDING GSF	**159,191**

BUILDING RESIDENTIAL	GSF
GROUND FLOOR	**0**
2ND FLOOR	**33,888**
3RD FLOOR	**33,888**
4TH FLOOR	**24,908**
TOTAL RESIDENTIAL GSF	**92,684**
RESIDENTIAL EFFICIENCY	**95.84%**

BUILDING B

PARKING	
STANDARD GARAGE SPACES	**47**
COMPACT GARAGE SPACES	**0**
ACCESSIBLE GARAGE SPACES	**3**
TOTAL PARKING SPACES	**50**
GARAGE PARKING RATIO (SPACES / UNIT)	**0.69**

COMMON AREAS/AMENITY	
GROUND FLOOR	**1,897**
2ND FLOOR AMENITY	**2,072**
TOTAL AMENITY GSF	**3,969**

RETAIL	
TOTAL RETAIL GSF	**0**

SECOND FLOOR RESIDENTIAL CIRCULATION	3,000
THIRD FLOOR RESIDENTIAL CIRCULATION	3,000
FOURTH FLOOR RESIDENTIAL CIRCULATION	3,000
FIFTH FLOOR RESIDENTIAL CIRCULATION	1,805

BUILDING GSF	GSF
GROUND FLOOR	**24,355**
2ND FLOOR	**24,355**
3RD FLOOR	**24,355**
4TH FLOOR	**19,910**
5TH FLOOR	**11,416**
TOTAL BUILDING GSF	**104,391**

BUILDING RESIDENTIAL	GSF
GROUND FLOOR	**0**
2ND FLOOR	**21,355**
3RD FLOOR	**21,355**
4TH FLOOR	**16,910**
5TH FLOOR	**9,611**
TOTAL RESIDENTIAL GSF	**69,231**
RESIDENTIAL EFFICIENCY	**63.40%**

2/16/2024

Proposed Building Renderings for Building A and Building B

BUILDING A

The Epicenter

BUILDING B

Wilton to Norwalk Allocation Summary Memorandum

Memorandum

To: Frank Smeriglio
Director of Public Works/Town Engineer
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Date: March 6, 2024

Project #: 20849.00

From: VHB

Re: Wilton-Norwalk: Average Annual Sewer Flow Allocation Analysis
Wilton Center
21 River Road, Wilton, CT

Per conversations with Town staff, it is understood that the Town of Wilton is seeking each applicant to calculate Average Annual Sanitary Flow from each proposed site to determine the overall impacts of the Town sewer discharge to the City of Norwalk. While it has been identified that the Average Annual Daily Gallons Per Day is much lower than the published design flow calculations by the Connecticut Public Health Code, VHB understands there is no current standardized methodology in how to calculate this average annual flow.

VHB obtained the Water Use Study letter dated November 3, 2023, by Redniss & Mead that reviewed and summarized how much potable water was used in fifteen (15) different residential apartment buildings on an average annual basis. In addition, a letter by Redniss & Mead dated February 27, 2024, presented four (4) possible scenarios as potential methods of calculating Average Annual Flow as summarized below:

1. 55 gpd - per Bedroom (Mean or 50th percentile)
2. 65 gpd - Average of people per bedroom (based on study using avg number of residents per apartment type)
3. 65 gpd - Average of people per bedroom (based on number of bedrooms plus one – Proposed Appendix V to Wilton WPCA Regulations).
4. 65 gpd - per bedroom (93rd percentile)

VHB was asked to provide an appropriate flow calculation for the 21 River Road site development. Due to the time sensitivity of this submission, VHB was unable to obtain access to the usage data from the Redniss & Mead study or perform an independent study of annual residential water usage. Based on our review of the Redniss & Mead study, the 65 gpd/bedroom (method 4 above) calculation conversion is appropriate. This methodology uses factual data (number of bedrooms) and does not incorporate any variable data (i.e. number of people which can fluctuate given the location, economy, etc.), while also including a slight factor of safety with the 93rd percentile.

The attached spreadsheet by VHB titled "Average Annual Sewer Flow Calculations (Wilton-Norwalk Sewer Flow Allocation)" dated March 4, 2024, calculates the total **proposed flow <u>increase</u> to Norwalk at 22,320 gallons per day**. This calculation includes:

1. 423 GPD of "eliminated" flow due to the demolition of a portion of the existing building containing the four tenants: Starbucks, Snappy Gator, Fairfield Chemical, and Absolute Investment Advisors. Aquarion Water Tenant Year End Billing Summary Report from 2022 (included herein) was used to calculate this eliminated flow.
2. A proposed residential flow rate based on the 93rd percentile flow rate from the Redniss & Mead study at 65 gallons per day per bedroom (as stated above).

3. An estimate of the proposed 10,000 sf of commercial (restaurant/retail) space. Since the use is unknown at this time, it was conservatively calculated using the Connecticut Public Health Code as entirely restaurant space.

It should also be noted that there is approximately 48,000sf of existing office/retail space to remain that is currently vacant. This space, since unoccupied, is not producing any sanitary flow today and therefore is not included as flow to the City of Norwalk. A separate line item is included on the attached calculations to show if the existing unoccupied space were one-day filled at 100% capacity, 4,790gpd would be added to the sanitary system. Please note, this flow calculation is not included in the proposed increase flow of 22,320 gpd.

Since the Town of Wilton is advancing their proposal to the City of Norwalk to negotiate the overall proposed increased sanitary sewer flows, it is understood by VHB that the WPCA submission for 21 River Road Development needed to be fast-tracked. VHB is aware of the critical time sensitivity for this submission and has utilized the analysis by Redniss & Mead until a standardized methodology is developed by the Town of Wilton.

We hope you find this analysis beneficial and include the 21 River Road development's proposed sanitary sewer flows in the upcoming allocation negotiation with the City of Norwalk.

Average Annual Sewer Flow Analysis

RE: Avgerage Annual Sewer Flow Calculations (GPD)
(Wilton - Norwalk Sewer Flow Allocation)

	EXISTING TENANT TO BE REMOVED	USE	SIZE (SF)*	FLOW (GPD)
	** SEE BREAKDOWN BELOW **			
			TOTAL	423
				GPD

	TENANT TO BE ADDED	USE	SIZE (SF)*	FLOW (GPD)
	Proposed Restaurants (Bldg A) **	Restaurant	10,000	6,429
43				

	TENANT TO BE ADDED	USE	SIZE (BEDROOMS)	FLOW
44	Proposed Building A Residental	Residential	147	9,555
45	Proposed Building B Residental	Residential	104	6,760

TOTAL ADDITIONAL GPD ADDED FOR PROPOSED	22,744
	GPD
TOTAL PROPOSED FLOW INCREASE TO NORWALK	22,320

	VACANT AREA TO BE FILLED	USE	SIZE (SF)*	FLOW (GPD)
28	Vacant Office/Retail Space	Office/Retail	47,899	4,790
		TOTAL	47,899	4,790

TOTAL ADDITIONAL FLOW ALLOWED BUT NOT ACCOUNTED FOR DUE TO EXISTING VACANT SPACE; ASSUMING EXISTING TENANT SPACE IS 100% OCCUPIED	4,790 GPD

DESIGN FLOW RATES FROM CONNECTICUT PUBLIC HEALTH CODE (January 2018)						
OFFICE	200	SF	PER EMPLOYEE		20	GPD
DENTAL/MEDICAL OFFICE WITH EXAMINATION ROOMS	1	SF	GFA		0.2	GPD
RETAIL/SUPERMARKET BUILDING	1	SF	GFA		0.1	GPD
RESTAURANT	1	SEAT	35	SF/SEAT***	30	GPD
FLOW RATES 65 GPD per bed = 93rd precentile Factor of Safety per Redniss & Mead Study						
RESIDENTIAL	1	BEDROOM			65	GPD****

500

*Tenant sizes based on Leasing Plan provided by Kimco Reality titled Wilton Campus (116910)

** Restaurant: Calulated using CT Public Health Code. Assume 50% of GFA is dedicated public space; Design Flow increased by 50% (per code if breakfast, lunch, & dinner are served)

*** Assume 35 sf of public restaurant space per seat

****Study was done by Redniss & Mead dated February 16, 2024 and is considered an assumed rate until Town of Wilton develops standard methodology for calculating

EXISTING TENANTS TO BE REMOVED

Data below based on 2022 Aquarion Water Tenant Year End Billing Summary Report provided by Kimco

Starbucks

748 Gall 1/ccf

Start Date	End Date	Days in Month	Reading (ccf)	GPD
10/12/2022	11/11/2022	31	17.25	416
9/13/2022	10/11/2022	28	15.3	409
8/12/2022	9/12/2022	31	18.3	442
7/15/2022	8/11/2022	30	14.8	369
6/15/2022	7/14/2022	29	17.55	453
5/14/2022	6/14/2022	31	18.95	457
4/14/2022	5/13/2022	29	15.2	392
3/17/2022	4/13/2022	27	13.3	368
2/12/2022	3/16/2022	32	13.35	312
1/14/2022	2/11/2022	28	11.4	305
12/15/2021	1/13/2022	29	12.25	316
11/12/2021	12/14/2021	32	15.4	360
			AVG	354

Snappy Gator

748 Gall 1/ccf

Start Date	End Date	Days in Month	Reading (ccf)	GPD
10/12/2022	11/11/2022	31	0.15	4
9/13/2022	10/11/2022	28	0.15	4
8/12/2022	9/12/2022	31	0.1	2
7/15/2022	8/11/2022	30	0.1	2
6/15/2022	7/14/2022	29	0.2	5
5/14/2022	6/14/2022	31	0.15	4
4/14/2022	5/13/2022	29	0.15	4
3/17/2022	4/13/2022	27	0.25	7
2/12/2022	3/16/2022	32	0.05	1
1/14/2022	2/11/2022	28	0.1	3
12/15/2021	1/13/2022	29	0.1	3
11/12/2021	12/14/2021	32	0.1	2
			AVG	3

FairField Chemical

748 Gall 1/ccf

Start Date	End Date	Days in Month	Reading (ccf)	GPD
10/12/2022	11/11/2022	31	2.75	66
9/13/2022	10/11/2022	28	2.75	73
8/12/2022	9/12/2022	31	2.55	62
7/15/2022	8/11/2022	30	2.5	62
6/15/2022	7/14/2022	29	2.65	68
5/14/2022	6/14/2022	31	3.1	75
4/14/2022	5/13/2022	29	2.9	75
3/17/2022	4/13/2022	27	2.95	82
2/12/2022	3/16/2022	32	3.25	76
1/14/2022	2/11/2022	28	2.8	75
12/15/2021	1/13/2022	29	1.7	44
11/12/2021	12/14/2021	32	2.85	67
			AVG	63

Absolute Investment Advisors

No data available - Assume similar flow to Snappy Gator

AVG	3

Aquarion Water Meter Usage Data

Tenant Year End Billing Summary Report

KIMCO REALTY
Office of the Landlord

Site ID: 116910
Site Name: Wilton Campus
Lease ID: 031215
DBA: Starbucks Coffee
Unit ID: 00028
Report Date Range: 12/14/21 to 3/1/2024

A	B	C	D	E	F	G	H	I
Utility Service Type	Invoice Date	Service Period Start Date	Service Period End Date	Total Amount Billed by Utility Provider for Master Meter	Total Usage for all Tenants on Master Meter	Tenant Sub-meter Usage	Unit of Measure	Tenant Actual Expense
Water	11/11/2022	10/12/2022	11/11/2022	$453.04	72.00	17.25	ccf	$108.54
Water	10/11/2022	09/13/2022	10/11/2022	$389.40	60.00	15.30	ccf	$99.30
Water	09/12/2022	08/12/2022	09/12/2022	$367.89	53.00	18.30	ccf	$127.03
Water	08/11/2022	07/15/2022	08/11/2022	$306.11	43.00	14.80	ccf	$105.36
Water	07/14/2022	06/15/2022	07/14/2022	$552.24	94.00	17.55	ccf	$103.10
Water	06/14/2022	05/14/2022	06/14/2022	$414.67	63.00	18.95	ccf	$124.73
Water	05/13/2022	04/14/2022	05/13/2022	$365.08	54.00	15.20	ccf	$102.76
Water	04/13/2022	03/17/2022	04/13/2022	$793.69	166.00	13.30	ccf	$63.59
Water	03/16/2022	02/12/2022	03/16/2022	$877.58	182.00	13.35	ccf	$64.37
Water	02/11/2022	01/14/2022	02/11/2022	$676.03	126.00	11.40	ccf	$61.16
Water	01/13/2022	12/15/2021	01/13/2022	$390.78	62.00	12.25	ccf	$77.21
Water	12/15/2021	11/12/2021	12/14/2021	$922.27	202.00	15.40	ccf	$70.31
							Total Actual Expense	**$1,107.46**

*Calculation Method: Tenant's actual expense for each service period is calculated as follows:
Tenant Submeter Usage(G) divided by Total Usage for all Tenants on Master Meter(F) multiplied by Total Amount Billed by Utility Provider for Master Meter (E)

Tenant Year End Billing Summary Report

KIMCO REALTY
Office of the Landlord

Site ID: 116910
Site Name: Wilton Campus
Lease ID: 020633
DBA: Snappy Gator
Unit ID: 00032
Report Date Range: 12/14/21 to 3/1/2024

A	B	C	D	E	F	G	H	I
Utility Service Type	Invoice Date	Service Period Start Date	Service Period End Date	Total Amount Billed by Utility Provider for Master Meter	Total Usage for all Tenants on Master Meter	Tenant Sub-meter Usage	Unit of Measure	Tenant Actual Expense
Water	11/11/2022	10/12/2022	11/11/2022	$453.04	72.00	0.15	ccf	$0.94
Water	10/11/2022	09/13/2022	10/11/2022	$389.40	60.00	0.15	ccf	$0.97
Water	09/12/2022	08/12/2022	09/12/2022	$367.89	53.00	0.10	ccf	$0.69
Water	08/11/2022	07/15/2022	08/11/2022	$306.11	43.00	0.10	ccf	$0.71
Water	07/14/2022	06/15/2022	07/14/2022	$552.24	94.00	0.20	ccf	$1.17
Water	06/14/2022	05/14/2022	06/14/2022	$414.67	63.00	0.15	ccf	$0.99
Water	05/13/2022	04/14/2022	05/13/2022	$365.08	54.00	0.15	ccf	$1.01
Water	04/13/2022	03/17/2022	04/13/2022	$793.69	166.00	0.25	ccf	$1.20
Water	03/16/2022	02/12/2022	03/16/2022	$877.58	182.00	0.05	ccf	$0.24
Water	02/11/2022	01/14/2022	02/11/2022	$676.03	126.00	0.10	ccf	$0.54
Water	01/13/2022	12/15/2021	01/13/2022	$390.78	62.00	0.10	ccf	$0.63
Water	12/15/2021	11/12/2021	12/14/2021	$922.27	202.00	0.10	ccf	$0.46
							Total Actual Expense	**$9.55**

*Calculation Method: Tenant's actual expense for each service period is calculated as follows:
Tenant Submeter Usage(G) divided by Total Usage for all Tenants on Master Meter(F) multiplied by Total Amount Billed by Utility Provider for Master Meter (E)

Tenant Year End Billing Summary Report

KIMCO REALTY
Office of the Landlord

Site ID: 116910
Site Name: Wilton Campus
Lease ID: 022635
DBA: Fairfield Chemical
Unit ID: 00038
Report Date Range: 12/14/21 to 3/1/2024

A	B	C	D	E	F	G	H	I
Utility Service Type	Invoice Date	Service Period Start Date	Service Period End Date	Total Amount Billed by Utility Provider for Master Meter	Total Usage for all Tenants on Master Meter	Tenant Sub-meter Usage	Unit of Measure	Tenant Actual Expense
Water	11/11/2022	10/12/2022	11/11/2022	$453.04	72.00	2.75	ccf	$17.30
Water	10/11/2022	09/13/2022	10/11/2022	$389.40	60.00	2.75	ccf	$17.85
Water	09/12/2022	08/12/2022	09/12/2022	$367.89	53.00	2.55	ccf	$17.70
Water	08/11/2022	07/15/2022	08/11/2022	$306.11	43.00	2.50	ccf	$17.80
Water	07/14/2022	06/15/2022	07/14/2022	$552.24	94.00	2.65	ccf	$15.57
Water	06/14/2022	05/14/2022	06/14/2022	$414.67	63.00	3.10	ccf	$20.40
Water	05/13/2022	04/14/2022	05/13/2022	$365.08	54.00	2.90	ccf	$19.61
Water	04/13/2022	03/17/2022	04/13/2022	$793.69	166.00	2.95	ccf	$14.10
Water	03/16/2022	02/12/2022	03/16/2022	$877.58	182.00	3.25	ccf	$15.67
Water	02/11/2022	01/14/2022	02/11/2022	$676.03	126.00	2.80	ccf	$15.02
Water	01/13/2022	12/15/2021	01/13/2022	$390.78	62.00	1.70	ccf	$10.71
Water	12/15/2021	11/12/2021	12/14/2021	$922.27	202.00	2.85	ccf	$13.01
							Total Actual Expense	**$194.74**

*Calculation Method: Tenant's actual expense for each service period is calculated as follows:
Tenant Submeter Usage(G) divided by Total Usage for all Tenants on Master Meter(F) multiplied by Total Amount Billed by Utility Provider for Master Meter (E)