Rochester, Jacqueline

Subject: FW: WPCa 3-14-24 meeting
Attachments: 2024_02-16 WPCA APP 64 DBR.pdf; Civil Plans.pdf

From: Erik Lindquist <ELindquist@tighebond.com>
Sent: Friday, February 16, 2024 10:08 AM
To: Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>
Cc: Lisa Feinberg <LFeinberg@carmodylaw.com>; Henry Conroy <Henry@spinrep.com>; Samuel Fuller <sbfuller@fullerdevelopmentllc.com>
Subject: 64 Danbury Road

Hi Frank,

I am attaching a letter requesting approval from the WPCA for a sewer connection for the proposed residential development at 64 Danbury Road currently under review by P&Z. Included with this letter are the associated plan sheets and details for the sewer design. I will be sending 3 hard copies of this information in the overnight this evening for Monday delivery as well. Please advise should you have any questions or need anything further from me for this application.

Thank you as always for your help with this.

Regards,

Huln#Z 1#Olqgtxlvw/#S1H1/#OHHG#DS#
Vhqlru#Surmhfw#Pdqdjhu

Tighe&Bond

r1#;931;851854<#;#p 1#5361876133:;#

546#Frxuw#Vwuhhw#Vxlwh#433/#Plggdzrzq/#FW#3978:#
z=#wdjkherqg1frp #;##kdyruvrqghvljq1frp

15-0173-001
February 16, 2024

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

Re: **64 Danbury Road**
Application to the WPCA

Dear Mr. Smeriglio:

I am pleased to provide you with 3 copies of plans and details for the design of the sanitary sewer service connection for 64 Danbury Road. The sanitary sewer service being proposed would connect to an existing manhole in Danbury Road immediately in front of the site. Currently the 64 Danbury Road property maintains a 43,605 square-foot office building that discharges to the municipal sewer main. As part of the proposed development plan the owner is applying to demolish the office building and replace it with 93 residential units consisting of 31 (1-bedroom) and 62 (2-bedroom) units (155 total bedrooms). Based on an estimated effluent load of 150 gallons per day (gpd) per bedroom, and a peaking factor of 4, we anticipate an average daily flow of 23,250 GPD and a peak flow of 65 GPM (0.144 CFS).

The estimated effluent load from the existing office building is assumed to be 200 GPD per 1,000 square-feet of office area, or 8,720 GPD. When this load is deducted from the anticipated residential effluent load, we can estimate a net increase of 14,530 GPD (23,250 GPD – 8,720 GPD) from the site to the town sewer main.

64 Danbury Road is located directly across the street from ASML who recently conducted flow metering of the sewer main in Danbury Road just upstream of our site as part of their application to the WPCA. **Table 1** below shows a summary of the estimated peak baseline flows in the existing Danbury Road sewer main from that study. The total flow calculated is the aggregate of the recently monitored flows combined with the estimated flows from ASML for their existing facility and anticipated future development (Phases 1 and 2).

Table-1 – Danbury Road Sewer Main (Baseline flow)

Max Peak Metered Flow Danbury Road	Existing ASML Flow (Calculated)	Future ASML Flows (Calculated)	Total Peak Flow Danbury Road Sewer Main
1.956 CFS	0.048 CFS	0.029 CFS	**2.033 CFS**

Table 2 below summarizes the impacts of the proposed 64 Danbury Road development on the sewer main in Danbury Road using the total peak estimated flow from Table 1 as our baseline, combined with our calculated generation rate for the proposed residential development (2.033 CFS + 0.144 CFS). We evaluated the capacity of the sewer main at the two flattest sections of the main south of the project to confirm each pipe has adequate capacity. See attached sewer as-builts for the location of the 2 pipes evaluated.

Table-2 – Danbury Road Sewer Main Capacity Analysis

Capacity Calculations						
Line ID	**Slope (ft/ft)**	**Maximum Capacity (CFS)**	**Existing Peak Flow[1] (CFS)**	**Existing Flow to Full (%)**	**Proposed Flow[2] (CFS)**	**Proposed Flow to Full (%)**
1	0.0007	6.00	2.033	33.9	2.177	36.3
2	0.0017	9.35	2.033	21.7	2.177	23.3

1 - Total flow in Danbury Road from Table 1
2 - Proposed flow estimated for 64 Danbury Road residential development plus flow in Danbury Road

Based on our review of the existing sewer main and the relatively small net increase in estimated sewer effluent from the site, it is our professional opinion that the proposed development will have a negligible impact on the existing sewer main. If you have any questions with the plans or calculations, please feel free to contact me at (860) 852-5219 at your convenience.

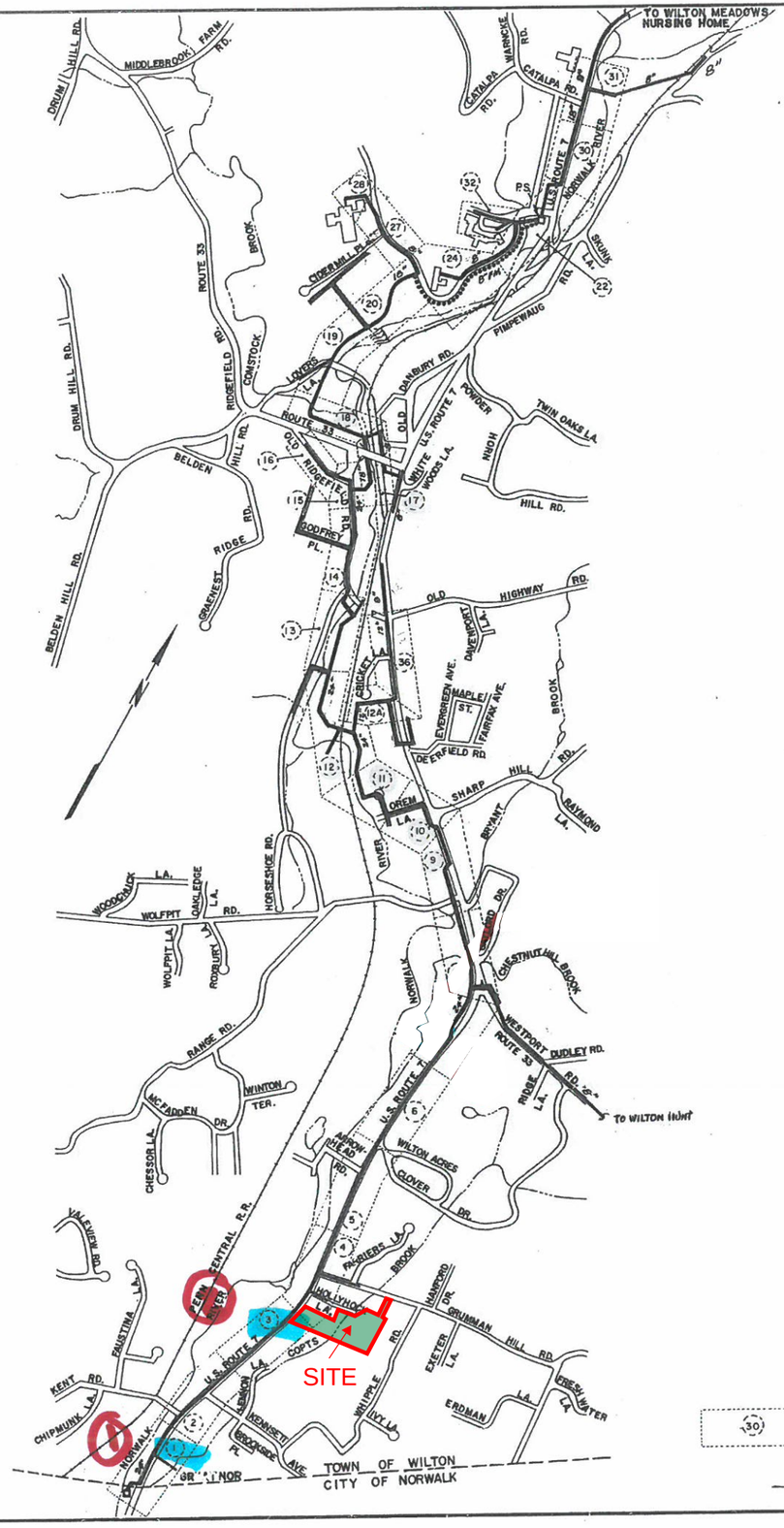
Very truly yours,

TIGHE & BOND, INC.

Erik W. Lindquist, PE, LEED AP
Senior Project Manager

John W. Block, P.E., L.S.
Senior Vice President

J:\F\F0173 Fuller\001 64 Danbury Rd\Correspondence\2024_02-14 WPCA 64 Danbury Road.Docx



TOWN OF WILTON

SANITARY SEWER SYSTEM

1977

AS - BUILT

LEGEND FOR AS - BUILT RECORD

- MANHOLE
- MAIN SEWER LINE
- LATERAL TO RIGHT OF WAY LINE
- CHIMNEY CONNECTION
- 57.2' — TIES TO END OF LATERAL PIPE
- D= 5'-6" — DEPTH TO PIPE BELOW GROUND SURFACE
- 63' — TIES TO MANHOLE COVERS
- 179° 13' — HORIZONTAL ANGLE BETWEEN MANHOLES
- 247.5 — DISTANCE BETWEEN MANHOLE COVERS AT GROUND SURFACE
- LEDGE ROCK ENCOUNTERED DURING CONSTRUCTION
- 83-18 — SLANTED NUMBERS ARE ASSESSORS TAX NUMBER FOR PROPERTY OWNERSHIP RECORDS.

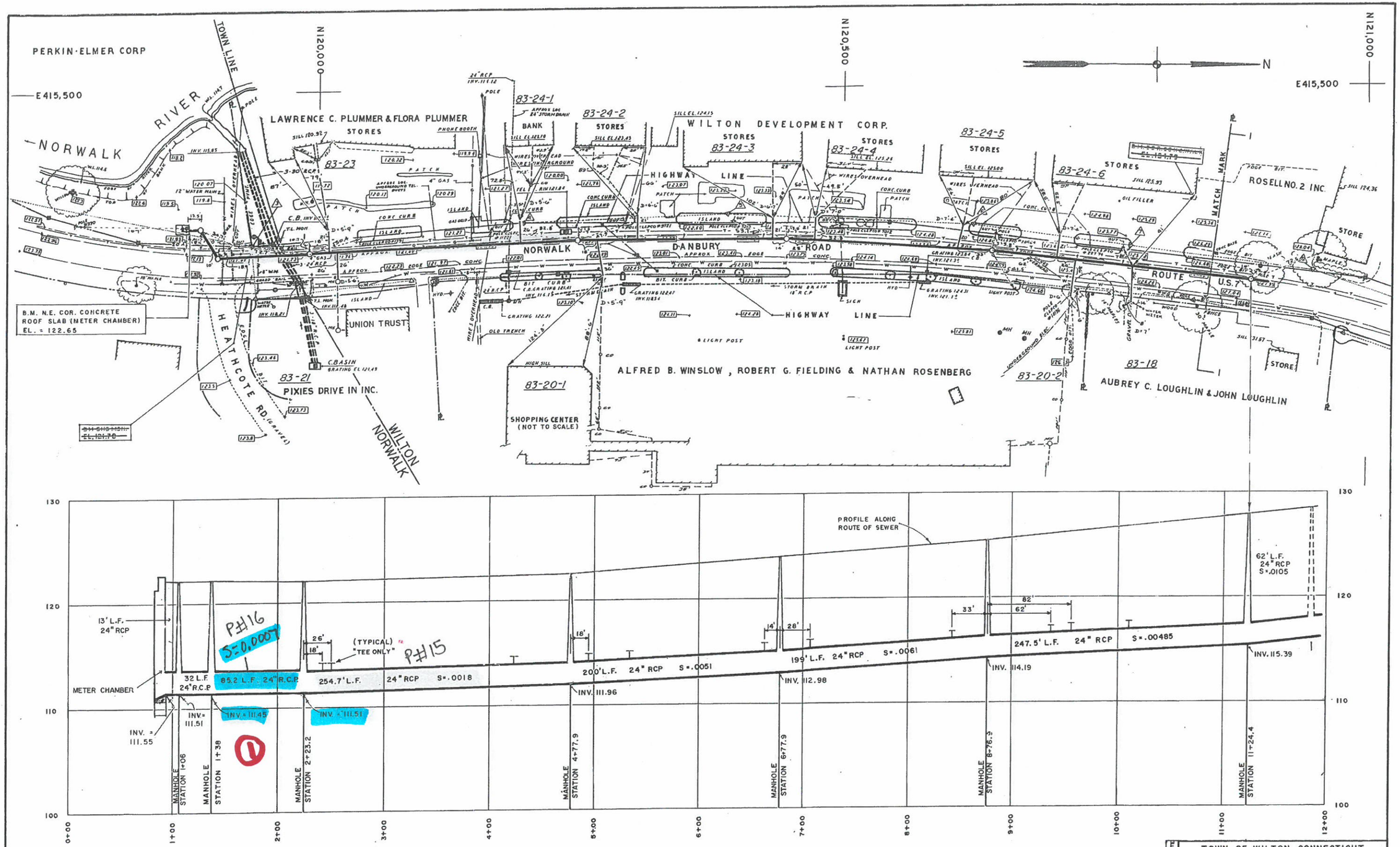
PIPE ANALYSIS PERFORMED

(30) SHEET NUMBER AND APPROXIMATE LIMITS

DRAWING INDEX

UPDATED 10-31-01

ALBERTSON, SHARP & BACKUS, INC.
CONSULTING ENGINEERS
NORWALK, CONN.



NOTE:
MAIN SEWER LINE IS 24" R.C.P. WITH RUBBER AND STEEL JOINTS
LATERALS TO RIGHT OF WAY LINES ARE 6" E) CAST IRON SOIL PIPE.

AS BUILT

LEGEND
PROPERTY LINE-HIGHWAY LINE
TRANSIT STATION
TRANSIT LINE

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

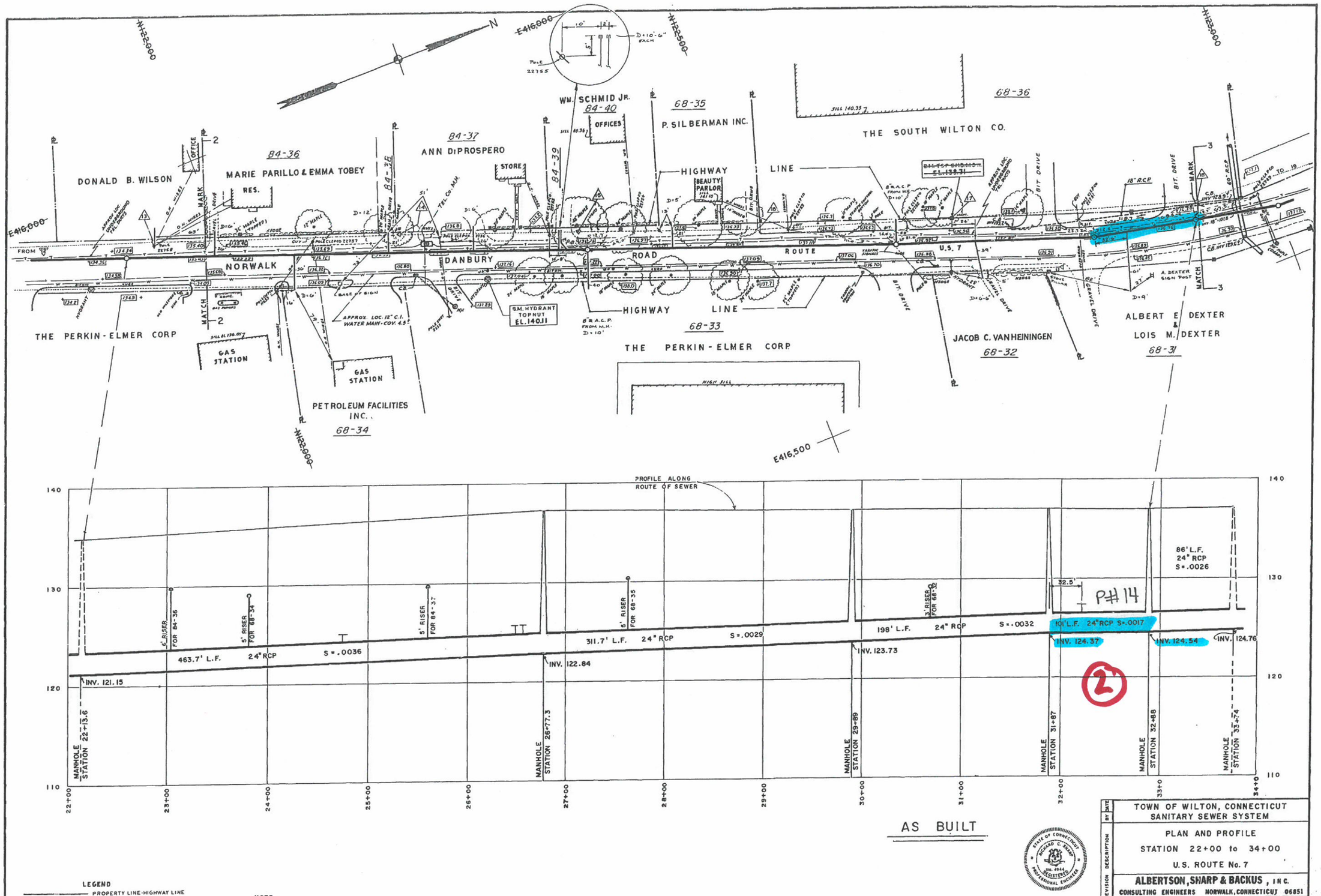
STATE OF CONNECTICUT · RICHARD C. SHARP · NO. 8944 · REGISTERED PROFESSIONAL ENGINEER

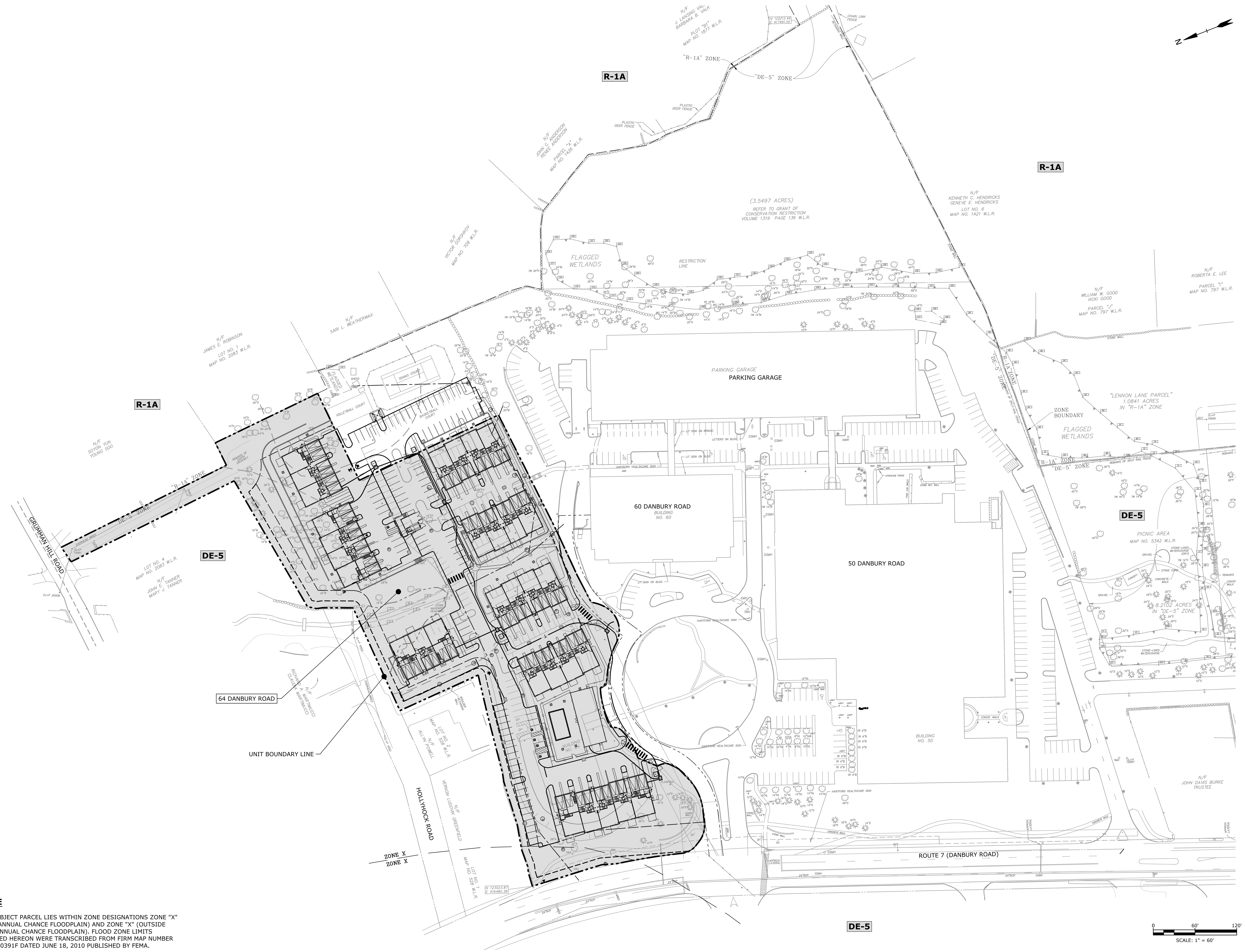
NO.	REVISION DESCRIPTION	BY	DATE

TOWN OF WILTON, CONNECTICUT
SANITARY SEWER SYSTEM
PLAN AND PROFILE
STATION 0+00 to 12+00
U.S. ROUTE No. 7

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

	BY	DATE	SCALE	PROJ. NO.	DRAWING NO.	REV.
DRAWN	J.P.	7/27	H. 1"=40' V. 1"=4'	1065	1065-1	0
CHKD.						


N
E416,000
N122,000
N122,500
E416,500
WM. SCHMID JR.
84-40
OFFICES
84-35
P. SILBERMAN INC.
68-35
THE SOUTH WILTON CO.
68-36
84-36
MARIE PARILLO & EMMA TOBEY
RES.
DONALD B. WILSON
84-37
ANN DiPROSPERO
STORE
84-39
HIGHWAY LINE
BEAUTY PARLOR
FROM NORWALK
DANBURY ROAD
ROUTE U.S. 7
NORWALK
DANBURY
MATCH
MARK
OFFICE
GAS STATION
GAS STATION
PETROLEUM FACILITIES INC.
68-34
THE PERKIN-ELMER CORP
68-33
JACOB C. VANHEININGEN
68-32
ALBERT E. DEXTER
LOIS M. DEXTER
68-31
GM HYDRANT TOPNUT EL. 140.11
APPROX. LOC. 12" C.I. WATER MAIN - COV. 4.5'
8" R.A.C.P. FROM M.H. D=10'
8" R.A.C.P. FROM M.H. D=10'
18" RCP
BIT. DRIVE
GRAVEL DRIVE
HIGH SILL
PROFILE ALONG ROUTE OF SEWER
140
130
120
110
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
MANHOLE STATION 22+13.6
INV. 121.15
463.7' L.F. 24" RCP S=.0036
5' RISER FOR 68-34
6' RISER FOR 84-36
5' RISER FOR 84-37
MANHOLE STATION 28+77.3
INV. 122.84
311.7' L.F. 24" RCP S=.0029
5' RISER FOR 68-35
MANHOLE STATION 29+89
INV. 123.73
198' L.F. 24" RCP S=.0032
3' RISER FOR 68-32
MANHOLE STATION 31+87
INV. 124.37
101' L.F. 24" RCP S=.0017
MANHOLE STATION 32+88
INV. 124.54
86' L.F. 24" RCP S=.0026
MANHOLE STATION 33+74
INV. 124.76
32.5'
P#14
2
AS BUILT
LEGEND
PROPERTY LINE-HIGHWAY LINE
TRANSIT STATION
TRANSIT LINE
NOTE
DATUM C.G.S.
HORIZ. CONTROL REFERENCED TO STATE OF CONN. SYSTEM
STATE OF CONNECTICUT
RICHARD C. JOSEPH
NO. 4944
REGISTERED
PROFESSIONAL ENGINEER
NO. BY DATE REVISION DESCRIPTION
TOWN OF WILTON, CONNECTICUT
SANITARY SEWER SYSTEM
PLAN AND PROFILE
STATION 22+00 to 34+00
U.S. ROUTE No. 7
ALBERTSON, SHARP & BACKUS, INC.
CONSULTING ENGINEERS NORWALK, CONNECTICUT 06851
DRAWN J.D. 7/11
CHKD.
SCALE H. 1" = 40' V. 1" = 4'
PROJ. NO. 1065
DRAWING NO. 1065-3
REV. 0



Tighe&Bond
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100

12/21/23

12/21/23

TOWN SUBMISSION

64 Danbury Road

Fuller Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION

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

OVERALL SITE PLAN

SCALE: 1" = 60'

C-100

NOTE

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

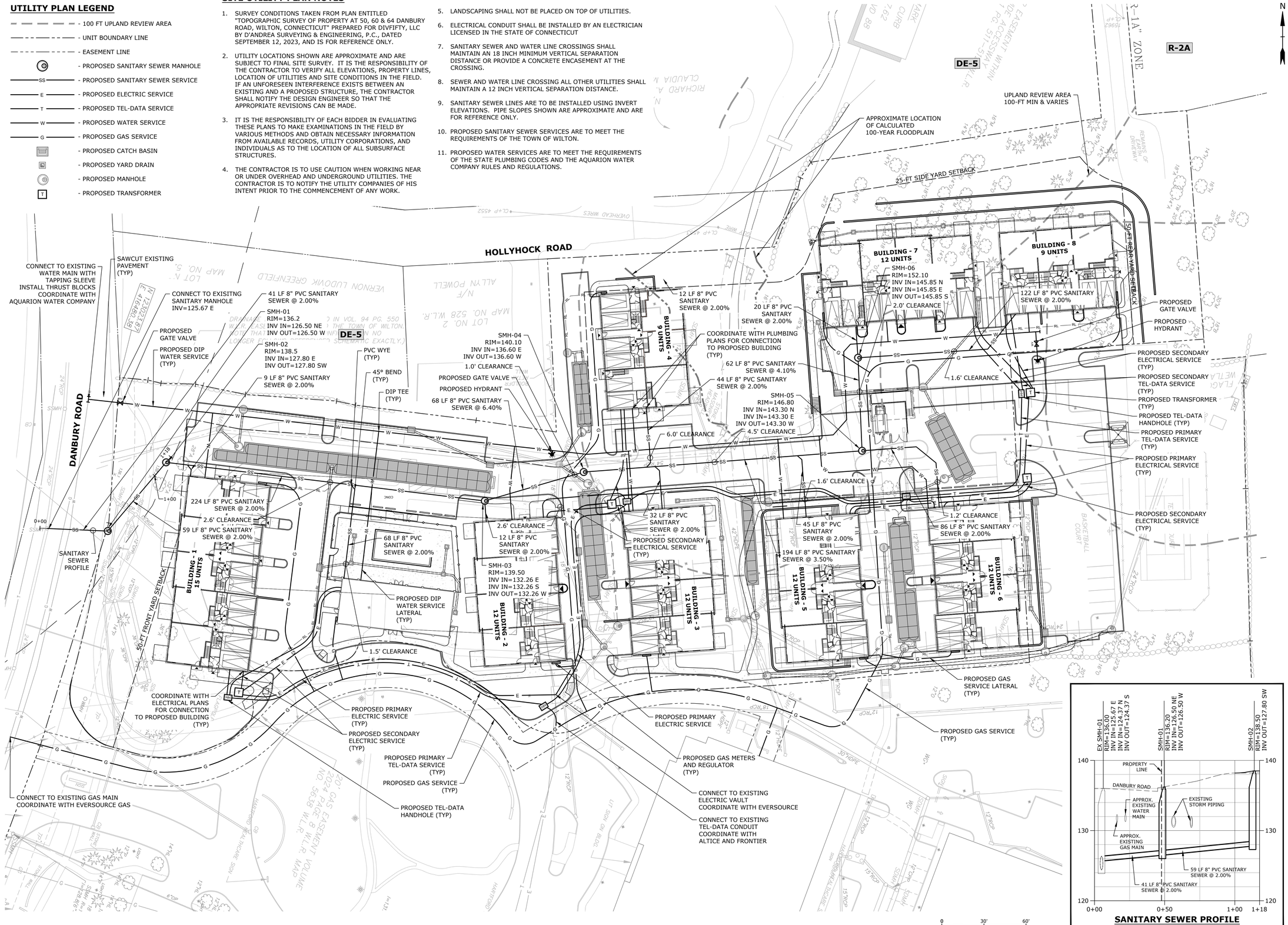
Last Saved: 12/27/2023
Plotted On: Dec 29, 2023-8:00am By: ELindquist
Tighe & Bond:J:\F\F0173 Fuller\001 64 Danbury Rd\Drawings_Figures\AutoCAD\Sheet\F0173-001-C-100-OVRL.dwg

UTILITY PLAN LEGEND

- 100 FT UPLAND REVIEW AREA
- UNIT BOUNDARY LINE
- EASEMENT LINE
- PROPOSED SANITARY SEWER MANHOLE
- SS - PROPOSED SANITARY SEWER SERVICE
- E - PROPOSED ELECTRIC SERVICE
- T - PROPOSED TEL-DATA SERVICE
- W - PROPOSED WATER SERVICE
- G - PROPOSED GAS SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- T - PROPOSED TRANSFORMER

SITE UTILITY PLAN NOTES

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



SANITARY SEWER PROFILE

Tighe&Bond
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100

12/21/25

TOWN SUBMISSION

64 Danbury Road

Fuller Development, LLC

Wilton, CT

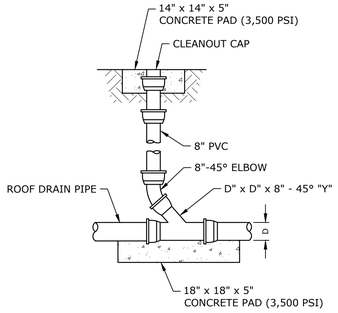
MARK	DATE	DESCRIPTION
PROJECT NO:		F0173-001
DATE:		12/21/2023
FILE:		F0173-001-C-401-UTIL.dwg
DRAWN BY:		MDS
DESIGNED/CHECKED BY:		EWL
APPROVED BY:		JWB

UTILITY PLAN

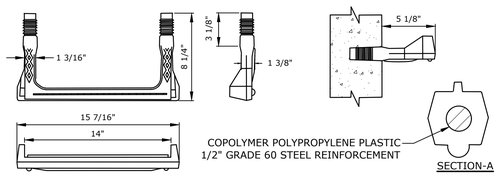
SCALE: 1" = 30'

C-401

Last Saved: 12/27/2023
Plotted On:Dec 29, 2023-8:07am By: ELindquist
Tighe & Bond:J:\P\F0173 Fuller\001 64 Danbury Rd\Drawings, Figures\AutoCAD\Sheet\F0173-001-C-401-UTIL.dwg

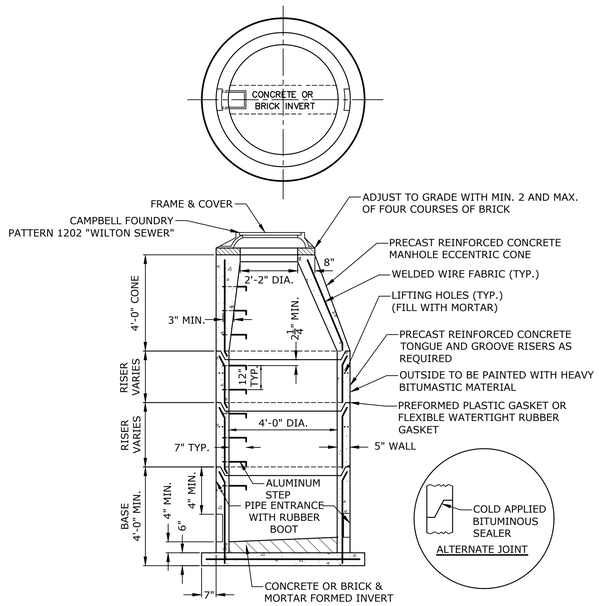


CLEANOUT DETAIL
NO SCALE



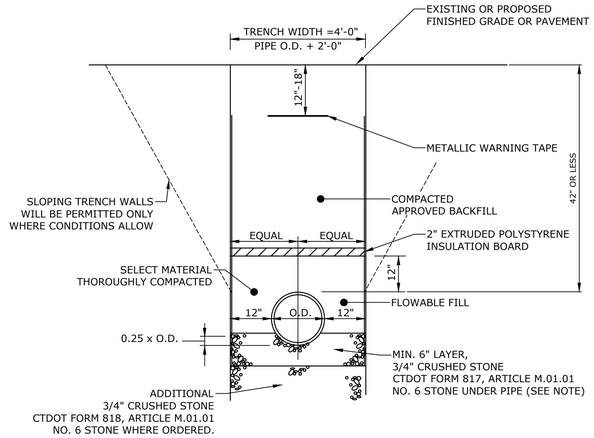
NOTE:
MANHOLE RUNGS ARE TO BE "SAFETY GREEN" PHOSPHORESCENT COPOLYMER POLYPROPYLENE PLASTIC COATED 1/2" GRADE STEEL REINFORCEMENT STEP MODEL No. PS2-PFSL AS MANUFACTURED BY M.A. INDUSTRIES, INC. OR PRESS-SEAL GASKET,STEEL REINFORCED (GRADE 60 STEEL), COPOLYMER POLYPROPYLENE 14" MANHOLE SAFETY STEP PART # P-14850 WITH BUILT-IN REFLECTORS. STEPS ARE TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE MANHOLES

MANHOLE RUNG
NO SCALE



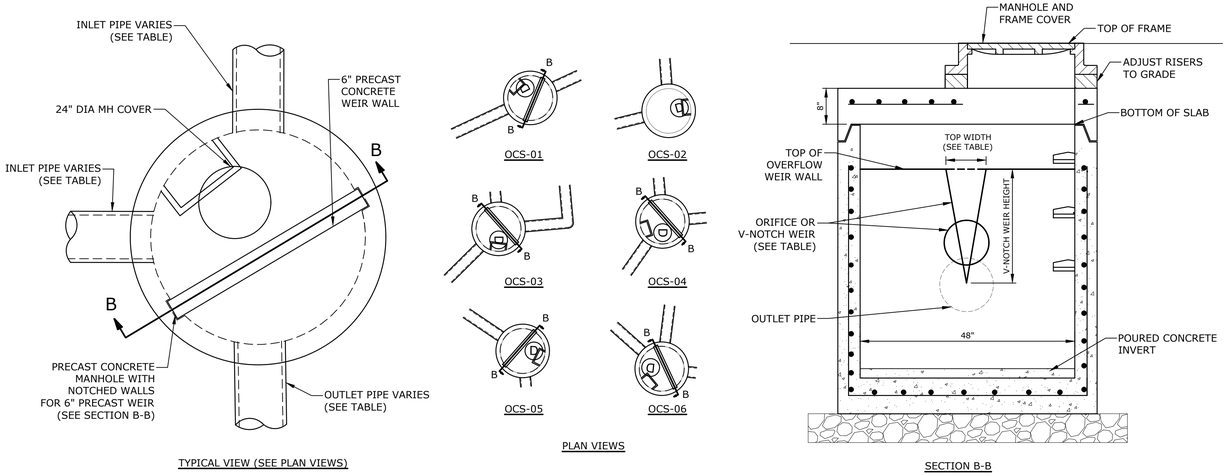
5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE.
PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST SANITARY MANHOLE
NO SCALE



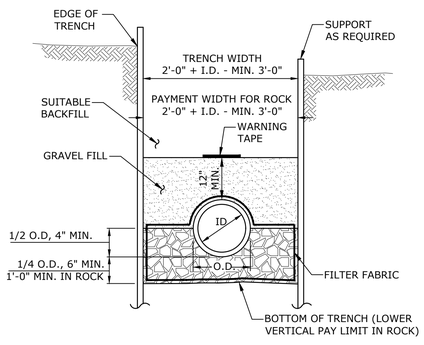
NOTE:
ADJACENT UTILITIES ARE TO BE PROPERLY SUPPORTED AT ALL TIMES
DEAD SAND WATERSTOPS ARE TO BE PLACED AT ALL JOINTS INCLUDING JOINTS AT MANHOLES. THEY ARE TO EXTEND 12" BEYOND EACH PIPE JOINT (IN BOTH DIRECTIONS). THE DEAD SAND IS TO BE PLACED TO THE SAME HEIGHT AS THE BEDDING MATERIAL.

SANITARY SEWER TRENCH
FOR SEWER WITH 42" COVER OR LESS
NO SCALE

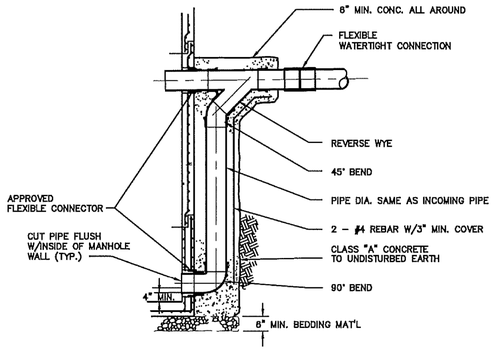


	TOP OF FRAME	TOP OF WEIR	LOW LEVEL ORIFICE		V-NOTCH WEIR				INVERT OUT	
	ELEVATION	ELEVATION	SIZE	ELEVATION	HEIGHT (FT)	TOP WIDTH (FT)	ANGLE	INVERT	SIZE/TYPE	ELEVATION
OCS-01	148.90	147.00	8"	144.25	N/A	N/A	N/A	N/A	12" HDPE	142.95
OCS-02	141.75	N/A	N/A	N/A					12" HDPE	135.50
OCS-03	148.50	145.50	10"	143.67					12" HDPE	143.67
OCS-04	140.39	138.67	6"	137.00					12" HDPE	136.45
OCS-05	140.15	138.00	15"	135.08					15" HDPE	135.00
OCS-06	138.50	136.83	N/A	N/A	2.66	1.0	20°	134.17	12" HDPE	132.50

OUTLET CONTROL STRUCTURE
NO SCALE



TYPICAL SANITARY SEWER TRENCH SECTION
NO SCALE



DROP MANHOLE DETAIL
NO SCALE

Tighe&Bond
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100

12/21/25

12/21/25

TOWN SUBMISSION

64 Danbury Road

Fuller Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION

PROJECT NO:	F0173-001
DATE:	12/21/2023
FILE:	F0173-001-C-601-DETL.dwg
DRAWN BY:	MDS
DESIGNED/CHECKED BY:	EWL
APPROVED BY:	JWB

DETAILS - 7

SCALE: AS SHOWN

C-607

Last Saved: 12/20/2023
Plotted On:Dec 29, 2023-8:11am By: Elundquist
Tighe & Bond J:\F\0173 Fuller\001 64 Danbury Rd\Drawings, Figures\AutoCAD\Sheet\F0173-001-C-601-DETL.dwg