

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: WPCA Commission

FROM: Frank Smeriglio, PE - Director of Public Works/Town Engineer *FS.*
Stephen Santacroce, PE - Senior Civil Engineer *S.S.*

CC: Michael Wrinn – Director, Planning & Land Use Management

DATE: June 12, 2023

RE: Godfrey Place – Wilton Center Lofts LLC – SDP#4-23

This is written in regards to the review of sanitary sewer report submitted by Redniss & Mead, Inc., dated September 30, 2022. Based on the review of the above mentioned application at this time, the following are the Engineering Department's comments relating to the proposed sanitary sewer system:

1. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system. Updated flow analysis shall be reviewed by Town's consultant.
2. Project is subject to Norwalk WPCA's review and comment.
3. The project will be subject to Sewer Capital Assessment as required by the WPCA.
4. Please confirm with Architect that no footing drains shall connect to the sanitary system **(addressed)**
5. Please note, any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintenance of the lateral.
6. The Town has an updated version of the sanitary sewer manhole frame and cover. Updated model number will be provided as part of Building permit review.
7. All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.
8. The project will be subject to the final technical review by the WPCA.

If you have any questions, please do not hesitate to call.

SANITARY SEWER REPORT

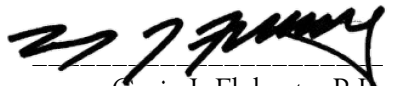
12 Godfrey Place

Prepared by

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

Issued on:
September 30, 2022

Revised on:
February 28, 2022


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

**REDNISS
& MEAD**

LAND SURVEYING
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Sanitary Sewer Narrative

The proposed redevelopment of the site includes the demolition of the existing office building and construction of the new four-story residential building with ground level parking. The apartment building will consist of 13 one-bedroom, 19 two-bedroom, and 10 three-bedroom apartments. The proposed change in use for the building is estimated to generate an average daily flow of 12,150 gallons per day, representing an increase of 11,063 gallons per day over existing conditions (Appendix 1-Sanitary Flow Calculations). A new lateral connection is proposed south of the building, connecting to the 8" ductile iron pipe in Godfrey Place via a chimney connection. The existing office building previously discharged via a sanitary lateral connecting to the main in Hubbard Road.

Effluent from the site is tributary to an 8" main that runs east to west in Godfrey Place before ultimately reaching the 24" main in Old Ridgefield Road (Appendix 2 - Godfrey Place Sewershed Map). An analysis along the final length of 8" main in Godfrey Place (Study Point #1) was done to confirm the existing infrastructure has the capacity to accommodate the proposed flows. This length of pipe receives the most effluent and maintains a slope very similar to the rest of the main (0.7%). The area tributary to Study Point #1 consists of the site and residential and commercial properties fronting on Old Ridgefield Road, Hubbard Road and Godfrey Place. Refer to the Offsite Properties sheet found in Appendix 1 for more information. Using Manning's Equation, the calculated capacity of the pipe is 1.008 cfs (Appendix 3). The proposed flow is 0.280 cfs (Appendix 1), accounting for 27.8% of the pipe's capacity, an increase of 6.8% over existing conditions.

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



Appendix 1

Sanitary Flow Calculations

Onsite Sanitary Sewer Flow Estimates (Study Point 1)

| | | |
|----------------------------------|-------------------------|------------------------|
| Project: 12 Godfrey Place | Project #: 10556 | Date: 2/28/2023 |
| Location: Wilton, CT | By: PBS | Checked: CJF |

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

Existing On-Site Flow

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

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

Potential Proposed On-Site Flow

| Location | Building Use | # of Bedrooms | Design Flow (GPD / | Total Flow |
|------------------|--------------|---------------|--------------------|------------|
| 12 Godfrey Place | Residential | 81 | 150 | 12,150 |

| | |
|---------------------------------------|--------------|
| Proposed Sanitary Flow (GPD) | 12,150 |
| Peak Rate (CFS) | 0.019 |
| Peaking Factor | 4 |
| Total Proposed Peak Flow (CFS) | 0.075 |

*Per State of CT Public Health Code

Offsite Sanitary Sewer Flow Estimates

| | | |
|---|--------------------------------|----------------------------------|
| Project: <i>12 Godfrey Place</i> | Project #: <i>10556</i> | Date: <i>9/30/2022</i> |
| Location: <i>Wilton, CT</i> | By: <i>PBS</i> | Checked: <i>9/30/2022</i> |

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

Existing Offsite Flow:

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

*Per State of CT Public Health Code

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

Offsite Properties List

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

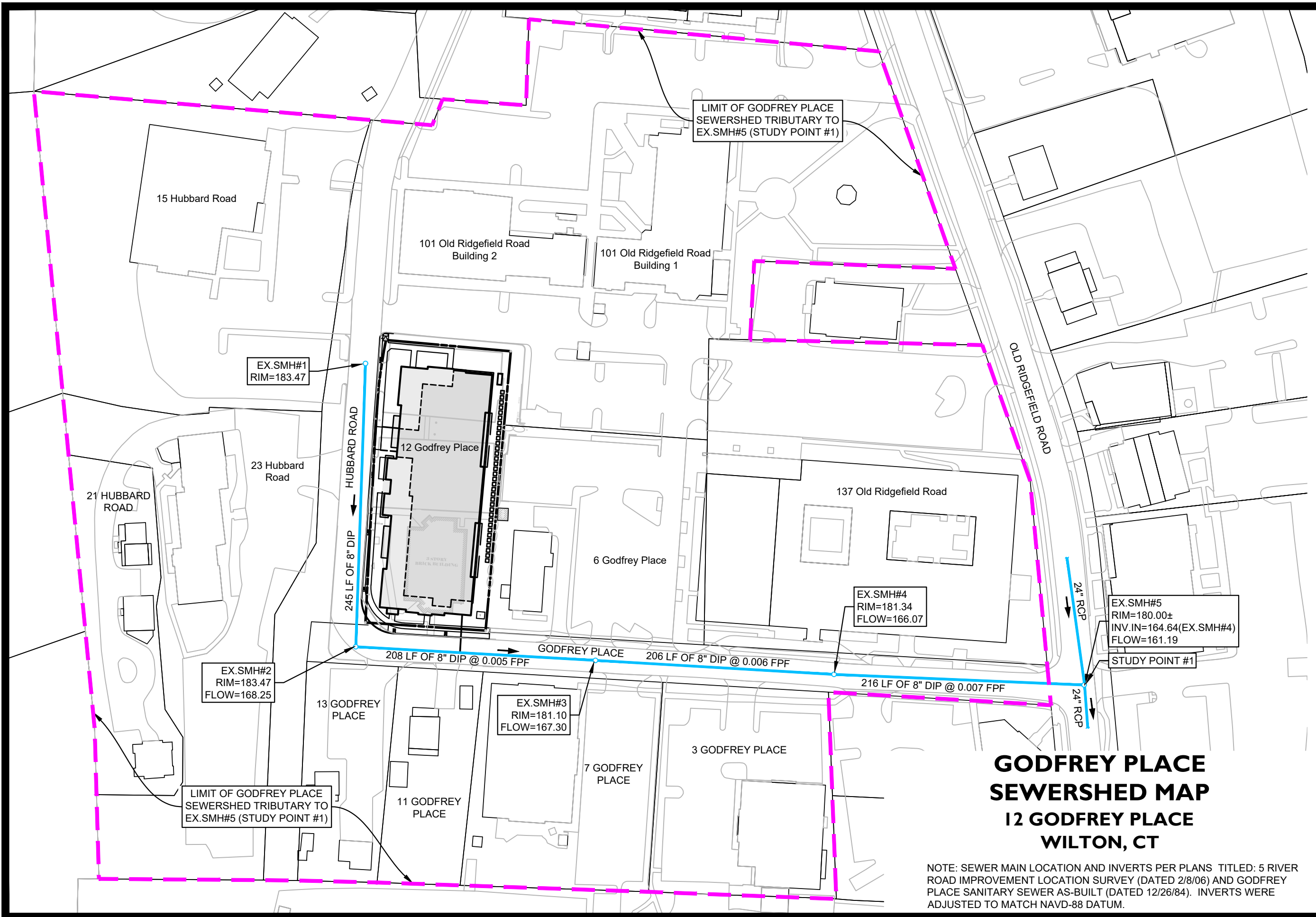
| Offsite Properties Tributary to Study Point #1 | | | |
|--|---|----------------------|------------------|
| | Address | Use Type | Building SF/BDRM |
| 1 | 101 Old Ridgefield Road Building #1* | Restaurant | 1,601 |
| | | Medical Office | 4,003 |
| | | Office | 10,406 |
| 2 | 101 Old Ridgefield Road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

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

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

Appendix 2

Godfrey Place Sewershed Map



LIMIT OF GODFREY PLACE
SEWERSHED TRIBUTARY TO
EX.SMH#5 (STUDY POINT #1)

EX.SMH#1
RIM=183.47

EX.SMH#2
RIM=183.47
FLOW=168.25

LIMIT OF GODFREY PLACE
SEWERSHED TRIBUTARY TO
EX.SMH#5 (STUDY POINT #1)

EX.SMH#3
RIM=181.10
FLOW=167.30

EX.SMH#4
RIM=181.34
FLOW=166.07

EX.SMH#5
RIM=180.00±
INV.IN=164.64(EX.SMH#4)
FLOW=161.19
STUDY POINT #1

HUBBARD ROAD
245 LF OF 8" DIP

GODFREY PLACE
208 LF OF 8" DIP @ 0.005 FPF

GODFREY PLACE
206 LF OF 8" DIP @ 0.006 FPF

GODFREY PLACE
216 LF OF 8" DIP @ 0.007 FPF

24" RCP
24" RCP

**GODFREY PLACE
SEWERSHED MAP
12 GODFREY PLACE
WILTON, CT**

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



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

10/3/2022 11:05 AM H:\jobfiles\210000\10556\DWG\10556 Master 1 (2022-06-29).dwg

Appendix 3

Study Point #1 Capacity Calculation

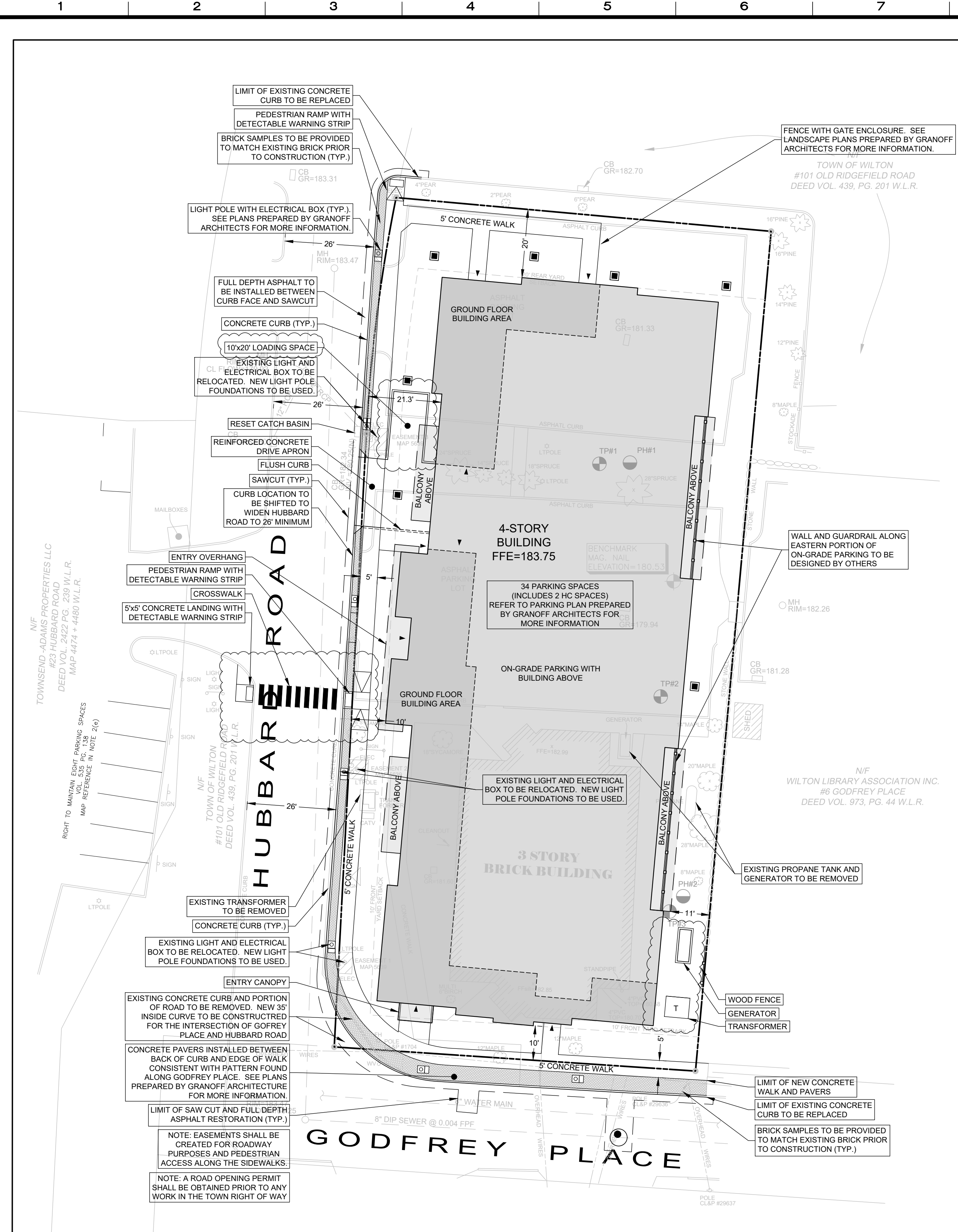
Manning's Equation - Circular Pipe

| | | |
|---|-------------------------|------------------------|
| Project: 12 Godfrey Place | Project #: 10556 | |
| Location: Wilton, CT | By: PBS | Date: 2/28/2023 |
| Description: 8" Sanitary Main in Godfrey Place | Checked: CJF | Date: 2/28/2023 |

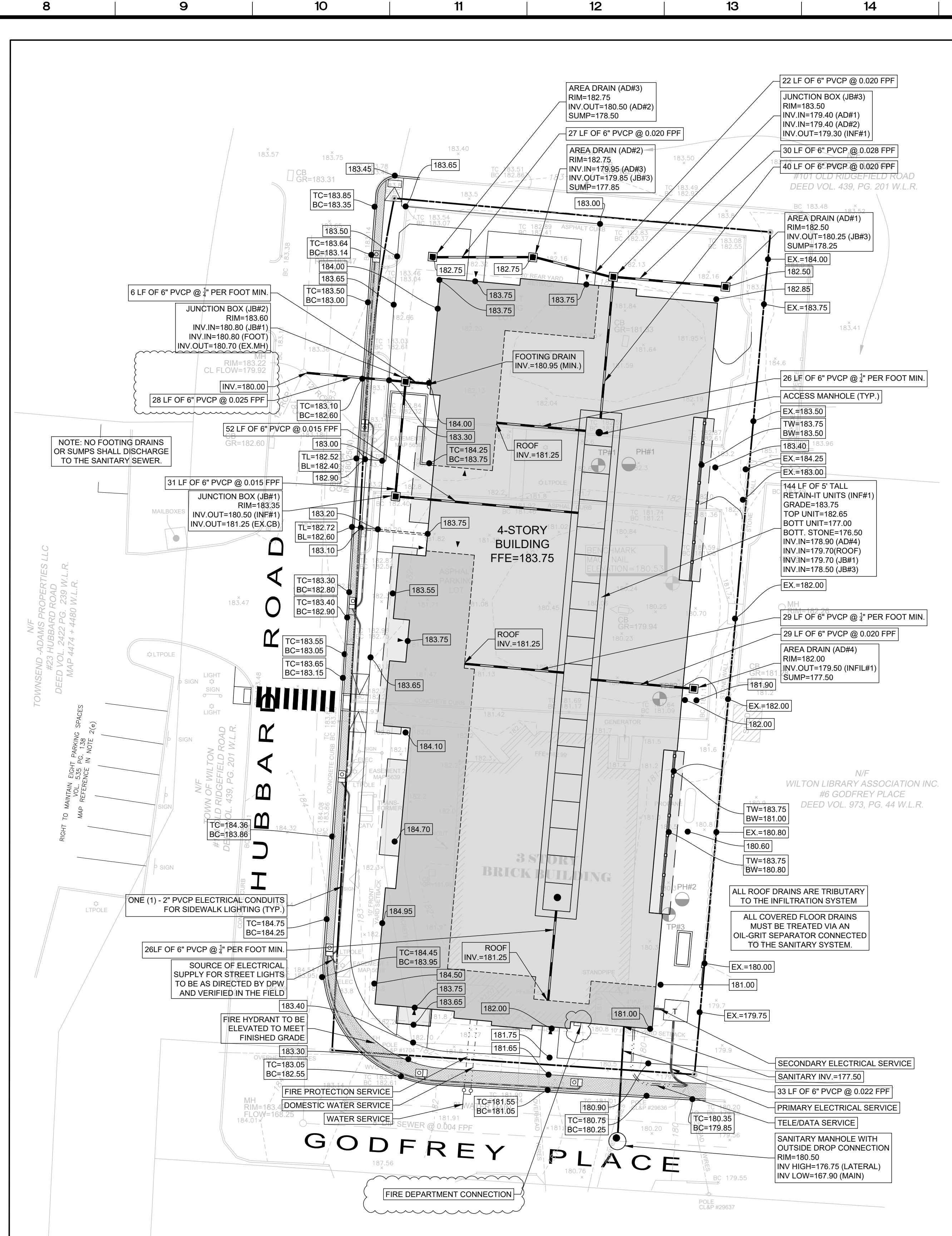
Study Point #1 - 8" in Godfrey Place

Calculate the flow capacity using Manning's equation.

| | | | |
|--|---|---|--|
| Pipe material | <input type="text" value="Cast Iron Pipe (CIP)"/> | ▼ | |
| Manning's n | 0.013 | | |
| Pipe diameter, D | 0.666 ft | | |
| Area, A _{full} | 0.35 ft ² | | $A = \frac{\pi}{4} D^2$ |
| Wetted perimeter, P _{full} | 2.09 ft | | $P = \pi D$ |
| Hydraulic radius, R _h | 0.17 ft | | $R_h = \frac{A}{P}$ |
| Slope, S | 0.0070 ft/ft | | |
| Existing Pipe Capacity Flow, Q_{full} | 1.008 cfs | | $Q = \frac{1.486}{n} AR_h^{2/3} S^{1/2}$ |
| Existing Peak Flow | 0.212 cfs | | |
| % of Pipe Capacity | 21.0% | | |
| Proposed | 0.280 cfs | | |
| % of Pipe Capacity | 27.8% | | |



SITE PLAN INSET



GRADING & DRAINAGE INSET

- GENERAL NOTES:**
- These drawings are intended only to depict the design of site grading, drainage, sanitary, utility and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redness & Mead, Inc. entitled Property & Topographic Survey dated April 22, 2022 and revised June 9, 2022. Elevations depicted or labeled are based on NAVD-88.
 - Refer to plans prepared by Grandoff Architects for information and design of the proposed buildings. These drawings depict the plans corresponding to the latest architectural plans received from Grandoff Architects received on August 30, 2022.
 - Property lines in the Wilton Center District Zone.
 - All construction shall comply with the Town of Wilton requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
 - All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved otherwise in writing by the Town Engineer. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
 - Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in construction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property is served by public water and sewer system.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test prior to utility crossings. If any underground utilities are located, they shall be protected and exposed as required. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc. for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in accordance with all governing agencies.
 - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
 - Building elevations are subject to change and shall be finalized prior to completion of pipe bedding.
 - Special attention of the contractor is called to the required type and building of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer for the required 48 hours prior to any inspections.
 - The Engineering Department and the inspecting engineer will be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
 - Finished grade shall be within 1/2 inch of that noted on the drawings.
 - Earth slopes shall be no steeper than 2:1 (horizontal:vertical).
 - General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor. Tests and done in accordance with the requirements of ASTM D938. After compacting, the fill shall be 4" below the required grade.
 - General fill may be fill, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the Unified Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
 - Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall be used for ground preparation. The weight of the roller shall be at least 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
 - Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control," published by The Connecticut Council on Water Conservation, May 2002.
 - After the area to be topsoiled has been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil to the subsoil.
 - Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 5000 ppm.
 - Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
 - Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that the existing pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The design shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
 - During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The contractor shall be responsible for the existing facilities to be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
- STORM AND SANITARY SEWER SYSTEMS:**
- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
 - Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
 - All storm pipe requirements as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
 - All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.
 - All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints.
 - Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
 - All area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
 - All existing and proposed area drains, junction boxes and utility facilities shall be raised or lowered to be flush with finished grade.
 - Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
 - When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made water-tight by filling the joint with mortar.
 - Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
 - Under no circumstances shall trench water be allowed to drain through sanitary sewer lines.
 - All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M10.10. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
 - Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor. Tested to be in accordance with recommended procedure in "Laboratory Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNE B-4. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the ground-water pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visited and inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
 - At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.
- UTILITIES:**
- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits at the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
 - Easements may be required in favor of the various utility companies.
 - Electric, telephone, cable, and water services shall be installed in conformance to the requirements of the governing utility companies.
 - It is the contractor's responsibility to install utilities as shown on this plan. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
 - All proposed utility facilities shall be raised or lowered to be flush with finished grade.
 - Where necessary, existing utilities shall be reinforced to meet all minimum coverage requirements.
 - Utility connections at building face shall be coordinated with the building contractors.
 - The contractor must supply and install drip lines with all conduits.
 - Assume one 2" PVC conduit for all site lighting. Service location to be determined.
 - In general, each utility shall have a minimum clearance of three feet to any other underground utility.
 - Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

AREA & BULK CALCULATIONS

| Standard | Standards Per Wilton Zoning WC 29-8-E | Proposed Standards Per CGS Sec. 8-30g |
|---|---------------------------------------|---------------------------------------|
| 1. Minimum Front Yard | 10' | 10.0' |
| 2. Maximum Front Yard | 20' | 21.3' |
| 3. Minimum Side Yard (Each) | 0' | 11.0' |
| 4. Minimum Rear Yard | 20' | 20.0' |
| 5. Minimum Parking & Loading Setbacks (side & rear yards) | 0' | 14.4' / 36' |
| 6. Maximum Building Height (Stories/Feet) | 3 / 42' | 5 Stories / 62.9' |
| 7. Maximum Building Coverage (%) | 30 | 64 |
| 8. Maximum Site Coverage (%) | 80 | 75 |
| 9. Minimum Lot Size (acres) | No Minimum | 0.625 acres (27,246 sf) |
| 12. Maximum Floor Area Ratio (F.A.R.) | N/A | 2.50 ¹ |
| Maximum Density - (28-6.C.4.0) (Multi-Family) | 5 Units / Ac | 42 Units (67 Units / Ac) |
| Required Affordable Housing Unit | None | 30% or 13 Units (Meeting 8-30g Reqs.) |

NOTES:
 1. Calculated average grade of 183.10
 2. Information from Grandoff Architects

Parking Calculations

| Use | Rate Per Sec 29-8-B Wilton Zoning | Quantity | Total |
|--|-----------------------------------|----------|------------------------------|
| Studio or 1-Bedroom Unit (29-8.B.5.a(2)) | 1.0 / Unit | 13 Units | 13 Spaces |
| 2 & 3-Bedroom Unit (29-8.B.5.a(2)) | 2.0 / Unit | 29 Units | 58 Spaces |
| Parking Standard Per Wilton Zoning Reqs. 29-8-B | | | 71 Spaces |
| Parking Provided (1 / Unit) Per CGS 8-30g | | | 42 Spaces¹ |

NOTES:
 1. Includes 8 spaces maintained on 23 Hubbard Road property as depicted in deed of record Vol. 522, Pg. 143

6. Existing fire valves shall be cut flush to grade in accordance with Aquarum Water Company requirements.

70. The electric transformer and generator shall be located to meet all applicable zoning setbacks.

71. Detectable Tape shall be used for marking trip level. The identification tape shall be buried at least 6 inches to 10 inches below final grade but no less than 12 inches to the finished utility opening or service.

72. Bidirectional Telephone Control

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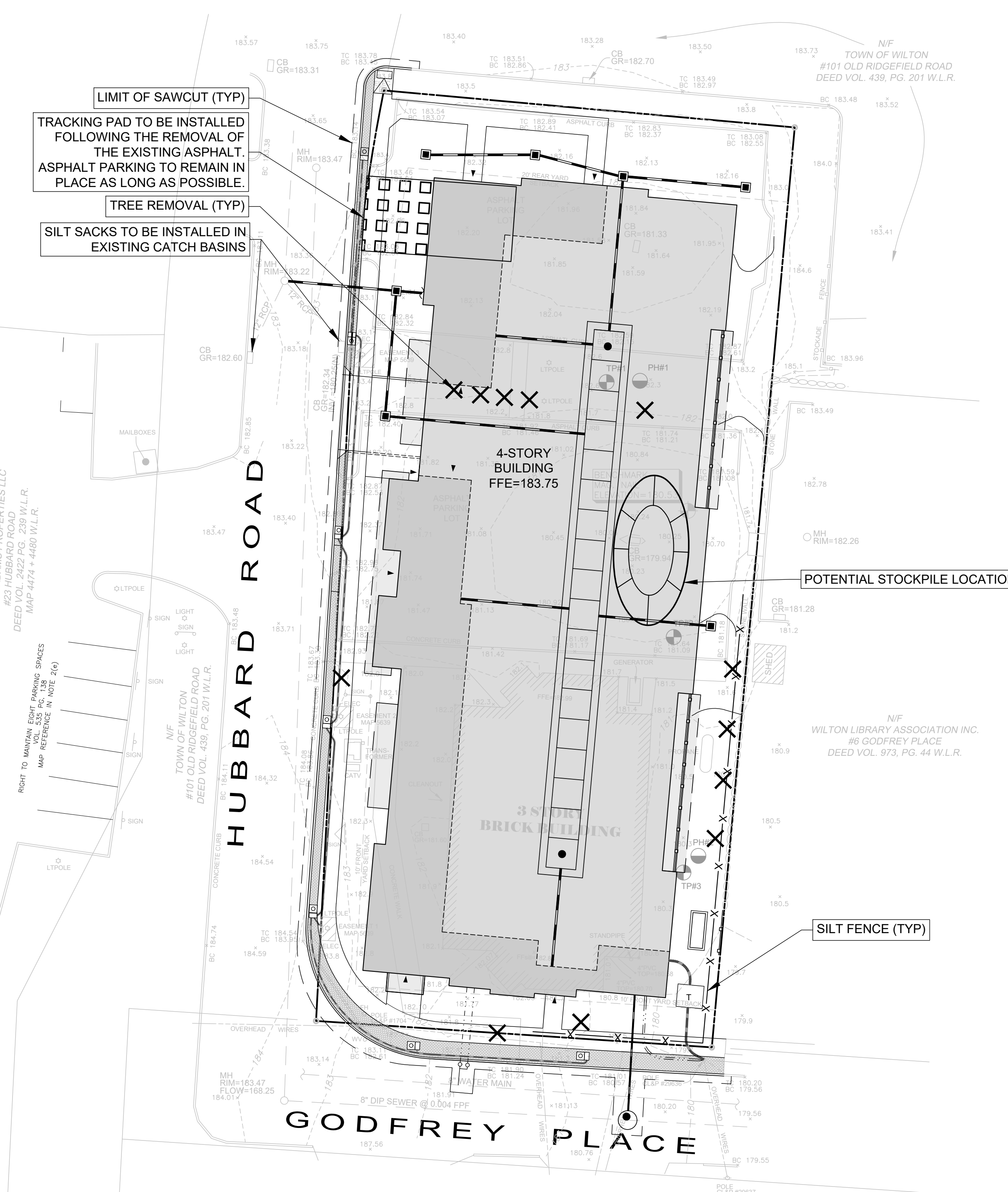
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SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

- Trapping particles at source by promptly stabilizing disturbed areas;
- Avoid concentration of water;
- Avoid contamination of existing storm drains;
- Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-2 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
 - All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
 - The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility and that construction is to begin three (3) days prior to commencing work.
 - Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fence.
 - Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
 - The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
 - Silt fence shall be Mirafi 100x or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
 - Land disturbance shall be kept to a minimum. All disturbed areas shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch area according to notes below. *Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 inches with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Rerseed or overseed if necessary.
- | Temporary Seed Mix: | Perennial ryegrass | 40 lb./ac. | (1 lb/1000 sq. ft.) |
|---------------------|--------------------|------------|---------------------|
| Permanent Lawns: | Kentucky Bluegrass | 20 lb./ac. | |
| | Crested Red Fescue | 20 lb./ac. | |
| | Perennial Ryegrass | 5 lb./ac. | |
| | | 45 lb./ac. | (1 lb/1000 sq. ft.) |
- Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1
- Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these shrubs are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
 - If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and mulch when season permits.
 - Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
 - Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
 - Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silt-water be allowed to enter the infiltration system.
 - Pavement and curbing should be placed as soon as possible after drainage is installed.
 - Loaded trucks shall be covered as required to keep down dust.
 - Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
 - Dust control to be achieved with watering down disturbed areas as required.
 - All sediment and erosion controls shall be inspected periodically throughout construction. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
 - Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
 - All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
 - Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
 - Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

CONSTRUCTION PHASING:

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.

PHASE I: PREPARATION

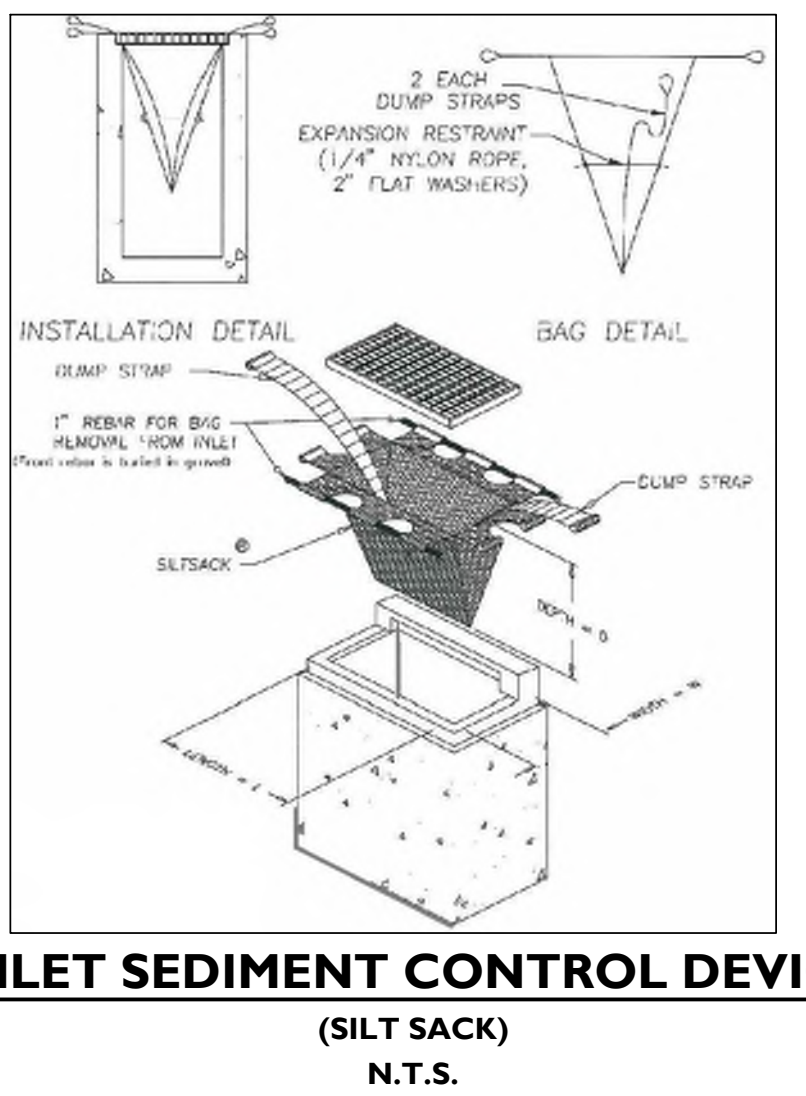
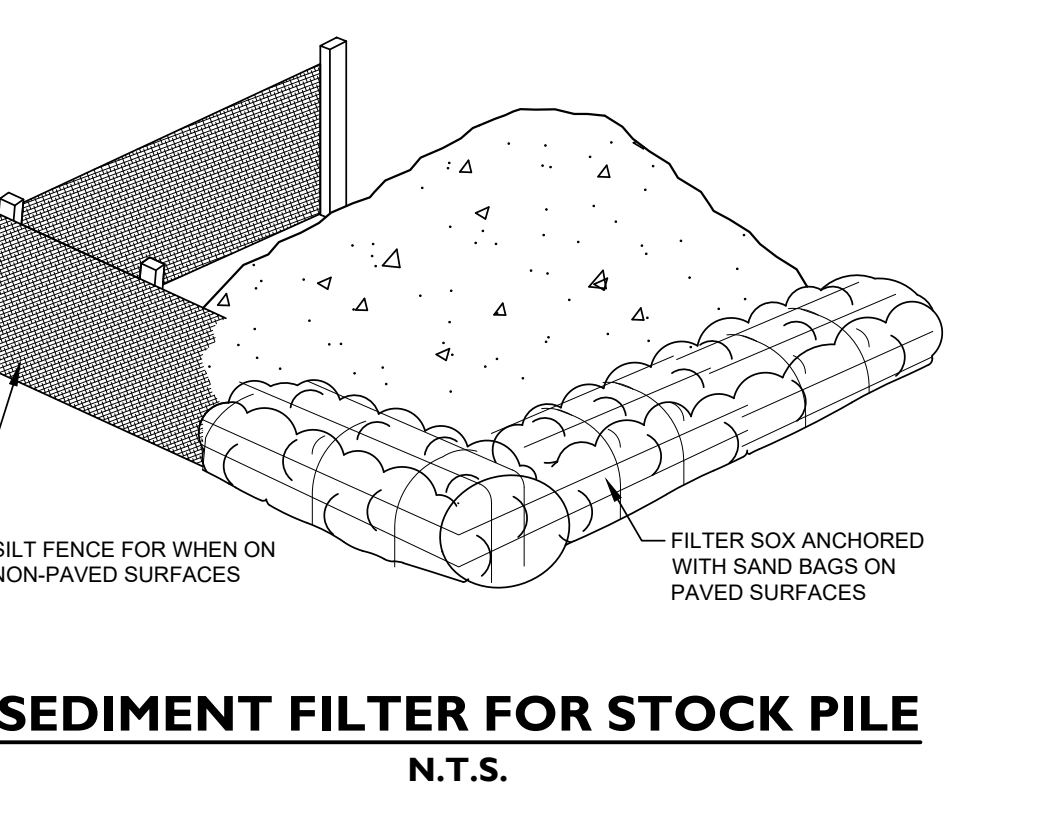
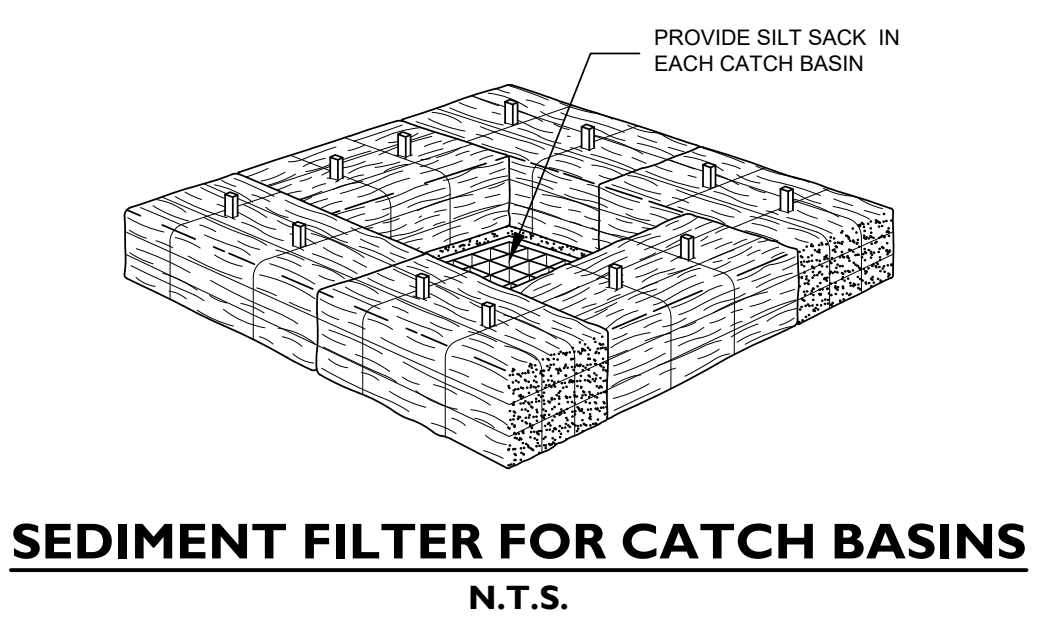
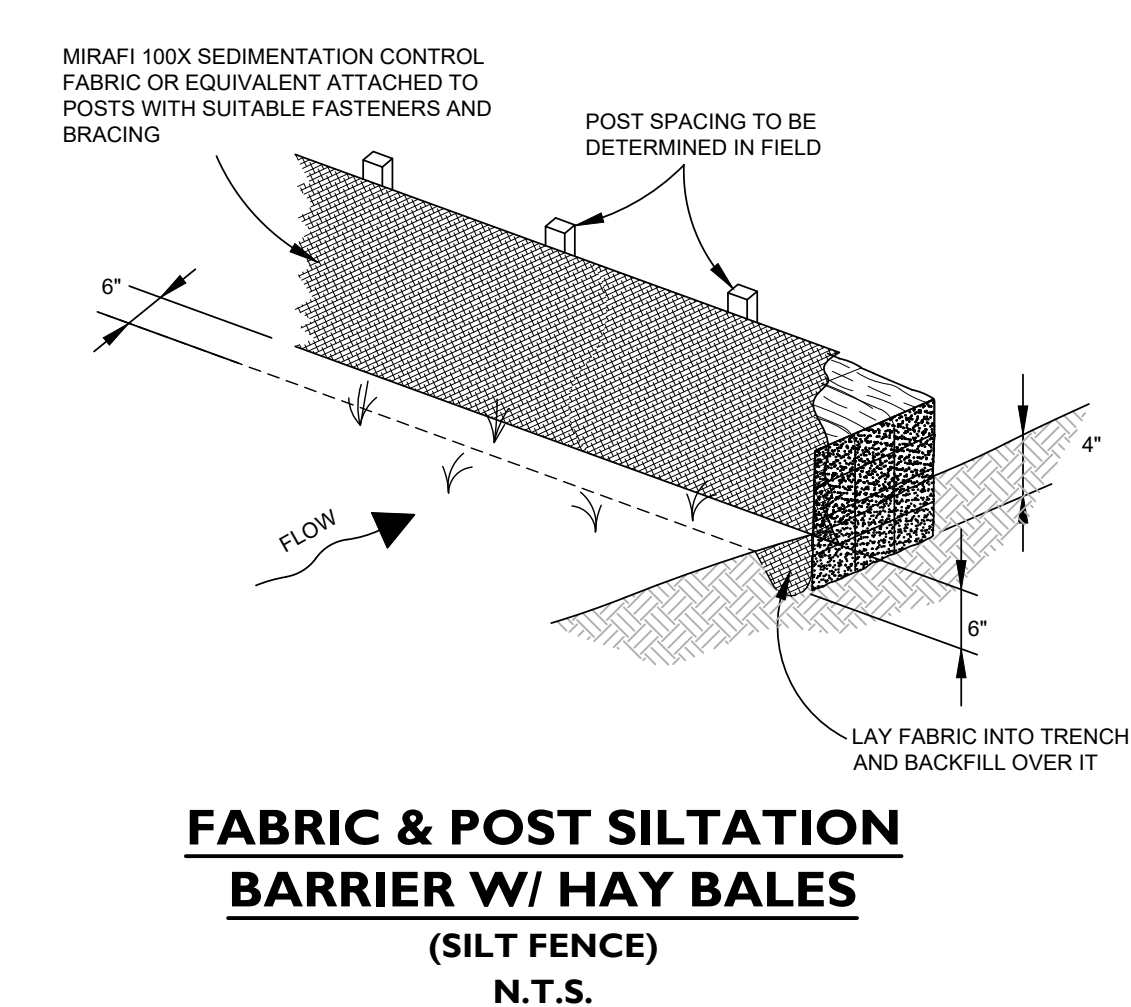
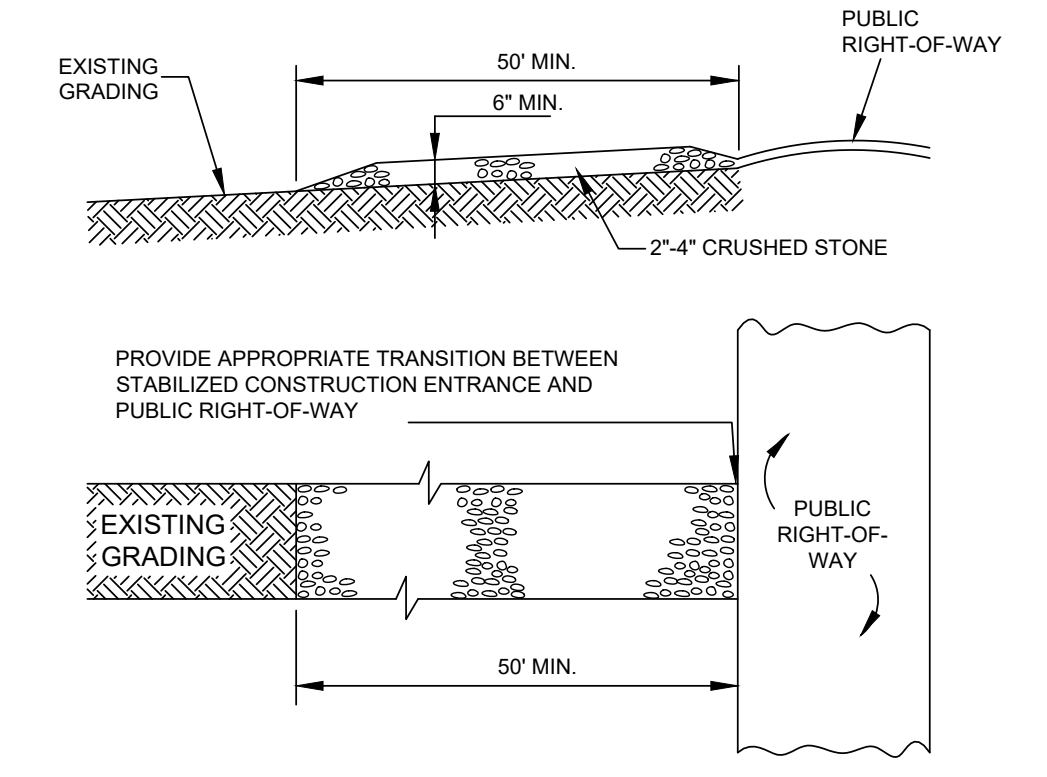
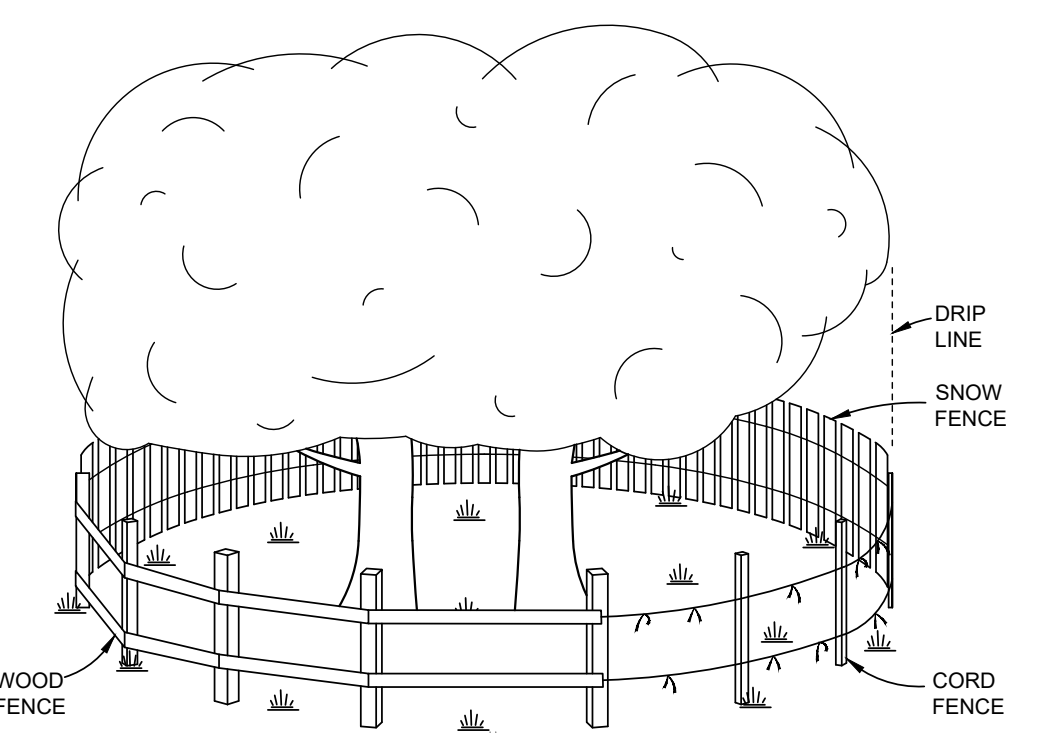
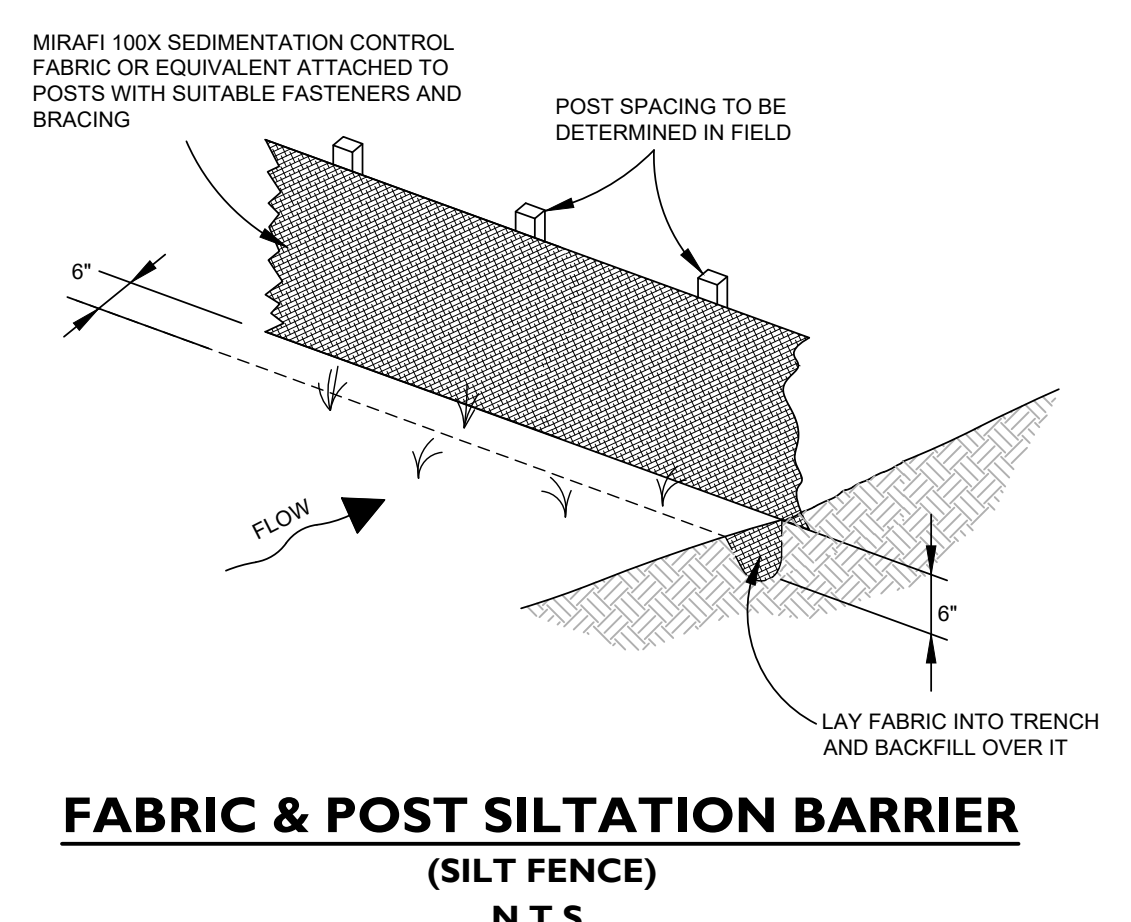
- AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (SEE PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR SEE PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
- ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
- INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS.
- INSTALL SILT FENCE, CONSTRUCTION FENCE AND PERIMETER FENCE AS SHOWN ON THE PLANS.
- CUT TREES TO BE REMOVED AND GRUB AREAS TO BE CLEARED.
- REMOVE/DEMOLISH EXISTING BUILDING. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.

PHASE II: CONSTRUCTION

- ROUGH GRADE SITE, GENERAL EARTHWORK. EXCAVATE FOR BUILDING FOUNDATION. INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY. COORDINATE DEWATERING CONSTRUCTION WITH SITE GEOTECHNICAL AND STRUCTURAL ENGINEERS. (NOTE: MANAGEMENT OF EXCAVATED MATERIALS DURING THIS PROCESS SHALL BE ACHIEVED BY TEMPORARILY STOCKPILING ON-SITE TO THE EXTENT CONSTRUCTION STAGING WILL ALLOW AND BY HAULING MATERIAL OFF-SITE AS EXCAVATED).
- CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE.
- INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
- INSTALL SANITARY, WATER, CABLE, ELECTRIC, AND TELEPHONE UTILITIES.
- FINAL GRADING AND PAVING.
- SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.

PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED

- CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
- REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
- REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.



| | | |
|-----|------------|-----------------------------|
| 4 | 05/08/2023 | REVISED PER DPW COMMENTS |
| 3 | 02/28/2023 | REVISED PER BUILDING DESIGN |
| 2 | 01/02/2023 | REVISED PER DPW COMMENTS |
| 1 | 09/20/2022 | ORIGINAL ISSUE DATE |
| No. | Date | Revision |

SEDIMENTATION & EROSION CONTROL PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

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1"=20'

DRAWN BY: PBS | CHECKED BY: CJF

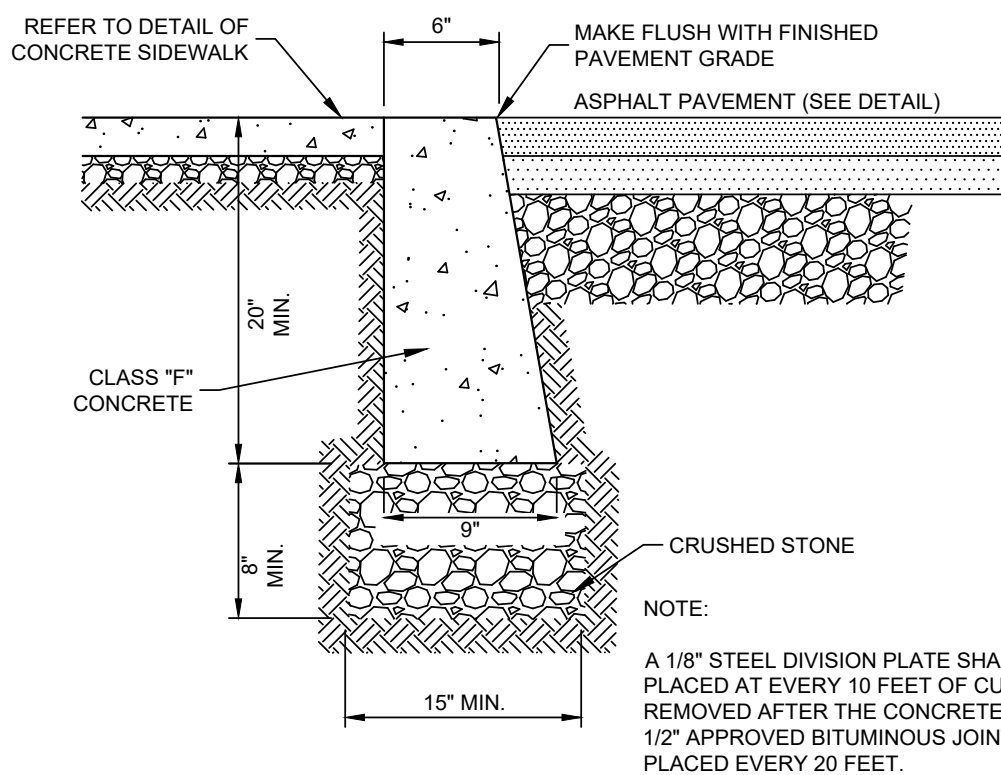
REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

CRANG J. FLAHERTY CT. P.E. 2118D
May 8, 2023
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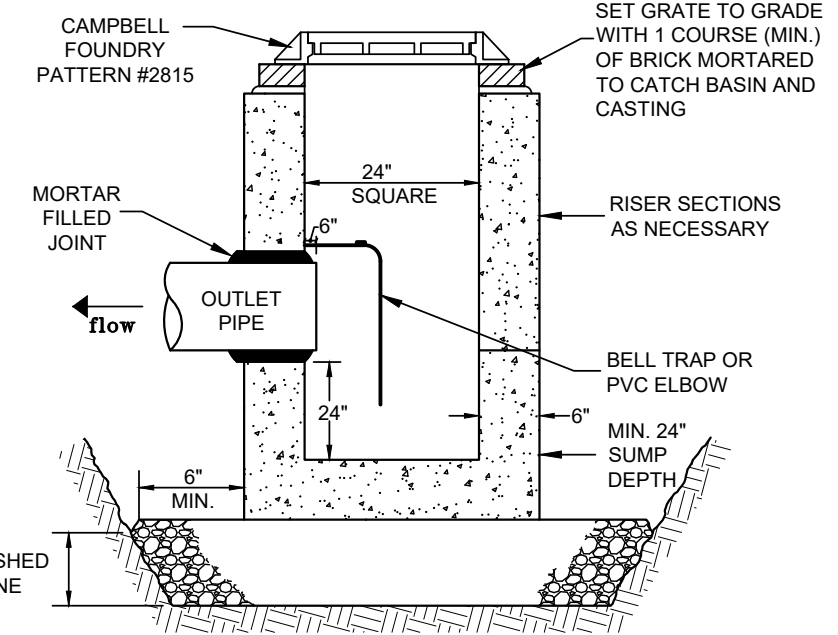
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SHEET No. **SE-2**
Comm. No.: 10556

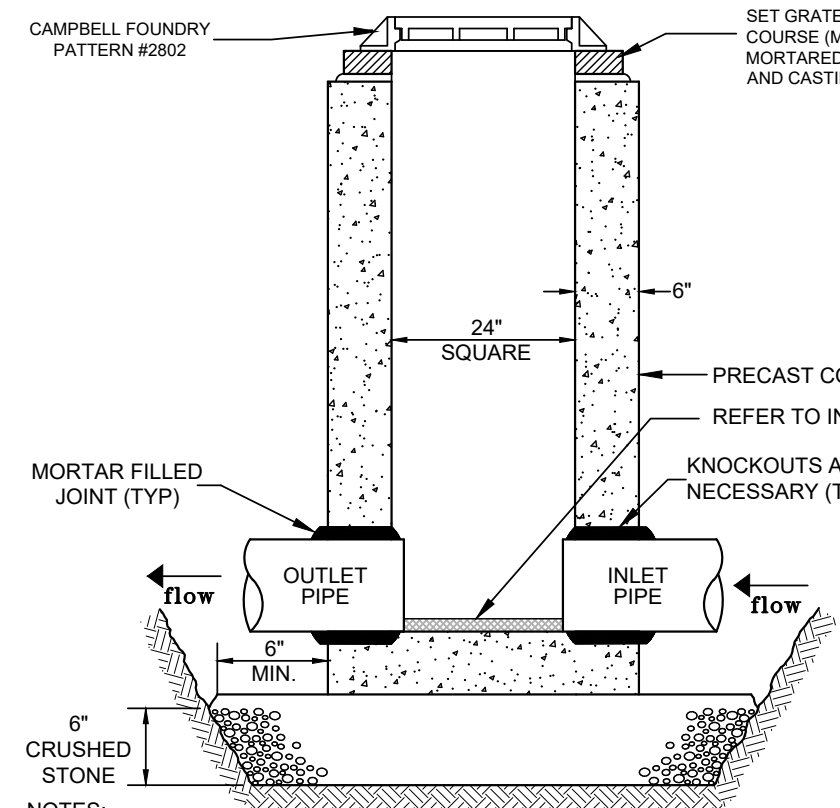
| TEST PIT DATA | | | |
|-------------------------------|--|--------------|--|
| Subsurface Soil Investigation | | Soil Profile | |
| Test Pit #: 1 | Date: 08/24/2022 | | |
| Inspector: PBS | Sanitarian: N/A | | |
| Ledge at: N/A | Mottling at: N/A | | |
| Water at: N/A | Roots at: 62" | | |
| Depth: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



FLUSH CONCRETE CURB
N.T.S.



24" AREA DRAIN
N.T.S.

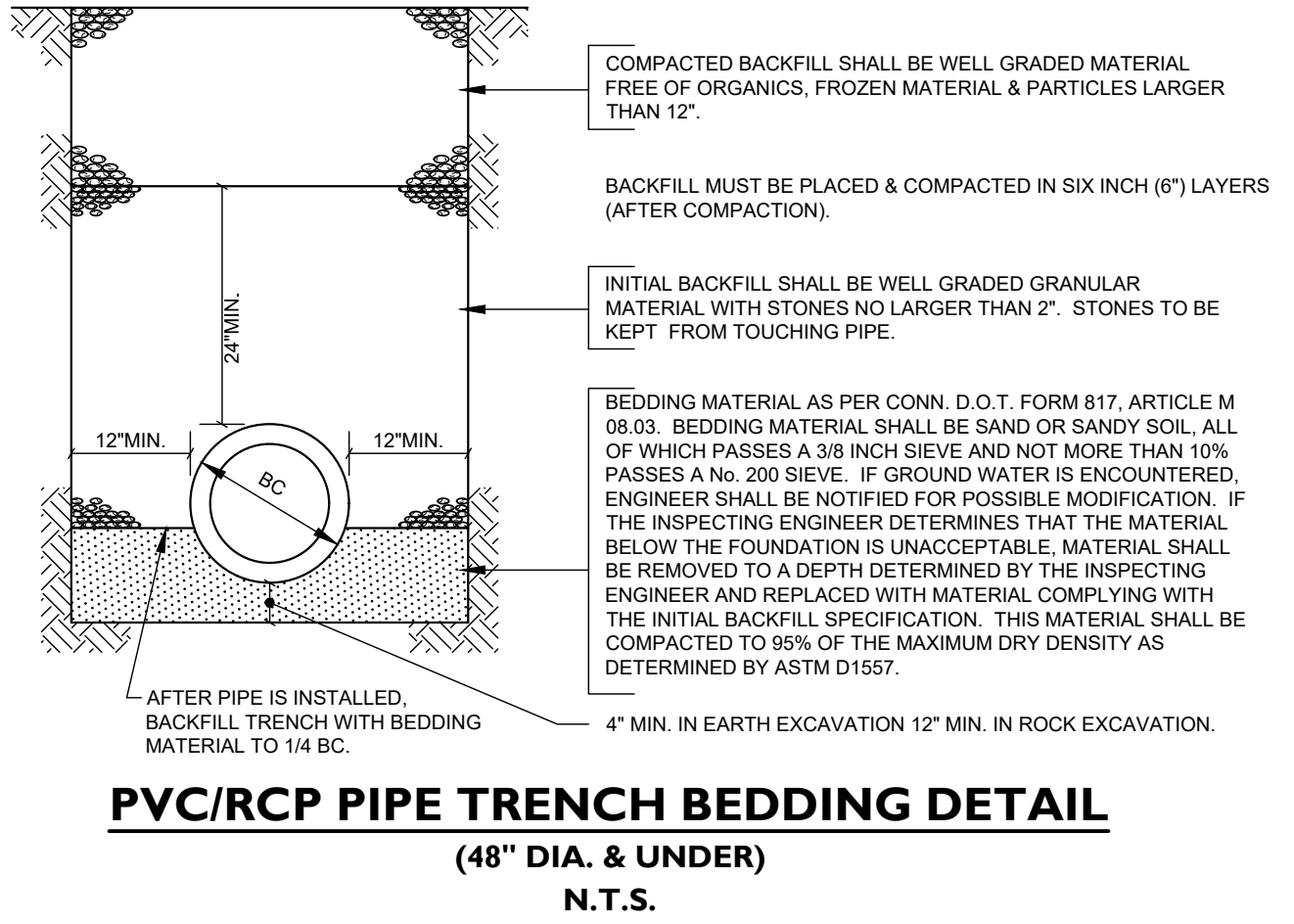


JUNCTION BOX
N.T.S.

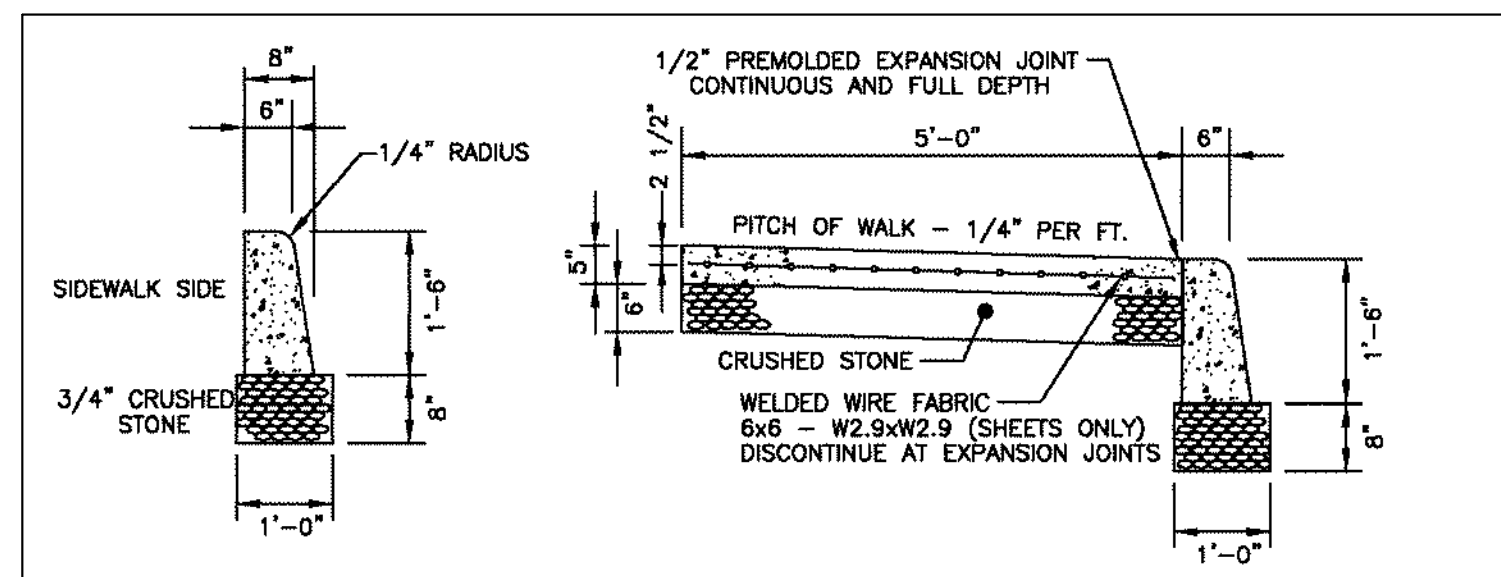
WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL, TO BE REPLACED WITH SMA 500 OR SMA 500 AS PER UNIFIED SOIL CLASSIFICATION SYSTEM WITH MAXIMUM PARTICLE SIZE OF 1-1/2". FOR 3 LINEAR FEET OF TRENCH, WATER STOP TO BE KEPT INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER. ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

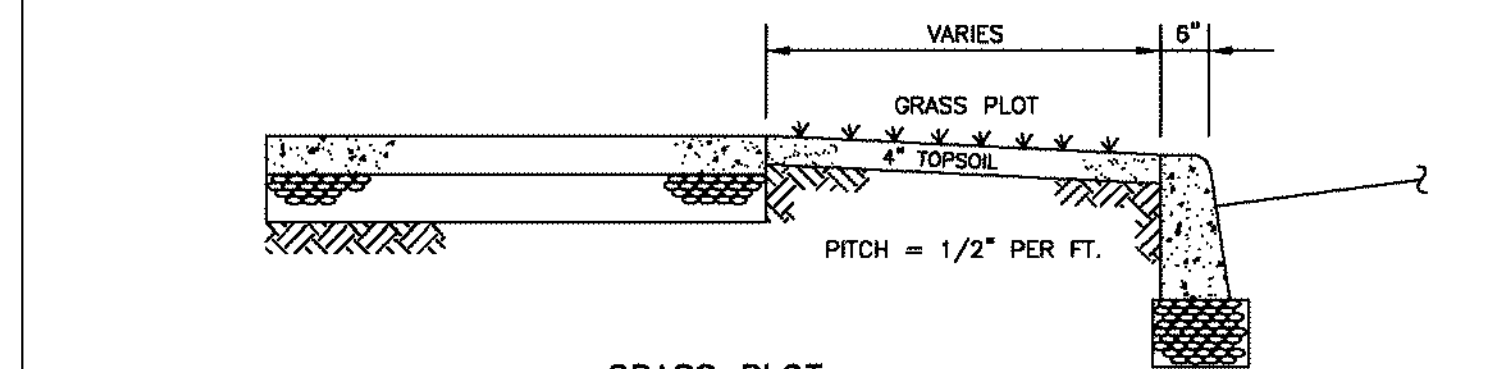
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL "NOT UNDER PAVEMENT" WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL
(48" DIA. & UNDER)
N.T.S.

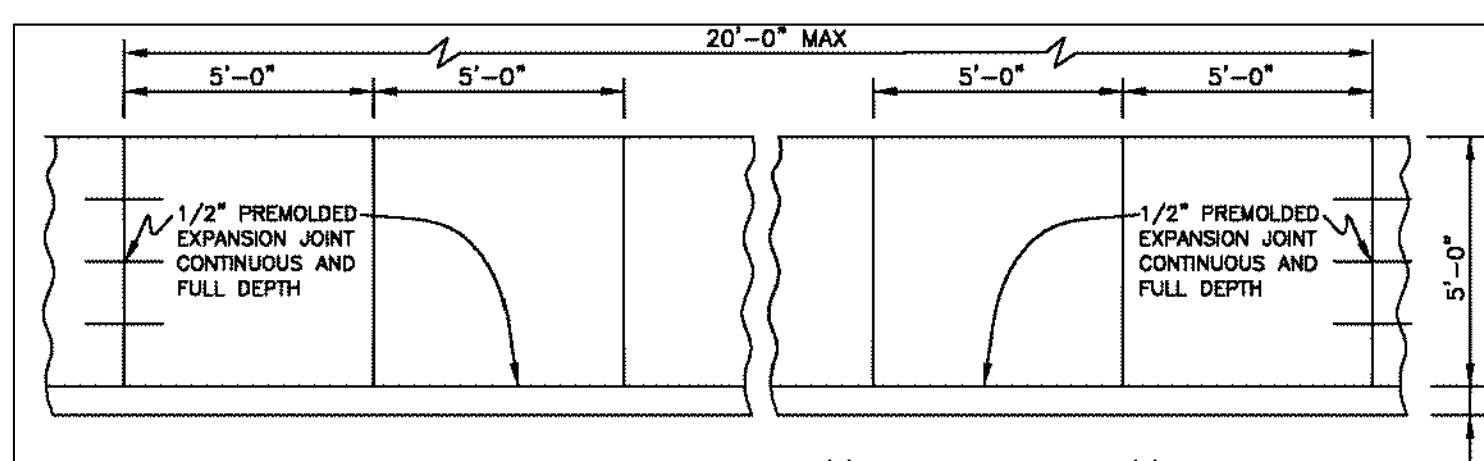


STANDARD CURB & SIDEWALK
SCALE: 1/2" = 1'-0"

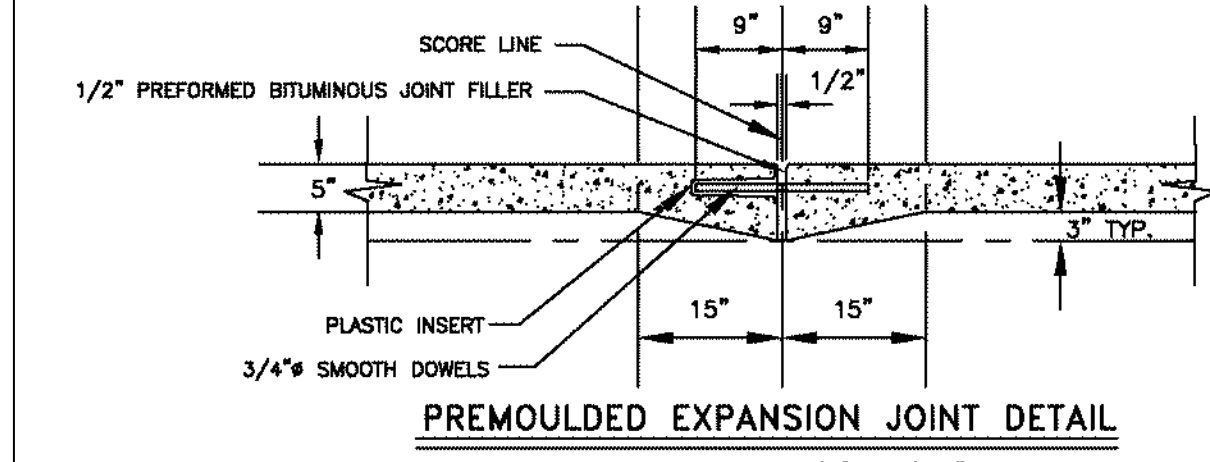


GRASS PLOT

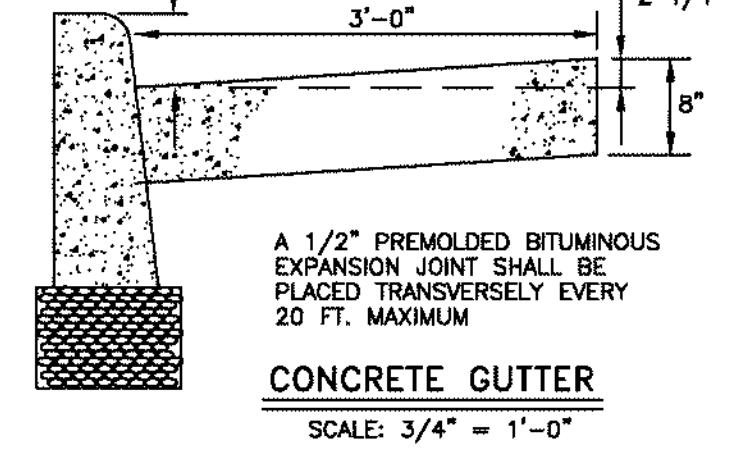
- NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ. FT.
 2. CONCRETE SHALL BE CLASS "C" CEMENT TYPE II, 3000 PSI
 3. AIR ENTRAINMENT SHALL BE BETWEEN 6 - 7%.



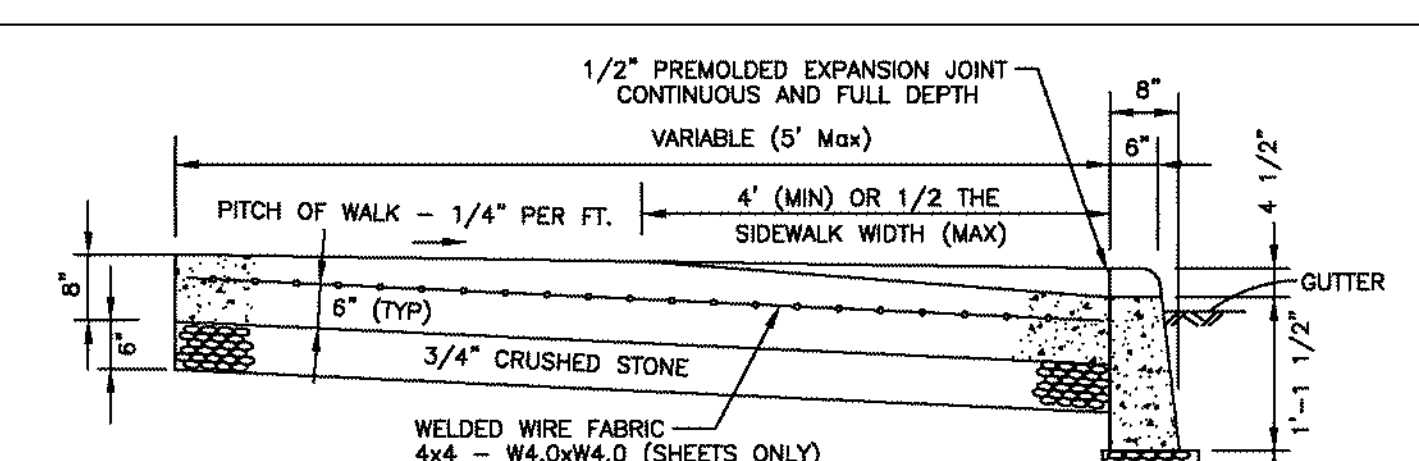
PLAN OF A SECTION OF CONCRETE SIDEWALK
SCALE: 1/4" = 1'-0"



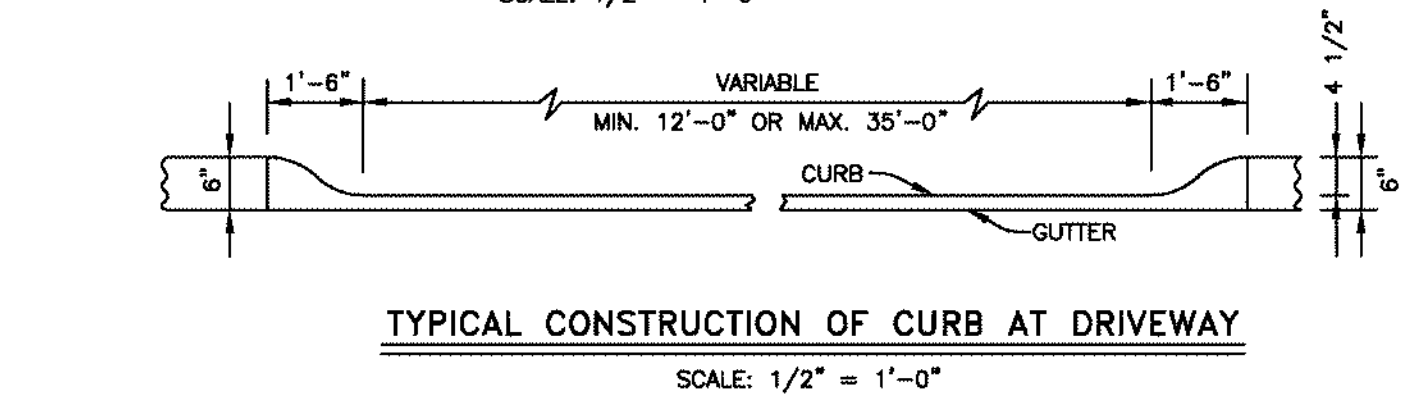
PREMOULDED EXPANSION JOINT DETAIL
SCALE: 1/2" = 1'-0"



SIDEWALK & CURBING DETAILS
N.T.S.



STANDARD DRIVEWAY & HEAVY DUTY DRIVEWAY
SCALE: 1/2" = 1'-0"

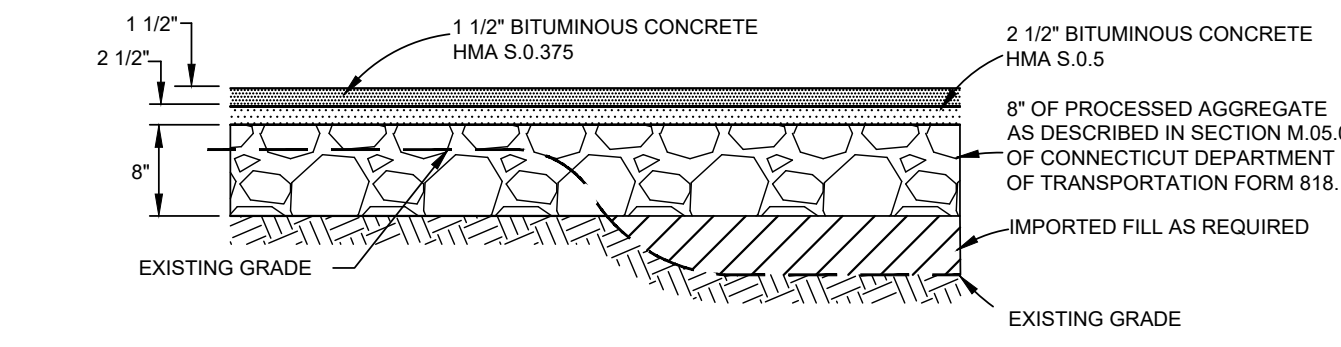


TYPICAL CONSTRUCTION OF CURB AT DRIVEWAY
SCALE: 1/2" = 1'-0"

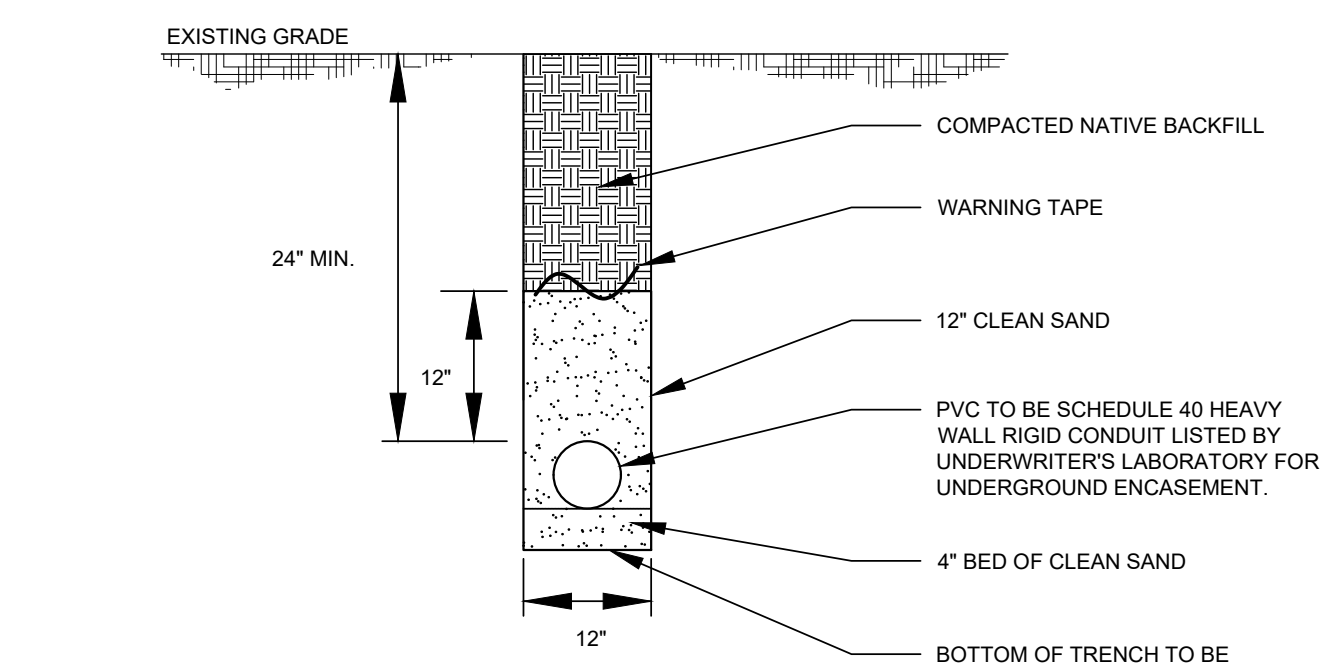
- GENERAL NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ. FT.
 2. CONCRETE SHALL BE CLASS "C" CEMENT TYPE II, 3000 PSI
 3. AIR ENTRAINMENT SHALL BE BETWEEN 6 - 7%.
 4. A 1/2" PREMOULDED EXPANSION JOINT SHALL BE UTILIZED BETWEEN ALL RIGID STRUCTURES INCLUDING WALLS AND NEW SIDEWALK WORK.
 5. ADDITIONAL CONTROL JOINTS SHALL BE PLACED AS REQUIRED TO ELIMINATE ANY CONDITION WHICH WILL CAUSE STRESS VERTICES (EXAMPLE AT CORNERS OF STRUCTURES)

| TOWN OF WILTON | | | Project No. & Name | |
|----------------------------|------|-------------|---------------------------|----------------------|
| Department of Public Works | | | STANDARDS | |
| SKETCHES & CALCULATIONS | | | SIDEWALKS & CURBING | |
| NO. | DATE | DESCRIPTION | CHK. | |
| | | REVISIONS | | |
| | | | Subject | By: F. Smeriglio, PE |
| | | | Chk. by: F. Smeriglio, PE | Date: 2/20/19 |
| | | | SW-2 | Date: 2/20/19 |
| | | | Sheet No. | 2 of 2 |

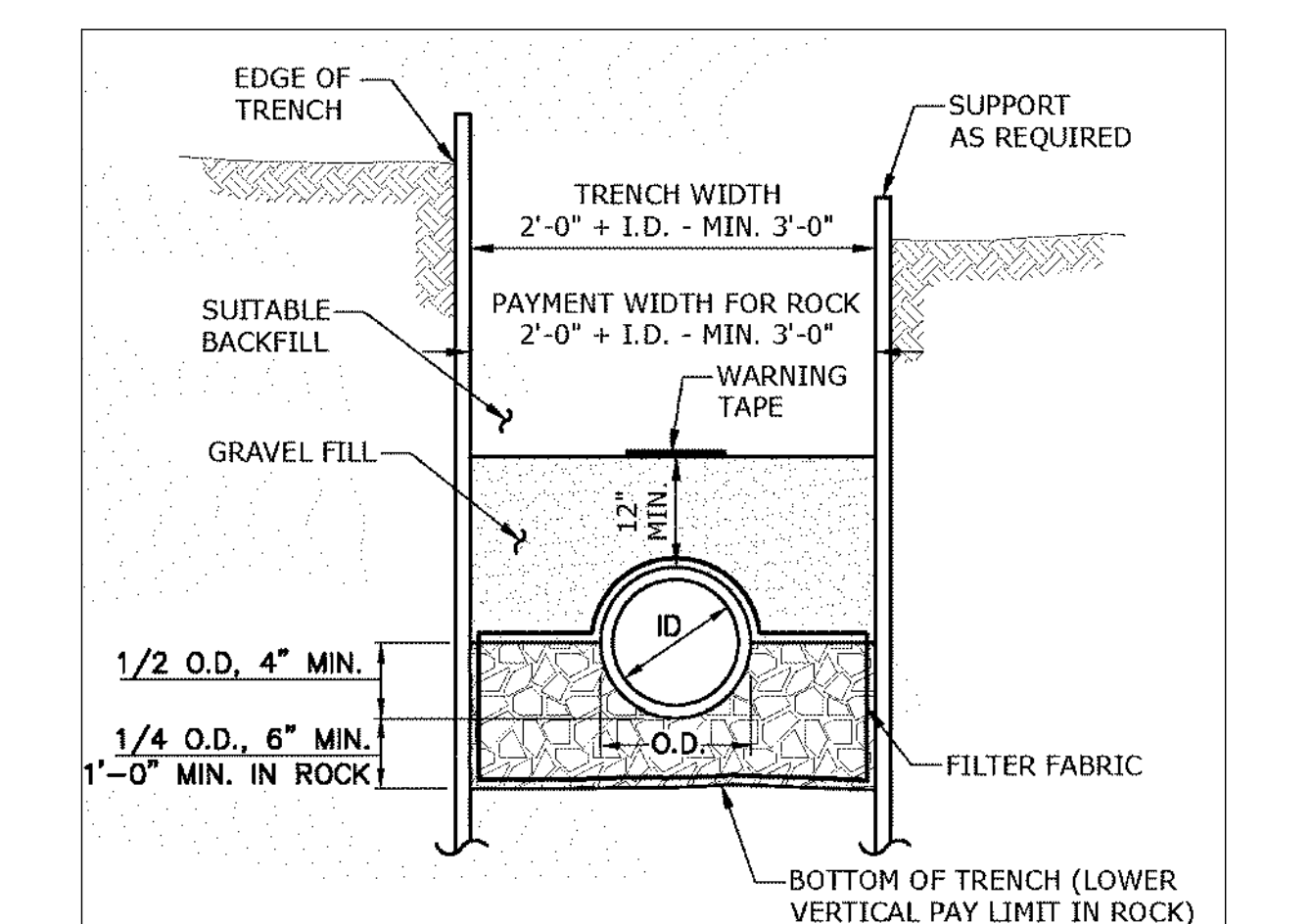
| TEST PIT DATA | | | |
|--|-------------------|----------------|--------------------------|
| Recorded By: PBS | | Date: 08/24/22 | |
| Hole: 1 | | Project: 10556 | |
| Depth: 24" | | Diameter: 8" | |
| 9:00 AM | | 1:02 hrs | |
| Minimum Uniform Drop: 6/16 inches in 5 minutes | | | |
| Percolation Rate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



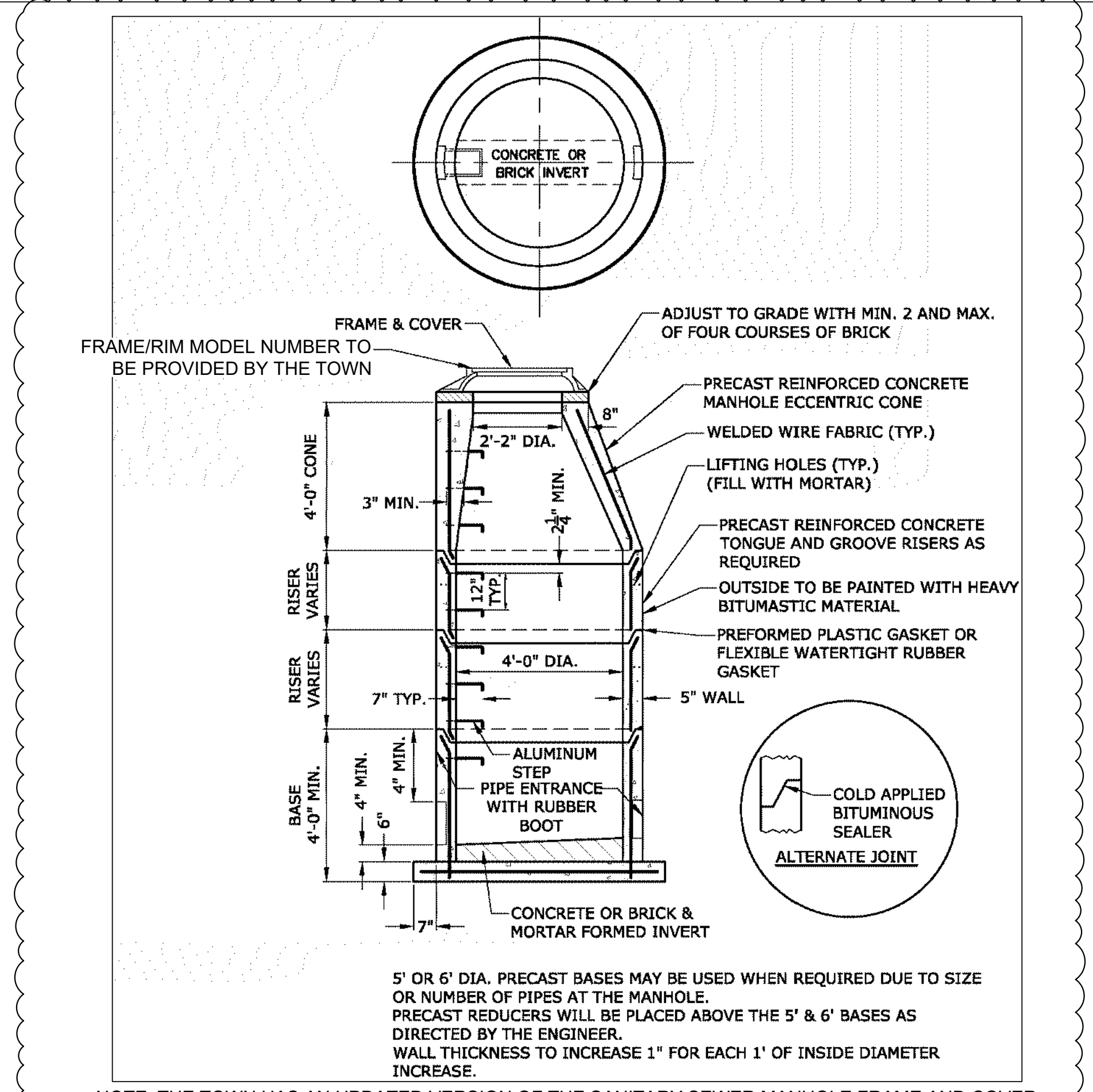
PAVEMENT DETAIL
N.T.S.



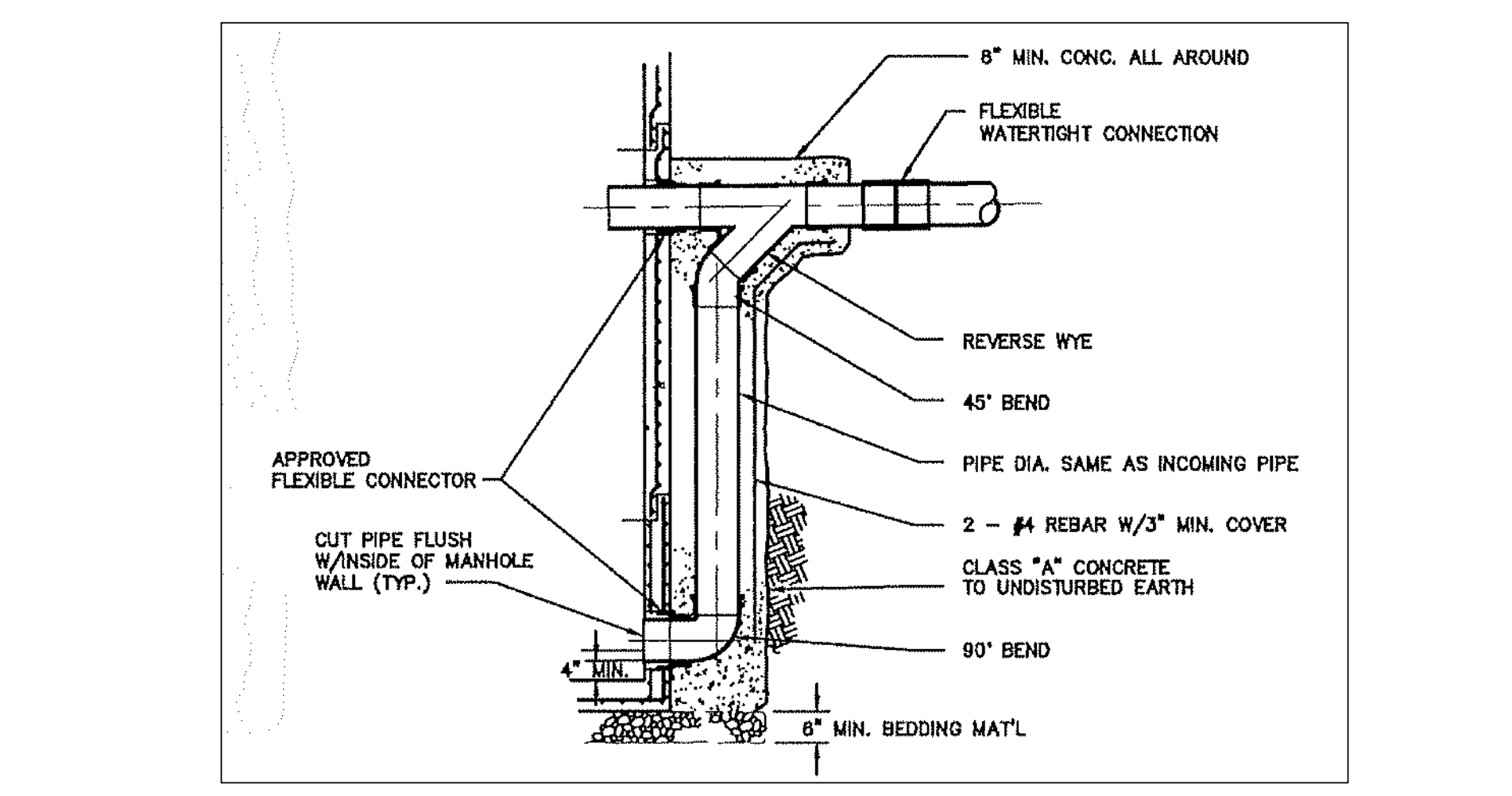
LIGHTING CONDUIT TRENCH DETAIL (SAND BEDDING)
N.T.S.



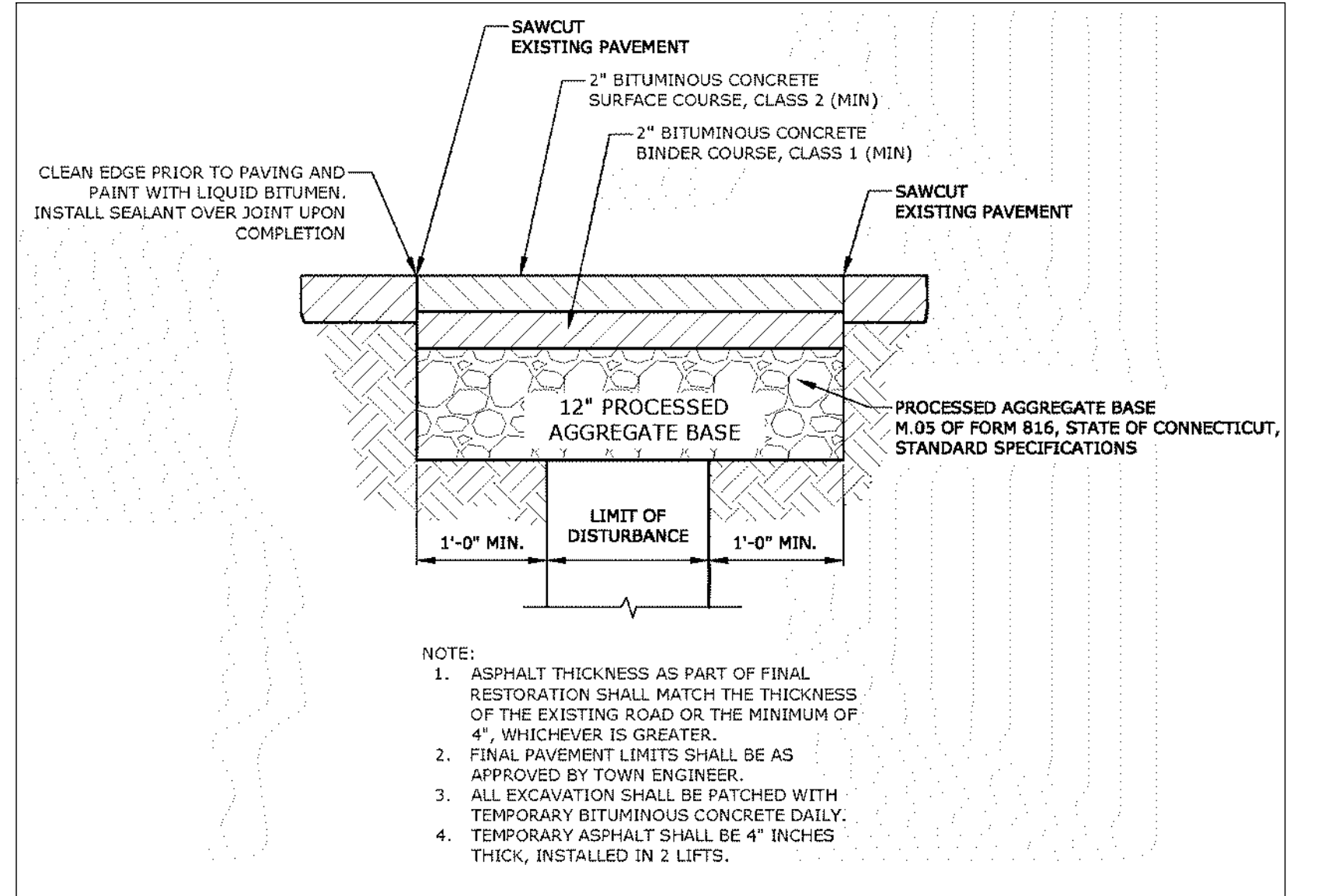
SANITARY SEWER TRENCH DETAIL
N.T.S.



PRECAST SANITARY DETAIL
N.T.S.



DROP MANHOLE DETAIL
N.T.S.



ASPHALT TRENCH REPAIR
N.T.S.

| No. | Date | Revision |
|-----|------------|-----------------------------|
| 4 | 05/08/2023 | REVISED PER DPW COMMENTS |
| 3 | 02/28/2023 | REVISED PER BUILDING DESIGN |
| 2 | 01/20/2023 | REVISED PER DPW COMMENTS |
| 1 | 09/20/2022 | ORIGINAL ISSUE DATE |

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

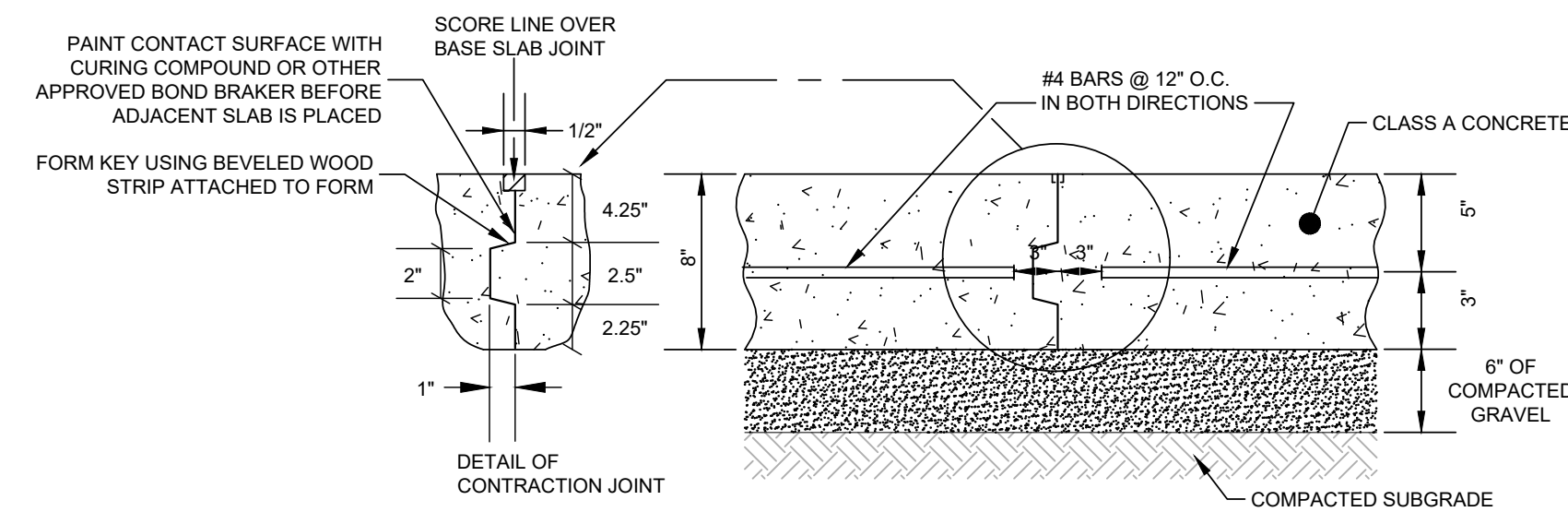
SCALE: N.T.S.
DRAWN BY: PBS
CHECKED BY: CJF

REDNISS & MEAD
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
FIRM

DATE
MAY 8, 2023
GRAIG J. FLAHERTY CT. P.E. 21149

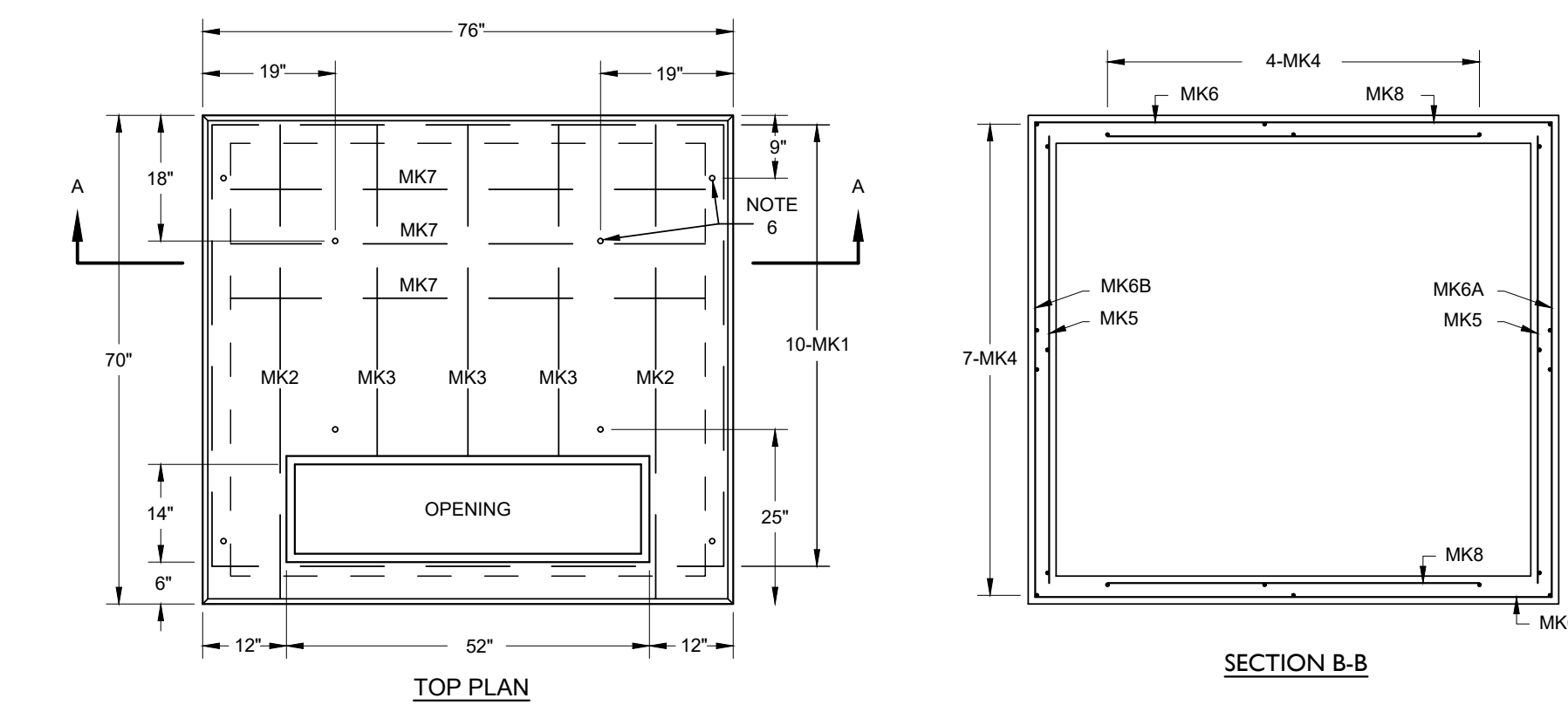
22 First Street | Stamford, CT 06905
Tel: 203.327.8500 | Fax: 203.357.1118
www.rednissandmead.com

SHEET No.
SE-3
Comm. No.: 10556

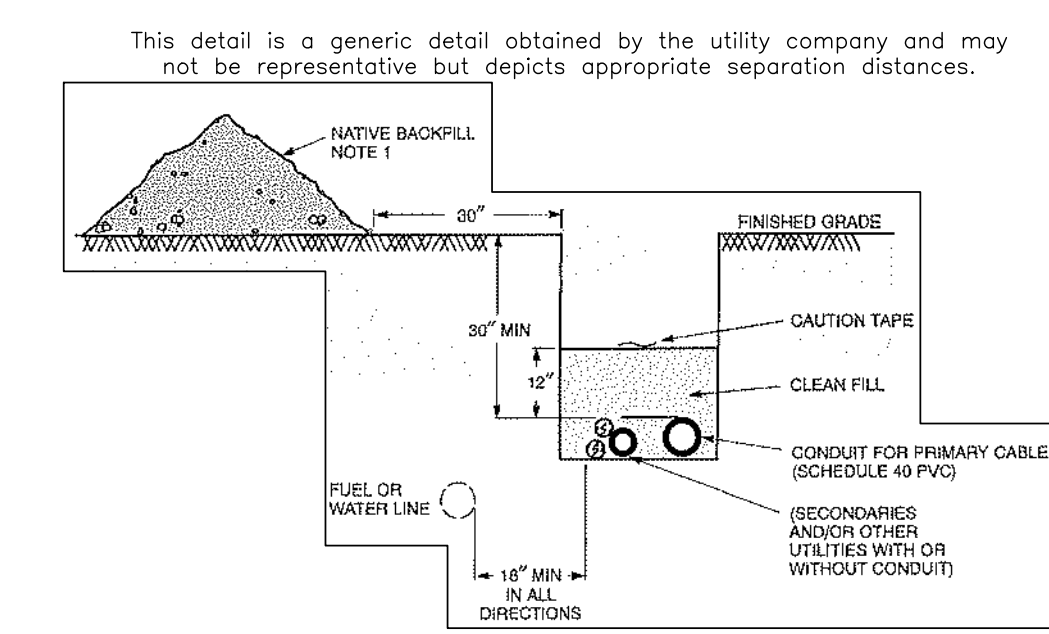


CONCRETE PAD DETAIL
N.T.S.

| BAR SCHEDULE | | | | | | | | | | |
|--------------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| MARK NO. | MK1 | MK2 | MK3 | MK4 | MK5 | MK6 | MK6A | MK7 | MK8 | MK9 |
| SIZE | #6 | #4 | #4 | #3 | #4 | #4 | #4 | #4 | #4 | #4 |
| NO. OF BARS | 10 | 2 | 3 | 22 | 8 | 7 | 1 | 1 | 2 | 7 |
| DIMENSIONS | 6" | 6" | 4" | 2" | 6" | 7" | 11" | 3" | 6" | 2" |



LIGHT FIXTURE BASE DETAIL
N.T.S.



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

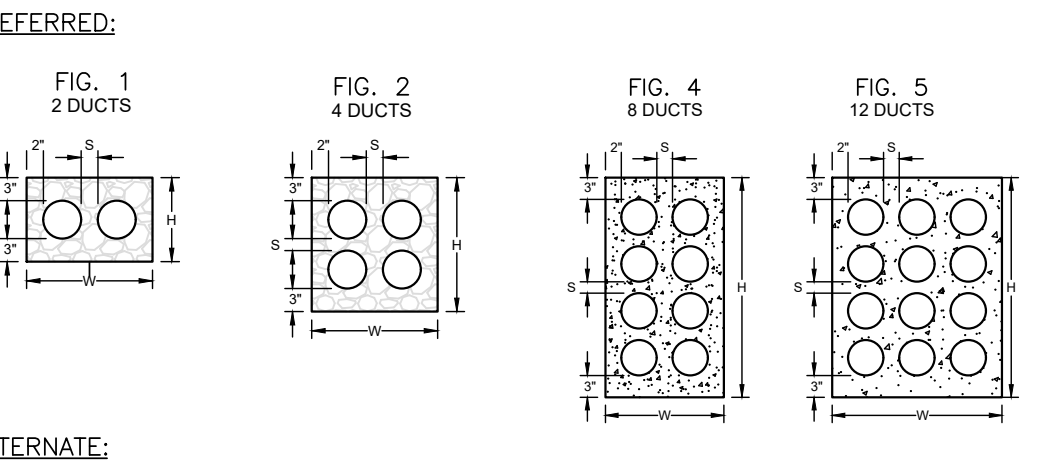
COMMON FILL - TYPE A: NO STONES OR ROCKS LARGER THAN 1".
COMMON FILL - TYPE B: NO STONES OR ROCKS LARGER THAN 4".

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

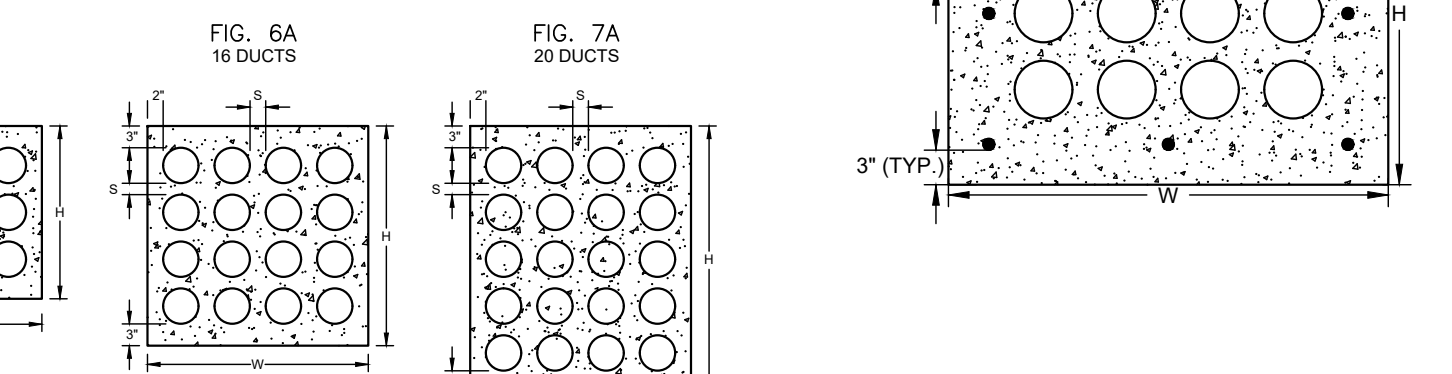
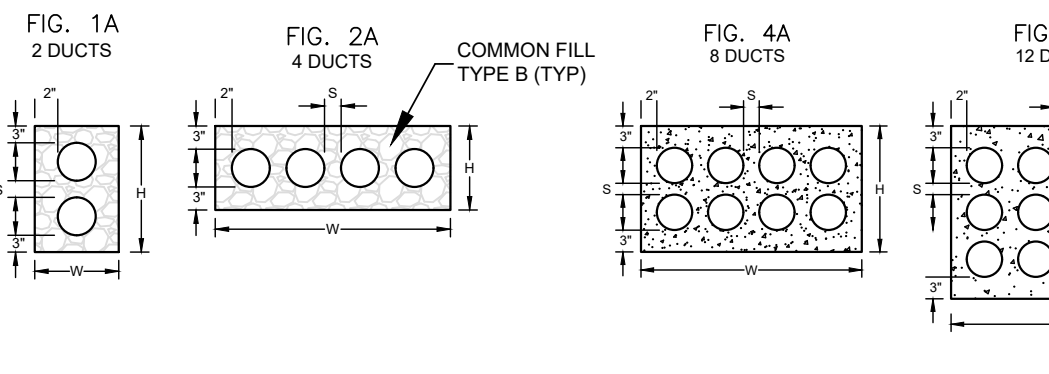
- ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY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

NOTES:

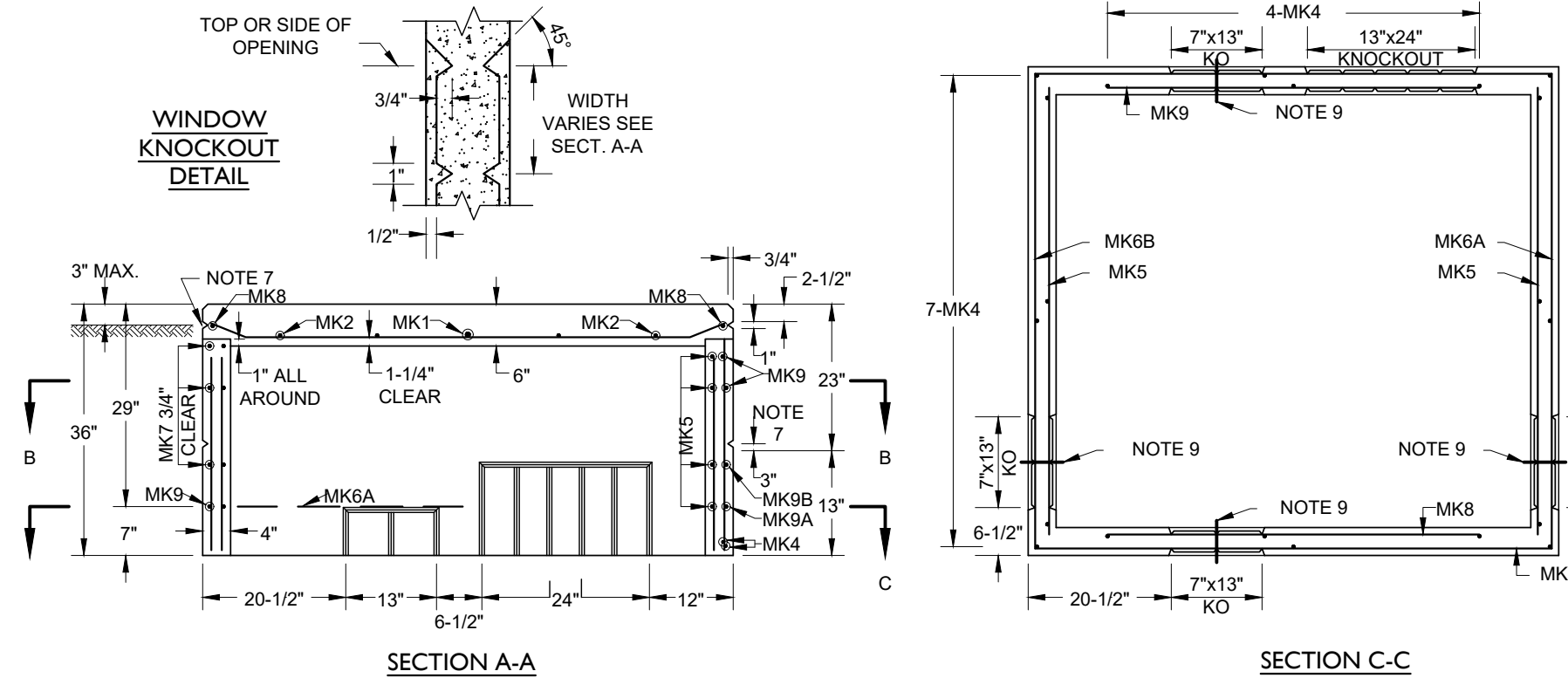
- Minimum cover from top of a conduit bank to the pavement or earth surface to be 36".
- Duct bank shall extend beyond the property line and capped. Exact location of termination are per field direction. Allow for 20' deviation from locations shown on this plan.
- Ducts shall be Schedule 40 PVC. Use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



| ALL DIMENSIONS IN INCHES | | | | | | | | | | | | |
|--------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|
| DUC | P-DUCT | | | P-DUCT | | | P-DUCT | | | P-DUCT | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
| 1 | 10 1/2 | 11 1/2 | 12 1/2 | 13 1/2 | 14 1/2 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | |
| 2 | 11 1/2 | 12 1/2 | 13 1/2 | 14 1/2 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | |
| 3 | 12 1/2 | 13 1/2 | 14 1/2 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | |
| 4 | 13 1/2 | 14 1/2 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | |
| 5 | 14 1/2 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | |
| 6 | 15 1/2 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | |
| 7 | 16 1/2 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | |
| 8 | 17 1/2 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | 27 1/2 | |
| 9 | 18 1/2 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | 27 1/2 | 28 1/2 | |
| 10 | 19 1/2 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | 27 1/2 | 28 1/2 | 29 1/2 | |
| 11 | 20 1/2 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | 27 1/2 | 28 1/2 | 29 1/2 | 30 1/2 | |
| 12 | 21 1/2 | 22 1/2 | 23 1/2 | 24 1/2 | 25 1/2 | 26 1/2 | 27 1/2 | 28 1/2 | 29 1/2 | 30 1/2 | 31 1/2 | |



CONDUIT BANK CONSTRUCTION
N.T.S.



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

GENERAL

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

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

Trench shall be excavated and backfilled by the customer.

Corrosive fill such as cinders shall not be used.

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

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

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

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

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

CONCRETE ENCASUREMENT - Concrete shall be 2,000 psi, 28 day strength with 1/2-inch maximum aggregate. A stiff field mix of 1 part cement, 3 parts sand, 5 parts stone (1-3.5) will be acceptable.

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

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

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

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

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

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

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

*Must be encased in concrete

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

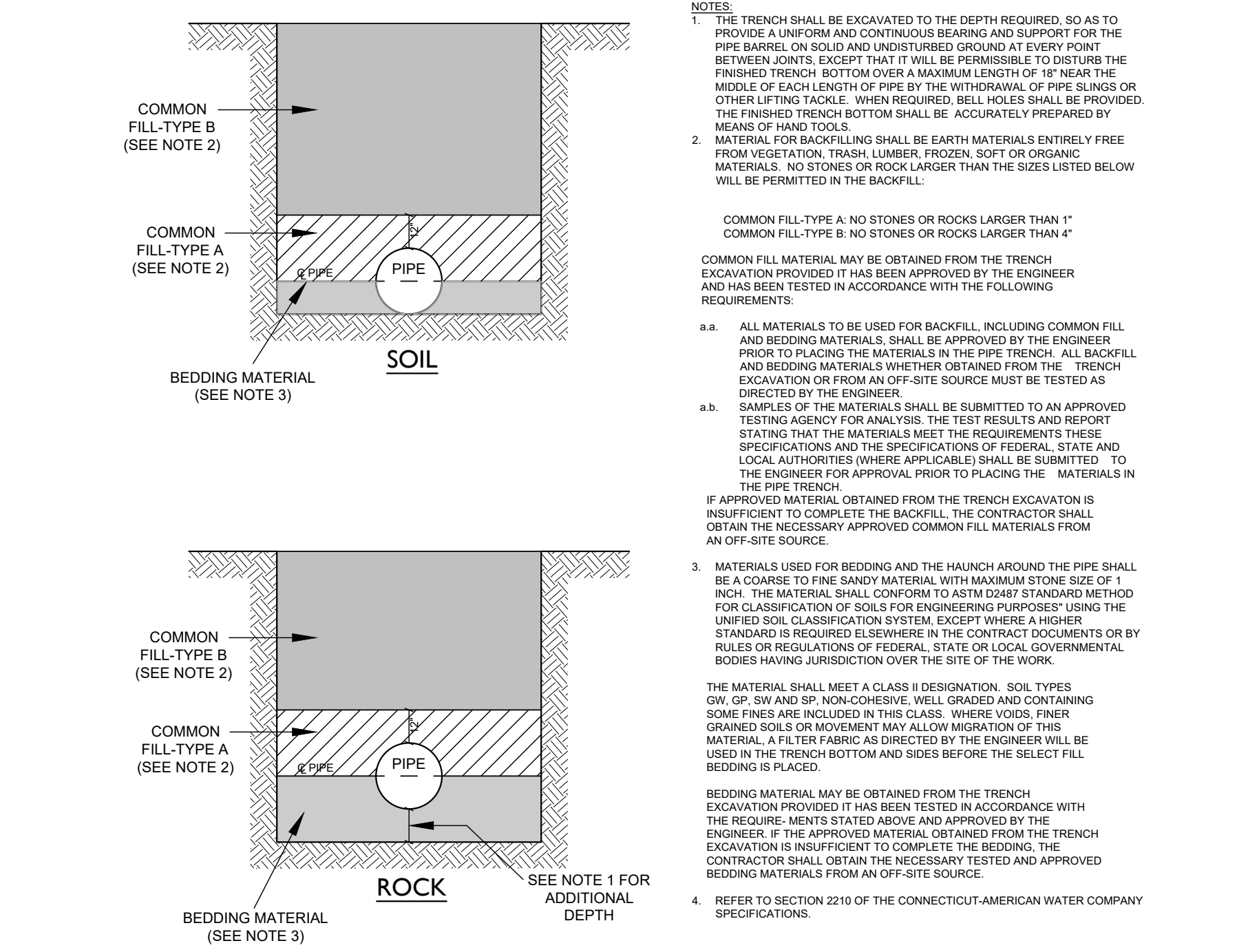
Sweeps in the conduit run, achieved by forcing a gradual bend in a length of Type EB PVC conduit, shall have a minimum radius of 15 feet. Manufactured bends in the conduit run shall have a minimum radius of 48 inches. This requirement does not include the bends used at riser poles or equipment pads where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

There shall be a seal between conduit and building wall.

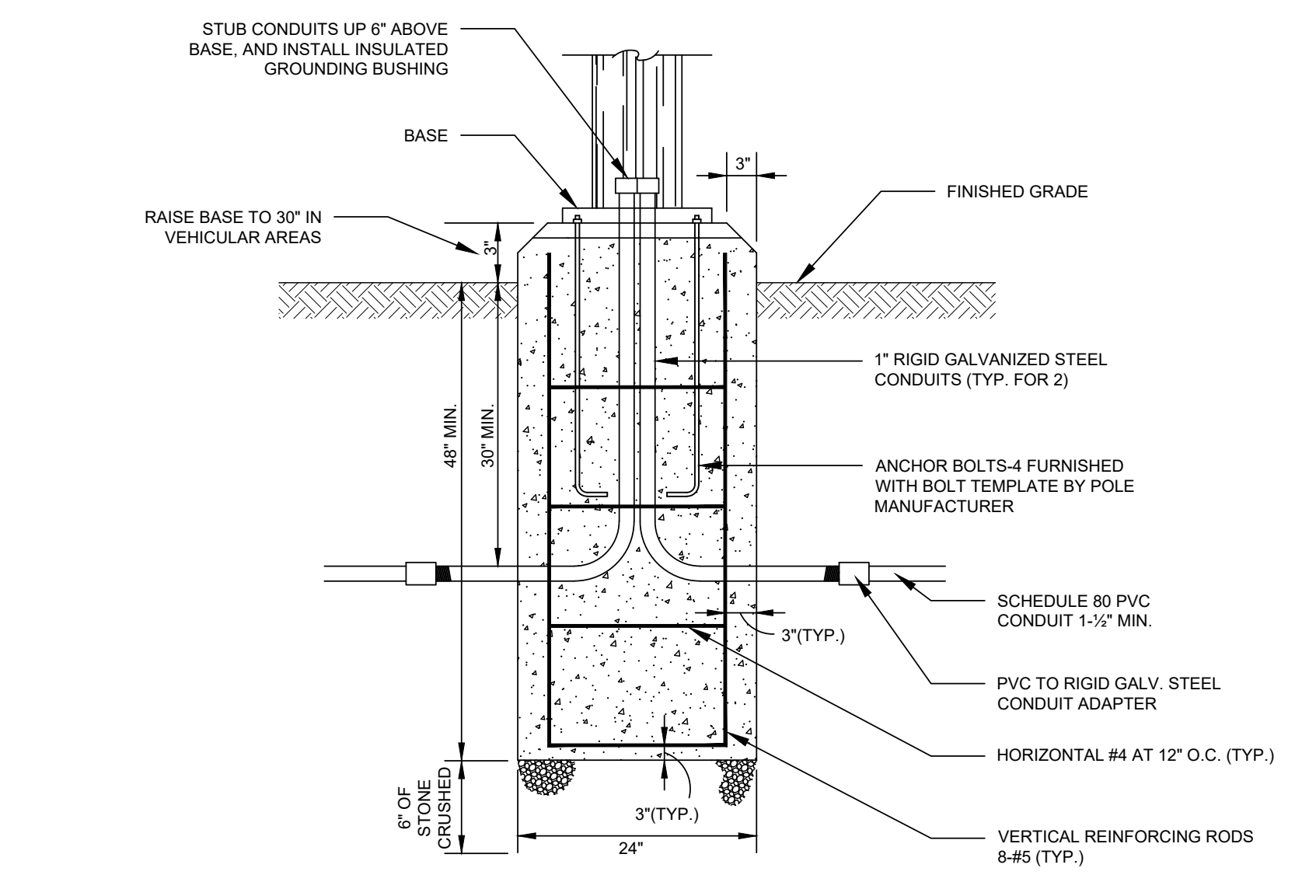
EVERSOURCE CONDUIT INSTALLATION DETAIL
N.T.S.

NOTES:

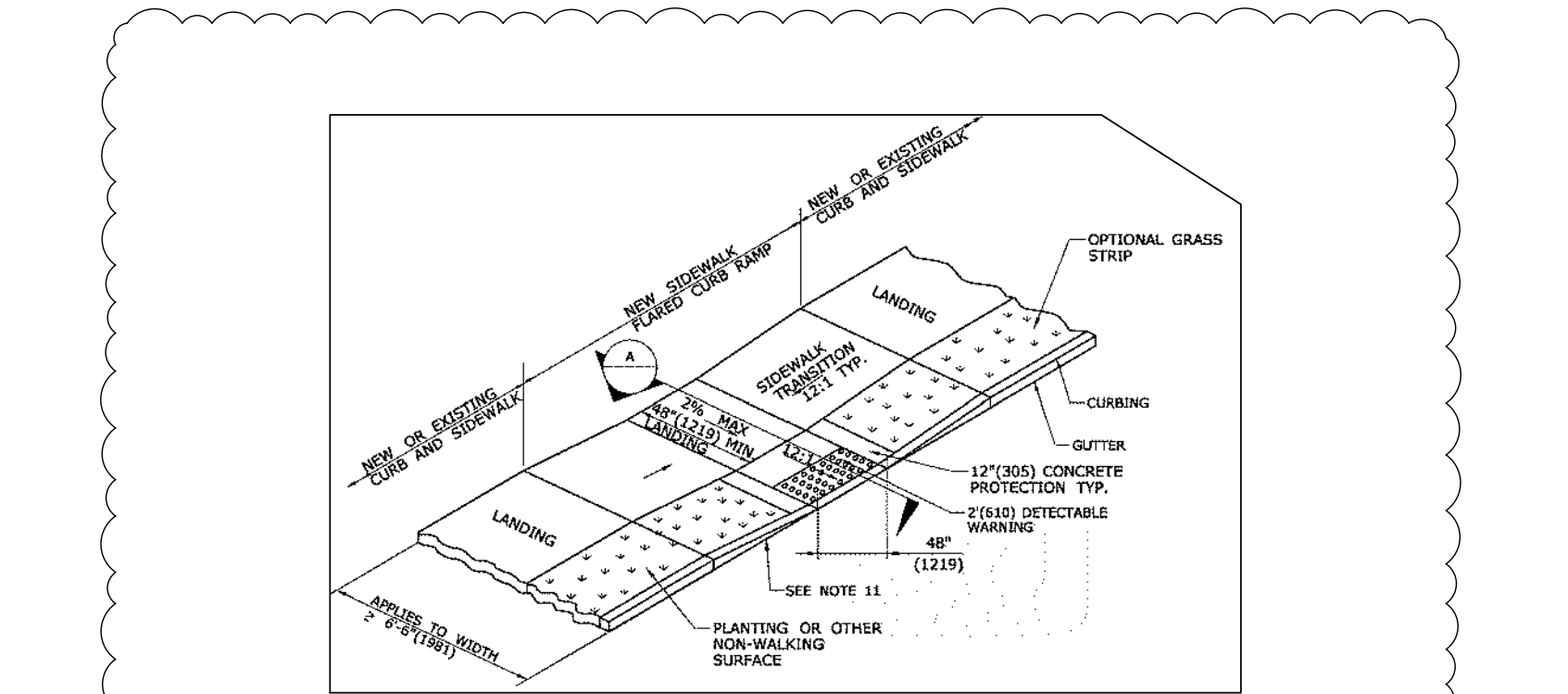
- ROOF DESIGN LOAD: 4000 LBS. SPREAD OVER ON FOOT SQUARE AREA ANYWHERE ON
- WALLS: SOIL PRESSURE OF EQUIVALENT FLUID PRESSURE OF 33 PCF. SURCHARGE OF 2.5 FEET OF SOIL, WEIGHING 120 PCF.
- CONCRETE: 4000 PSI AT 28 DAYS, ENTRAINED AIR 6-9%
- STEEL: ASTM A615-1987A, GRADE 40.
- ALL CONCRETE AND REINFORCEMENT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



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



CROSSWALK
N.T.S.



PEDESTRIAN RAMP DETAIL
N.T.S.

GENERAL NOTES:

- MANHOLE EDGES OF RECEIVING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20.1".
- EDGE SHALL BE SMOOTH TO AVOID ANOTHER GRADE OR THE RAMP FREE OF SAGS AND ANCHOR BOLTS.
- ALL RAMP SHALL BE CONSTRUCTED OR CLASS "C" CONCRETE IN ACCORDANCE WITH THE CONCRETE STANDARD SPECIFICATIONS ARTICLE 4.03.03.
- SIDEWALK RAMP SHALL HAVE A COMB BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- CONCRETE SIDEWALK RAMP AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY PLACED SIDES.
- REPAIR OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION JOINT OR DUNNY JOINT. IT MAY NOT BE ACHIEVABLE DUE TO JOINTS OR REPAIRS TO EXISTING SIDEWALK. A MINIMUM 1/2" OF REPAIR FOR A SIDEWALK RAMP SHALL BE USED. REPAIR SHALL NOT BE FARTHER THAN 3' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUNNY JOINTS SHALL BE INCLUDED IN THE COST OF CONCRETE SIDEWALK.
- EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12 (12.00) FEET.
- RAISED REGION ISLANDS AT MARKED CROSSINGS SHALL HAVE SIDEWALK RAMP AT BOTH SIDES AND 4' LEVEL AREA AT EACH (12' x 12') LONG BETWEEN THE RAMP. IF THIS CAN NOT BE ACCOMMODATED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS. THIS IS DIRECTED BY THE ENGINEER.
- CONCRETE SIDEWALK WITH SIDEWALK SHALL BE CONSTRUCTED WITH SIDEWALK WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND OPTIONAL WARNING STRIP WITH A SIDEWALK RAMP IS CONSTRUCTED, IT SHALL BE MADE UNDER THE NEW SIDEWALK RAMP FOLLOWING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK AND INTERSECTION WARNING STRIP.
- CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF 200M 816 SECTION 8.1.1 AND 8.1.3.1. TRANSITION TO FULL HEIGHT CURB INSTALLATION OF 4 INCHES CURBING.
- STEEL METAL CONDUIT CURBING OF ADJACENT CONDUITS IS CONCRETE OR WITHIN THE SIDEWALK. THE EDGE OF THE DETECTOR WARNING STRIP (12") FROM THE EDGE OF ROAD, 12" TO PREVENT OVERCRAWL. WHILES TO HALT BETWEEN DOWNS, ALIGN DOWNS ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

| No. | Date | Revision |
|-----|------------|-----------------------------|
| 3 | 05/15/2023 | REVISED PER P2C COMMENTS |
| 4 | 02/28/2023 | REVISED PER BUILDING DESIGN |
| 2 | 01/23/2023 | REVISED PER DPV COMMENTS |
| 1 | 09/20/2022 | ORIGINAL ISSUE DATE |

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

SCALE: N.T.S.
DRAWN BY: PBS
CHECKED BY: CJF

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PLUMBING

CRANG J. FLAHERTY CT. P.E. 21149
May 15, 2023
DATE

This document and copies thereof are valid only if they bear the signature and redacted seal of the designated licensed professional. Unauthorised alterations made are our declaration herein null and void.

SHEET No: **SE-4**
Comm. No: 10556

WILTON CENTER LOFTS

12 GODFREY PLACE WILTON, CT



DRAWING INDEX

| Dwg No. | Title | Issued For: | | | | |
|---|--|-------------|-------------------|-------------------|-------------------|-------------------|
| | | DATE | Planning & Zoning | Planning & Zoning | Planning & Zoning | Planning & Zoning |
| T100 | Title Sheet | | X | X | X | X |
| Civil Engineer Drawings <i>Redniss & Mead</i> | | | | | | |
| PE-1 | Property & Topographic Survey | | X | | X | X |
| SE-1 | Site Development Plan | | X | | X | X |
| SE-2 | Sedimentation & Erosion Control Plan | | X | | X | X |
| SE-3 | Details & Soil Data | | X | | X | X |
| SE-4 | Details | | X | | X | X |
| Landscape Drawings <i>Granoff Architects</i> | | | | | | |
| L100 | Landscape Plan | | X | X | X | X |
| Architectural Drawings <i>Granoff Architects</i> | | | | | | |
| AS100 | Architectural Site Plan & Zoning Information | | X | X | X | X |
| AS101 | Context Images | | X | X | X | X |
| A100 | Ground Floor Plan | | X | X | X | X |
| A101 | First Floor Plan | | X | X | X | X |
| A102 | Second Floor Plan | | X | X | X | X |
| A103 | Penthouse Floor Plan | | X | X | X | X |
| A104 | Roof Plan | | X | X | X | X |
| A200 | Ground Floor Exterior Lighting Plan | | X | X | X | X |
| A201 | First Floor Exterior Lighting Plan | | X | X | X | X |
| A202 | Second Floor Exterior Lighting Plan | | X | X | X | X |
| A203 | Penthouse Floor Exterior Lighting Plan | | X | X | X | X |
| A300 | Building Elevations (West & East) | | X | X | X | X |
| A301 | Building Elevations (North & South) | | X | X | X | X |
| A302 | Exterior Renderings | | X | X | X | X |
| A302A | Exterior Renderings | | X | X | X | X |
| A302B | Exterior Renderings | | X | X | X | X |
| A303 | Exterior Materials | | X | X | X | X |
| A304 | Signage | | X | X | X | X |
| A400 | Building Sections | | X | X | X | X |
| L-1 | Ground Floor Photometric Calculation | | X | X | X | X |
| L-2 | First & Second Floor Photometric Calculation | | X | X | X | X |
| L-3 | Penthouse Floor Photometric Calculation | | X | X | X | X |

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SITE LOCATION

PROPERTY LOCATION MAP

NTS

SUBMITTALS/REVISIONS

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|---|------------|------------------------|-----|
| 1 | 09.30.2022 | P&Z SUBMISSION | CC |
| 2 | 12.27.2022 | P&Z REVISIONS | CC |
| 3 | 01.23.2023 | P&Z REVISIONS | CC |
| 4 | 02.07.2023 | P&Z SUBMISSION (8-30g) | CC |
| 5 | 05.15.2023 | P&Z REVISIONS (8-30g) | CC |

PHASE
P&Z SUBMISSION (8-30G)
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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: **22013**

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

DATE: **02/07/2023** SCALE: AS NOTED

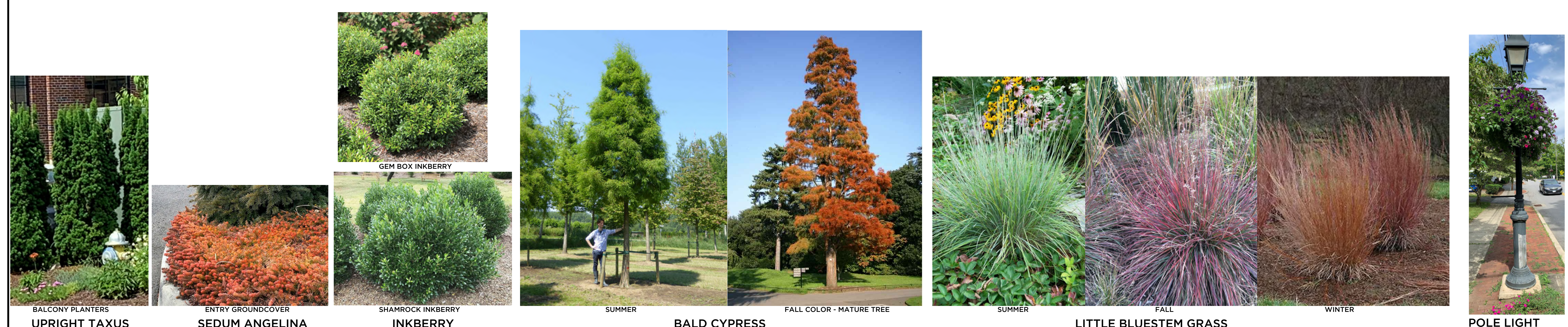
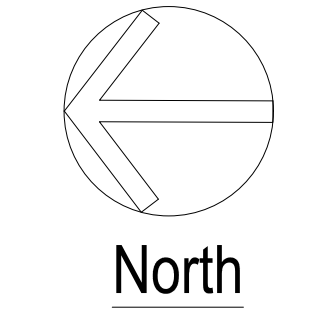
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DRAWING NO.
T100

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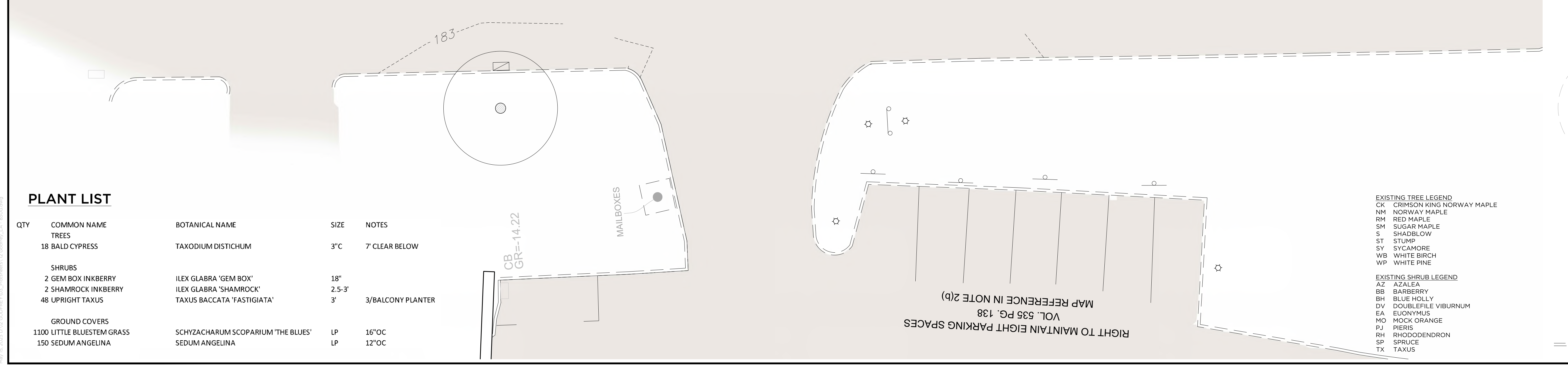
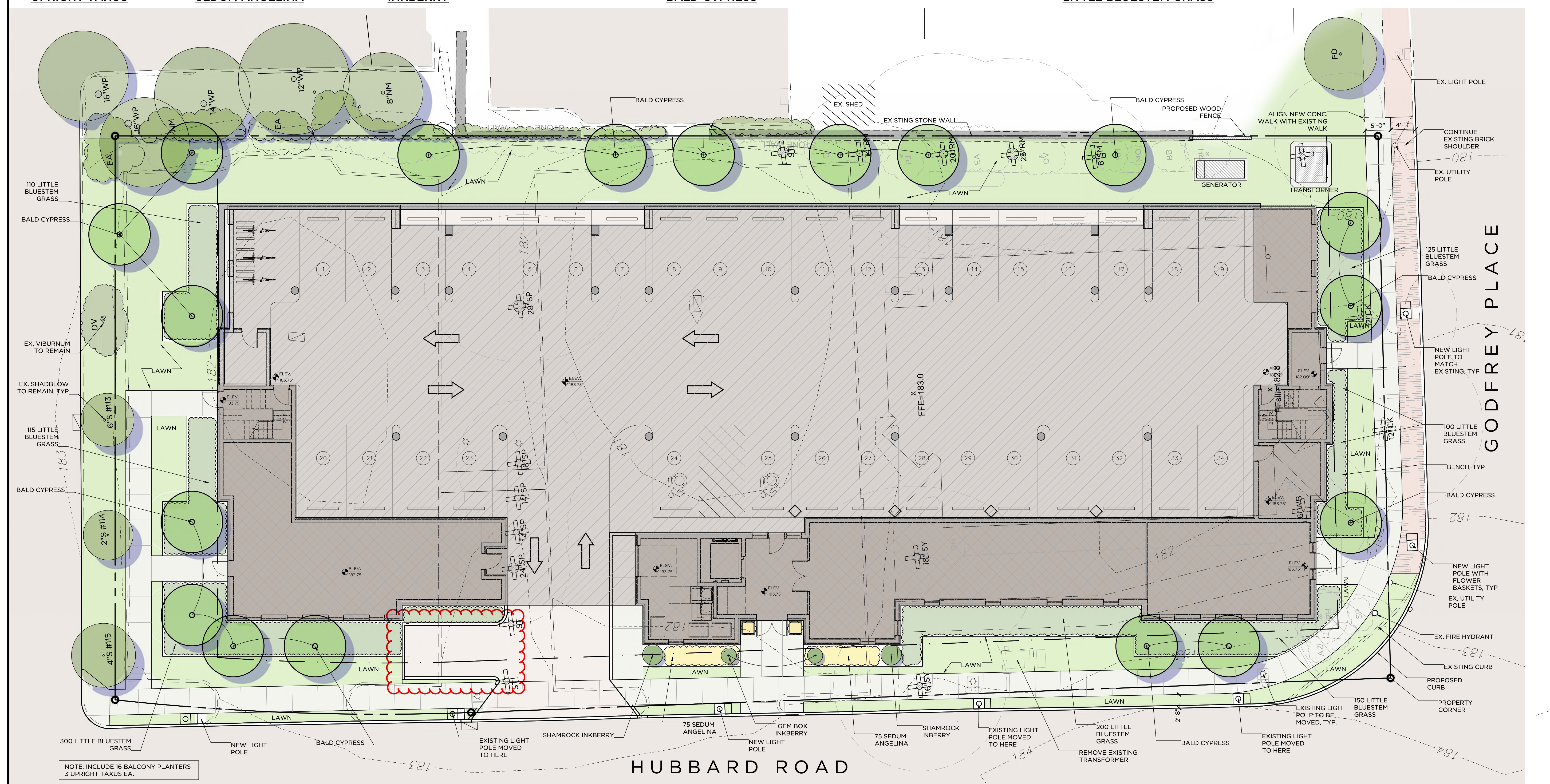
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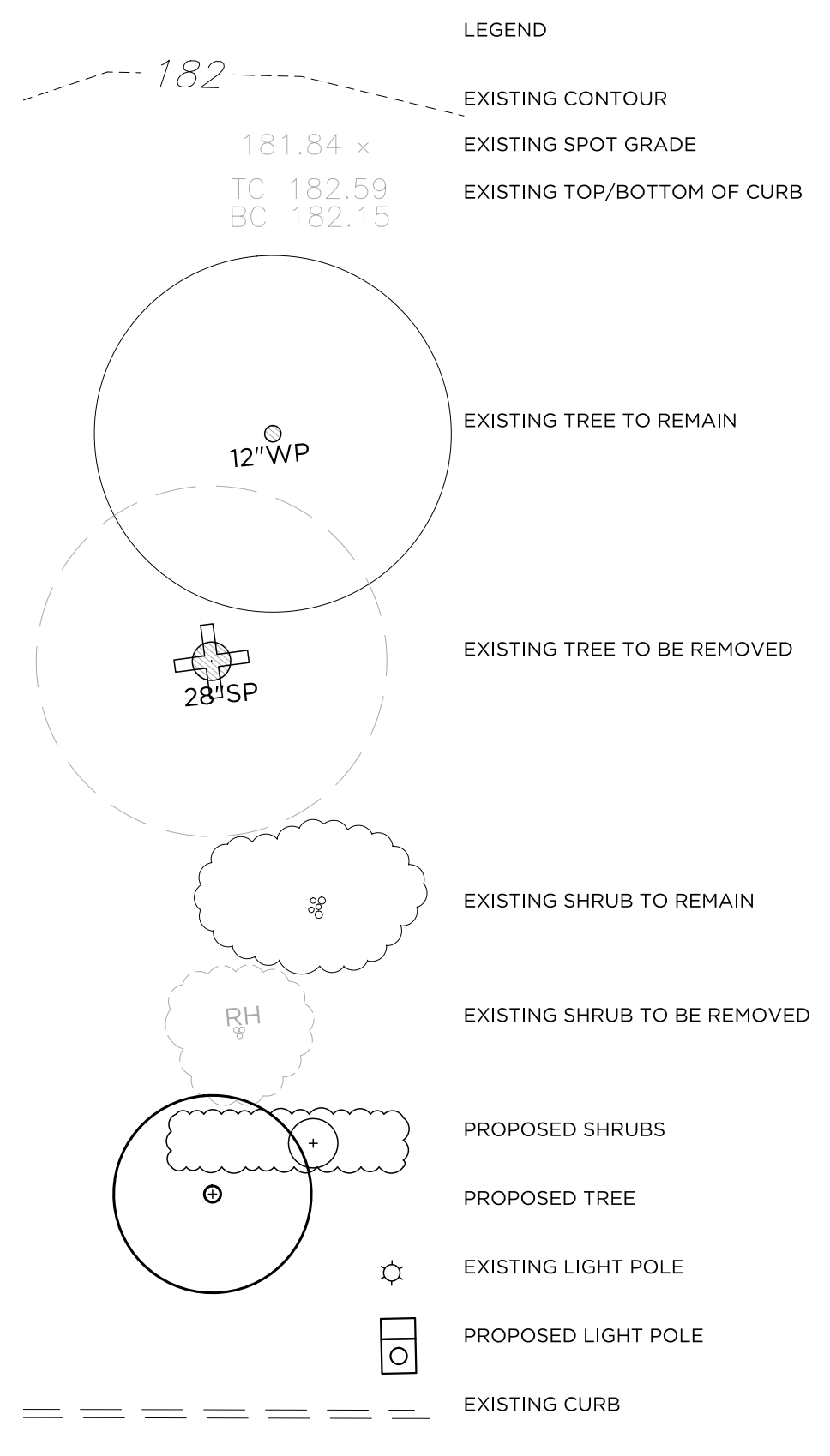


PROPOSED FENCE



PLANT LIST

| QTY | COMMON NAME | BOTANICAL NAME | SIZE | NOTES |
|----------------------|-----------------------|------------------------------------|--------|-------------------|
| 18 | BALD CYPRESS | TAXODIUM DISTICHUM | 3" C | 7' CLEAR BELOW |
| SHRUBS | | | | |
| 2 | GEM BOX INKBERRY | ILEX GLABRA 'GEM BOX' | 18" | |
| 2 | SHAMROCK INKBERRY | ILEX GLABRA 'SHAMROCK' | 2.5-3' | |
| 48 | UPRIGHT TAXUS | TAXUS BACCATA 'FASTIGIATA' | 3" | 3/BALCONY PLANTER |
| GROUND COVERS | | | | |
| 1100 | LITTLE BLUESTEM GRASS | SCHYZACHARUM SCOPARIUM 'THE BLUES' | LP | 16" OC |
| 150 | SEDUM ANGELINA | SEDUM ANGELINA | LP | 12" OC |



REVISIONS

| # | DATE | REVISION DESCRIPTION | BY: |
|---|----------|----------------------|-----|
| 1 | 05.15.23 | LOADING ZONE | |

PHASE

**PROGRESS PRINT
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PROJECT ADDRESS:
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 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: RB PROJ. MANAGER: RG
 DATE: 02.06.23 SCALE: 1" = 10'

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO.:
L100

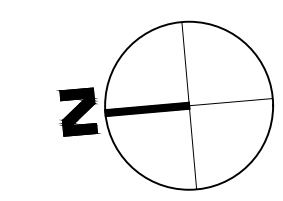
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TYPICAL FIRST & SECOND LEVEL FLOOR PLAN



| PLAN LEGEND | |
|-------------|--|
| | INDICATES ADU (8-30g) - REFER TO CHART ON SHEET AS100 |

1/8" = 1'-0"

| SUBMITTALS/REVISIONS | | | |
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| 4 | 02.07.2023 | P&Z SUBMISSION (8-30g) | CC |
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 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
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 DATE: 02/07/2023 SCALE: AS NOTED

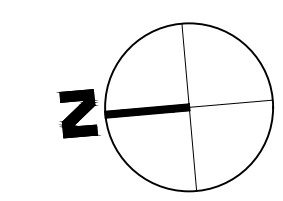
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TYPICAL FIRST & SECOND FLOOR PLAN

DRAWING NO.
A101

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THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

| PLAN LEGEND | |
|-------------|-------------------------------|
| | INDICATES ADU (8-30g) |
| | REFER TO CHART ON SHEET AS100 |

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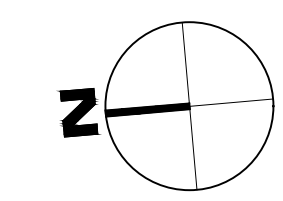
JOB NO.: 22013
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 DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
THIRD FLOOR PLAN

DRAWING NO.
A102

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PENTHOUSE LEVEL FLOOR PLAN

| PLAN LEGEND | |
|-------------|-------------------------------|
| | INDICATES ADU (8-30g) |
| | REFER TO CHART ON SHEET AS100 |

1/8" = 1'-0"

| SUBMITTALS/REVISIONS | | | |
|----------------------|------------|------------------------|-----|
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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: **22013**

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

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
PENTHOUSE FLOOR PLAN

DRAWING NO.
A103

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1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"



2 EAST ELEVATION (SIDE)

1/8"=1'-0"

| ITEM # | COMPONENT | MATERIAL AND FINISH | NOTES |
|--------|------------------------------|---|-------------------------------|
| 1 | METAL ROOFING | ASPHALT SHINGLE ROOF | CHARCOAL |
| 2 | HALF ROUND GUTTER SYSTEM | HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM | |
| 3 | 1x FASCIA BOARD | 1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.) | |
| 4 | 12" FRIEZE BOARD | 1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.) | |
| 5 | POLY ASH NICKEL GAP SIDING | PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL | WHITE- VERTICAL ORIENTATION |
| 6 | POLY ASH NICKEL GAP SIDING | PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL | WHITE- HORIZONTAL ORIENTATION |
| 7 | TRANSITION TRIM | 3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.) | |
| 8 | WINDOW TRIM | 3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.) | |
| 9 | POLY ASH RAILING SYSTEM | RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.) | |
| 10 | 5 1/2" CORNER TRIM BOARD | POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.) | |
| 11 | 18" WATERABLE TRIM BOARD | 1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.) | |
| 12 | SLOPED MASONRY CAP | CAST-STONE MASONRY | |
| 13 | CONCRETE BASE | STUCCO/CEMENT PARGE | GREY |
| 14 | ALUMN. RAILING SYSTEM HORIZ. | | |
| 15 | POLY ASH BRACKETS | | |
| 16 | POLYASH V-GROOVE SOFFIT | PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT | |
| 17 | METAL CHIMNEY CAP | | |
| 18 | EXT. WALL SCONCE 4" | RECTANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS | GREY |
| 19 | EXT. WALL SCONCE 6" | RECTANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS | GREY |

| # | DATE | DESCRIPTION | BY: |
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| 4 | 02.07.2023 | P&Z SUBMISSION (8-30g) | CC |
| 5 | 05.15.2023 | P&Z REVISIONS (8-30g) | CC |

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
WEST & EAST ELEVATION

DRAWING NO.
A300

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■ RENDERING-WEST ELEVATION



■ RENDERING-MAIN ENTRY WEST ELEVATION

| SUBMITTALS/REVISIONS | | | |
|----------------------|------------|------------------------|-----|
| # | DATE | DESCRIPTION | BY: |
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| 5 | 05.15.2023 | P&Z REVISIONS (8-30g) | CC |
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JOB NO.: **22013**

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

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.

A302



■ RENDERING-CORNER GODFREY AND HUBBARD

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DATE: 02/07/2023 SCALE: AS NOTED

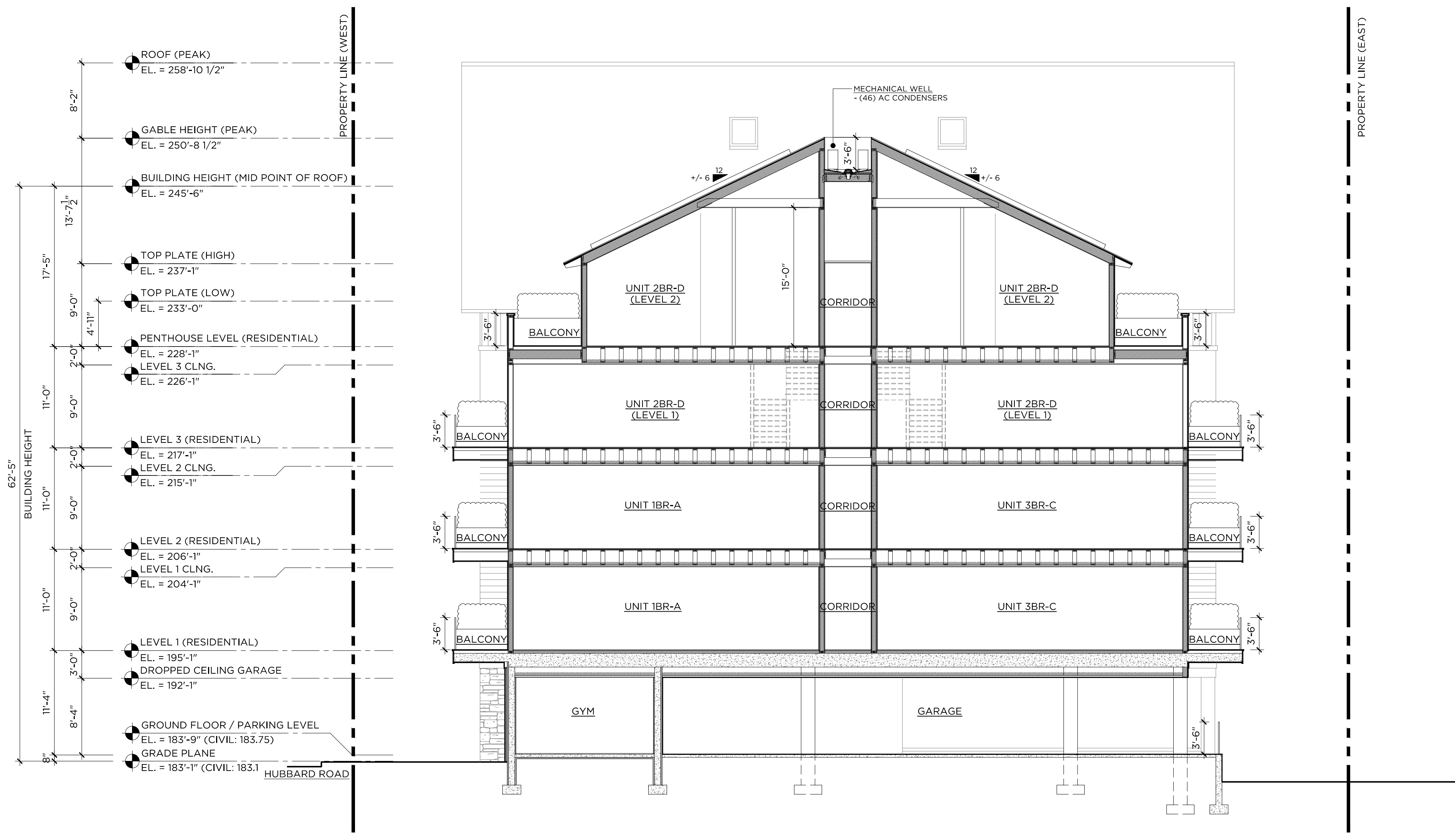
DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.

A302A

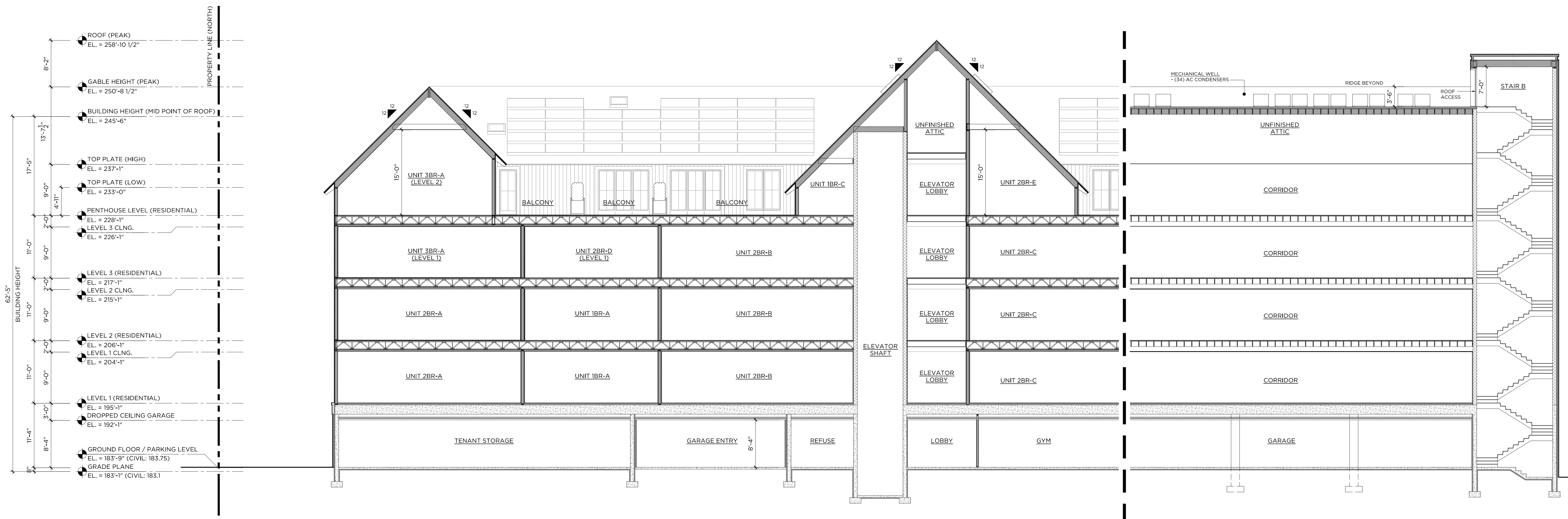
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1 BUILDING SECTION A

1/8"=1'-0"



2 BUILDING SECTION B

1/8"=1'-0"

| SUBMITTALS/REVISIONS | | | |
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| # | DATE | DESCRIPTION | BY: |
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| 5 | 05.15.2023 | P&Z REVISIONS (8-30g) | CC |

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WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: **22013**

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

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.
A400

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