Site Plans

Issued for	Local Approvals
Date Issued	April 23, 2024
Latest Issue	April 23, 2024

Proposed ReDevelopment

21-23 River Road
Wilton, Connecticut

vhb.com

vhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
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Owner

Wilton Campus 1691, LLC
500 North Broadway, Suite 201
Jericho, NY 11753

Applicant

Wilton Campus 1691, LLC
500 North Broadway, Suite 201
Jericho, NY 11753

Map Block Lot: Map 73/ Lots 25.1 & 25.4

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VHB Project : 20849.00
Issued for : Local Approvals 04/23/24

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW	45.0 TW× 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GC	GC	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG, INC." (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN FIVE ACRES OF LAND AND REQUIRES A CTDEEP PERMIT FOR THE GENERAL PERMIT OF DISCHARGE OF STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE TO FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND REQUIREMENTS AS OUTLINED IN THE PERMIT.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. WATER PIPES SHALL BE DUCTILE IRON, CLASS 52, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH AWWA C151, AWWA C111, AWWA C104, AND AWWA C600, LATEST REVISIONS FOR GREATER THAN 2 INCH DIAMETER AND TYPE K COPPER MANUFACTURED AND INSTALLED IN CONFORMANCE WITH ASTM B88, IN ACCORDANCE WITH AWWA C800, LATEST REVISION FOR 2 INCH DIAMETER AND LESS.
   - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 SEWER PIPE
   - C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH INTERIOR.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CONCRETE CURB (CC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS, UNLESS SPECIFICALLY NOTED OTHERWISE, SEE PLAN SHEETS FOR SPECIFICS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VALLEY LAND SERVICES, LLC, AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VALLEY LAND SERVICES, LLC, DURING JULY, 2022.
   - A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB ON SEPTEMBER 1, 2022 AS DOCUMENTED IN THE REPORT PREPARED BY VHB DATED OCTOBER 4, 2023.
   - B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED BY GEI GEOTECHNICAL ENGINEERS.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by	Checked by
NP/KE	MRG
Issued for	Date
Local Approvals	April 23, 2024

Not Approved for Construction

Drawing Title
Legend, Abbreviations and General Notes

Drawing Number
C-1.0

Sheet 01 of 11

Project Number
20849.00

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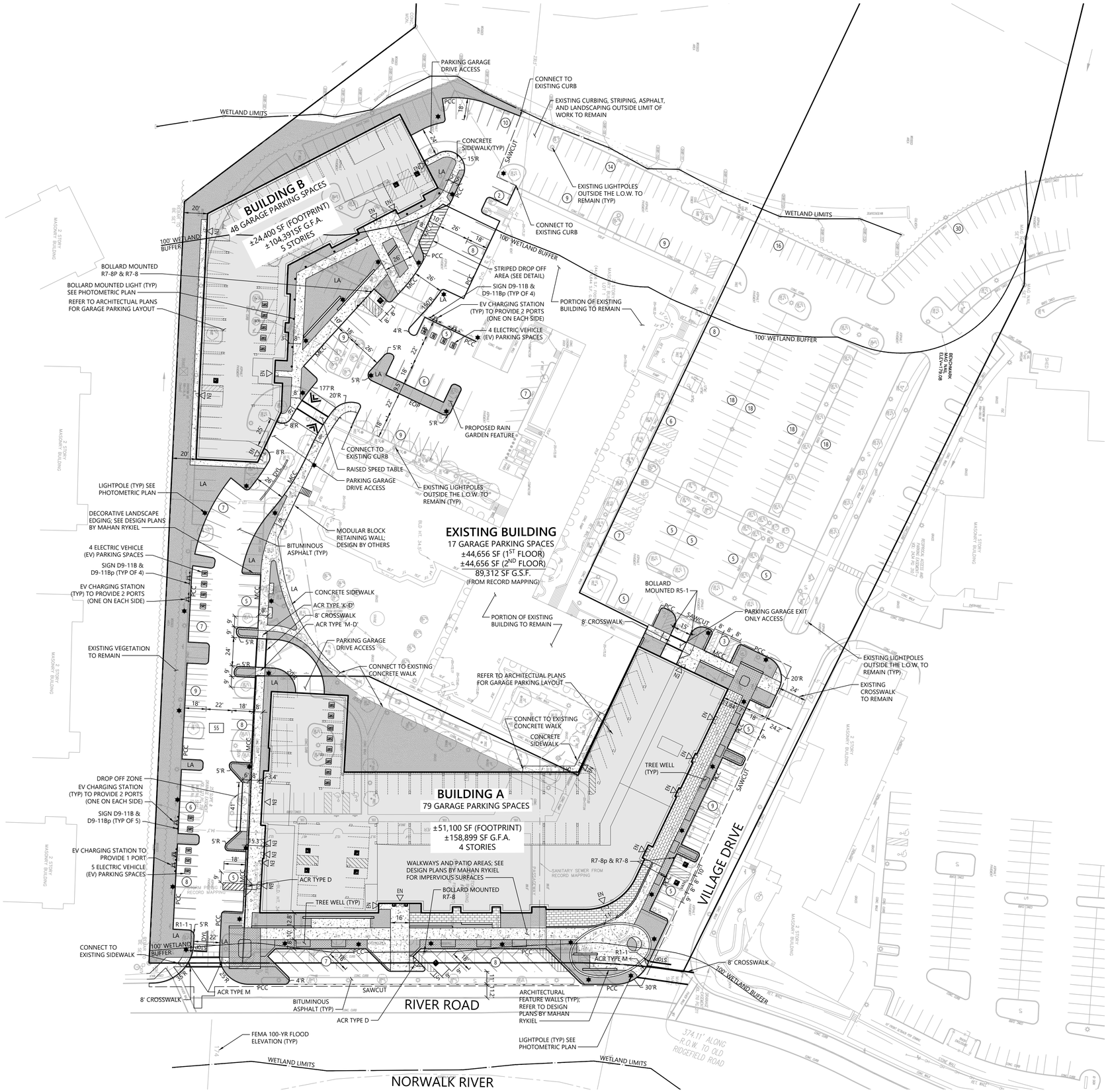
Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
W11-2	30"	30"	
W16-7P	24"	12"	

Legend

- Hardscape
- Landscape
- Proposed Building
- Concrete

NOTE: REFER TO LANDSCAPE PLAN BY MAHAN RYKIEL FOR FINAL SURFACE TREATMENT AND DETAILS.



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0 20 40 80 Feet

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

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Date April 23, 2024

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Drawing Title
Layout and Materials Plan

Drawing Number
C-2.0

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Project Number
20849.00

Parking Summary Chart*

Description	Spaces Required **	Spaces Provided
STANDARD SPACES	721	825
STANDARD ACCESSIBLE SPACES ***	15	30
VAN ACCESSIBLE SPACES ***	3	3
TOTAL SPACES	739	858

* PARKING REQUIREMENT IS REFLECTIVE OF THE TOTALITY OF LOTS 25, 25.1 AND 25.4

** BASED ON THE NEW FORM-BASED CODE, SEC. E.6 PARKING STANDARDS (a)(3):
"...ALLOWS UP TO A 30% REDUCTION IN THE REQUIRED PARKING FOR THE JOINT USE OF PARKING SPACES BY 2 OR MORE ESTABLISHMENTS..."

TOTAL SPACES REQ'D:
1,055 PARKING SPACES REQ'D (SEE PARKING REQUIREMENT CALCULATION IN SPREADSHEET BELOW)
1,055 x 0.7 = 739 SPACES.

*** ADA REQ'D, BASED OFF 858 PROVIDED * 2% = 18 TOTAL, INCL. 1 VAN FOR EVERY 6.

LOADING REQUIREMENT FOR ONLY LOTS 25.1 & 25.4 (EXCLUDING LOT 25 I.E. STOP & SHOP PLAZA):

RETAIL & RESTAURANT:
3,000 TO 12,500 SF GFA = 1
12,501 TO 30,000 SF GFA = 2
OVER 30,000 SF = 3 + 1 PER ADD'L 20,000 SF GFA

TOTAL RETAIL/ RESTAURANT PROPOSED = ±12,000 SF
TOTAL EXISTING RETAIL/ REST TO REMAIN = 0 SF
GRAND TOTAL RETAIL / RESTAURANT= 12,000 SF

TOTAL LOADING RETAIL/ REST. = 1 SPACE

OFFICE
UP TO 40,000 SF GFA = 1 UNLESS WAIVED BY COMMISSION
40,001 TO 125,000 SF GFA = 1

TOTAL OFFICE TO REMAIN = 117,296 SF
TOTAL LOADING OFFICE = 1 SPACE

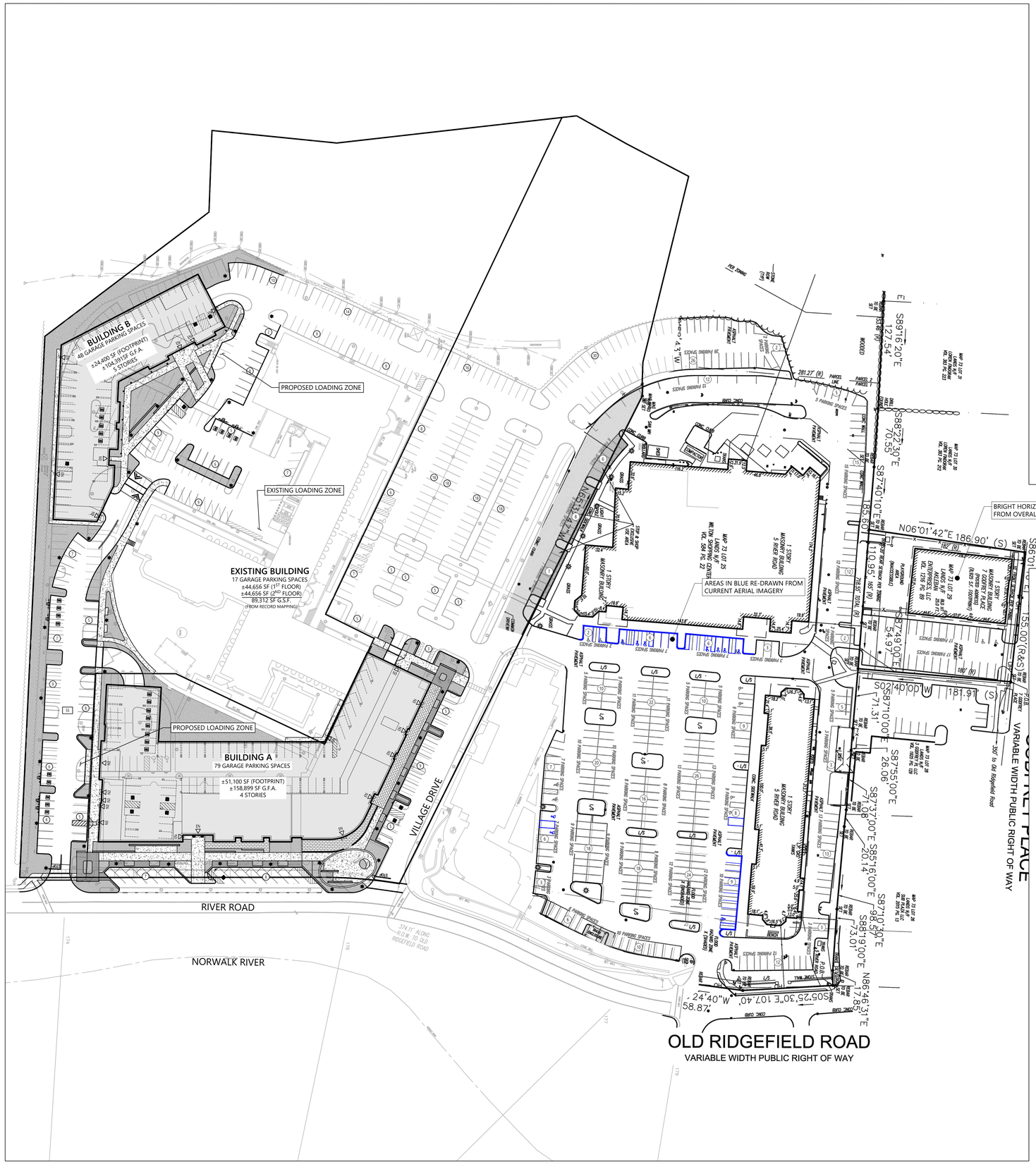
GRAND TOTAL LOADING REQUIRED = 2 SPACES
GRAND TOTAL LOADING PROVIDED = 3 SPACES

PARKING REQUIREMENT CALCULATION SPREADSHEET:

Suite ID	DBA	Suite GLA	Type	Parking/SF	Spots Required
WILTON RIVER PARK (MAP 73, LOT 25)					
1	Stop & Shop	46764	Retail	3/1000	141
3	The Vital Stretch	1383	Medical	4/1000	6
4	Craft 14 Kitchen & Bar	2232	Restaurant	8/1000	18
5	Ancona's Wines & Liquors	2153	Retail	3/1000	7
6	CT Fitness Lab	3201	Retail	3/1000	10
8	Tim La Bant Restaurant	1219	Restaurant	8/1000	10
9	Happy Wok	1174	Restaurant	8/1000	10
10	Great Clips	921	Retail	3/1000	3
11	Cactus Rose Cantina	2584	Restaurant	8/1000	21
12	Shaolin Studios	1322	Retail	3/1000	4
13	Campus Jewelers	955	Retail	3/1000	3
14	Assumed Office	1384	Office	3/1000	5
15	Assumed Office	794	Office	3/1000	3
16	Sola Salon Studios	4100	Retail	3/1000	13
17	Fit Body Boot Camp	2112	Retail	8/1000	7
18	Wilton Reflexology	916	Medical	4/1000	4
19	Kumon Math & Reading Center	1101	Retail	3/1000	4
20	Happy Hands Art & Pottery	1115	Retail	3/1000	4
21	Town Green Cleaners	931	Retail	3/1000	3
22	The UPS Store	1308	Retail	3/1000	4
23	Sweet Pierre's	449	Retail	3/1000	2
24	Press Burger	1670	Restaurant	8/1000	14
25	Sobol	903	Restaurant	8/1000	8
26	Your CBD Store	990	Retail	3/1000	3
27	Assumed Office	1505	Office	3/1000	5
28	Assumed Office	376	Office	3/1000	2
29	Vision Search Partners	1237	Office	3/1000	4
30	Baywater Associates	226	Office	3/1000	1
31	Assumed Office	1771	Office	3/1000	6
32	Sweet Pierre's	444	Retail	3/1000	2
				TOTAL:	327
WILTON CAMPUS (MAP 73, LOTS 25.4 & 25.1)					
	PROPOSED RESTAURANTS (BLDG A)	12,000	Restaurant	8/1000	96
	BLDG A RESIDENTIAL	100 Units	Dwelling	1.55/Unit	155
	BLDG B RESIDENTIAL	72 Units	Dwelling	1.55/Unit	112
1	Assumed Office	1000	Office	3/1000	3
2	Blue Buffalo Storage	500	Office	3/1000	2
3	Assumed Office	2699	Office	3/1000	9
4	Blue Buffalo Storage	2218	Office	3/1000	7
5	Assumed Office	3083	Office	3/1000	10
6	Assumed Office	10906	Office	3/1000	33
7	Kimco	1652	Office	3/1000	5
8	Assumed Office	3457	Office	3/1000	11
9	Assumed Office	5773	Office	3/1000	18
10	Assumed Office	3512	Office	3/1000	11
11	Assumed Office	1408	Office	3/1000	5
12	Assumed Office	2090	Office	3/1000	7
16	Regus	9288	Office	3/1000	28
17	Assumed Office	2545	Office	3/1000	8
18	BCH America, Inc.	1116	Office	3/1000	4
19	Casper Company, LLC	1274	Office	3/1000	4
20	Stanwich Partners, LLC	500	Office	3/1000	2
21	Assumed Office	2798	Office	3/1000	9
22	Laser Body Renewal LLC	1545	Medical	4/1000	7
24	Blue Buffalo Enterprises, Inc.	50804	Office	3/1000	153
25	Assumed Office	6899	Office	3/1000	21
27		14248	Office	3/1000	X
28	Starbucks Coffee	1886	Retail	3/1000	X
29		1366	Office	3/1000	X
30		552	Office	3/1000	X
31		3134	Office	3/1000	X
32	Snappy Gator	1058	Retail	3/1000	X
33		8981	Office	3/1000	X
34		2394	Office	3/1000	X
35		7499	Office	3/1000	X
36		18315	Office	3/1000	X
37	Absolute Investment Advisors	1142	Office	3/1000	X
38	Fairfield Chemical	11043	Office	3/1000	X
39	Assumed Office	1504	Office	3/1000	5
41	Snappy Gator (Storage)	500	Office	3/1000	2
42	Assumed Office	225	Office	3/1000	1
				TOTAL:	728
				GRAND TOTAL BOTH SITES:	1055

GREEN	Proposed Use
	Available square footage **assumed** office for parking calculation purposes
	Area to be removed from "Building A" from Wilton Campus (Not included in total parking calculations)

*Note: List of areas and uses provided by KIMCO
** Total square footage of all existing tenant space in Wilton Center = 188,914 SF (not reflective of proposed changes)


BUILDING B
48 GARAGE PARKING SPACES
±24,400 SF (FOOTPRINT)
±104,997SF G.F.A.
4 STORIES
PROPOSED LOADING ZONE
EXISTING LOADING ZONE
EXISTING BUILDING
17 GARAGE PARKING SPACES
±44,656 SF (1ST FLOOR)
±44,656 SF (2ND FLOOR)
89,312 SF G.S.F.
(FROM RECORD MAPPING)
PROPOSED LOADING ZONE
BUILDING A
79 GARAGE PARKING SPACES
±51,100 SF (FOOTPRINT)
±158,899 SF G.F.A.
4 STORIES
VILLAGE DRIVE
RIVER ROAD
NORWALK RIVER
OLD RIDGEFIELD ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
AREAS IN BLUE RE-DRAWN FROM CURRENT AERIAL IMAGERY
BRIGHT HORIZONS PROPERTY EXCLUDED FROM OVERALL PARKING TOTALS
N06°01'42"E 186.90' (S)
S87°40'10"E 85.60'
S88°19'00"E 73.01'
N86°46'31"E 17.85'
S06°25'30"E 107.40'
S02°40'00"W 181.91' (S)
S87°55'00"E 26.06'
S87°37'00"E 71.08'
S85°16'00"E 20.14'
S87°10'00"E 98.59'
S87°49'00"E 54.97'
S89°15'20"E 127.54'
S88°22'30"E 70.55'
S87°10'00"E 71.31'
S87°10'00"E 110.95'
S87°10'00"E 110.95'
S86°17'55"E 155.00'(R&S)
S06°17'55"E 101.90'
S06°17'55"E 101.90'
S06°17'55"E 101.90'

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FORM-BASE CODE: Development Regulations, Section E.5.(B).

		Requirement	Proposed*
Property Area - Large Lot, Section B.(18)		1.5 Acres	Lot 25.1 = 5.44, Lot 25.4 = 6.76 Total Area Combined = 12.2ac
Building Coverage, Section E.5.(B)[1]		65%	23%
Lot Impervious Coverage, Section E.5.(b)[2]		80%	59.7%
Building Setbacks, Section E.5.(b)[3]			
	Front	Per Build-To-Line	See Frontage Tables
	Rear	20 Feet	>20 Feet
	Side	None	None
Gross Floor Area			
	Existing to Remain	Not Applicable	115,067 SF
	Building A	Not Applicable	158,899 SF
	Building B	Not Applicable	104,391 SF
	Total	Not Applicable	378,357 SF
Floor Area Ratio		Not Applicable	0.72
Civic Space Area (SHOWN ON PLAN HATCHED:)		0.5 Acres	0.53 Acres
Civic Space Frontage Occupancy			
	Building A	60%	74.8%
	Building B	60%	72.6%

* THE PROPOSED INFORMATION PROVIDED IS BASED ON THE COMBINATION OF TWO (2) LOTS: 25.1 AND 25.4

FORM-BASE CODE: River Road, Public Right-Of-Way, Primary Mixed-Use Street Frontage (FR-1)

These Standards Apply To The Easterly Face Of Building A Fronting On River Road

Standard		Requirement	Proposed	Comments
Build-To-Line, Table E.2., Note 1		25'+	31'	Commission may increase to accommodate angled parking along frontage. Measured to Property Line.
Build-To-Zone, Table F.1., Note 6, WC-1 Storefront Or WC-2 Professional		5'-20'	11' - 20'	Commission may increase to 20' on Large Lots. Per Section 29-6.G.1.C.(2): Commission may modify to Permit WC-1 or WC-2 Frontage Types
Sidewalks, Table E.2.		8'	10'	
Building Height, Table E.3. Including Ground Level Retail/Commercial				
	Minimum	2 Stories, 28 Feet	3 Stories, 41'-6"	
	Maximum	4 Stories, 54 Feet	4 Stories, 50'-4"	
	Bonus, Section E.5.(c)[1](i) < 25% of fourth story	5 Stories, 64 Feet	4 Stories + Lofts, 59'-10"	Commission may grant for a beneficial architectural feature that emphasizes a corner.
	Maximum in Build-to Zone	48 Feet	41'-6"	
Building Stepback for Large Lots, Section E.4.(b).a.		Average of 10'	Average of 10'	
Minimum Frontage Occupancy, Table F.4.		60%	68%	

FORM-BASE CODE: "Village Drive", Private Right-Of-Way, Mixed-Use Neighborhood Street Frontage (FR-3)

These Standards Apply To The Northerly Face Of Building A Fronting On The Shared Site Driveway, Given A Ceremonial Name Of "Village Drive"

Standard		Requirement	Proposed	Comments
Build-To-Line, Table E.2.		15'	15'	Measured to curb line.
Build-To-Zone, Table F.1., Note 6, WC-1 Storefront Or WC-2 Professional		5'-20'	5' - 11'	Commission may increase to 20' on Large Lots.
Sidewalks, Table E.2.		8'	8'	
Building Height, Table E.3. Including Ground Level Retail/Commercial				
	Minimum	2 Stories, 28 Feet	3 Stories, 40'-6"	
	Maximum	4 Stories, 54 Feet	4 Stories, 50'-4"	
	Bonus, Section E.5.(c)[1](i) < 25% of fourth story	5 Stories, 64 Feet	4 Stories + Loft, 59'-10"	Commission may grant for a beneficial architectural feature that emphasizes a corner.
	Maximum in Build-to Zone	48 Feet	40'-6"	
Building Stepback for Large Lots, Section E.4.(b).a.		Average of 10'	Average of 10'	
Minimum Frontage Occupancy, Table F.4.		50%	100%	

FORM-BASE CODE: Private Pedestrian Right-Of-Way: Pedestrian Pathway Street Frontage (FR-5)

These Standards Apply To The Northerly Face Of Building B Located In The Rear Of The Property.

Standard		Requirement	Proposed	Comments
Build-To-Line, Table E.2.		Not Applicable	Not Applicable	
Build-To-Zone, Table F.1., Easement, WC-10		Not Applicable	Not Applicable	
Sidewalks, Table E.2.		10'	10'	
Building Height, Table E.3. Including Ground Level Retail/Commercial				
	Minimum	2 Stories, 28 Feet	3 Stories, 33'-10"	
	Maximum	4 Stories, 54 Feet	4 Stories, 44'-6"	
	Bonus, Section E.5.(c)[1](ii) < 50% of fourth story	5 Stories, 64 Feet	5 Stories, 56'-8"	Commission may grant for a building 100 feet from a Street Frontage where a public benefit has been shown.
	Maximum in Build-to Zone	48 Feet	33'-10"	
Building Stepback at 4th story for Large Lots, Section E.4.(b).a.		Average 10'	Average 10'	
Building Stepback at 5th story for Large Lots, Section E.4.(b).b.		At Least 10'	10'	
Minimum Frontage Occupancy, Table F.4.		None	Not Applicable	

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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 NP/KE
Checked by MRG
Issued for Local Approvals
Date April 23, 2024

Not Approved for Construction

Drawing Title
Bulk Zoning Summary Plan Value Value

Drawing Number
C-2.2

Sheet 04 of 11

Project Number
20849.00

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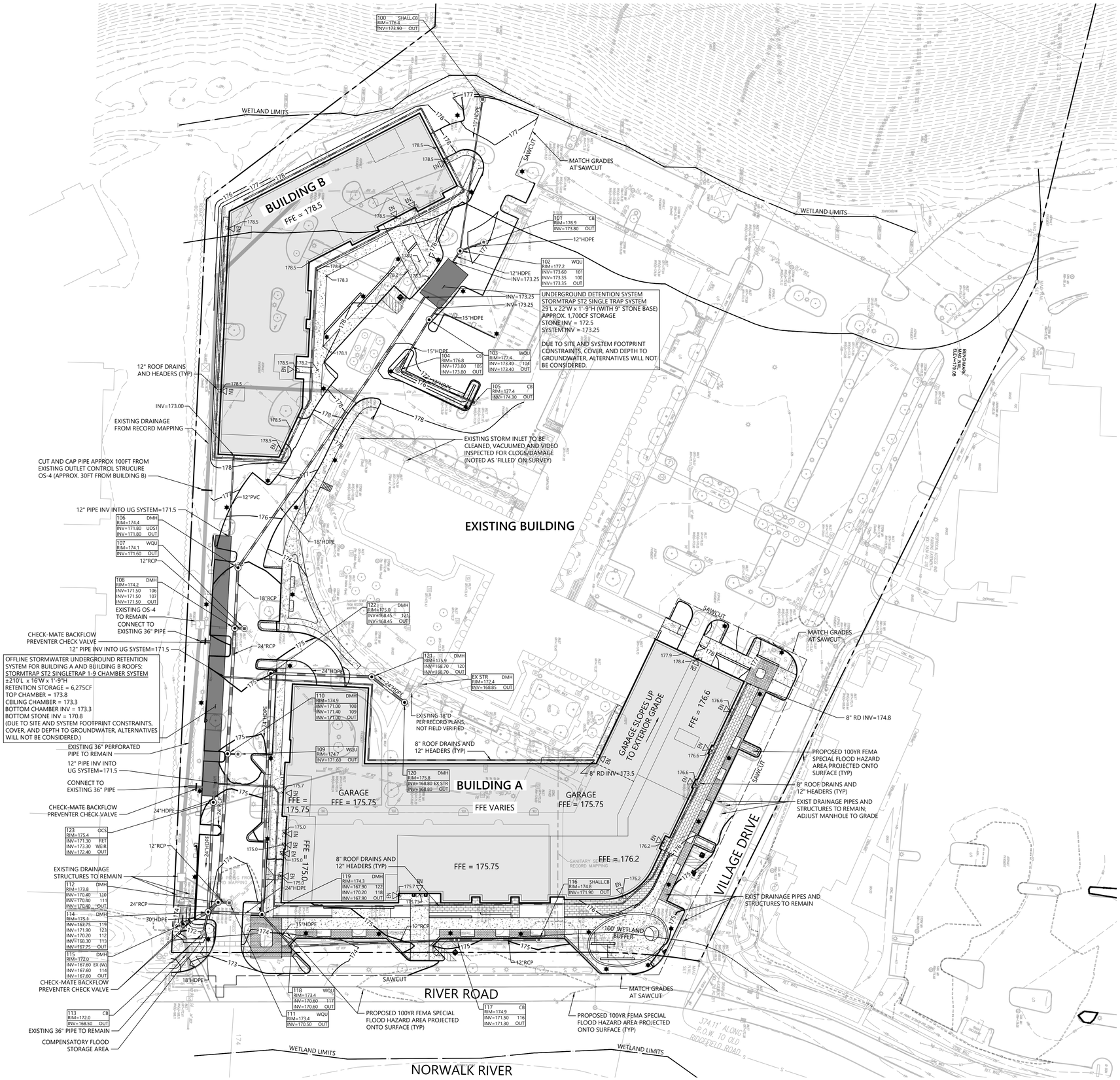

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Suite 200
Wethersfield, CT 06109
860.807.4300

0 20 40 80 Feet

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by NP/KE
Checked by MRG
Issued for Local Approvals
Date April 23, 2024

Not Approved for Construction

Drawing Title
Grading and Drainage Plan

Drawing Number
C-3.0

Sheet 5 of 11

Project Number 20849.00

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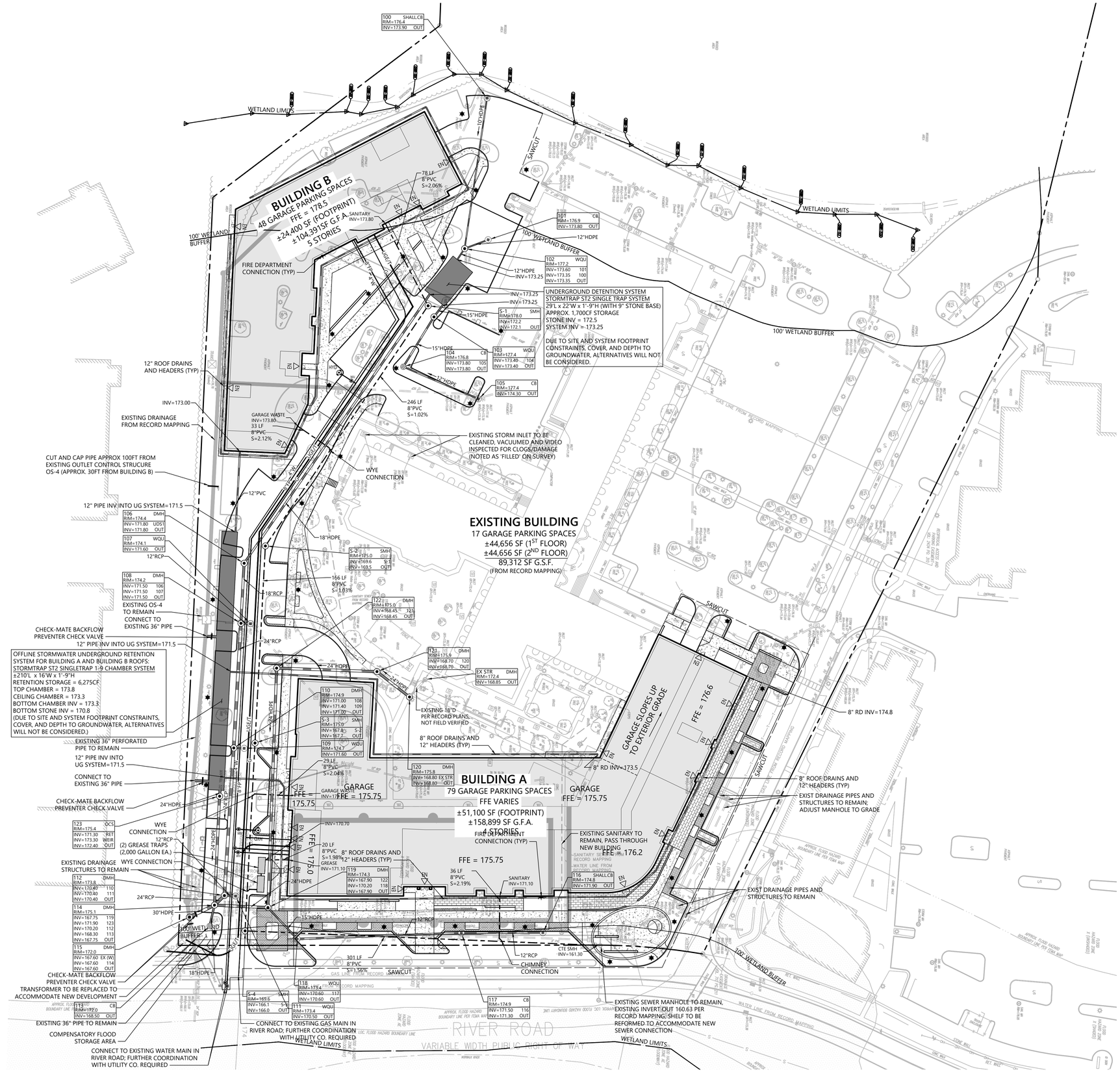

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100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 20 40 80 Feet

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by NP/KE
Checked by MRG
Issued for Local Approvals
Date April 23, 2024

Not Approved for Construction

Drawing Title
Utility Plan

Drawing Number
C-4.0

Sheet 06 of 11

Project Number
20849.00

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Site S&E Narrative:

THE PROPOSED PROJECT CONSISTS OF DEMOLISHING A PORTION OF AN EXISTING BUILDING AND RECONSTRUCTING IN PLACE AND CONSTRUCTING ANOTHER SEPARATE BUILDING WITH ASSOCIATED PARKING, DRIVEWAYS AND UNDERGROUND UTILITIES.
THE APPROXIMATELY 12 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT. APPROXIMATELY 5 ACRES WILL BE DISTURBED DURING CONSTRUCTION.
TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS, THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF.
THE EARTHWORK IS PLANNED TO START SPRING 2025 AND BE COMPLETED SPRING 2026.
THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
REFER TO THE DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Temporary Erosion and Sedimentation Control Maintenance (throughout construction)

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE UNDERSIDE OF HAY BALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION. CLEAN OUT SEDIMENT BASINS WHEN ACCUMULATION REACHES 12". SEDIMENT LEVELS SHALL BE MARKED WITHIN THE SEDIMENT STORAGE AREA BY STAKES. DO NOT ALLOW ACCUMULATED SEDIMENTS TO FLUSH INTO WETLAND AREAS.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

Construction Sequence

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WILTON WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
4. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
5. NOTIFY THE TOWN OF WILTON AGENT, ZONING ENFORCEMENT OFFICER AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
7. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
8. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILTFENCE BARRIERS AND SILT SAC.
9. COMPLETE CLEARING AND GRUBBING.
10. ESTABLISH ROUGH GRADE ON THE SITE.
11. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SAC SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
12. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
13. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
15. LOAM AND SEED ALL DISTURBED AREAS.
16. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
17. INSTALL FINAL COURSE OF PAVEMENT.

Erosion and Sedimentation Control Tecniques

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SILT FENCING
IN AREAS WHERE HIGH RUNOFF VELOCITIES OR HIGH SEDIMENT LOADS ARE EXPECTED, HAY BALE BARRIERS WILL BE BACKED UP WITH SILT FENCING. THIS SEMI-PERMEABLE BARRIER MADE OF A SYNTHETIC POROUS FABRIC WILL PROVIDE ADDITIONAL PROTECTION. THE SILT FENCES AND HAY BALE BARRIER WILL BE REPLACED AS DETERMINED BY PERIODIC FIELD INSPECTIONS.

STRAW BALE BARRIERS
STRAW BALE BARRIERS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. BALES WILL BE SET AT LEAST FOUR INCHES INTO THE EXISTING GROUND TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. HAYBALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

Post Construction Stormwater Management

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES REGULAR PAVEMENT SWEEPING AT A MINIMUM 2 TIMES PER YEAR, CATCH BASIN CLEANING, AND MAINTENANCE AND CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS. CLEAN ALL CATCH BASINS AND STRUCTURES TWICE ANNUALLY TO REMOVE ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS OR AS NEEDED BASED ON USE.

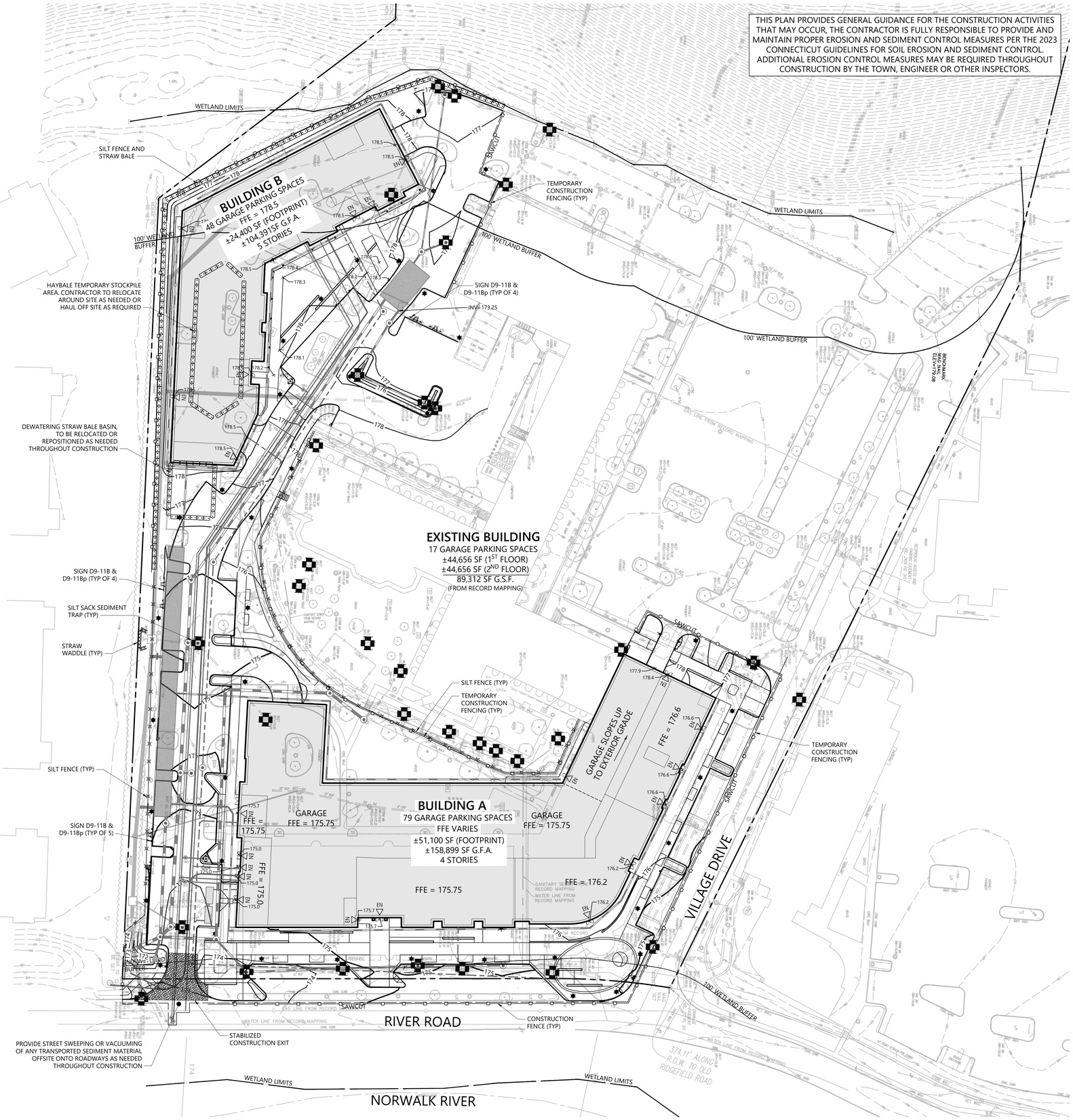
DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE CLEANED TWICE PER YEAR.

SUBSURFACE STORAGE SYSTEM
THE SUBSURFACE STORAGE SYSTEM IS AN UNDERGROUND STORAGE SYSTEM TO BE USED FOR SURFACE AND ROOF RUNOFF. INSPECT THE UNDERGROUND STORAGE SYSTEM ANNUALLY, IN THE SPRING. NECESSARY REPAIRS WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION. THE PROJECT IS REQUIRED TO STORE 1" OF RUNOFF FROM THE PROPOSED ROOFS AND THE PROJECT WILL PROVIDE 6,000 CF OF REQUIRED STORAGE.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT
A HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT WILL BE USED TO TREAT STORMWATER BEFORE IT REACHES THE DISCHARGE POINT. THIS ALLOWS SUSPENDED SEDIMENTS TO BE REMOVED AND REDUCES SEDIMENTATION ACCUMULATION. INSPECT THE WATER QUALITY UNIT FOR ACCUMULATED SEDIMENT AND DEBRIS. NECESSARY SEDIMENT AND/OR DEBRIS REMOVAL WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

ALL E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL OF 0.5 INCHES IN 24 HOURS.



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0 20 40 80 Feet

21-23 River Rd Redevelopment

21 River Road
Wilton, Connecticut

No.	Revision	Date	Appvd.

Designed by NP/KE
Checked by MRG
Issued for Local Approvals
Date April 23, 2024

Not Approved for Construction

Drawing Title
Erosion and Sedimentation Control Plan

Drawing Number
C-5

Sheet 07 of 11

Project Number 20849.00