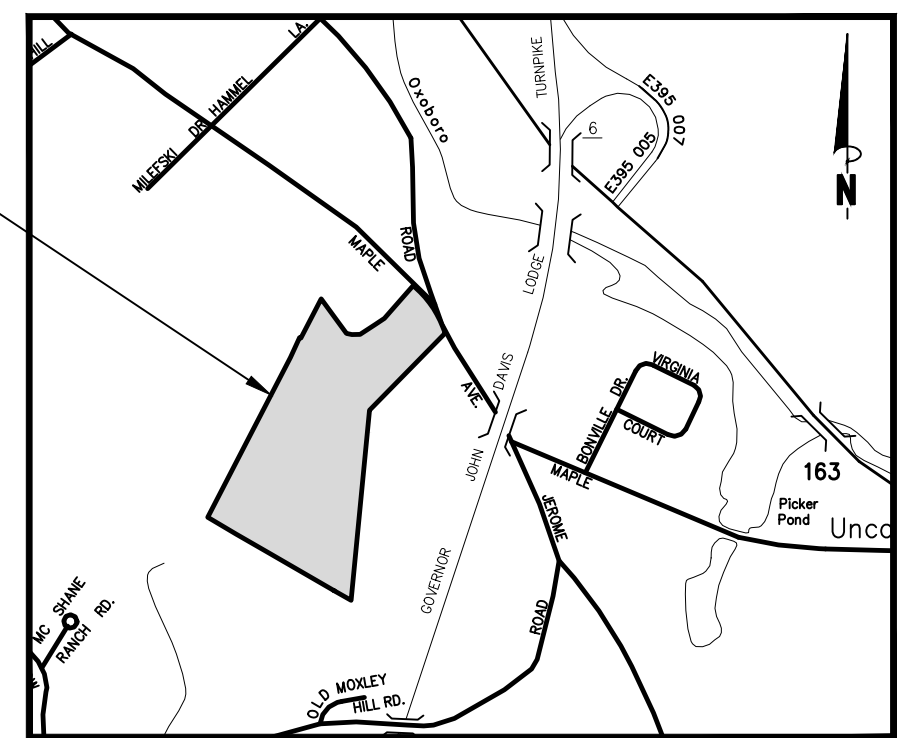
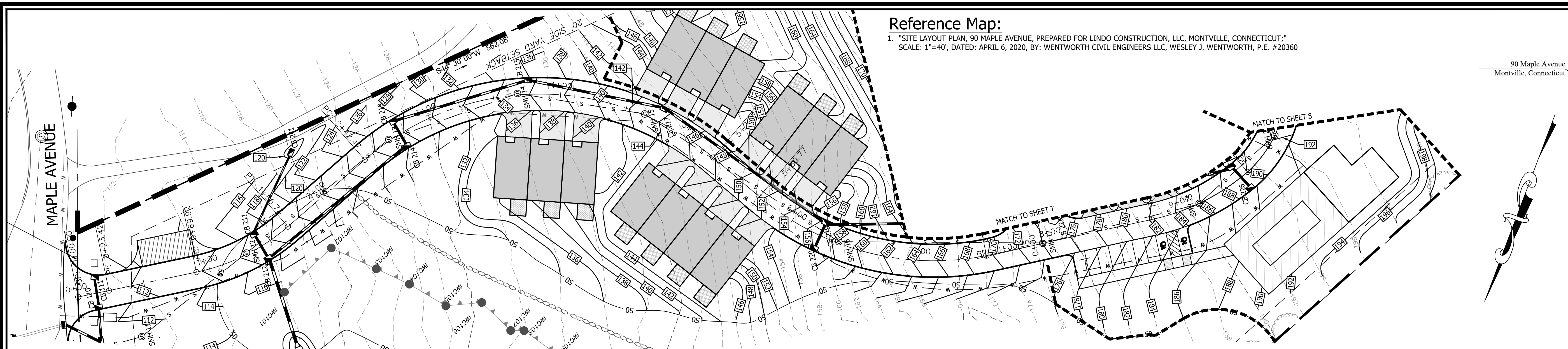


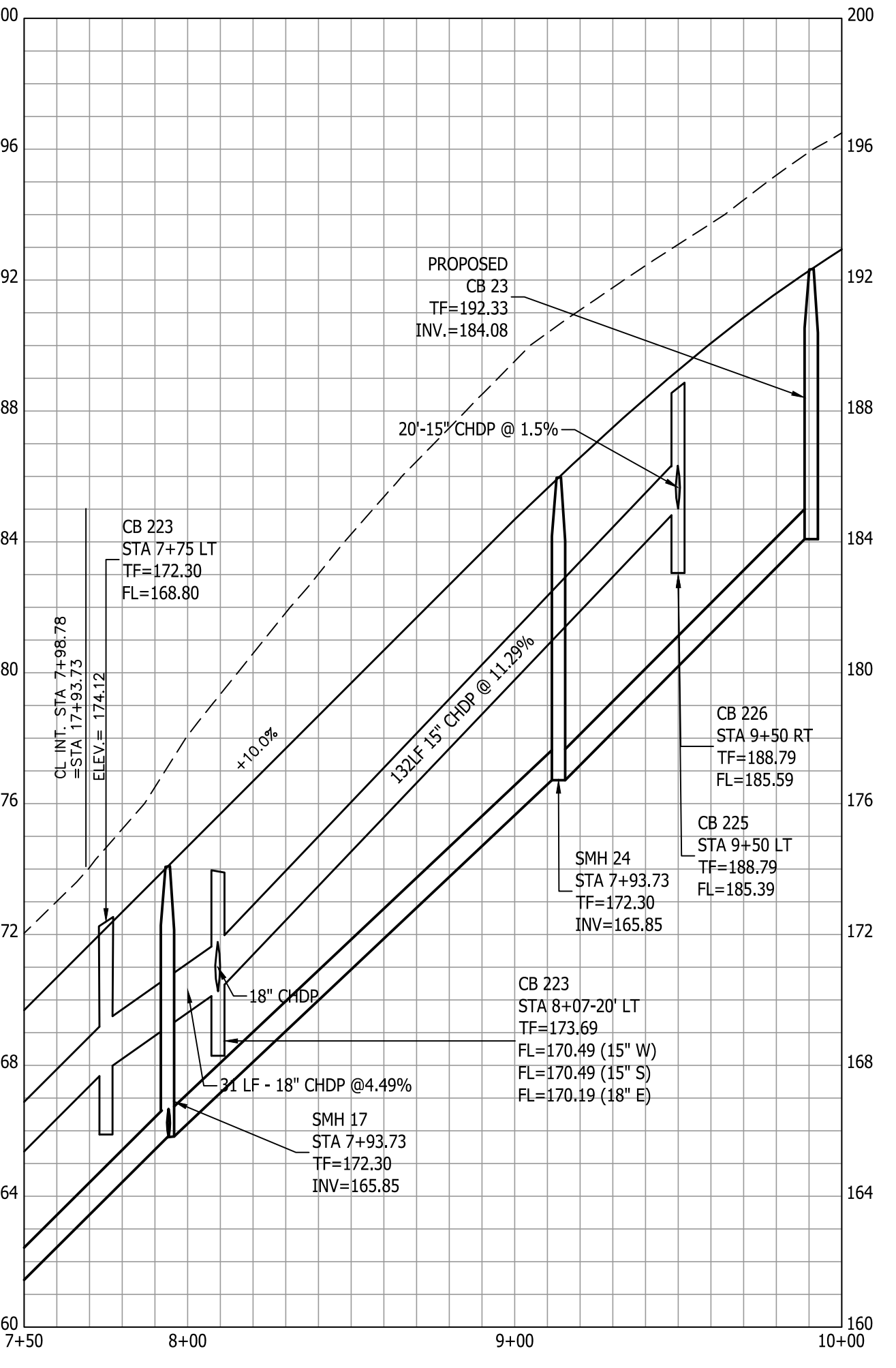
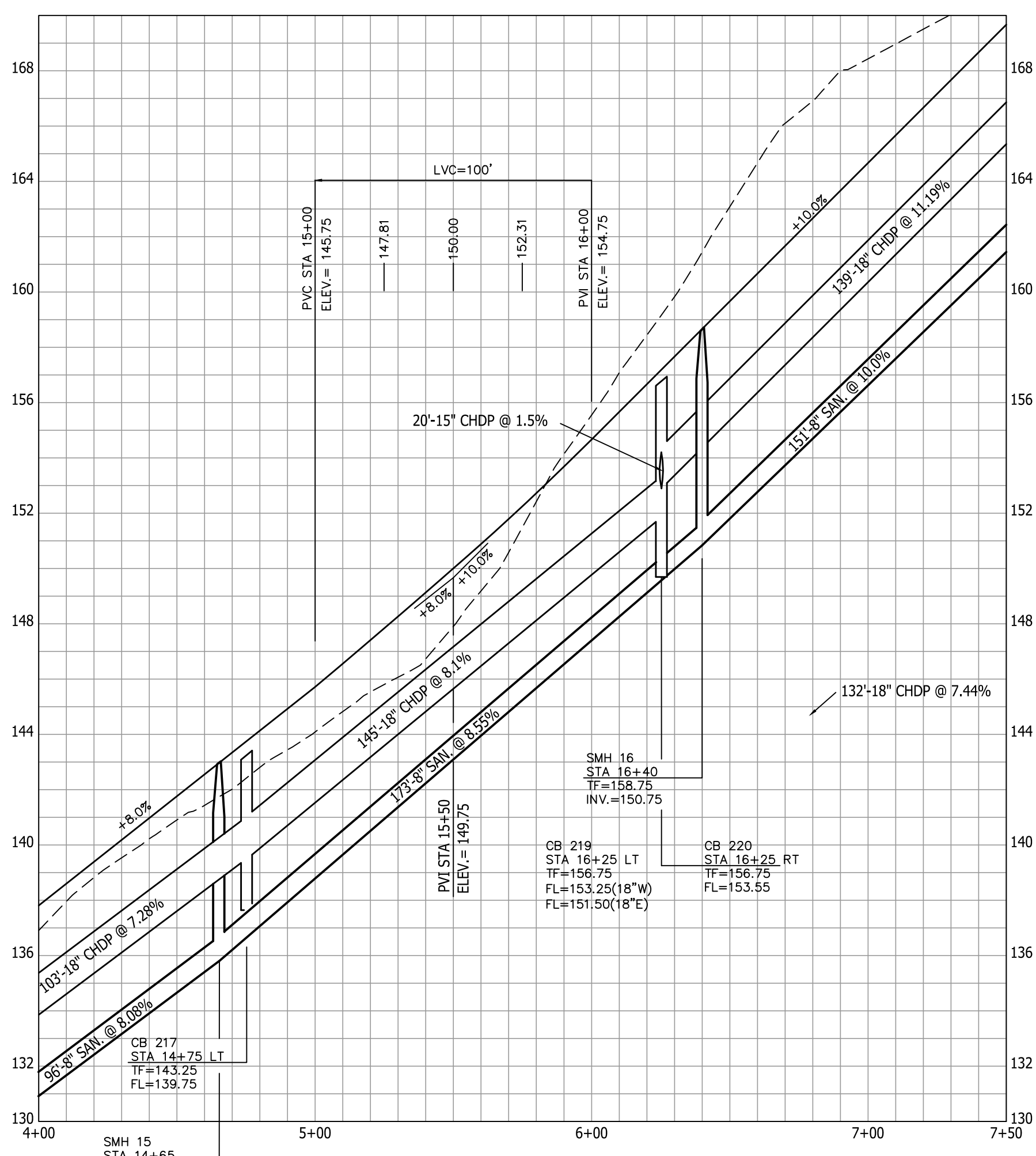
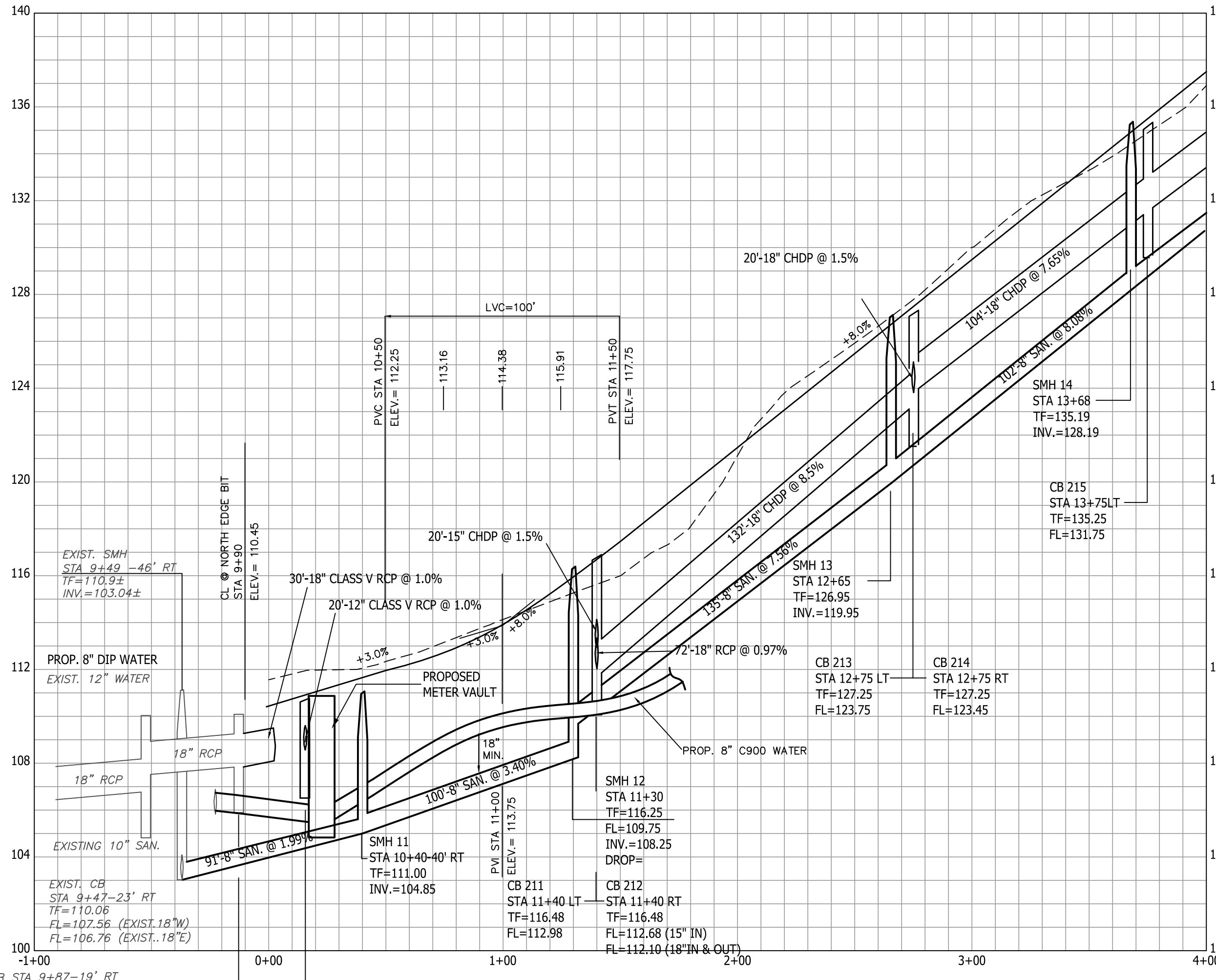
Reference Map:

1. "SITE LAYOUT PLAN, 90 MAPLE AVENUE, PREPARED FOR LINDO CONSTRUCTION, LLC, MONTVILLE, CONNECTICUT,"
SCALE: 1"=40', DATED: APRIL 6, 2020, BY: WENTWORTH CIVIL ENGINEERS LLC, WESLEY J. WENTWORTH, P.E. #20360



Location Map

Scale: 1"=1000'



Legend

EXISTING	
SYMBOL	DESCRIPTION
[Symbol]	MONUMENT
[Symbol]	EX. IP / REBAR
[Symbol]	DRILL HOLE
[Symbol]	UTILITY POLE W/ LIGHT
[Symbol]	STONEWALL
[Symbol]	FENCE LINE
[Symbol]	WATER VALVE
[Symbol]	OVERHEAD WIRES
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	INDEX CONTOUR
[Symbol]	CONTOUR
[Symbol]	WETLANDS BOUNDARY/FLAG
[Symbol]	MEAN LOW WATER LINE
[Symbol]	MEAN HIGH WATER LINE
[Symbol]	HIGH TIDE LINE
[Symbol]	COASTAL JURISDICTIONAL LINE
[Symbol]	ZONE LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	N/F
[Symbol]	NOW OR FORMERLY CATCH BASIN
[Symbol]	(TYP.) SPOT ELEVATION
[Symbol]	DRILL HOLE
[Symbol]	POINT OF BEGINNING
[Symbol]	TEST PIT
[Symbol]	PERCOLATION TEST
[Symbol]	UTILITY POLE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	HYDRANT
[Symbol]	WATER SHUTOFF
PROPOSED	
SYMBOL	DESCRIPTION
[Symbol]	IRON PIN TO BE SET
[Symbol]	SILT FENCE
[Symbol]	WATER SERVICE
[Symbol]	SANITARY SERVICE
[Symbol]	SPOT ELEVATION
[Symbol]	INVERT
[Symbol]	GAL.
[Symbol]	SCHED.
[Symbol]	H/S
[Symbol]	SCHEDULE BARRI
[Symbol]	WATER SHUTOFF

EXIST. CB STA 9+87-19' RT
TF=110.10 (REBUILD EXISTING CB
AND SET W/ CL FRAME & GRATE)
FL=107.86 (EXIST. 18"E)
FL=107.86 (PROP. 18"S)

CB 111
STA 10+15-12' LT
TF=110.58
FL=108.64

CB 112
STA 10+15 RT
TF=110.58
FL=108.44

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

Subject Parcel Information

OWNER: NEW CANAAN PLACE, LLC
PARCEL ADDRESS: 90 MAPLE AVE, MONTVILLE, CT, 06382
MAILING ADDRESS: 338 WESTPORT RD, WILTON, CT, 06897
MBL: 017/015/000
DEED: VOLUME 709 PAGE 225
AREA: 878,407 SF = 20.17 AC
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0353G
EFFECTIVE DATE: 7/18/2011

NO.	DATE	REVISIONS

Utility Plan & Profile
of
90 Maple Avenue
Montville, Connecticut
Prepared For:
New Canaan Place, LLC
May 1, 2026

DRAWING SCALE: 1"=40'

Gregg T. Fedus
Gregg T. Fedus P.E.
CT. License No. 21231



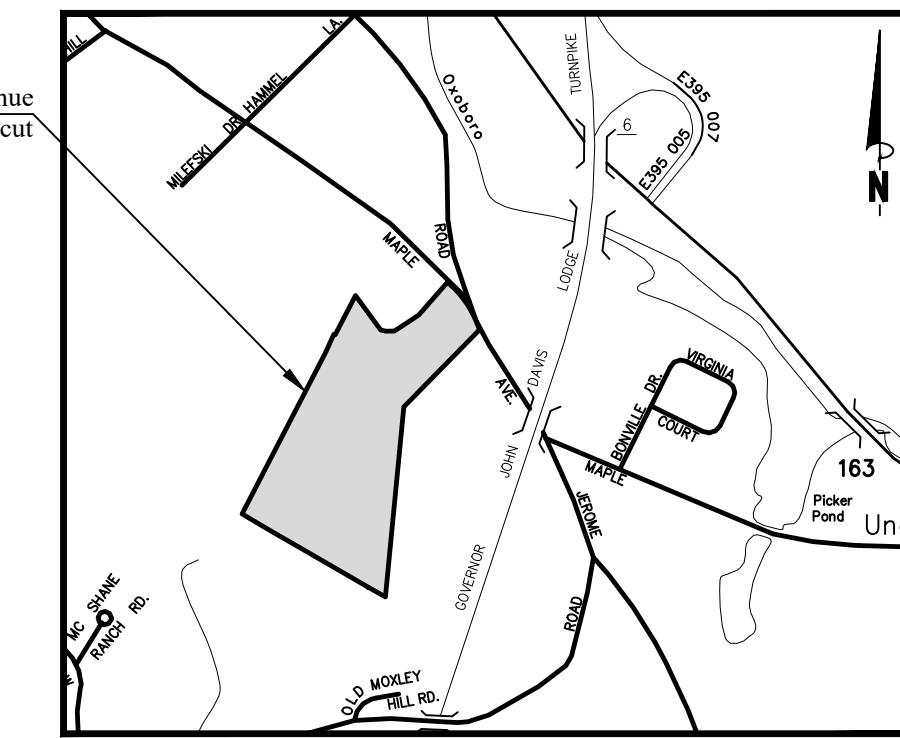
FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 5 OF 8 JOB NO. 26-001539 DRAWN BY: ABC

Reference Map:

1. "SITE LAYOUT PLAN, 90 MAPLE AVENUE, PREPARED FOR LINDO CONSTRUCTION, LLC, MONTVILLE, CONNECTICUT,"
SCALE: 1"=40', DATED: APRIL 6, 2020, BY: WENTWORTH CIVIL ENGINEERS LLC, WESLEY J. WENTWORTH, P.E. #20360

90 Maple Avenue
Montville, Connecticut

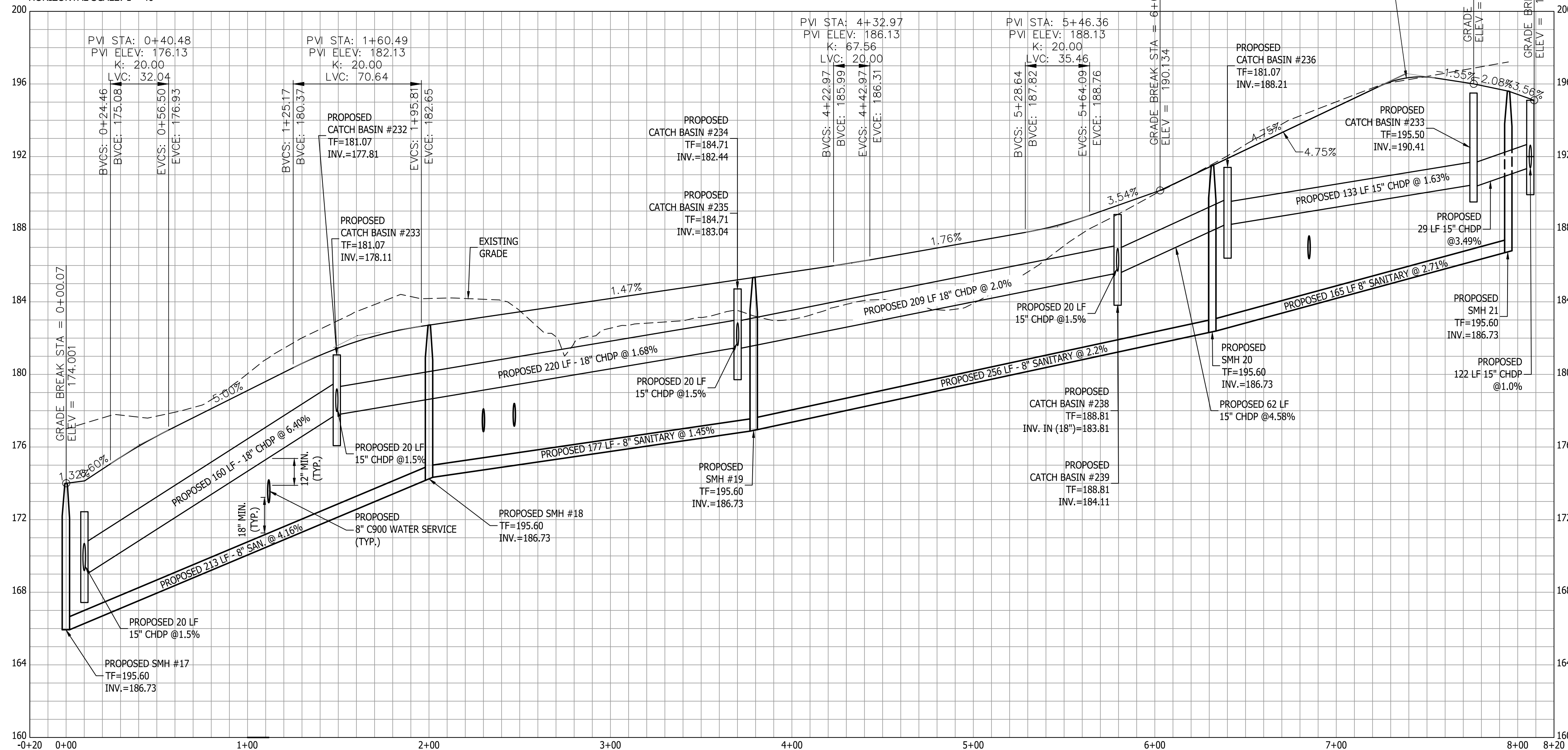


Location Map
Scale: 1"=1000'



PVI STA: 7+38.66
PVI ELEV: 196.58
K: 5.00
LVC: 31.50
BVCS: 7+22.90
BVCE: 195.83
EVCS: 7+54.41
EVCE: 196.33
LOW PT. STA: ???
LOW PT. ELEV: ???
HIGH PT. STA: 7+46.64
HIGH PT. ELEV: 196.39

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'



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 MBL: 017/015/000
 DEED: SMH 20 PAGE 225
 AREA: 878,407 SF = 20.17 AC
 FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0353G
 EFFECTIVE DATE: 7/18/2011

Legend

EXISTING

- MONUMENT
- EX. IP / REBAR
- DRILL HOLE
- UTILITY POLE W/ LIGHT
- STONEWALL
- FENCE LINE
- WATER VALVE
- OVERHEAD WIRES
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INDEX CONTOUR
- CONTOUR
- WETLANDS BOUNDARY/FLAG
- MEAN LOW WATER LINE
- MEAN HIGH WATER LINE
- HIGH TIDE LINE
- COASTAL JURISDICTIONAL LINE
- ZONE LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- NOW OR FORMERLY CATCH BASIN
- (TYP.) SPOT ELEVATION
- 5.8' DRILL HOLE
- (POB) POINT OF BEGINNING
- TEST PIT
- PERCOLATION TEST
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER SHUTOFF

PROPOSED

- IRON PIN TO BE SET
- SILT FENCE
- WATER SERVICE
- SANITARY SERVICE
- SPOT ELEVATION
- INVERT
- GALLON
- SCHEDULE
- SCHEDULE
- HAY BALE BARRIER
- WATER SHUTOFF

NO.	DATE	REVISIONS

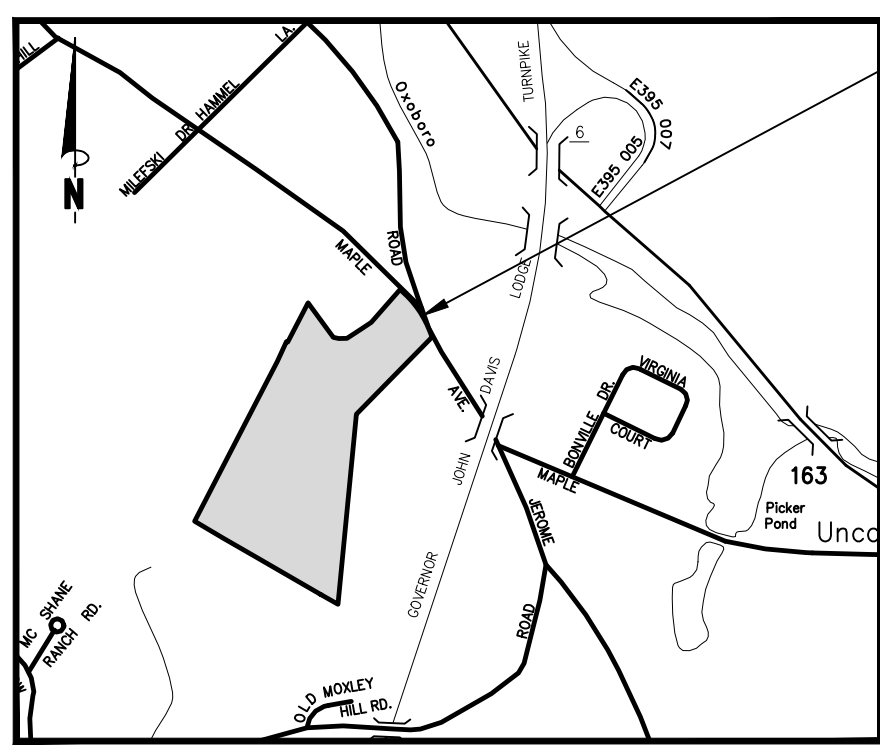
Utility Plan & Profile
of
90 Maple Avenue
Montville, Connecticut
Prepared For:
New Canaan Place, LLC
May 1, 2026

DRAWING SCALE: 1"=40'

Gregg T. Fedus P.E.
CT. License No. 21231



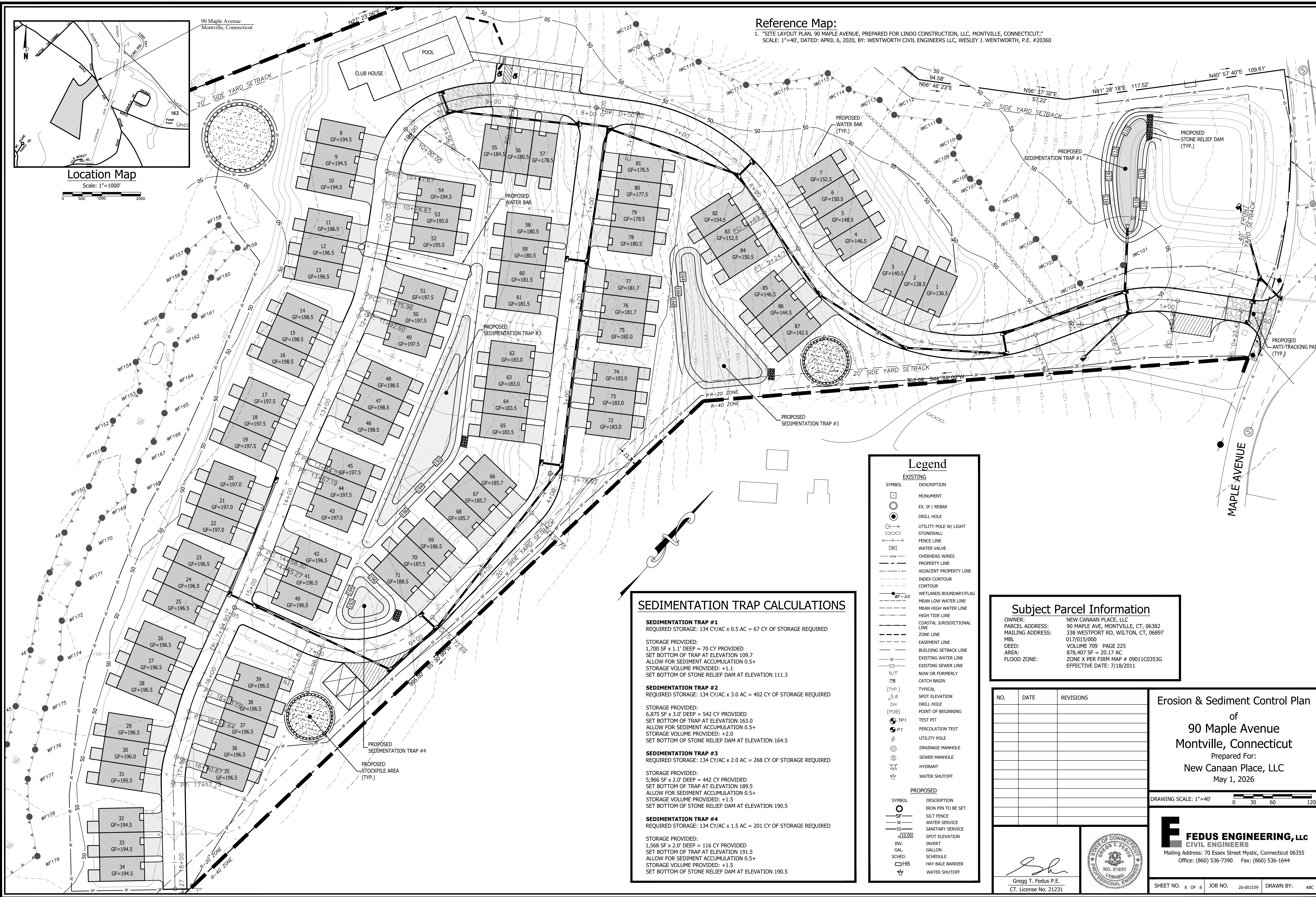
FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
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Location Map
Scale: 1"=1000'

Reference Map:

1. "SITE LAYOUT PLAN, 90 MAPLE AVENUE, PREPARED FOR LINDO CONSTRUCTION, LLC, MONTVILLE, CONNECTICUT;"
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SEDIMENTATION TRAP CALCULATIONS

SEDIMENTATION TRAP #1
REQUIRED STORAGE: 134 CY/AC x 0.5 AC = 67 CY OF STORAGE REQUIRED

STORAGE PROVIDED:
1,700 SF x 1.1' DEEP = 70 CY PROVIDED
SET BOTTOM OF TRAP AT ELEVATION 109.7
ALLOW FOR SEDIMENT ACCUMULATION 0.5+
STORAGE VOLUME PROVIDED: +1.1
SET BOTTOM OF STONE RELIEF DAM AT ELEVATION 111.3

SEDIMENTATION TRAP #2
REQUIRED STORAGE: 134 CY/AC x 3.0 AC = 402 CY OF STORAGE REQUIRED

STORAGE PROVIDED:
6,875 SF x 3.0' DEEP = 542 CY PROVIDED
SET BOTTOM OF TRAP AT ELEVATION 163.0
ALLOW FOR SEDIMENT ACCUMULATION 0.5+
STORAGE VOLUME PROVIDED: +2.0
SET BOTTOM OF STONE RELIEF DAM AT ELEVATION 164.5

SEDIMENTATION TRAP #3
REQUIRED STORAGE: 134 CY/AC x 2.0 AC = 268 CY OF STORAGE REQUIRED

STORAGE PROVIDED:
5,966 SF x 2.0' DEEP = 442 CY PROVIDED
SET BOTTOM OF TRAP AT ELEVATION 189.5
ALLOW FOR SEDIMENT ACCUMULATION 0.5+
STORAGE VOLUME PROVIDED: +1.5
SET BOTTOM OF STONE RELIEF DAM AT ELEVATION 190.5

SEDIMENTATION TRAP #4
REQUIRED STORAGE: 134 CY/AC x 1.5 AC = 201 CY OF STORAGE REQUIRED

STORAGE PROVIDED:
1,568 SF x 2.0' DEEP = 116 CY PROVIDED
SET BOTTOM OF TRAP AT ELEVATION 191.5
ALLOW FOR SEDIMENT ACCUMULATION 0.5+
STORAGE VOLUME PROVIDED: +1.5
SET BOTTOM OF STONE RELIEF DAM AT ELEVATION 190.5

Legend

EXISTING	
SYMBOL	DESCRIPTION
(Circle with dot)	MONUMENT
(Circle with cross)	EX. IP / REBAR
(Circle with dot and cross)	DRILL HOLE
(Circle with dot and cross, larger)	UTILITY POLE W/ LIGHT
(Dashed line)	STONEWALL
(Dashed line with cross)	FENCE LINE
(Circle with 'W')	WATER VALVE
(Circle with 'O')	OVERHEAD WIRES
(Dashed line)	PROPERTY LINE
(Dashed line)	ADJACENT PROPERTY LINE
(Dashed line)	INDEX CONTOUR
(Dashed line)	CONTOUR
(Dashed line with 'W')	WETLANDS BOUNDARY/FLAG
(Dashed line with 'M')	MEAN LOW WATER LINE
(Dashed line with 'H')	MEAN HIGH WATER LINE
(Dashed line with 'T')	HIGH TIDE LINE
(Dashed line with 'C')	COASTAL JURISDICTIONAL LINE
(Dashed line)	ZONE LINE
(Dashed line)	EASEMENT LINE
(Dashed line)	BUILDING SETBACK LINE
(Dashed line with 'W')	EXISTING WATER LINE
(Dashed line with 'S')	EXISTING SEWER LINE
(Dashed line with 'N/F')	NOW OR FORMERLY CATCH BASIN
(Circle with 'TYP.')	TYPICAL
(Circle with 'S.P')	SPOT ELEVATION
(Circle with 'D.H')	DRILL HOLE
(Circle with 'P.O.B')	POINT OF BEGINNING
(Circle with 'TP1')	TEST PIT
(Circle with 'P1')	PERCOLATION TEST
(Circle with 'U')	UTILITY POLE
(Circle with 'D')	DRAINAGE MANHOLE
(Circle with 'S')	SEWER MANHOLE
(Circle with 'H')	HYDRANT
(Circle with 'W')	WATER SHUTOFF
PROPOSED	
(Circle with 'I.P')	IRON PIN TO BE SET
(Circle with 'S.F')	SILT FENCE
(Circle with 'W')	WATER SERVICE
(Circle with 'S.S')	SANITARY SERVICE
(Circle with 'S.P. 10.00')	SPOT ELEVATION
(Circle with 'I.N.V.')	INNER
(Circle with 'G.A.L.')	GALLON
(Circle with 'S.C.H.E.D.')	SCHEDULE
(Circle with 'H.B')	HAY BALE BARRIER
(Circle with 'W')	WATER SHUTOFF

Subject Parcel Information

OWNER:	NEW CANAAN PLACE, LLC
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MAILING ADDRESS:	338 WESTPORT RD, WILTON, CT, 06897
MBL:	017/015/000
DEED:	VOLUME 709 PAGE 225
AREA:	878,407 SF = 20.17 AC
FLOOD ZONE:	ZONE X PER FIRM MAP # 09011C0353G
	EFFECTIVE DATE: 7/18/2011

NO.	DATE	REVISIONS

Erosion & Sediment Control Plan
of
90 Maple Avenue
Montville, Connecticut
Prepared For:
New Canaan Place, LLC
May 1, 2026

DRAWING SCALE: 1"=40'

FEDUS ENGINEERING, LLC
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