

64 Danbury Road

Inland Wetlands Commission

February 22, 2024



Outdoor Sports Center
Sporting goods store

ASML

ASML Building 71

Wilton Family Eye Care

Medi-Weightloss Wilton

Hollyhock Rd

Westy Self Storage

Building Blocks
Early Learning Center...

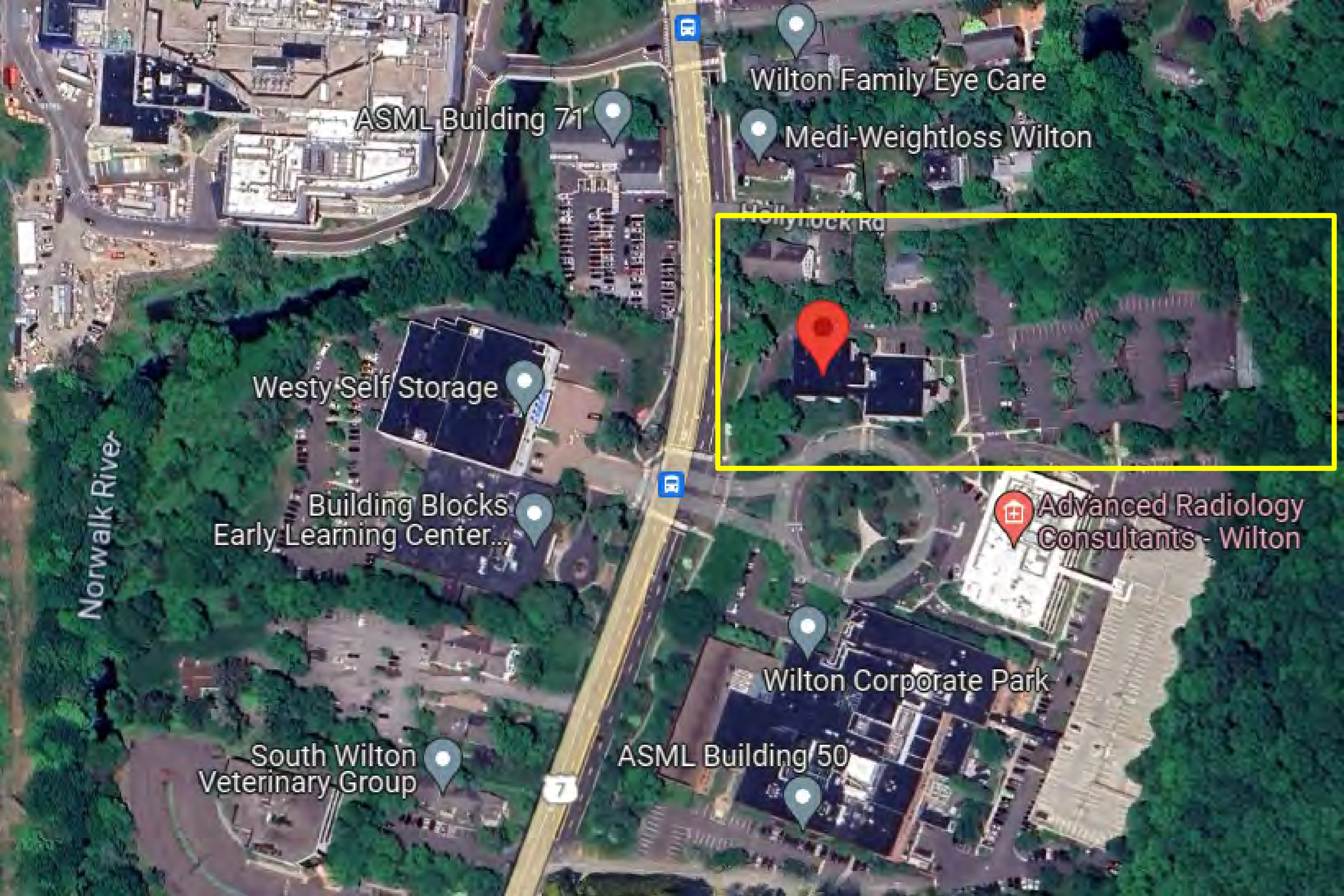
South Wilton
Veterinary Group

Advanced Radiology
Consultants - Wilton

Wilton Corporate Park

ASML Building 50

Mobil
Premium gas near me



Wilton Family Eye Care
Medi-Weightloss Wilton

ASML Building 71

Westy Self Storage

Building Blocks
Early Learning Center...

South Wilton
Veterinary Group

ASML Building 50

Wilton Corporate Park

Advanced Radiology
Consultants - Wilton

Norwalk River

Hollyhock Rd



*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.





ALTERNATIVES CONSIDERED BY APPLICANT



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- GENERAL NOTES
1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)
 2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.
 3. THE SUBJECT PARCEL LIES PREDOMINANTLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS IDENTIFIED HEREON WAS TRANSMITTED FROM CTDM MAP NUMBER 09001020391 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.
- MAP REFERENCES
1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC." DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS.
 2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTY-FIVE BY THE STATE OF CONNECTICUT, DATED DECEMBER 5, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.
 3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY-FIVE, DATED AUGUST 16, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.
 4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC." DATED AUGUST 6, 2002 AND NUMBERED 5346 IN THE WILTON LAND RECORDS.
 5. "ZONING LOCATION SURVEY IDENTIFYING REVISION OF PROPERTY LINES ON PROPERTY AT 40, 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMV 40/60 DEVELOPMENT LLC, DATED APRIL 16, 2001, PREPARED BY RODDO V. D'ANDREA, INC., REVISED MAY 10, 2007 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.
 6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY RODDO V. D'ANDREA, INC.
 7. "EASEMENT MAP IDENTIFYING EASEMENT TO BE GRANTED TO YAMKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD, WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY RODDO V. D'ANDREA, INC., NUMBERED 5638 IN THE WILTON LAND RECORDS.
 8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR WILTON 40/60 LLC, DATED JANUARY 26, 2008, PREPARED BY RODDO V. D'ANDREA, INC., NUMBERED 5648 IN THE WILTON LAND RECORDS.
 9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
 10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

- SYMBOL LEGEND
- SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - EMH ELECTRICAL MANHOLE
 - TMH TELEPHONE MANHOLE
 - WMH WATER MANHOLE
 - H HYDRANT/STANDPIPE
 - S SIGNS
 - LG GAS GATE
 - WG WATER GATE
 - CO CLEAN-OUT
 - UP UTILITY POLE
 - CB CATCH BASINS
 - SW STONE WALL
 - F FENCE (TYPE AS NOTED)
 - PS PEDESTRIAN SIGNAL REQUEST
 - SP STEEL POST / BOLLARD
 - TL TRAFFIC LIGHT
 - SMW SOIL MONITOR WELL
 - TP TRAFFIC POLE
 - WETLAND FLAG 2017
 - FLAGGED WETLANDS 2017

SPECIAL NOTES

A. PURSUANT TO SECTION 8-3.(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON AUGUST 11, 2027.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #495, SEE RESOLUTION #0722 - 495SP.

REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES, CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 22.2700 ACRES (970,081 S.F.)

LAND LIES IN "DE-5" ZONE (EXISTING) "DE-5R" ZONE (PROPOSED)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

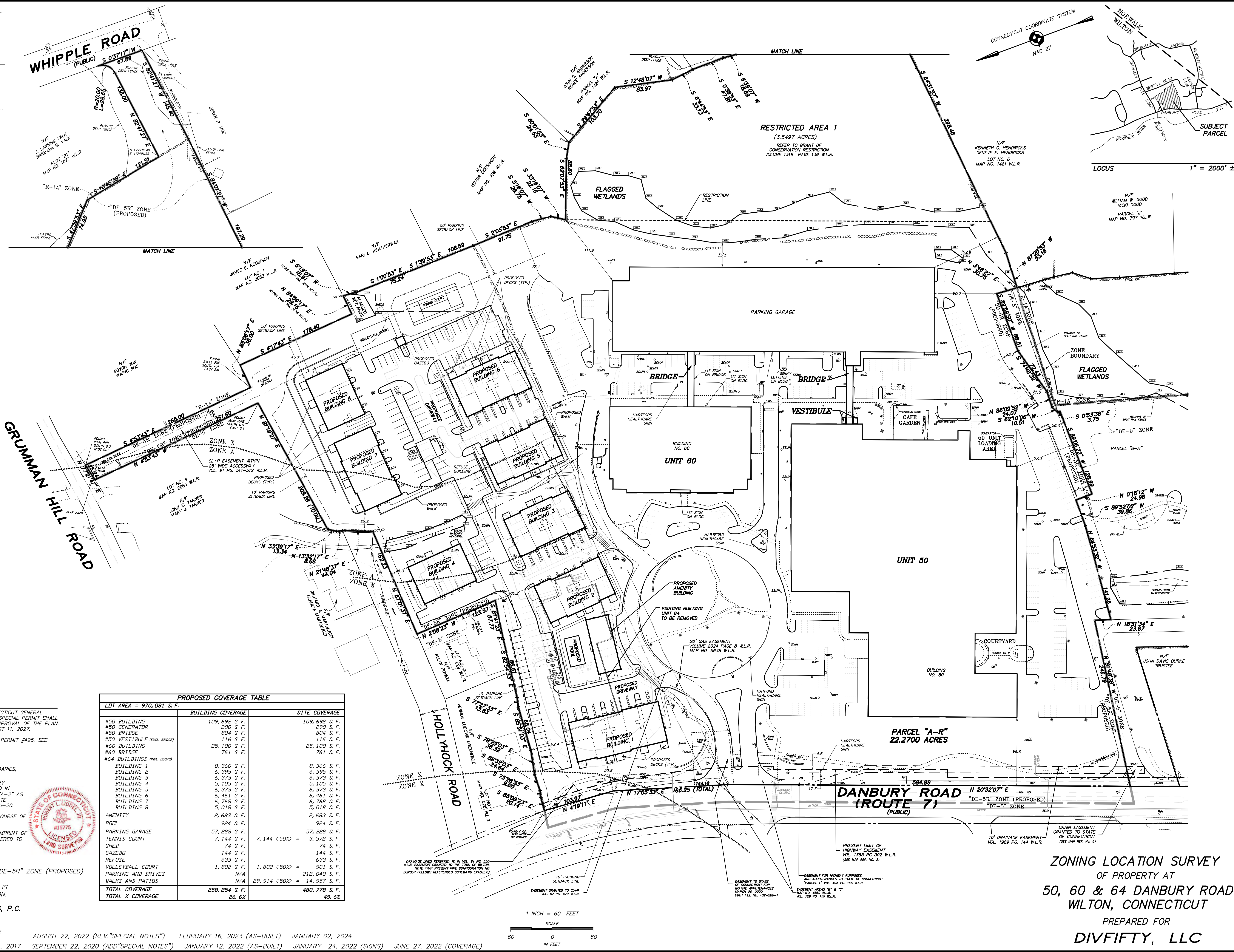
SURVEYOR
ROBERT L. LIDDE JR., CT LS NO. 15775
RIVERSIDE, CONNECTICUT

AUGUST 22, 2022 (REV. "SPECIAL NOTES")
SEPTEMBER 22, 2020 (ADD "SPECIAL NOTES")

FEBRUARY 16, 2023 (AS-BUILT)
JANUARY 12, 2022 (AS-BUILT)

JANUARY 02, 2024
JANUARY 24, 2022 (SIGNS)
JUNE 27, 2022 (COVERAGE)

PROPOSED COVERAGE TABLE			
LOT AREA = 970,081 S.F.	BUILDING COVERAGE		SITE COVERAGE
#50 BUILDING	109,692 S.F.		109,692 S.F.
#50 GENERATOR	290 S.F.		290 S.F.
#50 BRIDGE	804 S.F.		804 S.F.
#50 VESTIBULE (EXCL. BRIDGE)	116 S.F.		116 S.F.
#60 BUILDING	25,100 S.F.		25,100 S.F.
#60 BRIDGE	761 S.F.		761 S.F.
#64 BUILDINGS (INCL. DECKS)			
BUILDING 1	8,366 S.F.		8,366 S.F.
BUILDING 2	6,395 S.F.		6,395 S.F.
BUILDING 3	6,373 S.F.		6,373 S.F.
BUILDING 4	5,105 S.F.		5,105 S.F.
BUILDING 5	6,373 S.F.		6,373 S.F.
BUILDING 6	6,461 S.F.		6,461 S.F.
BUILDING 7	6,768 S.F.		6,768 S.F.
BUILDING 8	5,018 S.F.		5,018 S.F.
AMENITY	2,683 S.F.		2,683 S.F.
POOL	924 S.F.		924 S.F.
PARKING GARAGE	57,228 S.F.		57,228 S.F.
TENNIS COURT	7,144 S.F.	7,144 (50%) =	3,572 S.F.
SHED	74 S.F.		74 S.F.
GAZEBO	144 S.F.		144 S.F.
REFUSE	633 S.F.		633 S.F.
VOLLEYBALL COURT	1,802 S.F.	1,802 (50%) =	901 S.F.
PARKING AND DRIVES	N/A		212,040 S.F.
WALKS AND PATIOS	N/A	29,914 (50%) =	14,957 S.F.
TOTAL COVERAGE	258,254 S.F.		480,778 S.F.
TOTAL % COVERAGE	26.6%		49.6%



ZONING LOCATION SURVEY
OF PROPERTY AT
50, 60 & 64 DANBURY ROAD
WILTON, CONNECTICUT
PREPARED FOR
DIVFIFTY, LLC



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
6	AR	ACER RUBRUM	RED MAPLE	3-3.5" CAL.	B&B	FULL
4	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3-3.5" CAL.	B&B	
2	HL	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3-3.5" CAL.	B&B	FULL, MATCHING
5	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3.5" CAL.	B&B	
7	QP	QUERCUS PALUSTRIS 'PACIFIC BRILLIANCE'	PIN OAK	3-3.5" CAL.	B&B	FULL12
12	TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3-3.5" CAL.	B&B	FULL
8	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	8-10" HT.	B&B	
1	RP	AMELANCHIER CANADENSIS 'RAINBOW PILLAR'	RAINBOW PILLAR SHAD	8-10" HT.	B&B	LIMBED TO 6'
9	AC	AMELANCHIER CANADENSIS	SHAD	5-6" HT.	B&B	MULTI-STEM
5	CF	CORNUS FLORIDA 'CLOUDE NINE'	FLOWERING DOGWOOD	2-2.5" CAL.	B&B	WHITE
17	VK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2.5" CAL.	B&B	LIMBED TO 6'
7	MA	MALUS X 'ADIRONACK'	ADIRONACK CRAB APPLE	2-2.5" CAL.	B&B	
3	OA	OXYDENDRUM ARBOREUM	SOURWOOD	2-2.5" CAL.	B&B	
5	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2-2.5" CAL.	B&B	

EVERGREENS						
13	AH	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	7-8" HT.	B&B	FEMALE
3	JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	RED CEDAR	7-8" HT.	B&B	
32	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-9" HT.	B&B	
17	TG	THUGA OCCIDENTALIS 'NIGRA'	DARK ARBORVITAE	7-8" HT.	b&b	
54	TO	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	6-7" HT.	B&B	

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
7	AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOCBERRY	2-3' HT.	CONT.	
18	JT	CEANOTHUS AMERICANUS	JERSEY TEA	18-24" HT.	CONT.	
36	CA	CLETHRA ALNIFOLIA	CLETHRA	3-4' HT.	CONT.	
12	HB	CLETHRA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	2-3' HT.	CONT.	
10	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2-3' HT.	CONT.	
10	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2-3' HT.	CONT.	
120	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.	
8	IV	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	2-3' HT.	CONT.	
30	IT	ITEA VIRGINICA	VIRGINIA SWEETSPICE	2-3' HT.	CONT.	
32	JE	JUNIPERUS COMMUNIS 'EFFUSA'	COMMON JUNIPER	18-24" SPR.	CONT.	
19	JO	JUNIPERUS 'GREY OWL'	GREY OWL JUNIPER	24-30" HT.	CONT.	
35	LA	LEUCOTHOE AXILLARIS 'SARAH'S CHOICE'	LEUCOTHOE	15-18" HT.	CONT.	
57	LB	LINDERA BENZON	SPICEBUSH	2-3' HT.	CONT.	
40	MP	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.	
47	NB	PHYSCARPUS OPULIFOLIS 'AMBER JUBILEE'	AMBER JUBILEE NINEBARK	3-4' HT.	CONT.	
22	PO	POTENTILLA 'DAKOTA SUNSPOT'	DAKOTA SUNSPOT CINQUEFOIL	2-3' HT.	CONT.	
19	RC	RHODODENDRON CAROLINIANUM	CAROLINA RHODODENDRON	3-4' HT.	CONT.	
11	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	3-4' HT.	B&B	
11	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT.	
18	RV	ROSA VIRGINIANA	VIRGINIA ROSE	2-3' HT.	CONT.	
7	VA	VIBURNUM ACERFOLIA	MAPLELEAF VIBURNUM	3-4' HT.	B&B	
8	VC	VIBURNUM CASSINOIDES	WILD RAISIN	3-4' HT.	B&B	
24	VD	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD	36-42" HT.	CONT.	
7	VL	VIBURNUM LENTAGO	NANNYBERRY	3-4' HT.	B&B	
24	VN	VIBURNUM NUDEM 'WINTERHUR'	SMOOTH WITHEROD	3-4' HT.	B&B	
34	VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4' HT.	B&B	

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
5	AU	ARCOTOPHYLOS UVA-URSI	BEARBERRY	1 GAL.		
10	BC	AMSONIA 'BLUE ICE' OR 'SHORT STACK'	BLUE ICE AMSONIA	1 QT.		
25	CM	CIMIFUGA RACEMOSA	FAIRLY CANDLES	1 GAL.		
25	HF	DENNSTAEDIA PUNCTILOBA	HAYSCENTED FERN	1 QT.		
25	PA	PACKERA AUREA	GOLDEN GROUNDSEL	1 QRT.		
5	SG	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.		
25	CF	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	1 GAL.		

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT
5	AU	ARCOTOPHYLOS UVA-URSI	BEARBERRY	1 GAL.
10	BC	AMSONIA 'BLUE ICE' OR 'SHORT STACK'	BLUE ICE AMSONIA	1 QT.
25	CM	CIMIFUGA RACEMOSA	FAIRLY CANDLES	1 GAL.
25	HF	DENNSTAEDIA PUNCTILOBA	HAYSCENTED FERN	1 QT.
25	PA	PACKERA AUREA	GOLDEN GROUNDSEL	1 QRT.
5	SG	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.
25	CF	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	1 GAL.

LEGEND

- PROPERTY LINE
- WETLAND LINE
- WATERCOURSE LINE
- 100' UPLAND REVIEW AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR (BY OTHERS)
- EX. EVERGREEN/DECIDUOUS TREE TO REMAIN (APPROX. LOCATION)
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHADE TREE
- NEW SMALL FLOWERING TREE
- NEW SHRUB
- NEW / EX. LAWN
- PROPOSED SINGLE HEAD LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED BOLLARD LIGHT

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

Fuller Development LLC

64 Danbury Road

Wilton, Connecticut

REVISIONS:	
1-25-24	REVISIONS PER ARB
PROJECT NO:	G5081-001
DATE:	1/2/2024
FILE:	Drawing1.dwg
DRAWN BY:	KET
DESIGNED/CHECKED BY:	MEP
APPROVED BY:	KET

LANDSCAPING & LIGHTING PLAN

SCALE: 1"=30'

LP-1