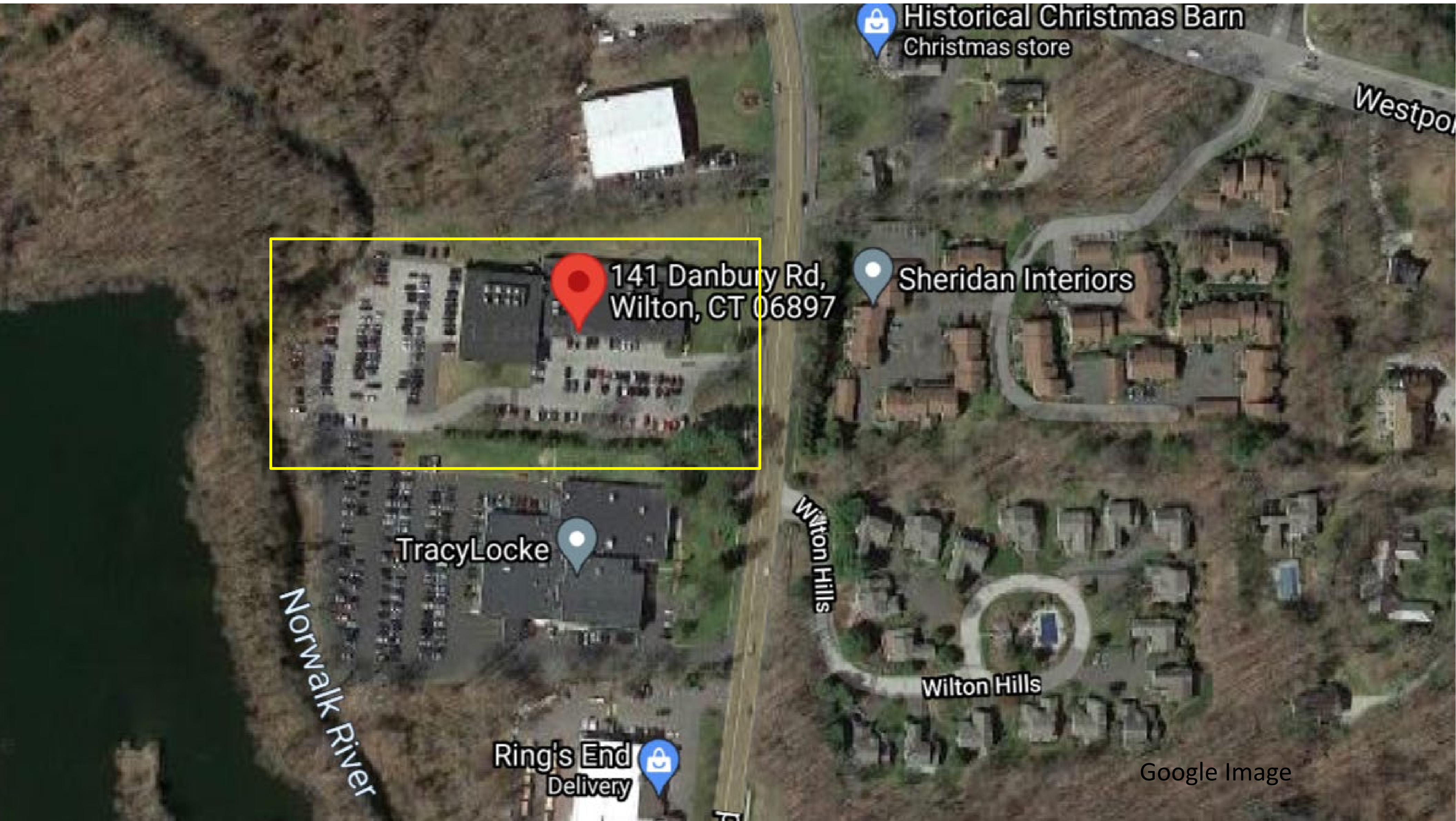


141 Danbury Road

Inland Wetlands Commission

July 22, 2021



Historical Christmas Barn
Christmas store

Westpo



141 Danbury Rd,
Wilton, CT 06897

Sheridan Interiors

TracyLocke

Wilton Hills

Wilton Hills

Normwalk River

Ring's End
Delivery

Google Image

Norwalk River



141 Danbury
Wilton, CT 06897

ALTERNATIVES CONSIDERED BY APPLICANT



ALTERNATIVES CONSIDERED BY APPLICANT



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

Last Saved: 7/16/2021, 1:53:31pm By: E.Lundquist
Plotted On: Jul 19, 2021 1:53:31pm
Tighe & Bond 12.0 Y:\01712 Fuller\002 141 Danbury Road\Drawings-Figures\Sheets\01712-02-C-101-SITE.dwg

SITE PLAN LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- PROPOSED ACCESSIBLE SYMBOL
- PROPOSED POROUS PAVEMENT
- PROPOSED PERMATURF LAWN PANELS
- SNOW STORAGE AREA

PARKING SUMMARY

REGULAR SPACES - 295
ACCESSIBLE SPACES - 18
TOTAL SPACES - 313

SIGN LEGEND



| AREA AND BULK REQUIREMENTS | | | | |
|---|------|-------|----------|----------|
| | DE-5 | DE-5R | EXISTING | PROPOSED |
| MIN FRONT YARD | 100 | 75 | 80.1 | 79.4 |
| MIN SIDE YARD (EACH) | 50 | 50 | 49.4 | 50 |
| MIN. REAR YARD | 100 | 100 | 167.8 | 100.3 |
| MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS) | 25 | 10 | 0 | 10 |
| MAX. BUILDING HEIGHT (FEET) | 39 | 55* | 30 | 55* |
| MAX. BUILDING COVERAGE (%) | 25% | 40% | 18.09% | 36.32% |
| MAX. SITE COVERAGE (%) | 50% | 75% | 63.28% | 67.80% |
| MIN. LOT SIZE (ACRES) | 5 | 3 | 4.28 | 4.28 |
| MIN. LOT FRONTAGE | 150 | 150 | 373.41' | 373.41' |

* - AN ADDITIONAL 10-FEET MAY BE PERMITTED TO ACCOMMODATE AN ADDITIONAL ONE-HALF STORY.

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.

0 30' 60'
SCALE: 1" = 30'

Tighe & Bond

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



ENVIRONMENTAL LAND SOLUTIONS, LLC

8 KNIGHT STREET, SUITE 303
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net



TOWN SUBMISSION

**141
Danbury Road**

**FDSPIN
141 DR, LLC**

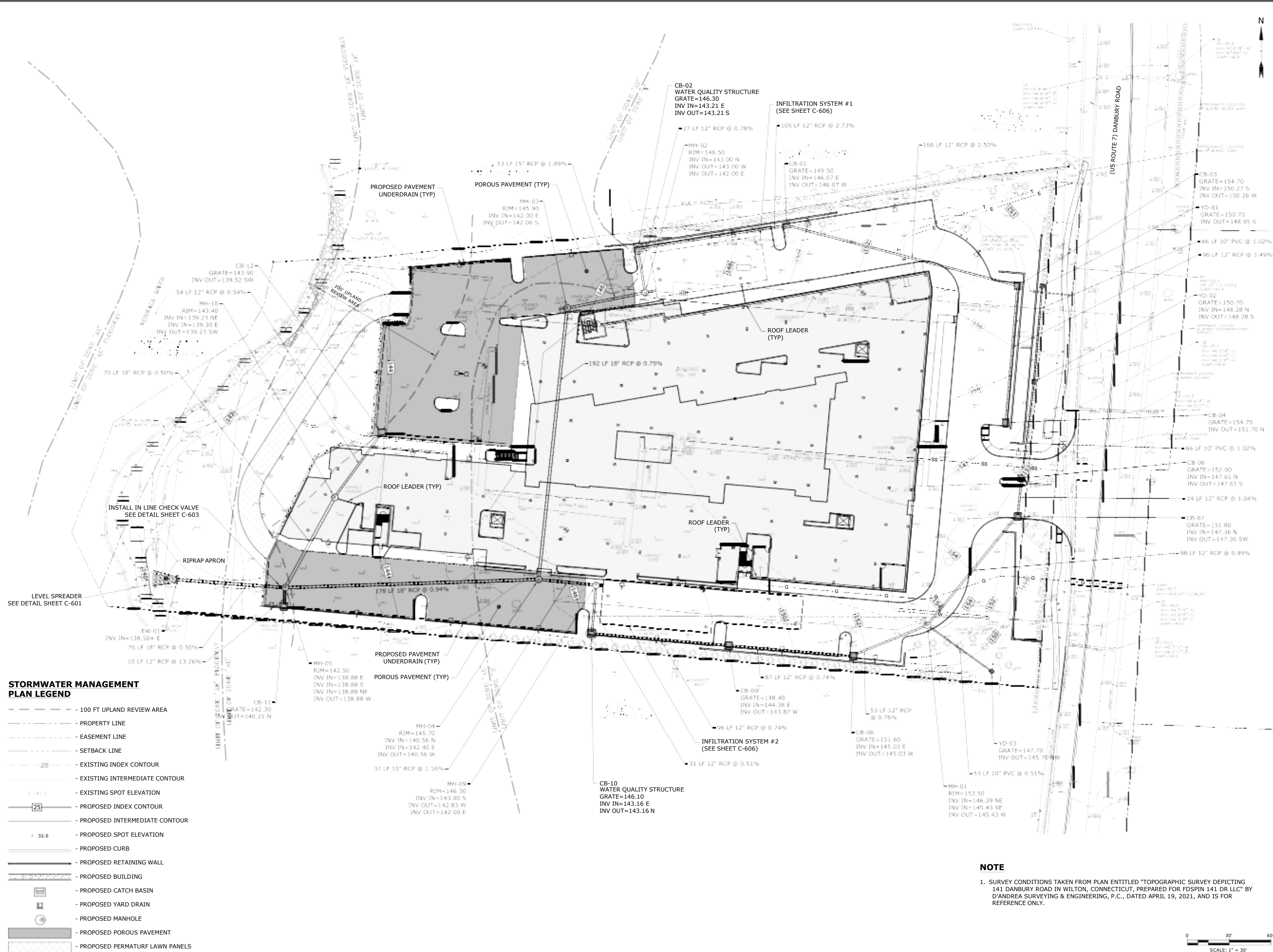
Wilton, Connecticut

SITE LAYOUT PLAN

SCALE: 1" = 30'

C-101

Last Saved: 7/15/2021
Plotted On: Jul 14, 2021 1:12:28pm By: SinsoneM
Tighe & Bond, P.C. 00173-02-C-301-STRM.dwg



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

ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, SUITE 303
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

TOWN SUBMISSION

141 Danbury Road

FDSPIN 141 DR, LLC

Wilton, Connecticut

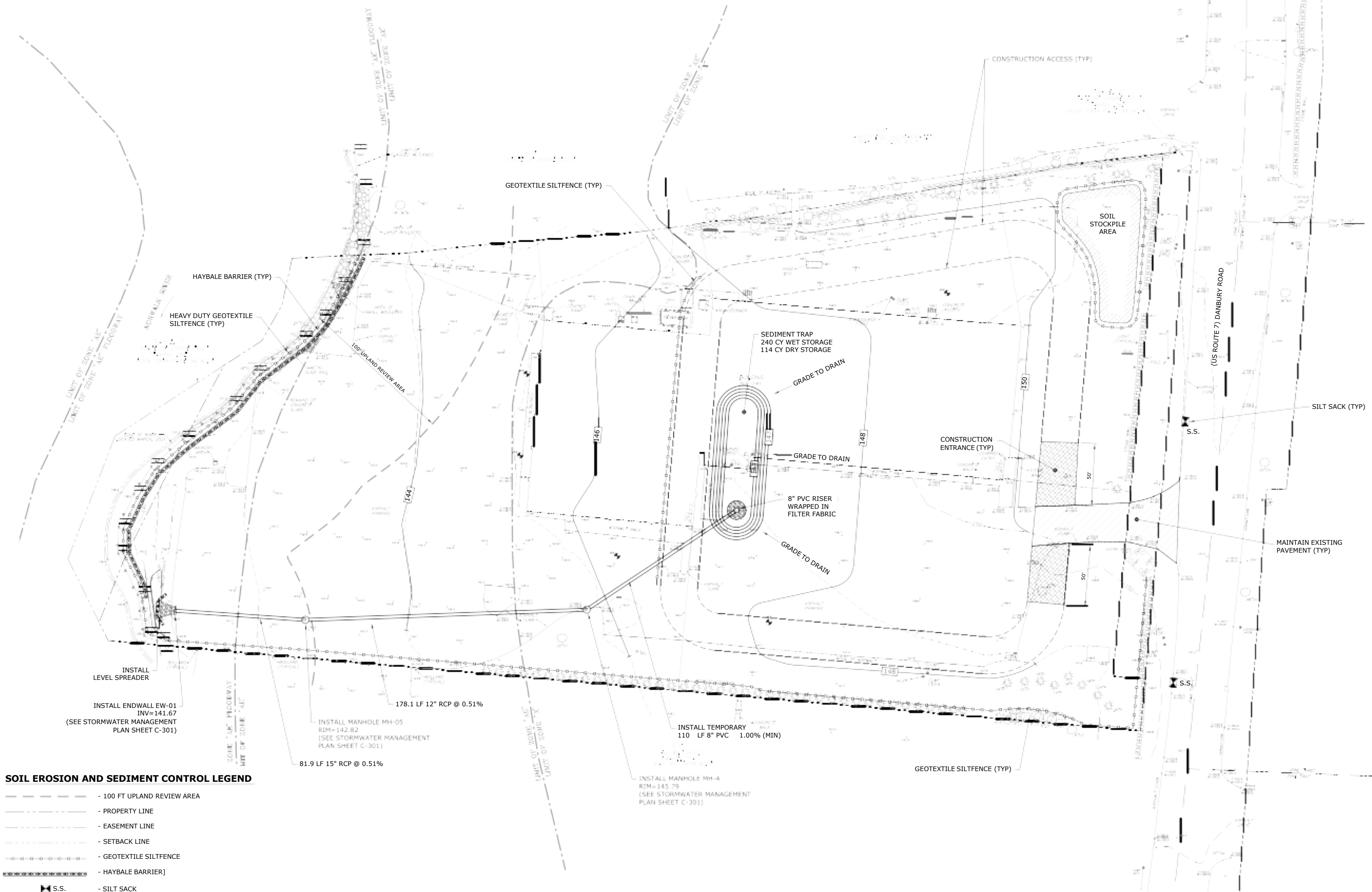
| | | |
|-------------|-------------------------|--------------------------|
| 1 | 7/15/2021 | REV'D BLDG & SITE LAYOUT |
| MARK | DATE | DESCRIPTION |
| PROJECT NO: | F0173-002 | |
| DATE: | 06/07/2021 | |
| FILE: | F0173-02-C-301-STRM.dwg | |
| DRAWN BY: | MDS | |
| CHECKED: | EWL | |
| APPROVED: | JWB | |

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 30'

C-301

Last Saved: 7/6/2021
Plotted On: Jul 14, 2021 1:12:29pm By: SisononM
Tighe & Bond, P.C. V0173-02-C-501-SESC.dwg

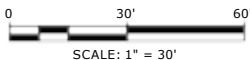


SOIL EROSION AND SEDIMENT CONTROL LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- GEOTEXTILE SILT FENCE
- HAYBALE BARRIER
- S.S.
- SILT SACK
- CATCH BASIN INLET PROTECTION
- HAYBALE CHECK DAM
- DE-WATERING SUMP
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.



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

ELS
ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, SUITE 303
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net



**TOWN
SUBMISSION**

**141
Danbury Road**

**FDSPIN
141 DR, LLC**

Wilton, Connecticut

| MARK | DATE | DESCRIPTION |
|-------------|-------------------------|--------------------------|
| 1 | 7/15/2021 | REV'D BLDG & SITE LAYOUT |
| PROJECT NO: | F0173-002 | |
| DATE: | 06/07/2021 | |
| FILE: | F0173-02-C-501-SESC.dwg | |
| DRAWN BY: | MDS | |
| CHECKED: | EWL | |
| APPROVED: | JWB | |

**SOIL EROSION AND
SEDIMENT CONTROL PLAN
INITIAL PHASE**

SCALE: 1" = 30'

C-501

Last Saved: 7/6/2021
Plotted On: Jul 14, 2021 1:12:39pm By: Sisonenem
Tighe & Bond, P.C. V0173-02-C-501-SESC.dwg

SOIL EROSION AND SEDIMENT CONTROL LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- GEOTEXTILE SILTFENCE
- HAYBALE BARRIER
- S.S.
- CATCH BASIN INLET PROTECTION
- HAYBALE CHECK DAM
- DE-WATERING SUMP
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.

0 30' 60'
SCALE: 1" = 30'



Tighe & Bond

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



ENVIRONMENTAL LAND SOLUTIONS, LLC

8 KNIGHT STREET, SUITE 303
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net



**TOWN
SUBMISSION**

**141
Danbury Road**

FDSPIN
141 DR, LLC

Wilton, Connecticut

| MARK | DATE | DESCRIPTION |
|-------------|-------------------------|--------------------------|
| 1 | 7/15/2021 | REV'D BLDG & SITE LAYOUT |
| PROJECT NO: | F0173-002 | |
| DATE: | 06/07/2021 | |
| FILE: | F0173-02-C-501-SESC.dwg | |
| DRAWN BY: | MDS | |
| CHECKED: | EWL | |
| APPROVED: | JWB | |

SOIL EROSION AND
SEDIMENT CONTROL PLAN
FINAL PHASE

SCALE: 1" = 30'

C-502

