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PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

21543.00001
AUGUST 18, 2023
PRE-APPLICATION SUBMISSION

GENERAL NOTES

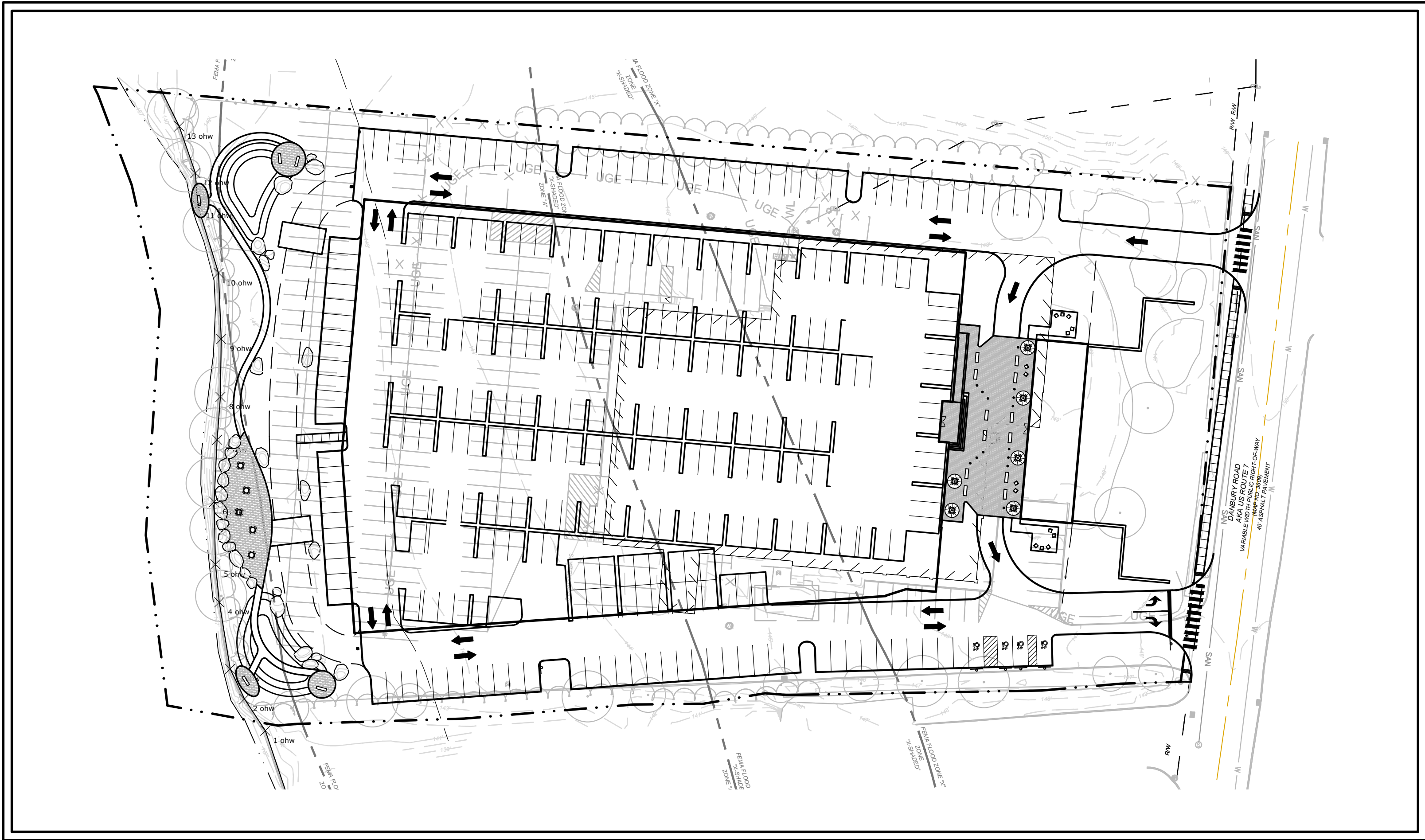
- PROPERTY AND TOPOGRAPHIC INFORMATION COMPILED FROM A MAP ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, 131 DANBURY ROAD, FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897", PREPARED BY: BLEW & ASSOCIATES, P.A., SCALE: 1"=30'.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988).
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WILTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM B18 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

ZONING DATA TABLE

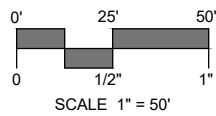
EXISTING ZONE: DE-5R DESIGN ENTERPRISE RESIDENTIAL

	DE-5 REQUIRED	DE-5R REQUIRED	PROPOSED
LOT AREA	5 ACRES MINIMUM	3 ACRES MINIMUM	4.75 ACRES
FRONTAGE	150 FT. MINIMUM	150 FT. MINIMUM	303 FT.
FRONT YARD	100 FT. MINIMUM	75 FT. MINIMUM	75 FT.
SIDE YARD	50 FT. MINIMUM (EACH)	50 FT. MINIMUM (EACH)	52.2 FT.
REAR YARD	100 FT. MINIMUM	100 FT. MINIMUM	111.9 FT.
SITE COVERAGE	50% MAXIMUM	75% MAXIMUM	66%
BUILDING HEIGHT	39 FT. MAXIMUM	55 FT. (4 STORIES) MAXIMUM*	62.3 FT. (4.5 STORIES)
BUILDING COVERAGE	25% MAXIMUM	40% MAXIMUM	38%
PARKING SETBACK	25 FT. MINIMUM	10 FT. MINIMUM	10 FT.

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



PROJECT SITE VICINITY MAP:



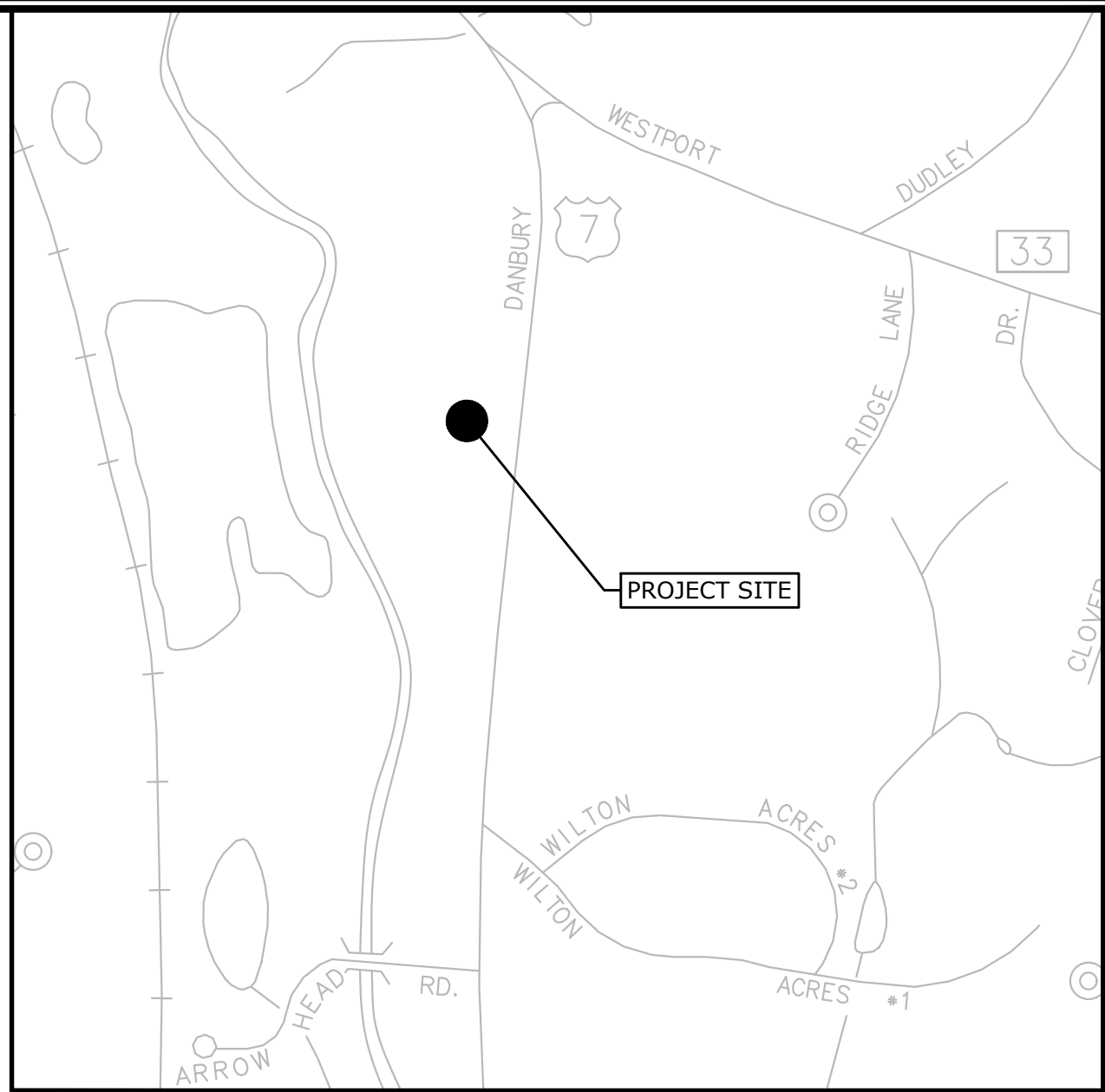
PREPARED BY:



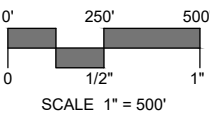
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

PREPARED FOR:

RYAN SUTHERLAND
AMS ACQUISITIONS
ONE BRIDGE PLAZA NORTH, SUITE 840
FORT LEE, NJ 07024



LOCATION MAP:



LEGEND

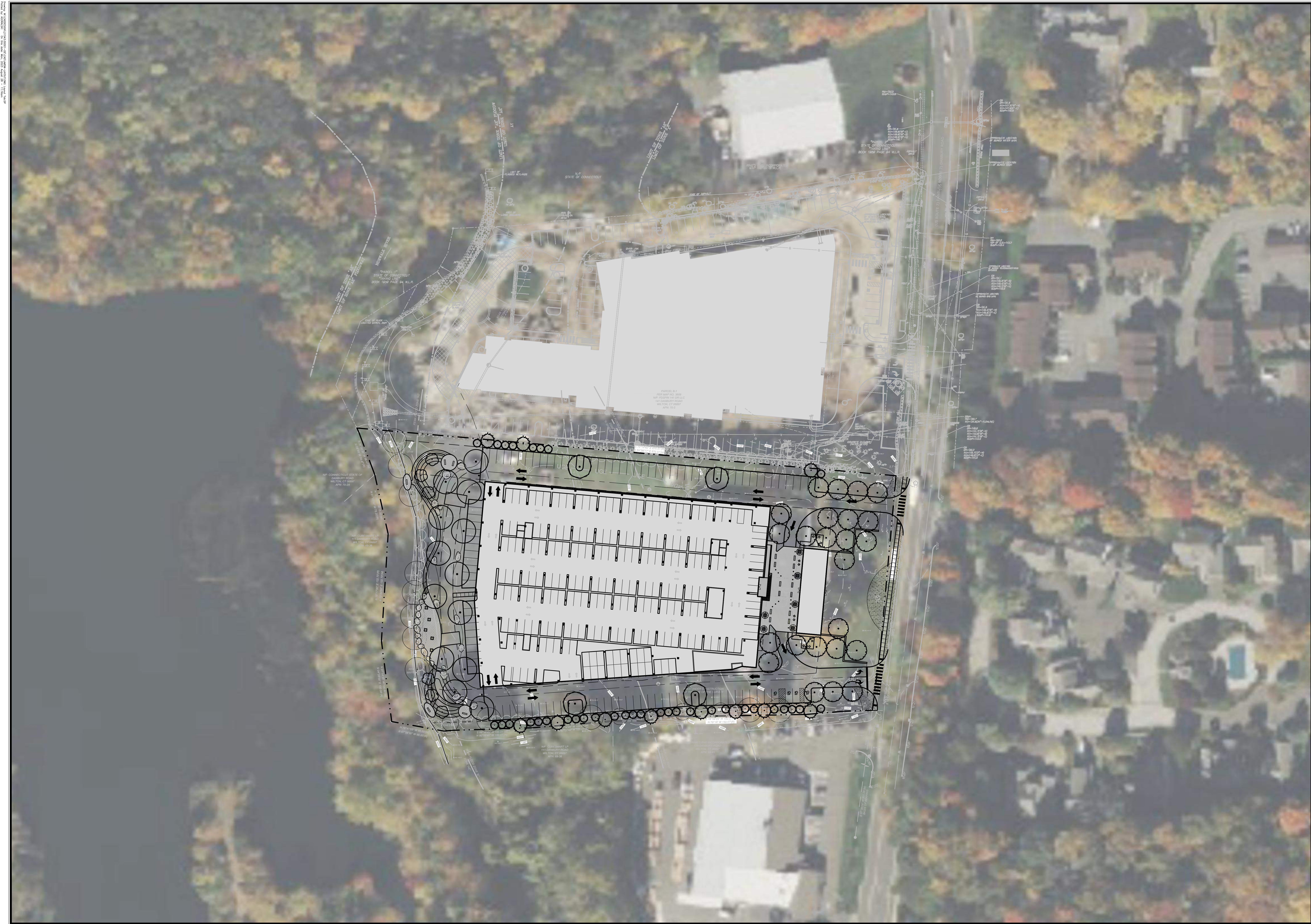
EXISTING		PROPOSED
---	STREET LINE	---
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	SPOT GRADE	---
---	TREE LINE	---
---	TREE/ SHRUB	---
---	STONEWALL	---
---	SITE LIGHT	---
---	HYDRANT	---
---	WATER VALVE	---
---	GAS VALVE	---
---	CATCH BASIN	---
---	MANHOLE/YARD DRAIN	---
---	SANITARY SEWER W/MANHOLE	---
---	STORM DRAIN	---
---	WATER MAIN	---
---	GAS MAIN	---
---	ELECTRIC LINE	---
---	ELECTRIC, TELEPHONE, CABLE	---
---	UTILITY POLE	---
---	TRAFFIC SIGN	---
---	IRON PIPE	---
---	MONUMENT	---
---	EDGE OF PAVEMENT W/CURB	---
---	GUARD RAIL	---
---	CHAIN LINK FENCE	---
---	WATERCOURSE	---
---	WETLAND	---

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	SP	SITE VICINITY PLAN
04	LA-1	SITE PLAN - LAYOUT AND LANDSCAPING
05	VH	VEHICLE TURNING MOVEMENTS - FIRE TRUCK



Know what's below.
Call before you dig.
www.cbyd.com



WILSON, J. & SONS, INC. 1000 WILSON ROAD, SUITE 100, WILSON, CT 06094
WILSON, J. & SONS, INC. 1000 WILSON ROAD, SUITE 100, WILSON, CT 06094

AWG
DESIGNED

AWG
DRAWN

TD
CHECKED

SCALE
1"=30'

DATE
AUGUST 18, 2023

PROJECT NO.
21543.00001

SHEET NO.
03 OF 05

SITE VICINITY PLAN

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

SP

SHEET NAME

SLR

99 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

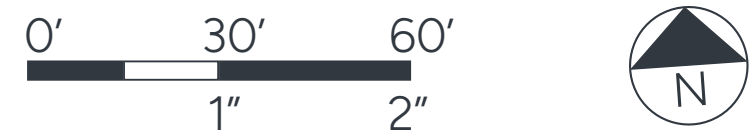
DESCRIPTION	DATE	BY

0 15 30
0 12' 1"

N
W
E
S



- 1 CONCRETE SIDEWALK (5' WD.)
- 2 ONE WAY ENTRANCE INTO SITE
- 3 DEDICATED LEFT & RIGHT TURN LANES EXIT
- 4 OPEN WILDFLOWER MEADOW
- 5 FIELD STONE WALLS (24"-36" HT.)
- 6 GROUPINGS OF BIRCH TREES WITH UNDERSTORY PLANTING OF NATIVE GRASSES
- 7 JEWEL BOX BUILDING
- 8 PEA GRAVEL PATIO SPACES
- 9 WOONERF DROPOFF / PICK UP MEWS WITH DECORATIVE PAVERS, BOLLARDS, AND PLANTERS
- 10 ADA RAMP AND STAIR ACCESS INTO BUILDING
- 11 ONE-WAY VEHICULAR ACCESS
- 12 104 ON GRADE PARKING SPACES
- 13 REMOVABLE BOLLARDS
- 14 RE-INFORCED TURF EMERGENCY ACCESS DRIVE (16' WIDE)
- 15 CONCRETE PADS FOR FIRE TRUCK OUTRIGGERS
- 16 STORMWATER INFILTRATION AREAS
- 17 STONEDUST WALKWAY
- 18 GATHERING NOOKS WITH OUTDOOR SEATING
- 19 OVERLOOK PLAZA GATHERING SPACE WITH BOULDER RETAINMENT
- 20 EXISTING SYCAMORE TREES TO REMAIN
- 21 INVASIVE PLANT REMOVAL AND RESTORED NATIVE RIPARIAN BUFFER
- 22 PEDESTRIAN WALKWAY ACCESS FROM GARAGE
- 23 EVERGREEN SCREENING



AMS WILTON - WILTON, CT

SITE PLAN



MEADOW



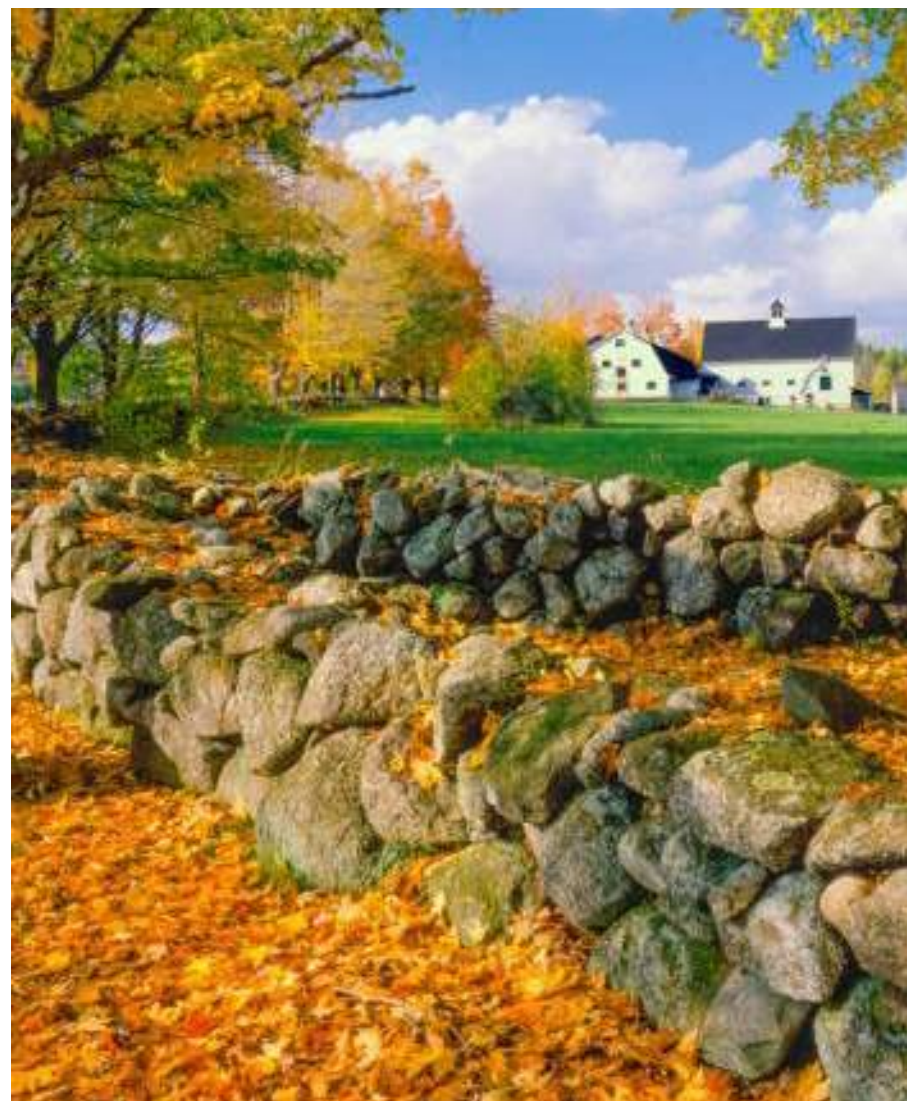
NATIVE PLANTING



PAVING



FLOWERING DOGWOODS



WOONERF



STONE WALL IN MEADOW



AMS WILTON - WILTON, CT PRECEDENT IMAGERY - ENTRY



RIPARIAN BUFFER

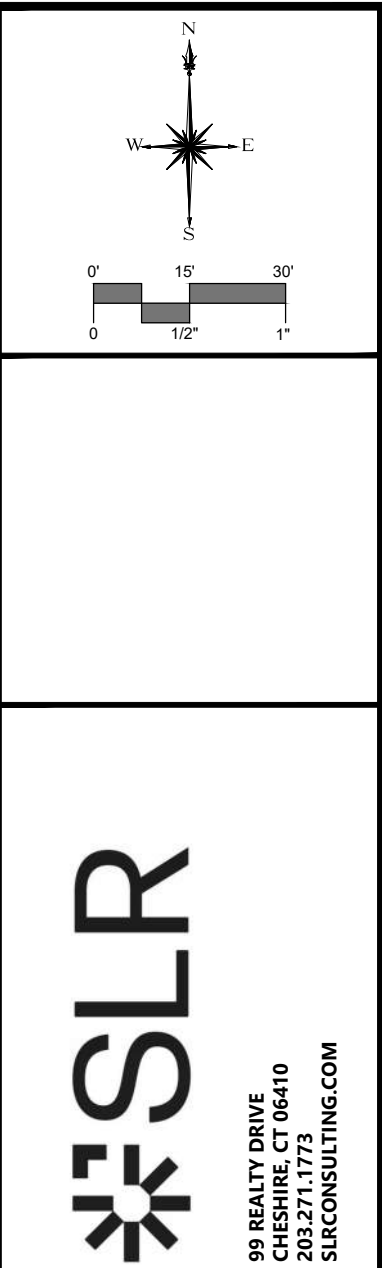
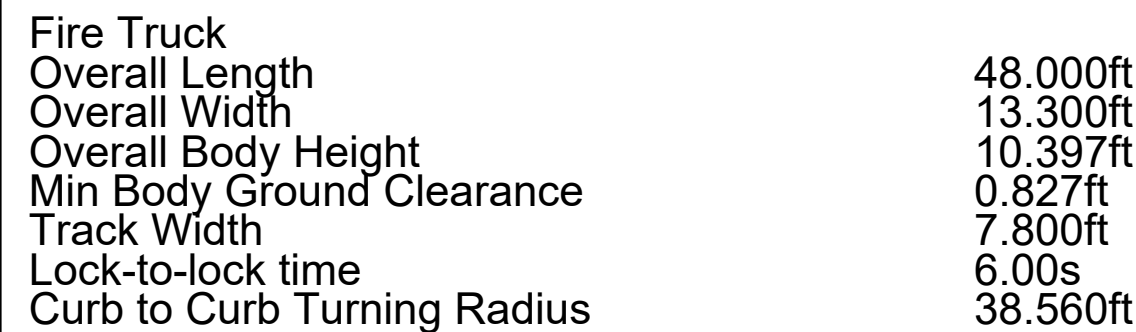


STORMWATER INFILTRATION ELEMENT



SEATING OVERLOOK

AMS WILTON - WILTON, CT
PRECEDENT IMAGERY - RIPARIAN BUFFER

[illegible]

VEHICLE TURNING MOVEMENTS - FIRE TRUCK

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WILTON, CONNECTICUT

AWG DESIGNED	RH DRAWN	TD CHECKED
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VH

SHEET NAME