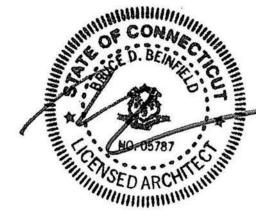


1. Fiber Cement Panel

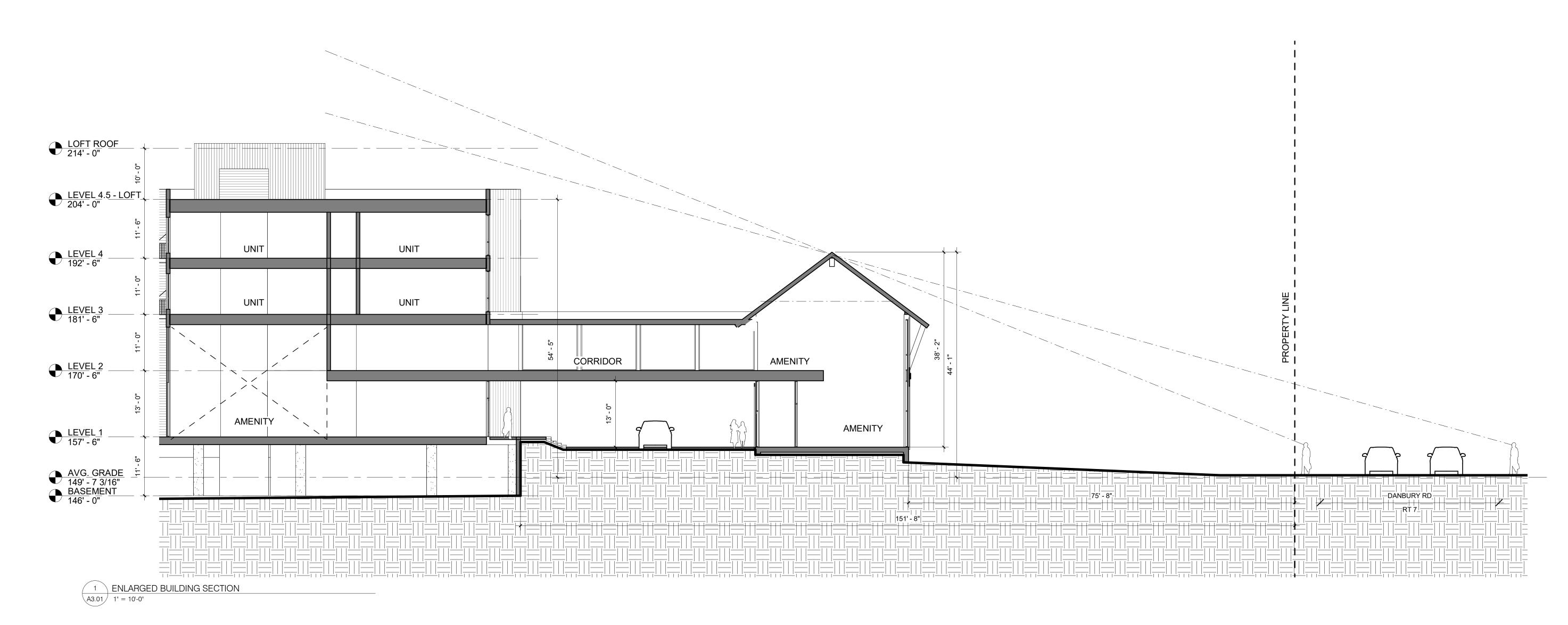
2. Fiber Cement Panel

3 . Vertical Cement Panel



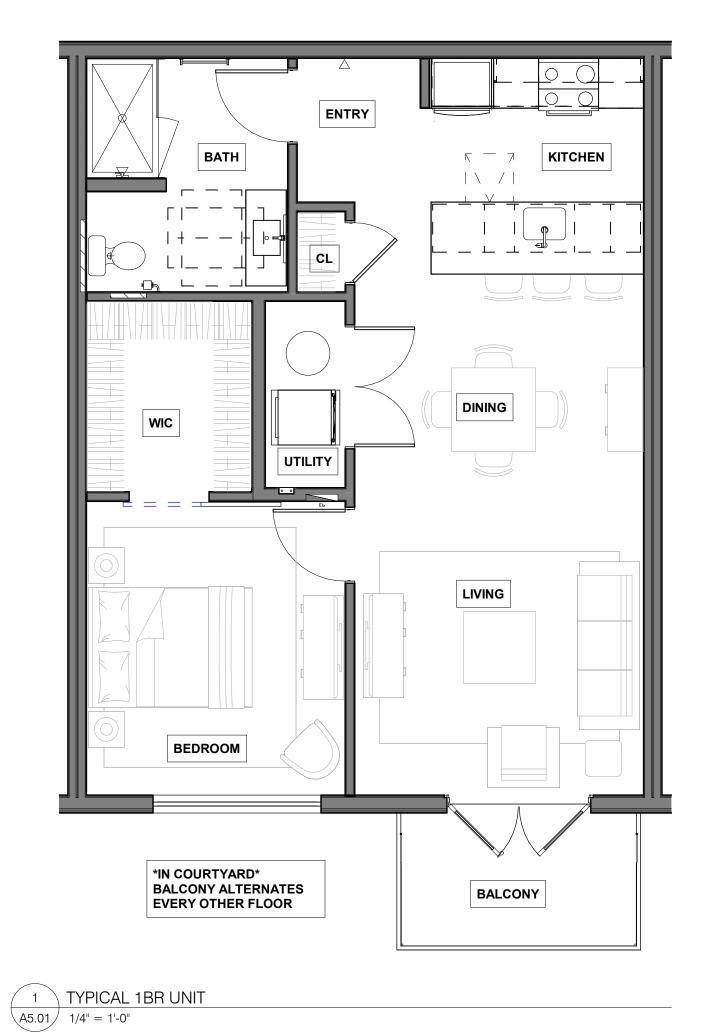


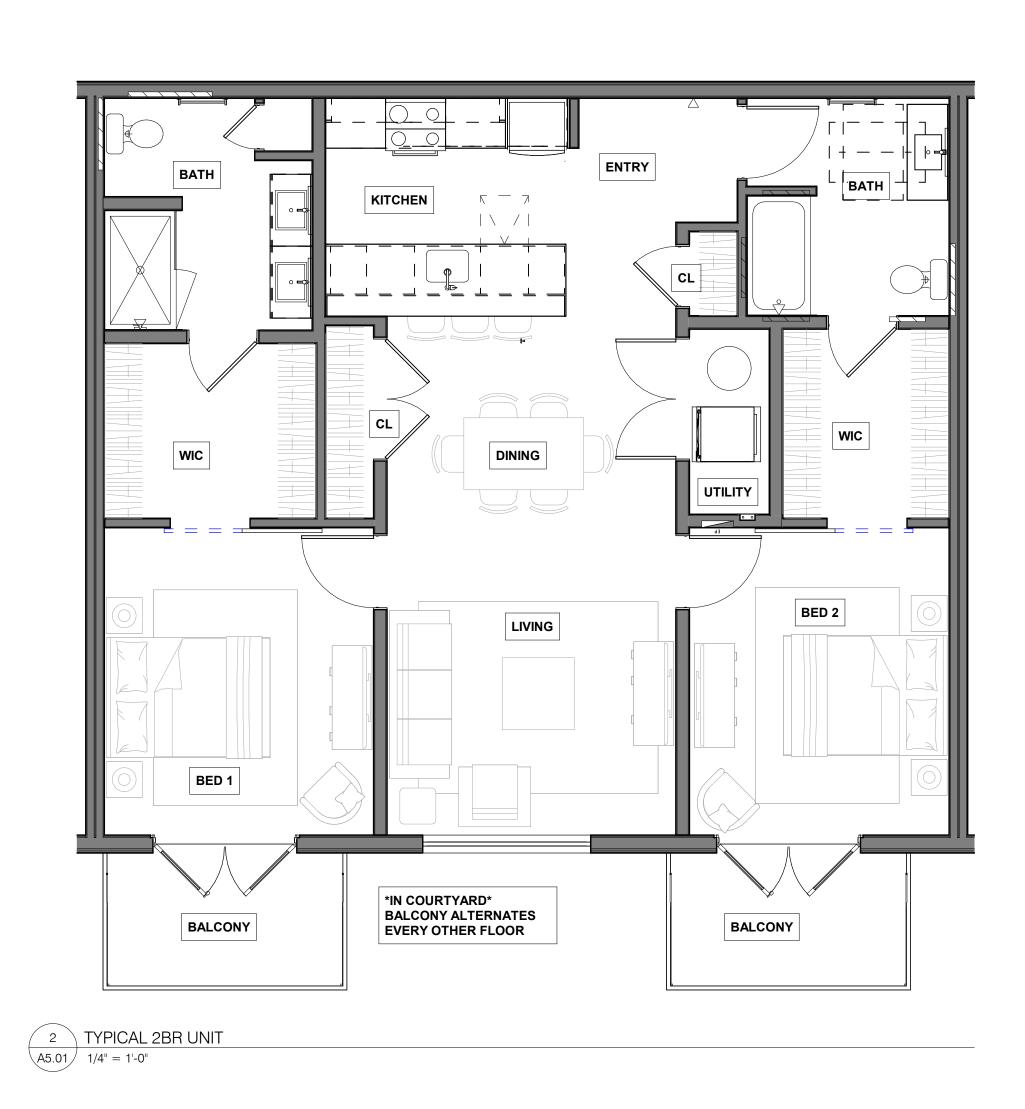


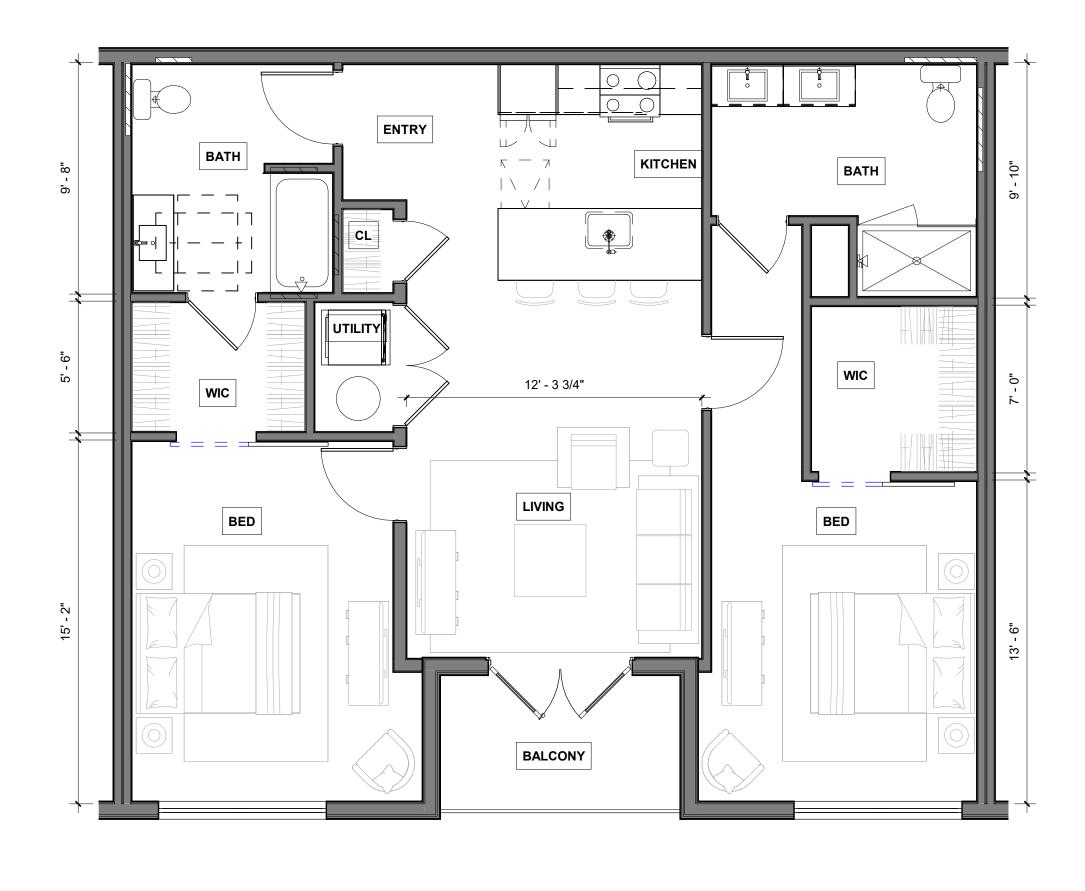


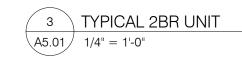






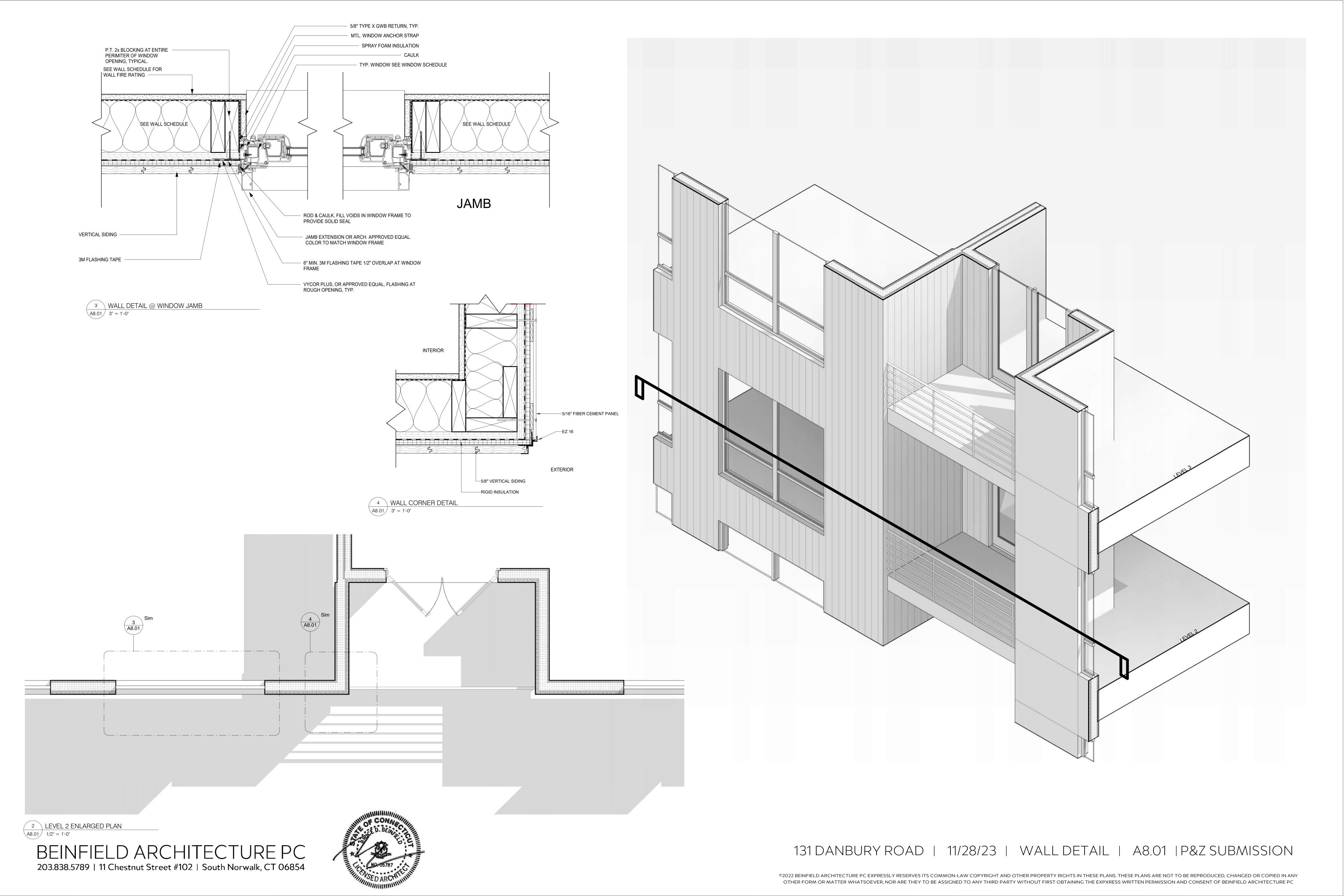


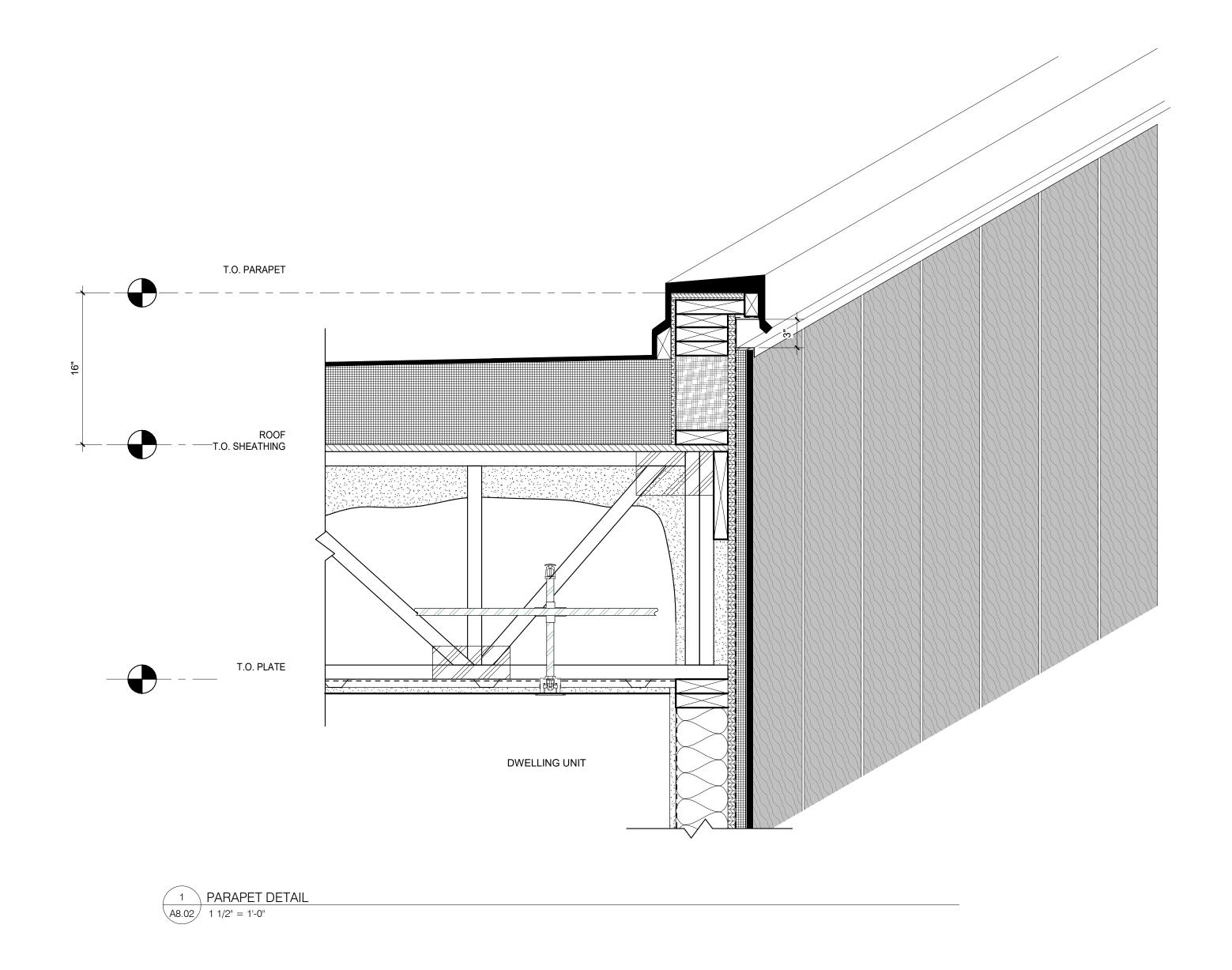


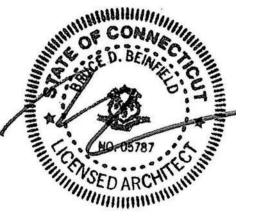














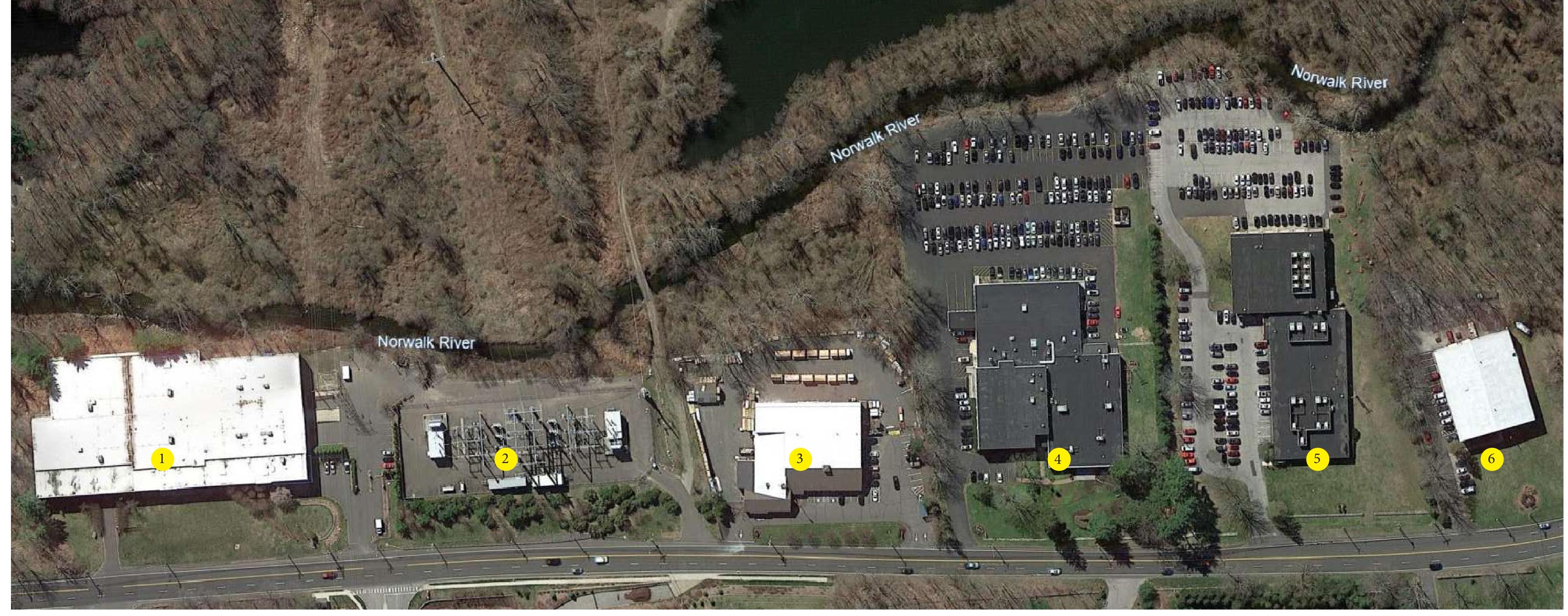
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854























1. Cube Smart - 111 Danbury Rd.

2. Power Station - Danbury Rd.

3. Rings End - 129 Danbury Rd.

4. 131 Danbury Rd.

5. 141 Danbury Rd.

6.149 Danbury Rd.



131 DANBURY ROAD WILTON, CONNECTICUT

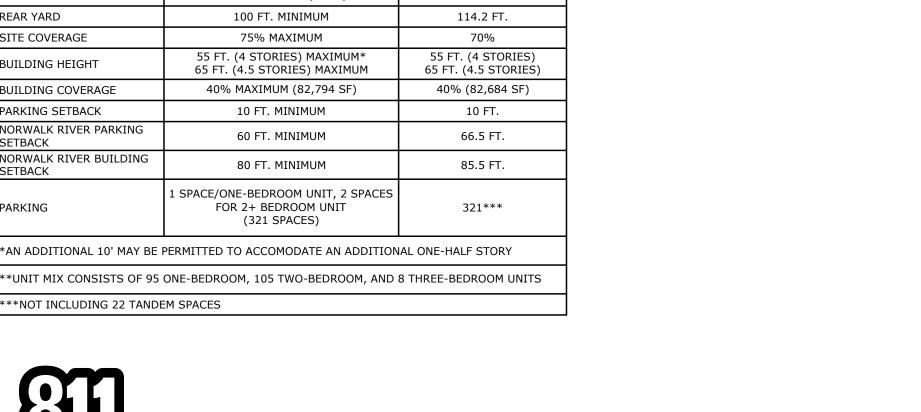
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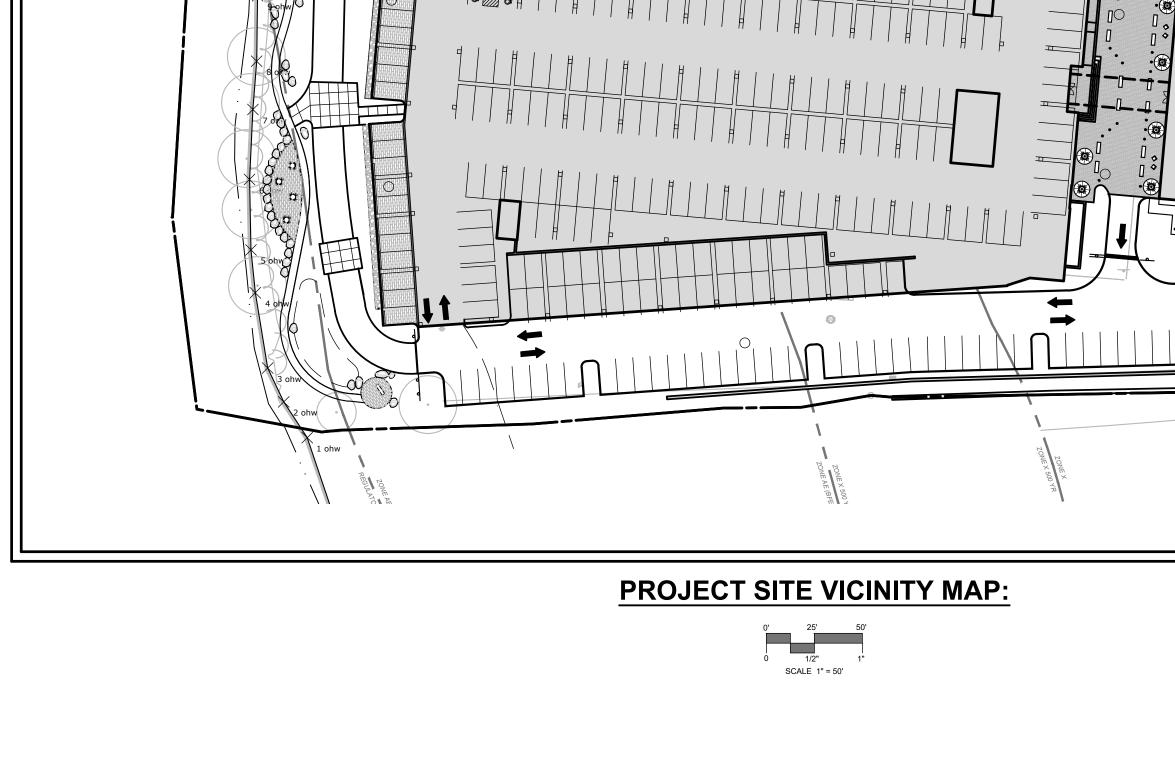


- 1. PROPERTY AND TOPOGRAPHIC INFORMATION COMPILED FROM A MAP ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, 131 DANBURY ROAD, FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897", PREPARED BY: BLEW & ASSOCIATES, P.A., SCALE: 1"=30'.
- 2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND
- 3. 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.
- 5. 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. 6. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE
- 7. 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
- 8. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- 10. 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 818 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.
- 12. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND
- 13. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

EXISTING ZONE: DE-5R DESIGN ENTERPRISE RESIDENTIAL		
	DE-5R REQUIRED	PROPOSED
LOT AREA	3 ACRES MINIMUM	4.75 ACRES
FRONTAGE	150 FT. MINIMUM	292 FT.
FRONT YARD	75 FT. MINIMUM	75 FT.
SIDE YARD	50 FT. MINIMUM (EACH)	51.9 FT.
REAR YARD	100 FT. MINIMUM	114.2 FT.
SITE COVERAGE	75% MAXIMUM	70%
BUILDING HEIGHT	55 FT. (4 STORIES) MAXIMUM* 65 FT. (4.5 STORIES) MAXIMUM	55 FT. (4 STORIES) 65 FT. (4.5 STORIES)
BUILDING COVERAGE	40% MAXIMUM (82,794 SF)	40% (82,684 SF)
PARKING SETBACK	10 FT. MINIMUM	10 FT.
NORWALK RIVER PARKING SETBACK	60 FT. MINIMUM	66.5 FT.
NORWALK RIVER BUILDING SETBACK	80 FT. MINIMUM	85.5 FT.
PARKING	1 SPACE/ONE-BEDROOM UNIT, 2 SPACES FOR 2+ BEDROOM UNIT (321 SPACES)	321***







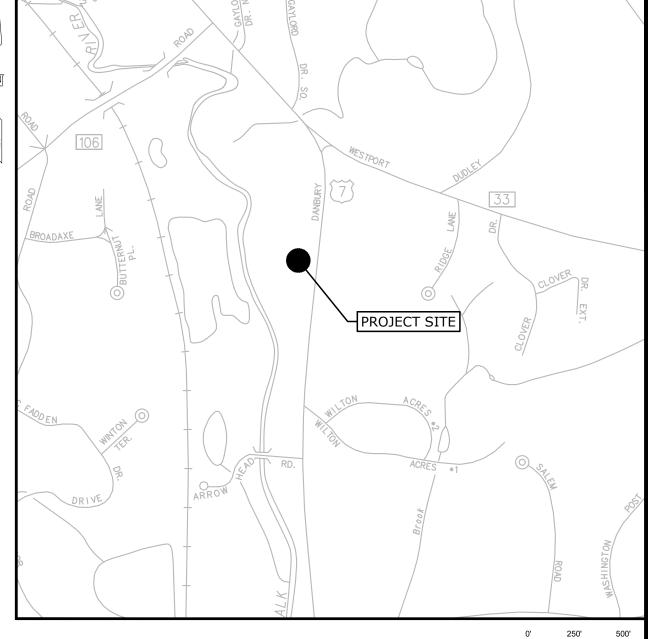
PREPARED BY:



99 REALTY DRIVE CHESHIRE, CT 06410 SLRCONSULTING.COM

PREPARED FOR:

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



LOCATION MAP:



NO.	NAME	TITLE
01		TITLE SHEET
02	NL	NOTES AND LEGEND
03	EX	EXISTING CONDITIONS
04	SP	SITE VICINITY PLAN
05	LA	SITE PLAN - LAYOUT
06	LS	SITE PLAN - LANDSCAPING
07	GR	SITE PLAN - GRADING
80	UT	SIRE PLAN - UTILITIES
09	SE-1	SEDIMENT AND EROSION CONTROL PLAN
10	SE-2	SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
11	SD-1	SITE DETAILS
12	SD-2	SITE DETAILS
13	SD-3	SITE DETAILS
14	SD-4	SITE DETAILS
15	SD-5	SITE DETAILS
16	ABG	COMBINED AVERAGE BUILDING GRADE
17	FP	FLOODPLAIN EARTHWORK
18	EW	PROPOSED SITE EARTHWORK
19	VH-1	VEHICLE TURNING MOVEMENT - FIRE TRUCK
20	VH-2	VEHICLE TURNING MOVEMENT - SU-30 AND 15' BOX TRUCK
21	SL-1B	SITE LIGHTING PHOTOMETRIC CALCULATION (BY APEX LIGHTING SOLUTIONS)



LAYOUT NOTES

- 1. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT.
- 2. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- . FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING CONDITIONS.

PLANTING NOTES

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- 2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
- 3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL
- 4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
- 5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER
- 6. PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND TOWN STAFF.
- 7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE
- 8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- 9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- 10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
- 11. PLACEMENT OF PLANTS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD BY THE OWNER.
- 12. TREES CALLED TO REMAIN TO BE EVALUATED BY AN ARBORIST TO CONFIRM THEY ARE HEALTHY.

UTILITY NOTES

- 1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
- 2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE LATERALS.
- 3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF WILTON WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
- 4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
- 5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

EROSION CONTROL NOTES, CONTRACTOR RESPONSIBILITIES

- 1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
- 2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
- 3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- 4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- 5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- 6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- 7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

STORMWATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND BE AVAILABLE FOR REVIEW.

A. CATCH BASINS/YARD DRAINS

CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEPT IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.

SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS. PAVEMENT SWEEPING

THE PARKING AREA AND ROADWAY SHALL BE SWEPT ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.

B. PROPRIETARY HYDRODYNAMIC SEPARATOR

BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.

C. UNDERGROUND DETENTION SYSTEMS

UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

ISOLATOR ROW

THE ISOLATOR ROWS INTEGRATED TO THE STORMWATER CHAMBERS SYSTEMS SHOULD BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. A COPY OF THE STORMTECH "ISOLATOR ROW 0&M MANUAL" IS INCLUDED IN THE ENGINEERING REPORT. AT A MINIMUM, THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING:

- 1) THE ISOLATOR ROW UNIT SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION.
- 2) THE ISOLATOR ROW SHALL BE INSPECTED EVERY 6 MONTHS FOR THE FIRST YEAR OF OPERATION.
- 3) FOR SUBSEQUENT YEARS, THE INSPECTION SHOULD BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION. AT A MINIMUM, THE ISOLATOR ROW SHALL BE INSPECTED ANNUALLY.
- 4) IF UPON VISUAL INSPECTION THE SEDIMENT DEPOSIT ALONG THE LENGTH OF THE ISOLATOR ROW EXCEEDS 3 INCHES,
- CLEANOUT SHALL BE PERFORMED.
- 5) MAINTENANCE IS ACCOMPLISHED WITH THE JETVAC PROCESS.

E. LAWN AND VEGETATED AREAS

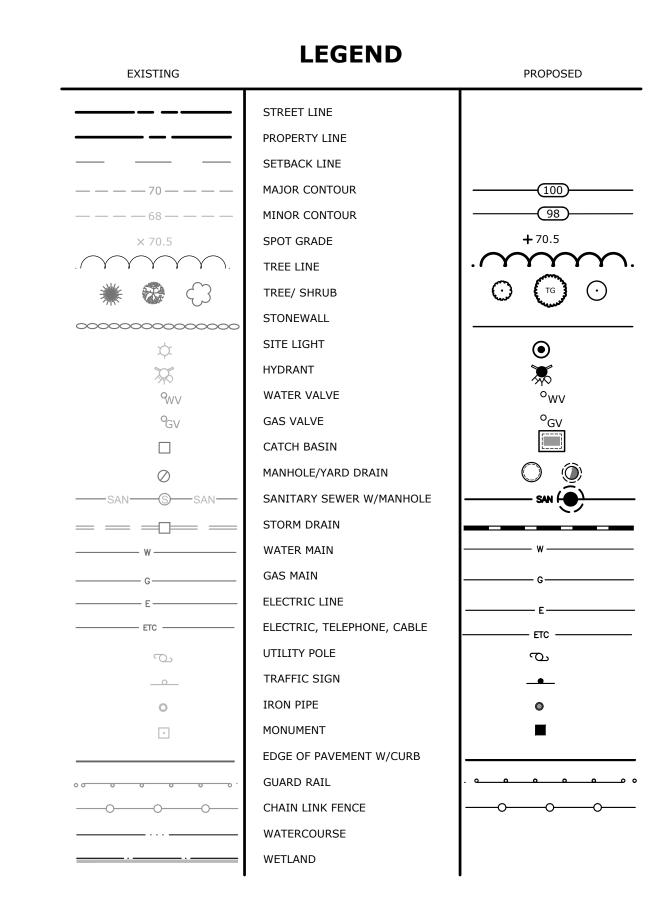
VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

F. ROOF GUTTERS

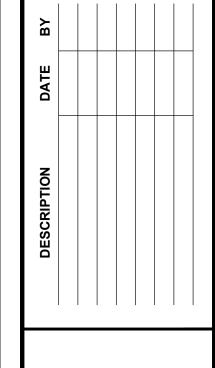
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

CONSTRUCTION SEQUENCE

- 1. PRIOR TO COMMENCEMENT OF WORK A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
- 2. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- 3. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND INSTALL STABILIZED CONSTRUCTION ENTRANCES, AS SHOWN ON THE PLANS.
- 4. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAY BALES AROUND STOCKPILES.
- 5. CONTRACTOR TO INSTALL DIVERSION BERMS AND TEMPORARY SEDIMENT TRAP PER THE SEDIMENT AND EROSION CONTROL
- 6. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & HAY BALES ARE INSTALLED.
- 7. TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED AND MODIFIED AS NECESSARY TO FUNCTION.
- 8. COMMENCE BUILDING FOUNDATION WORK.
- 9. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
- 10. INSTALL RETAINING WALLS, UTILITIES, CURBS AND ROADS.
- 11. CLEAN TEMPORARY SEDIMENT BASINS AS NECESSARY.
- 12. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND DESIGNATED TOWN REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
- 13. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- 14. A COPY OF ALL PLANS AND REVISIONS, THE SEDIMENT AND EROSION CONTROL PLAN, AND A COPY OF THE STORM WATER GENERAL PERMIT (IF REQUIRED), SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- 15. ESTABLISH LAWN AND PLANTINGS.
- 16. ONCE SITE HAS PERMANENTLY BEEN STABILIZED, ALL SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.







PROPOSED MULTI-FAMILY DEVELOPMENT

AWG DESIGNED DRAWN CHECKED

NOT TO SCALE

SCALE

OCTOBER 23, 2023

DATE

21543.00001

PROJECT NO.

NL

03 OF 21

