



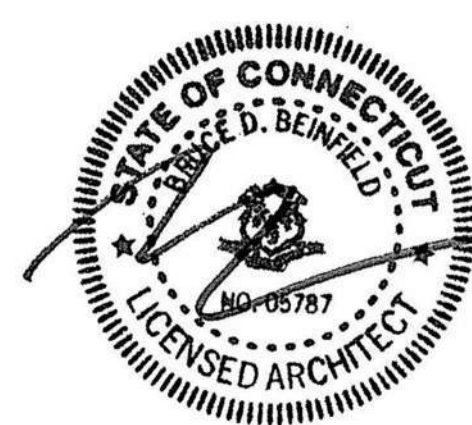
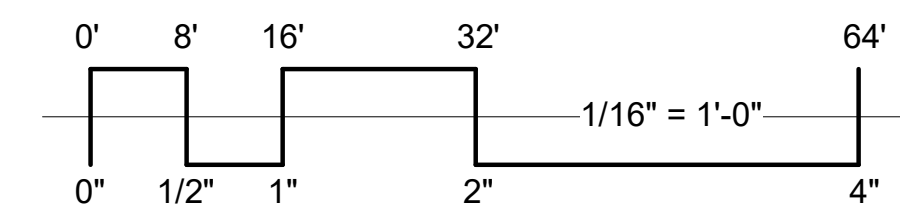
1. Fiber Cement Panel

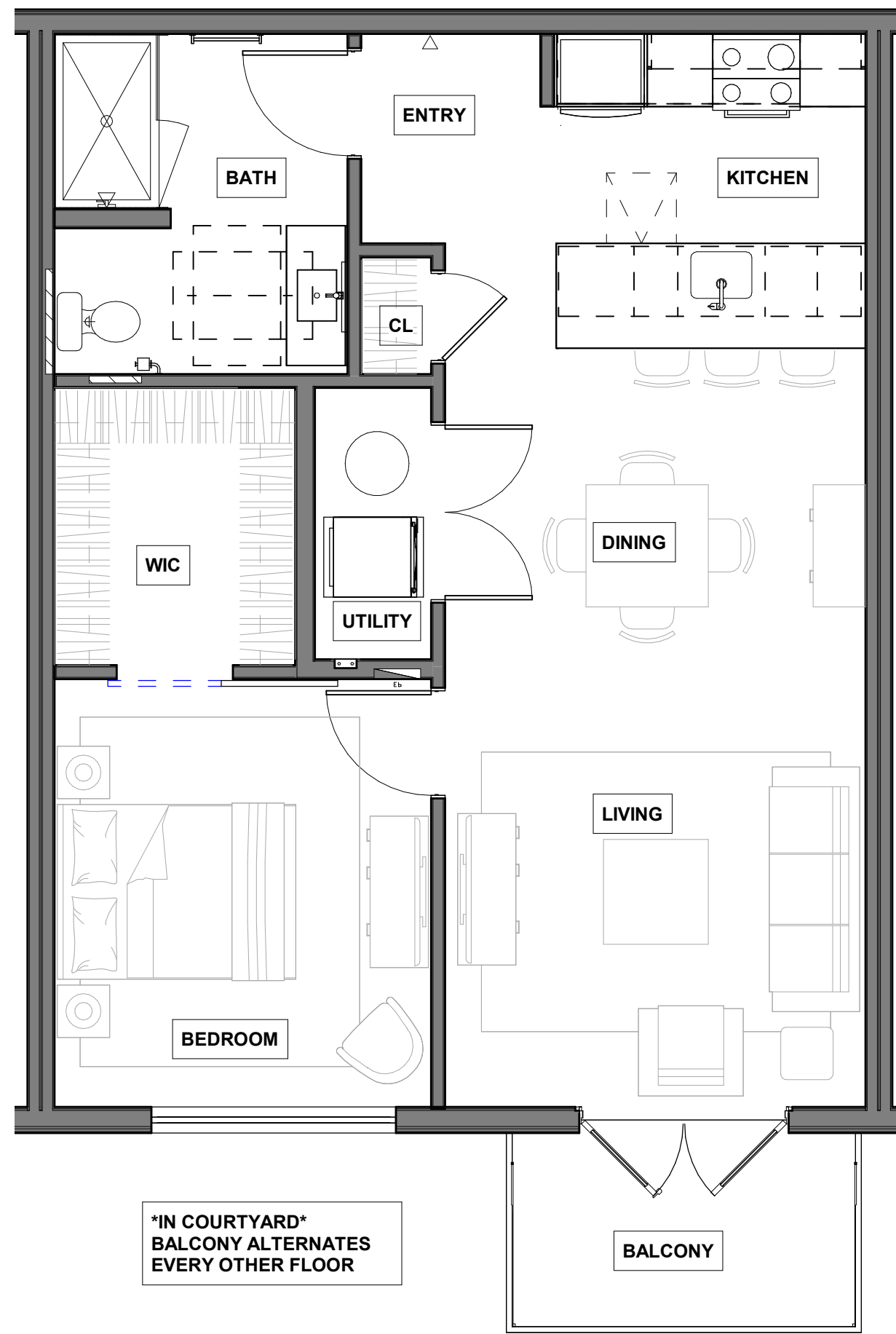


2. Fiber Cement Panel

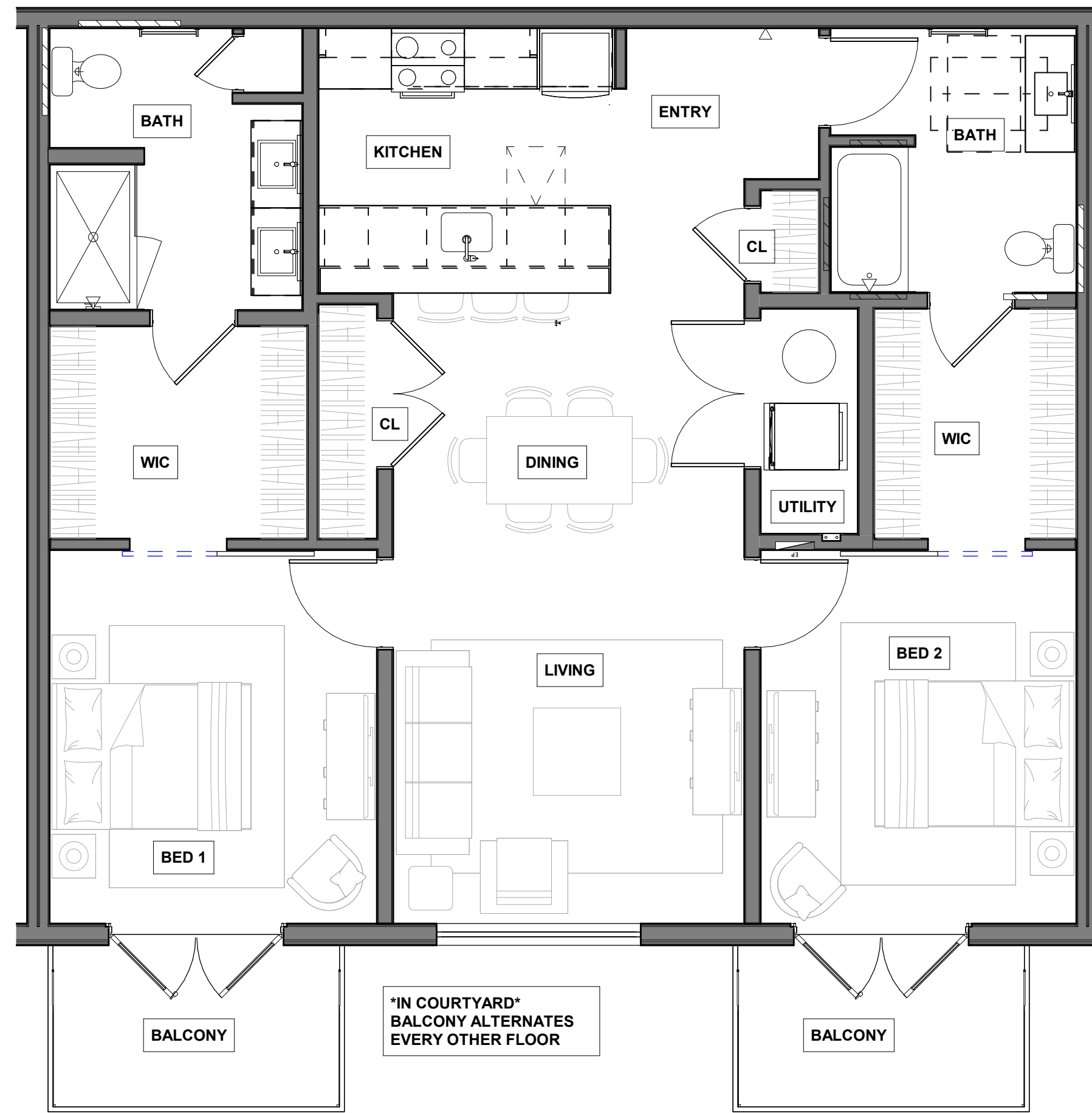


3. Vertical Cement Panel

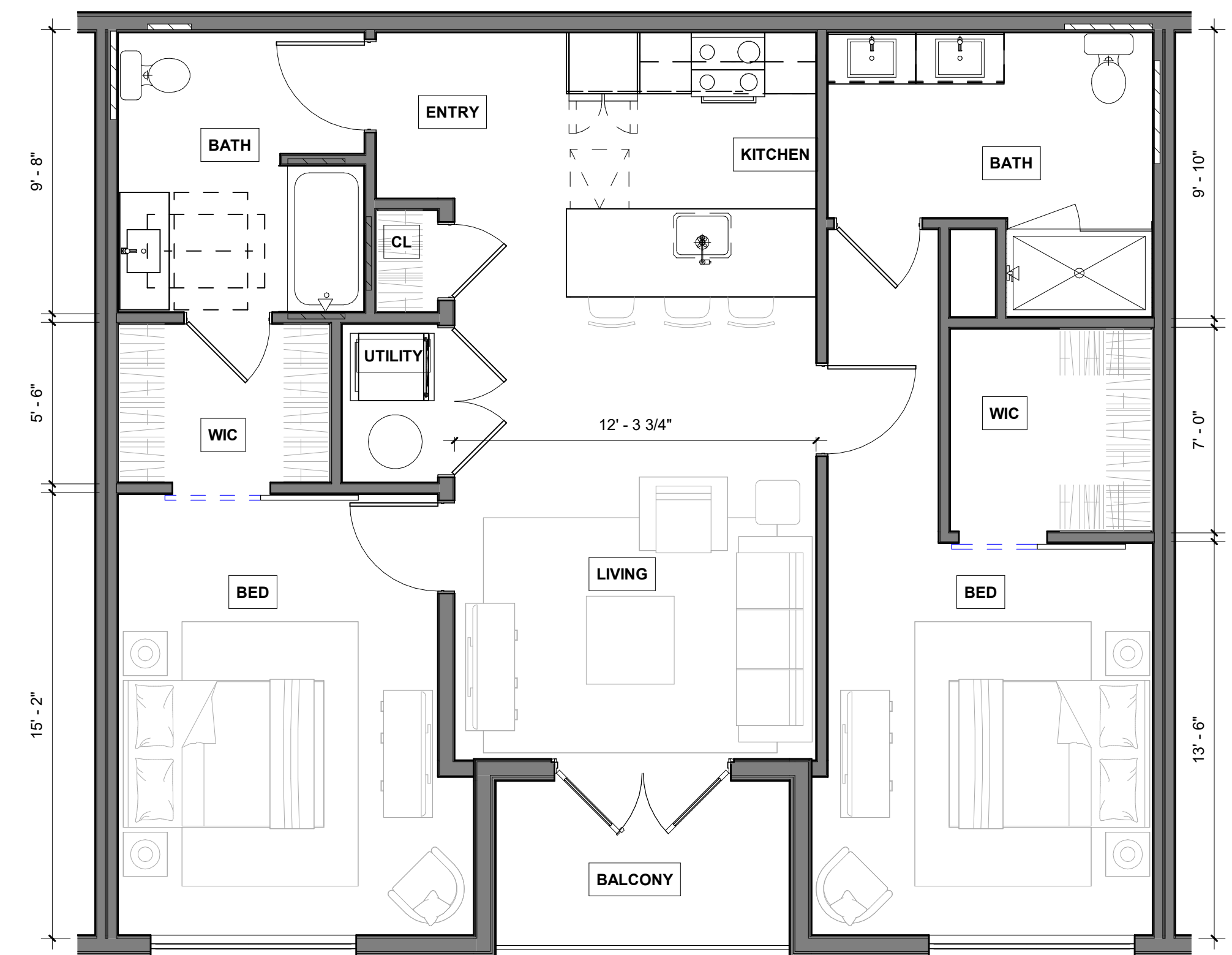




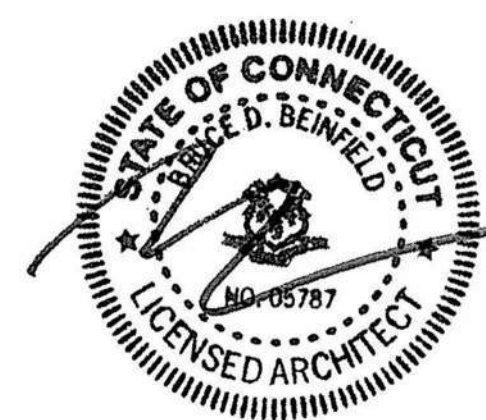
1 TYPICAL 1BR UNIT
A5.01 1/4" = 1'-0"

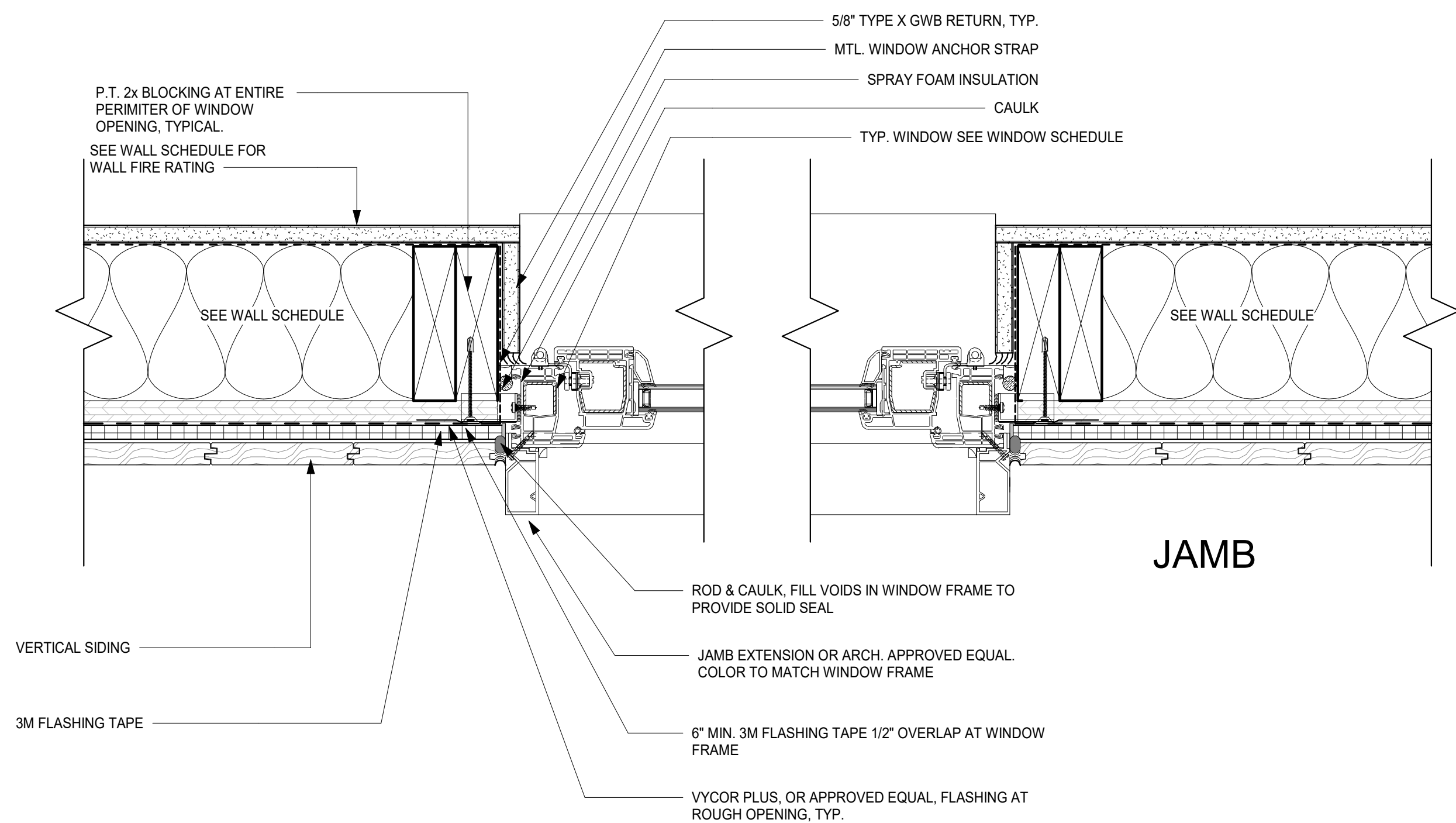


2 TYPICAL 2BR UNIT
A5.01 1/4" = 1'-0"

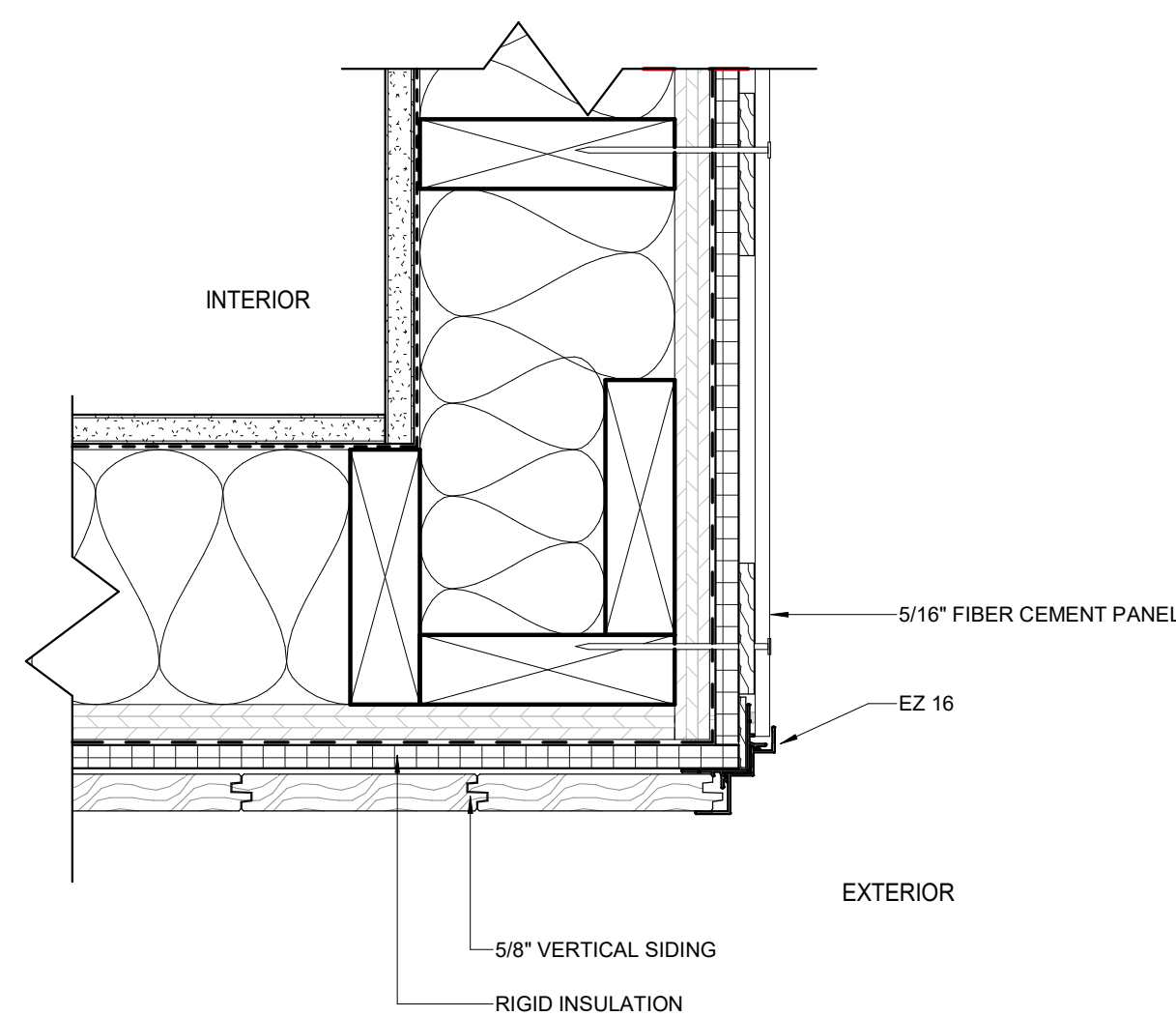


3 TYPICAL 2BR UNIT
A5.01 1/4" = 1'-0"

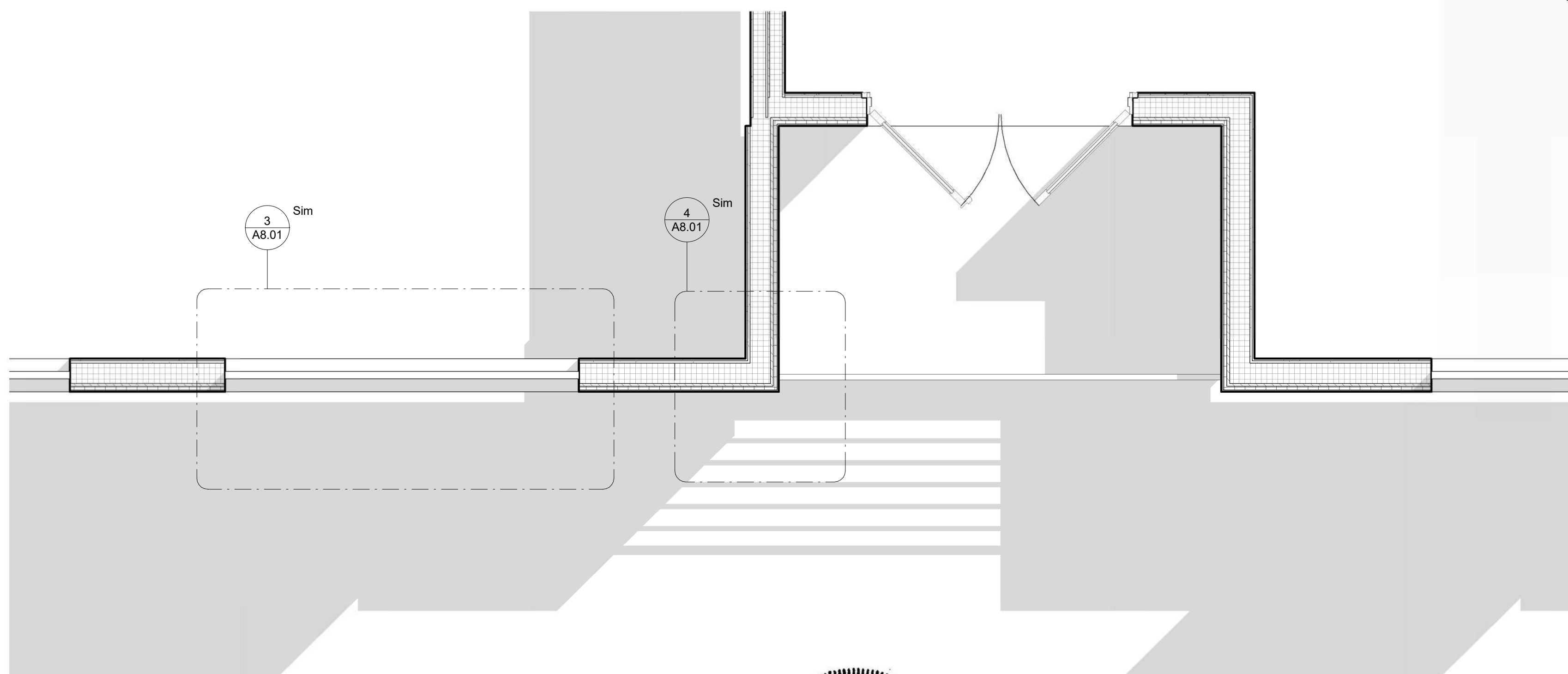




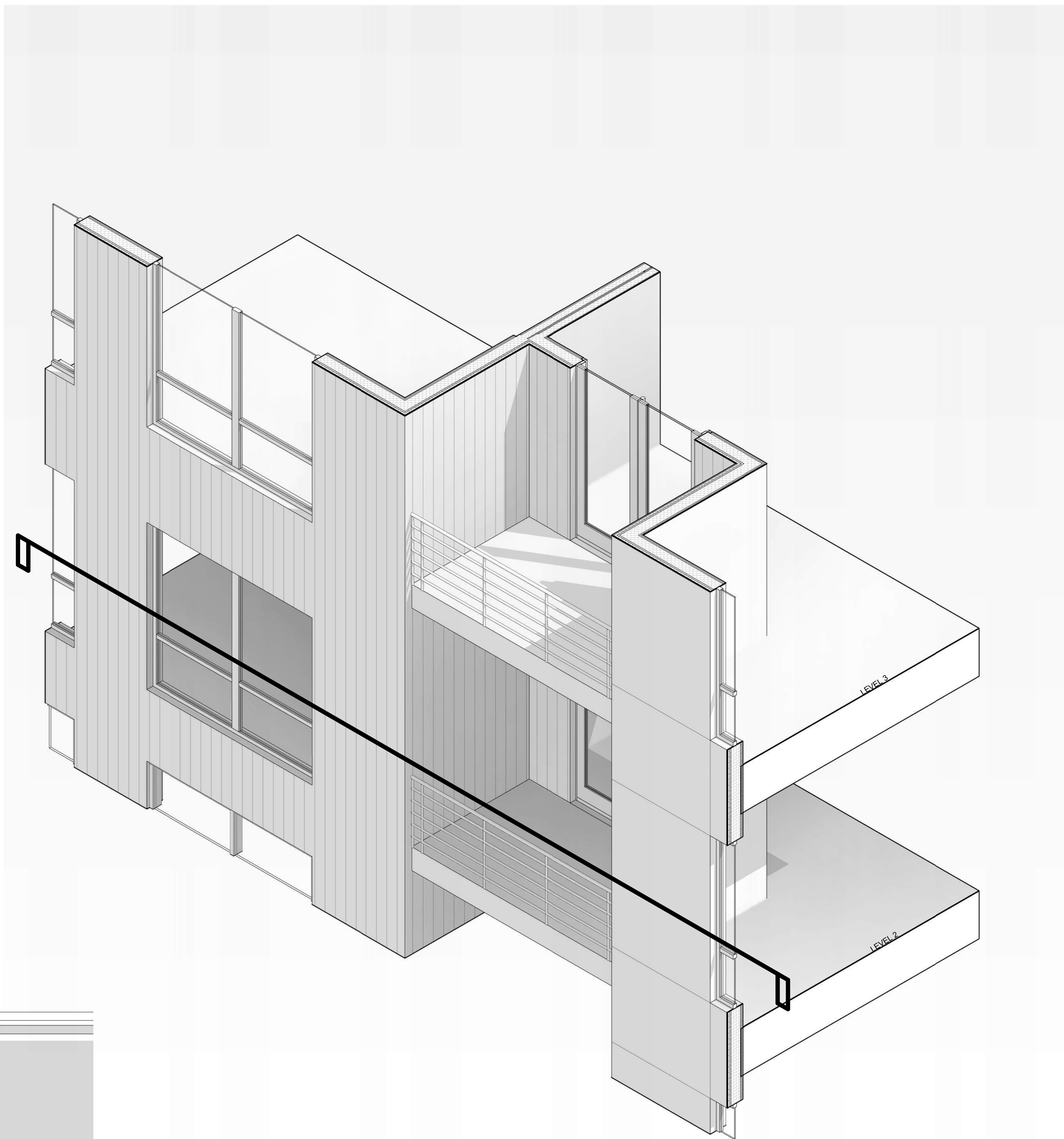
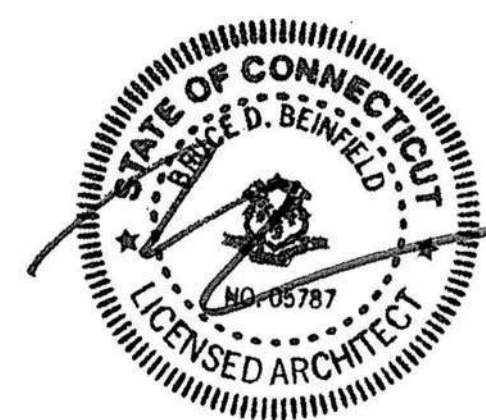
3 WALL DETAIL @ WINDOW JAMB
A8.01 3" = 1'-0"

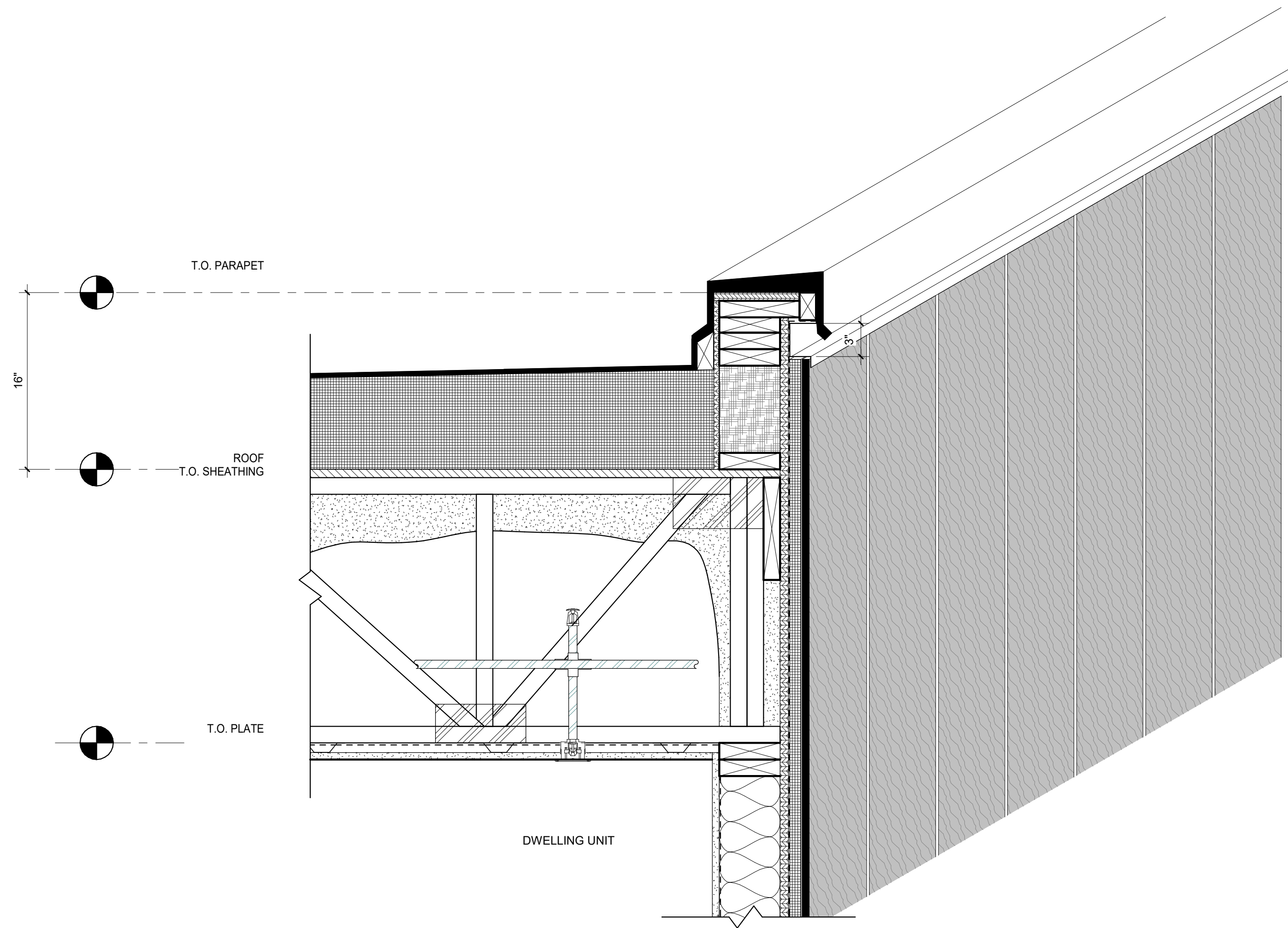


4 WALL CORNER DETAIL
A8.01 3" = 1'-0"

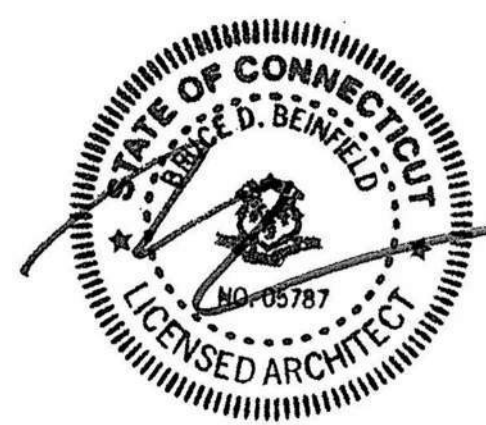


2 LEVEL 2 ENLARGED PLAN
A8.01 1/2" = 1'-0"





1 PARAPET DETAIL
A8.02 1 1/2" = 1'-0"



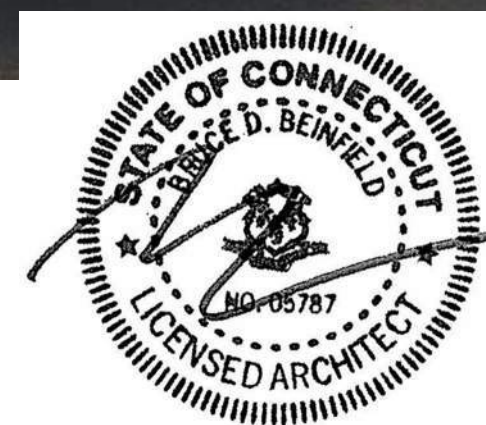


BEINFELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854



131 DANBURY ROAD | 11/28/23 | RENDERING | A9.00 | P&Z SUBMISSION

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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.



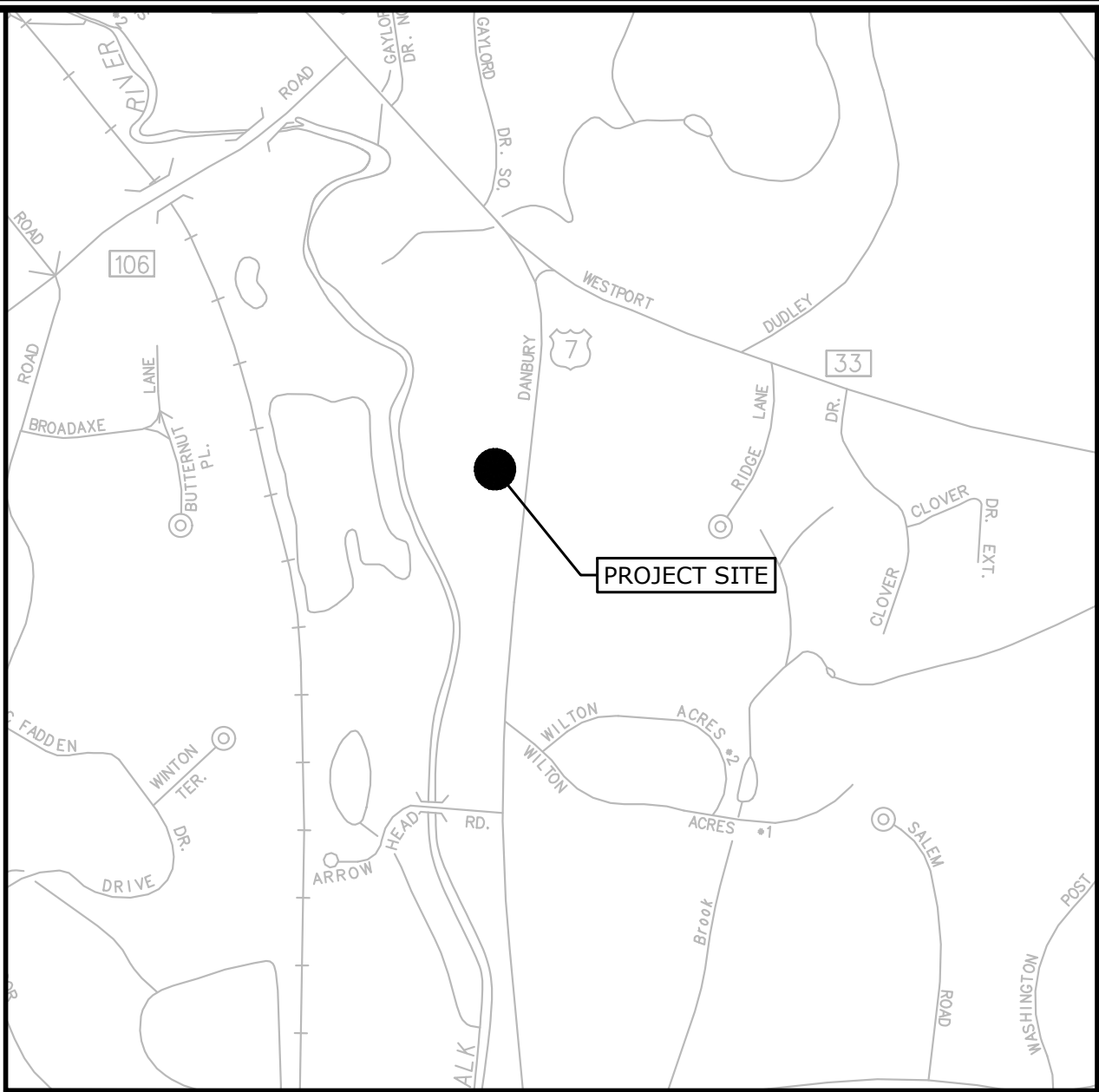
6. 149 Danbury Rd.

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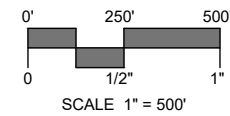
PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

21543.00001
OCTOBER 23, 2023
REVISED: NOVEMBER 27, 2023
P&Z SUBMISSION

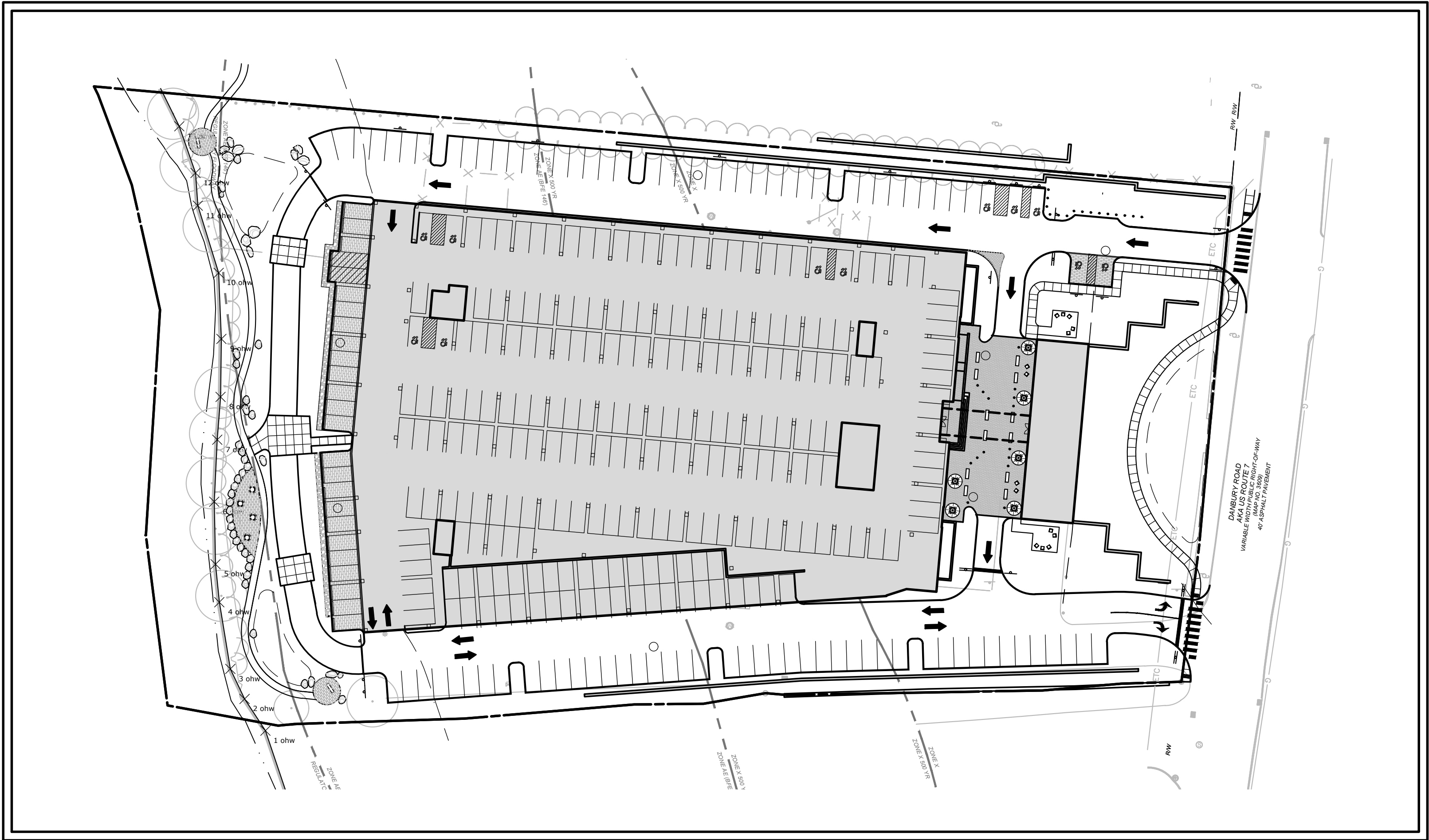


LOCATION MAP:

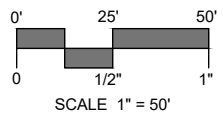


GENERAL NOTES

- 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 6" 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 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.
- 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.



PROJECT SITE VICINITY MAP:



PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

PREPARED FOR:

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

ZONING DATA TABLE

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*	55 FT. (4 STORIES)
	65 FT. (4.5 STORIES) MAXIMUM	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***

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

**UNIT MIX CONSISTS OF 95 ONE-BEDROOM, 105 TWO-BEDROOM, AND 8 THREE-BEDROOM UNITS

***NOT INCLUDING 22 TANDEM SPACES

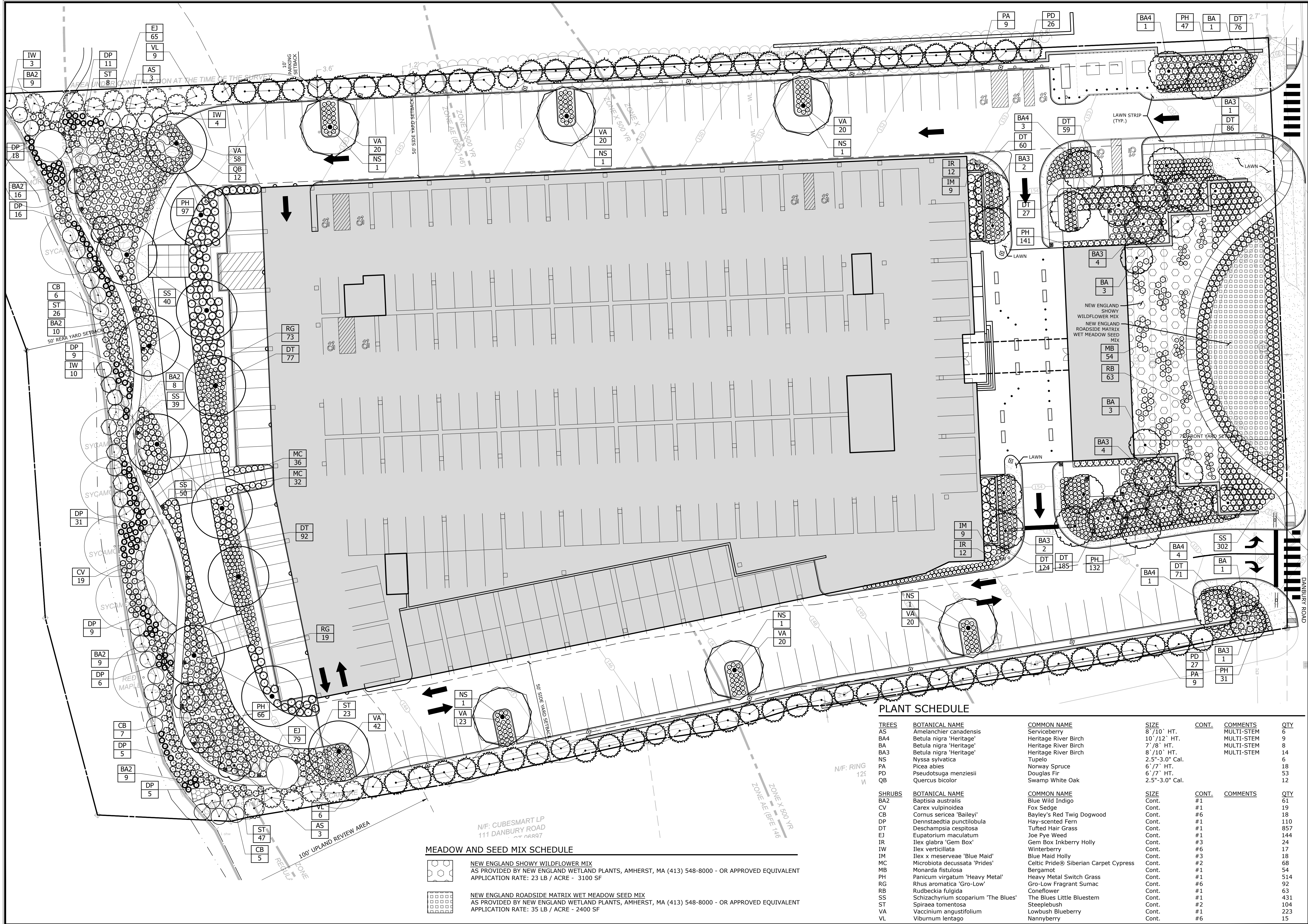


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LIST OF DRAWINGS

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
08	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)



SLR

99 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DATE

BY

DESCRIPTION

11/27/2023

AWG

P&Z SUBMISSION

SITE PLAN - LANDSCAPING

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

AWG

AWG

TD

DESIGNED

DRAWN

CHECKED

SCALE

1"=20'

DATE

OCTOBER 23, 2023

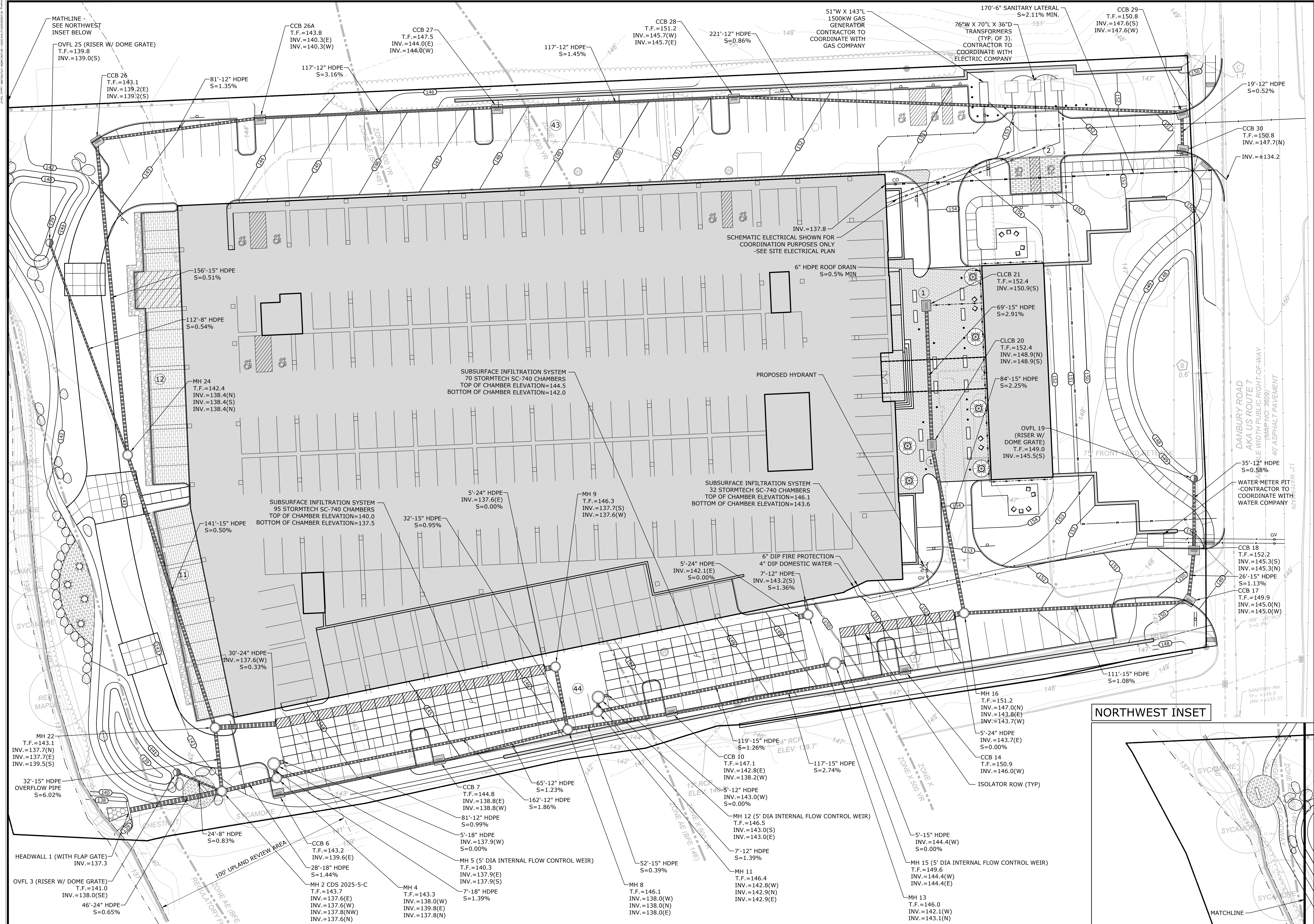
PROJECT NO.

21543.00001

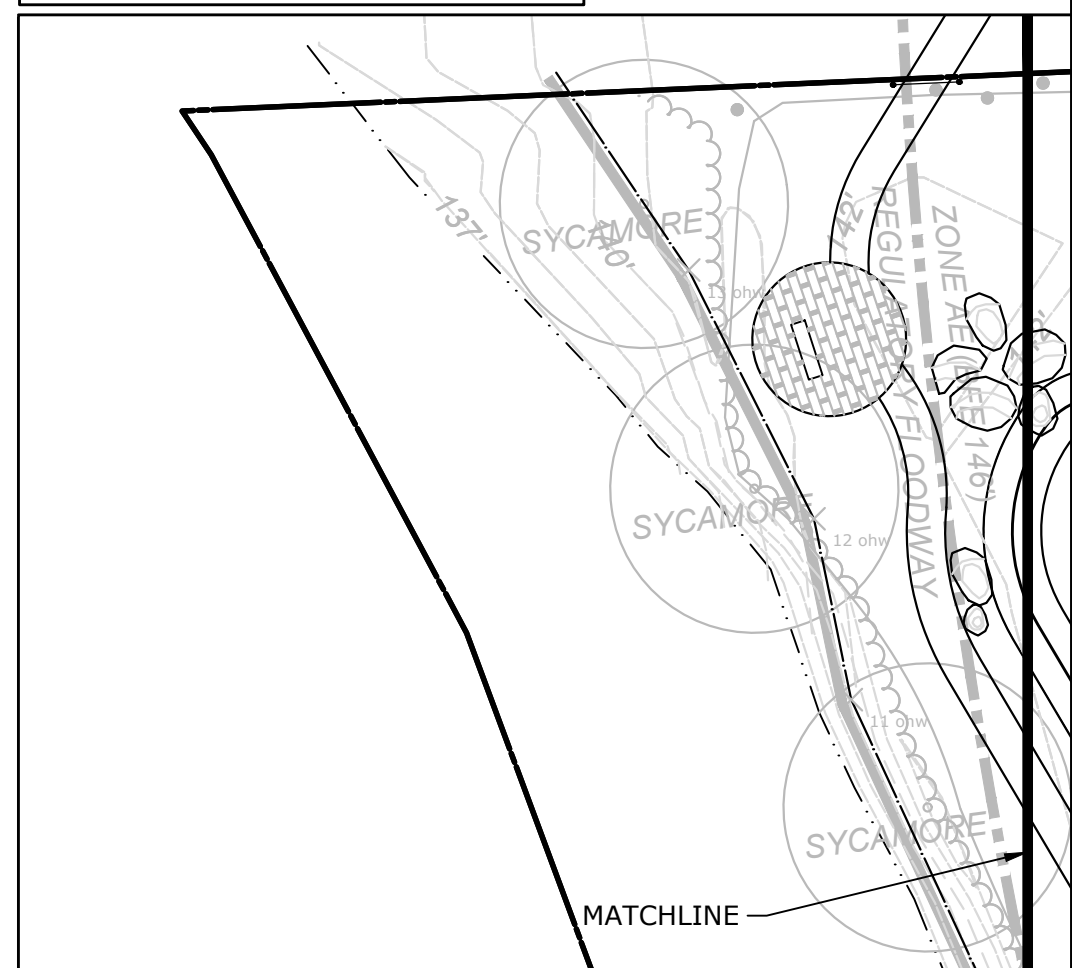
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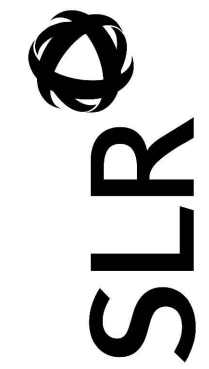
06 OF 21

LS



NORTHWEST INSET





99 REALTY DRIVE
SUITE 100
283.271.1773
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DESCRIPTION	DATE	BY
WPCA REVISIONS	11/14/2023	AWG
P&Z SUBMISSION	11/27/2023	AWG

SITE PLAN - UTILITIES

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

AWG	RH	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=20'

DATE: **OCTOBER 23, 2023**

PROJECT NO: **21543.00001**

SHEET NO: **08 OF 21**

UT

SHEET NAME