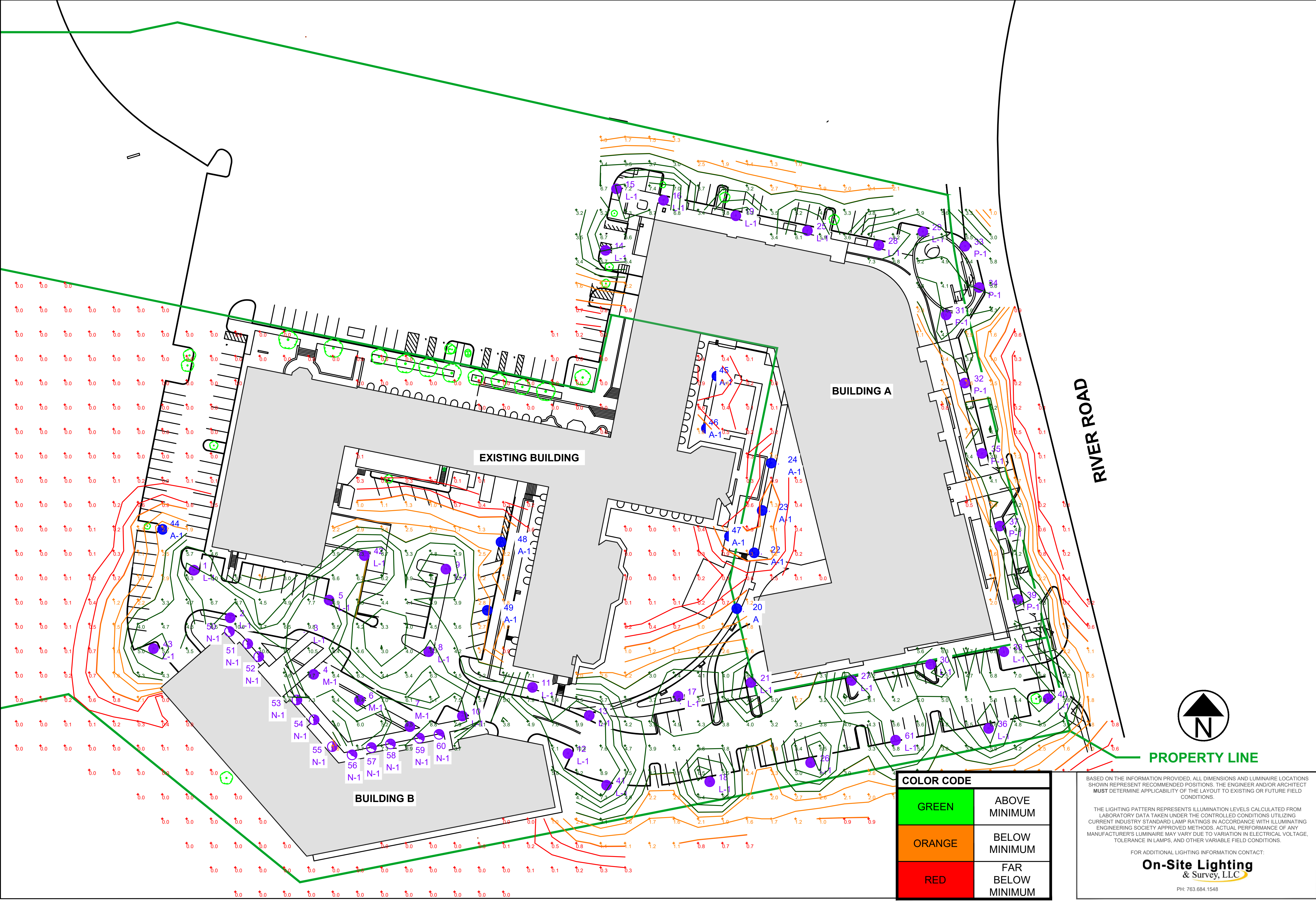


WILTON CAMPUS PROPOSED PHOTOMETRIC PLAN

SCALE: NTS



On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH:763.684.1548
FAX:763.682.9048

KIMCO
REALTY

WILTON
CAMPUS
15 RIVER ROAD
WILTON, CT 06897

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED
PHOTOMETRIC
PLAN

PROJECT #
116910

DESIGN LEVEL	04.04.2024
AGI	3
CAD	D.M.WARZECKA
SHEET#	SL200
REV#	2

COLOR CODE	
GREEN	ABOVE MINIMUM
ORANGE	BELOW MINIMUM
RED	FAR BELOW MINIMUM

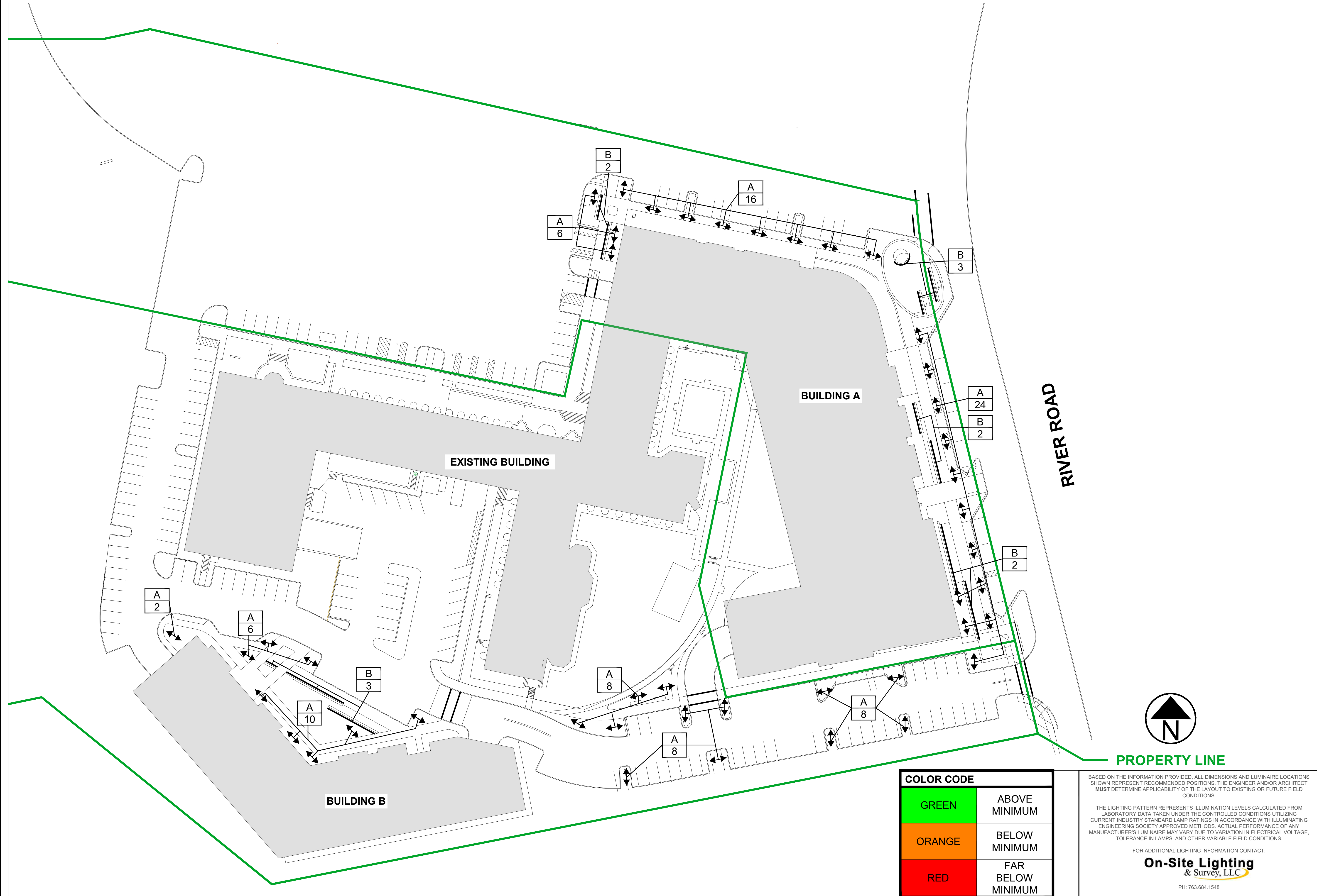
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THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
**On-Site Lighting
& Survey, LLC**
PH: 763.684.1548

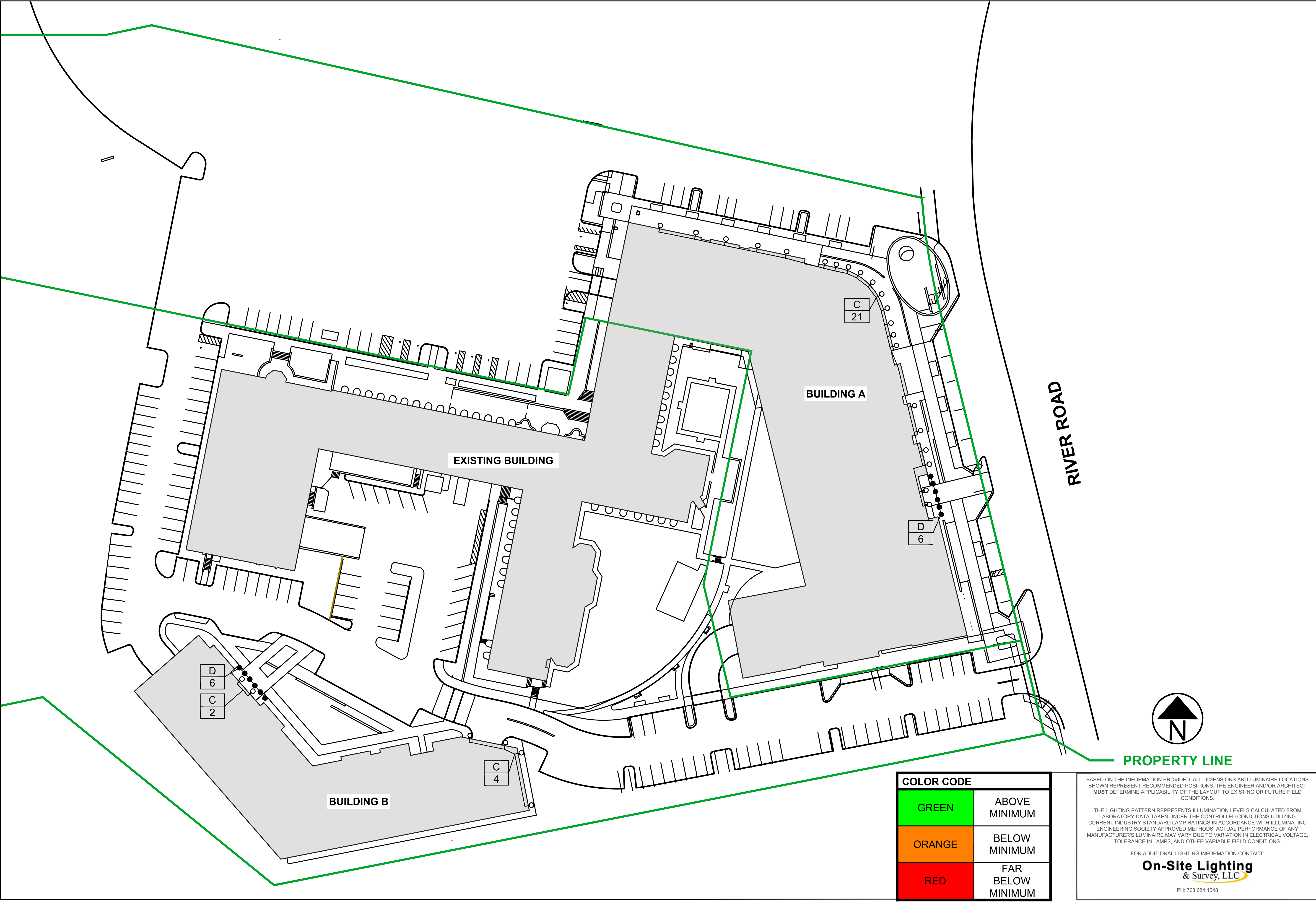
SCALE: NTS

	04.04.2024	
DIVISION LEVEL	3	
AGI	D.M.WARZECKA	
CAD	D.M.WARZECKA	
SHEET#:	SL201	REV #: 2



WILTON CAMPUS PROPOSED BUILDING MOUNTS LEVEL 1

SCALE: NTS



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& Survey, LLC

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PH:763.684.1548
FAX:763.682.9048

KIMCO
REALTY

WILTON CAMPUS
15 RIVER ROAD
WILTON, CT 06897

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED BUILDING MOUNT PLAN

PROJECT #
116910

04.04.2024

DESIGN LEVEL
3

AGI
D.M.WARZECKA

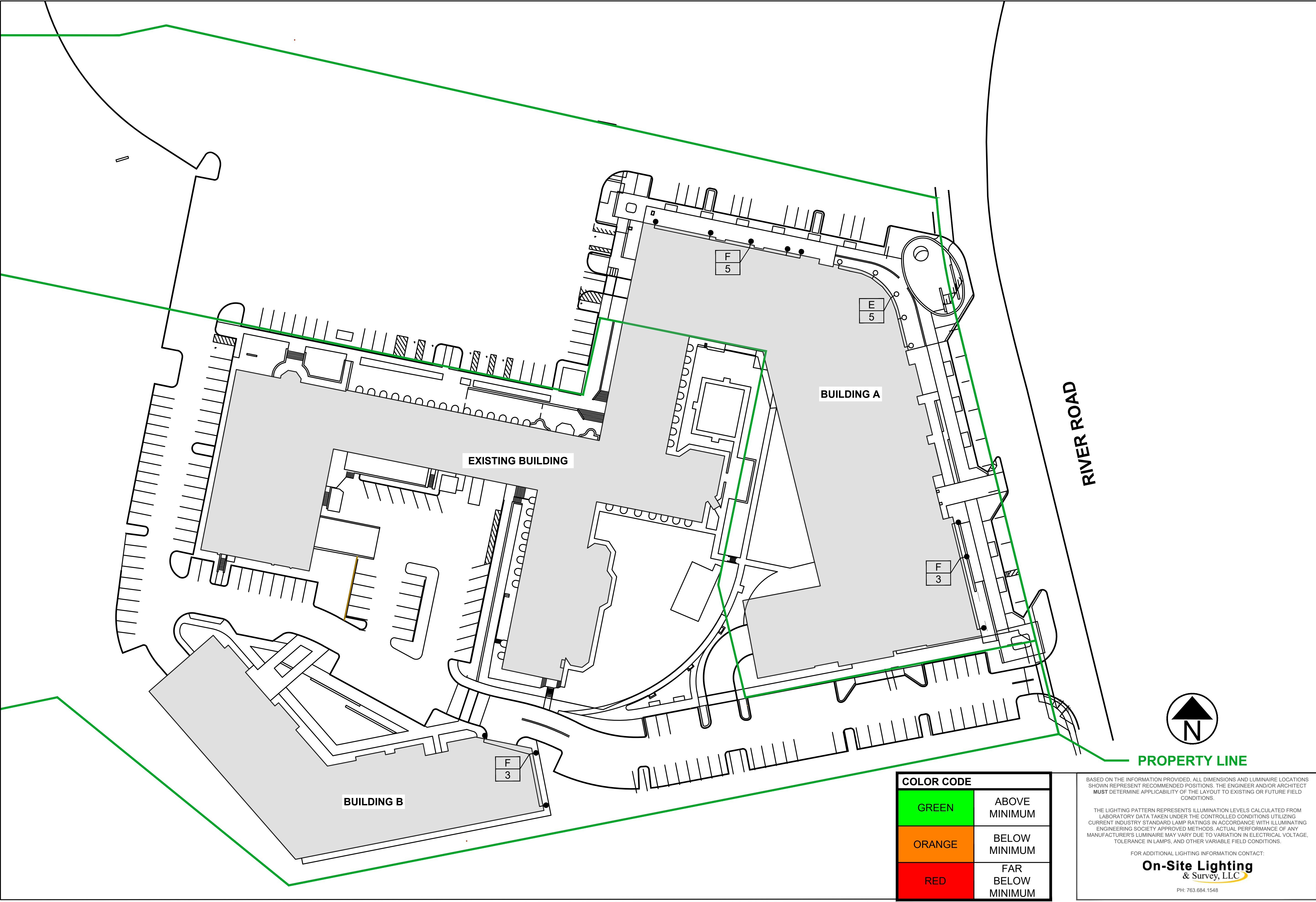
CAD
D.M.WARZECKA

SHEET#
SL202

REV#
2

WILTON CAMPUS PROPOSED BUILDING MOUNTS LEVEL 2

SCALE: NTS



On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048



WILTON
CAMPUS

15 RIVER ROAD
WILTON, CT 06897

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED
BUILDING
MOUNT PLAN

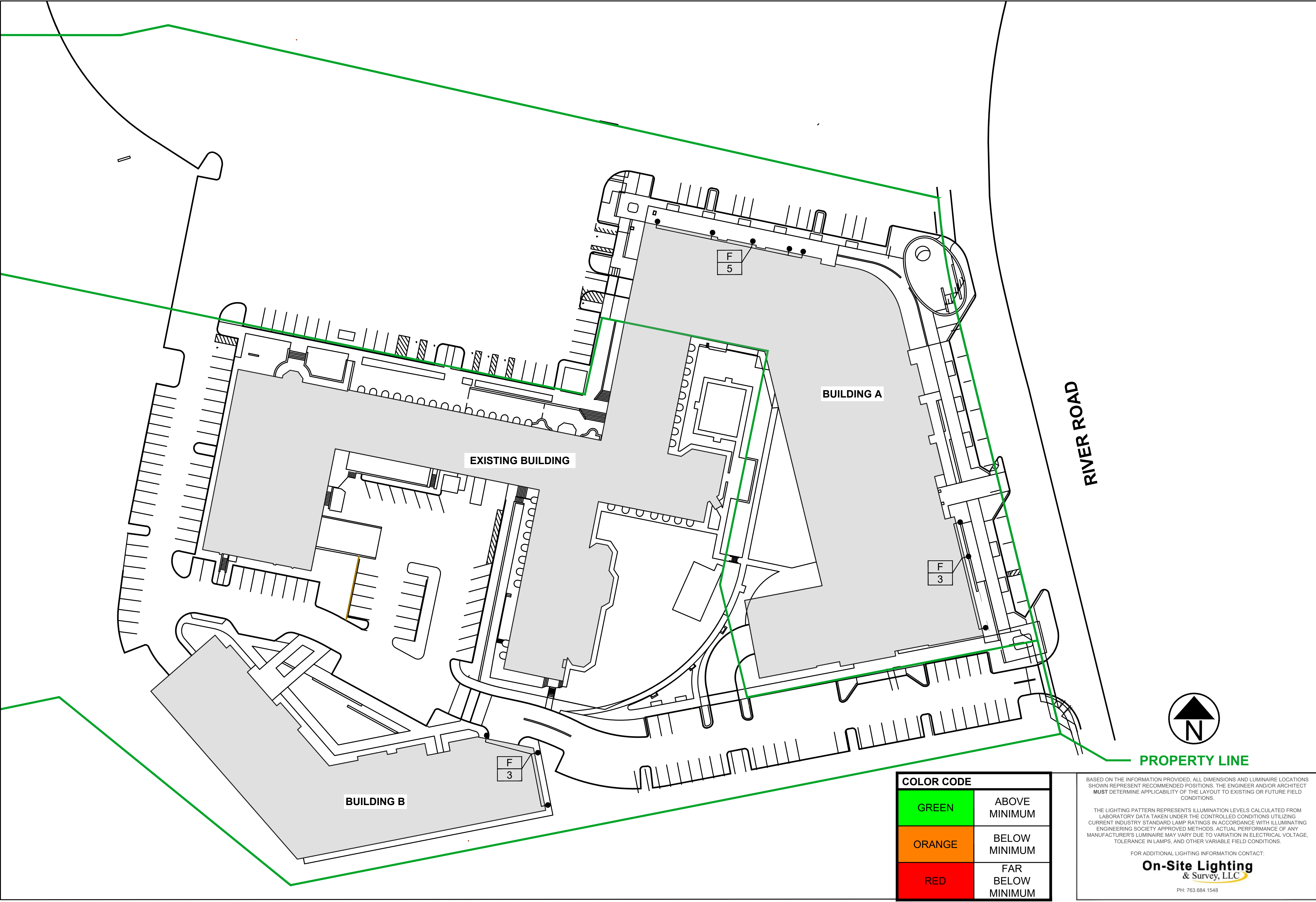
PROJECT #

116910

DESIGN LEVEL	04.04.2024
AGI	3
CAD	D.M.WARZECKA
SHEET#	D.M.WARZECKA
REV#	SL203
REV#	2

WILTON CAMPUS PROPOSED BUILDING MOUNTS LEVEL 3

SCALE: NTS



On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048



WILTON
CAMPUS

15 RIVER ROAD
WILTON, CT 06897

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED
BUILDING
MOUNT PLAN

PROJECT #

116910

DESIGN LEVEL	04.04.2024
AGI	3
CAD	D.M.WARZECKA
SHEET#	SL204
REV#	2

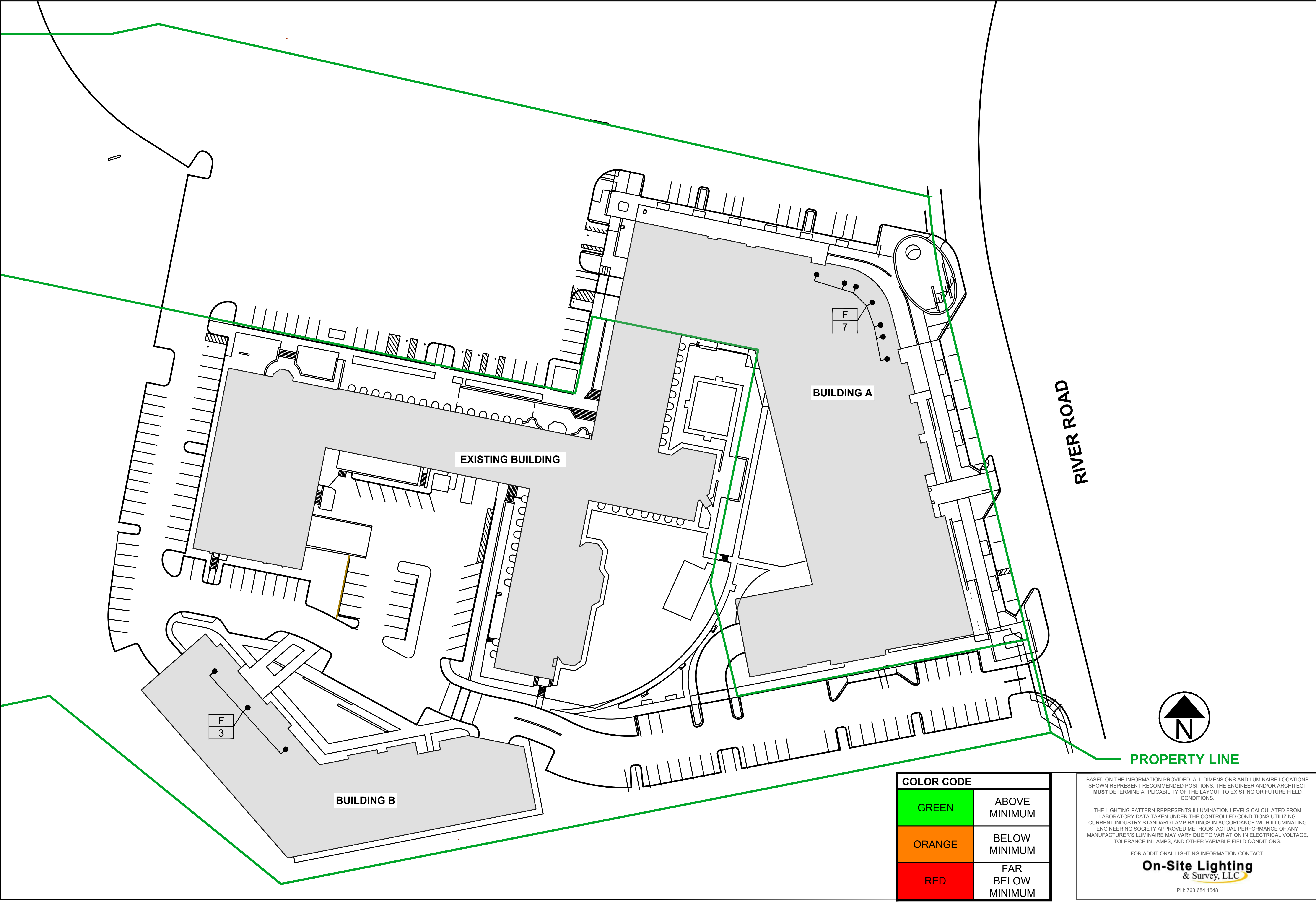
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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
**On-Site Lighting
& Survey, LLC**
PH: 763.684.1548

WILTON CAMPUS PROPOSED BUILDING MOUNTS LEVEL 4

SCALE: NTS



On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH:763.684.1548
FAX:763.682.9048

KIMCO
REALTY

WILTON CAMPUS
15 RIVER ROAD
WILTON, CT 06897

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED BUILDING MOUNT PLAN

PROJECT #
116910

04.04.2024

DESIGN LEVEL
3

AGI
D.M.WARZECKA

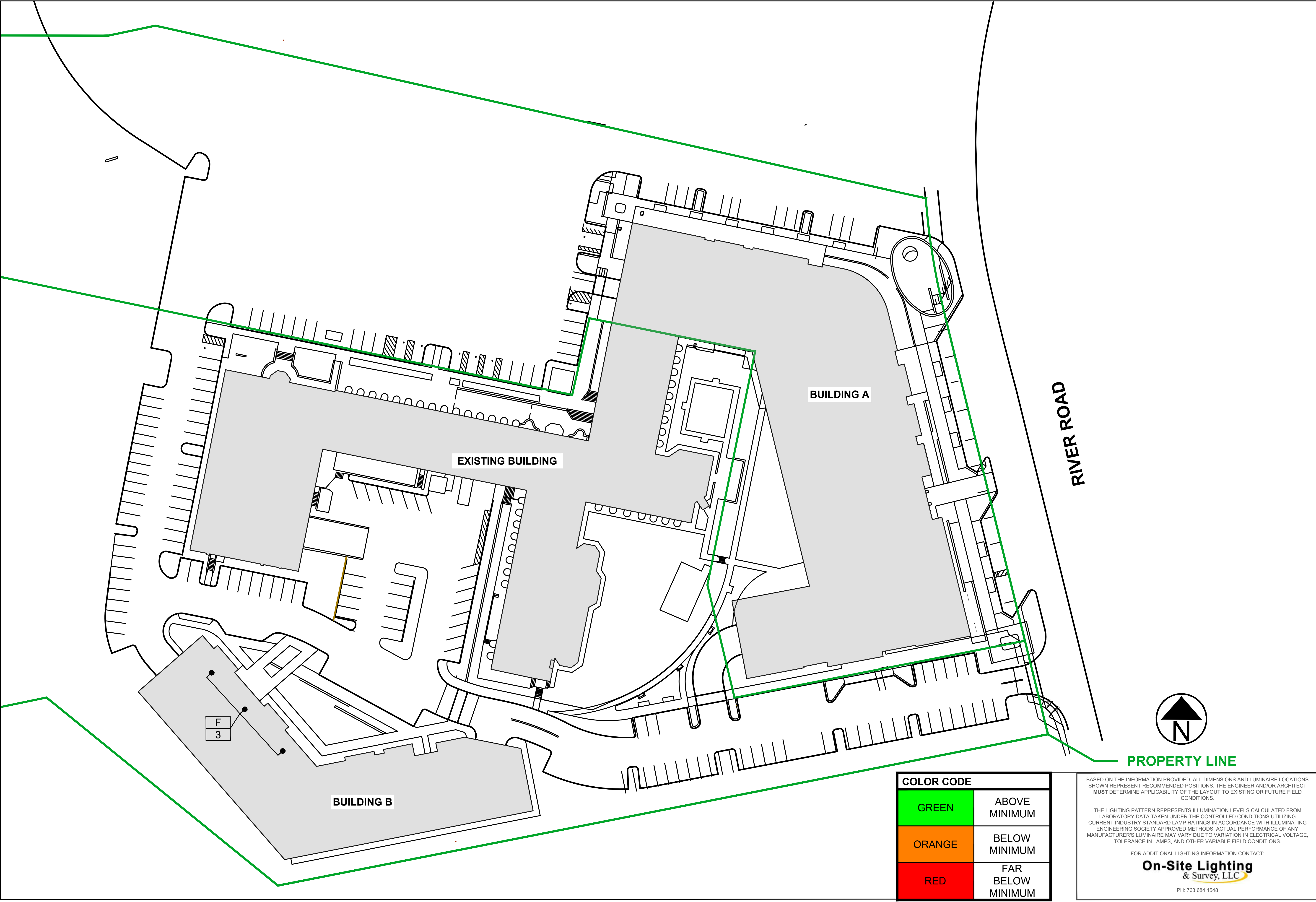
CAD
D.M.WARZECKA

SHEET#:
SL205

REV #:
2

WILTON CAMPUS PROPOSED BUILDING MOUNTS LEVEL 5

SCALE: NTS



On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
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FAX:763.682.9048

KIMCO
REALTY

WILTON CAMPUS
15 RIVER ROAD
WILTON, CT 06897

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION
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2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED BUILDING MOUNT PLAN

PROJECT #
116910

DESIGN LEVEL
04.04.2024

AGI
3

CAD
D.M.WARZECKA

SHEET#:
SL206

REV#:
2

WILTON CAMPUS PROPOSED SCHEDULES

On-Site Lighting
& Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048



WILTON
CAMPUS

15 RIVER ROAD
WILTON, CT 06897

#	DATE	INIT	DESCRIPTION
1	04.08.2024	DMW	ADDED BOLLARDS, POLE LOCATIONS
2	04.16.2024	DMW	SPECIFICATION CHANGE

PROPOSED
SCHEDULES

PROJECT #

116910

DESIGN LEVEL	04.04.2024
AGI	3
CAD	D.M.WARZECKA
SHEET#:	D.M.WARZECKA
REV #:	SL207 2

BUILDING MOUNT SCHEDULE PROPOSED			
QTY	LABEL	MANUFACTURER	CATALOG NUMBER/ DESCRIPTION
88	A	COOPER LIGHTING	TCRS5S-BK
12	B	BL LIGHTING	BL flexFORM D1-4000k-IP68-2811
27	C	CONTECH LIGHTING	CYL6340K-X-WXPL-B
12	D	GREEN CREATIVE	LES9040-X-MD-WET-BL
5	E	CONTECH LIGHTING	CYL8240K-X-UDXWW-B
35	F	CONTECH LIGHTING	CY3T140K-X-AWXS-B

LUMINAIRE SCHEDULE						
Symbol	Qty	Label	Arrangement	LLF	Description	BUG Rating
	10	A-1	SINGLE	0.600	EXISTING 100W MH T-5 20'-0 MTG HT	B1-U3-G1
	30	L-1	SINGLE	0.900	NEW BASE, POLE, & AREA FIXT 191W LED T5W 20'-0 MTG HT (4000K/25984 LUMENS) LSI MPP-LED-25L-SIL-5W-40-70CRI	B5-U4-G3
	3	M-1	SINGLE	0.900	NEW BASE, POLE, & AREA FIXT 149W LED T5W 20'-0 MTG HT (4000K/10685 LUMENS) LSI MPP-LED-20L-SIL-5W-40-70CRI	B4-U4-G3
	11	N-1	SINGLE	0.900	NEW LOCATION BOLLARD 29W LED 3'-8 MTG HT (4000K/2320 LUMENS) LSI MRB-LED-30L-ACR-A-40	B1-U2-G1
	7	P-1	SINGLE	0.900	NEW BASE, POLE, & AREA FIXT 67W LED T2 20'-0 MTG HT (4000K/10685 LUMENS) LSI MPP-LED-10L-SIL-2-40-70CRI	B2-U3-G2

CALCULATION SUMMARY							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	%PtsRange
SITE AT GRADE	1.97	10.6	0.0	N.A.	N.A.	880	N.A.
BUILDING A PARKING	3.60	8.2	0.5	7.20	16.40	28	67.9
MAIN PARKING	4.99	10.3	2.2	2.27	4.68	93	92.5

LPD AREA SUMMARY				
Label	Area	Total Watts	LPD	Perimeter
SITE	362349	6607	0.018	2912

COLOR CODE	
GREEN	ABOVE MINIMUM
ORANGE	BELOW MINIMUM
RED	FAR BELOW MINIMUM

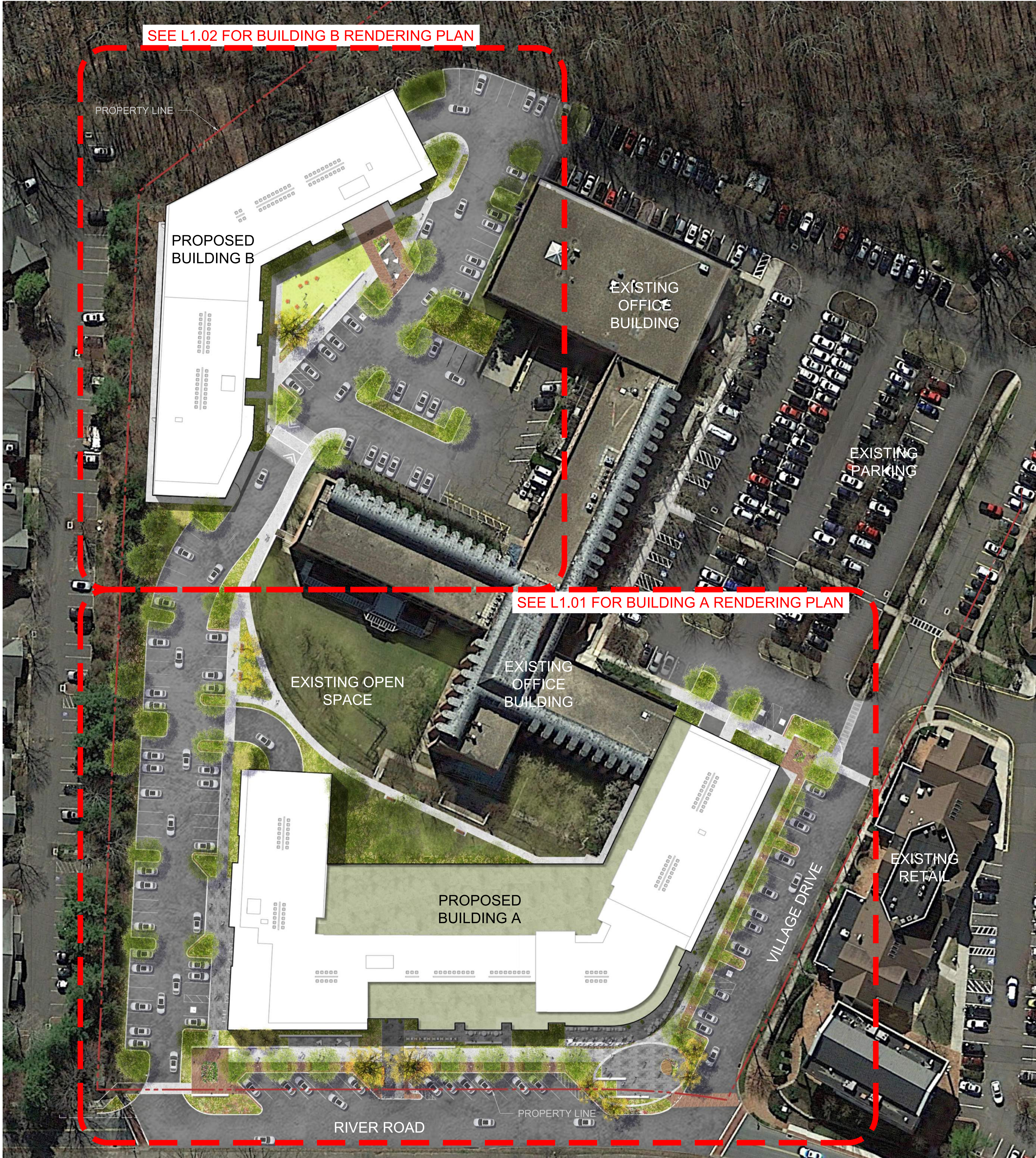
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PH: 763.684.1548

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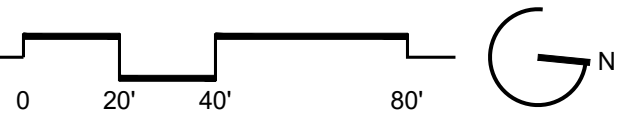
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1

OVERALL SITE RENDERING

1"=40'-0"



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Wilton Campus 1691

5-21 River Road, Wilton, CT

Client
WILTON CAMPUS 1691, LLC
15 River Road, Suite 15
Wilton, CT 06897

Architect
CUBE3
56 High Street
North Andover, MA 01845

Civil Engineer
VHB
1775 Greensboro Station Pl Ste 200
McLean, VA 22102

SEAL



ISSUED FOR	DATE
1 VDDAC SUBMISSION	03/28/2024
2 LOCAL APPROVALS	04/23/2024

PROJECT NO.
23018

SCALE :
As Shown

DRAWN BY :
SW

REVIEWED BY :
MR

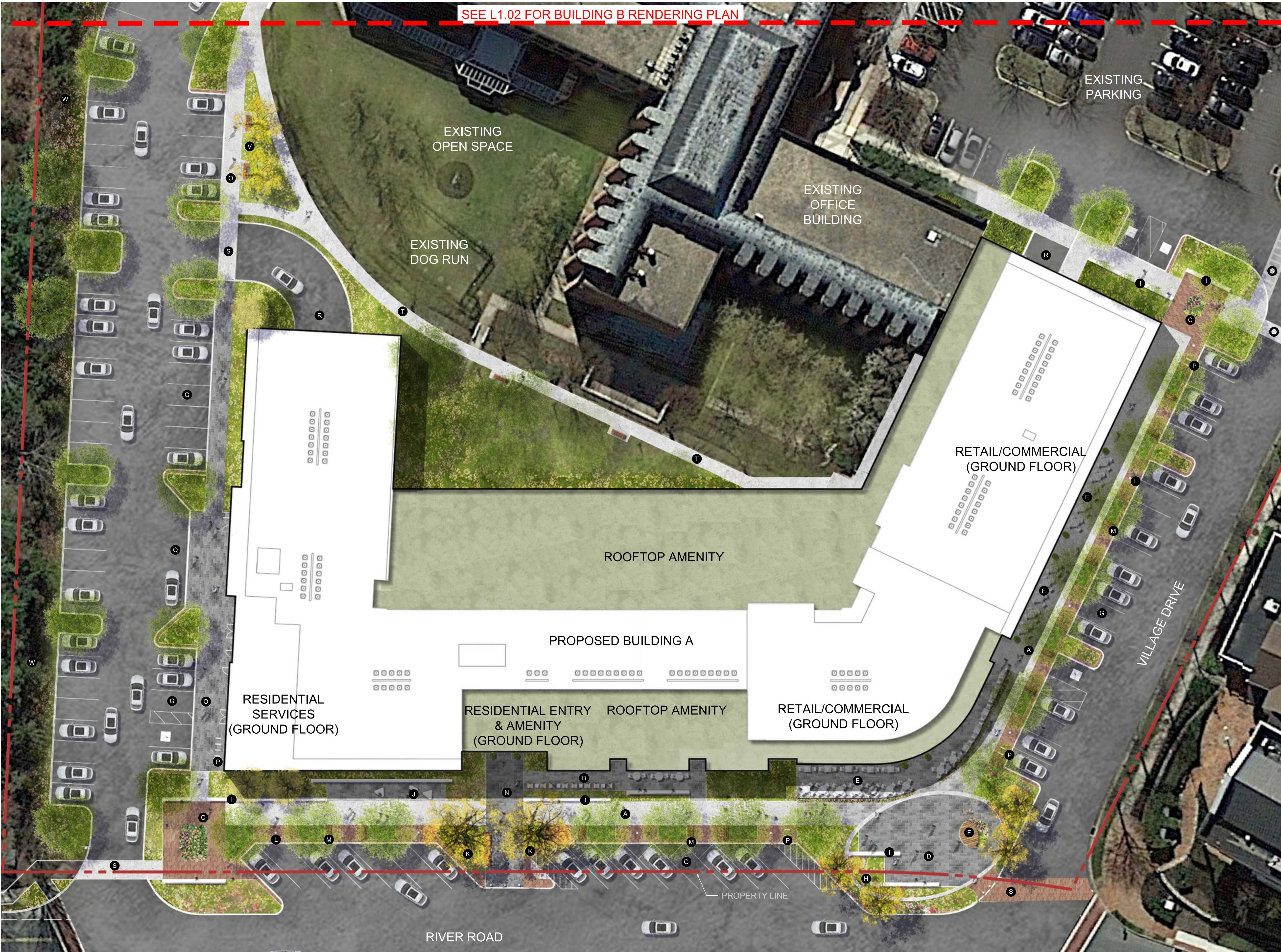
L1.00

Overall Site Rendering

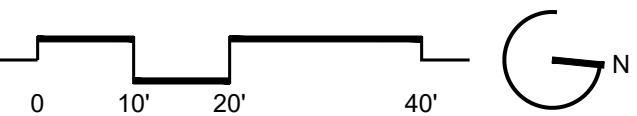
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A
B
C
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E
F
G
H
I
J

SEE L1.02 FOR BUILDING B RENDERING PLAN



1 BUILDING A RENDERING ENLARGEMENT PLAN - GROUND FLOOR
1"=20'-0"



LEGEND

- A EXPANDED STREETSCAPE WITH TREES, SEATING AND AMENITIES
- B RESIDENTIAL AMENITY SPACES (PRIVATE)
- C GATEWAY COMMUNITY SPACE WITH FOCAL FEATURE & SEAT WALLS
- D PLAZA/EVENT SPACE
- E POTENTIAL OUTDOOR DINING AREAS
- F BENCH/STAGE FEATURE
- G PUBLIC PARKING
- H PLAZA ACCENT AREA
- I LINEAR SEAT WALLS/FEATURES
- J FOCAL POINT SEATING ELEMENTS
- K RIVER ROAD STREETSCAPE PLANTING
- L STREET LIGHTS (SEE LIGHTING)
- M BENCHES/CONVERSATION AREAS
- N RESIDENTIAL LOBBY ARRIVAL
- O OPEN SPACE WALK/CONNECTION TO BUILDING B
- P BIKE RACKS
- Q SERVICE/DROP-OFF AREA
- R PARKING ENTRY
- S CROSSWALK
- T OPEN SPACE WALK
- U LANDSCAPE AREA
- V PROPOSED BENCHES
- W EXISTING LANDSCAPE BUFFER TO REMAIN



KEY PLAN

N.T.S.

MAHAN RYKIEL
ASSOCIATES INC
Whitetail Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.255.6001

Wilton Campus 1691
5-21 River Road, Wilton, CT

Client
WILTON CAMPUS 1691, LLC
15 River Road, Suite 15
Wilton, CT 06897

Architect
CUBE3
56 High Street
North Andover, MA 01845

Civil Engineer
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McLean, VA 22102

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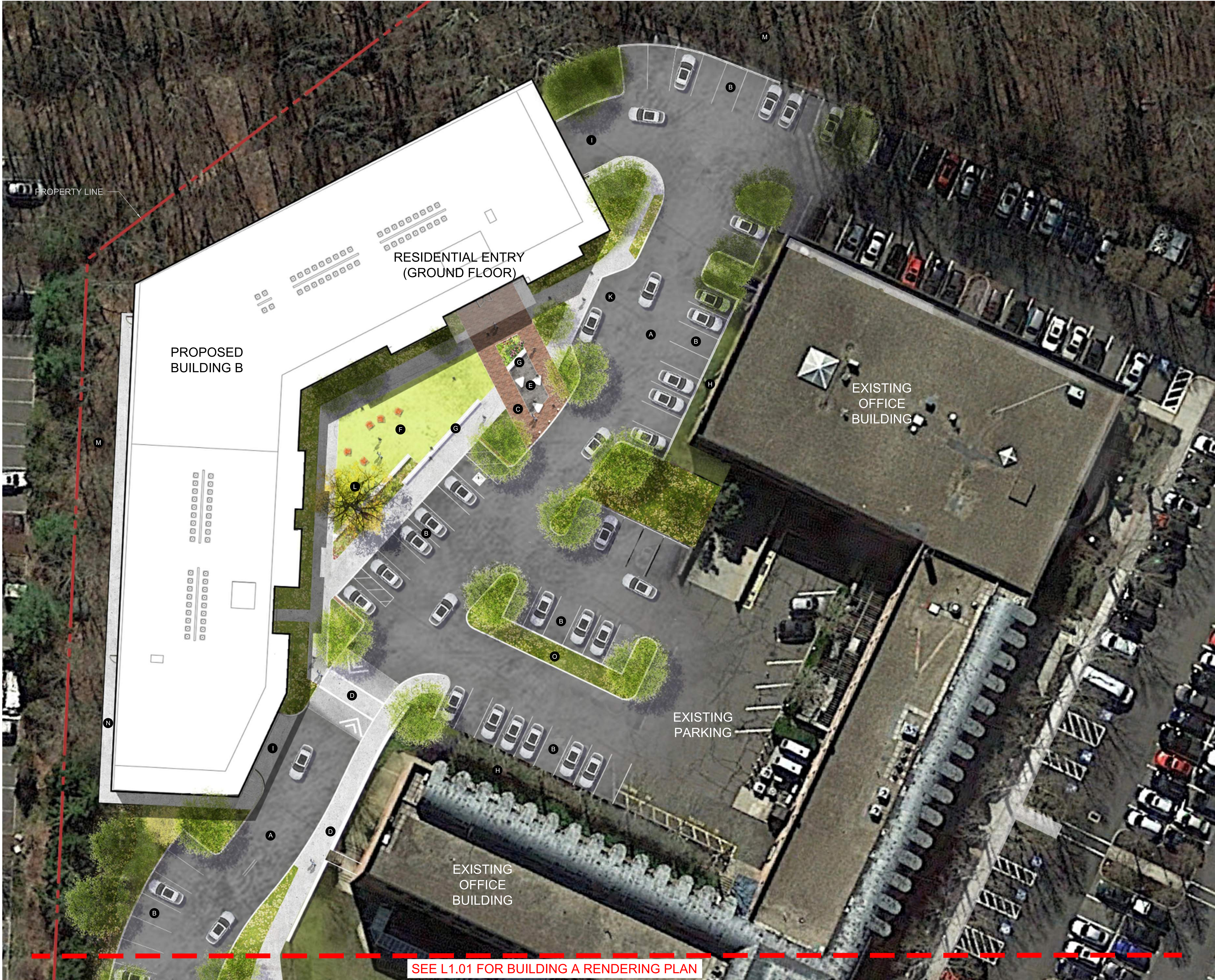
PROJECT NO. 23018	SCALE : As Shown
DRAWN BY : SW	REVIEWED BY : MR

L1.01
Building A Rendering
Plan

NOT FOR CONSTRUCTION

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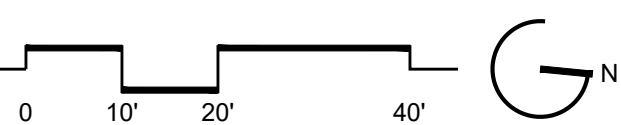
A
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1

BUILDING B RENDERING ENLARGEMENT PLAN - GROUND FLOOR

1"=20'-0"



KEY PLAN

N.T.S.

LEGEND

- A REALIGNED SITE DRIVEWAY
- B PROPOSED/REALIGNED PARKING
- C RESIDENTIAL ARRIVAL PLAZA
- D OPEN SPACE WALKWAY/CROSSWALK TO RIVER ROAD
- E SEATING ELEMENTS
- F LAWN AREA
- G LINEAR SEAT WALLS/FEATURES
- H EXISTING LANDSCAPE AREA
- I PARKING ENTRY
- J FOCAL POINT TREE
- K DELIVERY DROP-OFF ZONE
- L RAISED CROSSWALK
- M EXISTING LANDSCAPE BUFFER TO REMAIN
- N EGRESS PATHWAY
- O RAIN GARDEN

MAHAN RYKIEL
ASSOCIATES INC
Whitetail Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

Wilton Campus 1691
5-21 River Road, Wilton, CT

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WILTON CAMPUS 1691, LLC
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Wilton, CT 06897

Architect
CUBE3
56 High Street
North Andover, MA 01845

Civil Engineer
VHB
1775 Greensboro Station Pl Ste 200
McLean, VA 22102

SEAL



ISSUED FOR	DATE
1 VDDAC SUBMISSION	03/28/2024
2 LOCAL APPROVALS	04/23/2024

PROJECT NO. 23018	SCALE : As Shown
DRAWN BY : SW	REVIEWED BY : MR

L1.02
Building B Rendering
Plan

NOT FOR CONSTRUCTION



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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J

WETLAND LIMITS,
SEE MITIGATION PLANTING PLAN
IN SHEET L2.04

EXISTING LANDSCAPE
TO REMAIN
PROPERTY LINE

PROPOSED
BUILDING B

RESIDENTIAL
ENTRY

GARAGE

MOVE
IN

MECH

BIKE

EXISTING OFFICE
BUILDING

EXISTING
PARKING

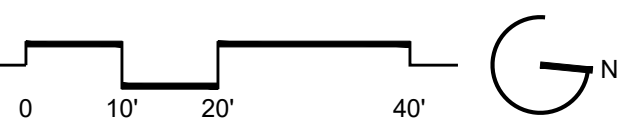
EXISTING
OFFICE
BUILDING

SEE L2.01 FOR BUILDING A PLANTING PLAN

WETLAND LIMITS,
SEE MITIGATION PLANTING PLAN
IN SHEET L2.04

1 BUILDING B PLANTING ENLARGEMENT PLAN - GROUND FLOOR

1"=20'-0"



KEY PLAN

N.T.S.

MAHAN RYKIEL
ASSOCIATES INC
Whitetail Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6031

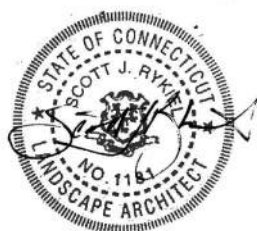
Wilton Campus 1691
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ISSUED FOR	DATE
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PROJECT NO.
23018

SCALE:
As Shown

DRAWN BY:
SW

REVIEWED BY:
MR

L2.02

Building B Planting Plan

LANDSCAPE SHEET INDEX

NOT FOR CONSTRUCTION

Civil Engineer
VHB
1775 Greensboro Station Pl Ste 200
McLean, VA 22102

PROJECT NO. 23018 SCALE : As Shown

L2.03

AH	96	Ansonia hubrichtii	#1	Cont.	24" o.c.
AB	212	Arkansas Bluestar	#1	Cont.	15" o.c.
ANN	2,998	Ansonia x 'Blue Ice' Blue Ice Bluestar	#1	Cont.	6" o.c.
AU	1,724	Annua Plants	#1	Cont.	12" o.c.
CP	781	Arctostaphylos uva-ursi Kinnikinnick	#1	Cont.	18" o.c.
CS2	311	Carex pensylvanica Pennsylvania Sedge	#SP4	Cont.	10" o.c.
HA	106	Chrysogonum virginianum 'Superstar' Superstar Green-and-Gold	#1	Cont.	18" o.c.
JE	474	Heuchera villosa 'Autumn Bride' Autumn Bride Hairy Alumroot	#1	Cont.	18" o.c.
LC	26	Juncus effusus Soft Rush	#1	Cont.	18" o.c.
PS	147	Lobelia cardinalis Cardinal Flower	#1	Cont.	12" o.c.
RU	69	Phlox subulata Creeping Phlox	#1	Cont.	24" o.c.
SS	270	Rudbeckia x 'American Gold Rush' American Gold Rush Coneflower	#1	Cont.	24" o.c.
SN	119	Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	#1	Cont.	18" o.c.
		Symphoricarpon novae-angliae New England Aster	#1	Cont.	18" o.c.

1. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THE PLAN BASED ON ACTUAL FIELD CONDITIONS.
3. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND TOWN OF WILTON PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
5. MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
6. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
8. THE PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
9. SEED LAWN AREAS WITH A HIGH-QUALITY TRIPLE FESCUE TURF MIX. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEEK-FREE CLEAN YAW. A NURSE CROP SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10%. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING.

