

September 15, 2023

VIA E-MAIL & HAND DELIVERY

Michael Wrinn
Director
Planning and Zoning Department
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Michael.Wrinn@wiltonct.org

Re: Pre-Application Review
Address: 15 Old Danbury Road, Wilton, Connecticut
Requesting Parties: Toll Brothers, Inc. (Contract Purchaser) & CD Station LLC
(Owner)

Dear Director Wrinn:

Our firm represents the above-captioned Requesting Parties in connection with the potential redevelopment of the property located at 15 Old Danbury Road, Wilton Connecticut (the "Property"). The Property is approximately 4.28± acres and is located on the westerly side of Danbury Road. It is designated as Tax Lot 22 on Map 74 in a DE-5 Design Enterprise District. The Property is currently improved with a vacant commercial office building, surface parking lot, and a decorative water feature. The proposed redevelopment would remove the existing improvements and replace them with a new 5-story multi-family residential building, accompanying amenities (i.e. pool, courtyard), landscaping, and other site improvements. As currently contemplated, the redevelopment would include approximately 208 apartments with a mixture of studio, one-bedroom, two-bedroom and three-bedroom units.

The proposal has been designed to be generally consistent with the DE-5R Design Enterprise Residential District (Overlay). However, given the site's proximity to the Wilton Train Station and status as a transit-oriented development, Toll Brothers believes certain adjustments may be warranted. We understand that the Planning and Zoning Commission (the "Commission") may be considering a text change for this area and look forward to working with the Commission in this regard.

In furtherance of the proposed applications, please find enclosed the following materials:

- Letters of Authority from the Owner and Contract Purchaser

- ALTA/NSPS Land Title Survey, prepared by F.A. Hesketh & Associates, Inc., dated June 1, 2023, entitled “ALTA-1”;
- Plans from Beinfield Architecture, dated September 15, 2023, including:
 - Cover Page;
 - “Zoning & Building Metrics, A0.01”;
 - “Aerial, A0.20”;
 - “Site Plan, A0.90”;
 - “Basement Floor Plan, A1.00”;
 - “First Floor Plan, A1.01”;
 - “Typical Floor Plan, A1.02”;
 - “Roof Plan, A1.03”;
 - “Graphic Map, A4.00”;
 - “Topography, A4.01”; and
- Landscaping plan, prepared by Eric Rains Landscape Architecture, Inc., dated September 15, 2023, entitled “LANDSCAPE SITE PLAN, SPL-1.0”.

Please let me know if you have any questions or require additional materials. We look forward to the opportunity to present the enclosed pre-application materials before the Planning and Zoning Commission in October.

Sincerely,



Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org
Development Team

September 14, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

**RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – CD Station LLC**

Dear Director Wrinn:

CD Station LLC (the "Owner"), is the owner of the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications in connection with the Property on the Owner's behalf. Thank you for your acknowledgement of said authority.

Sincerely,

CD Station LLC

By: _____



Dana J. Moreau
Duly Authorized

September 15, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

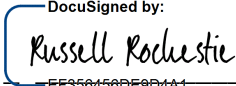
**RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – Toll Bros., Inc.**

Dear Director Wrinn:

Toll Bros., Inc., is the contract purchaser for the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Toll Bros., Inc. in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

Toll Bros., Inc.

By:  Russell R. Rochestie
Senior Vice President

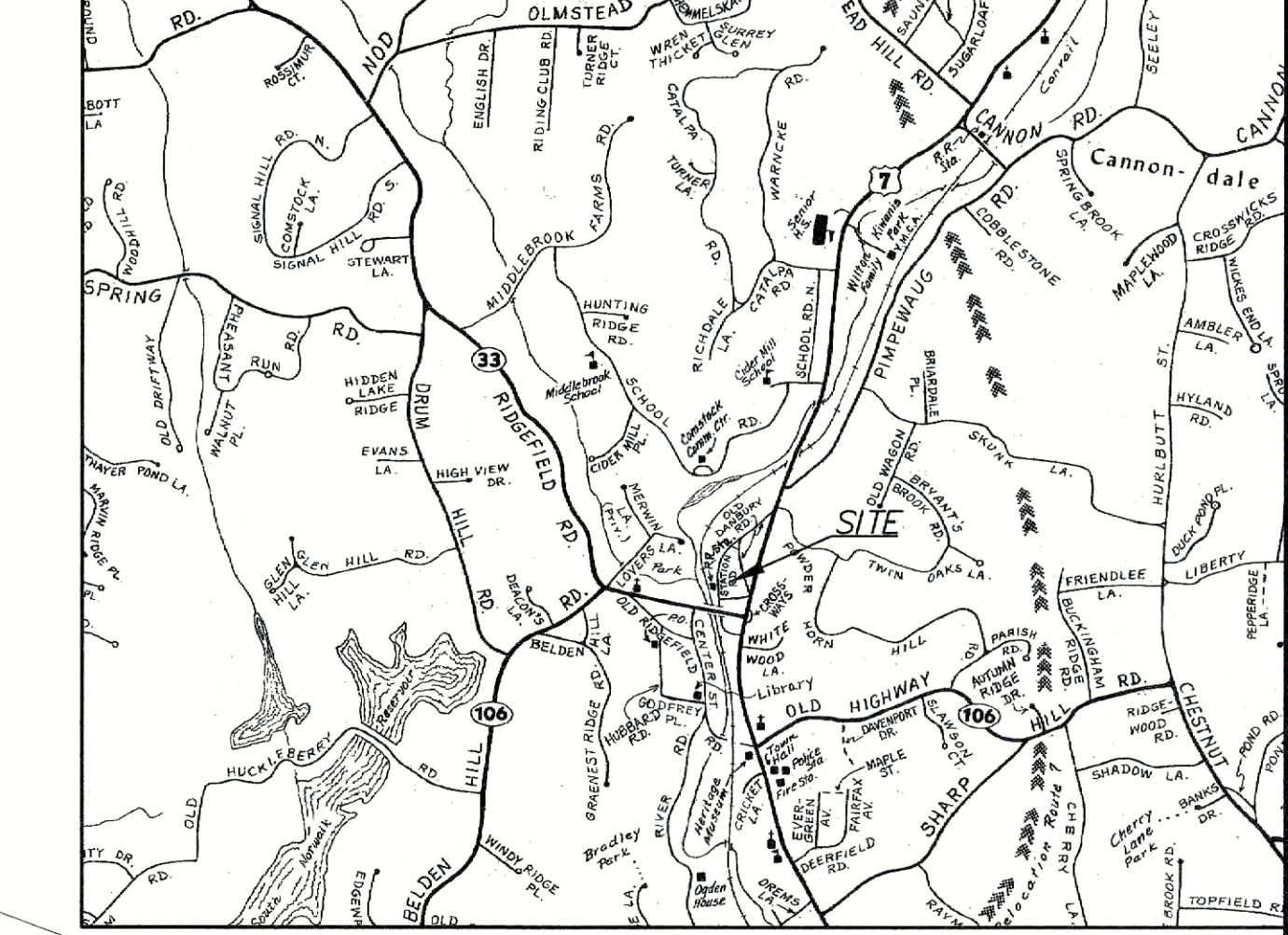
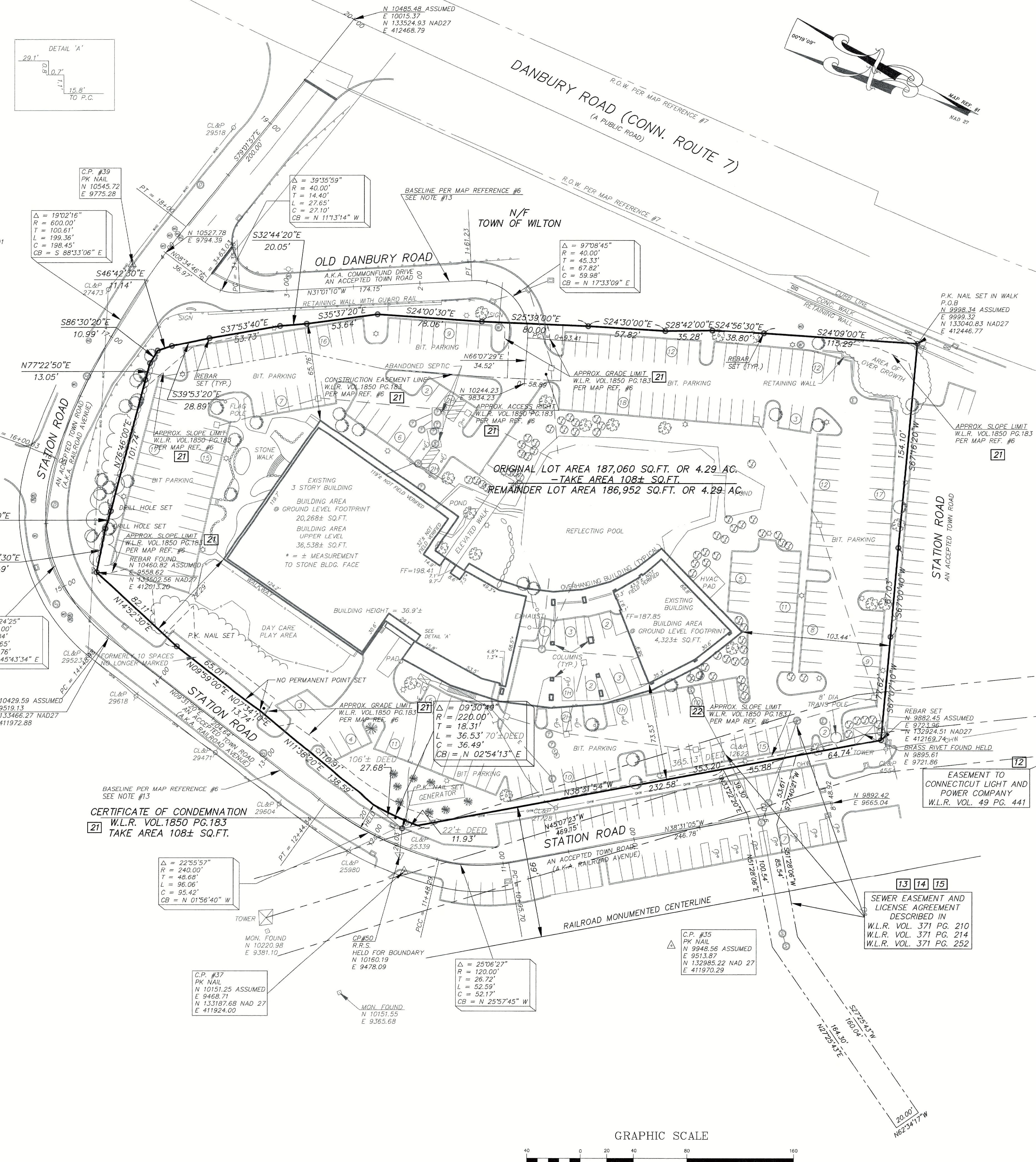
- LEGEND
- = UTILITY POLE
 - ⊗ = CATCH BASIN
 - ⊙ = MONITOR WELL
 - W.L.R. = WILTON LAND RECORDS
 - VOL. = VOLUME
 - ⊠ = MONUMENT
 - ⊙ = SURVEY CONTROL POINT
 - ⊙ = FIRE HYDRANT
 - ⊙ = LIGHT STANDARD
 - ⊙ = EXIST. TREE
 - = TREE LINE
 - CL&P = CONNECTICUT LIGHT & POWER CO.
 - ③ = NUMBER OF PARKING SPACES
 - SNET = SOUTHERN NEW ENGLAND TELEPHONE
 - R.R.S. = RAILROAD SPIKE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = UNKNOWN MANHOLE
 - ⊙ = FILL CAP
 - E — = UNDERGROUND ELECTRIC LINE
 - T — = UNDERGROUND TELEPHONE LINE
 - P.O.B. = POINT OF BEGINNING

COMMITMENT FOR TITLE INSURANCE ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: CT-420791
EFFECTIVE DATE: APRIL 31, 2023 AT 5:00PM,
SCHEDULE B, PART II EXCEPTION #

NSM = NOT SURVEY MATTER
NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR FINANCING PURPOSES.
- THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
- THE SUBJECT PARCEL IS CURRENTLY OWNED BY CD STATION, LLC. WILTON LAND RECORDS VOLUME 1158 PAGE 193 EXCEPTING THEREFROM LAND TAKEN BY THE STATE OF CONNECTICUT IN VOLUME 1850 PAGE 183, AND IS DEPICTED AS LOT 22 ON THE TOWN OF WILTON ASSESSORS MAP NUMBER 74. THE SUBJECT PARCEL IS ALSO REFERRED TO AS PID 1985 BY THE TOWN OF WILTON ASSESSORS OFFICE.
- THE SUBJECT PARCEL IS LOCATED IN THE DE-5 DESIGN ENTERPRISE DISTRICT. ZONING INFORMATION DEPICTED HEREON IS BASED UPON ZONING AND SITE REQUIREMENTS SUMMARY PZR REPORT FOR: CD STATION 15 OLD DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR: BANKWELL DATE: DRAFT - 10/18/2019 PZR SITE NUMBER 133948-1 BY THE PLANNING & ZONING RESOURCE COMPANY". THIS SURVEYOR WAS NOT PROVIDED A ZONING REPORT FOR 2023 UPDATE.
- BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE NUMBER 1. COORDINATES ARE ASSUMED.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITIES DEPICTED HEREON HAVE BEEN COMPILED FROM RECORD PLANS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.
- THE PARCEL DEPICTED HEREON IS LOCATED IN FLOOD ZONE X OTHER AREA (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "FLOODPLAIN, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT" (ALL JURISDICTIONS) PART 0383 OF 15 A.M. STANDARD DETAIL 090100383F EFFECTIVE DATE JUNE 18, 2010" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: CT-6420791 EFFECTIVE DATE APRIL 19, 2023 AT 5:00PM AND ALL SCHEDULE B, PART II EXCEPTIONS OF A SURVEY NATURE ARE NOTED OR DEPICTED HEREON.
- ROUTE 7, STATION ROAD A.K.A. RAILROAD AVENUE AND OLD DANBURY ROAD A.K.A. COMMONFUND DRIVE DEPICTED HEREON WERE RECONSTRUCTED AS PART OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U.S. ROUTE 7, PROJECT NO. 161-118 (2002). UPDATED RIGHT OF WAY PLANS FOR ROUTE 7 ARE NOT YET AVAILABLE. NO ADDITIONAL CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS SUBSEQUENT TO PROJECT NO. 161-118 WERE OBSERVED.
- THE SITE CONTAINS 260 REGULAR AND 8 HANDICAPPED PARKING SPACES AND DOES NOT INCLUDE THE 10 REGULAR PARKING SPACES WITHIN THE AREA RESERVED FOR TEMPORARY PARKING TO THE TOWN OF WILTON W.L.R. VOL.377 PG.278.
- NO CONTROL POINTS REFERENCED ON THE RECONSTRUCTION OF ROUTE 7 PLANS (STATE PROJECT NO.161-118) WERE FOUND. BASELINES DEPICTED HEREON WERE RECREATED BY USING OPUS RAPID STATIC OBSERVATIONS AND CORPSCON CONVERSIONS. CONTROL POINTS C.P. #37 PK NAIL N 10151.25 E 9468.71 ASSUMED - N 133187.68 E 411924.00 NAD27 AND CONTROL POINT #35 PK NAIL N 9948.56 E 9513.87 ASSUMED - N 132985.22 E 411970.29 NAD 27 WERE USED FOR ORIENTATION.
- THIS SURVEY DID NOT OBSERVE ANY MARKERS IDENTIFYING FIELD DELINEATION OF WETLANDS WHILE CONDUCTING THIS SURVEY.

- MAP REFERENCES:
- MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1"=40' AUG. 7, 1989 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 - MAP OF PROPERTY PREPARED FOR ANN DANA KUSCH WILTON, CONN. SCALE 1"= 40' MARCH 25, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONNECTICUT
 - MAP OF PROPERTY PREPARED FOR EMERY AIR FREIGHT CORP. WILTON, CONN. SCALE 1" = 40' SEPT. 22, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 - MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1" = 40' SEPT. 17, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 - EASEMENT MAP PREPARED FOR STATION PARK CO. SCALE 1" = 40' WILTON, CONN. APR. 6, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 - TOWN OF WILTON MAP SHOWING LAND ACQUIRED FROM CD STATION, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U.S. 7, SCALE 1"=40', OCTOBER 2004 REVISED TO 04-01-2005, BUREAU OF ENGINEERING AND HIGHWAY OPERATION.
 - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM SHARP HILL ROAD NORTHERLY ABOUT 5,475 FEET ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.
 - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM THE WHITE PROPERTY NORTHERLY ABOUT 5,700 FEET, ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.



(DE-5) DESIGN-ENTERPRISE DISTRICT (SEE NOTE #5)

	REQUIRED	EXISTING
1. BUILDING SET-BACK LINES		
a. FRONT:	50 FEET	65.78 FEET - OLD DANBURY ROAD 72.29 FEET - STATION ROAD (PER SURVEY)
b. SIDE/REAR:	100 FEET, ABUTTING RESIDENTIAL 50 FEET, OTHERWISE	103.44 FEET - SOUTH (PER SURVEY)
c. PARKING - SIDE/REAR:	75 FEET, ABUTTING RESIDENTIAL 25 FEET, OTHERWISE	6 FEET - SOUTH (PER SCALE OF SURVEY)
2. BUILDING SIZE		
a. MAXIMUM BUILDING HEIGHT OR STORIES:		39 FEET/3 STORIES
b. EXISTING BUILDING HEIGHT OR STORIES:		36.9 FEET/3 STORIES (PER SURVEY)
c. BUILDING SITE AREA REQUIREMENTS:		MINIMUM LOT SIZE 5 ACRES EXISTING LOT SIZE 4.29 ACRES (PER SURVEY) MINIMUM LOT FRONTAGE 150 FEET EXISTING LOT FRONTAGE EXCEEDS 150 FEET (PER SURVEY)
3. DENSITY		
a. BUILDING DENSITY FORMULA:		MAXIMUM BUILDING COVERAGE 25% 24,591 / 186,952 = 13%
b. APPROXIMATE BUILDING FOOTPRINT:		MAXIMUM IMPERVIOUS COVERAGE 50% EXISTING IMPERVIOUS COVERAGE 65% (PER SCALE OF SURVEY) 24,591 SQUARE FEET (PER SURVEY)
4. PARKING		
a. PARKING SPACE FORMULA:		1 SPACE PER 300 SQUARE FEET 94,463 / 300 = 315 SPACES
b. PARKING SPACES REQUIRED:		315 TOTAL PARKING SPACES
c. EXISTING PARKING SPACES:		268 TOTAL PARKING SPACES (PER SURVEY)

PZR REPORT CONCLUSIONS (SEE NOTE #6)

1. CONFORMANCE STATUS:	LEGAL NONCONFORMING
ACCORDING TO TIMOTHY BUNTING, PLANNER, THE SUBJECT PROPERTY WAS ORIGINALLY DEVELOPED IN 1967, PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE IN 2001. AS SUCH, DUE TO AGE, THE PROPERTY IS CONSIDERED PRE-EXISTING AND LEGAL NONCONFORMING.	
2. NONCONFORMING CHARACTERISTICS OF THE SITE:	
PARKING SETBACK IS DEFICIENT UP TO 19 FEET. MINIMUM LOT SIZE IS DEFICIENT 0.71 ACRE. MAXIMUM IMPERVIOUS COVERAGE IS EXCEEDED BY APPROXIMATELY 35%. MINIMUM PARKING IS DEFICIENT 47 SPACES.	
3. RECOMMENDED ACTION:	NONE
4. REBUILDABILITY CLAUSE:	
PER SECTION 29-4.F.b: "IF SUCH NON-CONFORMING STRUCTURE IS DAMAGED OR DESTROYED BY ANY MEANS, IT MAY BE REPAIRED OR REPLACED TO AN EXTENT WHICH DOES NOT INCREASE THE NONCONFORMITY. SUCH REPAIR OR REPLACEMENT SHALL COMMENCE WITHIN SIX MONTHS AFTER THE DAMAGE OR DESTRUCTION OCCURS, AND SHALL BE COMPLETED WITHIN 18 MONTHS AFTER COMMENCEMENT, IF SUCH REPAIR OR REPLACEMENT IS NOT ACCOMPLISHED WITHIN SUCH TIME PERIODS, THE STRUCTURE SHALL BE RECONSTRUCTED IN CONFORMITY WITH THE REQUIREMENTS OF THE DISTRICT IN WHICH IT IS LOCATED."	

TO: TOLL BROS., INC., ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(b),7(c),7(d),7(e),8,9,11 VISIBLE AND FROM INFORMATION FROM UTILITY COMPANIES, & 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS CONDUCTED IN JANUARY 1999 AND, AND LAST UPDATED IN MAY 2023.

THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TODD S. HESKETH, L.S. 17945 DATE: 6-1-23

REVISIONS:

NO.	DATE	DESCRIPTION
1	02-11-99	FINAL BOUNDARY
2	02-23-99	ATTORNEY'S COMMENTS
3	03-04-99	CHANGE CL&P EASEMENT TO 30'
4	03-09-99	ATTORNEY'S COMMENTS
5	03-25-99	ADDITIONAL TOPO
6	02-28-02	UPDATE PLAN
7	04-12-02	ATTORNEY'S COMMENTS
8	10-11-2008	ALTA UPDATE/TITLE AND SHEET 2

PROPERTY SURVEY

ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF

CD STATION, LLC

15 OLD DANBURY ROAD

WILTON, CONNECTICUT

date: 01-28-1999 drawn by: CAD job no.: 99100

scale: 1" = 40' checked by: TSH sheet no.: 1 OF 2

1999 (99100) SURVEY/ALTA UPDATE 2023-6-1-DWS, ALTA: Jun. 01, 2023 7:29:17 AM

ALTA-1

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Old & Traffic Engineers • Surveyors • Planners • Landscape Architects

Phone (860) 658-8000
Fax (860) 844-8600
e-mail fah@fah-net.net

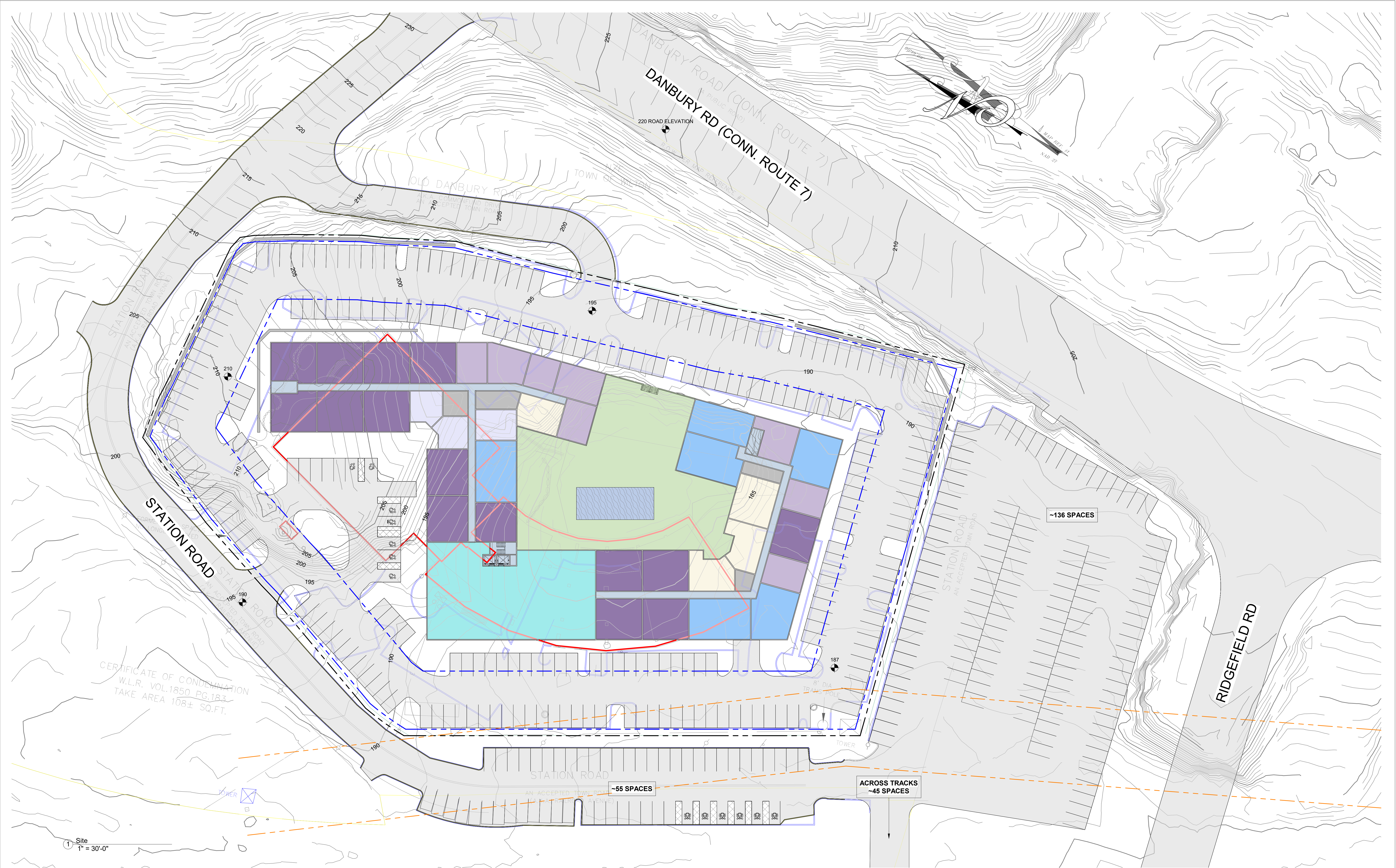
15 OLD DANBURY RD

BEINFELD ARCHITECTURE

09/15/23

PARKING ANALYSIS		BUILDING AREAS		BUILDING AREAS		UNIT SCHEDULES		
15 OLD DANBURY RD PARKING SCHEDULE		AREA SCHEDULE (BY PROGRAM)		AREA SCHEDULE (BY FLOOR)		UNIT MIX		
STALL TYPE		LEVEL	AREA	PROGRAM	AREA	NAME	COUNT	PERCENTAGE
GARAGE		AMENITY		Level 0		ST	15	7%
Parking Space ADA: 8' x 18' (8' Aisle) CT ADA Van	1	Level 1	9,160 SF	CIRCULATION	1,160 SF	1 BR	68	33%
Parking Space ADA: 10' x 18' (5' Aisle) CT ADA	2	9,160 SF		MECHANICAL	3,640 SF	2 BR	91	44%
Parking Space: 9' x 18' - 90 deg	81			4,800 SF		3 BR	34	16%
		CIRCULATION		Level 1		208		100%
SURFACE		Level 0	1,160 SF	AMENITY	9,160 SF			
Parking Space ADA: 8' x 18' (8' Aisle) CT ADA Van	1	Level 1	3,780 SF	CIRCULATION	3,780 SF			
Parking Space ADA: 10' x 18' (5' Aisle) CT ADA	6	Level 2	5,260 SF	MECHANICAL	1,460 SF			
Parking Space: 9' x 18' - 90 deg	247	Level 3	5,260 SF	RESIDENTIAL	38,520 SF			
338		Level 4	5,260 SF	52,920 SF				
		Level 5	5,260 SF					
		Level 6 - ROOF	225 SF					
		26,205 SF		Level 2				
				CIRCULATION	5,260 SF			
				MECHANICAL	1,460 SF			
				RESIDENTIAL	46,205 SF			
				52,925 SF				
				Level 3				
				CIRCULATION	5,260 SF			
				MECHANICAL	1,460 SF			
				RESIDENTIAL	46,205 SF			
				52,925 SF				
				Level 4				
				CIRCULATION	5,260 SF			
				MECHANICAL	1,460 SF			
				RESIDENTIAL	46,205 SF			
				52,925 SF				
				Level 5				
				CIRCULATION	5,260 SF			
				MECHANICAL	1,460 SF			
				RESIDENTIAL	46,205 SF			
				52,925 SF				
				Level 6 - ROOF				
				CIRCULATION	225 SF			
				225 SF				
				269,645 SF				
TRAIN STATION PARKING SCHEDULE						UNIT SCHEDULE		
STALL TYPE		LEVEL	AREA	PROGRAM	AREA	NAME	COUNT	
SURFACE		MECHANICAL		Level 0		Level 1		
Parking Space ADA: 8-6' x 18' (5' Aisle) CT ADA	6	Level 0	3,640 SF			ST	3	
Parking Space: 9' x 18' - 90 deg	230	Level 1	1,460 SF			1 BR	8	
236		Level 2	1,460 SF			1 BR+	4	
		Level 3	1,460 SF			2 BR	15	
		Level 4	1,460 SF			3 BR	6	
		Level 5	1,460 SF			36		
		10,940 SF		Level 3				
				CIRCULATION	5,260 SF	Level 2		
				MECHANICAL	1,460 SF	ST	3	
				RESIDENTIAL	46,205 SF	1 BR	10	
				52,925 SF		1 BR+	4	
						2 BR	19	
						3 BR	7	
						43		
						Level 3		
						ST	3	
						1 BR	10	
						1 BR+	4	
						2 BR	19	
						3 BR	7	
						43		
						Level 4		
						ST	3	
						1 BR	10	
						1 BR+	4	
						2 BR	19	
						3 BR	7	
						43		
						Level 5		
						ST	3	
						1 BR	10	
						1 BR+	4	
						2 BR	19	
						3 BR	7	
						43		
						208		
COMBINED PARKING SCHEDULE		AREA SCHEDULE (PARKING)						
STALL TYPE		LEVEL	AREA	PROGRAM	AREA			
15 OLD DANBURY PARCEL		PARKING		Level 0				
GARAGE		Level 0	31,880 SF					
Parking Space ADA: 8' x 18' (8' Aisle) CT ADA Van	1	31,880 SF						
Parking Space ADA: 10' x 18' (5' Aisle) CT ADA	2							
Parking Space: 9' x 18' - 90 deg	81							
84								
SURFACE								
Parking Space ADA: 8' x 18' (8' Aisle) CT ADA Van	1							
Parking Space ADA: 10' x 18' (5' Aisle) CT ADA	6							
Parking Space: 9' x 18' - 90 deg	247							
Parking Space: 12' x 30' - 90 deg LOADING	1							
255								
339								
TRAIN STATION								
SURFACE								
Parking Space ADA: 8-6' x 18' (5' Aisle) CT ADA	6							
Parking Space: 9' x 18' - 90 deg	230							
236								
236								
575								







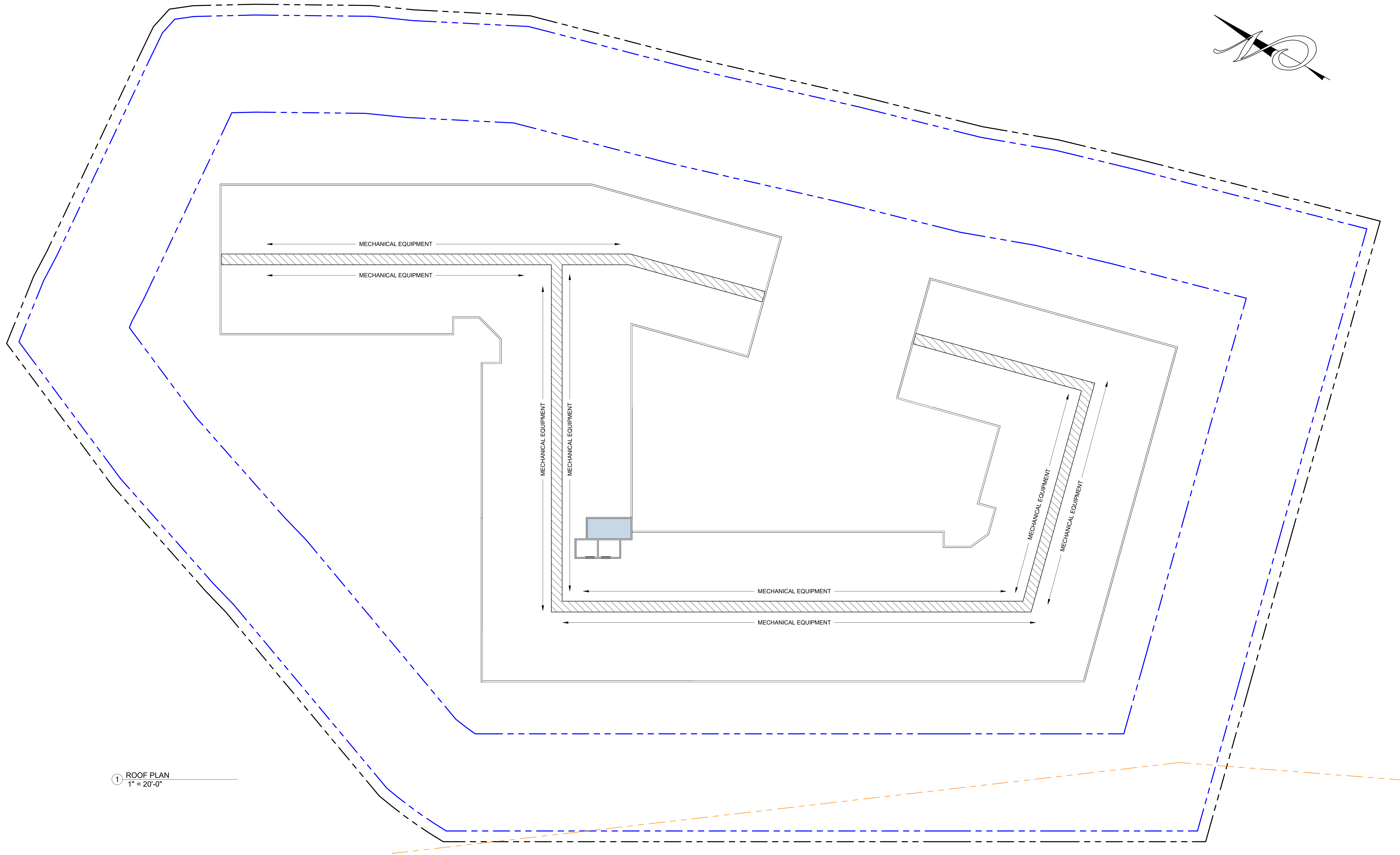
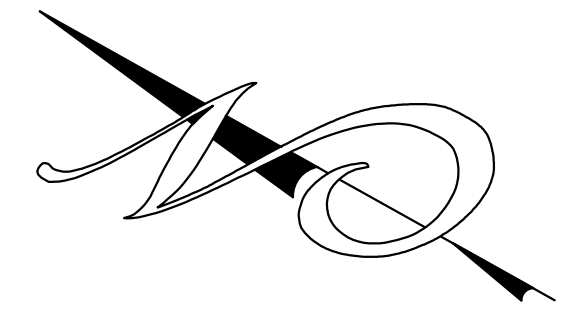
1 BASEMENT FLOOR PLAN
1" = 20'-0"



① FIRST FLOOR PLAN
1" = 20'-0"

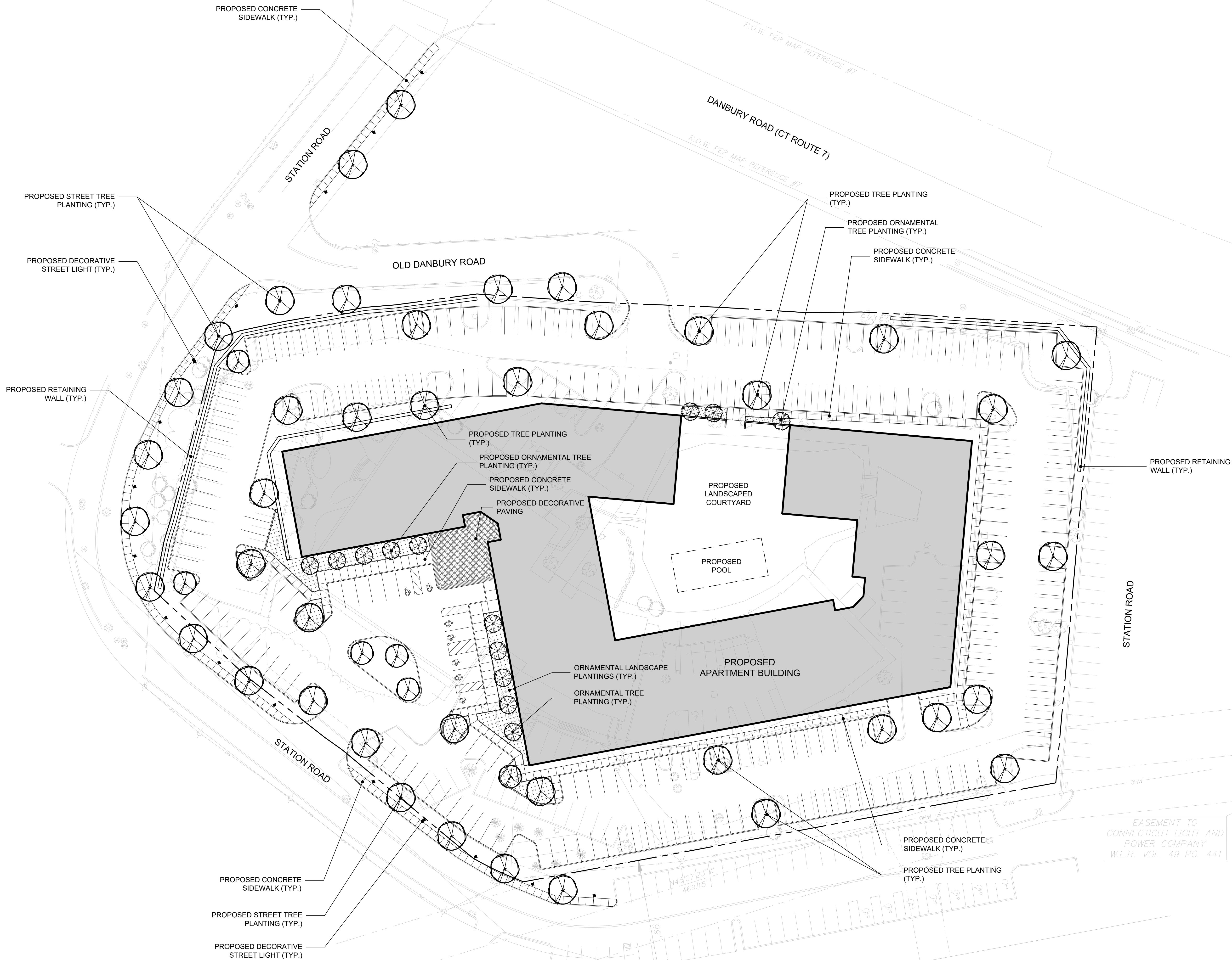


1 SECOND FLOOR PLAN
1" = 20'-0"



① ROOF PLAN
1" = 20'-0"





NO.	ISSUE	DATE
7		
6		
5		
4		
3		
2		
1	PRE-APPLICATION REVIEW	2023.09.15



15 OLD DANBURY ROAD
OLD DANBURY ROAD
WILTON, CT

PROJECT TITLE	LANDSCAPE SITE PLAN
JOB NO.	
DATE	2023.09.15
SCALE	1"=30'-0"