

April 19, 2024

**VIA E-MAIL & HAND DELIVERY**

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

**Re: Supplemental Submission – Applications SP#517, CHZ#24-407, REG#24-408**  
**Address: 64 Danbury Road, Wilton, Connecticut**  
**Applicants: Wilton – 64 Danbury Road Owner LLC (Owner)**  
**Fuller Development, LLC (Contract Purchaser)**

Dear Director Wrinn:

As you are aware, our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton, Connecticut. The public hearing for the above-referenced applications (collectively, the “Applications”) was opened at the March 25, 2024 meeting of the Planning and Zoning Commission (the “Commission”). At the March 25th meeting, the project team had a productive dialogue with the Commission, receiving valuable feedback and several requests. The Applicants have also received written feedback from the Wilton Public Works Department (“DPW”)<sup>1</sup> and parties involved with the Applicants’ submission to the Inland Wetlands Commission, which is being reviewed concurrently with the Applications.

In furtherance of the Applications and in response to the feedback received to date, enclosed please find copies of the following updated and supplemental materials:

- Letter from Tighe & Bond, Inc. (“Tighe & Bond”) to Stephen Santacroce, DPW, dated April 9, 2024;
- Letter from Tighe & Bond to Roy Sellye and Darin Lemire, Cardinal Engineering, dated April 9, 2024;

---

<sup>1</sup> As indicated in his letter, Mr. Santacroce’s comments also concern items that will be addressed as part of the review by the Inland Wetlands Commission.

- E-mail from Rocco Grosso, Fire Marshal of the Wilton Fire Department, to Michael Wrinn, Daphne White, and Erik Lindquist, dated April 18, 2024;
- Updated Architectural Plans prepared by Lessard Design Group, Inc., dated January 19, 2024, revised April 9, 2024,<sup>2</sup> titled:
  - “Cover (A.01),” dated January 19, 2024, revised April 9, 2024;
  - “Building 1 – Elevations (A.10)”;
  - “Building 2 – Elevations (A.11)”;
  - “Building 3 – Elevations (A.12)”;
  - “Building 4 – Elevations (A.13)”;
  - “Building 5 – Elevations (A.14)”;
  - “Building 6 – Elevations (A.15)”;
  - “Building 7 – Elevations (A.16)”;
  - “Building 8 – Elevations (A.17)”;
  - “Amenity Building Elevations (A.18)”;
  - “Gazebo and Trash Elevations (A.19)”;
  - “Enlarged Elevations- Front and Rear (A.20)”;
  - “Enlarged Elevations- Side (A.21)”;
  - “Enlarged Elevations- Front and Rear (A.22)”;
  - “Enlarged Amenity Elevations (A.24)”;
  - “Enlarged Gazebo Elevations (A.25)”;
  - “Enlarged Trash Elevations (A.26)”;
- Set of Engineering Plans prepared by Tighe & Bond, dated December 21, 2023, revised April 8, 2024, titled:
  - “General Notes, Legend and Abbreviations (C-001)”;
  - “Existing Conditions Plan (C-002)”;
  - “Overall Site Plan (C-100)”;
  - “Site Plan (C-101)”;
  - “Fire Truck Turning Movements Plan (C-102)”;
  - “Grading Plan (C-201)”;
  - “Drainage Plan (C-301)”;
  - “Drainage Plan Enlargement (C-302)”;
  - “Utility Plan (C-401)”;
  - “Sanitary Profile (C-402)”;
  - “Soil Erosion and Sediment Control Plan Initial Phase (C-501)”;
  - “Soil Erosion and Sediment Control Plan Final Phase (C-502)”;
  - “Soil Erosion and Sediment Control Notes Narrative and Details (C-503)”;
  - “Soil Erosion and Sediment Control Details (C-504)”;
  - “Details – 1 (C-601)”;
  - “Details – 2 (C-602)”;
  - “Details – 3 (C-603)”;

---

<sup>2</sup> The April 9, 2024 revisions were minor and are highlighted for reference. Said revisions were limited to two (2) new sheets in the Tighe & Bond Index on the Cover (A.01), and updates to the Elevations to specify asphalt shingles and convert the remaining fractional height measurements to inches.

- “Details – 4 (C-604)”;
  - “Details – 5 (C-605)”;
  - “Details – 6 (C-606)”;
  - “Details – 7 (C-607)”;
  - “Details – 8 (C-608)”;
  - “Details – 9 (C-609)”;
  - “Cross-Sections (C-701)”;
- Plan depicting alternative locations for Buildings 7 and 8, prepared by Tighe & Bond, titled “Alternative Site Plan Study (C-101A),” dated April 18, 2024;
- Aerial photographs of the Property depicting historic conditions of the locations proposed for Building 7 and 8:
  - Fairchild Arial Survey Co., Connecticut Air National Guard, dated April 1934, retrieved from the UConn Air Photo Archive on April 9, 2024; and
  - U.S. Geological Survey, dated April 11, 1991, retrieved from Google Earth on April 9, 2024;
- Report prepared by Environmental Land Solutions, LLC titled, “Nonnative Invasive Plan Species Management Plan for Fuller Development, 64 Danbury Road, Wilton, CT,” dated December 21, 2023;
- Set of Landscape Plans prepared by Environmental Land Solutions (“ELS”), titled:
  - “Landscaping & Lighting Plan (LP-1),” dated January 2, 2024, revised to April 5, 2024;
  - “Details & Notes (LP-2),” dated January 2, 2024, revised to February 20, 2024; and
  - “Supplemental Landscape Plan (LP-3),” dated April 5, 2024;
- For reference purposes only: plans prepared for the Safety and Operational Improvements on Route 7 At Grumman Hill Road by the Office of Engineering of the State of Connecticut Department of Transportation, titled:
  - “Highway Design Index of Drawings (03.01),” dated March 7, 2019;
  - “Alignment & Row Layout Plan (03.02),” dated March 6, 2019;
  - “Highway Plan (03.28),” dated March 6, 2019; and
  - “Drainage Plan (03.31),” dated March 6, 2019;
- Copy of the report by Tighe & Bond, titled “Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission,” dated December 2023, revised April 2024.<sup>3</sup>

---

<sup>3</sup> Hard copies will be submitted under separate cover. Note that the electronic copy of the Engineering Report contains the hydrographs; the hard copies do not include this information to limit the amount of paper used.

As always, please contact me should you have any questions or require additional information.

Sincerely,

*Lisa L. Feinberg*

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org  
R. Callahan, Rich.Callahan@wiltonct.org  
Project Team



F-0173-001  
April 9, 2024

Mr. Stephen Santacroce, PE  
Senior Civil Engineer  
Town of Wilton  
Wilton Public Works Department  
283 Danbury Road  
Wilton, CT 06897

Re: Wilton Inland Wetlands and Watercourses Agency Review  
Application for a Significant Regulated Activity  
Application #2918(S) - Wilton 64 Danbury Road Owner, LLC  
Fuller Development, LLC – Co-Applicant  
64 Danbury Road, Wilton, CT

Dear Mr. Santacroce:

Thank you for the opportunity to address your comments for the above referenced project in the Town of Woodbridge. The following summarizes your comments in *italic* and our responses in **bold** text:

## **Staff Comments:**

The following items shall be addressed as part of the Wetlands Application Review:

- For record tracking purposes, please provide the following:  
Existing pervious surface Area (sqft)  
Existing impervious surface area directly connected to the water course (sqft)  
Existing impervious surface area not connected to the water course (sqft)  
Proposed pervious surface area (sqft)  
Proposed impervious surface area disconnected from the water course (sqft)  
Proposed impervious surface area directly connected to the water course (sqft)  
(Definition of "directly connect" verses "disconnect" is as defined in the State MS4 program.*

**Response: See below for a summary of the requested numbers:**

**Existing Pervious Surface Area = 145,800 SF**  
**Existing Impervious Surface Area Directly Connected = 97,020 SF**  
**Existing Impervious Surface Area NOT Directly Connected = 3,180 SF**  
**Proposed Pervious Surface Area = 101,065 SF**  
**Proposed Impervious Surface Area Disconnected = 132,585 SF**  
**Proposed Impervious Surface Area Directly Connected = 12,350 SF**

- In the Engineering Report, provide hydrograph reports for the proposed infiltration units. Provide reports for the existing 36" pipes being used for stormwater storage in the calculations.*

**Response: The electronic copy of the engineering report has all the hydrographs, hard copies are reduced to limit amount of paper being used.**

3. *At this time test pits are required to determine soil characteristics and groundwater depths. Soil percolation tests should be conducted to determine infiltration rates.*

**Response: Deep test pits and percolation tests were performed on site March 7<sup>th</sup> and 8<sup>th</sup>. Results are included in the revised engineering report.**

4. *Prepare a demolition plan in order to more clearly show what utilities and features are being removed and what is proposed to be maintained, especially as it relates to the existing storm water infrastructure.*

**Response: The existing conditions plan has been updated to make note of the existing drainage pipes that are to remain and those to be removed/abandoned.**

5. *Any existing stormwater infrastructure that is proposed to be re-used I maintained shall be inspected and repaired or replaced if deemed necessary prior to building permit set.*

**Response: So noted.**

6. *Add notes to the plan regarding removal of any ledge that may be encountered. List any safety measures that are required for ledge removal in close proximity to the neighboring residential properties to the north of building units 7 & 8.*

**Response: We have added the notes provided by your office to the plan sheets.**

7. *Add callouts to the plans for the top and bottom elevations of the proposed retaining walls.*

**Response: Top and bottom of wall elevations are shown on the grading plans.**

8. *The 24" storm pipe inlet area within the wetlands area in back of the volleyball court needs to be cleared of debris and sediment.*

**Response: The 24-inch inlet will be cleared of sediment and silt, then stabilized with riprap to allow for proper conveyance of runoff from the wetlands. The drawings have been updated to show this.**

9. *It appears that there is not sufficient cover over the proposed storm infiltration systems. Engineer to verify.*

**Response: The systems provide a minimum of 12-18" of cover over stone envelope and min. 2-ft of cover from chambers.**

10. *Provide site sections showing any potential utility conflicts. There appears to be conflicts with the proposed water line utility and infiltration systems, as well as with the existing 54" culvert. It is not recommended to have proposed utilities (water, electric, etc.) crossing infiltration units. Engineer to re-evaluate and / or consult with respective utility company.*

**Response: Additional pipe clearance call outs have been added to the plans and the sewer profile. The water service to the club house has been relocated to avoid crossing under the retention system.**

*11. Add an enlargement for the area encompassing stormwater infiltration system 5.*

**Response: All the retention systems now have enlargements.**

*12. Depict footing drain discharges for the proposed buildings. No footing drains shall be connected to sanitary sewers.*

**Response: The proposed buildings are slab on grade and do not have footing drains.**

The following items shall be addressed as part of the Planning & Zoning Review:

*13. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system. The WPCA is currently evaluating all flows from proposed development projects. Separate letter will follow for WPCA related items.*

**Response: So noted.**

*14. A graphic earthwork analysis should be provided in order to more clearly illustrate the cuts and fills within the regulated Copts Brook floodplain.*

**Response: Per our phone discussion, the area in question is a very small area beneath and adjacent to Building 4. In most cases the delta in grades is negligible to only a few inches. The general intent is to cut grades beneath the building to provide more compensatory storage than is required to accommodate the minor filling and columns being proposed within the floodplain. The plans have been updated to better show how the building terraces.**

*15. Engineer to submit a traffic report or summary for approval by the Town's Independent Consultant as well as the State's Review and approval.*

**Response: A traffic statement was submitted with the initial application. Review with the State has already started and will provide their approval once local approval has been received.**

*16. All proposed work in the State Right of Way shall be subject to the State Encroachment Permit approval.*

**Response: So noted.**

*17. The plan is subject to review by the Town of Wilton Fire Marshal.*

**Response: We met with the Fire Marshall on 3/27/24 to go over the proposed development plan. Based on this discussion, the Fire Marshall took no exception to fire access and circulation. Hard copies of the site plan were distributed to his office on 3/29/24 to facilitate his final review and ultimate signoff.**

18. *Prior to the issuance of a Certificate of Occupancy, a certified as-built drawing and certified letter signed by a Professional Engineer indicating that all work was completed in accordance with the design plans shall be submitted to the Town of Wilton.*

**Response: So noted.**

19. *Establish or verify appropriate pedestrian access easements for the existing sidewalk along Route 7.*

**Response: So noted.**

20. *Establish or verify appropriate vehicular access easements for the front drive area.*

**Response: So noted.**

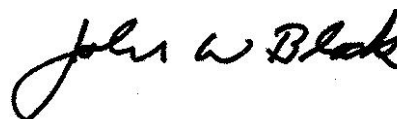
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

**TIGHE & BOND, INC.**



Erik W. Lindquist, P.E., LEED AP  
Senior Project Manager



John W. Block, P.E., L.S.  
Senior Vice President

15-0173-001  
April 9, 2024

Mr. Roy Seelye, PE  
Senior Project Manager  
Mr. Darin Lemire, PE, CPESC, CPSWQ  
Senior Hydraulic Engineer  
Cardinal Engineering Associates  
180 Research Parkway  
Meriden, CT 06541

Re: Wilton Inland Wetlands and Watercourses Agency Review  
Application for a Significant Regulated Activity  
Application #2918(S) - Wilton 64 Danbury Road Owner, LLC  
Fuller Development, LLC – Co-Applicant  
64 Danbury Road, Wilton, CT

Dear Mr. Seelye and Mr. Lemire:

Thank you for the opportunity to address your comments for the above referenced project in the Town of Wilton. The following summarizes your comments in *italic* and our responses in **bold** text:

## **Staff Comments:**

### Critical Comments

1. *General-01: Per field visit, it appears test pits were conducted in the areas of the infiltration systems. Provide test pit data. Were permeability tests conducted as well?*

**Response: Test pit and percolation test results have been added to the revised engineering report and included for review.**

2. *General-02: Due to the large number of existing utilities, it is strongly suggested to provide a utility demolition and preparation plan. Note utilities and storm drainage to be removed, to remain and protected, etc.*

**Response: Per discussions with the Town engineer, the existing conditions plan has been updated to include delineation of the existing storm drainage lines to remain and the ones to be removed.**

3. *General-03: Provide limits of clearing. Based on the grading and landscape plans, it appears that the areas adjacent to Copts Brook will need to be cleared to the top of bank, both sides. This will result in the removal of the existing vegetative buffer along the brook. Landscape plantings and lawn do not offer the potential for habitat.*

**Response: A clearing limit line and trees to be removed have been added to the Initial Phase Erosion Control Plan. The purpose of removing existing woody plants in these areas is to remove Norway Maples to allow a**



**replanting of native trees. Norway Maples are a nonnative invasive plant, which is renowned for the shallow roots and dense leaf canopy that will prevent plants from thriving beneath their canopy. Except for one Norway Maple that is strongly leaning toward the proposed building, this clearing is not needed for the development, but offered to provide an enhanced native and more diversity habitat plants selection along the wetlands and watercourse. The existing smaller Sugar Maples (4-6" caliper) will remain. There is no expansion of lawn area proposed on the site.**

4. *General-04: Provide limits of clearing. Based on the grading and landscape plans, it appears that the areas adjacent to Copts Brook will need to be cleared to the top of bank, both sides. This will result in the removal of the existing vegetative buffer along the brook. Landscape plantings and lawn do not offer the potential for habitat. This is also the same condition at the small wetlands area at the volleyball court. It appears all upland vegetation will be removed.*

**Response: Similar to the response above, the purpose of removing nonnative invasive existing vegetation is to strictly enhance the vegetation adjacent to the wetlands. The area of the pocket wetland is targeted to remove Japanese Knotweed, an aggressive nonnative plant. The area will be replanted with a dense thicket of native shrubs. This clearing is not needed for the development. We have added notes to remove existing large Asiatic Bittersweet from the trees.**

5. *RPT-8: The existing conditions watershed on the east side was stopped at the limit of the topographic survey, but the watershed appears to extend farther to the east into the Whipple Road area. This area is generating stormwater which ultimately flows onto the property. Some of this flow appears to be supporting the wetland near the volleyball court. The watershed should be revised to account for the additional stormwater.*

**Response: The watershed maps have been revised to more accurately depict this area and are included with the updated engineering report.**

6. *RPT-18: 3.4.2 Compensatory Storage: It is stated that Building 4 will be constructed on Columns to minimize impact on the flood storage characteristics of Copts Brook. However, neither the architectural plans or site plans indicate that this is proposed. Modify the plans accordingly or provide calculations for the loss of flood storage capacity and provided compensatory grading elsewhere within the limits of Copts Brook 100-year flood.*

**Response: The garages for Building 4 are at grade and the lower level studio apartments are what is proposed to be on short columns. A foundation wall will be provided between the two to accommodate the grade transition. The civil plans have been updated to include a crosshatch to reflect this area being proposed on columns. The grade under the building was also proposed to be slightly lower to accommodate the minor inclusion of the proposed columns and the northern entry within the floodplain. These compensatory calculations are included in the engineering report.**

7. *RPT-19: The hydrology section dealing with Copts brook depicts the watershed as 435 acres, but this is the the watershed of the brook where it crosses Grumman Hill Road in twin concrete pipes. Please confirm size of watershed (approximately*

470 acres) and include a figure of which clearly shows the limits of watershed boundary with the limits of the site included.

**Response: We have updated the hydrology model to accurately reflect the correct design point noted and the revised calculations are included for review. The model was also revised to more accurately reflect lag times within the watershed.**

8. C-201-1: Northeast corner of Building No. 4 is located within the limits of the 100-year flood (El. 139.6). Fin. Flr. 141.7. The construction of the building results in a loss of flood storage capacity of the site. Provide compensatory storage volume. Area will be disturbed during construction. Provide proposed contours. Provide additional existing grades north and west of Building 4. Suggest providing TW and BW elevations of existing retaining wall on Lot 2 N/F Powell. Revise proposed contours north of north end of Building 4 parking area to reflect top of curb elevation of 141.50.

**Response: As noted in prior comments, the residential portion of the building is on columns and only a small area of the floodplain is being filled at the northern entry. Grading under the building has been slightly lowered to provide the required compensatory flood storage to account for this and the subsequent columns being added.**

9. C-201-4 Building No. 8: Excavation to a depth of  $\pm 21$  feet from existing grade to proposed finished floor elevation.  $\pm 24$  feet for footings. Suggest borings to determine depth to ledge and water table. Foundation drains may be required. A detailed sequence of construction for the excavation and disposal of the material should be provided.

**Response: For budgeting and design purposes it is anticipated that this excavation will all be rock. The proposed buildings will be slab on grade and no foundation drains are anticipated.**

10. C-201-5: The plan calls for a significant amount of cut and removal of existing soil for the construction of Buildings 7 & 8 at the northeast corner of the site, which is within the 100-foot regulated area. This is an area of steep existing grades ( $>30\%$ ). The soil in this area is a Canton and Charlton complex which is a fine sandy loam and susceptible to erosion. Additional measures to protect the wetlands should be provided. Only a single row of silt fence with haybales is provided. The sediment trap is only proposed for the completion of the first phase of excavation.

**Response: The silt fence adjacent to the wetlands is not standard silt fence, it is heavy duty fencing with angled structural support and reinforced fabric. Another row was added to the erosion control plans during the initial phase to address these concerns.**

11. C-301-2: Provide a site demolition plan which includes how existing storm drainage flows are to be maintained where piping is proposed to be rerouted. Plan should also demolition of the existing building and associated utilities. Plan should also specify materials to be placed as backfill in the location of the foundation of the former building.

**Response: The existing conditions plan has been updated to document the existing storm drainage to remain and be abandoned/removed.**

12. C-301-5: Level Spreader: Provide elevations of bottom and crest. Detail calls for erosion control blanket. Show limits of the blanket. Detail shows slope of 3: 1 on uphill side of level spreader. Existing grades are steeper than 3: 1. Confirm that an 8" HDPE Flared End Section is available. It appears that the smallest flared end sections available is 12" diameter.

**Response: An erosion control blanket will be provided in the areas of disturbance exiting the level spreader to meet existing grades, approximate locations are shown on the plans.**

13. C-301-16: Replace headwalls at the 54" RCP culvert at Copts Brook. Walls are in disrepair. Provide fencing on top of wall (4 ft. vinyl coated chain link) for fall protection. Provide inlet protection (trash screen) to prevent debris from entering and potentially clogging the system. Provide protective fencing (4 ft. vinyl coated chain link) at top of slope at Copts Brook. This will also assist in keeping trash and other debris from the brook.

**Response: The design drawings have been revised to show replacing the existing headwall. A trash rack and security fence will be provided as well. The security fence will extend across the headwall and an additional 20 feet past the headwall on both sides.**

#### Town of Wilton Inland Wetlands Commission Application

14. APP-1: Additional description of chemical and physical characteristics of the 4,400 cy of material to be deposited. Characterization of onsite materials (geotechnical testing including sieve analysis) to be reused on onsite should be completed.

**Response: The intent for this project is to reuse as much material on site as possible. New material brought in will most likely be associated with the pavement, concrete and associated base materials. The location and composition of these materials is not yet known and will be reviewed during the construction administration phase once a contractor is selected and submittals are provided. Fill material to be deposited will be clean soil, free of large stones, organic material and woody debris.**

#### Reports

Engineering Report – 64 Danbury Road, Wilton, Connecticut, dated December 2023, prepared by Tighe & Bond.

15. RPT-1: In Section 1, the report should include references to the 2002 CT E&S Guidelines and the revised manuals (Soil Erosion & Sediment Control and Water Quality Manual) that become effective at the end of this month:

**Response: The report has been revised to reflect this reference.**

16. RPT-2: Stormwater management system should treat 50% of WQV based on the 1.3 inch storm.

**Response: The initially submitted design provided water quality storage in excess of the 0.65-inch storm (one half the 1.3-inch storm). Based on the revisions required to the storm drainage system as a result of subsequent on-site percolation and deep hole testing, the system has been**



**revised and continues to provide storage for the 0.65-inch storm. The report text has been updated to make this clearer.**

17. RPT-3: *Soil permeability and infiltration assumptions should be verified with fieldwork along with groundwater elevations. See critical comment 1.*

**Response: These tests were performed on March 7 and 8, 2024. The results are included in the updated Engineering Report.**

18. RPT-4: *Section 1.4 describes the delineation of wetlands and says this work was completed in February and March of 2017. Section should be revised with actual dates and indicate that both state and federal wetlands were flagged.*

**Response: The delineation was performed on February 23, 24, March 9, and April 10, 2017. The summary letter of findings is included with the revised report.**

19. RPT-5: *Under existing site hydrologic analysis, it is stated that the 54 inch RCP culvert discharges to the Norwalk River. If the pipe connects to the Norwalk River, then a joint probability analysis appears warranted where a 10 to 1 ratio may be appropriate (i.e. 25 year pipe capacity should use 10 year tailwater for the river).*

**Response: The starting HGL for the stormwater model has been updated to reflect the 10-year tailwater elevation in the Norwalk River at this location.**

20. RPT-6: *Report should include a description of measures taken to verify condition of the existing 54 inch discharge pipe and condition of the outlet. Was a CCTV inspection conducted or field inspections performed to verify that it is good shape with no cracks, perforation, or joint separations and can handle the additional stormwater. The inclusion of this data into the report would be suggested including any field inspection photos of the interior of the pipe and outlet.*

**Response: The pipe has not been inspected to confirm current conditions, this is a Town drainage line. We can work with the Town to confirm the condition of this line and any others to remain on site prior to re-using. As a point of clarification, under the proposed development plan the total volume and peak rate of stormwater being directed from the proposed development to this line will be decreasing in all analyzed storm events.**

21. RPT-7: *The description of the existing hydrology should include that there is flow from wetland near the volleyball court entering the storm drainage system.*

**Response: The report text was revised to make this clearer.**

22. RPT-8: *The existing conditions watershed on the east side was stopped at the limit of the survey, but the watershed appears to extend farther to the east into the Whipple Road area. This area is generating stormwater and flowing onto the property. Some of this flow appears to be supporting the wetland near the volleyball court. The watershed should be revised to account for the additional stormwater.*

**Response: The watershed maps have been revised to more accurately depict the drainage area up to Whipple Road and are included with the**

**updated engineering report. Whipple Road is curbed and its drainage inlets in the area of our site appear to drain to Grumman Hill Road.**

23. RPT-9: *The flow to design point B (the 54-inch culvert) includes flow from the front of the site at the driveway entrance north to an area in front of Building 64. It is not clear from the survey that they connect to the culvert or actually connect to state drainage on Route 7. The survey shows a 36 inch invert in the southerly direction at 127.4 feet which appears to be the outlet. This conflicts with the time of concentration path for EX-WS-02H.*

**Response: The design plans for the Route 7 widening are included as a separate attachment with these responses to provide further clarity. The State catch basins on Danbury Road connect to the 54-inch (shown as a 60-inch on State drawings) storm line. The existing infiltration system in question connects to the State catch basin and we are not proposing to touch this system as part of the proposed development plan.**

24. RPT-10: *The proposed conditions watershed figure (PR-WS) should include additional area due to run on from the Whipple Road area. This appears to significantly affect PR-WS-2A (11), PRWS-2B (1), PRWS-3, and PR-WS-2D.*

**Response: The watershed maps have been revised to reflect this change. While it is an increase in total area, it will remain unchanged between the existing and proposed conditions as part of the proposed development plan.**

25. RPT-11: *The flow from wetland near the volleyball court entering the storm drainage system appears to conflict with time of concentration path for PR-WS-2A.*

**Response: We have revised the watershed map and time of concentration path per the prior comments to more accurately reflect this condition in the existing and proposed condition.**

26. RPT-12: *The eastern area of PR-WS-1 (north, west, and south of Buildings 7 and 8) is being modeled as forested, but it appears this area is converted to grass after removal of trees (site clearing work).*

**Response: There will be a small area of grass immediately behind the homes up to the retaining walls. The balance of disturbance will be heavily planted with shrubs and trees per the landscape drawings. We have adjusted the corresponding weighting on the coverage numbers, but it is minor in comparison to the overall watershed.**

27. RPT-13: *Storm sewers reports should be provided for existing and proposed conditions. The reports should also include other storm events (e.g. 10 year, 25 year, 100 year). The reports should include the hydraulic grade profiles for existing and proposed systems. A proposed network should be provided accounting for CB-08 input, system 4,, system 5 input (from OCS-05), and overflow from infiltrator 1. These appear to account for another 10 cfs during a 25 year storm.*

**Response: Storm sewer reports are not typically provided for existing drainage systems since they are being either replaced or amended as shown in the proposed model. Furthermore, per Town drainage guidelines, piped drainage is to be designed for the 25-year peak storm**

**event, which the storm sewer model provided documents our system is in compliance with.**

28. RPT-14: Report should include a description of how starting hydraulic elevation was selected/calculated for 54 inch RCP to support the storm sewer calculations. The 25 year HGL is shown as 132.24 feet.

**Response: We have adjusted the starting HGL in the model to be the 10-year elevation of the Norwalk River at the discharge location of the culvert.**

29. RPT-15: The proposed storm sewers model does not include the 24-inch line carrying water underneath the tennis court from the wetland area to DMH-06.

**Response: The model has been updated to include this flow.**

30. RPT-16: Stormwater line between DMH-02 and DMH03 has a capacity less than the pipe upstream.

**Response: The capacity in the two pipes noted is off by 0.06 cfs, or 0.1%. This is due to the calculated pipe slopes between the two lines being off by 0.01%. Since flatter pipes of the same size have less capacity the slight reduction in pipe slope resulted in a slight reduction in capacity. These numbers have since been revised based on the updated storm drainage model.**

31. RPT-17: Under Best Management Practices, catch basins and yard drains with sumps are mentioned, but indicates 24-inch sumps are a BMP. The CT Stormwater Manual recommends sump depths of 4 feet or greater.

**Response: The sumps have been revised to 4-ft.**

32. RPT-18: 3.4.2 Compensatory Storage: It is stated that Building 4 will be constructed on Columns to minimize impact on the flood storage characteristics of Copts Brook. However, neither the architectural plans or site plans indicate that this is proposed. Modify the plans accordingly or provide calculations for the loss of flood storage capacity and provided compensatory grading elsewhere within the limits of Copts Brook 100-year flood.

**Response: The garages for Building 4 are at grade and the lower-level studio apartments are what is proposed to be on short columns. A foundation wall will be provided between the two to accommodate the transition. The civil plans have been updated to include a hatch to reflect this area being proposed on columns. The grade under the building was also proposed to be slightly lowered to accommodate the minor inclusion of the proposed columns and the northern entry within the floodplain. These compensatory calculations are included in the engineering report.**

33. RPT-19: Appendix H presents the hydrology of Copts brook. It depicts the watershed as 435 acres, but this is the watershed of the brook where it crosses Grumman Hill Road in twin concrete pipes. Please confirm size of watershed (it appears closer to 470 acres) and include a figure of which clearly shows the limits of watershed boundary and limits of the site. Description of storage within the watershed should be described.

**Response: We have updated the hydrology model to accurately reflect the correct design point and the revised calculations are included for review.**

34. RPT-20: Under Section 3 Floodplain Management, the FIS was listed as 2010, but a revised study was completed in October 16, 2013.

**Response: The text has been revised to reflect the correct date.**

35. RPT-21: Cut and fill grading plans (with tics at 5 or 10 foot grid) should be created to support equal conveyance.

**Response: Civil 3D was used to calculate the volumetric difference between the existing and proposed surfaces included in the report.**

36. RPT-22: Initial phase of construction should include pre-construction meeting with Town's Director of Environmental Affairs. This should be indicated on E&S drawings also.

**Response: Town's Director of Environmental Affairs has been added to the list of attendees at the pre-construction meeting identified on the E&S Drawings.**

37. RPT-23: Hydroflow report provides pond report (for outlet control structures) for the 2 year storm only. These reports should also be included for the other storm events especially 25 year and 100 year.

**Response: A digital copy of the full report including all these hydrographs was included with our submission, the hard copy was abridged to save on paper. An updated full digital copy of revised calculations has been provided for review with these responses.**

Biological Evaluation-50 60 & 64 Danbury Road Wilton, Connecticut Wetland, dated January 2, 2024, prepared by ELS.

38. ELS-1: It states the wetlands were flagged by Otto Theall in April 2017. This should be revised to be consistent with Theall report (wetlands flagged February 23, March 9, and April 10, 2017).

**Response: We acknowledge that the wetlands were flagged by Otto Theall, and reference three separate field visits to determine the wetland boundary dated February 23, March 9, and April 10, 2017. These flags are noted on the application's "Topographic Survey," prepared by D'Andrea Surveying and Engineering, PC., dated 9/12/23.**

39. ELS-2: Indications of diameter breast height (DBH) of trees on northern part of the site near Copts Brook and clearing limits for proposed buildings 7 and 8 should be provided.

**Response: ELS visited the site on 3/29/24 and confirmed that existing trees at the front of the site are correctly noted on the plan. In the vicinity of Building 7 & 8 the trees sizes were updated, and trees not previously noted were field located and added to the plans.**

40. ELS-3: *The proposed grading and drainage in northeast corner of the site appear to result in less flow to the small pocket wetland (AD-13 and AD-14 collect water that discharge to another area of the site) which could lead to the wetland drying out (change in hydrology) and to negative impacts.*

**Response:** The proposed grading plan does change a very minor watershed area of this pocket wetland. However, the watershed that comes off the hillside to the east supplies more than 99% of the surface water to this wetland. The change is not expected to have an impact to the water hydrology supporting this wetland.

41. ELS-4: *Material on site might not be suitable for use as construction materials due to high silt and clay content so significant import of soils and materials may be anticipated. Additional information needed on materials to be excavated and materials to be deposited due to significant values (14,000 cy excavated & 4,000 cy deposited).*

**Response:** A licensed geotechnical engineer will be retained to review and certify that all soils material that remains on site will be suitable for reuse.

42. ELS-5: *There are several 30-inch trees near Route 7 in front of Building 64 that will need to be removed. Can utilities and layout be adjusted so they can remain.*

**Response:** We acknowledge that several large shade trees along Route 7 will be removed due to the placement of Building #1 and stormwater piping. These trees, planted for the previous development, are identified as White Ash trees. It is expected that these trees will succumb and die from the recent introduction of the Emerald Ash borer into the area. These trees will be replaced with native shade trees, Redmond Linden, that are not prone to this pest. To further mitigate the trees removed in connection with this development, the Applicants propose to plant a total of 11 additional trees and 25 additional shrubs on the office campus as reflected on "LP-3, Supplemental Landscape Plan" dated 4/5/2024 and submitted herewith.

## Engineering Plans

### Topographic Survey (prepared by D'Andrea Surveying & Engineering)

43. TS-1: *Suggest providing a strictly property map that clearly depicts boundary, setbacks and all easements.*

**Response:** Refer to the zoning location survey, prepared by D'Andrea Surveying Associates, P.C., dated July 11, 2017, revised January 2, 2024.

44. TS-2: *Survey doesn't show end of 54 inch pipe where most of the site is discharging.*

**Response:** This discharge is off the project site and on private property not owned by the applicant.

Sheet C-001 General Notes, Legend and Abbreviations

45. C-001-1: Form 818 Notes: Update Form 818 reference to current supplements. Add 'Facilities' to Form 818 title.

**Response: Note has been revised.**

46. C-001-2: Form 818 Notes: Note #4 refers to CTDOT District 4. Note does not apply to this project.

**Response: Note has been revised.**

47. C-001-3: Grading Notes: Note #4. Provide locations of protective fencing on plans. Call out fencing height and material.

**Response: Protective fencing shall be black, 4-foot, vinyl-coated chain link. Plans have been updated to include additional call outs and details.**

Sheet C-002 Existing Conditions Plan

48. C-002-1: Update survey to include reconstructed Route 7 and associated drainage.

**Response: Supplemental design drawings for the Route 7 widening have been included with these responses for reference. Approximate locations of relevant storm drainage from these plans have been added to the project base.**

49. C-002-2: Does the site drainage connect to the State system for Route 7? If so, review and approval of changes to the storm drainage system on site may be required by CTDOT.

**Response: No, the 54-inch line is a Town line the state drainage structures connect to. We are reviewing this with CTDOT as part of our OSTA application with the State.**

50. C-002-3: Provide additional contours at the wetlands area near the volleyball court. Invert of 24" pipe = 151.0. First contour is elevation 155. This will better define the area of the brook.

**Response: The contouring shown is accurate, the inlet for the pipe will be cleared of sediment and silt, then stabilized with riprap to allow for proper conveyance of runoff from the wetlands.**

Sheet C-100 Overall Site Plan

51. C-100-1: Show limits of clearing / tree removal. Based on the grading and landscape plans, it appears that the areas adjacent to Copts Brook will need to be cleared to the top of bank, both sides. This will result in the removal of the existing vegetative buffer along the brook. Landscape plantings and lawn do not offer the potential for habitat. This is also the same condition at the small wetlands area at the volleyball court. It appears all upland vegetation will be removed.

**Response: A clearing limit line and trees to be removed have been added to the Initial Phase Erosion Control Plan.**

Sheet C-101 Site Plan

52. C-101-1: *Show limits of clearing / tree removal. Indicate size of trees to be removed.*

**Response: The clearing limits have been added to the Initial Phase Erosion control plan and have been update to include the size and locations of trees to be removed as well as landscape plans.**

53. C-101-2: *Review parking count. Appears to be incorrect. Accessible spaces counted twice in total.*

**Response: Parking counts shown are correct. Accessible spaces are not counted in the 107 surface spaces.**

54. C-101-3: *Suggest eliminating the parking space in front of tennis court gate for access.*

**Response: The parking space in question is part of a shared parking area used to accommodate 60 Danbury Road. An additional gate has been added to the Site Plan on the north side of the tennis court for access to the gazebo.**

55. C-101-4: *The partial repaving of the circle south of buildings 1 and 2 does not seem practical. It appears that more than half of the roadway will be disturbed by utility installation and additional drainage seems likely in this area.*

**Response: The intent is to sawcut and trench utilities within the driveway as required to install the proposed utilities. Once this work is complete, the repaired areas will be milled, and a pavement overlay provided. The plans have been updated to include a hatch for the areas of milling and pavement overlay.**

56. C-101-5: *What portion of the stone wall south of the tennis court is to remain? Is some of the stone wall going to be moved?*

**Response: The stone wall will be removed in all areas where grading is required.**

57. C-101-6: *Trash Compactor Enclosure: Who will be discarding trash into the compactor? If residents, access should be ADA accessible for all residents.*

**Response: The trash area is accessible from the north side where the accessible space is. Grading in this lot is higher and provides accessible access to the top of the dumpster.**

58. C-101-7: *Suggest sidewalk ramps at crosswalk north of Buildings 3 and 5.*

**Response: The sidewalk on the north side of the primary driveway ends at a set of stairs and is not accessible.**

59. C-101-8: *Van spaces at pool: Typically, 8 ft. striping is on the passenger side of the van parking space to allow for a lift.*



**Response: This current space configuration meets ADA shared space dimensional requirements for vans. If needed, a van can back into the space to utilize the cross hatch on the passenger side.**

60. C-101-9: *Is speed bump at traffic circle in front of the proposed Clubhouse to be removed? Is the crosswalk to remain or be removed? If to remain, a pedestrian ramp is required on the Clubhouse side of the crosswalk.*

**Response: The sidewalk within the existing entry circle has been adjusted to provide an accessible route that utilizes a new crossing to the new accessible ramp at the site entry. The speed hump will be relocated to this location.**

61. C-101-10: *Note retaining wall types, modular block or gravity wall. Two details provided.*

**Response: The walls will be designed during construction documents. The initial intent is to utilize gravity walls in areas of cut and modular block walls in fill areas.**

62. C-101-11: *Sidewalk adjacent to Route 7 is going to be trenched through for utilities. Its repair should be noted.*

**Response: Additional sidewalk repairs have been noted on site plan.**

63. C-101-12: *Three of the porches of Building 1 are within the front setback zone.*

**Response: The "porches" of Building 1 are Terraces, which are permitted within the setback in accordance with Section 29-4.C.5 of the Zoning Regulations provided they do not project "closer than one-half of the minimum required building setback distance from any property line."**

#### Sheet C-102 Fire Truck Turning Movements Plan

64. C-102-1: *Verify plan is approved by Wilton Fire Marshall. Is the fact that the fire truck cannot access directly in front of Buildings 5 and 7 an issue? What is the maximum allowable distance from the building to the fire truck.*

**Response: We met with the Fire Marshall (Rocco Grosso) on 3/27/24 to review the site plans and architecture. He was generally supportive of the current layout and access and requested a hard copy for final confirmation and sign-off. Once received we will provide this concurrence to the commission.**

#### Sheet C-201 Grading Plan

65. C-201-1: *Northeast corner of Building No. 4 is located within the limits of the 100-year flood (El. 139.6). Fin. Flr. 141.7. The construction of the building results in a loss of flood storage capacity of the site. Provide compensatory storage volume. Area will be disturbed during construction. Provide proposed contours. Provide additional existing grades north and west of Building 4. Suggest providing TW and BW elevations of existing retaining wall on Lot 2 N/F Powell. Revise proposed contours north of north end of Building 4 parking area to reflect top of curb elevation of 141.50.*



**Response:** As noted in prior comments, the residential portion of the building is on columns and only a small area of the floodplain is being filled in at the northern entry. Grading under the building has been slightly lowered to provide the required compensatory flood storage to account for this and the subsequent columns being added.

66. C-201-2: Grading Note #7 refers to survey of 141 Danbury Road.

**Response:** Note has been corrected.

67. C-201-3: Provide Fin. Flr. Elevations and Garage Flr. Elevations on Grading Plan.

**Response:** Grading plan has been updated to show these elevations more accurately.

68. C-201-4: Building No. 8: Excavation to a depth of  $\pm 21$  feet from existing grade to proposed finished floor elevation.  $\pm 24$  feet for footings. Suggest borings to determine depth to ledge and water table. Foundation drains may be required. A detailed sequence of construction for the excavation and disposal of the material should be provided.

**Response:** For budgeting and design purposes it is anticipated that this excavation will all be rock. The proposed buildings will be slab on grade and no foundation drains are anticipated.

69. C-201-5: The plan calls for a significant amount of cut and removal of existing soil for the construction of Buildings 7 & 8 at the northeast corner of the site, which is within the 100-foot regulated area. This is an area of steep existing grades ( $>30\%$ ). The soil in this area is a Canton and Charlton complex which is a fine sandy loam and susceptible to erosion. Additional measures to protect the wetlands should be provided. Only a single row of silt fence with haybales is provided. The sediment trap is only proposed for the completion of the first phase of excavation.

**Response:** The silt fence in question is not standard silt fence, it is heavy duty fencing with angled structural support and reinforced fabric. Another row was added to the erosion control plans during the initial phase to address these concerns.

70. C-201-6: Review grades at rear of Building 7. Appears flat and will not drain to area drains at middle units. Suggest relocating AD-16 to the west and lowering to allow area to drain.

**Response:** Grate elevations have been slightly adjusted to ensure 2% slopes are maintained in these areas.

71. C-201-7: It appears that the proposed grades cut  $\pm 1$ ft at the tennis court. How is access to the court to be maintained? Also, consider ADA access to the court.

**Response:** The 155 contour runs through the curb in this area and the top of curb is at or within 1 to 2 tenths of existing grades.

72. C-201-8: Spot grades for accessible parking north of pool area need to be shown on plan.

**Response: Additional spot grades have been provided. Grades within the accessible spaces range from 1.5% to 2% per ADA code.**

Sheet C-301 Drainage Plan

73. C-301-1: *Suggest including structure information (TF elevations, Inverts, etc.) for catch basins and manholes to remain. Provide proposed rim / top of frame elevations for structures to remain.*

**Response: Additional top of frame and invert information has been added for adjusted structures to remain.**

74. C-301-2: *Provide a site demolition plan which includes how existing storm drainage flows are to be maintained where piping is proposed to be rerouted. Plan should also demolition of the existing building and associated utilities. Plan should also specify materials to be placed as backfill in the location of the foundation of the former building.*

**Response: The existing conditions plan has been updated to document the existing storm drainage to remain.**

75. C-301-3: *Why is flow from Infiltration System No. 1 being discharged into CB-02? This water has already been treated. Any treatment measures downstream from CB-02 should be designed to handle the total flow going to that measure.*

**Response: As part of the drainage modifications for the entire site, these systems are no longer routed like this.**

76. C-301-4: *Provide location of wall footing drains and discharge locations.*

**Response: These locations will be coordinated with final wall design. A note was added to sheet C-001 stating these drains are to be connected to adjacent storm drainage infrastructure and not daylight to grade.**

77. C-301-5: *Level Spreader: Provide elevations of bottom and crest. Detail calls for erosion control blanket. Show limits of the blanket. Detail shows slope of 3:1 on uphill side of level spreader. Existing grades are steeper than 3:1. Confirm that an 8" HDPE Flared End Section is available. It appears that the smallest flared end section available is 12" diameter.*

**Response: An erosion control blanket will be provided in the areas of disturbance exiting the level spreader to meet existing grades, approximate locations are shown on the plans.**

78. C-301-6: *Specify which drains are Area Drains, Yard Drains with Dome Grates and Concrete Yard Drains.*

**Response: Additional clarity to details has been provided. Dome grates are for planting beds only, flat top area drains are for lawn and paved areas. The detail for concrete yard drains has been removed.**

79. C-301-7: *Specify manhole diameters (4 ft., 6 ft. etc.).*

**Response: A note was added stating all manholes unless noted will be 4-ft diameter. Sizing on manholes over 4-ft has been added.**

80. C-301-8: *Suggest rerouting roof leaders so they do not discharge into water quality treatment structures as runoff from roofs is considered "clean".*

**Response: Water quality structures are capable of handling the additional flow and prefer to leave some of them as is currently designed to eliminate the need for additional piping and structures to avoid routing to them.**

81. C-301-9: *Review pipe lengths and slopes.*

**Response: Pipe slopes and lengths appear accurate and are generated from the Civil 3D pipe network.**

82. C-301-10: *Review inverts CB-08.*

**Response: Invert was off by 0.01 and has been adjusted.**

83. C-301-11: *Provide doghouse manhole detail(s).*

**Response: An additional detail has been provided.**

84. C-301-12: *Provide detail for converting catch basin to manhole.*

**Response: This detail has been added to the plan set.**

85. C-301-13: *Note structures to be modified, new inverts core drilled, abandoned inverts to be sealed with block/brick and non-shrink mortar, etc.*

**Response: Additional callouts have been added to the plans to show lines to be cut and capped and manholes to be core and drilled.**

86. C-301-14: *Drainage structures with deep sumps should be specified.*

**Response: All new catch basins are intended to have deep sumps.**

87. C-301-15: *The drainage plan does not show where the 54 inch pipe ends. Its connection to state drainage in Route 7 or discharge to Norwalk River should be shown so hydraulic grade line calculations and capacity can be determined. A profile of the 54-inch pipe seems warranted showing all of the connection points to pipe from the Norwalk River to Copts Brook.*

**Response: Supplemental plan sheets for the Route 7 widening have been provided for reference. The 54-inch line (shown as 60-inch on CT DOT plans) discharges to the Norwalk River. Since we are reducing peak flows and volumes discharging to this pipe, and not proposing any new connections to this line off-site, we do not feel additional profiles or documentation of this line are warranted.**

88. C-301-16: *Replace headwalls at the 54" RCP culvert at Copts Brook. Wall is in disrepair. Provide fencing on top of wall (4 ft. vinyl coated chain link) for fall protection. Provide inlet protection (trash screen) to prevent debris from entering and potentially clogging the system. Provide protective fencing (4 ft. vinyl coated*

*chain link) at top of slope at Copts Brook. This will also assist in keeping trash and other debris from the brook.*

**Response: The design drawings have been revised to show replacing the existing headwall. A trash rack and security fence will be provided as well. The security fence will extend across the headwall and an additional 20 feet past the headwall on both sides.**

*89. C-301-17: Pipe lengths are from center of structure to center of structure which results in incorrect pipe slopes.*

**Response: This is how Civil 3D displays pipe slopes and lengths. Notes are provided on the plans that the contractor should set pipes based on inverts and not pipe slopes. The discrepancy this generates is very minimal.**

*90. C-301-18: Suggest turning off building interiors for clarity (see landscape plan as a example).*

**Response: These line types cannot be frozen based on how the Architect creates their 3D model. The LA created their own footprints for their drawings, and we would prefer not to do this for various internal drafting related concerns.**

*91. C-301-19: The location of the pipe from CB-03 to CB-04 may conflict with the wall. The top of the pipe is only 2.5 feet below grade.*

**Response: This will be coordinated with final wall design to ensure no conflicts.**

*92. C-301-20: DMH-03 does not pick up the existing 12" RCP that connects to two drains on the south.*

**Response: The location of DMH-03 was specifically chosen to capture the pipe in question. The estimated invert has been noted to further clarify.**

*93. C-301-21: AD-13 and AD-14 are collecting water from area of site that was formerly draining to the small pocket wetland. Reducing of flows to the wetland may lead to impacts.*

**Response: These areas in question are relatively small in comparison to the overall size of contributing watershed area draining to the wetlands. Based on this we do not anticipate any adverse impacts to the wetlands.**

*94. C-301-22: Clean water from the roofs of Building 7 and 8 are being collected and infiltrated underneath an existing parking lot. Since the water is being generated from an undeveloped area close to the nearby brook and pocket wetland, additional design appears needed to infiltrate the water on former hillside area to maintain pre development hydrology.*

**Response: As noted above, these areas are comparatively very small compared to the size of the overall watershed contributing to the pocket wetlands, and even more so to that of Copts Brook. We do not believe**

**these minor changes will have an adverse impact on the overall hydrology to either wetland.**

95. C-301-23: *AD-01 appears to be collecting clean stormwater that could discharge overland to the east instead of being piped to a treatment unit.*

**Response: Area Drain 1 is collecting a very small area and has a negligible impact on the size and routing of the storm drainage system. We assume you mean west and not east with this comment and would prefer to route the piping as shown rather than creating a new discharge and outlet in the upland review area.**

96. C-301-24: *Roof leaders containing clean stormwater are being sent to a treatment system. Some of this should be discharged directly to the ground especially in the areas near the brook to better maintain the pre-development hydrology.*

**Response: The CTDEEP design criteria for water quality volume is for all directly connected impervious surfaces, not just paved surfaces. Water quality systems are to be sized for building roof areas and their associated runoff should be directed to these systems whenever possible.**

97. C-301-25: *The 54-inch is very deep on the site and would expect to have a significant amount of baseflow from groundwater. The design should be conservative when accounting for its actual carrying capacity.*

**Response: If this pipe was experiencing a significant enough groundwater infiltration to affect its conveyance capacity, it would likely be dewatering the area and lowering groundwater to match its invert over time. If the elevated groundwater condition occurred during a storm event it would be very difficult to quantify in the model for the existing and proposed condition.**

98. C-301-26: *CB-08 only collects a portion of the stormwater in parking area of Building 1. Another catch basin seems appropriate on the circle to collect stormwater.*

**Response: CB-08 is only intended to capture a small portion of the area. There are ridges in the grading on either side of building 1 that send runoff to the north and south respectively. Runoff to the north goes to two catch basins along the curb with parking, while runoff to the south goes to the existing CB in the entry drive as the area currently does in the existing condition.**

99. C-301-27: *Review of grading and drainage in parking area north of the pool area seems warranted. The area is very flat which may lead to ponding of water. Additional connections from north to AD-10 and AD-12 may be needed.*

**Response: There is a high point at the sidewalk for the accessible spaces that divides runoff from going to the north or to the south. The area to the north drains between 1.5-2.0% (per accessible codes) and will drain as intended. The area to the south is a steeper slope down to the pool patio which will drain to the area drains as intended.**

100. C-301-28: *The connection from OCS-06 to 54" pipe seems low and would conflict with top of 54-inch pipe.*

**Response: This area has been redesigned based on the subsurface soil investigation and the comment no longer represents the proposed condition.**

101. C-301-29: *Roof leader for Building 7 not observed.*

**Response: It is connected to the storm line discharging from the area drains on either side of the building.**

#### Sheet C-302 Drainage Plan Enlargement

102. C-302-1: *Enlargement Part Plan "B": Review inverts for Area Drains AD-05-AD-07. They appear to be mislabeled. It appears that AD-05 and AD-07 both discharge to AD-06, but AD-06 has no other outlet. Review pipe lengths and slopes.*

**Response: This area has been redesigned based on the subsurface soil investigation and the comment no longer represents the proposed condition.**

103. C-302-2: *Enlargement Part Plan "C": WQS-04: Suggest not connecting roof leader to water quality structure.*

**Response: The water quality structure is the smallest size available and maintains enough treatment capacity for the entire area, including the roof. We see no need to change the design as it only provides for an extra provision for water quality.**

104. C-302-3: *Enlargement Part Plan "C": Existing manhole – note pipe inverts to be sealed, which to remain. Note new rim elevation.*

**Response: Additional notes have been added to the plans.**

105. C-302-4: *Suggest including infiltration systems 1 and 5 in the enlargement plan. An additional sheet appears necessary.*

**Response: Drainage enlargements for all retention systems are now included on the enlargement plan.**

106. C-302-5: *Smaller height infiltrators may be needed for front of site (infiltration system 6 western part).*

**Response: Based on field observations of soil conditions, the specified height of the proposed infiltrators can be maintained.**

#### Sheet C-401 Utility Plan

107. C-401-1: *Clay tennis court is irrigated. Show irrigation lines. Area immediately west of the court is to be cut. This may impact irrigation supply line.*

**Response: Location of irrigation lines are not known. If they are encountered during earthwork they will be repaired/replaced accordingly.**

108. C-401-2: Provide clean-out at bends on 8" PVC sanitary lines from Buildings 6 & 8.

**Response: Additional cleanouts have been added to the plans.**

109. C-401-3: Sanitary connection to existing manhole in Route 7 will require an Encroachment Permit from CTDOT. Provide limits of trench excavation and pavement repair. Provide State Road Pavement Repair Detail. Provide detail for modifying the manhole to accept new pipe. Provide existing manhole data (rim elevation, inverts). Crossing existing water main and gas main. Provide drainage structure data for storm system (notes are off the sheet).

**Response: So noted. Pavement repairs are shown on the site plan, and the CTDOT pavement repair detail has been added to the detail sheets. As we have done on prior projects, we will coordinate the connection to the manhole with the Town of Wilton WPCA in the field prior to commencing any work. The profile of the sewer lateral has been updated to include the Route 7 drainage from the widening work, and extended per DPW comment.**

110. C-401-4: Water connection to existing main in Route 7 will require an Encroachment Permit from CTDOT. Provide limits of trench excavation and pavement repair. Provide State Road Pavement Repair Detail. Provide details for tapping sleeve and valve.

**Response: So noted. Pavement repairs are shown on the site plans, and the requested details have been added to the plan set.**

111. C-401-5: Obtain current utility mapping for Route 7. There are 4 manholes in the Rte. 7 NB lane that are not shown on the survey and may associated utility may be in conflict with proposed water and sanitary services.

**Response: The design drawings for the Route 7 widening have been provided as a supplemental document depicting the locations of the drainage improvements in Danbury Road. Utility designs have been reviewed to confirm they do not conflict with this information.**

112. C-401-6: Sanitary Sewer Profile: Verify elevation of existing storm piping. 36" CPP system upgrade from this location is at 127.5±.

**Response: The existing 36-inch pipe is for storage of runoff and set lower to capture and treat runoff. Its inverts are independent of the other storm drains shown.**

113. C-401-7: Review all pipe clearances. Inv. 8" san. from SMH-06 = 136.35± (bot. of pipe = 136.3±) Invert 12" HDPE from OCS-05 = 134.76± (top of pipe = 135.87±). Clearance = 0.47 ft.

**Response: Pipe clearances are shown on the sewer profile and utility plan and have been update accordingly per the recent revisions to the drainage design.**

114. C-401-8: Suggest separate fire service. Coordinate with Aquarion, Fire Marshal and Building Official.



**Response: Water service will be coordinated with the Aquarian Water Company. Fire Marshall has provided no comment on this.**

115. C-401-9: Are each individual units to have their own water meter?

**Response: Each building will have its own water meter.**

116. C-401-10: It appears each building will have one gas meter, correct? Gas service from existing drive to the south will require removal of mature vegetation along the slope next to the concrete stair, is this the intent?

**Response: There will be a meter bank for gas and each unit will have its own meter. The routing of the gas service is approximate and will be coordinated with the gas company to minimize impacts to existing areas to remain.**

Sheet C-501 Soil Erosion and Sediment Control Plan Initial Phase

117. C-501-1: Grading at proposed Sediment Trap at northeast corner is incorrect.

**Response: The sediment trap grading has been adjusted.**

118. C-501-2: Provide erosion control mat on all slopes 3:1 and steeper.

**Response: The 1:3 slopes adjacent to buildings 7 and 8 proposed during the initial phase will remain for as brief a time period as possible to facilitate construction of retaining walls. Installing mats in this area is not warranted as the intent is to move immediately into wall construction.**

119. C-501-3: Additional measures to protect the wetlands and watercourse should be provided. Only a single row of silt fence with haybales is provided. Multiple rows should be considered. Additional silt fence along the front of the site appear necessary.

**Response: The silt fence in question is not standard silt fence, it is heavy duty fencing with angled structural support and reinforced fabric. Another row was added during initial phase to address these concerns.**

120. C-501-4: Soil stockpile area seems inadequate considering the amount of materials involved in the site work ((14,000 cy excavated & 4,000 cy deposited).

**Response: The soil stockpile size is schematic. It is the current intent that the selected contractor will minimize stockpiling as much as possible by removing soils from the site as they are generated when not needed for reuse on site.**

121. C-501-5: Include whether environmentally impacted materials are expected.

**Response: There are no known environmentally impacted materials on the site.**

122. C-501-6 Site has enough room to keep stockpiles out of 100-foot regulated area.

**Response: Soil stockpile is shown outside the 100-foot regulated area.**



123. C-501-7: Show sediment traps meet minimum DEEP criteria for size.

**Response: Sediment trap sizing calculations have been added to the engineering report.**

124. C-501-8: Catch basin at site entrance on south curb should also have inlet protection.

**Response: Additional silt sack was added to the plans.**

125. C-501-9: Suggest site to be developed have construction fencing and gates.

**Response: Construction fencing and gates have been added to the plans.**

126. C-501-10: Depending on building demo schedule, it might make sense to have separate construction entrance north of the existing entrance. This would improve construction access to the rear of the site where most of the earthwork is occurring.

**Response: Two construction access points are currently proposed.**

127. C-501-11: Temporary staging area not shown. Consideration and planning for temporary storage of construction equipment, contractor parking, construction trailer, and sanitary facilities should be shown.

**Response: Staging and logistics will be determined by the selected contractor based on their means and methods for developing the site. No equipment or material storage, or sanitation facilities will be maintained in the floodplain or the regulated area.**

#### Sheet C-502 Soil Erosion and Sediment Control Plan Final Phase

128. C-502-1: Area of disturbance is 3+ acres. Provide additional erosion and sediment controls including sediment traps, additional silt fence, etc. Suggest phasing construction if possible.

**Response: Final phase construction sequence is based on a mostly stabilized site and a sediment trap is not practical for this phase. We anticipate an initial phase and final phase, with no distinct phasing in between them.**

129. C-502-2: Provide additional erosion controls at level spreader. Spreader discharges to a steep slope. Single row of silt fence with hay bales is not adequate. Provide erosion control blanket to protect slope.

**Response: Erosion control blanket will be provided for level spreader discharge, flows leaving this level spreader will be very minor lawn runoff. Disturbing the lower hillside adjacent to the Copts Brook for additional silt fence and erosion controls we do not feel is warranted.**

130. C-502-3: Provide additional protections along wetlands areas. Single row of silt fence with hay bales is not sufficient. Straw bales and wattles may be more appropriate close to the brook and pocket wetland. Wood chips generated from land clearing could be used for stabilization.

**Response: Additional erosion controls have been added on the initial phase. These will remain in place until the site is largely stabilized. The final phase erosion control plan shows the condition when the site is largely stabilized.**

131. C-502-4: Review limits of clearing and proposed grading and landscaping. Silt fence is shown within the areas of disturbance.

**Response: Limits of clearing lines have been added to the erosion control plans.**

132. C-502-5: Extend silt fence and haybales from volleyball court north along slope and property line as area will be cleared. It appears silt fence and haybales are shown incorrectly along small wetlands area. Does not conform to detail.

**Response: The silt fence has been revised to be on the other side of haybale barrier.**

133. C-502-6: Provide silt fence along property line north of Buildings 7 and 8.

**Response: Additional silt fence in this area has been provided.**

134. C-502-7: Suggest noting trees to remain and be protected.

**Response: Initial Phase Erosion control plans and Landscape drawings were revised to show this.**

#### Sheet C-503 Soil Erosion and Sediment Control Notes Narrative and Details

135. C-503-1: Sequence of construction is incomplete. Does not reflect significant excavation required for Buildings 7 and 8.

**Response: Additional notes were added to the construction sequence.**

136. C-503-2: Due to size of the construction and it occurring on a site with existing businesses, a logistics plan is recommended.

**Response: The proposed site development will be fenced off and kept separate from the balance of the parcels business operations. Any utility installation provided in common areas will be coordinated with the other property owner to minimize disruption.**

137. C-503-3: Sequence mentions building construction, but there are 8 buildings. Construction should include a rough buildout sequence and how site disturbance will be limited as much as possible.

**Response: It is the current intent to construct the buildings concurrently as much as possible.**

#### Sheet C-601 Details 1

138. C-601-1: Crosswalk striping does not conform to current standards.

**Response: The crosswalk design as shown is on private property and falls within current MUTCD standards for bar width, length, and spacing.**

139. C-601-2: Accessible van space, striping should be on passenger side of the vehicle to allow for lift.

**Response: Current space configuration meets ADA standards and reflects a shared configuration where vans can pull in or back in as needed to access the cross hatch.**

Sheet C-604 Details 4

140. C-604-1: Provide 4 ft. sumps on all catch basins.

**Response: Plans were revised accordingly.**

141. C-604-2: Provide hood detail.

**Response: Hood detail was added.**

Sheet C-605 Details 5

142. C-605-1: Specify Concrete Yard Drain Frame and Grate. Dome Grate detail seems to indicate that it is for Yard Drains.

**Response: Additional information has been added to the plans to clarify where each drain type will be used. The detail for concrete yard drains has been eliminated.**

143. C-605-2: Suggest erosion control blanket on downhill side of level spreader where slopes are 3:1 or steeper.

**Response: That is the intent and drawings were revised to show more clearly.**

144. C-605-3: CDS unit should.

**Response: Comment incomplete.**

Sheet C-606 Details 6

145. C-606-1: Inspection ports in paved areas require concrete collars which should be shown on drainage and site plan.

**Response: Inspection port locations were added on the drainage plans. Concrete collar details are shown with the system details.**

Sheet C-607 Details 7

146. C-607-1: Outlet Control Structure Detail. Review proposed elevations. Allow for 8" frame and cover, 2 courses of brick, 8" top slab and freeboard (1 ft.?) to top of weir.

**Response: The outlet control structures will no longer have internal weir walls and this detail has been eliminated. The design of each system has been revised to reflect an outlet manhole with a single pipe discharge sized and elevated to control discharges as needed to match or reduce existing flows. The invert elevation is set to ensure the required water**

**quality volume is met, and the balance of the chamber volume above that is sized to provide enough additional storage to mitigate peak runoff rates.**

147. *C-607-2: 15-inch low level orifice seems high for 15-inch outlet pipe.*

**Response: This retention system has been revised as part of the overall drainage modifications and the updated calculations are provided for review.**

#### Sheet C-608 Details 8

148. *C-608-1: Provide tapping sleeve and valve detail.*

**Response: Tapping sleeve and valve detail added to the plan set.**

#### Landscaping and Lighting Plan

149. *LP-1: Overlay drainage plan and utility plan with landscaping and lighting plan to verify conflicts. It appears the proposed light pole east of Building 6 at the south end of the parking area conflicts with the proposed relocated 24" pipe.*

**Response: The noted light post has been shifted east to avoid conflict with the proposed pipe. This change is reflected on our revised plan LP-1, revised to 4/5/24.**

150. *LP-2: Provide photometric plan.*

**Response: A photometric plan was provided with the initial submission. This plan has been updated to reflect the light pole shift noted above. Please note the town of Wilton Lighting regulations require a minimum of 2.5 average footage (Section 29-9.E.2.e). Our submission includes a preferred alternative plan that provides light levels, inline to current industry standards and provide an average of 1 foot candle. The application includes a request to use the alternative plan allowed in Section 29-9.E.2.b.**

151. *LP-3: Not all species are clearly identified on the plan.*

**Response: Additional labels have been added to the plan to aid in plant identifications noted on the revised plan LP-1, dated 4/5/24.**

152. *LP-4: Evergreens are shown next to the tennis court but it appears a more biodiverse planting would be appropriate next to woods and wetland pocket (within 100 foot regulated area) considering there is already existing privacy in this area.*

**Response: The additional screening would be beneficial for the adjoining neighbors that have a view of the existing tennis court during the winter months when the leaves are off the trees. The plants selected will tolerate being planted in the existing understory, provide evergreen screening, and are resistant to deer browsing. The vegetation cleared to allow room for the new plants are restricted to the nonnative invasive shrub understory of Euonymus and Honeysuckle. However, to provide added diversity we have exchanged some of the plants for native America Holly.**

153. LP-5: *It is not clear what existing trees and landscaping are to remain along Route 7 in front of Building 1. It appears that all existing trees are not taken into account.*

**Response: ELS has confirmed the existing shade trees and sizes are correctly noted on the site plans.**

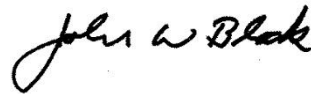
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

**TIGHE & BOND, INC.**



Erik W. Lindquist, P.E., LEED AP  
Senior Project Manager



John W. Block, P.E., L.S.  
Senior Vice President

**Daniel L. Conant**

---

**From:** Grosso, Rocco <Rocco.Grosso@WILTONCT.ORG>  
**Sent:** Thursday, April 18, 2024 10:23 AM  
**To:** Wrinn, Michael  
**Cc:** White, Daphne; Erik Lindquist  
**Subject:** 64 Danbury Road

[ Caution - External Sender ]

We've completed a review of 12/21/23 site plans for the 93-Unit Multi-family Development at 64 Danbury Road. No conditions were discovered that would result in non-compliance with Fire Department vehicle access and water supply requirements.

**Rocco Grosso**

Fire Marshal

[Wilton Fire Department](#) | Office of the Fire Marshal

236 Danbury Road

Wilton, CT 06897

Phone (203) 834-6249





8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1807 | WWW.LESSARDDESIGN.COM



1000 Bridgeport Ave, Suite 320, Shelton, CT 06484  
O. 203.712.1100  
W: TIGHEBOND.COM | HALVORSONDESIGN.COM



8 KNIGHT STREET, SUITE 203, NORWALK, CT 06851  
PH: 203-855-7879



1055 WASHINGTON BLVD., 4TH FLOOR | STAMFORD,  
CT 06901-2218 | P:203-425-4200 | www.carmodylaw.com

INDEX

- A.01 - COVER
- A.02 - ILLUSTRATIVE SITE PLAN
- A.03 - FLOOR PLANS
- A.04 - FLOOR PLANS
- A.05 - FLOOR PLANS
- A.06 - AMENITY FLOOR PLAN
- A.07 - GAZEBO & TRASH PLAN
- A.08 - AVERAGE ELEVATION CALCULATION
- A.09 - BUILDING SECTIONS - HEIGHT CALCULATIONS
- A.10 - BUILDING 1- ELEVATIONS
- A.11 - BUILDING 2- ELEVATIONS
- A.12 - BUILDING 3- ELEVATIONS
- A.13 - BUILDING 4- ELEVATIONS
- A.14 - BUILDING 5- ELEVATIONS
- A.15 - BUILDING 6- ELEVATIONS
- A.16 - BUILDING 7- ELEVATIONS
- A.17 - BUILDING 8- ELEVATIONS
- A.18 - AMENITY BUILDING ELEVATIONS
- A.19 - GAZEBO & TRASH ELEVATIONS
- A.20 - ENLARGED ELEVATIONS- FRONT & REAR
- A.21 - ENLARGED ELEVATIONS- SIDE
- A.22 - ENLARGED ELEVATIONS-FRONT & REAR
- A.23 - DIAGRAM- ROOF AND EAVES
- A.24 - ENLARGED AMENITY ELEVATIONS
- A.25 - ENLARGED GAZEBO ELEVATIONS
- A.26 - ENLARGED TRASH ELEVATIONS
- A.27 - ALTERNATE SIGNAGE DIAGRAM

INDEX

- C-001 GENERAL NOTES, LEGEND AND ABBREVIATIONS
- C-002 EXISTING CONDITIONS PLAN
- C-100 OVERALL SITE PLAN
- C-101 SITE PLAN
- C-102 FIRE TRUCK TURNING MOVEMENTS PLAN
- C-201 GRADING PLAN
- C-301 DRAINAGE PLAN
- C-302 DRAINAGE PLAN ENLARGEMENT
- C-401 UTILITY PLAN
- C-402 SANITARY PROFILE
- C-501 SOIL EROSION AND SEDIMENT CONTROL PLAN INITIAL PHASE
- C-502 SOIL EROSION AND SEDIMENT CONTROL PLAN FINAL PHASE
- C-503 SOIL EROSION AND SEDIMENT CONTROL NOTES NARRATIVE AND DETAILS
- C-504 SOIL EROSION AND SEDIMENT CONTROL DETAILS
- C-601 DETAILS - 1
- C-602 DETAILS - 2
- C-603 DETAILS - 3
- C-604 DETAILS - 4
- C-605 DETAILS - 5
- C-606 DETAILS - 6
- C-607 DETAILS - 7
- C-608 DETAILS - 8
- C-609 DETAILS - 9
- C-701 SITE CROSS- SECTIONS

INDEX

- LP-1: LANDSCAPE AND LIGHTS PLAN
- LP-2: DETAIL AND NOTES
- PHOTOMETRIC CALCULATIONS, BY ILLUMINATE  
(LP-1) AVERAGE 1 FOOT CANDLE
- PHOTOMETRIC CALCULATIONS, BY ILLUMINATE  
(LP-1) AVERAGE 2.5 FOOT CANDLE



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

COVER

PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
FULLER DEVELOPMENT, LLC

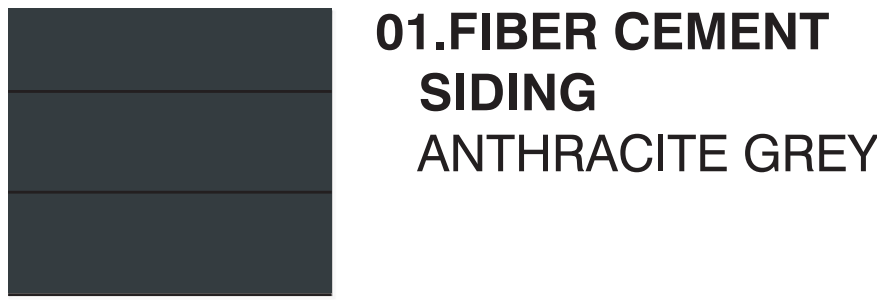
REV. APR 09, 2024  
JAN 19, 2024  
FUL.003



A.01



MATERIAL LEGEND



01.FIBER CEMENT  
SIDING  
ANTHRACITE GREY



02. FIBER CEMENT  
TRIM  
ANTHRACITE GREY



03.ROOFING  
SHINGLES  
ASPHALT  
DARK GREY

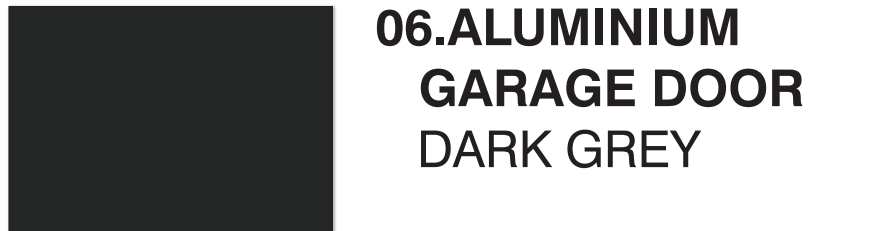


04.VINYL WINDOWS &  
DOORS  
DARK GREY



05.JULIETTE BALCONY  
DARK GREY -POWDER  
COATED ALUMINIUM

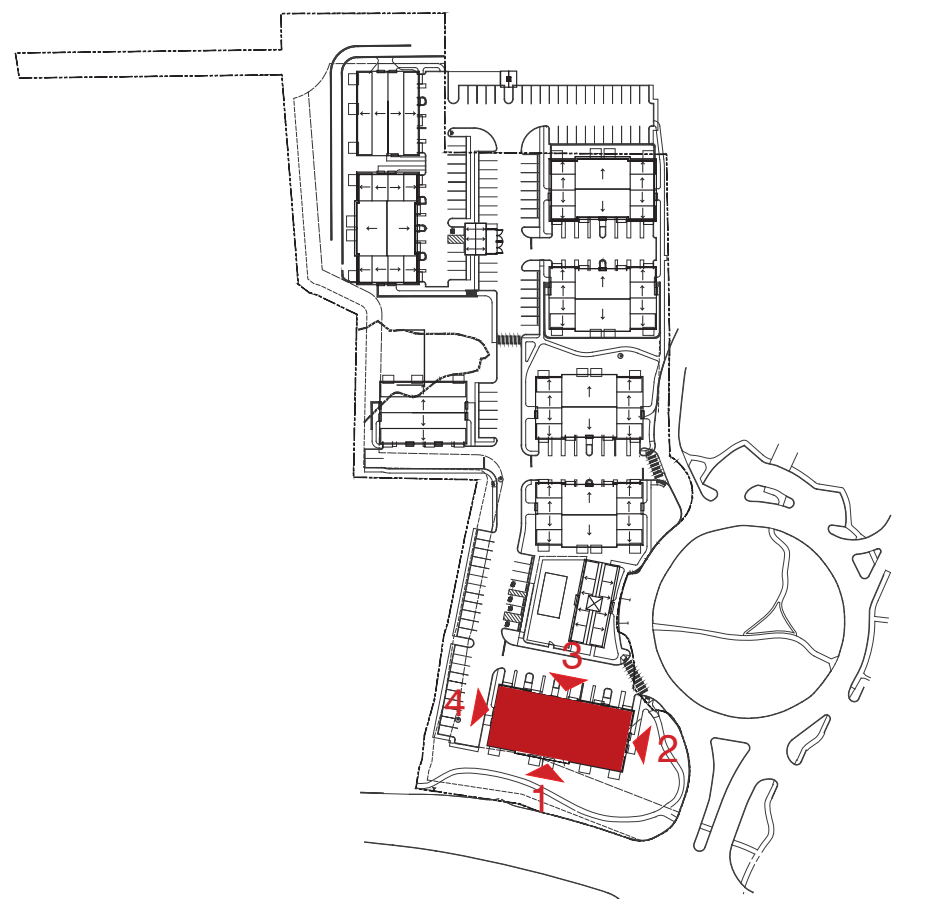
\*5' DEEP BALCONY  
@ GARAGE SIDE



06.ALUMINIUM  
GARAGE DOOR  
DARK GREY



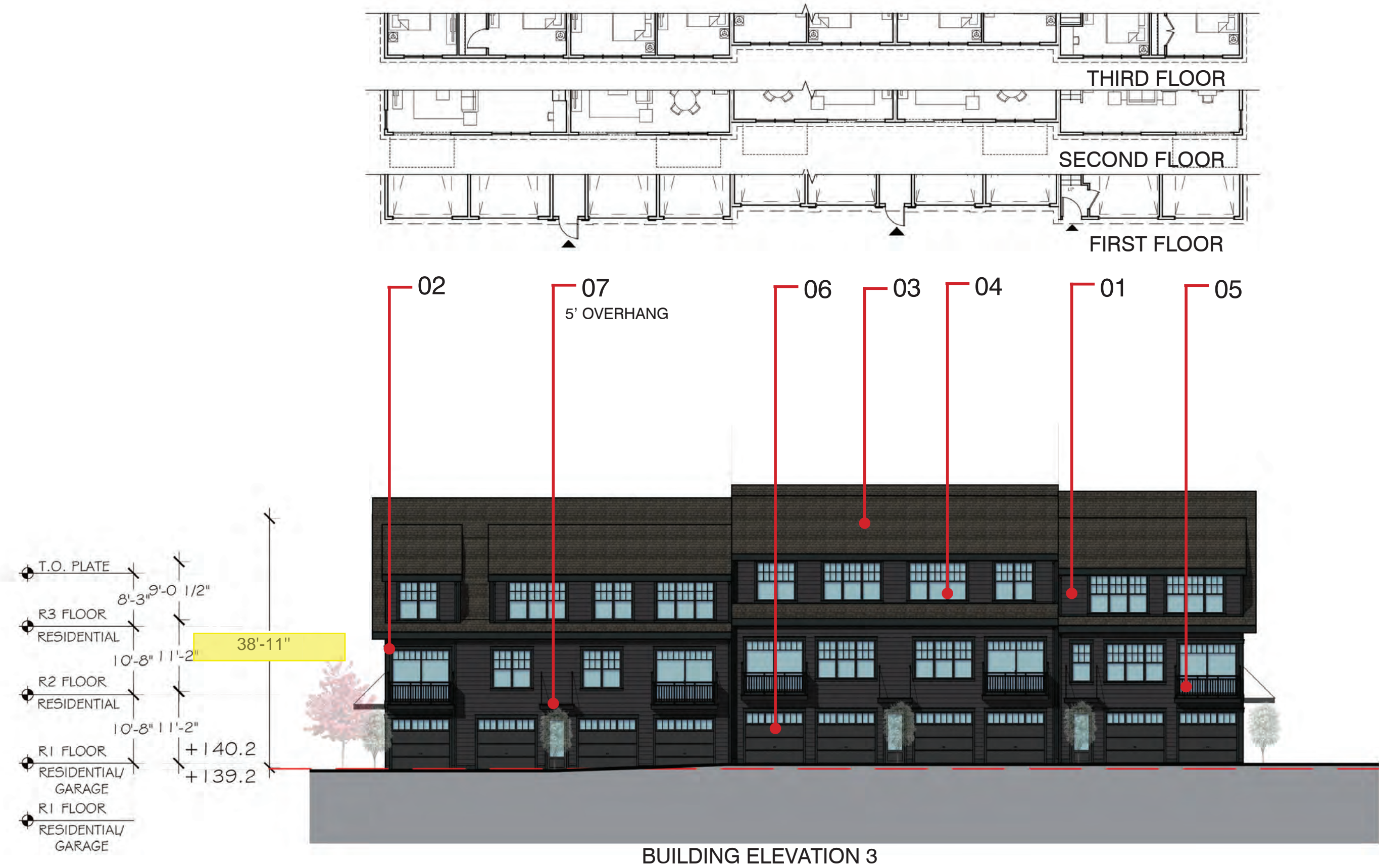
07.METAL CANOPY  
BLACK



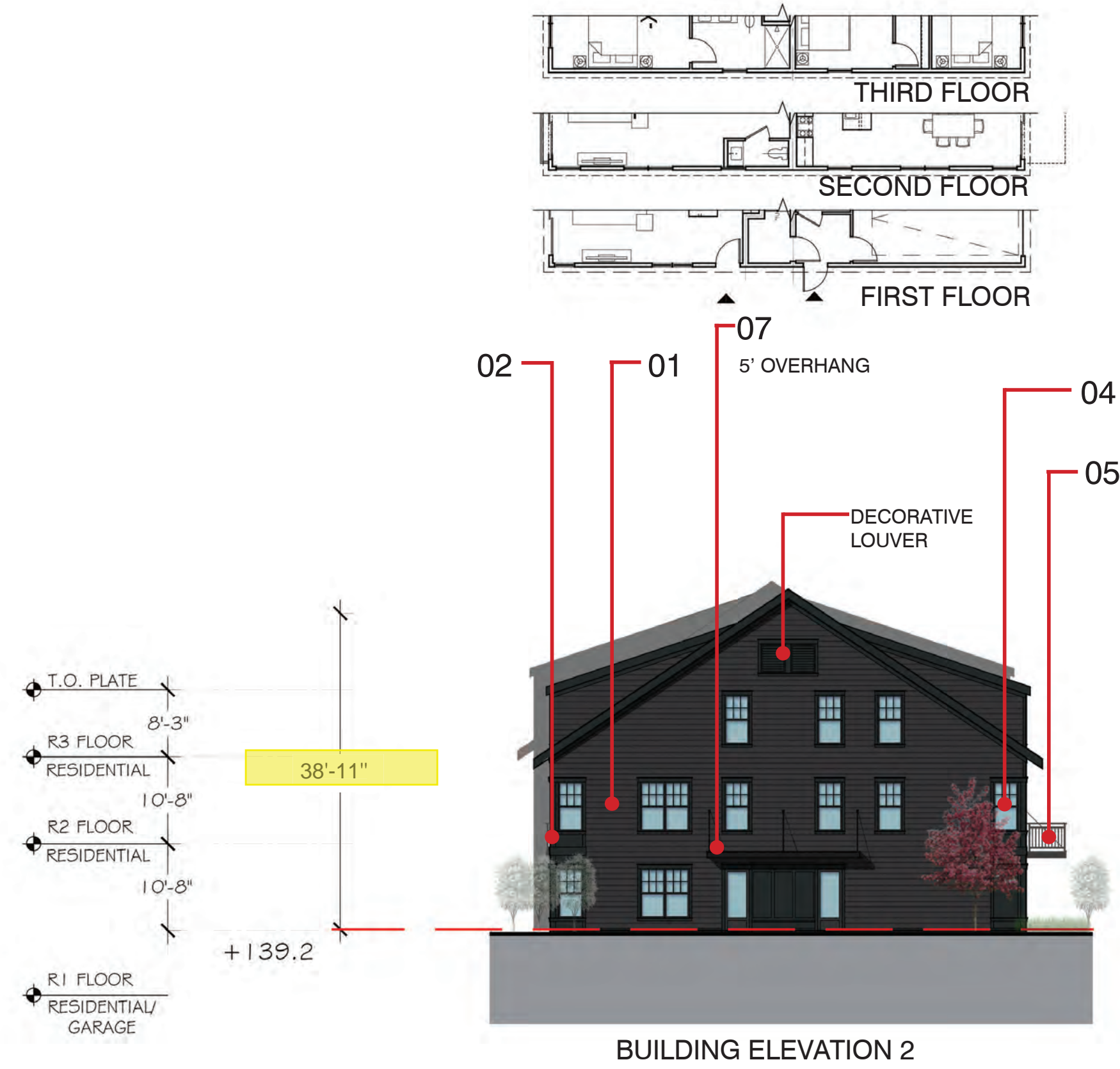
KEY PLAN



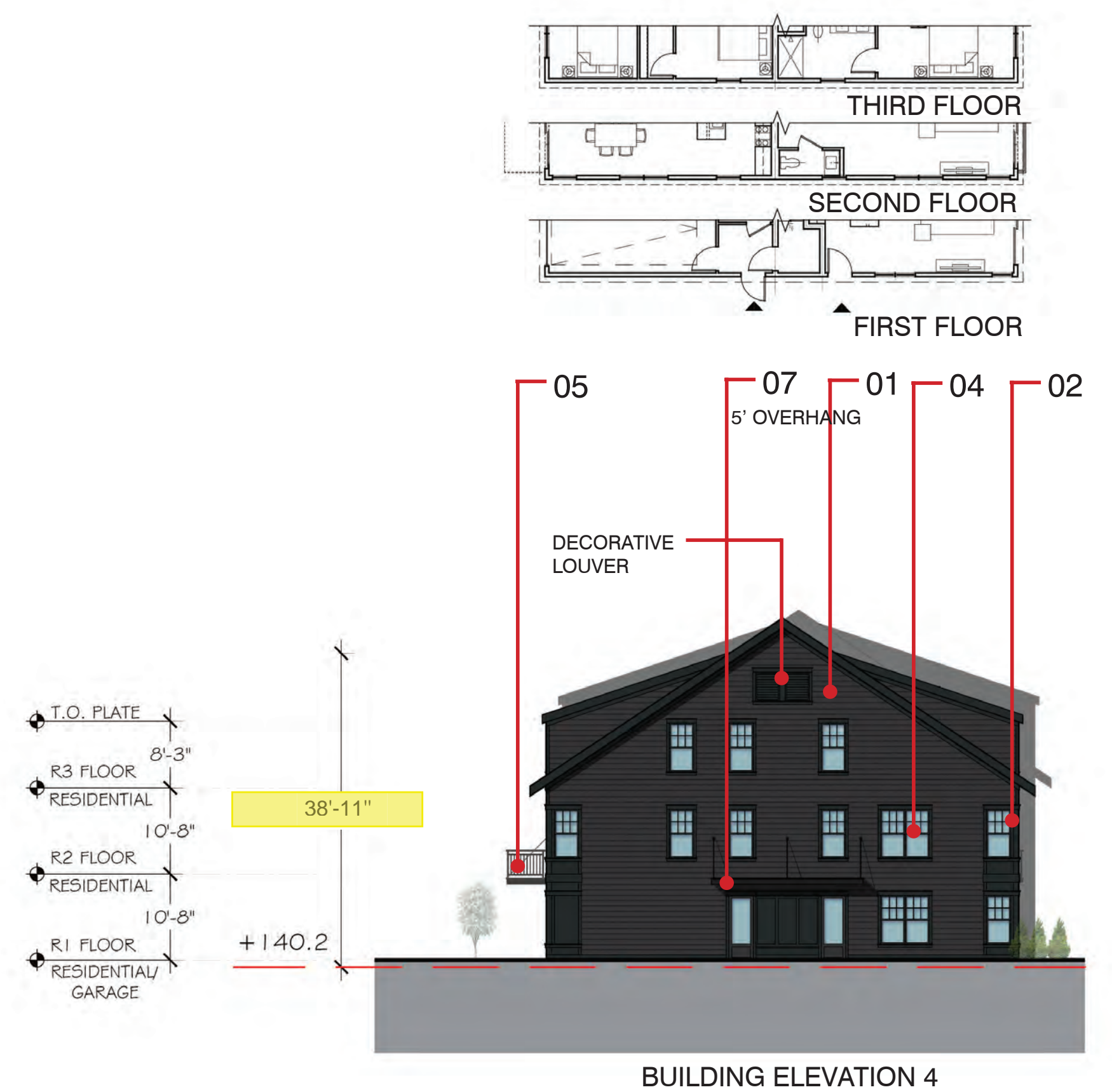
BUILDING ELEVATION 1



BUILDING ELEVATION 3



BUILDING ELEVATION 2



BUILDING ELEVATION 4

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING 1- ELEVATIONS

PLANNING AND ZONING SUBMISSION

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

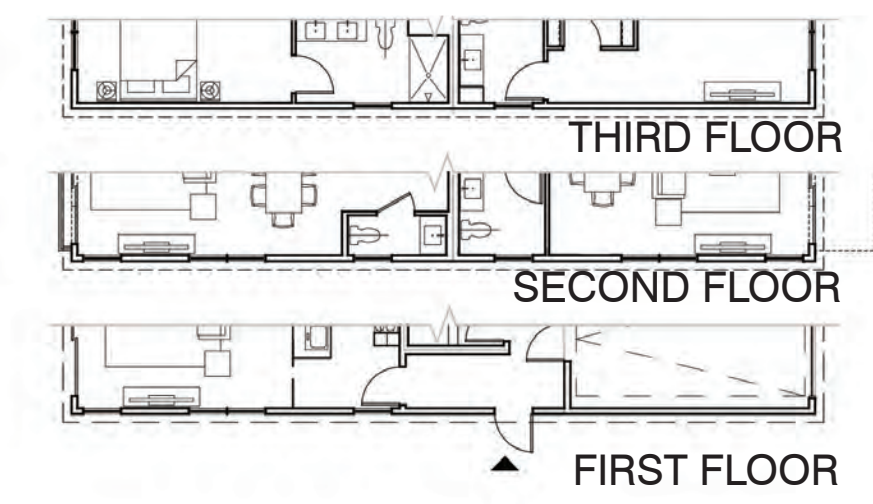
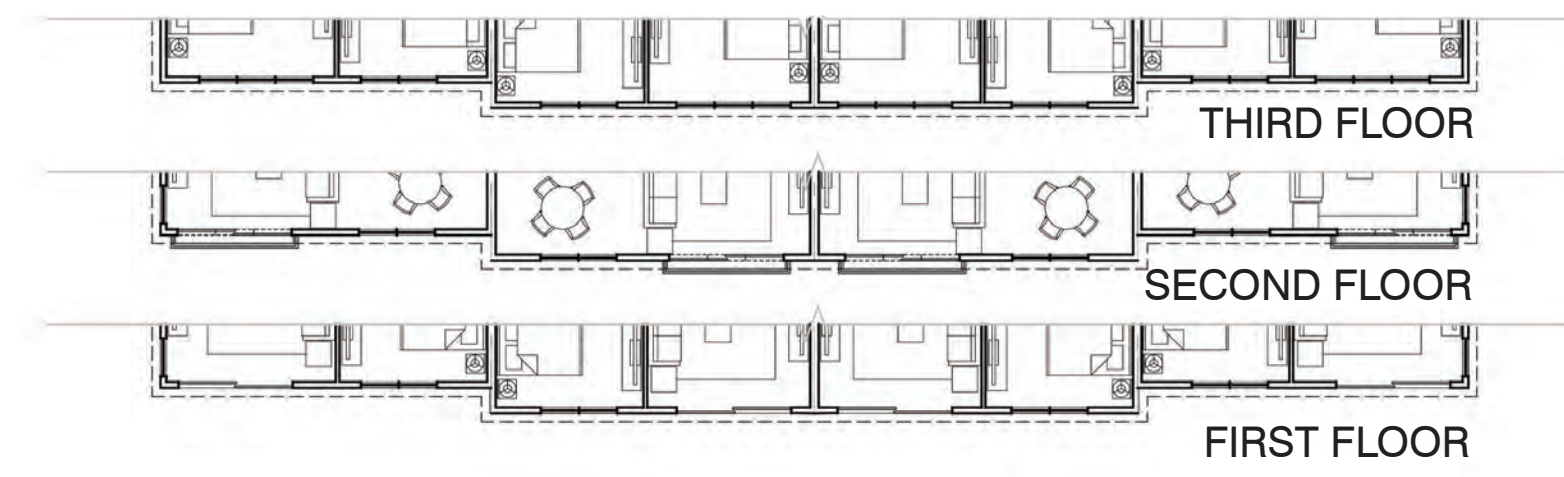
REV. APR 09, 2024  
JAN 19, 2024  
FUL.003



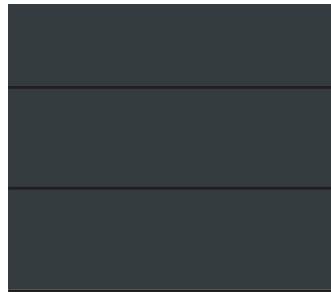
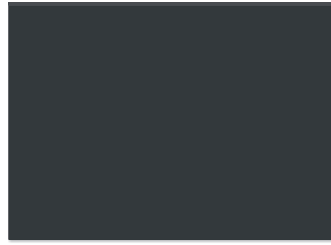



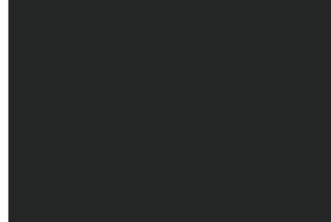

A.10

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")



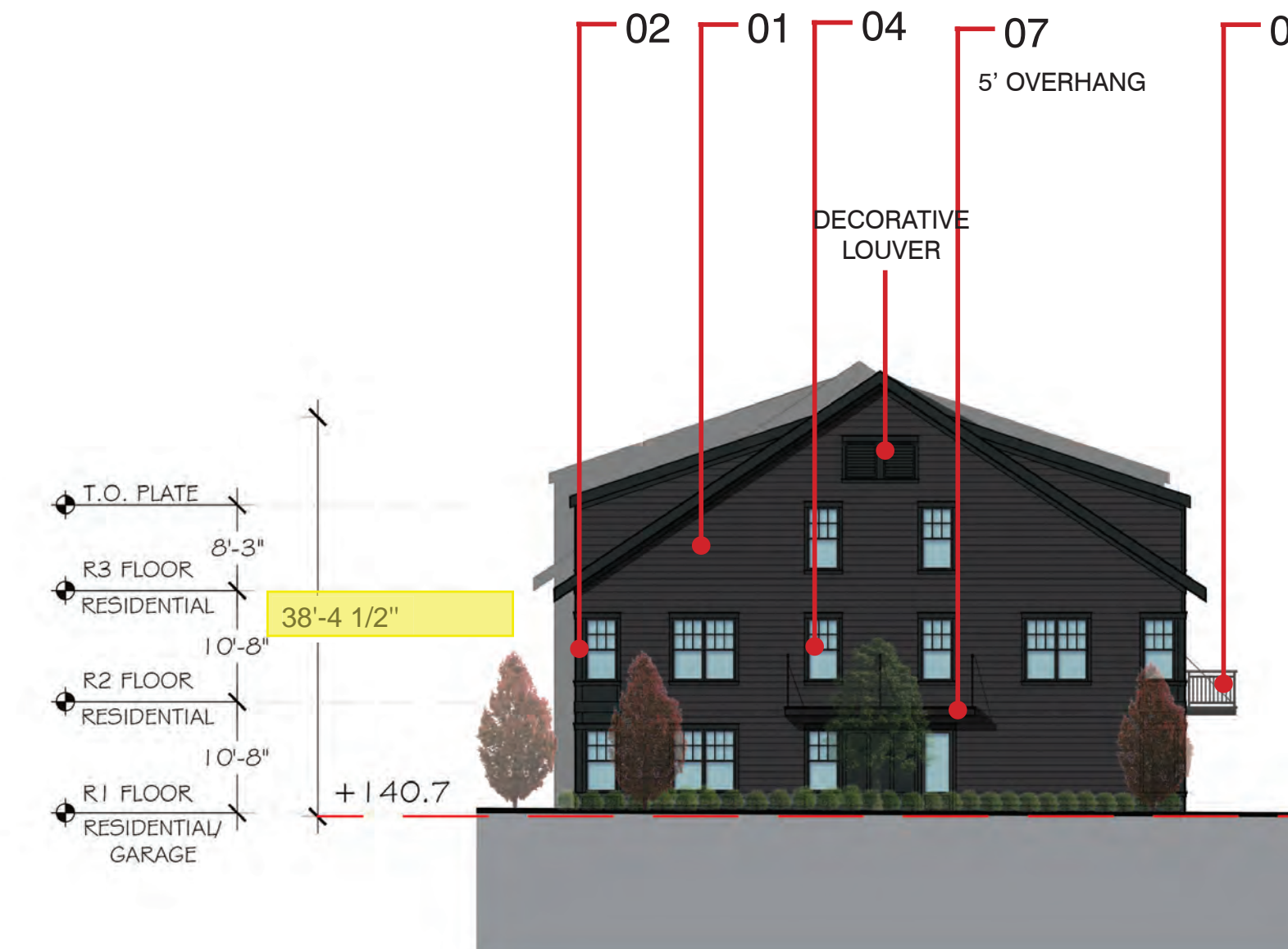


## MATERIAL LEGEND

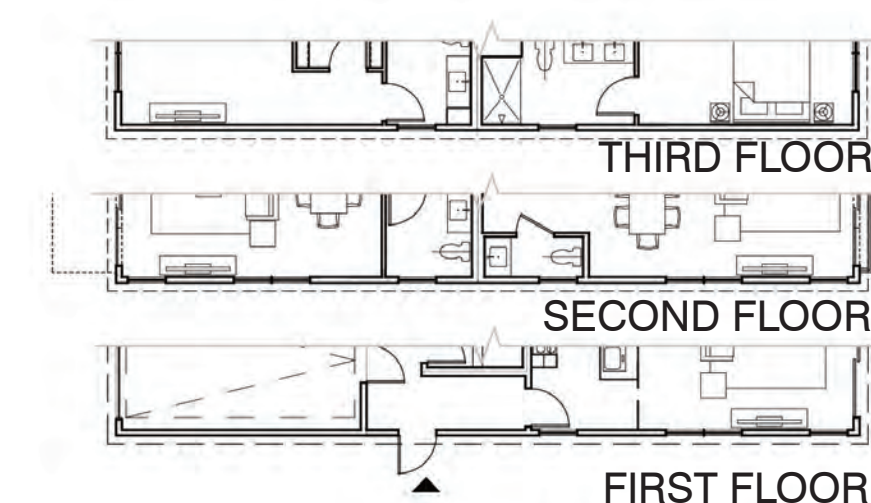
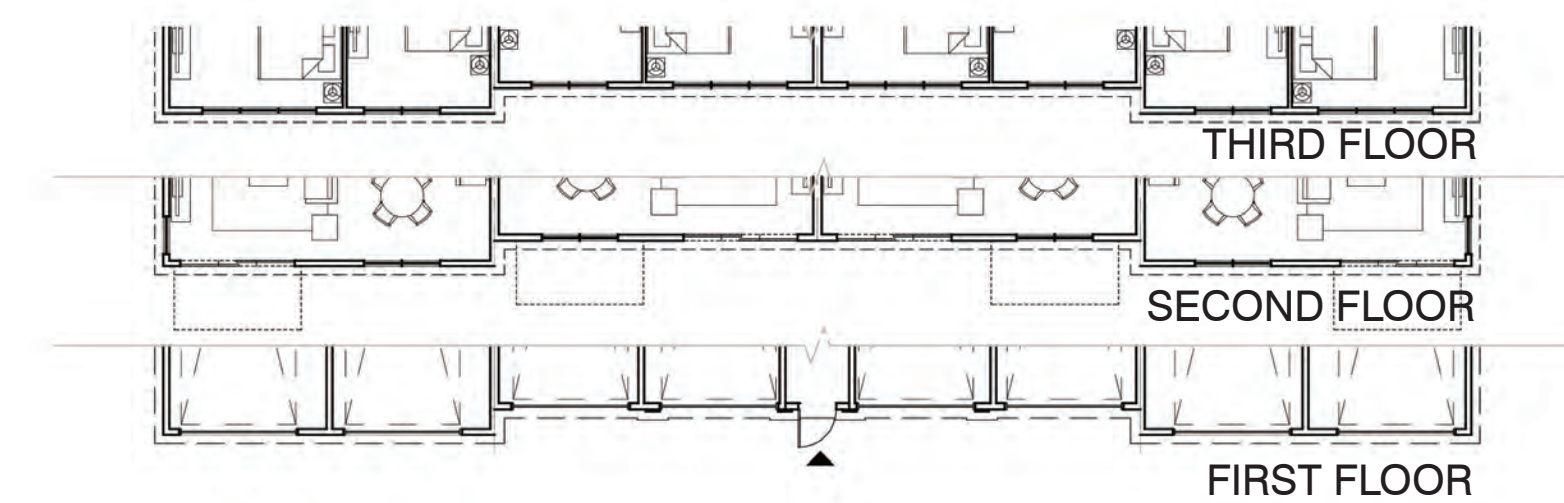
-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES**  
**ASPHALT**  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



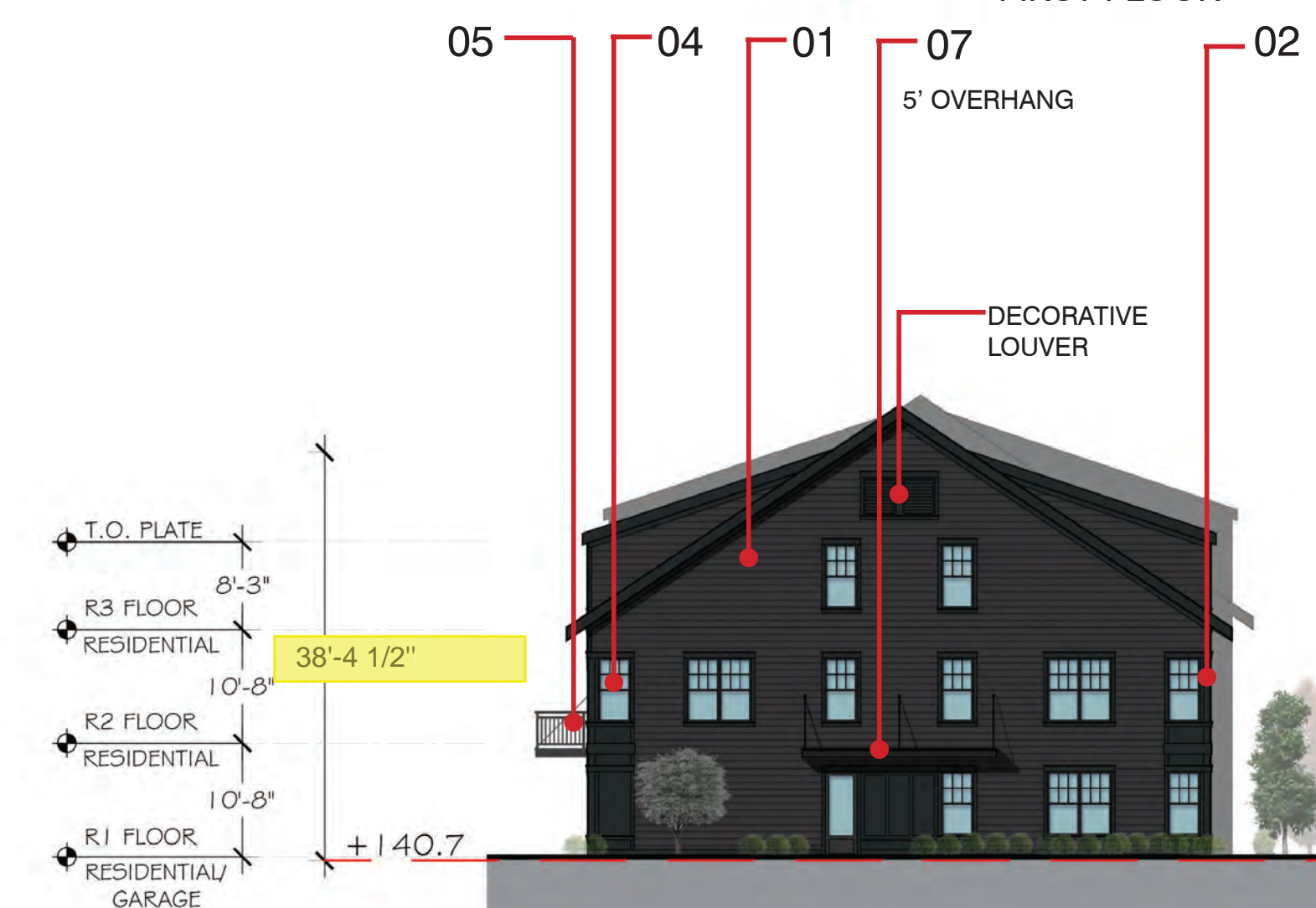
BUILDING ELEVATION 1



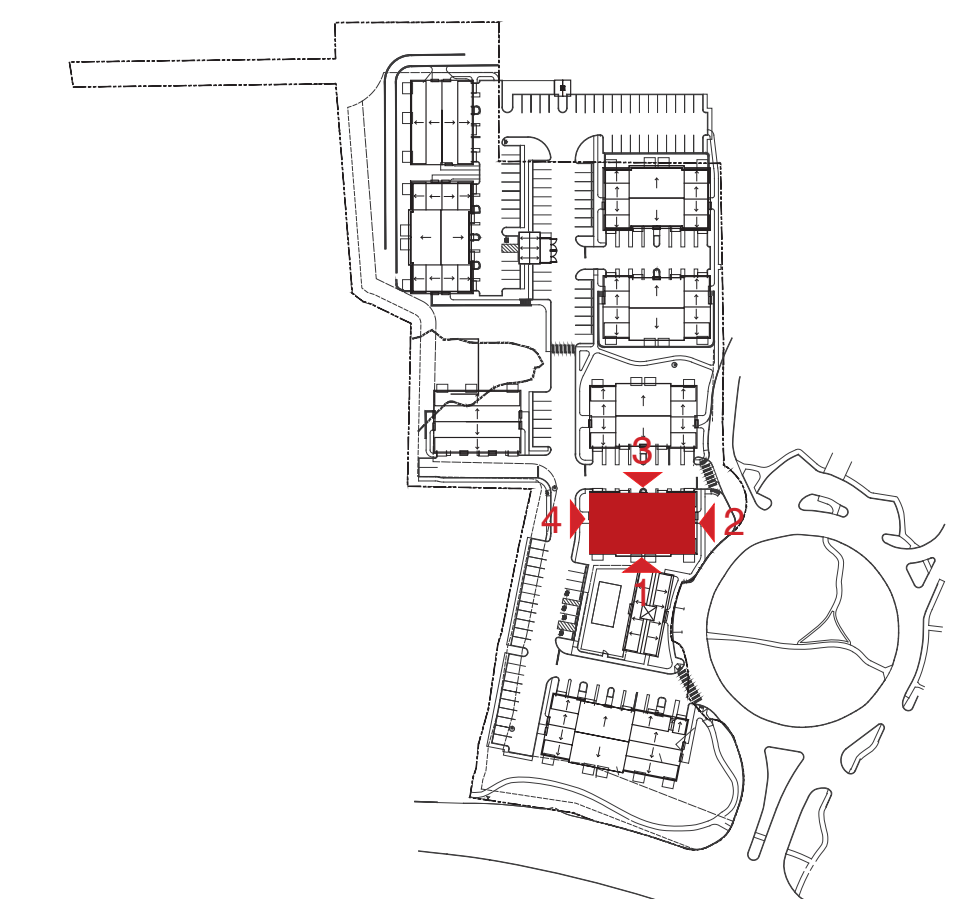
BUILDING ELEVATION 2



BUILDING ELEVATION 3



BUILDING ELEVATION 4



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

## BUILDING 2- ELEVATIONS

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

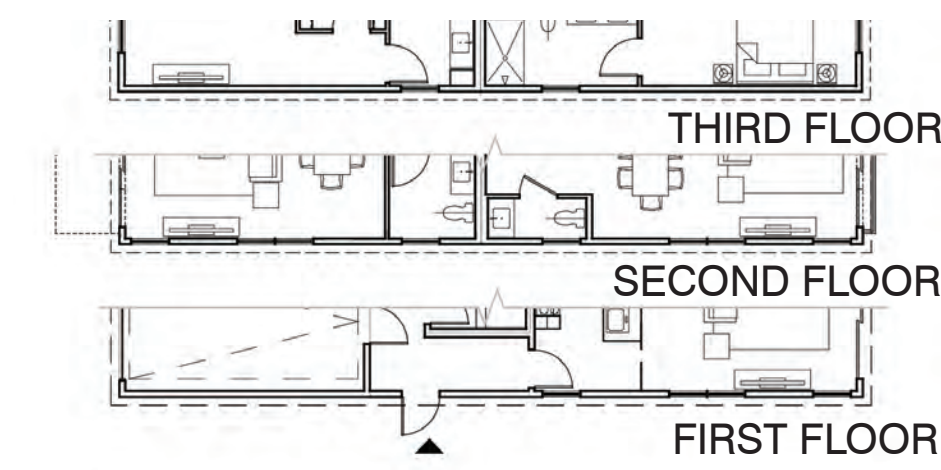
REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

0' 8' 16' 32'  
 SCALE: 1/16" = 1'-0" (@ 22"x34")

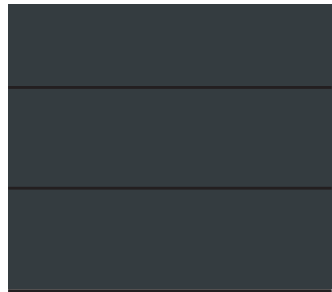
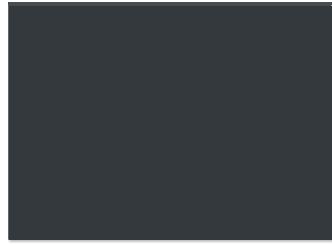







**A.11**



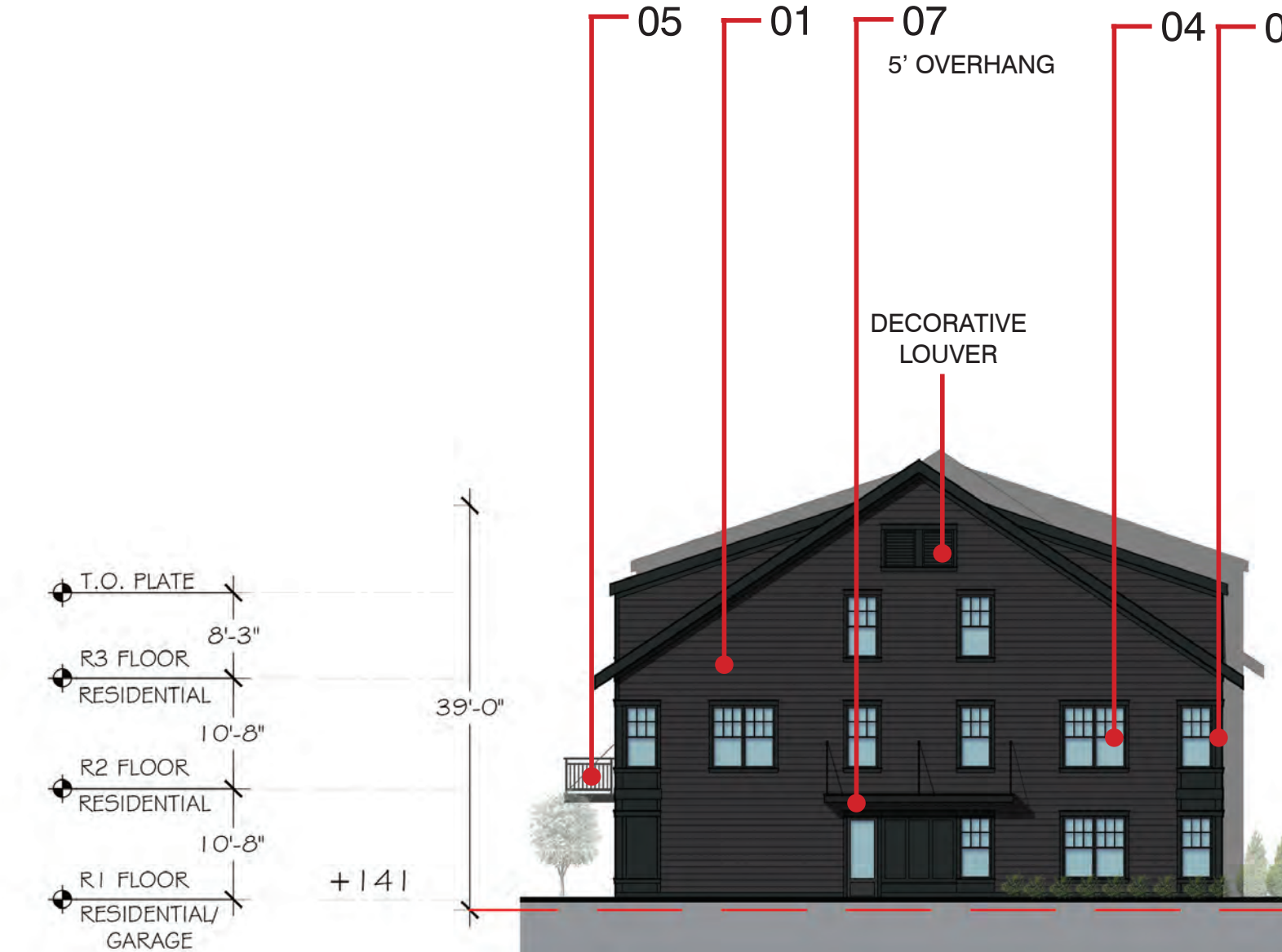


## MATERIAL LEGEND

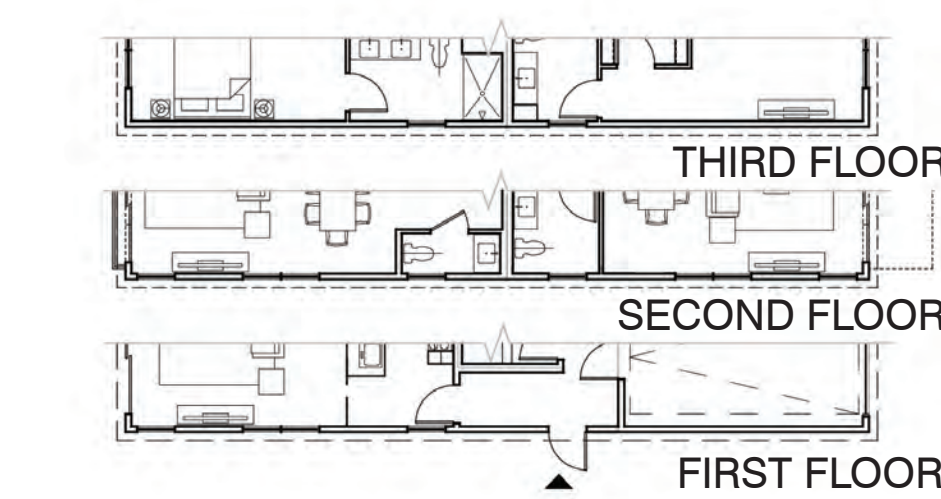
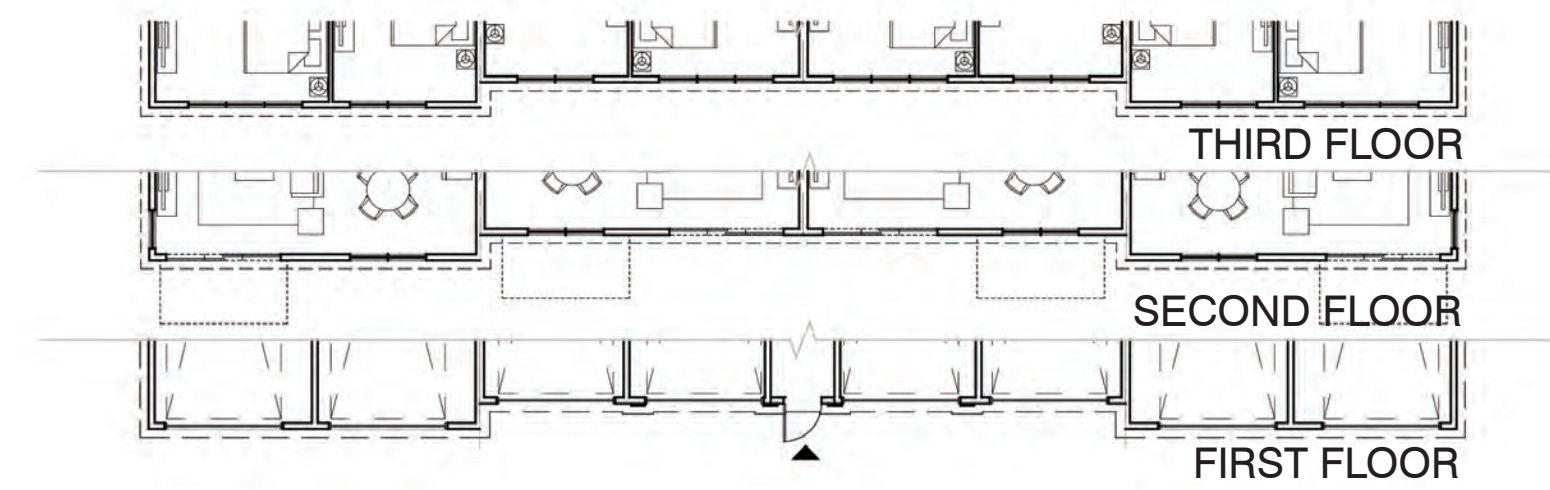
-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



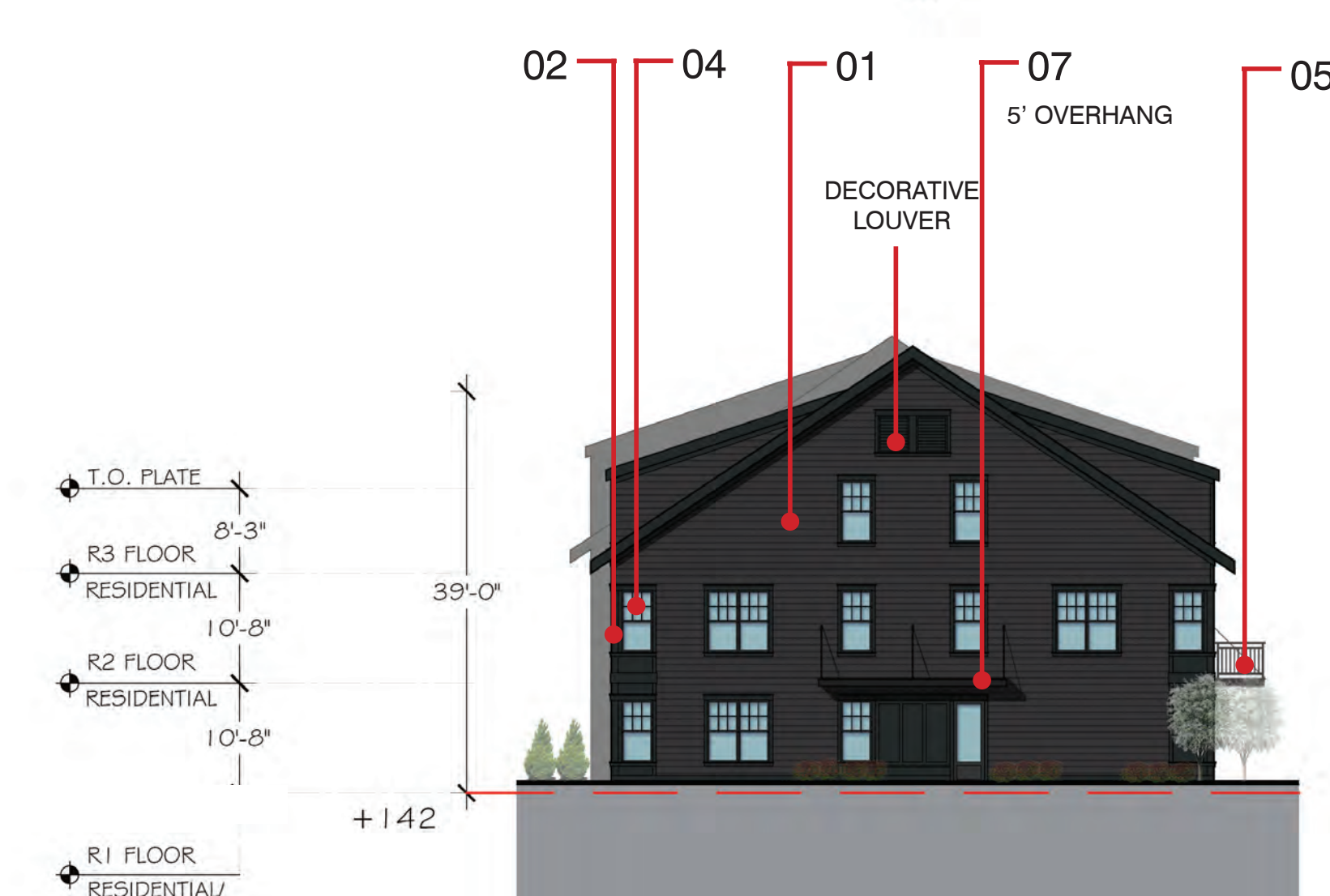
BUILDING ELEVATION 1



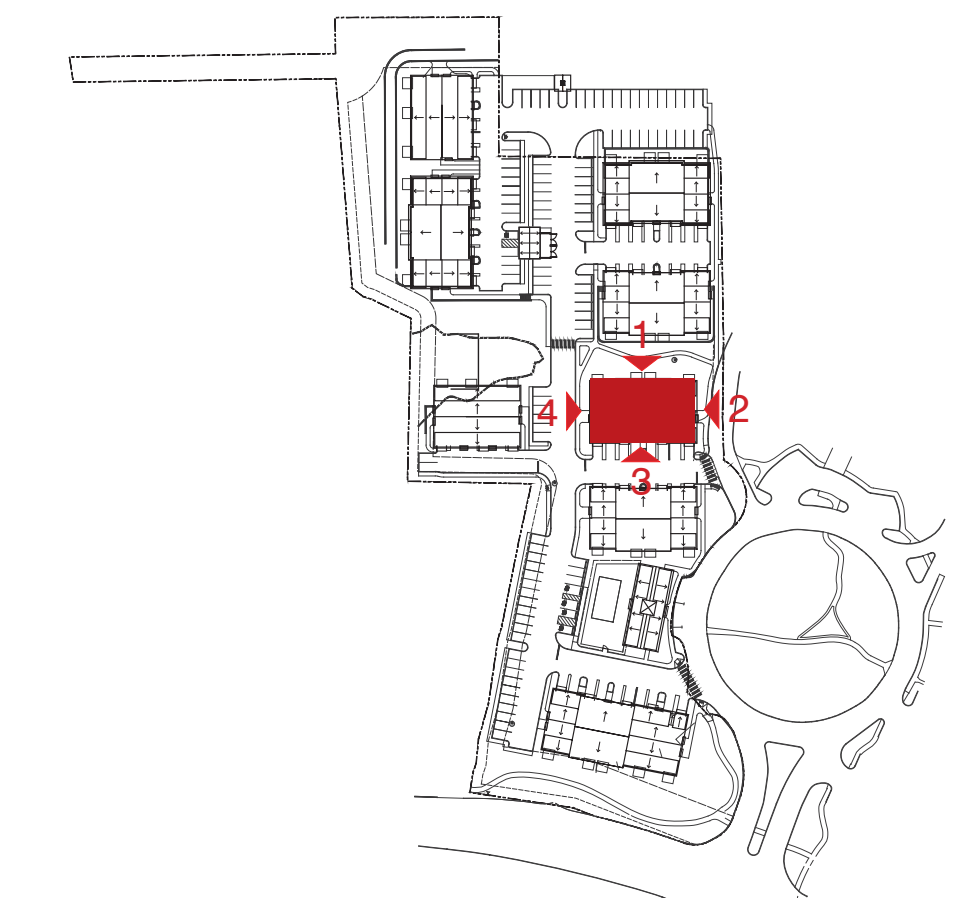
BUILDING ELEVATION 2



BUILDING ELEVATION 3



BUILDING ELEVATION 4



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

## BUILDING 3- ELEVATIONS

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

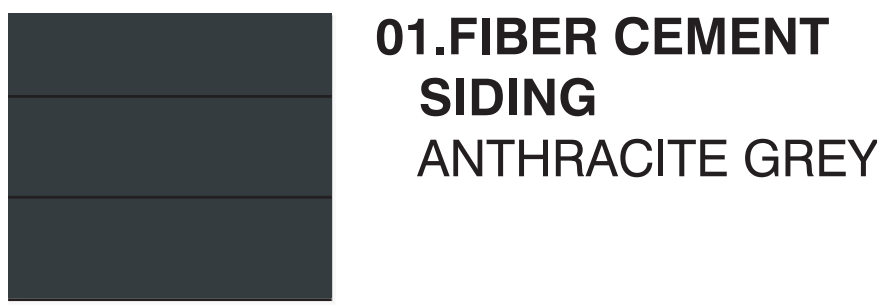
0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")



A.12



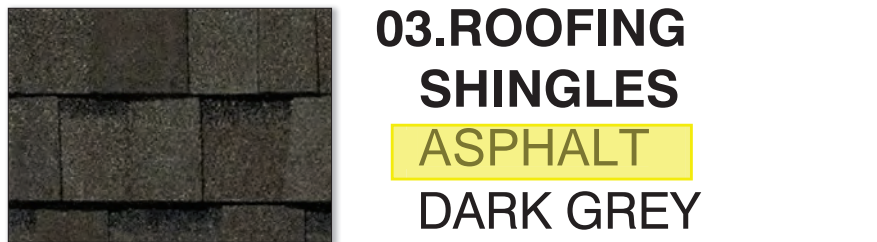
MATERIAL LEGEND



01.FIBER CEMENT SIDING  
ANTHRACITE GREY



02. FIBER CEMENT TRIM  
ANTHRACITE GREY



03.ROOFING SHINGLES  
ASPHALT  
DARK GREY

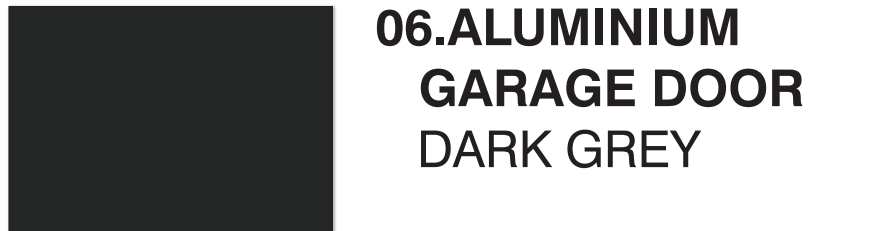


04.VINYL WINDOWS & DOORS  
DARK GREY



05.JULIETTE BALCONY  
DARK GREY -POWDER COATED ALUMINIUM

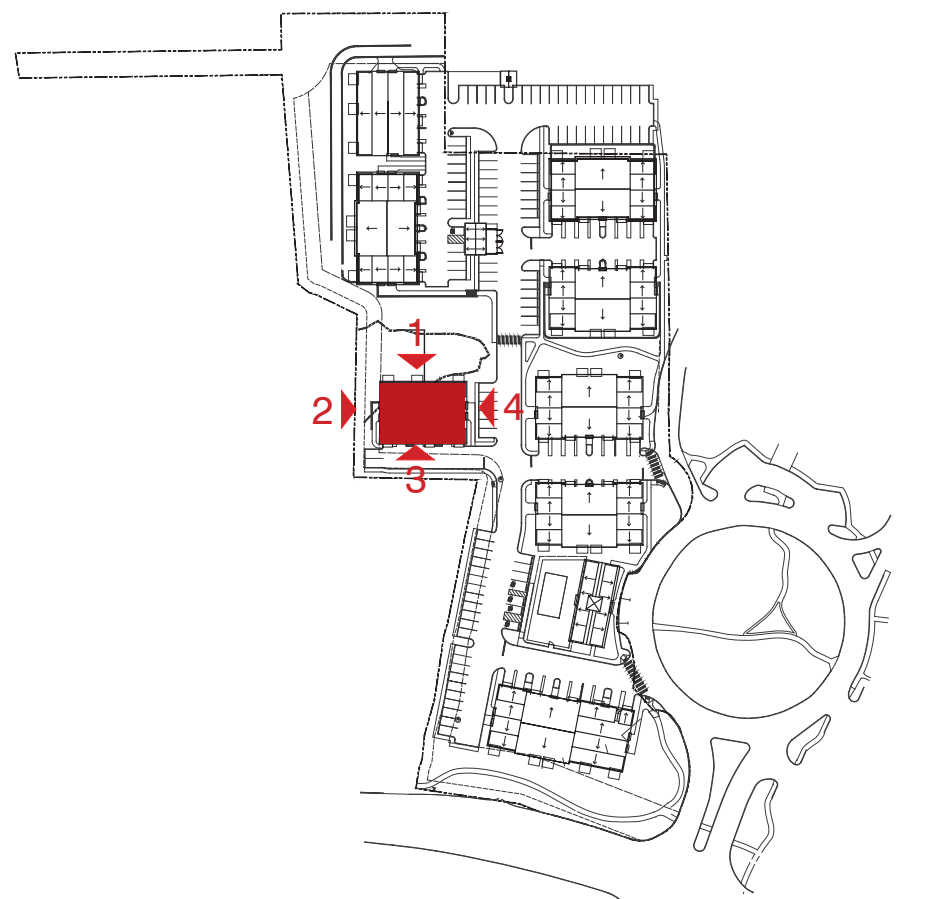
\*5' DEEP BALCONY @ GARAGE SIDE



06.ALUMINIUM GARAGE DOOR  
DARK GREY



07.METAL CANOPY  
BLACK



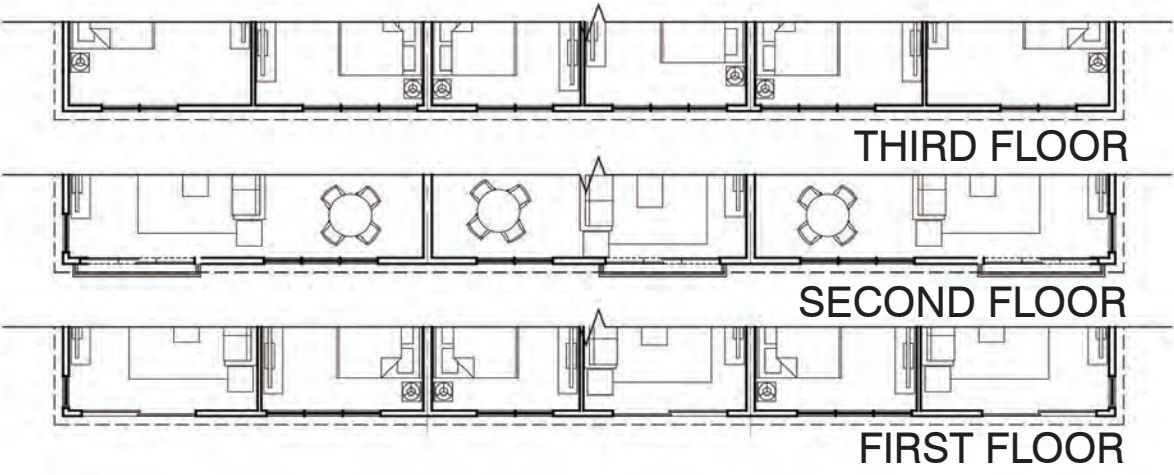
KEY PLAN



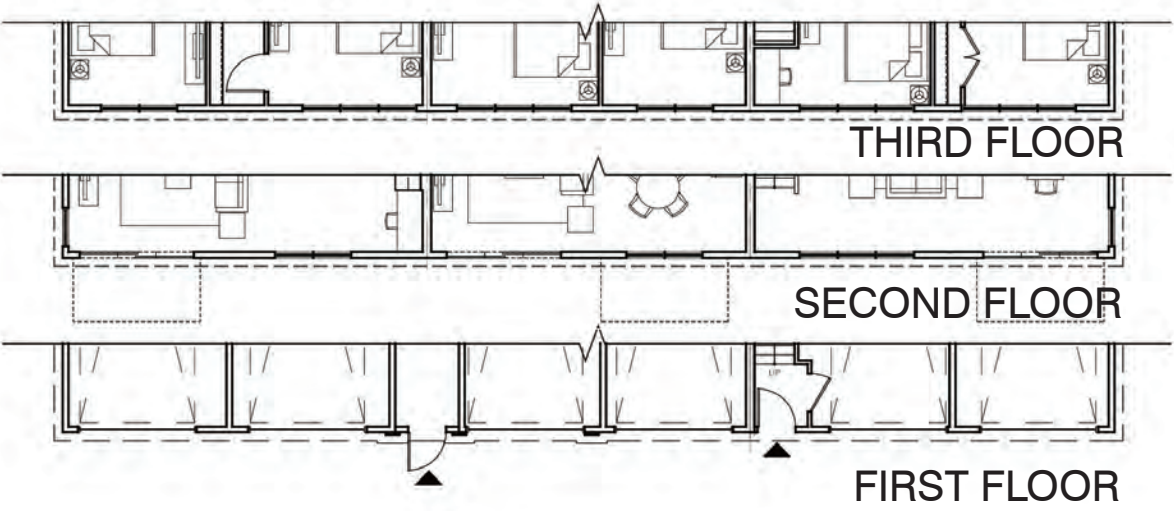
A.13

REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

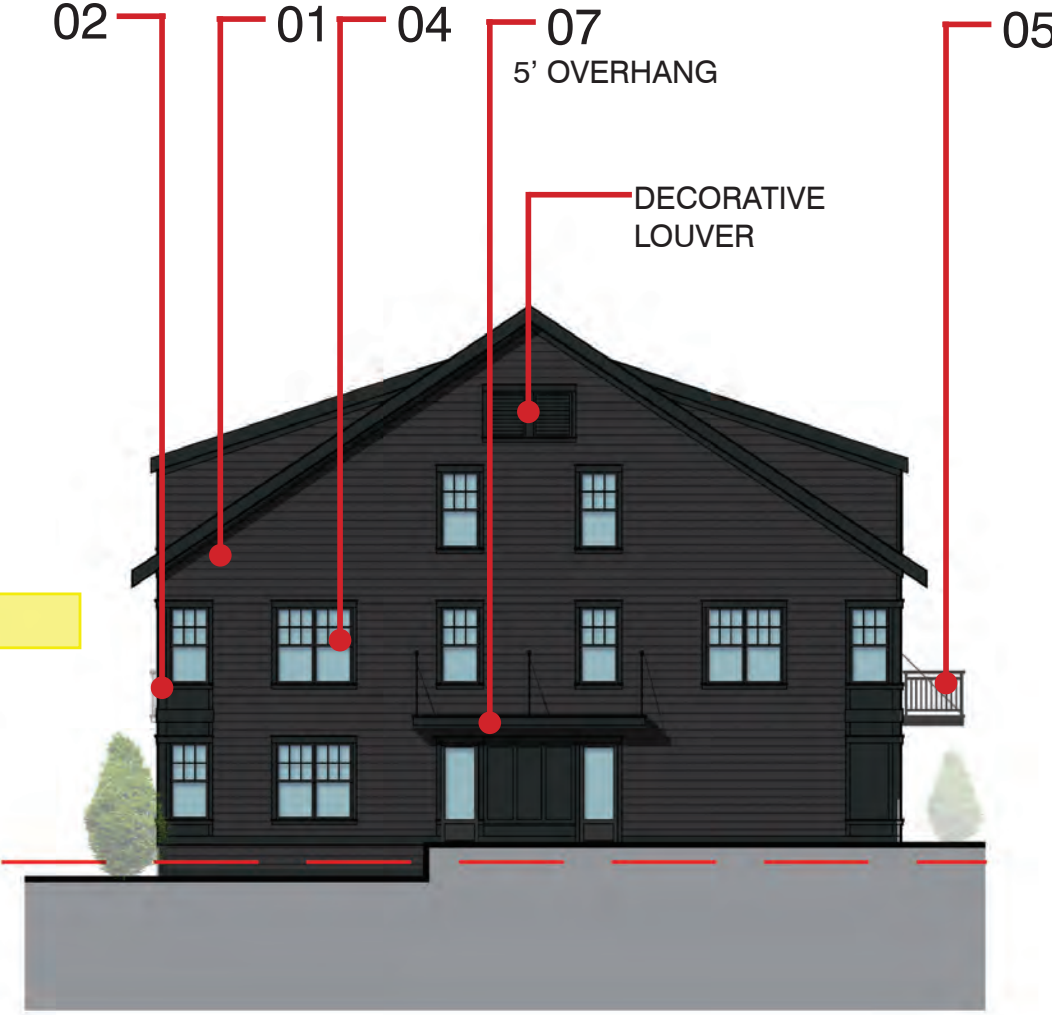
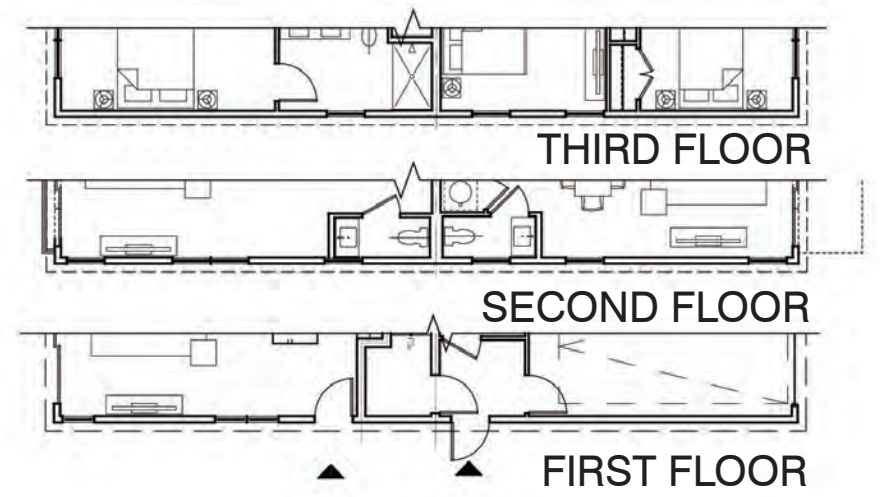
0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")



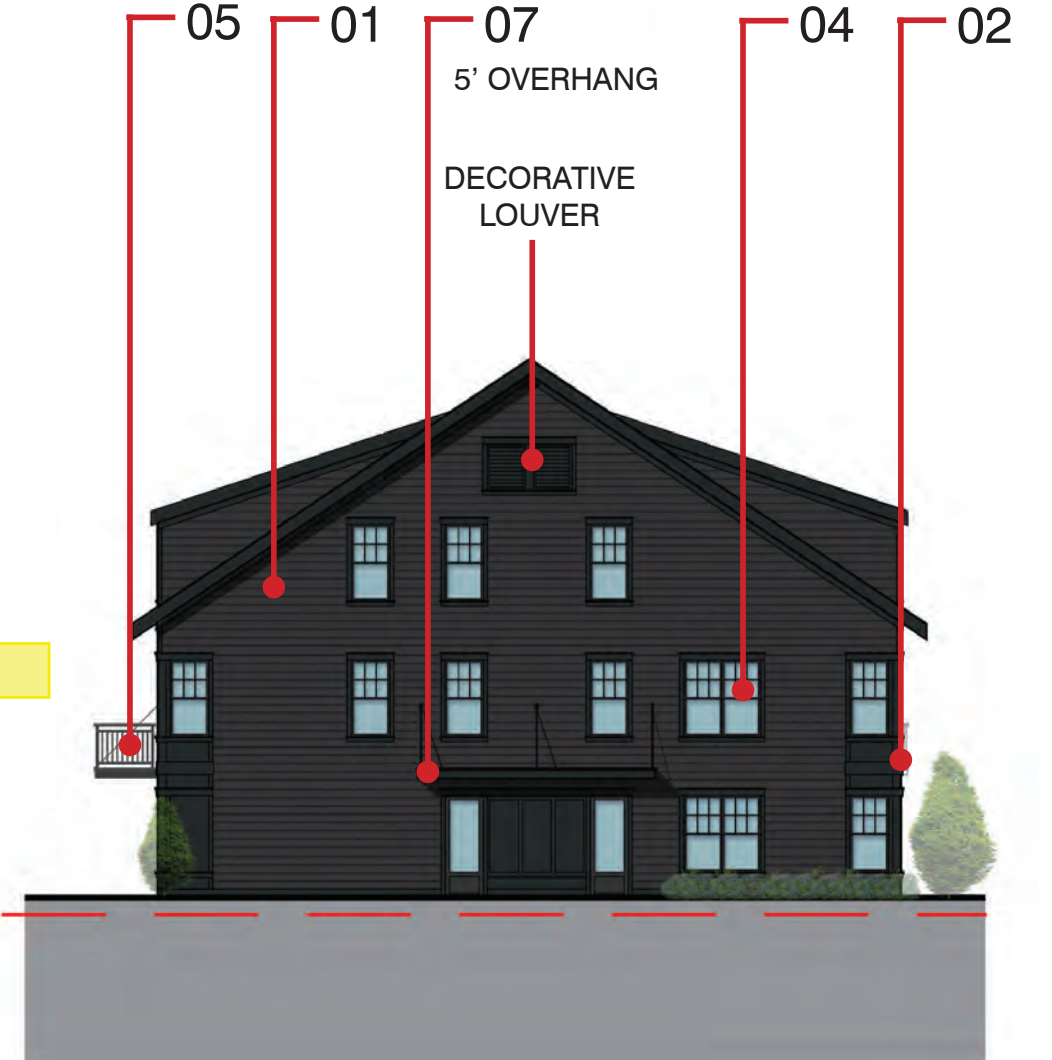
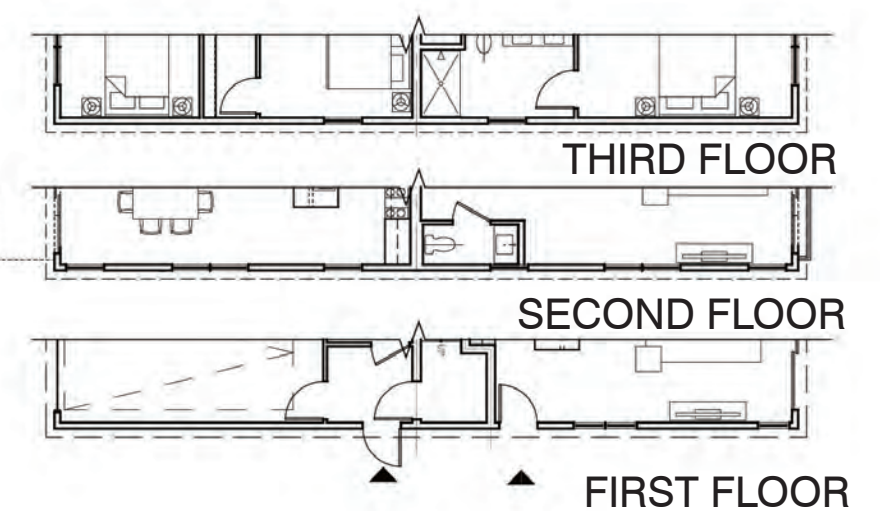
BUILDING ELEVATION 1



BUILDING ELEVATION 3



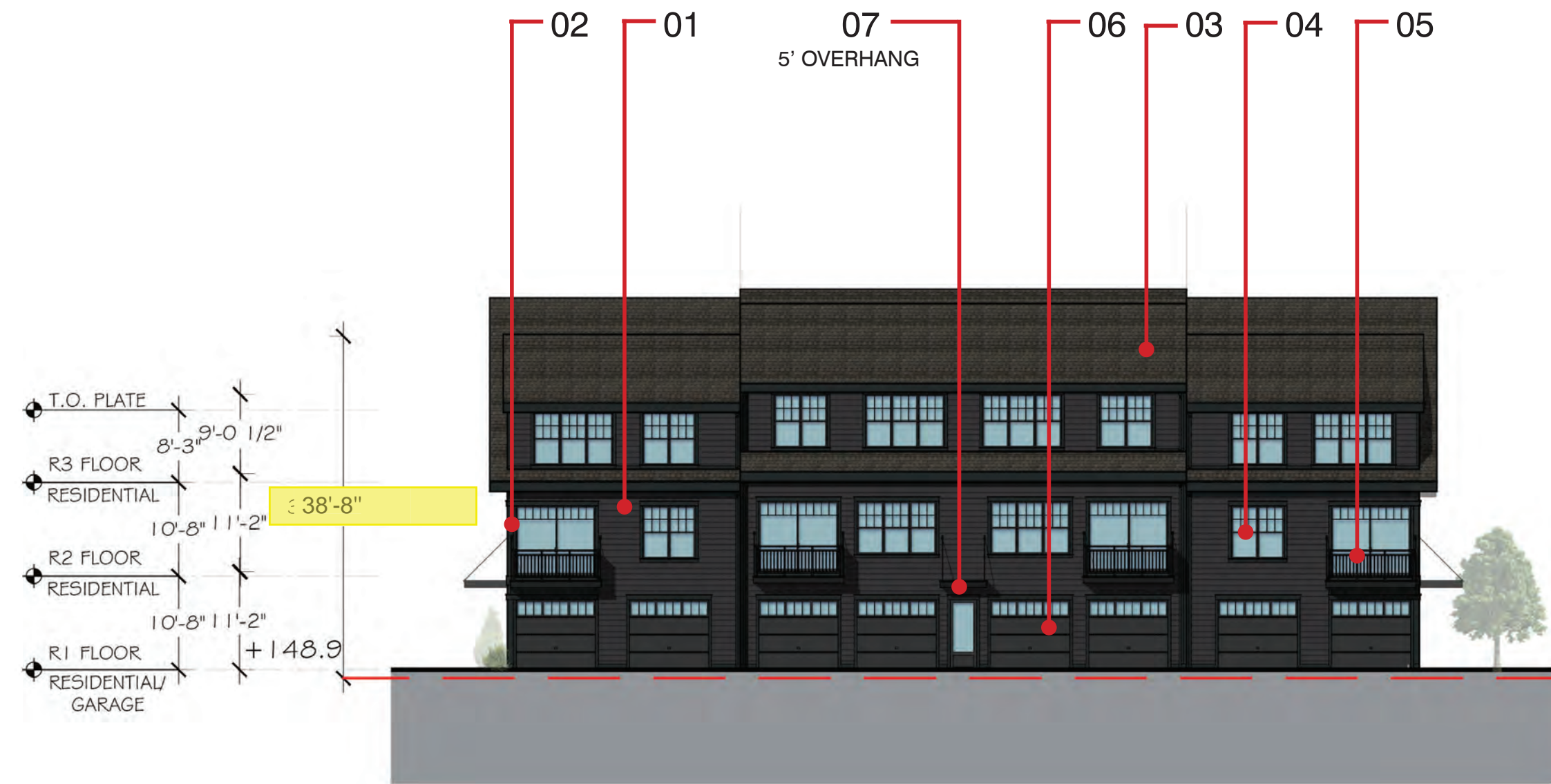
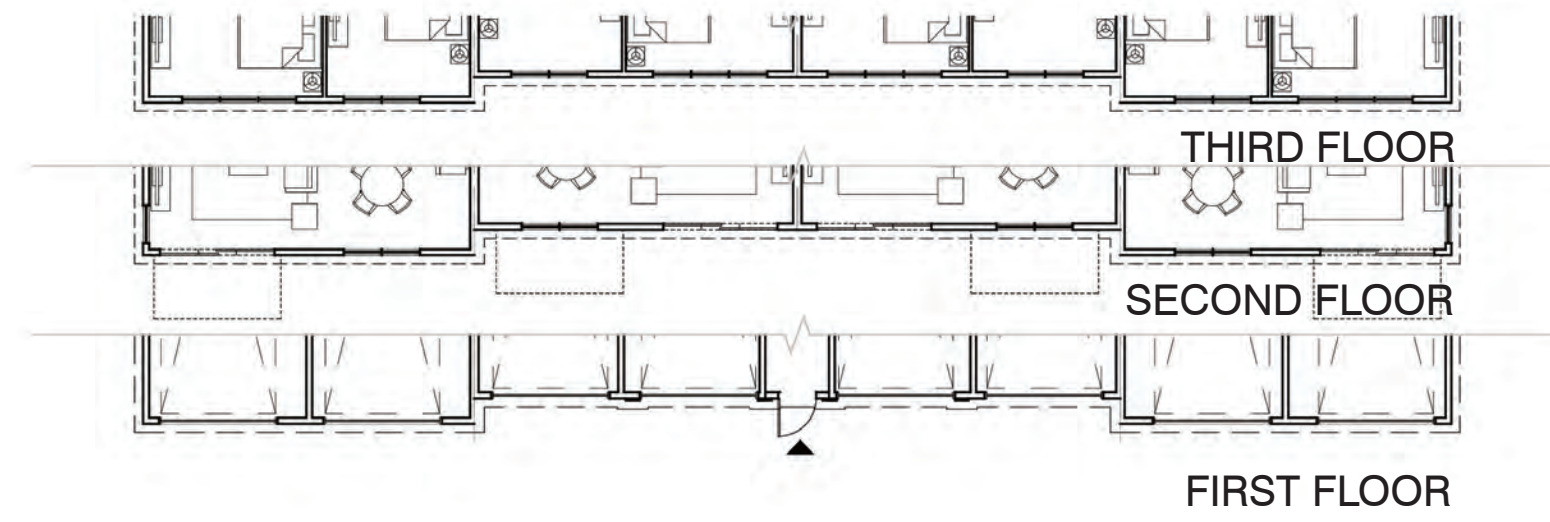
BUILDING ELEVATION 2



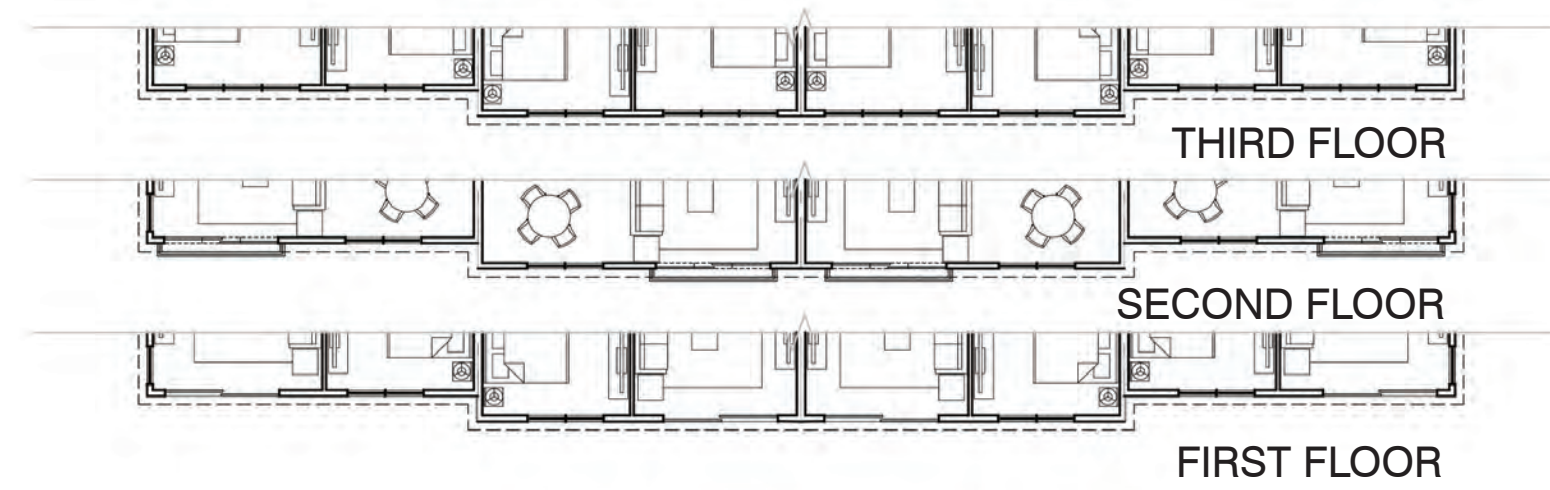
BUILDING ELEVATION 4

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

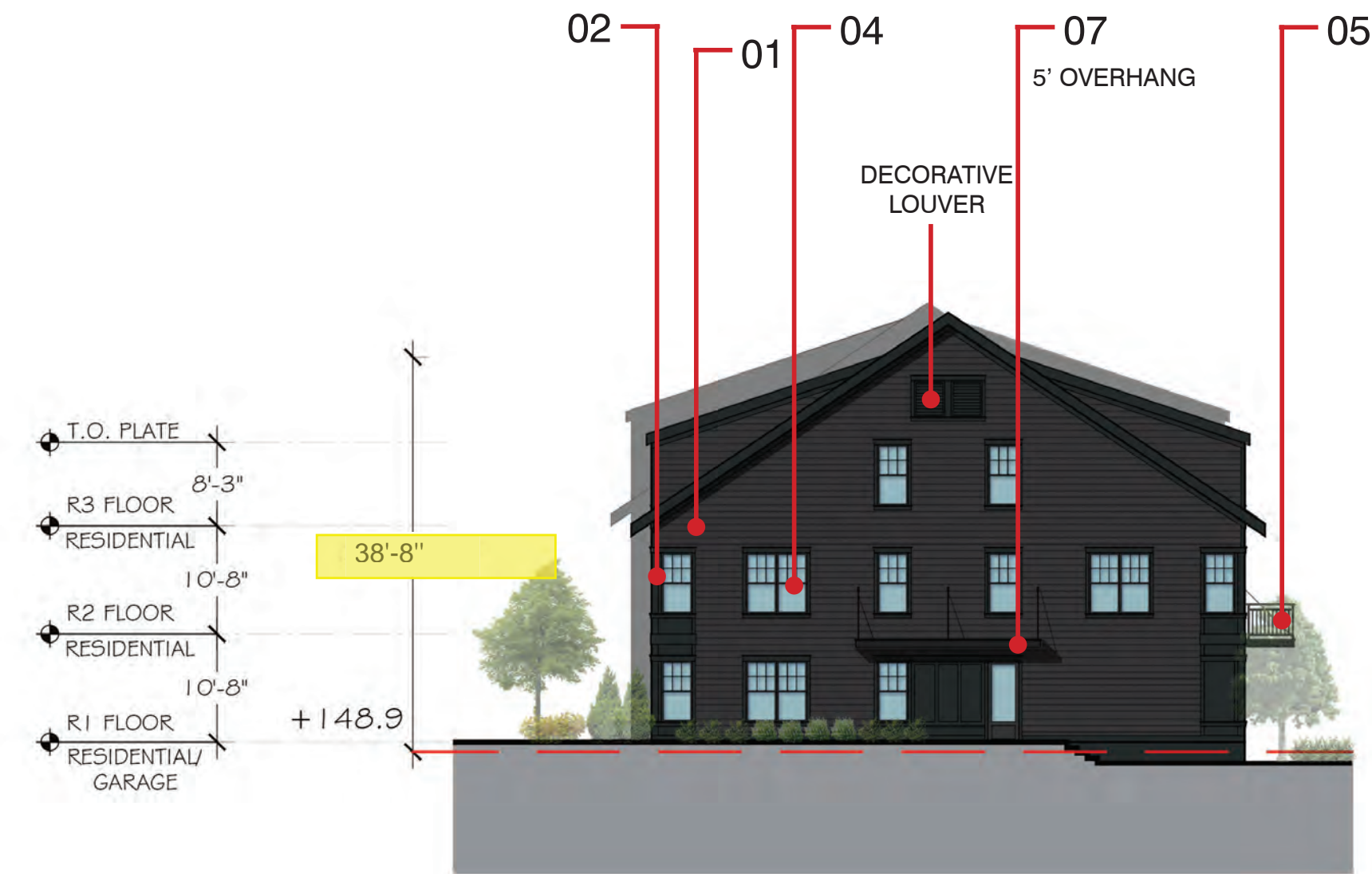
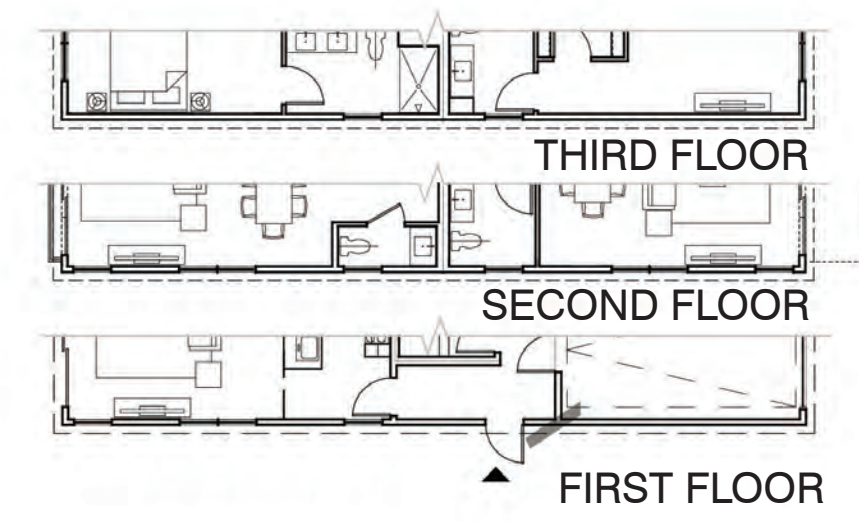




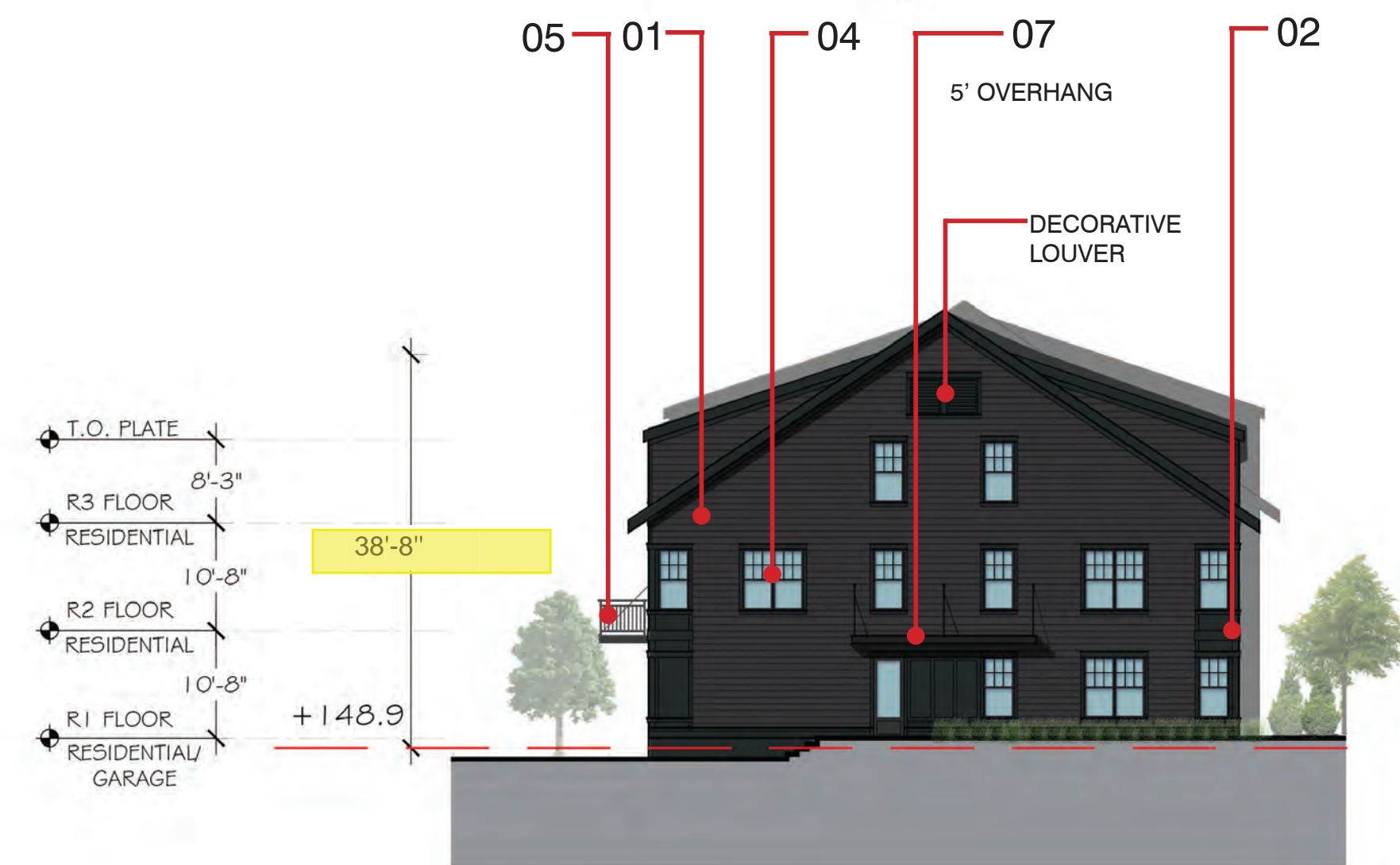
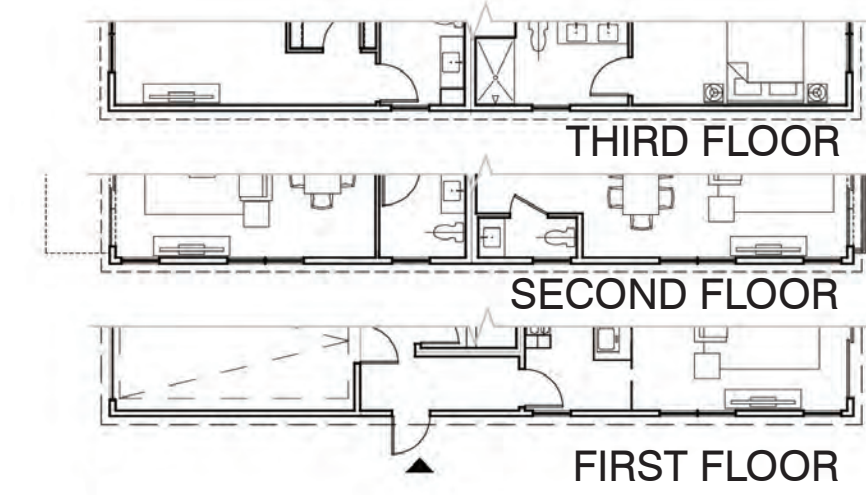
BUILDING ELEVATION 1



BUILDING ELEVATION 3

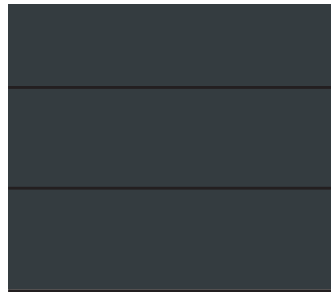
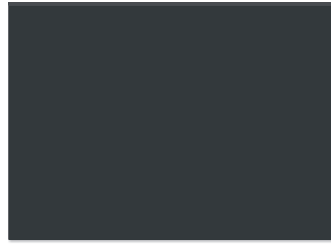

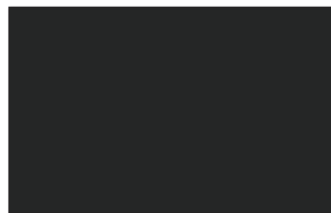





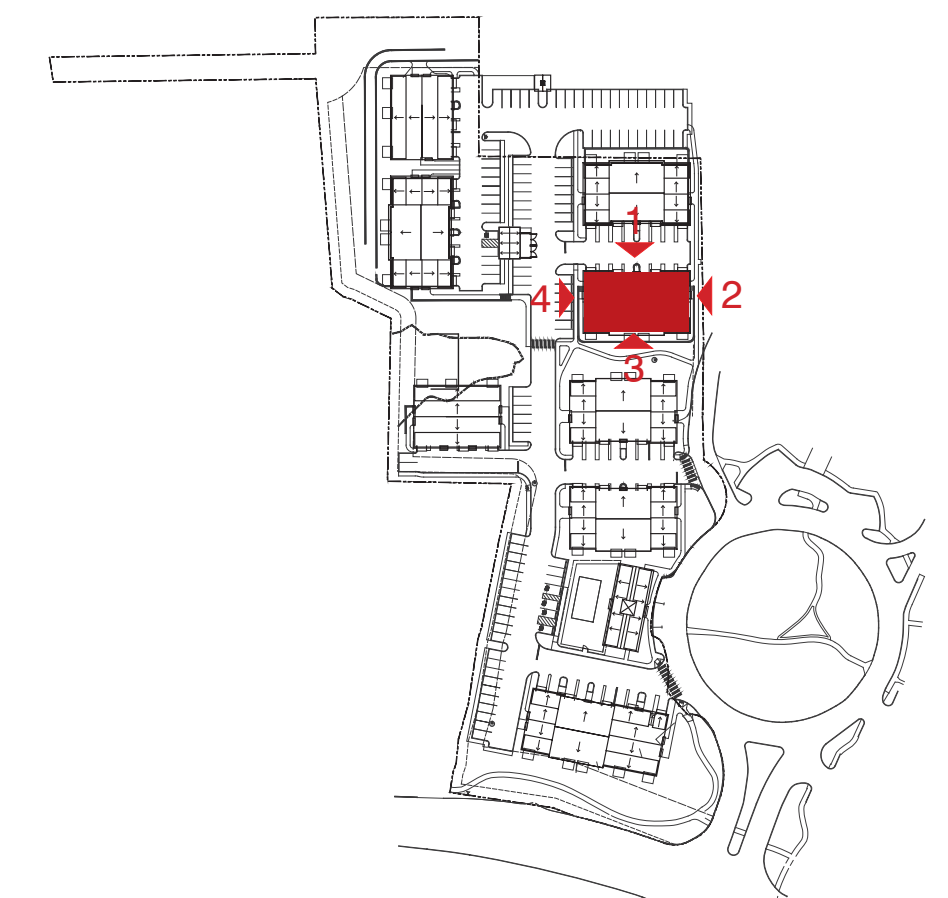
BUILDING ELEVATION 2



BUILDING ELEVATION 4

## MATERIAL LEGEND

-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES**  
**ASPHALT**  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

## BUILDING 5- ELEVATIONS

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
**FULLER DEVELOPMENT, LLC**

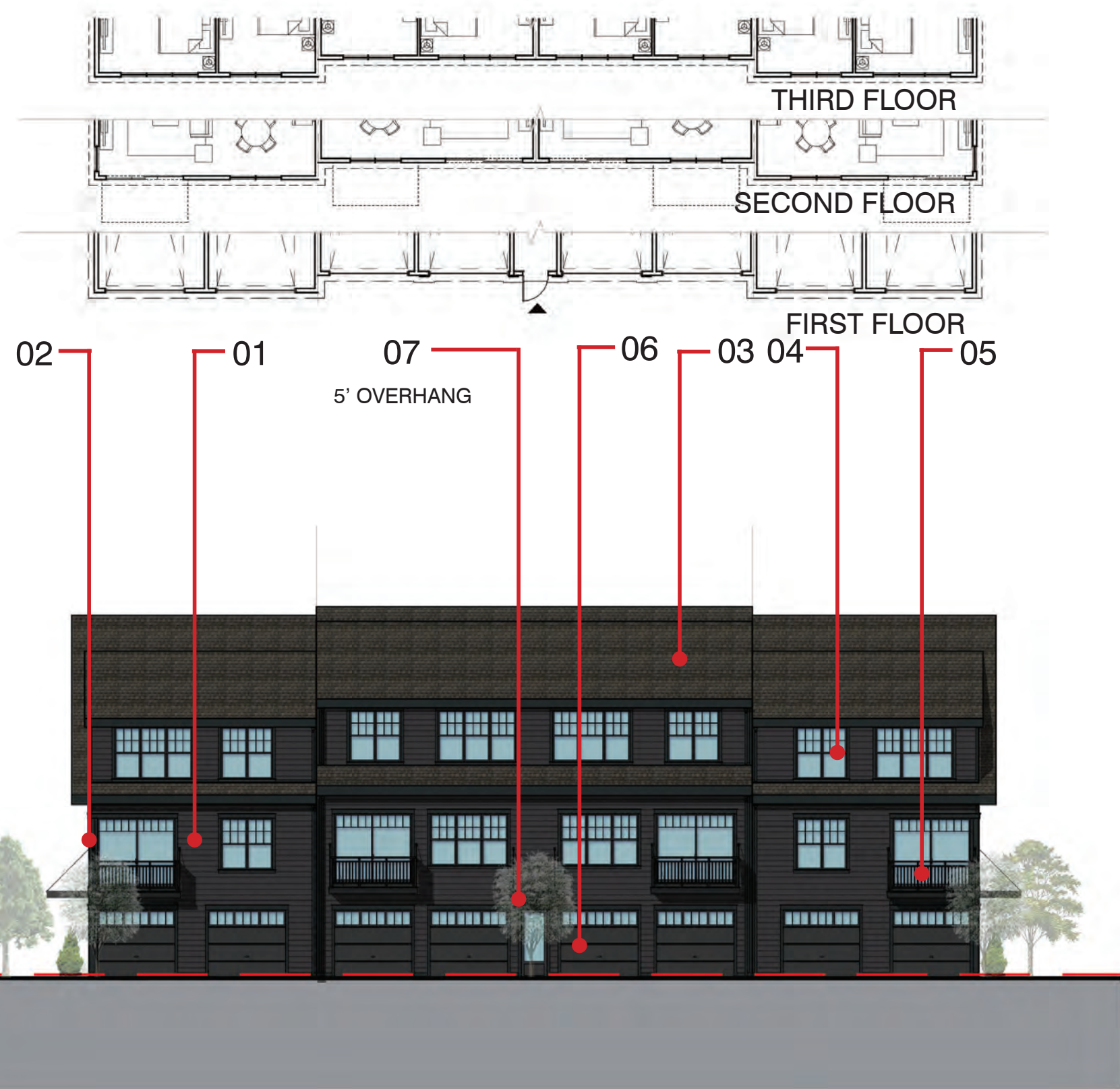
REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

0' 8' 16' 32'  
 SCALE: 1/16" = 1'-0" (@ 22"x34")

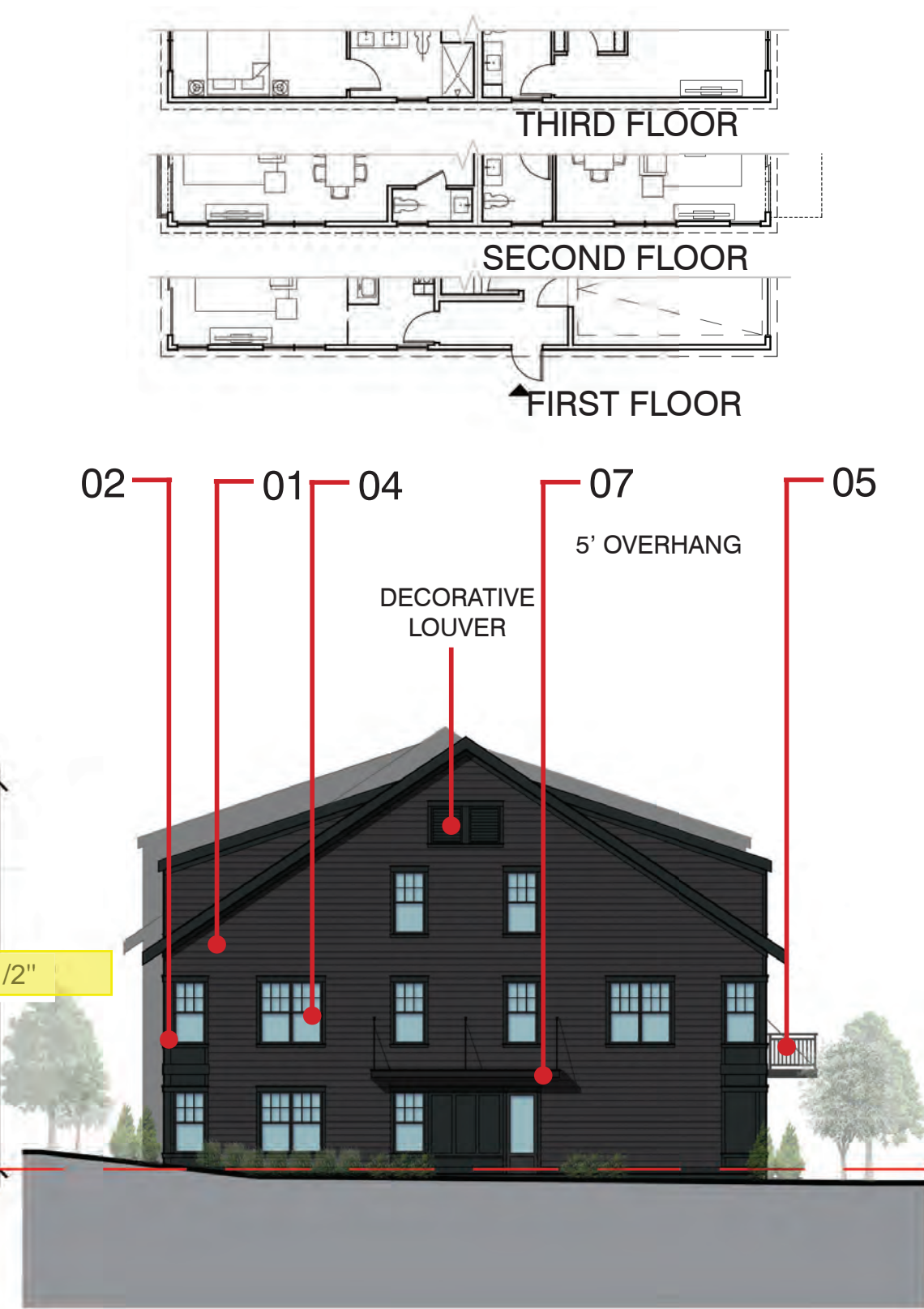


**A.14**





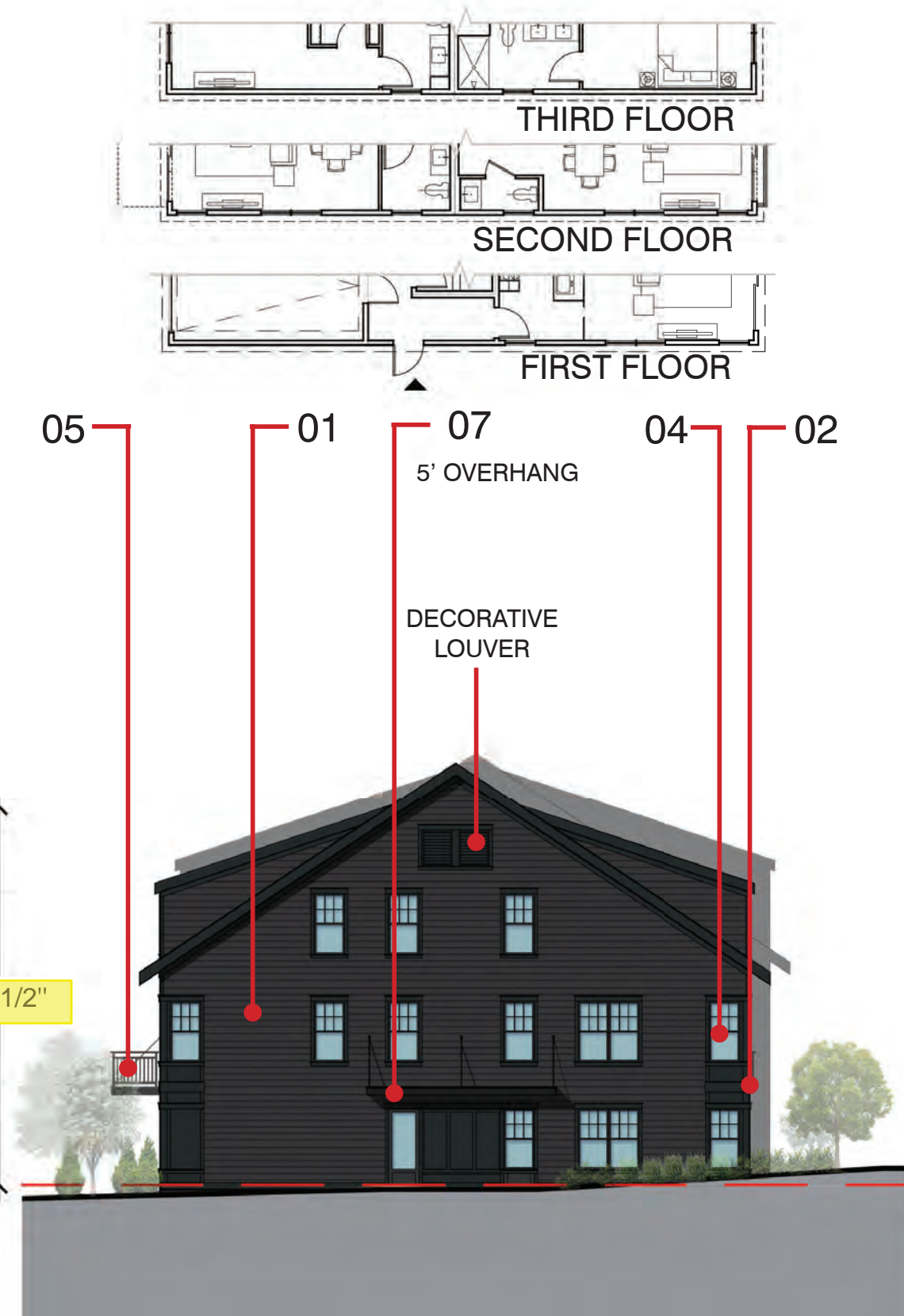
BUILDING ELEVATION 1



BUILDING ELEVATION 2



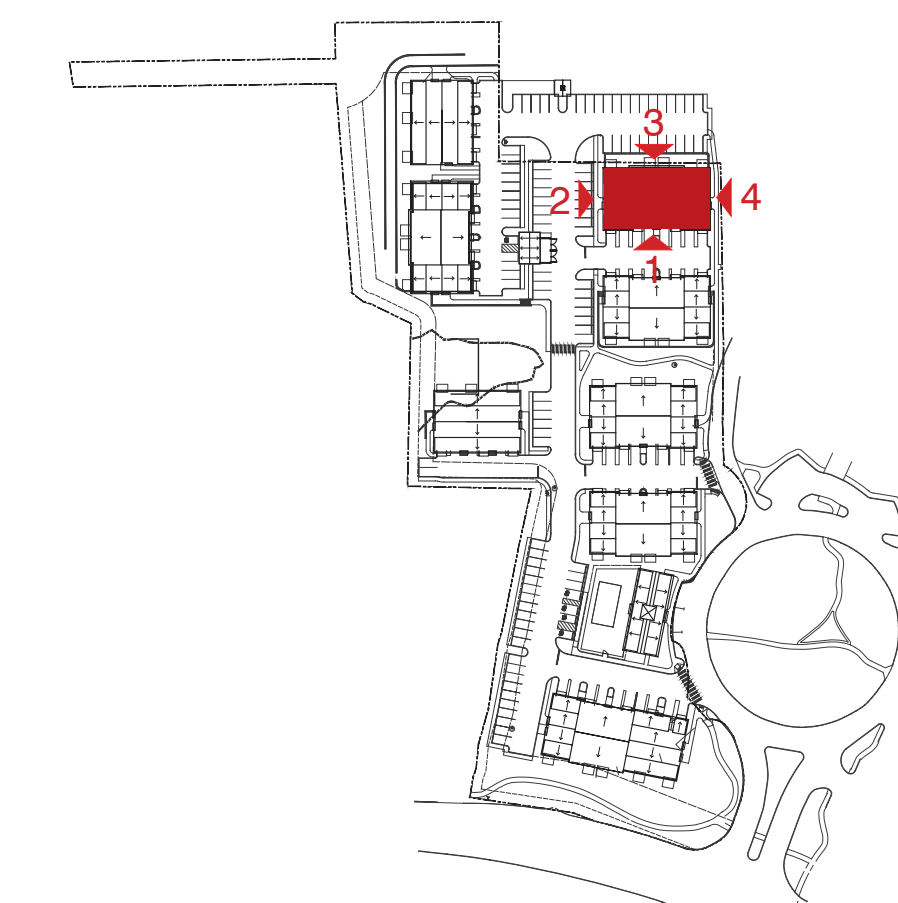
BUILDING ELEVATION 3



BUILDING ELEVATION 4

## MATERIAL LEGEND

- 01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
- 02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
- 03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
- 04.VINYL WINDOWS & DOORS**  
DARK GREY
- 05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
- 06.ALUMINIUM GARAGE DOOR**  
DARK GREY
- 07.METAL CANOPY**  
BLACK



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

## BUILDING 6- ELEVATIONS

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
FULLER DEVELOPMENT, LLC

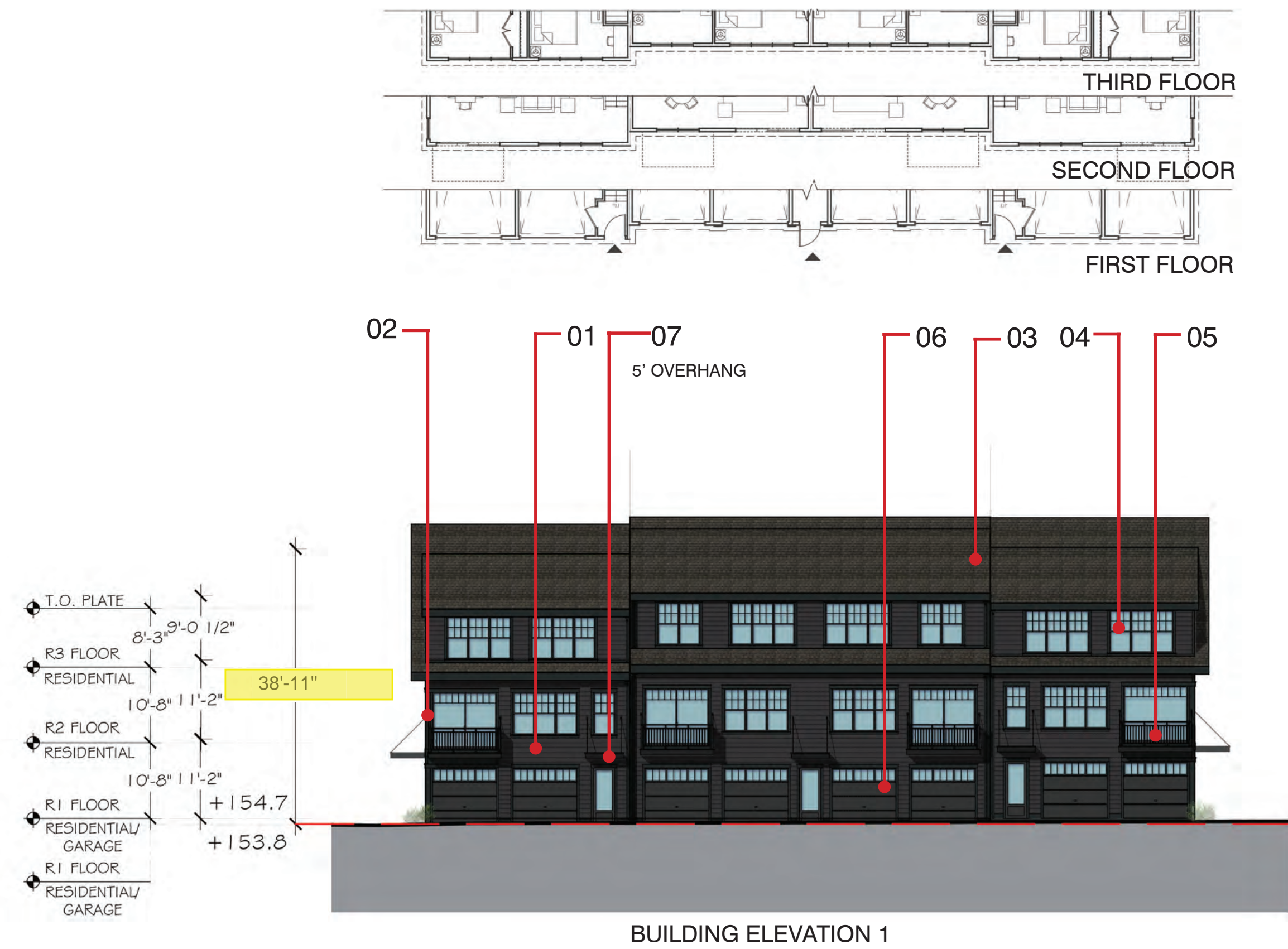
REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0" (@ 22"x34")

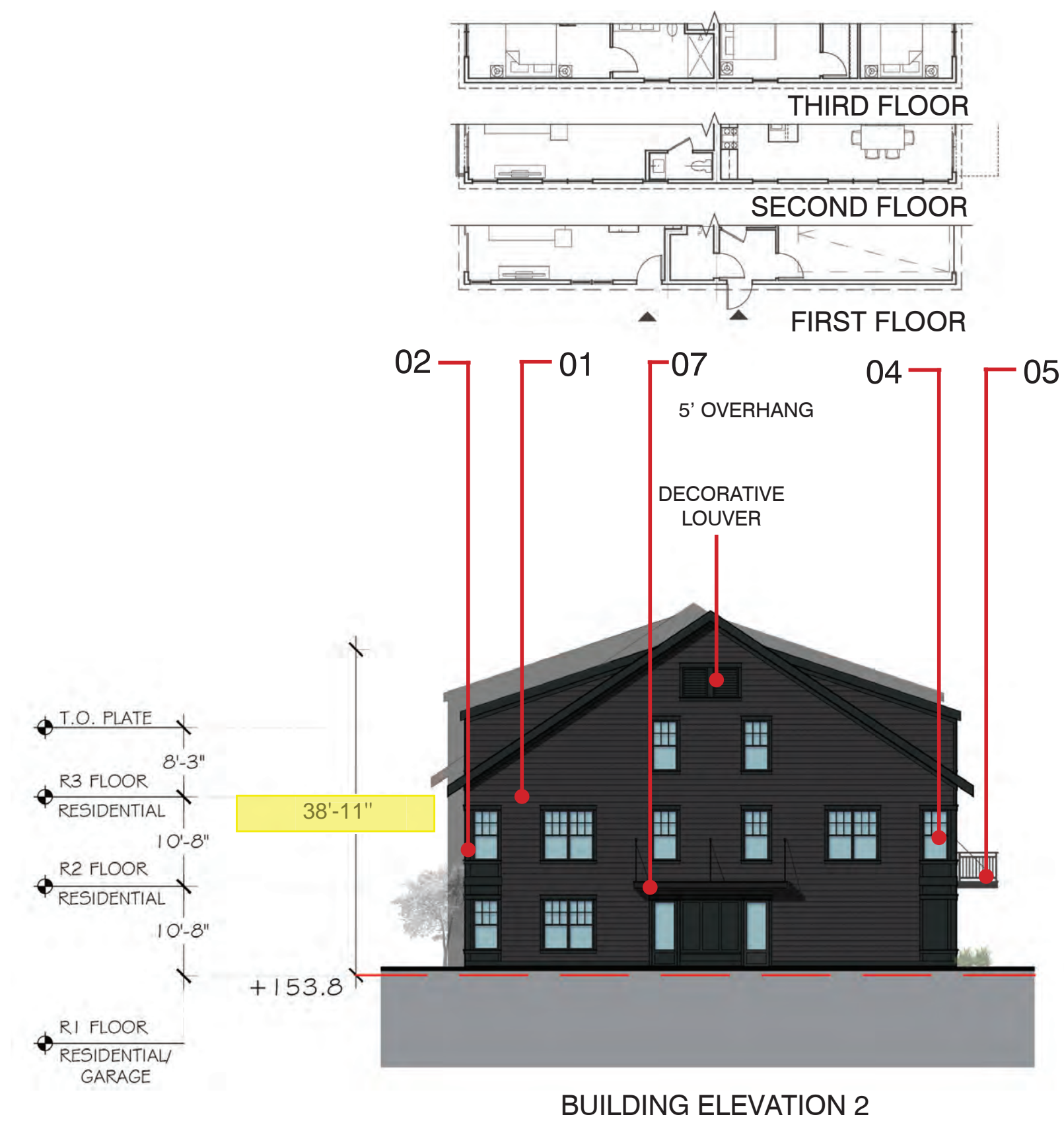


A.15

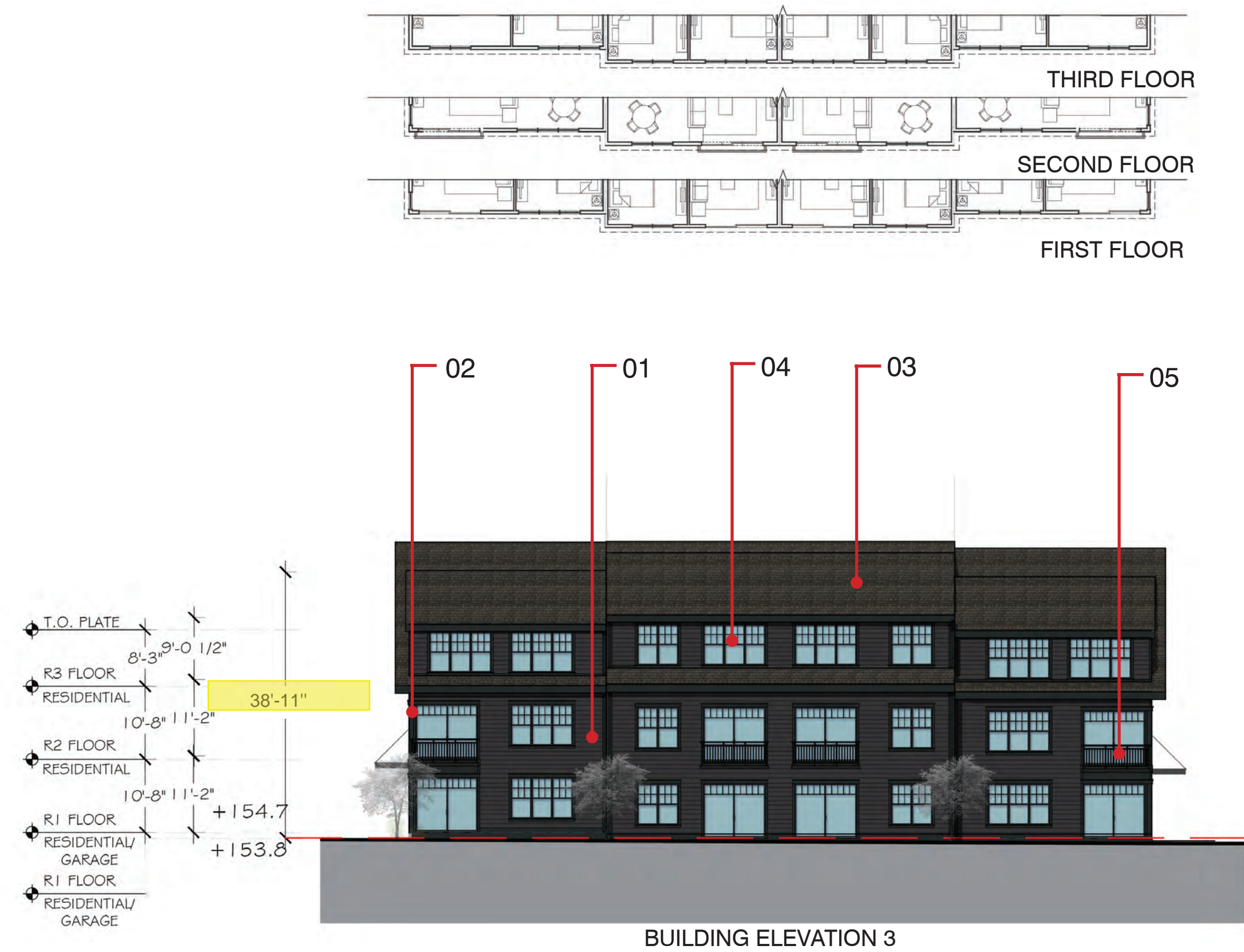




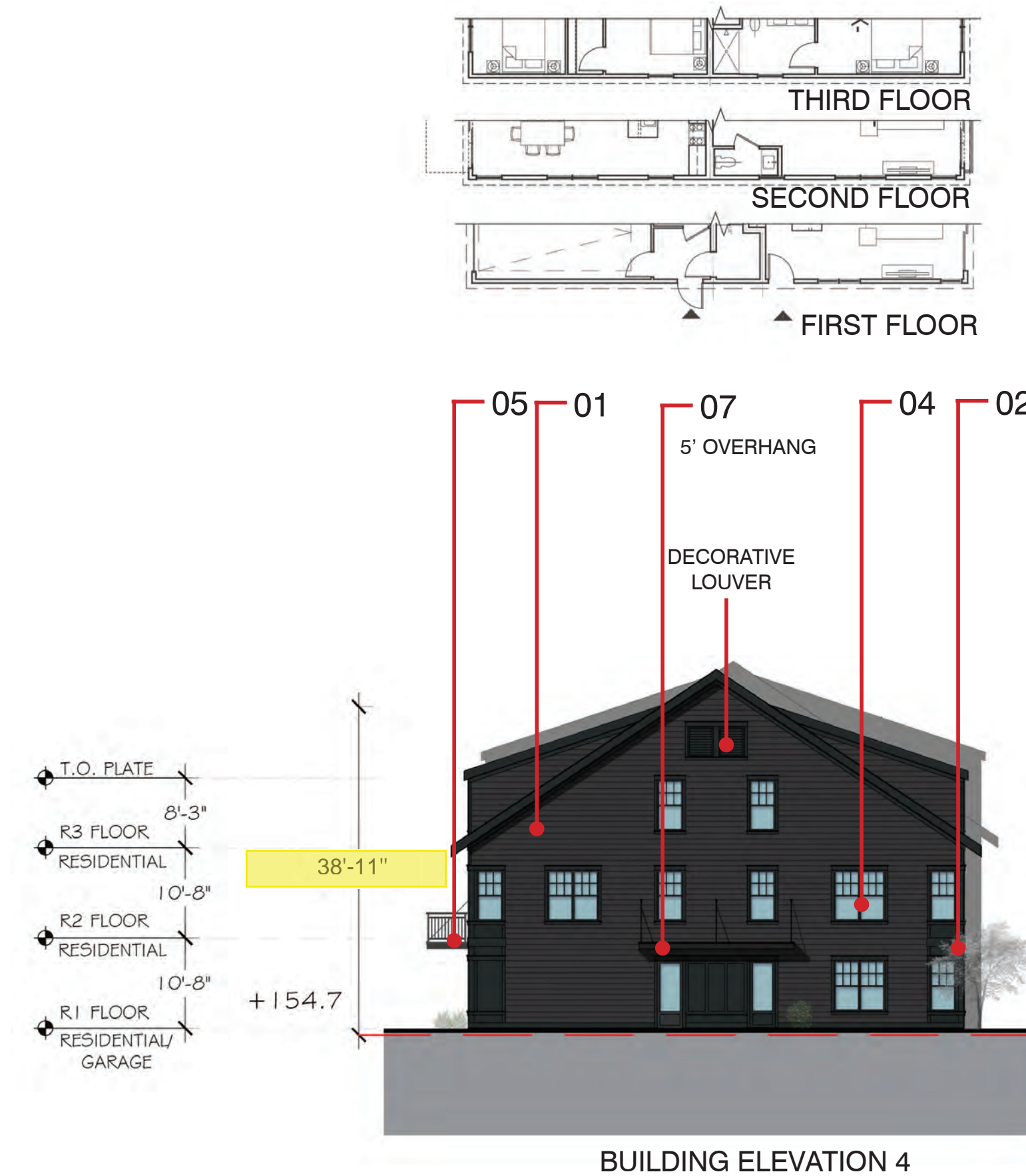
BUILDING ELEVATION 1



BUILDING ELEVATION 2

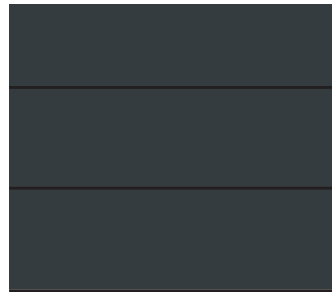
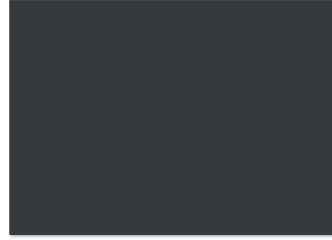







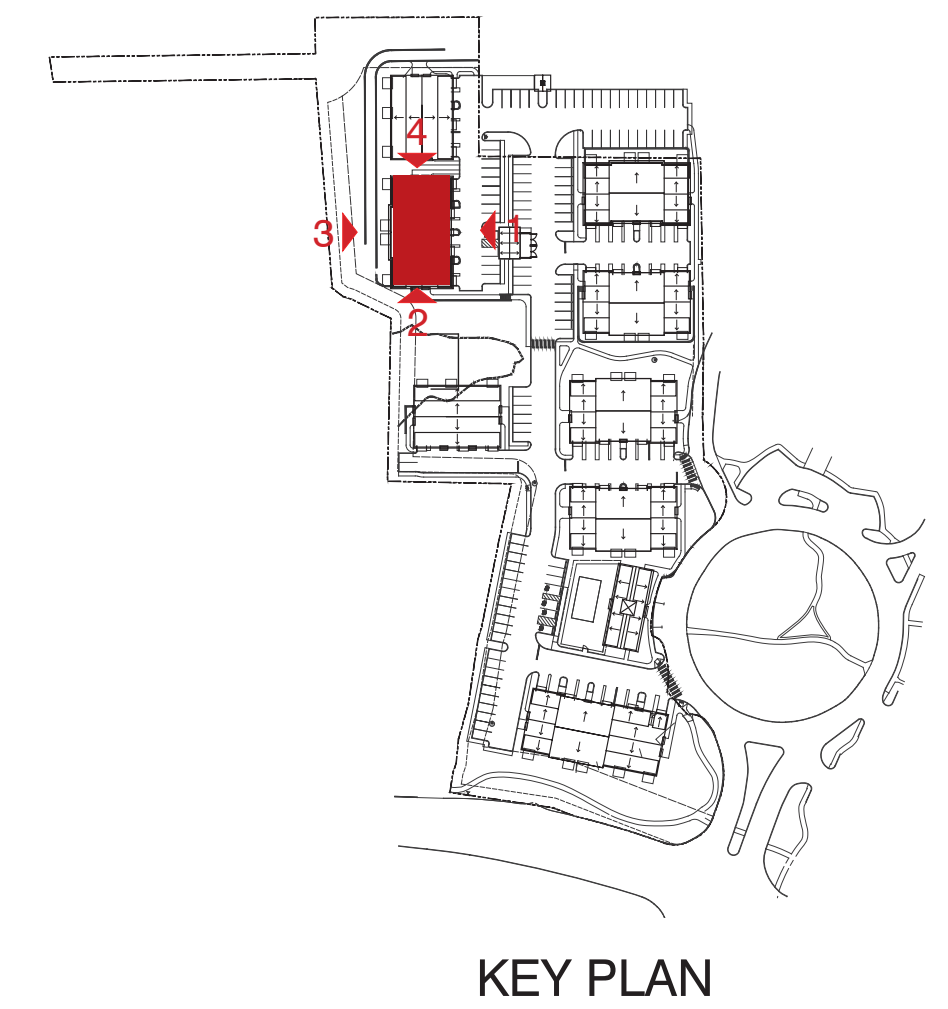
BUILDING ELEVATION 3



BUILDING ELEVATION 4

## MATERIAL LEGEND

-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES**  
**ASPHALT**  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

## BUILDING 7- ELEVATIONS

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
 FULLER DEVELOPMENT, LLC

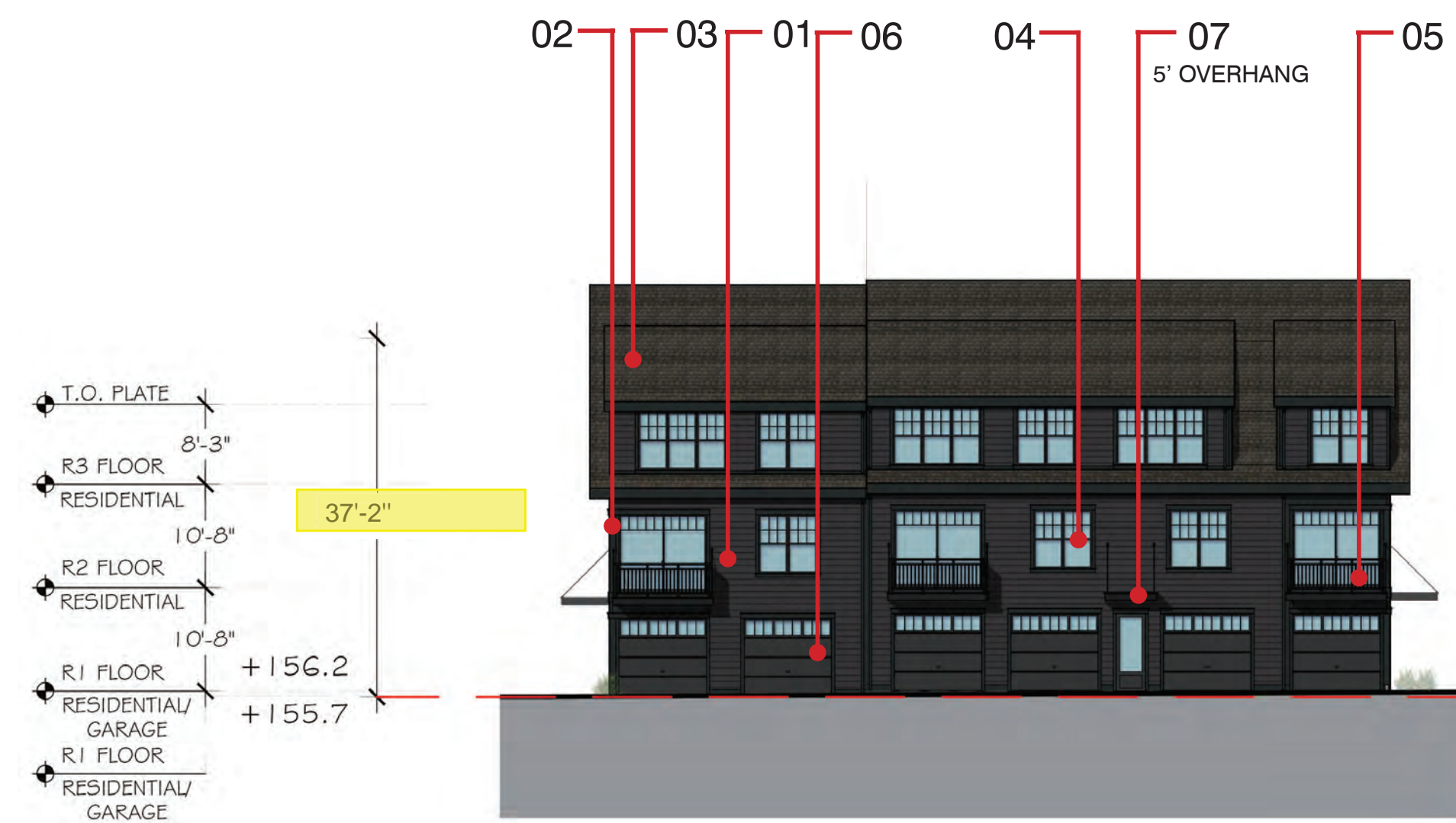
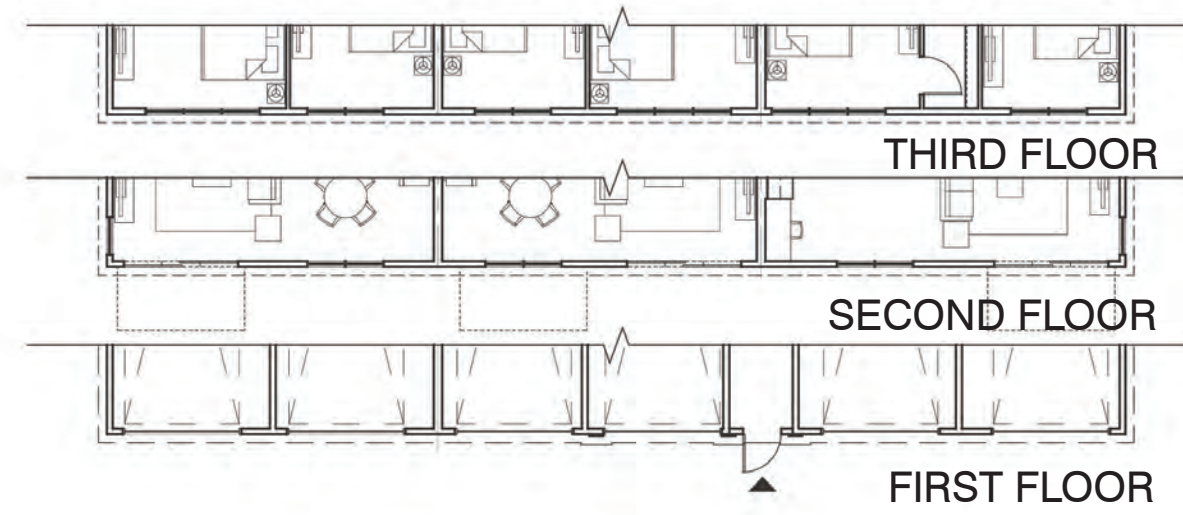
REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

0' 8' 16' 32'  
 SCALE: 1/16" = 1'-0" (@ 22"x34")

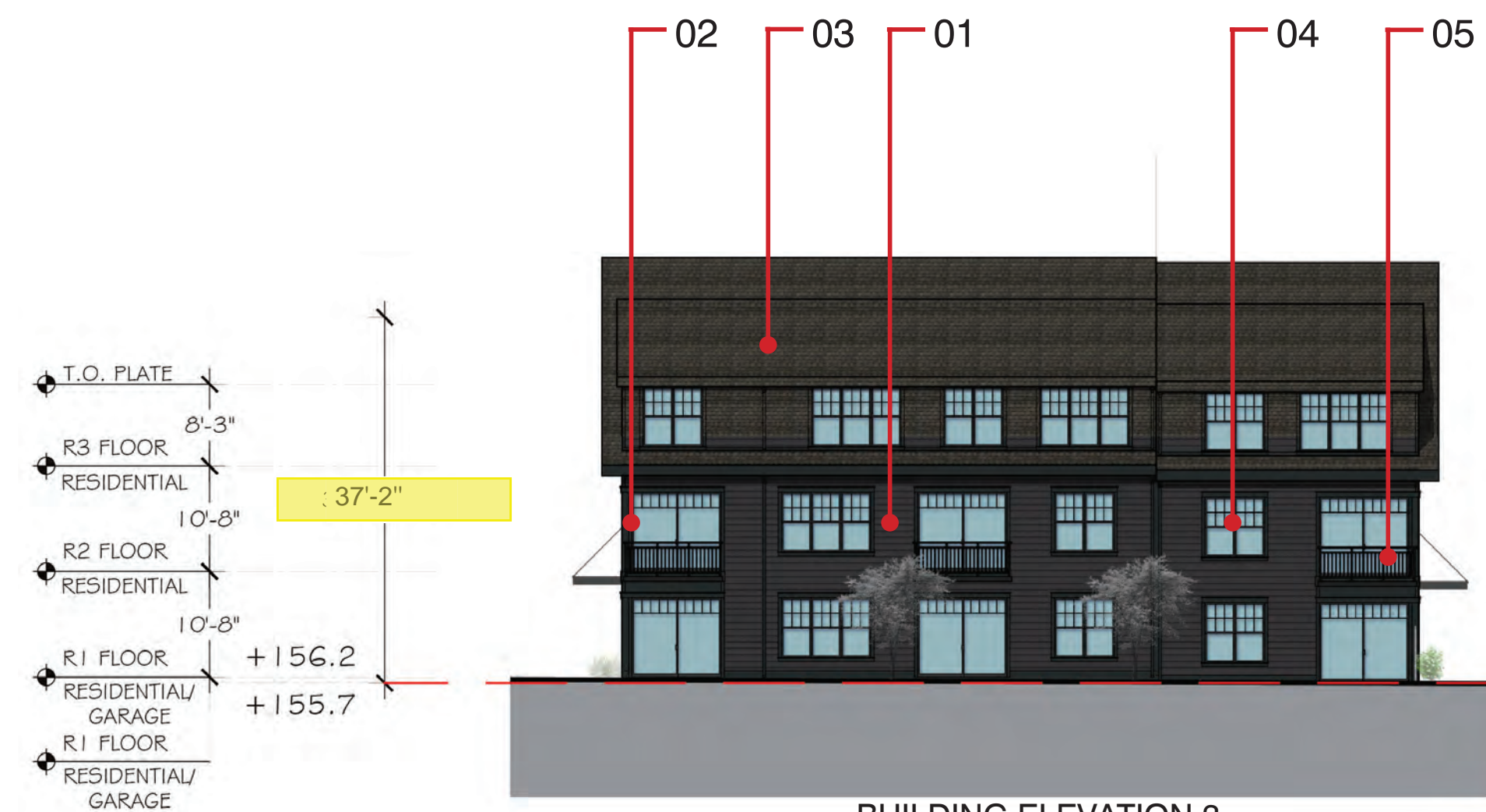
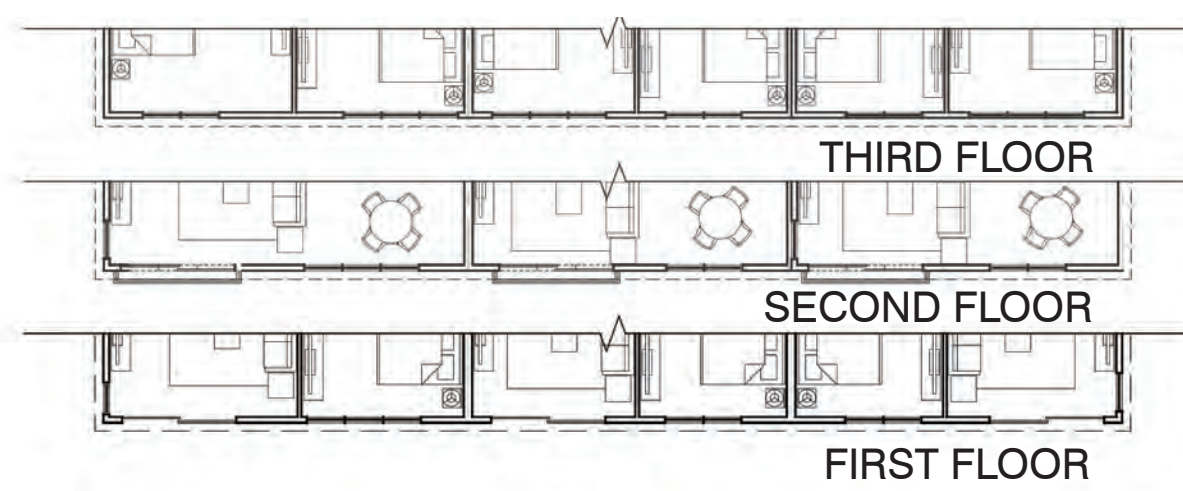


**A.16**

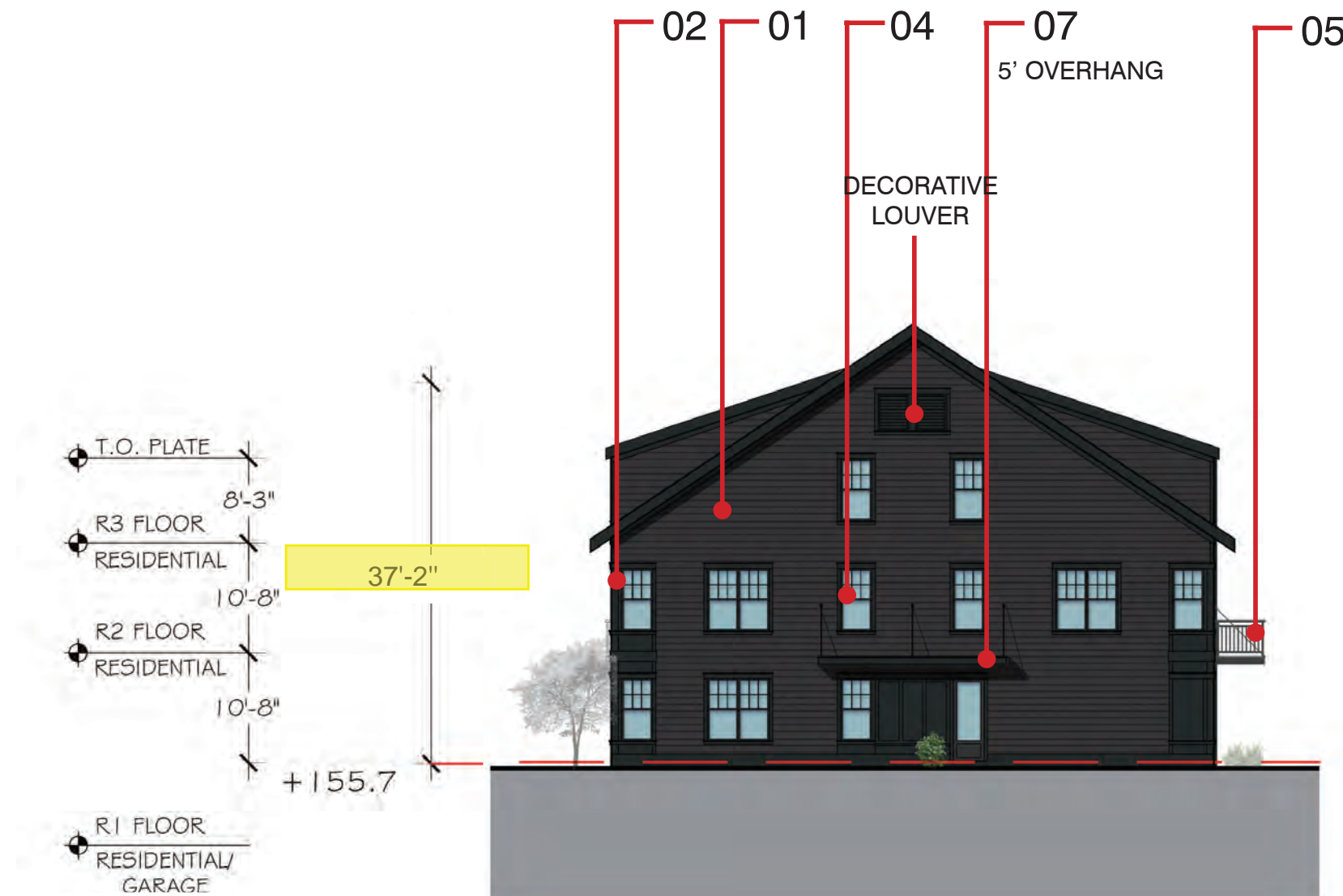
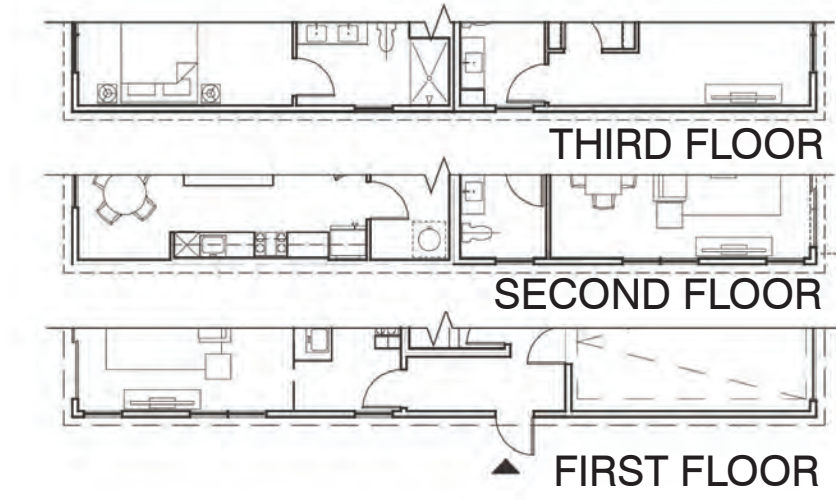




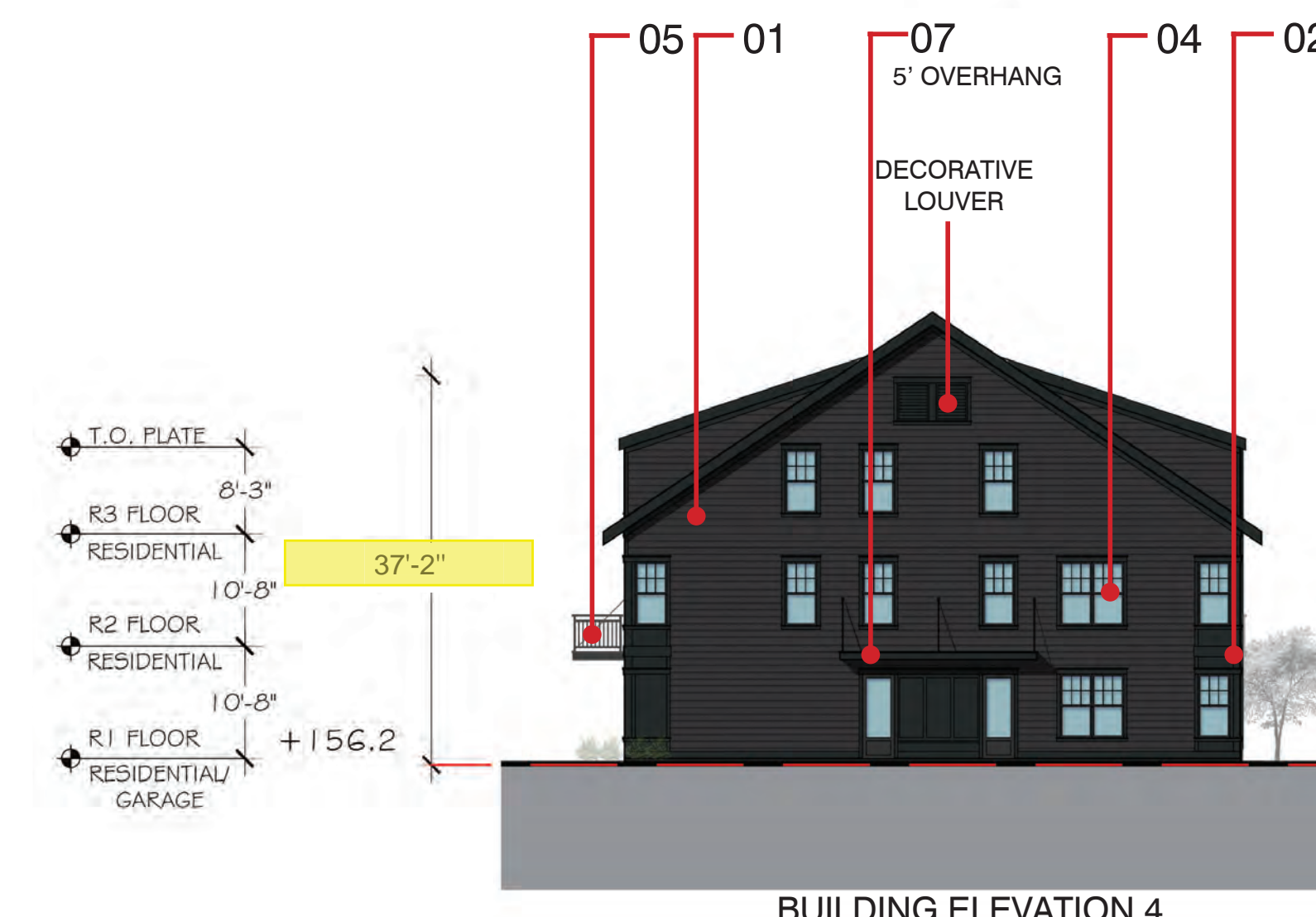
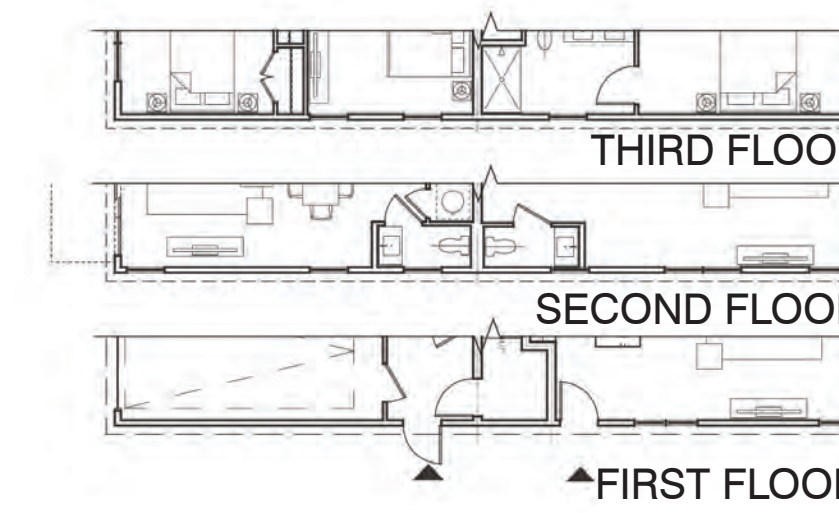
BUILDING ELEVATION 1



BUILDING ELEVATION 3

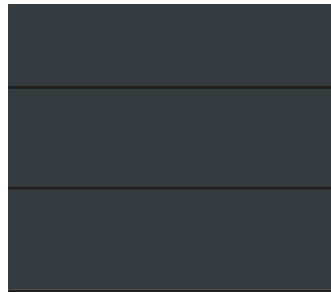
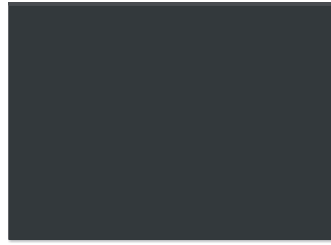






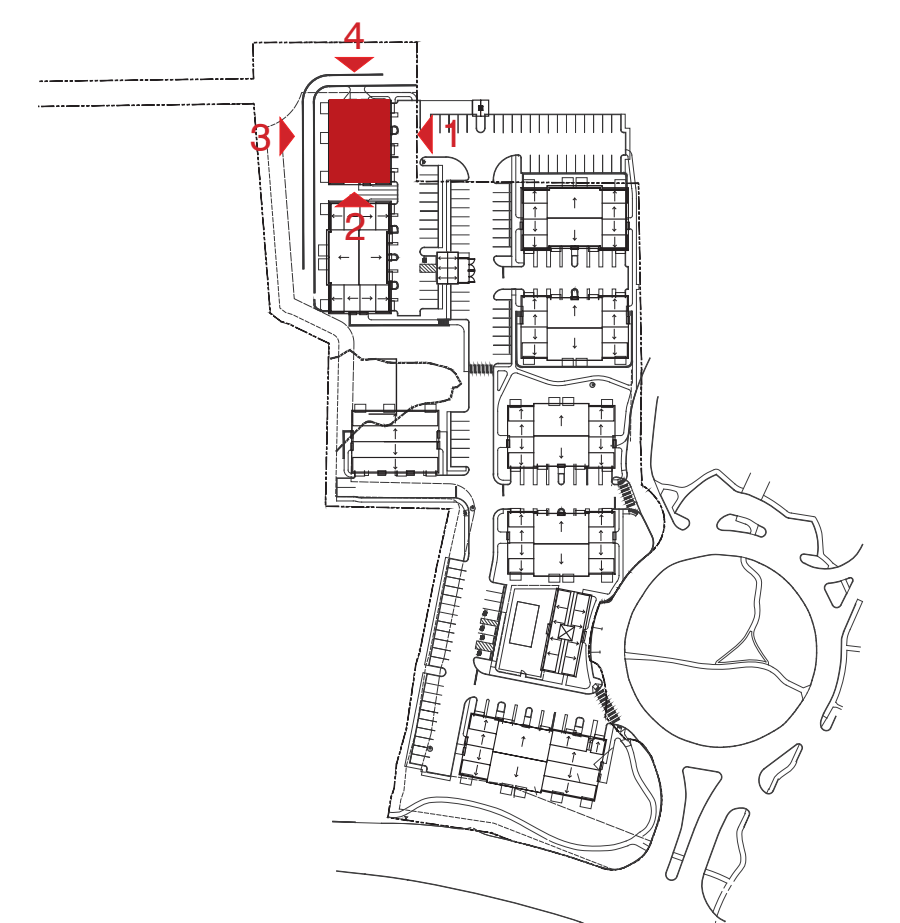
BUILDING ELEVATION 2



BUILDING ELEVATION 4

## MATERIAL LEGEND

-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES ASPHALT**  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

## BUILDING 8- ELEVATIONS

PLANNING AND ZONING SUBMISSION

64 DANBURY ROAD

WILTON, CT  
 FULLER DEVELOPMENT, LLC

REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

0' 8' 16' 32'  
 SCALE: 1/16" = 1'-0" (@ 22"x34")

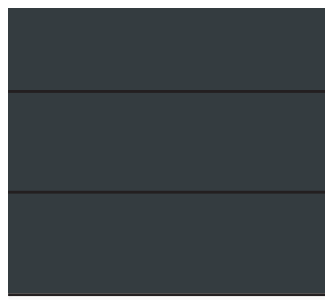



A.17

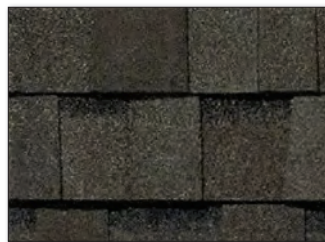
©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





MATERIAL LEGEND

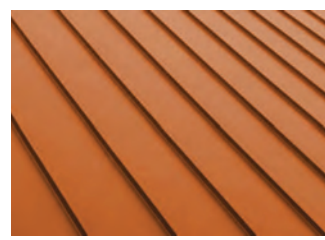
- 

**01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
- 

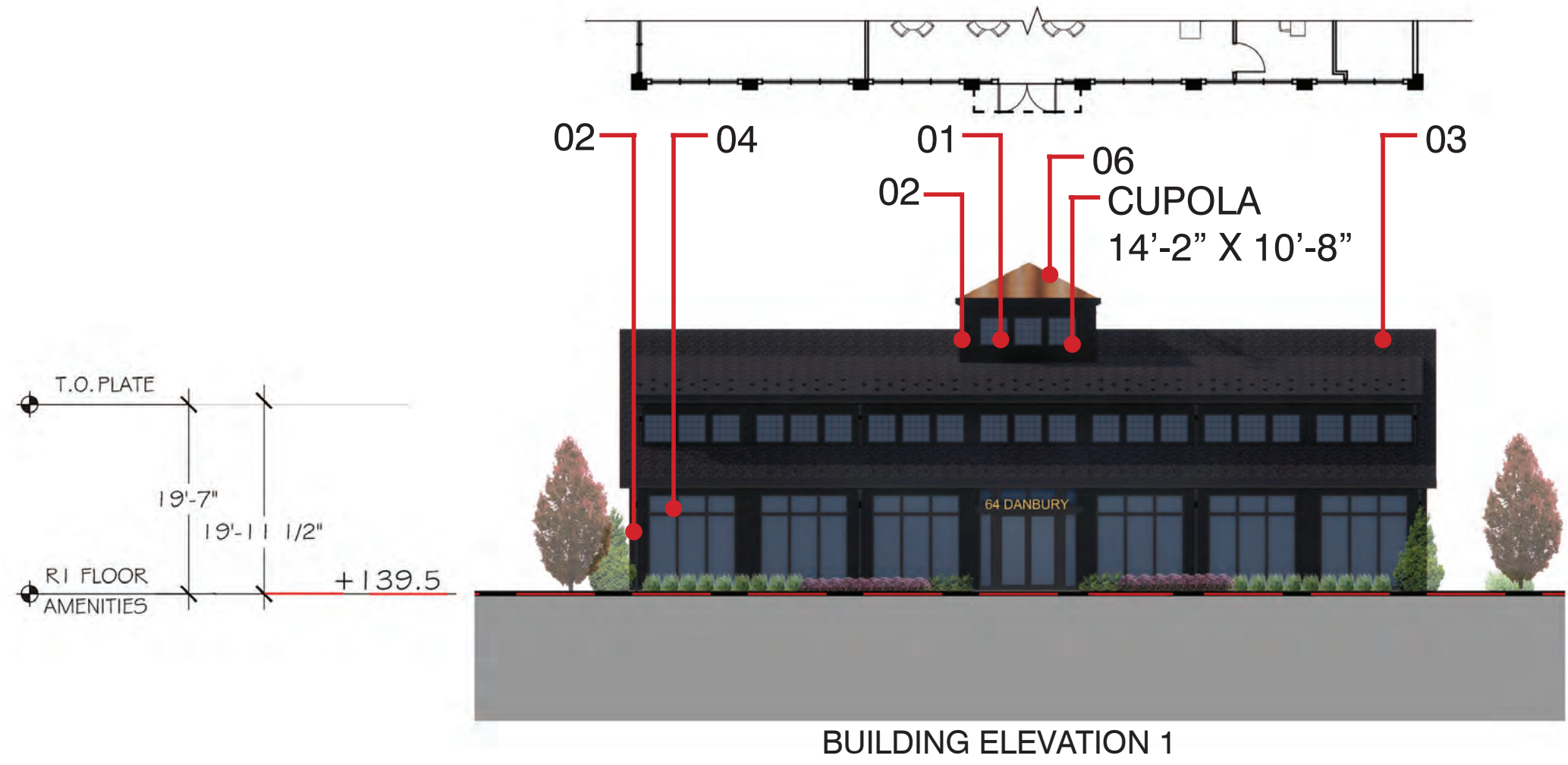
**02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
- 

**03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
- 

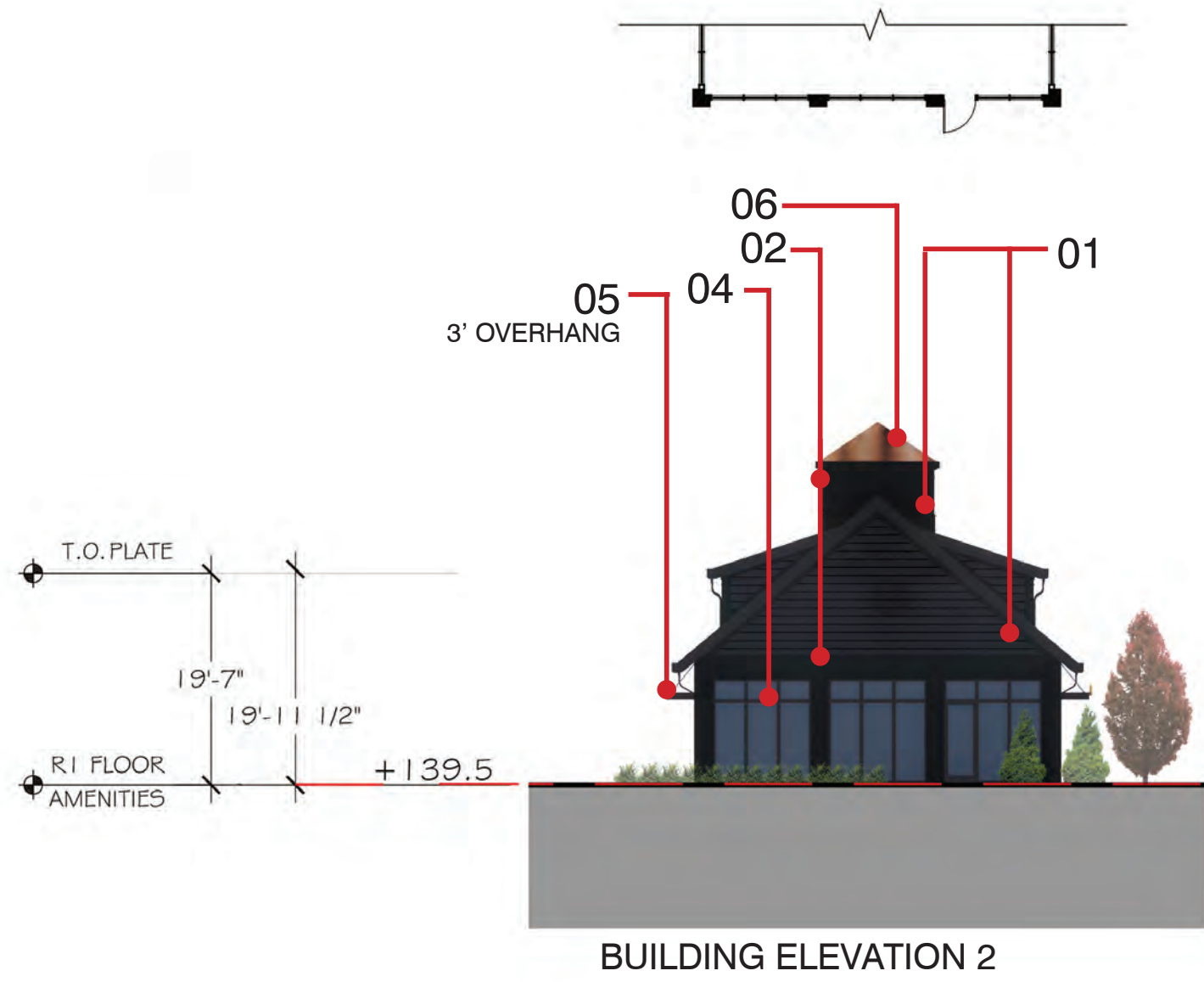
**04.VINYL WINDOWS & DOORS**  
DARK GREY
- 

**05.METAL CANOPY**  
BLACK
- 

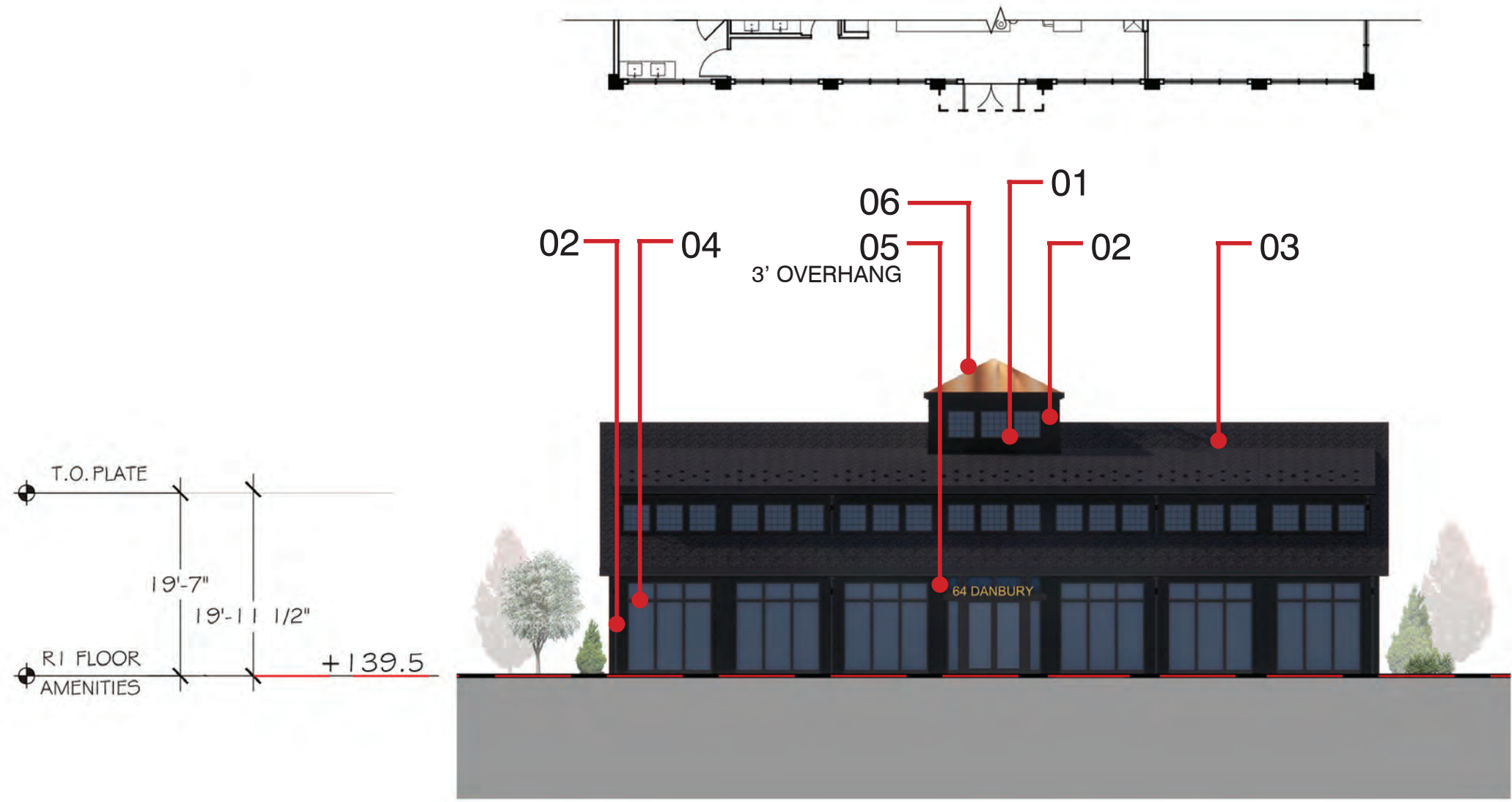
**06.CUPOLA - STANDING SEAM ROOF**  
COPPER



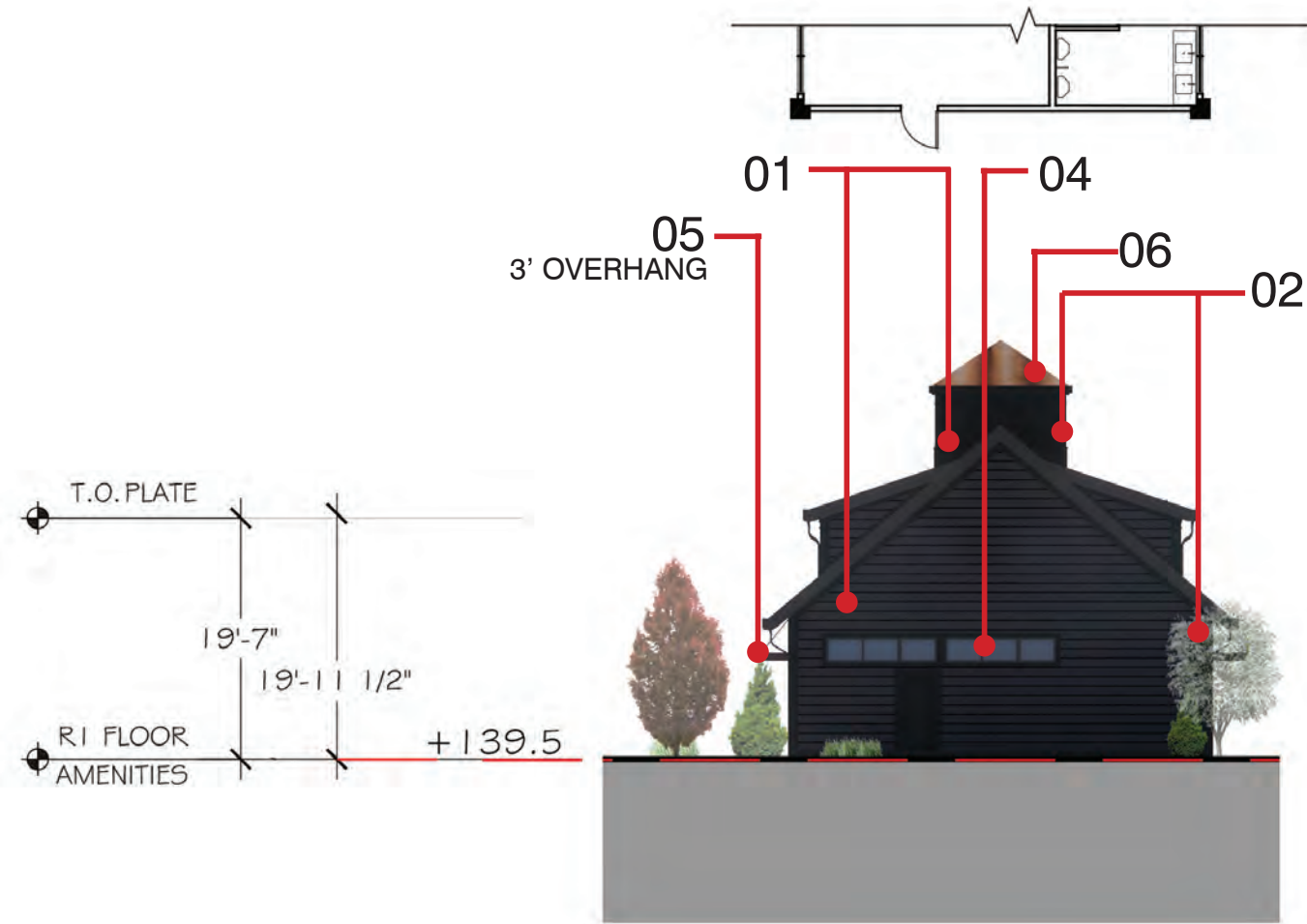
BUILDING ELEVATION 1



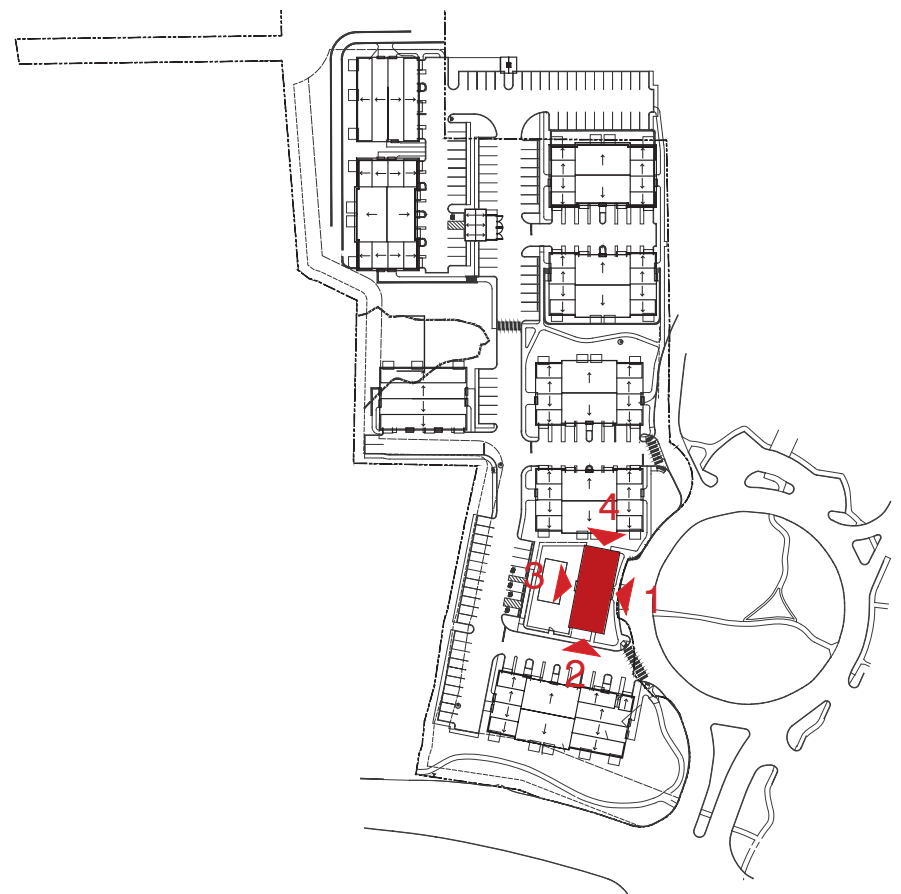
BUILDING ELEVATION 2



BUILDING ELEVATION 3



BUILDING ELEVATION 4

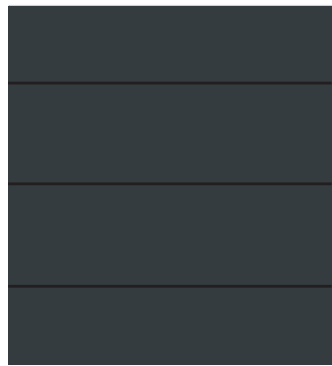



KEY PLAN

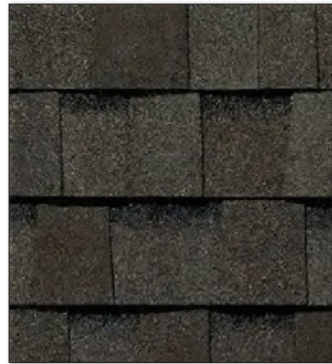
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

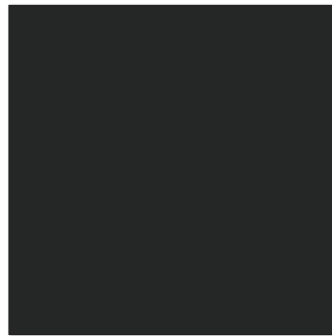



MATERIAL LEGEND

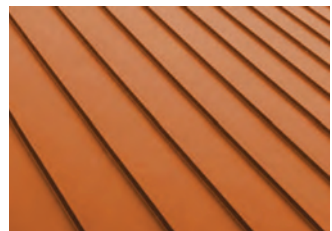
- 

01.FIBER CEMENT SIDING  
ANTHRACITE GREY
- 

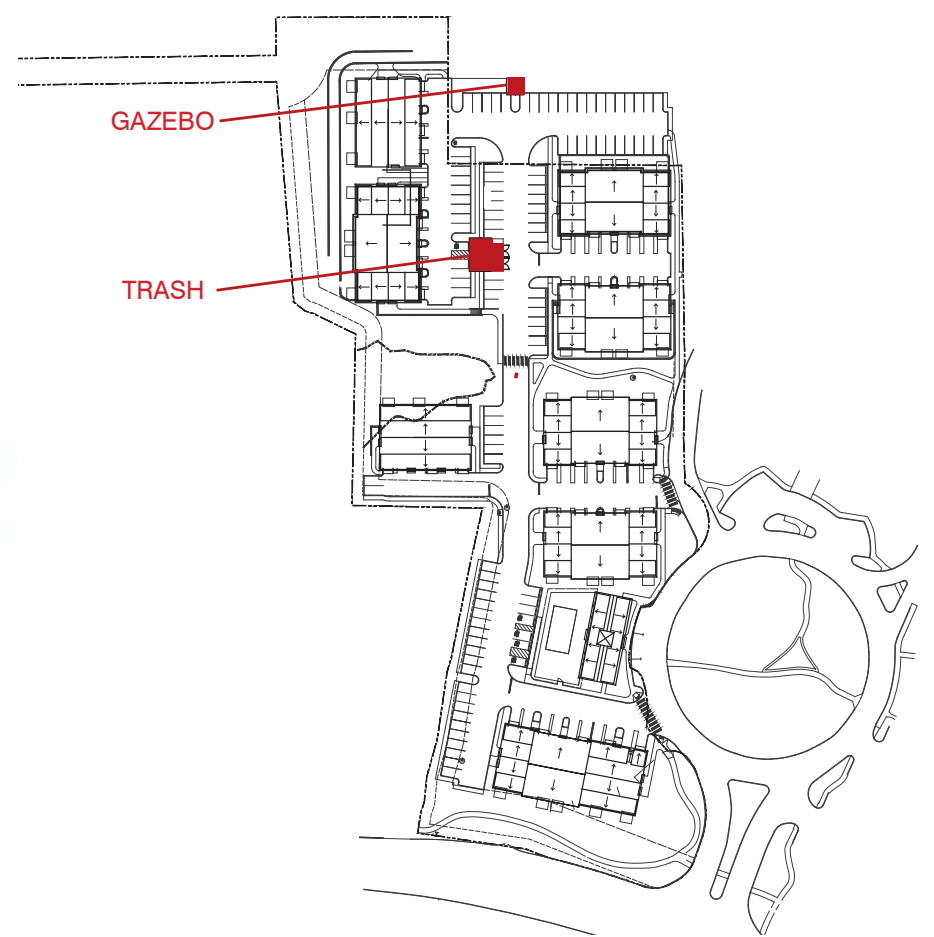
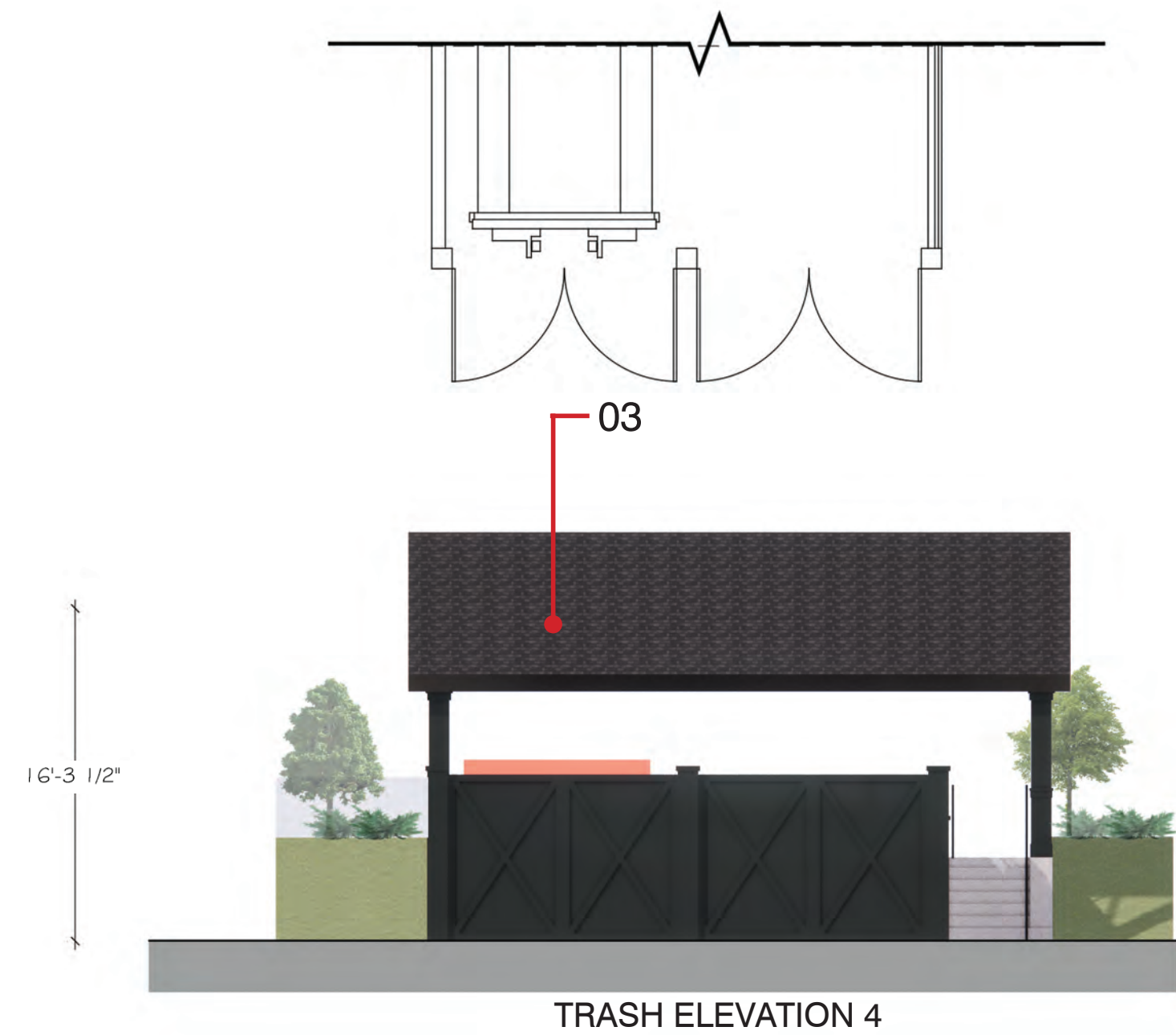
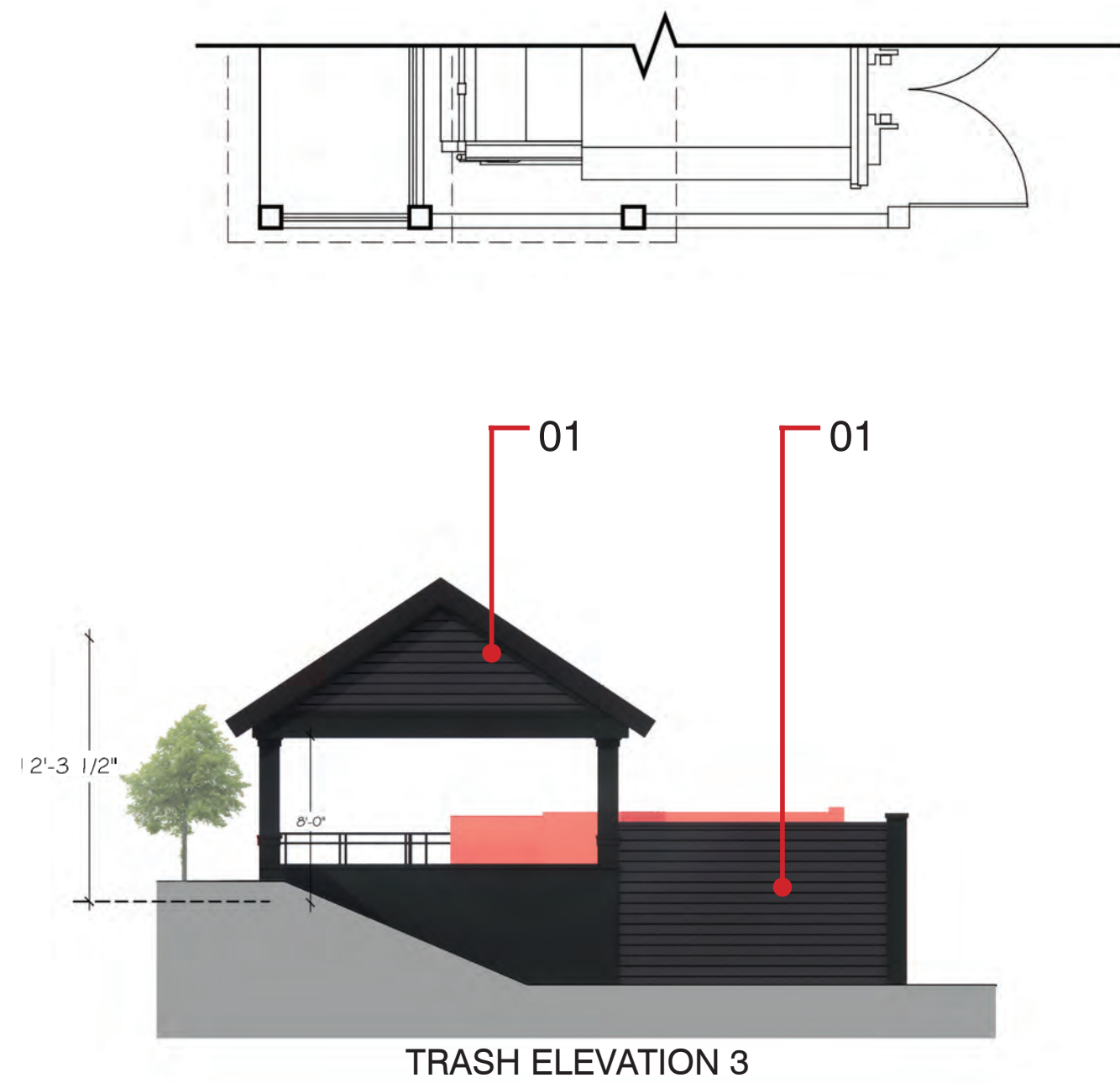
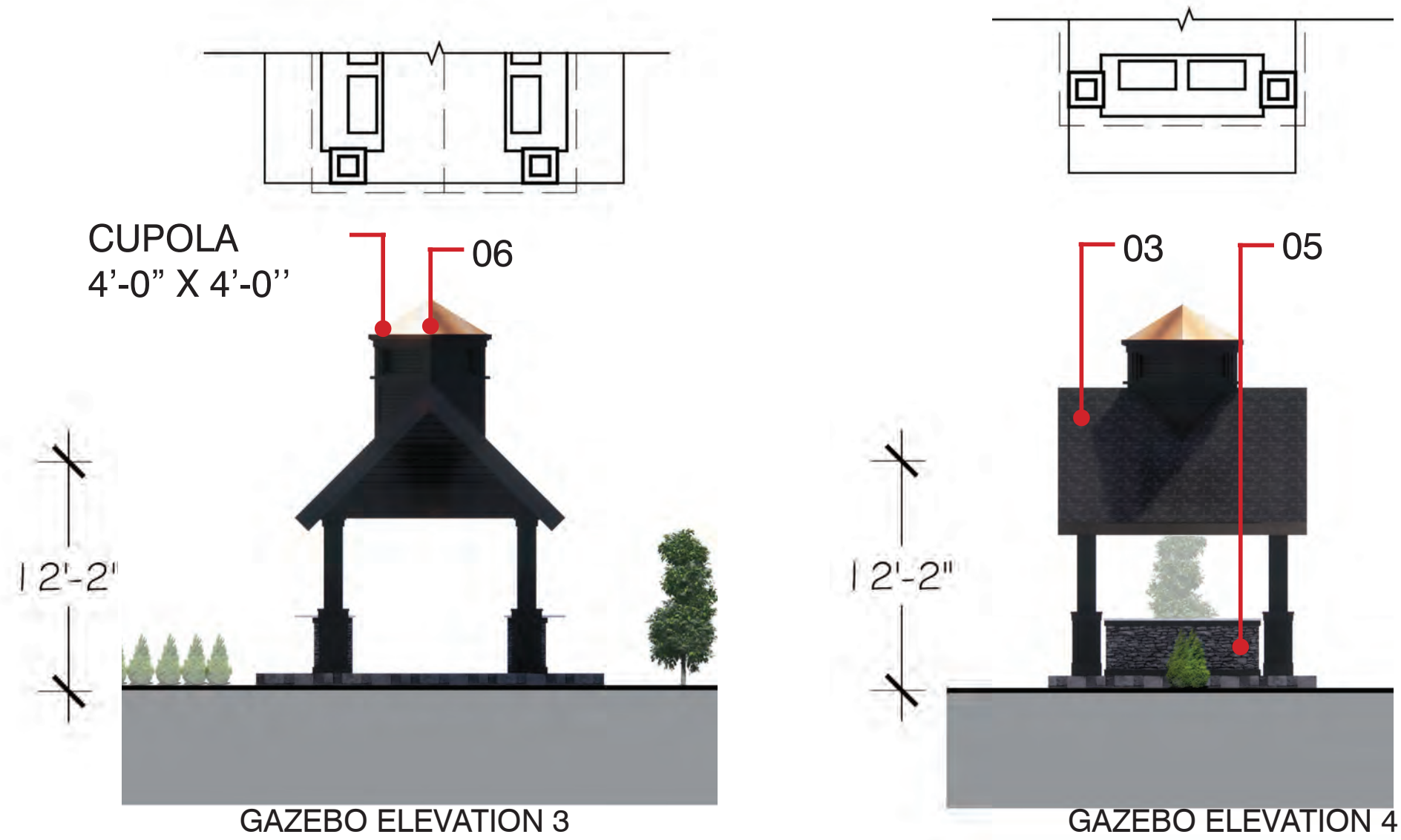
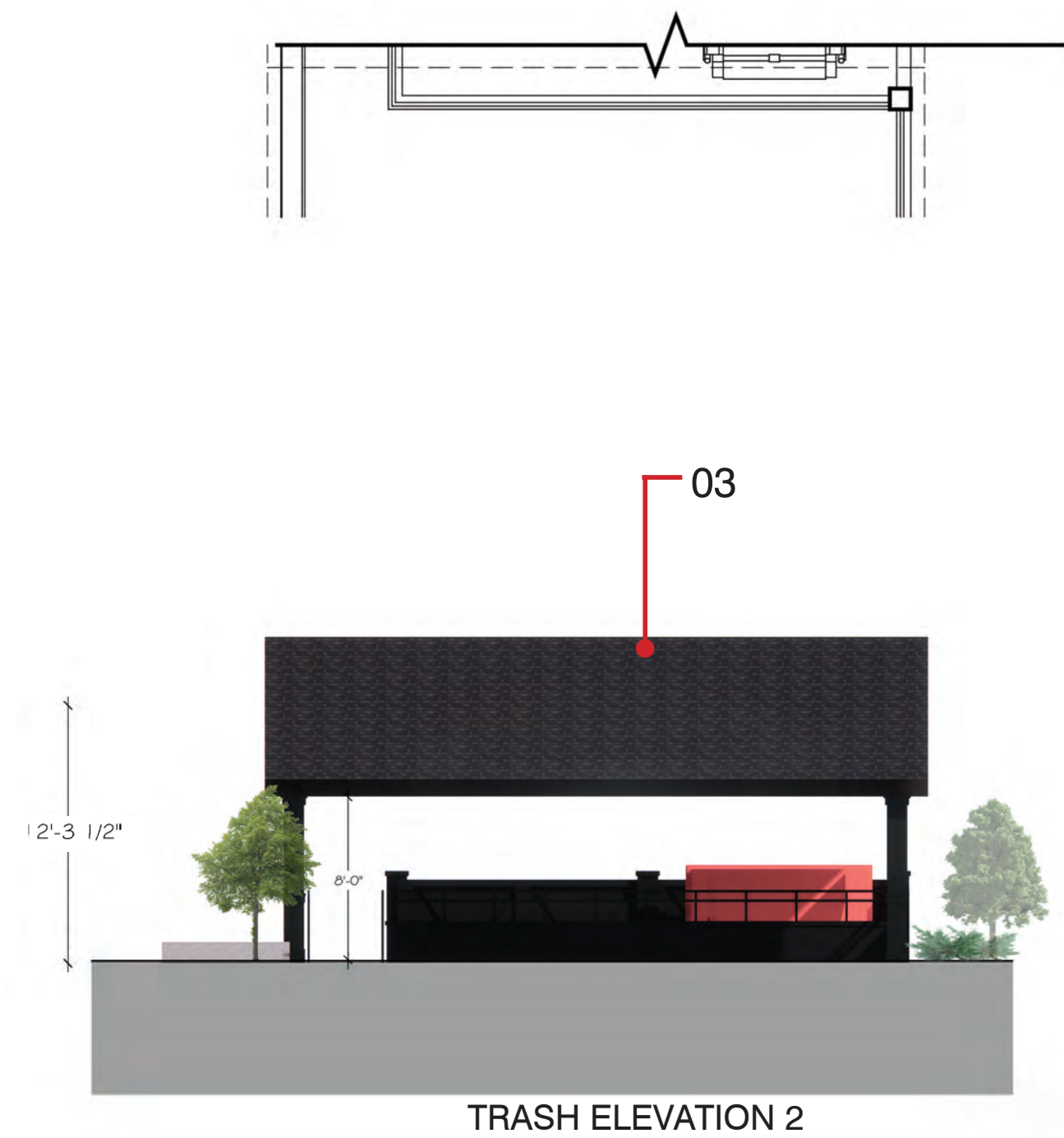
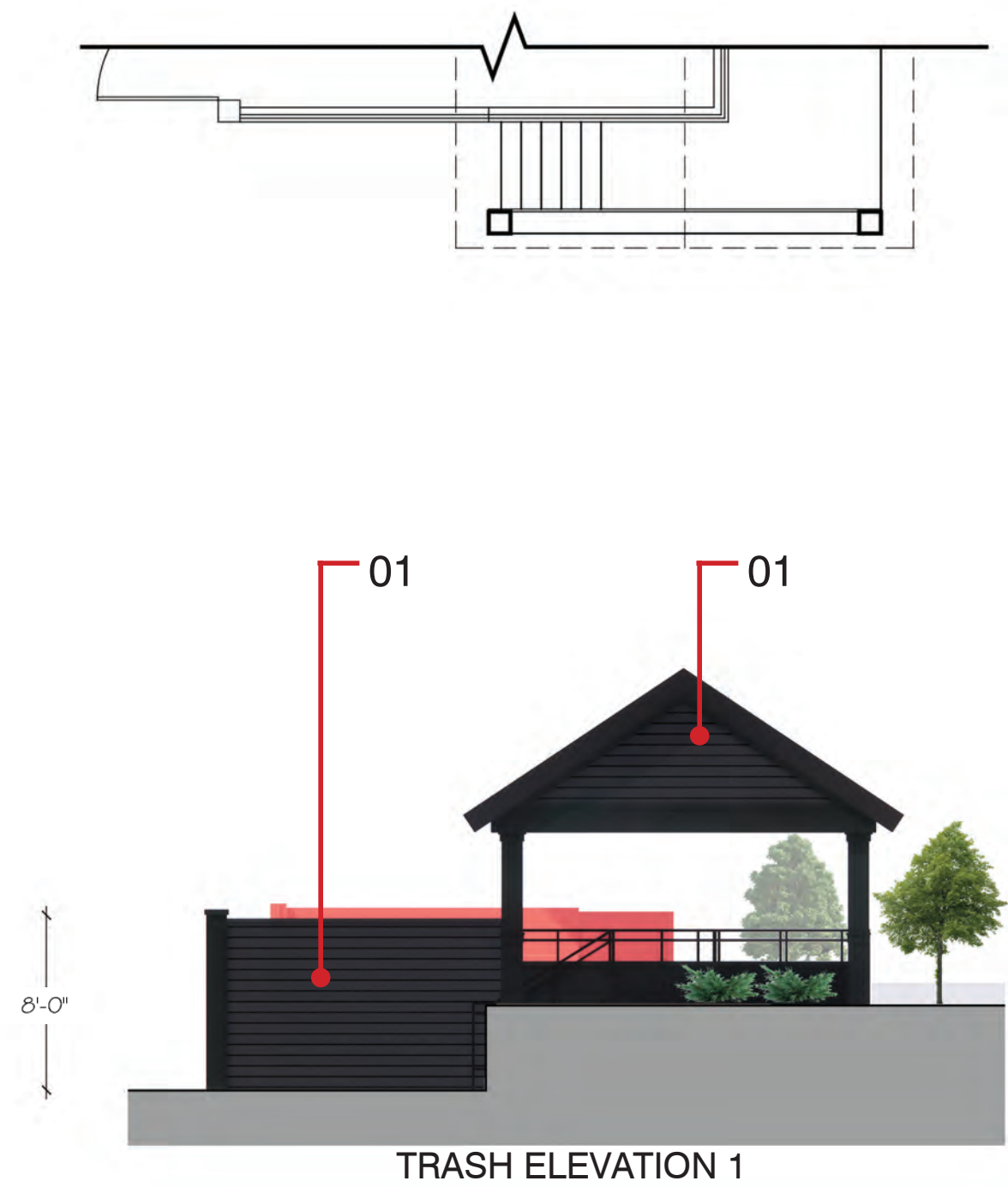
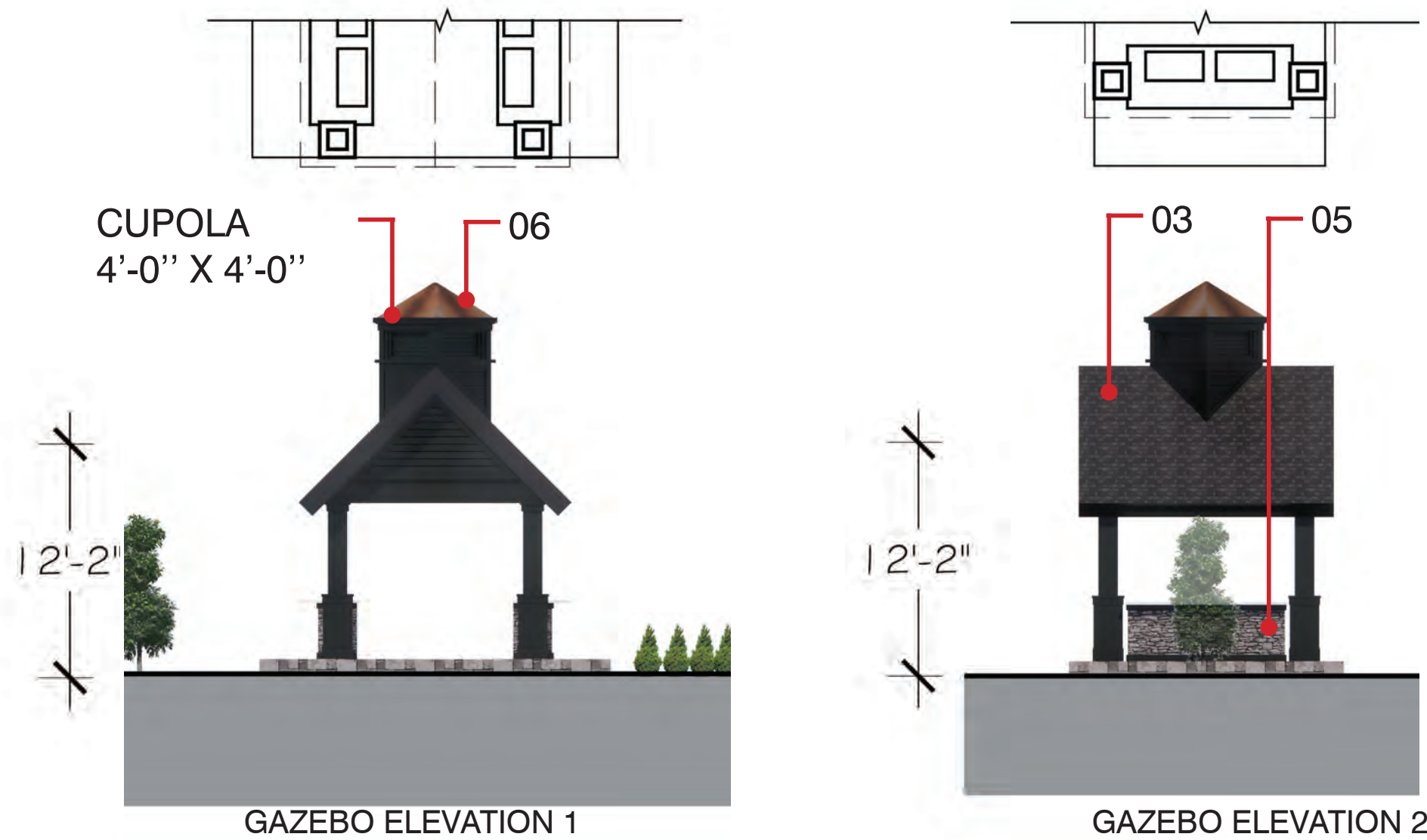
02. FIBER CEMENT TRIM  
ANTHRACITE GREY
- 

03.ROOFING SHINGLES  
ASPHALT  
DARK GREY
- 

04.VINYL WINDOWS & DOORS  
DARK GREY
- 

05.STONE  
DARK GREY
- 

06.STANDING SEAM ROOF  
COPPER



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

GAZEBO AND TRASH ELEVATIONS

PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

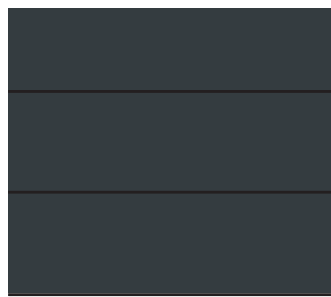
0' 4' 8' 16'  
SCALE: 1/8" = 1'-0" (@ 22"x34")

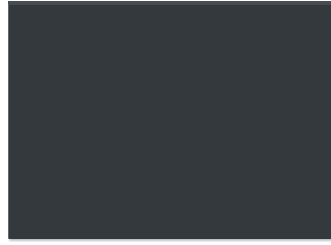



A.19





MATERIAL LEGEND


- 


**01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
- 

**02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
- 

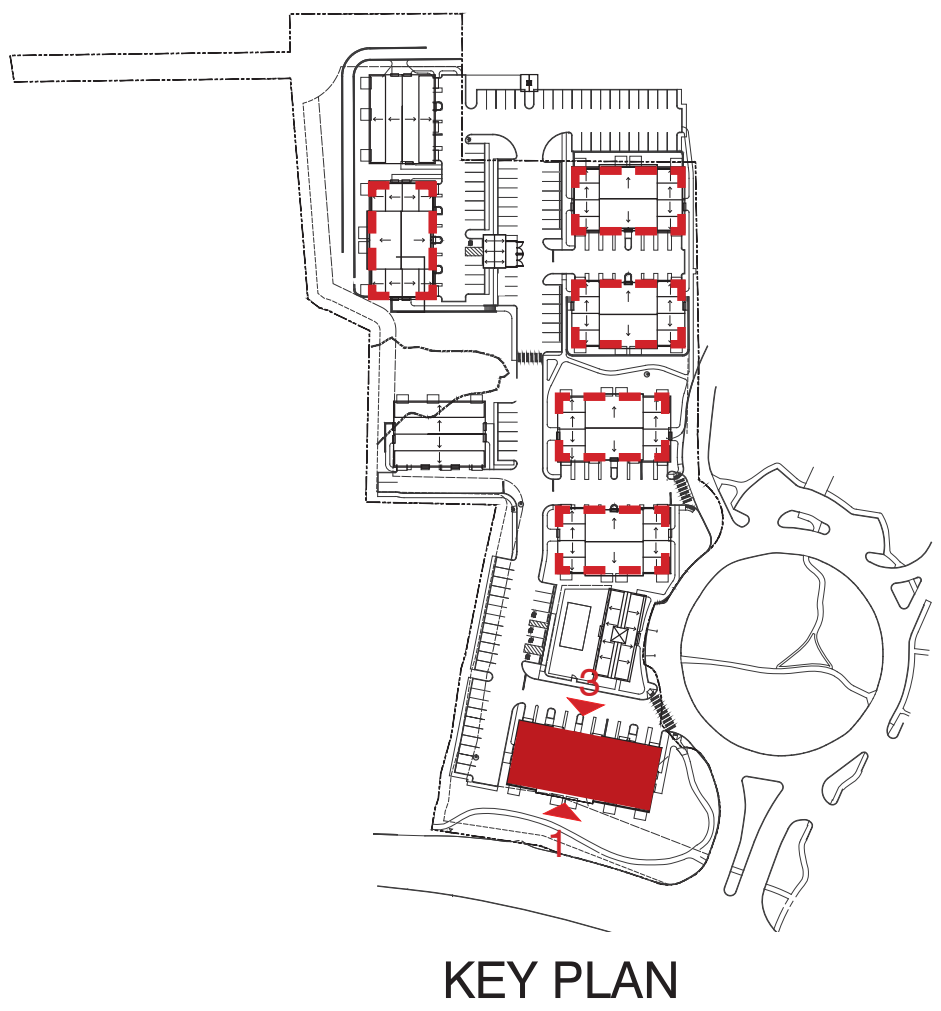
**03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
- 

**04.VINYL WINDOWS & DOORS**  
DARK GREY
- 

**05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
- 

**06.ALUMINIUM GARAGE DOOR**  
DARK GREY
- 

**07.METAL CANOPY**  
BLACK



**A.20**

REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

0' 4' 8' 16'  
SCALE: 1/8" = 1'-0" (@ 22"x34")



T.O. PLATE  
8'-3" 9'-0 1/2"  
R3 FLOOR  
RESIDENTIAL  
10'-8" 11'-2"  
R2 FLOOR  
RESIDENTIAL  
10'-8" 11'-2"  
R1 FLOOR  
RESIDENTIAL/  
GARAGE +140.2  
R1 FLOOR  
RESIDENTIAL/  
GARAGE +139.2  
B.H VARIES

T.O. PLATE  
8'-3" 9'-0 1/2"  
R3 FLOOR  
RESIDENTIAL  
10'-8" 11'-2"  
R2 FLOOR  
RESIDENTIAL  
10'-8" 11'-2"  
R1 FLOOR  
RESIDENTIAL/  
GARAGE +140.2  
R1 FLOOR  
RESIDENTIAL/  
GARAGE +139.2  
B.H VARIES

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

ENLARGED ELEVATIONS- FRONT AND REAR

PLANNING AND ZONING SUBMISSION

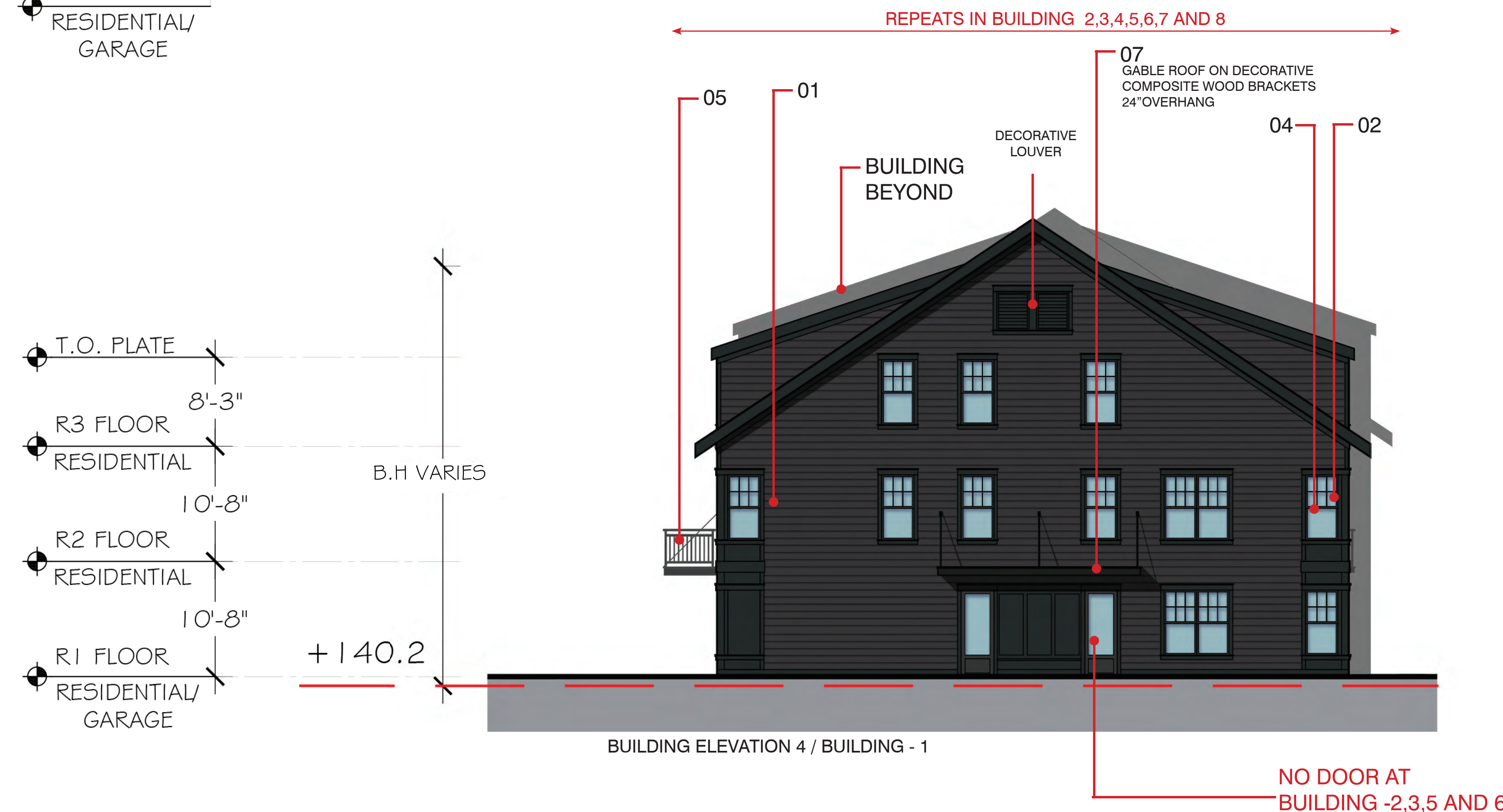
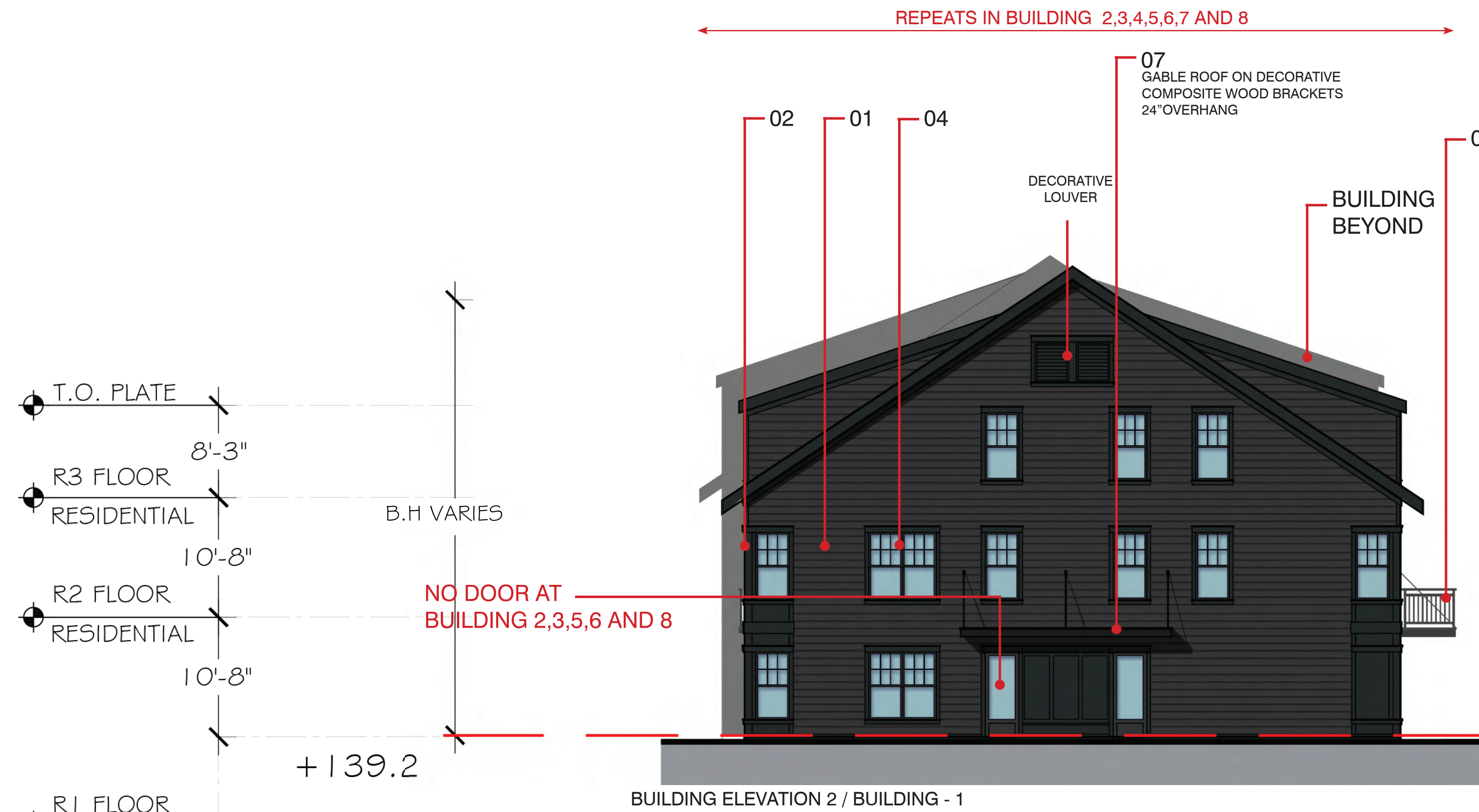
64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

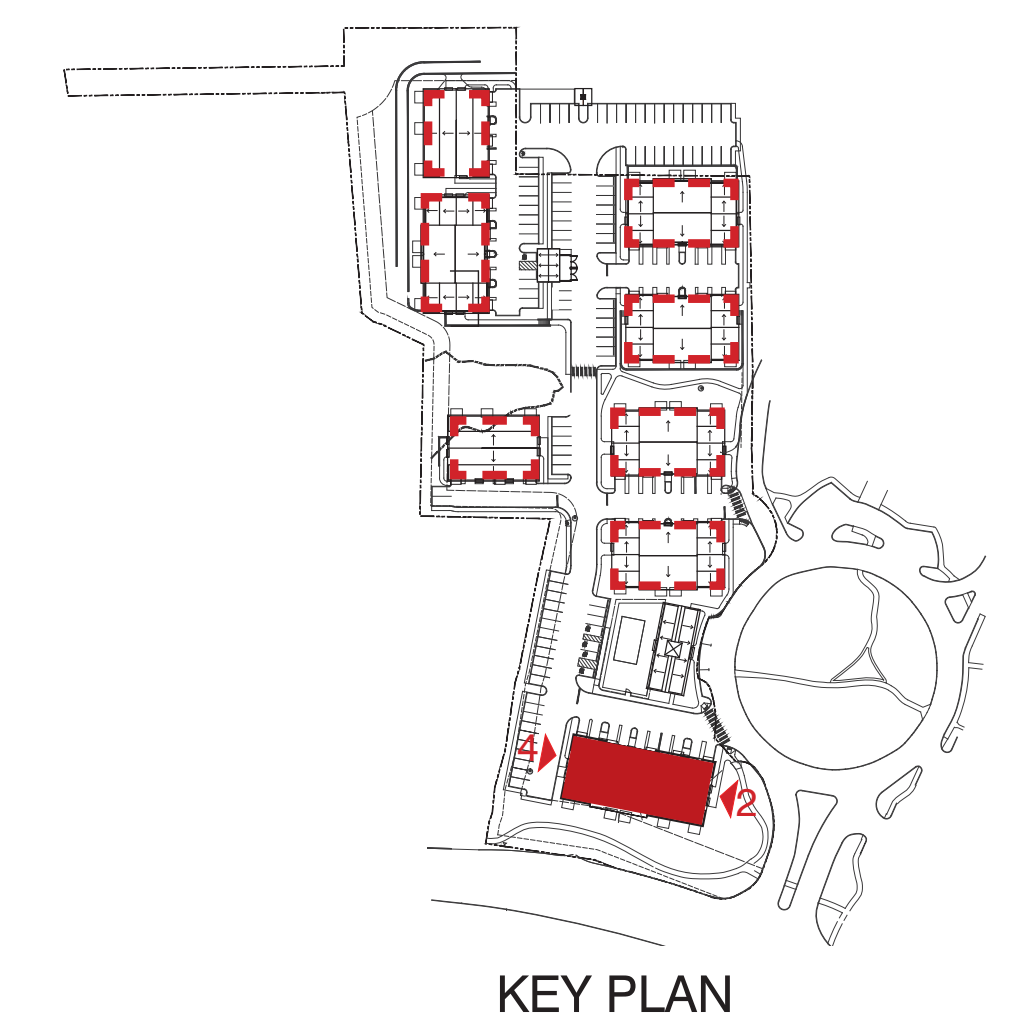
©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





## MATERIAL LEGEND

	<b>01.FIBER CEMENT SIDING</b> ANTHRACITE GREY
	<b>02. FIBER CEMENT TRIM</b> ANTHRACITE GREY
	<b>03.ROOFING SHINGLES</b> ASPHALT DARK GREY
	<b>04.VINYL WINDOWS &amp; DOORS</b> DARK GREY
	<b>05.JULIETTE BALCONY</b> DARK GREY -POWDER COATED ALUMINIUM  *5' DEEP BALCONY @ GARAGE SIDE
	<b>06.ALUMINIUM GARAGE DOOR</b> DARK GREY
	<b>07.METAL CANOPY</b> BLACK



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

## ENLARGED ELEVATIONS- SIDE

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
 FULLER DEVELOPMENT, LLC

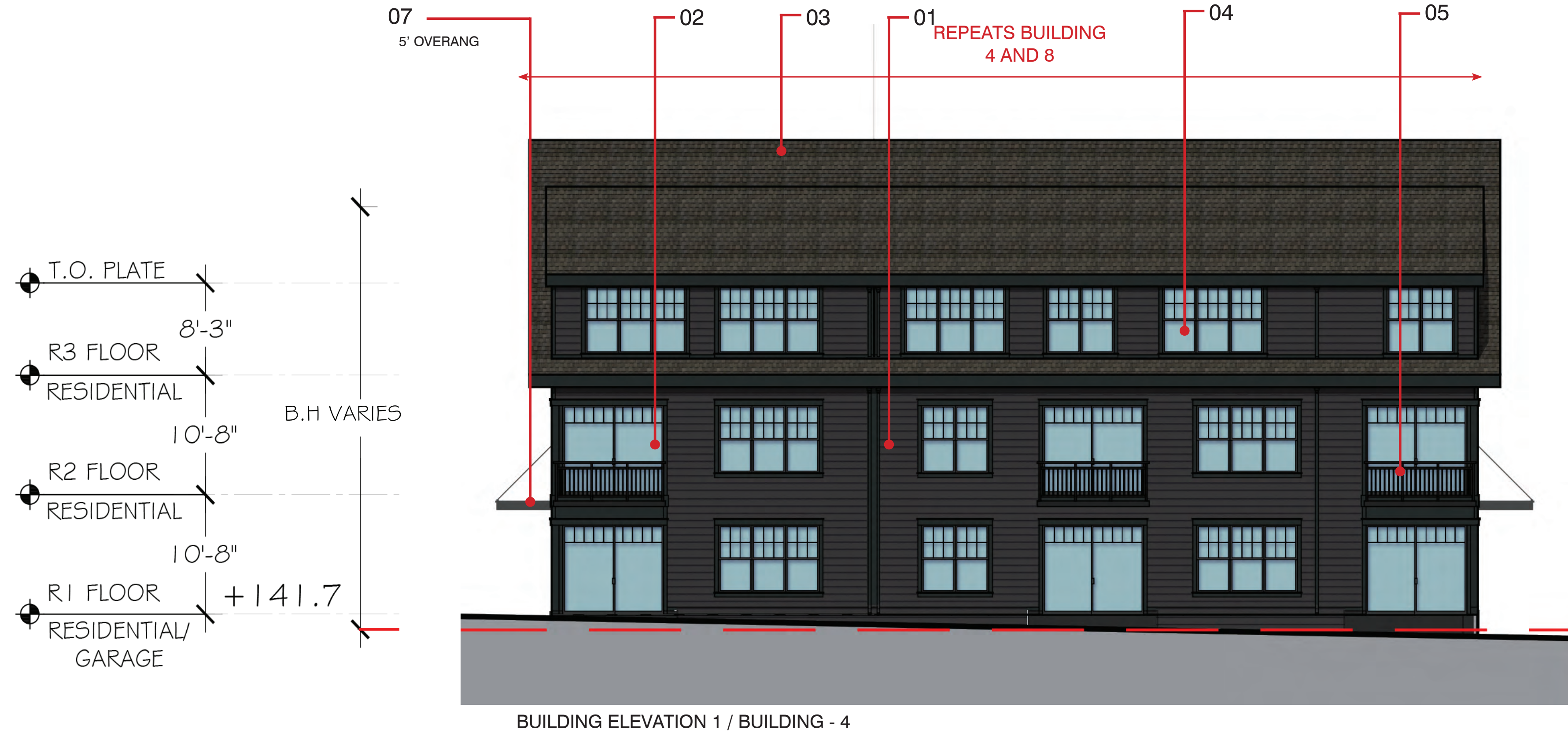
REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

0' 4' 8' 16'  
 SCALE: 1/8" = 1'-0" @ 22"x34"

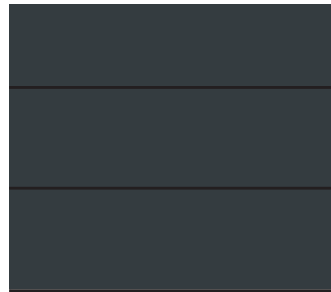
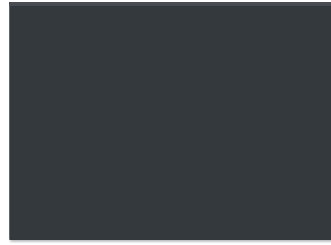

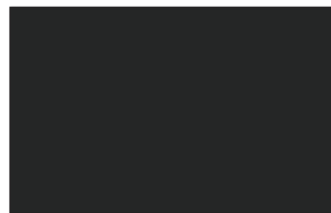



A.21

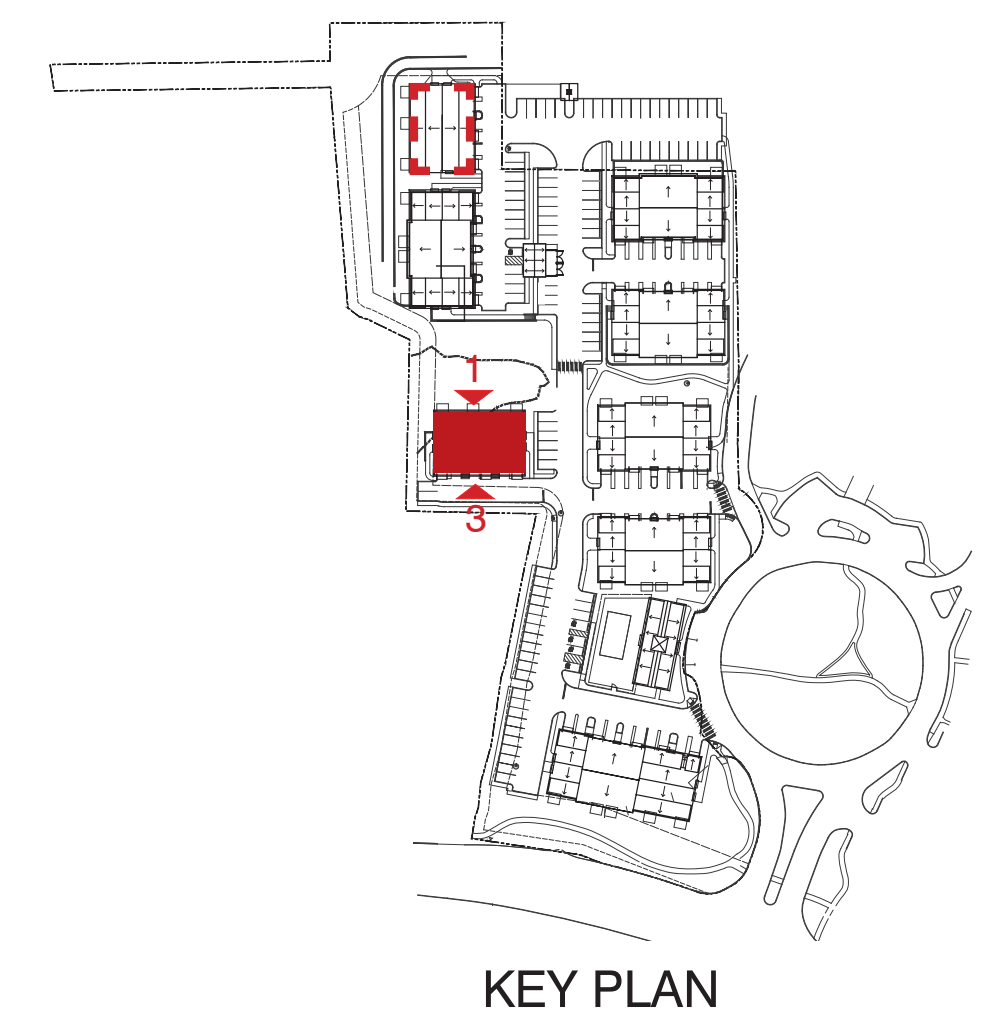






## MATERIAL LEGEND

-  **01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
-  **02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
-  **03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
-  **04.VINYL WINDOWS & DOORS**  
DARK GREY
-  **05.JULIETTE BALCONY**  
DARK GREY -POWDER COATED ALUMINIUM  
  
\*5' DEEP BALCONY @ GARAGE SIDE
-  **06.ALUMINIUM GARAGE DOOR**  
DARK GREY
-  **07.METAL CANOPY**  
BLACK



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
 \*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

**lessard**  
DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

## ENLARGED ELEVATIONS- FRONT AND REAR

### PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT  
**FULLER DEVELOPMENT, LLC**

REV. APR 09, 2024  
 JAN 19, 2024  
 FUL.003

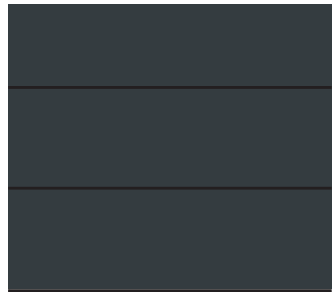
0' 4' 8' 16'  
 SCALE: 1/8" = 1'-0" (@ 22"x34")

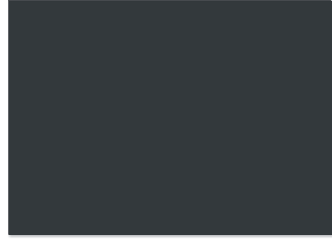
**A.22**








MATERIAL LEGEND

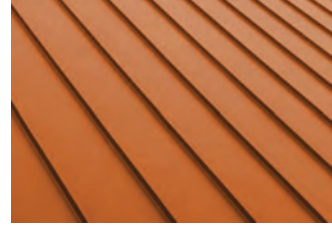
- 

**01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
- 

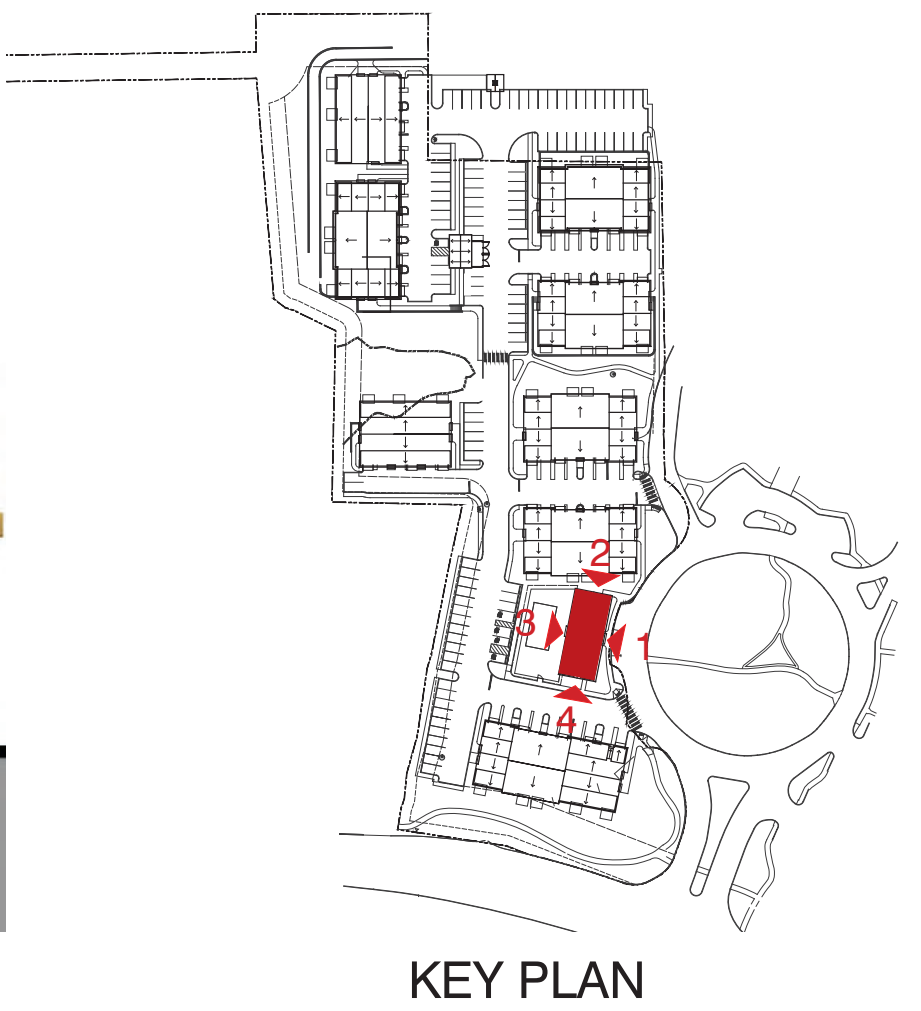
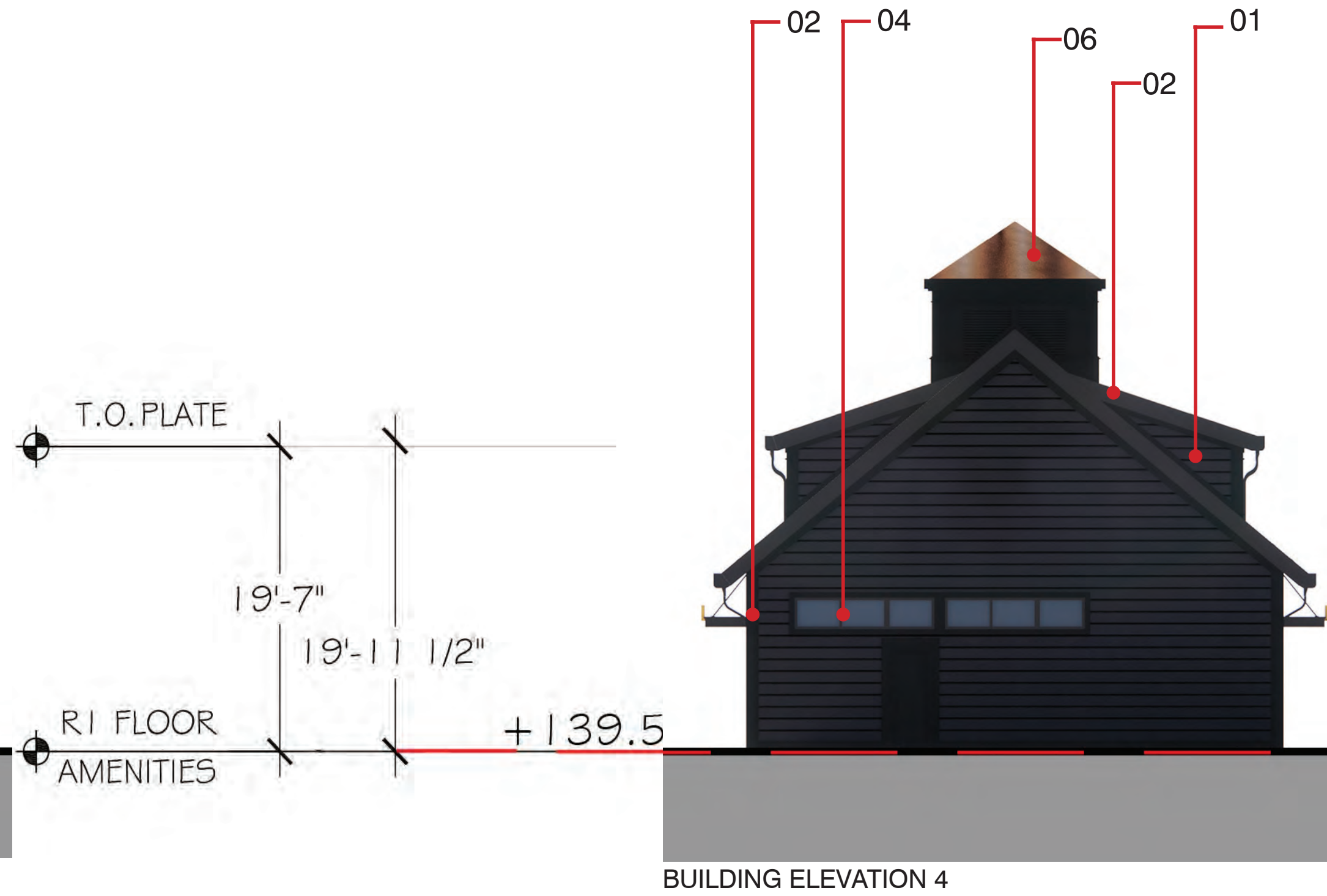
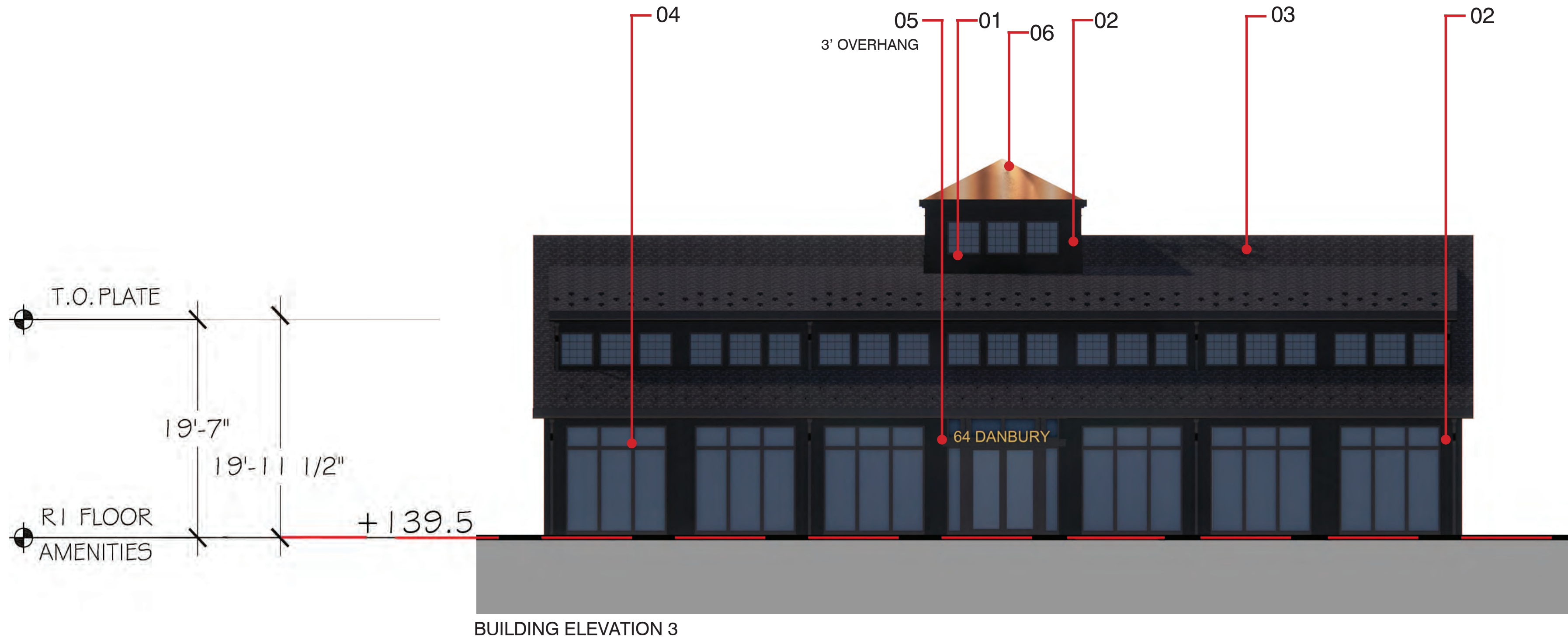
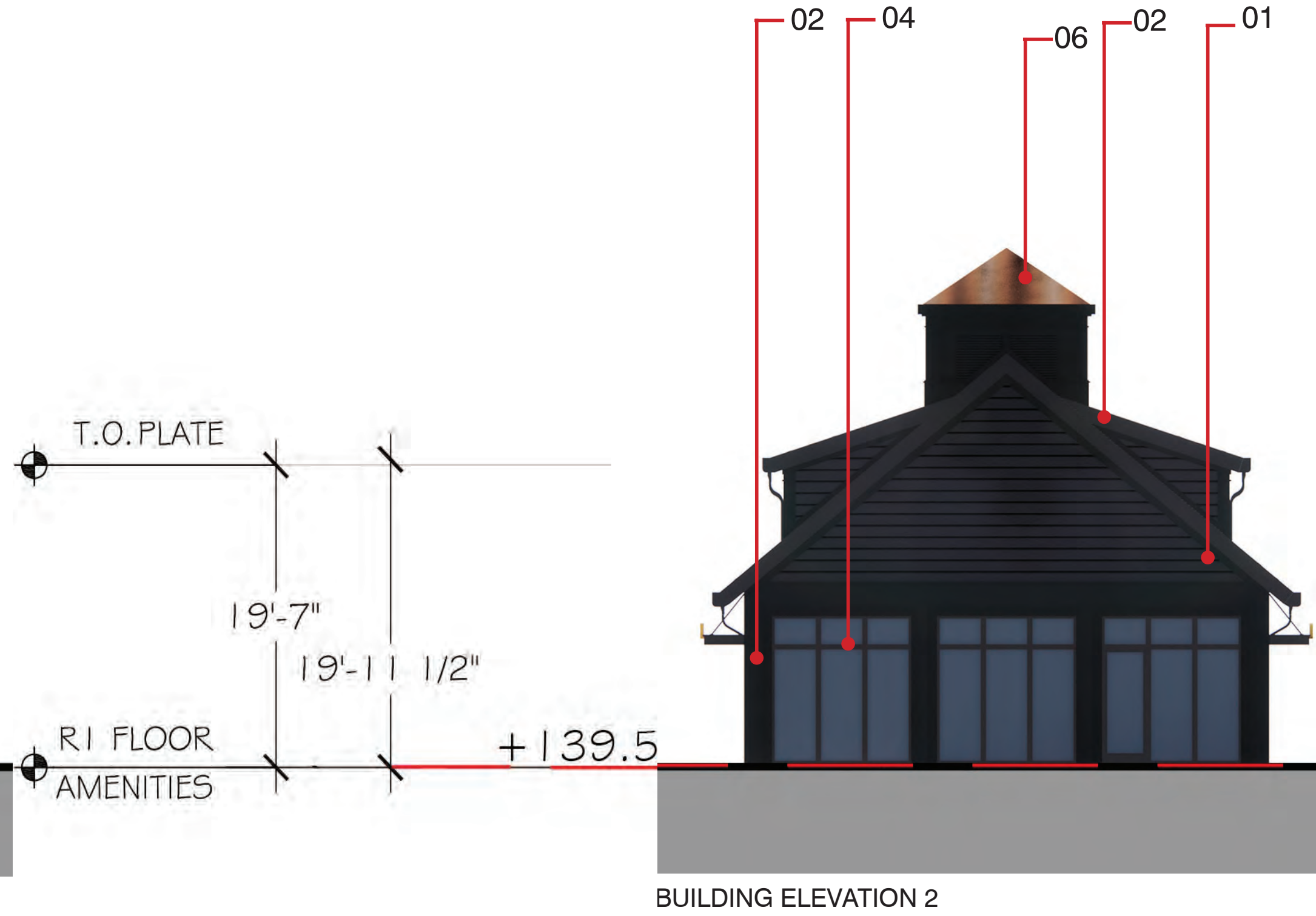
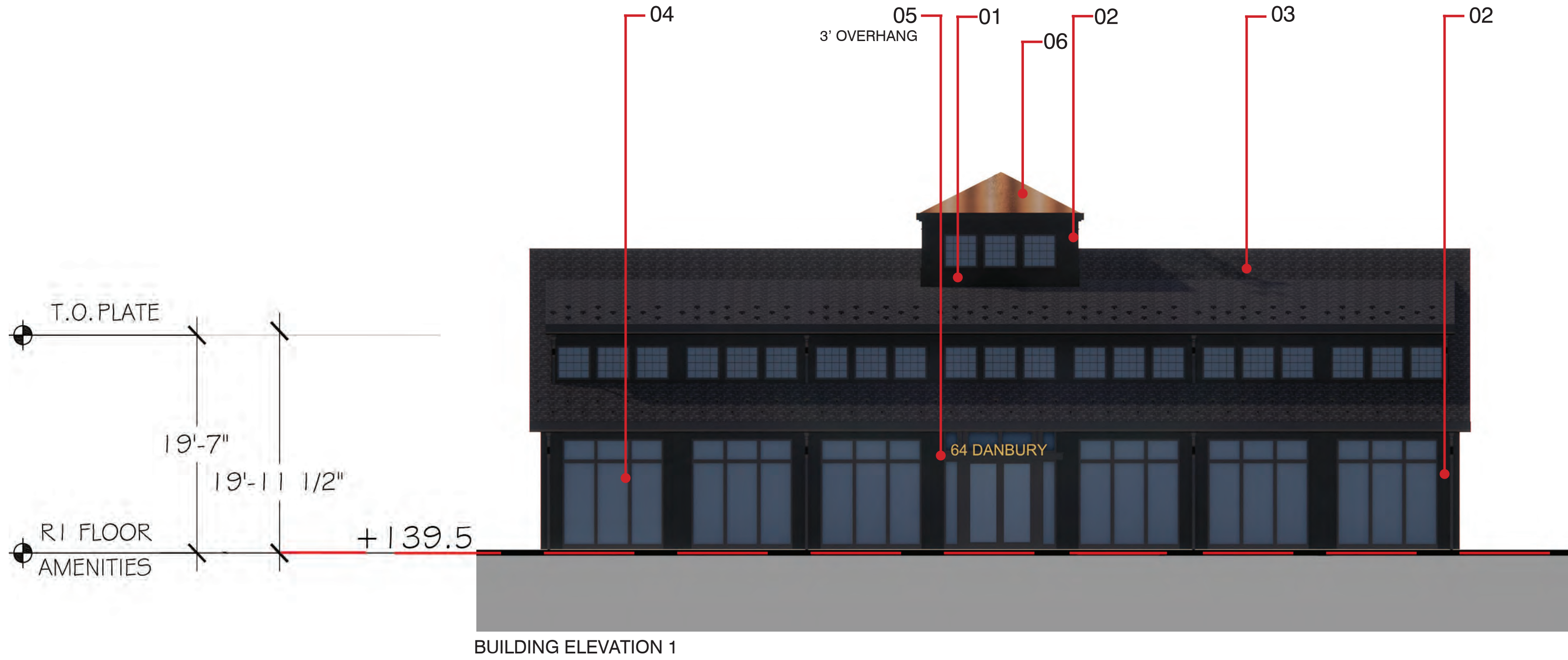
**02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
- 

**03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
- 

**04.VINYL WINDOWS & DOORS**  
DARK GREY
- 

**05.METAL CANOPY**  
BLACK
- 

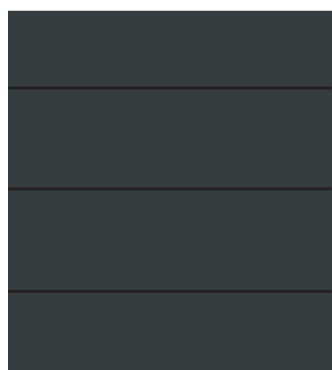
**06.CUPOLA - STANDING SEAM ROOF**  
COPPER

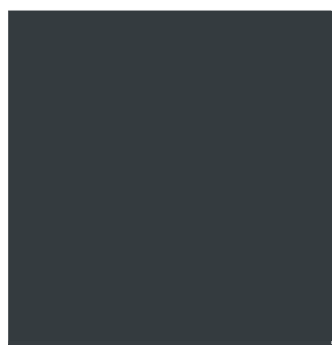


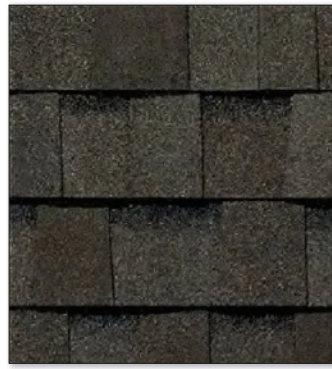
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

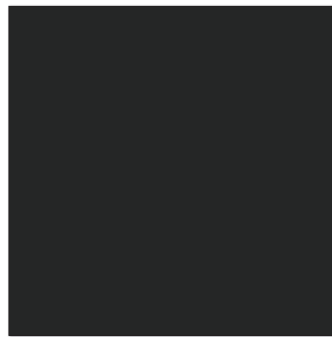



MATERIAL LEGEND


- 

**01.FIBER CEMENT SIDING**  
ANTHRACITE GREY
- 

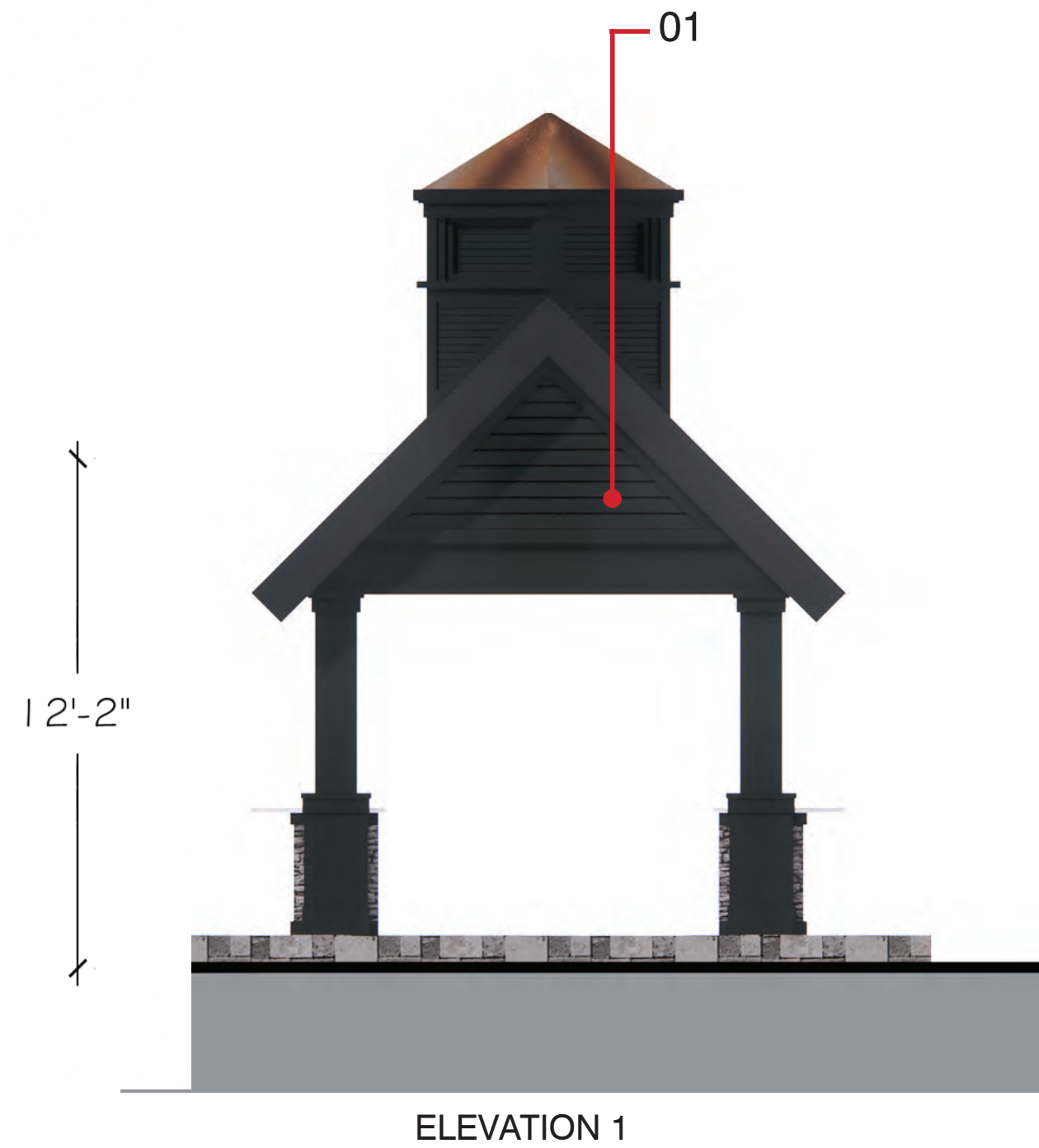
**02. FIBER CEMENT TRIM**  
ANTHRACITE GREY
- 

**03.ROOFING SHINGLES**  
ASPHALT  
DARK GREY
- 

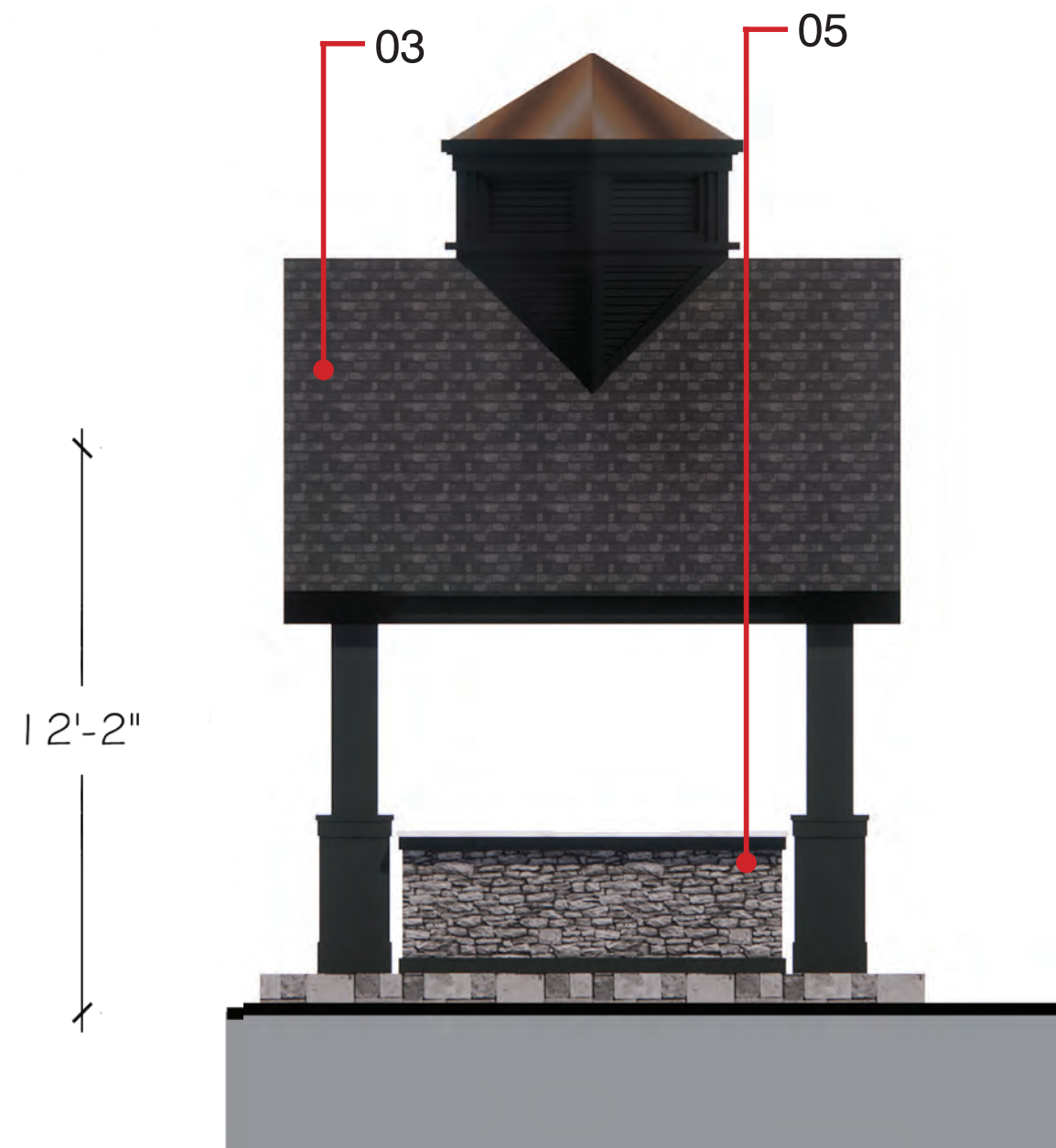
**04.VINYL WINDOWS & DOORS**  
DARK GREY
- 

**05.STONE**  
DARK GREY
- 

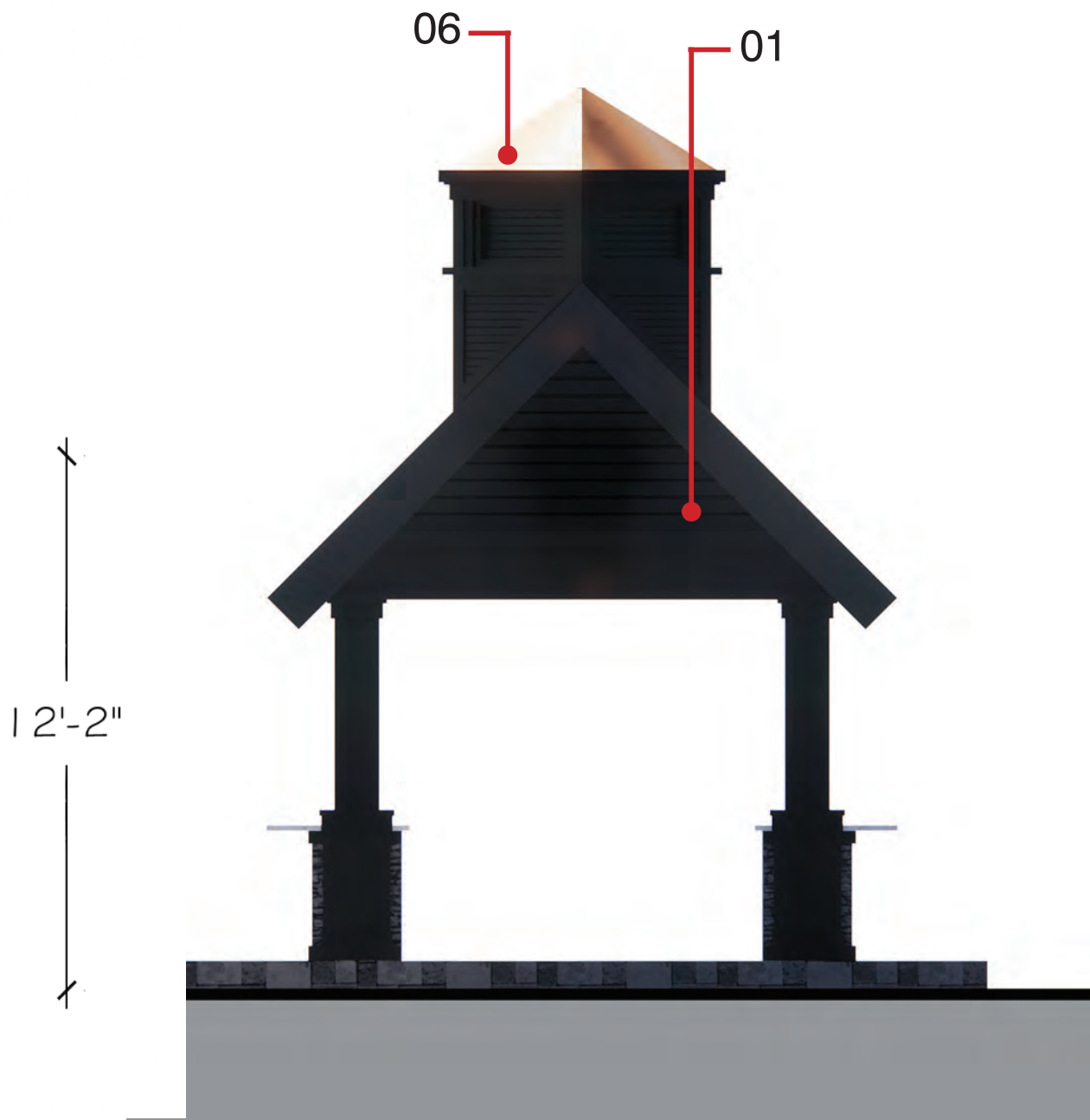
**06.CUPOLA - STANDING SEAM ROOF**  
COPPER



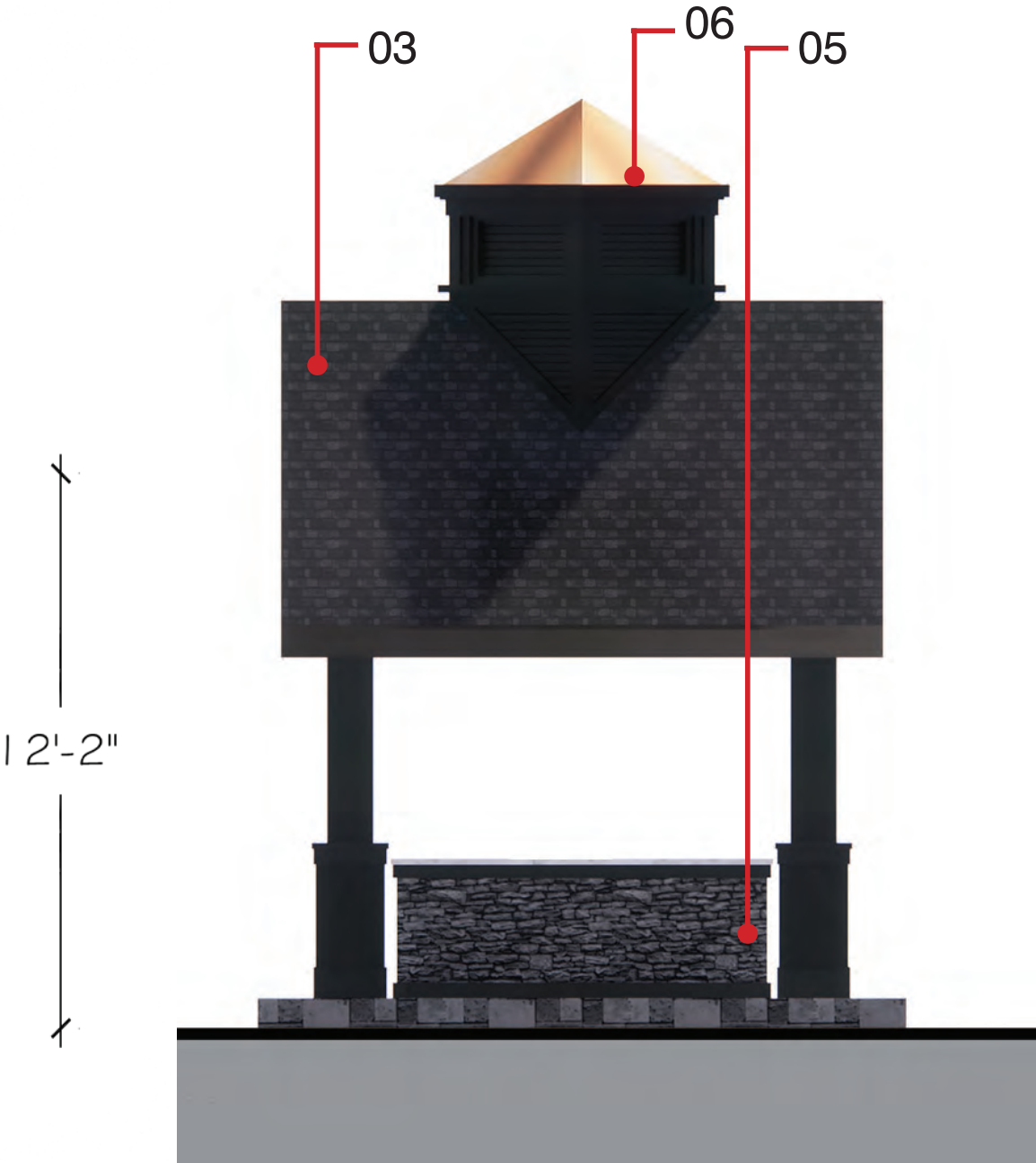
ELEVATION 1



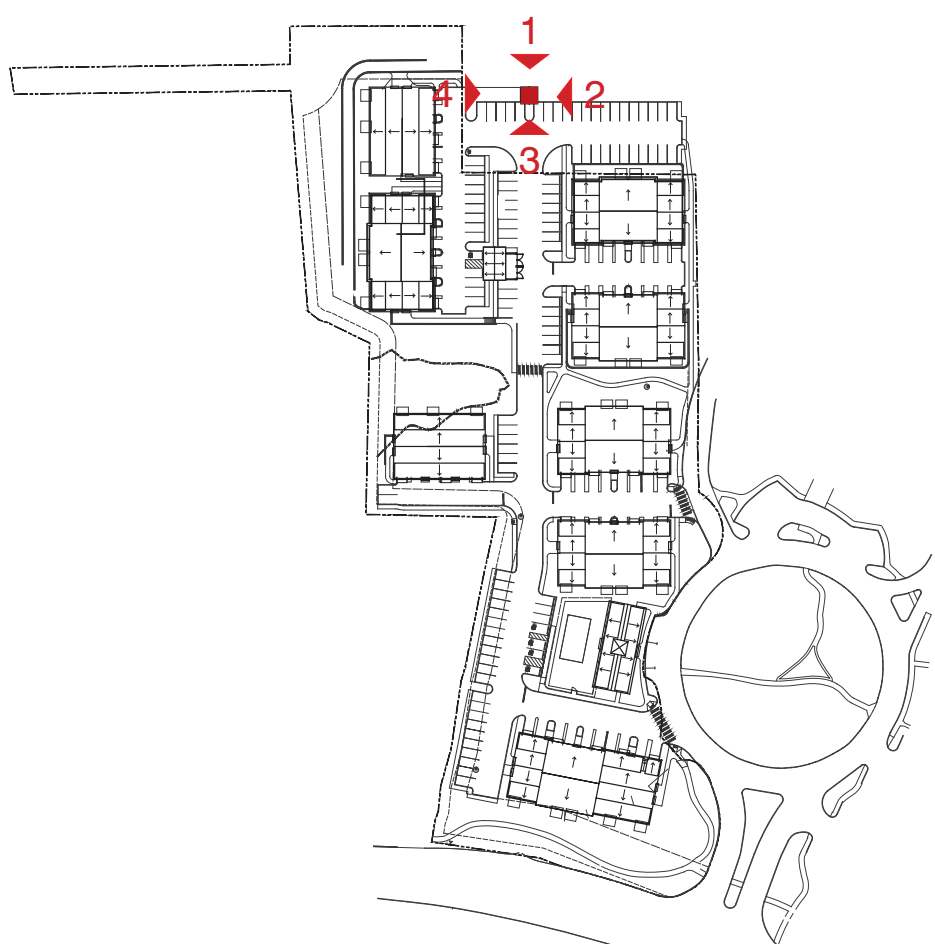
ELEVATION 2



ELEVATION 3



ELEVATION 4



KEY PLAN



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDDESIGN.COM

ENLARGED GAZEBO ELEVATIONS

PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

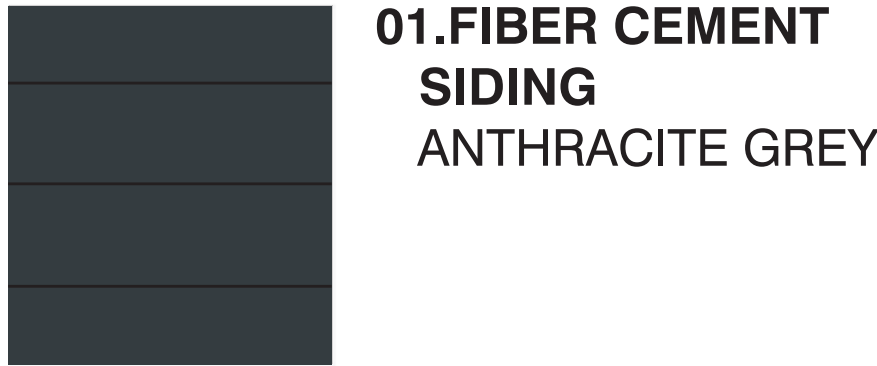
REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

0' 2' 4' 8'  
SCALE: 1/4" = 1'-0" (@ 22"x34")

A.25



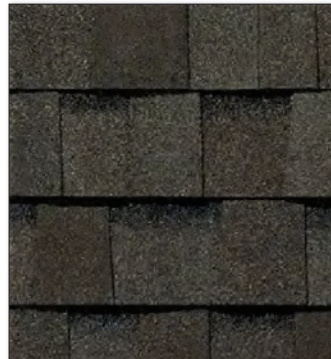
MATERIAL LEGEND



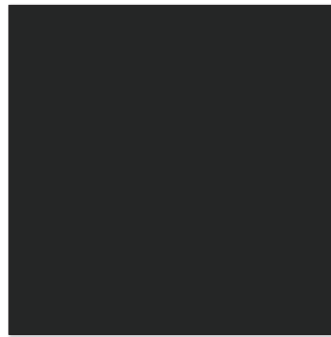
01.FIBER CEMENT  
SIDING  
ANTHRACITE GREY



02. FIBER CEMENT  
TRIM  
ANTHRACITE GREY



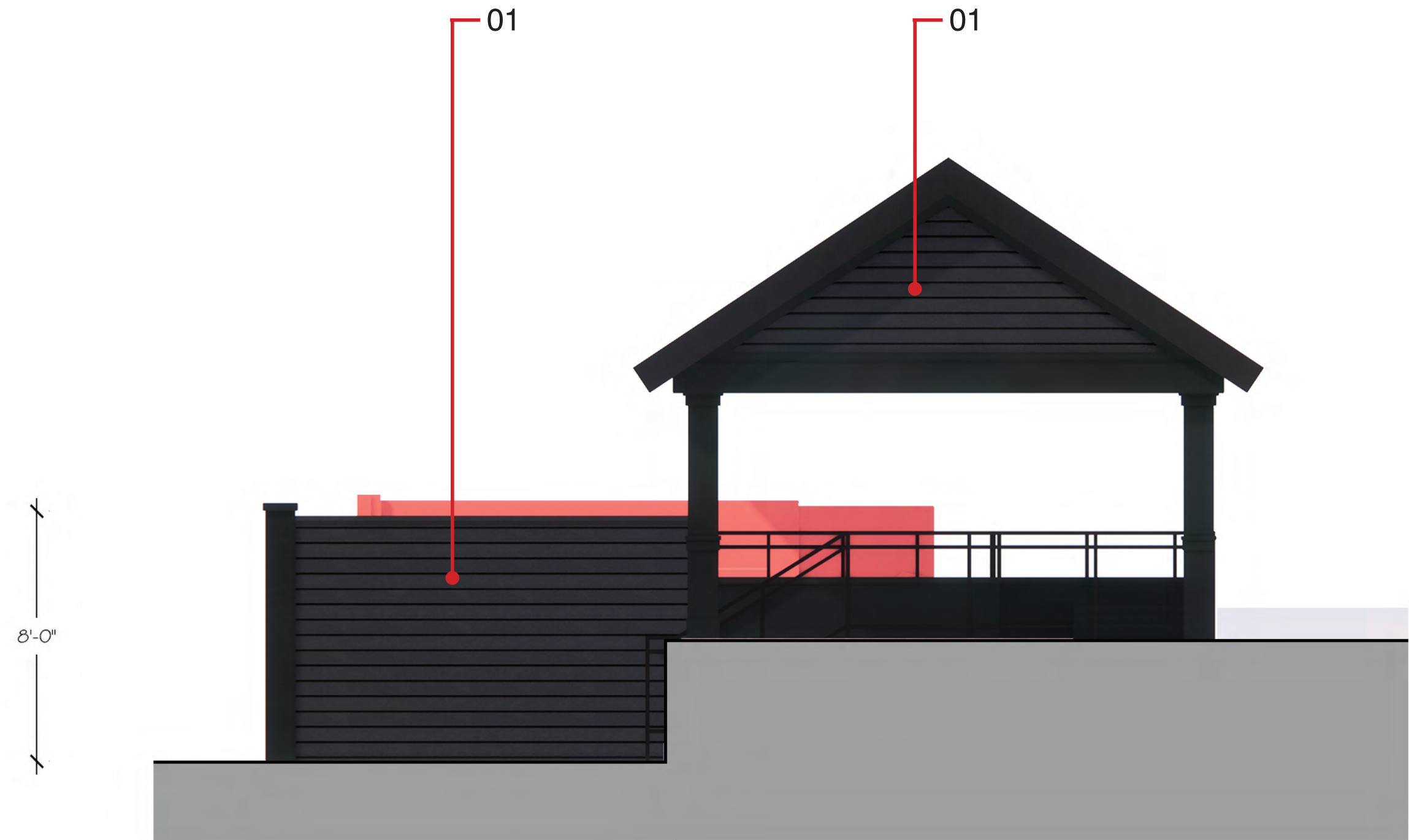
03.ROOFING  
SHINGLES  
ASPHALT  
DARK GREY



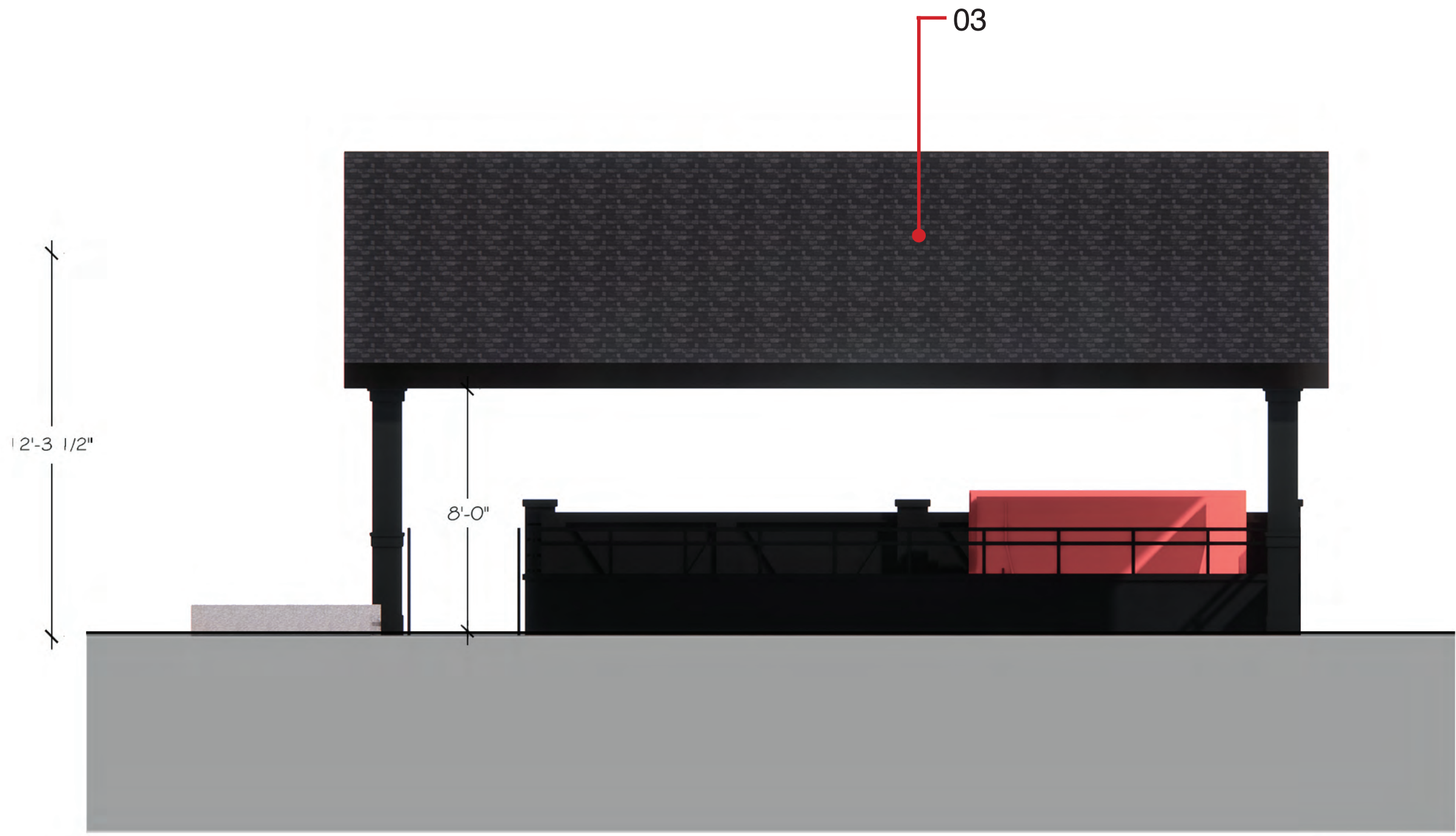
04.VINYL WINDOWS &  
DOORS  
DARK GREY



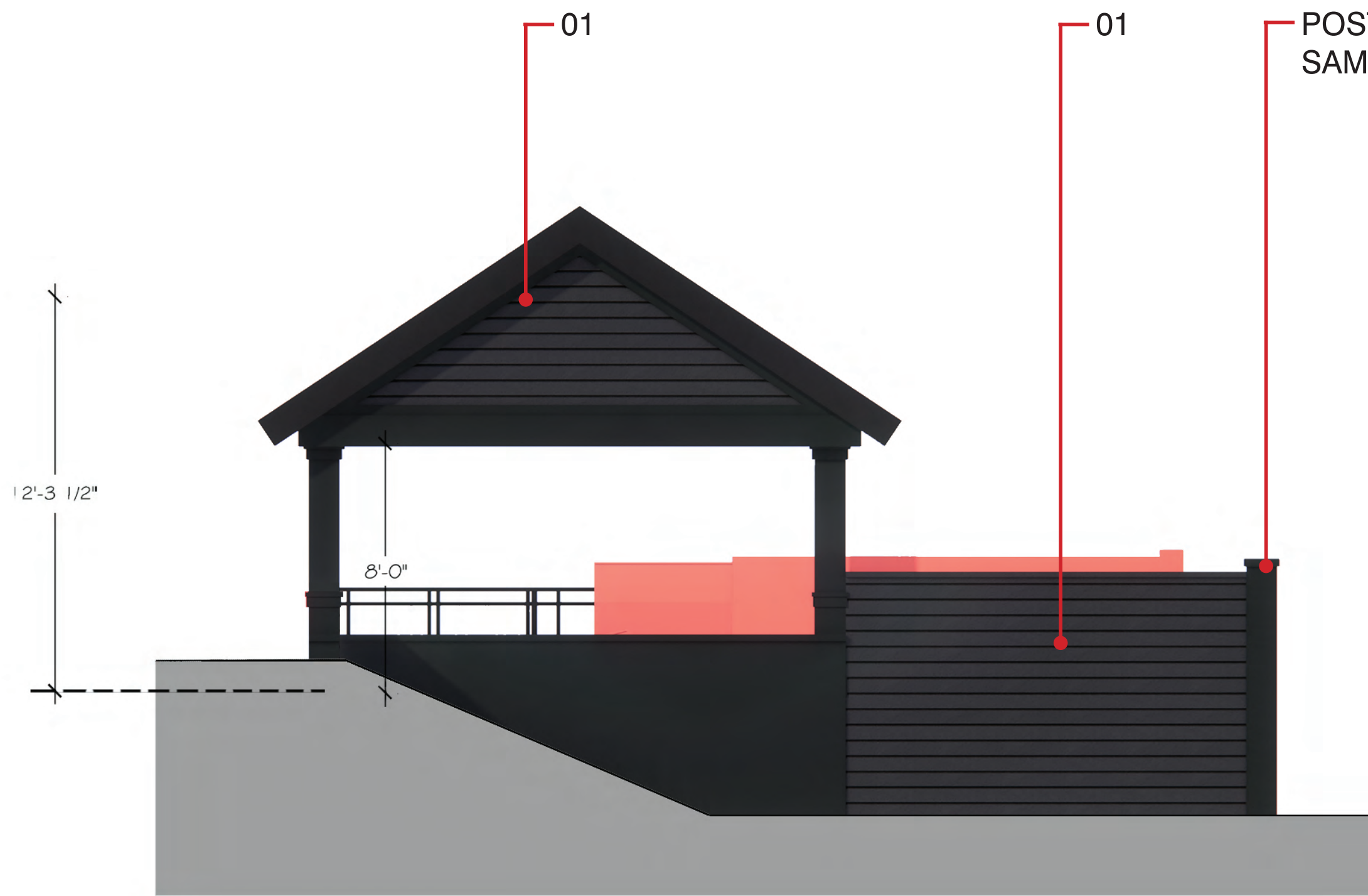
05.STONE  
DARK GREY



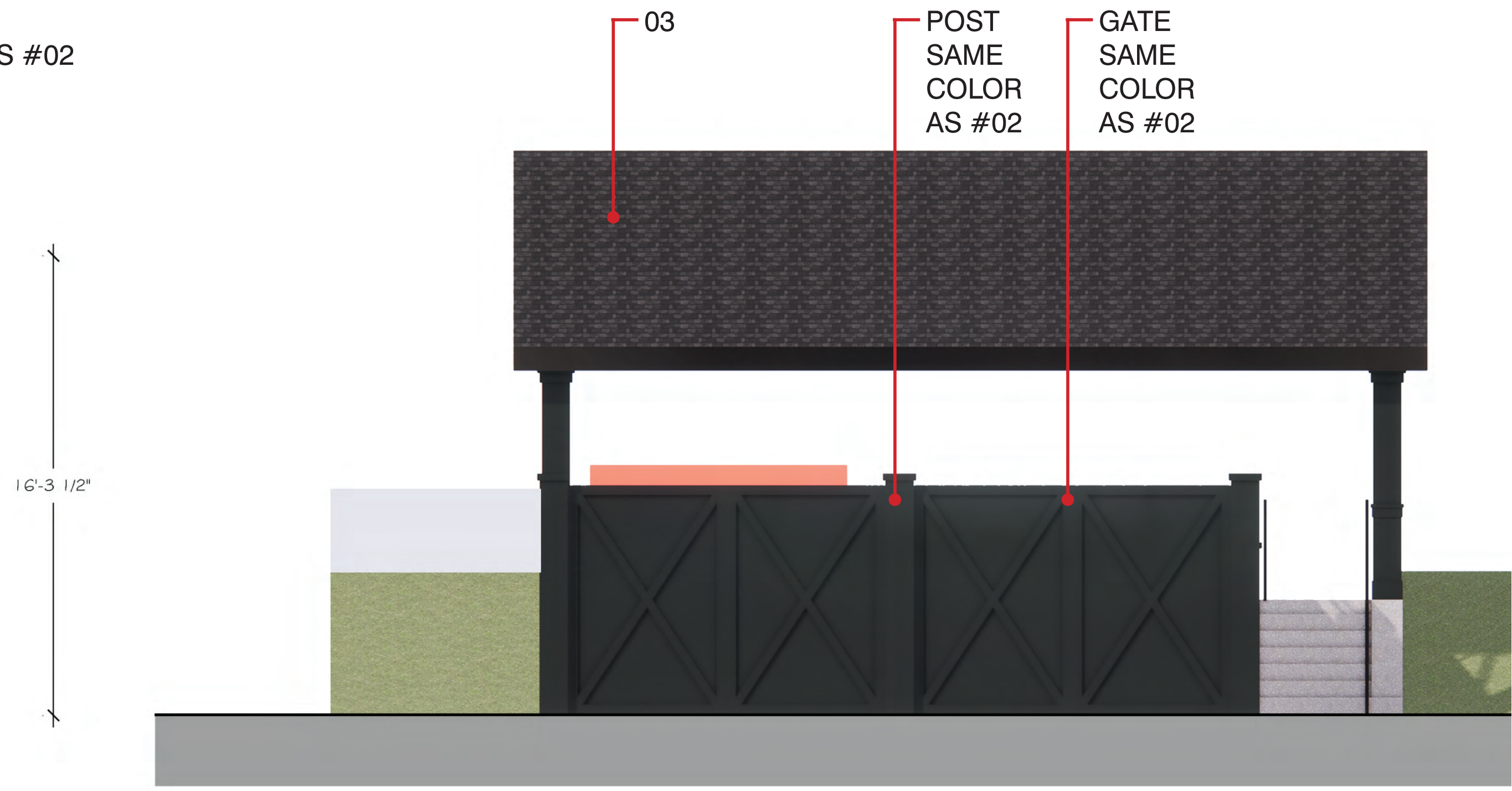
ELEVATION 1



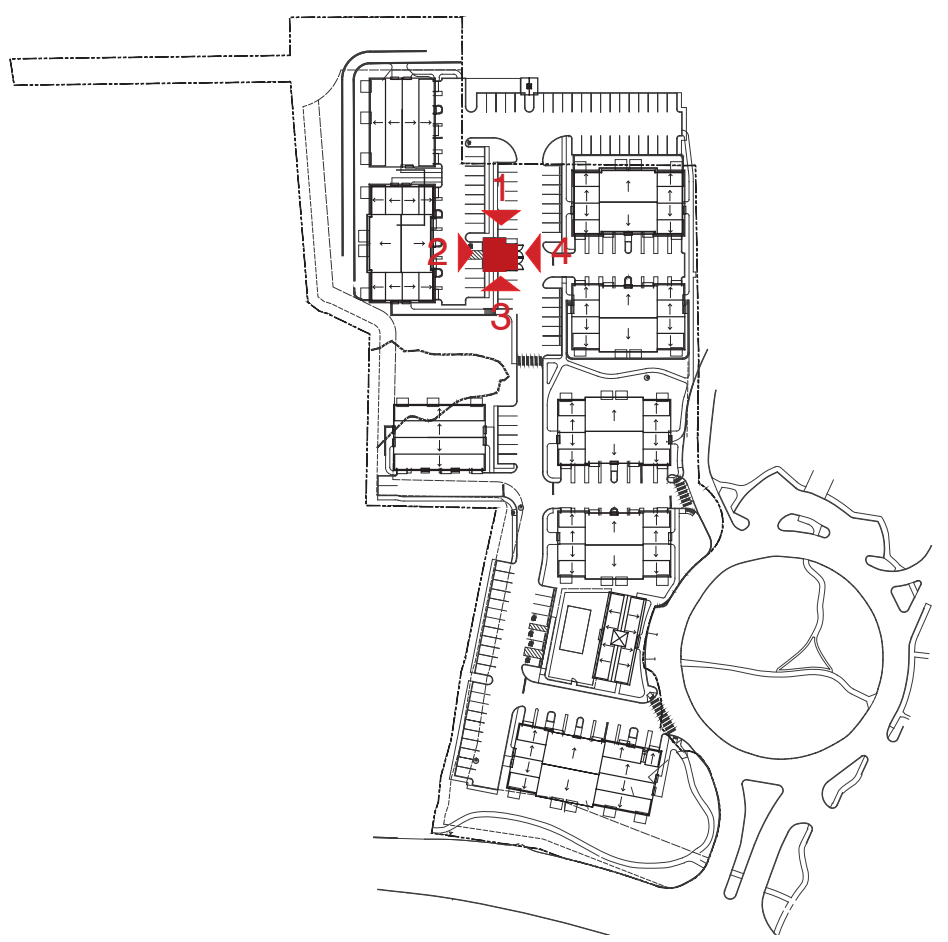
ELEVATION 2



ELEVATION 3



ELEVATION 4



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
\*NOTE: SIGNAGE NAME OR NUMBER SHOWN TO BE DETERMINED AS THE PROJECT DEVELOPS.  
\*NOTE: LIGHT FIXTURES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY, REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

ENLARGED TRASH ELEVATIONS

PLANNING AND ZONING SUBMISSION

©2024 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

64 DANBURY ROAD

WILTON, CT

FULLER DEVELOPMENT, LLC

REV. APR 09, 2024  
JAN 19, 2024  
FUL.003

0' 2' 4' 8'  
SCALE: 1/4" = 1'-0" (@ 22"x34")

