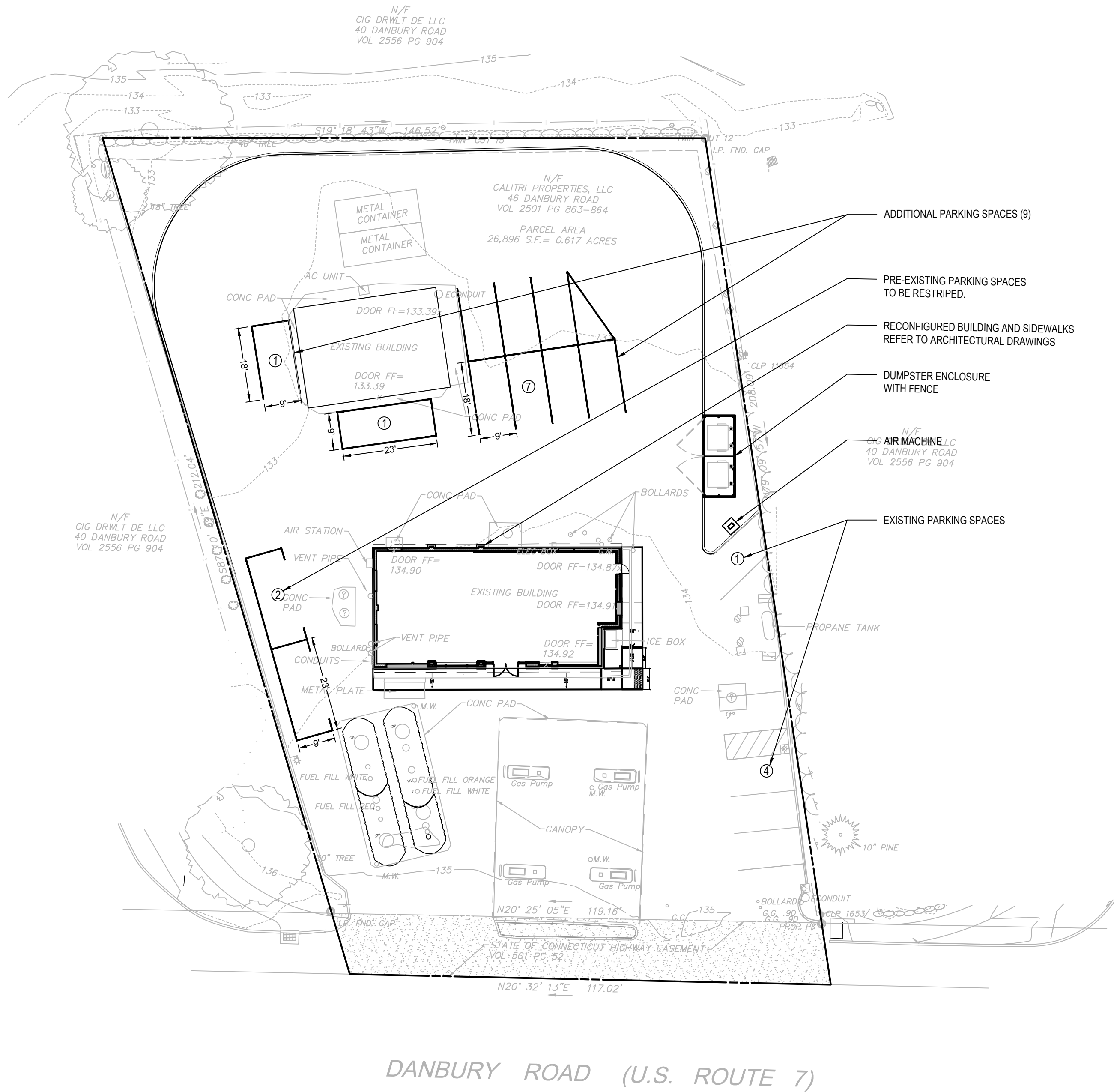


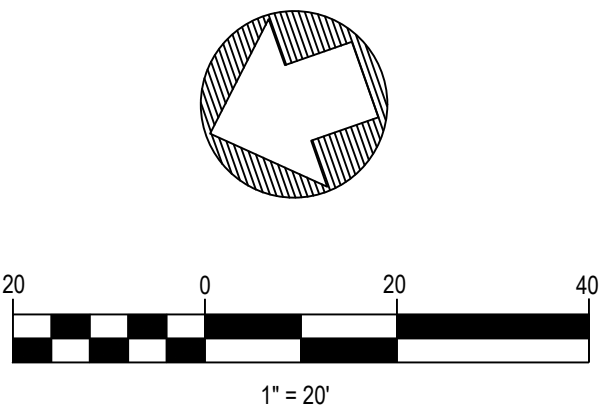
PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB

SV.01



ZONING TABLE – DE-5 ZONE

STANDARD	MIN. REQUIRED/ MAX. ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	5 ACRES	.617 ACRES	.617 ACRES
MINIMUM LOT FRONTAGE	150'	117.02'	117.02'
FRONT YARD - MINIMUM	100' (ROUTE 7)	14' (CANOPY)	14' (CANOPY)
SIDE YARD - MINIMUM	50'	26.5'	26.5'
REAR YARD - MINIMUM	50'	36.4'	36.4'
GROSS FLOOR AREA	-	3380	3380
BUILDING FOOTPRINT	-	4329.6 SF	4329.6 SF
BUILDING HEIGHT - MAXIMUM	3 STORIES/39 FEET	1 STORY 14'8"	2 STORY 14'8"
		2 STORIES 26'±	2 STORIES 26'±
BUILDING COVERAGE MAXIMUM	20%	17.0%	17.0%
SITE COVERAGE - MAXIMUM	50%	96.5%	92.9%
PARKING SPACES - MINIMUM	15*	7	16
*3 PLUS 1 PER 200 S.F. GFA (STORE) PLUS 1 PER 300 S.F. (OFFICE) = 3+8.7+2.8 = 14.5 → 15 SPACES			



PLAN REFERENCE

SITE INFORMATION FROM PLAN ENTITLED: "PROPERTY - TOPOGRAPHIC SURVEY, PREPARED FOR CALTRI PROPERTIES, LLC, 46 DANBURY ROAD (CT ROUTE 7), WILTON, CONNECTICUT," SCALE 1" = 20", DATED AUGUST 2023, BY ALFRED BENESCH & CO, 120 HEBRON AVENUE, SECOND FLOOR, GLASTONBURY, CT 06033

Prepared for:

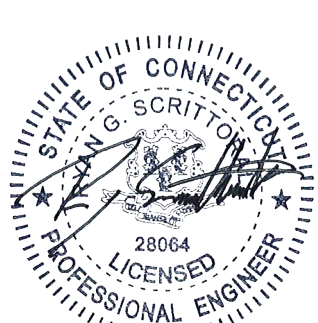
PROPOSED SERVICE STATION
IMPROVEMENTS

WILTON, CONNECTICUT

46 DANBURY ROAD

DATE:	REVISION:

KEY PLAN



PROJECT NO.: 70908.00

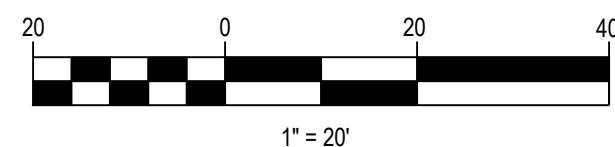
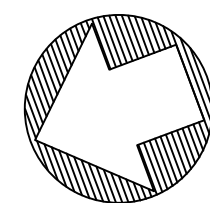
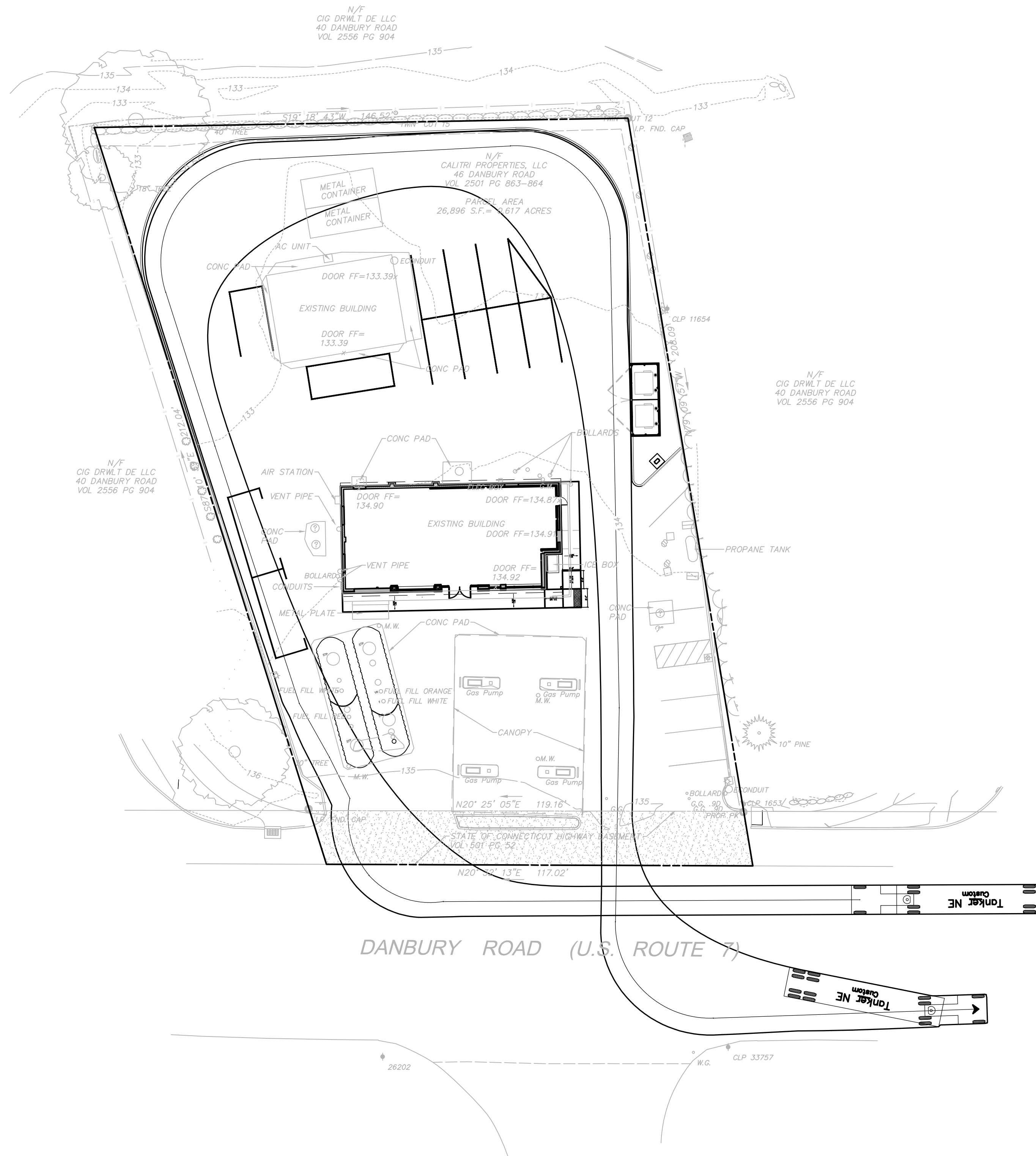
DRAWN BY: LAW

SCALE: 1"=20'

CHECKED BY: RGS

DATE: 04.08.2024

CONCEPT 1
PLAN



PLAN REFERENCE

SITE INFORMATION FROM PLAN ENTITLED: "PROPERTY - TOPOGRAPHIC SURVEY, PREPARED FOR CALTRI PROPERTIES, LLC, 46 DANBURY ROAD (CT ROUTE 7), WILTON, CONNECTICUT," SCALE 1" = 20', DATED AUGUST 2023, BY ALFRED BENESCH & CO, 120 HEBRON AVENUE, SECOND FLOOR, GLASTONBURY, CT 06033

Prepared for:

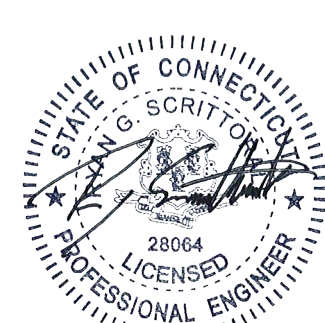
PROPOSED SERVICE STATION IMPROVEMENTS

WILTON, CONNECTICUT

46 DANBURY ROAD

DATE:	REVISION:

KEY PLAN



PROJECT NO.: 70908.00
SCALE: 1"=20'
DATE: 04.08.2024
DRAWN BY: LAW
CHECKED BY: RGS

TANKER MOVEMENT PLAN

DRAWING NO.:
C1.1