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April 5, 2022

**By E-mail and Hand Delivery**

Architectural Review Board  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Wilton Child Development Park, LLC – Application to Architectural Review Board  
Premises: 11 Grumman Hill Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

I enclose the following supplemental material in support of Wilton Child Development Park, LLC's application to the Architectural Review Board.:

1. Zoning Location Survey, Proposed prepared by Ryan and Faulds Land Surveyors dated March 14, 2022 and revised March 29, 2022 (the "Survey").
2. Architectural Site Plan (AS-1) prepared by Doyle Coffin Architecture ("DCA") dated February 8, 2022 (Zoning Table Removed) as revised.
3. First Floor Plan and Roof Plan (SD-1) prepared by DCA dated February 8, 2022 as revised.
4. Exterior Elevations (SD-2) prepared by DCA dated February 8, 2022 as revised.
5. Photograph of the Premises.

The Survey and DCA Plans were revised to depict the new dimensions of the smaller ramp designed in response to comments made by members of the Zoning Board of Appeals. DCA SD-2 includes a proposed

Architectural Review Board  
April 5, 2022

dumpster enclosure. The photograph is provided to show the architectural narrative of the buildings on the property.

If you have any questions, please contact me.

Respectfully submitted,  
Gregory and Adams, P.C.

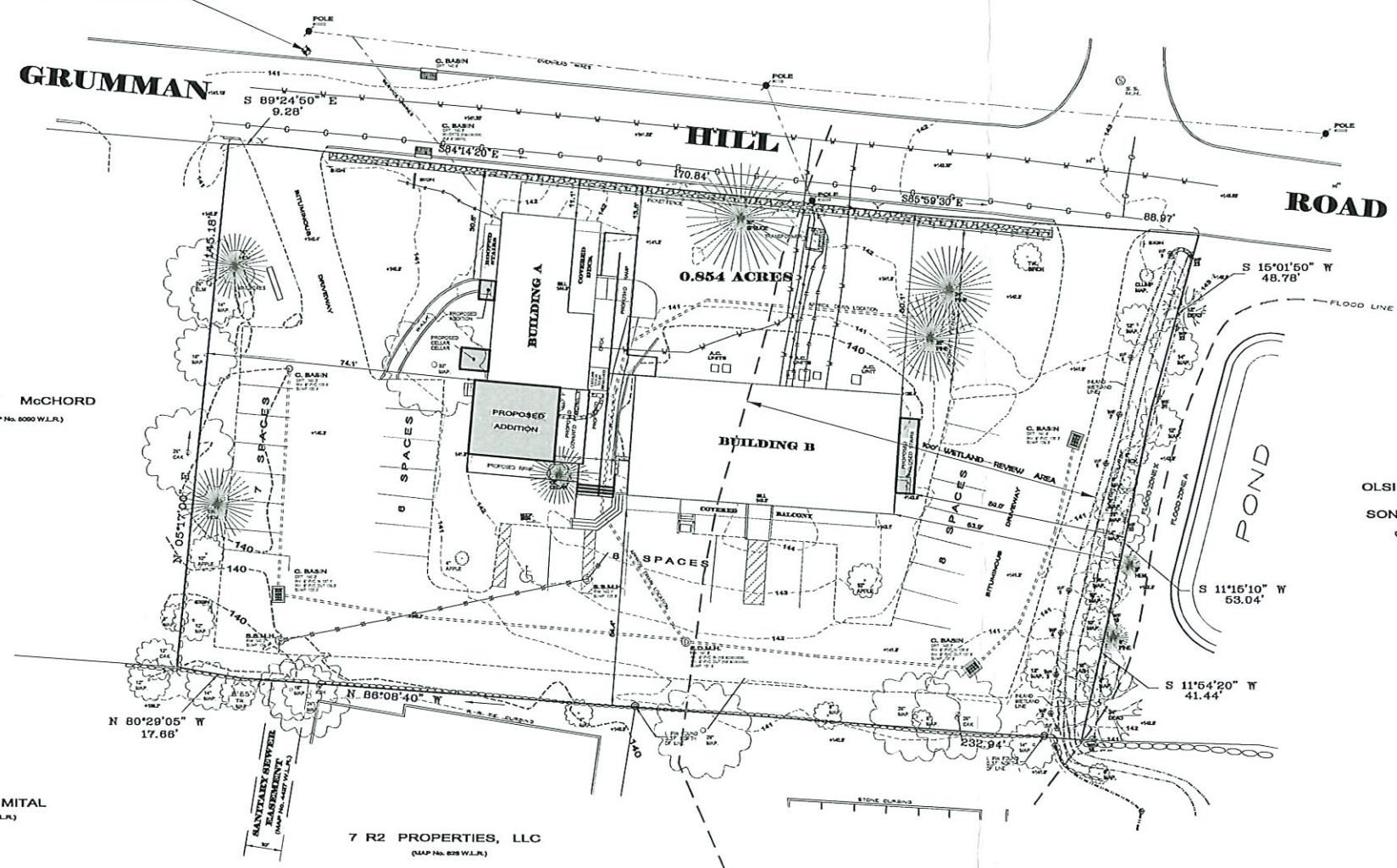
By: *J. Casey Healy*  
J. Casey Healy

JCH/ko  
Enclosures  
cc: Ms. Lynn C. Hartigan – Wilton Child Development Park, LLC  
Mr. John Doyle – Doyle Coffin Architecture  
Mr. Chris Voight – Ryan and Faulds Land Surveyors  
Susan Goldman, Esq.  
Kathleen Royle, Esq.



MAP No. 4413

BENCHMARK  
TOP OF MAG. NAIL  
ELEVATION 141.15'  
DATUM - NAVD 88



LEGEND	
	UTILITY POLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	HANDICAPPED PARKING SPACE
	SIGN
	LIGHT POST
	HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	OVERHEAD WIRES
	ELECTRIC (SUBSURFACE)
	CABLE (SUBSURFACE)
	WATER LINE (SUBSURFACE)
	GAS LINE (SUBSURFACE)
	SANITARY SEWER
	STORM SEWER

HOLT McCHORD  
(MAP No. 8000 W.L.R.)

VIKRAM MITAL  
(MAP No. 838 W.L.R.)

7 R2 PROPERTIES, LLC  
(MAP No. 838 W.L.R.)

FUJII PROPERTIES, LLC  
(MAP No. 838 W.L.R.)

OLSI H. JONAN  
AND  
SONILA KALLCIU  
(MAP No. 2083 W.L.R.)

- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, Vertical Accuracy V-2 and Topographic Accuracy Class T-2 and it is intended to be used for regulatory zoning review.
  - Area of parcel = 37,208 s.f. = 0.854 acres
  - Reference is made to Map No. 4413 of the Wilton Land Records.
  - Reference is made to Warranty Deed recorded in V. 2543, Pg. 74 of the Wilton Land Records.
  - Reference is made to Sanitary Sewer Easement recorded in V. 595, Pg. 134 of the Wilton Land Records.
  - Reference is made to Variance #87-09-57 dated September 15, 1987 recorded in V. 618, Pg. 288 of the Wilton Land Records.
  - Reference is made to Tax Assessor's Parcel 21, Map 68.
  - Property Located In Design Enterprise (DE-5) Zone.
  - Property located in Flood Zones A & X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 391 F, dated June 18, 2010. Flood Lines depicted hereon have been transcribed from this mapping.
  - Inland wetlands delineated by Pitzer-Jahng Environmental Consulting, Ridgefield, Connecticut. Mary Jaehning, Soil Scientist.
  - Subsurface utility locations delineated by AcuMark Utility Locating, LLC 80 Main St., Ellington, CT 06029 (860) 872-4638, and limited field measurements. Locations are to be considered approximate only. Additional utilities may exist on and around this site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field verified prior to excavation and/or construction. Call Before You Dig 1-800-922-4455.
  - Elevation Datum - NAVD 1988.
  - All monumentation, found or set, depicted hereon.
  - Proposed additions and improvements based upon architectural plans prepared by Doyle Coffin Architecture, Ridgefield, Connecticut.

ZONING TABLE - DE-5 ZONE

STANDARD	MIN.REQ./MAX.ALL	EXISTING	PROPOSED
<b>BUILDING REQUIREMENTS</b>			
MINIMUM LOT AREA	217,600 Sq. Ft.	37,208 Sq. Ft.	37,208 Sq. Ft.
MINIMUM WIDTH			
MINIMUM LOT FRONTAGE	150'	269.09'	269.09'
FRONT YARD - MINIMUM	50'	11.1'	13.5'
FRONT YARD - MAXIMUM	N/A	N/A	N/A
SIDE YARD - MINIMUM	50'	63.9'	59.0'
SIDE YARD (excluding res. dist.)	100'	N/A	N/A
REAR YARD - MINIMUM	50'	24.4'	N/A
REAR YARD (excluding res. dist.)	100'	N/A	N/A
BUILDING HEIGHT - MAXIMUM	3 STORIES/39 FEET	3 STORIES/29.5 FEET	3 STORIES/29.5 FEET
BUILDING COVERAGE - MAXIMUM	25%	11.9%	15.7%
SITE COVERAGE - MAXIMUM	50%	50.2%	53.9%
FLOOR AREA RATIO - MAXIMUM	N/A	N/A	N/A
<b>PARKING REQUIREMENTS</b>			
FRONT YARD - MINIMUM	50'	59.4'	59.4'
SIDE YARD - MINIMUM	25'	8.7' (SEE VARIANCE)	8.7' (SEE VARIANCE)
SIDE YARD (excluding res. dist.)	75'	N/A	N/A
REAR YARD - MINIMUM	25'	7.4' (SEE VARIANCE)	7.4' (SEE VARIANCE)
REAR YARD (excluding res. dist.)	75'	N/A	N/A
DAY CARE CENTER - 1/STAFF PLUS 1/10 ENROLLEES GENERAL BUSINESS, OFFICE NON-MEDICAL - 1/300 Sq. Ft. (AREA FROM ADJACENT RECORDS)	5 STAFF + 22 ENROLLEES = 8 SPACES 8,142 Sq. Ft./300 = 28 SPACES (AREA FROM ADJACENT RECORDS)		
TOTAL SPACES	28 SPACES	29 SPACES (incl. 1 H-DCP)	29 SPACES (incl. 1 H-DCP)

REVISIONS	
DATE	DESCRIPTION
3-29-2022	PROPOSED RAMP REVISED

ZONING LOCATION SURVEY, PROPOSED  
11 GRUMMAN HILL ROAD

PREPARED FOR  
**WILTON CHILD DEVELOPMENT PARK, LLC**  
WILTON, CONNECTICUT

MARCH 14, 2022

**Ryan and Faulds**  
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD  
WILTON, CT 06897  
Ph. (203) 762-9492 ryanandfaulds.com

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

*DRF*

DOUGLAS R. FAULDS  
LAND SURVEYOR - CONN. LIC. No. 13292

SCALE 1" = 20'

0' 20' 40' 60'





# DOYLE|COFFIN ARCHITECTURE

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## NOTES

## ALTERATIONS & ADDITIONS TO PRE-KINDERGARTEN FACILITY

11 GRUMMAN HILL ROAD  
WILTON, CT 06897

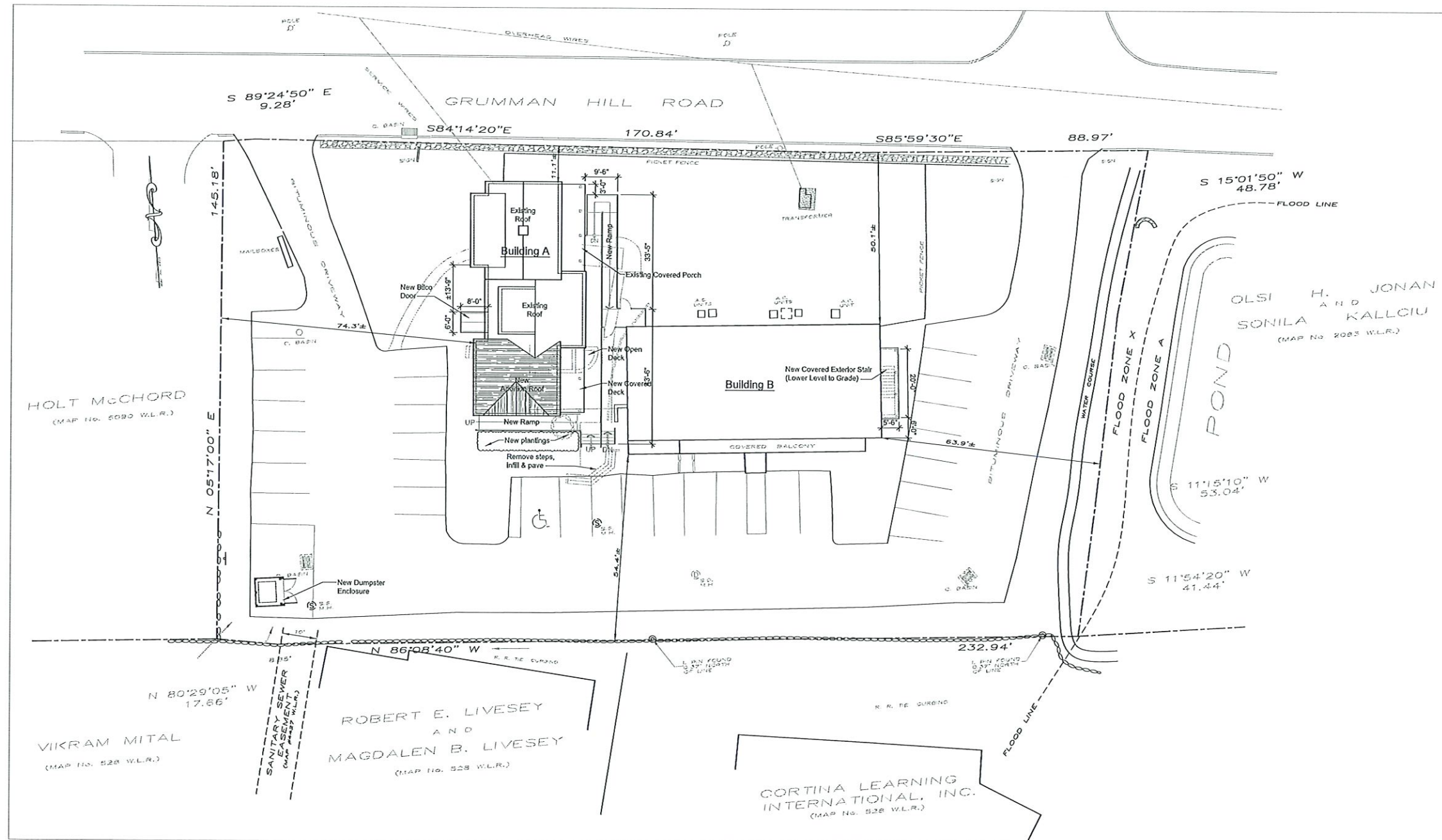
ISSUED	02/08/22
REVISIONS	

PRINCIPAL	JVD	P.A.	MLM
JOB NUMBER	979	SCALE	AS NOTED

## SCHEMATIC DESIGN ARCHITECTURAL SITE PLAN

© DOYLE COFFIN ARCHITECTURE, LLC 2022

SHEET	AS-1
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G1  
AS-1  
ARCHITECTURAL SITE PLAN - (PROPOSED)  
1/16" = 1'-0"



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WILTON, CT 06897

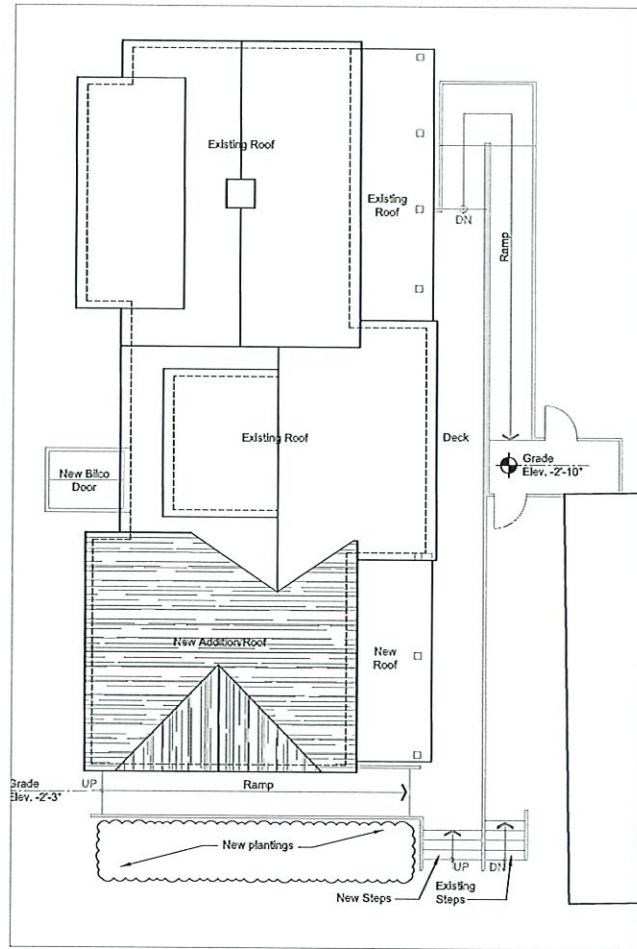
ISSUED		02/08/22
REVISIONS		

PRINCIPAL	JMD	P.A.	MLM
JOB NUMBER	979	SCALE	AS NOTED

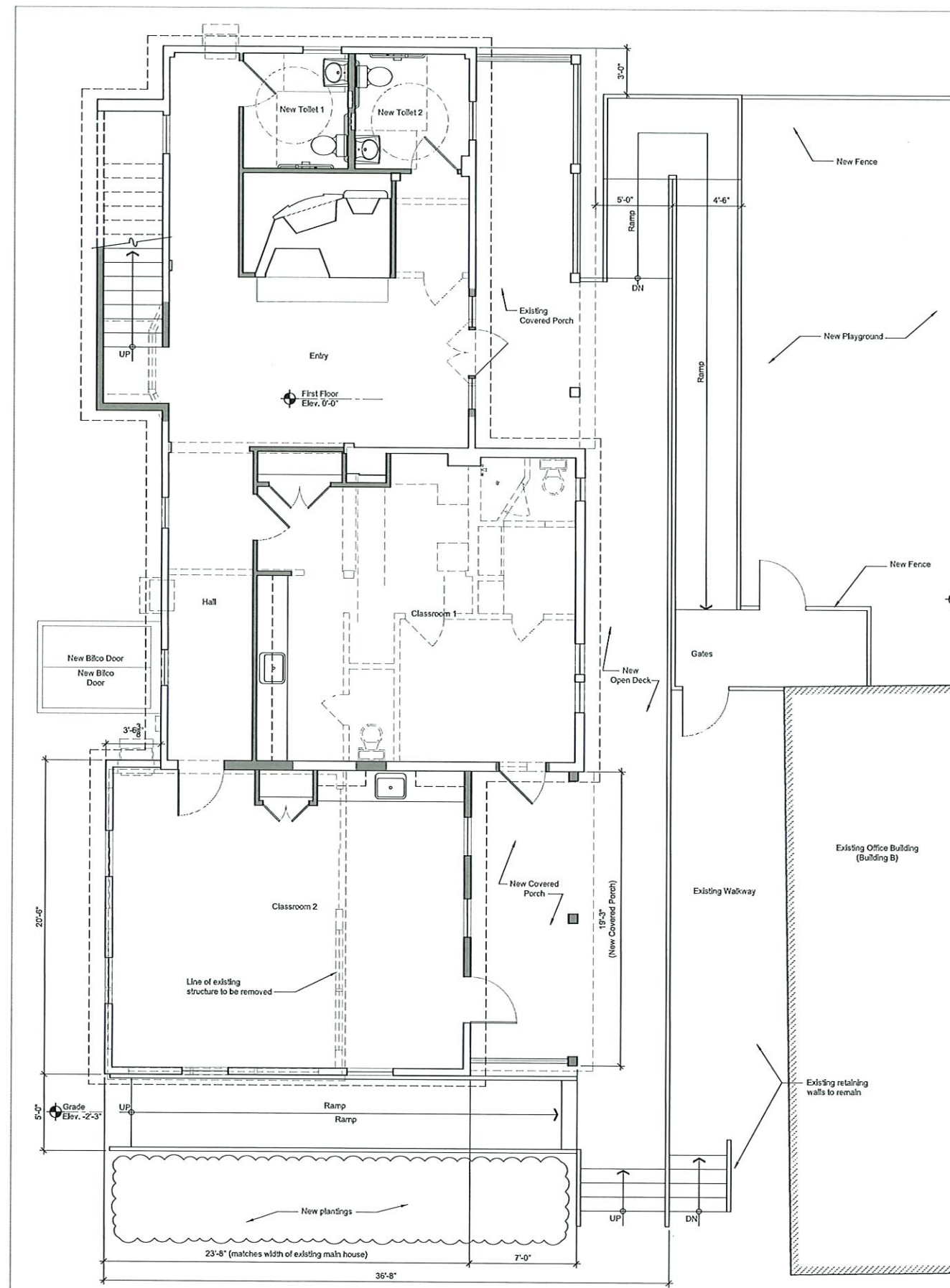
## SCHEMATIC DESIGN FIRST FLOOR PLAN & ROOF PLAN

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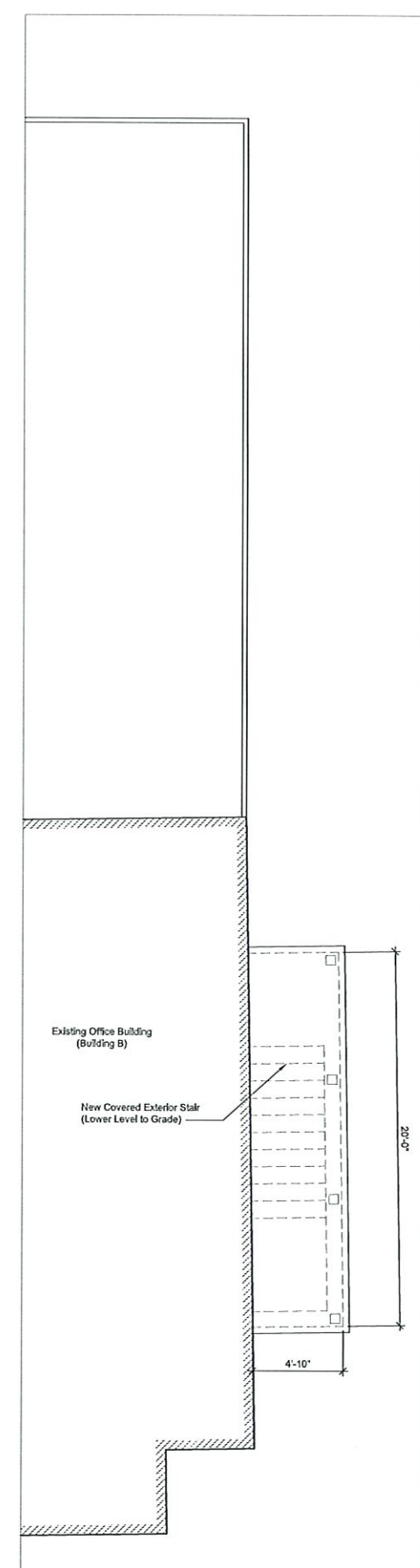
SHEET	SD-1
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H1  
SD-1  
ROOF PLAN - (PROPOSED)  
1/8" = 1'-0"



H4  
AS-1  
FIRST FLOOR PLAN (BUILDING A) - PROPOSED  
1/4" = 1'-0"



H8  
AS-1  
PARTIAL FIRST FLOOR PLAN -  
(BUILDING B) PROPOSED  
1/4" = 1'-0"





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ISSUED  
REVISIONS

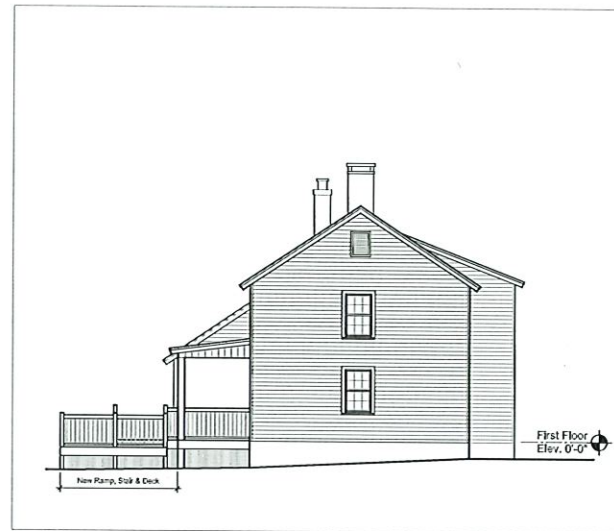
02/08/22

PRINCIPAL	JMD	P.A.	MLM
JOB NUMBER	979	SCALE	AS NOTED

## SCHEMATIC DESIGN EXTERIOR ELEVATIONS

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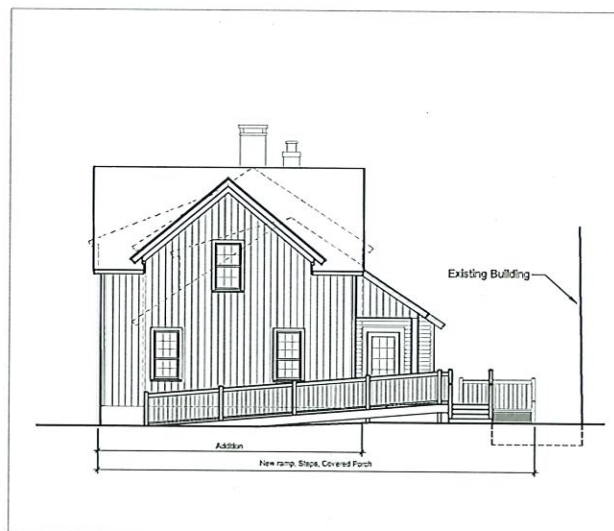
SHEET	SD-2



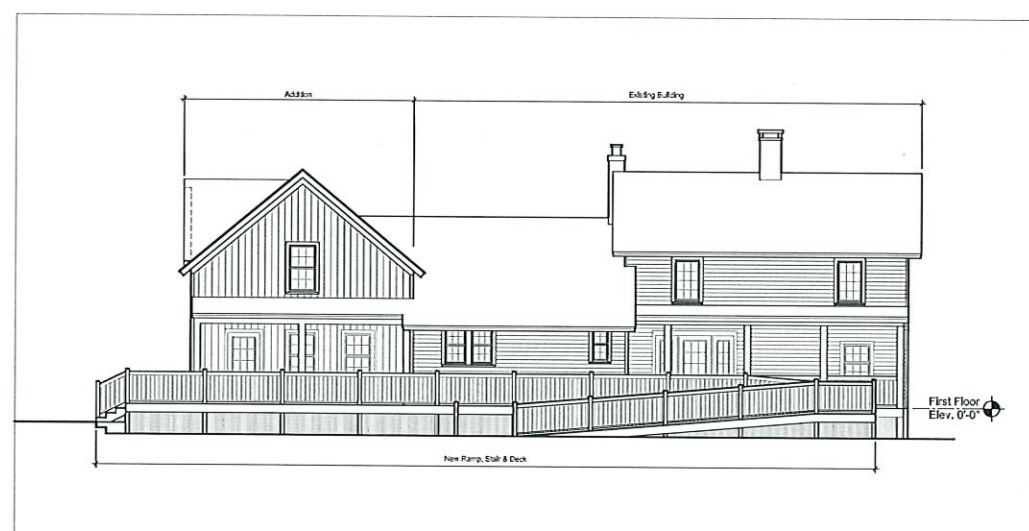
C4  
SD-2  
NORTH ELEVATION  
1/8" = 1'-0"



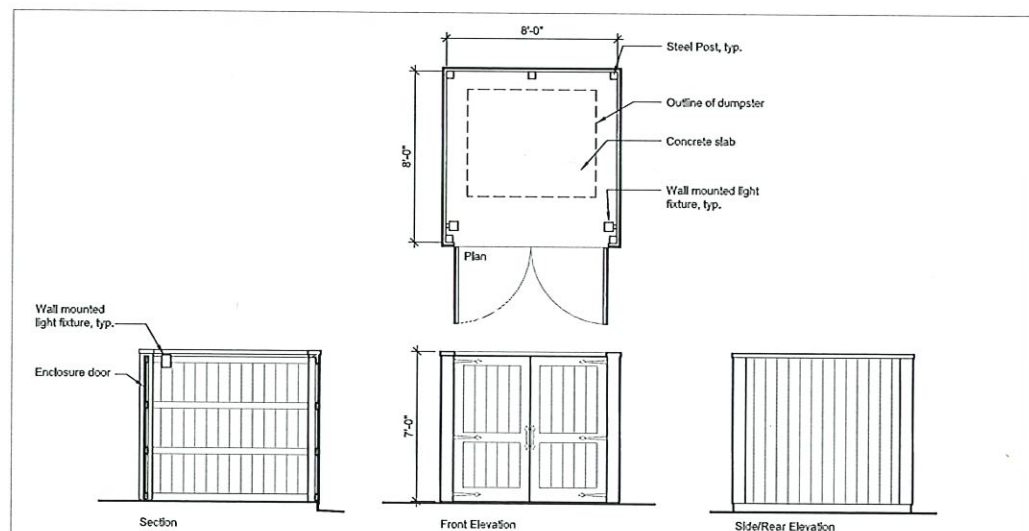
C7  
SD-2  
WEST ELEVATION  
1/8" = 1'-0"



F1  
SD-2  
SOUTH ELEVATION  
1/8" = 1'-0"



F4  
SD-2  
EAST ELEVATION  
1/8" = 1'-0"



H4  
SD-2  
DUMPSTER ENCLOSURE  
1/4" = 1'-0"



2128

