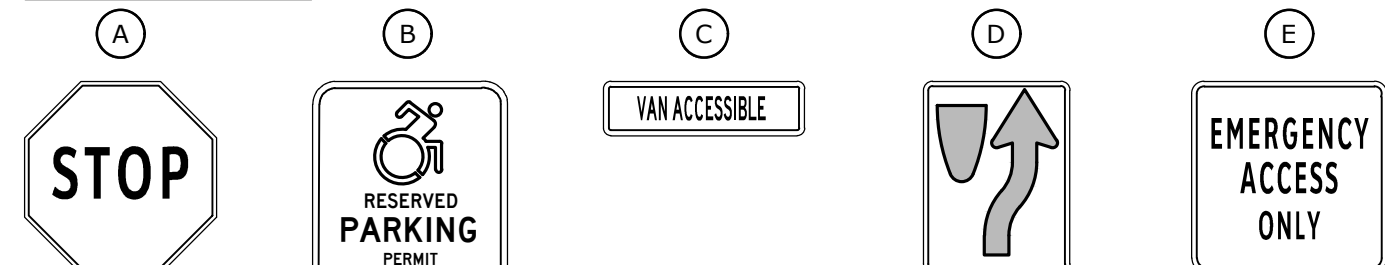


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Tighe & Bond: 1:\FY0173 Fuller\002 141 Danbury Road\Drawings\Figures\F0173-02-C-101-SITE.dwg

SITE PLAN LEGEND

- - - - - 100 FT UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - PROPOSED CURB
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED BUILDING
- - - - - PROPOSED SIGN
- - - - - PROPOSED LIGHT FIXTURE
- - - - - PROPOSED CATCH BASIN
- - - - - PROPOSED YARD DRAIN
- - - - - PROPOSED MANHOLE
- - - - - PROPOSED ACCESSIBLE SYMBOL
- - - - - PROPOSED POROUS PAVEMENT
- - - - - PROPOSED PERMATURF LAWN PANELS
- - - - - SNOW STORAGE AREA

SIGN LEGEND

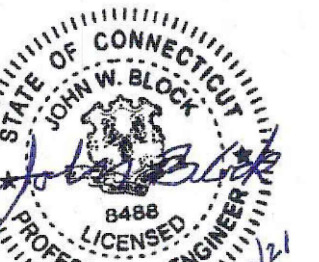


AREA AND BULK REQUIRED FOR INDUSTRIAL ZONES				
	DE-5	DE-5R	EXISTING	PROPOSED
MIN FRONT YARD	100	75	80.1	80.1
MIN SIDE YARD (EACH)	50	50	49.4	50
MIN. REAR YARD	100	100	167.8	100.33
MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS)	25*	10	0	10
MAX. BUILDING HEIGHT (STORIES/FT)	4/55	4.5/55	2/30	4.5/55
MAX. BUILDING COVERAGE (%)	25%	35%	18.09%	33.21%
MAX. SITE COVERAGE (%)	50%	75%	63.28%	66.44%
MIN. LOT SIZE (ACRES)	5	4	4.28	4.28
MIN. LOT FRONTAGE	150	150	373.41'	373.41'

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.

0 30' 60'
SCALE: 1" = 30'



Architectural Review Board Submission

141 Danbury Road

FDSPIN 141 DR, LLC

Wilton, Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-002	
DATE:	05/20/2021	
FILE:	F0173-02-C-101-SITE.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

SITE LAYOUT PLAN

SCALE: 1" = 30'

C-101