

June 15, 2022

**Sent Via Email To:** [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) **and Hand Delivered To:**

Michael Wrinn  
Director of Planning & Land Use Management  
Town of Wilton  
Land Use & Planning Department  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

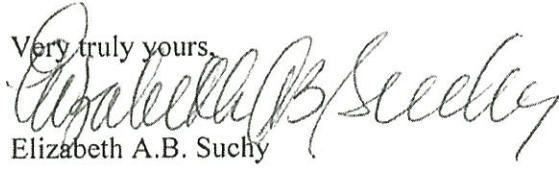
**Re: White Fences II, LLC and Warriors Group, LLC**  
**523-529 Danbury Road, Wilton, CT**  
**Proposed conversion of two (2) office buildings into residential**  
**Architectural Review Board Submission**

Dear Mr. Wrinn:

As you know, this firm represents White Fences II, LLC and Warriors Group, LLC (collectively, the "Applicant" or "Owner"). The Applicant is the owner of real property, with the improvements thereon, located at 523-529 Danbury Road in Wilton, Connecticut (Map 22, Lot 3) (the "Property"). Our client seeks to adaptively reuse and convert two (2) structures on the Property currently used as office into nine (9) total residential units. To commence the approval process, enclosed please find one (1) original of the application for review along with one (1) copy each of the survey, site plan, and existing and proposed architectural plans. These documents will also be sent to you by email. Following review by the Architectural Review Board ("ARB"), we will submit the required applications to the Inland Wetlands and Watercourses Commission and Planning & Zoning Commission for the site improvements and conversion of the structures from office use to residential use.

Kindly let me know the date and time that the ARB will formally receive and review this proposal so that I can advise my client and its consultants so that they can attend the ARB meeting. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

  
Elizabeth A.B. Suchy

EABS  
Enclosures

{S7437980}

**WILTON PLANNING AND  
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE  
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

WHITE FENCES II, LLC & WARRIORS GROUP, LLC 25 OLD KINGS HIGHWAY, SUITE 23, DARIEN, CT 06820

**APPLICANT'S NAME**

**ADDRESS**

WHITE FENCES II, LLC & WARRIORS GROUP, LLC

C/O ELIZABETH A.B. SUCHY, ESQ. - CARMODY TORRANCE SANDAK & HENNESSEY LLP  
1055 WASHINGTON BOULEVARD, STAMFORD, CT 06901

**OWNER'S NAME**

**ADDRESS**

523 & 529 DANBURY ROAD, WILTON, CT 06897

R-2A

**PROPERTY LOCATION**

**ZONING DISTRICT**

2250

251

22

3

7.65±

WLR

VOLUME

PAGE

TAX MAP #

LOT #

ACREAGE

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

**Application Forms / Materials | Wilton CT**

\* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled** – 11" x 17" Plan Copies

**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) & [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)**

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

- ☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
- ☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

- ☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- ☒ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- ☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.



- ☐ 6. Samples of all finish materials to be used on the exterior of the building. N/A
- ☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided. N/A
- ☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs. NONE PROPOSED

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

WHITE FENCES II, LLC & WARRIORS GROUP, LLC

By: *Carmody Torrance Sandak & Hennessey* 6/15/2022  
APPLICANT'S SIGNATURE DATE  
Carmody Torrance Sandak & Hennessey LLP, its Attorneys

203-252-2656  
TELEPHONE

OWNER'S SIGNATURE

DATE

TELEPHONE

**PROJECT NARRATIVE:** SEE ATTACHED SCHEDULE B

**WHITE FENCES II, LLC & WARRIORS GROUP, LLC**  
**523-529 DANBURY ROAD, WILTON, CT**  
**ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY**  
**COMMITTEE APPLICATION**  
**NARRATIVE**

**I. BACKGROUND**

White Fences II, LLC and Warriors Group, LLC (hereinafter, the “Applicant”) are the owners of real property with the improvements thereon located at 523-529 Danbury Road in Wilton, Connecticut (the “Property”). Designated as Tax Lot 3 on Map 22, the Property is 7.65± acres.

The Property is improved with two (2) garages (one single-car, one three-car), three (3) office buildings, one (1) small cottage, and one (1) shed, all accessed by various gravel and bituminous driveways.<sup>1</sup> Bordered to the south by Danbury Road, to the north and west by residentially developed properties, and to the east by a house of worship, the Property is zoned R-2A and has been the home of the Girl Scouts of America, Bone Inn, and White Fences for many years. (Refer to “Property Survey 523 Danbury Road Prepared for White Fences II, LLC Wilton, Connecticut Scale: 1” = 40’ March 24, 2022” prepared by Ryan & Faulds Land Surveyors, attached hereto and made a part hereof).

The Applicant proposes to adaptively reuse two (2) of the three (3) existing buildings<sup>2</sup> currently used as office space and convert them into residences in accordance with the requirements of Sec. 29-5.C.5 of the Town of Wilton Zoning Regulations (“zoning regulations”). If all requisite approvals are obtained, the two (2) office buildings will offer nine (9) residential units – four (4) in one building and five (5) in the other – averaging about 1,065± sq. ft. per unit, thus exceeding the minimum 500 sq. ft. per unit, as required by the zoning regulations. (Refer to “Proposed Building Modifications Site Layout (F-1)” dated 6/13/22 and prepared by Peak Engineers, LLC, attached hereto and made a part hereof).

The building currently occupied by the Girl Scouts of America (“Building 1”), identified as 529 Danbury Road, is 5,326± sq. ft. (Refer to existing “South & East Elevations (EX-2.0)”; “North & West Elevations (EX-2.1)”; “First Floor Plan (EX-1.0)”; and “Second Floor Plan (EX-1.1)” all dated 5/6/22 and prepared by Philip H. Cerrone, III, attached hereto and made a part hereof). The interior would be renovated and remodeled to create five (5) apartments – three (3) two-bedroom units and two (2) one-bedroom units. Minor exterior changes to Building 1 are proposed to adaptively reuse this structure such as installation of new casement windows and other ordinary maintenance and repair to existing exterior materials and finishes. Little is known or available about this architectural history or ownership of this parcel. (Refer to “South & East Elevations (A-2.0)”; “North & West Elevations (A-2.1)”; “First Floor Plan (A-2.0)”; and “Second Floor Plan (A-2.1)” all dated 6/13/2022 and prepared by Philip H. Cerrone, III, attached hereto and made a part hereof).

The other office to be adaptively reused is currently occupied by White Fences (“Building 2”). Identified as 523 Danbury Road, that structure is 4,717± sq. ft. (Refer to existing “East & North Elevation (EX-2.0)”; “West & South Elevation (EX-2.1)”; “First Floor Plan (EX-1.0)”; and “Second Floor Plan (EX-2.1)” all dated 5/6/22 and prepared by Philip H. Cerrone, III, attached hereto and made apart hereof). Interior renovations and remodeling would create four (4) residential units – one (1) three-

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<sup>1</sup>There is an intermittent watercourse on the Property.

<sup>2</sup>The existing cottage will remain unchanged as a one-bedroom residential rental; the office building currently rented by Bone & Bark, will remain office space.



bedroom unit, two (2) two-bedroom units, and one (1) one-bedroom unit. Other than the installation of replacement casement windows, one (1) new door, and the elimination of one (1) door, along with ordinary maintenance and repair, no exterior changes to this structure are proposed to accommodate this adaptive reuse of this historic structure. (Refer to “White Fences 523 Danbury Rd Wilton, CT First Floor Plan (A1.02)””; “White Fences 522 Danbury Rd Wilton, CT Second Floor Plan (A1.02)””; “Multifamily White Fences 523 Danbury Road Wilton, CT East & North Elevation (Ex-2.0)””; and “Multifamily White Fences 523 Danbury Rd Wilton, CT West & South Elevation (Ex-2.1)” all dated 6/6/22 and prepared by Philip H. Cerrone, III, attached hereto and made a part hereof).

Building 2 is considered an historic structure dating to 1820/1885, known commonly as the “White Fences” building and historically as the “Allee-White House.” Although its current use is commercial/office, historically it had been a residence. (See also the Historic Resource Inventory – Buildings and Structures (“HRI”), attached hereto and made a part hereof). According to information on the Wilton Historical Society’s Historic House Survey Phase I, which was conducted in 1989, the structure’s architectural style is classified as “eclectic.” The main portion of the structure was constructed around 1820 in the Federal style by Thomas Cole, who along with his wife, Mary, owned about 40 acres in this section of Wilton. The dwelling was enlarged in 1882 with the addition of a central cross gable and two (2) bays. In the 1950s or 1960s, the wraparound veranda was removed and replaced by a Colonial Revival vestibule which was subsequently replaced in the 1980s by a post-modern porch. The interior has been completely remodeled over the years. The structure “is significant for its interesting architectural evolution from Federal to Colonial Revival to post-modern styles.” (HRI). In addition to the main house, an impressive assemblage of former farm buildings exists, along with a Greek Revival privy, one (1) of at least two (2) known to remain in Wilton.

### **III. STANDARD OF REVIEW**

The Applicant submits this application for advisory review even though it does not propose any exterior changes, other than regular updating/maintenance, to the two (2) structures to be converted from office to residential use. The Applicant recognizes that the Architectural Review Board’s function is to provide design suggestions in a constructive and collaborative manner to “foster successful design outcomes that are appropriate to and representative of Wilton’s unique character.”

The Applicant and its architect have considered the review criteria set forth in Sec. 29.9-K of the Town of Wilton Zoning Regulations applicable to the proposed exterior modifications and offer the following comments:

- a. Context. The buildings have existed in their present configurations and design since the 1950s. There are no adjoining natural or historic site features or adjoining context.
- b. There are very limited modifications or new exterior treatments. (Refer to elevations prepared by Philip E. Cerrone, III, attached hereto).
- c. Generally, parking area configuration, curbing, and paving will remain unchanged.
- d. The height and scale of the existing buildings are compatible with adjoining commercial buildings, religious, and single-family dwellings.
- e. No changes to the building’s exterior materials are proposed, so the existing streetscape and transition to adjoining properties will be unaltered.
- f. Additional landscaping has been proposed to enhance the architectural features of the existing building, shield unsightly areas, provide shade and additional natural buffering to adjoining residential neighbors and relate to the natural environment and topography. More than 25 native species are proposed to be planted on the Property. (Refer to “Landscape & Lighting Plan

(LP.1)” dated June 14, 2022 and prepared by Environmental Land Solutions, LLC, attached hereto and made a part hereof).

- g. New plant materials consist of viburnum, leucothoe, ilex, and cercis have been selected for ultimate growth, hardiness, and compatibility with the character of this section of Danbury Road, offering interest in shape, texture, color, and pollinator attractiveness.
- h. Native Connecticut species have been proposed.
- i. All existing walkways will remain which provides safe passage for pedestrians, and convenient connections within the site.
- j. Trees. All existing deciduous trees 6” or greater in caliper and evergreen trees 5’ or taller are noted on the site plan and will remain.
- k. No changes to the exterior architecture are proposed; a few new casement windows are proposed along with one (1) new door and the removal of one (1) door.
- l. Facades and rooflines remain unchanged.
- m. Building materials proposed are of durable quality, substantial appearance, harmonious architectural character, and compatibility with the built environment. No changes, additions, or renovations to the exterior of the structures are proposed other than painting and window/door replacement.
- n. There are no proposed structures.
- o. Utility and service equipment areas are unchanged, part of the existing on-site septic system will be abandoned, and new septic system features are proposed to accommodate the nine (9) additional units. (Refer to “Septic Feasibility Sketch (F-2)” dated 6/13/22 and prepared by Peak Engineers, LLC, attached hereto and made a part hereof).
- p. No wall signage is proposed.
- q. Exterior lighting enhances public safety, building design, and landscape and proposed lighting minimizes point-source exposure, excessive brightness, glare, and spillover. To better illuminate pedestrian ways, light poles are proposed along the driveway and walkways to the dwellings. (See “Preliminary Landscape & Lighting Plan (LP.1)” dated 6/10/22 and prepared by Environmental Land Solutions, LLC, attached hereto and made a part hereof).





SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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DATE: 06/13/2022  
DRAWN: L.F.O.

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY  
WHITE FENCES II LLC  
523 DANBURY ROAD  
WILTON, CT  
SOUTH & EAST ELEVATIONS

2022-08  
A-2.0





NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"

DATE:  
06/13/2022

DRAWN:  
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB



421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY

WHITE FENCES II LLC

523 DANBURY ROAD

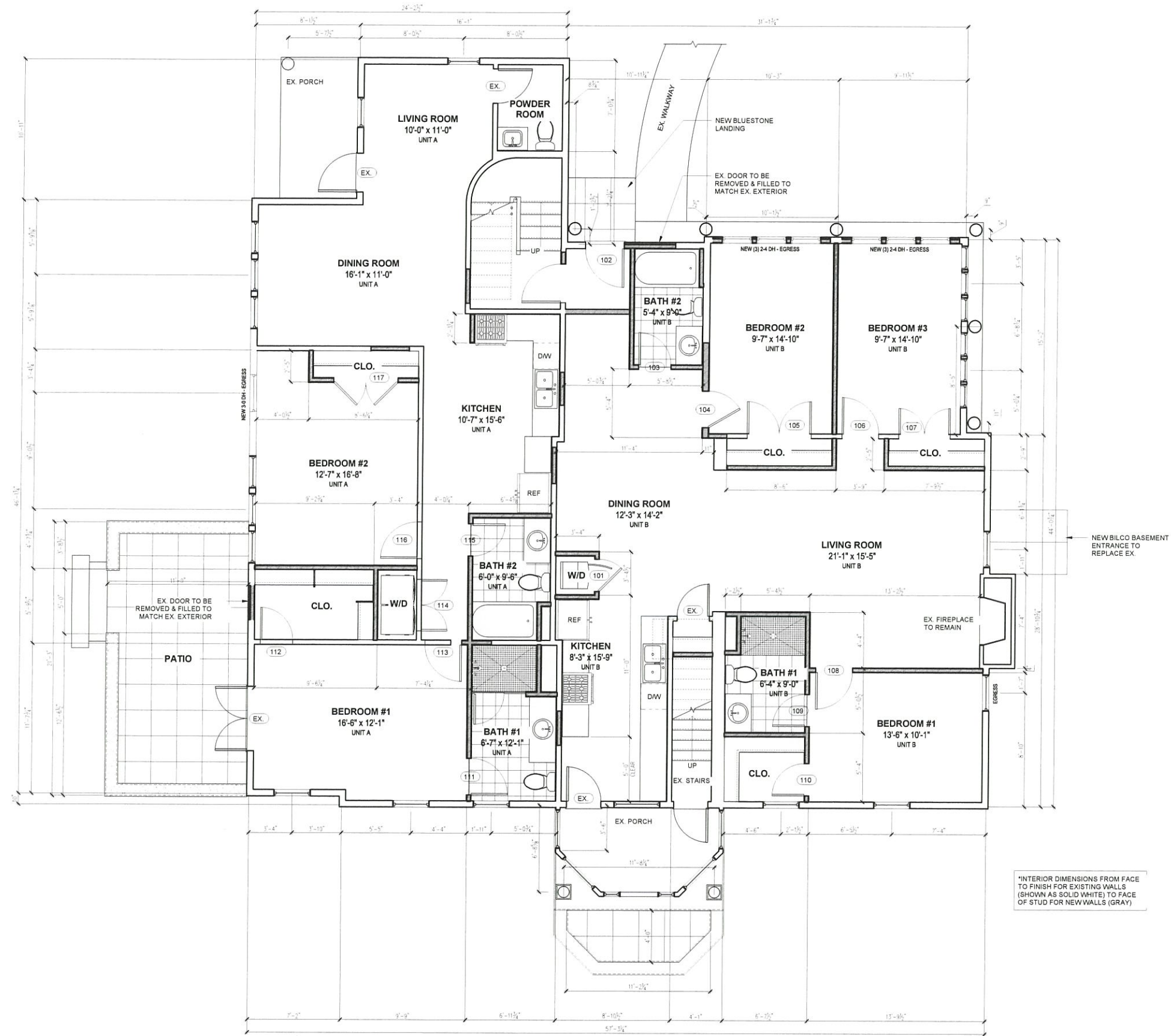
WILTON, CT

NORTH & WEST ELEVATIONS

2022-08

A-2.1





**LEGEND:**

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED

\*INTERIOR DIMENSIONS FROM FACE TO FINISH FOR EXISTING WALLS (SHOWN AS SOLID WHITE) TO FACE OF STUD FOR NEW WALLS (GRAY)

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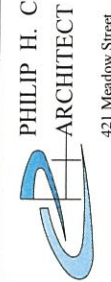
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DRAWN: L.F.D.

PHILIP H. CERRONE III, AIA, NCARB



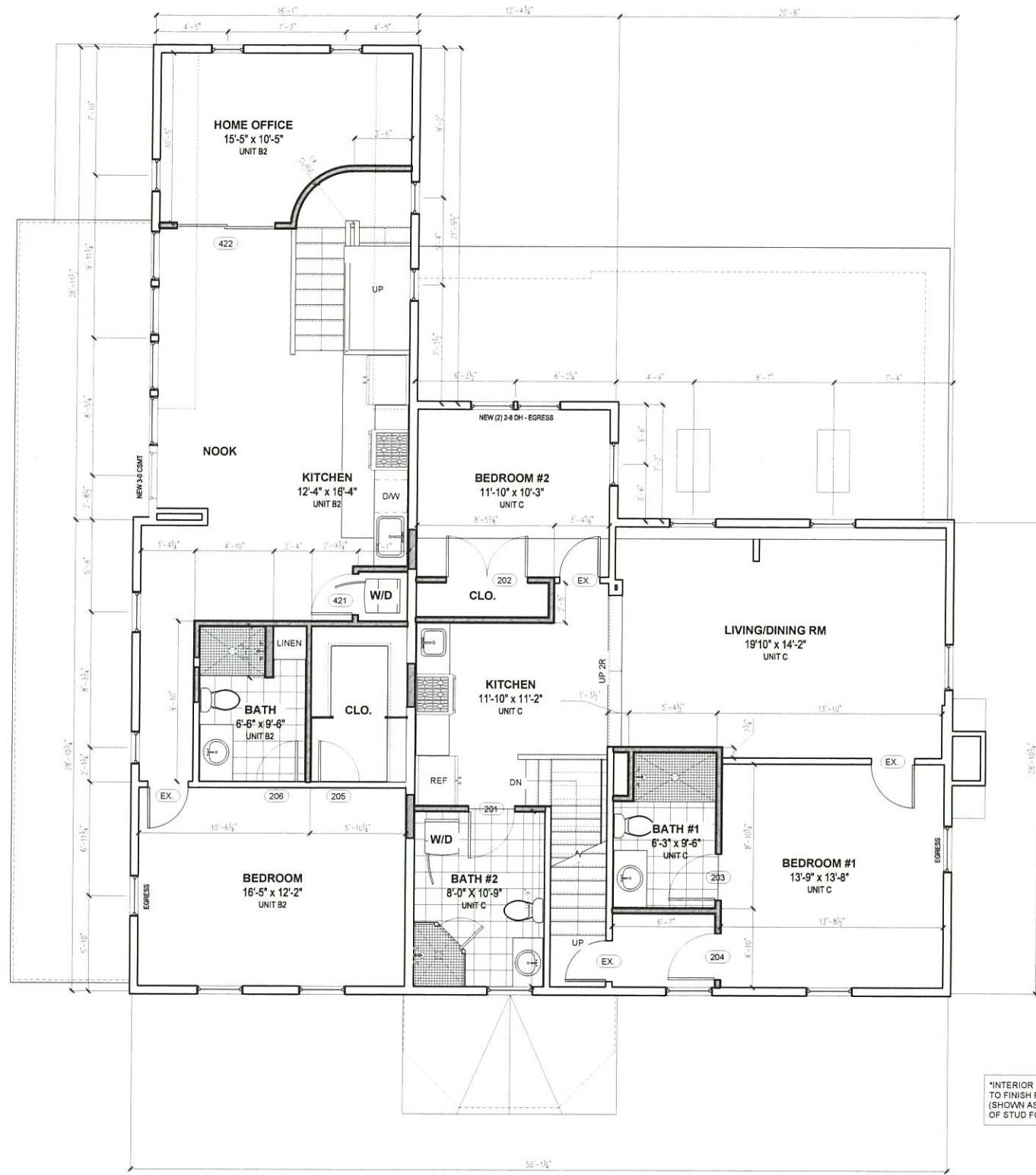
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY  
WHITE FENCES II LLC  
523 DANBURY ROAD  
WILTON, CT

FIRST FLOOR PLAN

2022-08

A-1.0



\*INTERIOR DIMENSIONS FROM FACE TO FINISH FOR EXISTING WALLS (SHOWN AS SOLID WHITE) TO FACE OF STUD FOR NEW WALLS (GRAY)

**LEGEND:**

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED

2022-08

MULTIFAMILY  
WHITE FENCES II LLC  
523 DANBURY ROAD  
WILTON, CT  
SECOND FLOOR PLAN

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

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A-1.1





EXISTING SOUTH ELEVATION  
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EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"	REVISED:
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DATE: 05/06/2022

DRAWN:  
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB



421 Meadow Street  
Fairfield, CT 06824  
203 333.2066

**MULTIFAMILY  
WHITE FENCES II LLC**  
523 DANBURY ROAD  
WILTON, CT

EAST &amp; NORTH ELEVATION

2022-08

EX-2.0





EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

MULTIFAMILY  
WHITE FENCES II LLC  
523 DANBURY ROAD  
WILTON, CT  
WEST & SOUTH ELEVATION

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

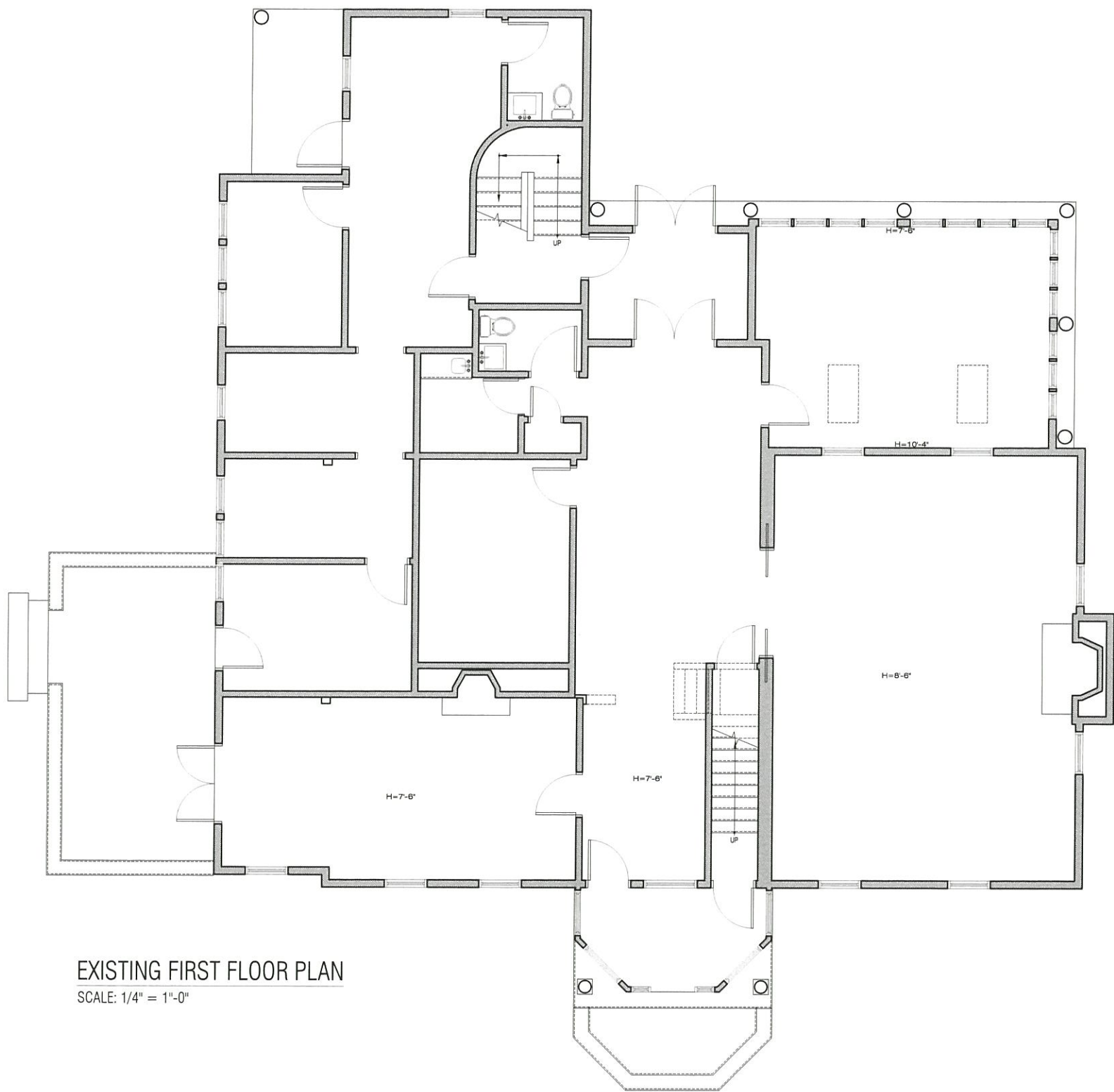
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2022-08


EX-2.1

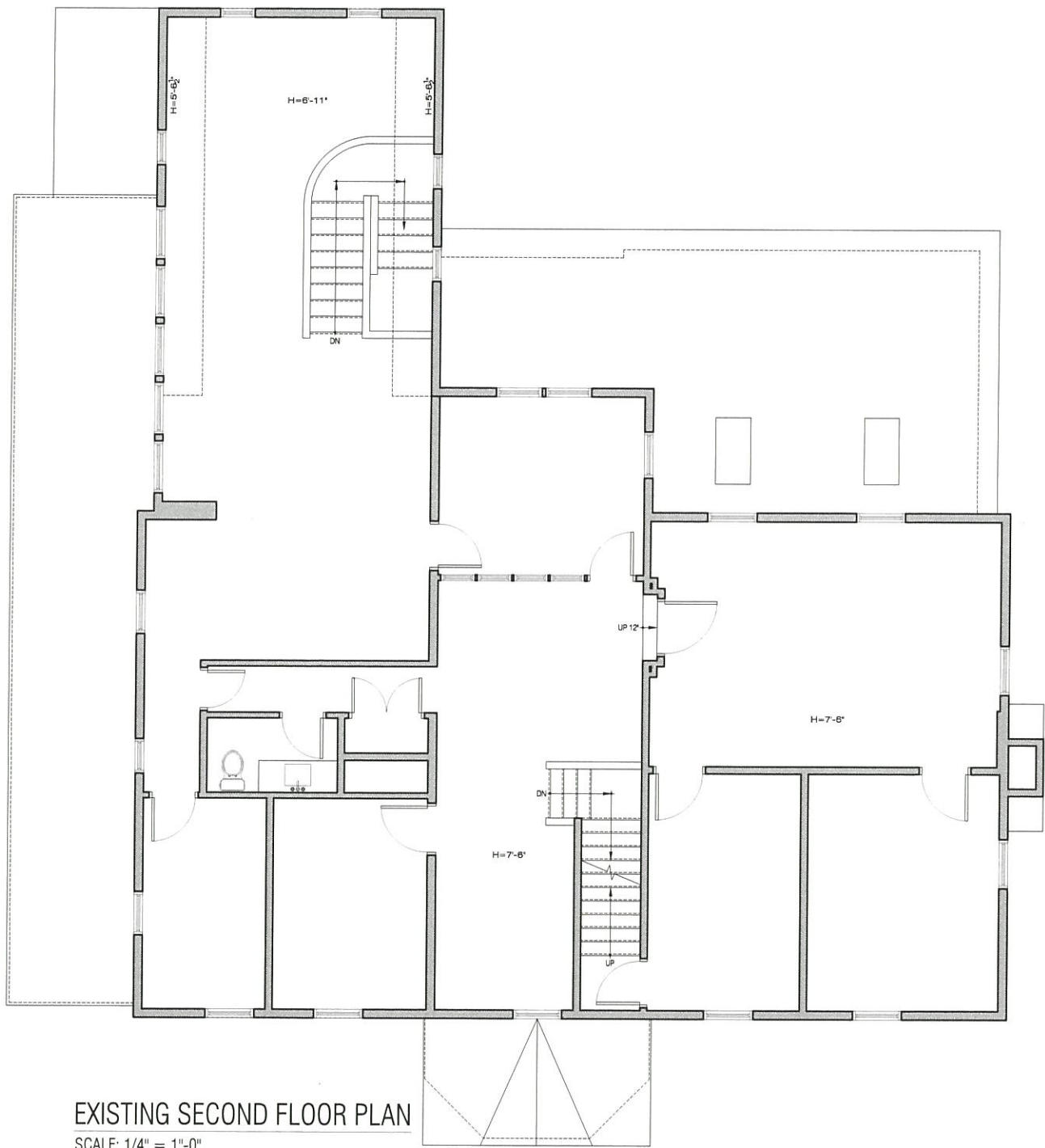




EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2022-08	<b>MULTIFAMILY WHITE FENCES II LLC</b> 523 DANBURY ROAD WILTON, CT		 <b>PHILIP H. CERRONE III, AIA, NCARB</b> ARCHITECT 421 Meadow Street Fairfield, CT 06824 203.333.2066	SCALE: 1/4"=1'-0"	REVISED:	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.	
	FIRST FLOOR PLAN						
EX-1.0							



EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2022-08

MULTIFAMILY  
WHITE FENCES II LLC  
523 DANBURY ROAD  
WILTON, CT

SECOND FLOOR PLAN

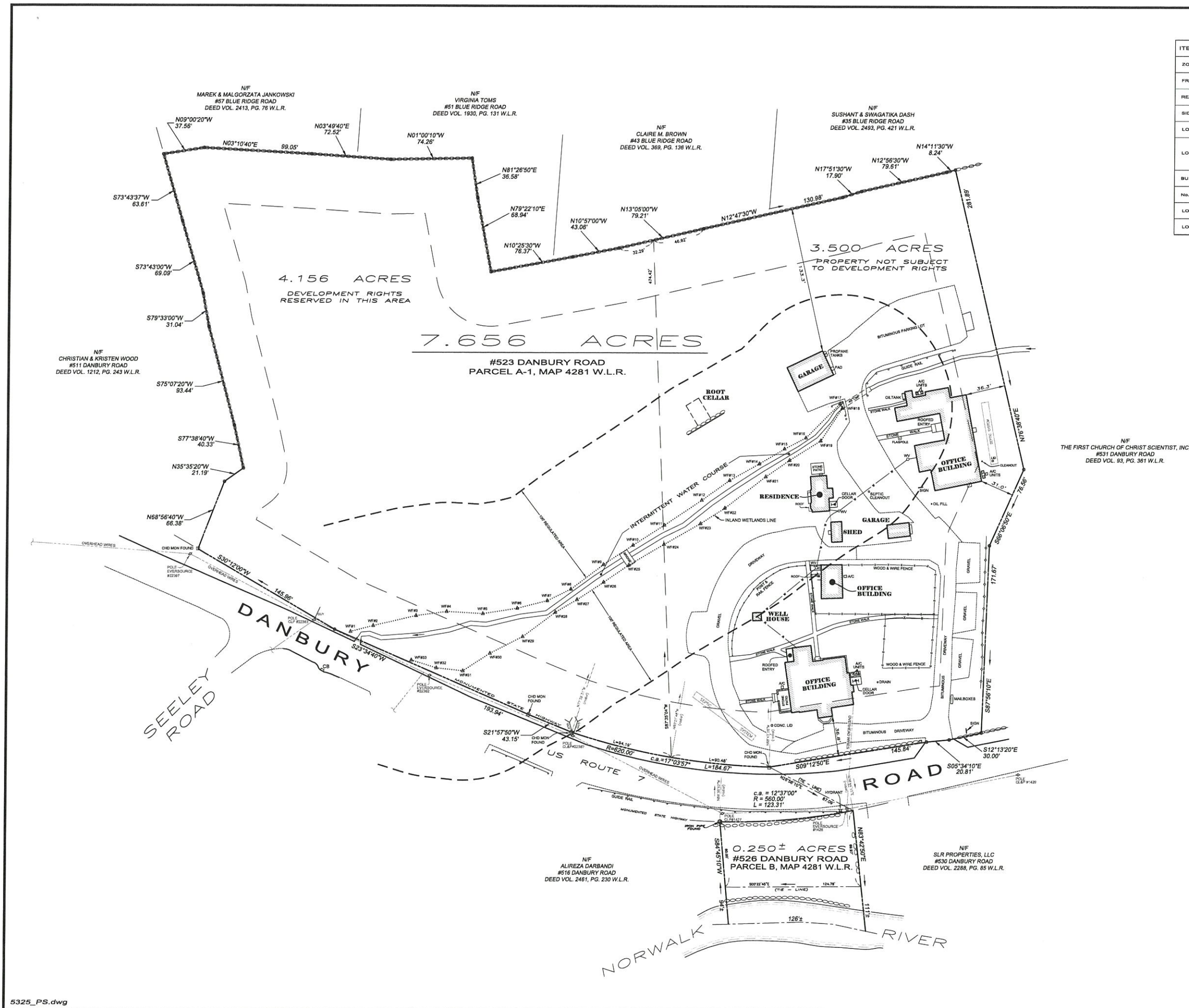
EX-1.1

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
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Fairfield, CT 06824  
203.333.2066

SCALE:  
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DATE:  
05/06/2022  
DRAWN:  
L.F.G.

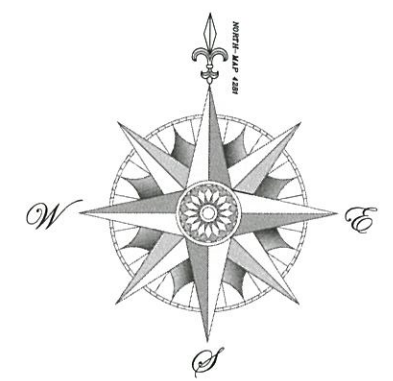
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ZONING INFORMATION			
ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	36.8'
REAR:	50'	MIN.	133.3'
SIDE:	40'	MIN.	31.0'
LOT WIDTH:	200'	MIN.	>200'
LOT AREA:	87,120 S.F.	MIN.	333,634 S.F.
BUILDING HEIGHT:	35'	MAX.	23.0' (front office bldg)
No. STORIES:	2.5	MAX.	3 (per tax assessor records)
LOT COVERAGE- BUILDING:	7% = 23,347 S.F.	MAX.	10,130 S.F. = 3.0%
LOT COVERAGE- SITE:	12% = 40,024 S.F.	MAX.	28,510 S.F. = 8.5%

TAX MAP 22, PARCEL 3 (#523 DANBURY ROAD)  
TAX MAP 22, PARCEL 22 (#526 DANBURY ROAD)



- NOTES:
- This survey has been prepared in accordance with Sections 20-300b-1 thru 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 Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries and locations of improvements.
  - Reference is made to the following on file with Wilton Land Records (W.L.R.): Vol. 2549, Pg. 614 - Quit Claim Deed; Vol. 634, Pg. 156 - Warranty Deed; Vol. 634, Pg. 1 - Declaration of White Fences; Vol. 634, Pg. 50 - Bylaws of White Fences; Maps 1309, 2217 & 4281
  - Inland wetlands delineated by Soil & Wetland Science, LLC, Norwalk, Connecticut, on December 4, 2006. Otto R. Theall, Professional Soil Scientist.
  - Property located in R-2A Residence Zone.
  - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from owner records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

PROPERTY SURVEY

523 DANBURY ROAD

WHITE FENCES II, LLC

WILTON, CONNECTICUT

DEPICTING

PREPARED FOR

SCALE 1" = 40'

DATE 4/22/2022

MARCH 28, 2022

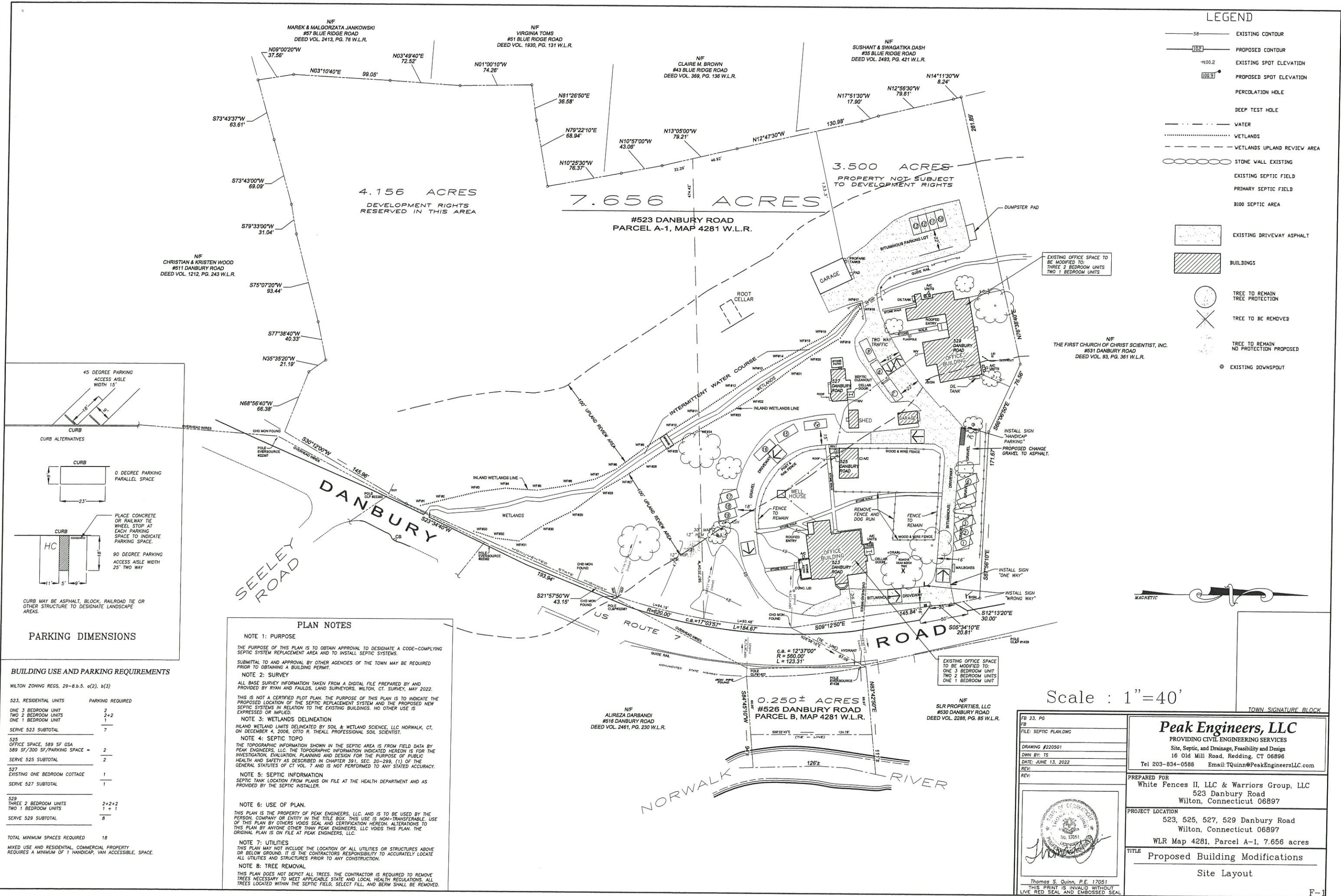
Ryan and Faulds LAND SURVEYORS | A Redniss & Mead Company

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

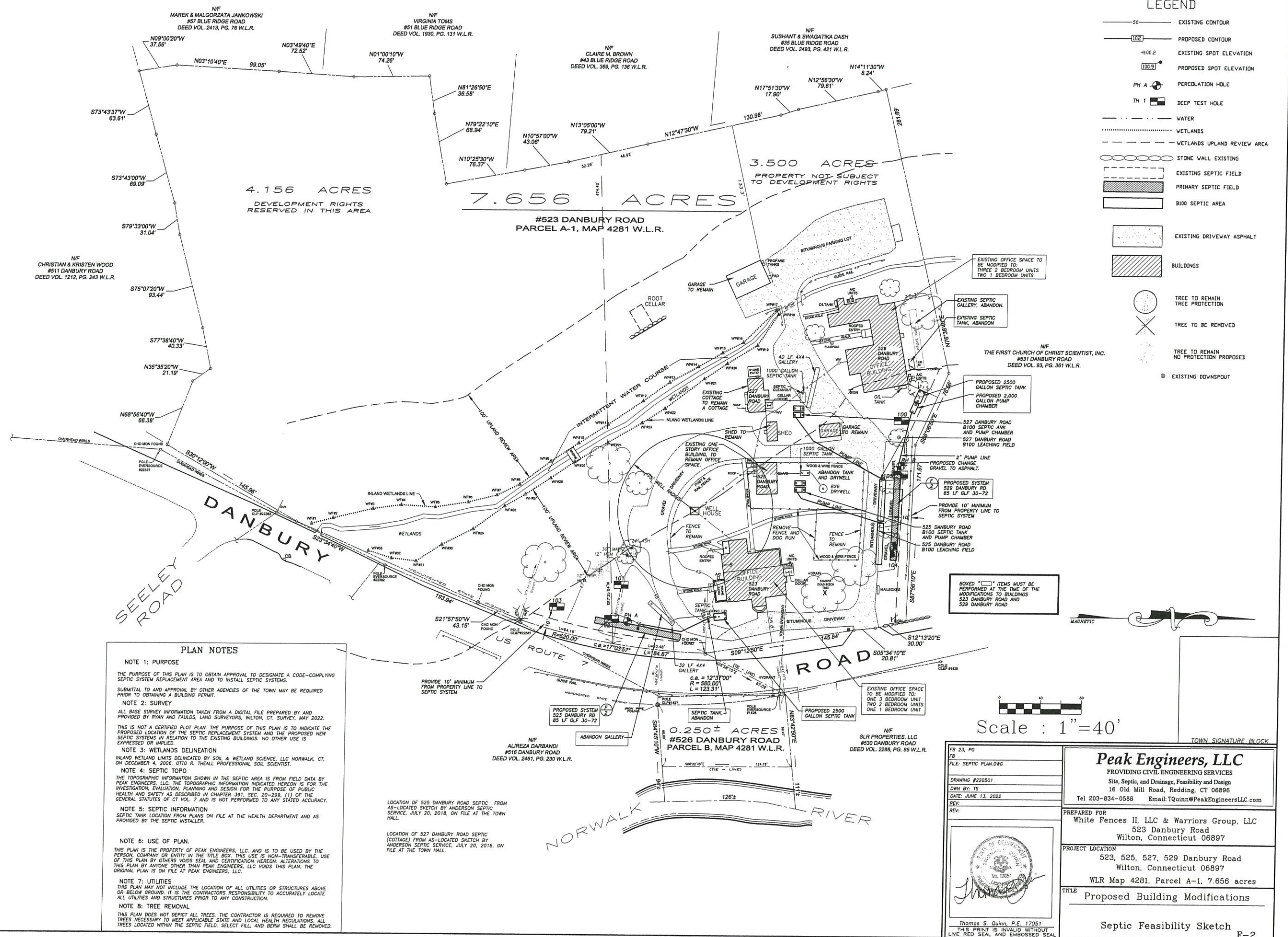














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REVISED:

SCALE:  
1/4" = 1'-0"

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06/13/2022

DRAWN:  
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB



421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY

WARRIOR GROUP LLC

529 DANBURY ROAD

WILTON, CT

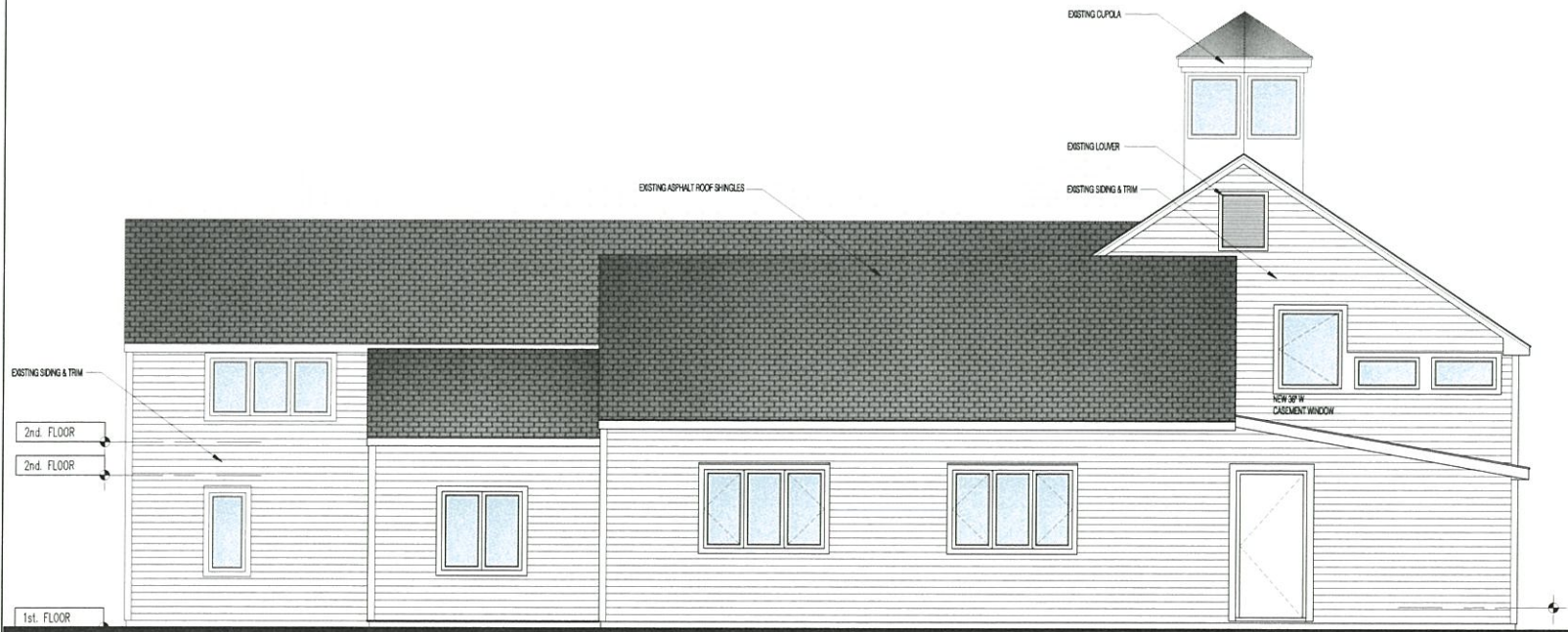
SOUTH & EAST ELEVATIONS

2022-08

A-2.0



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PARTIAL SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"





**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PARTIAL NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

SCALE: 1/4" = 1'-0"

DATE: 06/13/2022

DRAWN: L.F.O.

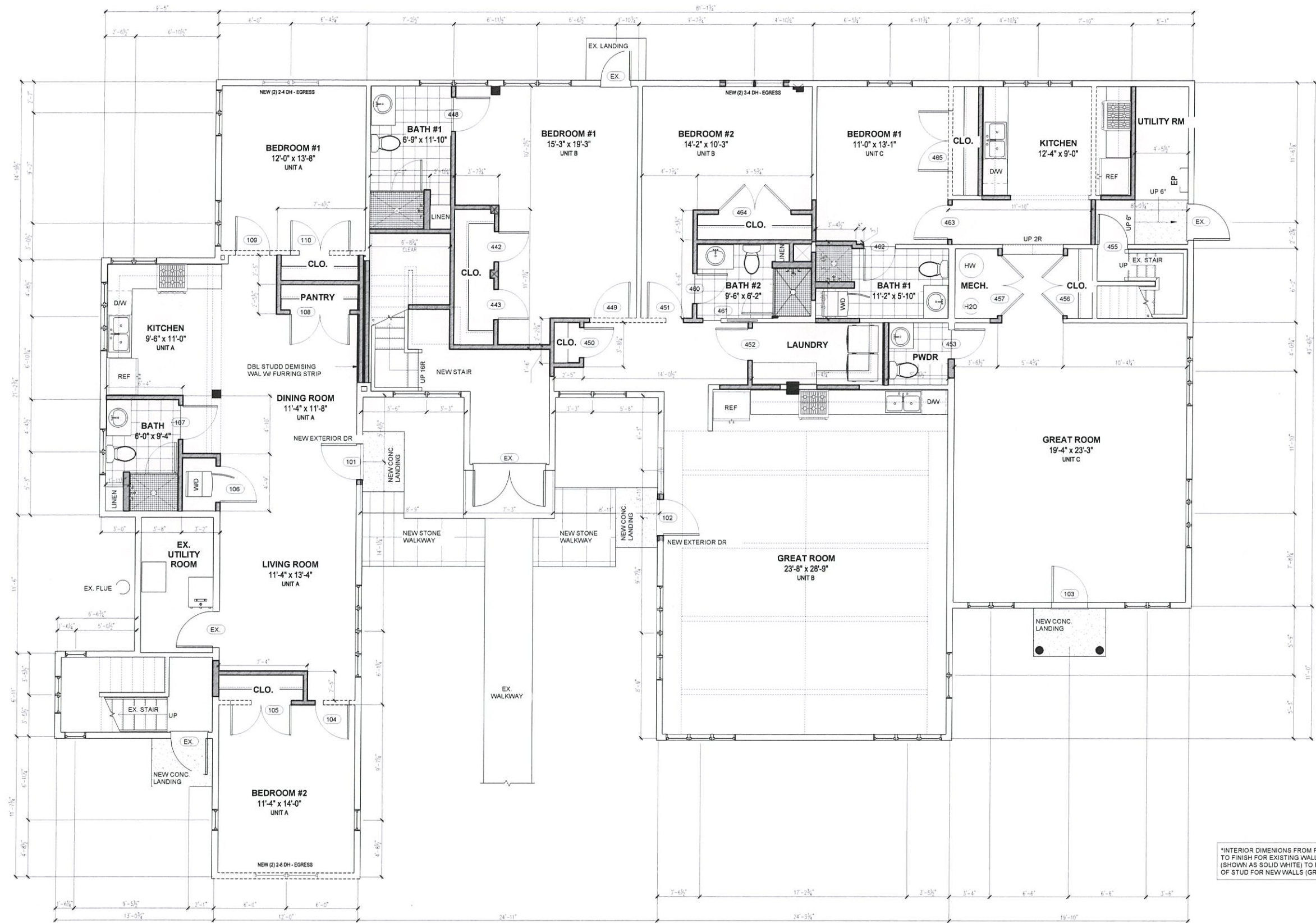
**PHILIP H. CERRONE III, AIA, NCARB**  
**ARCHITECT**  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

**MULTIFAMILY**  
**WARRIOR GROUP LLC**  
529 DANBURY ROAD  
WILTON, CT  
NORTH & WEST ELEVATIONS

2022-08

A-2.1





\*INTERIOR DIMENSIONS FROM FACE TO FINISH FOR EXISTING WALLS (SHOWN AS SOLID WHITE) TO FACE OF STUD FOR NEW WALLS (GRAY)

**LEGEND:**

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED

2022-08

**MULTIFAMILY  
WARRIOR GROUP LLC**  
529 DANBURY ROAD  
WILTON, CT

FIRST FLOOR PLAN

**PHILIP H. CERRONE III, AIA, NCARB**  
**ARCHITECT**  
421 Meadow Street  
Fairfield, CT 06424  
203.333.2066

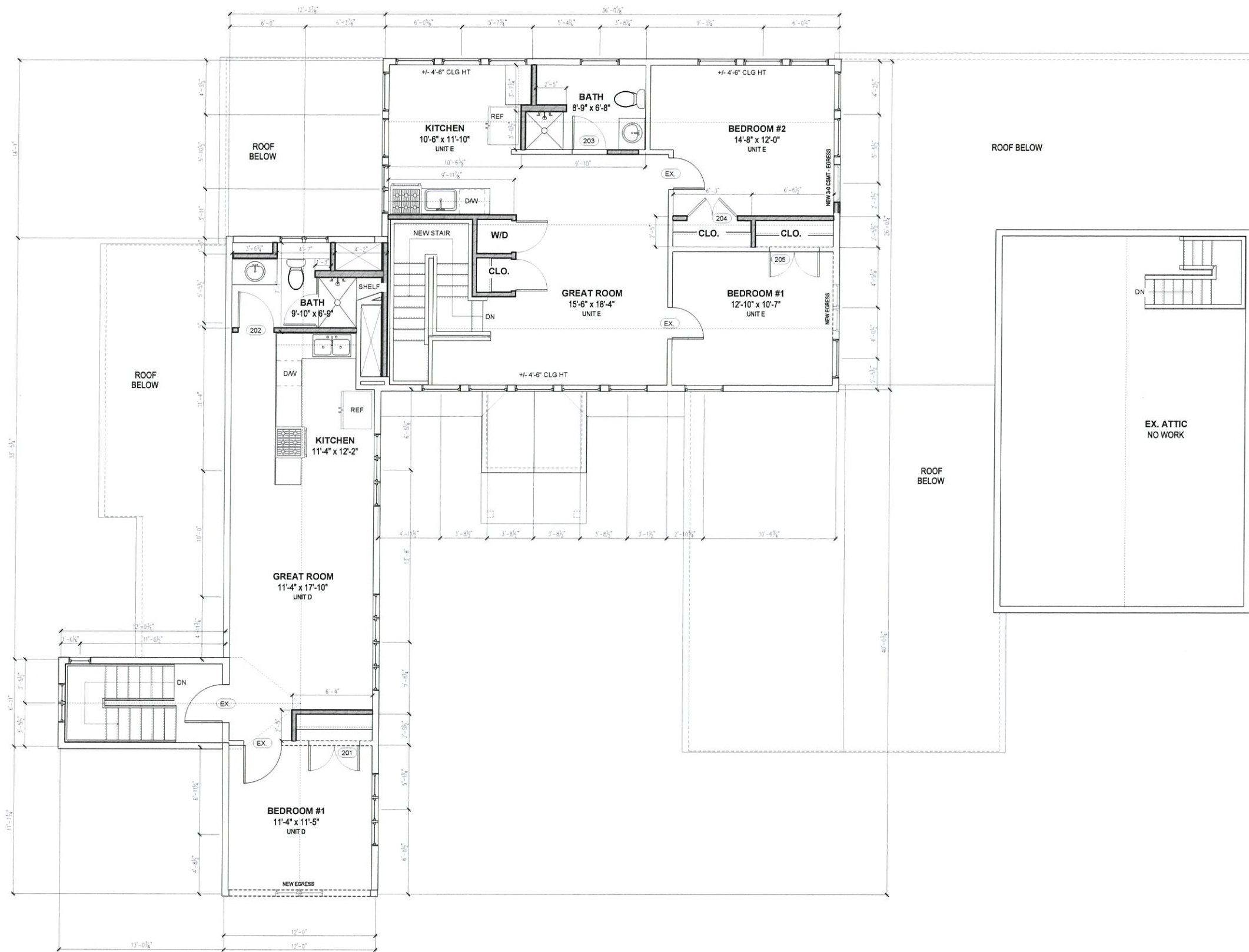
REVISIONS:

SCALE: 1/4"=1'-0"

DATE: 06/13/2022

DRAWN: L.F.O.

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\*INTERIOR DIMENSIONS FROM FACE  
TO FINISH FOR EXISTING WALLS  
(SHOWN AS SOLID WHITE) TO FACE  
OF STUD FOR NEW WALLS (GRAY)

2022-08

MULTIFAMILY  
WARRIOR GROUP LLC  
529 DANBURY ROAD  
WILTON, CT

SECOND FLOOR PLAN



PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadows Street  
Fairfield, CT 06824  
203.333.2066

SCALE:  
1/4" = 1'-0"

DATE:  
06/13/2022

DRAWN:  
L.F.O.

REVISED:

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EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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REVISED:

SCALE:  
1/4"=1'-0"

DATE:  
05/06/2022

DRAWN:  
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY  
WARRIORS GROUP LLC  
529 DANBURY ROAD  
WILTON, CT  
SOUTH & EAST ELEVATIONS

2022-08

EX-2.0



EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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REVISED:

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1/4" = 1'-0"

DATE:  
05/06/2022

DRAWN:  
L.F.O.

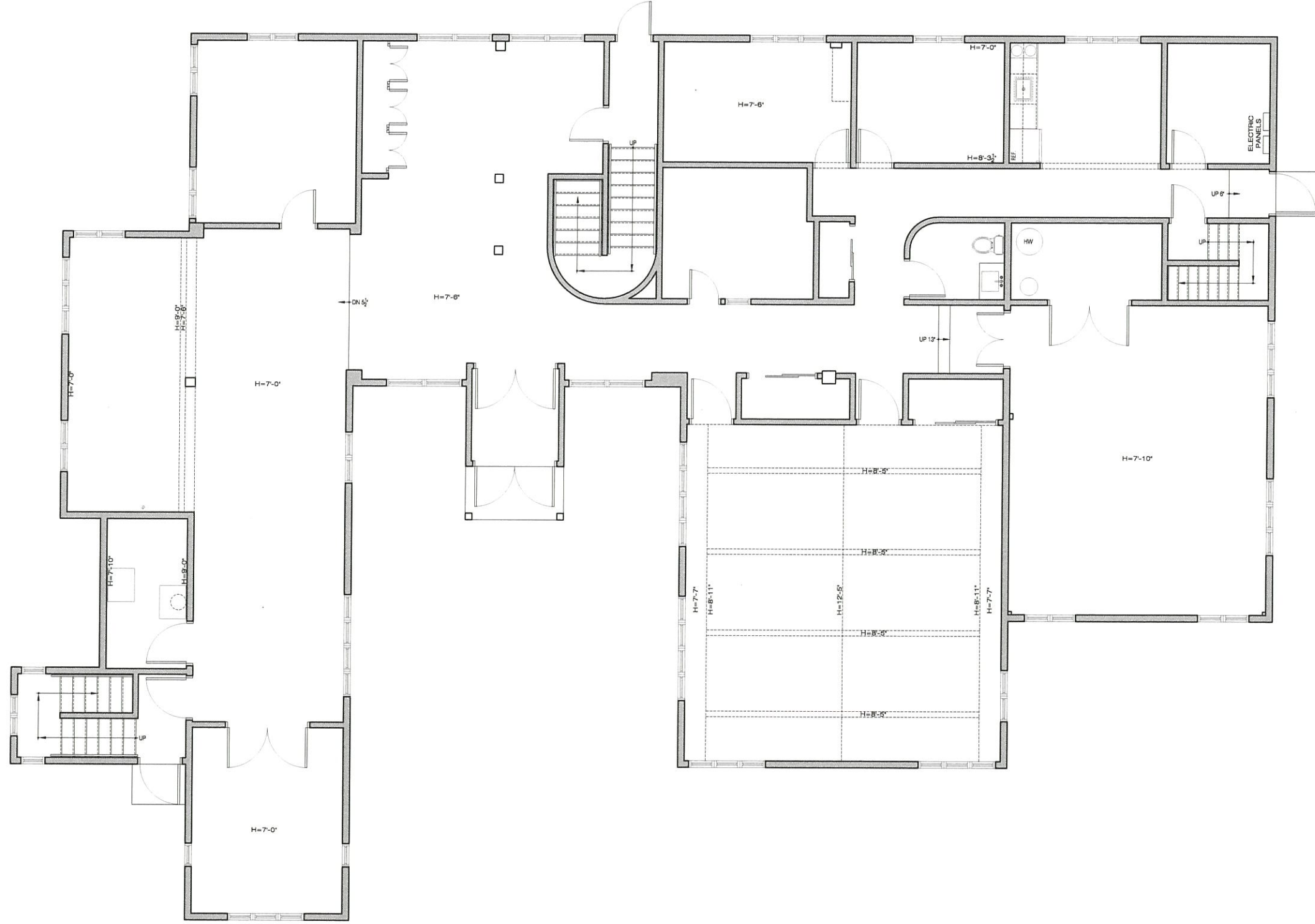
PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

MULTIFAMILY  
WARRIORS GROUP LLC  
529 DANBURY ROAD  
WILTON, CT  
NORTH & WEST ELEVATIONS

2022-08

EX-2.1





EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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SCALE:  
1/4" = 1'-0"

DATE:  
05/06/2022

DRAWN:  
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB

ARCHITECT

421 Meadow Street  
Fairfield, CT 06824  
203 333 2066

MULTIFAMILY

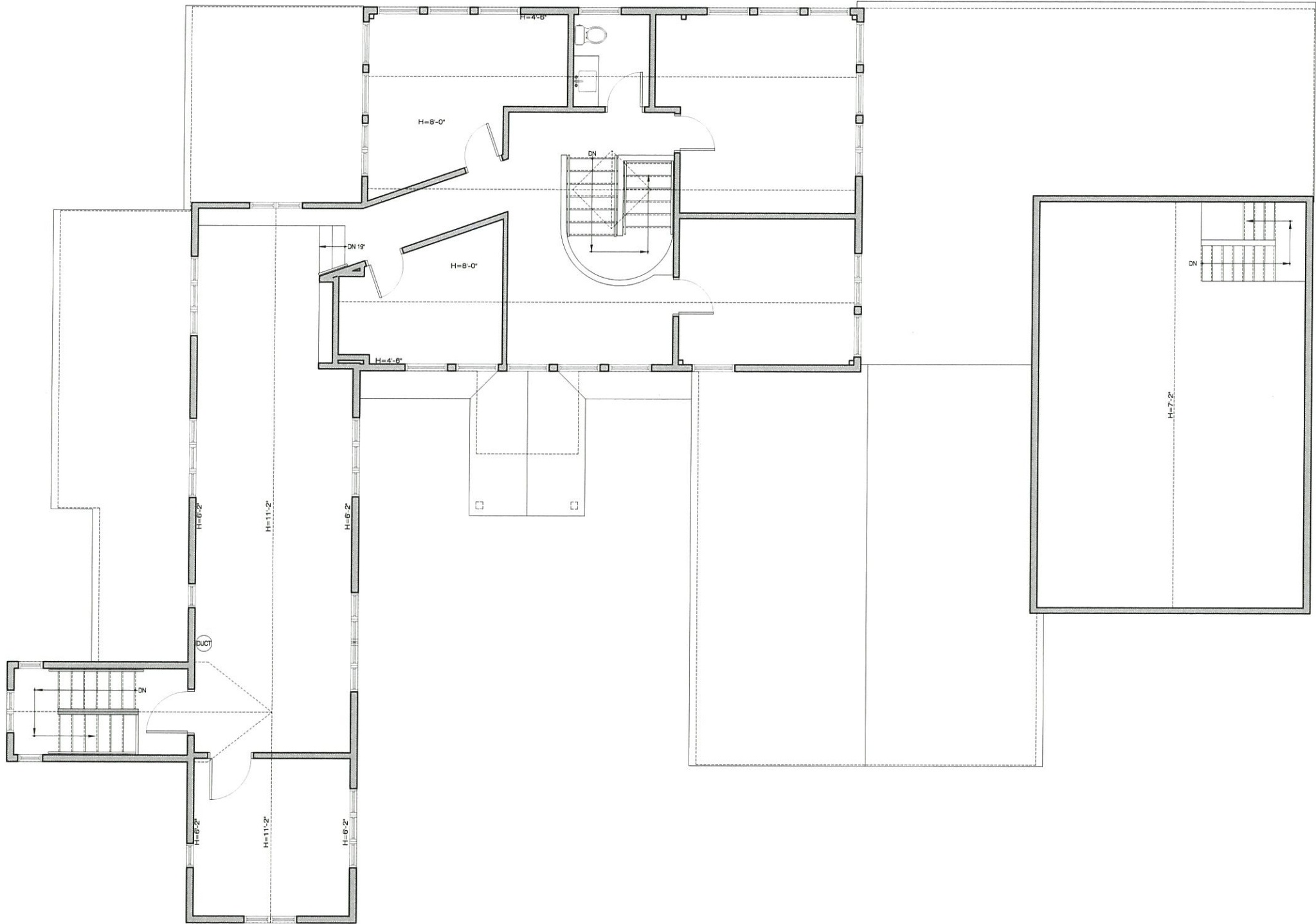
WARRIORS GROUP LLC

529 DANBURY ROAD  
WILTON, CT

FIRST FLOOR PLAN

2022-08

EX-1.0



EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"




2022-08

**MULTIFAMILY**  
**WARRIORS GROUP LLC**  
529 DANBURY ROAD  
WILTON, CT

SECOND FLOOR PLAN

EX-1.1

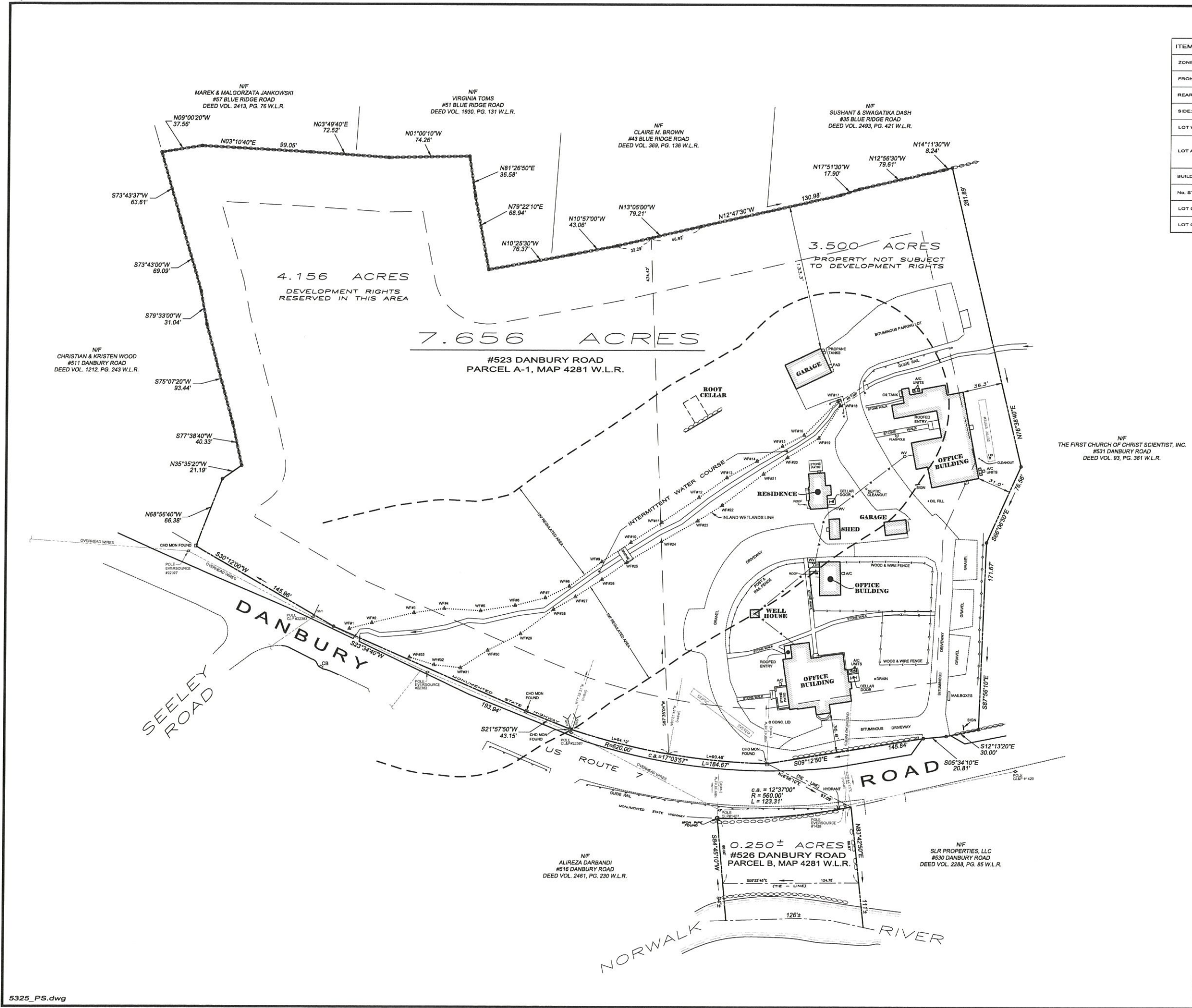
  
**PHILIP H. CERRONE III, AIA, NCARB**  
**ARCHITECT**  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

SCALE:  
1/4" = 1'-0"  
DATE:  
05/06/2022  
DRAWN:  
L.F.O.

REVISED:

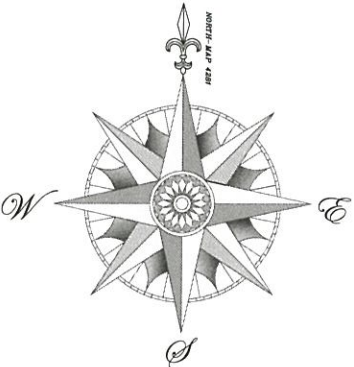
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ZONING INFORMATION			
ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	36.8'
REAR:	50'	MIN.	133.3'
SIDE:	40'	MIN.	31.0'
LOT WIDTH:	200'	MIN.	>200'
LOT AREA:	87,120 S.F.	MIN.	333,834 S.F.
BUILDING HEIGHT:	35'	MAX.	23.0' (front office bldg)
No. STORIES:	2.5	MAX.	3 (per tax assessor records)
LOT COVERAGE- BUILDING:	7% = 23,347 S.F.	MAX.	10,130 S.F. = 3.0%
LOT COVERAGE- SITE:	12% = 40,024 S.F.	MAX.	28,510 S.F. = 8.5%

TAX MAP 22, PARCEL 3 (#523 DANBURY ROAD)  
TAX MAP 22, PARCEL 22 (#526 DANBURY ROAD)



NF  
THE FIRST CHURCH OF CHRIST SCIENTIST, INC.  
#531 DANBURY ROAD  
DEED VOL. 93, PG. 361 W.L.R.

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 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 Property Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries and locations of improvements.
- Reference is made to the following on file with Wilton Land Records (W.L.R.): Vol. 2549, Pg. 614 - Quit Claim Deed; Vol. 634, Pg. 155 - Warranty Deed; Vol. 634, Pg. 1 - Declaration of White Fences; Vol. 634, Pg. 50 - Bylaws of White Fences; Maps 1309, 2217 & 4281
- Inland wetlands delineated by Soil & Wetland Science, LLC, Norwalk, Connecticut, on December 4, 2006. Otto R. Theall, Professional Soil Scientist.
- Property located in R-2A Residence Zone.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from owner records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

PROPERTY SURVEY

DEPICTING

523 DANBURY ROAD

PREPARED FOR

**WHITE FENCES II, LLC**

WILTON, CONNECTICUT

MARCH 28, 2022

**Ryan and Faulds**

LAND SURVEYORS | A Redniss & Mead Company

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

SCALE 1" = 40'

To my knowledge and belief this map is substantially correct as noted herein.

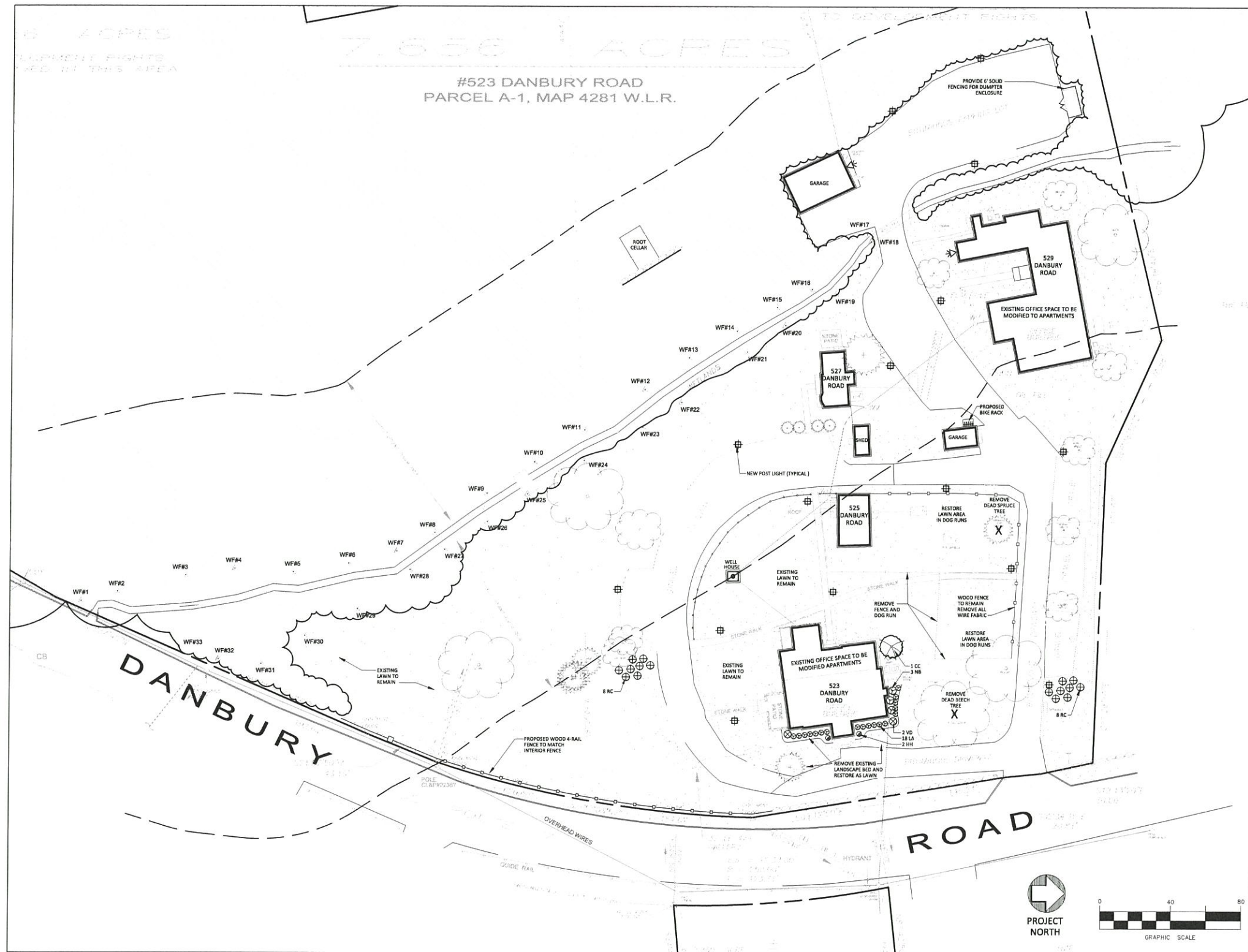
*Lawrence W. Poisson*

LAWRENCE W. POISSON, JR., C.T. L.S. #18130

4/22/2022

DATE

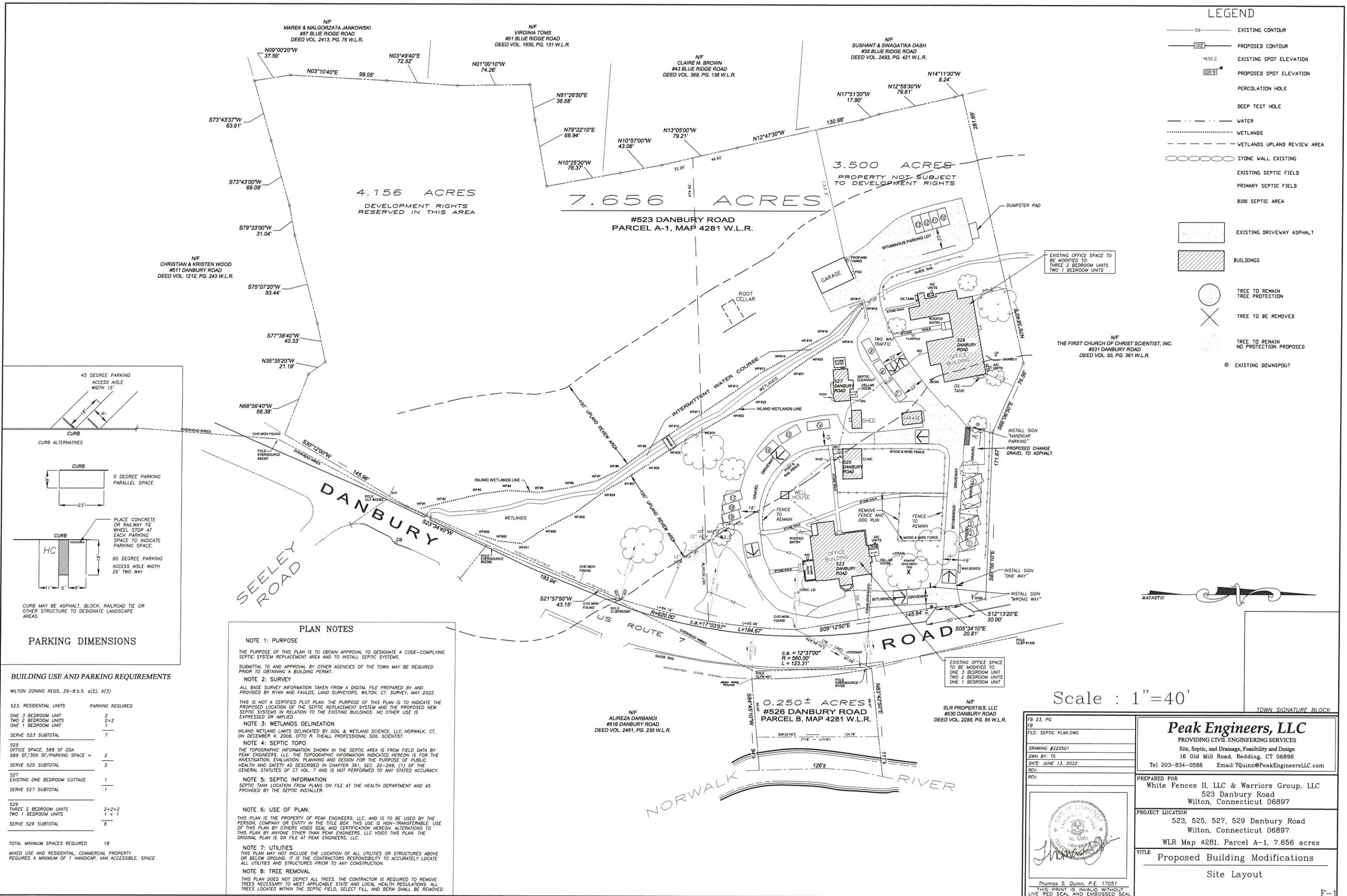




REVISIONS:	DRAWING TITLE:
	LANDSCAPE & LIGHTING PLAN
	PROJECT:
	WARRIOR, LLC & WHITE FENCES II, LLC
	523 DANBURY ROAD
	WILTON, CONNECTICUT
	DATE:
	JUNE 14, 2022
	SCALE:
	1"=30'
	DRAWING NO.:
	LP.1

ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 Knight Street, Suite 203  
Norwalk, Connecticut 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PERCOLATION HOLE
- DEEP TEST HOLE
- WATER
- WETLANDS
- WETLANDS UPLAND REVIEW AREA
- STONE WALL EXISTING
- EXISTING SEPTIC FIELD
- PRIMARY SEPTIC FIELD
- B100 SEPTIC AREA
- EXISTING DRIVEWAY ASPHALT
- BUILDINGS
- TREE TO REMAIN TREE PROTECTION
- TREE TO BE REMOVED
- TREE TO REMAIN NO PROTECTION PROPOSED
- EXISTING DOWNSPOUT



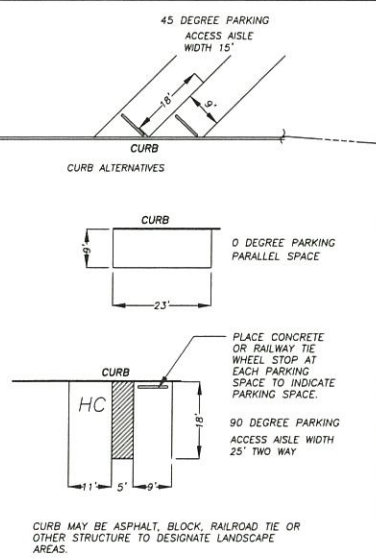
Scale : 1"=40'

TOWN SIGNATURE BLOCK

PLAN NOTES

- NOTE 1: PURPOSE  
THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL TO DESIGNATE A CODE-COMPLYING SEPTIC SYSTEM REPLACEMENT AREA AND TO INSTALL SEPTIC SYSTEMS.  
SUBMITTAL TO AND APPROVAL BY OTHER AGENCIES OF THE TOWN MAY BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- NOTE 2: SURVEY  
ALL BASE SURVEY INFORMATION TAKEN FROM A DIGITAL FILE PREPARED BY AND PROVIDED BY RYAN AND FAULDS, LAND SURVEYORS, WILTON, CT. SURVEY, MAY 2022.  
THIS IS NOT A CERTIFIED PLOT PLAN THE PURPOSE OF THIS PLAN IS TO INDICATE THE PROPOSED LOCATION OF THE SEPTIC REPLACEMENT SYSTEM AND THE PROPOSED NEW SEPTIC SYSTEMS IN RELATION TO THE EXISTING BUILDINGS. NO OTHER USE IS EXPRESSED OR IMPLIED.
- NOTE 3: WETLANDS DELINEATION  
INLAND WETLAND LIMITS DELINEATED BY SOIL & WETLAND SCIENCE, LLC NORWALK, CT, ON DECEMBER 4, 2006, OTTO R. THEALL PROFESSIONAL SOIL SCIENTIST.
- NOTE 4: SEPTIC TOPO  
THE TOPOGRAPHIC INFORMATION SHOWN IN THE SEPTIC AREA IS FROM FIELD DATA BY PEAK ENGINEERS, LLC. THE TOPOGRAPHIC INFORMATION INDICATED HEREON IS FOR THE INVESTIGATION, EVALUATION, PLANNING AND DESIGN FOR THE PURPOSE OF PUBLIC HEALTH AND SAFETY AS DESCRIBED IN CHAPTER 391, SEC. 20-299, (1) OF THE GENERAL STATUTES OF CT VOL. 7 AND IS NOT PERFORMED TO ANY STATED ACCURACY.
- NOTE 5: SEPTIC INFORMATION  
SEPTIC TANK LOCATION FROM PLANS ON FILE AT THE HEALTH DEPARTMENT AND AS PROVIDED BY THE SEPTIC INSTALLER.
- NOTE 6: USE OF PLAN.  
THIS PLAN IS THE PROPERTY OF PEAK ENGINEERS, LLC. AND IS TO BE USED BY THE PERSON, COMPANY OR ENTITY IN THE TITLE BOX. THIS USE IS NON-TRANSFERABLE. USE OF THIS PLAN BY OTHERS VOIDS SEAL AND CERTIFICATION HEREON. ALTERATIONS TO THIS PLAN BY ANYONE OTHER THAN PEAK ENGINEERS, LLC VOIDS THIS PLAN. THE ORIGINAL PLAN IS ON FILE AT PEAK ENGINEERS, LLC.
- NOTE 7: UTILITIES  
THIS PLAN MAY NOT INCLUDE THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.
- NOTE 8: TREE REMOVAL  
THIS PLAN DOES NOT DEPICT ALL TREES. THE CONTRACTOR IS REQUIRED TO REMOVE TREES NECESSARY TO MEET APPLICABLE STATE AND LOCAL HEALTH REGULATIONS. ALL TREES LOCATED WITHIN THE SEPTIC FIELD, SELECT FILL, AND BERM SHALL BE REMOVED.

PARKING DIMENSIONS



BUILDING USE AND PARKING REQUIREMENTS

WILTON ZONING REGS. 29-8.b.5. a(2), b(3)	
523, RESIDENTIAL UNITS	PARKING REQUIRED
ONE 3 BEDROOM UNIT	2
TWO 2 BEDROOM UNITS	2+2
ONE 1 BEDROOM UNIT	1
SERVE 523 SUBTOTAL	7
525, OFFICE SPACE, 589 SF GSA	
589 SF/300 SF/PARKING SPACE =	2
SERVE 525 SUBTOTAL	2
527, EXISTING ONE BEDROOM COTTAGE	1
SERVE 527 SUBTOTAL	1
529, THREE 2 BEDROOM UNITS	2+2+2
TWO 1 BEDROOM UNITS	1 + 1
SERVE 529 SUBTOTAL	8
TOTAL MINIMUM SPACES REQUIRED	18
MIXED USE AND RESIDENTIAL, COMMERCIAL PROPERTY REQUIRES A MINIMUM OF 1 HANDICAP, VAN ACCESSIBLE, SPACE.	

**Peak Engineers, LLC**  
PROVIDING CIVIL ENGINEERING SERVICES  
Site, Septic, and Drainage, Feasibility and Design  
16 Old Mill Road, Redding, CT 06896  
Tel 203-834-0588 Email TQuinn@PeakEngineersLLC.com

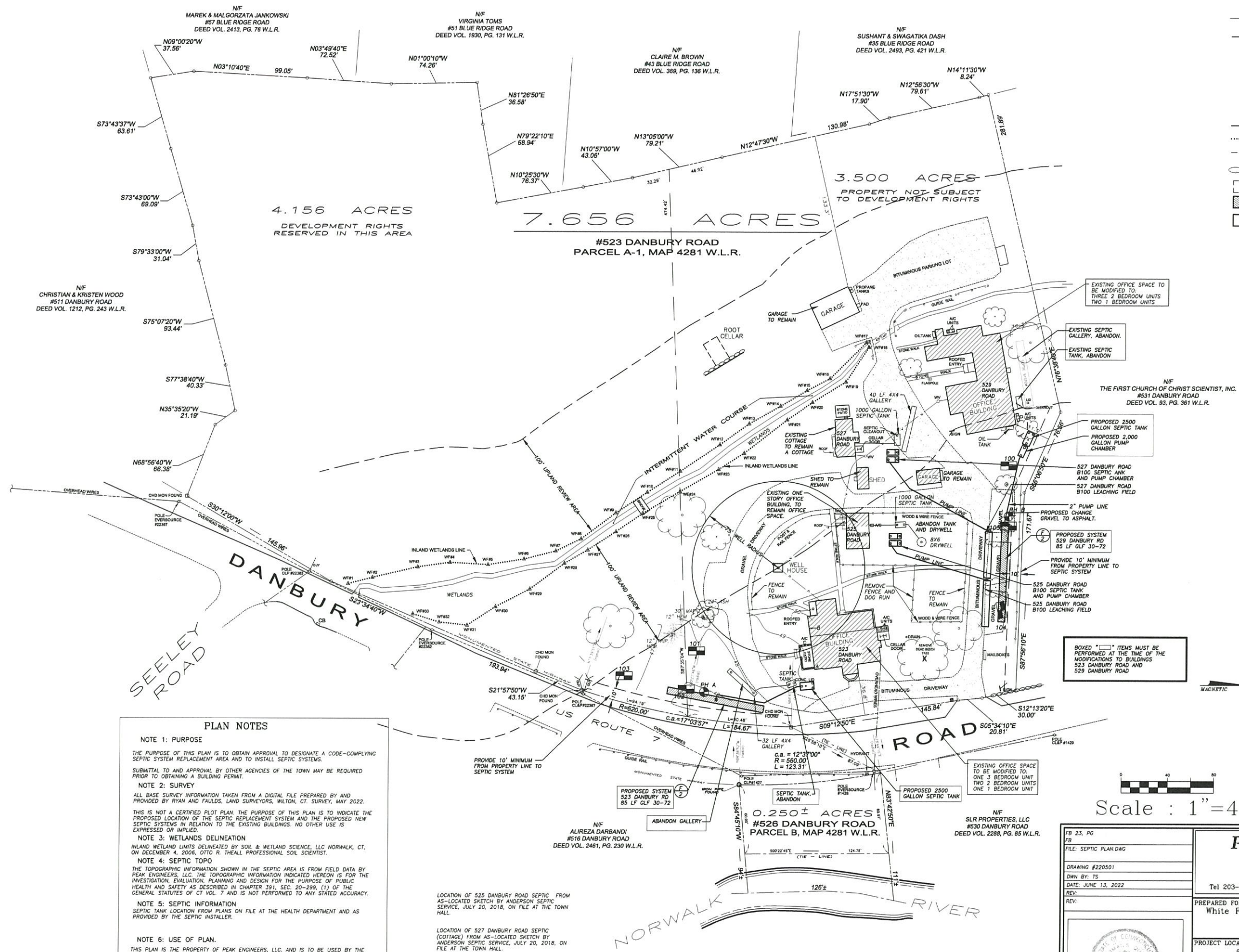
PREPARED FOR  
White Fences II, LLC & Warriors Group, LLC  
523 Danbury Road  
Wilton, Connecticut 06897

PROJECT LOCATION  
523, 525, 527, 529 Danbury Road  
Wilton, Connecticut 06897  
WLR Map 4281, Parcel A-1, 7.656 acres

TITLE  
Proposed Building Modifications  
Site Layout

FB 23, PG  
FB  
FILE: SEPTIC PLAN DWG  
DRAWING #220501  
OWN BY: TS  
DATE: JUNE 13, 2022  
REV:  
REV:  
  
Thomas S. Quinn, P.E. 17051  
THIS PRINT IS INVALID WITHOUT LIVE RED SEAL AND EMBOSSED SEAL





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PERCOLATION HOLE
- DEEP TEST HOLE
- WATER
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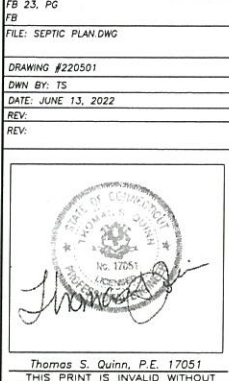
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LOCATION OF 525 DANBURY ROAD SEPTIC FROM AS-LOCATED SKETCH BY ANDERSON SEPTIC SERVICE, JULY 20, 2018, ON FILE AT THE TOWN HALL.

LOCATION OF 527 DANBURY ROAD SEPTIC (COTTAGE) FROM AS-LOCATED SKETCH BY ANDERSON SEPTIC SERVICE, JULY 20, 2018, ON FILE AT THE TOWN HALL.

Scale : 1"=40'



TOWN SIGNATURE BLOCK	
<b>Peak Engineers, LLC</b> PROVIDING CIVIL ENGINEERING SERVICES Site, Septic, and Drainage, Feasibility and Design 16 Old Mill Road, Redding, CT 06896 Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com	
PREPARED FOR	White Fences II, LLC & Warriors Group, LLC 523 Danbury Road Wilton, Connecticut 06897
PROJECT LOCATION	523, 525, 527, 529 Danbury Road Wilton, Connecticut 06897 WLR Map 4281, Parcel A-1, 7.656 acres
TITLE	Proposed Building Modifications
Septic Feasibility Sketch F-2	