CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Elizabeth A.B. Suchy
Partner
Main: 203-425-4200
Direct: 203-252-2656
Fax: 203-325-8608
esuchy@carmodylaw.com

1055 Washington Boulevard
4th floor
Stamford, CT 06901

March 8, 2023

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

Re: ***12 Godfrey Place, Wilton, CT – Application for Site Development Plan***
Proposed multi-family, CGS 8-30g development

Dear Mr. Wrinn:

As you are aware, this firm represents Wilton Center Lofts, LLC owner of real property with the improvements thereon, located at 12 Godfrey Place in Wilton, Connecticut (Map 73, Lot 33) (the "Property"). Located on the eastern side of Hubbard Road and the northern side of Godfrey Place, the Property is 0.62± acres and is located within the Wilton Center ("WC") zone. The Property is improved with a three-story, 9,768± sq. ft. office building constructed in the early 1980s, and with on-grade parking spaces. Various office tenants have occupied space in the building over the years including a dentist and marketing company. In addition, a small parcel of land located on the western side of Hubbard Road is associated with the 12 Godfrey Place parcel and is improved with eight parking spaces.

Yesterday, my client submitted an Application for Site Development Plan to the Town of Wilton Planning & Zoning Commission to redevelop the property with a new, multi-family structure containing 42 units pursuant to Connecticut General Statutes Sec. 8-30g. The proposed structure is a four (4) stories 34 on-grade spaces, with an additional 8 spaces are located across the street. The concept proposes 13 one-bedroom, 19 two-bedroom and 10 three-bedroom units, each with a terrace. Thirty (30%) percent of the units (13 units) will be classified and deed restricted as affordable pursuant to CGS 8-30g. In addition, my client submitted a Town of Wilton Village District Design Advisory Committee Application.

This letter is sent to correct the name of the property owner set forth in yesterday's letter. The owner and applicant are Wilton Center Lofts, LLC, not Greenwich Realty Development, LLC. Should you have questions or require additional documentation, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS
VIA EMAIL and regular mail.

{S7491445}

WILTON PLANNING AND ZONING COMMISSION	SITE DEVELOPMENT PLAN	SDP#

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.
Section 29 -
11.A SEE ATTACHED NARRATIVE

WILTON CENTER LOFTS, LLC	8 STONE DRIVE, WESTPORT, CT 06880
APPLICANT'S NAME	**ADDRESS**
WILTON CENTER LOFTS, LLC	8 STONE DRIVE, WESTPORT, CT 06880
OWNER'S NAME	**ADDRESS**
12 GODFREY PLACE, WILTON, CT	WILTON CENTER (WC)
PROPERTY LOCATION	**ZONING DISTRICT**

2553	650	73	33	0.62± AC
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**.

☑ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
☑ **CLASS A-2 SURVEY MAP** of the subject property.
☑ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
☑ **FORM B – ZONING DATA.**

☑ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
☑ **LETTER OF TITLE** certifying owner of record as of date of the application.
☑ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
☐ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
☑ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org**

☑ **$360 FILING FEE + $50/Unit or $50/2000 sq. ft.** payable to: **Town of Wilton.**

$360.00 + $2,100.00 = $2,460.00

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.

WILTON CENTER LOFTS, LLC

By: Carmody Torrance Sandak & Hennessey LLP 3/7/2023 ESUCHY@CARMODYLAW.COM 203-252-2656

APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Carmody Torrance Sandak & Hennessey LLP

WILTON CENTER LOFTS, LLC

By: Carmody Torrance Sandak & Hennessey LLP 3/7/2023 ESUCHY@CARMODYLAW.COM 203-252-2656

OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Carmody Torrance Sandak & Hennessey LLP

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency	**Yes**	**No**
Village District Design Advisory Committee (VDDAC):	☐	☐
Architectural Review Board (ARB):	☐	☐
Western Connecticut Council of Governments (WestCOG):	☐	☐
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	☐	☐
First Taxing District Water Department Designated Public Watershed:	☐	☐
State-Designated Aquifer Protection Area:	☐	☐
Adjoining Community Notification:	☐	☐

WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

12 GODFREY PLACE
PROPERTY ADDRESS

0.62± AC (27,246 SF)
LOT ACREAGE

WC - WILTON CENTER
ZONING DISTRICT

355'
LOT FRONTAGE

	PER ZONING REGS * (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	10,898 SF	68,102 SF	REFER
BUILDING FOOTPRINT [SF]	N/A	3,978 SF	3,954 SF	TO
BUILDING COVERAGE [SF/%] (round up)	N/A	14.6%	62%	PROPOSED
BUILDING HEIGHT [FT - Story]	N/A	3 STORIES	5 STORIES/FT	
FLOOR AREA RATIO (F.A.R.)	N/A	0.40	2.5	
PARKING SPACES (round up)	N/A	--	42	
LOADING SPACES	N/A	--	N/A	
SITE COVERAGE [SF/%]	N/A	63.9%	73%	

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)*

34 SPACES ON SITE WITH 8 SPACES OFF-SITE

LOADING CALCULATION (Use separate page, if necessary)

N/A

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development. SEE ATTACHED

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

*Town of Wilton Zoning Regulations are not applicable since this application is made under CGS8-30g

By: Carmody Torrance Sandak & Hennessey LLP 3/7/2023
APPLICANT'S SIGNATURE **DATE**

Carmody Torrance Sandak & Hennessey LLP

WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATION FOR SITE DEVELOPMENT PLAN
NARRATIVE - SCHEDULE A

I. BACKGROUND

Wilton Center Lofts, LLC (the "Applicant") is the owner of real property with the improvements thereon located at 12 Godfrey Place in Wilton, CT (the "Property"). The Property is improved with a three-story office building and two (2) on-grade asphalt parking lots separated by a planted strip. The Property is 0.62± acres (27,246± sq.ft.) and is zoned WC. (Refer to "Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut Prepared For Greenwich Realty Development, LLC (Sheet No.: PSTS) dated 6/9/22" ("Survey") prepared by Ryan & Faulds Land Surveyors, attached hereto and made a part hereof).

II. PROPOSAL

The Applicant proposes to demolish the existing, 9,800+ sq.ft. three-story brick office building and redevelop the Property with a new multi-family development containing 42 apartments (13 one-bedroom, 19 two-bedroom, and 10 three-bedroom), with 42 parking spaces - 34 on-grade parking spaces underneath the building plus an additional eight (8) spaces across the street at 23 Hubbard Road.[1] This proposal is submitted pursuant to Sec. 8-30g of the Connecticut General Statutes.

The units range in size from 829 sq.ft. to 1,249 sq.ft. for one-bedroom units, 1,177 sq.ft. to 1,582 sq.ft. for two-bedroom units, and 1,504 sq.ft. to 2,330 sq.ft. for three-bedroom units. Thirty (30%) percent of the units – thirteen (13) – will be deed-restricted affordable units, and dispersed throughout the building. (Refer to architectural plans prepared by Granoff Architects dated September 20, 2022 revised to February 7, 2023, attached hereto and made a part hereof).

III. SITE PLAN STANDARDS OF REVIEW

The Applicant submits that this application complies with the standards of approval for site plan review as set forth in Sec. 29-11.A as follows:

a. The general conformity of the Site Plan with the intent of the Town's Plan of Development; however, the Plan of Development shall not take precedence over specific provisions of these Regulations.
The proposed redevelopment of the Property with a multi-family use in the heart of downtown Wilton complies with many goals and policies of the Plan of Conservation and Development, most importantly addressing Wilton's "top community goal" to diversify the town's housing stock, as articulated in goal of the advisory Plan of Conservation and Development ("POCD"). Moreover, the proposal addresses the POCD's vision of Wilton as a place of new housing typologies (p. 21) by encouraging efforts to "continue to increase housing options to benefit the shared interests of the Town's residential and commercial communities." (POCD p. 23). The proposal addresses the goal to create "smaller housing units that can support a range of life stages and includes multi-family apartments, condominiums, and smaller single-family houses (POCD p. 49), which will assist the town in its efforts to "foster a vibrant and socio-economically diverse local community" (POCD p. 49) serving the entire Wilton community including younger working age and older populations.

b. The arrangement of buildings, structures and uses on the site.
The proposed structure takes many architectural and massing cues from other residential and mixed-use structures in the neighborhood including the mixed-use building at the corner of Old Ridgefield Road and Godfrey Place, the structure across the street on the west side of Hubbard Road, and other

[1]Volume 522, Page 123 Wilton Land Records.

structures in the vicinity. (Refer to architectural plans and elevations, and analysis by Granoff Architects, attached hereto and made a part hereof).

c. Provision for safe pedestrian movement within and adjacent to the site.
Five foot (5') wide sidewalks along Godfrey Place and Hubbard Lane are proposed, which offer improved walkability and pedestrian connection to properties to the east and north. (Refer to "Ground Floor Plan (A100)" dated 9/30/22 revised to 2/7/23 by Granoff Architects and "Site Development Plan Depicting 12 Godfrey Place Wilton, CT prepared for Greenwich Realty Development, LLC (SE-1) dated 9/30/22 revised to 2/28/23 prepared by Redniss & Mead, attached hereto and made a part hereof).

d. The adequacy of design of the storm drainage system to accommodate any increase in stormwater runoff and to minimize soil erosion and sedimentation.
To accommodate the new use and impacts from the impervious coverage, a infiltration system is to be located within the building footprint and below the on-grade parking. The system has been designed to capture and treat runoff from 80% of the site and has been "robustly designed and will not negatively impact downstream properties." (Refer to "Drainage Summary Report" dated September 30, 2022 revised on February 28, 2023 prepared by Redniss & Mead attached hereto and made a part hereof). The proposed stormwater management system has been reviewed and approved by the Town of Wilton Department of Public Works. Further, "municipal sewers have the capacity to accommodate flow from the redevelopment of the subject parcel and future development within the watershed." (Refer to "Sanitary Sewer Report" dated September 30, 2022 revised on February 28, 2023 prepared by Redniss & Mead, attached hereto and made a part hereof. Refer also to "Site Development Plan Depicting 12 Godfrey Place Wilton, CT Prepared for Greenwich Realty Development, LLC dated 9/30/22 revised to 2/28/23 by Redniss & Mead, attached hereto and made a part hereof).

e. The location, intensity, and direction of outdoor lighting and the proposed times for its use.
Limited site lighting is proposed, and generally for the purposes of pedestrian and motorist safety. (Refer "Ground Floor Exterior Lighting Plan (A200)", "First Floor Exterior Lighting Plan (A201)", "Second Floor Exterior Lighting Plan (A202)", "Third Floor Exterior Lighting Plan (A203)" all dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects and "Photometric Calculation (L-1, L-2, L-2)" all dated 10/3/22 prepared by Illuminate, attached hereto and made a part hereof).

f. The size, location, and type of any outdoor storage facilities, including dumpsters.
No outdoor storage facilities are proposed. Outdoor mechanicals such as emergency generators and transformers conform with required setbacks and will be properly shielded. (Refer to "Architectural Site Plan (AS100)" dated 9/30/22 revised to 2/7/23 by Granoff Architects, attached hereto and made a part hereof).

g. The size, location and type of signs, and their appropriateness to the neighborhood.
Limited signage is proposed adjacent to the main entrance and complies with Town of Wilton signage regulations. (Refer to "West & East Elevation (A300)" and "Signage (A304)" both dated 9/30/22 revised to /2/7/23 by Granoff Architects, attached hereto and made a part hereof).

h. The adequacy of the landscaping treatment, including any buffers and other screening.
More than a dozen new trees, 50+ shrubs, and assorted ground cover will be planted on the Property. A few trees will be removed. (Refer to "Landscape Plan (L-100)" dated 9/27/22 revised to 2/6/23 by Granoff Architects, attached hereto and made a part hereof).

WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATION FOR SITE DEVELOPMENT PLAN
LIST OF CONSULTANTS/EXPERTS

Architect:

Richard Granoff

Granoff Architects

330 Railroad Avenue

Greenwich, CT 06830

203-623-9460

Civil Engineer:

Patrick Schurr, PE

Redniss & Mead

22 First Street

Stamford, CT 06905

203-327-0500

Traffic Engineer

Steve Cipolla

Hardesty & Hanover

555 Theodore Fremd Ave

Suite C301

Rye, NY 10580

Legal

Elizabeth A.B. Suchy, Esq.

Carmody Torrance Sandak & Hennessey LLP

1055 Washington Boulevard – 4th floor

Stamford, CT 06901

203-252-2656

March 7, 2023

Richard Tomasetti, chairman
Town of Wilton
Planning & Zoning Commission
238 Danbury Road
Town Hall Annex
Wilton, CT 06897

Re: ***Wilton Center Lofts, LLC – 12 Godfrey Place, Wilton, Connecticut***
Site development plan application for proposed new multi-family development and associated site improvements

Dear Chairman Tomasetti:

Wilton Center Lofts, LLC, is the owner of real property with the improvements thereon located at 12 Godfrey Place in Wilton, CT. Wilton Center Lofts, LLC hereby consents to the preparation, submission and presentation of a site plan application for a 42-unit multi-family development and associated site improvements per Connecticut General Statutes Sec. 8-30g at 12 Godfrey Place, Wilton, CT, by the law firm of Carmody Torrance Sandak & Hennessey, LLP. Should you have any questions please do not hesitate to contact the undersigned.

Very truly yours,

Wilton Center Lofts, LLC

By _____

Its Managing Member
Duly Authorized

WILTON CENTER LOFTS, LLC

12 GODFREY PLACE – WILTON, CT

LIST OF EXHIBITS

1. Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut (Sheet No.: PSTS) dated 6/9/22 prepared by Redniss & Mead
2. Architectural Site Plan and Zoning Information (Drawing No. AS100) dated 9/30/2022, revised to 2/7/23 prepared by Granoff Architects
3. Context Images (Drawing NO. AS101) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
4. Ground Floor Plan (Drawing No. A100) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
5. Typical First & Second Floor Plan (Drawing No. A101) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
6. Third Floor Plan (Drawing No. A102) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
7. Penthouse Floor Plan (Drawing No. A103) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
8. Ground Floor Exterior Lighting Plan (Drawing No. A200) dated 9/30/2022, revised to 2/7/23 prepared by Granoff Architects
9. First Floor Exterior Lighting Plan (Drawing No. A201) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
10. Second Floor Exterior Lighting Plan (Drawing No. A202) dated 9/30/22, revised to 2/72/23 prepared by Granoff Architects
11. Third Floor Exterior Lighting Plan (Drawing No. A203) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
12. Roof Plan (Drawing No. A104) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
13. West & East Elevations (Drawing No. A300) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
14. South & North Elevations (Drawing No. A301) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
15. Exterior Renderings (Drawing No. A302) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
16. Exterior Renderings (Drawing No. A302A) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
17. Exterior Materials (Drawing A303) dated 9/30/22, revised to 2/7/23prepared by Granoff Architects
18. Signage (Drawing A304) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
19. Building Sections (Drawing A400) dated 9/30/22, revised to 2/7/23 prepared by Granoff Architects
20. Photometric Calculation (Drawing No. L-1) dated 10/3/2022 prepared by Illuminate
21. Photometric Calculation (Drawing No. L-2) dated 10/3/2022 prepared by Illuminate
22. Photometric Calculation (Drawing No. L-3) dated 10/3/2022 prepared by Illuminate
23. Landscape Plan (Drawing L100) dated 9/9/22, revised to 2/6/23 prepared by Granoff Architects

24. Site Development Plan (Sheet No. SE-1) dated 9/30/22, revised to 2/28/23 prepared by Redniss & Mead
25. Sedimentation and Erosion Control Plan (Sheet No. SE-2) dated 9/30/22, revised to 2/28/23 prepared by Redniss & Mead
26. Details & Soil Data (Sheet SE-3) dated 9/30/22, revised to 2/28/23 prepared by Redniss & Mead
27. Sanitary Sewer Report dated September 30, 2022, revised to February 28, 2023 prepared by Redniss & Mead
28. Drainage Summary Report dated September 30, 2022, revised to February 28, 2023 prepared by Redniss & Mead
29. Memo dated March 1, 2023 prepared by Granoff Architects
30. Traffic Evaluation dated February 28, 2023 prepared by Hardesty & Hanover

73-15
CURRENT RESIDENT
280 TANGLEWOOD CIRCLE
MILFORD CT 06461

73-16
JAMES B WHIPPLE POST 86 AMERICAN
112 OLD RIDGEFIELD RD
WILTON CT 06897

73-17
118 OLD RIDGEFIELD ROAD LLC
118 OLD RIDGEFIELD RD
WILTON CT 06897

73-18
AMIST LLC
288 SMITH RIDGE RD
NEW CANAAN CT 06840

73-25
WILTON RIVER PARK 1688 LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK NY 11042

73-26
SUN PLAZA CENTER LLC
185 BROAD ST
WETHERSFIELD CT 06109

73-28
WILTON REALTY & DEVELOPMENT LLC
9 EAST 40TH ST 8 FLR
NEW YORK NY 10016

73-29
WILTON RIVER PARK NORTH LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK NY 11042

73-30
LOREN FINDORAK RESIDUARY TRUST
12 DEER HILL RD
REDDING CT 06896

73-31
LOREN FINDORAK RESIDUARY TRUST
12 DEER HILL RD
REDDING CT 06896

73-32-1
21 HUBBARD LLC
12 OAKWOOD AVE
NORWALK CT 06850

73-32-2
MASANI FARAH
21 HUBBARD RD #2
WILTON CT 06897

73-32-3
LEVY STACY-PAIGE
21 HUBBARD RD UNIT 3
WILTON CT 06897

73-32-1-A
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-A
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-A
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-A
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B
TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-33-GLA
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GLA
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GLA
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GLA
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GL
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-GL
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-GL
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-GL
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

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ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

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ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

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ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-34
WILTON LIBRARY ASSOCIATION INC
137 OLD RIDGEFIELD RD
WILTON CT 06897

73-34-1
ABC OF WILTON,INC.
P.O.BOX 7658
WILTON CT 06897

73-35
WILTON LIBRARY ASSOCIATION INC
137 OLD RIDGEFIELD RD
WILTON CT 06897

73-36
FLEET NTL BANK/BANK OF AMERICA
101 N TRYON ST NC1-001-03-81
CHARLOTTE NC 28255

73-37
WILTON TOWN OF
276 POST RD WEST STE 201
WESTPORT CT 06880

73-37-1
WILTON TOWN OF
238 DANBURY RD
WILTON CT 06897

73-37-3
WILTON TOWN OF
276 POST RD WEST STE 201
WESTPORT CT 06880

73-38
MCL HUBBARD-KEELER LLC
PO BOX 49
WILTON CT 06897

73-39
COMMUNITY NURSERY SCHOOL OF WILT
9 HUBBARD RD
WILTON CT 06897

73-40
THE WILTON BANK
47 OLD RIDGEFIELD RD
WILTON CT 06897

73-41
L & L ASSOCIATES
PO BOX 49
WILTON CT 06897

73-45
HAGMANN DANIEL
18 GRAENEST RDG RD
WILTON CT 06897

73-46-1
RAY RICHARD A & KERRY O
32 GRAENEST RIDGE RD
WILTON CT 06897

73-47
HYDE DOROTHY K
36 GRAENEST RIDGE RD
WILTON CT 06897

73-48
ZHENG MIN &
40 GRAENEST RIDGE RD
WILTON CT 06897

73-40-1

WILTON TOWN OF

238 DANBURY RD

WILTON CT 06897

73-40-2

THREE HUBBARD RD LLC

PO BOX 692

NORWALK CT 06856

73-32

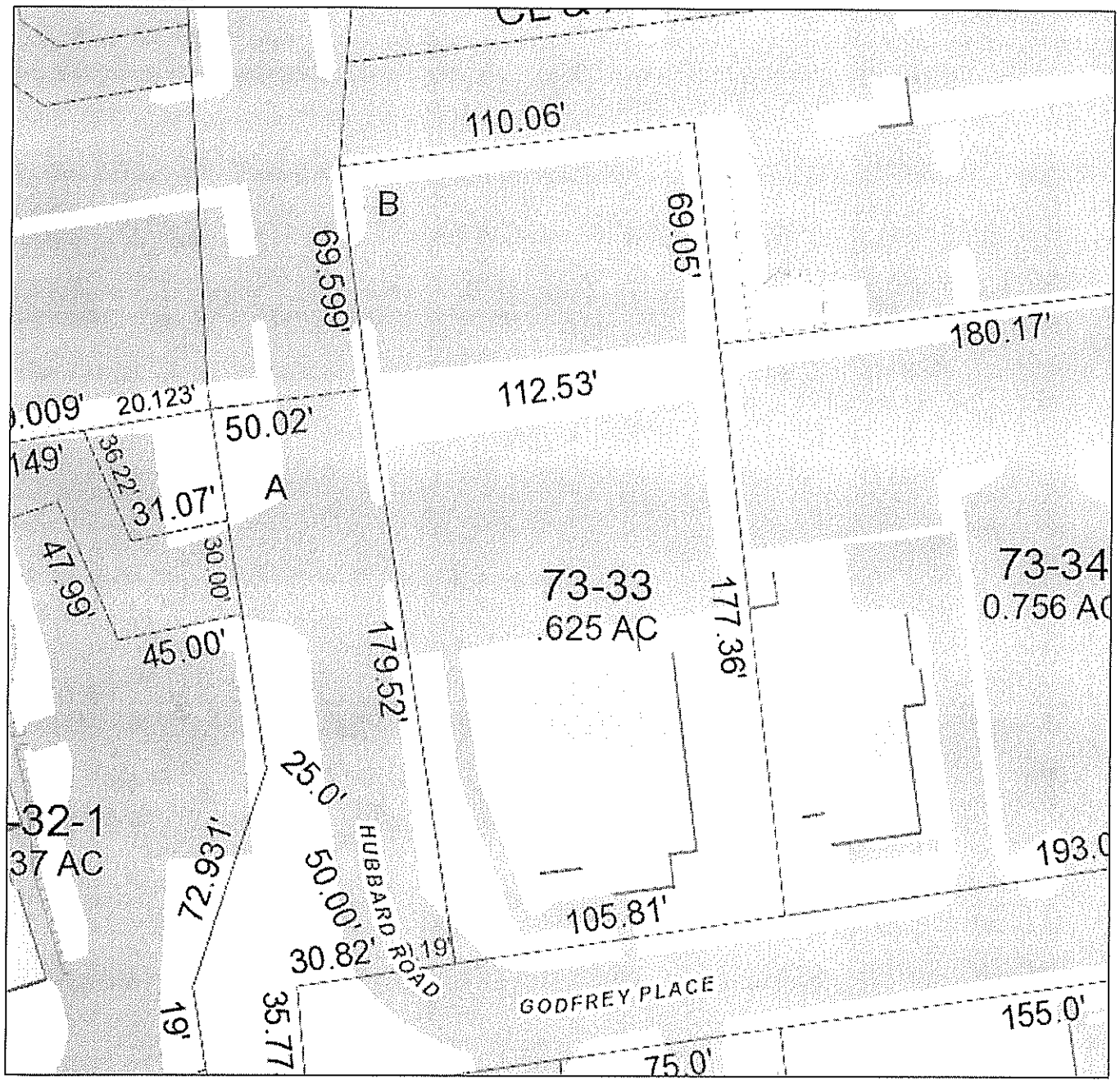
73-32-1

73-33

Town of Wilton

Geographic Information System (GIS)

Date Printed: 3/6/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 ft

N W E S

Doc ID: 003031970007 Type: LAN
BK 2553 PG 650-656

Record and return to:
Robinson & Cole LLP
1055 Washington Boulevard
Stamford, CT 06901
Attn: Anthony J. Vogel, Esq.

WARRANTY DEED

We, **12 GODFREY PLACE ASSOCIATION, INC.,** a Connecticut non-stock corporation (the "Association") and the individual former unit owners: **LENTNER HOLDINGS, LLC,** a Connecticut limited liability company having an office in the Town of Wilton, County of Fairfield and State of Connecticut, **HOCKEY PUCK ASSOCIATES,** a sole proprietorship having an office in the Town of Wilton, County of Fairfield and State of Connecticut; and **CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005,** duly qualified as trustee, of the State of Florida and Town of St. Augustine; AND **12 GODFREY PLACE ASSOCIATION, INC.,** acting herein by its members **LENTNER HOLDINGS, LLC, HOCKEY PUCK ASSOCIATES, and CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005** for the consideration of **TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($2,500,000.00)** paid, grant to **WILTON CENTER LOFTS, LLC,** a Delaware limited liability company, **WITH WARRANTY COVENANTS**

ALL THAT CERTAIN, piece, parcel or tract of land, with the improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.

SIGNATURE PAGE FOLLOWS

Signed this 20th day of July, 2022.

Witnessed by:

12 GODFREY PLACE ASSOCIATION, INC.
By: Lentner Holdings, LLC
Duly Authorized

by: _____
Sean Lentner, Manager
Duly Authorized

Katherine Lentner
Katherine Lentner

Susan D. Goldman

CONVEYANCE TAX RECEIVED
TOWN: $6,250.00 STATE: $31,250.00
Gloria A. Kolbert
WILTON, CT TOWN CLERK

State of Connecticut)
) ss: Wilton
County of Fairfield)

July 20, 2022

Personally appeared 12 Godfrey Place Association, LLC acting herein by Lentner Holdings, LLC, its duly authorized representative, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of 12 Godfrey Place Association, Inc. and Lentner Holdings, Inc., as corporate representative of 12 Godfrey Place Association, Inc. and manager of Lentner Holdings, LLC, before me.

_____
Notary Public
Commissioner of the Superior Court

SUSAN L. GOLDMAN NOTARY PUBLIC STATE OF CONNECTICUT

Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023

Signed this 20th day of July, 2022.

Witnessed by:

Katherine Lentner

Witnessed by: Susan Goldman

Lentner Holdings, LLC

By: Sean Lentner, Manager
Duly Authorized

Lentner Holdings, LLC
(as member of
12 Godfrey Place Association, Inc.)

By: Sean Lentner, Manager
Duly Authorized

Katherine Lentner

Susan L. Goldman

State of Connecticut)
) ss: Wilton
County of Fairfield)

July 20, 2022

Personally appeared Lentner Holdings, LLC, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, , known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of Lentner Holdings, Inc., both as unit owner and member of 12 Godfrey Place Association, Inc., before me.

Notary Public/Commissioner of the Superior Court

Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023

Signed this 14th day of July, 2022.

Hockey Puck Associates

By: Charles E. Kessler,
Sole Proprietor

Hockey Puck Associates
(as member of
12 Godfrey Place Association, Inc.)

By: Charles E. Kessler,
Sole Proprietor

Commonwealth of Massachusetts)
) ss: Barnstable
County of Barnstable)

July 14, 2022

Personally appeared Charles E. Kessler, Sole Proprietor of Hockey Puck Associates, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed as such Sole Proprietor of Hockey Puck Associates, both as unit owner and as member of 12 Godfrey Place Association, Inc.

Victoria Lyn Morse
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 10, 2028

Victoria Lyn Morse
Notary Public

Dated as of this 15th day of July, 2022.

S. L. Buchanan, Witness

Tonnie L. Alliance, Witness

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005

S. L. Buchanan, Witness

Tonnie L. Alliance, Witness

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005
(as member of
12 Godfrey Place Association, Inc.)

State of Florida)
) S.S.
County of St. Johns)

On this the 15 day of July, 2022, before me, the undersigned officer, personally appeared Celia C. Orvis, duly authorized Trustee of the Celia C. Orvis Living Trust dated November 29, 2005, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed as such Trustee, both as unit owner and as member of 12 Godfrey Place Association, Inc..

Tonnie L. Alliance
Notary Public

Notary Public State of Florida
Tonnie Linda Alliance
My Commission HH 124088
Expires 04/28/2025

SCHEDULE A

ALL THOSE CERTAIN tracts or parcels of land together with the buildings and improvements located thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and shown and designated as land of Corypheus Investments Assoc., Inc., 0.447± Ac. and Plot 0.178± Ac. on that certain map entitled, "Map Showing Property Exchange between the Town of Wilton and Corypheus Investments Associates, Inc., Wilton, Connecticut Scale 1" = 20' December 23, 1980 Ryan and Faulds -Land Surveyors - Wilton, Connecticut Certified 'Substantially Correct' Conforms to the Precision of a Class A-2 Survey Russell J. Faulds Land Surveyor Conn. Reg. No. 5585", which map is on file in the Wilton Land Records as Map #3910.

Being the same Premises as:

BEGINNING at a point on the northerly side of Godfrey Place, where it intersects the division line between land now or formerly of Wilton Library Association Inc. (6 Godfrey Place) and the southeasterly corner of the herein described parcel of land; thence, running along said northerly side of Godfrey Place N 86°10'40" W a distance of 105.82 feet to the easterly side of Hubbard Road, thence along said easterly side of Hubbard Road N 02°59'43" E a distance of 179.52 feet and on a clockwise curve with a central angle of 08°23'43" with a radius of 475.00 feet for an arc length of 69.60 feet to lands now or formerly of the Town of Wilton (101 Old Ridgefield Road), thence running along said Town of Wilton and the aforementioned Wilton Library Association Inc., each in part, S 84°51'00" E a distance of 110.06 feet and S 05°09'00" W a distance of 246.43 feet to the point of beginning and comprising an area of 27,246 square feet (0.625 Acres).

Said Premises are conveyed together with the right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.

Said Premises are further conveyed together with the terms and conditions of that certain easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

Said Premises are subject to:

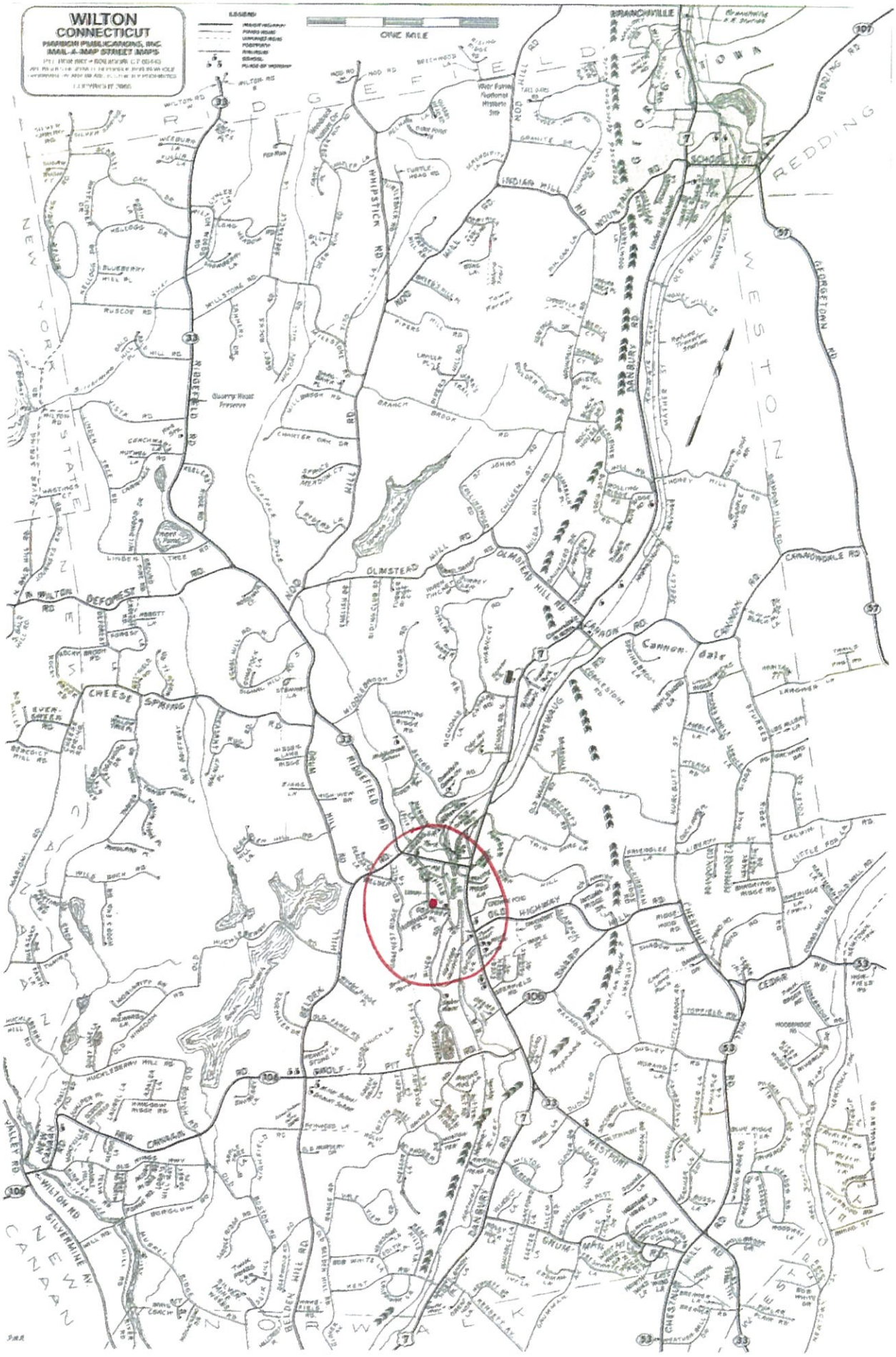
1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton hereafter due and payable.
3. Easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed

from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

4. Effect, if any, of right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.
5. Utility Easement to the Town of Wilton dated September 25, 2008 and recorded in Volume 2025 at Page 143 of the Wilton Land Records.
6. Notes, notations and conditions as sown on Map No. 5639.

Received for Record at Wilton, CT
On 07/22/2022 At 2:47:00 pm

Clerk


WILTON
CONNECTICUT
PASHKOW PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
LEGEND
ONE MILE
RIDGEFIELD
NEW YORK STATE
WESTON
REDDING
NEW CANAAN
DARIEN
NORWALK
WILTON
DEFOREST
CHEESE SPRING
Cannon-dale
CANNON RD
OLMSTEAD HILL RD
RIDGEFIELD RD
DANBURY RD
WESTPORT
OLD HIGHWAY
GOLF PIT
BELDEN HILL RD
SILVERMINE AV
WILTON RD
NEW CANAAN RD
BRANCHVILLE
GEORGETOWN RD
CANNONDALE RD
CEDAR
CHESTNUT
GRUM
MAPLE
OAK
PINE
ELM
WILLOW
BIRCH
SPRUCE
HICKORY
WALNUT
CHERRY
LAUREL
HOLLY
IVY
IRIS
ROSE
LILY
FERN
MOSS
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SAGE
THYME
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DILL
CLOVER
DAISY
VIOLET
ASTER
ZINNIA
PANSY
TULIP
SUMAC
ASH
BEECH
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OAK
PINE
MAPLE
WILLOW
BIRCH
SPRUCE
HICKORY
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THYME
MINT
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CLOVER
DAISY
VIOLET
ASTER
ZINNIA
PANSY
TULIP
SUMAC
ASH
BEECH

Wilton Center Lofts, LLC – 12 Godfrey Place, Wilton, Affordable Housing Compliance Plan

I. Definitions.

In this Plan, the term "Affordable Unit" means one (1) of the thirteen (13) apartments within the 42-unit apartment building to be constructed at 12 Godfrey Place, Wilton, Connecticut (the Building") that are subject to long-term restrictions on the maximum household income of prospective or continuing tenants and the maximum rental price, sale price, or resale price, of each of these units as stated in this Plan. Notwithstanding any zoning regulation to the contrary, designated affordable units shall be restricted in perpetuity beginning on the date of initial occupancy of each available affordable housing unit.

The term "Compliance Manager" means the individual or business entity charged with the responsibility of administering this Plan and ensuring compliance with the requirements outlined herein.

II. Entity Responsible For Administration And Compliance Reporting.

Wilton Center Lofts, LLC ("Lofts") with a business address of 8 Stone Drive, Westport, Connecticut 06880, will act as the Compliance Manager for the owner of the Building. The primary responsibilities of the Compliance Manager include: (i) Qualifying prospective tenants of affordable housing; (ii) Overseeing notification and advertising of available affordable housing and participating in the selection and qualification of prospective candidates seeking affordable housing; (iii) Soliciting and maintaining a current waiting list of prospective affordable housing candidates; (iv) Performing any other responsibility necessary in the administration, oversight and proper management of the thirteen (13) Affordable Units.

The owner or Compliance Manager of any Affordable Unit shall be responsible to calculate the sale and resale pricing and calculate rental and re-rental pricing. The owner or Compliance Manager of any Affordable Unit shall prepare annual compliance reports for Town review and approval. All of the above responsibilities of the Compliance Manager shall be performed at the sole expense of the owner and subject to the review of the by the Planning and Zoning Commission (the "Commission") and/or its staff. Any change in the designation of a required Compliance Manager shall be subject to the review and approval of the Commission and/or its staff and shall not be unreasonably withheld or delayed.

III. Construction Quality, Phasing, And Bedroom Type For Units.

A. Quality. Affordable Units shall be of similar construction quality and contain a number of bedrooms equivalent to market-rate units, up to three bedrooms, within the development and unless permitted off-site, shall be dispersed throughout the Building. Exterior building appearances shall be compatible with the proposed market rate housing.

B. Phasing. If the development is to be built in phases, the Affordable Units shall be built on a pro-rata basis as construction proceeds.

C. Bedroom ratio. There will be a total of thirteen (13) Affordable Units: five (5) one-bedroom apartments, four (4) two-bedroom apartments and four (4) three-bedroom apartment. Floor plans depicting the location of the Affordable Units are attached to this Plan as Schedule A.

IV. Notice of Initial Rental Of Affordable Units.

At the same time that market rate units are advertised to the general public, an affirmative marketing plan shall be provided by advertising such availability in the real estate section of a newspaper or internet outlet of general circulation in the Town of Wilton, and by providing notice to the Wilton Board of Selectmen, the Wilton Town Clerk and the Commission. The notice shall include at a minimum a description of the available unit(s), the income limits, and the availability of application forms.

V. Tenant Eligibility.

Thirteen (13) Affordable Units shall be offered for rent to families whose income is less than or equal to 80 percent of the Area Median Income for the Town of Wilton determined by HUD (the Stamford-Norwalk CT HUD Metro FMR Area).

VI. Application Process.

Prospective tenants or purchasers will be required to fill out an application form containing detailed instructions for calculating their family income and allowing the Compliance Manager or other appropriate administrative personnel to verify the information. Income definitions prepared by HUD will serve as a principal guideline for such calculation. Applicants will be required to sign a verification of their review and understanding of the income maximums, the penalties for false information, and the applicable procedures for prompt notification in the event that their income increases at some future time above the allowable maximum. Applicants will also be required to provide appropriate documentation to verify their income. Incomes of tenants in each Affordable Unit will be re-verified annually at the time of the lease renewal.

VII. Prioritization Of Applicants In Initial Leasing.

For one of every thirteen affordable units which become available, preference shall be given to those applicants who are fulltime employees of the Town of Wilton and who are otherwise deemed equally qualified.

VIII. Standard Lease Provision.

Each lease for an Affordable Unit that is rented will contain substantially the following provision:

"This apartment is being rented as an "affordable housing unit" as required by the Wilton Planning and Zoning Commission in their Resolution of Approval #_____ approved on _____, 2022 and is available only to persons or families whose income is at or

below 80% of the area median income for Wilton as determined by the Connecticut Department of Housing and the U.S. Department of Housing and Urban Development. This development has been approved by the Wilton Planning and Zoning Commission based in part on the condition that thirteen (13) of the units, either on-site or off-site, will be rented as affordable housing units. The owner is required by law to strictly enforce these restrictions."

IX. Minimum Lease Term.

All leases for affordable housing units shall be renegotiated on an annual basis.

X. Monthly Payment.

Calculation of the maximum monthly payment for an Affordable Unit shall utilize the area median income data for the Town of Wilton as published by the U.S. Department of Housing and Urban Development as in effect on the day a lease is signed. The monthly rent for an Affordable Unit is adjusted by the number of bedrooms and includes a monthly allowance for utilities, which are gas for heat, and cooking and electricity. A sample calculation for the Maximum Rental Rate for the Building is as follows:

SAMPLE CALCULATION FOR TWO BEDROOM RENTAL UNITS FOR FAMILIES EARNING LESS THAN 80 PERCENT OF AREA MEDIAN INCOME	SAMPLE COMPUTATIONS BASED ON FY 2019 DATA
1. Determine the Area Median Income from HUD	$144,300
2. Determine adjusted income for household of 3 persons by calculating 90 percent of Item 1	$129,870
3. Calculate 80 percent of Item 2	$103,896
4. Calculate 30 percent of Item 3, representing maximum portion of family's income that may be used for housing	$31,169

5. Divide Item 4 by 12 to determine maximum monthly housing expense	$2,597
8. Determine by reasonable estimate monthly expenses for heat and utilities (if tenants responsible for such expenses)	$150 (Est.)
9. Subtract reasonable monthly expenses (Item 8) from maximum housing expense (Item 7) to determine maximum rent	$2,446

XI. No Subletting Of Affordable Units.

Subletting of any Affordable Unit shall be prohibited. In addition, the Affordable Units shall be the principal residence of the tenants of same.

XII. Change Of Income Or Qualifying Status.

If an Affordable Unit is rented, in the event that an Affordable Unit tenant's income changes so as to exceed the qualifying maximum, the tenant shall be disqualified from continued occupancy at affordable housing rates. If the tenant otherwise becomes disqualified, such tenant must provide notice to the Compliance Manager within seven days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety days, or to remain in the unit paying a market-rate rent. Within fifteen days of receiving notice of a tenant's disqualification, the Compliance Manager shall provide written notice to the tenant of the market-rate rent for the unit. The tenant shall notify the Compliance Manager within fifteen days of receipt of such notice whether the tenant will accept the market-rate rent or vacate. If the tenant elects to remain in the unit at the market rate the tenant shall be required to vacate at the end of the Anniversary Date of the lease. So long as these procedures are followed, the project shall not be out of compliance with the thirteen (13) Affordable-Unit-requirement.

XIII. Conversion to Sale Units

In the event that all or any part of the Affordable Units are converted from rental to ownership, the following conditions shall apply:

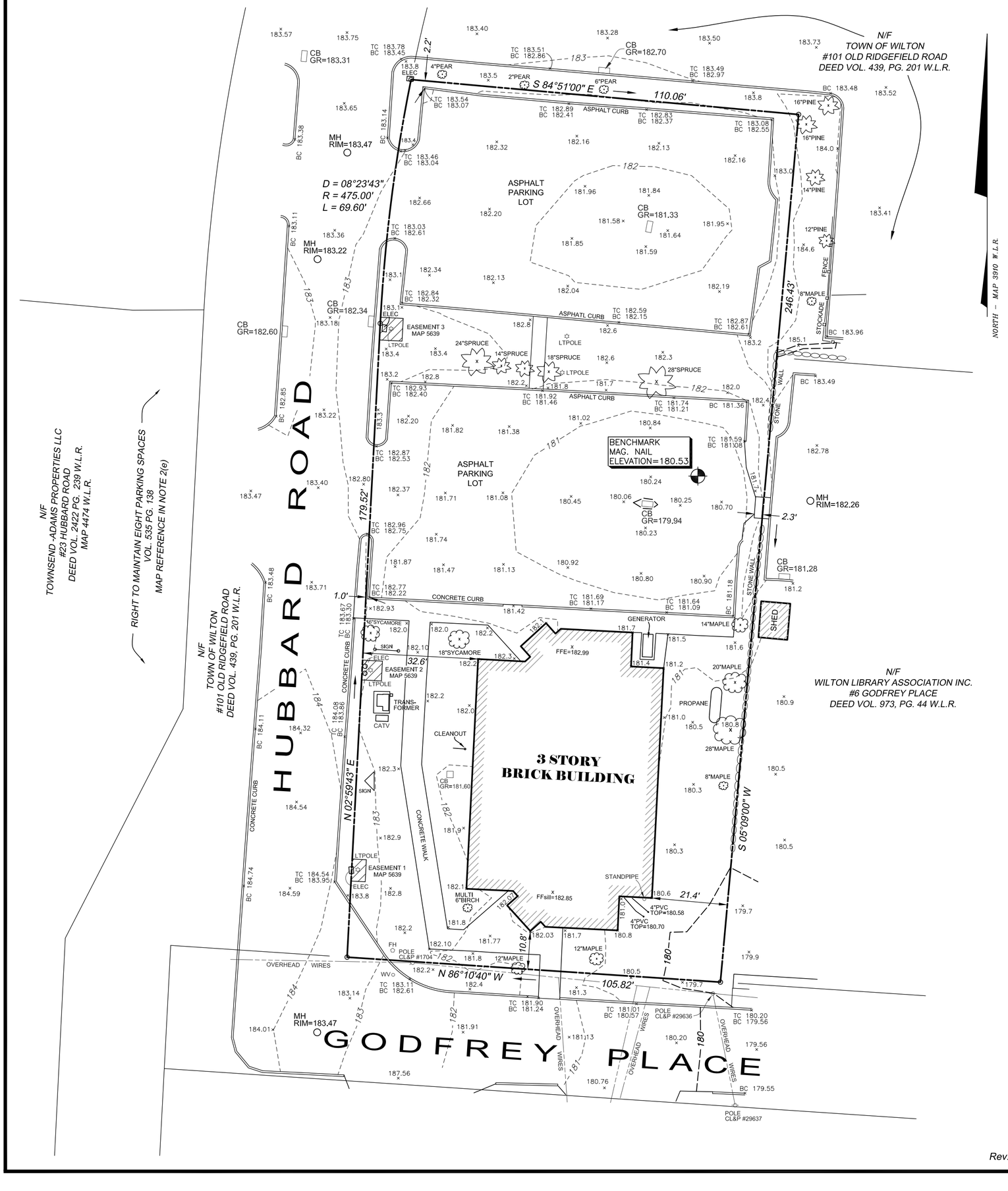
A. Prior to Conveyance of title to any Affordable Unit, the Compliance Manager or Owner of the Affordable Unit, shall record on the Wilton land records, in addition to any documents required by the Connecticut Common Interest Ownership Act, a restrictive covenant in favor of the Commission, which covenant shall run with the land, providing that the project as a whole, notwithstanding such conversion, shall remain in compliance with this affordable housing plan and providing that each such unit shall be sold or conveyed, on a sale or resale, at a price that will preserve it as affordable housing as defined herein.

B. The declarant of the common interest ownership community, or the common interest ownership association, if it becomes responsible for the management of the property, shall assume responsibility for ensuring that sale and resale of Affordable Units occur in compliance with applicable restrictions, and for compliance reporting as set forth in these regulations

XIV. Compliance Reporting.

No later than January 31 of each year, beginning the year after the initial occupancy of the last Affordable Unit to be rented in a particular project phase, the Compliance Manager shall prepare and file with the Commission, or their designee and the Wilton Board of Selectmen, or their designee, containing, at a minimum, a list of the units utilized as affordable housing units, a list of the incomes of all tenants or owners, and a certification by the Compliance Manager of compliance with these requirements herein. The Commission, or its designee, shall review the information and certify that the project is in compliance. A violation of the zoning regulations shall not result in a forfeiture or reversion of title, but in enforcing these Regulations the Commission shall retain and may exercise all enforcement powers granted to it by the Connecticut General Statutes which Powers include the authority, at any reasonable time, to inspect the Property and to examine the books and records of the Compliance Manager to determine compliance of the project or individual units with these affordable housing requirements herein.

DRAFT



ZONING TABLE — WC DISTRICT (WILTON CENTER DISTRICT)

STANDARD	MIN.REQ./MAX.ALL.	EXISTING
BUILDING REQUIREMENTS		
MINIMUM LOT AREA	NONE	27,246 Sq. Ft.
MINIMUM LOT FRONTAGE	NONE	354.94'
FRONT YARD - MINIMUM	10'	10.8'
FRONT YARD - MAXIMUM	20'	
SIDE YARD - MINIMUM	0'	21.4'
SIDE YARD (abutting res. dist.)	75'	N/A
REAR YARD - MINIMUM	20'	150.2'
REAR YARD (abutting res. dist.)	75'	N/A
BUILDING COVERAGE - MAXIMUM	30% / 8,173 SF	3,990 SF / 14.6%
SITE COVERAGE - MAXIMUM	80% / 21,796 SF	17,405 SF / 63.9%
PARKING REQUIREMENTS		
FRONT YARD - MINIMUM	10'	1.0'
SIDE YARD - MINIMUM	0'	2.3'
SIDE YARD (abutting res. dist.)	60'	N/A
REAR YARD - MINIMUM	0'	2.2'
REAR YARD (abutting res. dist.)	60'	N/A
TOTAL SPACES		NON STRIPED

NOTES:

1. *This survey has been prepared in accordance with Sections 20-300b-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 and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.*
2. *Reference is hereby made to the following on file with Wilton Land Records (W.L.R.):*
   a) *Vol. 522, Pg. 98 - Declaration of 12 Godfrey Place*
   b) *Vol. 380, Pg. 52+54 - ingress / egress, installation of utilities (Parcel A, Map 3910, Hubbard Rd.)*
   c) *Vol. 2025, Pg. 142 - Map 5639 - Utility Easement*
   d) *Map 3910*
   e) *'Map of Property prepared for D.A.W.N., Wilton, Connecticut ', dated Sept. 25, 1985, prepared by Ryan and Faulds. (depicted in deed of record Vol. 522, Pg. 143)*
3. *Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).*
4. *Reference is hereby made instruments of record as labeled hereon.*
5. *Reference is made to Tax Map 73, Parcel 33.*
6. *Lot Area = 27,246 S.F. / 0.625 Acres*
7. *Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.*

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING

#12 GODFREY PLACE

WILTON, CONNECTICUT

PREPARED FOR

GREENWICH REALTY DEVELOPMENT, LLC

Rev. 6/9/2022 - add utility easement

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 1"=20' (0 — 20 — 40)

Drawn By: CJV | Checked By: LWP | Date: 04/22/2022

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

LAWRENCE W. POSSON, JR. CT. L.S. #18130

6/9/2022

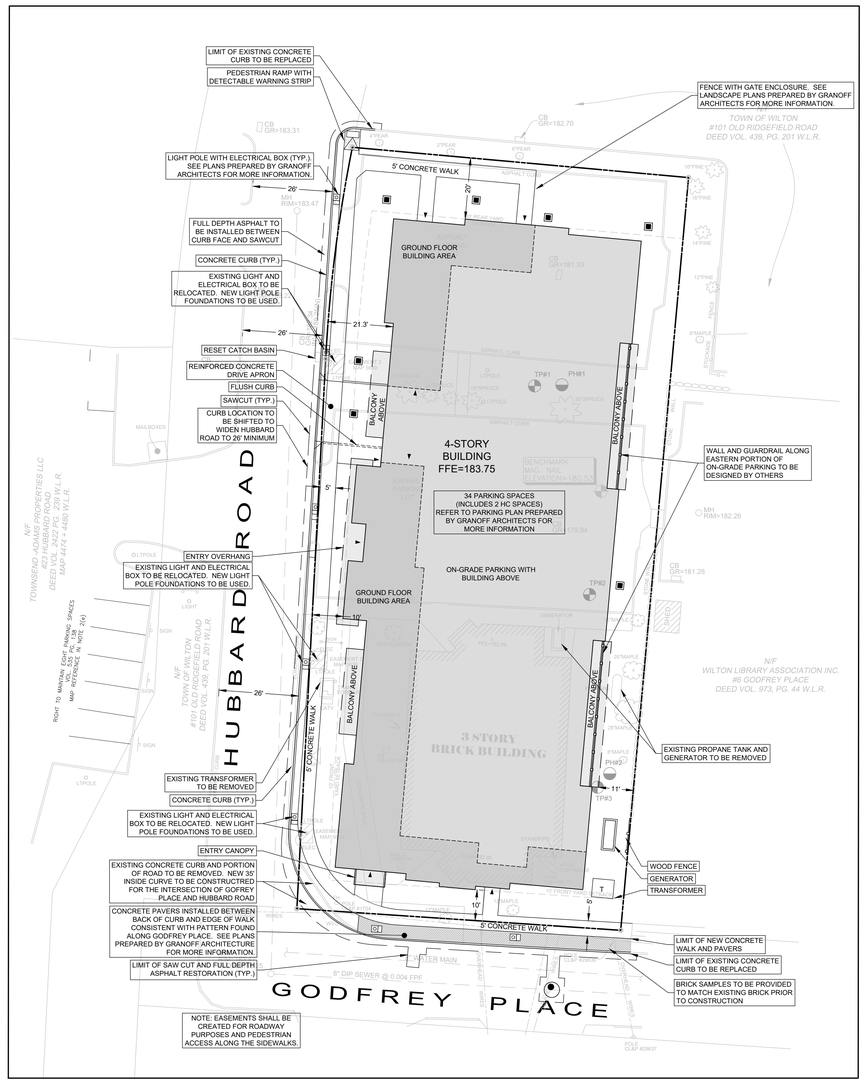
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

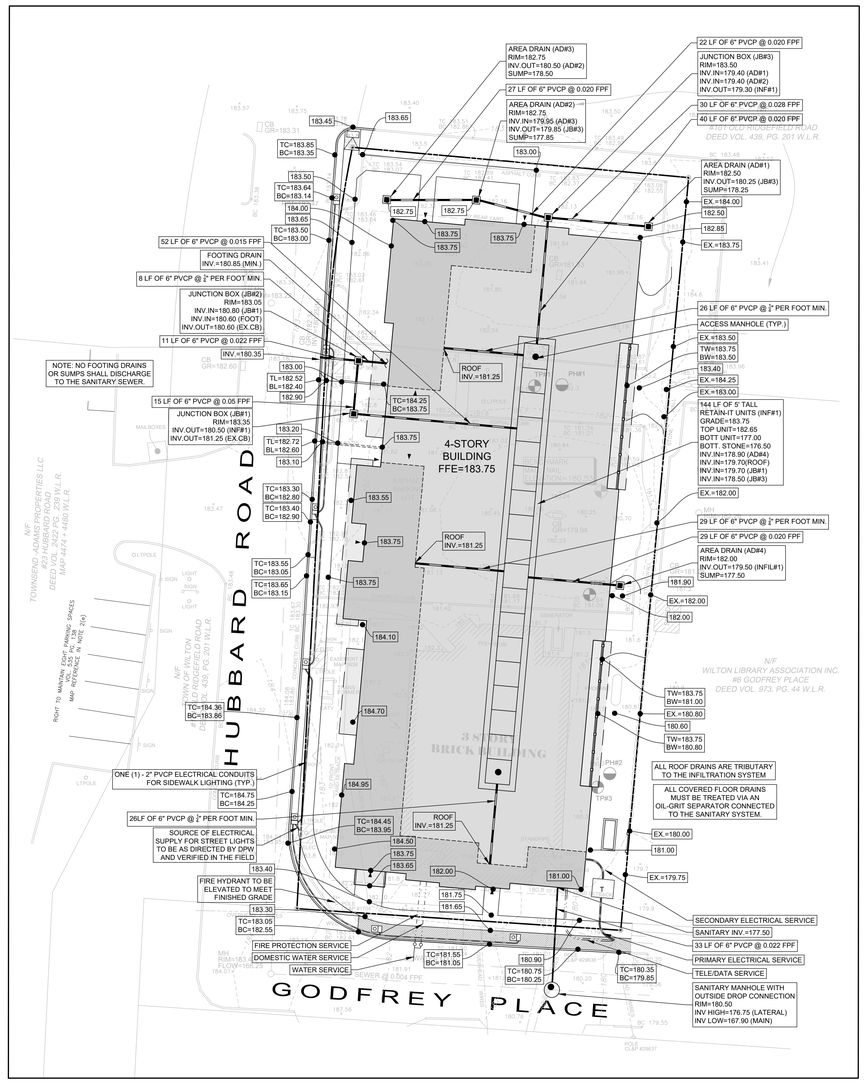
Sheet No:

PSTS

Comm. No.: 10556—1



SITE PLAN INSET



GRADING & DRAINAGE INSET

AREA & BULK CALCULATIONS			
	Standard	Standards Per Wilton Zoning WC 29-6.E	Proposed Standards Per CGS Sec. 8-30g
1	Minimum Front Yard	10'	10.0'
2	Maximum Front Yard	20'	21.3'
3	Minimum Side Yard (Each)	0'	11.0'
4	Minimum Rear Yard	20'	20.0'
5	Minimum Parking & Loading Setbacks (side & rear yards)	0'	14.4' / 36'
6	Maximum Building Height (Stories/Feet)	3 / 42'	5 Stories / 62.5'[1]
7	Maximum Building coverage (%)	30	64
8	Maximum Site Coverage (%)	80	75
9	Minimum Lot Size (acres)	No Minimum	0.625 acres (27,246 sf)
12	Maximum Floor Area Ratio (F.A.R)	N/A	2.50[2]
	Maximum Density - (29-6.C.4.b) (Multi-Family)	5 Units / Ac	42 Units (67 Units / Ac)
	Required Affordable Housing Unit	None	30% or 13 Units (Meeting 8-30g Reqs.)

NOTES:
1. Calculated average grade of 183.10
2. Information from Granoff Architects

Parking Calculations			
Use	Rate Per Sec 29-8.B Wilton Zoning	Quantity	Total
Studio or 1-Bedroom Unit (29-8.b.5.a(2))	1.0 / Unit	13 Units	13 Spaces
2 & 3-Bedroom Unit (29-8.b.5.a(2))	2.0 / Unit	29 Units	58 Spaces
Parking Standard Per Wilton Zoning Regs. 29-8.B			**71 Spaces**
Parking Provided (1 / Unit) Per CGS 8-30g			**42 Spaces[1]**

NOTES:
1. Includes 8 spaces maintained on 23 Hubbard Road property as depicted in deed of record Vol. 522, Pg. 143

GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated April 22, 2022 and revised June 9, 2022. Elevations depicted or labeled are based on NAVD-88.
3. Refer to plans prepared by Granoff Architects for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Granoff Architects received on August 30, 2022.
4. Property lies in the Wilton Center District Zone.
5. All construction shall comply with the Town of Wilton requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
9. The property is served by public water and sewer system.
10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
13. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
14. Building elevations are subject to change and shall be finalized prior to building permit.
15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
16. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
18. The Engineering Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

21. Grade away from building walls at 2% minimum (typical).
22. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
23. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
24. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
25. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
26. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
27. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
28. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
29. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
30. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
31. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

STORM AND SANITARY SEWER SYSTEMS:

32. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
33. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
34. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3312.
35. All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.
36. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.
37. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
38. All area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
39. All existing and proposed area drains, junction boxes and utility facilities shall be raised or lowered to be flush with finished grade.
40. Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
41. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
42. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
43. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
44. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
45. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
46. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

47. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
48. Easements may be required in favor of the various utility companies.
49. Electric, telephone, cable, and water services shall be installed in conformance to the requirements of the governing utility companies.
50. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
51. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
52. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
53. Utility connections at building face shall be coordinated with the building contractors.
54. The contractor must supply and install drag lines with all conduits.
55. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.
56. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
57. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
58. Existing fire valves shall be cut flush to grade in accordance with Aquarion Water Company requirements.
59. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
60. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler
Mains	Blue	Caution Sprinkler Line Buried Below Sewer
System	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

61. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

PAVEMENT AND PAVEMENT MARKINGS:

62. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
63. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
64. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
65. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
66. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
67. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
68. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
69. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
70. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
71. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
72. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.
73. Finished grade shall be within 1/2 inch of that noted on the drawings.
74. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
75. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
76. All pavement striping and replacement shall conform to the Town of Wilton standards and the latest edition of AASHTO Highway Design Manual.

DPW CONDITIONS:

77. Easements shall be created portions of roadway and sidewalks providing pedestrians access that fall on the subject property.
78. Prior to construction brick samples along sidewalks shall be provided to match existing bricks.
79. Final design plans shall be submitted to DPW for review prior to the issuance of a Building Permit.
80. 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.
81. Prior to any work in the Town Right of Way, a Road Opening Permit shall be obtained.
82. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system.
83. Project is subject to Norwalk WPCA's review and comment.
84. The project will be subject to Sewer Capital Assessment as required by the WPCA.
85. No footing drains or sumps shall connect to the sanitary system.
86. Property owner shall be responsible for maintenance of the lateral and unclogging any potential clogs in the lateral and/or sewer main connection points.
87. All proposed sewer lines shall be air tests prior to sign off of the Certificate of Occupancy.
88. The project is subject to the final technical review by WPCA.

No.	Date	Revision
4	02/28/2023	REVISED PER BUILDING DESIGN
3	01/02/2023	REVISED PER DPW COMMENTS
2	10/20/2022	REVISED PER FIRE MARSHALL'S COMMENTS
1	09/30/2022	ORIGINAL ISSUE DATE

SITE DEVELOPMENT PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

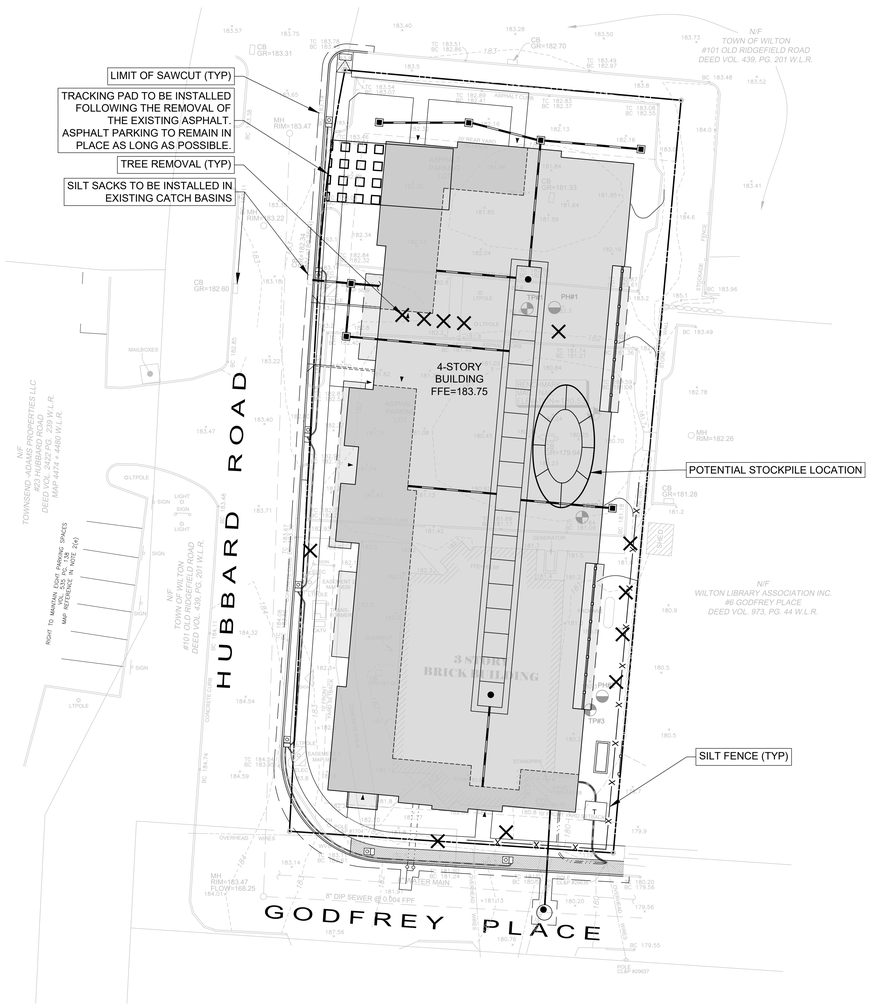
REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 20 40
1"=20'
DRAWN BY: PBS | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
February 28, 2023
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:
SE-1
Comm. No.: 10556



SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility and that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
7. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
8. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
9. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

   Temporary Seed Mix:
   Perennial ryegrass — 40 lbs/ac. (1 lb/1000 sf.)

   Permanent Lawns:
   Kentucky Bluegrass — 20 lbs/ac.
   Creeping Red Fescue — 20 lbs/ac.
   Perennial Ryegrass — 5 lbs/ac.
   45 lbs/ac. (1 lb/1000 sf.)

   Optimum Seeding Dates:
   April 15 through June 15
   August 15 through October 1
10. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
11. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
12. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
13. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
14. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.
15. Pavement and curbing should be placed as soon as possible after drainage is installed.
16. Loaded trucks shall be covered as required to keep down dust.
17. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
18. Dust control to be achieved with watering down disturbed areas as required.
19. All sediment and erosion controls shall be inspected periodically throughout construction. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
20. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
21. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
22. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
23. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

CONSTRUCTION PHASING:

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.

PHASE I: PREPARATION

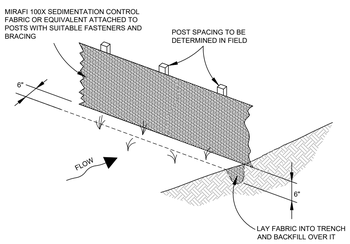
A. AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (S&E PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S&E PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
B. ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
C. INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS.
D. INSTALL SILT FENCE, CONSTRUCTION FENCE AND PERIMETER FENCE AS SHOWN ON THE PLANS.
E. CUT TREES TO BE REMOVED AND GRUB AREAS TO BE CLEARED.
F. REMOVE/DEMOLISH EXISTING BUILDING. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.

PHASE II: CONSTRUCTION

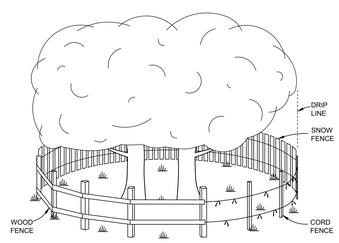
A. ROUGH GRADE SITE, GENERAL EARTHWORK. EXCAVATE FOR BUILDING FOUNDATION. INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY. COORDINATE DEWATERING CONSTRUCTION WITH SITE GEOTECHNICAL AND STRUCTURAL ENGINEERS. (NOTE: MANAGEMENT OF EXCAVATED MATERIALS DURING THIS PROCESS SHALL BE ACHIEVED BY TEMPORARILY STOCKPILING ONSITE TO THE EXTENT CONSTRUCTION STAGING WILL ALLOW AND BY HAULING MATERIAL OFFSITE AS EXCAVATED).
B. CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE.
C. INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
D. INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
E. INSTALL SANITARY, WATER, CABLE, ELECTRIC, AND TELEPHONE UTILITIES.
F. FINAL GRADING AND PAVING.
G. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
H. MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.

PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED

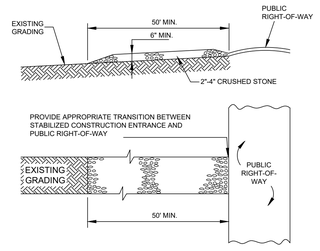
A. CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
B. REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
C. REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
D. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
E. MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.



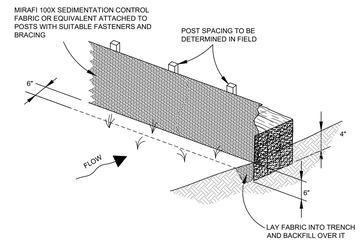
FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



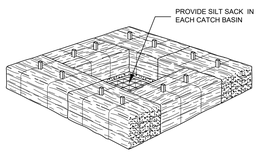
TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



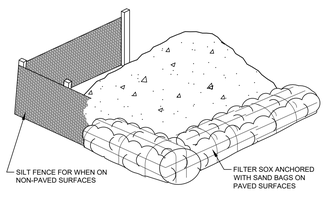
STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



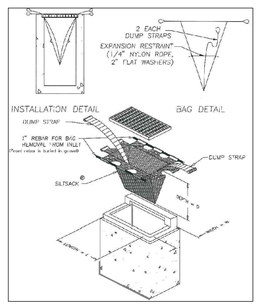
FABRIC & POST SILTATION BARRIER W/ HAY BALES
(SILT FENCE)
N.T.S.



SEDIMENT FILTER FOR CATCH BASINS
N.T.S.



SEDIMENT FILTER FOR STOCK PILE
N.T.S.



INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.

No.	Date	Revision
3	02/28/2023	REVISED PER BUILDING DESIGN
2	01/02/2023	REVISED PER DPW COMMENTS
1	08/30/2022	ORIGINAL ISSUE DATE

SEDIMENTATION & EROSION CONTROL PLAN
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

SCALE: 0 20 40
1"=20'

DRAWN BY: PBS | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21419
February 28, 2023
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SHEET No:
SE-2
Comm. No.: 10556

37.5 ft. WEST HAVEN

TEST PIT DATA

Subsurface Soil Investigation Soil Profile	
Test Pit #: 1	Date: 08/24/2022
Inspector: PBS	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: N/A	Roots at: 62"
Depth: 70"	Soil Description
0"-4"	Top Soil
4"-70"	Light Brown Silty Sand w/ gravel and cobbes (Bank Run Gravel)
Subsurface Soil Investigation Soil Profile	
Test Pit #: 2	Date: 08/24/2022
Inspector: PBS	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: N/A	Roots at: N/A
Depth: 66"	Soil Description
0"-4"	Asphalt
4"-12"	Processed Road Base
12"-66"	Light Brown Silty Sand w/ gravel and cobbes (Bank Run Gravel)
Subsurface Soil Investigation Soil Profile	
Test Pit #: 3	Date: 08/24/2022
Inspector: PBS	Sanitarian: N/A
Ledge at: N/A	Mottling at: N/A
Water at: N/A	Roots at: 50"
Depth: 61"	Soil Description
0"-6"	Top Soil
6"-61"	Light Brown Silty Sand w/ gravel and cobbes (Bank Run Gravel)

TEST PIT DATA

Recorded By: PBS	Date: 08/24/22
Hole: 1	Project: 10556
Depth: 24"	Diameter: 8"
9:00 AM	1:02 hrs

Minimum Uniform Drop: 6/16 inches in 5 minutes

Percolation Rate = 1"drop in 13.33 minutes

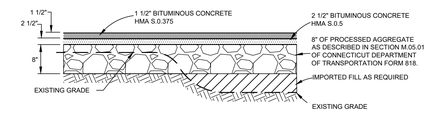
Time	Reading In Inches Total	Increment Drop In Inches
10:02 AM	5 4/16	-
10:07 AM	6 7/16	1 3/16
10:12 AM	7 6/16	15/16
10:17 AM	8 4/16	14/16
10:22 AM	8 12/16	8/16
10:27 AM	9 2/16	6/16
10:32 AM	9 8/16	6/16
10:37 AM	9 14/16	6/16
10:42 AM	10 5/16	7/16
10:47 AM	10 11/16	6/16
10:52 AM	11 1/16	6/16
10:57 AM	11 7/16	6/16
11:02 AM	11 13/16	6/16

Recorded By: PBS	Date: 08/24/22
Hole: 2	Project: 10556
Depth: 24"	Diameter: 8"
9:00 AM	1:00 hrs

Minimum Uniform Drop: 8/16 inches in 5 minutes

Percolation Rate = 1"drop in 10.00 minutes

Time	Reading In Inches Total	Increment Drop In Inches
10:00 AM	9 4/16	-
10:05 AM	10 10/16	1 6/16
10:10 AM	12	1 6/16
10:15 AM	12 12/16	12/16
10:20 AM	13 10/16	14/16
10:25 AM	14 6/16	12/16
10:30 AM	14 14/16	8/16
	Fill	
10:30 AM	10 10/16	10 10/16
10:35 AM	11 13/16	1 3/16
10:40 AM	12 10/16	13/16
10:45 AM	13 2/16	8/16
10:50 AM	13 11/16	9/16
10:55 AM	14 3/16	8/16
11:00 AM	14 11/16	8/16



PAVEMENT DETAIL

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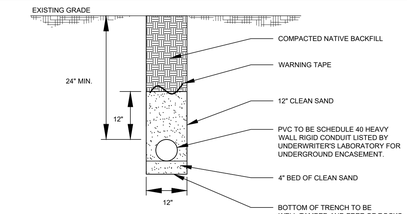
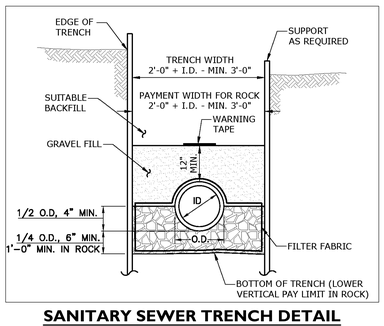


NOTES:

1. IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

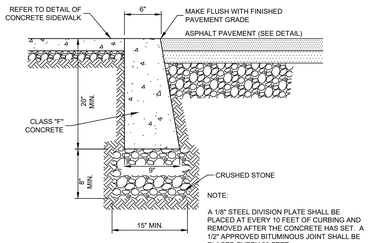
LIGHTING CONDUIT TRENCH DETAIL (SAND BEDDING)

N.T.S.



SANITARY SEWER TRENCH DETAIL

N.T.S.

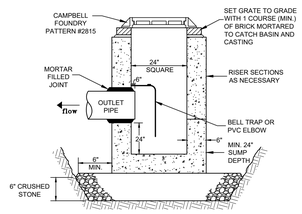


NOTE:

A 1/8" STEEL DIVISION PLATE SHALL BE PLACED AT EVERY 10 FEET OF CURBING AND REMOVED AFTER THE CONCRETE HAS SET. A 1/2" APPROVED BITUMINOUS JOINT SHALL BE PLACED EVERY 20 FEET.

FLUSH CONCRETE CURB

N.T.S.

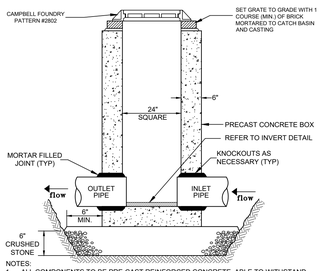


NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" AREA DRAIN

N.T.S.



NOTES:

1. ALL COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS OF AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. JUNCTION BOXES SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

JUNCTION BOX

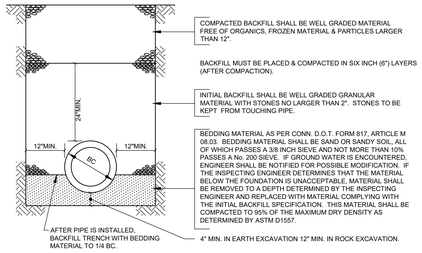
N.T.S.

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN. FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

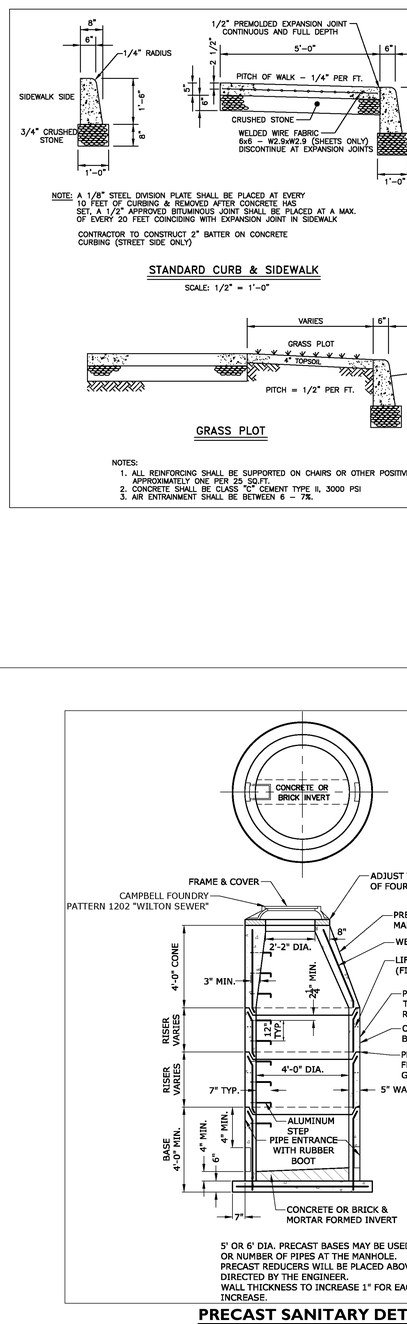
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL" NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

N.T.S.

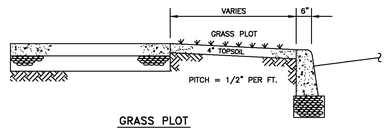


NOTE: A 1/8" STEEL DIVISION PLATE SHALL BE PLACED AT EVERY 10 FEET OF CURBING & REMOVED AFTER CONCRETE HAS SET, A 1/2" APPROVED BITUMINOUS JOINT SHALL BE PLACED AT A MAX. OF EVERY 20 FEET COINCIDING WITH EXPANSION JOINT IN SIDEWALK

CONTRACTOR TO CONSTRUCT 2" BATTER ON CONCRETE CURBING (STREET SIDE ONLY)

STANDARD CURB & SIDEWALK

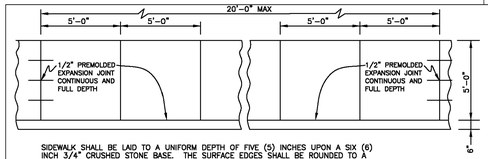
SCALE: 1/2" = 1'-0"



GRASS PLOT

NOTES:

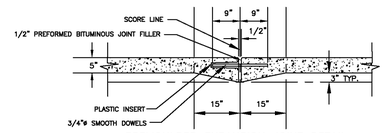
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ.FT.
2. CONCRETE SHALL BE CLASS "C" CEMENT TYPE II, 3000 PSI
3. AIR ENTRAINMENT SHALL BE BETWEEN 6 – 7%.



SIDEWALK SHALL BE LAID TO A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH 3/4" CRUSHED STONE BASE. THE SURFACE EDGES SHALL BE ROUNDED TO A RADIUS OF 3/12 INCH.
A 1/2" APPROVED BITUMINOUS JOINT SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAX. AND BETWEEN NEW CONCRETE CURBING AND SIDEWALKS. A CONTROL JOINT SHALL BE MADE AT 5' INTERVALS BETWEEN BITUMINOUS JOINTS. ANY CHANGES REQUIRED BY LOCAL CONDITIONS SHALL BE MADE ONLY BY ORDER OF THE CITY ENGINEER. CONTROL JOINTS SHALL BE A MIN. DEPTH OF 1" OR D/4

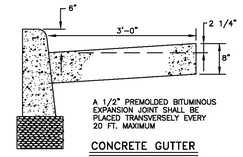
PLAN OF A SECTION OF CONCRETE SIDEWALK

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



PREMOULDED EXPANSION JOINT DETAIL

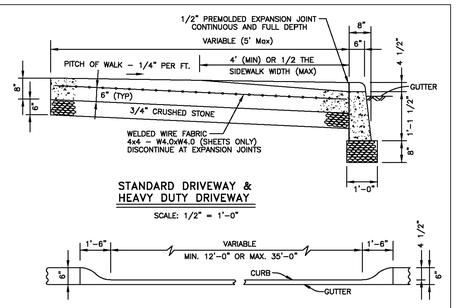
SCALE: 1/2" = 1'-0"



A 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAXIMUM

CONCRETE GUTTER

SCALE: 3/4" = 1'-0"



STANDARD DRIVEWAY & HEAVY DUTY DRIVEWAY

SCALE: 1/2" = 1'-0"

TYPICAL CONSTRUCTION OF CURB AT DRIVEWAY

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ.FT.
2. CONCRETE SHALL BE CLASS "C" CEMENT TYPE II, 3000 PSI
3. AIR ENTRAINMENT SHALL BE BETWEEN 6 – 7%.
4. A 1/2" PREMOLDED EXPANSION JOINT SHALL BE UTILIZED BETWEEN ALL RIGID STRUCTURES INCLUDING WALLS AND NEW SIDEWALK WORK.
5. ADDITIONAL CONTROL JOINTS SHALL BE PLACED AS REQUIRED TO ELIMINATE ANY CONDITION WHICH WILL CAUSE STRESS VERTICES (EXAMPLE AT CORNERS OF STRUCTURES)

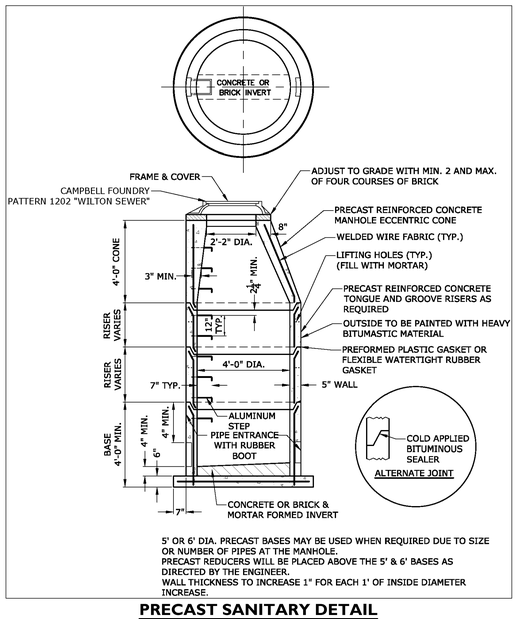
NO.	DATE	DESCIPTION	CK.
		REVISIONS	

TOWN OF WILTON
Department of Public Works
SKETCHES & CALCULATIONS

Project No. & Name STANDARDS
Subject SIDEWALKS & CURBING
Made by F. Smeriglio, PE Date 2/20/19
Chk. by F. Smeriglio, PE Date 2/20/19
SW–2 Sheet No. 2 of 2

SIDEWALK & CURBING DETAILS

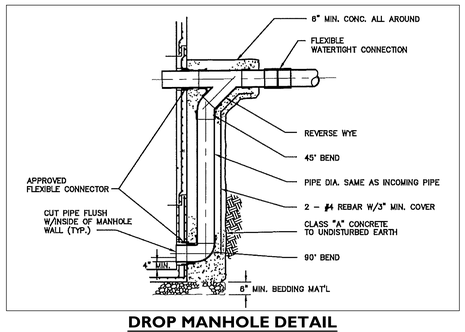
N.T.S.



5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE.
PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST SANITARY DETAIL

N.T.S.



DROP MANHOLE DETAIL

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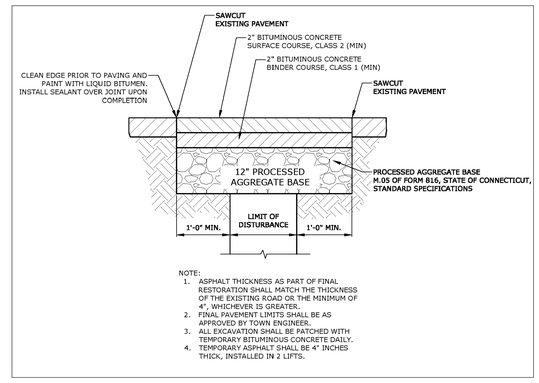

NOTE:

1. ASPHALT THICKNESS AS PART OF FINAL RESTORATION SHALL MATCH THE THICKNESS OF THE EXISTING ROAD OR THE MINIMUM OF 4", WHICHEVER IS GREATER.
2. FINAL PAVEMENT LIMITS SHALL BE AS APPROVED BY TOWN ENGINEER.
3. ALL EXCAVATION SHALL BE PATCHED WITH TEMPORARY BITUMINOUS CONCRETE DAILY.
4. TEMPORARY ASPHALT SHALL BE 4" INCHES THICK, INSTALLED IN 2 LIFTS.

ASPHALT TRENCH REPAIR

N.T.S.

No.	Date	Revision
3	02/28/2023	REVISED PER BUILDING DESIGN
2	01/02/2023	REVISED PER DPW COMMENTS
1	09/30/2022	ORIGINAL ISSUE DATE

DETAILS & SOIL DATA

DEPICTING

12 GODFREY PLACE

WILTON, CT

PREPARED FOR

GREENWICH REALTY DEVELOPMENT, LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
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Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE:N.T.S.

DRAWN BY: PBS | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21719

February 28, 2023

DATE

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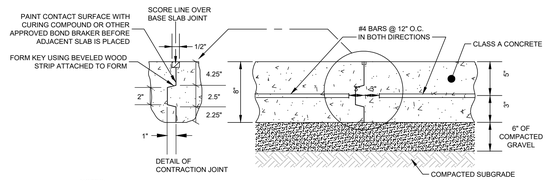
SHEET No:

SE-3

Comm. No.: 10556



NOTES:

1. CONCRETE TO BE CLASS 'A' CONFORMING TO CONNDOT FORM 817 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONNDOT FORM 817 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO T180, METHOD D.
5. CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 10'.
6. EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
7. SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

CONCRETE PAD DETAIL

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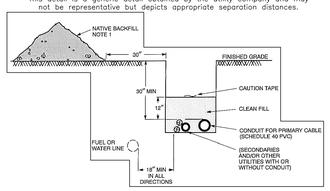
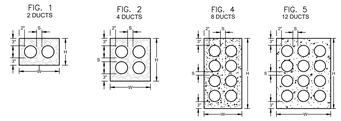
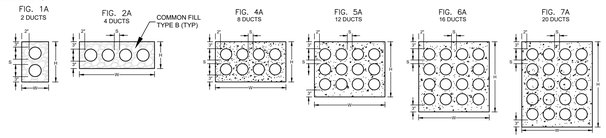


PREFERRED:



ALTERNATE:
(SEE NOTE 4)



BACKFILL:
MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:

- COMMON FILL–TYPE A: NO STONES OR ROCKS LARGER THAN 1"
- COMMON FILL–TYPE B: NO STONES OR ROCKS LARGER THAN 4"

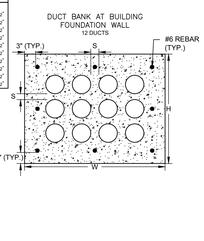
COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF–SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
B. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

NOTES

1. Minimum cover from top of a conduit bank to the pavement or earth surface to be 36".
2. Duct bank shall extend beyond the property line and capped. Exact location of termination are per field direction. Allow for 20' deviation from locations shown on this plan.
3. Ducts shall be Schedule 40 pvc. Use premanufactured spacers between conduits as necessary. Bends shall be sweeps, 4" "C" Duct telephone bends meeting CTE 8343, United CNS–71 and NEMA TC–10 Specifications.
4. Slope all conduit to drain toward manholes and away from structures.
5. All work shall be performed according to utility company requirements.
6. Ensure that the bottom of the trench is well–tamped and free of rocks
7. Install the conduit, gluing and all couplings
8. Install secondaries and other utility cables or conduits in the trench.
9. Backfill with 12 inches clean fill not to contain stones larger than 4 inches in maximum diameter.
10. Install cable warning.
11. Fill in the remainder of the trench with native backfill
12. Install pull line, including 10 feet of slack, and secure to conduit plug at each end of conduit run.
13. All underground conduit to schedule 40 PVC conduit.
14. Actual utility layout may vary depending on final utility company coordination. Coordination of final layout shall be the contractor's responsibility.
15. All underground utilities crossing a roadway shall be concrete encased.
16. Concrete encasement shall be color red within the limits of the state right–of–way.

	ALL DIMENSIONS IN INCHES											
	2" DUCT			3" DUCT			4" DUCT			5" DUCT		
FIG	W	H	S	W	H	S	W	H	S	W	H	S
1	10 1/2"	8 1/2"	1 1/2"	10 1/2"	8 1/2"	1 1/2"	11"	10 1/2"	1 1/2"	11 1/2"	11 1/2"	1 1/2"
1A	8 1/2"	12 1/2"	1 1/2"	7 1/2"	14"	1 1/2"	8 1/2"	16 1/2"	1 1/2"	9 1/2"	18 1/2"	1 1/2"
2	18 1/2"	10 1/2"	1 1/2"	18 1/2"	10 1/2"	1 1/2"	19"	12 1/2"	1 1/2"	19 1/2"	14 1/2"	1 1/2"
2A	18 1/2"	8 1/2"	1 1/2"	22 1/2"	8 1/2"	1 1/2"	26 1/2"	10 1/2"	1 1/2"	28 1/2"	11 1/2"	1 1/2"
4	14 1/2"	28 1/2"	1 1/2"	16 1/2"	32 1/2"	1 1/2"	14 1/2"	38 1/2"	1 1/2"	14" 2	32 1/2"	1 1/2"
4A	26" 2	16 1/2"	1 1/2"	30 1/2"	18 1/2"	1 1/2"	26 1/2"	16 1/2"	1 1/2"	30 1/2"	18 1/2"	1 1/2"
5	14 1/2"	28 1/2"	1 1/2"	16 1/2"	32 1/2"	1 1/2"	26 1/2"	28 1/2"	1 1/2"	22 1/2"	32 1/2"	1 1/2"
5A	26" 2	24 1/2"	1 1/2"	30 1/2"	27 1/2"	1 1/2"	26 1/2"	22 1/2"	1 1/2"	30 1/2"	25 1/2"	1 1/2"
6A										30 1/2"	32 1/2"	1 1/2"
7A										30 1/2"	39 1/2"	1 1/2"



CONDUIT BANK CONSTRUCTION

N.T.S.

GENERAL

1. The customer (contractor) shall be responsible for service trench, conduit, concrete encasement and conduit inspections.
2. NU shall be responsible for sealing the inside of the conduit.
3. NU shall not be responsible for any leak between the conduit and the wall.

SERVICE TRENCH – Trench location, as specified by NU, shall be in as direct a line as possible without reverse curves from the distribution facility to the customer service entrance.

Trench shall be excavated and backfilled by the customer.

Corrosive fill such as cinders shall not be used.

The backfill within 6 inches of conduit shall not contain any large or sharp rocks or other objects that might damage conduit.

The trench shall have a 24–inch minimum cover over supply conduit to finish grade, except where ledge is encountered, then the cover may be reduced to 18 inches if steel is used.

The trench shall have a 4–inch–per–100–foot downward pitch toward distribution facility, if physically possible.

Maintain a 12–inch minimum separation from other facilities except for communication conduit which may have 3 inches of concrete separation.

CONDUIT – Conduit shall be as specified by NU but supplied and installed by customer.

	Steel Galv	IMC	PVC Schedule 40	PVC Type EB*
Direct–Buried (DB)	X	X	X	X
Disturbed Earth (i.e., Filled Area)	X	X	–	X
Delta Primary (i.e., 4.8 kV)	X	X	–	X
*Must be encased in concrete				

For a discussion of the types of conduit and their applications, see **DTR 44.351**.

Sweeps in the conduit run, achieved by forcing a gradual bend in a length of Type EB PVC conduit, shall have a minimum radius of 15 feet. Manufactured bends in the conduit run shall have a minimum radius of 48 inches. This requirement does not include the bends used at riser poles or equipment pads where the bend radius shall be a minimum of 24 inches, with 36 inches preferred.

There must be a seal between conduit and building wall.

CONCRETE ENCASEMENT – Concrete shall be 2,000 psi, 28 day strength with 1/2–inch maximum aggregate. A stiff field mix of 1 part cement, 3 parts sand, 5 parts stone (1:3:5) will be acceptable.

Encasement shall be 3 inches top and bottom, 2 inches sides and 1–1/2 inches between conduits (except 2 inches between 6–inch conduit). All dimensions are minimum.

When steel conduit and PVC conduit are joined the encasement should be extended 1 foot onto the steel conduit.

CONDUIT INSPECTION

1. Conduit(s) shall be cleaned with a wire brush of the same diameter as the conduit.
2. A test shall be made by pulling a 17–inch–long flexible mandrel through the conduit, equal to diameter of the conduit. NU reserves the right to witness the cleaning and testing.
3. A 1/4–inch–diameter nylon pull line shall be placed in the conduit, including 10 feet of slack, and secured to a plastic conduit plug at each end of the conduit run.

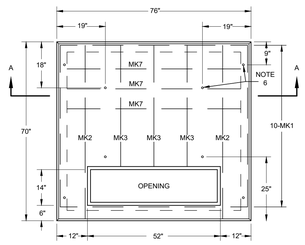
CONDUIT SEALING – Conduit occupied with cable is to be sealed by NU at the customer service entrance with jute and duct sealing putty. The water–path in bare standard neutral cable will be sealed by splicing a piece of covered cable onto the bare neutral using a waterstop connector (See **DTR 73.251–.252**).

Empty conduit shall be sealed at the customer service entrance with a plastic plug to prevent the possible entry by water or gas. If physical conditions require conduit to slope toward the customers facilities additional seals will be required at the distribution facilities, i.e., manhole or other types of UG structures.

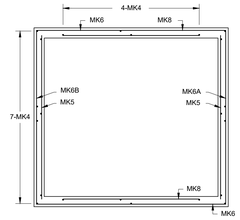
EVERSOURCE CONDUIT INSTALLATION DETAIL

N.T.S.

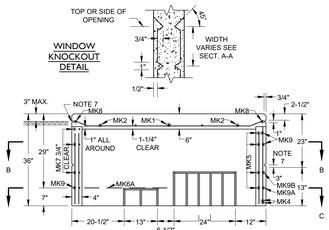
BAR SCHEDULE												
MARK NO.	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7	MK8	MK9	
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4	#4	#4	
NO. OF BARS	10	2	3	22	8	7	1	1	2	7	1	
DIMENSIONS	62"	15"	56"	15"	41"	15"	29"	67"	74"	26"	74"	26"
	4"		4"		4"			4"	4"		4"	
	73"		38"		10"			68"	56"		29"	



TOP PLAN

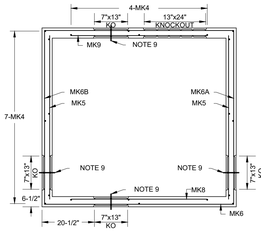


SECTION B-B



WINDOW KNOCKOUT DETAIL

SECTION A-A



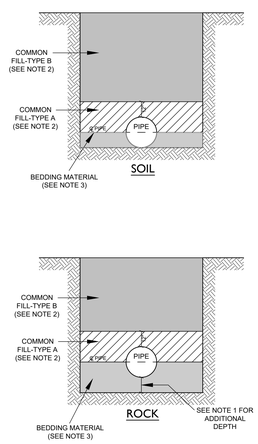
SECTION C-C

NOTES:

1. ROOF DESIGN LOAD: 4000 LBS. SPREAD OVER ON FOOT SQUARE AREA ANYWHERE ON ROOF.
2. WALLS: SOIL PRESSURE OF EQUIVALENT FLUID PRESSURE OF 33 PCF. SURCHARGE OF 2.5 FEET OF SOIL WEIGHING 120 PCF.
3. CONCRETE: 4000 PSI AT 28 DAYS. ENTRAINED AIR 6-9%
4. STEEL: ASTM A615-1987A, GRADE 40.
5. ALL CONCRETE AND REINFORCEMENT IN ACCORDANCE WITH ACI 318-1986.
6. FOR LIFTING TOP OR BOTTOM SECTIONS, CAST IN FOUR $\frac{3}{4}$ INCH DIAMETER DAYTON SUREGRIP (OR APPROVED EQUAL) COIL LOOP INSERTS GALVANIZED, WITH T21 PLASTIC SETTING PLUGS. INSERTS ARE TO BE SECURED IN PLACE WITH REBAR.
   TOP: CATALOG TYPE B16, $\frac{3}{4}$ INCH DIAM. x 4 INCHES LONG
   BOTTOM: CATALOG TYPE B16, $\frac{3}{4}$ INCH DIAM. x 6 INCHES LONG
7. PROVIDE 3 INCH LONG GROOVE ($\frac{3}{4}$ INCH x 1 INCH) FOR LIFTING SLING AT EACH CORNER, EACH SIDE.
8. MANUFACTURER'S IDENTIFICATION AND MONTH/YEAR WHEN MANUFACTURED SHALL BE LEGIBLY MARKED IN/ON CONCRETE IN THE SIDE.
9. ZINC ALLOY INSERTS $\frac{3}{4}$ INCH - 10 INCHES x 3 INCHES FOR CABLE PULLING TO BE LOCATED 4 INCHES ABOVE (7 INCH x 13 INCH) KNOCKOUTS (4).

PAD-PRECAST CONCRETE-THREE PHASE TRANSFORMER

N.T.S.



NOTES:

1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE AT EVERY POINT BETWEEN BELL HOLES AND JOINTS, EXCEPT AT BELL HOLES AND BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.
2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:

   COMMON FILL–TYPE A: NO STONES OR ROCKS LARGER THAN 1"
   COMMON FILL–TYPE B: NO STONES OR ROCKS LARGER THAN 4"

   COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

   a.a. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF–SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
   a.b. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

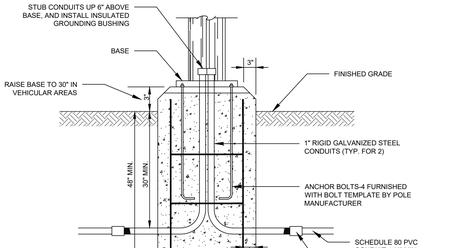
   IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATON IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF–SITE SOURCE.
3. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1 INCH. THE MATERIAL SHALL CONFORM TO ASTM D2487 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES" USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) UNLESS ANOTHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

   THE MATERIAL SHALL MEET A CLASS II DESIGNATION. SOIL TYPES GW, GP, SW AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOIDS, FINER GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

   BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIRE- MENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF–SITE SOURCE.
4. REFER TO SECTION 2210 OF THE CONNECTICUT–AMERICAN WATER COMPANY SPECIFICATIONS.

TRENCH BACKFILL MATERIALS (WATER LINE)

N.T.S.



LIGHT FIXTURE BASE DETAIL

N.T.S.

No.	Date	Revision
3	02/28/2023	REVISED PER BUILDING DESIGN
2	01/02/2023	REVISED PER DPW COMMENTS
1	09/30/2022	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
12 GODFREY PLACE
WILTON, CT
PREPARED FOR
GREENWICH REALTY DEVELOPMENT, LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE:N.T.S.

DRAWN BY: PBS | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
February 28, 2023
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:
SE-4
Comm. No.: 10556

WILTON CENTER LOFTS
12 GODFREY PLACE WILTON, CT

SITE LOCATION

N

PROPERTY LOCATION MAP

NTS

DRAWING INDEX

Dwg No.	Title	DATE	Issued For: Planning & Zoning Sept. 30, 2022	Planning & Zoning Dec. 27, 2022	Planning & Zoning Jan. 23, 2023	Planning & Zoning Feb. 07, 2023	
T100	Title Sheet		X	X	X	X	
Civil Engineer Drawings *Redniss & Mead*							
PSTS	Property & Topographic Survey		X			X	
SE-1	Site Development Plan		X			X	
SE-2	Sedimentation & Erosion Control Plan		X			X	
SE-3	Details & Soil Data		X			X	
SE-4	Details		X			X	
Landscape Drawings *Granoff Architects*							
L100	Landscape Plan		X	X	X	X	
Architectural Drawings *Granoff Architects*							
AS100	Architectural Site Plan & Zoning Information		X	X	X	X	
AS101	Context Images		X		X	X	
A100	Ground Floor Plan		X	X	X	X	
A101	First Floor Plan		X		X	X	
A102	Second Floor Plan		X		X	X	
A103	Penthouse Floor Plan		X		X	X	
A104	Roof Plan		X	X	X	X	
A200	Ground Floor Exterior Lighting Plan		X		X	X	
A201	First Floor Exterior Lighting Plan		X		X	X	
A202	Second Floor Exterior Lighting Plan		X		X	X	
A203	Penthouse Floor Exterior Lighting Plan		X		X	X	
A300	Building Elevations (West & East)		X	X	X	X	
A301	Building Elevations (North & South)		X	X	X	X	
A302	Exterior Renderings		X		X	X	
A302A	Exterior Renderings		X		X	X	
A302B	Exterior Renderings		X		X		
A303	Exterior Materials		X		X	X	
A304	Signage		X		X	X	
A400	Building Sections		X	X	X	X	
L-1	Ground Floor Photometric Calculation		X		X	X	
L-2	First & Second Floor Photometric Calculation		X		X	X	
L-3	Penthouse Floor Photometric Calculation		X		X	X	

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SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
COVER SHEET

DRAWING NO.
T100

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Plot Date: 2023.02.07 @ 2:58:47 PM by: Christopher Cuccaro (CC) C:\Users\ccuccaro\OneDrive - Granoff Architects\Desktop\22013_Wilton Center Lofts_2023.02.07_CC.rvt

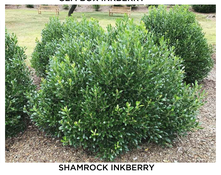
BALCONY PLANTERS

UPRIGHT TAXUS

ENTRY GROUNDCOVER

SEDUM ANGELINA

GEM BOX INKBERRY



SHAMROCK INKBERRY

INKBERRY

SUMMER

FALL COLOR - MATURE TREE

BALD CYPRESS

SUMMER

FALL

WINTER

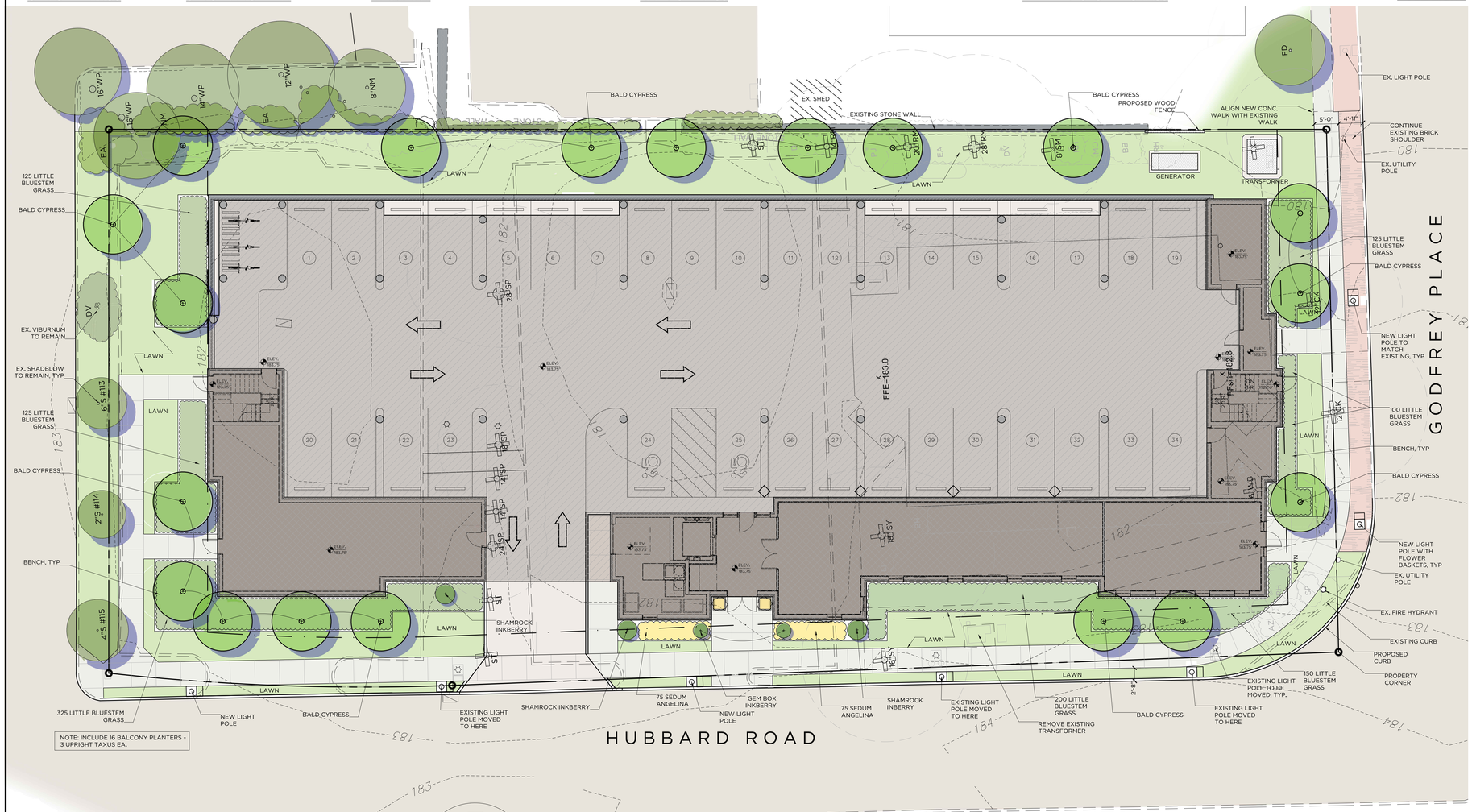
LITTLE BLUESTEM GRASS

POLE LIGHT

EXISTING VIBURNUM

EXISTING SHADBLOW

PROPOSED FENCE



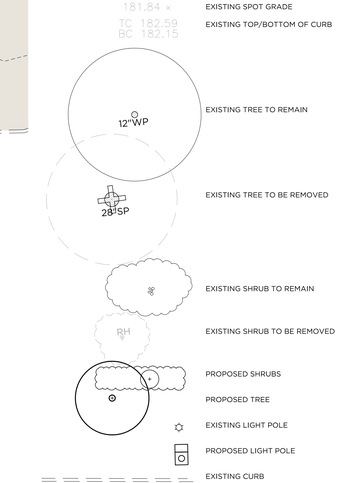
PLANT LIST

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	TREES			
19	BALD CYPRESS	TAXODIUM DISTICHUM	3"C	7' CLEAR BELOW
	SHRUBS			
2	GEM BOX INKBERRY	ILEX GLABRA 'GEM BOX'	18"	
3	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	2.5-3'	
48	UPRIGHT TAXUS	TAXUS BACCATA 'FASTIGIATA'	3'	3/BALCONY PLANTER
	GROUND COVERS			
1150	LITTLE BLUESTEM GRASS	SCHYZACHARUM SCOPARIUM 'THE BLUES'	LP	16"OC
150	SEDUM ANGELINA	SEDUM ANGELINA	LP	12"OC

EXISTING TREE LEGEND
CK CRIMSON KING NORWAY MAPLE
NM NORWAY MAPLE
RM RED MAPLE
SM SUGAR MAPLE
S SHADBLOW
ST STUMP
SY SYCAMORE
WB WHITE BIRCH
WP WHITE PINE

EXISTING SHRUB LEGEND
AZ AZALEA
BB BARBERRY
BH BLUE HOLLY
DV DOUBLEFILE VIBURNUM
EA EUONYMUS
MO MOCK ORANGE
PJ PIERIS
RH RHODODENDRON
SP SPRUCE
TX TAXUS



RIGHT TO MAINTAIN EIGHT PARKING SPACES
VOL. 535 PG. 138
MAP REFERENCE IN NOTE 2(b)

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North

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.27.22	REVISED GENERATOR, TRANSFORMER	
2	12.20.22	REVISED - GENERATOR, AC, ADD'L TREES & PARK BENCHES, NATIVE PLANTS	
3	01.23.23	SUBMITTAL P&Z	
4	02.06.23	REVISED	

PHASE

PROGRESS PRINT
NOT FOR CONSTRUCTION

09/09/2022

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: RB | PROJ. MANAGER: RG

DATE: **09.09.22** | SCALE: **1" = 10'**

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L100

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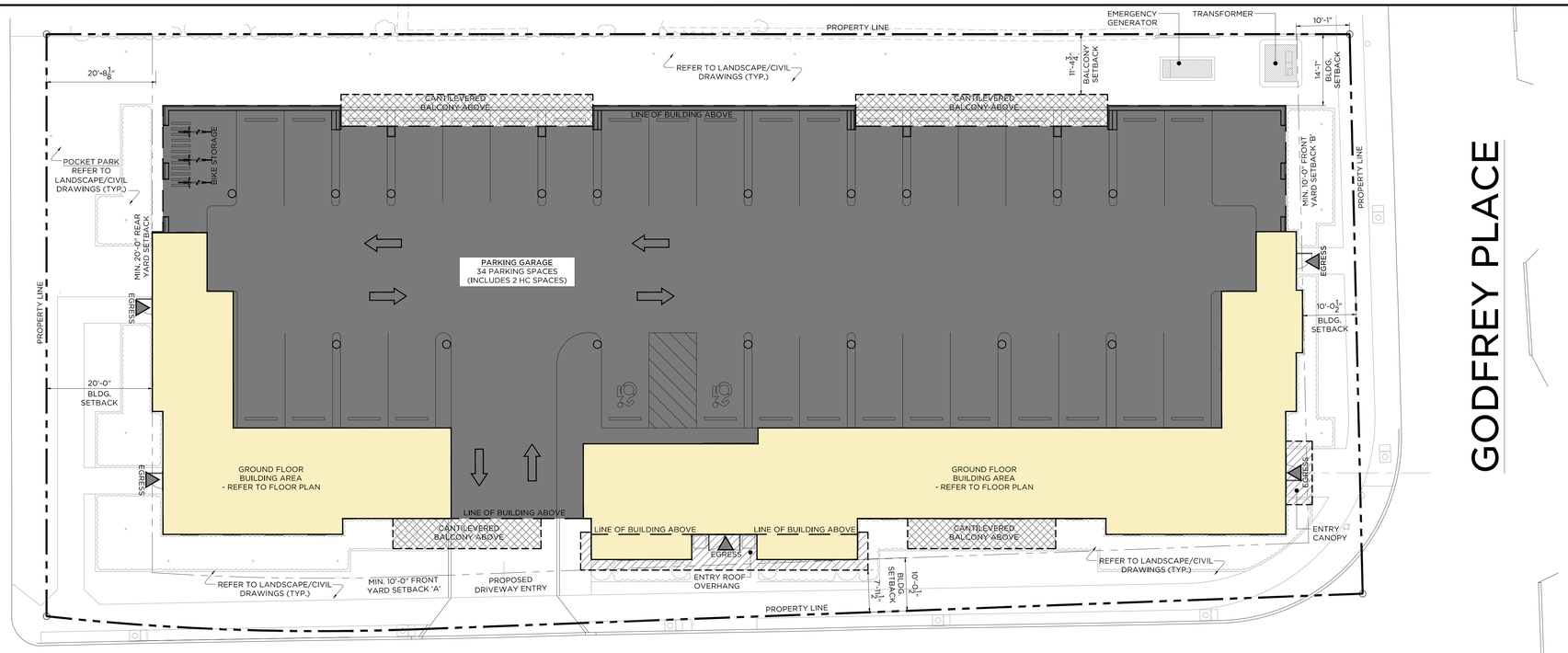


ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

WILTON CENTER LOFTS ZONING CHART

ZONING DISTRICT: WC WILTON CENTER

ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' /20'	**10'-0"**
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' /20'	**10'-0"**
SIDE YARD SETBACK	0' MIN.	**11'-0"**
REAR YARD SETBACK	20' MIN.	**20'-0"**
PARKING/LOADING SETBACK	0' MIN.	**14'-1"**
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	**5/62'-5"**
BUILDING COVERAGE (%)	30% MAX.	**64%***
SITE COVERAGE (%)	80% MAX.	**75%***
LOT SIZE	N/A	**27,246 SF**
LOT FRONTAGE	N/A	**N/A**
LOT WIDTH	N/A	**N/A**
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	**2.50**

* REFER TO CIVIL DRAWINGS

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS

FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	3,954.0	661.0	4,615.0
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
THIRD	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	**10,863.5**	**57,238.6**	**68,102.1**

FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA

FLOOR AREA RATIO (F.A.R.) = 68,240.9 SF / 27,246.6 SF

FLOOR AREA RATIO (F.A.R.) = 2.50

WILTON CENTER LOFTS UNIT MIX CHART

UNIT TYPE	SF	QUANTITY 1ST FLOOR	2ND FLOOR	3ND FLOOR	PENTHOUSE	TOTAL
1BR-A	829.2	2	2	2	0	**6**
1BR-B (DEN)	921.3	2	2	2	0	**6**
1BR-C (DEN)	1,249.6	0	0	0	1	**1**
2BR-A	1,177.3	4	4	0	0	**8**
2BR-B (DEN)	1,474.4	1	1	1	0	**3**
2BR-C (DEN)	1,582.3	1	1	1	0	**3**
2BR-D (DUPLEX)	1,465.8	0	0	4	0	**4**
2BR-E (DEN)	1,409.5	0	0	0	1	**1**
3BR-A (DUPLEX)	2,330.5	0	0	4	0	**4**
3BR-B	1,504.1	0	0	0	2	**2**
3BR-C	1,658.4	2	2	0	0	**4**
TOTAL		**12**	**12**	**14**	**4**	**42**

UNIT TYPE	TOTAL	PERCENT
1BR	**6**	14.29%
1BR (DEN)	**7**	16.67%
2BR	**8**	19.05%
2BR (DEN)	**7**	16.67%
2BR (DUPLEX)	**4**	9.52%
3BR	**6**	14.29%
3BR (DUPLEX)	**4**	9.52%
TOTAL	**42**	100.00%

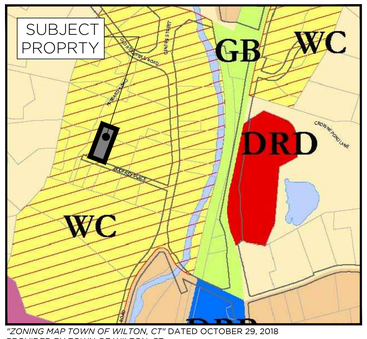
PARKING COUNT LOCATION	COUNT
ON-SITE	34*
OFF-SITE	8
TOTAL	42
* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS	
SPACES/UNIT	1.00

PROPOSED AFFORDABLE DWELLING UNITS (8-30g)

- MINIMUM 30% ADU'S REQUIRED (8-30g):
(42) UNITS x 30% = (12.6) = (13) ADU'S
- (13) ADU'S PROPOSED: SEE BELOW FOR ADU MIX

UNIT TYPE	NUMBER OF PROPOSED ADU'S 60% MAX. MEDIAN INCOME	80% MAX. MEDIAN INCOME
1BR-A	1	1
1BR-B (DEN)	1	1
1BR-C (DEN)	0	0
2BR-A	1	1
2BR-B (DEN)	1	0
2BR-C (DEN)	0	1
2BR-D (DUPLEX)	1	1
2BR-E (DEN)	0	0
3BR-A (DUPLEX)	1	1
3BR-B	1	0
3BR-C	0	0
TOTAL: 13 UNITS	7	6

NOTE: FINAL ADU MIX TO BE APPROVED BY AHJ.



"ZONING MAP TOWN OF WILTON, CT" DATED OCTOBER 29, 2018
PROVIDED BY TOWN OF WILTON, CT

ZONING MAP

NTS

SITE PLAN LEGEND

- GROUND FLOOR BUILDING AREA
- COVERED GARAGE AREA
- CANTILEVERED BALCONY ABOVE
- ENTRY ROOF OVERHANG/CANOPY ABOVE
- EGRESS — BUILDING EGRESS EXIT POINT

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2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.
AS100

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THE IVY AT WILTON CENTER - 3 HUBBARD ROAD WILTON, CT

23 HUBBARD ROAD WILTON, CT

148 OLD RIDGEFIELD ROAD, WILTON CT

195 DANBURY ROAD, WILTON CT (OFFICE)

200 DANBURY ROAD WILTON, CT

SUNRISE SENIOR LIVING 211 DANBURY ROAD WILTON, CT

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
CONTEXT IMAGES

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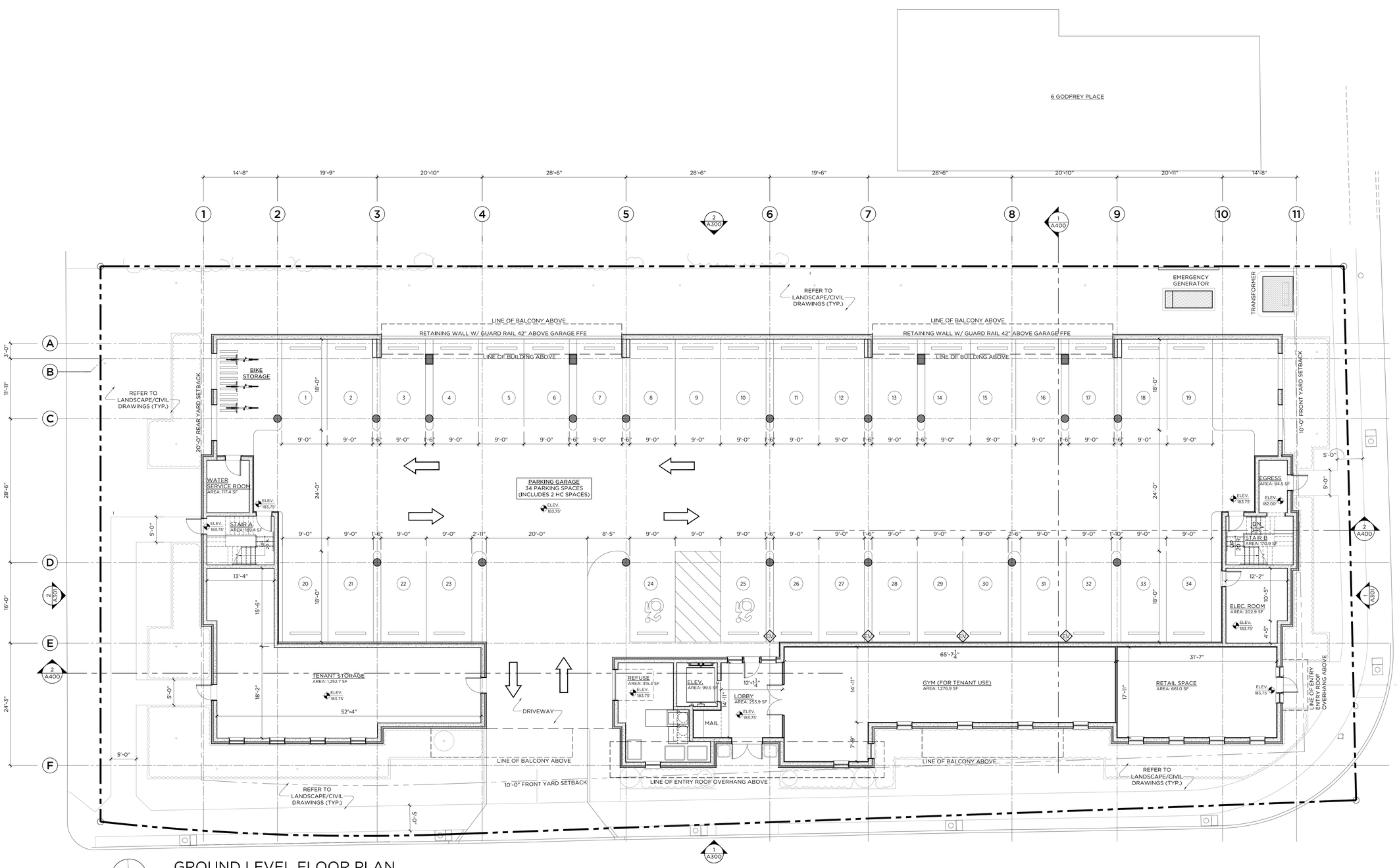
Apr 06, 2023 3:10:31pm plotted by jbridges\\granoffarch.local C:\Users\jbridges\OneDrive - GRANOFF ARCHITECTS, P.C.\Desktop\22013_WILTON CENTER LOFTS_R24.rvt



GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.

A100

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Apr 06, 2023 2:10:39PM by jonathan.lanzillotti | C:\Users\jonathan.lanzillotti\Documents\22013_CentralWilton_R22_jonathan.lanzillotti.rvt

TYPICAL FIRST & SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

PLAN LEGEND

INDICATES ADU (8-30g)
- REFER TO CHART ON SHEET AS100

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
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WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

TYPICAL FIRST & SECOND FLOOR PLAN

DRAWING NO.

A101

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Jan 26, 2023 - 11:12:09am by JMcCarthy J:\projects\22013_Wilton Center Lofts\CAD\22013_Wilton Center Lofts.rvt

THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

PLAN LEGEND

INDICATES ADU (8-30g)
- REFER TO CHART ON SHEET AS100

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
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PROJECT NAME:

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PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

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DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

THIRD FLOOR PLAN

DRAWING NO.

A102

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Jan 26, 2023 - 11:12:22am | M:\Projects\22013 Wilton Center Lofts\Drawings\Sheets\22013_A102.dwg | Plotted by:

PENTHOUSE LEVEL FLOOR PLAN

1/8" = 1'-0"

PLAN LEGEND
INDICATES ADU (8-30g) - REFER TO CHART ON SHEET AS100

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

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PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE

PENTHOUSE FLOOR PLAN

DRAWING NO.

A103

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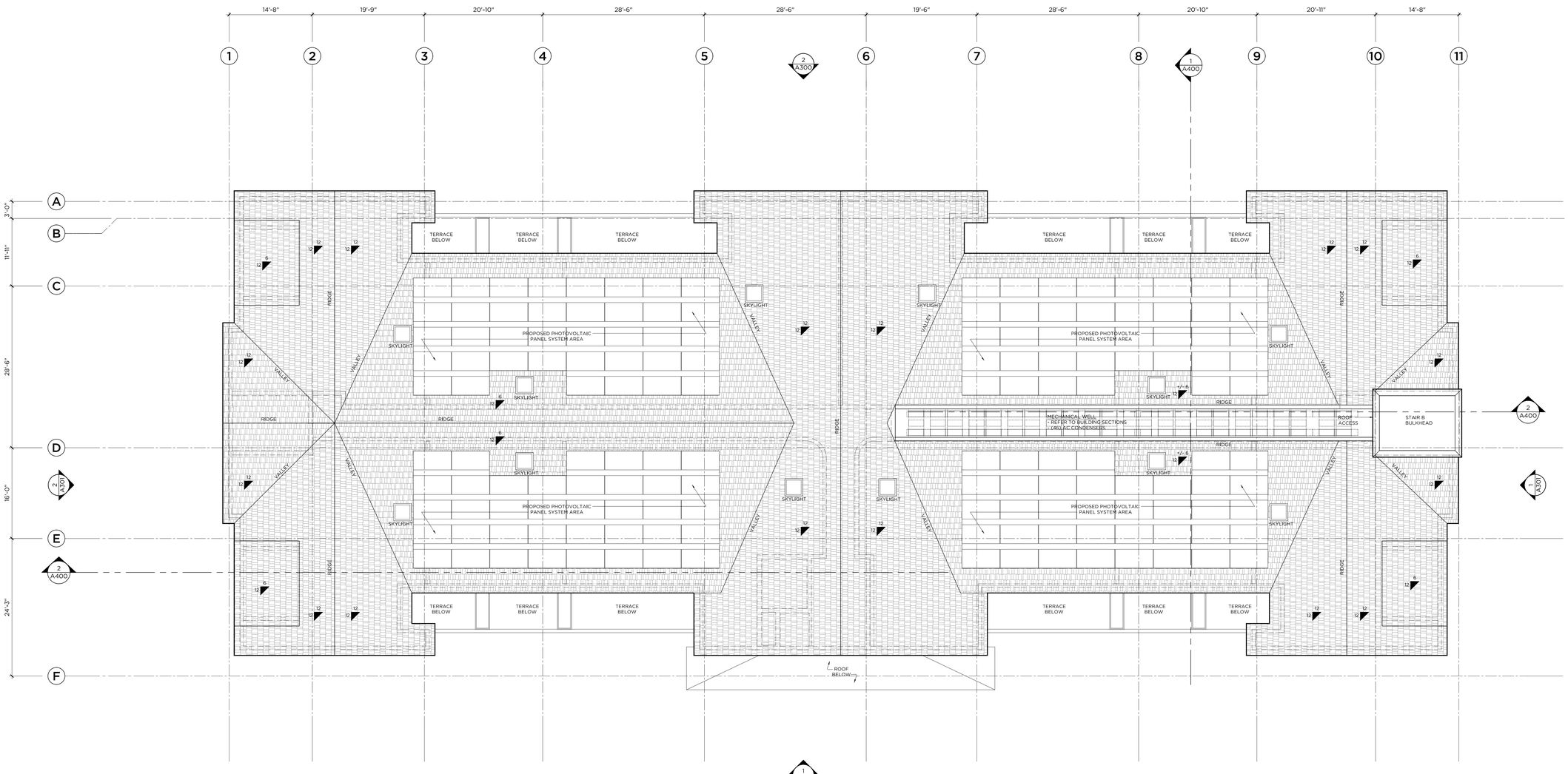
Apr 06, 2023 3:15:29 PM, Z:\Projects\Wilton Center Lofts\Design Documents\Drawings\Architectural\A103 - PENTHOUSE FLOOR PLAN.dwg



ROOF PLAN

1/8" = 1'-0"

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

ROOF PLAN

DRAWING NO.

A104

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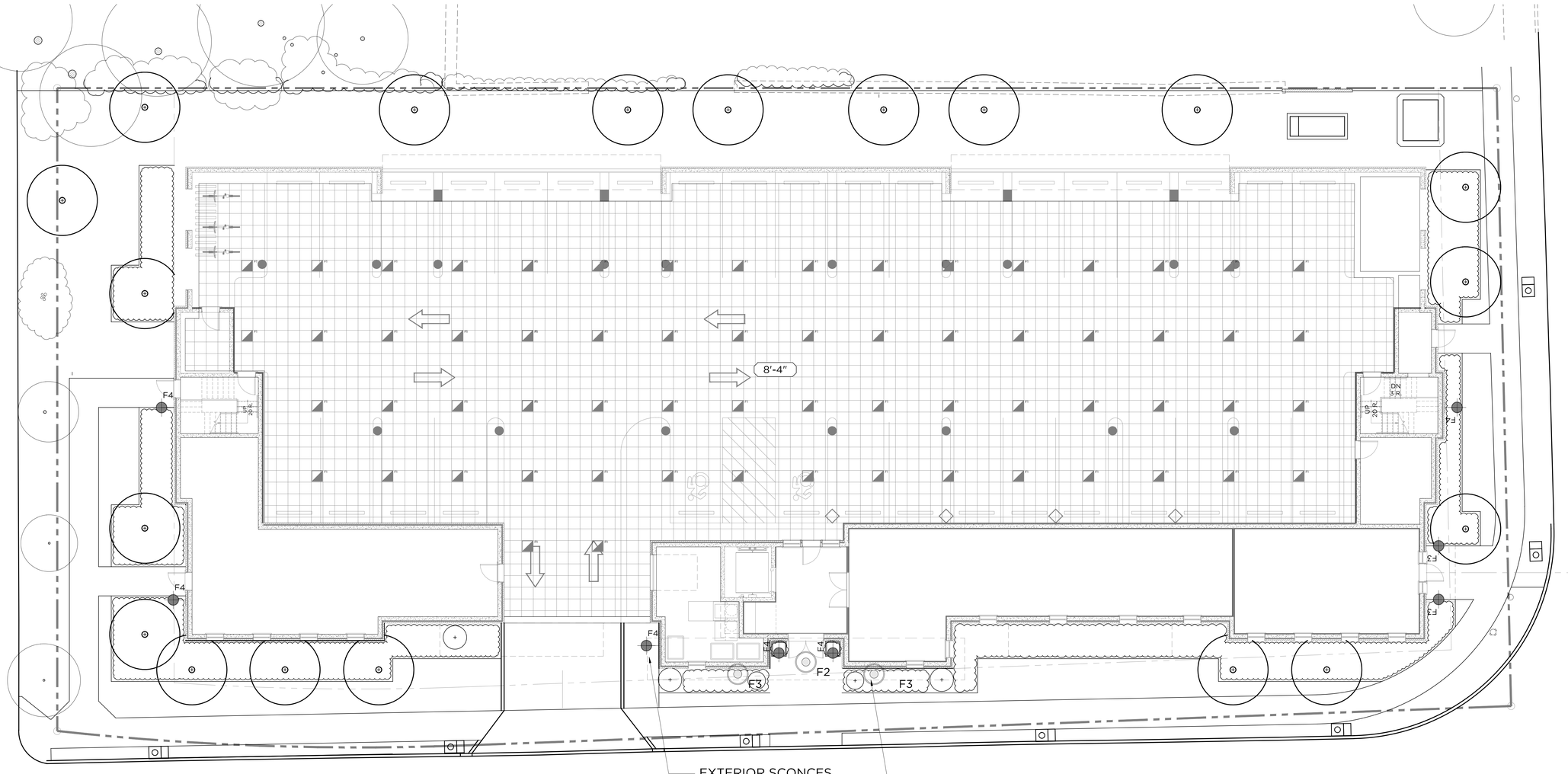
Jan 31, 2023 P:\22 Godfrey, Wilton\100_Design Documents\01_DD_Architecture\SHEET FILES\A104.pln Andrew



LIGHTING FIXTURE LEGEND

(SEE SPECIFICATIONS FOR MODELS AT EACH AREA AND ENGINEERING FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

GROUND FLOOR EXTERIOR LIGHTING PLAN

GARAGE

1/8" = 1'-0"

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

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P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

GROUND FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A200

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PLOT DATE: 2/7/2023 11:24:28 AM PLOTTED BY: Rebecca Gerard DRAWING FILE PATH: C:\Users\rgerard\Documents\22013_WILTON CENTER LOFTS_CENTRAL_rgerard.rvt

LIGHTING FIXTURE LEGEND

(SEE FIXTURES AS REQUIRED BY CODE, SEE KEY DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

FIRST FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

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2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

FIRST FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A201

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LIGHTING FIXTURE LEGEND

(SEE FIXTURES AS SCHEDULED BY CODE, SEE NOTE DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

SECOND FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A202

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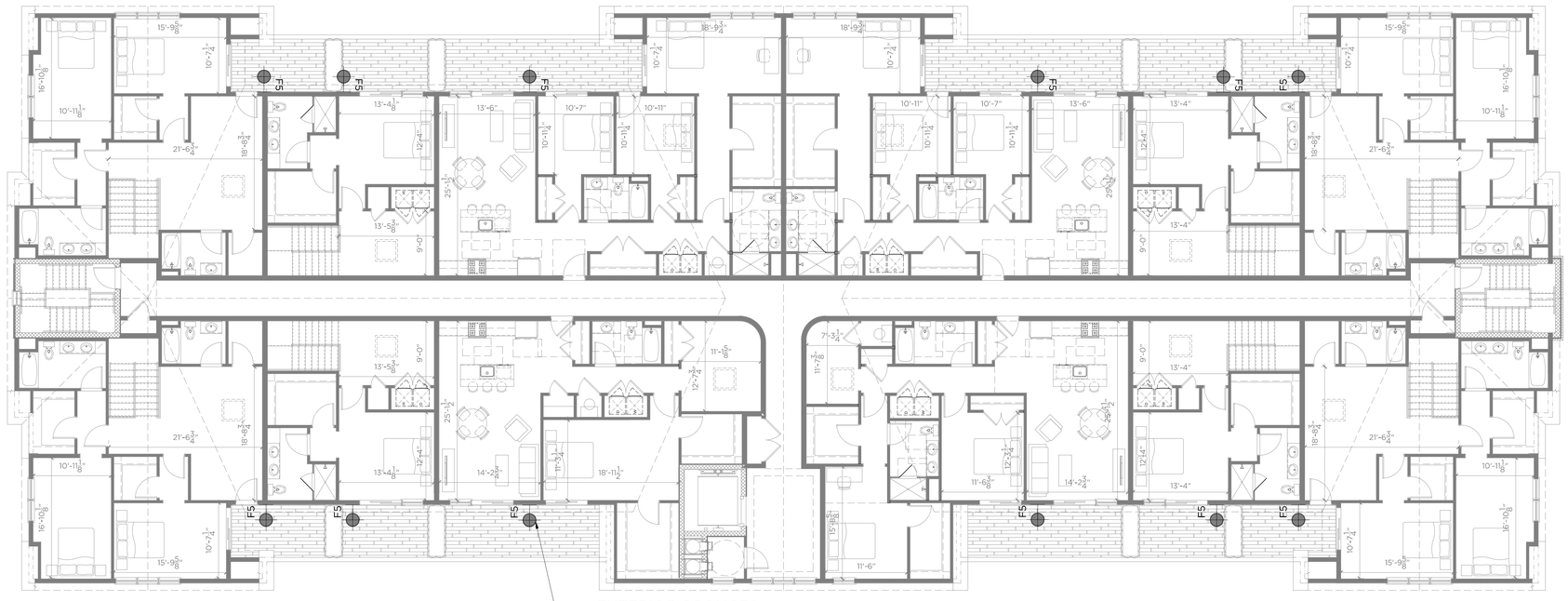

LIGHTING FIXTURE LEGEND

(SPECIFIC SPECS AS REQUIRED BY USERS, SEE MEP DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT- (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

PENTHOUSE EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

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LANDSCAPE ARCHITECT:
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SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

THIRD FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A203

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Tue, 07 2023 7:12:22 PM | C:\Users\rg_granoff\Desktop\Documents\Projects\22013_WILTON CENTER LOFTS_CENTRAL_rg_granoff.rvt

1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"

2 EAST ELEVATION (SIDE)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	ASPHALT SHINGLE ROOF	CHARCOAL
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	5/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	5/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/4" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED MASONRY CAP	CAST-STONE MASONRY	
13	CONCRETE BASE	STUCCO/CEMENT PARGE	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY
19	EXT. WALL SCONCE 6"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

Ref. Bk. 2023 210 Drawing Location: Z:\Projects\2022\22013 Wilton Center Lofts\Drawings\Sheets\A300 ELEVATIONS.dwg

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
WEST & EAST ELEVATION

DRAWING NO.
A300

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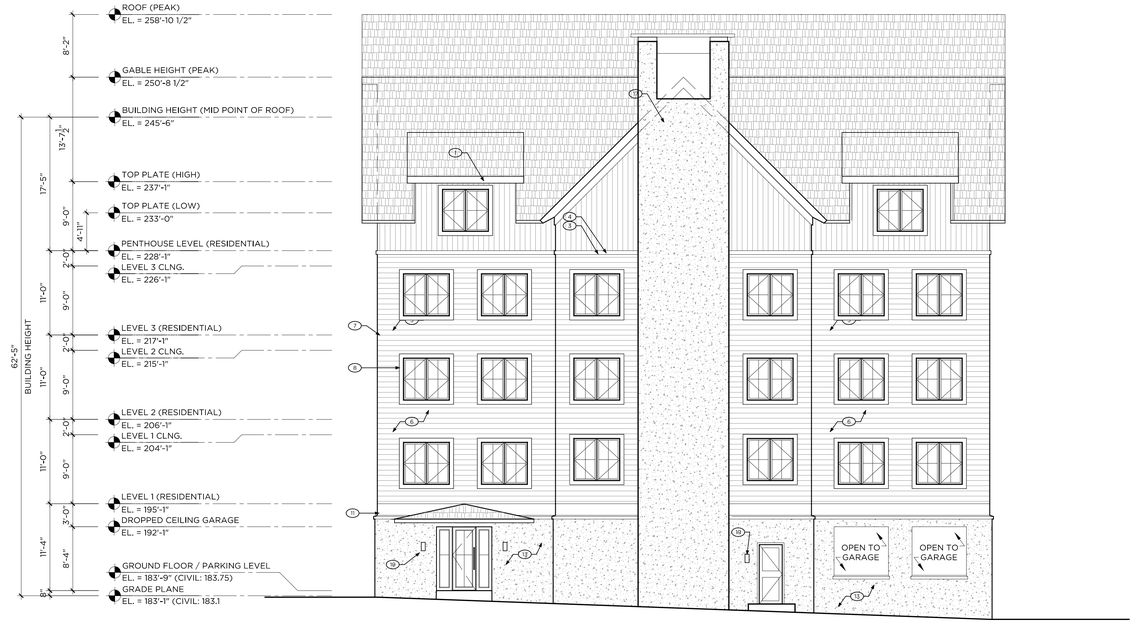

1 SOUTH ELEVATION (FRONT 'B')

1/8"=1'-0"

2 NORTH ELEVATION (REAR)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	ASPHALT SHINGLE ROOF	CHARCOAL
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	AzekAzek 6x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	AzekAzek 6x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/2" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED MASONRY CAP	CAST-STONE MASONRY	
13	CONCRETE BASE	STUCCO/CEMENT PARGE	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY
19	EXT. WALL SCONCE 6"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

SOUTH & NORTH ELEVATIONS

DRAWING NO.

A301

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Apr 06, 2023 2:10:22PM by MARIANNE.DeVINE Document path: C:\Users\mdevine\Desktop\WILTON_CENTER_LOFTS_R23_mdevine.rvt

RENDERING-WEST ELEVATION

RENDERING-MAIN ENTRY WEST ELEVATION

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PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.
A302

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Plotted: 2/7/2023 11:23:49 AM By: Christina Cavallaro J:\Projects\22013_Wilton Center Lofts\Design Development\A302 - EXTERIOR RENDERINGS.dwg

RENDERING-CORNER GODFREY AND HUBBARD

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PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

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WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

EXTERIOR RENDERINGS

DRAWING NO.

A302A

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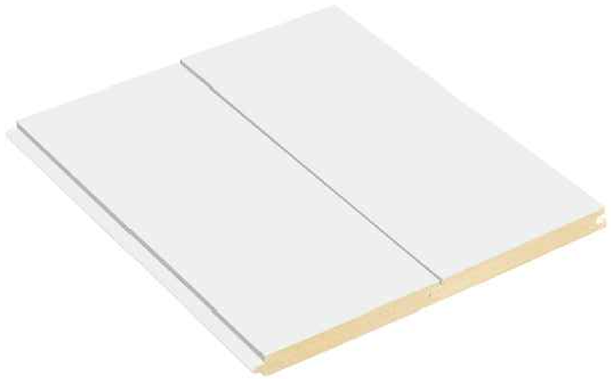
Jan 26, 2023 - 2:13 - godfrey wilton.pln - Design Documents\A302A - EXTERIOR RENDERINGS.dwg

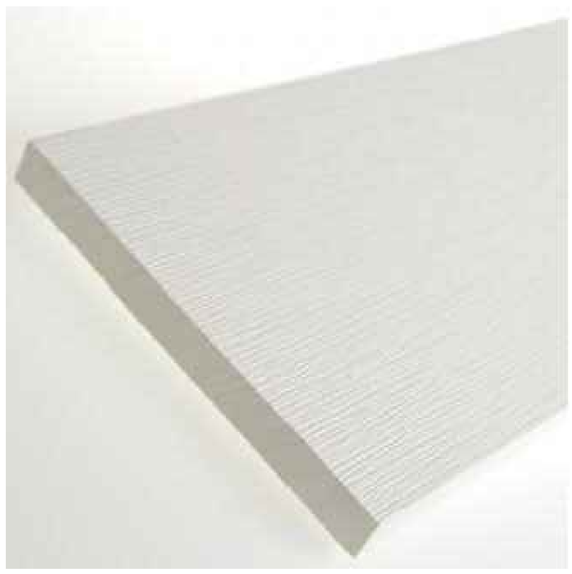
ASPHALT ROOF SHINGLES - CHARCOAL



POLYASH (TRUEXTERIOR) NICKEL GAP SIDING WHITE

ALUMINUM CLAD WOOD CASEMENT WINDOW-2 OVER 2-CHARCOAL

GALVANIZED HALF ROUND GUTTERS



1X POLYAASH TRIM FOR FASCIA RAILINGS AND TRIM

METAL LINEAR BAR RAILING HORIZONTAL -CHARCOAL

CEMENT PARGE/STUCCO BASE - LIGHT GRAY

LINEAR EXTERIOR WALL SCONCE-CHARCOAL

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PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

EXTERIOR MATERIALS

DRAWING NO.

A303

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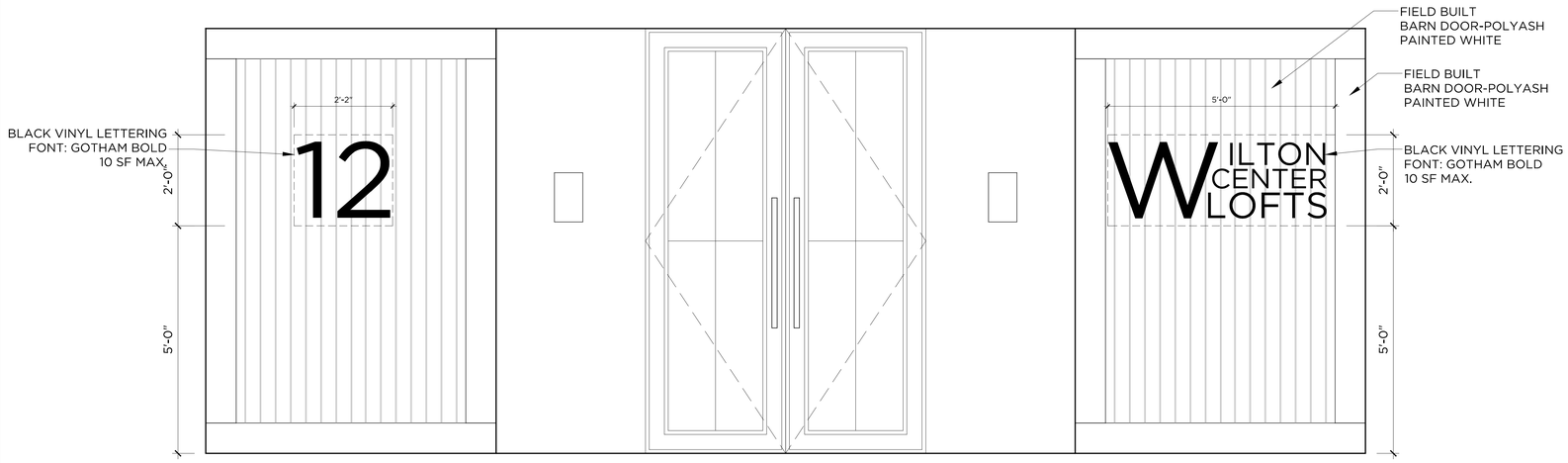
Apr 26, 2023 3:13:26pm By: jennifer.farrell Design Documents\A303_EXTERIOR MATERIALS.dwg



1 SIGNAGE DIAGRAM
AT MAIN LOBBY

3/4"=1'-0"

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
SIGNAGE

DRAWING NO.
A304

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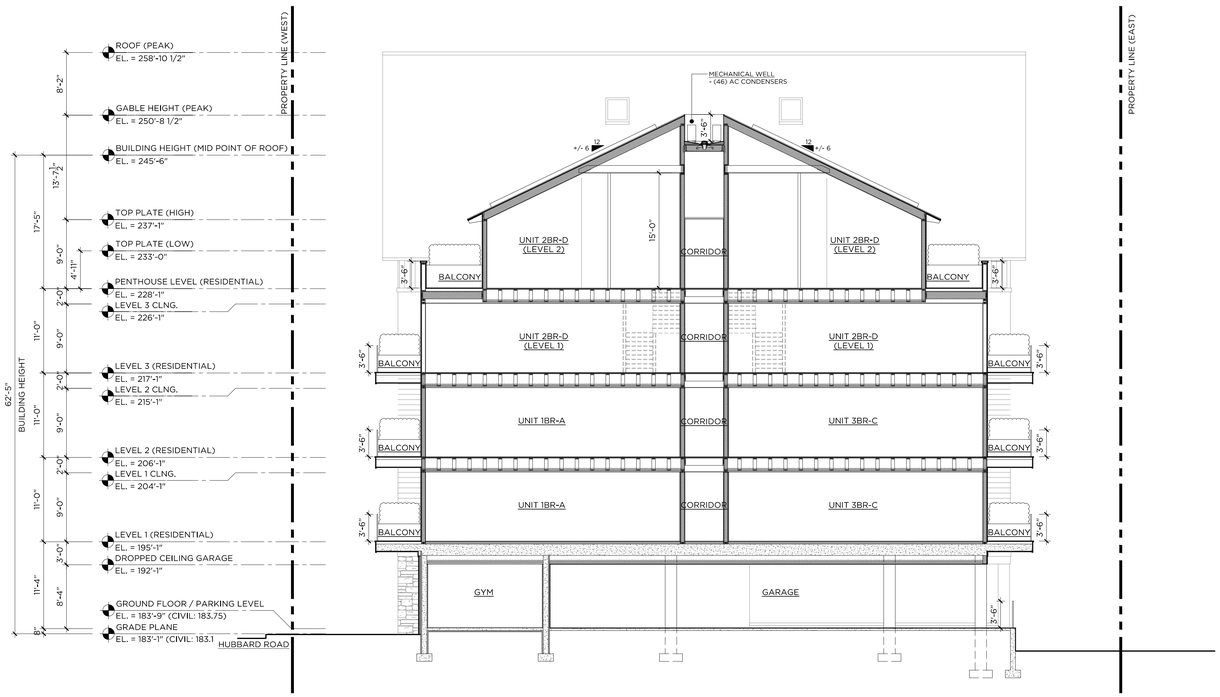
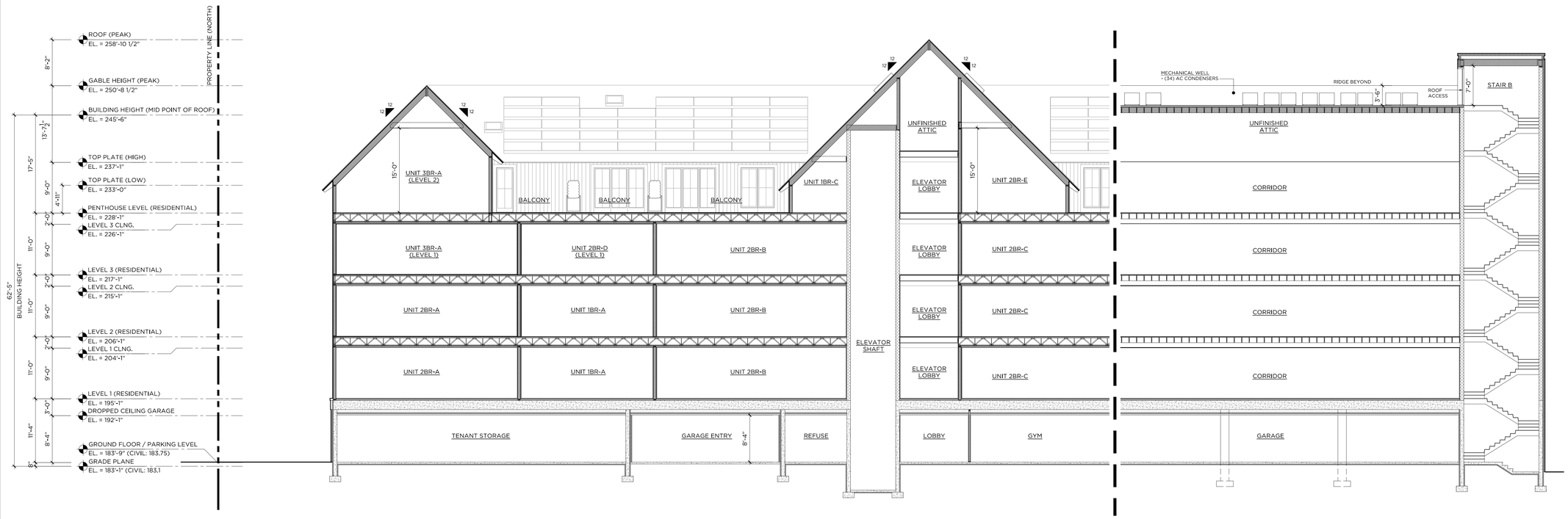
Jan 06, 2023 - C:\Users\Rory_Granoff\Desktop\Wilton_Center_Lofts_Architecture_Drafting_Files\A304_SIGNAGE.dwg



1 BUILDING SECTION A

1/8"=1'-0"



2 BUILDING SECTION B

1/8"=1'-0"

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4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE

P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE

BUILDING SECTIONS

DRAWING NO.

A400

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Jan 26, 2023 - 2:12pm Plotted by: JAMES PAUL Z:\projects\22013_12 Godfrey Place, Wilton, CT\Drawings\Arch\A400 - BUILDING SECTIONS.dwg

Reflectances:
Ceilings: 80%
Walls: 50%
Floor: 20%

Luminaire Schedule

Qty	Label	Watts	Arrangement	LLF	Description
3	F2	13.3	Single	0.810	Lightheaded T38F-T-01-00-GSL-840-30-80114-x-x Recessed in Ceiling
8	F4	6	Single	0.900	Design Plan BR40042-5-L-L-x BOF @ 6FT APC
60	F1	25.06	Single	0.900	Columbia CFP22-40_33_2835 (2850L) Recessed in Ceiling

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Exterior Calc	Fc	0.89	15.2	0.0	N.A.	N.A.	0
Garage_Floor	Fc	13.32	20.4	1.6	8.33	12.75	0

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

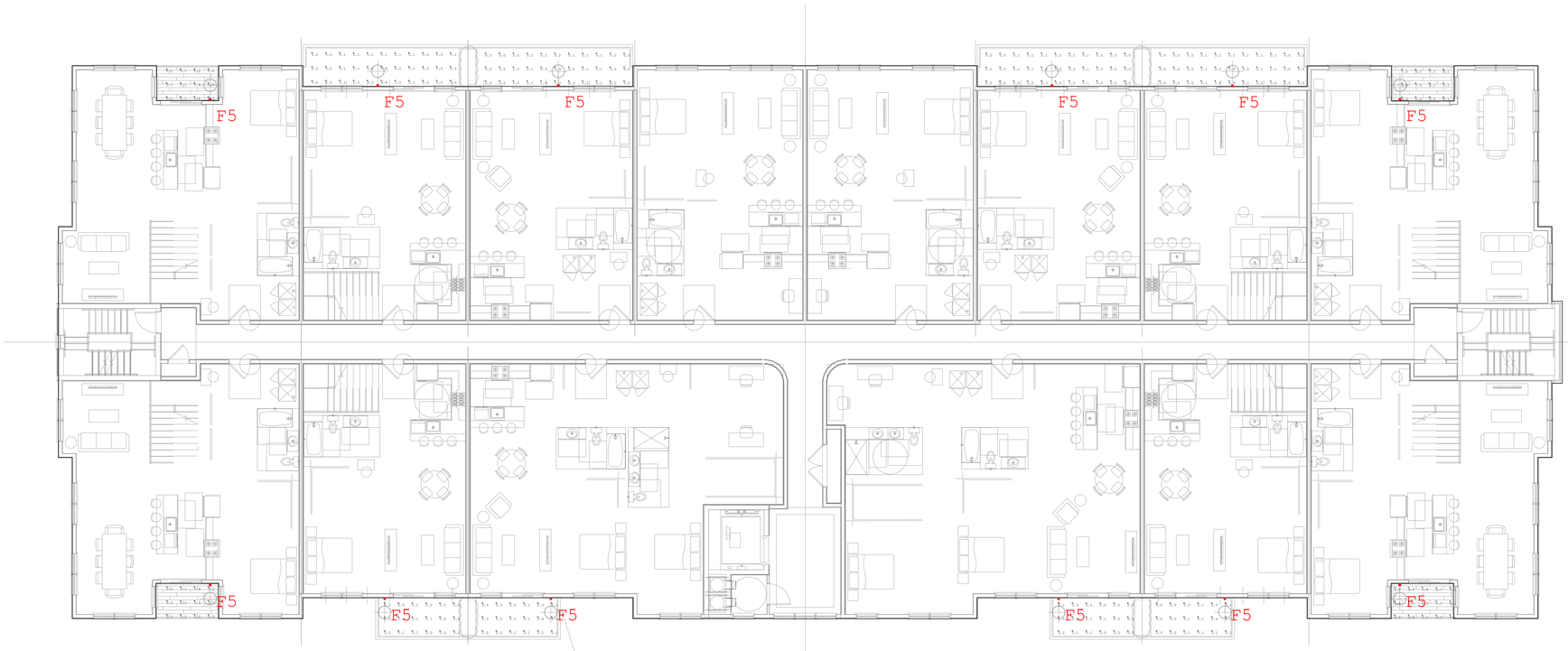
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

Drawing Number:

L-1

Sheet 1 of 1



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
12	F5	2	Single	0.900	Design Plan BR20022-5-L-L-x BOF @ 5FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Balconies	Fc	0.51	5.3	0.0	N.A.	N.A.	

EXTERIOR SCONCES
MOUNTED
AT 66"

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

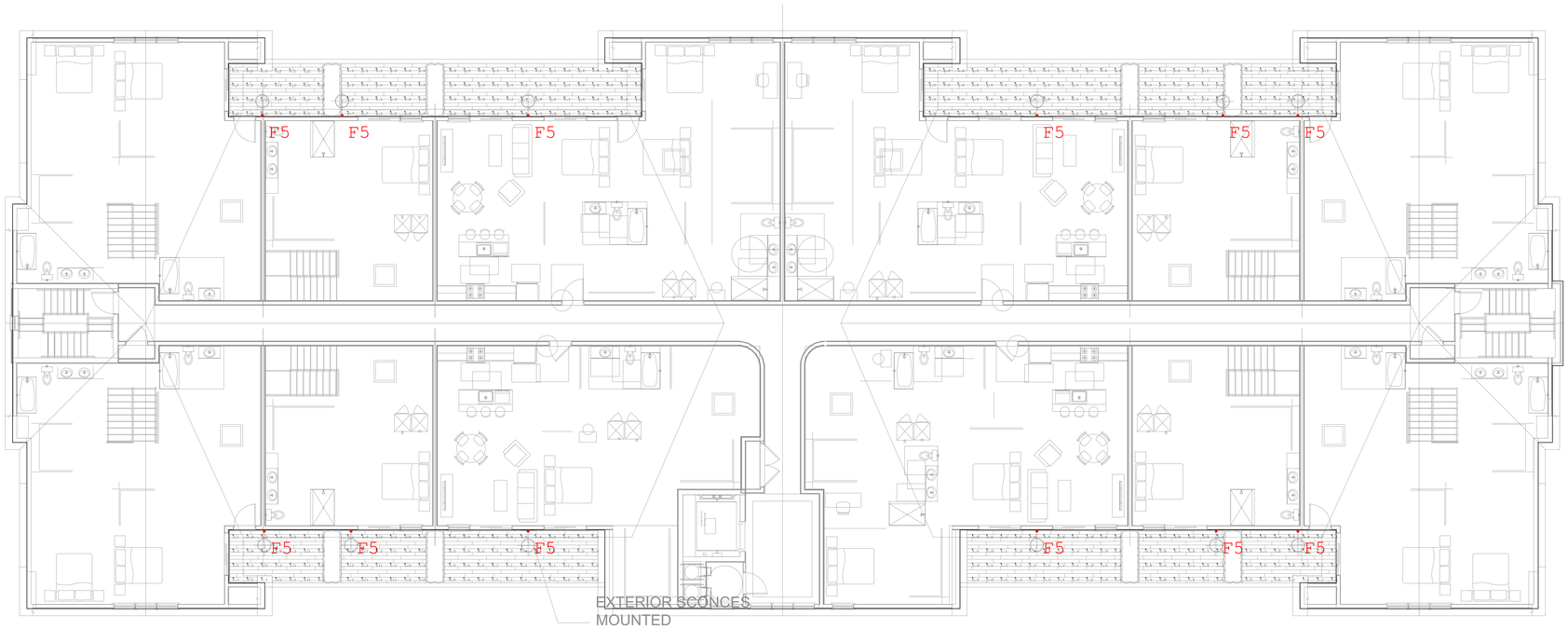
Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-2



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
12	F5	2	Single	0.900	Design Plan BR20022-5-L-L-x BOF @ 5FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Balconies	Fc	0.37	5.2	0.0	N.A.	N.A.	

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-3