

October 8, 2021

**VIA E-MAIL & HAND-DELIVERY**

Mike Wrinn  
Planning & Zoning Director  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**Re: Site Plan Application No. SP#481**  
**Address: 141 Danbury Road, Wilton, Connecticut**  
**Applicant: FDSPIN 141 DR LLC**

Dear Mr. Wrinn:

As you know, our firm represents FDSPIN 141 DR LLC (the “**Applicant**”) in the above-referenced application (the “**Application**”). On behalf of the Applicant, enclosed please find the following materials in furtherance of the Application:

- Full-size Civil Plans prepared by Tighe & Bond revised in response to comments received from the Town Fire Marshal and 3<sup>rd</sup> Party Review, dated July 15, 2021 entitled:
  - “Site Layout Plan, C-101,” revised to October 8, 2021;
  - “Grading Plan, C-201,” revised to October 8, 2021;
  - “Stormwater Management Plan, C-301,” revised to October 8, 2021;
  - “Utility Plan, C-401,” revised to August 24, 2021;
  - “Soil Erosion and Sediment Control Plan Final Phase, C-502,” revised to October 8, 2021;
  - “Details – 2, C-602,” revised to August 24, 2021;
  - “Details – 5, C-605,” revised to October 8, 2021; and
  - “Details – 8, C-608,” revised to August 24, 2021;

Thank you for your time and attention regarding this matter.

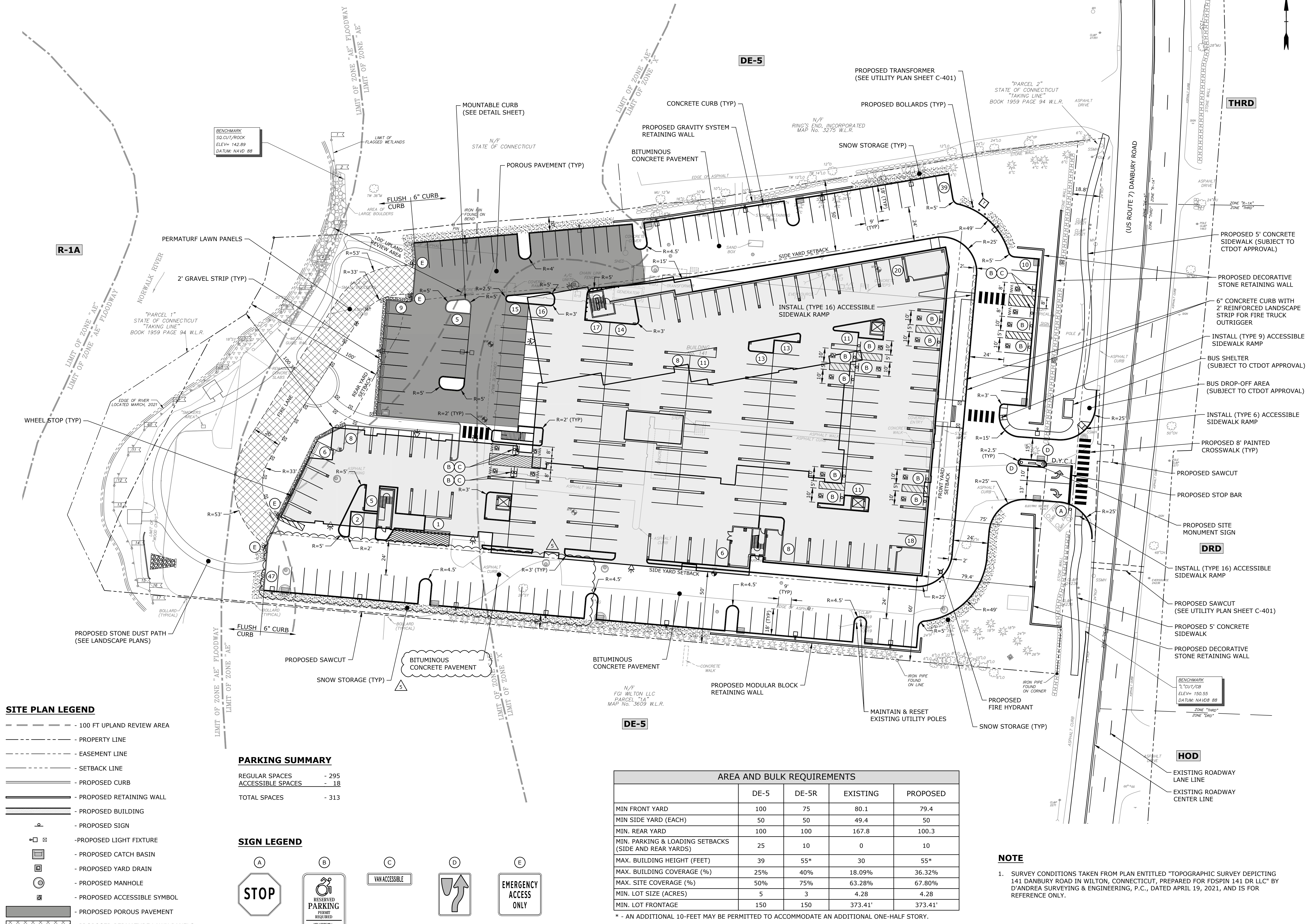
Sincerely,

*Lisa Feinberg*

Lisa L. Feinberg



Last Saved: 10/8/2021  
Plotted On: Oct 08, 2021 9:28am By: TAS  
Tighe & Bond: F:\FD73 Fuller\002\_141 Danbury Road\Drawings\Figures\FD73-02-C-101-SITE.dwg



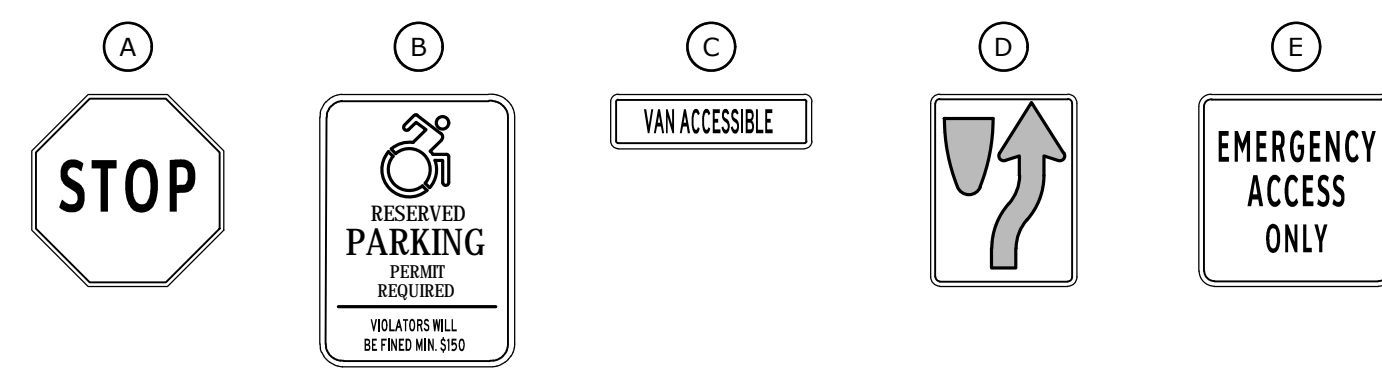
**SITE PLAN LEGEND**

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

**PARKING SUMMARY**

REGULAR SPACES	- 295
ACCESSIBLE SPACES	- 18
TOTAL SPACES	- 313

**SIGN LEGEND**



AREA AND BULK REQUIREMENTS				
	DE-5	DE-5R	EXISTING	PROPOSED
MIN FRONT YARD	100	75	80.1	79.4
MIN SIDE YARD (EACH)	50	50	49.4	50
MIN. REAR YARD	100	100	167.8	100.3
MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS)	25	10	0	10
MAX. BUILDING HEIGHT (FEET)	39	55*	30	55*
MAX. BUILDING COVERAGE (%)	25%	40%	18.09%	36.32%
MAX. SITE COVERAGE (%)	50%	75%	63.28%	67.80%
MIN. LOT SIZE (ACRES)	5	3	4.28	4.28
MIN. LOT FRONTAGE	150	150	373.41'	373.41'

\* - AN ADDITIONAL 10-FEET MAY BE PERMITTED TO ACCOMMODATE AN ADDITIONAL ONE-HALF STORY.

**NOTE**

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

**Tighe&Bond**  
1000 Bridgeport Avenue  
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ENVIRONMENTAL LAND SOLUTIONS, LLC  
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**TOWN SUBMISSION**  
**141 Danbury Road**  
  
FDSPIN  
141 DR, LLC  
  
Wilton, Connecticut

5	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
4	8/24/2021	FIRE MARSHALL COMMENTS
3	8/12/2021	FIRE MARSHALL COMMENTS
2	7/19/2021	REV'D ZONING TABLE
1	7/15/2021	REV'D BLDG & SITE LAYOUT
MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-002	
DATE:	06/07/2021	
FILE:	F0173-02-C-101-SITE.dwg	
DRAWN BY:	TAS	
CHECKED:	EWL	
APPROVED:	JWB	

**SITE LAYOUT PLAN**  
SCALE: 1" = 30'  
**C-101**



Last Saved: 10/8/2021  
Plotted On: Oct 08, 2021 9:30am By: TAS  
Tighe & Bond: T:\F0173 Fuller\002 141 Danbury Road\Drawings\Figures\F0173-02-C-201-GRAD.dwg

#### GRADING PLAN LEGEND

- - - - - 100 FT UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - 25' - - - - EXISTING INDEX CONTOUR
- - - - - EXISTING INTERMEDIATE CONTOUR
- X 141.2 - - - - EXISTING SPOT ELEVATION
- 25' - - - - PROPOSED INDEX CONTOUR
- - - - - PROPOSED INTERMEDIATE CONTOUR
- + 32.0 - - - - PROPOSED SPOT ELEVATION
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED BUILDING
- - - - - PROPOSED POROUS PAVEMENT
- - - - - PROPOSED PERMATURF LAWN PANELS
- - - - - PROPOSED CATCH BASIN
- - - - - PROPOSED YARD DRAIN
- - - - - TEST PIT LOCATION
- - - - - SOIL BORING LOCATION

#### GRADING PLAN NOTES

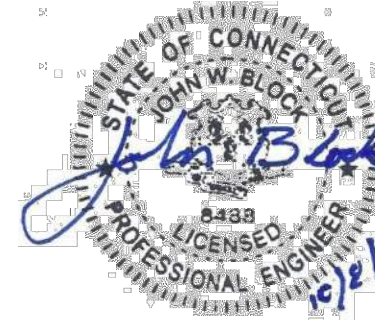
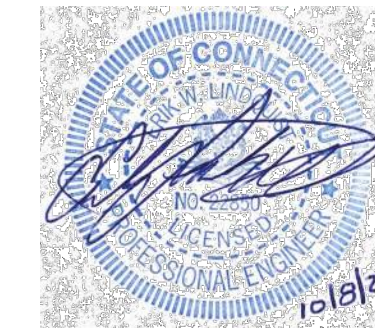
1. THE CONTRACTOR SHALL VERIFY ALL GRADES AND EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. MAKE SMOOTH TRANSITIONS BETWEEN ALL SLOPE CHANGES AND FEATHER EDGES OF ALL CUTS AND FILLS TO BLEND WITH EXISTING CONDITIONS.
3. PRIOR TO PAVING, PLANTING AND SEEDING, ALL FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ADJUST ALL EXISTING AND RELOCATED UTILITY COLLARS, FRAMES, INLETS, VALVE BOXES, ETC. TO MEET NEW GRADES.
5. ADJUST ALL EXISTING AND RELOCATED MANHOLES, CATCH BASINS AND UTILITY STRUCTURES TO NEW ELEVATIONS WHERE REQUIRED.
6. ALL EXCAVATED MATERIAL NOT REQUIRED FOR GRADING OR FILLING SHALL BE REMOVED PROMPTLY FROM THE SITE AND DISPOSED OF LEGALLY.
7. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.
8. ACCESSIBLE SPACES TO BE GRADED AT 2% OR LESS.
9. ACCESSIBLE ROUTE TO BUILDING NOT TO EXCEED 5%

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#### TOWN SUBMISSION

#### 141 Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut


2	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT

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PROJECT NO:	F0173-002	
DATE:	06/07/2021	
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DRAWN BY:	TAS	
CHECKED:	EWL	
APPROVED:	JWB	

#### GRADING PLAN

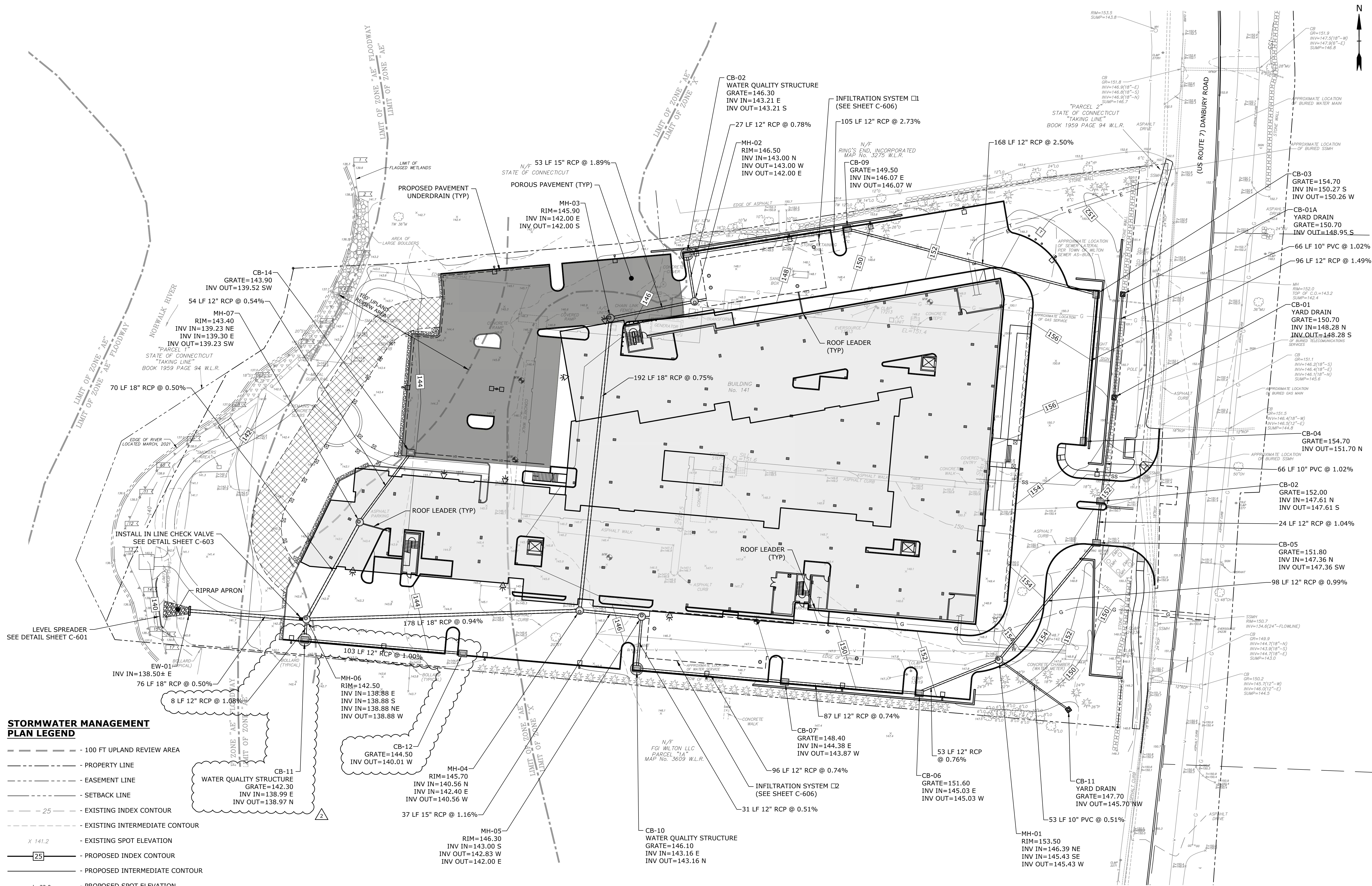
SCALE: 1" = 30'

C-201



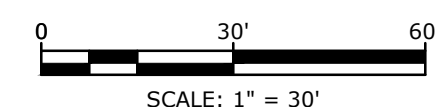
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Tighe & Bond: F:\PROJECTS\141 Danbury Road\Drawings\Figures\F0173-02-C-301-STRM.dwg

- STORMWATER MANAGEMENT PLAN LEGEND**
- - - - - 100 FT UPLAND REVIEW AREA
  - - - - - PROPERTY LINE
  - - - - - EASEMENT LINE
  - - - - - SETBACK LINE
  - - - - - 25' - EXISTING INDEX CONTOUR
  - - - - - EXISTING INTERMEDIATE CONTOUR
  - - - - - EXISTING SPOT ELEVATION
  - - - - - PROPOSED INDEX CONTOUR
  - - - - - PROPOSED INTERMEDIATE CONTOUR
  - + 32.0 - PROPOSED SPOT ELEVATION
  - ===== PROPOSED CURB
  - ===== PROPOSED RETAINING WALL
  - ===== PROPOSED BUILDING
  - [ ] - PROPOSED CATCH BASIN
  - [ ] - PROPOSED YARD DRAIN
  - [ ] - PROPOSED MANHOLE
  - [ ] - PROPOSED POROUS PAVEMENT
  - [ ] - PROPOSED PERMATURF LAWN PANELS



**NOTE**

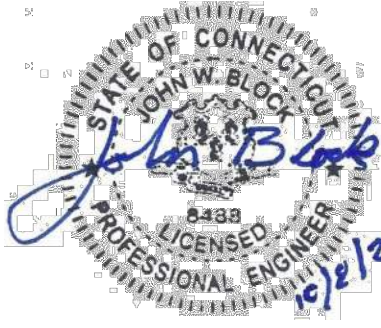
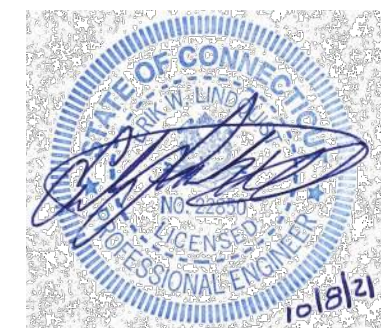
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**FDS PIN  
141 DR, LLC**

Wilton, Connecticut

MARK	DATE	DESCRIPTION
2	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT

PROJECT NO:	F0173-002
DATE:	06/07/2021
FILE:	F0173-02-C-301-STRM.dwg
DRAWN BY:	TAS
CHECKED:	EWL
APPROVED:	JWB

**STORMWATER  
MANAGEMENT PLAN**

SCALE: 1" = 30'

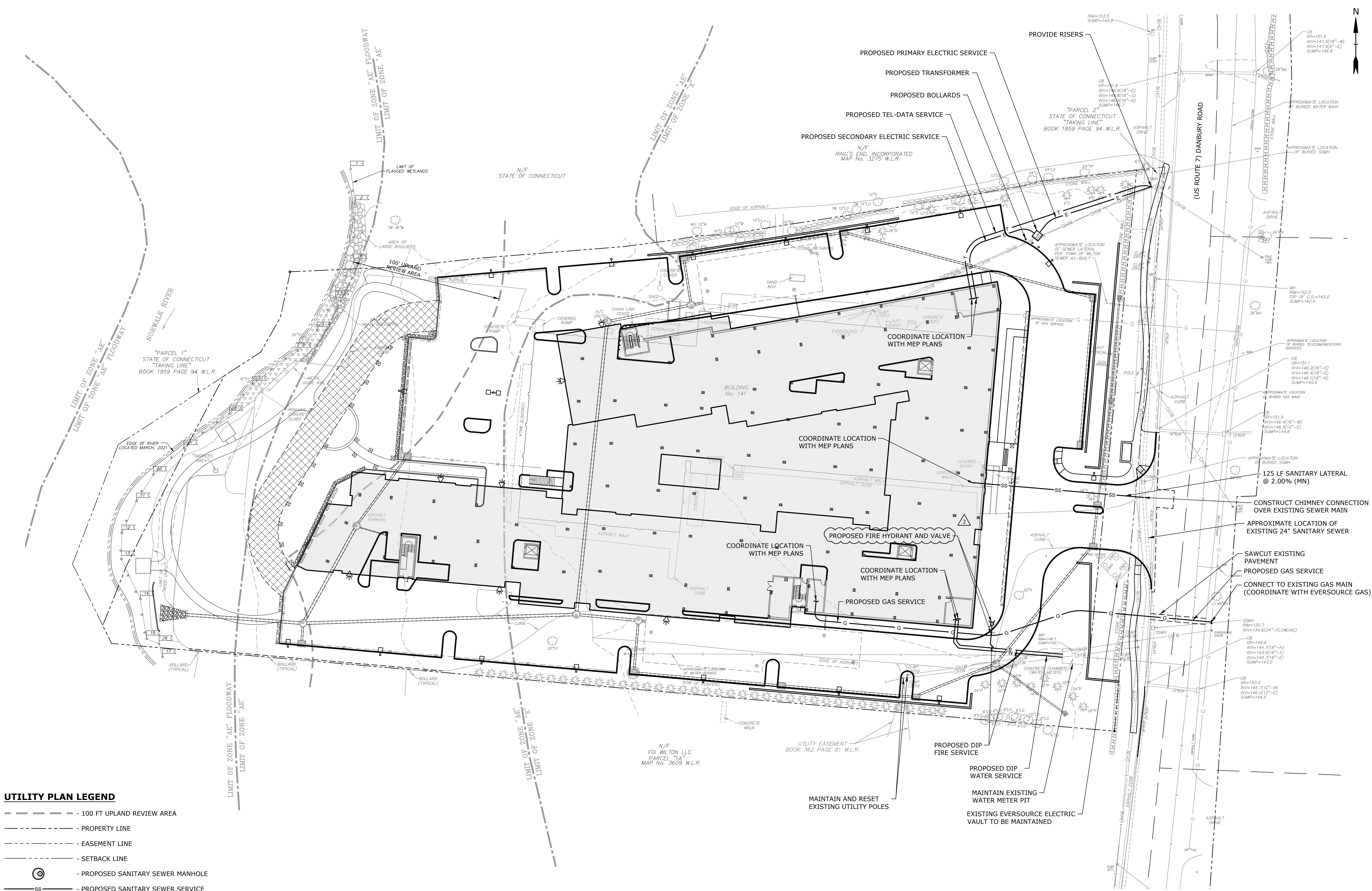
**C-301**



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Plotted On: Aug 24, 2021 1:10pm By: Susanoh  
Tighe & Bond 1:1:FD173 Fuller002 141 Danbury RoadDrawings-Figures\FD173-02-C-401-UTIL.dwg

#### UTILITY PLAN LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED TEL-DATA SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED GAS SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE



#### NOTE

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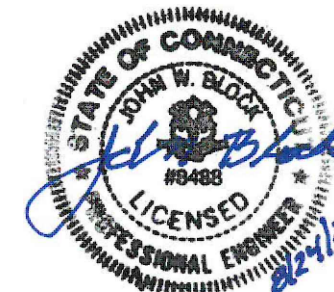
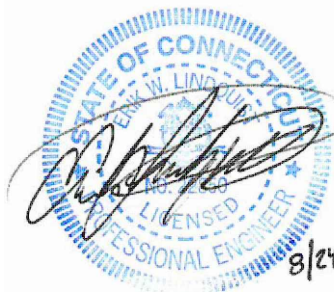
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**FDS PIN  
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Wilton, Connecticut


2	8/24/2021	FIRE MARSHALL COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT
MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-002	
DATE:	06/07/2021	
FILE:	F0173-02-C-401-UTIL.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

#### UTILITY PLAN

SCALE: 1" = 30'

**C-401**



**141**  
**Danbury Road**

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141 DR, LLC

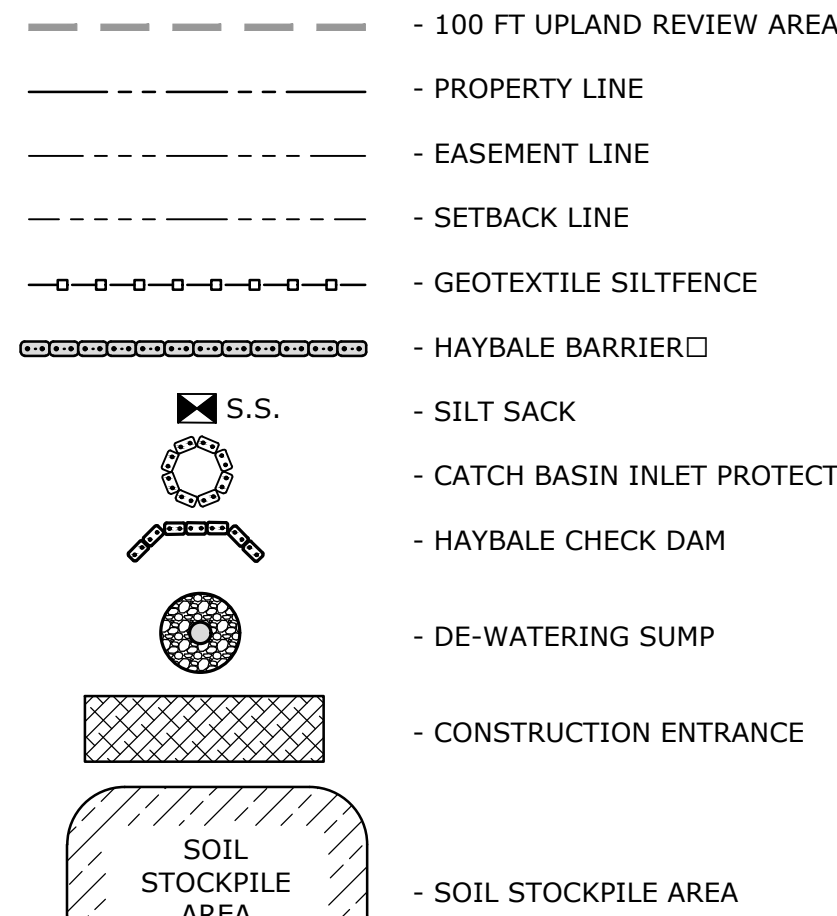
Wilton, Connecticut

2	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS	
1	7/15/2021	REVD BLDG & SITE LAYOUT	
MARK	DATE	DESCRIPTION	
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DATE: 06/07/2021			
FILE: F0173-02-C-501-SESC.dwg			
DRAWN BY:		TAS	
CHECKED:		EWL	
APPROVED:		JWB	

## SOIL EROSION AND SEDIMENT CONTROL PLAN FINAL PHASE

SCALE:	1" = 30'
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C-502



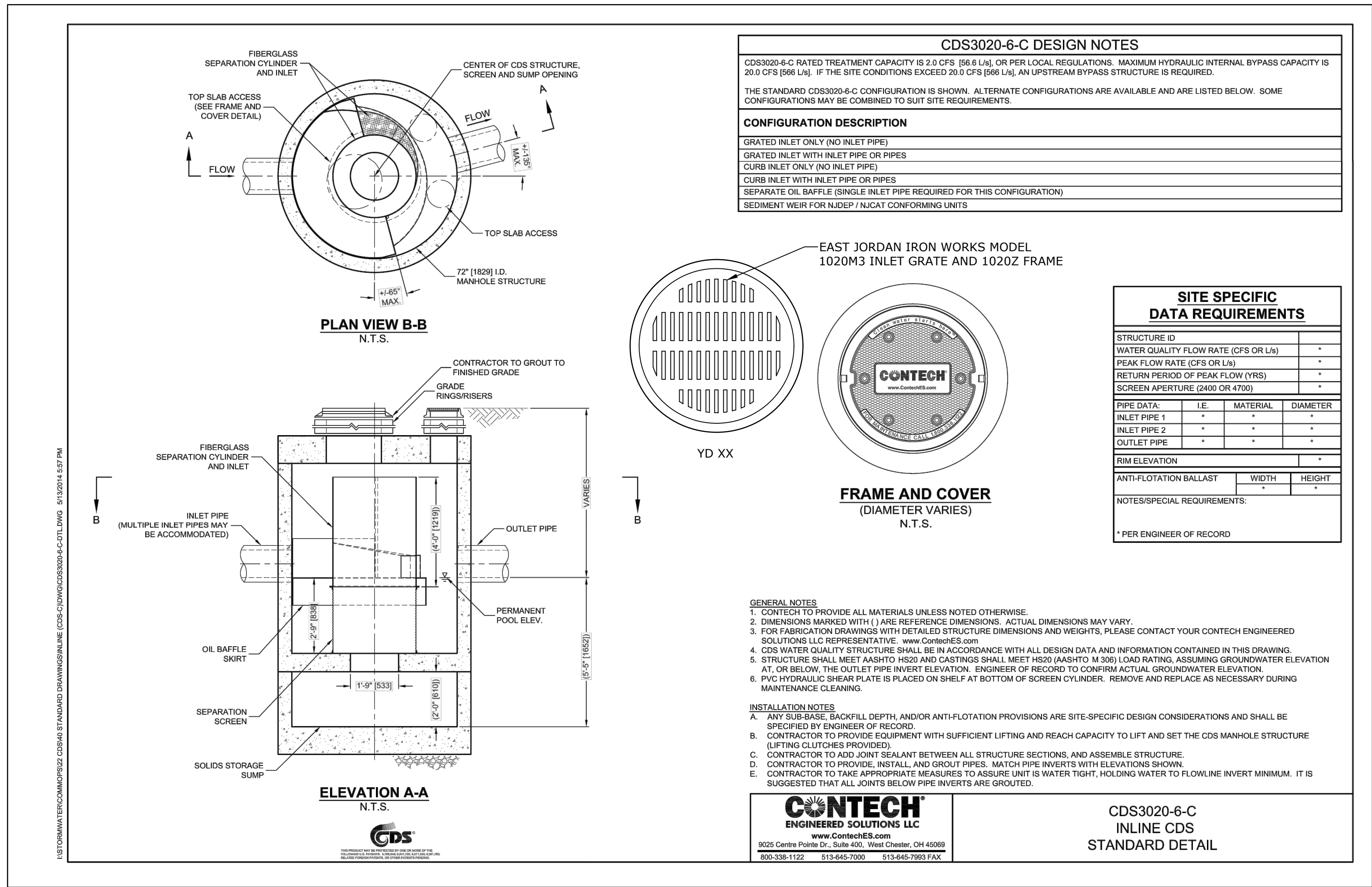
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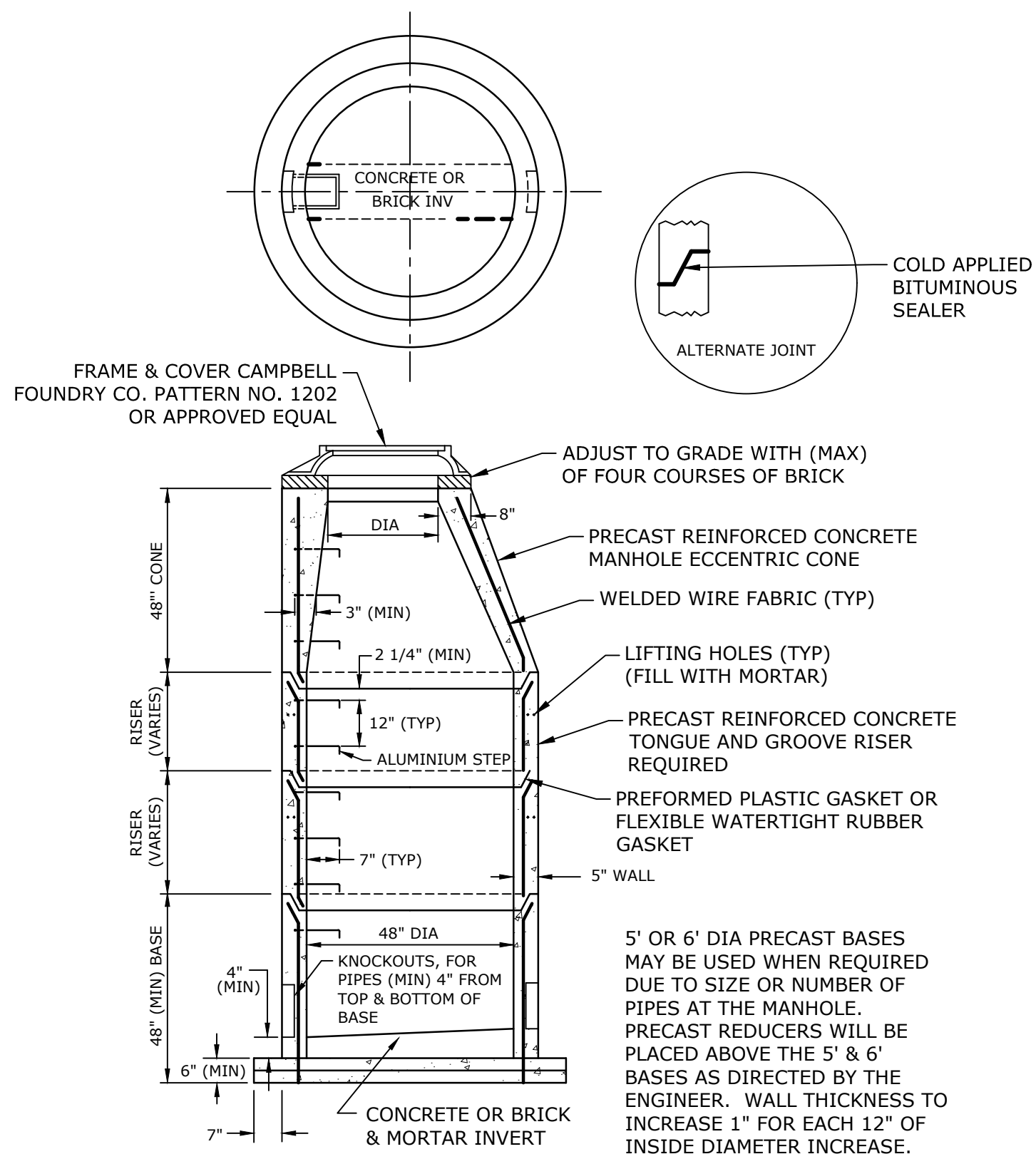




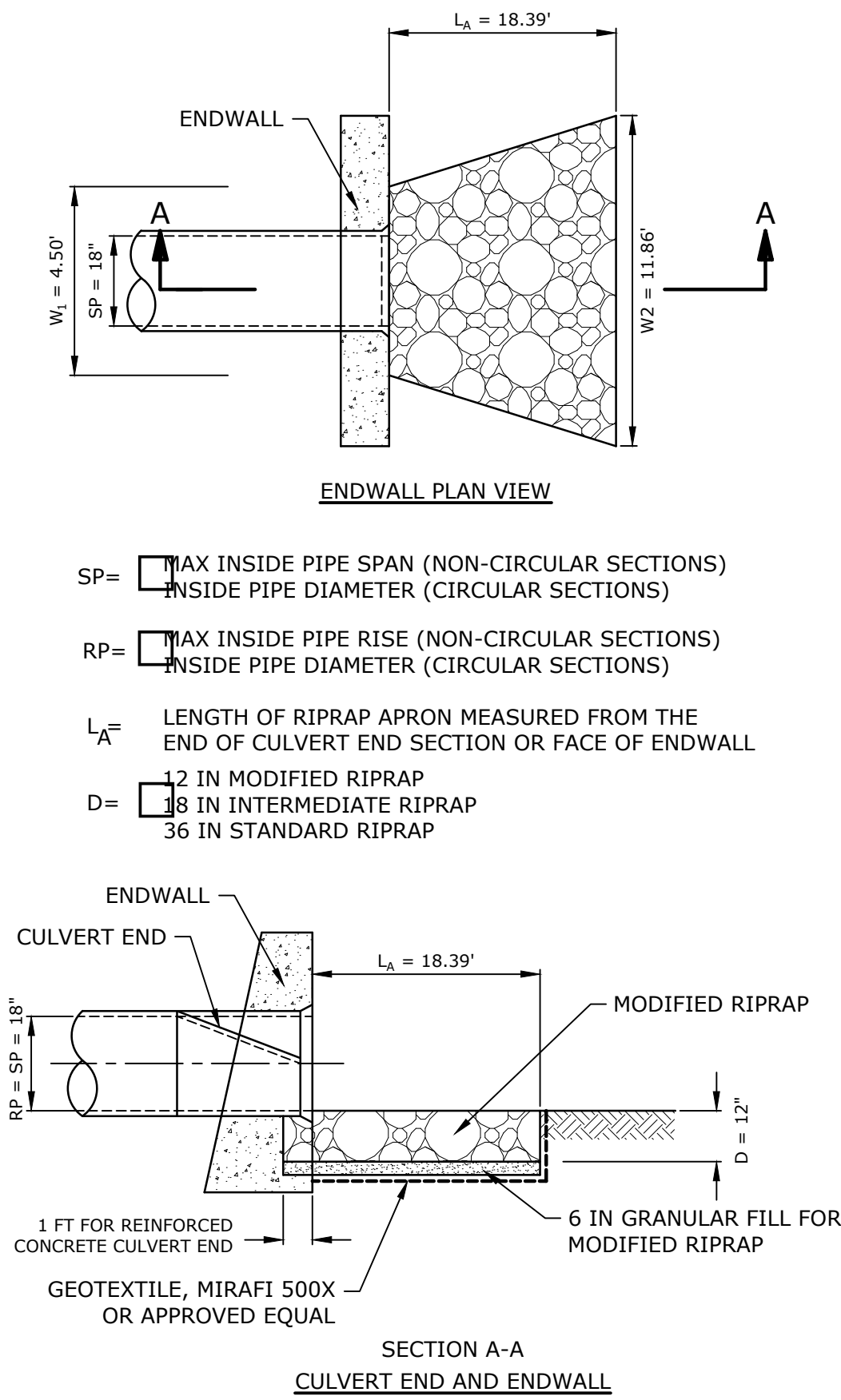




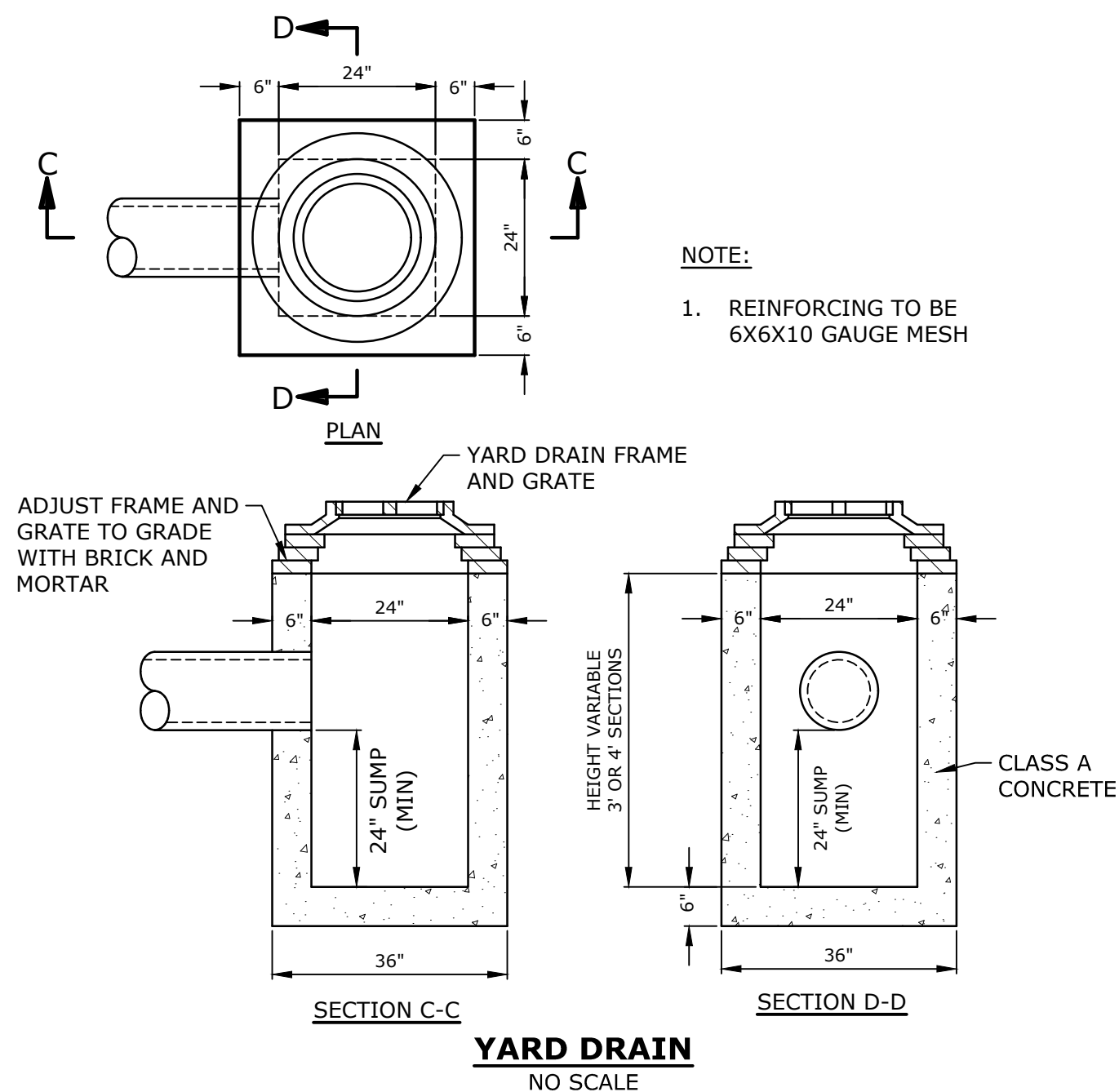
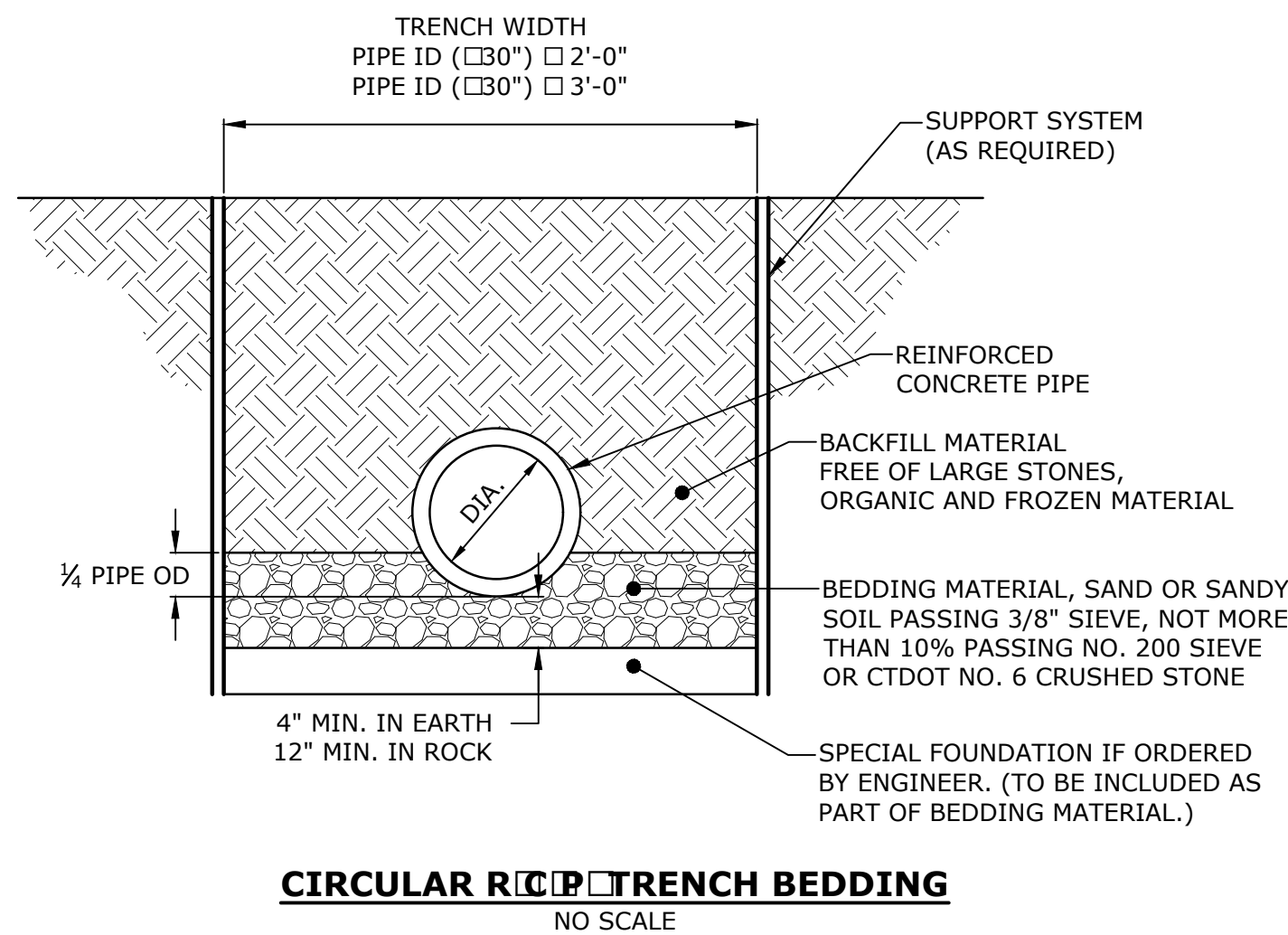
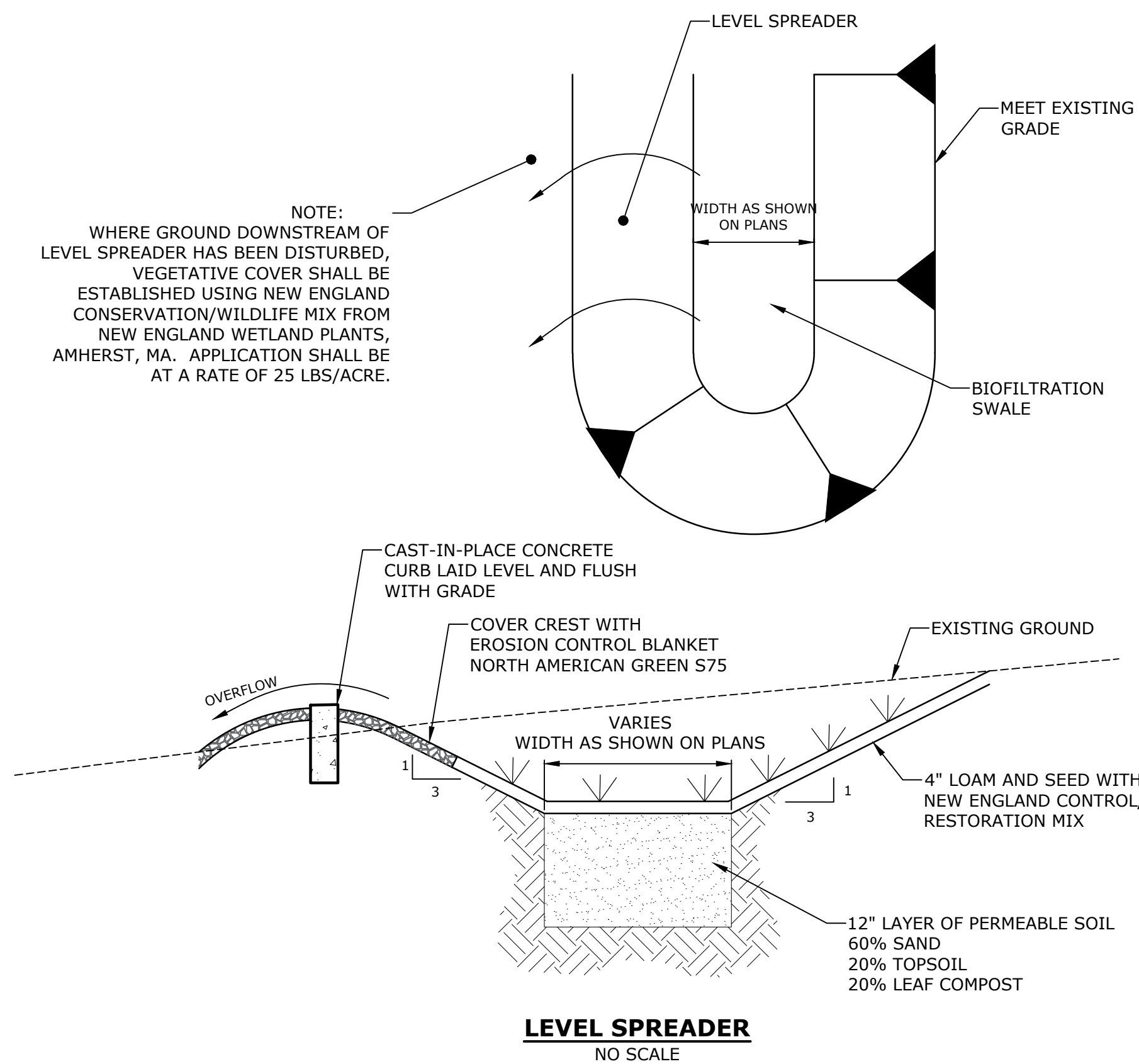
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**CDS 3020-6-C**  
 NO SCALE



**48" PRECAST MANHOLE**  
 NO SCALE



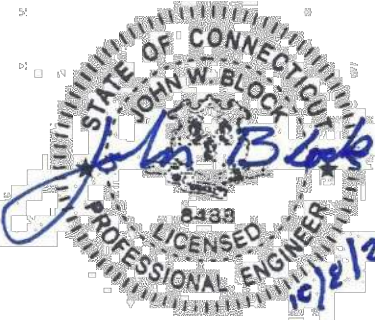
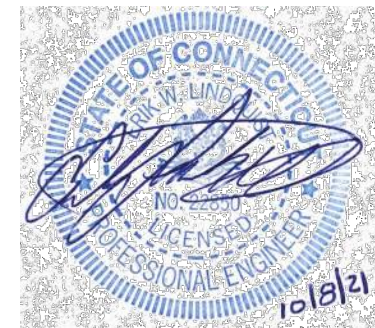
**TYPE \"B\" RIPRAP APRON**  
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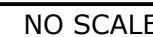
MARK	DATE	DESCRIPTION
2	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT

DETAILS - 5

SCALE: AS SHOWN

C-605





C-608