

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29-

The Applicant seeks to build a 4-story hotel building over 1 level of surface parking located within the Wilton portion of the i.Park mixed-use campus. The proposed development will contain 120 hotel rooms with 9,000 sq ft of related amenity spaces including business center, meeting rooms and fitness center. Further to Section 29-7.C, a hotel use is a permitted use subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11. The project received approval from the Town of Wilton Architectural Review Board in November 2022 and all revisions requested by the Board have been incorporated into the set of development drawings.

i.Park Norwalk II LLC 485 West Putnam Avenue, Greenwich, CT 06830
APPLICANT'S NAME **ADDRESS**

i.Park Norwalk II LLC 485 West Putnam Avenue, Greenwich, CT 06830
OWNER'S NAME **ADDRESS**

One Cannondale Way, Wilton, CT DE-5
PROPERTY LOCATION **ZONING DISTRICT**

00133124	2367	19-25	83	26	10.6762
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
- LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot #
 [See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)]
- ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ONE COPY OF THE DEED**
- ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- \$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
 [See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)]

IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?
 IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?

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.

<i>A.M. Ward.</i>	2/15/2023	lward@nationalresources.com	(203) 661-8844
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<i>A.M. Ward.</i>	2/15/2023	lward@nationalresources.com	(203) 661-8844
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

For Planning and Zoning Department Use Only:

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

I.PARK NORWALK II LLC

485 West Putnam Avenue
Greenwich, Connecticut 06830

February 15, 2023

VIA HAND DELIVERY & EMAIL

Mr. Michael Wrinn
Town of Wilton
Director of Planning & Land Use Management
238 Danbury Road
Wilton, Connecticut 06897

***Re: Site Plan Application for Proposed i.Park Hotel –
i.Park Norwalk, One Cannondale Way, Wilton, Connecticut***

Dear Michael,

i.Park Norwalk II LLC, as both Owner and Applicant, is pleased to submit a Site Plan application for a proposed 120-room hotel located at the i.Park mixed-use campus. The proposed i.Park Hotel is a four-story building over surface parking. As you know, the Architectural Review Board approved the project in November 2022 and the enclosed drawings incorporate the revisions requested by the ARB. (A summary of those revisions can be provided.)

We are submitting one hardcopy application package as well as an electronic version via email. These packages contain the completed Application & Form B, Architectural Drawing Set prepared by Lessard Architects; Civil & Survey Drawing Set prepared by Pustola & Associates Consulting Engineers; and Landscaping & Lighting Drawing Set prepared by IQ Landscape Architects.

If you would like to schedule a call or virtual discussion to review this application, we are available at your convenience. Should you need to contact us, you can reach out to either myself or Lauren Calabria at (203) 661-8844.

We request that the i.Park Hotel project be placed on the agenda for the next Planning Board meeting and we look forward to working with you and the Planning Board on this project.

Sincerely,



Lynne Ward

Executive Vice President

cc: Daphne White



Project:
Proposed i.Park Hotel



Located at:
One Cannondale Way,
Wilton, Connecticut 06897

*Submitted for Site Plan Approval –
February 15, 2023*



Site Development Plan Application



Form B – Zoning Data

Include the following data on the required Site Development Plan, as well.

One Cannondale Way, Wilton, CT

10.676-acres

PROPERTY ADDRESS

LOT ACREAGE

DE-5

1,217' (Rt-7); 202' (Kent Rd)

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		236,284 (138,260 + 98,024)	72,178	308,462
BUILDING FOOTPRINT [SF]		89,781 (61,745 + 28,036)	25,165	114,946
BUILDING COVERAGE [SF/%) (round up)	25%	19.30%	5.18%	24.48%
BUILDING HEIGHT [FT - Story]	55' / 4 stories	LA Fitness: 25' Main Office: 30' Warehouse: 19' Garage: 54'-11"	Hotel: 54'-11"	
FLOOR AREA RATIO (F.A.R.)	None			
PARKING SPACES (round up)		Wilton = 963	Hotel = (23)	Wilton = 940
LOADING SPACES		3 Existing Based on Approved Site Plan	1	4
SITE COVERAGE [SF/%)	50%	64%*	0% Increase	64%

* Legally Non-Conforming

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)

1 space per Unit = 1 x 120 Keys = 120 Parking Spaces

20% Reduction per section 29-8.A-B Wilton Code = 120 x 20% = 24; 120 - 24 = Total of 96 Parking Spaces

LOADING CALCULATION (Use separate page, if necessary)

Existing 3 - 1 Added for Proposed Hotel

PLAN OF CONSERVATION AND DEVELOPMENT

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

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

A.M. Ward.
APPLICANT'S SIGNATURE

2/15/2023
DATE



List of Project Professionals

Civil Engineer:

Pustola & Associates

185 Meadow Street, Naugatuck, CT 06770

(203) 729-6675

Kyle Pustola

kpustola@pustola.com

Richard Holland

rholland@pustola.com

Architect:

Lessard Design Inc.

8521 Leesburg Pike, Seventh Floor, Vienna, VA 22182

(571) 830-1841

Ulises Montes De Oca

umontes@lessarddesign.com

Landscape Architect:

IQ Landscape Architecture

31 Mamaroneck Avenue, White Plains, NY 10601

(914) 232-0200

John Imbiano

jimbiano@iqlandarch.com



Proof of Title (Deed)

AFTER RECORDING RETURN TO:

Bershtein, Volpe & McKeon P.C.
105 Court Street, Suite 304
New Haven, Connecticut 06511


QUIT CLAIM DEED


i.Park Norwalk Hunt TIC, LLC, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830 and **i.Park Norwalk TIC, LLC**, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830 (jointly, the "Grantors") do hereby grant all of the Grantors' right, title and one hundred percent (100%) interest as tenants-in-common to **i.Park Norwalk II LLC**, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830, for consideration paid, with **QUIT CLAIM COVENANTS** in that certain property or properties known as **761 Main Avenue, Norwalk, Connecticut** and **1 Cannondale Way, Wilton, Connecticut**, and being more particularly bounded and described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered this 20th day of February, 2014.

Signed, sealed and delivered
in the presence of:

i.Park Norwalk Hunt TIC LLC




Lauren Calabria


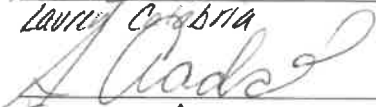
Susan Aadal

By: 

Its: *Member*

i.Park Norwalk TIC LLC



Lauren Calabria


Susan Aadal

By: 

Its: *President*

No Conveyance Tax Collected
Bettye Joan Ragoanetti
Town Clerk of Wilton

STATE OF CONNECTICUT)
) ss:
COUNTY OF *Fairfield*)

On this the 19th day of February, 2014, before me, the undersigned officer, personally appeared *JOSEPH COTTER*, who acknowledged himself/herself to be the manager/member of **i.Park Norwalk Hunt TIC LLC**, a limited liability company, and that he/she as such manager/member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such manager/member.

IN WITNESS WHEREOF, I hereunder set my hand.



Commissioner of the Superior Court
Notary Public
My Commission Expires:

Rosemarie Hughes
Notary Public
MY COMMISSION EXPIRES JULY 31, 2015

STATE OF CONNECTICUT)
) ss:
COUNTY OF *Fairfield*)

On this the 19th day of February, 2014, before me, the undersigned officer, personally appeared *JOSEPH COTTER*, who acknowledged himself/herself to be the manager/member of **i.Park Norwalk TIC LLC**, a limited liability company, and that he/she as such manager/member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such manager/member.

IN WITNESS WHEREOF, I hereunder set my hand.



Commissioner of the Superior Court
Notary Public
My Commission Expires:

Rosemarie Hughes
Notary Public
MY COMMISSION EXPIRES JULY 31, 2015

PARCEL 1:

ALL THAT CERTAIN piece, parcel or tract of land comprising in area 10.8 acres, situated in the Town of Norwalk, County of Fairfield and State of Connecticut shown upon a certain map entitled "Property of Lillian P. Wallman Norwalk, Conn." certified "Substantially Correct" W. J. Wood, Jr., Civil Eng. & Surveyor, which map is dated February 1950 and is on file in the Office of the Town Clerk of the Town of Norwalk, as Map #3269 reference to which map is expressly made and in accordance with which map said premises are further described as follows: COMMENCING at a point on the Westerly line of the Danbury-Norwalk Turnpike, at the intersection therewith of the divisional line between the premises herein described and land formerly of W. and J. Sloane, now land of The Perkin Elmer Corporation; thence in a general southerly direction along the westerly line of the Danbury-Norwalk Turnpike, South 54° 23' 30" West 100.54 feet to a monument; South 59° 35' 50" West 171.00 feet to a monument; South 56° 48' 40" West 3.25 feet to land of Charles and Edna B. Stryker; thence in a Northwesterly direction along said land of Charles and Edna B. Stryker North 33° 17' 10" West 30.49 feet; thence along the medial line of a stone wall as the same bends and turns in a general Southwesterly again Westerly, then again Southwesterly, again Westerly and again Southwesterly direction being along land of Charles and Edna B. Stryker, land of Harry P. Allport, land of Mary Lewis, Land of Leo Friedson, land of Arthur J. Hoe, and land of James M. Burgess, each in part, the following several courses and distances to wit: South 64° 33' 10" West, 2.45 feet; South 65° 11' 10" West 116 feet; South 4° 52' 40" East 9.52 feet; South 58° 32' 10" West 4.91 feet; North 46° 36' 50" West 6.42 feet; South 60° 21' 40" West 48.52 feet; South 70° 24' 10" West 42.73 feet; South 74° 35' 10" West 28.43 feet; South 86° 07' 1 0" West 29.49 feet; South 89° 55' 20" West 51.12 feet; North 72° 37' 50" West 25.55 feet; North 51° 52' 40" West 8.33 feet; North 76° 39' West 47.09 feet; North 79° 11' West 26.01 feet; South 85° 06' West 77.30 feet; South 89° 47' West 43.62 feet; South 32° 04' West 93.64 feet; South 33° 59' West 30.10 feet; South 32° 25' West 67.55 feet; South 33° 25' West 55.07 feet; South 34° 45' West 80.21 feet; North 51 ° 39' West 17.90 feet; South 32° 08' West 52.25 feet; South 37° 18' West 43.37 feet; South 42° 32' 10" West 55.60 feet to land now or formerly of Helen L. Seldes; thence along said land of Helen L. Seldes, North 38° 13' 40" West 147.29 feet to land of the New York, New Haven and Hartford Railroad Company, thence along said land of the New York, New Haven and Hartford Railroad Company, on a curve to the right having a radius of 1910.08 feet, a distance of 23.33 feet and North 37° 03' 35" East 1127.22 feet to land of The Perkin Elmer Corporation; thence along said land of The Perkin Elmer Corporation, South 61° 16' 05" East, 131.66 feet; South 46° 10' 45" East 11.92 feet; South 39° 24' 45" East 93.63 feet; South 41° 25' 55" East 98.51 feet; South 41,0 40' 05" East 72.77 feet; South 42° 56' 15" East 239.82 feet to the Westerly line of the Danbury-Norwalk turnpike at the point or place of beginning.

Excepting therefrom:

All that certain parcel of land, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, containing 0.189 acres, more or less, shown and designated as "Parcel 2" on that certain map entitled, "Map of Property Prepared For Morton J. Herbst, Norwalk, Conn, Scale 1" - 20' June 29, 1976" certified "Substantially Correct" by Roland H. Gardner, Land Surveyor, which map is on file in the Office of the Town Clerk of the Town of Norwalk as Map No. 8133.

Subject to a permanent right of way or easement to the grantor, its successors and assigns, in, over and upon the subject premises for access to other property belonging to grantor, its successors or assigns.

Further excepting therefrom:

All that certain tract or parcel of land, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, and bounded northeasterly 151 feet, more or less, by other land of The Perkin Elmer Corporation; southwesterly 98 feet, more or less, by Parcel C as delineated on the map hereinafter mentioned; southwesterly 149 feet, more or less, by Parcel D and by Parcel E as delineated on said map; and northwesterly 101.09 feet by land of the New York, New Haven and Hartford Railroad Company.

The tract hereby conveyed is shown and delineated as "Parcel A 0.08 ± Ac." and "Parcel B 0.24 ± Ac." on a certain map certified "Substantially Correct" by Harry E. Bryan, President of Samuel W. Hoyt Jr. Co. Inc., and entitled "Map of Property prepared for James Milford Burgess at Norwalk, Conn. Scale 1" = 40' Oct. 1953. Reference to said map is hereby made and had for a more particular description and location of said premises.

PARCEL 2:

All that certain piece, parcel or tract of land, together with any improvements thereon situated in part in the Town of Wilton, County of Fairfield and State of Connecticut and in part in the Town of Norwalk, in said County and State, being in quantity 20.17 acres, more or less, and being more particularly described as follows: BEGINNING at a point on the Westerly side of the Norwalk-Danbury Road, so-called, where the Southeasterly bounds of the premises herein described adjoin the Northeasterly bounds of land of Helen L. Seldes; thence proceeding Westerly along said land of Helen L. Seldes North 42° 56' 30" West 240.46 feet; thence North 41° 40' 20" West 72.33 feet; thence North 41° 26' 10" West 98.51 feet; thence North 39° 25' West 93.63 feet; thence North 46° 11' West 11.96 feet; thence North 61° 16' 20" West 131.66 feet to the Easterly bounds of the right of way of the Norwalk-Danbury branch of the New York, New Haven & Hartford Railroad Company adjoining the premises herein described on the West; thence proceeding northerly along said Easterly bound of said right of way of said Norwalk-Danbury branch of the New York, New Haven & Hartford Railroad Company in part in the Town of Norwalk and in part in the Town of Wilton North 37° 03' 20" East 1225.07 feet; thence on a curve to the left having a radius of 1943.08 feet; a distance of 410.02 feet to a point where the Northwesterly bounds of the premises herein adjoin the Southwesterly bounds of land now or formerly of Daniel A. Betts; thence proceeding Easterly along said land now or formerly of Daniel A. Betts South 67° 31' 20" East 145.69 feet; thence South 67° 44' 40" East 76 feet; more or less, to the center line of the Norwalk River, so-called; thence in a general Southerly direction along said center line of said Norwalk River along land now or formerly of the Estate of Eleanor S. Lum a distance of 1020 feet, more or less, to a point on a division line which divides a portion of the premises herein described lying in the Town of Norwalk from land now or formerly of the Estate of Eleanor S. Lum; thence proceeding Easterly along said division line South 85° 09' 20" East 186 feet, more or less, to a point on the Westerly side of The Norwalk-Danbury Road, so-called, where the premises herein described adjoin land now or formerly of the Estate of Eleanor S. Lum on the Westerly side of said Norwalk-Danbury Road, so-called; thence in a general Southerly direction along said Norwalk-Danbury Road South 14° 35' 30" West 109.27 feet; thence South 28° 00' 20" West 88.38 feet; thence South 37° 16' 50" West 373.47 feet; thence South 51° 16' 40" West 352.61 feet; thence South 54° 27' 30" West 18.78 feet to the point or place of beginning.

Said premises are more particularly delineated on a map filed in the Offices of the Town Clerks of the Towns of Norwalk and Wilton entitled "Map of Property Prepared for Ambler Estates, Inc. at Norwalk and Wilton, Conn., Scale 1" = 80' December 1945, The Samuel W. Hoyt, Jr., Co., Inc., Civil Engineers & Surveyors, South Norwalk, Conn.", which map is certified "substantially correct." The Samuel W.

Hoyt, Jr., Co., Inc. by Frederick P. Stabell, Pres., Civil Engineer & Surveyor, reference thereto being had for a more particular description.

PARCEL 3:

All that certain tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown and designated "Area = .50A" on a certain map entitled "Map of Property Belonging to Felix M. Krembs located on Kent Road in Wilton, Conn.," scale one inch equals sixty feet surveyed April 28, 1941, by Clinton C. Hubbell, certified substantially correct Clinton C. Hubbell, Surveyor, which map is on file in the office of the Town Clerk of said Wilton as Map No. 556 and to which map reference is hereby made for a more particular description of the premises conveyed, less any part of said premises as shown on said map taken by the State of Connecticut or the Town of Wilton in the course of widening the Norwalk River or widening the public highway Kent Road or replacing the Kent Road Bridge, so called, over said River prior to the date hereof.

Said premises are also shown on map entitled "Zoning Location Survey Depicting Property at 761 Main Avenue Norwalk & Wilton, Connecticut Prepared for I.Park Norwalk LLC" certified "Substantially Correct" by Rocco V. D'Andrea, Inc., Surveyor, which map is on file In the Office of the Town Clerk of the Town of Norwalk as Map No. 13024.

Also being described by metes and bounds as follows:

All that certain tract, piece or parcel of land Situate, lying and being in the City of Norwalk and Town of Wilton, County of Fairfield and State of Connecticut, said parcel of Land being more particularly bounded and described as follows:

Beginning at a point on the monumented westerly highway fine of Main Avenue in Norwalk, also known as Route U.S. No. 7, where the same is intersected by the division line between the premises described herein and land of Cramer, now or formerly, having rectangular coordinates of X=415,646.47 and Y=119,938.63 U.S. Survey feet with respect to the origin of the Connecticut Coordinate System of 1927, and then running along said monumented westerly line of Main Avenue, the following courses:

SOUTH 2°40'18" WEST, A DISTANCE OF 109.14 FEET;
SOUTH 16°03'22" WEST, A DISTANCE OF 88.52 FEET;
SOUTH 25°20'31" WEST, A DISTANCE OF 373.58 FEET;
SOUTH 39°21'34" WEST, A DISTANCE OF 232.65 FEET;
SOUTH 43°42'23" WEST, A DISTANCE OF 409.90 FEET;
SOUTH 44° 52'44" WEST, A DISTANCE OF 3.25 FEET

To land of Fabrizio, now or formerly, then turning and running along land of said Fabrizio, and land of Herbst, land of Dorcal, Assoc. Limited, and land of Burgess, all now or formerly and each in part, the following courses:

NORTH 43°15'31" WEST, A DISTANCE OF 30.49 FEET;
SOUTH 52°34'49" WEST, A DISTANCE OF 2.45 FEET;
SOUTH 53°12'49" WEST, A DISTANCE OF 116.00 FEET;
SOUTH 16°51'01" EAST, A DISTANCE OF 9.52 FEET;
NORTH 43°55'41" WEST, A DISTANCE OF 77.00 FEET;
SOUTH 32°30'54" WEST, A DISTANCE OF 33.44 FEET;
SOUTH 50°50'47" WEST, A DISTANCE OF 41.59 FEET;
SOUTH 68°27'26" WEST, A DISTANCE OF 61.22 FEET;
SOUTH 48°14'51" EAST, A DISTANCE OF 70.00 FEET;
SOUTH 74°08'49" WEST, A DISTANCE OF 28.04 FEET;
SOUTH 78°08'19" WEST, A DISTANCE OF 51.12 FEET;
NORTH 84°36'11" WEST, A DISTANCE OF 25.55 FEET;
NORTH 63°51'01" WEST, A DISTANCE OF 8.33 FEET;
NORTH 88°37'21" WEST, A DISTANCE OF 47.09 FEET;
SOUTH 88°50'39" WEST, A DISTANCE OF 26.01 FEET;
SOUTH 73°07'39" WEST, A DISTANCE OF 77.30 FEET;
SOUTH 77°48'39" WEST, A DISTANCE OF 43.62 FEET;
SOUTH 20°05'39" WEST, A DISTANCE OF 93.64 FEET;
SOUTH 22°00'39" WEST, A DISTANCE OF 30.10 FEET;
SOUTH 20°26'39" WEST, A DISTANCE OF 67.55 FEET;
SOUTH 21°26'39" WEST, A DISTANCE OF 55.07 FEET;
SOUTH 22°46'39" WEST, A DISTANCE OF 80.21 FEET;
NORTH 63°37'21" WEST, A DISTANCE OF 17.90 FEET;
SOUTH 20°09'39" WEST, A DISTANCE OF 51.78 FEET;
NORTH 50°01'21" WEST, A DISTANCE OF 154.41 FEET

To land of the State of Connecticut, being the easterly right-of-way line of the Danbury-South Norwalk rail line; then turning and running along said easterly right-of-way limit of the Danbury-South Norwalk rail line, the following courses:

NORTH 25°07'52" EAST, A DISTANCE OF 2274.33 FEET, INTO THE TOWN OF WILTON; AN ARC DISTANCE OF 514.55 FEET ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1943.08 FEET

To the southerly line of Kent Road; then turning and running along said southerly line of Kent Road, the following courses:

SOUTH 83°37'57" EAST, A DISTANCE OF 159.77 FEET;
SOUTH 79°01'57" EAST, A DISTANCE OF 42.60 FEET

To the approximate centerline of the Norwalk River, and land of Jaffe, now or formerly; then turning and running generally along the centerline of said Norwalk River, and land of said Jaffe, land of Wake Robin Farm Corp., and land of Cramer, all now or formerly and each in part, the following courses:

SOUTH 20°02'03" WEST, A DISTANCE OF 42.70 FEET;
SOUTH 11°50'03" WEST, A DISTANCE OF 58.42 FEET;
SOUTH 1°15'57" EAST, A DISTANCE OF 16.63 FEET;

SOUTH 85°24'23" EAST, A DISTANCE OF 8.70 FEET;
SOUTH 4°35'37" WEST, A DISTANCE OF 241.50 FEET;
SOUTH 3°49'07" WEST, A DISTANCE OF 126.40 FEET;
SOUTH 0°40'43" EAST, A DISTANCE OF 37.40 FEET;
SOUTH 0°02'17" WEST, A DISTANCE OF 99.80 FEET;
SOUTH 17°45'47" WEST, A DISTANCE OF 66.40 FEET;
SOUTH 8°29'07" WEST, A DISTANCE OF 184.10 FEET;
SOUTH 5°06'47" WEST, A DISTANCE OF 56.00 FEET;
SOUTH 1°57'37" WEST, A DISTANCE OF 117.20 FEET;
SOUTH 16°05'11" EAST, A DISTANCE OF 84.31 FEET;

Then turning and running along land of said Cramer, now or formerly

NORTH 82°53'34" EAST, A DISTANCE OF 172.87 FEET

To the point or place of beginning, containing 29.0142 acres, more or less, the reference meridian for all described courses being based upon the Connecticut Coordinate System of 1927.

Received For Record
Feb 21, 2014 AT 03:27P
ATTEST: Bettie J. Rasosnetti
Wilton Town Clerk



Site Development Plans
Including Vicinity Sketch & Survey Map

Attached

10854

I Park Norwalk, LLC

485 West Putnam Avenue
Greenwich, CT 06830



JPMorgan Chase Bank, N.A.
www.Chase.com

51-36/211

~~2/17/2023~~

PAY TO THE
ORDER OF

Town of Wilton

\$ **2,264.45

~~Two Thousand Two Hundred Sixty-Four and 45/100~~

DOLLARS

Town of Wilton
238 Danbury Road
Wilton, CT 06897

AUTHORIZED SIGNATURE

MEMO

Wilton Hotel Site Plan App

⑈010854⑈ ⑆02110036⑆ 907376651865⑈

I Park Norwalk, LLC

10854

Town of Wilton
Date Type Reference
2/17/2023 Bill Wilton Hotel App

Original Amt.
2,264.45

Balance Due
2,264.45

2/17/2023
Discount

Payment
2,264.45
2,264.45

Check Amount

JP Morgan Chase 186 Wilton Hotel Site Plan App

2,264.45

I Park Norwalk, LLC

10854

Town of Wilton
Date Type Reference
2/17/2023 Bill Wilton Hotel App

Original Amt.
2,264.45

Balance Due
2,264.45

2/17/2023
Discount

Payment
2,264.45
2,264.45

Check Amount

JP Morgan Chase 186 Wilton Hotel Site Plan App

2,264.45



*NOTE: SITE, SIGNAGE, LIGHTING AND RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY VARY AS PROJECT DEVELOPS.
 REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
 REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.



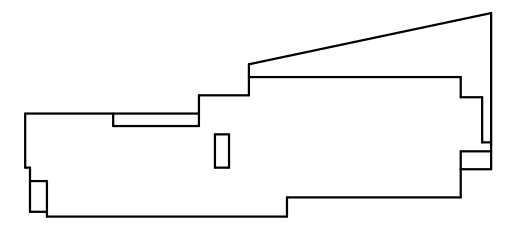
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COVER

SITE PLAN SUBMISSION

INDEX

- A.00 COVER
- A.01 ILLUSTRATIVE SITE PLAN
- A.02 GROUND FLOOR PLAN (GR/R1)
- A.03 SECOND FLOOR PLAN (R2)
- A.04 TYPICAL FLOOR PLAN (R3-R5)
- A.05 BUILDING ELEVATION
- A.06 BUILDING ELEVATION
- A.07 BUILDING ELEVATIONS
- A.08 BUILDING SECTION
- A.09 MATERIAL BOARD



KEY PLAN

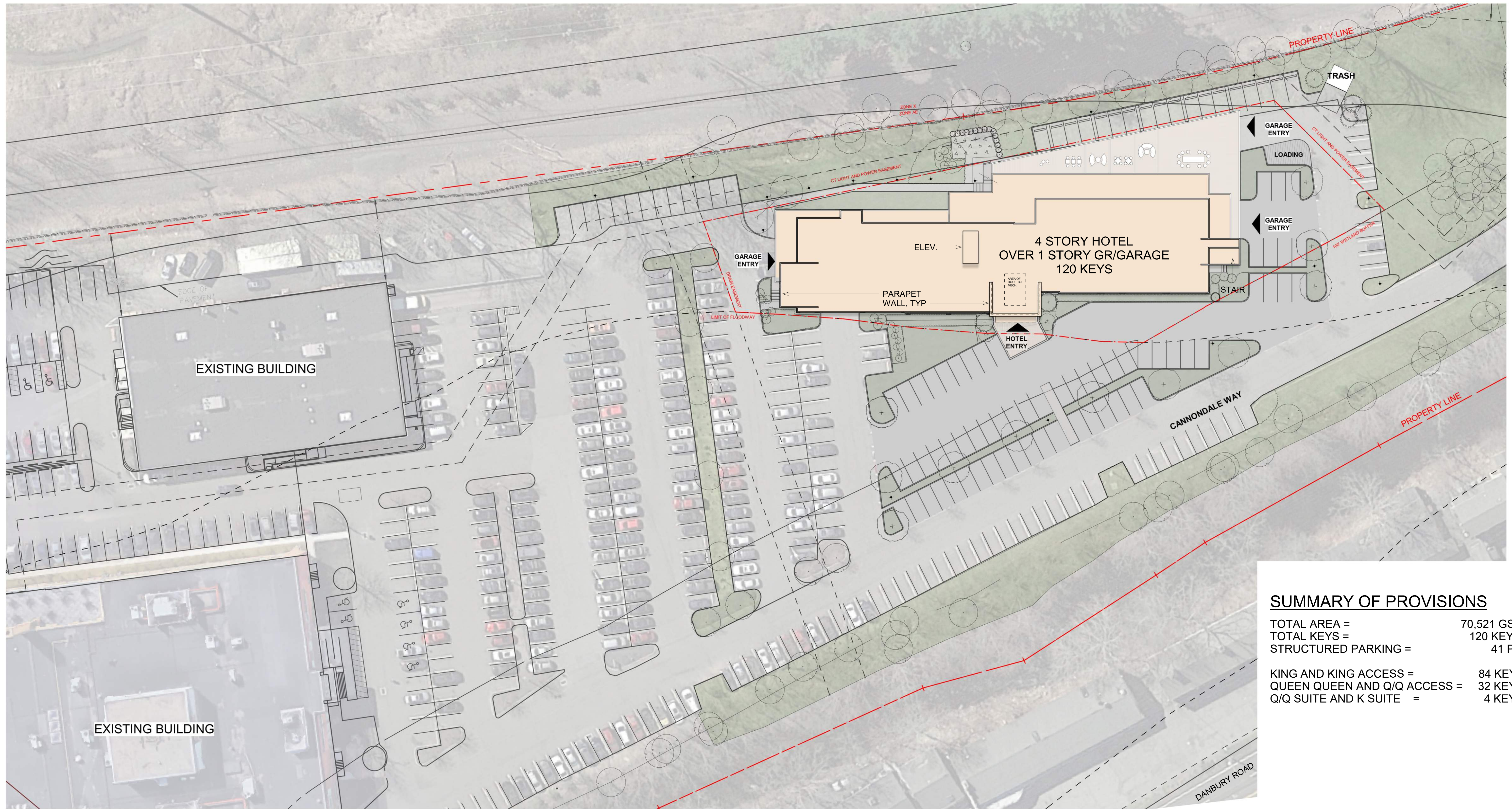
WILTON HOTEL

DEC 05, 2022
 APR 26, 2022
 NRC.030B

A.00

WILTON, CT.

NATIONAL RESOURCES



SUMMARY OF PROVISIONS

TOTAL AREA =	70,521 GSF
TOTAL KEYS =	120 KEYS
STRUCTURED PARKING =	41 PS
KING AND KING ACCESS =	84 KEYS
QUEEN QUEEN AND Q/Q ACCESS =	32 KEYS
Q/Q SUITE AND K SUITE =	4 KEYS

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

NATIONAL RESOURCES

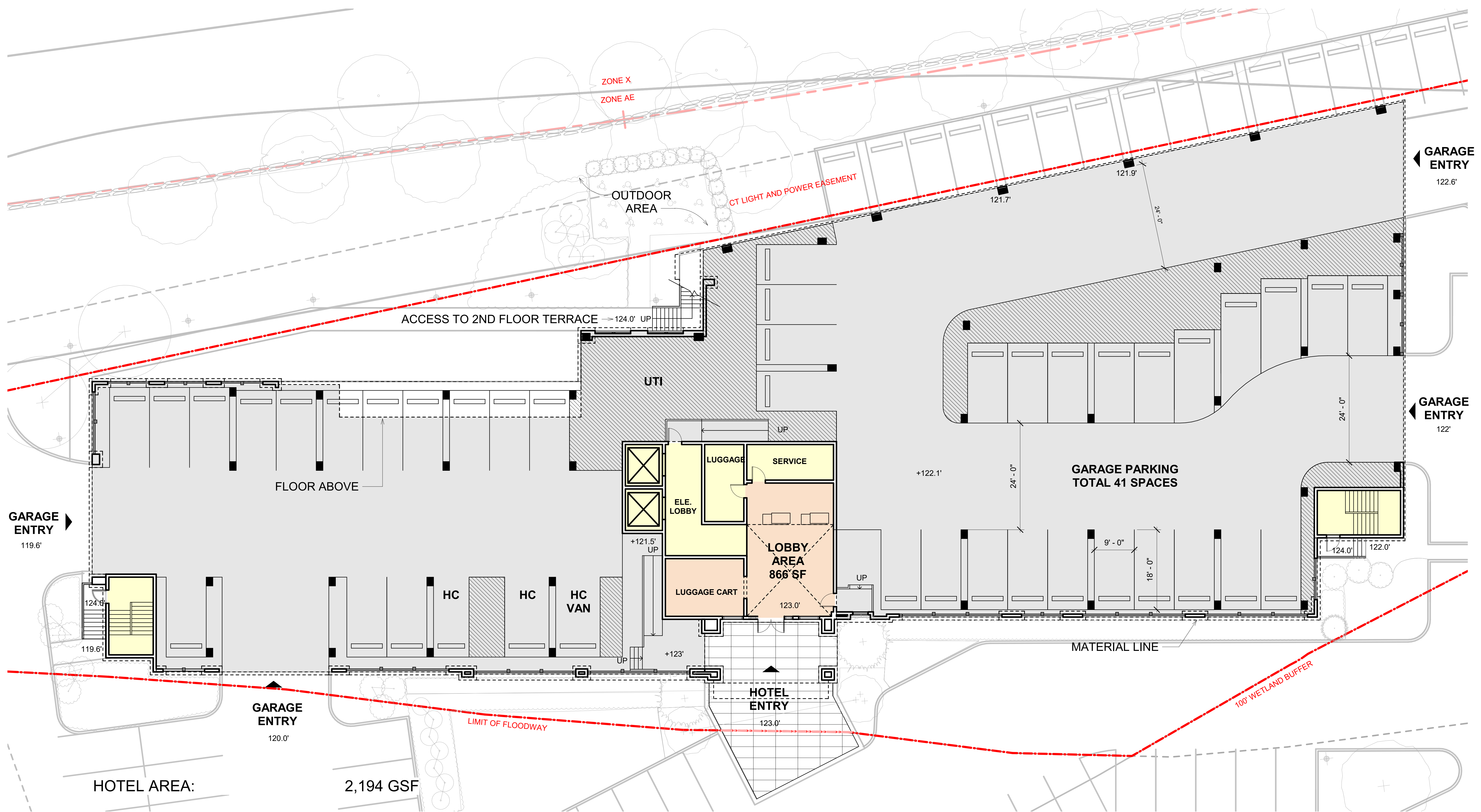
DEC 05, 2022
APR 26, 2022
NRC.030B

A.01

0' 15' 30' 60'

SCALE: 1" = 30'-0" (@ 22"x34")

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GROUND FLOOR PLAN (GR/R1)

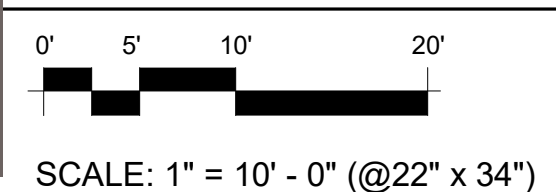
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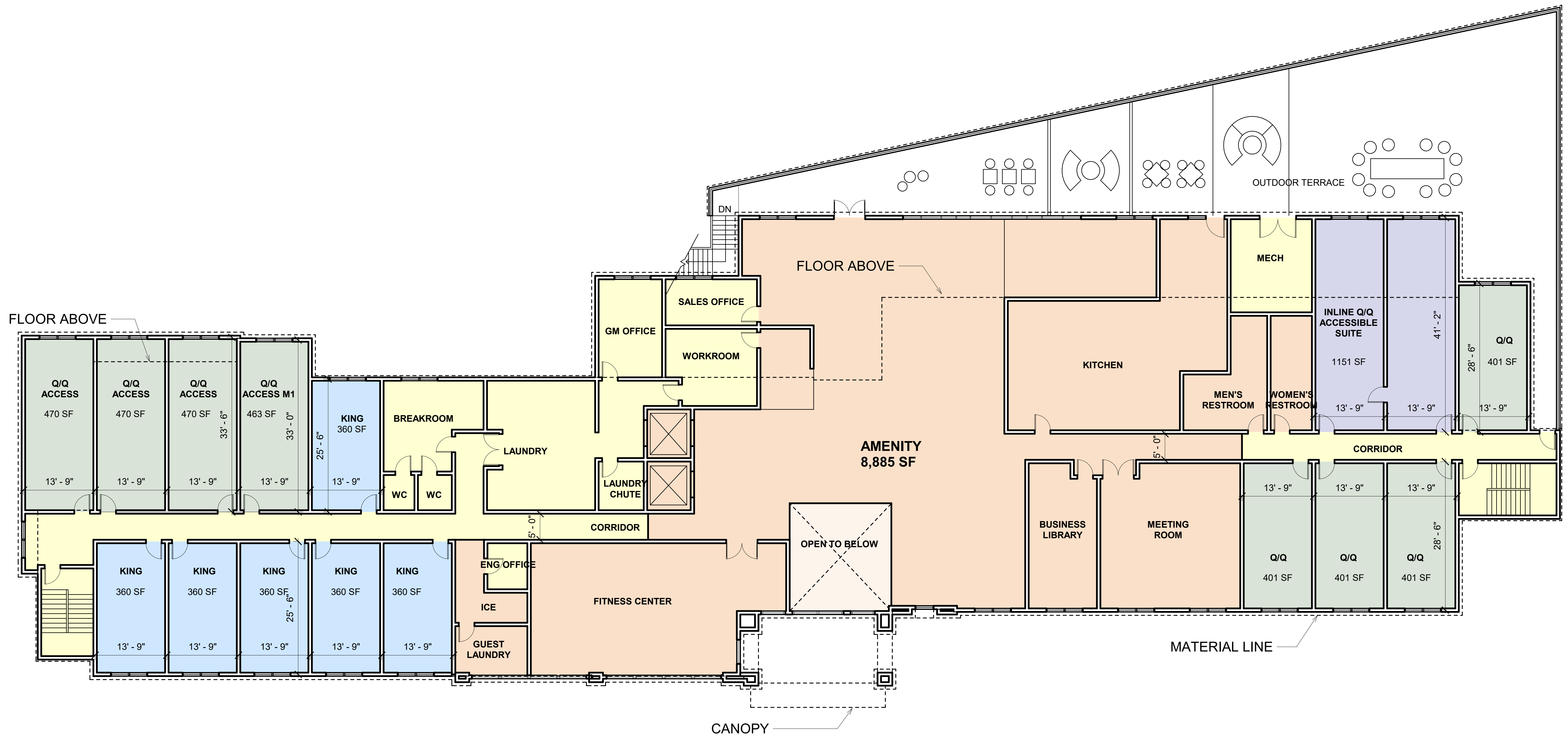
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WILTON HOTEL
WILTON, CT.

NATIONAL RESOURCES

DEC 05, 2022
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A.02





HOTEL AREA:

19,622 GSF

*NOTE: HOTEL AMENITIES SHOWN ARE FOR ILLUSTRATIVE PURPOSE ONLY, AND MAY CHANGE DEPENDS ON THE HOTEL STANDARD.



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SECOND FLOOR PLAN (R2)

SITE PLAN SUBMISSION

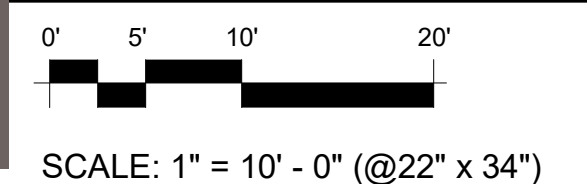
WILTON HOTEL

WILTON, CT.

NATIONAL RESOURCES

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A.03



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HOTEL AREA:

16,235 GSF



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TYPICAL FLOOR PLAN (R3-R5)

SITE PLAN SUBMISSION

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WILTON HOTEL

WILTON.CT.

NATIONAL RESOURCES

DEC 05, 2022
 APR 26, 2022
 NRC.030B

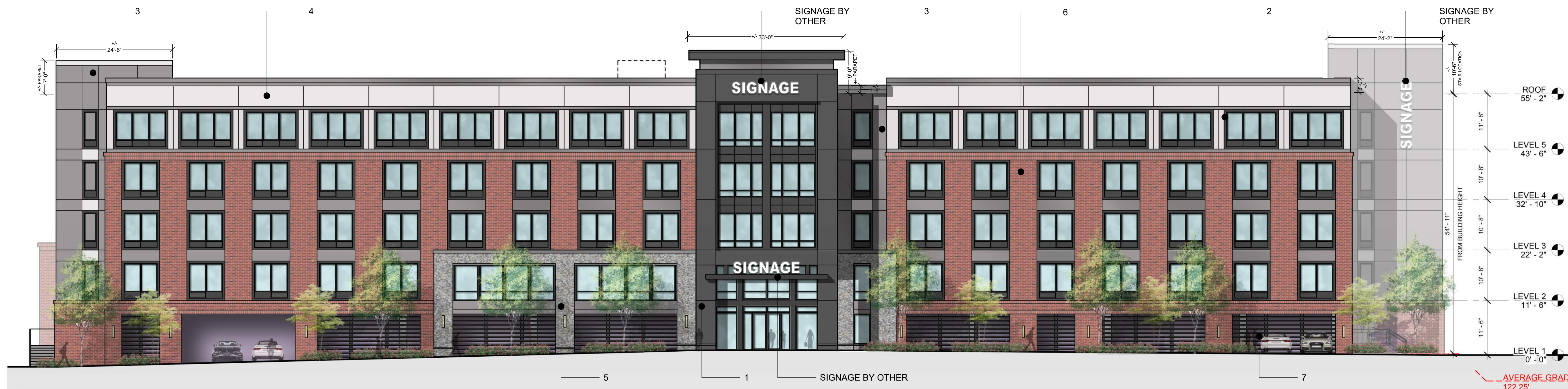
A.04



SCALE: 1" = 10' - 0" (@22" x 34")

PARTIAL GROUND FLOOR

PARTIAL TYPICAL PLAN



EAST ELEVATION - PROPOSED REVISIONS

MATERIAL LEGEND

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY

- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GRAY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

**NOTE: ALL SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AS PROJECT DEVELOPS



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BUILDING ELEVATION

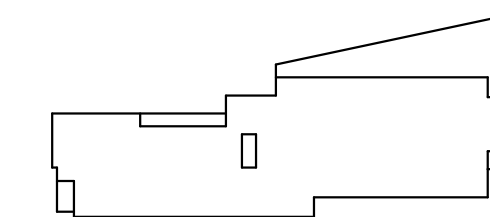
SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

NATIONAL RESOURCES

DEC 05, 2022
APR 26, 2022
NRC.030B

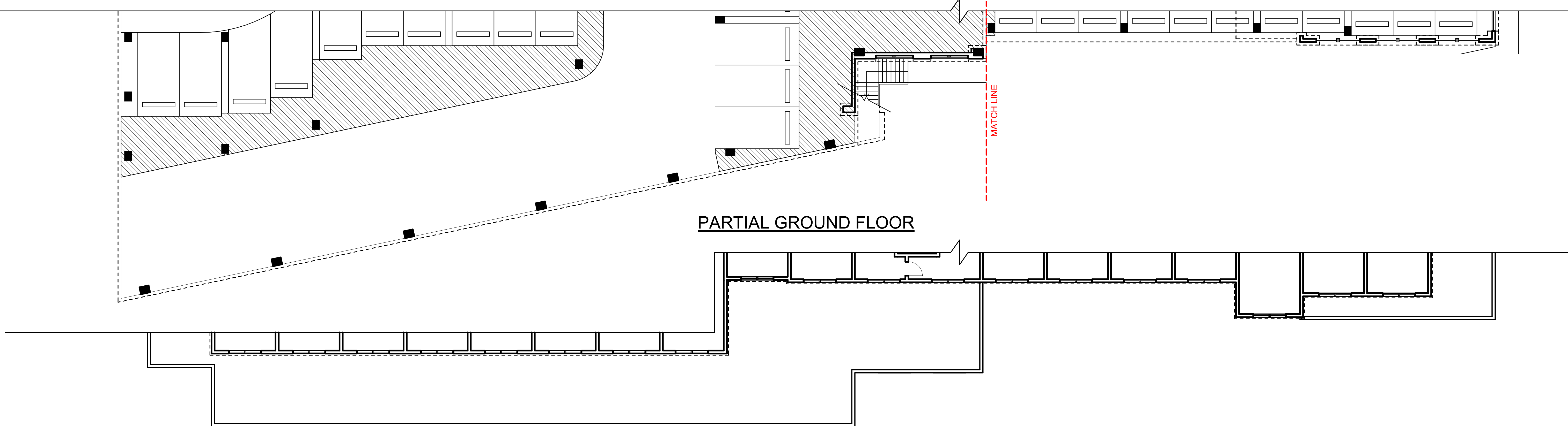


KEY PLAN

A.05

SCALE: 3/32" = 1'-0" (@22"X34")

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PARTIAL GROUND FLOOR

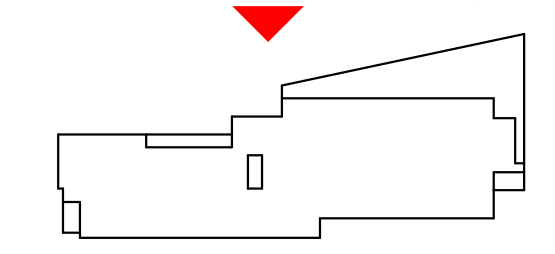
PARTIAL TYPICAL PLAN



WEST ELEVATION - PROPOSED REVISIONS

MATERIAL LEGEND

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY
- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GREY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY



KEY PLAN
A.06

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS
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BUILDING ELEVATION

SITE PLAN SUBMISSION

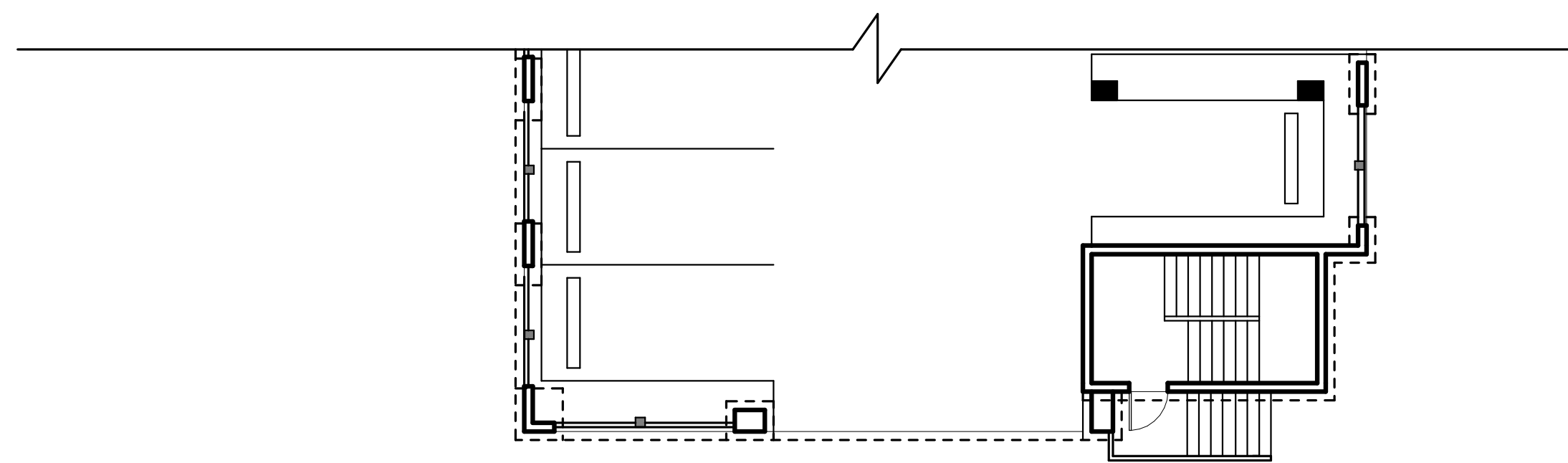
WILTON HOTEL
WILTON, CT.

NATIONAL RESOURCES

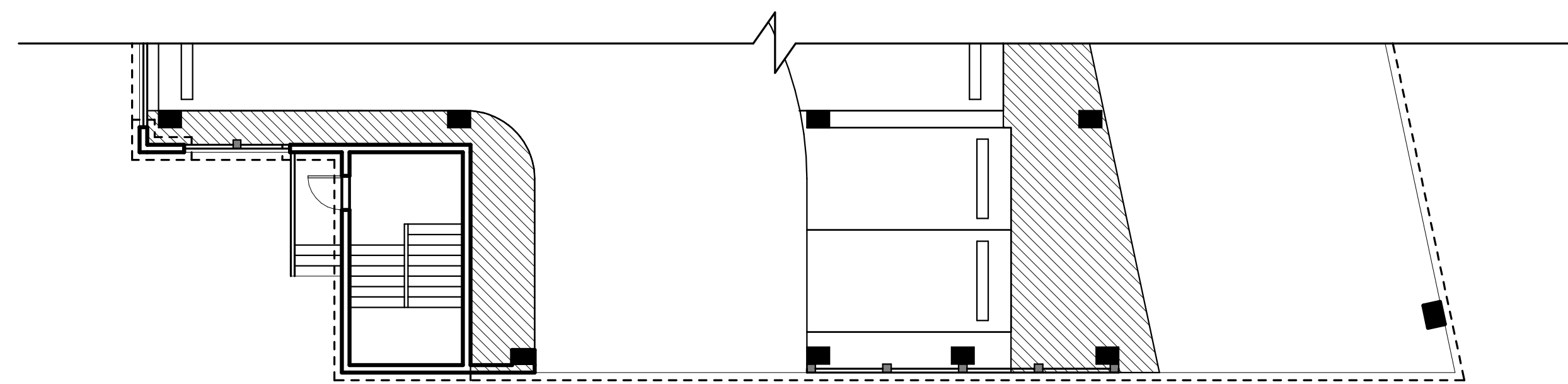
DEC 05, 2022
APR 26, 2022
NRC.030B

SCALE: 3/32" = 1'-0" (@22"x34")

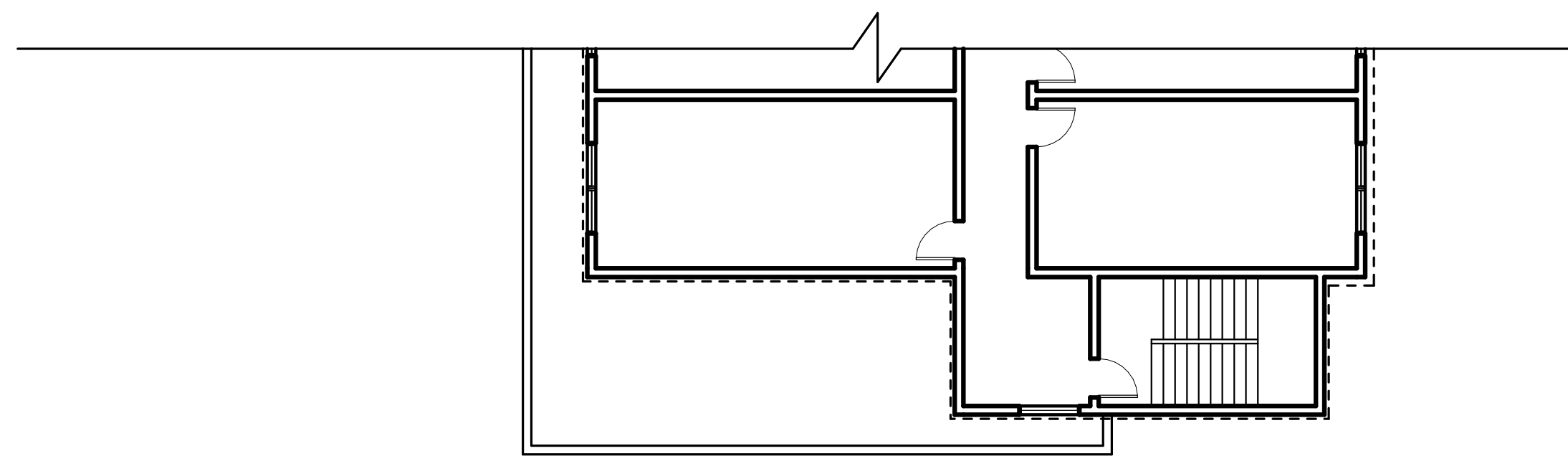
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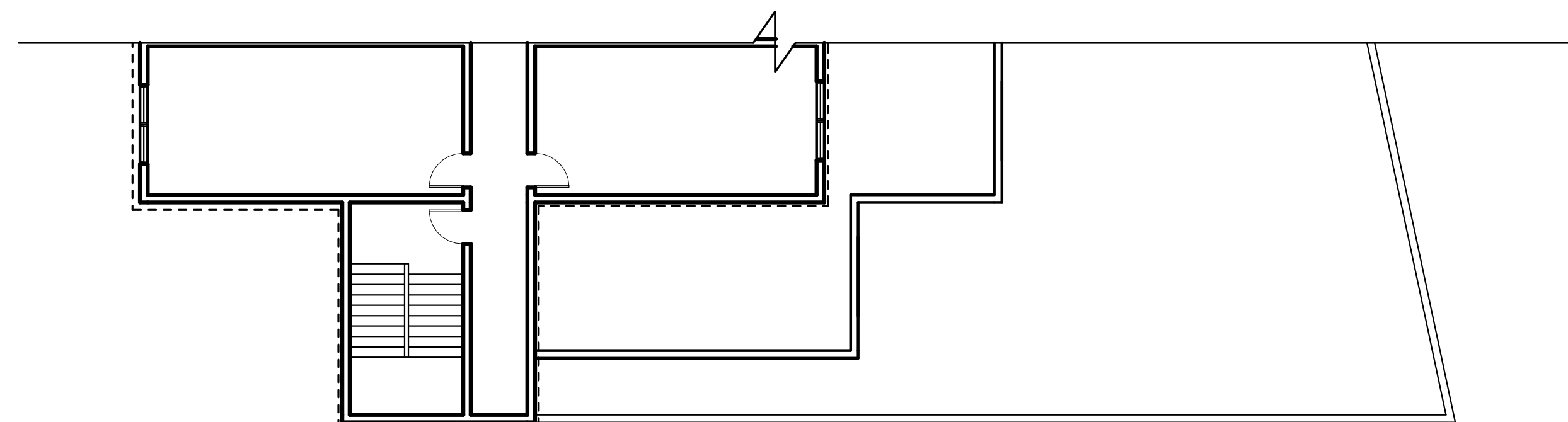
PARTIAL GROUND FLOOR



PARTIAL GROUND FLOOR



PARTIAL TYPICAL PLAN



PARTIAL TYPICAL PLAN



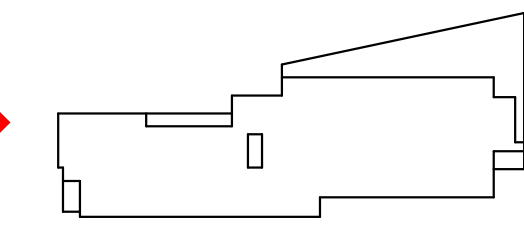
SOUTH ELEVATION - PROPOSED REVISIONS



NORTH ELEVATION - PROPOSED REVISIONS

MATERIAL LEGEND

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY
- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GREY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY



KEY PLAN

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

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BUILDING ELEVATIONS

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

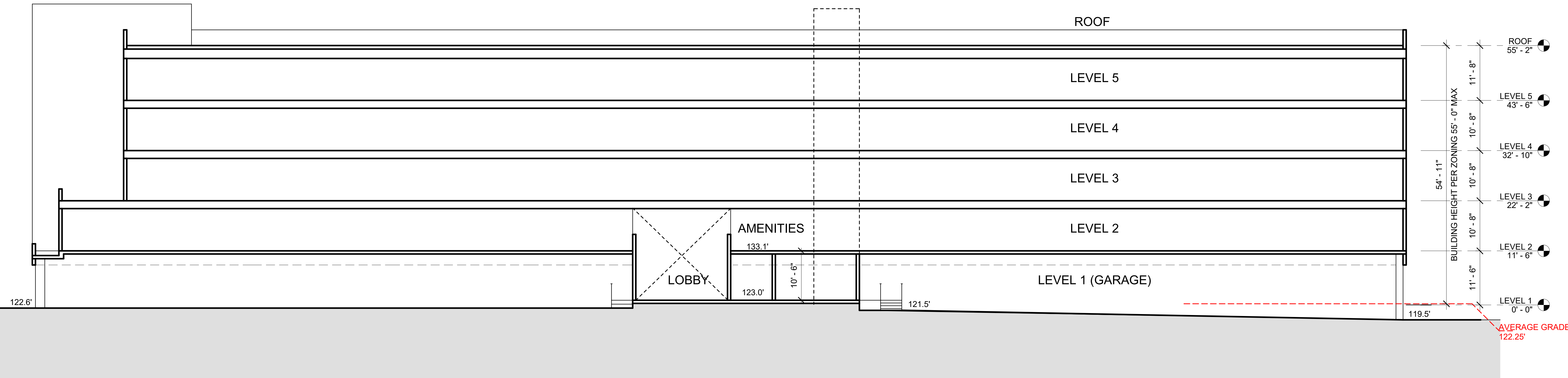
NATIONAL RESOURCES

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APR 26, 2022
NRC.030B

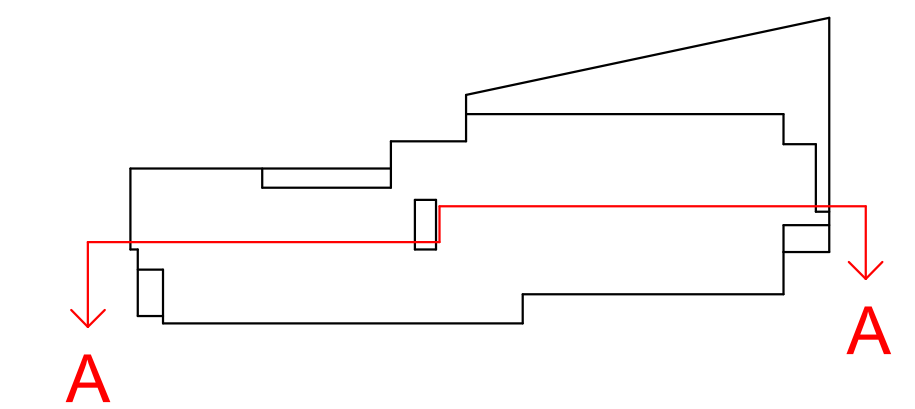
A.07

SCALE: 3/32" = 1'-0" (@22"X34")

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BUILDING SECTION A-A



KEY PLAN

BUILDING HEIGHT: THE VERTICAL DISTANCE TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF SURFACE IF THE ROOF IS FLAT, OR TO THE MEAN LEVEL BETWEEN EAVES AND THE HIGHEST POINT OF THE ROOF IF ANY OTHER TYPE, MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE ADJACENT TO THE EXTERIOR WALLS OF THE BUILDING...



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BUILDING SECTION

SITE PLAN SUBMISSION

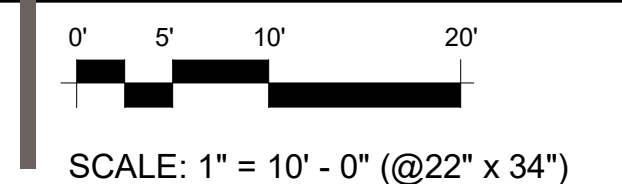
WILTON HOTEL

WILTON.CT.

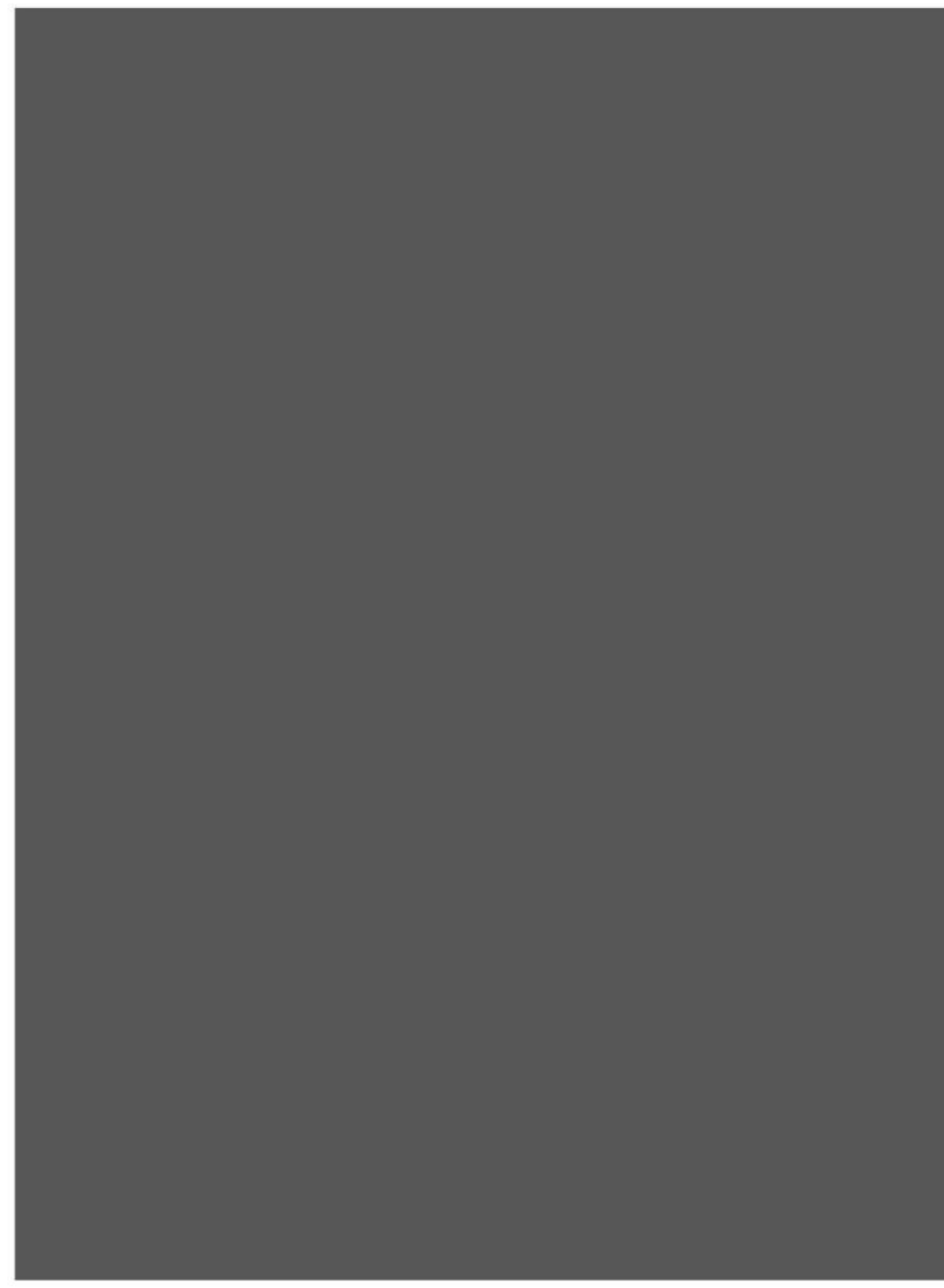
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A.08



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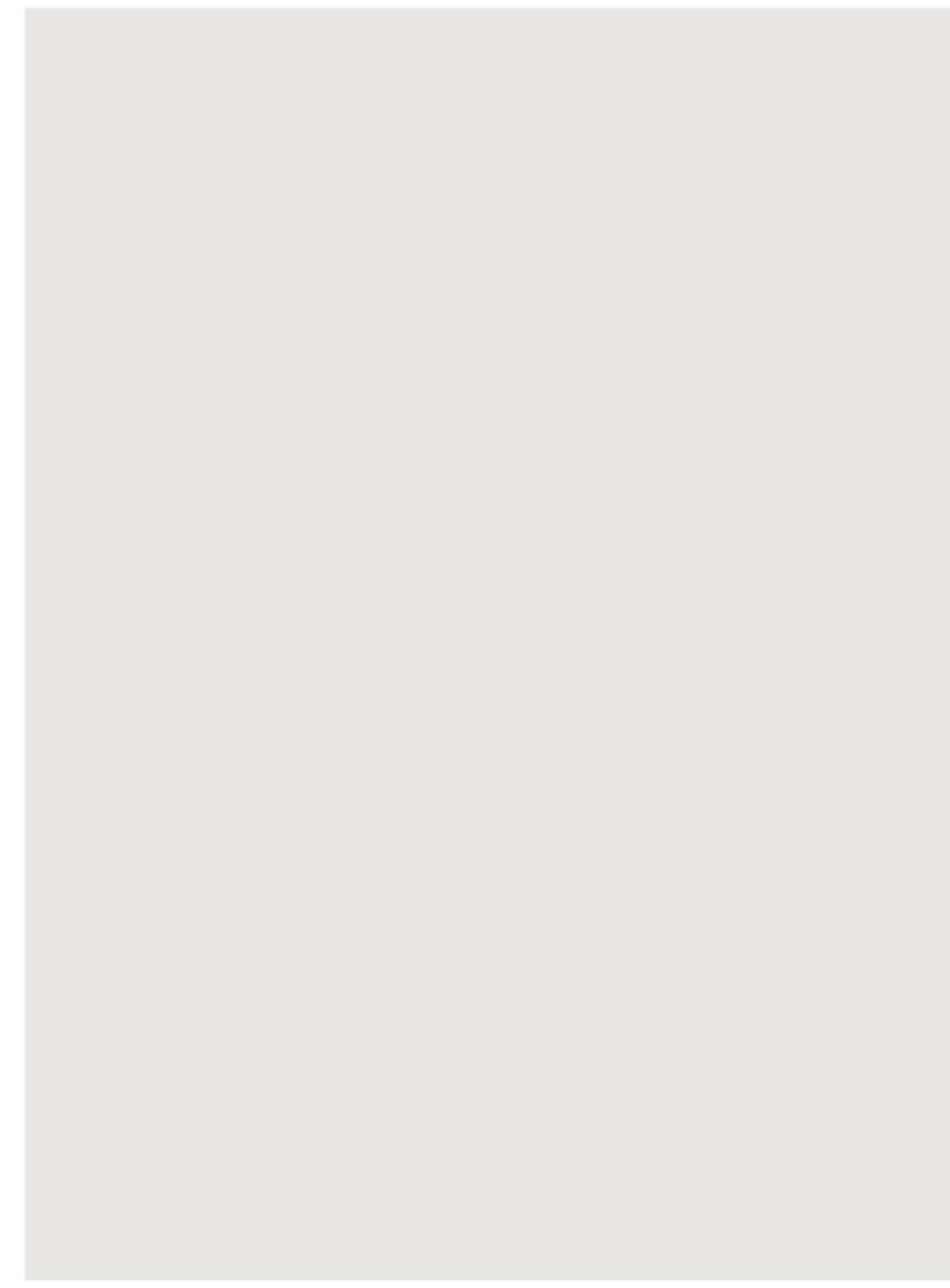
01 METAL PANEL
DARK GREY



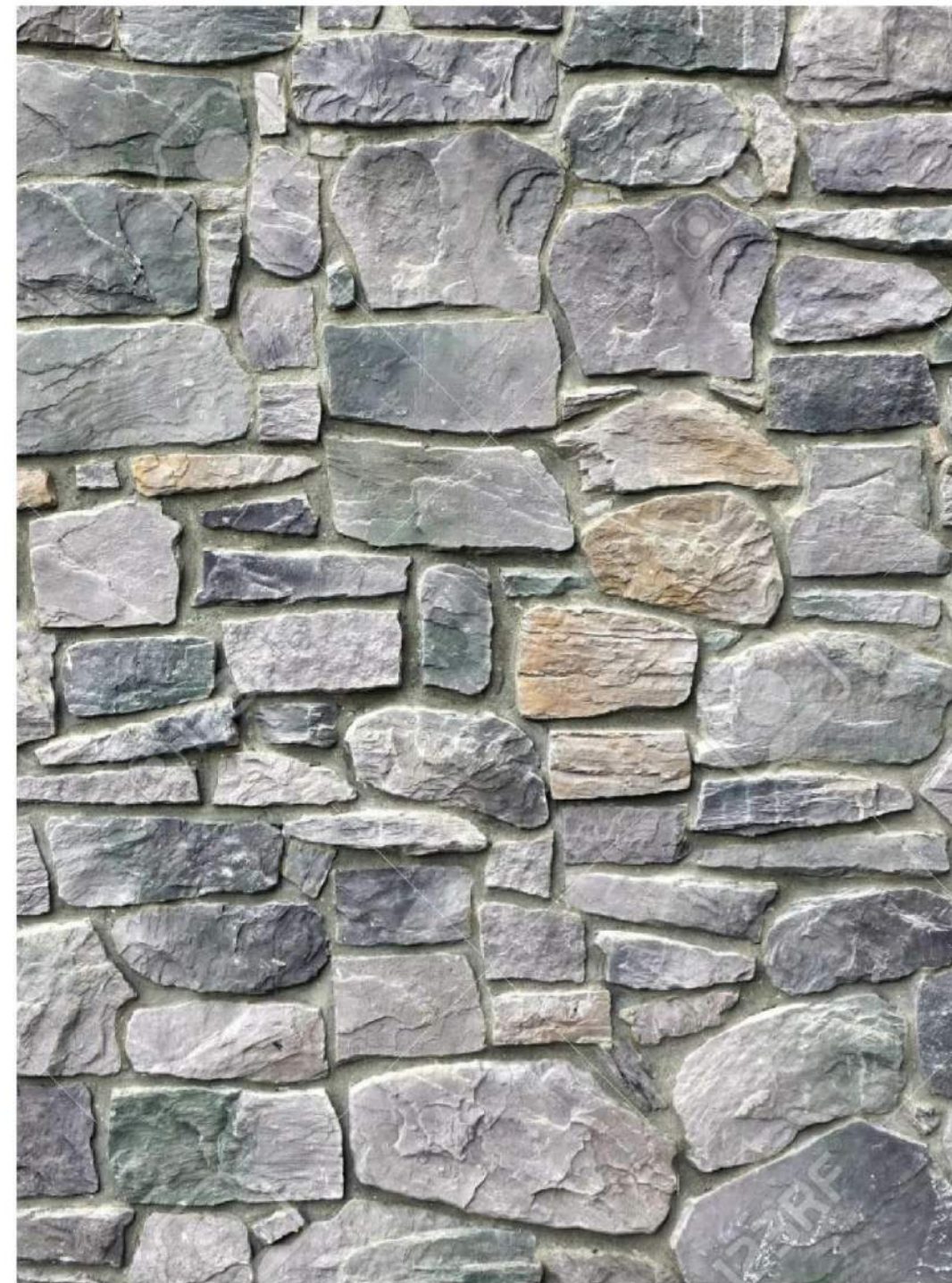
02 FIBER CEMENT
DARK GREY



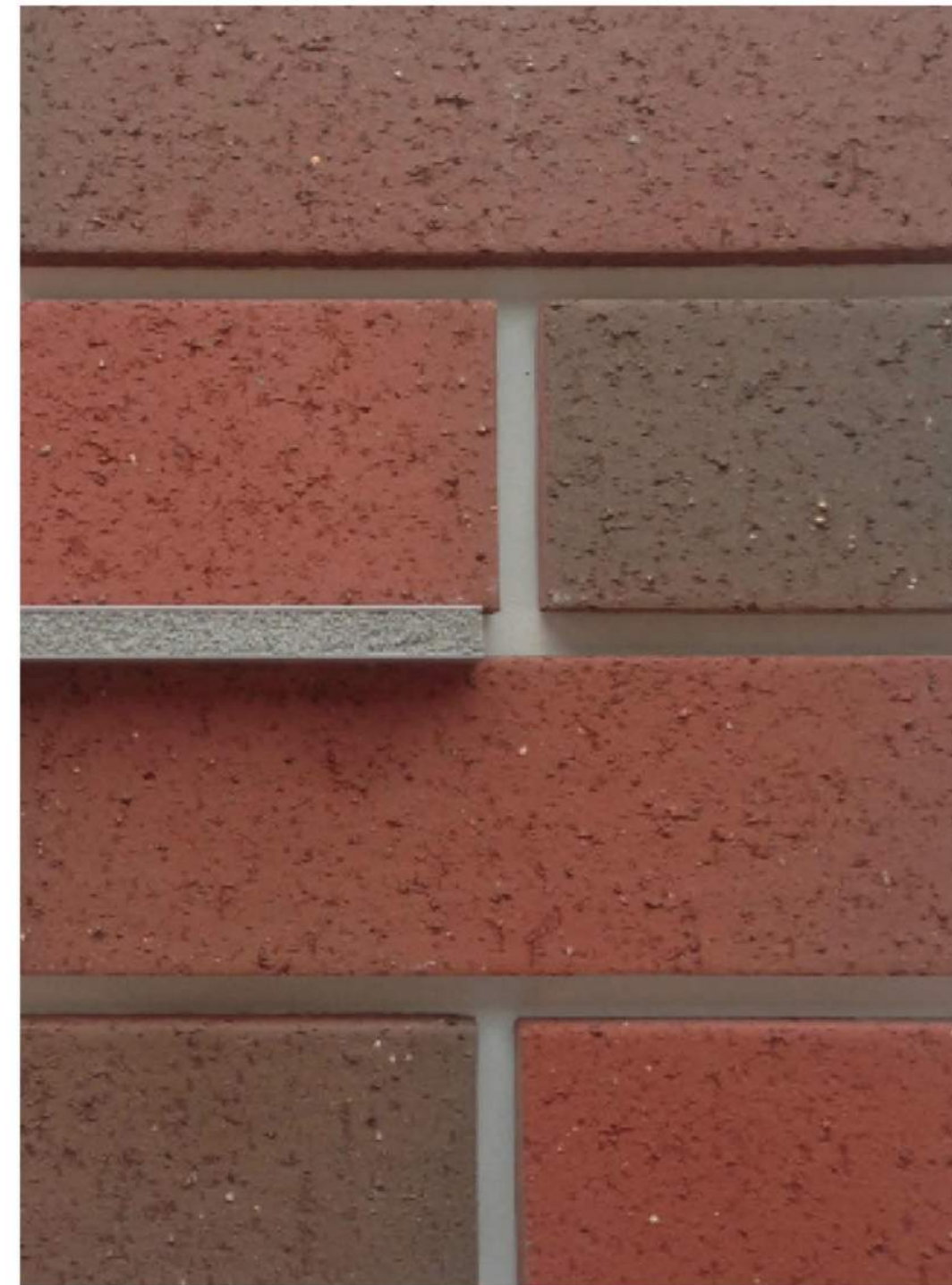
03 FIBER CEMENT
MEDIUM GREY



04 FIBER CEMENT
LIGHT GREY



05 STONE
MEDIUM GREY



06 BRICK
RED



07 LOUVER
DARK GREY

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



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MATERIAL BOARD

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON.CT.

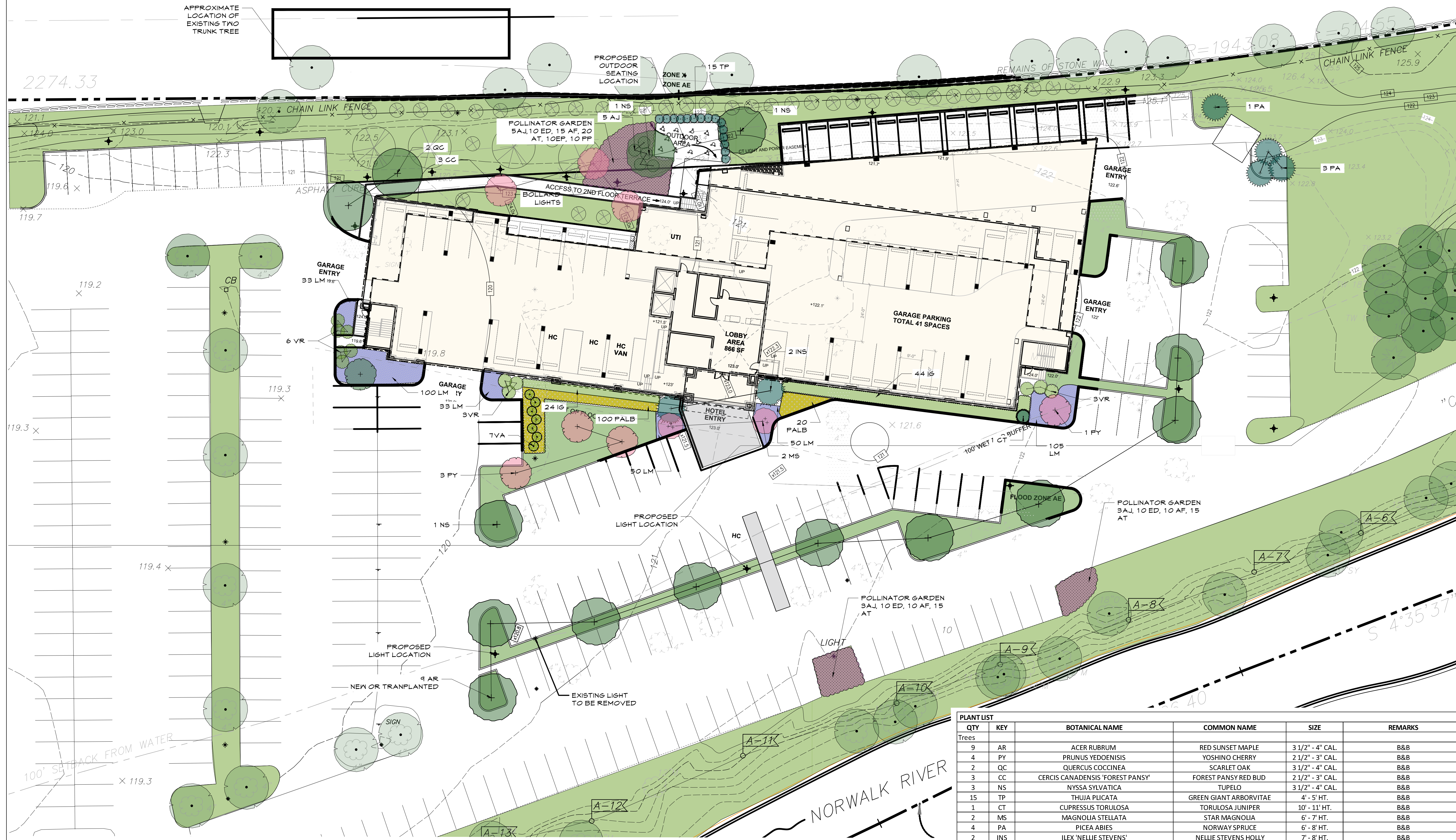
NATIONAL RESOURCES

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APR 26, 2022
NRC.030B

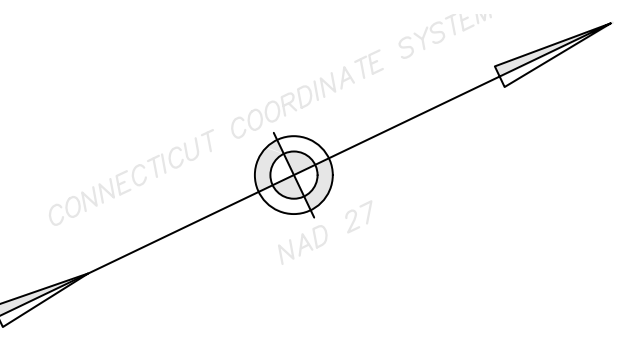
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NORWALK RAIL LINE



1 PLANTING PLAN
SCALE: 1" = 20'



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
9	AR	ACER RUBRUM	RED SUNSET MAPLE	3 1/2" - 4" CAL.	B&B
4	PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	2 1/2" - 3" CAL.	B&B
2	QC	QUERCUS COCCINEA	SCARLET OAK	3 1/2" - 4" CAL.	B&B
3	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	2 1/2" - 3" CAL.	B&B
3	NS	NYSSA SYLVATICA	TUPELO	3 1/2" - 4" CAL.	B&B
15	TP	THUJA PLICATA	GREEN GIANT ARBORVITAE	4' - 5' HT.	B&B
1	CT	CUPRESSUS TORULOSA	TORULOSA JUNIPER	10' - 11' HT.	B&B
2	MS	MAGNOLIA STELLATA	STAR MAGNOLIA	6' - 7' HT.	B&B
4	PA	PICEA ABIES	NORWAY SPRUCE	6' - 8' HT.	B&B
2	INS	ILEX 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	7' - 8' HT.	B&B
Shrubs					
12	VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	4' - 4 1/2" HT.	B&B
7	VA	VIBURNUM PLICATUM F. 'TOMENTOSUM 'MARIESII''	DOUBLEFILE VIBURNUM	4' - 4 1/2" HT.	B&B
68	IG	ILEX GLABRA	INKBERRY HOLLY	3' - 3 1/2" HT.	CONTAINER
Perennials					
371	LM	LIRIOPE MUSCARI	LIRIOPE	18" O.C.	CONTAINER
120	PALB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY' FOUNTAIN GRASS	24" O.C.	CONTAINER
Pollinator Gardens					
10	EP	ECHINACEA PURPUREA "CHEYENNE SPIRIT"	"CHEYENNE SPIRIT" CONEFLOWER	2 gal. Cont.	
50	AT	ASCLEPIAS TUBEROSA "GAY BUTTERFLIES"	GAY BUTTERFLIES BUTTERFLY WEED	2 gal. Cont.	
30	ED	EUPHORBIA DUBIUM "BABY JOE"	BABY JOE PYE WEED	2 gal. Cont.	
35	AF	AGASTACHE FOENICULUM "BLUE FORTUNE"	BLUE FORTUNE ANISE HYSSOP	2 gal. Cont.	
10	PP	PHLOX PANICULATA "EVE CULLUM"	EVECULLUM GARDEN PHLOX	2 gal. Cont.	
11	AJ	AMBER JUBILEE	NINEBARK	2 1/2' - 3' HT.	7 GAL. CONTAINER

No.	Revision/Issue	Date

IQ
Imbiano-Quigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandsc.com
(914) 232-0200

Project Name
**474 Main Ave
Norwalk/Wilton, CT 06851**

Drawing Title
Planting Plan

Scale
1" = 20'-0"

Date
March 18, 2022

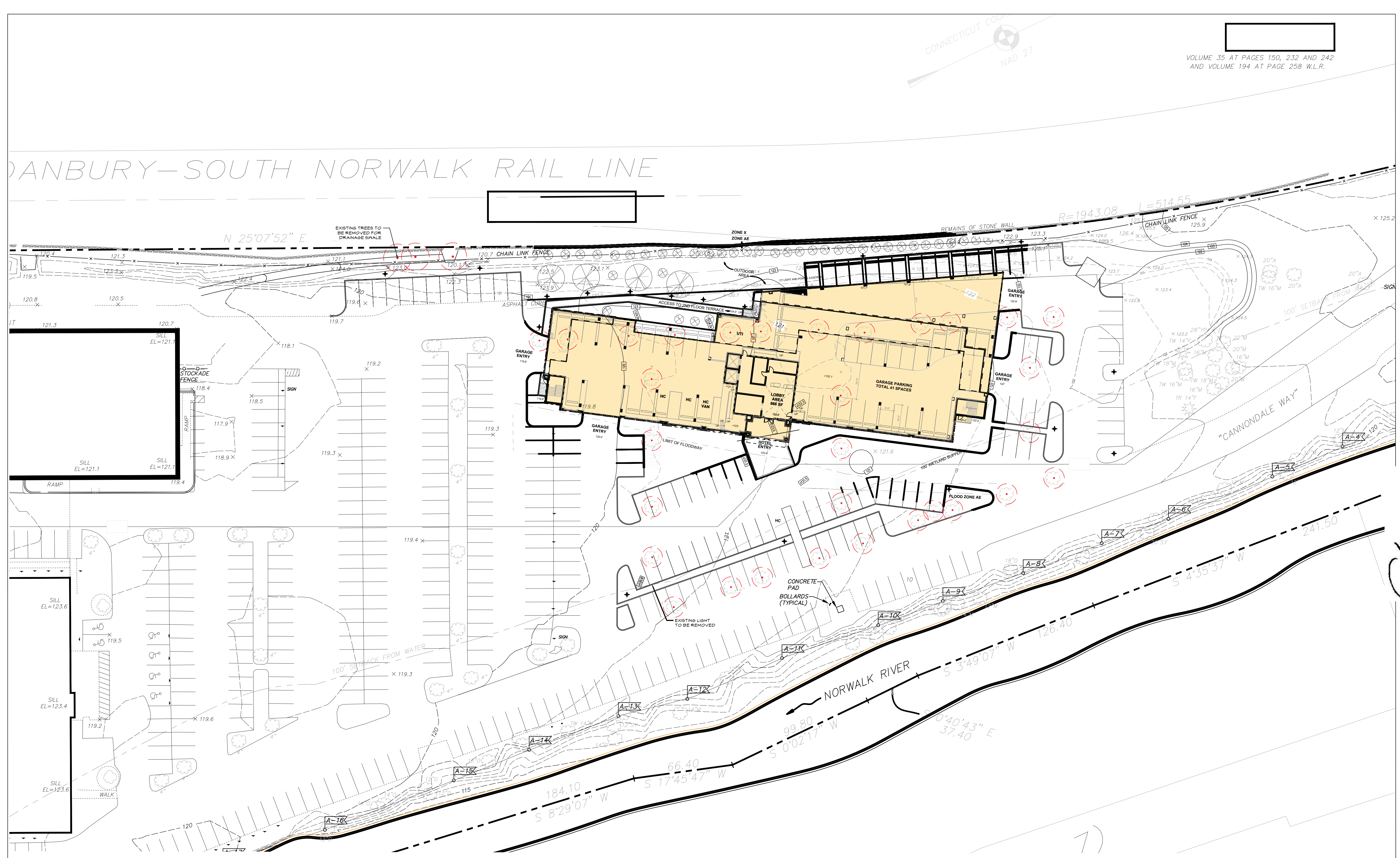
Drawn By
SAT
Checked By
JAI

Sheet No.
L-1

General Notes

VOLUME 35 AT PAGES 150, 232 AND 242
AND VOLUME 194 AT PAGE 258 W.L.R.

DANBURY-SOUTH NORWALK RAIL LINE



No.	Revision/Issue	Date

IQ

Imbiano-Quigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admi@iqlandarch.com
(914) 232-0200

Project Name
**474 Main Ave
Norwalk/Wilton, CT 06851**

Drawing Title
Tree Removal Plan

Scale
1" = 20'-0"

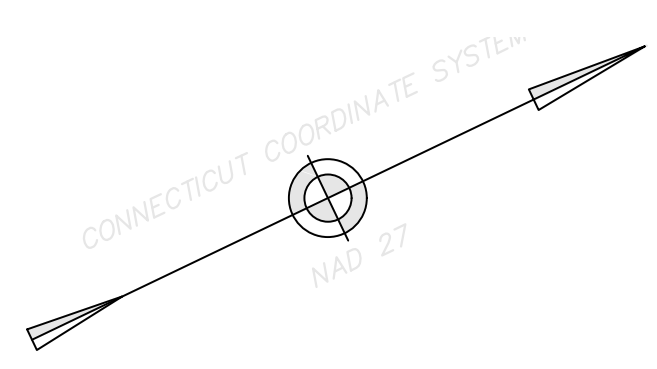
Date
March 18, 2022

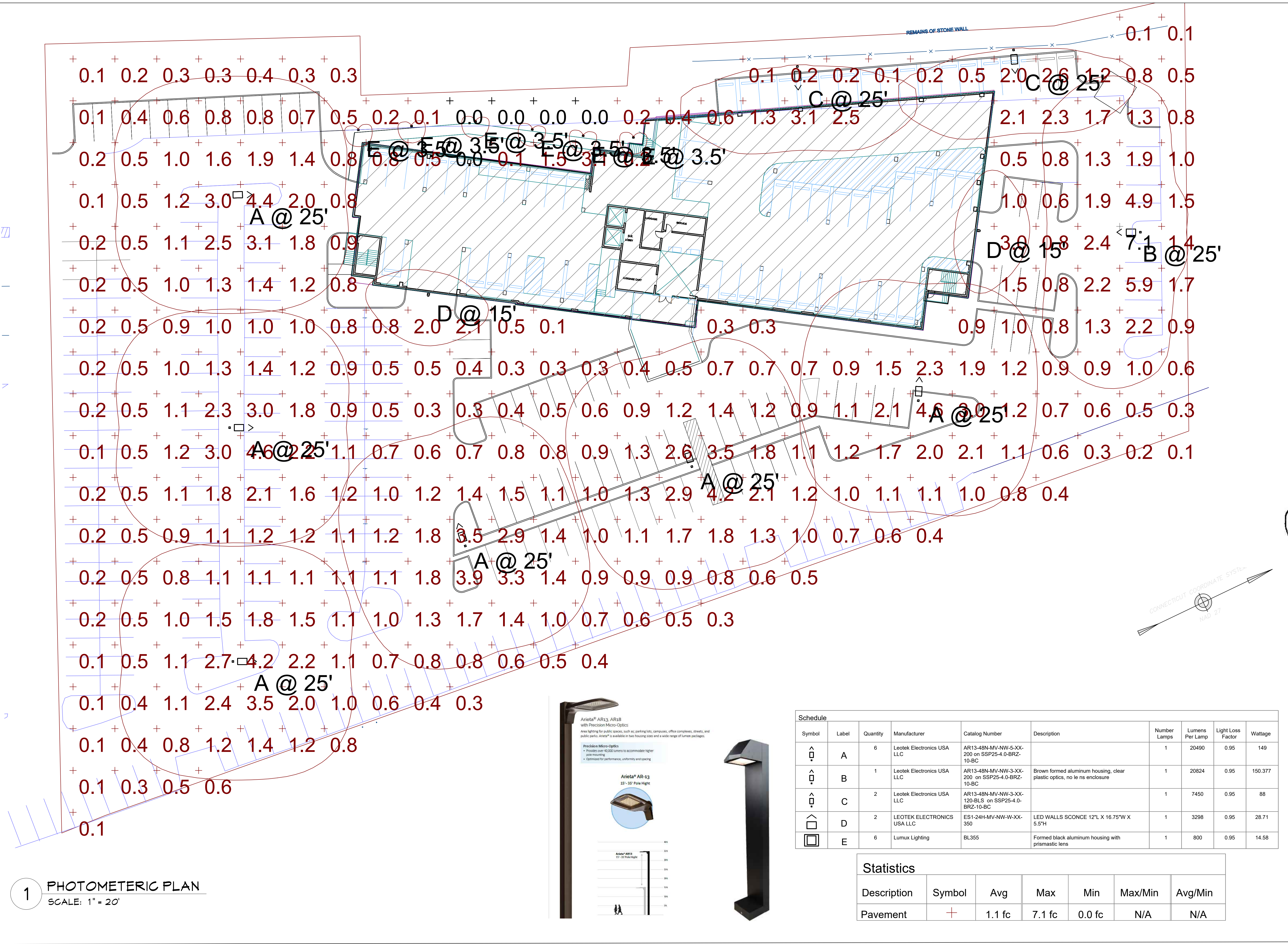
Drawn By
SAT
GW

Sheet No.

L-2

1 TREE REMOVAL PLAN
SCALE: 1" = 20'





1 PHOTOMETRIC PLAN
SCALE: 1" = 20'



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	A	6	Leotek Electronics USA LLC	AR13-48N-MV-NW-5-XX-200 on SSP25-4.0-BRZ-10-BC		1	20490	0.95	149
⬆	B	1	Leotek Electronics USA LLC	AR13-48N-MV-NW-3-XX-200 on SSP25-4.0-BRZ-10-BC	Brown formed aluminum housing, clear plastic optics, no lens enclosure	1	20824	0.95	150.377
⬆	C	2	Leotek Electronics USA LLC	AR13-48N-MV-NW-3-XX-120-BLS on SSP25-4.0-BRZ-10-BC		1	7450	0.95	88
⬆	D	2	LEOTEK ELECTRONICS USA LLC	ES1-24H-MV-NW-W-XX-350	LED WALLS SCONCE 12" X 16.75" X 5.5"	1	3298	0.95	28.71
⬆	E	6	Lumux Lighting	BL355	Formed black aluminum housing with prismatic lens	1	800	0.95	14.58

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pavement	+	1.1 fc	7.1 fc	0.0 fc	N/A	N/A



No.	Revision/Issue	Date

IQ
Imbiano-Quigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandarch.com
(914) 232-0200

Project Name
**474 Main Ave
Norwalk/Wilton, CT 06851**

Drawing Title
Photometric Plan

Scale
1" = 20'-0"

Date
March 18, 2022

Drawn By
SAT

Checked By
JAI

Sheet No.
L-3

MAP REFERENCES

- "PROPERTY OF LILLIAN P. WALLMAN NORWALK, CONN." DATED FEBRUARY 1950 AND NUMBERED 3269 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR MORTON J. HERBST NORWALK, CONN." DATED JUNE 29, 1976 AND NUMBERED 8133 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR JAMES MILFORD BURGESS AT NORWALK, CONN." DATED OCTOBER, 1953 AND NUMBERED 4080 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR AMBLER ESTATES, INC. AT NORWALK AND WILTON, CONN." DATED DECEMBER, 1945 AND NUMBERED 2407 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY BELONGING TO FELIX M. KREMBIS LOCATED ON KENT ROAD IN WILTON, CONN." DATED APRIL 28, 1941 AND NUMBERED 556 IN THE WILTON LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING LAND TO BE ACQUIRED FROM PERKIN-ELMER CORP. BY THE STATE OF CONNECTICUT ROUTE U.S. 7" DATED OCTOBER, 1989 AND NUMBERED 7169 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT WIDENING OF U.S. 7" DATED SEPTEMBER, 1984 AND JANUARY 1985, SHEETS ONE THROUGH THREE OF THREE, NUMBERED 10186, 10187 AND 10188 IN THE NORWALK LAND RECORDS.
- "REVISED MAP SHOWING DRAINAGE EASEMENTS NORWALK, CONN. PERKIN-ELMER CORP. AND DORCAL, INC." DATED SEPTEMBER 11, 1981 AND NUMBERED 9303 IN THE NORWALK LAND RECORDS.
- "SHEET 7 OF 7 MAP SHOWING SANITARY SEWER EASEMENTS TO BE ACQUIRED BY THE CITY OF NORWALK WILTON-ROUTE NO. 7 INTERCEPTOR PROJECT NO. 1004 NORWALK CONNECTICUT DATED DECEMBER 13, 1974 AND NUMBERED 8115 IN THE NORWALK LAND RECORDS.
- MAP SHOWING DRAINAGE EASEMENTS OVER LAND OF PERKIN-ELMER CORP. NORWALK, CONN. DATED JULY 28, 1981 AND NUMBERED 9062 IN THE NORWALK LAND RECORDS.
- MAP OF PROPERTY PREPARED FOR THE PERKIN-ELMER CORPORATION AT NORWALK & WILTON, CONN. DATED OCTOBER 15, 1957 AND NUMBERED 5155 IN THE NORWALK LAND RECORDS AND 1775 IN THE WILTON LAND RECORDS.
- "REVISED MAP OF PROPERTY PREPARED FOR THE PERKIN-ELMER CORPORATION AT NORWALK & WILTON, CONN." DATED SEPTEMBER 14, 1960 AND NUMBERED 2008 IN THE WILTON LAND RECORDS.
- MAP SHOWING SANITARY SEWER EASEMENT TO BE ACQUIRED BY THE TOWN OF WILTON FROM PERKIN-ELMER CORP. NORWALK, CONN. DATED OCTOBER 12, 1975 AND NUMBERED 7426 IN THE NORWALK LAND RECORDS AND 3006 IN THE WILTON LAND RECORDS.
- "PRELIMINARY RIGHT-OF-WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF NORWALK MAIN AVENUE (RTE. 7) FROM THE MERRITT PARKWAY NORTHERLY TO THE WILTON TOWN LINE NUMBER 102-17, SHEETS FIVE AND SIX OF SIX APPARENT DATE OF JANUARY 4, 1998, ON FILE AT THE OFFICES OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF THE PERKIN-ELMER CORPORATION TOWN OF WILTON COUNTY OF FAIRFIELD STATE OF CONNECTICUT" DATED JANUARY, 1973 AND NUMBERED 205 IN THE WILTON LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT WIDENING OF U.S. ROUTE 7" DATED AUGUST, 1992 AND NUMBERED 11307 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT FROM LILLIAN P. WALLMAN NORWALK-DANBURY ROAD RTE. 7" DATED FEBRUARY, 1950 AND NUMBERED 3271 IN THE NORWALK LAND RECORDS.
- "MAP SHOWING PARCELS TO BE LEASED PREPARED FOR DORCAL, INC. NORWALK, CONN." DATED JULY 21, 1983 AND NUMBERED 9396 IN THE NORWALK LAND RECORDS.
- "APPARENTLY UNRECORDED MAP OF PROPERTY PREPARED FOR PERKIN-ELMER CORP. NORWALK & WILTON, CONN." DATED NOVEMBER 26, 1992, REVISED DECEMBER 14, 1993, PREPARED BY ROLAND H. GARDNER, CT LS NO. 9179.
- "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DANBURY-SOUTH NORWALK RAIL LINE IN THE TOWNS OF DANBURY, BETHEL, REDDING, ROSELAND, WILTON AND NORWALK PROJECT NO. 884-497 RAILROAD CENTERLINE STATIONS 59+72.50 TO 1199+57.84 PLANIMETRIC MAPPING, SHEETS 48 AND 49 OF 55, FIELD SURVEY DATED APRIL 1991, ON FILE AT THE OFFICES OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 7 (MAIN AVENUE)" SHEET ONE OF TWO, NUMBERED 12043 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM APPLERA CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 7 AT FOXBORO DRIVE INTERSECTION" NUMBERED 12632 IN THE NORWALK LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY ACROSS PROPERTY OF LPARK NORWALK LLC" NUMBERED 13009 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF LPARK NORWALK LLC" NUMBERED 13008 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO THE CITY OF NORWALK ACROSS PROPERTY OF LPARK NORWALK LLC" NUMBERED 13008 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO THE CITY OF NORWALK ACROSS PROPERTY OF LPARK NORWALK LLC" DATED DECEMBER 17, 2007 AND NUMBERED 13107 IN THE NORWALK LAND RECORDS.

EXISTING BUILDING AND SITE COVERAGE

TOTAL AREA (NORWALK & WILTON) = 1,263,858 S.F. (29.0142 ACRES)

NORWALK

LOT AREA (NORWALK ONLY) = 798,803 S.F. (18.3380 ACRES)

BUILDING

PORTION OF BUILDING "A" = 57,072 S.F.
 PORTION OF BUILDING "B" = 142,166 S.F.
 ALL OF PUMP HOUSE "E" = 511 S.F.

TOTAL BUILDING AREA = 199,749 S.F.
EXISTING BUILDING COVERAGE = 199,749 / 798,803 = 25.0%

SITE

TOTAL BUILDING AREA = 199,749 S.F.
 PAVED SURFACES = 266,939 S.F.
 TOTAL "SITE" AREA = 466,688 S.F.
EXISTING SITE COVERAGE = 466,688 / 798,803 = 58.4%

WILTON

LOT AREA (WILTON ONLY) = 465,055 S.F. (10.6762 ACRES)

BUILDING

ALL OF BUILDING "C" = 16,796 S.F.
 PORTION OF BUILDING "B" = 40,619 S.F.
 ALL OF SHED "D" = 863 S.F.

TOTAL BUILDING AREA = 58,268 S.F.
EXISTING BUILDING COVERAGE = 58,268 / 465,055 = 12.5%

SITE

TOTAL BUILDING AREA = 58,268 S.F.
 PAVED SURFACES = 238,699 S.F.
 TOTAL "SITE" AREA = 296,967 S.F.
EXISTING SITE COVERAGE = 296,967 / 465,055 = 63.9%

TOTAL (NORWALK + WILTON)

LOT AREA (TOTAL) = 1,263,858 S.F. (29.0142 ACRES)

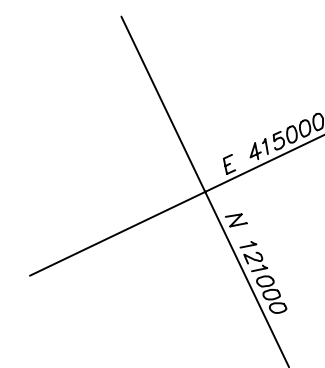
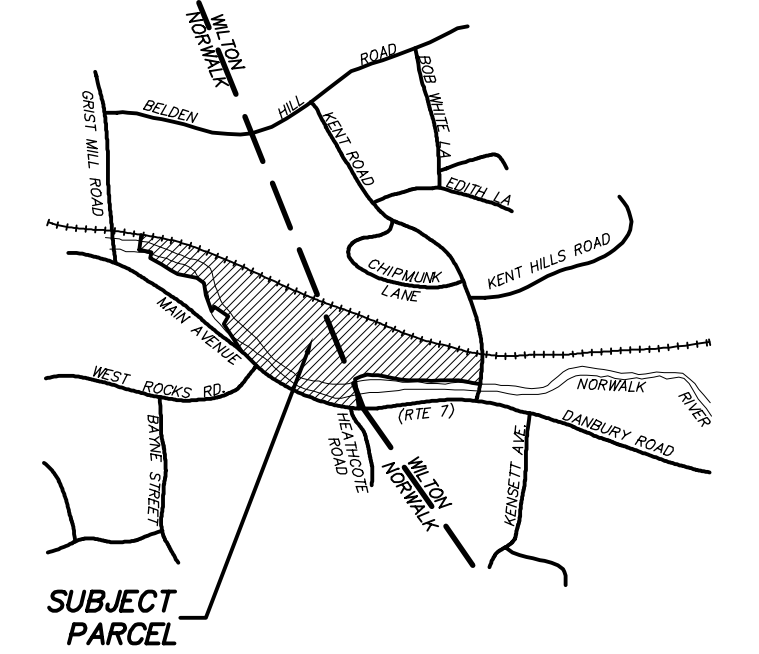
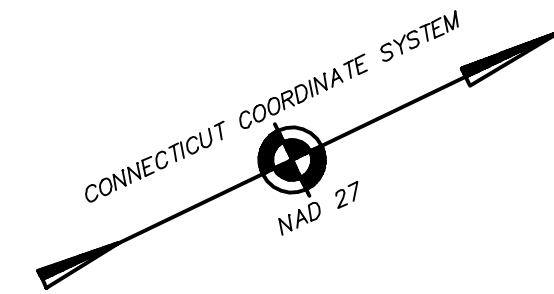
BUILDINGS

ALL OF BUILDING "A" = 61,412 S.F.
 ALL OF BUILDING "B" = 182,785 S.F.
 ALL OF BUILDING "C" = 16,796 S.F.
 ALL OF SHED "D" = 863 S.F.
 ALL OF PUMP HOUSE "E" = 511 S.F.

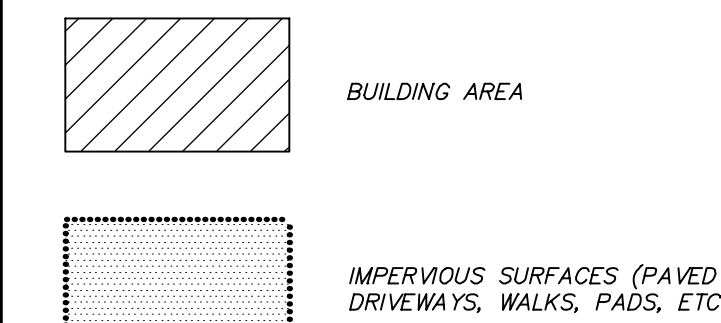
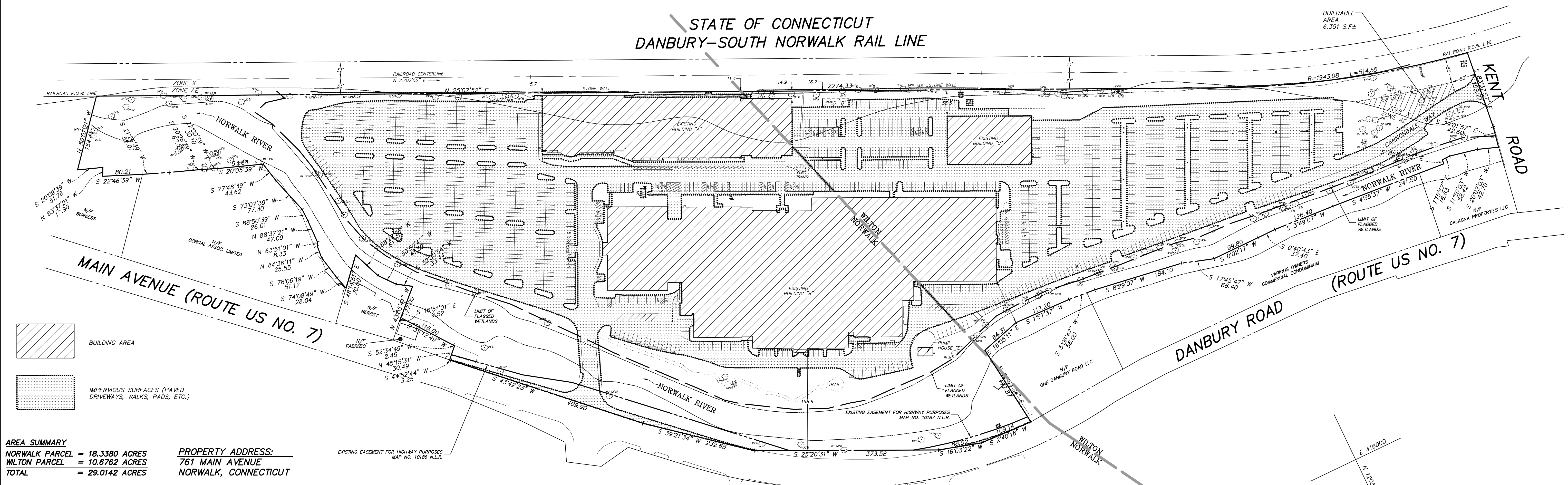
TOTAL BUILDING AREA = 262,357 S.F.
TOTAL EXISTING BUILDING COVERAGE = 262,357 / 1,263,858 = 20.8%

SITE

TOTAL BUILDING AREA = 262,357 S.F.
 PAVED SURFACES = 505,638 S.F.
 TOTAL "SITE" AREA = 767,995 S.F.
TOTAL EXISTING SITE COVERAGE = 767,995 / 1,263,858 = 60.8%



STATE OF CONNECTICUT
 DANBURY-SOUTH NORWALK RAIL LINE



AREA SUMMARY
 NORWALK PARCEL = 18.3380 ACRES
 WILTON PARCEL = 10.6762 ACRES
 TOTAL = 29.0142 ACRES

PROPERTY ADDRESS:
 761 MAIN AVENUE
 NORWALK, CONNECTICUT

- TREE LEGEND**
- A - ASH
 - B - BIRCH
 - BE - BEECH
 - CA - CRAWFORD
 - CH - CHESTNUT
 - CR - CHERRY
 - H - HICKORY
 - HE - HEMLOCK
 - JM - JAPANESE MAPLE
 - L - LINDEN
 - LO - LOCUST
 - M - MAPLE
 - O - OAK
 - P - PINE
 - SY - SYCAMORE
 - WA - WALNUT
 - YP - YELLOW POPLAR
 - TN - TOWN
 - TR - TRIPLE
 - MU - MULTIPLE

WETLANDS WERE FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON AUGUST 4, 2008, SURVEYED AND MAPPED BY ROCCO V. D'ANDREA, INC.

BEARINGS AND COORDINATES ARE BASED ON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)

THIS MAP IS A ZONING LOCATION SURVEY, BASED ON A RESURVEY PREPARED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS SET FORTH IN STATE REGULATIONS SEC. 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN CONJUNCTION WITH THIS ZONING LOCATION SURVEY.

AREA = 29.0142 ACRES (TOTAL)

LAND LIES IN "BUSINESS NO. 2" ZONE (NORWALK) AND "DE-S" ZONE (WILTON)

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

ROCCO V. D'ANDREA, INC.

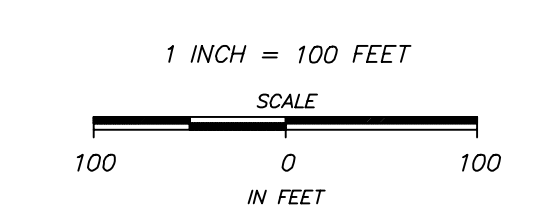
ROBERT L. LIDDEL JR., CT LS No. 15775
 RIVERSIDE, CONNECTICUT
 JULY 25, 2013 AUGUST 20, 2013 OCTOBER 29, 2013

TOTAL PARKING PROVIDED NORWALK/WILTON
 TOTAL PARKING = 1,206 SPACES

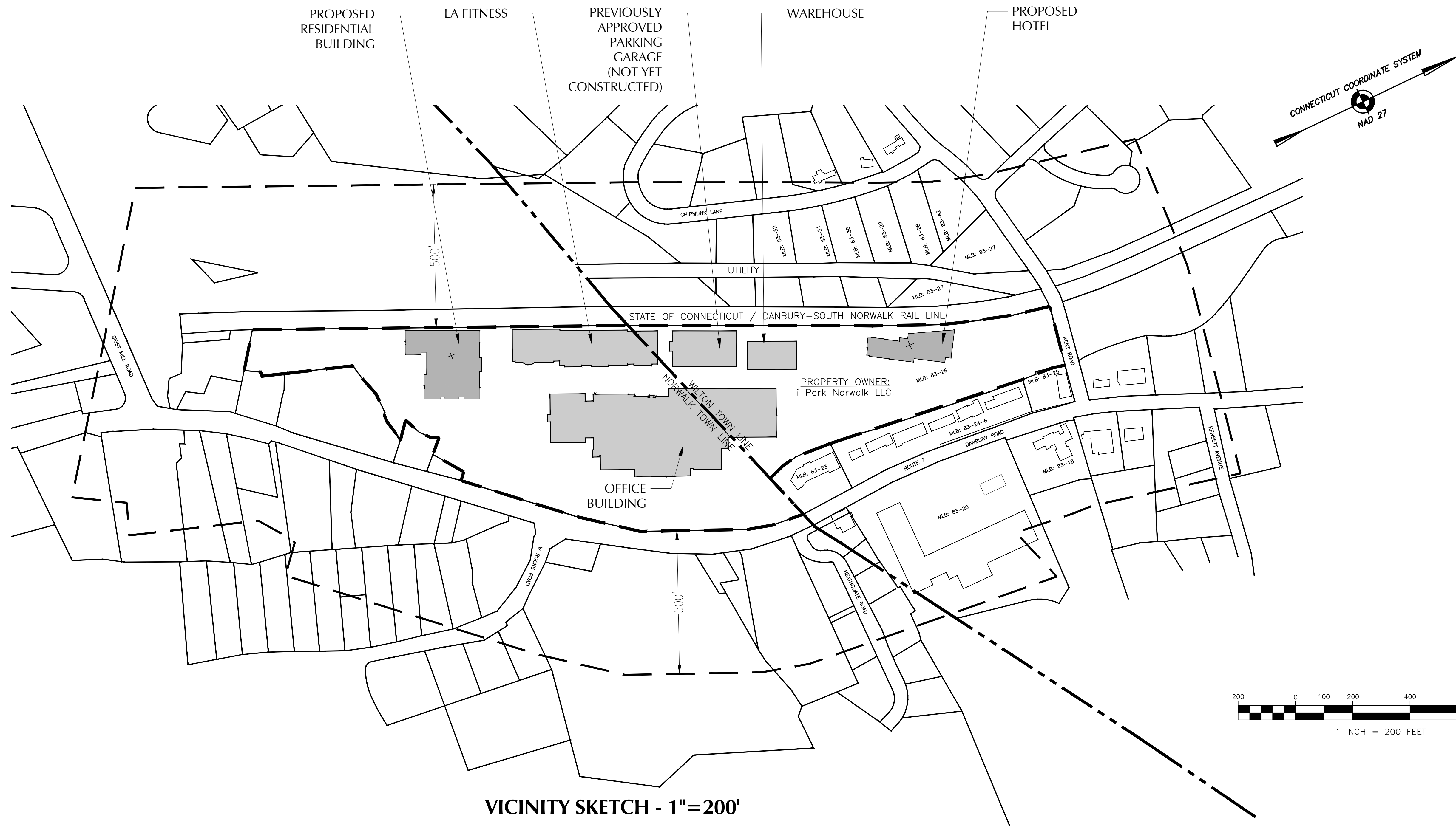
LAND LIES WITHIN SPECIAL FLOOD HAZARD ZONES
 ZONE AE, ELEVATION 116 TO 123 FIRM PANEL 391 OF 626
 MAP NUMBER 09001C0391F, EFFECTIVE DATE JUNE 18, 2010.
 TRANSCRIBED FROM REFERENCED COMMUNITY PANELS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 FLOOD ZONE LIMITS DEPICTED AS THIS:

ZONING REGULATIONS OF THE TOWN OF WILTON:

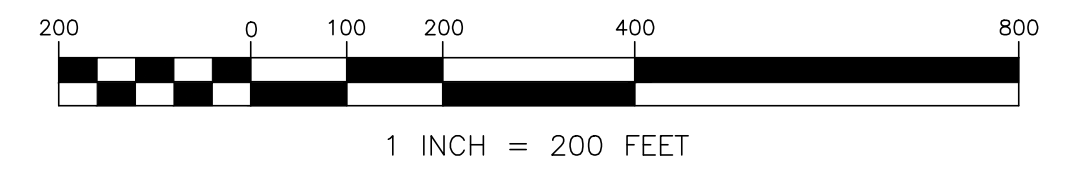
- E. AREA AND BULK REQUIREMENTS FOR INDUSTRIAL ZONES: The following area and bulk requirements shall be applicable to all developments in the DE-S and DE-10 Districts, as indicated. Dimensions are in feet unless otherwise indicated.
- Minimum Front Yard - 50 (500)
 - Minimum Side Yard (each) - 50 (100)
 - When abutting a residential district
 - Minimum Rear Yard - 50 (100)
 - When abutting a residential district
 - Minimum Parking and Loading Setbacks (Side and Rear Yards) - 25 (75)
 - When abutting a residential district
 - Maximum Building Height (Stories/Feet) - 3/38(6)
 - Maximum Building Coverage (%) - 20
 - Maximum Site Coverage (%) - 50
 - Minimum Lot Size (acres) - 5
 - Minimum Lot Frontage - 150
- (a) Except setbacks shall be 100 feet along Route 7.
 (b) Except as otherwise provided in Section 20-40.1.



ZONING LOCATION SURVEY
 DEPICTING EXISTING CONDITIONS AT
 761 MAIN AVENUE
 NORWALK & WILTON, CONNECTICUT
 PREPARED FOR
I.PARK NORWALK LLC



VICINITY SKETCH - 1"=200'

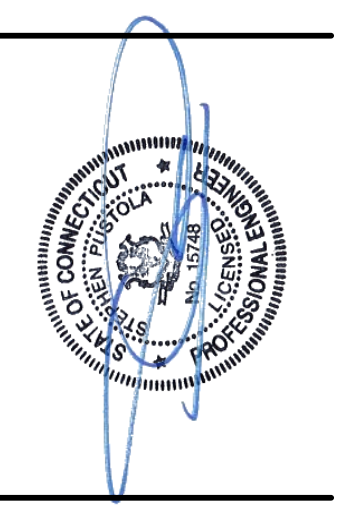


PARCEL ID	OWNER	Abutting Neighbors OWNER	STREET	CITY	STATE	ZIP
5-35-34-0	TOWN LINE PROPERTIES	C/O PYRAMID RE GROUP	20 SUMMER ST	STAMFORD	CT	06901
5-22C-66-0	NORWALK FOUR LLC		460 COE AVE	EAST HAVEN	CT	06512
5-36-22-0	ONE DANBURY ROAD LLC		38 POST ROAD	WESTPORT	CT	06882
5-35-65-0	GATEWAY CENTER ASSOCIATES		12070 ROMA ROAD	BOYNTON BEACH	FL	33437
5-35-37-0	DAVID MATTHEW BOOTH		8 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-17-0	AGEU & INDIA OLIVEIRA FONTES		6 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-21-0	STEPHANIE MCALLISTER		4 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-23-0	FIRST UNION NATIONAL BANK		P.O. BOX 2609	CARLSBAD	CA	92018
5-35-19-0	BARBARA & LUISA GERTELMAN		10 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-15-0	FIRST COUNTY BANK		660 MAIN AVE	NORWALK	CT	06851
5-35-20-0	MG 650 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-35-33-0	FIRST COUNTY BANK		660 MAIN AVE	NORWALK	CT	06851
5-22C-67-0	NORWALK FOUR LLC		460 COE AVE	EAST HAVEN	CT	06512
5-22C-19-0	JAI ME & PRUDENCE MANIRAKIZA		257 WEST ROCKS RD	NORWALK	CT	06851
5-35-27-0	LAJO REALTY LLC		640 MAIN AVE	NORWALK	CT	06851
5-22C-17-0	RELO REALTY LLC		594 MAIN AVE	NORWALK	CT	06851
5-22C-16-0	JA REAL PROPERTY CORP		11301 RIDGE MIST TERRACE	POTOMAC	MD	20854
5-36-21-0	MG 607 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-22C-15-0	NORDAN LLC		933 MACARTHUR BLVD	MAHWAH	NJ	07430
5-22C-21-0	GEORGE & ALEFATINA KHOSHABOO		255 WEST ROCKS RD	NORWALK	CT	06851
5-36-18-0	CONNECTICUT LIGHT & POWER		P.O. BOX 270	HARTFORD	CT	06141
5-22C-23-0	YIU ON & WAH CHU		251 WEST ROCKS RD	NORWALK	CT	06851
5-22C-13-0	THE NORWALK ELECTRIC COMPANY		1 CRICKLEWOOD LANE	NORWALK	CT	06851
5-36-28-0	MG 607 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-22C-25-0	KATHLEEN M CONKLIN		249 WEST ROCKS RD	NORWALK	CT	06851
5-36-25-0	CITY OF NORWALK		P.O. BOX 5125	NORWALK	CT	06856
5-22C-26-0	GRADY & INGELA DUNCAN		247 WEST ROCKS RD	NORWALK	CT	06851
5-22C-12-0	WILLIAM COLLINS CHARITABLE RE		412 MAIN STREET, SUITE A	RIDGEFIELD	CT	06877
5-36-26-0	UNITRUST & ROBERT CREAMER		237 MAMARONECK AVE	WHITE PLAINS	NY	10605
5-22C-56-0	WILTON MOTIVA ASSOCIATES LLC		P.O. BOX 199	DONALDS	SC	29638
5-36-2-0	KENNETH KUO CHIEN-CHU		547 MAIN AVE	NORWALK	CT	06851
5-22C-11-0	WILLIAM COLLINS CHARITABLE RE		412 MAIN STREET, SUITE A	RIDGEFIELD	CT	06877
	UNITRUST & ROBERT CREAMER					

REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS



Pustola & Associates
CONSULTING ENGINEERS, LLC.
Design and Construction Services
185 Meadow Street
Naugatuck, Connecticut 06770
(203) 729-6675 Fax (203) 720-2816
www.pustola.com

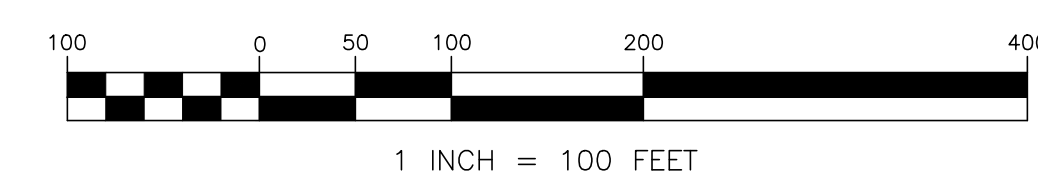
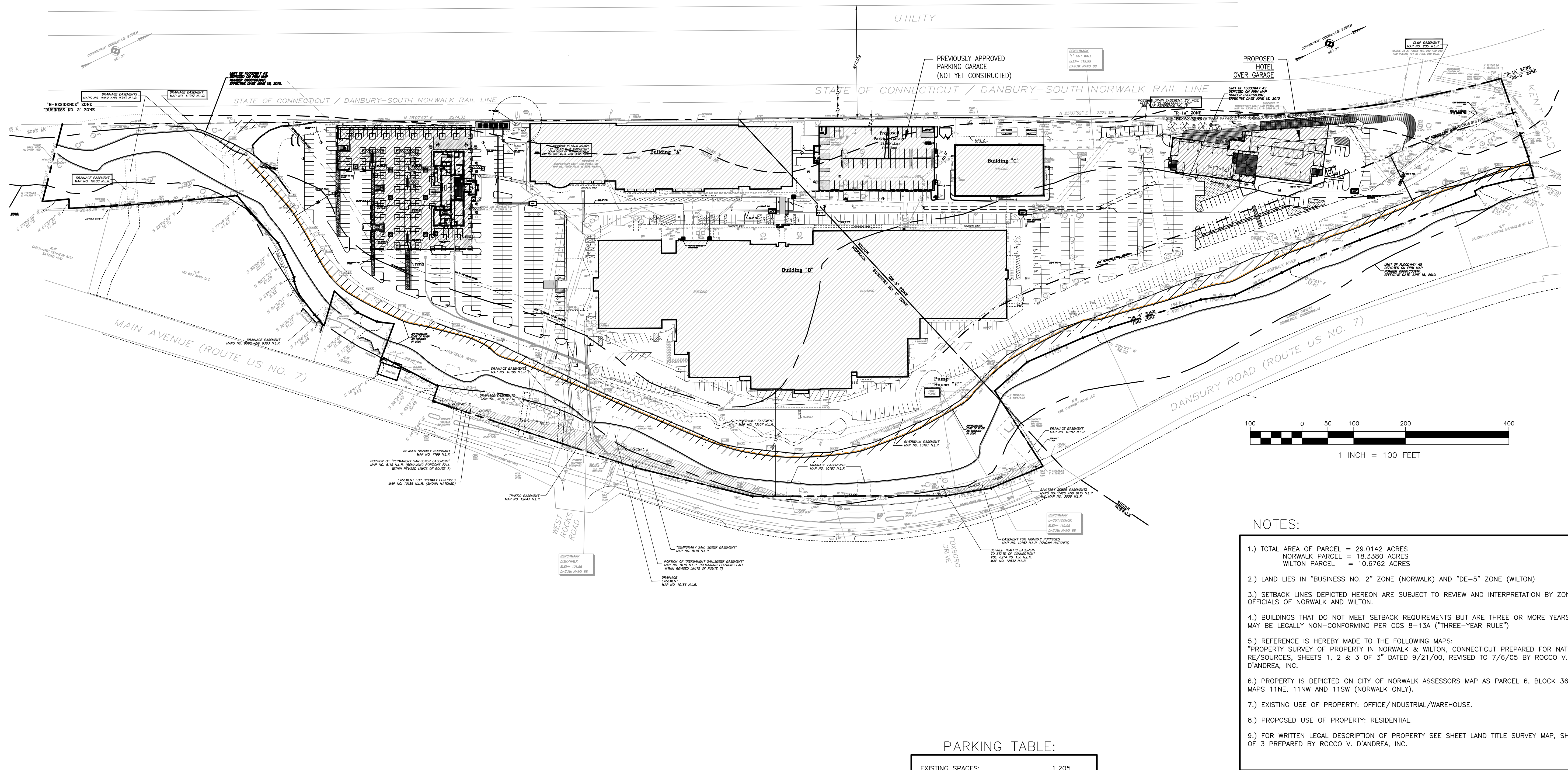
PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
PREPARED FOR
i PARK NORWALK II LLC.

LOT IMPROVEMENT NEIGHBORS

DATE: 09/13/2019
SCALE: 1"=100'
PROJECT NO.: 170202.02
CHECKED BY:

SP-0

x:\001-Projects\01 - Active Projects\Jobs_2019\190202.00 - UNO \park Norwalk\001-Design\001-Drawings\005-Site\02 - Hotel\SP-190202.00-Hotel-0276.dwg



- NOTES:**
- TOTAL AREA OF PARCEL = 29.0142 ACRES
NORWALK PARCEL = 18.3380 ACRES
WILTON PARCEL = 10.6762 ACRES
 - LAND LIES IN "BUSINESS NO. 2" ZONE (NORWALK) AND "DE-5" ZONE (WILTON)
 - SETBACK LINES DEPICTED HEREON ARE SUBJECT TO REVIEW AND INTERPRETATION BY ZONING OFFICIALS OF NORWALK AND WILTON.
 - BUILDINGS THAT DO NOT MEET SETBACK REQUIREMENTS BUT ARE THREE OR MORE YEARS OLD, MAY BE LEGALLY NON-CONFORMING PER CGS 8-13A ("THREE-YEAR RULE")
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
"PROPERTY SURVEY OF PROPERTY IN NORWALK & WILTON, CONNECTICUT PREPARED FOR NATIONAL RE/SOURCES, SHEETS 1, 2 & 3 OF 3" DATED 9/21/00, REVISED TO 7/6/05 BY ROCCO V. D'ANDREA, INC.
 - PROPERTY IS DEPICTED ON CITY OF NORWALK ASSESSORS MAP AS PARCEL 6, BLOCK 36, MAPS 11NE, 11NW AND 11SW (NORWALK ONLY).
 - EXISTING USE OF PROPERTY: OFFICE/INDUSTRIAL/WAREHOUSE.
 - PROPOSED USE OF PROPERTY: RESIDENTIAL.
 - FOR WRITTEN LEGAL DESCRIPTION OF PROPERTY SEE SHEET LAND TITLE SURVEY MAP, SHEET 3 OF 3 PREPARED BY ROCCO V. D'ANDREA, INC.

PARKING TABLE:

EXISTING SPACES:	1,205
GARAGE SPACES:	407
GARAGE FOOTPRINT LOSS:	-85
RESIDENTIAL FOOTPRINT LOSS:	-69
HOTEL SPACES LOSS:	-23
TOTAL SPACES:	1,435
SPACES REQUIRED:	
LA FITNESS:	289
COMMERCIAL:	915
RESIDENTIAL SPACES:	132*
HOTEL SPACES:	96
TOTAL SPACES:	1,432
TOTAL OVERALL SPACES PER PLAN:	1,435
SPACES REQUIRED:	1,432
ADDITIONAL PARKING SPACES:	+3
[* 1 space per unit]	
Handicap Space Requirements: 1,000+ = 20 + 1 for each 100 over 1,000 Total required is 24 Spaces	
37 Handicapped spaces provided	

PARKING FOR HOTEL	
1 Spaces per unit	1 x 120 Units = 120 Spaces
20% Reduction per section Z9-8.A-B	Wilton Code
120 x 20% = 24	120 - 24 = 96 Spaces

OWNER & APPLICANT:

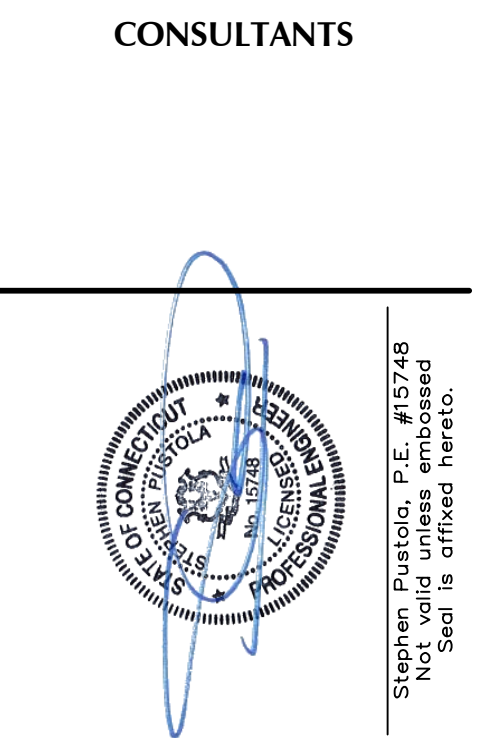
i.park Norwalk II, LLC
485 West Putnam Avenue
Greenwich, Connecticut 06830
(203) 661-0055

TOTAL SITE - ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	EXISTING	TOTAL SITE
PRESENT ZONE	BUSINESS NO. 2	BUSINESS NO. 2	BUSINESS NO. 2 / DE-5
USE	MIXED USE DEVELOPMENT	MIXED USE DEVELOPMENT	MIXED USE DEVELOPMENT
LOT AREA	12,500 s.f. min.	29,014 acres	29,014 acres
FRONT YARD	45' from @ street	253' (Exist. Main Bldg.)	253' (Exist. Main Bldg.)
SIDE YARD	None, except where residence zone abuts, 10 feet per story or 30 feet whichever is greater	567' Existing (LA Fitness Facility)	304' Proposed Building
REAR YARD	10 feet, except where residence zone abuts, 10 feet per story or 30 feet whichever is greater	4.8' Existing (LA Fitness Facility)	4.8' Existing (LA Fitness Facility)
LOT WIDTH	50'	1,213'	1,213'
OPEN SPACE	20%	35%	35%
MAX. BLDG AREA COVERAGE	50% for buildings 80% for buildings & parking	18.1% Buildings 65% Buildings & Parking	29.5% Buildings 65% Buildings & Parking
F.A.R.	0.9	0.34	0.53
BUILDING HEIGHT	45' (Norwalk) 55' (Wilton)	LA Fitness Facility: 25' Main Office Bldg: 30' Storage Bldg: 30'	Approved Garage: 54.11' Proposed Residential: 44.5' Proposed Hotel: 54.0'
NUMBER OF STORIES	4 (Sec 118-522c(2))	LA Fitness Facility: 1 Story Main Office Bldg: 1 & 2 Stories storage Bldg: 1 Story	Approved Garage: 4 Stories Proposed Residential: 3 Stories (Over Parking) Proposed Hotel: 4 Stories (Over Parking)

REVISIONS

REV	DESCRIPTION	DATE



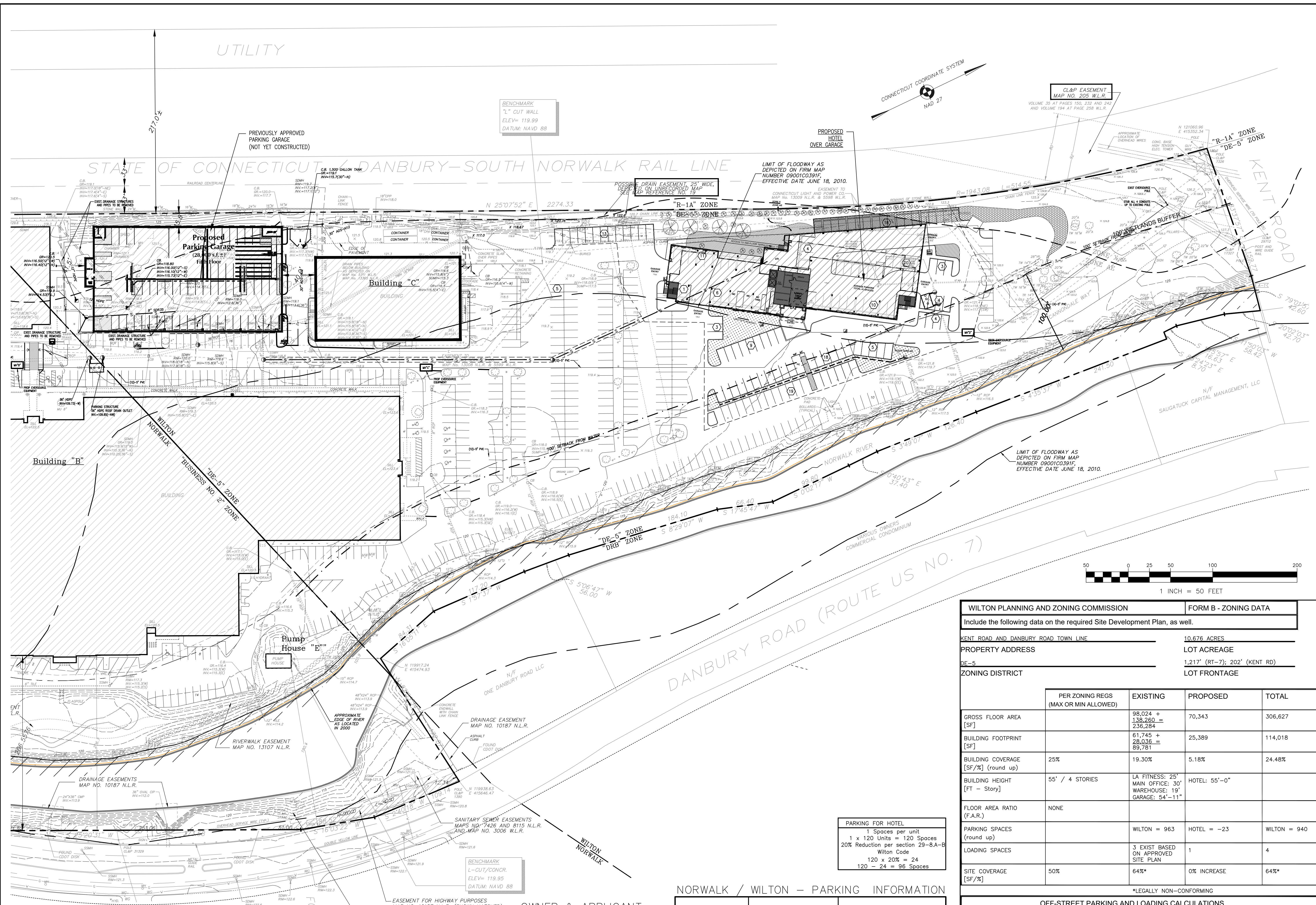
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(203) 729-6675
FAX (203) 720-2816
www.pustola.com

PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
PREPARED FOR
i PARK NORWALK II LLC.

OVER ALL SITE PLAN

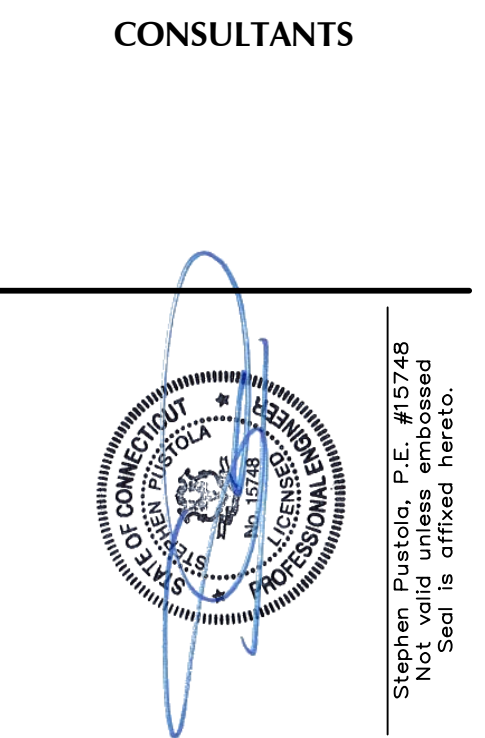
DATE: 09/13/2019
SCALE: 1"=100'
PROJECT NO.: 170202.02
CHECKED BY:

SP-1



REVISIONS

REV	DESCRIPTION	DATE



Pustola & Associates
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 Licensed Professionals
 Design and Construction Services
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 Naugatuck, Connecticut 06770
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 Fax (203) 720-2816
 www.pustola.com

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

KENT ROAD AND DANBURY ROAD TOWN LINE 10.676 ACRES
 PROPERTY ADDRESS LOT ACREAGE
 DE-5 1,217' (RT-7); 202' (KENT RD)
 ZONING DISTRICT LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	98,024 + 138,260 = 236,284	70,343	306,627	
BUILDING FOOTPRINT [SF]	61,745 + 28,036 = 89,781	25,389	114,018	
BUILDING COVERAGE [SF/℥] (round up)	25%	5.18%	24.48%	
BUILDING HEIGHT [FT - STORIES]	55' / 4 STORIES	LA FITNESS: 25' MAIN OFFICE: 30' WAREHOUSE: 19'	HOTEL: 55'-0"	
FLOOR AREA RATIO (F.A.R.)	NONE			
PARKING SPACES (round up)		WILTON = 963	HOTEL = -23	WILTON = 940
LOADING SPACES	3 EXIST BASED ON APPROVED SITE PLAN	1	4	
SITE COVERAGE [SF/℥]	50%	64%*	0% INCREASE	64%*

*LEGALLY NON-CONFORMING
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)

LOADING CALCULATION (Use separate page, if necessary)
 EXISTING 3 - 1 ADDED FOR PROPOSED

PARKING FOR HOTEL
 1 Spaces per unit
 1 x 120 Units = 120 Spaces
 20% Reduction per section 29-8A-B
 Wilton Code
 120 x 20% = 24
 120 - 24 = 96 Spaces

OWNER & APPLICANT:
 i.park Norwalk II, LLC
 485 West Putnam Avenue
 Greenwich, Connecticut 06830
 (203) 661-0055

NORWALK / WILTON - PARKING INFORMATION

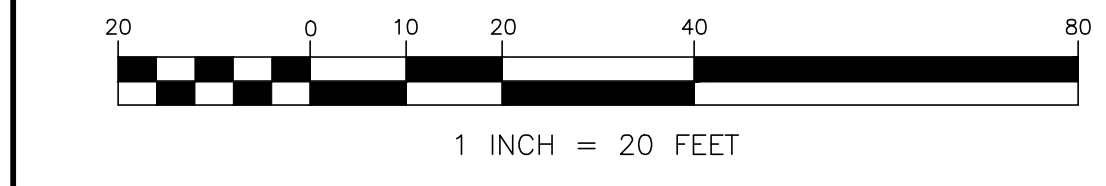
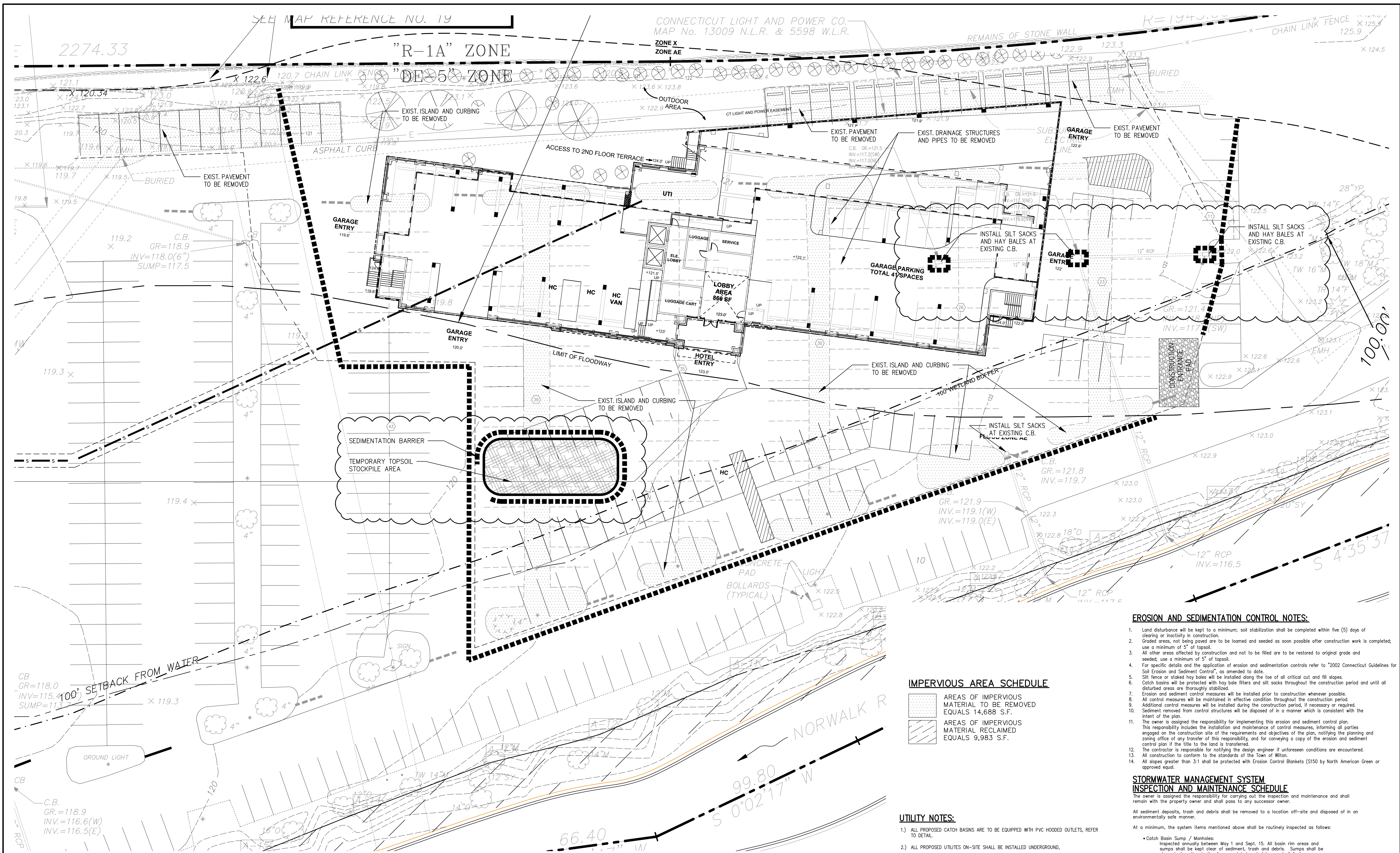
TOWN	EXISTING	PROVIDED
NORWALK	564 SPACES - 15 = 549	549 SPACES
WILTON	963 SPACES (INCLUDES GARAGE) - 43 = 920	920 SPACES

PROPOSED HOTEL
 1 CANNONDALE WAY
 WILTON, CT
 PREPARED FOR
i PARK NORWALK II LLC.

WILTON SITE PLAN

DATE: 07/12/2019
 SCALE: 1" = 50'
 PROJECT NO.: 170202.02
 CHECKED BY:

SP-2



Notes:

- Owner: i Park Norwalk II LLC.
- Assessors:
- Area of Parcel: 10.71
- Parcel is zoned: DE-5
- Present use: Parking Lot
- Proposed use: Parking Garage
- Area of disturbance: 34,100 S.F.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities from best information available, contractor must verify all locations, dimensions, and elevations prior to construction.
- Elevations shown are based on an assumed datum.
- Site is serviced by town water and sewer.
- All earth slopes to be two feet horizontal to one foot vertical maximum.
- Erosion and Sedimentation control to follow Connecticut Council on Soil and Water Conservation Manual entitled "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" as amended to date.
- Street 1 Cannondale Way
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetlands and Watercourses Permit.
- Planning and Zoning Departments to be notified at 203-563-0185 and 203-563-0186, 24 hours before site grading begins.

- Underground fuel tanks shall be prohibited.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 816, as amended to date.
- Existing sanitary and water services to existing building to remain. Utility services to the proposed addition shall come from the existing building. No utility connections to Highland Avenue are required.
- All areas disturbed by construction and not being paved, are to be restored with 5" of loam and seeded.
- All proposed site lighting fixtures shall be full cutoff type with recessed lenses only.
- Where feasible, all existing vegetation shall remain.
- Stockpile storage is proposed on this plan.
- These documents have been prepared as part of the Town of Wilton P.Z.C. application process and can not be considered final nor used for construction purposes until all necessary approvals have been attained.
- No plantings, trees, shrubs, mailboxes, signs, etc., shall be installed within the sight-lines for vehicles exiting the site onto Main Ave.
- No sidewalks are proposed.

IMPERVIOUS AREA SCHEDULE

[Stippled pattern]	AREAS OF IMPERVIOUS MATERIAL TO BE REMOVED EQUALS 14,688 S.F.
[Diagonal line pattern]	AREAS OF IMPERVIOUS MATERIAL RECLAIMED EQUALS 9,983 S.F.

UTILITY NOTES:

- ALL PROPOSED CATCH BASINS ARE TO BE EQUIPPED WITH PVC HOODED OUTLETS, REFER TO DETAIL.
- ALL PROPOSED UTILITIES ON-SITE SHALL BE INSTALLED UNDERGROUND.
- MINIMUM COVER OF 36" REQUIRED ABOVE UNDERGROUND UTILITY CONDUIT.
- ALL UNDERGROUND UTILITY CONDUIT LOCATION SUBJECT TO CHANGE DURING CONSTRUCTION.
- ALL ROOF DRAIN LOCATION ARE APPROXIMATE, REFER TO PLUMBING PLANS FOR ACCURATE SIZE AND DISCHARGE LOCATIONS. ALL ROOF DRAIN PIPING UNDER PAVEMENT AREAS SHALL MEET H-20 ZONING CRITERIA.
- ALL UNDERGROUND UTILITIES MUST BE AS-BUILT AT TIME OF CONSTRUCTION.

PROJECT NOTES:

- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION - 1-800-922-4455.
- ALL CONSTRUCTION MATERIALS, PRACTICES AND PROCEDURES SHALL CONFORM TO THE TOWN OF WILTON ZONING REGULATIONS, AS AMENDED TO DATE.
- ALL CONSTRUCTION MUST CONFORM TO CTDOT FORM 814A, AS AMENDED TO DATE.
- ALL WORK PERFORMED WITHIN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED TO CTDOT STANDARDS AND REQUIRES A PERMIT FROM THE.
- CONTRACTOR MUST SECURE ALL CONSTRUCTION AREAS AND ACTIVITIES WITH TEMPORARY SCREENED FENCING AT ALL TIMES. (SEE DETAIL 13/SP-4)
- REFER TO SHEET SP-4 FOR ALL CONSTRUCTION DETAILS.

EROSION AND SEDIMENTATION CONTROL NOTES:

- Land disturbance will be kept to a minimum; soil stabilization shall be completed within five (5) days of clearing or inactivity in construction.
- Graded areas, not being paved are to be loamed and seeded as soon possible after construction work is completed; use a minimum of 5" of topsoil.
- All other areas affected by construction and not to be filled are to be restored to original grade and seeded; use a minimum of 5" of topsoil.
- For specific details and the application of erosion and sedimentation controls refer to "2002 Connecticut Guidelines for Soil Erosion and Sediment Control", as amended to date.
- Silt fence or staked hay bales will be installed along the toe of all critical cut and fill slopes.
- Catch basins will be protected with hay bale filters and silt socks throughout the construction period and until all disturbed areas are thoroughly stabilized.
- Erosion and sediment control measures will be installed prior to construction whenever possible.
- All control measures will be maintained in effective condition throughout the construction period.
- Additional control measures will be installed during the construction period, if necessary or required.
- Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
- The owner is assigned the responsibility for implementing this erosion and sediment 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 planning and zoning office of any transfer of this responsibility, and for conveying a copy of the erosion and sediment control plan if the title to the land is transferred.
- The contractor is responsible for notifying the design engineer if unforeseen conditions are encountered.
- All construction to conform to the standards of the Town of Wilton.
- All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150) by North American Green or approved equal.

STORMWATER MANAGEMENT SYSTEM INSPECTION AND MAINTENANCE SCHEDULE

The owner is assigned the responsibility for carrying out the inspection and maintenance and shall remain with the property owner and shall pass to any successor owner.

All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally safe manner.

At a minimum, the system items mentioned above shall be routinely inspected as follows:

- Catch Basin Sump / Manholes: Inspected annually between May 1 and Sept. 15. All basin rim areas and sumps shall be kept clear of sediment, trash and debris. Sumps shall be cleaned when the depth of accumulated material exceeds 1 foot.
- All paved parking areas shall be swept annually between April 1 and July 1.

SEQUENCE OF CONSTRUCTION

- Prior to the start of construction, the contractor and the owner shall have a pre-construction meeting with the Town of Wilton.
 - The surveyor shall stake out the limits of clearing and grubbing.
 - The contractor shall coordinate with the proper agencies for relocation of any utilities or signs.
 - Install erosion and sedimentation control measures at limits of clearing and grubbing. Filter fabric barriers or hay bales shall be installed in conformance with the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" as published by the Connecticut Council for Soil Conservation Service. Maintain all control measures as construction progresses.
 - Remove topsoil from areas of disturbance and stockpile in the locations as shown on the plans. After all stockpiles with silt fence immediately after creation. Establish vegetation on soil that is to be stockpiled for longer than 30 days. Refer to seeding schedule for vegetative cover of disturbed areas.
 - Cut and fill all areas of construction to subgrade elevations. Immediately stabilize sloped areas with hay mulch or by hydros seeding.
 - Install storm drainages, swale and detention basin as shown on the plans. Protect top of existing catch basins with hydrologs and silt socks in the details.
 - Install water and electric laterals to new building.
 - Place pavement, curbing, and loam, seed and mulch or hydrosseed according to seeding schedule.
 - After all site work is completed, including spreading of topsoil and seeding, the contractor shall clean any silt or debris from all structures and pipes. Pipes shall be cleaned by water-jetting as needed and catch basins sumps shall be cleaned by manual extraction or suction lines as needed.
- Note: Construction of building to commence once grading operations in area of foundation are completed. Construction of foundation to be completed as part of overall site work.

REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS

Stephen Pustola, P.E. #15748
Not valid unless embossed seal is unfractionated.

Pustola & Associates
CONSULTING ENGINEERS, LLC

Design and Construction Services
Naugatuck, Connecticut 06770
185 Meadlow Street
(203) 729-6675
FAX (203) 720-2816

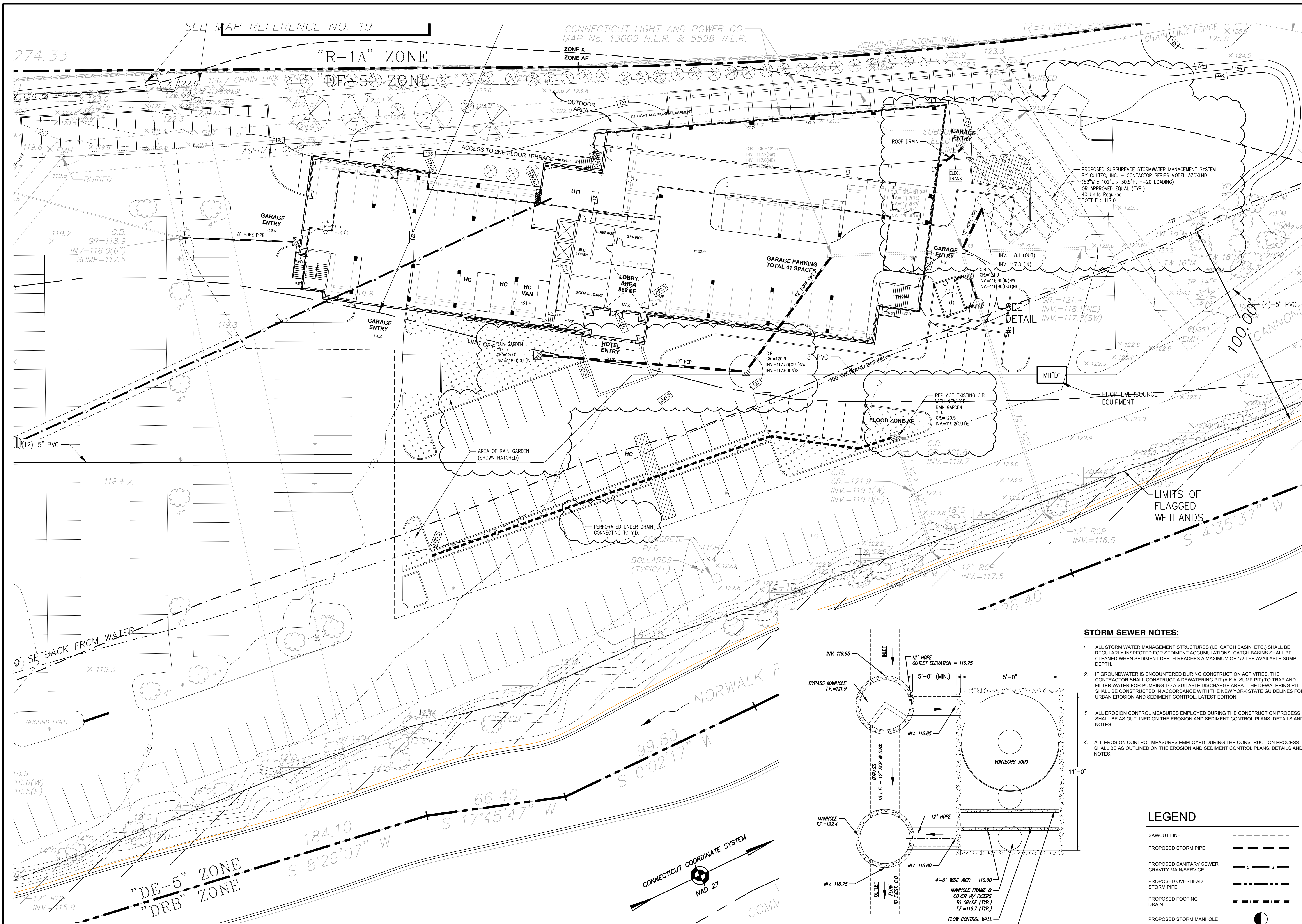
www.pustola.com

PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
PREPARED FOR
i PARK NORWALK II LLC.

IMPERVIOUS AREA & FLOOD PLAIN MITIGATION PLAN

DATE: 07/12/2019
SCALE: 1"=20'
PROJECT NO.: 170202.02
CHECKED BY:

SP-3



274.33

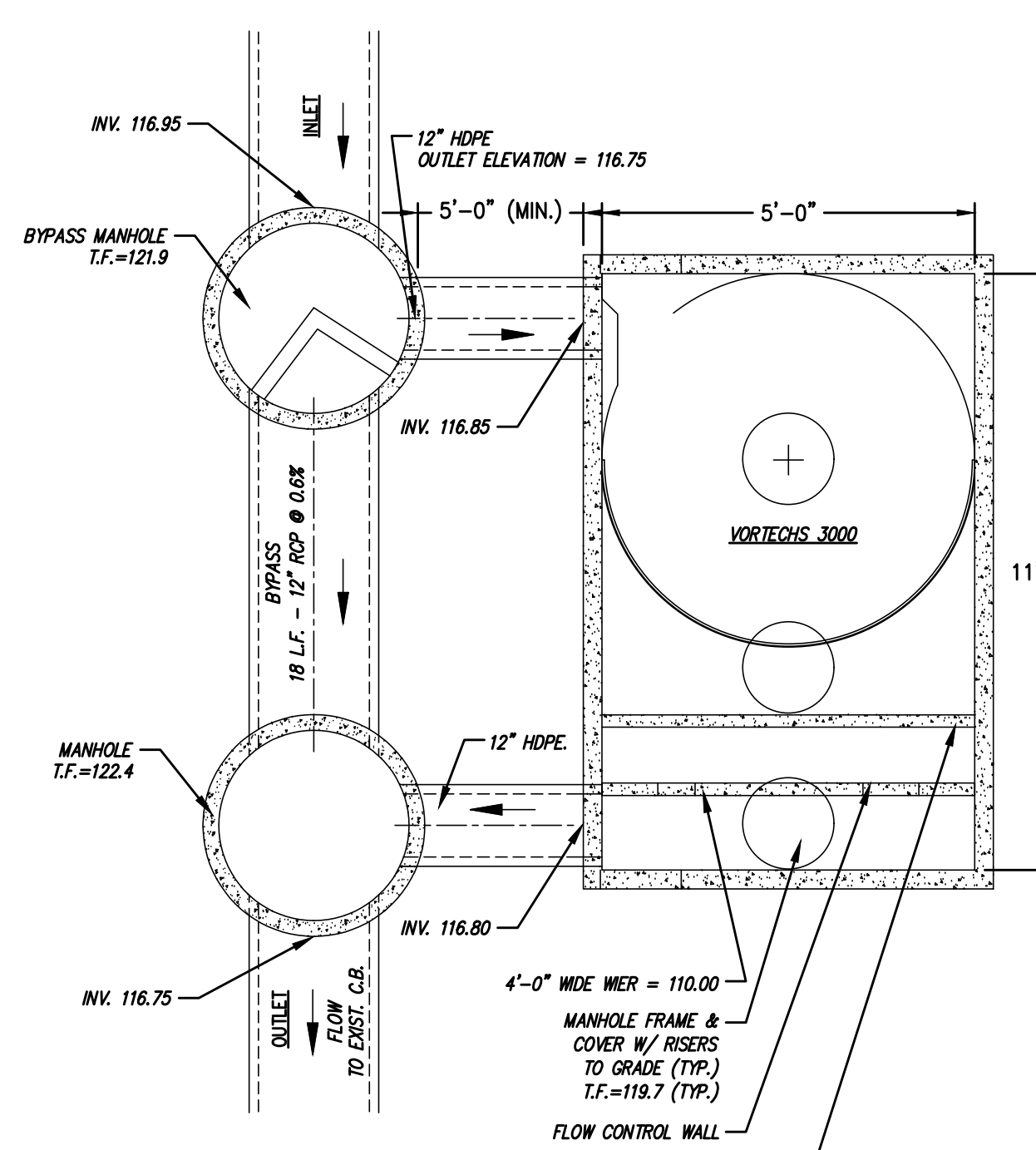
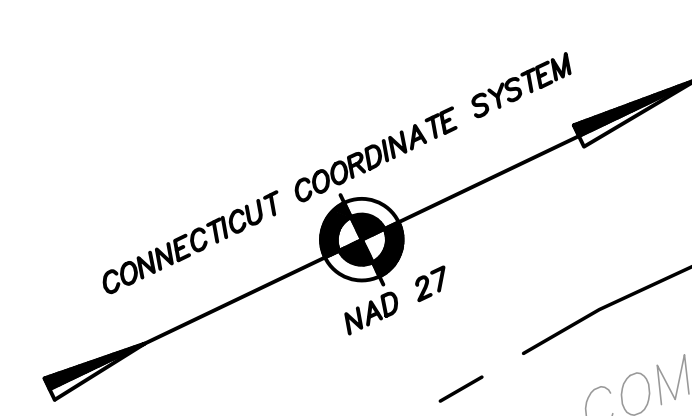
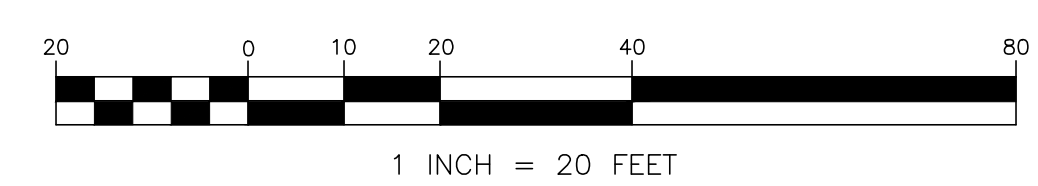
SEE MAP REFERENCE NO. 19

CONNECTICUT LIGHT AND POWER CO.
MAP No. 13009 N.L.R. & 5598 W.L.R.

R=1940.00

"R-1A" ZONE
"DE-5" ZONE

"DE-5" ZONE
"DRB" ZONE



- STORM SEWER NOTES:**
1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
 2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.
 4. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

LEGEND

- SAWCUT LINE
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER GRAVITY MAIN/SERVICE
- PROPOSED OVERHEAD STORM PIPE
- PROPOSED FOOTING DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCH BASIN

① VORTECHE'S STORMWATER TREATMENT SYSTEM SIZED FOR 17 CFS

REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS

Stephen Pustola, P.E. #15248
Not valid unless embossed
Seal is officer herein.

Pustola & Associates
CONSULTING ENGINEERS, LLC

Licensed Professionals
185 Meadow Street
(203) 729-6675

Design and Construction Services
Naugatuck, Connecticut 06770
Fax (203) 720-2816

www.pustola.com

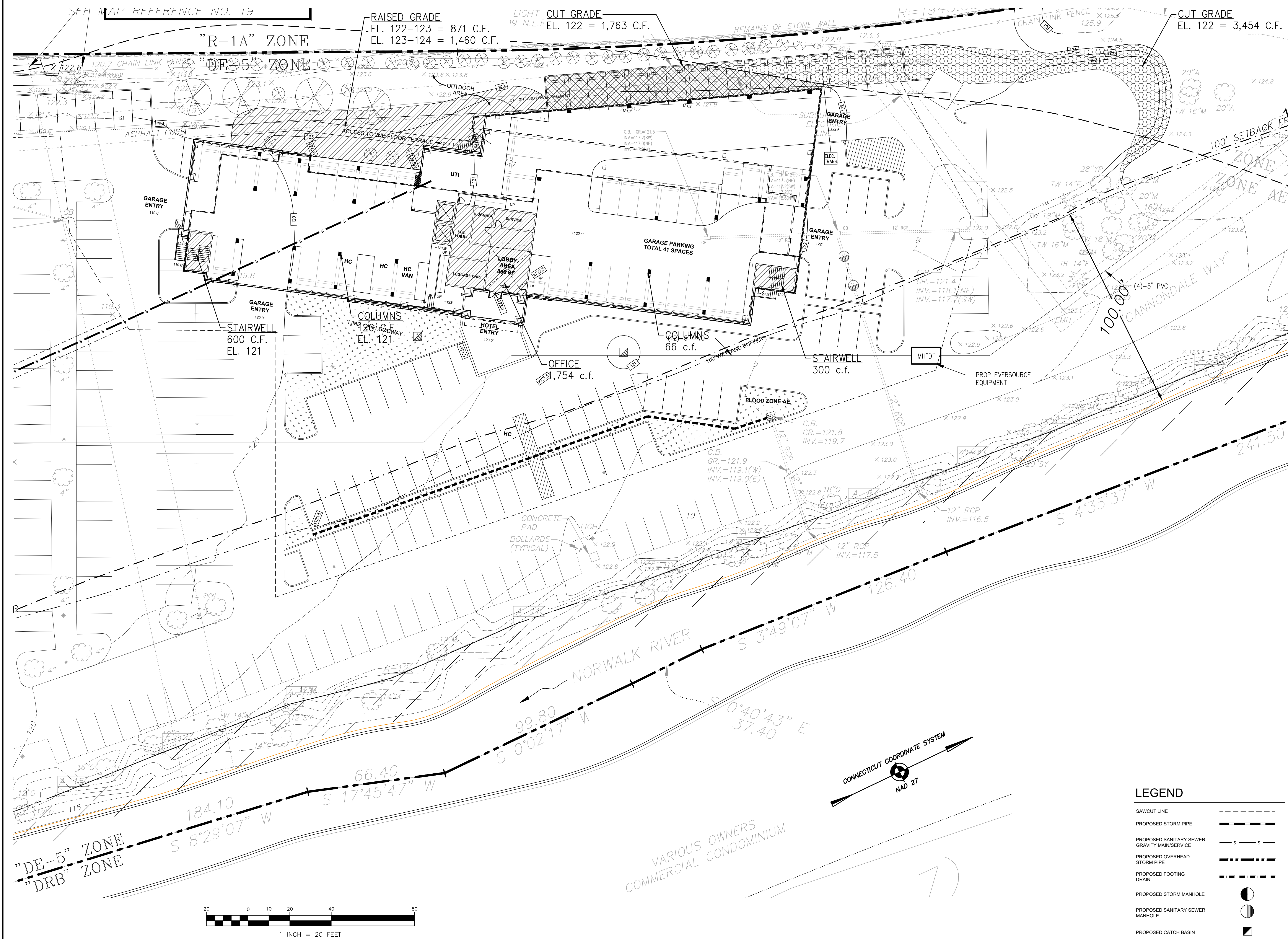
PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT

PREPARED FOR
i PARK NORWALK II LLC.

SITE UTILITY & GRADING PLAN

DATE: 07/12/2019
SCALE: 1"=20'
PROJECT NO.: 170202.02
CHECKED BY:

SU-1



SEE MAP REFERENCE NO. 19

"R-1A" ZONE

"DE-5" ZONE

RAISED GRADE
EL. 122-123 = 871 C.F.
EL. 123-124 = 1,460 C.F.

LIGHT CUT GRADE
9 N.L.F. EL. 122 = 1,763 C.F.

CUT GRADE
EL. 122 = 3,454 C.F.

STAIRWELL
600 C.F.
EL. 121

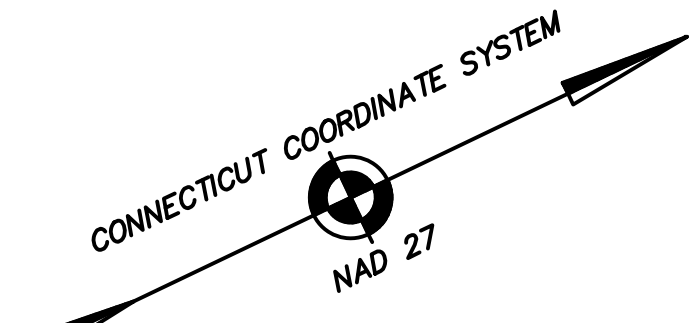
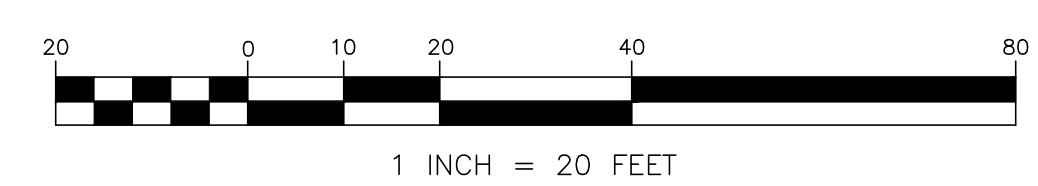
COLUMNS
126 C.F.
EL. 121

OFFICE
1,754 c.f.

COLUMNS
66 c.f.

STAIRWELL
300 c.f.

VARIOUS OWNERS
COMMERCIAL CONDOMINIUM

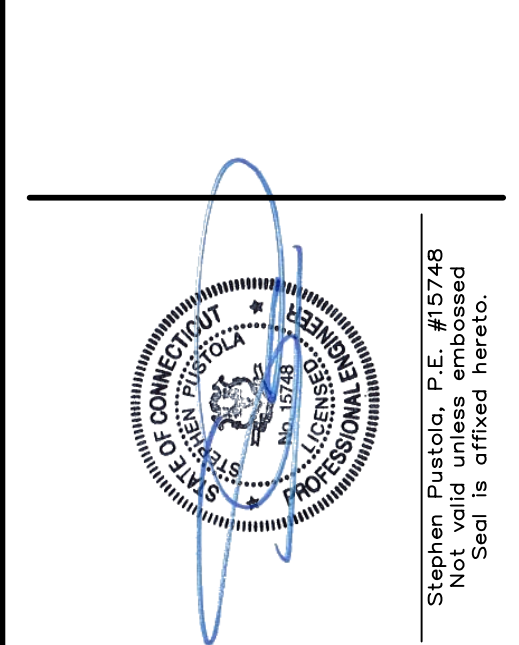


LEGEND

SAWCUT LINE	---
PROPOSED STORM PIPE	====
PROPOSED SANITARY SEWER GRAVITY MAIN/SERVICE	- - - -
PROPOSED OVERHEAD STORM PIPE	----
PROPOSED FOOTING DRAIN	----
PROPOSED STORM MANHOLE	●
PROPOSED SANITARY SEWER MANHOLE	◐
PROPOSED CATCH BASIN	■

REVISIONS		
NO.	DESCRIPTION	DATE

CONSULTANTS



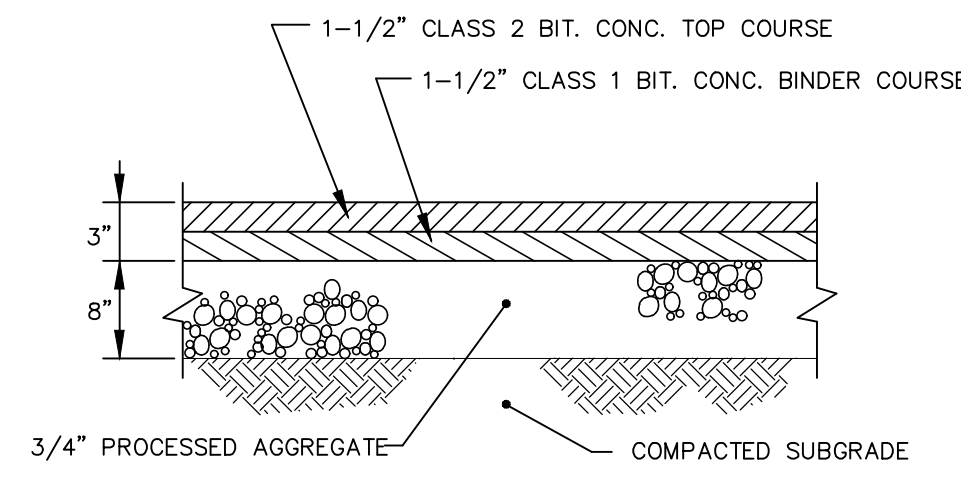
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www.pustola.com

PROPOSED HOTEL
1 CANNONDALE WAY
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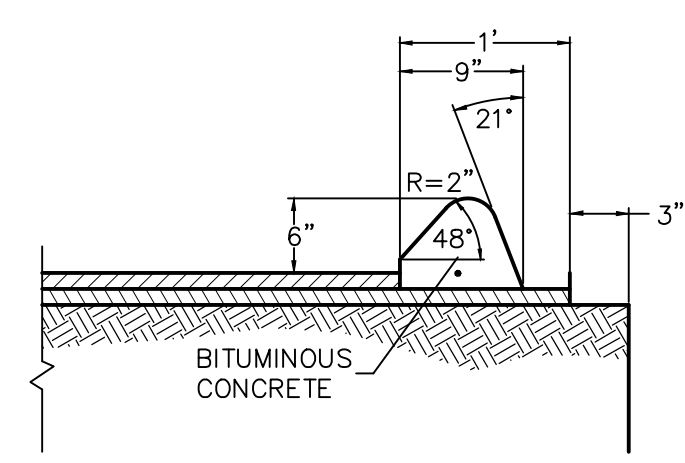
SITE VOLUMETRIC PLAN

DATE: 08/31/2022
SCALE: 1" = 20'
PROJECT NO.: 170202.02
CHECKED BY:

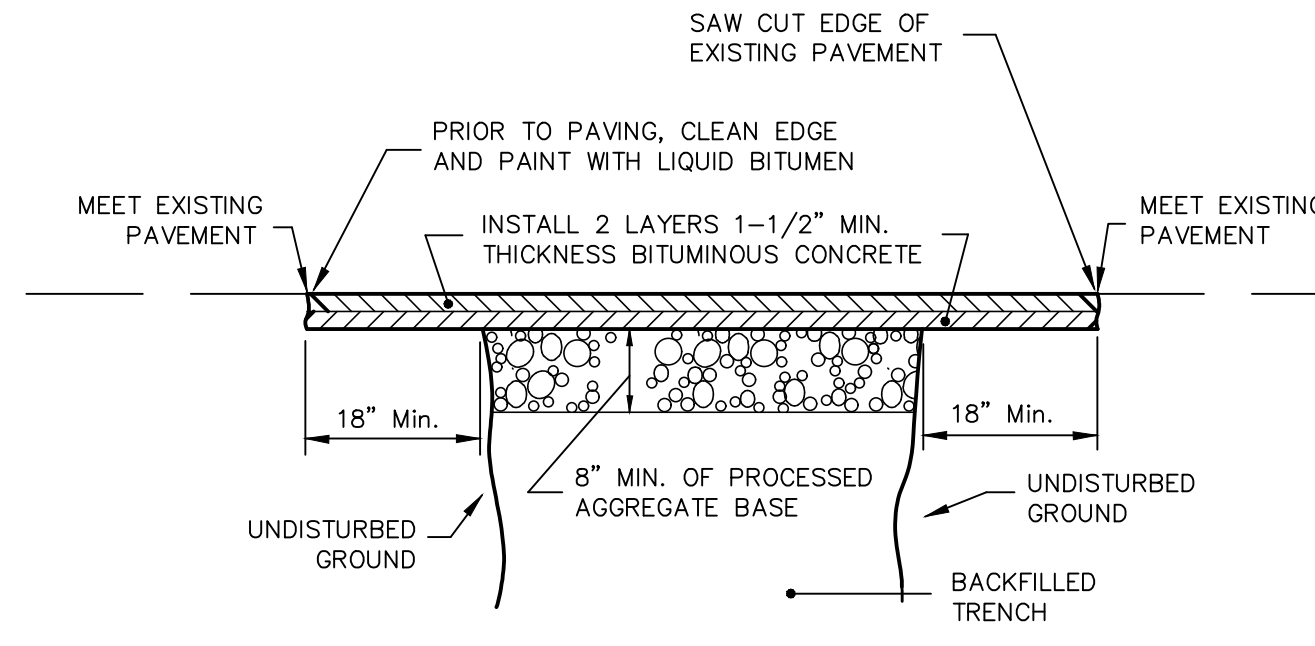
SV-1



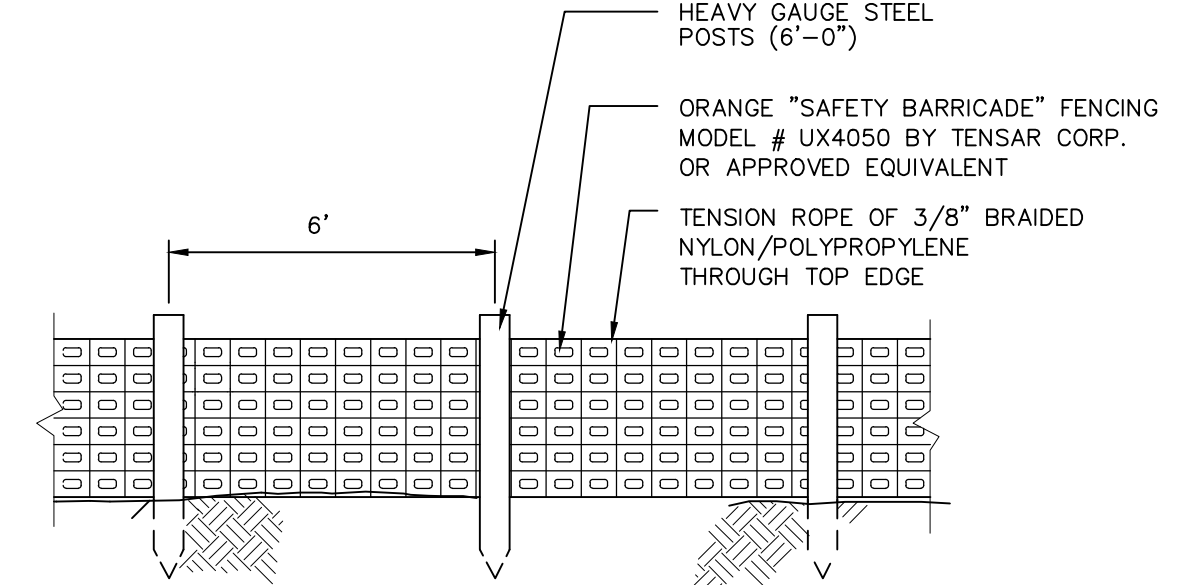
1 PAVEMENT SECTION
N.T.S.



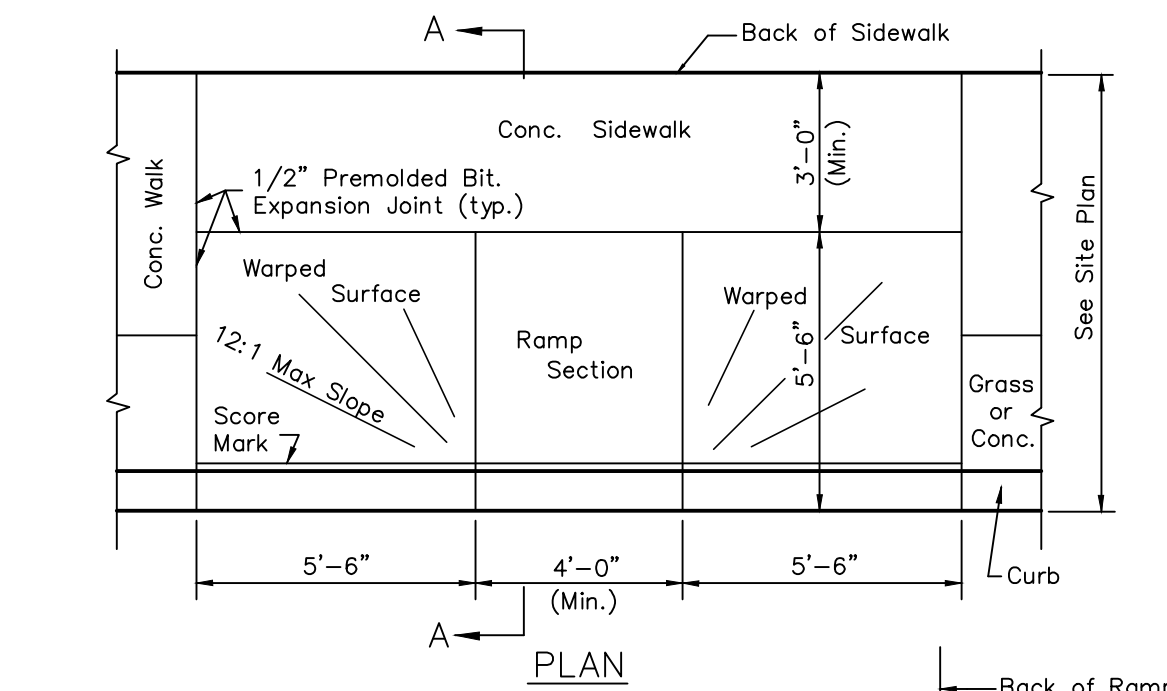
2 BITUMINOUS CONCRETE LIP CURBING
N.T.S.



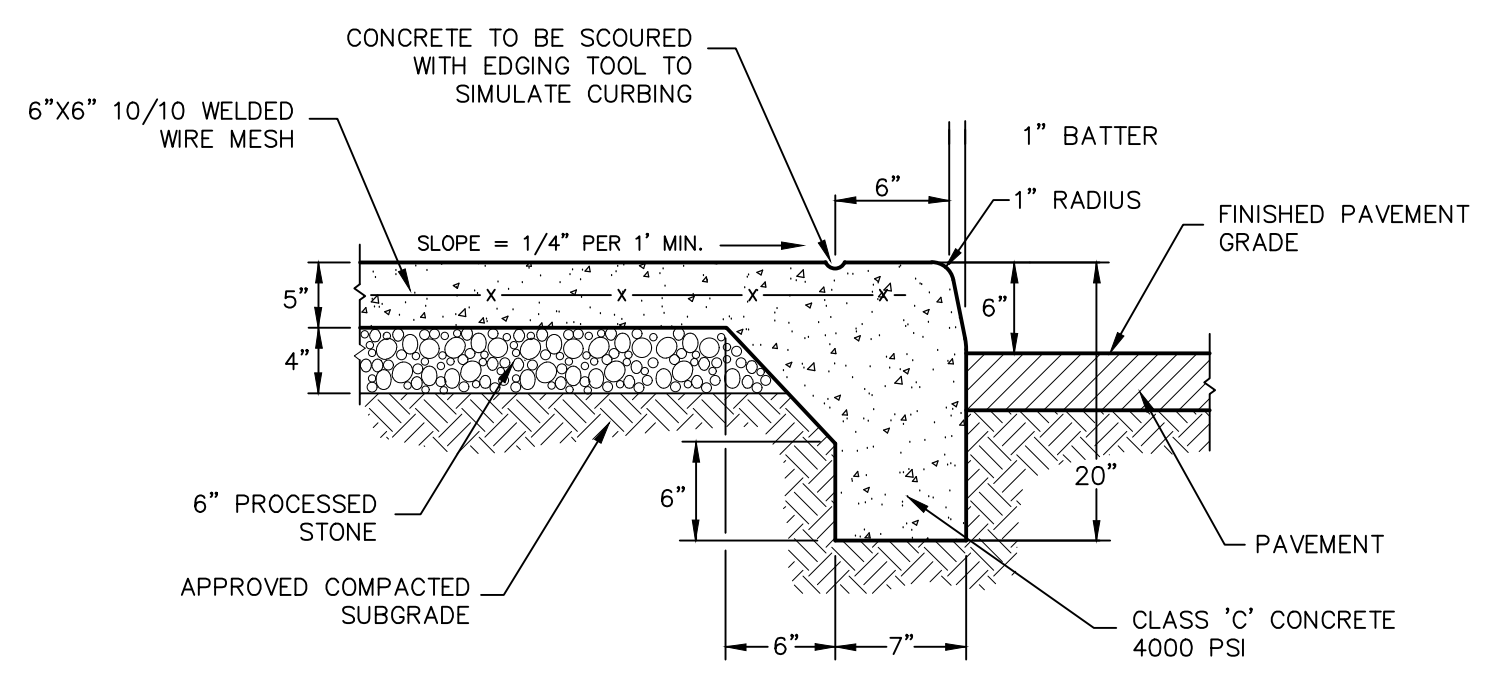
3 PERMANENT PAVEMENT REPAIR
N.T.S.



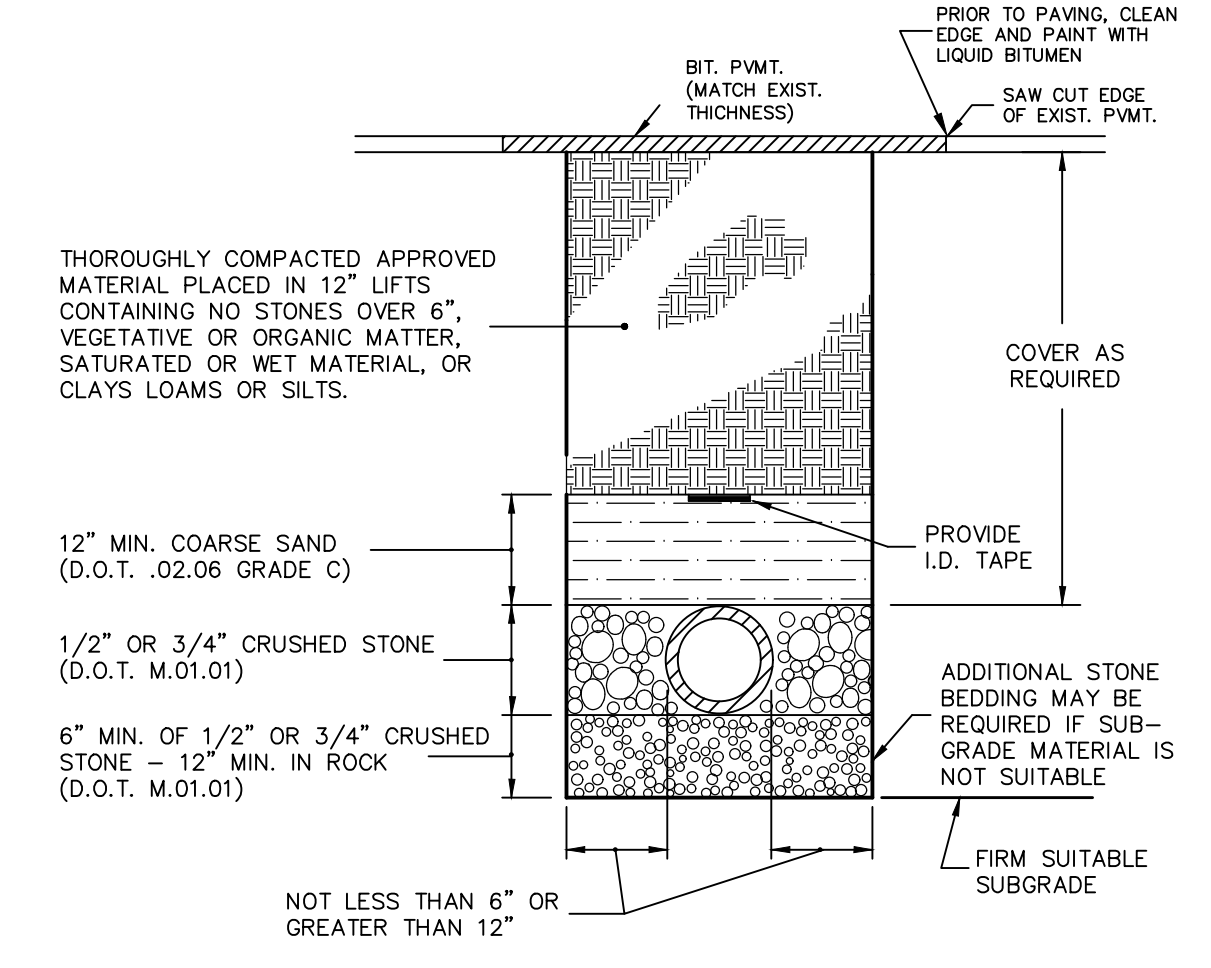
13 CONSTRUCTION SAFETY FENCE DETAIL
N.T.S.



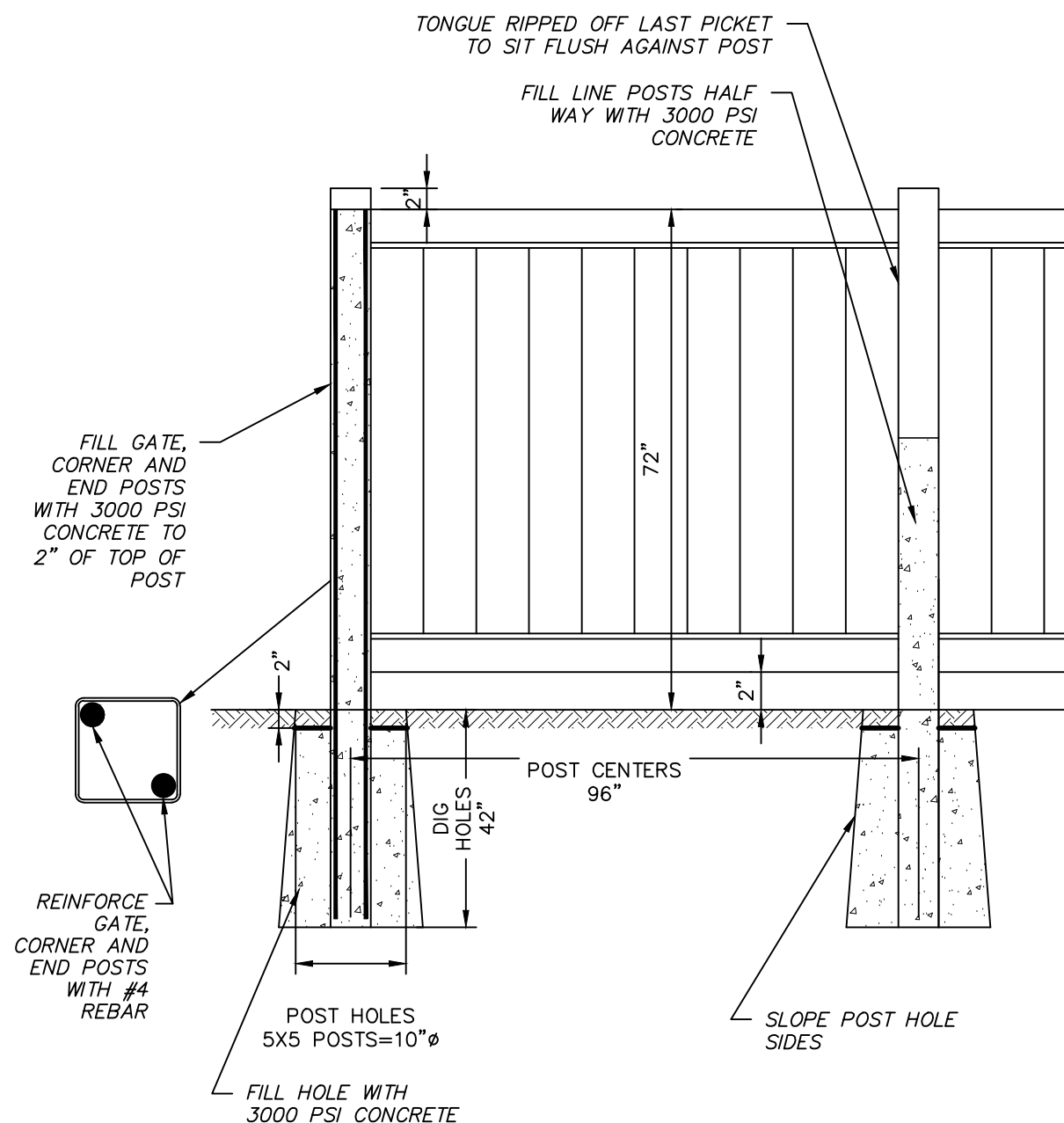
4 PEDESTRIAN SIDEWALK RAMP
N.T.S.



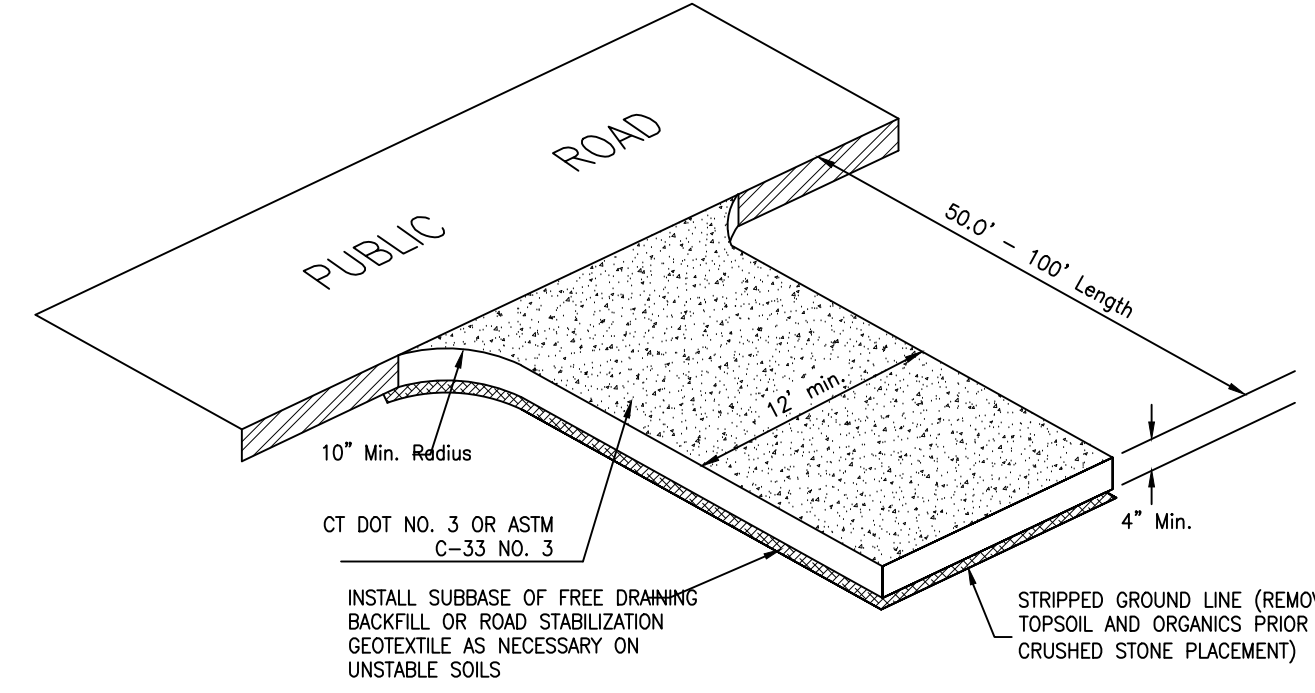
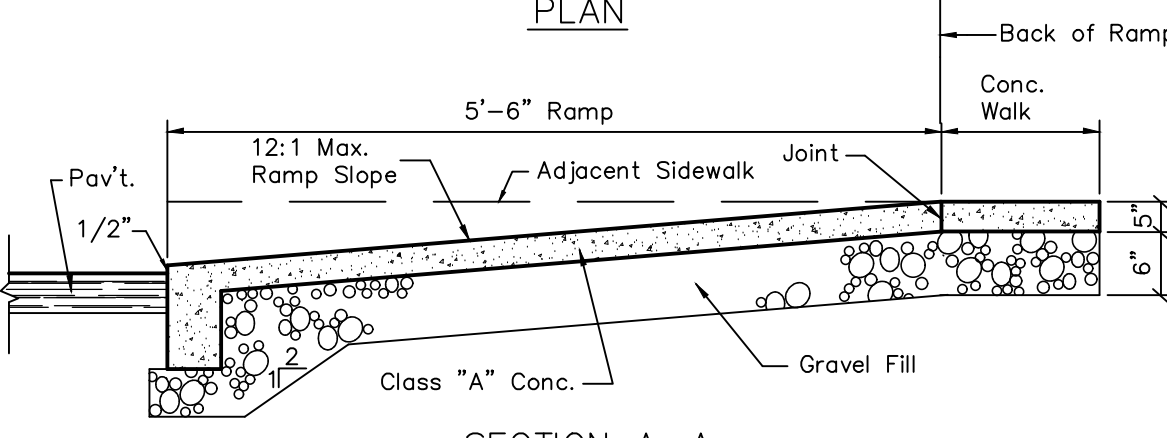
5 CONCRETE CURB AND SIDEWALK DETAIL
N.T.S.



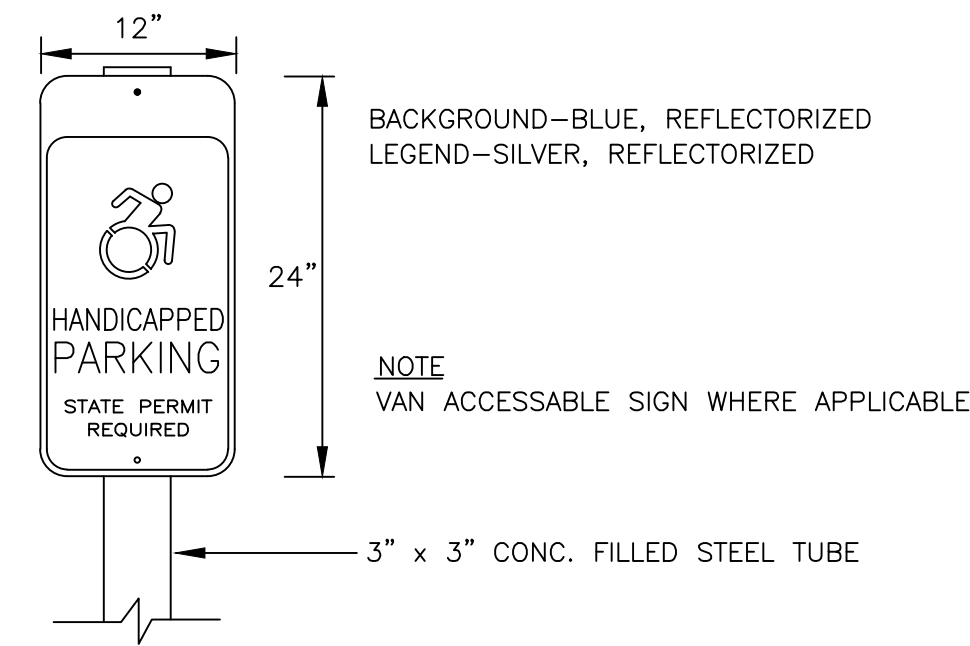
6 TYPICAL TRENCH FOR ALL UTILITIES
N.T.S.



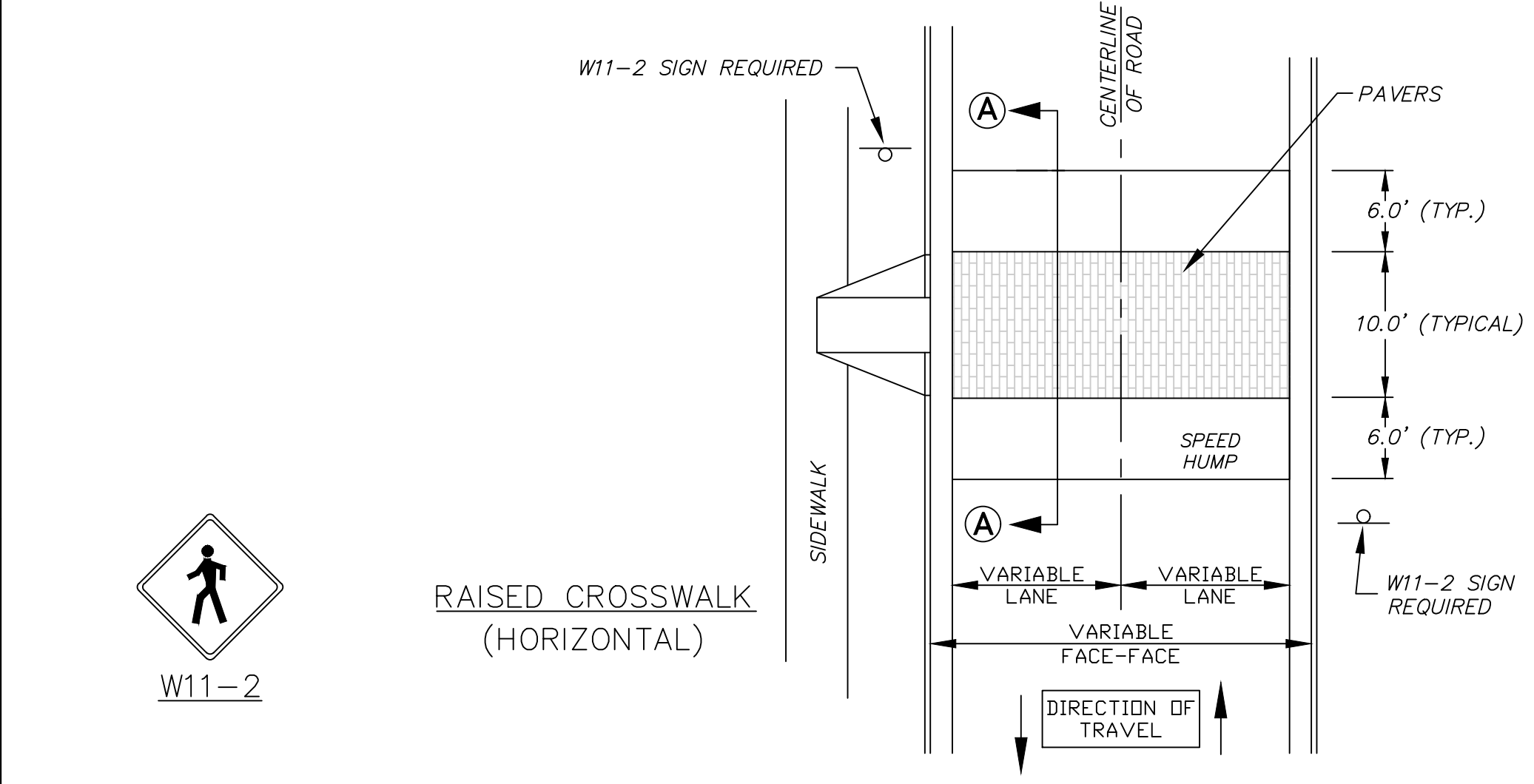
12 VINYL FENCE DETAIL
N.T.S.



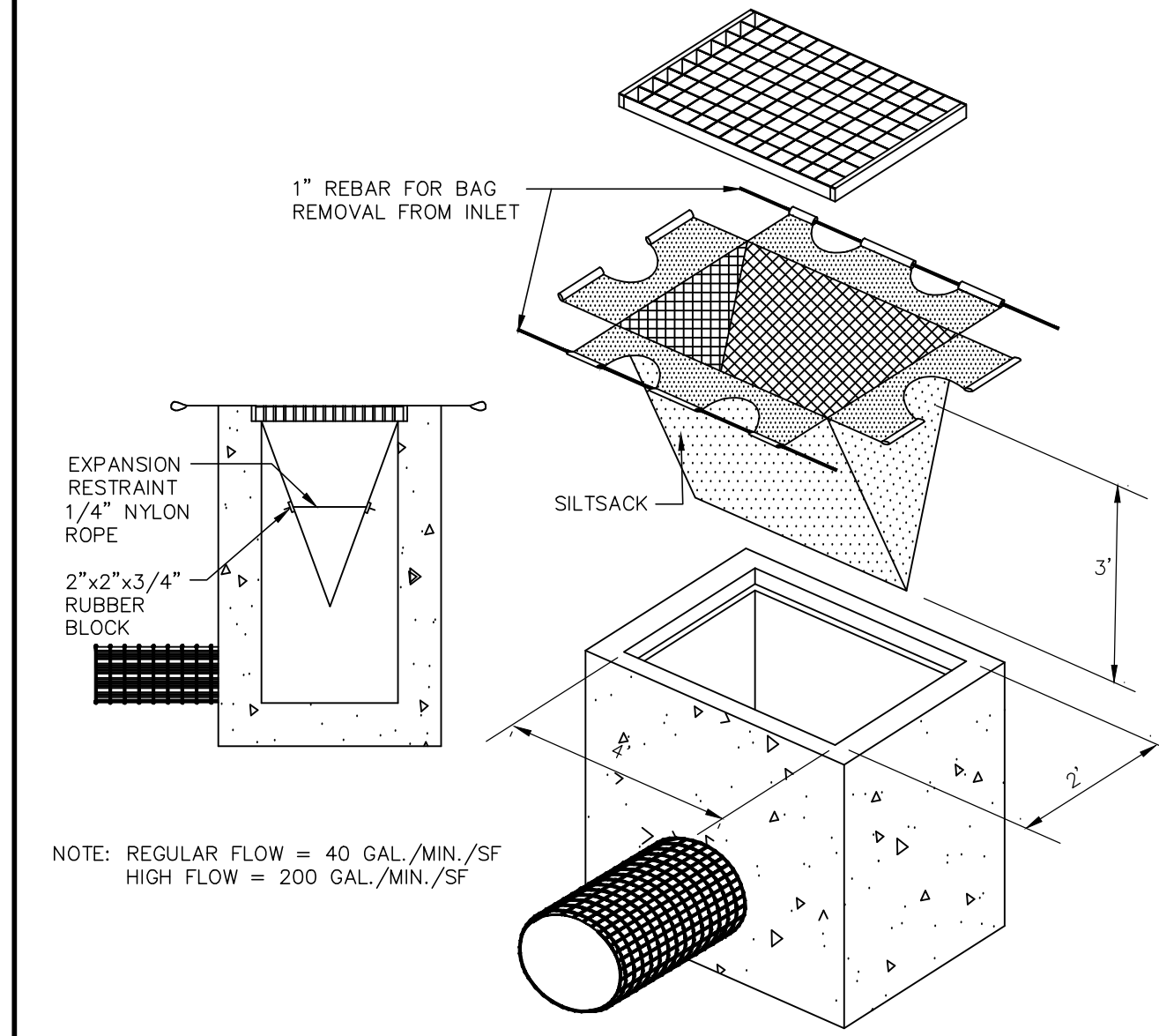
9 CONSTRUCTION ENTRANCE
N.T.S.



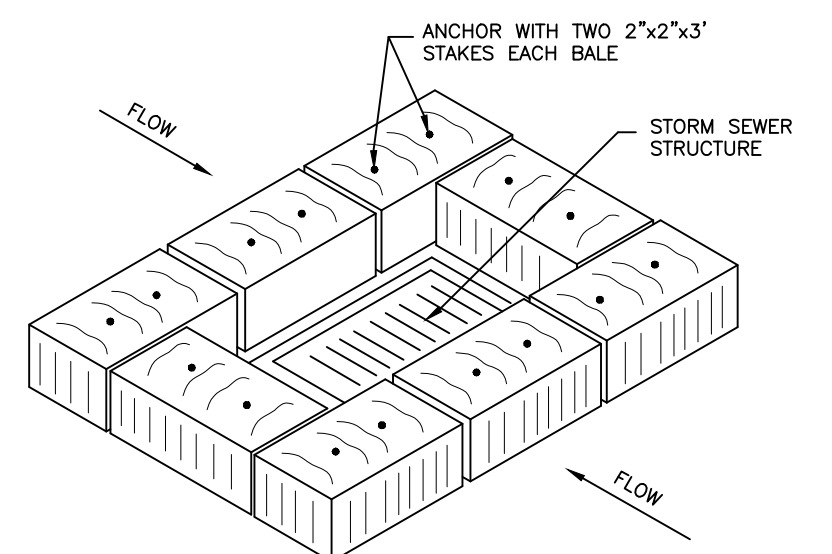
7 HANDICAP SIGN
N.T.S.



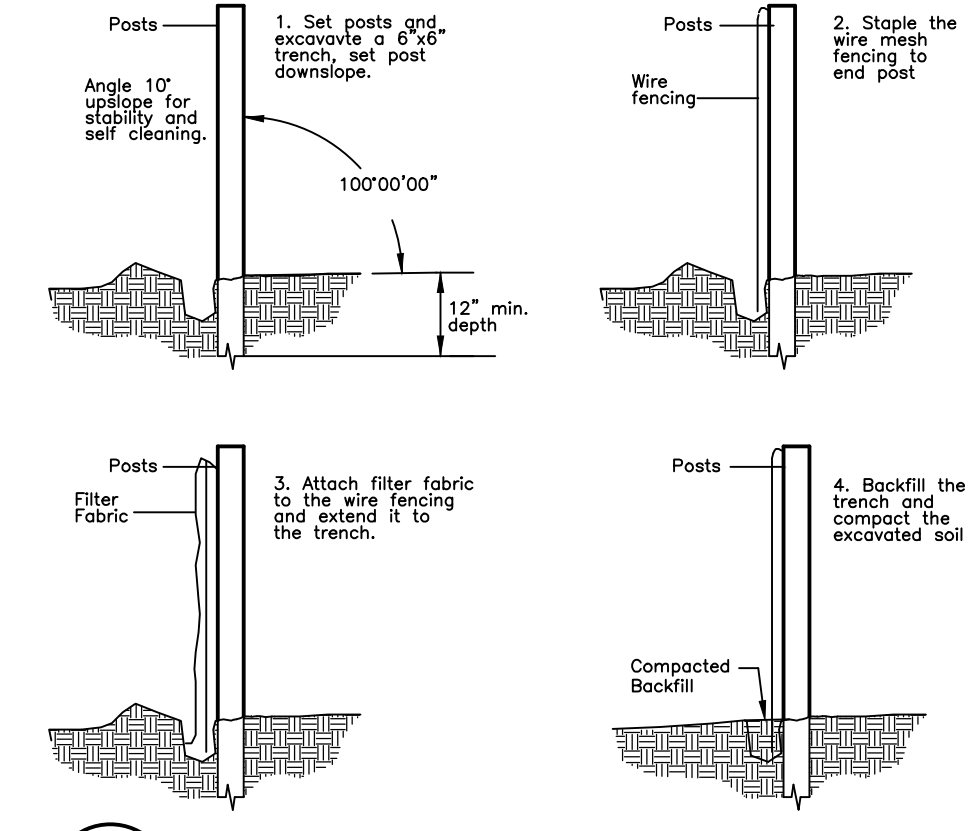
11 RAISED PEDESTRIAN CROSSWALK
N.T.S.



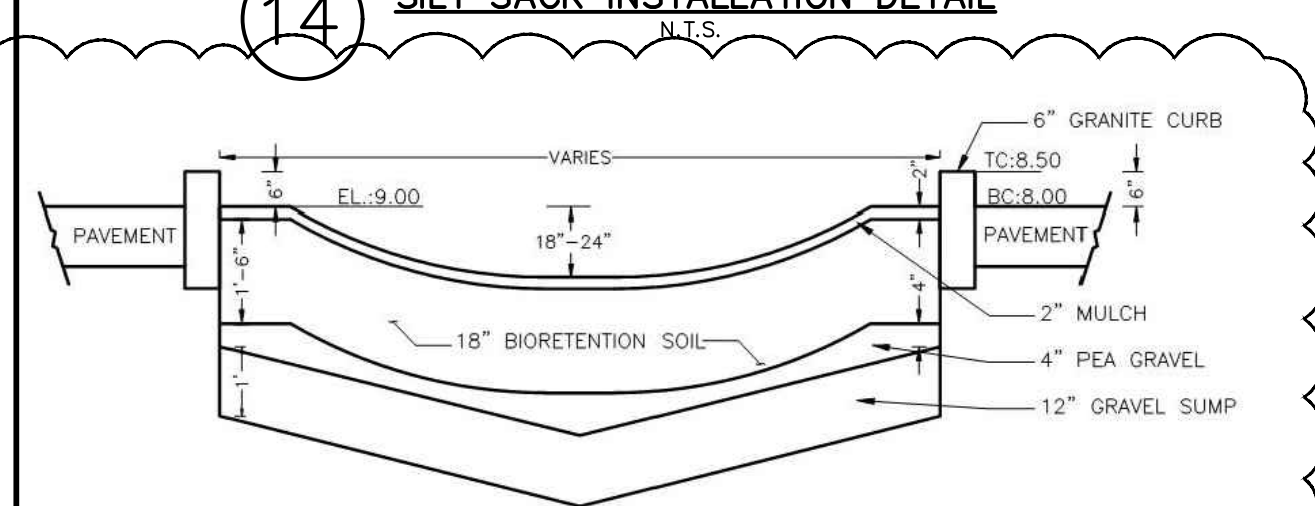
14 SILT SACK INSTALLATION DETAIL
N.T.S.



8 HAY BALE INSTALLATION AT CATCH BASINS
NOT TO SCALE



10 SEDIMENTATION BARRIER DETAIL
N.T.S.

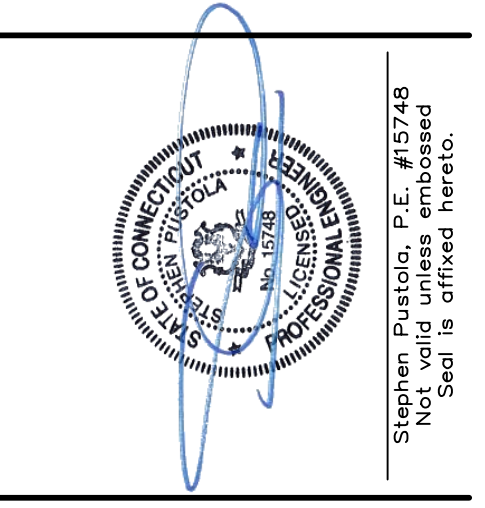


15 RAIN GARDEN DETAIL
N.T.S.

REVISIONS	

REV	DESCRIPTION	DATE

CONSULTANTS



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PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
PREPARED FOR
i PARK NORWALK II LLC.

GRADING PLAN

DATE: 07/12/2019
SCALE: AS SHOWN
PROJECT NO.: 170202.02
CHECKED BY:

SP-DET1