

August 11, 2022

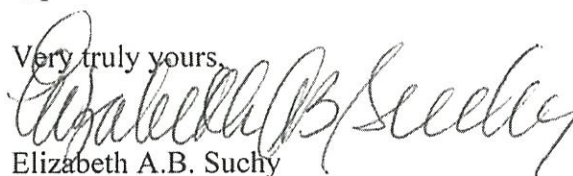
Michael Wrinn
Director of Planning & Land Use Management/Town Planner
Town of Wilton
Planning & Zoning Department
Wilton Town Hall – Town Annex
238 Danbury Road
Wilton, CT 06897

Re: *White Fences II, LLC & Warriors Group, LLC*
523-529 Danbury Road, Wilton, CT
Applications for Site Plan and Special Permit
Adaptive reuse of existing buildings; conversion of office to residential

Dear Mr. Wrinn:

This firm represents White Fences II, LLC and Warriors Group, LLC, owners of real property with the improvements thereon located at 523-529 Danbury Road in Wilton, Connecticut. Enclosed please find one (1) original copy of applications for site plan and special permit accompanied by various plans and other required documents for my clients' proposed adaptive reuse of two (2) existing structures as residential units. Copies of the enclosed documents will also be sent to you via email. Also enclosed are three (3) additional copies for distribution to the staff for the Department of Public Works, Fire Department, and Health Department.

Should you need additional information, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS
Encl.

WILTON PLANNING AND ZONING COMMISSION	SPECIAL PERMIT APPLICATION	SP#
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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-
5.C.5 - ADAPTIVE REUSE OF EXISTING HISTORIC BUILDINGS

WHITE FENCES II, LLC & WARRIORS GROUP, LLC	25 OLD KINGS HIGHWAY, SUITE 23, DARIEN, CT 06820
APPLICANT'S NAME	ADDRESS
WHITE FENCES II, LLC & WARRIORS GROUP, LLC	C/O ELIZABETH A.B. SUCHY, ESQ. - CARMODY TORRANCE SANDAK & HENNESSEY LLP, 1056 WASHINGTON BOULEVARD, STAMFORD, CT 06901
OWNER'S NAME	ADDRESS
523-529 DANBURY ROAD, WILTON, CT 06897	R-2A
PROPERTY LOCATION	ZONING DISTRICT
2549, 2550 614, 251 22 3 7.65±	
WLR VOLUME PAGE TAX MAP # LOT # ACREAGE	

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:
[Application Forms / Materials | Wilton CT](#)
 * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- 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.

WHITE FENCES II, LLC & WARRIORS GROUP, LLC

By *Carmody Torrance Sandak & Hennessey, LLP* 8/11/2022 ESUCHY@CARMODYLAW.COM 203-252-2656
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
 Carmody Torrance Sandak & Hennessey LLP
 WHITE FENCES II, LLC & WARRIORS GROUP, LLC
 By *Carmody Torrance Sandak & Hennessey, LLP* 8/11/2022 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):	<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"/>

WHITE FENCES II, LLC & WARRIORS GROUP, LLC
523-529 DANBURY ROAD, WILTON, CT 06897
SPECIAL PERMIT APPLICATION
ADAPTIVE REUSE OF HISTORIC STRUCTURE FROM OFFICE TO RESIDENTIAL
NARRATIVE
SCHEDULE A

I. BACKGROUND

White Fences II, LLC and Warriors Group, LLC (collectively, the “Applicant”) are the owners of 7.65± acres of real property located at 523 Danbury Road, Wilton, CT (the “Property”). The Property is improved with two (2) garages (one single-car, one three-car), three (3) office buildings, one (1) small cottage and one (1) shed, all accessed by various gravel and bituminous driveways.¹ The Property is zoned R-2A and has been the home of the Girl Scouts of America and White Fences for many years. Bone & Bark Inn is currently a tenant on the property, offering boarding and other services for dogs. The Property is bordered to the south by Danbury Road, to the north and west by residentially developed properties, and to the east by a house of worship. (Refer to “Property Survey 523 Danbury Road Prepared for White Fences II, LLC Wilton, Connecticut Scale: 1” = 40’ March 24, 2022” (“Survey”) prepared by Ryan & Faulds Land Surveyors, attached hereto, and made a part hereof).

II. PROPOSAL

The Applicant proposes to adaptively reuse two (2) of the three (3) existing buildings currently used as office space and convert them into residences in accordance with the requirements of Sec. 29-5.C.5 of the Town of Wilton Zoning Regulations (“zoning regulations”). If all requisite approvals are obtained, the two (2) office buildings will offer nine (9) residential units, averaging about 1,065± sq.ft. per unit, all exceeding the minimum 500 sq.ft. per unit, as required by the zoning regulations. (Refer to “Proposed Building Modifications Site Layout (F-1)” (“Site Plan”) dated June 30, 2022 revised to July 19, 2022 prepared by Peak Engineers, LLC, attached hereto and made a part hereof).²

The building currently occupied by the Girl Scouts of America (“Building 1”), identified as 529 Danbury Road, is 5,326± sq.ft. The interior would be renovated and remodeled to create five (5) apartments: three (3) two-bedroom and two (2) three-bedroom units. No exterior changes to Building 1 are proposed to adaptively reuse this structure, other than ordinary maintenance and repair to existing exterior materials and finishes, and window replacement. Little is known about Building 1, other than it was constructed around 1900. (Refer to “Exterior Elevations (A2.01)” and “Exterior Elevations (A2.02)” both dated 7/16/22, and “First Floor Plan (A1.02)” and “Second Floor Plan (A1.03)” both dated 7/16/22 and prepared by Philip E. Cerrone, III, (“529 Architectural Plans” collectively) attached hereto and made a part hereof).

The other office to be adaptively reused is currently occupied by White Fences (“Building 2”). Identified as 523 Danbury Road, the structure is 4,717± sq.ft. Interior renovations and remodeling would create four (4) residential units: one (1) three-bedroom, two (2) two-bedroom, and one (1) one-bedroom apartments. Other than maintenance and repair along with some window and door replacement, no exterior changes to this structure are proposed to accommodate this adaptive reuse of this historic structure. (Refer to existing “Exterior Elevations (A2.01)”, “Exterior Elevations (A2.02)”, “First Floor Plan (A1.02)”, and “Second Floor Plan (A1.03)” all dated 6/13/22 and prepared by Philip E. Cerrone, III, (“523 Architectural Plans” collectively) attached hereto and made a part hereof.)

Building 2 is considered an historic structure dating to 1820/1885, known commonly as the “White Fences” building and historically as the “Allee-White House.” Although its current use is commercial/office, historically it had been a residence. (See also the Historic Resource Inventory – Buildings and Structures, attached hereto and made a part hereof.) According to information on the Wilton Historical Society’s Historic House Survey Phase I,

¹There is an intermittent watercourse on the Property.

²The Town of Wilton Architectural Review Board has reviewed and approved on August 4, 2022 the exterior changes to the building and limited site modifications.

which was conducted in 1989, the structure's architectural style is classified as "eclectic." The main portion of the structure was constructed around 1820 in the Federal style by Thomas Cole, who along with his wife, Mary, owned about 40 acres in this section of Wilton, then enlarged in 1882 with the addition of a central cross gable and two (2) bays. In the 1950s or 1960s, the wraparound veranda was removed and replaced by a Colonial Revival vestibule which was subsequently replaced in the 1980s by a post-modern porch. The interior has been completely remodeled over the years. The structure "is significant for its interesting architectural evolution from Federal to Colonial Revival to post-modern styles." (Historic Inventory). In addition to the main house, an impressive assemblage of former farm buildings exists, along with a Greek Revival privy, one (1) of at least two (2) known to remain in Wilton.

The existing 822± sq.ft. cottage constructed around 1760, the 1960s-vintage office and the garage will all remain unchanged, and the current uses of these structures will continue.

III. APPLICABLE ZONING REGULATIONS

The residential units proposed in Building 1 and Building 2 achieve the goals of the Commission articulated in the regulations by "encourage[ing] the preservation, restoration and maintenance of existing residential and related outbuildings of historic . . . significance on . . . Danbury Road;" by "enhance[ing] and preserve[ing] the exterior and interior integrity of the structure(s)"; by "increase[ing] the functionality of obsolete or under-utilized structures"; by . . . "preserve[ing] the aesthetic appearance of the remainder of the property"; and by "maintain[ing] the general character of the neighborhood."

Moreover, the proposed residential units are a more consistent and appropriate use of Building 2 compared to entirely professional office and retail uses, considering its original use and history from the mid-1800s through the 1980s as a residence of the Cole, Allee, Beers, White, Faulkner and Roberts families either as primary residences or country retreats. Finally, the proposed residential use of these two (2) structures could keep or attract young professionals to Wilton. The uses are similar to those in the general vicinity and by adaptively reusing these structures, they may become more fully occupied than the office or commercial uses.

IV. SPECIAL PERMIT STANDARDS OF REVIEW

The Applicant submits that this application meets or exceeds all standards of approval for special permit applications as set forth in Sec. 29-10A.9 as follows:

- (a) The location and size of the proposed use, the nature and intensity of the operations associated with the proposed use, the size, shape and character of the site in relation to the proposed use.
The proposal contemplates the adaptive reuse of two (2) existing structures currently used as office and conversion of those structures into nine (9) residential units. No additions nor expansion of these structures are proposed, and the suggested residential use aligns with the residential character of this section of Danbury Road and the historic use of these structures. (Refer to "529 Architectural Plans" and "523 Architectural Plans").
- (b) The location, type, size and height of buildings and other structures associated with the proposed uses in relation to one another and in relation to neighborhood development.
The adaptive reuse of the two (2) structures to create residential units is consistent with other structures and uses in the neighborhood and will provide additional apartments to Wilton's housing stock. Minor exterior alterations and improvements (new windows, doors) were reviewed and approved by the Town of Wilton Architectural Review Board on August 4, 2022. There are no changes to the buildings' height or location. (Refer to "Site Plan," "Survey," "529 Architectural Plans" and "523 Architectural Plans").
- (c) The impact of the proposed use on traffic safety and circulation on neighborhood streets; the ability of such streets to adequately accommodate the traffic to be generated by the proposed use.
Ingress to and egress from the site will continue to be provided from an existing driveway, and with the elimination of some office/commercial uses on the site (Girl Scouts, Bone & Bark and White Fences), there

will be a reduction in traffic generated on a daily basis into and from the Property. Danbury Road is a major north-south commercial thoroughfare and remains able to accommodate the lessened traffic generated by this proposed residential use.

- (d) The existing and future character of the neighborhood in which the use is proposed to be located, and the compatibility of the proposed use within the neighborhood.
Residential, office, religious, and other uses exist in the vicinity of the property including First Church of Christ, Scientist, Split Rock Aesthetic Institute and Lucci Electric. Adaptive reuse of the historic structures that are the subject of this application complements existing neighborhood uses.
- (e) The impact of the proposed use on the natural characteristics of the site and surrounding environment.
The Property is developed with the five (5) existing buildings, drive aisles, walkways, and parking spaces. No new structures or additions to existing structures are proposed and the existing dog runs will be eliminated. Additional landscaping including more than 40 native shrubs is proposed for the site to provide a living, visual barrier. (“Refer to Landscape & Lighting Plan (LP.1)” dated June 14, 2022, revised to 7/19/22 prepared by Environmental Land Solutions, LLC (“Landscape Plan”).
- (f) The adequacy of water, sewer, drainage, and other public facilities to accommodate the proposed use.
The Property is and will continue to be served by a well and upgraded, expanded septic system. (Refer to Site Plan).
- (g) Where the proposed use involves the conversion of a structure designed and built originally for other uses, the adaptability of the structure to the proposed use, particularly in relation to public health and safety.
As noted, the existing structures will be converted from office to residential use which will be a more compatible and less intense use, reminiscent of prior uses.

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

523-529 DANBURY ROAD, WILTON, CT 06897

7.65± ac

PROPERTY ADDRESS

LOT ACREAGE

R-2A

650'±

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]				
BUILDING FOOTPRINT [SF]	23,347 sf	10,130 sf	10,130 sf	10,130 sf
BUILDING COVERAGE [SF/%] (round up)	7%	3%	3%	3%
BUILDING HEIGHT [FT - Story]	35'	23'	23'	23'
FLOOR AREA RATIO (F.A.R.)				
PARKING SPACES (round up)	18		19	
LOADING SPACES		-	-	-
SITE COVERAGE [SF/%]	12%	8.5%	8.5%	8.5%

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)

SEE "PARKING REQUIREMENTS" ON "SITE LAYOUT (F-1)" BY PEAK ENGINEERS, LLC ATTACHED

LOADING CALCULATION (Use separate page, if necessary)

PLAN OF CONSERVATION AND DEVELOPMENT

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

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

WHITE FENCES II, LLC & WARRIORS GROUP, LLC

By _____
APPLICANT'S SIGNATURE

8/ /2022
DATE

WHITE FENCES II, LLC & WARRIORS GROUP, LLC
523-529 DANBURY ROAD, WILTON, CT 06897
FORM B – ZONING DATA
PLAN OF CONSERVATION & DEVELOPMENT
SCHEDULE A

The proposal to adaptively reuse two of the existing structures by converting them from office to residential uses reflects 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”). As noted on p. 8 of the POCD, “the community has increasingly expressed interest in increasing housing type variety and price points in design- and location-appropriate ways to provide greater diversity and liquidity to the overall housing stock, particularly in attracting and meeting the needs of occupants at different life and employment stages.” Moreover, the POCD envisions the town of Wilton as a place of new housing typologies (p. 21) and encourages efforts to “continue to increase housing options to benefit the shared interests of the Town’s residential and commercial communities.” (POCD p. 23). The POCD acknowledges that “Wilton residents are generally open to diversifying housing options, provided new housing development occurs in design-compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods (POCD, p. 43). 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). The Applicant’s proposal will enable the town to “foster a vibrant and socio-economically diverse local community” (POCD p. 49) and as a smaller-scale, lower cost product, it can help serve the entire Wilton community, including younger working age and older populations.

LIST OF PROFESSIONALS/OWNER

White Fences II, LLC & Warrior Group, LLC

523 Danbury Road

Wilton, CT 06897

Elizabeth Suchy, Esq.

Carmody Torrance Sandak & Hennessey, LLP

1055 Washington Boulevard – 4th floor

Stamford, CT 06901

203-425-4200

203-252-2656 (direct)

Thomas S. Quinn, PE

Peak Engineers, LLC

16 Old Mill Road

Redding, CT 06896

203-834-0588

Philip E. Cerrone, AIA, NCARB

421 Meadow Street

Fairfield, CT 06824

203-333-2066

Kate Throckmorton, LS

Environmental Land Solutions, LLC

41 Knight Street – 2nd floor

Norwalk, CT 06851

203-855-7879

Ryan & Faulds Land Surveyors

57 Danbury Road

Wilton, CT 06897

203-762-9492

George Daniolos

White Fences II, LLC (owner/applicant)

25 Old Kings Highway

Suite 23

Darien, CT 05820

White Fences II, LLC & Warriors Group, LLC
523-529 Danbury Road
Wilton, CT 06897

August 9, 2022

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

**Re: *White Fences II, LLC & Warriors Group, LLC, Wilton, CT
Special Permit and Site Plan Review applications for adaptive reuse of two (2) structures to
convert from office into nine (9) residential units in historic dwellings
Letter of Consent and certification of title***

Dear Mr. Tomasetti:


White Fences II, LLC & Warriors Group, LLC hereby certify that they are the owners of 523-529 Danbury Road in Wilton, Connecticut (Tax Map 22, Lot 3) by virtue of quit claim and warranty deeds recorded in Volume 2549 at Page 614 and Volume 2550 at Page 251 of the Wilton Land Records.

White Fences II, LLC & Warriors Group, LLC hereby consent to the preparation, submission and presentation of applications for special permit and site development plan by the law firm of Carmody Torrance Sandak & Hennessey, LLC for the adaptive reuse of two (2) structures at 523 & 529 Danbury Road. If all requisite approvals are obtained, the structures will be converted from the current office use into a total of nine (9) residential units.

Should you have any questions please do not hesitate to contact the undersigned.

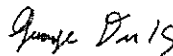
Very truly yours,

Warriors Group, LLC

By: 
George Daniolos

Its President _____
Duly Authorized

White Fences II, LLC

By: 
George Daniolos

Its President _____
Duly Authorized

22-2
WILTON LAND CONSERVATION TRUST
P O BOX 77
WILTON CT 06897

22-3-1
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-3-1
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-3-1
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-3-1
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-3-2
GIRL SCOUTS OF CONNECTICUT INC
529 DANBURY RD
WILTON CT 06897

22-3-2
GIRL SCOUTS OF CONNECTICUT INC
529 DANBURY RD
WILTON CT 06897

22-3-2
GIRL SCOUTS OF CONNECTICUT INC
529 DANBURY RD
WILTON CT 06897

22-3-2
GIRL SCOUTS OF CONNECTICUT INC
529 DANBURY RD
WILTON CT 06897

22-3-1
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-4
FIRST CHURCH OF CHRIST
531 DANBURY RD
WILTON CT 06897

22-5
SPLIT ROCK REALTY LLC
539 DANBURY RD
WILTON CT 06897

22-21
SLR PROPERTIES LLC
PO BOX 622
WILTON CT 06897

22-21-1
HUDSON DANIEL THOMAS
532 DANBURY RD
WILTON CT 06897

22-22
ANSPACH DAVID R
225 RIDGEFIELD RD
WILTON CT 06897

22-24
WHITE FENCES
523 DANBURY RD
WILTON CT 06897

22-25
DARBANDI ALIREZA
34 POWDER HORN HILL
WILTON CT 06897

22-26
GEITZ TIMOTHY A & LINDSEY R
8 SEELEY RD
WILTON CT 06897

22-27-1
HEGGLAND ROSE
120 HONEY HILL RD
WILTON CT 06897

22-27-2
HEGGLAND ROSE
120 HONEY HILL RD
WILTON CT 06897

22-28
WILTON LAND CONSERVATION TRUST
PO BOX 77
WILTON CT 06897

35-54
GRIFFIN DANIEL A
31 BLUE RIDGE RD
WILTON CT 06897

35-55
DASH SUSHANT & SWAGATIKA
35 BLUE RIDGE RD
WILTON CT 06897

35-56
BROWN CLAIRE M
8 WILLOW ST
NORWALK CT 06851

35-57
TOMS VIRGINIA
51 BLUE RIDGE RD
WILTON CT 06897

35-58
JANKOWSKI MAREK &
57 BLUE RIDGE RD
WILTON CT 06897

35-72
FOLEY TIMOTHY J & MONIQUE
60 BLUE RIDGE RD
WILTON CT 06897

35-73
WILLUMSEN THERESIA A E
50 BLUE RDGE RD
WILTON CT 06897

35-74
CLASP HOMES INC
246 POST RD EAST
WESTPORT CT 06880

35-75
ABRAHAMSEN MARK C & MEGAN L
7 ROLLING RIDGE RD
WILTON CT 06897

35-78
WOOD CHRISTIAN & KRISTEN
511 DANBURY RD
WILTON CT 06897

36-33
PATTERSON ANDREW &
39 SCRIBNER HILL RD
WILTON CT 06897

36-39
EHRENTREU ALAN M & DEBRA L
4 ROLLING RIDGE RD
WILTON CT 06897

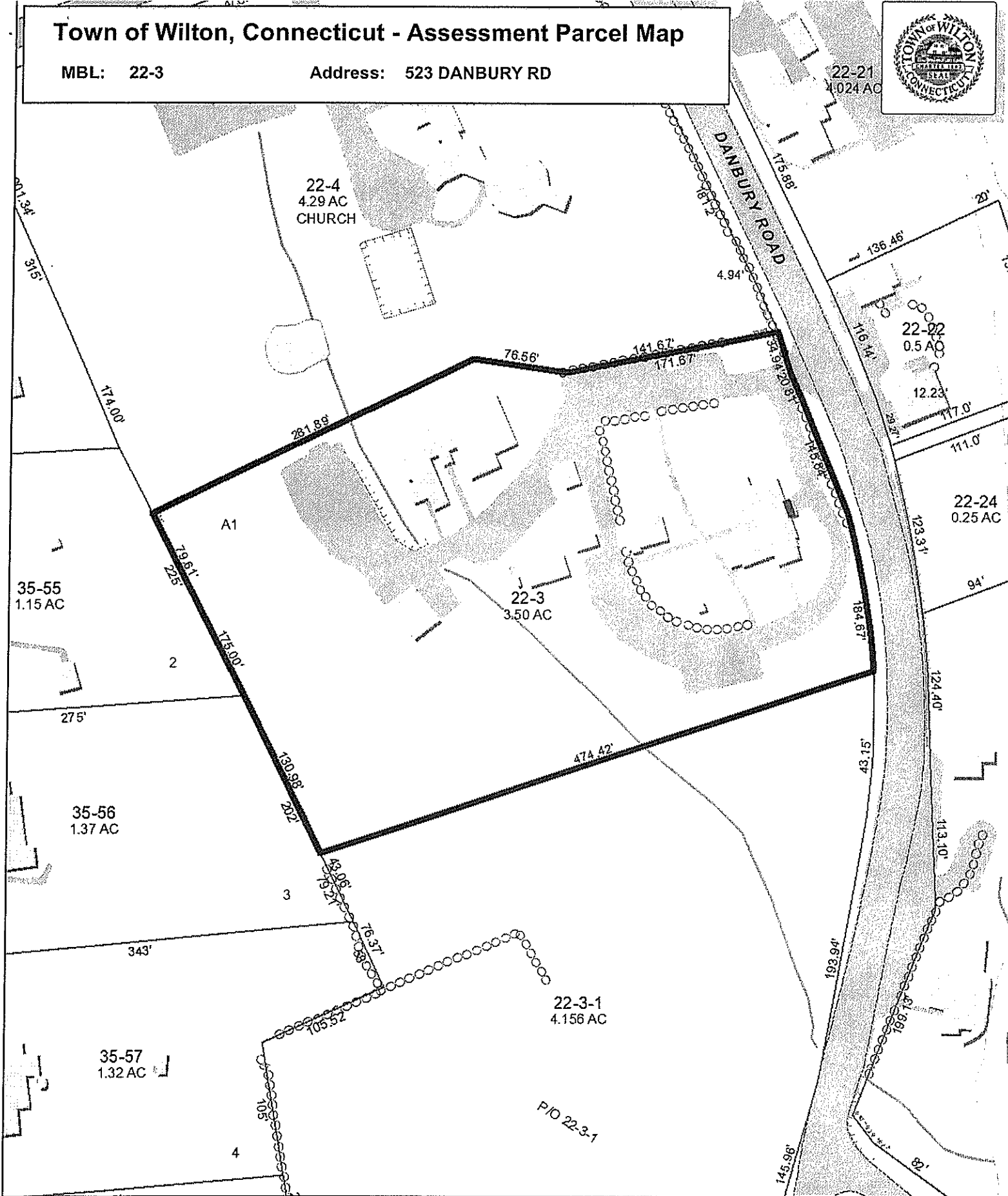
36-74
GILBO PHILIP & NADIA
35 SCRIBNER HILL RD
WILTON CT 06897

22-3

Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 22-3

Address: 523 DANBURY RD



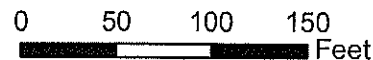
Approximate Scale:

1 inch = 100 feet

Disclaimer:

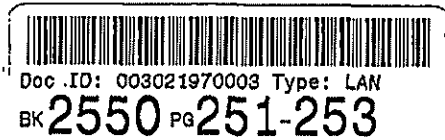
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017



Return to:

Peter V Lathouris, Esq.
1100 Summer Street
Stamford, CT 06905



WARRANTY DEED
(statutory form)

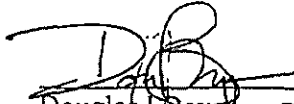
White Fences, A Connecticut Partnership, acting herein by its partners, Robert Faesy and Nancy Faesy, for the consideration of Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00), grants to White Fences II, LLC, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

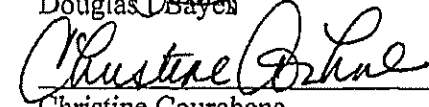
SIGNATURES ON FOLLOWING PAGE

Signed this 18 day of April, 2022.

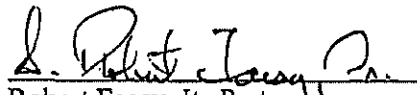
Witnesses:

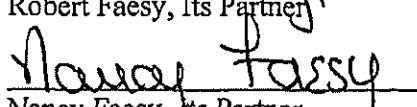
White Fences, A Connecticut Partnership



Douglas I Bayer


Christine Courchene




Robert Faesy, Its Partner


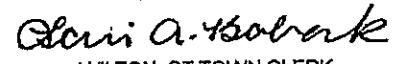
Nancy Faesy, Its Partner

STATE OF CONNECTICUT }
 } ss. Town of Wilton
COUNTY OF FAIRFIELD }

The foregoing instrument was acknowledged before me this 18th day of April, 2022,
by Robert Faesy and Nancy Faesy, Partners of White Fences, A Connecticut Partnership.



Commissioner of the Superior Court
Douglas I Bayer

CONVEYANCE TAX RECEIVED
TOWN: \$1,812.50 STATE: \$9,062.50

WILTON, CT TOWN CLERK

SCHEDULE A
LEGAL DESCRIPTION

Parcel 1

All that certain real property described as Unit No. 1 of White Fences, which is located in the Town of Wilton, County of Fairfield and State of Connecticut. Said unit exists pursuant to a Declaration of a Planned Community by White Fences, a Connecticut Partnership (Declaration) filed on the Land Records of the Town of Wilton, Connecticut on January 19, 1988 in Volume 634 at Page 1, together with Limited Common Elements C, E, E, F and G.

Parcel 2

All that certain real property described as 4.156 ± AC. as shown on site plan on file in the office of the Town Clerk of the Town of Wilton bearing file number 4498.

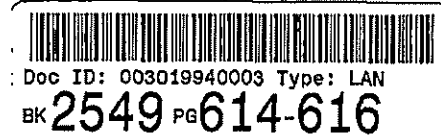
Parcel 3

All that certain real property described as 0.25 + AC. as shown on site plan on file in the office of the Town Clerk of the Town of Wilton bearing file number 4498.

Subject to:

1. Taxes of the Town of Wilton due and payable at closing.
2. Limitations on use imposed by governmental authority.

Received for Record at Wilton, CT
On 04/28/2022 At 2:09:00 pm
Olivia A. Sobczak



Record and return to:

STATUTORY FORM QUIT-CLAIM DEED

GIRL SCOUTS OF CONNECTICUT, INC., a Connecticut nonstock corporation having an address of 340 Washington Street, Hartford Connecticut (hereinafter "Grantor"), for consideration paid, grants to **WARRIORS GROUP, LLC**, a Connecticut limited liability company, having an address of 54 Ripton Road, Shelton, Connecticut (hereinafter "Grantee"), with **QUITCLAIM COVENANTS**:

A certain piece or parcel of land with the buildings thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, known as 529 Danbury Road, and more particularly bounded and described in Schedule A attached hereto and made a part hereof.

[NEXT PAGE IS THE SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 31 day of March, 2022.

CONVEYANCE TAX RECEIVED
TOWN: \$1,312.50 STATE: \$6,562.50
Olivia A. Sobrank
WILTON, CT TOWN CLERK

Witnessed by:
[Signature]

GIRL SCOUTS OF CONNECTICUT, INC.

Name: *Irma L Gomez*

BY: *[Signature]*

Name: *Deborah Asetta*

Name: Deborah Asetta
Its: Chief Financial and Administrative Officer

STATE OF CONNECTICUT)
) ss. Milford
COUNTY OF New Haven)

March 31, 2022

Personally appeared, Deborah Asetta, Chief Financial and Administrative Officer of the Girl Scouts of Connecticut, Inc., as aforesaid, signer and sealer of the foregoing Instrument and acknowledged the same to be her free act and deed and the free act and deed of said Girl Scouts of Connecticut, Inc., before me.

[Signature]
Name: *Irma Liz Gomez*
Commissioner of the Superior Court
Notary Public
My commission expires: 11/31/2024

IRMA LIZ GOMEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/31/2024

Schedule A
Legal Description

That certain real property described as Unit No. 2 of White Fences, which is located in the Town of Wilton, County of Fairfield and State of Connecticut. Said unit exists pursuant to a Declaration of Planned Community by White Fences, a Connecticut Partnership (Declaration) filed on the Land Records of the Town of Wilton, Connecticut on January 19, 1988 in Volume 634, Page 1, together with the three car garage Limited Common Element A and Barn Septic System Limited Common Element B. As the same may be amended from time to time.

Reference is made to a Warranty Deed from White Fences to Girl Scout Council of Southwestern Connecticut, Inc. n/k/a Girl Scouts of Connecticut, Inc. dated January 21, 1988 and recorded in Volume 634, Page 156 of the Wilton Land Records.

Said premises are conveyed subject to:

Taxes on the List of October 1, 2021 to the Town of Wilton, not yet due and payable, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

Common charges not yet due and payable.

Received for Record at Wilton, CT
On 04/08/2022 At 11:32:00 am

Oliver A. Sobolek

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 -
5-C.5c(3). SEE ATTACHED NARRATIVE.

WHITE FENCES II, LLC & WARRIORS GROUP, LLC	25 OLD KINGS HIGHWAY, SUITE 23, DARIEN, CT 06820
APPLICANT'S NAME	ADDRESS
WHITE FENCES II, LLC & WARRIORS GROUP, LLC	C/O ELIZABETH A.B. SUCHY, ESQ., CARMODY TORRANCE SANDAK & HENNESSEY LLP
OWNER'S NAME	ADDRESS
523-529 DANBURY ROAD, WILTON, CT 06897	R-2A
PROPERTY LOCATION	ZONING DISTRICT
2549, 2550	614, 251
22	3
7.65± 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.

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.

By WHITE FENCES II, LLC & WARRIORS GROUP, LLC 8/11/2022 ESUCHY@CARMODYLAW.COM 203-252-2656
Carmody Torrance Sandak & Hennessey LLP
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
 Carmody Torrance Sandak & Hennessey LLP
 By WHITE FENCES II, LLC & WARRIORS GROUP, LLC 8/11/2022 ESUCHY@CARMODYLAW.COM 203-252-2656
Carmody Torrance Sandak & Hennessey LLP
 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):	<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"/>

WHITE FENCES II, LLC & WARRIORS GROUP, LLC
523-529 DANBURY ROAD, WILTON, CT 06897
NARRATIVE - SCHEDULE A

I. BACKGROUND

White Fences II, LLC and Warriors Group, LLC (collectively, the “Applicant”) are the owners of 7.65± acres of real property located at 523 Danbury Road, Wilton, CT (the “Property”). The Property is improved with two (2) garages (one single-car, one three-car), three (3) office buildings, one (1) small cottage, and one (1) shed, all accessed by various gravel and bituminous driveways.¹ The Property is zoned R-2A and has been the home of the Girl Scouts of America and White Fences for many years. Bone & Bark Inn is currently a tenant on the property, offering boarding and other services for dogs. The Property is bordered to the south by Danbury Road, to the north and west by residentially developed properties, and to the east by a house of worship. (Refer to “Property Survey 523 Danbury Road Prepared for White Fences II, LLC Wilton, Connecticut Scale: 1” = 40’ March 24, 2022” (“Survey”) prepared by Ryan & Faulds Land Surveyors, attached hereto and made a part hereof).

II. PROPOSAL

The Applicant proposes to adaptively reuse two (2) of the three (3) existing buildings currently used as office space and convert them into residences in accordance with the requirements of Sec. 29-5.C.5, Sec. 29-10 and Sec. 29011 of the Town of Wilton Zoning Regulations (“zoning regulations”). If all requisite approvals are obtained, the two (2) office buildings will offer nine (9) residential units, averaging about 1,065± sq.ft. per unit, all exceeding the minimum 500 sq.ft. per unit, as required by the zoning regulations. (Refer to “Proposed Building Modifications Site Layout (F-1)” dated June 30, 2022 revised to July 19, 2022 (“Site Plan”) prepared by Peak Engineers, LLC, attached hereto and made a part hereof).²

The building currently occupied by the Girl Scouts of America (“Building 1”), identified as 529 Danbury Road, is 5,326± sq.ft. The interior would be renovated and remodeled to create five (5) apartments: three (3) two-bedroom and two (2) three-bedroom units. No exterior changes to Building 1 are proposed to adaptively reuse this structure, other than ordinary maintenance and repair to existing exterior materials and finishes, and window replacement. Little is known about Building 1, other than it was constructed around 1900. (Refer to “Exterior Elevations (A2.01)” and “Exterior Elevations (A2.02)”; “First Floor Plan (A1.02)” and “Second Floor Plan (A1.03)” (“529 Architectural Plans” collectively) all dated 7/16/22 and prepared by Philip E. Cerrone, III, attached hereto and made a part hereof).

The other office to be adaptively reused is currently occupied by White Fences (“Building 2”). Identified as 523 Danbury Road, the structure is 4,717± sq.ft. Interior renovations and remodeling would create four (4) residential units: one (1) three-bedroom, two (2) two-bedroom, and one (1) one-bedroom apartments. Other than maintenance and repair along with some window and door replacement, no exterior changes to this structure are proposed to accommodate this adaptive reuse of this historic structure. (Refer to “Exterior Elevations (A2.01)”, “Exterior Elevations (A2.02)”, “First Floor Plan (A1.02)”, and “Second Floor Plan (A1.03)” (“523 Architectural Plans” collectively) all dated 6/13/22 and prepared by Philip E. Cerrone, III, attached hereto and made a part hereof.)

Building 2 is considered an historic structure dating to 1820/1885, known commonly as the “White Fences” building and historically as the “Allee-White House.” Although its current use is commercial/office, historically it had been a residence. (See also the Historic Resource Inventory – Buildings and Structures, attached hereto and made a part hereof.) According to information on the Wilton Historical Society’s Historic House Survey Phase I, which was conducted in 1989, the structure’s architectural style is classified as “eclectic.” The main portion of the structure was constructed around 1820 in the Federal style by Thomas Cole, who along with his wife, Mary, owned

¹There is an intermittent watercourse on the Property.

²The Town of Wilton Architectural Review Board has reviewed and approved on August 4, 2022 the exterior changes to the building and limited site modifications.

about 40 acres in this section of Wilton, then enlarged in 1882 with the addition of a central cross gable and two (2) bays. In the 1950s or 1960s, the wraparound veranda was removed and replaced by a Colonial Revival vestibule which was subsequently replaced in the 1980s by a post-modern porch. The interior has been completely remodeled over the years. The structure “is significant for its interesting architectural evolution from Federal to Colonial Revival to post-modern styles.” (Historic Inventory). In addition to the main house, an impressive assemblage of former farm buildings exists, along with a Greek Revival privy, one (1) of at least two (2) known to remain in Wilton.

The existing 822± sq.ft. cottage constructed around 1760, the 1960s-vintage office and the garage will all remain unchanged, and the current uses of these structures will continue.

III. APPLICABLE ZONING REGULATIONS

The residential units proposed in Building 1 and Building 2 achieve the goals of the Commission articulated in the regulations by “encourage[ing] the preservation, restoration and maintenance of existing residential and related outbuildings of historic . . . significance on . . . Danbury Road;” by “enhance[ing] and preserve[ing] the exterior and interior integrity of the structure(s);” by “increase[ing] the functionality of obsolete or under-utilized structures;” by . . . “preserve[ing] the aesthetic appearance of the remainder of the property;” and by “maintain[ing] the general character of the neighborhood.”

Moreover, the proposed residential units are a more consistent and appropriate use of Building 2 compared to entirely professional office and retail uses, considering its original use and history from the mid-1800s through the 1980s as a residence of the Cole, Allee, Beers, White, Faulkner and Roberts families either as primary residences or country retreats. Finally, the proposed residential use of these two (2) structures could keep or attract young professionals to Wilton. The uses are similar to those in the general vicinity and by adaptively reusing these structures, they may become more fully occupied than the office or commercial uses.

Sec. 29-5-C.5.c(3) of the zoning regulations notes that “in conjunction with uses eligible for adaptive use, residence apartments may be permitted in the principal building” (emphasis added), subject to various requirements, all of which have been met or exceeded in conjunction with the adaptive use of both the Girl Scouts and historic White Fences buildings. Furthermore, the language of this section of the regulations is permissive not mandatory and may be interpreted to mean that residential apartments as adaptive uses are permitted both in the principal structure and any accessory structure on a property. Moreover, the regulations do not expressly prohibit residential use in an accessory structure.

Accordingly, the proposal is consistent with Sec. 29-5.A.3o and Sec. 29-5.C.5 of the zoning regulations, among others.

IV. 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 adaptive reuse of historic structures 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.
As explained, there are no additions to any existing buildings nor new structures proposed. Minor exterior maintenance and changes to a few doors and windows has been proposed and approved by the Architectural Review Board on August 4, 2022. The two (2) structures that are the subject of this application will be converted from current office use to a maximum of nine (9) apartments. (Refer to Site Plan, 529 Architectural Plans and 523 Architectural Plans).
- c. The adequacy of design of the interior vehicular circulation system, to provide safe and convenient access to all structures, uses, parking spaces and loading spaces.
All existing interior vehicular circulation patterns will remain unchanged. (Refer to Site Plan)
- d. Provision for safe pedestrian movement within and adjacent to the site.
Existing pedestrian accessways will remain; two (2) walkways are proposed to provide access to the entrances to the 529 Danbury Road building. (Refer to Site Plan).
- e. The adequacy of access for fire, police, and ambulance services.
Access to and from the site for emergency vehicles remains unchanged. (Refer to Site Plan).
- f. The adequacy of design of the storm drainage system to accommodate any increase in stormwater runoff and to minimize soil erosion and sedimentation.
The new use and minimal site changes proposed do not impact existing storm drainage systems, which is sufficient for the adaptive reuse of the two (2) buildings currently used as office. (Refer to Site Plan).
- g. 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. The height of the proposed light poles has been reduced at the direction of the Architectural Review Board. (Refer to “Landscape and Lighting Plan (LP.1)” dated June 14, 2022 revised to 8-9-22 (“Landscape Plan”) prepared by Environmental Land Solutions, LLC, attached hereto).
- h. The size, location, and type of any outdoor storage facilities, including dumpsters.
Conditions will remain unchanged. (Refer to Site Plan).
- i. The size, location and type of signs, and their appropriateness to the neighborhood.
Limited signage is proposed and will comply with Town of Wilton signage regulations.
- j. The adequacy of the landscaping treatment, including any buffers and other screening.
Dog runs for Bone & Bark will be eliminated and lawn area therein restored. Approximately 40 new shrubs will be installed on the Property. A few dead trees will be removed. (Refer to Landscape Plan).

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

523-529 DANBURY ROAD, WILTON, CT 06897

7.65± ac

PROPERTY ADDRESS

LOT ACREAGE

R-2A

650'±

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]				
BUILDING FOOTPRINT [SF]	23,347 sf	10,130 sf	10,130 sf	10,130 sf
BUILDING COVERAGE [SF/%] (round up)	7%	3%	3%	3%
BUILDING HEIGHT [FT - Story]	35'	23'	23'	23'
FLOOR AREA RATIO (F.A.R.)				
PARKING SPACES (round up)	18		19	
LOADING SPACES		-	-	-
SITE COVERAGE [SF/%]	12%	8.5%	8.5%	8.5%

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)

SEE "PARKING REQUIREMENTS" ON "SITE LAYOUT (F-1)" BY PEAK ENGINEERS, LLC ATTACHED

LOADING CALCULATION (Use separate page, if necessary)

PLAN OF CONSERVATION AND DEVELOPMENT

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

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

WHITE FENCES II, LLC & WARRIORS GROUP, LLC
 By Carmody Torrance Sandak & Hennessey 8/11/2022
APPLICANT'S SIGNATURE **DATE**

**WHITE FENCES II, LLC & WARRIORS GROUP, LLC
523-529 DANBURY ROAD, WILTON, CT 06897
FORM B – ZONING DATA
PLAN OF CONSERVATION & DEVELOPMENT
SCHEDULE A**

The proposal to adaptively reuse two of the existing structures by converting them from office to residential uses reflects 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”). As noted on p. 8 of the POCD, “the community has increasingly expressed interest in increasing housing type variety and price points in design- and location-appropriate ways to provide greater diversity and liquidity to the overall housing stock, particularly in attracting and meeting the needs of occupants at different life and employment stages.” Moreover, the POCD envisions the town of Wilton as a place of new housing typologies (p. 21) and encourages efforts to “continue to increase housing options to benefit the shared interests of the Town’s residential and commercial communities.” (POCD p. 23). The POCD acknowledges that “Wilton residents are generally open to diversifying housing options, provided new housing development occurs in design-compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods (POCD, p. 43). 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). The Applicant’s proposal will enable the town to “foster a vibrant and socio-economically diverse local community” (POCD p. 49) and as a smaller-scale, lower cost product, it can help serve the entire Wilton community, including younger working age and older populations.

LIST OF PROFESSIONALS/OWNER

White Fences II, LLC & Warrior Group, LLC

523 Danbury Road

Wilton, CT 06897

Elizabeth Suchy, Esq.

Carmody Torrance Sandak & Hennessey, LLP

1055 Washington Boulevard – 4th floor

Stamford, CT 06901

203-425-4200

203-252-2656 (direct)

Thomas S. Quinn, PE

Peak Engineers, LLC

16 Old Mill Road

Redding, CT 06896

203-834-0588

Philip E. Cerrone, AIA, NCARB

421 Meadow Street

Fairfield, CT 06824

203-333-2066

Kate Throckmorton, LS

Environmental Land Solutions, LLC

41 Knight Street – 2nd floor

Norwalk, CT 06851

203-855-7879

Ryan & Faulds Land Surveyors

57 Danbury Road

Wilton, CT 06897

203-762-9492

George Daniolos

White Fences II, LLC (owner/applicant)

25 Old Kings Highway

Suite 23

Darien, CT 05820

White Fences II, LLC & Warriors Group, LLC
523-529 Danbury Road
Wilton, CT 06897

August 9, 2022

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

**Re: *White Fences II, LLC & Warriors Group, LLC, Wilton, CT
Special Permit and Site Plan Review applications for adaptive reuse of two (2) structures to
convert from office into nine (9) residential units in historic dwellings
Letter of Consent and certification of title***

Dear Mr. Tomasetti:

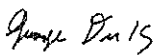
White Fences II, LLC & Warriors Group, LLC hereby certify that they are the owners of 523-529 Danbury Road in Wilton, Connecticut (Tax Map 22, Lot 3) by virtue of quit claim and warranty deeds recorded in Volume 2549 at Page 614 and Volume 2550 at Page 251 of the Wilton Land Records.

White Fences II, LLC & Warriors Group, LLC hereby consent to the preparation, submission and presentation of applications for special permit and site development plan by the law firm of Carmody Torrance Sandak & Hennessey, LLC for the adaptive reuse of two (2) structures at 523 & 529 Danbury Road. If all requisite approvals are obtained, the structures will be converted from the current office use into a total of nine (9) residential units.

Should you have any questions please do not hesitate to contact the undersigned.

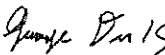
Very truly yours,

Warriors Group, LLC

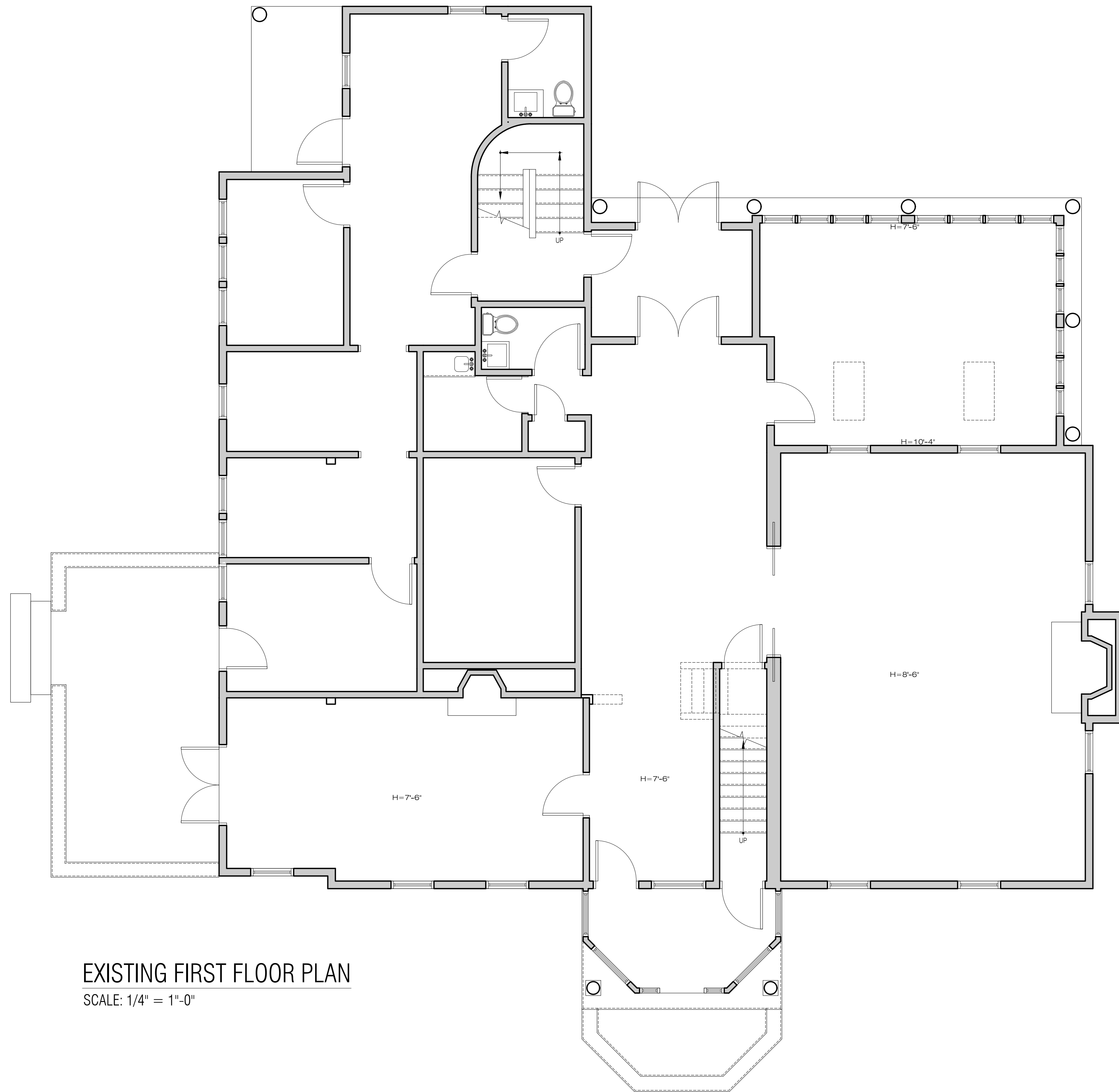
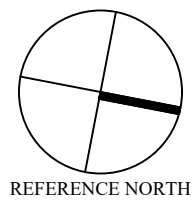
By: 
George Daniolos

Its President _____
Duly Authorized

White Fences II, LLC

By: 
George Daniolos

Its President _____
Duly Authorized



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

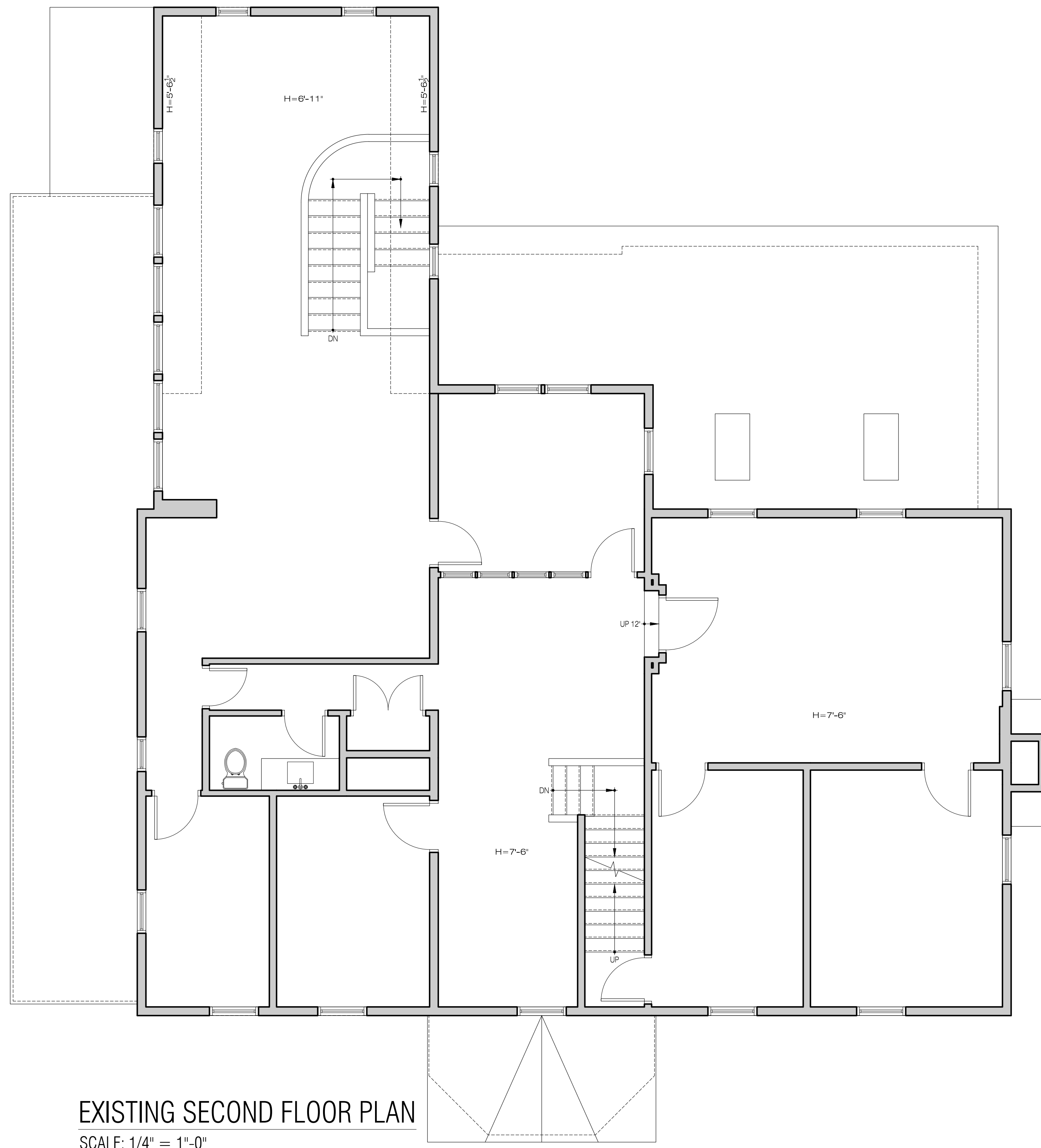
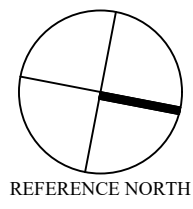
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.
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AND IS NOT TO BE REPRODUCED, COPIED, OR USED
FOR ANY OTHER PURPOSE, LOCATION, OR OWNER,
WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

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

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

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

2022-08
EX-1.0

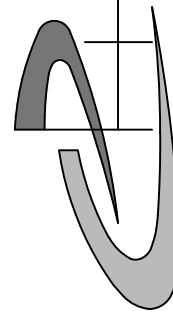


EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2022-08

EX-1.1

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


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

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

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EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

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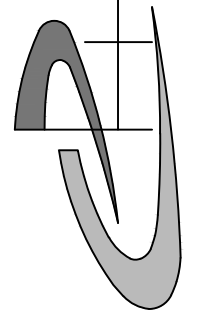
REVISED:

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

DATE: 05/06/2022

DRAWN: L.F.O.

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT



421 Meadow Street
Fairfield, CT 06824
203.333.2066

MULTIFAMILY
WHITE FENCES II LLC
523 DANBURY ROAD
WILTON, CT

EAST & NORTH ELEVATION

2022-08

EX-2.0



EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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

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 WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

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

DATE:
05/06/2022

DRAWN:
L.F.O.

PHILIP H. CERRONE III, AIA, NCARB

ARCHITECT

421 Meadow Street
 Fairfield, CT 06824
 203.333.2066

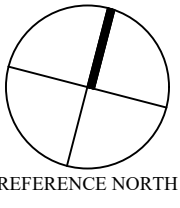
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 WHITE FENCES II LLC**

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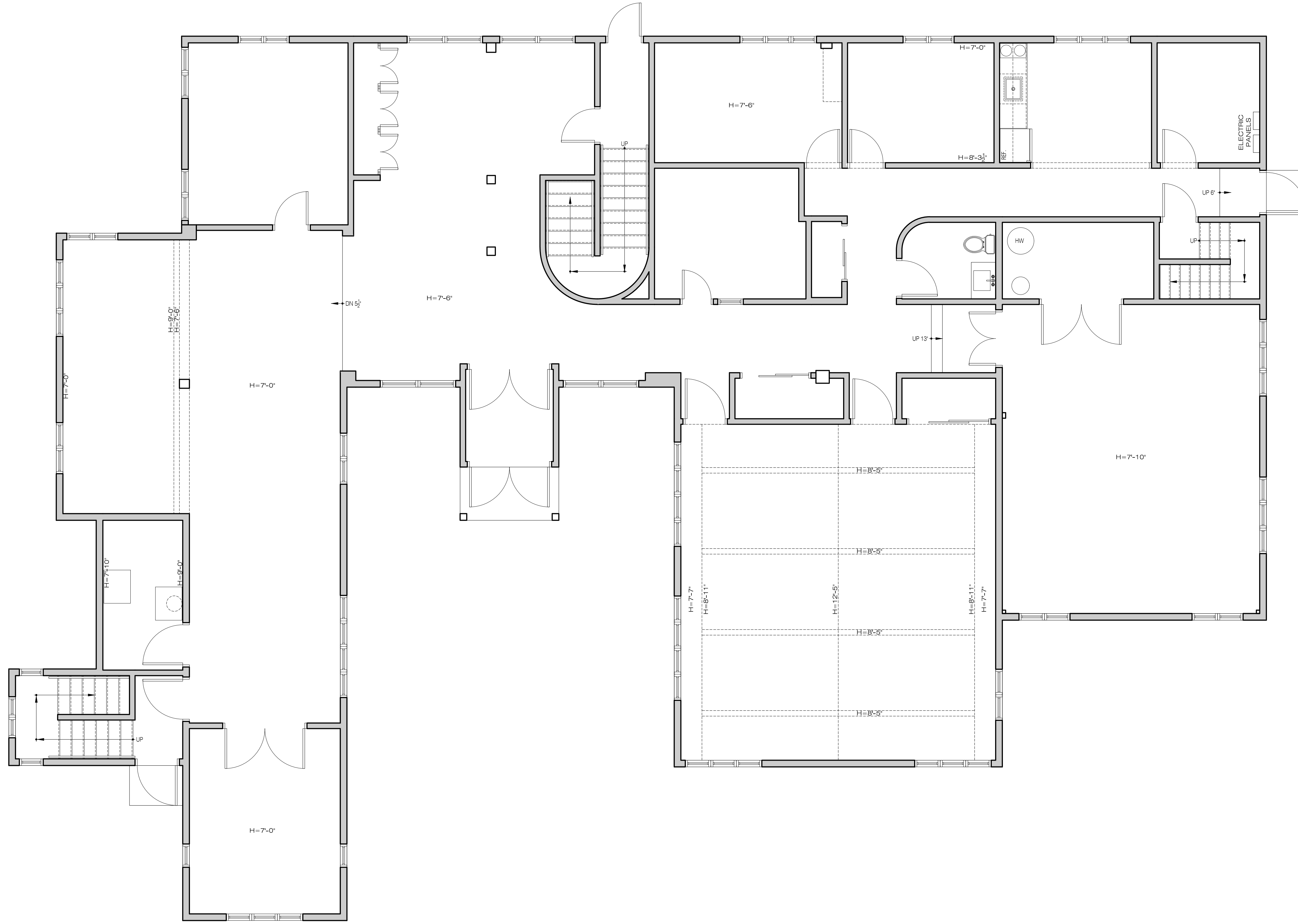
WEST & SOUTH ELEVATION

2022-08

EX-2.1



REFERENCE NORTH



EXISTING FIRST FLOOR PLAN

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

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DATE: 05/06/2022

DRAWN: L.F.O.

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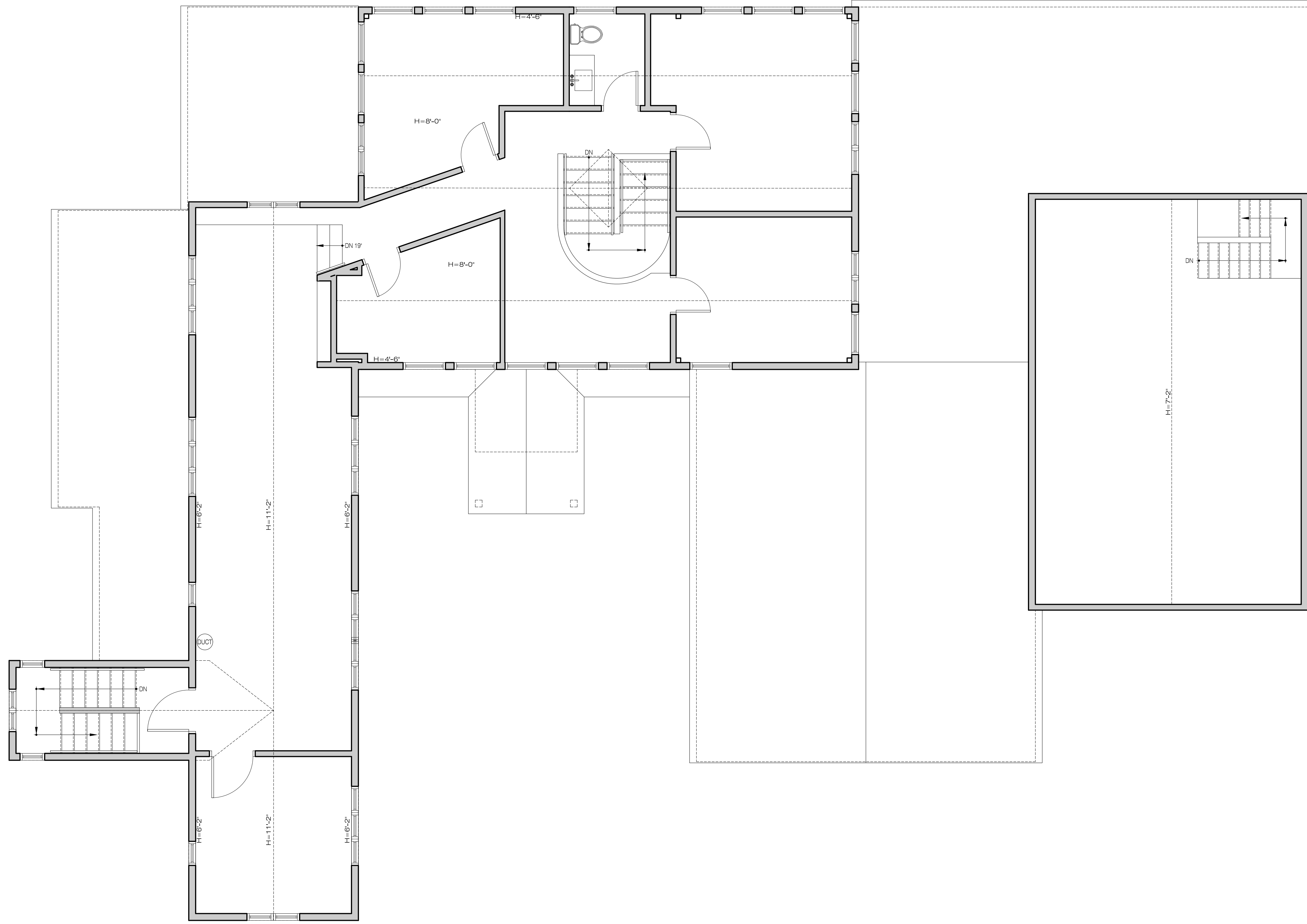
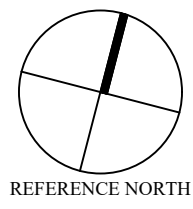
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WARRIORS GROUP LLC**

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WILTON, CT

FIRST FLOOR PLAN

2022-08

EX-1.0



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

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SCALE: 1/4" = 1'-0"
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MULTIFAMILY
WARRIORS GROUP LLC
529 DANBURY ROAD
WILTON, CT
SECOND FLOOR PLAN

2022-08
EX-1.1



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



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

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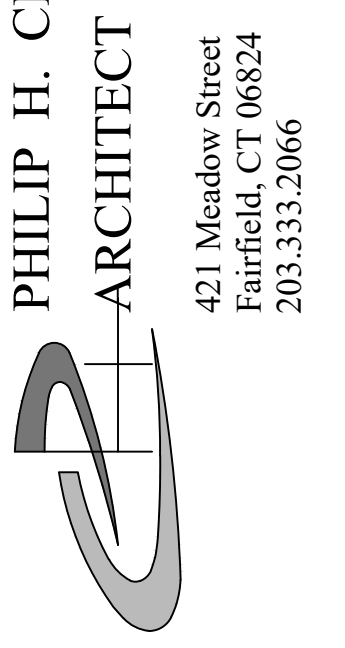
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SOUTH & EAST ELEVATIONS

2022-08

EX-2.0



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



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

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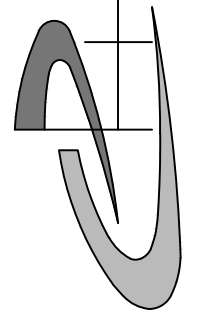
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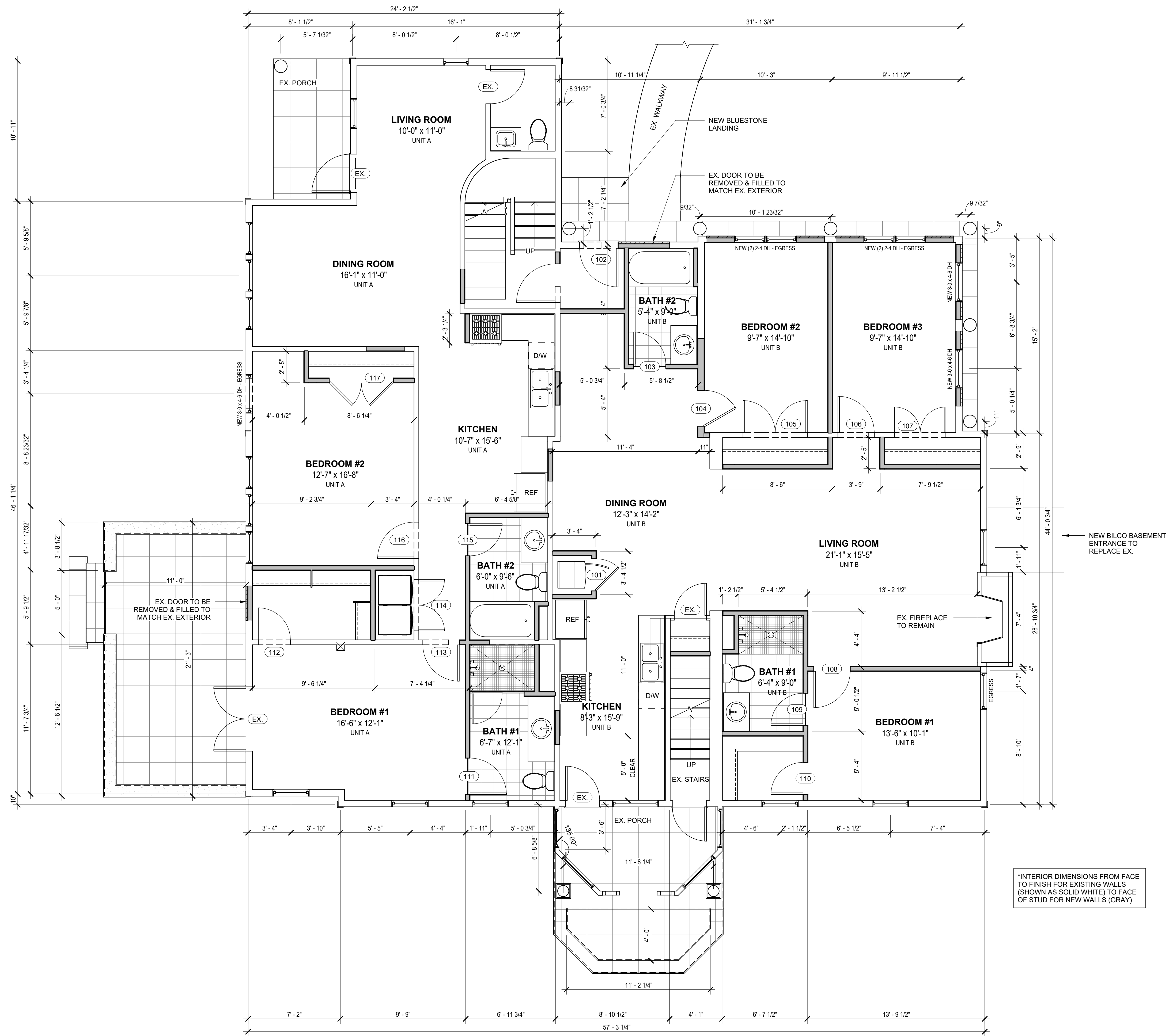
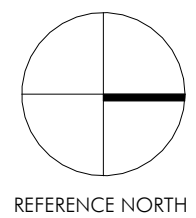
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NORTH & WEST ELEVATIONS

2022-08

EX-2.1



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

FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND:	
	EXISTING WALL TO REMAIN
	NEW WALL
	WALL TO BE REMOVED
	NEW 12" x 12" FLOOR TILE
	NEW 2" x 2" MOSIAC TILE

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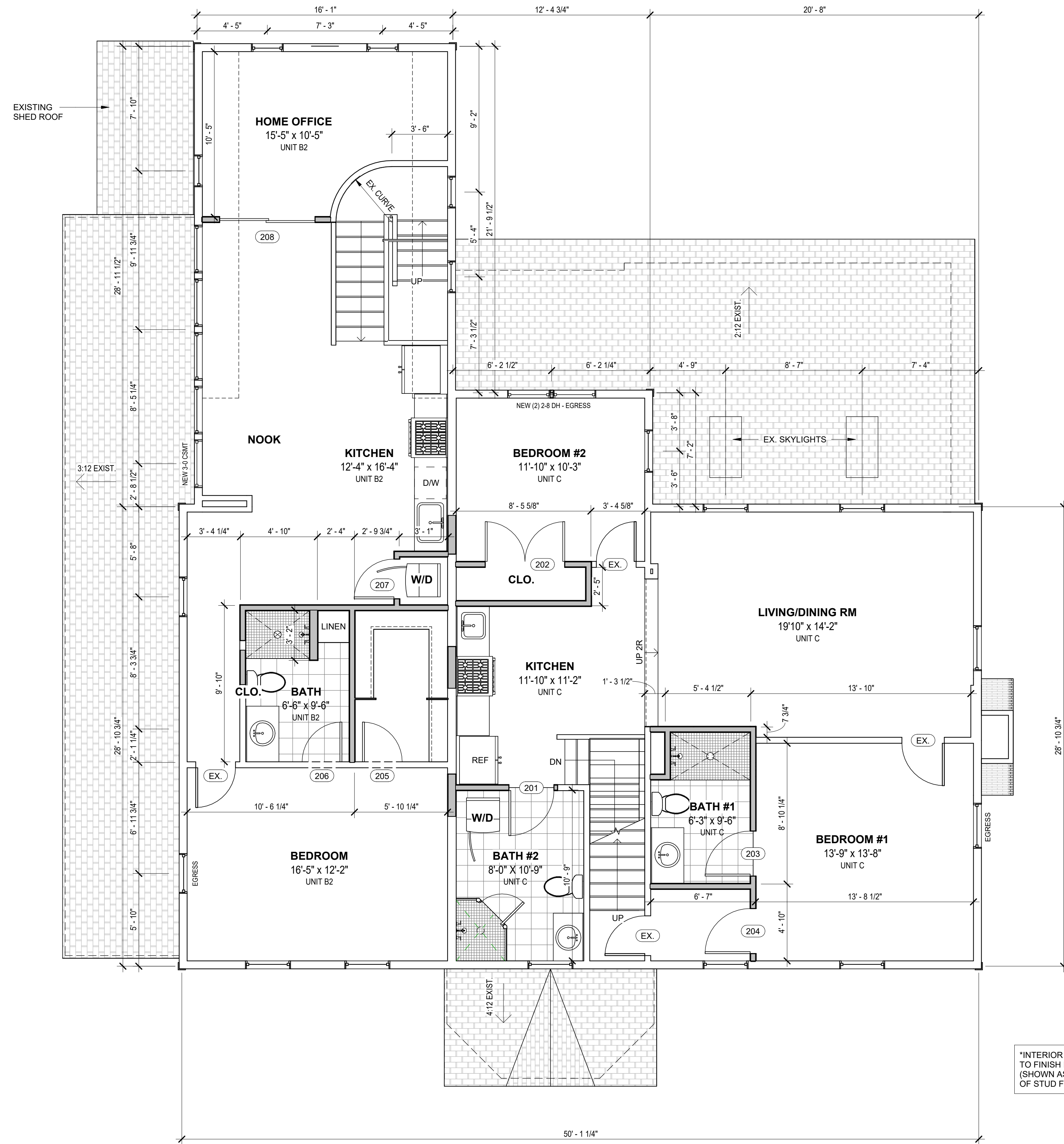
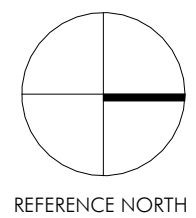
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PROJECT NUMBER:
2022-08
A1.02

FIRST FLOOR PLAN



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

LEGEND:	
	EXISTING WALL TO REMAIN
	NEW WALL
	WALL TO BE REMOVED
	NEW 12" x 12" FLOOR TILE
	NEW 2" x 2" MOSIAC TILE

SECOND FLOOR PLAN
1/4" = 1'-0"

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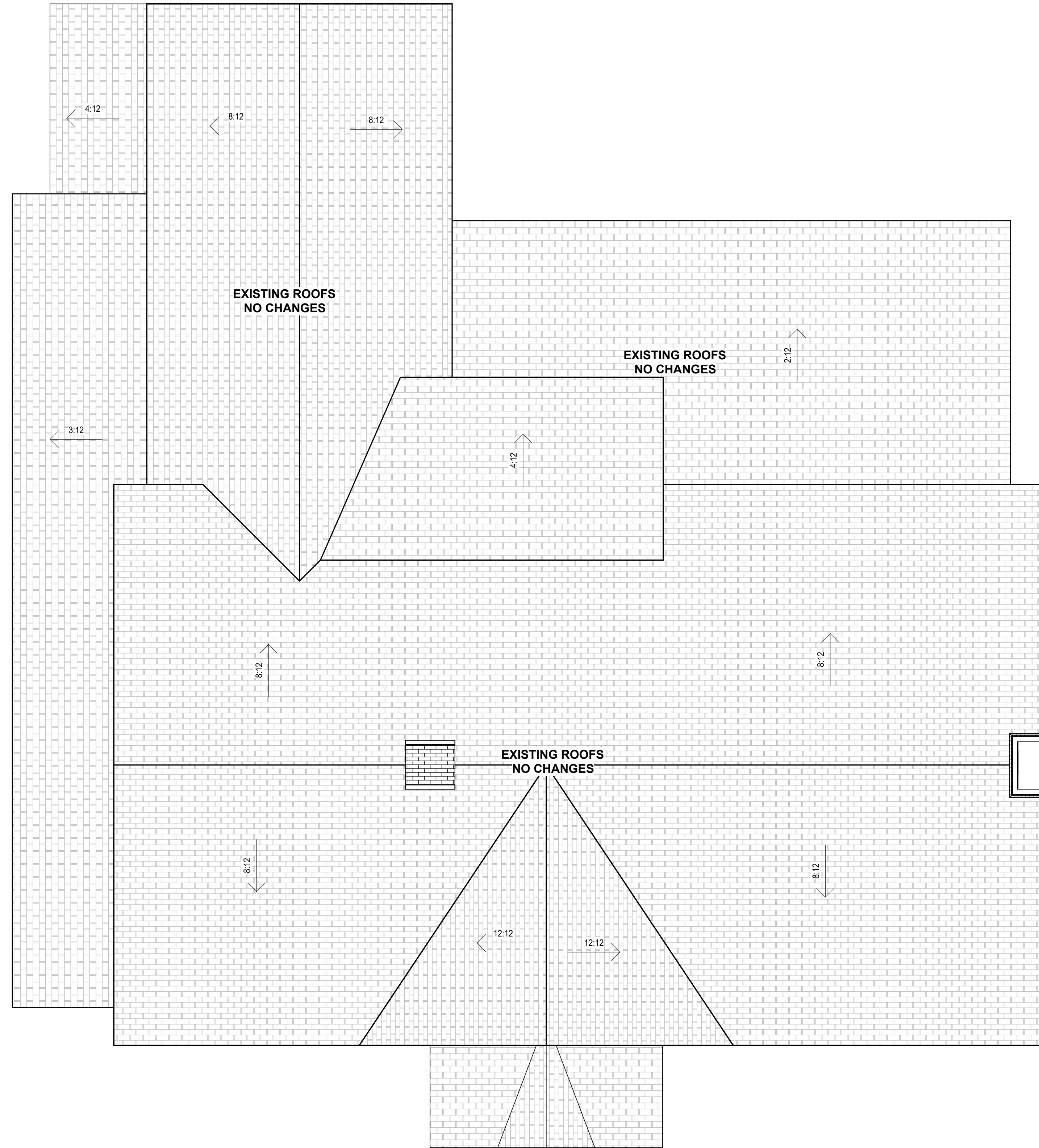
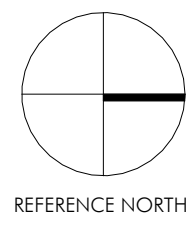
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SECOND FLOOR PLAN

PROJECT NUMBER:
2022-08
A1.03

ROOF NOTES:

1. TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: ASPHALT ROOF SHINGLES, ROOFING FELT / SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.
2. ROOFING FELT SHALL BE UL RATED 30 LB ASPHALT SATURATED ORGANIC FELT.
3. TYPICAL SELF ADHERED ROOFING UNDERLAYMENT SHALL BE W.R. GRACE "ICE AND WATER SHIELD". INSTALL AT FOLLOWING LOCATIONS: 1) ALONG EAVES EXTENDING A MINIMUM OF 36" HORIZONTALLY UP ROOF BEYOND THE INSULATED WALL LINE. 2) 36" SHEET WIDTH ALONG GABLE (RAKE) ENDS. 3) 36" SHEET WIDTH AT VALLEYS. 4) 36" SHEET WIDTH AT ROOF/WALL INTERSECTIONS. 5) ALL AROUND CHIMNEYS, SKYLIGHTS AND OTHER ROOF PENETRATIONS. 6) COMPLETELY AT ALL ROOFS LESS THAN 4:12 PITCH. 7) 36" SHEET AT ROOF PITCH TRANSITIONS. 8) OTHER AREAS AS REQUIRED BY CODE.
4. INSTALL CONTINUOUS W.R. GRACE "ULTRA" SELF ADHERED ROOFING UNDERLAYMENT UNDER FLAT SOLDERED SEAMED COPPER WHERE METAL PANS ARE INDICATED. IF FIELD SEAMING IS PERFORMED PLACE 2 LAYERS ROOFING FELT UNDER SEAM LOCATIONS TO PROTECT UNDERLAYMENT.
5. INSTALL PREFINISHED METAL DRIP FLASHING ALONG ALL EAVES AND RAKE ENDS TO HAVE MINIMUM 6" FLANGE ONTO ROOF SURFACE.
6. INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP. 12" MINIMUM UP EACH SIDE OF VALLEYS
7. INSTALL PREFINISHED METAL FLASHING AT ROOF PITCH TRANSITIONS.
8. INSTALL PREFINISHED METAL STEP FLASHING ALONG ROOF / WALL INTERSECTIONS AND ALONG ROOF / CHIMNEY INTERSECTIONS.
9. CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1993 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS
10. RIDGE VENTS TO BE HIGH PROFILE, PLASTIC TYPE, SHINGLE OVER VENT SYSTEM (COR-A-VENT V-600 SERIES OR EQUAL). INSTALL CONTINUOUSLY ALONG RIDGES.
11. INSTALL ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) WHERE INDICATED ON DRAWINGS.



1 ROOF PLAN
A1.04 1/4" = 1'-0"

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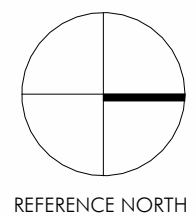
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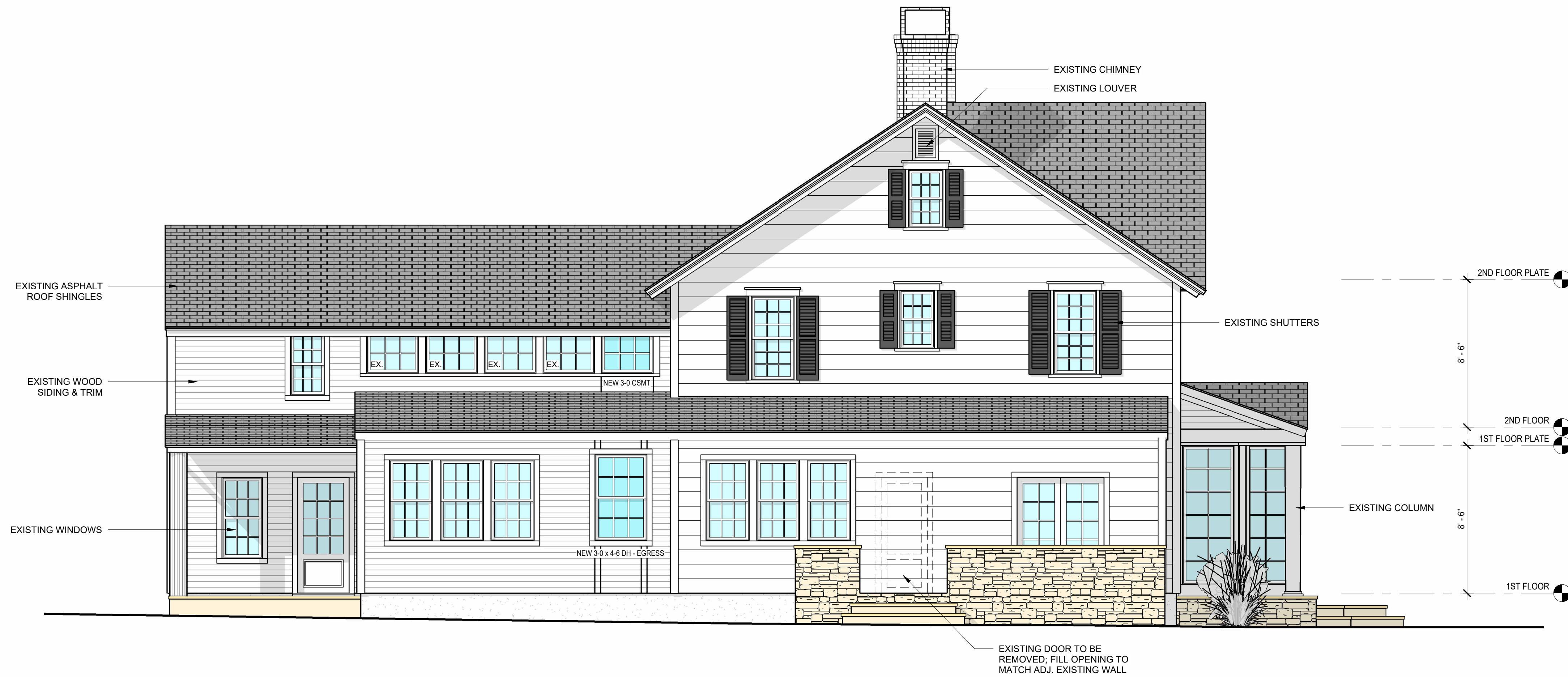
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ROOF PLAN

PROJECT NUMBER:
2022-08
A1.04



1 EAST ELEVATION (FRONT)
A2.01 1/4" = 1'-0"



2 SOUTH ELEVATION (LEFT)
A2.01 1/4" = 1'-0"

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REVISION:

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DATE: 06/13/22

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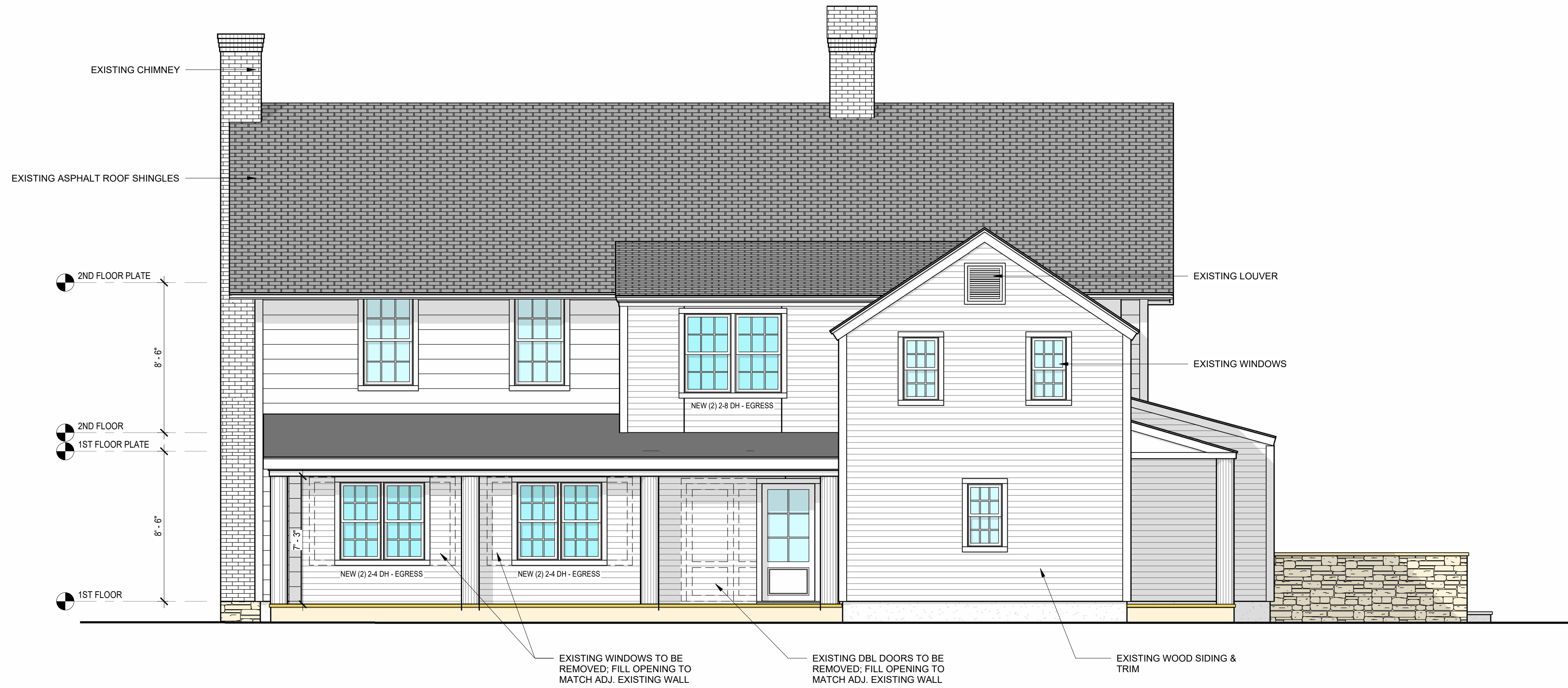
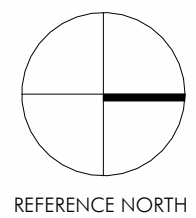
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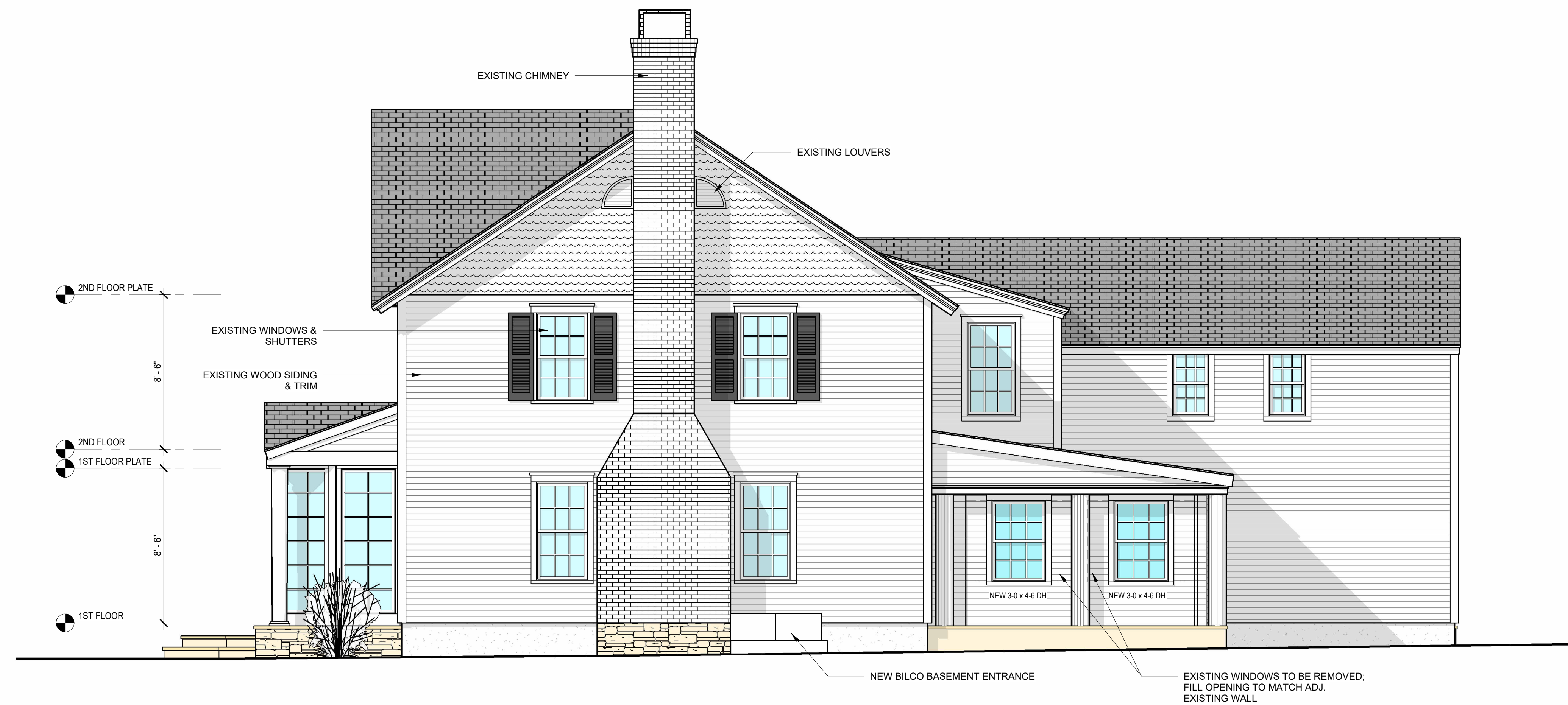
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2022-08

A2.01



1 WEST ELEVATION (REAR)
A2.02 1/4" = 1'-0"



2 NORTH ELEVATION (RIGHT)
A2.02 1/4" = 1'-0"

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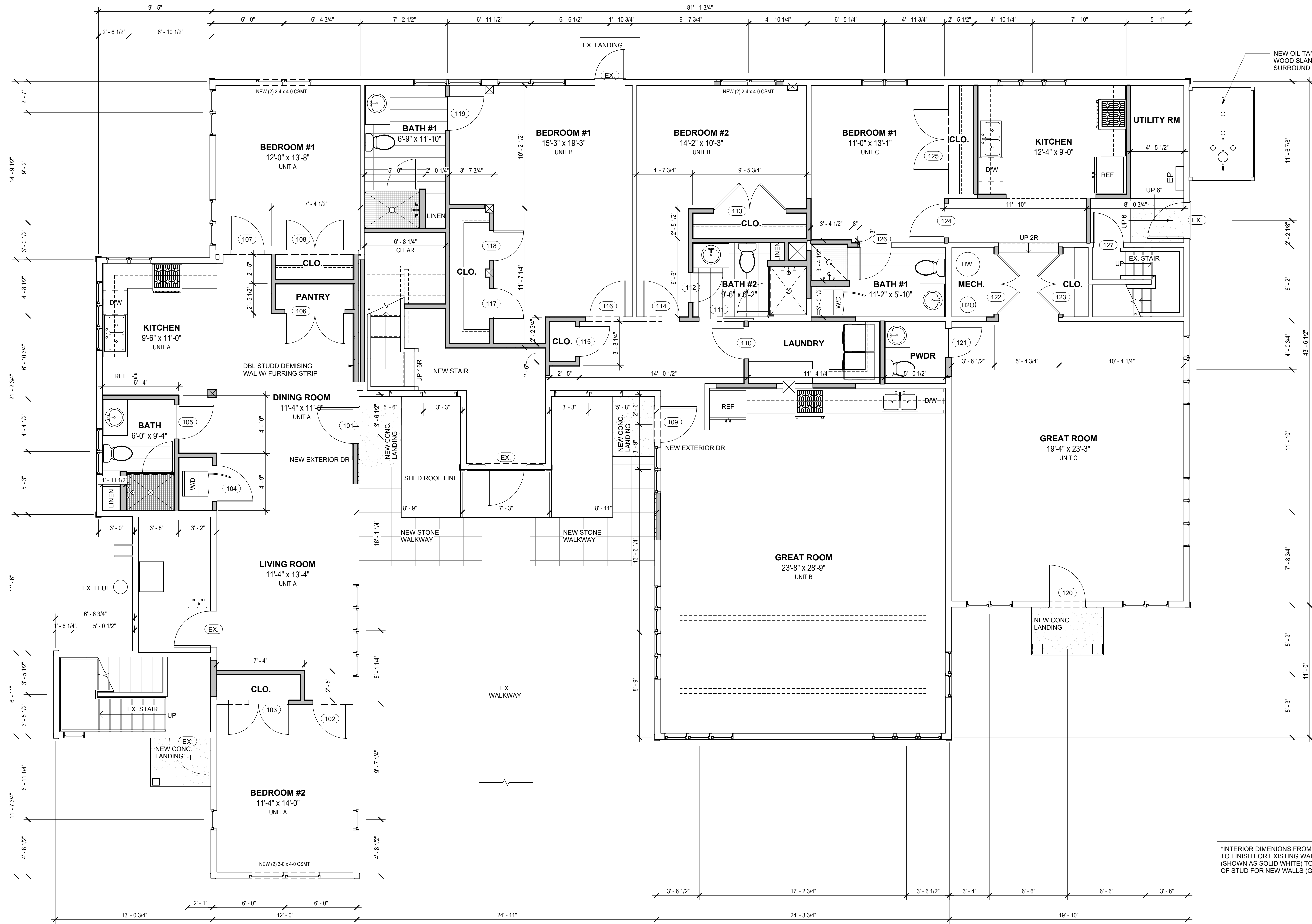
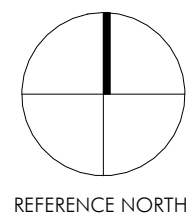
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EXTERIOR ELEVATIONS

PROJECT NUMBER:

2022-08

A2.02



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

LEGEND:

	EXISTING WALL TO REMAIN
	NEW WALL
	WALL TO BE REMOVED

FIRST FLOOR PLAN
1/4" = 1'-0"

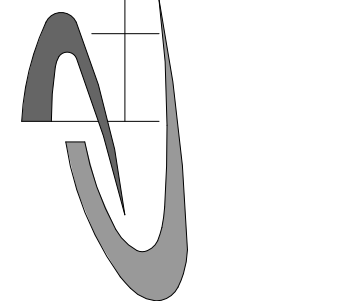
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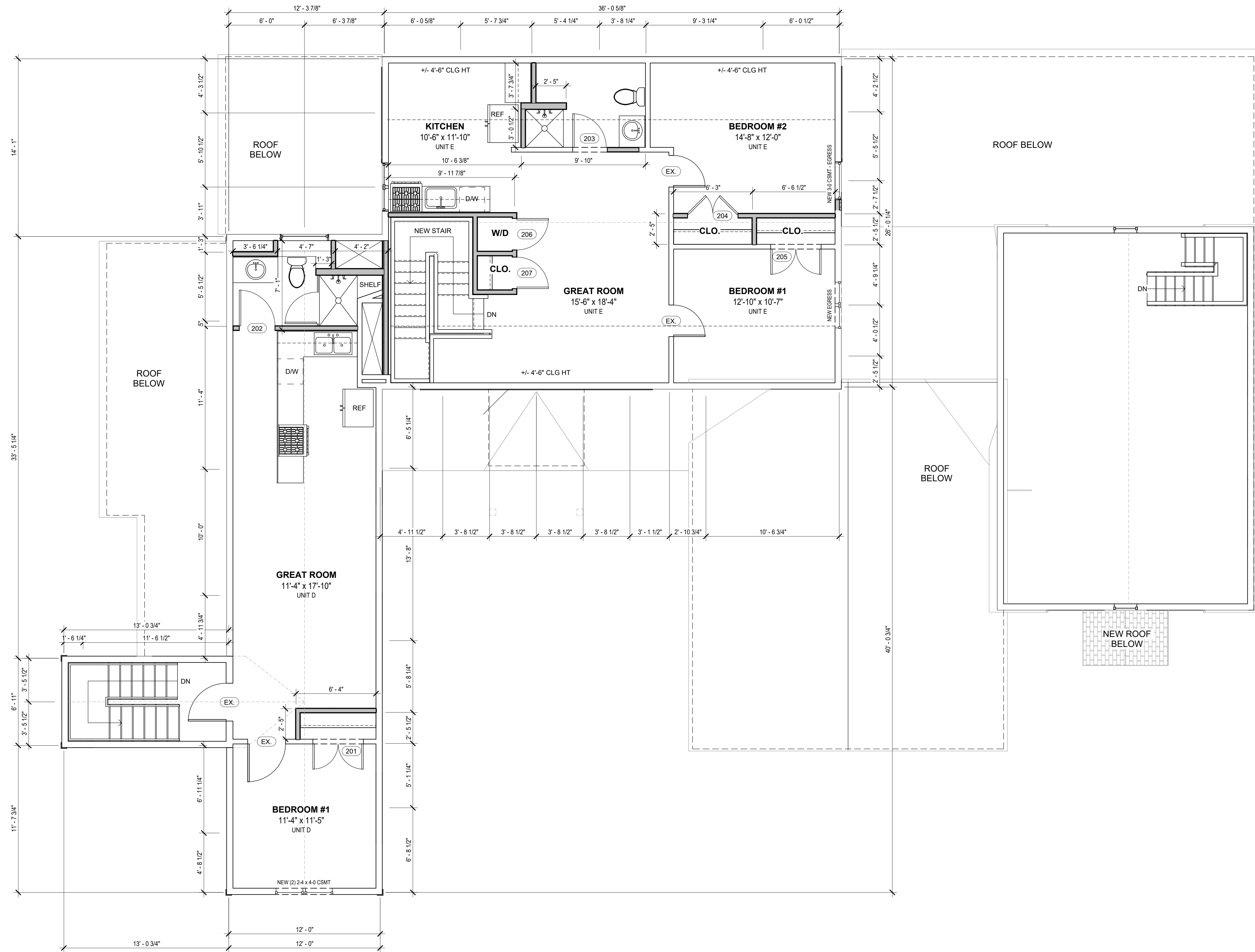
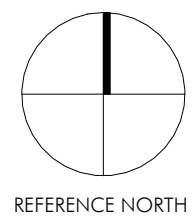


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PROJECT NUMBER: 2022-08
A1.02

FIRST FLOOR PLAN

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02 SECOND FLOOR PLAN
1/4" = 1'-0"

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

LEGEND:

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

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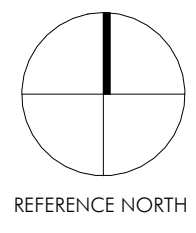
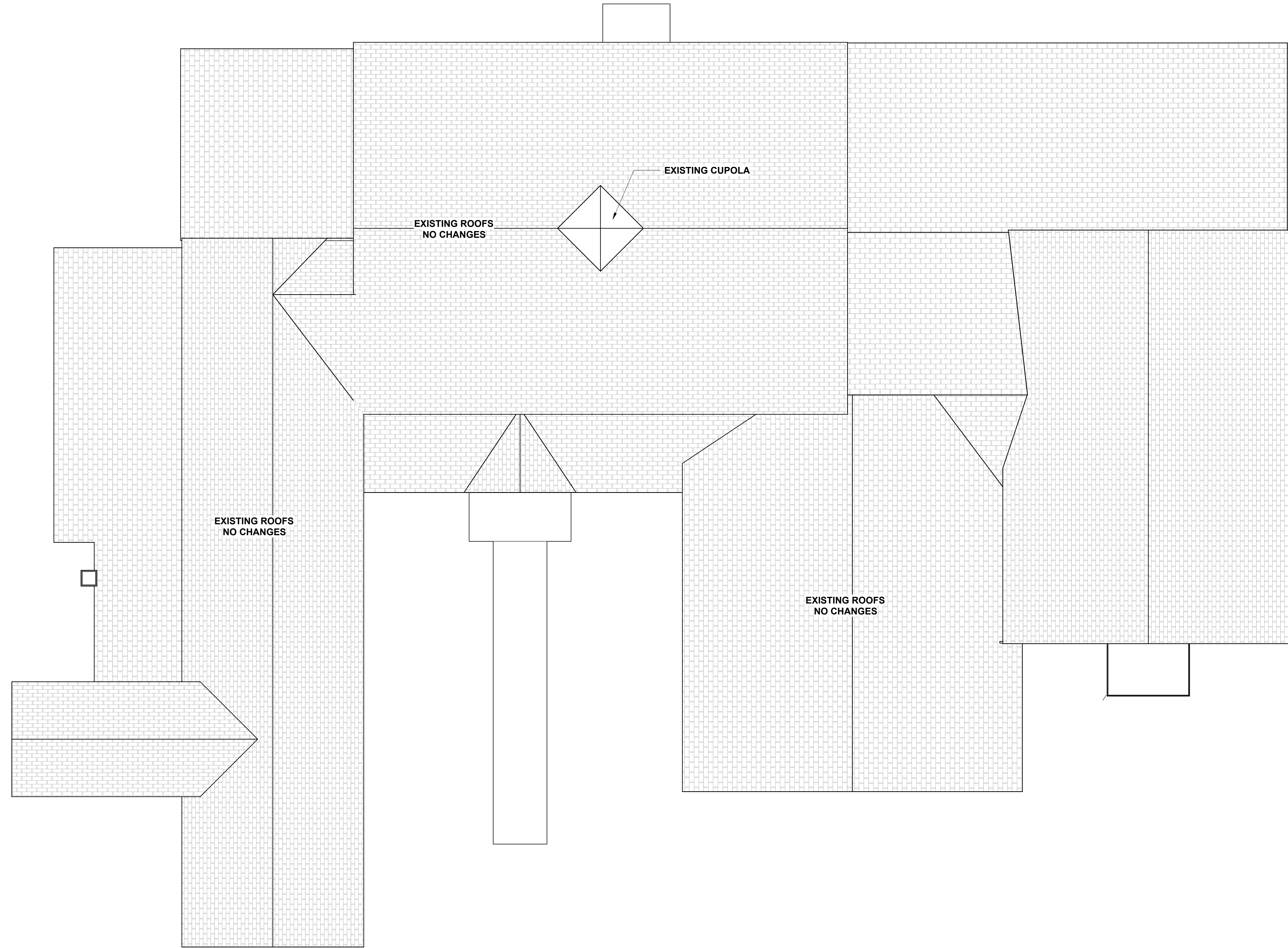
SECOND FLOOR PLAN

PROJECT NUMBER:
2022-08

A1.03

ROOF NOTES:

1. TYPICAL ROOFING SYSTEM SHALL BE AS FOLLOWS: ASPHALT ROOF SHINGLES, ROOFING FELT / SELF ADHERED ROOFING UNDERLAYMENT OVER ROOF SHEATHING.
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4. INSTALL CONTINUOUS W.R. GRACE "ULTRA" SELF ADHERED ROOFING UNDERLAYMENT UNDER FLAT SOLDERED SEAMED COPPER WHERE METAL PANS ARE INDICATED. IF FIELD SEAMING IS PERFORMED PLACE 2 LAYERS ROOFING FELT UNDER SEAM LOCATIONS TO PROTECT UNDERLAYMENT.
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6. INSTALL PREFINISHED METAL VALLEY FLASHING WITH 1" V-CRIMP. 12" MINIMUM UP EACH SIDE OF VALLEYS.
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8. INSTALL PREFINISHED METAL STEP FLASHING ALONG ROOF / WALL INTERSECTIONS AND ALONG ROOF / CHIMNEY INTERSECTIONS.
9. CONFORM WITH "SMACNA" ARCHITECTURAL SHEET METAL MANUAL, 5TH ADDITION, 1993 WITH ADDENDUM NO. 1 OCTOBER 31, 1997 FOR ALL METAL ROOFING, FLASHING AND ROOF PENETRATION SYSTEMS.
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11. INSTALL ROOF TO WALL VENTS (COR-A-VENT ROOF-2-WALL VENT OR EQUAL) WHERE INDICATED ON DRAWINGS.



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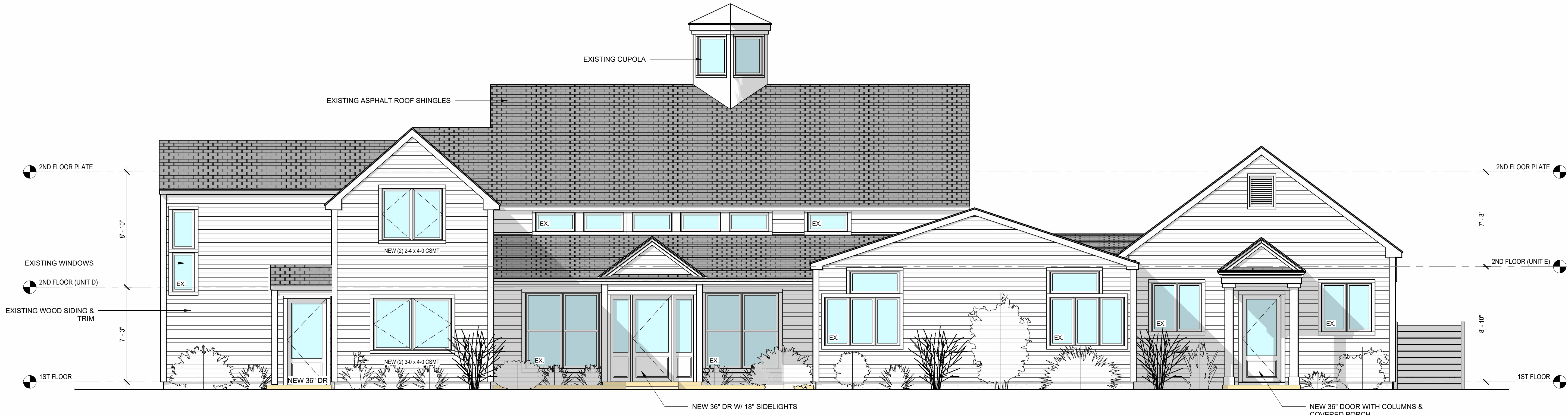
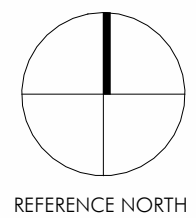
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 ROOF PLAN

1 ROOF PLAN
 A1.04 1/4" = 1'-0"

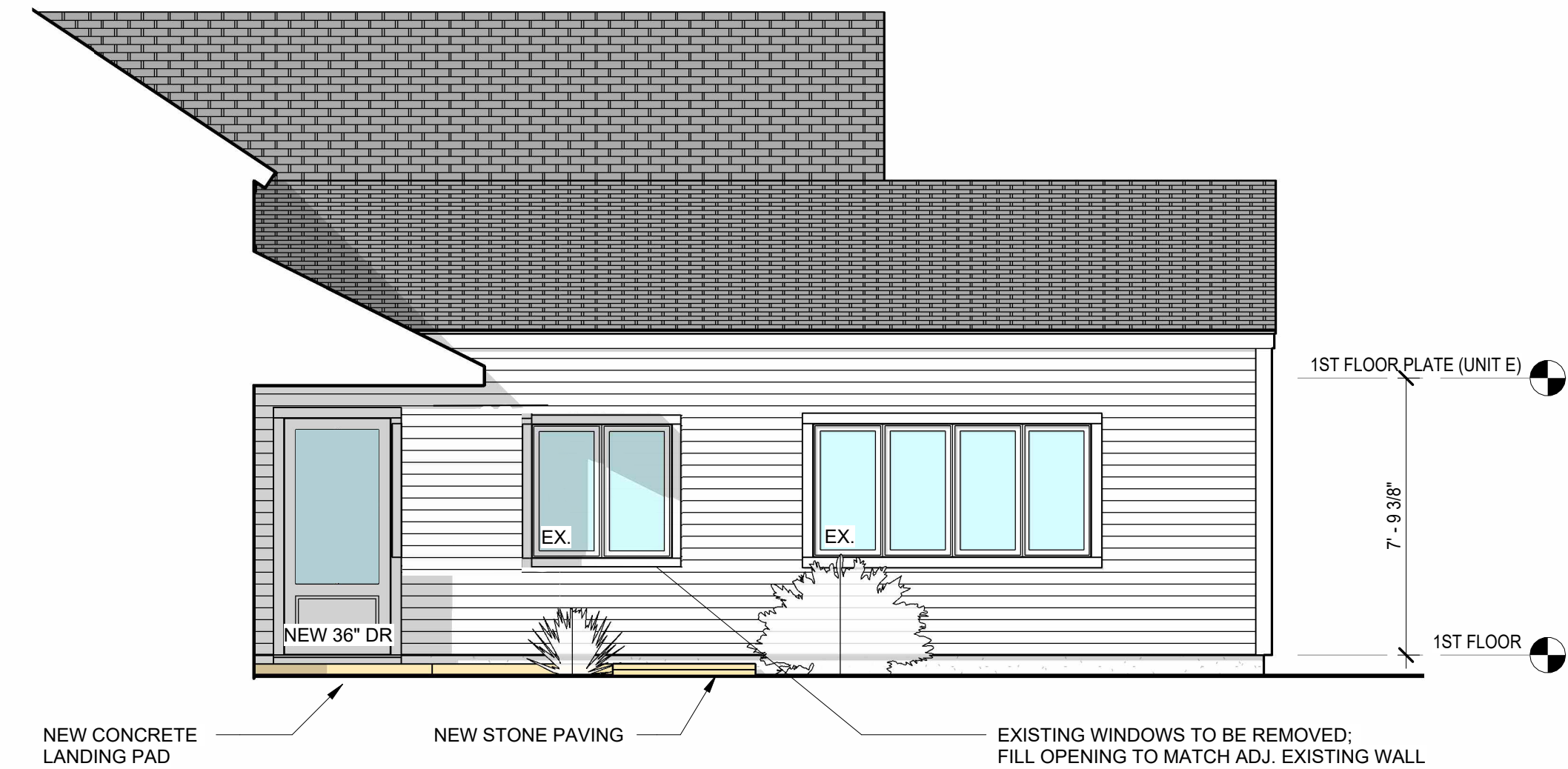
PROJECT NUMBER:
 2022-08
 A1.04



1 SOUTH ELEVATION (FRONT)
A2.01 1/4" = 1'-0"



2 EAST ELEVATION (LEFT)
A2.01 1/4" = 1'-0"



3 EAST ELEVATION (FRONT COURTYARD)
A2.01 1/4" = 1'-0"

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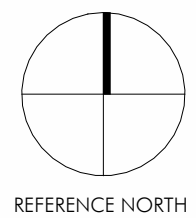
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EXTERIOR ELEVATIONS

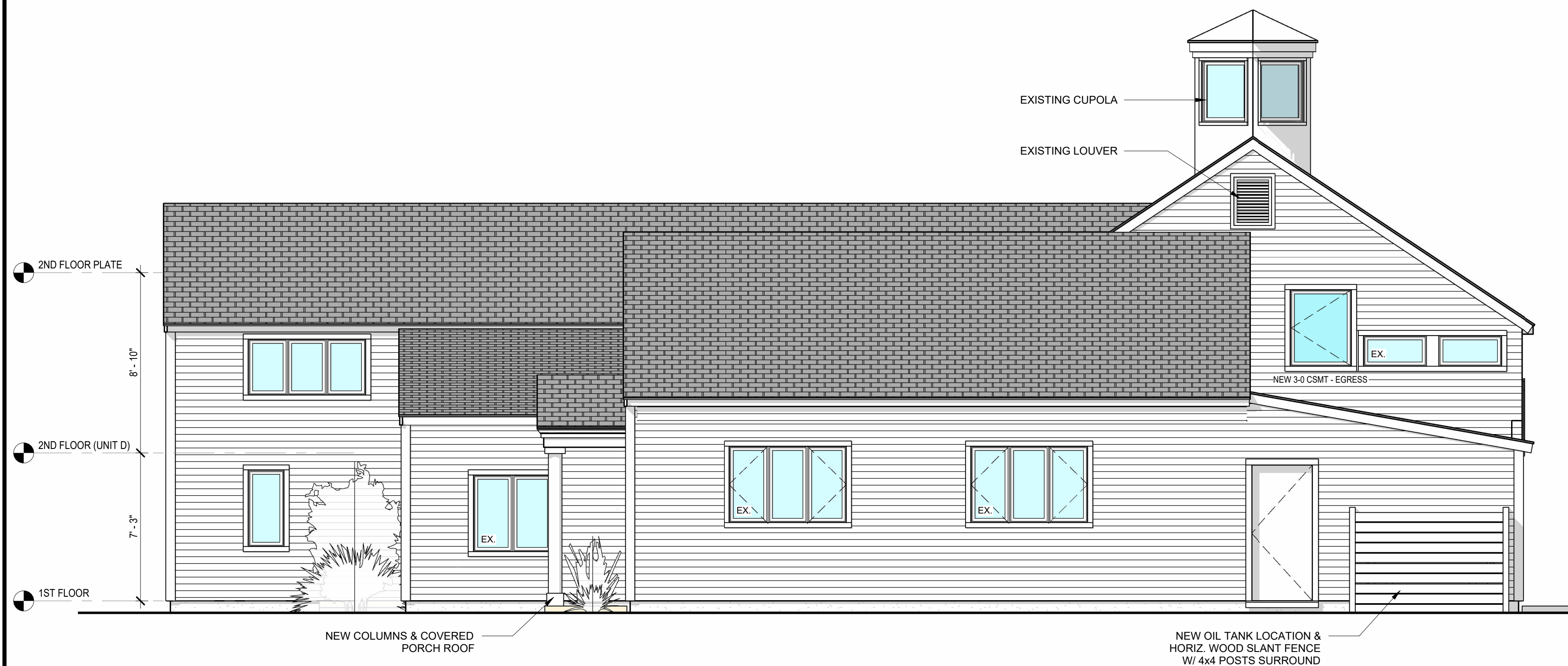
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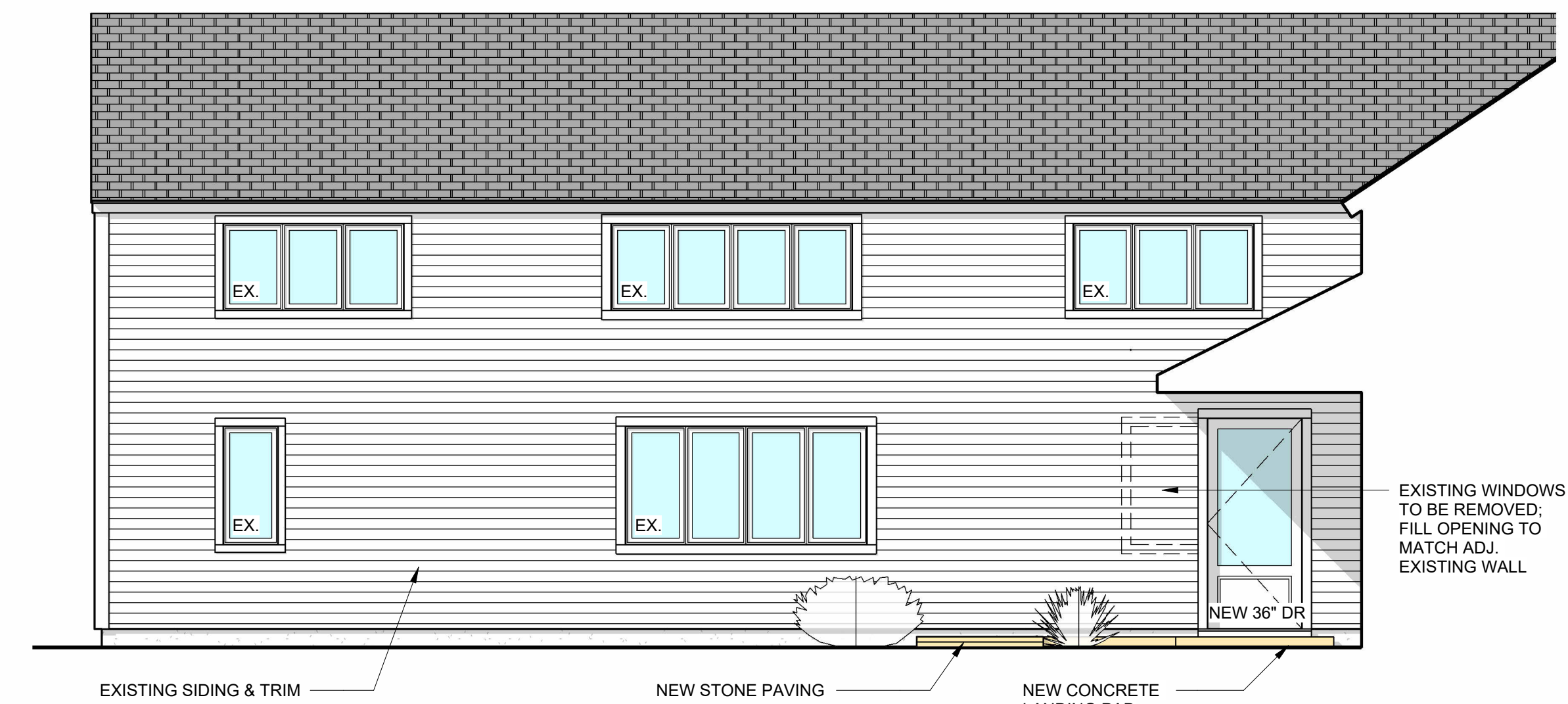
A2.01



1 NORTH ELEVATION (REAR)
A2.02 1/4" = 1'-0"



2 WEST ELEVATION (RIGHT)
A2.02 1/4" = 1'-0"



3 WEST ELEVATION (FRONT COURTYARD)
A2.02 1/4" = 1'-0"

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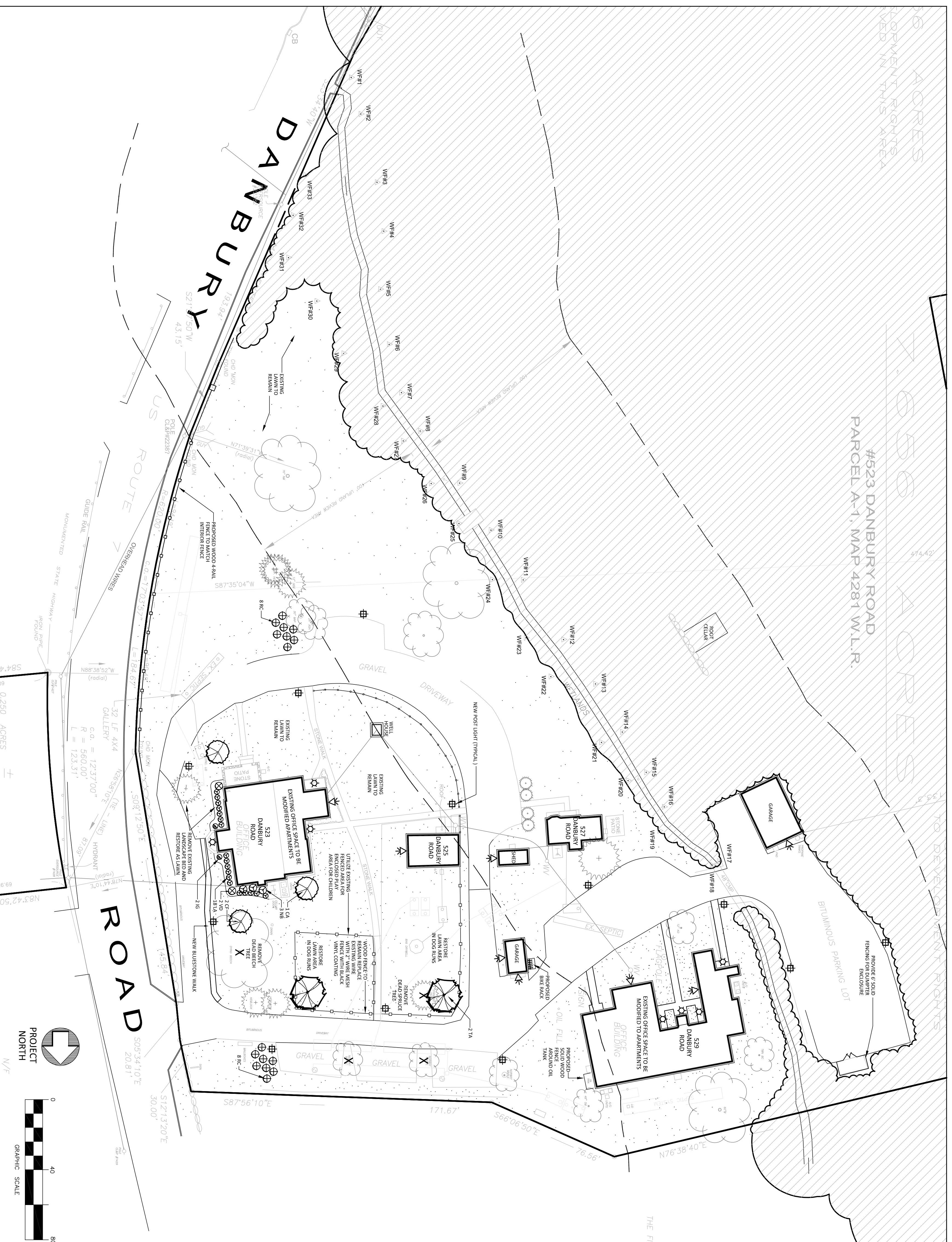
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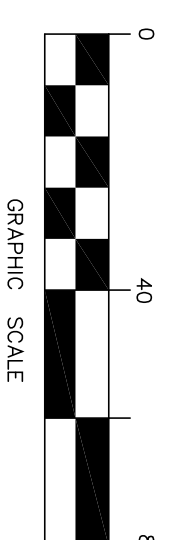
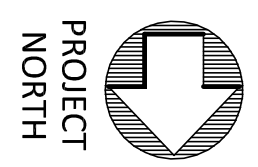
WHITE FENCES
529 DANBURY RD
WILTON, CT
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2022-08
A2.02



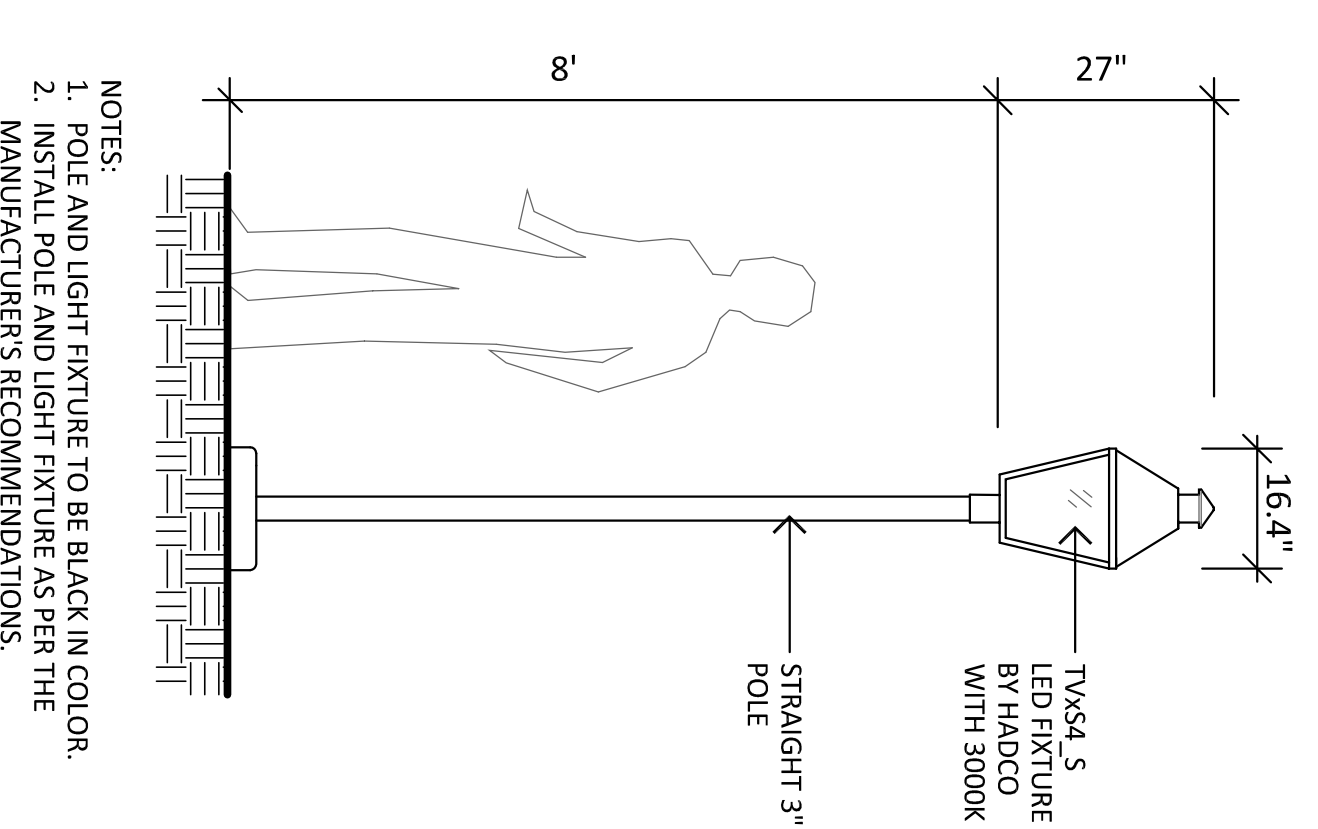
PLANT LIST

SHRUBS	QTY	SYM	LATIN NAME	COMMON NAME	SIZE	CONTAINER
1	CA		CORNUS ALTERNIFOLIA	ALTERNATIVE LEAF DOGWOOD	2.2.5" CAL.	B&B
2	CF		CORNUS FLORIDA	FLOWERING DOGWOOD	2.2.5" CAL.	B&B
2	IG		ILEX GLABRA SHAMROCK	SHAMROCK HOLLY	18-24" HT.	CONT.
18	LA		LEUCOTHOE AXILLARIS	LEUCOTHOE	18-24" HT.	CONT.
3	NB		PHYSCOCARPUS OPULOLIFOLIUS	AMBER JUBILEE	3-4" HT.	CONT.
16	RC		RHODODENDRON CAROLINIANUM	CAROLINA RHODODENDRON	36-40" HT.	CONT.
2	TA		TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3.3.5" CAL.	B&B
2	VD		VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD	36-42" HT.	CONT.



LEGEND

- PROPERTY LINE
- TREES TO REMAIN
- WOODED AREA TO REMAIN
- NEW / EX. LAWN AREA
- EXISTING STONE WALL TO REMAIN
- PROPOSED TREES/SHRUBS
- PROPOSED POST LIGHT
- PROPOSED WALL PACKS
- PROPOSED RECESSED LIGHTS ABOVE DOORS



- NOTES:
1. POLE AND LIGHT FIXTURE TO BE BLACK IN COLOR.
 2. INSTALL POLE AND LIGHT FIXTURE AS PER THE MANUFACTURER'S RECOMMENDATIONS.

POLE LIGHT

N.T.S.

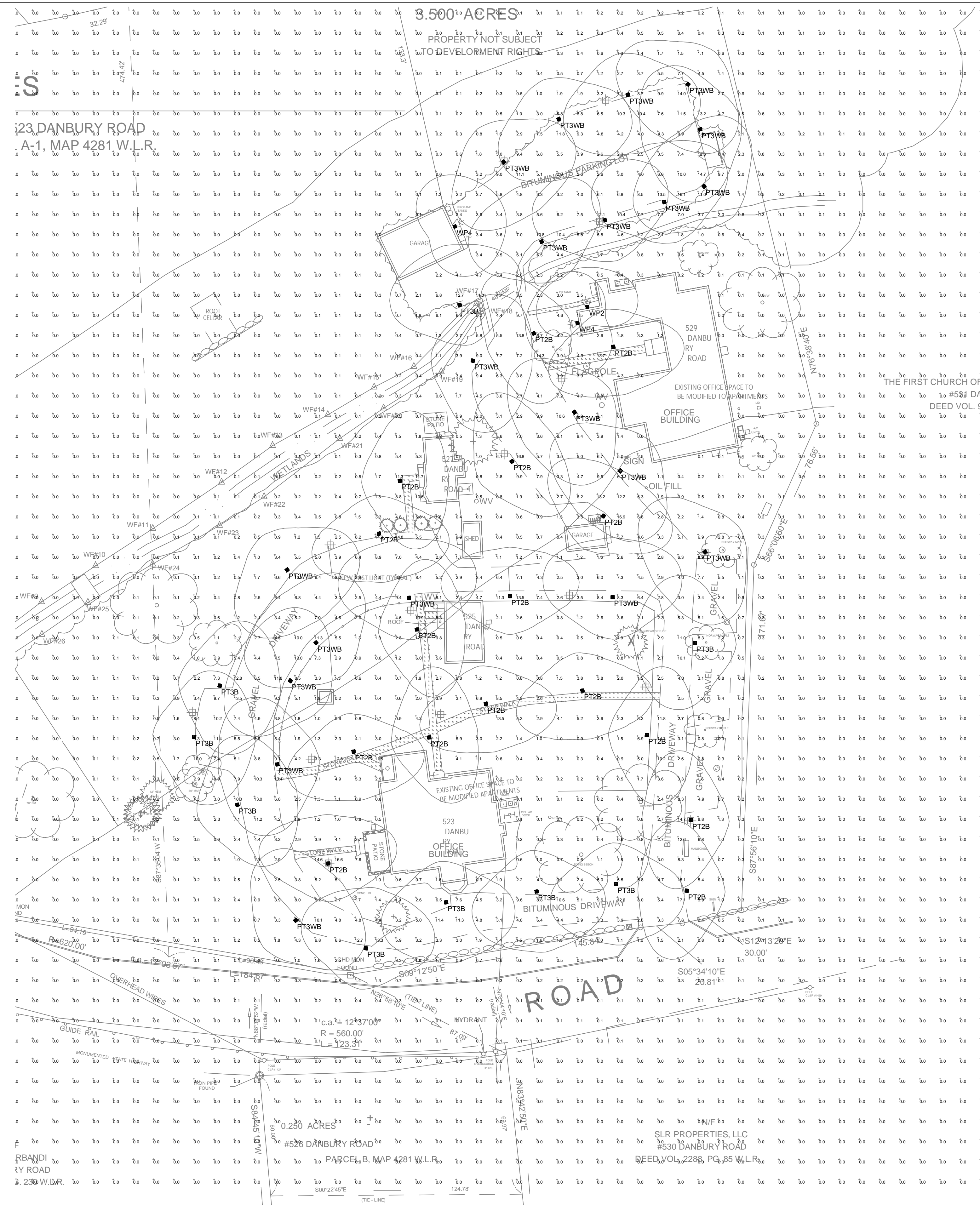
NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY PEAK ENGINEERS, LLC, ENTITLED "SITE LAYOUT", DATED 6-13-22.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND TOWN STAFF PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
3. PROJECT NEW DECIDUOUS TREE TRUNKS WITH 4" HT. CHICKEN WIRE FENCING (OR OTHER PROTECTIVE NETTING) AS NEEDED TO PREVENT DEER RUBBING.
4. MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHEDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5" MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3" DIAMETER MULCHED BED. AREAS WITHIN 4' OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
5. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES OF PLANTS IN THE "PLANT LIST" AND THE ACTUAL QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
7. REPAIR AND REPLACE LOOSE OR BROKEN BLUESTONE ON ALL WALKWAYS.

LANDSCAPE & LIGHTING PLAN

REVISIONS	DATE	DESCRIPTION
1	7-19-22	PER ARB COMMENTS
2	8-9-22	ADDED WALK, TREES & REV. LIGHT LOCATIONS

PROJECT:	WARRIOR, LLC & WHITE FENCES II, LLC
523 DANBURY ROAD	WILTON, CONNECTICUT
ENVIRONMENTAL LAND SOLUTIONS, LLC	8 Knight Street, Suite 203 Norwalk, Connecticut 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@eslinc.net www.eslinc.net
DATE:	JUNE 14, 2022
SCALE:	1"=30'
DRAWING NO.:	LP.1



JOB NAME: WARRIOR LLC & WHITE FENCES II LLC - 523 DANBURY ROAD - WILTON, CT
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: SP
 SPECIFIER: ENVIRONMENTAL LAND SOLUTIONS

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
16	PT2B	Single	9935	104.8	0.850	B2-U3-G2	HADCO TVLC-S3-S-48-G1-7-2S-730-A-X-X-X-X-X-FINISH / MOUNTED TO P120-10-FINISH
9	PT3B	Single	9877	104.8	0.850	B2-U3-G3	HADCO TVLC-S3-S-48-G1-7-3S-730-A-X-X-X-X-X-FINISH / MOUNTED TO P120-10-FINISH
20	PT3WB	Single	9590	104.8	0.850	B2-U3-G3	HADCO TVLC-S3-S-48-G1-7-3W-730-A-X-X-X-X-X-FINISH / MOUNTED TO P120-10-FINISH
1	WP2	Single	2904	30	0.850	B1-U0-G1	GARCCO PWS-196L-650-WW-G2-2-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF
2	WP4	Single	3378	30	0.850	B2-U0-G2	GARCCO PWS-196L-650-WW-G2-4-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVE LANES	0	6.51	17.1	2.3	2.83	7.43
PATHWAYS	0	9.18	17.6	2.5	3.67	7.04
UNPAVED	0	0.37	16.6	0.0	N.A.	N.A.

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:
 WARRIOR LLC & WHITE FENCES II LLC
 523 DANBURY ROAD
 WILTON, CT

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE: 1"=30'-0"
 DATE: 6/30/22
 DRAWN BY: LED
 SHEET:
 SL-2

FILE NAME: SL-2 WARRIOR LLC & WHITE FENCES II LLC - 523 DANBURY ROAD - WILTON, CT 06-30-2022 LED.dwg

TEST HOLE DATA

DEEP TEST HOLES WERE PERFORMED BY PEAK ENGINEERS, LLC AND WITNESSED BY THE TOWN ON MARCH 11, 2022.

TH 100 0'-5" GRAVEL DRAINAGE BASE
16'-3" RED BROWN SILTY LOAM
32'-95" TAN COURSE SAND AND GRAVEL
RL 90'

TH 101 TOPSOIL
0'-12" RED BROWN SILTY LOAM WITH ROOTS
13'-91" TAN COURSE SAND AND GRAVEL
RL 91'

TH 102 TOPSOIL
0'-10" RED BROWN SILTY LOAM
10'-19" COARSE SAND AND GRAVEL WITH INTERLOCKING COBBLES
RL 96'

TH 103 0'-9" TOPSOIL
9'-18" RED BROWN SILTY LOAM WITH INTERLOCKING COBBLES
RL 93'

TH 104 WAS NOT DUG, NO DATA

TH 105 0'-4" OPENWAY/ROAD BASE
4'-16" MISC FILL, FIRM
16'-24" ORIGINAL TOPSOIL
36'-54" TH MED-COURSE SAND AND GRAVEL WITH COBBLES
54'-90" GRET MEDIUM COURSE SAND AND GRAVEL

SEPTIC DESIGN DATA

523 DANBURY ROAD
THIS PROJECT PROPOSES TO MODIFY THE EXISTING SPACE, WHICH IS USED AS AN ONE-1/2 BEDROOM APARTMENT
TWO-2 BEDROOM APARTMENT
ONE-1 BEDROOM
THE OWNER WOULD LIKE TO DESIGN FOR A POSSIBLE SIX ADDITIONAL BEDROOMS. APARTMENTS (SECTION V.B.1)
HEREFORE THE DESIGN IS FOR A 14 BEDROOM MULTI-FAMILY BUILDING.
DESIGN PERCOLATION RATE 1"1/0-1"1/0.0 MINUTES.
MINIMUM SEPTIC TANK CAPACITY REQUIRED:
MULTI FAMILY 3 BEDROOM 1250 GALLONS + (9 BEDROOMS X 250 GALLONS) = 1,250 + 2,250 = 3,500 GALLONS.
PROPOSED 4,000 GALLON SEPTIC TANK.
LEACHING AREA REQUIRED:
MULTI FAMILY 3 BEDROOMS 499 SF + (9 X 165 SF) = 495 + 1,485 SF = 1,980 SF LEACHING AREA

MISS CALCULATIONS:
THE DEPTH TO THE RESTRICTIVE LAYER EXCEEDS 60" AND THEREFORE MISS NEED NOT BE CONSIDERED.
PROPOSED: INSTALL 90 LINEAL FEET OF GREENLEACH GF 30-72 EFFICIENT LEACHING AREA.
LEACHING RATE IS 22.2 SF/DF. LEACHING AREA PROVIDED IS 1,989 SF LEACHING AREA.
THE PROPOSED SYSTEM PROVIDES A SPREAD OF 90 FEET.

DESIGN FLOW - SIZE PUMP CHAMBER TO PROVIDE STORAGE EQUAL TO OR GREATER THAN THE 24 HOUR DESIGN FLOW
DESIGN FLOW = 600 GALLONS + 600 GALLONS/DAY = 1,200 GAL/DAY
THE PUMP CYCLE SHALL BE SET TO PROVIDE A MINIMUM OF 1,200 GALLONS OF STORAGE ABOVE THE ALARM FLOOR.

525 DANBURY ROAD
EXISTING OFFICE SPACE 589 SF.
FORMING SYSTEM:
1,000 GALLON SEPTIC TANK
8" X 6" DRINKELL
DESIGN PERCOLATION RATE 1"1/0-1"1/0.0 MINUTES.
MINIMUM SEPTIC TANK CAPACITY REQUIRED:
MULTI FAMILY 3 BEDROOMS (SECTION V.B.1)
1,000 GALLON

MISS CALCULATIONS:
THE DEPTH TO THE RESTRICTIVE LAYER EXCEEDS 60" AND THEREFORE MISS NEED NOT BE CONSIDERED.
PROPOSED: INSTALL 90 LINEAL FEET OF GREENLEACH GF 30-72 EFFICIENT LEACHING AREA.
LEACHING RATE IS 22.2 SF/DF. LEACHING AREA PROVIDED IS 1,989 SF LEACHING AREA.
THE PROPOSED SYSTEM PROVIDES A SPREAD OF 90 FEET.

DESIGN FLOW - SIZE PUMP CHAMBER TO PROVIDE STORAGE EQUAL TO OR GREATER THAN THE 24 HOUR DESIGN FLOW
DESIGN FLOW = 600 GALLONS + 600 GALLONS/DAY = 1,200 GAL/DAY
THE PUMP CYCLE SHALL BE SET TO PROVIDE A MINIMUM OF 1,200 GALLONS OF STORAGE ABOVE THE ALARM FLOOR.

527 DANBURY ROAD
EXISTING ONE BEDROOM COTTAGE TO REMAIN AS ONE BEDROOM
EXISTING SYSTEM:
1,000 GALLON SEPTIC TANK
40 LF OF 4"X4" GALLERY
DESIGN PERCOLATION RATE 1"1/0-1"1/0.0 MINUTES.
MINIMUM SEPTIC TANK CAPACITY REQUIRED:
MULTI FAMILY 1 BEDROOM 1250 GALLONS = 1,250 GALLONS.
LEACHING AREA REQUIRED:
MULTI FAMILY 1 BEDROOM 1250 GALLONS = 1,250 GALLONS.
LEACHING RATE IS 1.01 SF/DF. LEACHING AREA PROVIDED IS 191 SF

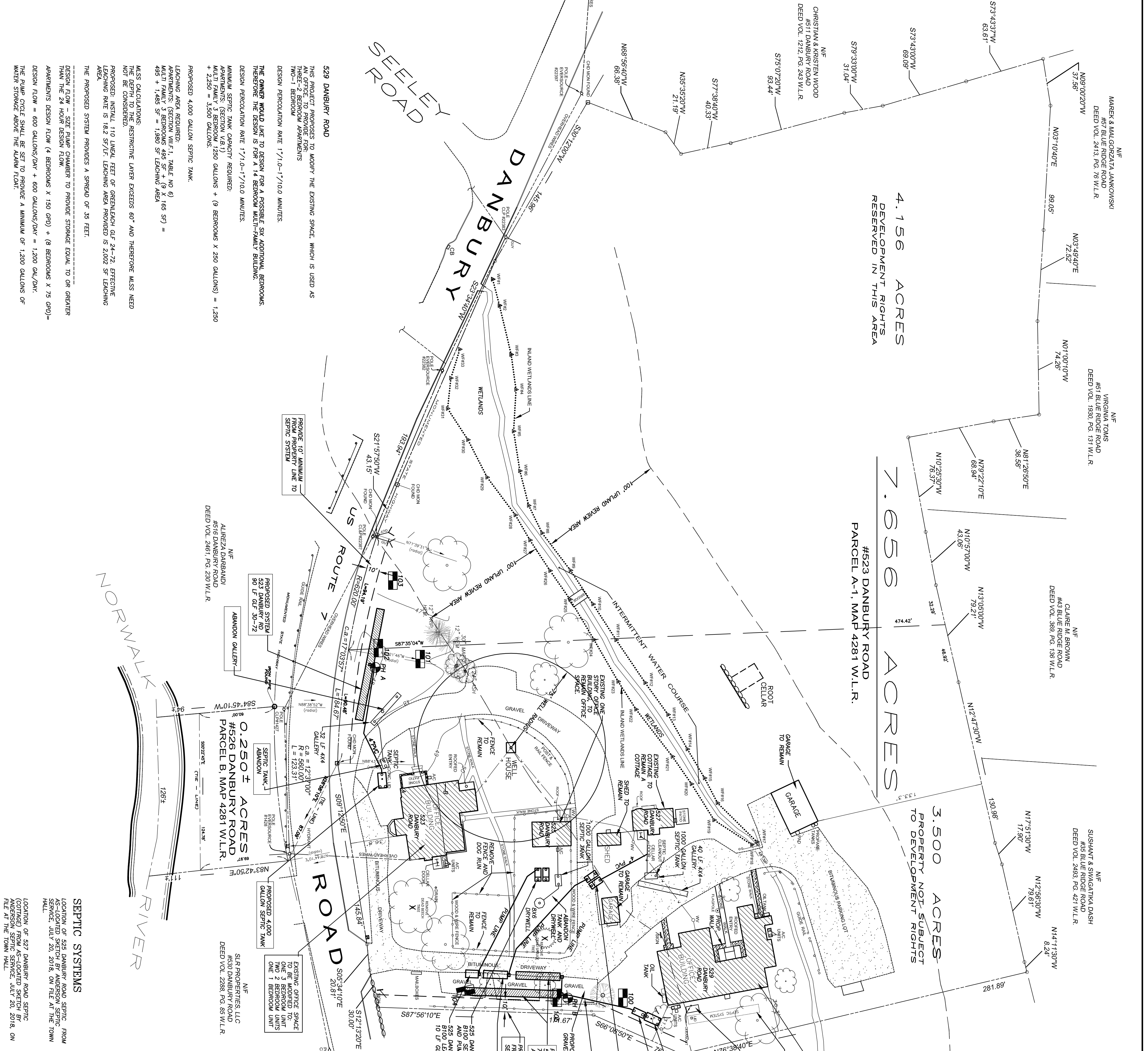
MISS CALCULATIONS:
THE DEPTH TO THE RESTRICTIVE LAYER EXCEEDS 60" AND THEREFORE MISS NEED NOT BE CONSIDERED.
PROPOSED: INSTALL 110 LINEAL FEET OF GREENLEACH GF 12-72 EFFICIENT LEACHING AREA.
LEACHING RATE IS 1.01 SF/DF. LEACHING AREA PROVIDED IS 191 SF

DESIGN FLOW - SIZE PUMP CHAMBER TO PROVIDE STORAGE EQUAL TO OR GREATER THAN THE 24 HOUR DESIGN FLOW
DESIGN FLOW = 600 GALLONS + 600 GALLONS/DAY = 1,200 GAL/DAY
THE PUMP CYCLE SHALL BE SET TO PROVIDE A MINIMUM OF 1,200 GALLONS OF STORAGE ABOVE THE ALARM FLOOR.

529 DANBURY ROAD
THIS PROJECT PROPOSES TO MODIFY THE EXISTING SPACE, WHICH IS USED AS AN OFFICE, TO PROVIDE FOR TWO-1/2 BEDROOM APARTMENTS
THE OWNER WOULD LIKE TO DESIGN FOR A POSSIBLE SIX ADDITIONAL BEDROOMS. APARTMENTS (SECTION V.B.1)
HEREFORE THE DESIGN IS FOR A 14 BEDROOM MULTI-FAMILY BUILDING.
DESIGN PERCOLATION RATE 1"1/0-1"1/0.0 MINUTES.
MINIMUM SEPTIC TANK CAPACITY REQUIRED:
MULTI FAMILY 3 BEDROOMS 1250 GALLONS + (9 BEDROOMS X 250 GALLONS) = 1,250 + 2,250 = 3,500 GALLONS.
PROPOSED 4,000 GALLON SEPTIC TANK.
LEACHING AREA REQUIRED:
MULTI FAMILY 3 BEDROOMS 499 SF + (9 X 165 SF) = 495 + 1,485 SF = 1,980 SF LEACHING AREA

MISS CALCULATIONS:
THE DEPTH TO THE RESTRICTIVE LAYER EXCEEDS 60" AND THEREFORE MISS NEED NOT BE CONSIDERED.
PROPOSED: INSTALL 110 LINEAL FEET OF GREENLEACH GF 24-72 EFFICIENT LEACHING AREA.
LEACHING RATE IS 18.2 SF/DF. LEACHING AREA PROVIDED IS 2,002 SF LEACHING AREA.
THE PROPOSED SYSTEM PROVIDES A SPREAD OF 35 FEET.

DESIGN FLOW - SIZE PUMP CHAMBER TO PROVIDE STORAGE EQUAL TO OR GREATER THAN THE 24 HOUR DESIGN FLOW
DESIGN FLOW = 600 GALLONS + 600 GALLONS/DAY = 1,200 GAL/DAY
THE PUMP CYCLE SHALL BE SET TO PROVIDE A MINIMUM OF 1,200 GALLONS OF STORAGE ABOVE THE ALARM FLOOR.



LEGEND

- 58 — EXISTING CONTOUR
- 102 — PROPOSED CONTOUR
- 400.2 • EXISTING SPOT ELEVATION
- 100.9 • PROPOSED SPOT ELEVATION
- PH A • REGULATION HOLE
- TH 1 • DEEP TEST HOLE
- — — — — WATER
- • • • • WETLANDS
- — — — — WETLANDS UPLAND REVIEW AREA
- — — — — STONE WALL EXISTING
- — — — — EXISTING SEPTIC FIELD
- — — — — PRIMARY SEPTIC FIELD
- — — — — BI00 SEPTIC AREA
- — — — — EXISTING DRIVEWAY ASPHALT
- — — — — BUILDINGS, EXISTING
- — — — — TREE TO REMAIN
- — — — — TREE PROTECTION
- — — — — TREE TO BE REMOVED
- — — — — TREE TO REMAIN
- — — — — NO PROTECTION PROPOSED
- — — — — EXISTING DOWNSPUT
- — — — — PROPOSED WALKWAY

Scale : 1" = 40'

TOWN SIGNATURE BLOCK

Peak Engineers, LLC
PROVIDING CIVIL ENGINEERING SERVICES
Site, Septic, and Drainage, Feasibility and Design
16 Old Mill Road, Redding, CT 06886
Tel: 203-634-0588 Email: rquin@PeakEngineersLLC.com

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

PROJECT LOCATION
523, 525, 527, 529 Danbury Road
Whitton, Connecticut 06897

TITLE
Proposed Building Modifications
Septic Feasibility

DATE: JUNE 30, 2022
DRAWING: 220501
DWG BY: JS
REV: JULY 19, 2022 SEPTIC DESIGNS

THIS PRINT IS UNLAWFUL WITHOUT LIVE RED SEAL AND EMBOSSED SEAL

Thomas S. Quinn, P.E. 17051