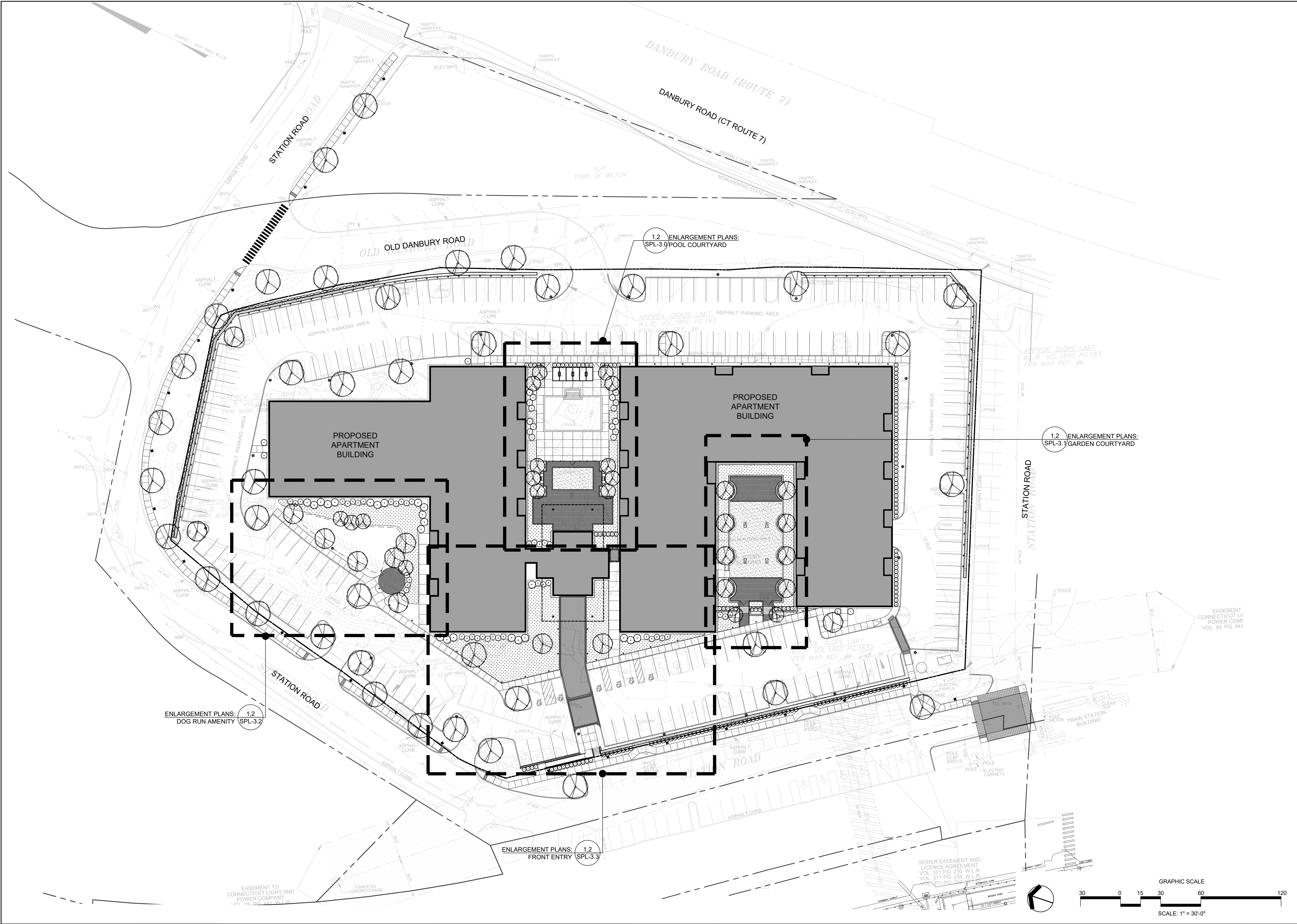




erla  
andscape architecture, llc  
11a N Main Street  
SoNo, CT 203.354.6500  
www.ertrains.com

| DATE       |
|------------|
| 2023.09.15 |
| 2024.04.19 |

| NO. | ISSUE                                   |
|-----|-----------------------------------------|
| 7   |                                         |
| 6   |                                         |
| 5   |                                         |
| 4   |                                         |
| 3   | ARB SUBMISSION / PRE-APPLICATION REVIEW |
| 2   |                                         |
| 1   | PRE-APPLICATION REVIEW                  |



15 OLD DANBURY ROAD

OLD DANBURY ROAD  
WILTON, CT

PROJECT  
PRG TITLE

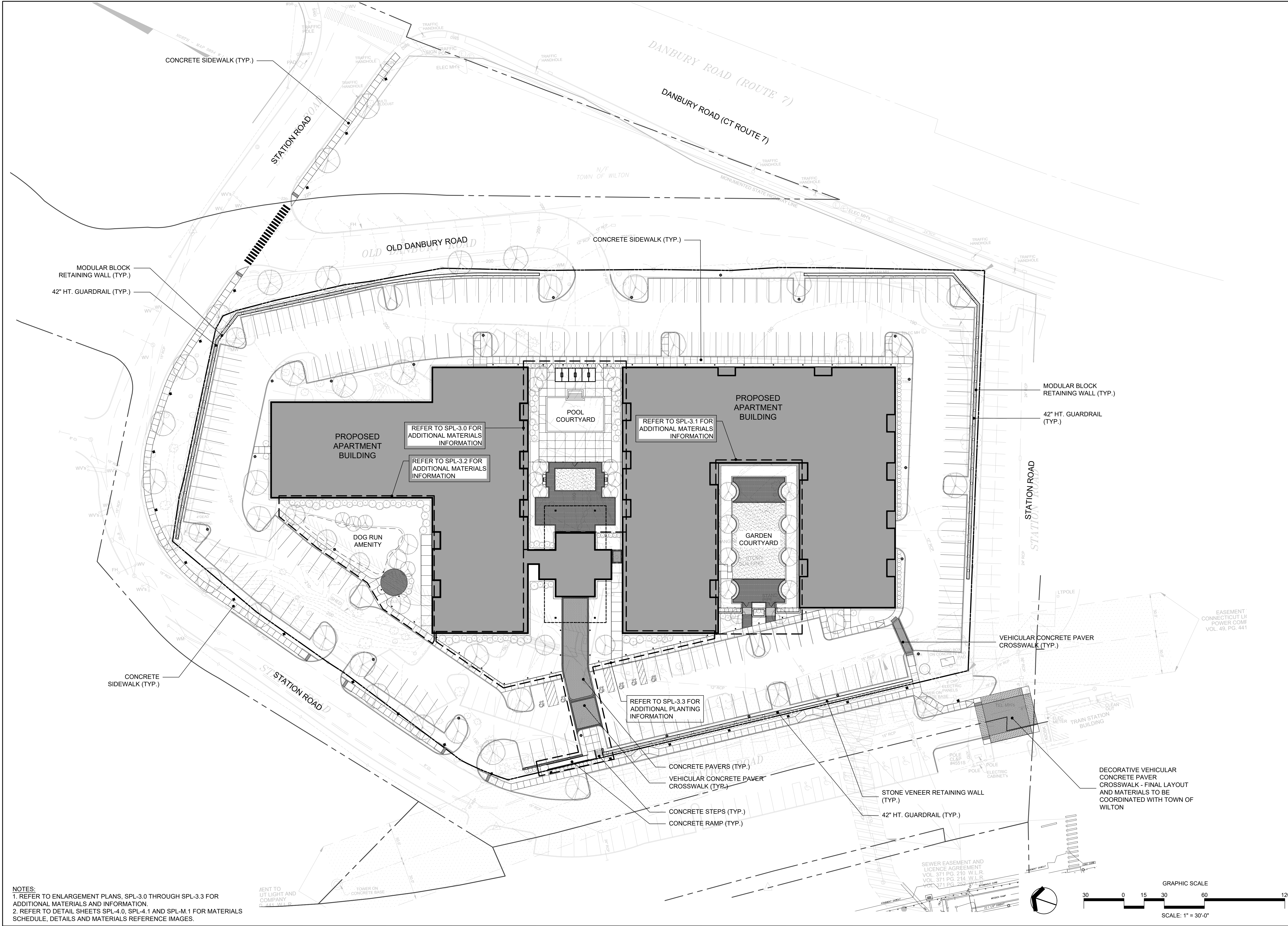
SITE INDEX  
PLAN

JOB NO.

DATE  
2023.09.15

SCALE  
1"=30'-0"

SPL-1.0



NOTES:  
1. REFER TO ENLARGEMENT PLANS, SPL-3.0 THROUGH SPL-3.3 FOR ADDITIONAL MATERIALS AND INFORMATION.  
2. REFER TO DETAIL SHEETS SPL-4.0, SPL-4.1 AND SPL-M.1 FOR MATERIALS SCHEDULE, DETAILS AND MATERIALS REFERENCE IMAGES.

erla  
landscape architecture, llc  
116 N Main Street  
SoNo, CT 06880  
203.354.6500  
www.erlains.com

| NO. | ISSUE                                   | DATE       |
|-----|-----------------------------------------|------------|
| 7   |                                         |            |
| 6   |                                         |            |
| 5   |                                         |            |
| 4   |                                         |            |
| 3   | ARB SUBMISSION / PRE-APPLICATION REVIEW | 2024.04.19 |
| 2   |                                         |            |
| 1   | PRE-APPLICATION REVIEW                  | 2023.09.15 |

SEAL

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CONNECTICUT  
No. 12345  
Name: [Signature]  
Exp. 12/31/2025

15 OLD DANBURY ROAD

OLD DANBURY ROAD  
WILTON, CT

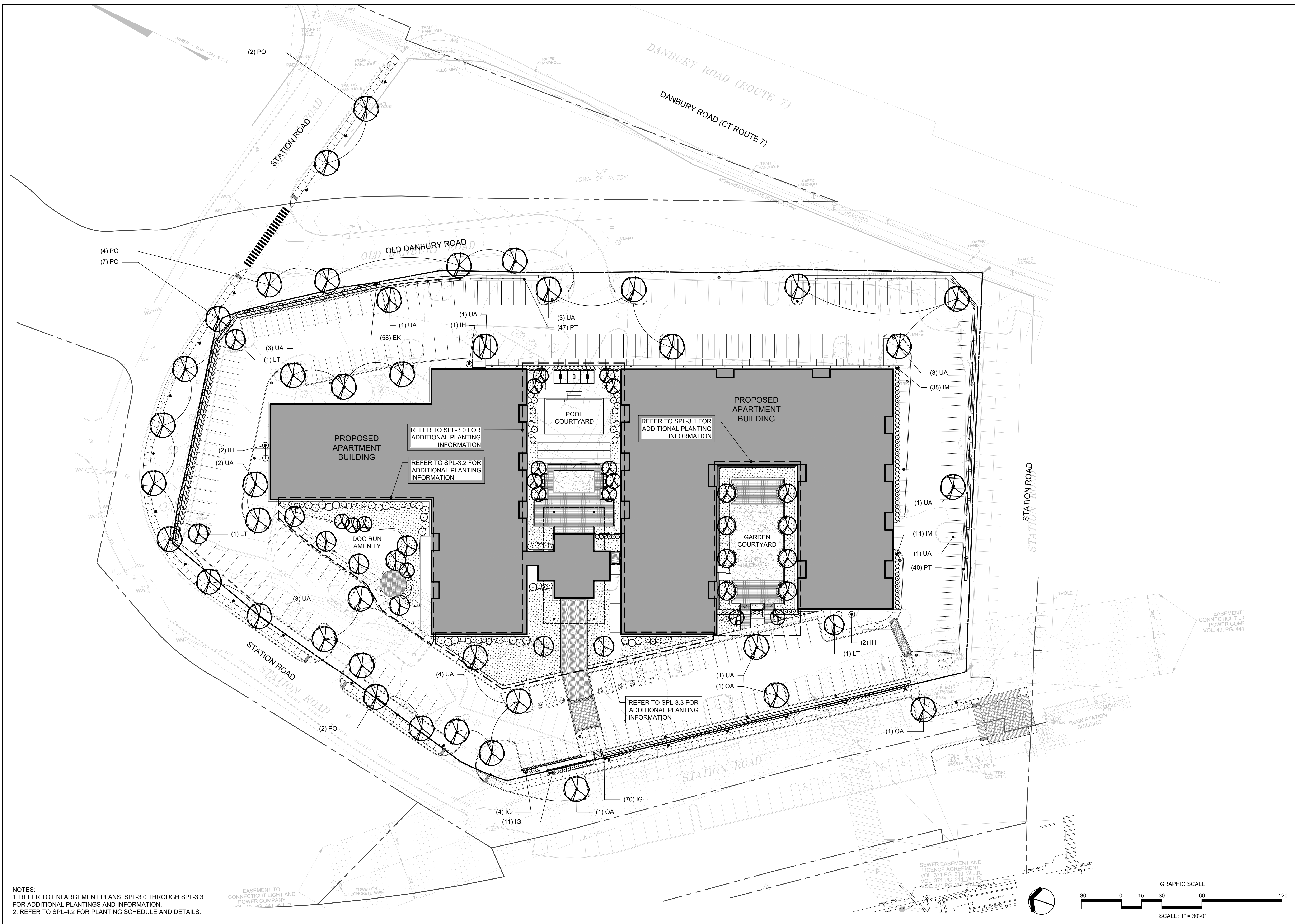
PROJECT TITLE  
OVERALL SITE MATERIALS AND LAYOUT PLAN

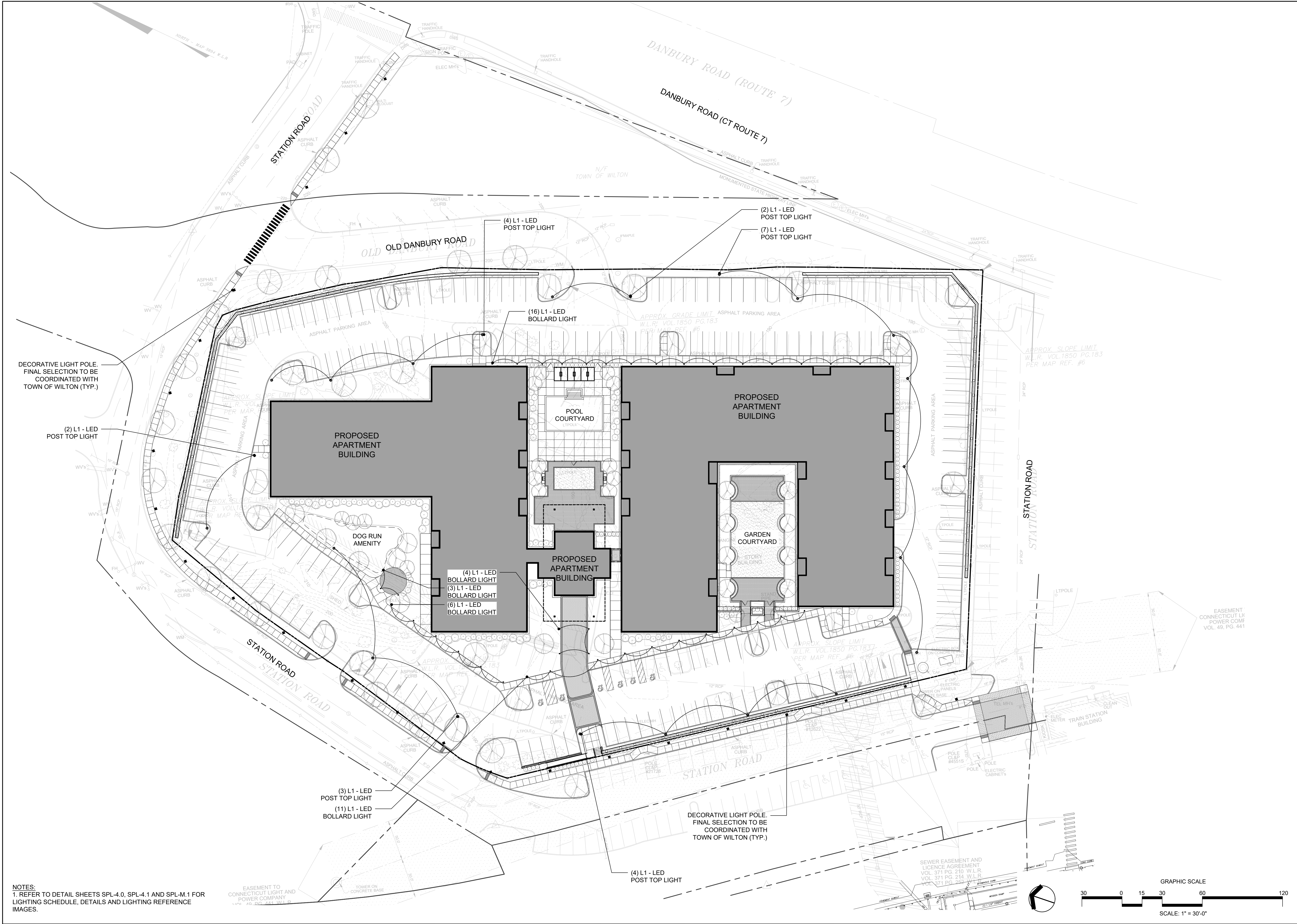
JOB NO.

DATE  
2023.09.15

SCALE  
1"=30'-0"

SPL-2.0





NOTES:  
1. REFER TO DETAIL SHEETS SPL-4.0, SPL-4.1 AND SPL-M.1 FOR LIGHTING SCHEDULE, DETAILS AND LIGHTING REFERENCE IMAGES.

erla  
andscape architecture, llc  
11a N Main Street  
SoNo, CT 203.354.6500  
www.erctrains.com

| NO. | ISSUE                                   | DATE       |
|-----|-----------------------------------------|------------|
| 7   |                                         |            |
| 6   |                                         |            |
| 5   |                                         |            |
| 4   |                                         |            |
| 3   | ARB SUBMISSION / PRE-APPLICATION REVIEW | 2024.04.19 |
| 2   | ARB SUBMISSION / PRE-APPLICATION REVIEW | 2023.09.15 |
| 1   | PRE-APPLICATION REVIEW                  |            |

15 OLD DANBURY ROAD

OLD DANBURY ROAD  
WILTON, CT

PROJECT  
PRINCIPAL TITLE

OVERALL SITE  
LIGHTING  
PLAN

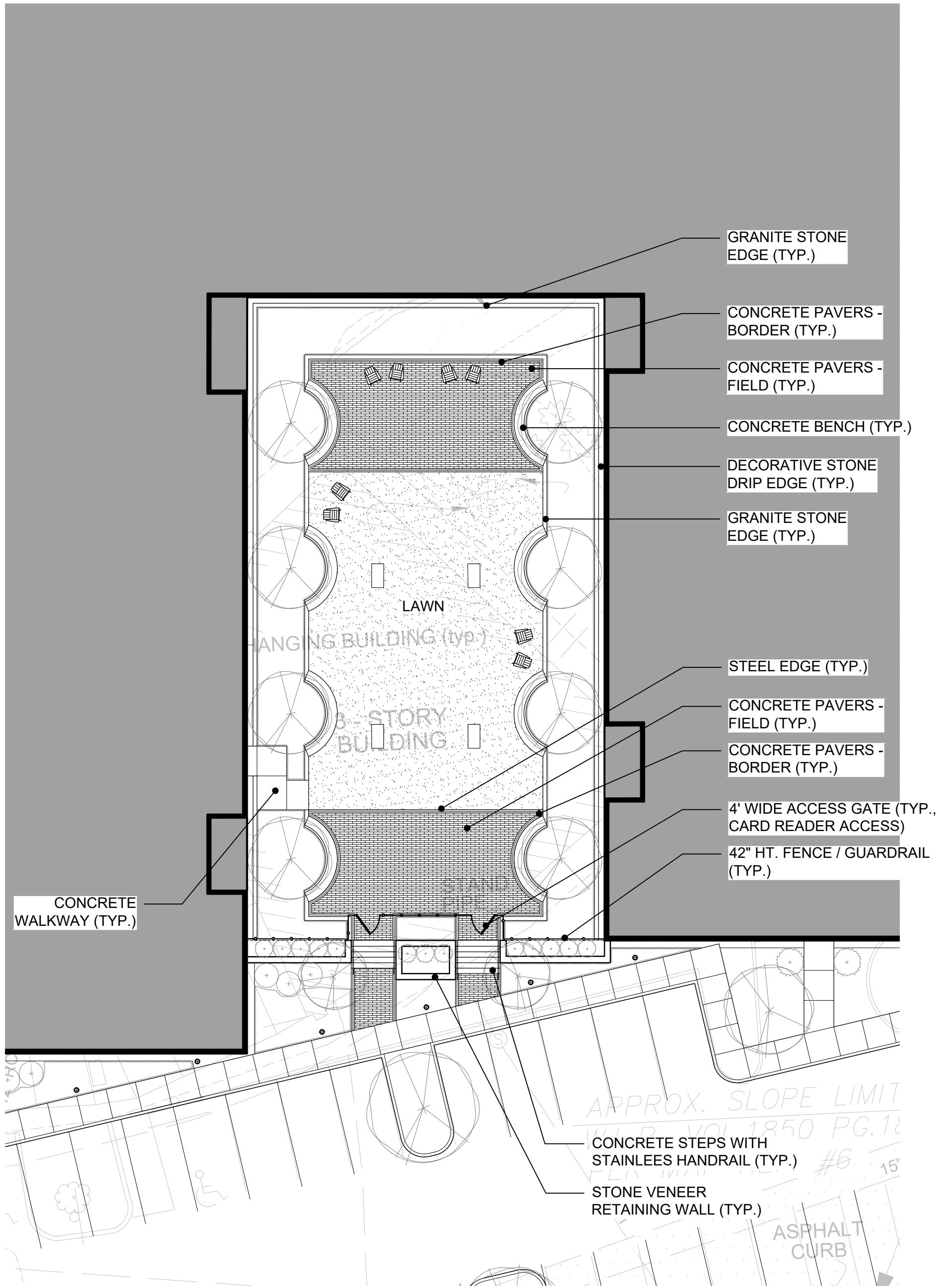
JOB NO.

DATE  
2023.09.15

SCALE  
1"=30'-0"

SPL-2.2

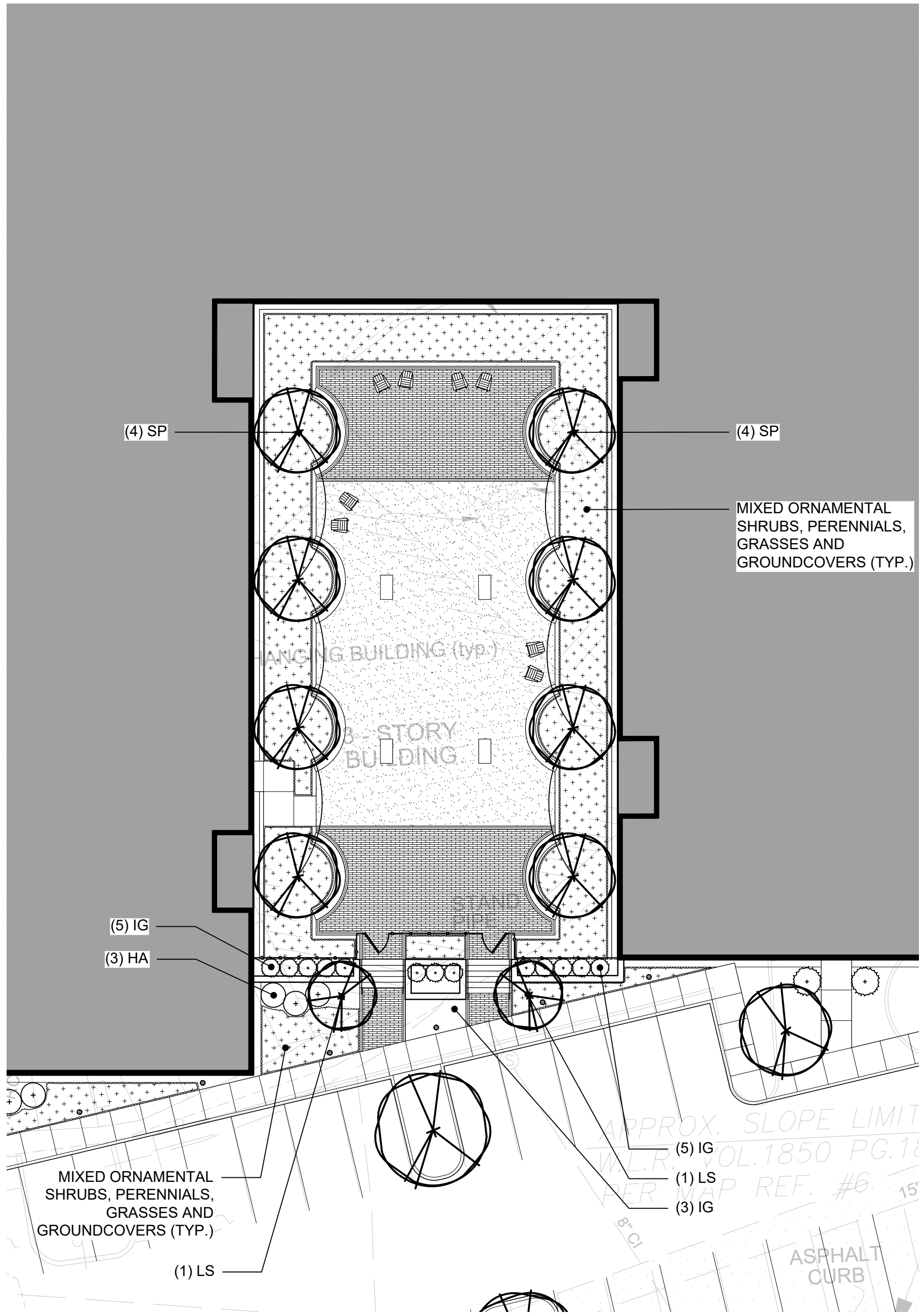




1  
SPL-3.1

LAYOUT AND MATERIALS PLAN

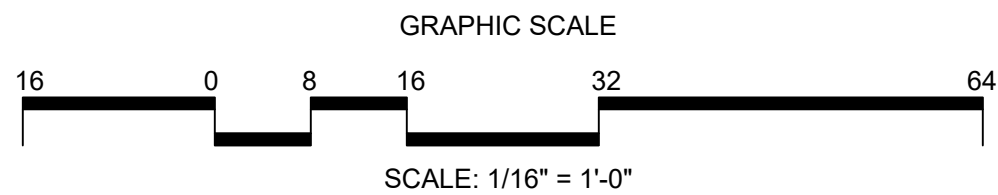
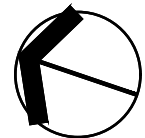
SCALE: 1/16"=1'-0"



2  
SPL-3.1

PLANTING AND LIGHTING PLAN

SCALE: 1/16"=1'-0"



| NO. | ISSUE                                   | DATE       |
|-----|-----------------------------------------|------------|
| 7   |                                         |            |
| 6   |                                         |            |
| 5   |                                         |            |
| 4   |                                         |            |
| 3   |                                         |            |
| 2   | ARB SUBMISSION / PRE-APPLICATION REVIEW | 2024.04.19 |
| 1   | PRE-APPLICATION REVIEW                  | 2023.09.15 |

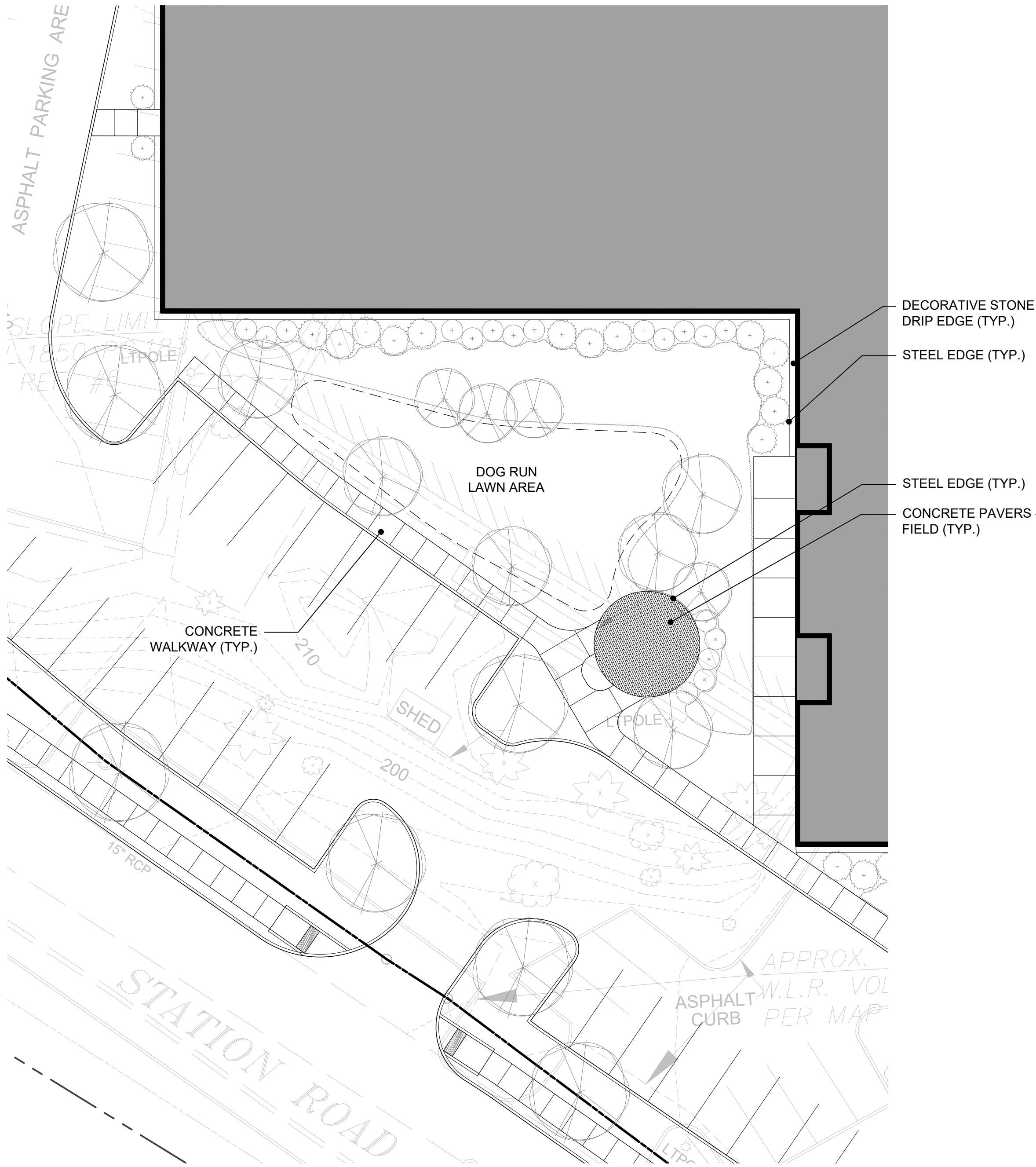


15 OLD DANBURY ROAD  
OLD DANBURY ROAD  
WILTON, CT

PROJECT  
ENLARGEMENT  
PLANS: GARDEN  
COURTYARD

JOB NO.  
DATE  
2023.09.15  
SCALE  
1/16"=1'-0"

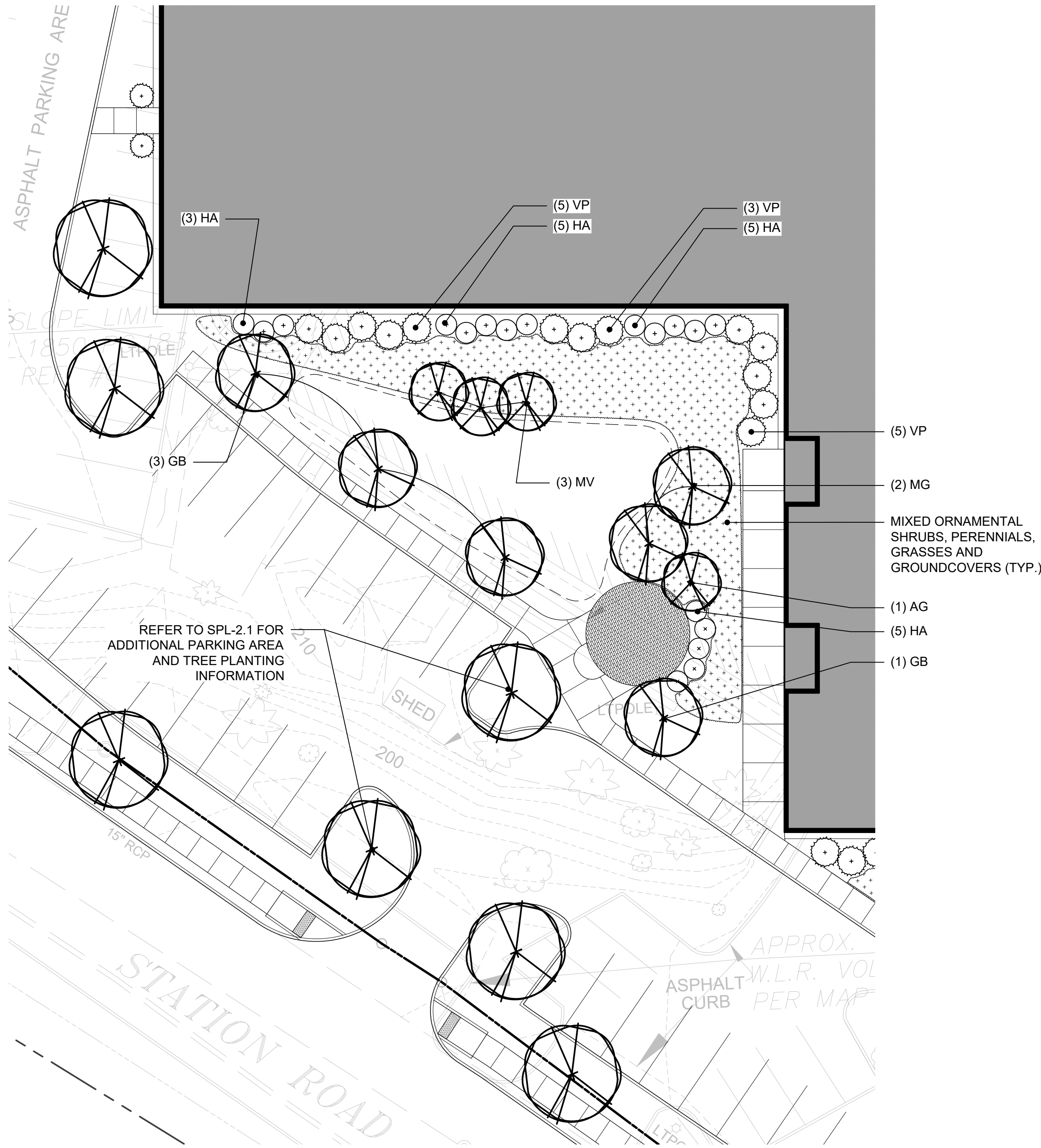
SPL-3.1



1  
SPL-3.2

LAYOUT AND MATERIALS PLAN

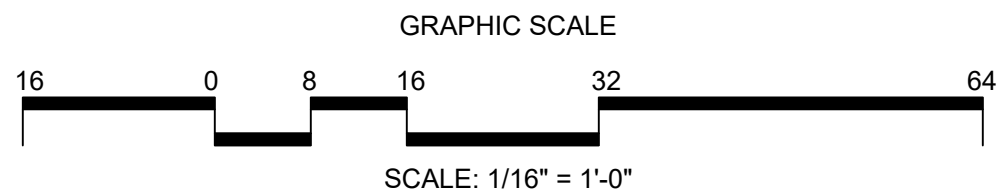
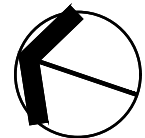
SCALE: 1/16"=1'-0"



2  
SPL-3.2

PLANTING PLAN

SCALE: 1/16"=1'-0"



erla  
landscape architecture, llc  
11a N Main Street  
SoNo, CT 203.354.6500  
www.erlains.com

DATE  
2023.09.15  
2024.04.19

| NO. | ISSUE                                   |
|-----|-----------------------------------------|
| 7   |                                         |
| 6   |                                         |
| 5   |                                         |
| 4   |                                         |
| 3   | ARB SUBMISSION / PRE-APPLICATION REVIEW |
| 2   | PRE-APPLICATION REVIEW                  |
| 1   |                                         |



15 OLD DANBURY ROAD  
OLD DANBURY ROAD  
WILTON, CT

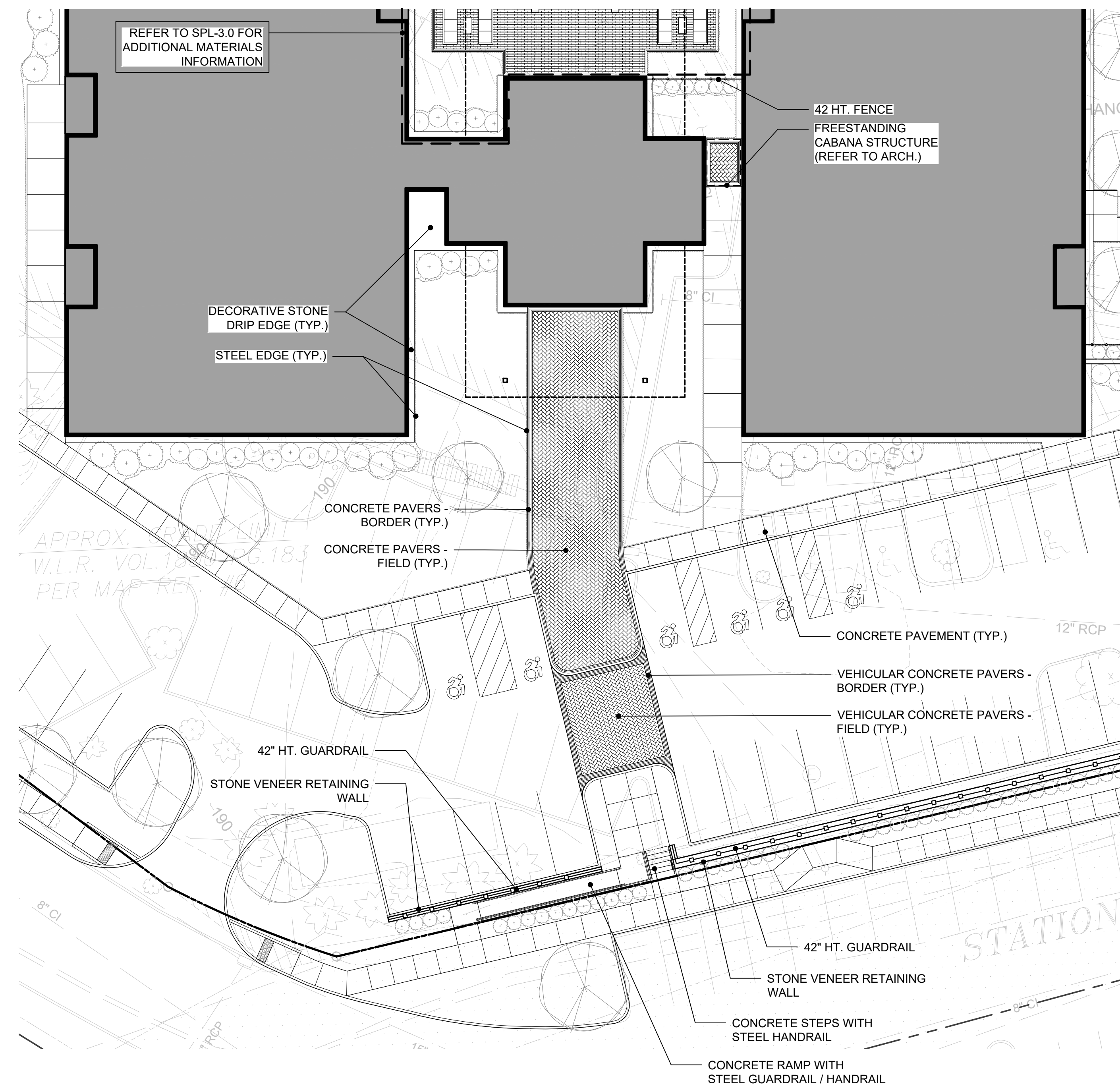
PROJECT  
ENLARGEMENT  
PLANS: DOG  
RUN AMENITY

JOB NO.

DATE  
2023.09.15

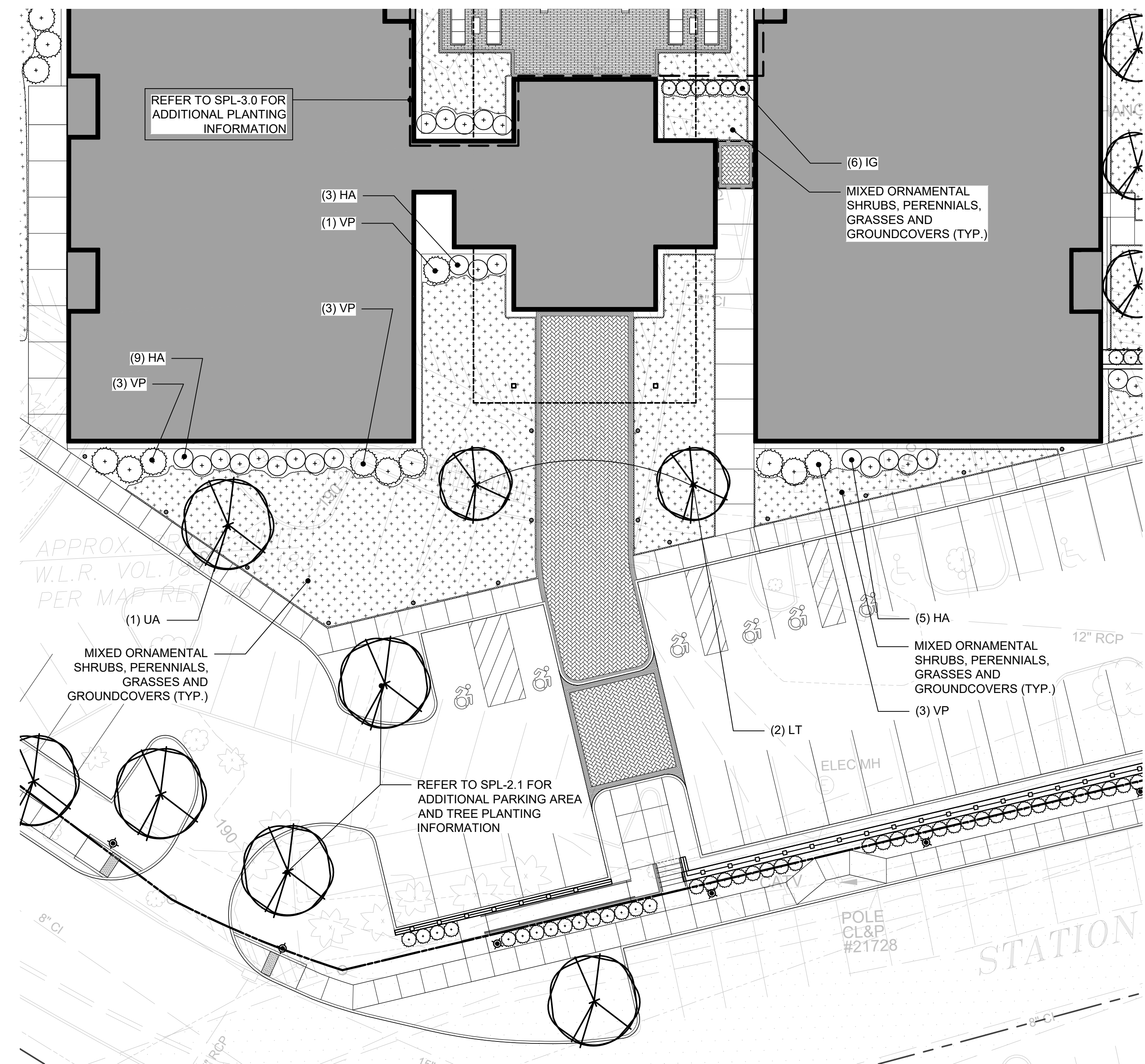
SCALE  
1/16"=1'-0"

SPL-3.2



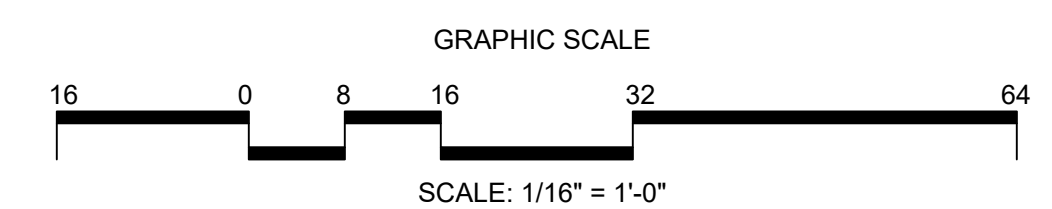
1  
SPL-3.3

SCALE: 1/16"=1'-0"



2 PLANTING PLAN  
SPL-3.3

SCALE: 1/16"=1'-0"



|            |
|------------|
| DATE       |
|            |
|            |
|            |
|            |
| 2024.04.19 |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|--|--|--|--|--|--|

VIEW

PLICATION R

ION / PRE-AP

ARB SUBMISS

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 7 | 6 | 5 | 4 | 3 | 2 |
|---|---|---|---|---|---|

D

## KEY ROADS

OAD

D DAI  
BURY F  
CT

15 OL

# ENLARGEMENT PLANS: FRONT

ENTRY

---

B NO.

---

DATE

2023.09.15

$$1/16"=1'-0"$$

### SPL-3.3

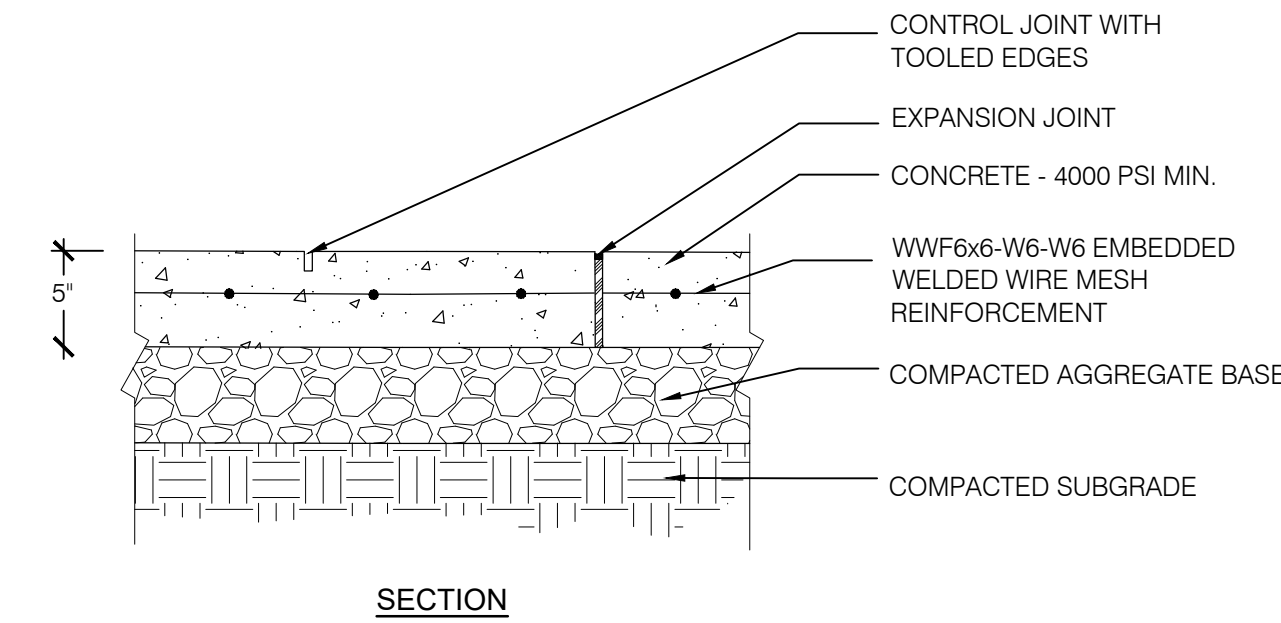
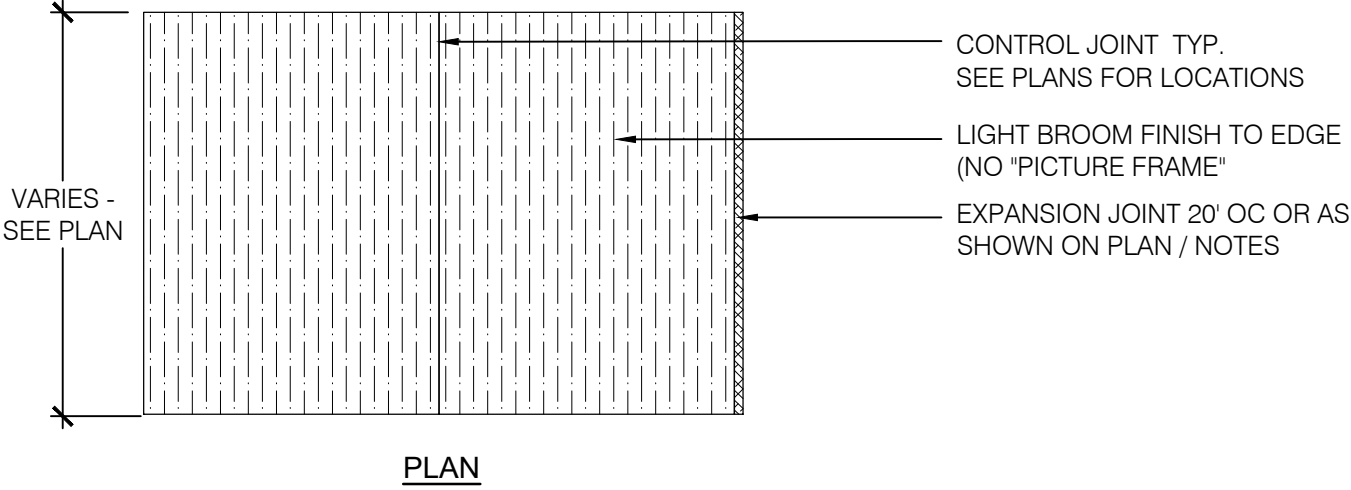
---

SITE MATERIALS SCHEDULE

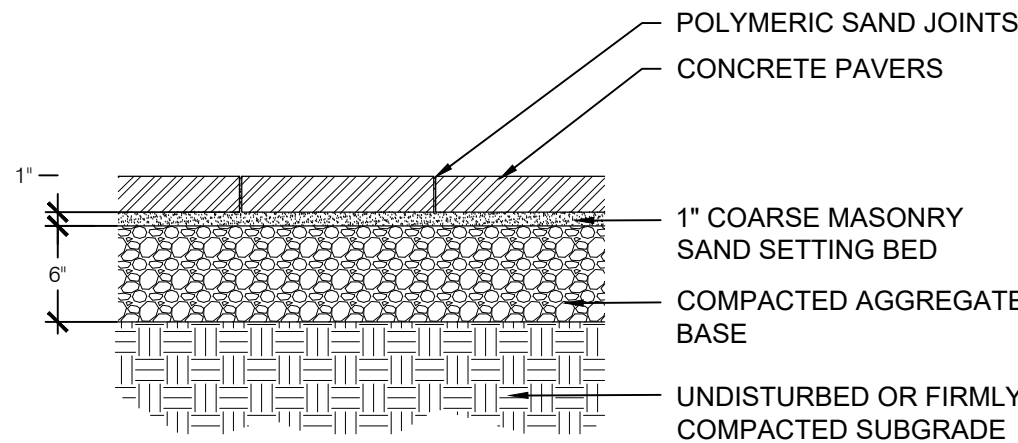
| SYM | ITEM                                                                                                                                                                                                                          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A   | CONCRETE PAVEMENT - 4000PSI                                                                                                                                                                                                   |
| B   | CONCRETE PAVERS (VEHICULAR AND PEDESTRIAN) - MANUFACTURED BY <u>TECHO-BLOC</u> .<br>CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637                                                                                        |
|     | B1 PAVER BORDER - TYPE: <u>WESTMOUNT</u> . SIZE: <u>3-1/8" x 2-3/8" x 9-7/16"</u> . COLOR: <u>ONYX BLACK</u> .                                                                                                                |
|     | B2 PAVER FIELD - TYPE: <u>WESTMOUNT</u> . SIZE: <u>3-1/8" x 2-3/8" x 9-7/16"</u> . COLOR: <u>MERLOT</u> .                                                                                                                     |
| C   | FLUSH CURB AT PAVER CROSSWALK - TYPE: <u>GRANITE</u> . SIZE: <u>6" x 15"</u> x VARIES.<br>CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637                                                                                  |
| D   | DECORATIVE STONE DRIP EDGE - 2" - 4" NATIVE RIVER STONE (SUBMIT SAMPLES FOR APPROVAL)                                                                                                                                         |
| E   | STEEL EDGING - MODEL: "BORDER KING" 1/4" X 5" DEPTH, MANUFACTURED BY BORDER CONCEPTS, INC.<br>PHONE: 704-541-5509.                                                                                                            |
| F   | GUARDRAIL - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: EMBEDDED. HEIGHT: 42" HT. COLOR: BLACK<br>MANUFACTURED BY AMERISTAR FENCE. <a href="http://www.ameristarfence.com">www.ameristarfence.com</a>                         |
| G   | POOL ENCLOSURE FENCE - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: VARIES. HEIGHT: 54" HT.<br>COLOR: BLACK. MANUFACTURED BY AMERISTAR FENCE. <a href="http://www.ameristarfence.com">www.ameristarfence.com</a>               |
| H   | POOL ENCLOSURE GATE - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: EMBEDDED.<br>SIZE/HEIGHT: 48" W / 54" HT. COLOR: BLACK. MANUFACTURED BY AMERISTAR FENCE. <a href="http://www.ameristarfence.com">www.ameristarfence.com</a> |
| I   | HANDRAILS (STAIRS AND RAMP) - TYPE: 316 STAINLESS. SIZE: 1.5" SQUARE.<br>SUBMIT SHOP COMPLETE DRAWINGS FOR REVIEW AND APPROVAL                                                                                                |
| J   | MODULAR BLOCK RETAINING WALL - MODEL: SKYSCRAPER. COLOR: SHALE GREY.<br>MANUFACTURED BY <u>TECHO-BLOC</u> . CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637                                                                |
| K   | STONE VENEER RETAINING WALL - STONE TYPE: NATIVE. COLOR: VARIES.<br>CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637                                                                                                        |

SITE LIGHTING AND LUMINAIRE SCHEDULE

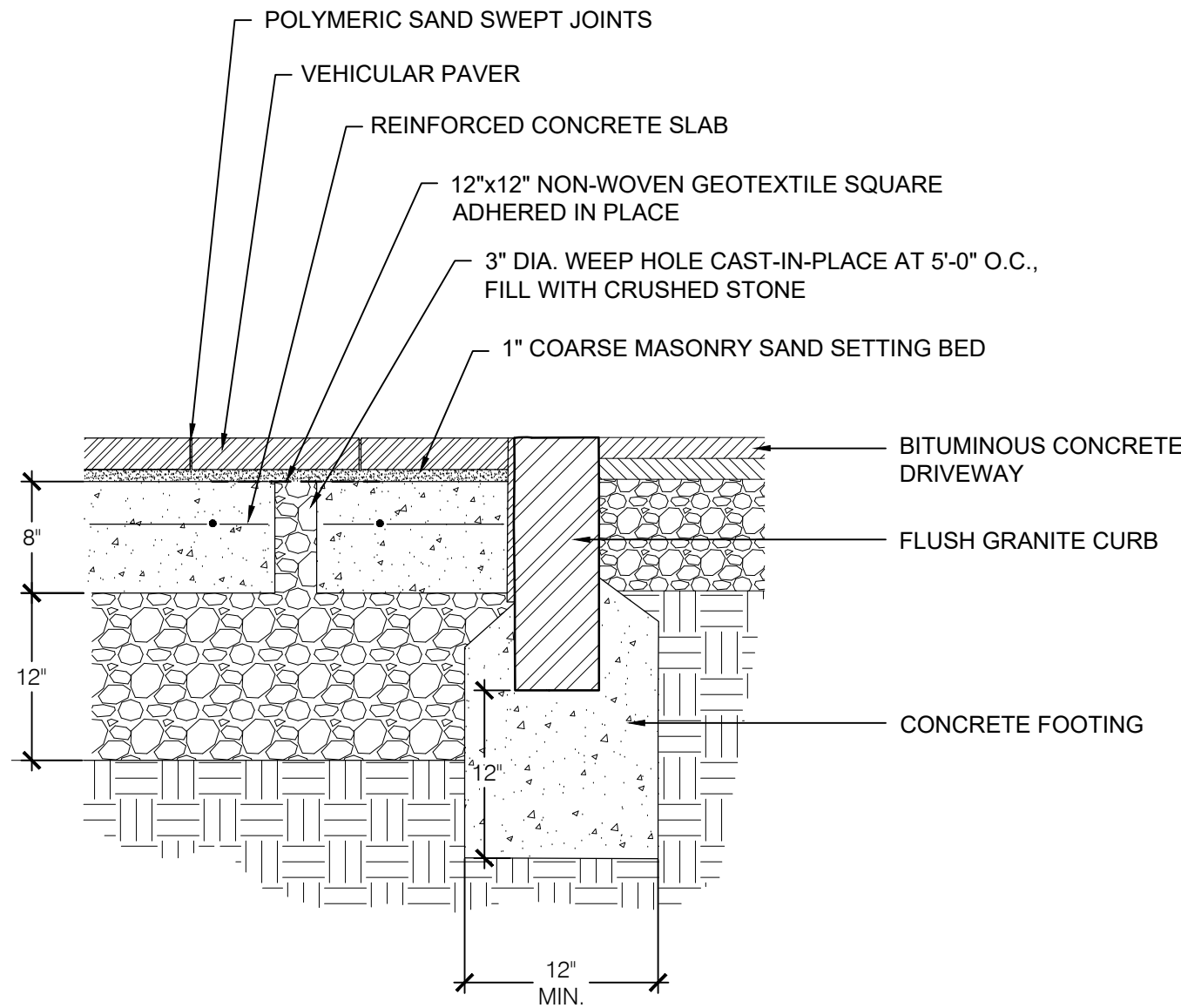
| SYM | QTY | DESCRIPTION                                                                                                                                                           |
|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| L1  | 12  | LED POST TOP<br>LUMINAIRE: UR20-XXX-3K7-X-UNV-FMX-BLT-LGS-TL. POLE: 16' HT. COLOR: <u>BLACK</u> . BY<br>CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814 |
| L2  | 9   | LED BOLLARD LIGHT<br>MODEL: PA7R-CT-NU-3-12L-010-3K7-42-LGS-UNV. COLOR: BLACK.<br>BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814                    |



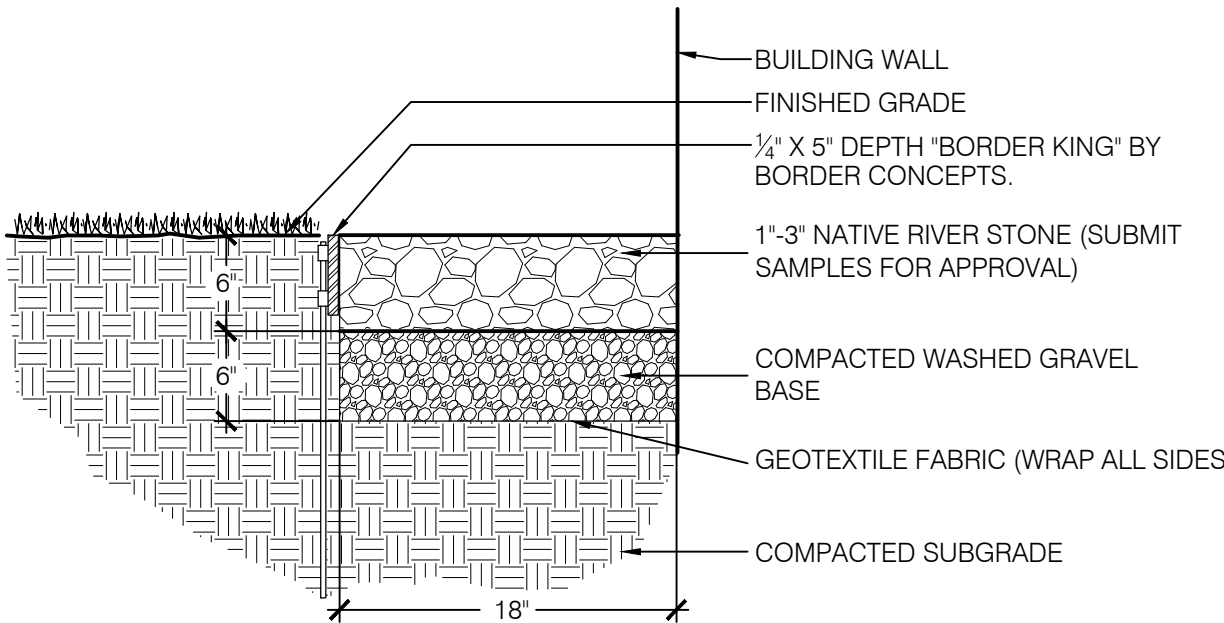
1 CONCRETE SIDEWALK / PAVEMENT SCALE: NTS



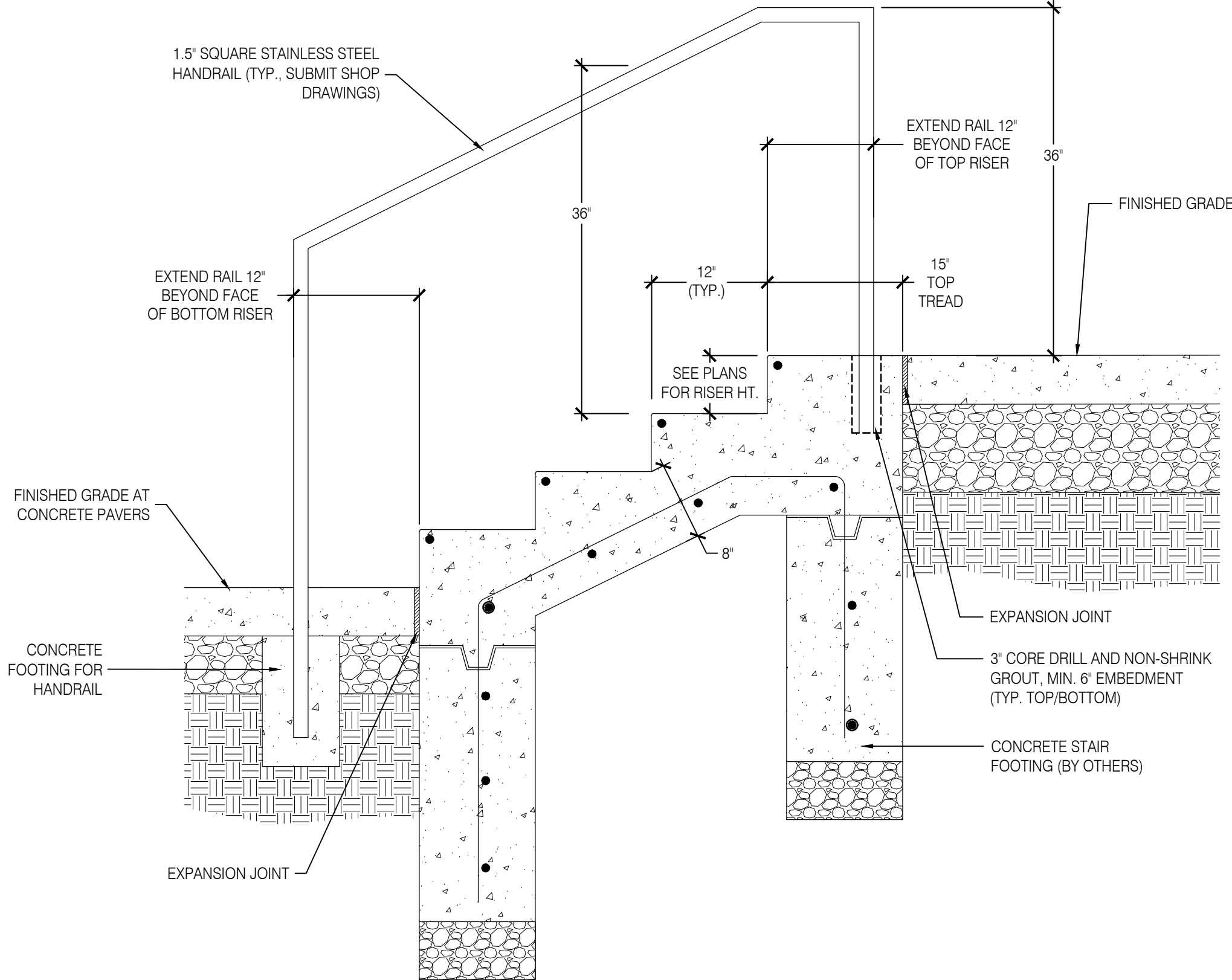
2 CONCRETE PAVERS (PEDESTRIAN) SCALE: NTS



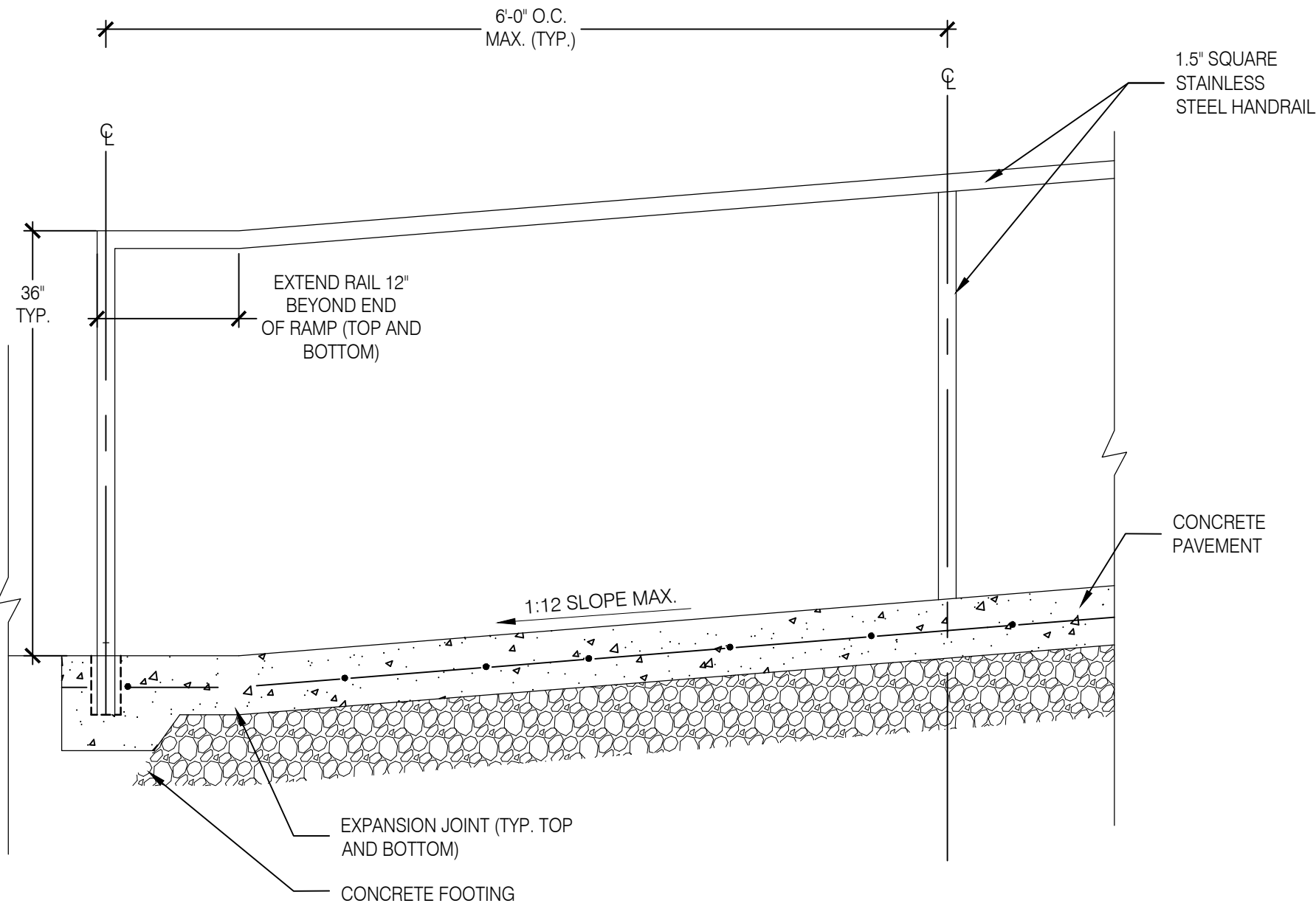
3 CONCRETE PAVERS (VEHICULAR / CROSSWALK) SCALE: NTS



4 GRAVEL DRIP EDGE SCALE: NTS



5 CONCRETE STAIRS WITH STAINLESS STEEL HANDRAIL SCALE: NTS



6 CONCRETE RAMP WITH STAINLESS STEEL HANDRAIL SCALE: NTS

| NO. | DATE       | ISSUE                                   |
|-----|------------|-----------------------------------------|
| 7   |            |                                         |
| 6   |            |                                         |
| 5   |            |                                         |
| 4   |            |                                         |
| 3   | 2024.04.19 | ARB SUBMISSION / PRE-APPLICATION REVIEW |
| 2   |            |                                         |
| 1   | 2023.09.15 | PRE-APPLICATION REVIEW                  |



15 OLD DANBURY ROAD  
OLD DANBURY ROAD  
WILTON, CT

|         |                            |
|---------|----------------------------|
| PROJECT | LANDSCAPE SITE DETAILS - 1 |
| JOB NO. |                            |
| DATE    | 2023.09.15                 |
| SCALE   | AS NOTED                   |

SPL-4.0



PLANTING SCHEDULE

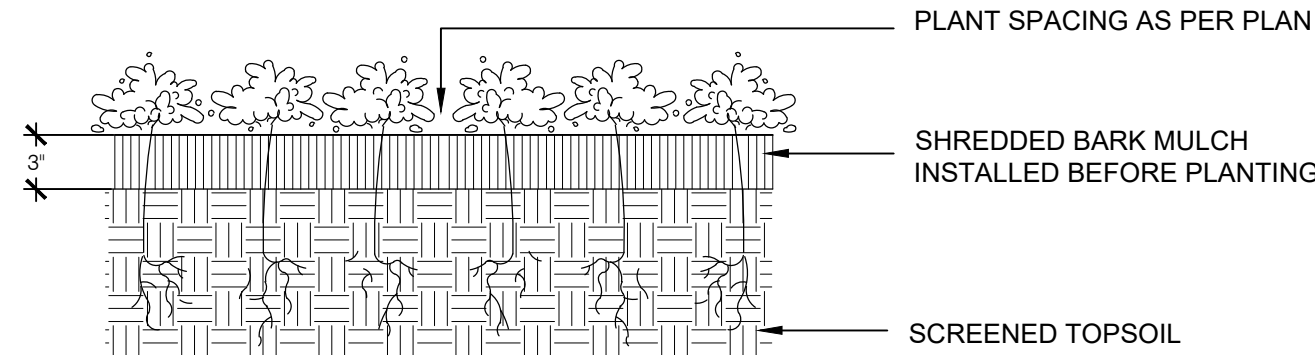
| SYM                                                           | QTY. | BOTANICAL NAME                                 | COMMON NAME                    | ROOT | MIN. SIZE   | COMMENTS                 |
|---------------------------------------------------------------|------|------------------------------------------------|--------------------------------|------|-------------|--------------------------|
| TREES                                                         |      |                                                |                                |      |             |                          |
| AG                                                            | 7    | Amelanchier x grandiflora 'Autumn Brilliance'  | Autumn Brilliance Serviceberry | B&B  | 10-12' Ht.  | Full, Specimen           |
| GB                                                            | 4    | Ginkgo biloba 'Princeton Sentry'               | Princeton Sentry Ginkgo        | B&B  | 3.5-4" Cal. | Full, Branching 7' clear |
| LT                                                            | 5    | Liriodendron tulipifera 'Fastigiata'           | Fastigate Tulip Tree           | B&B  | 3.5-4" Cal. | Full, Branching 7' clear |
| LS                                                            | 2    | Liquidambar styraciflua 'Slender Silhouette'   | Fastigate Sweetgum             | B&B  | 3.5-4" Cal. | Full, Branching 7' clear |
| MG                                                            | 2    | Magnolia 'Gold Star'                           | Yellow Magnolia                | B&B  | 12-14" Ht.  | Full, Specimen           |
| MV                                                            | 3    | Magnolia virginiana                            | Sweetbay Magnolia              | B&B  | 3-3.5" Cal. | Full, Single Trunk       |
| OA                                                            | 3    | Oxydendrum arboreum                            | Sourwood                       | B&B  | 4-4.5" Cal. | Full, Branching 7' clear |
| PO                                                            | 15   | Platanus occidentalis                          | American Sycamore              | B&B  | 4-4.5" Cal. | Full, Branching 7' clear |
| SP                                                            | 12   | Stewartia pseudocamillia                       | Japanese Stewartia             | B&B  | 3.5-4" Cal. | Full, Specimen           |
| UA                                                            | 24   | Ulmus americana 'Princeton'                    | Princeton Elm                  | B&B  | 4-4.5" Cal. | Full, Branching 7' clear |
| SHRUBS (FOUNDATION / SCREENING)                               |      |                                                |                                |      |             |                          |
| HA                                                            | 43   | Hydrangea arborescens 'Incrediball'            | Incrediball Smooth Hydrangea   | CONT | 5 GAL.      | 48" O.C.                 |
| IG                                                            | 120  | Ilex glabra 'Shamrock'                         | Shamrock Inkberry              | CONT | 5 GAL.      | 36" O.C.                 |
| IH                                                            | 5    | Ilex meserveae 'Hachfee'                       | Castle Spire Holly             | CONT | 5 GAL.      |                          |
| IM                                                            | 52   | Ilex meserveae 'Castle Wall'                   | Castle Wall Holly              | CONT | 5 GAL.      | 36" O.C.                 |
| VP                                                            | 39   | Viburnum x pragnense                           | Prague Viburnum                | CONT | 5 GAL.      | 60" O.C.                 |
| MIXED ORNAMENTAL SHRUBS, PERENNIALS, GRASSES AND GROUNDCOVERS |      |                                                |                                |      |             |                          |
| AM                                                            | -    | Achillea 'Moonshine'                           | Yarrow 'Moonshine'             | CONT | 1 GAL.      | 12" O.C.                 |
| AB                                                            | -    | Agastache 'Black Adder'                        | Giant Hyssop                   | CONT | 1 GAL.      | 18" O.C.                 |
| AT                                                            | -    | Andropogon ternarius                           | Splitbeard Bluestem            | CONT | 1 GAL.      | 48" O.C.                 |
| BR                                                            | -    | Brakeights Red Yucca                           | Hesperaloe parviflora          | CONT | 1 GAL.      | 18" O.C.                 |
| BP                                                            | -    | Buddleja x 'Podaras #8'                        | Flutterby Petite Blue Heaven   | CONT | 1 GAL.      | 36" O.C.                 |
| CA                                                            | -    | Calamagrostis x acutiflora 'Karl Foerster'     | Feather Reed Grass             | CONT | 1 GAL.      | 18" O.C.                 |
| CC                                                            | -    | Caryopteris x clandonensis 'Dark Knight'       | Dark Knight Bluebeard          | CONT | 1 GAL.      | 48" O.C.                 |
| CV                                                            | -    | Coreopsis verticillata 'Moonbeam'              | Threadleaf Coreopsis           | CONT | 1 GAL.      | 24" O.C.                 |
| EP                                                            | -    | Echinacea purpurea 'Magnus'                    | Coneflower                     | CONT | 1 GAL.      | 18" O.C.                 |
| GC                                                            | -    | Geranium x cantabrigiense 'Karmina'            | Hardy Karmina Geranium         | CONT | 1 GAL.      | 18" O.C.                 |
| IV                                                            | -    | Ilex verticillata 'Red Sprite'                 | Winterberry                    | CONT | 1 GAL.      | 36" O.C.                 |
| LM                                                            | -    | Liriope muscari 'Big Blue'                     | Big Blue Liriope               | CONT | 1 GAL.      | 18" O.C.                 |
| PA                                                            | -    | Pennisetum alopecuroides 'Hameln'              | Hameln Fountain Grass          | CONT | 1 GAL.      | 18"-24" O.C.             |
| NR                                                            | -    | Nepeta racemosa 'Walker's Low'                 | Catmint                        | CONT | 1 GAL.      | 24" O.C.                 |
| RT                                                            | -    | Rosa 'The Fairy'                               | Polyantha Rose                 | CONT | 1 GAL.      | 48" O.C.                 |
| RL                                                            | -    | Rudbeckia laciniata 'Herbstsonne'              | Coneflower 'Herbstsonne'       | CONT | 1 GAL.      | 36" O.C.                 |
| RF                                                            | -    | Rudbeckia fulgida var. sullivantii 'Goldsturm' | Goldstrum Black-Eyed Susan     | CONT | 1 GAL.      | 18" O.C.                 |
| SS                                                            | -    | Sedum sieboldii                                | October Daphne Stonecrop       | CONT | 1 GAL.      | 12" O.C.                 |
| SB                                                            | -    | Stachys byzantina                              | Lamb's Ear                     | CONT | 1 GAL.      | 18" O.C.                 |
| TS                                                            | -    | Thymus serpyllum 'Magic Carpet'                | Creeping Thyme                 | CONT | 1 GAL.      | 12" O.C.                 |
| VB                                                            | -    | Verbena bonariensis                            | Tall Verbena                   | CONT | 1 GAL.      | 12" O.C.                 |
| VV                                                            | -    | Veronicastrum virginicum 'Lavendeltrum'        | Culver's Root                  | CONT | 1 GAL.      | Full, Heavy              |
| VINE PLANTINGS                                                |      |                                                |                                |      |             |                          |
| PT                                                            | 87   | Parthenocissus tricuspidata                    | Boston Ivy                     | CONT | 1 GAL.      | 96" O.C.                 |
| EK                                                            | 58   | Euonymus kiautschovicus 'Manhattan'            | Manhattan Euonymus             | CONT | 3 GAL.      | 60" O.C., On Trellis     |

PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY WITH AN ATTACHED LABEL INDICATING THE NAME, SIZE, AND ORIGIN, OF ALL PLANT MATERIALS
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014 (AVAILABLE AT AMERIHORT.ORG)
4. THE LAYOUT OF ALL BED LINES AND LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS
6. PLANTING BEDS SHALL BE MULCHED WITH A 3" (THREE INCH) MINIMUM OF SHREDDED AGED HARDWOOD BARK UNLESS OTHERWISE NOTED
7. ALL VEGETATION SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN A HEALTHY CONDITION THROUGHOUT THE DURATION OF THE PROJECT OR PROJECT PHASE
8. ALL PLANT MATERIAL SHALL BE COVERED BY A ONE-YEAR FULL REPLACEMENT WARRANTEE THAT SHALL INCLUDE ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE HIGHER NUMBER AND OR SIZE SHALL PREVAIL

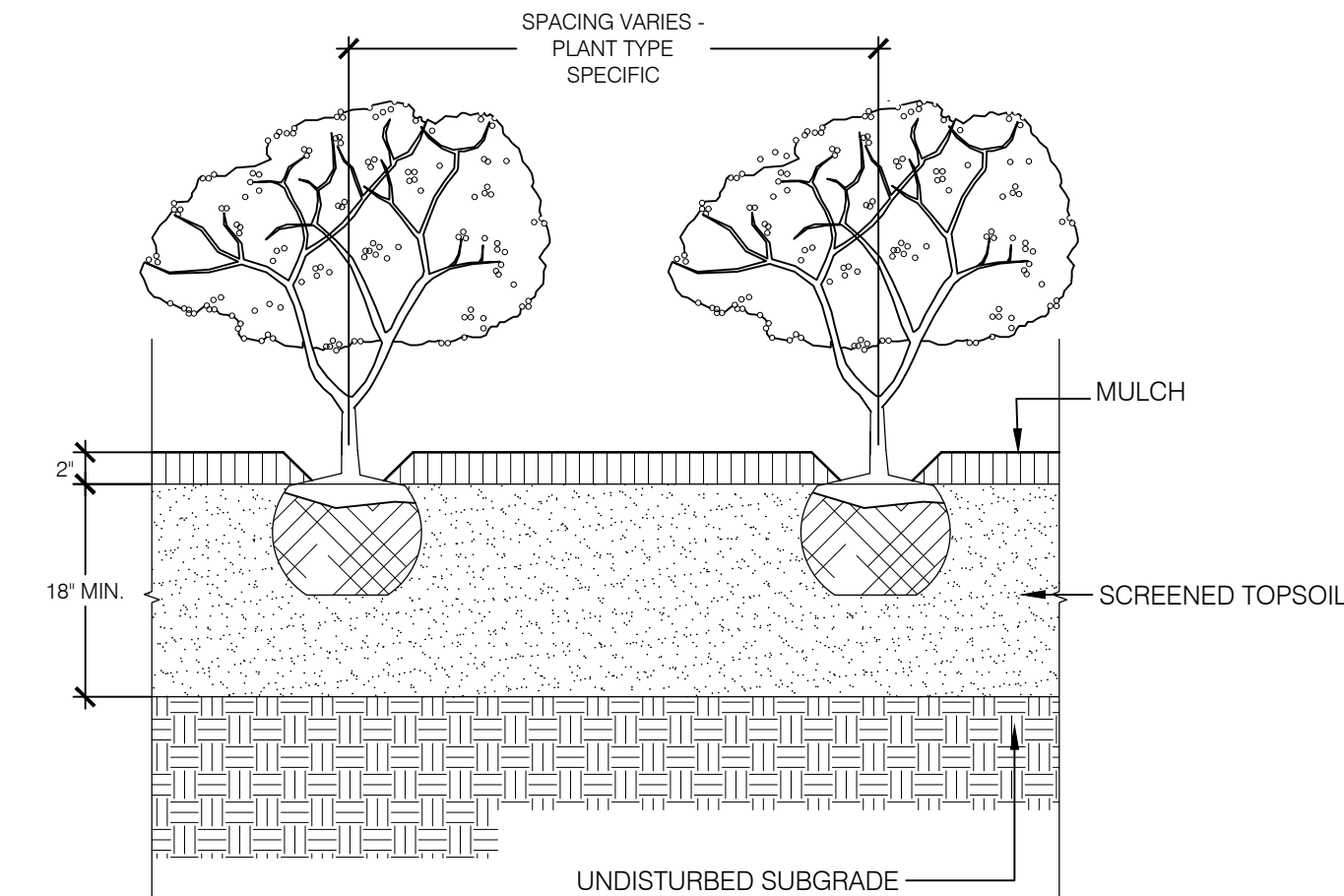
IRRIGATION NOTES:

1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
4. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN FOR ENTIRE SITE FOR APPROVAL.
5. CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM: INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.



1 GROUNDCOVER / PERENNIAL PLANTING

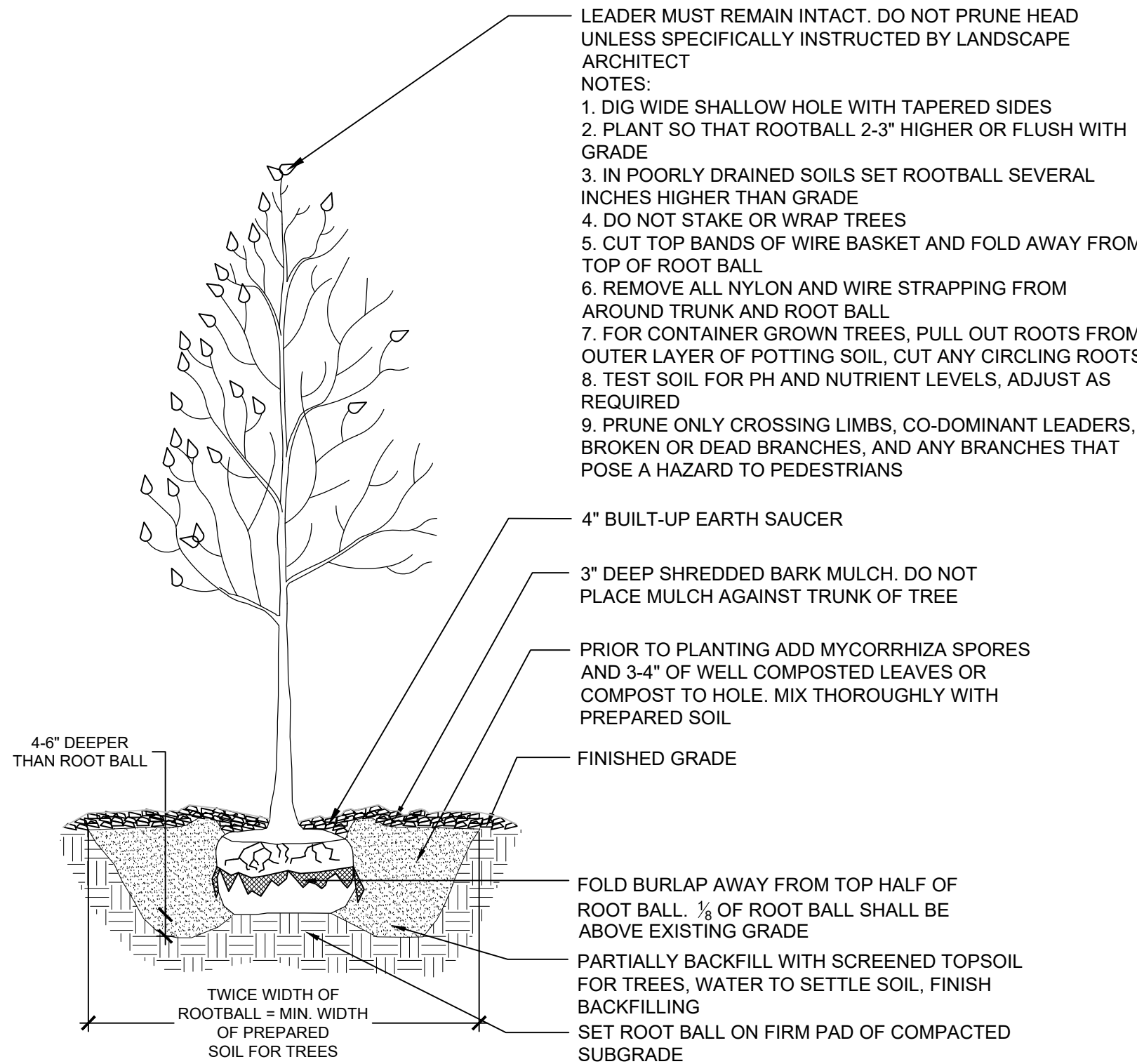
SCALE: NTS



NOTE: PLANTS ARE TO BE SPACED AS REQUIRED BY PLANTING SCHEDULE

2 SHRUB PLANTING

SCALE: NTS



3 TREE PLANTING

SCALE: NTS

erla  
andscape architecture, llc  
11a N Main Street  
SoNo, CT 203.334.6500  
www.erctrains.com

DATE

ISSUE

NO.

2024.04.19

2023.09.15

1

ARB SUBMISSION / PRE-APPLICATION REVIEW

PRE-APPLICATION REVIEW

PROJECT

PRNG TITLE

JOB NO.

DATE

SCALE

15 OLD DANBURY ROAD

OLD DANBURY ROAD  
WILTON, CT

LANDSCAPE  
SITE  
DETAILS - 3

2023.09.15

AS NOTED

SPL-4.2



BORDER



FIELD

1 CONCRETE PAVERS (VEHICULAR AND PEDESTRIAN)

SCALE: NTS



2 DECORATIVE STONE DRIP EDGE

SCALE: NTS



3 GUARDRAIL / FENCING

SCALE: NTS



4 MODULAR BLOCK RETAINING WALL

SCALE: NTS



5 STONE VENEER RETAINING WALL

SCALE: NTS



6 SITE LIGHTING - LED POST TOP LIGHT (TYPE: L1)

SCALE: NTS



7 SITE LIGHTING - LED BOLLARD (TYPE: L2)

SCALE: NTS



erla  
landscape architecture, llc  
11a N Main Street  
SoNo, CT 203.354.6500  
www.erlains.com

| NO. | ISSUE                                   | DATE       |
|-----|-----------------------------------------|------------|
| 7   |                                         |            |
| 6   |                                         |            |
| 5   |                                         |            |
| 4   |                                         |            |
| 3   | ARB SUBMISSION / PRE-APPLICATION REVIEW | 2024.04.19 |
| 2   |                                         |            |
| 1   | PRE-APPLICATION REVIEW                  | 2023.09.15 |



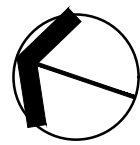
15 OLD DANBURY ROAD  
OLD DANBURY ROAD  
WILTON, CT

PROJECT  
TITLE  
SITE MATERIALS  
REFERENCE  
IMAGES

|            |
|------------|
| JOB NO.    |
| DATE       |
| 2023.09.15 |
| SCALE      |
| AS NOTED   |

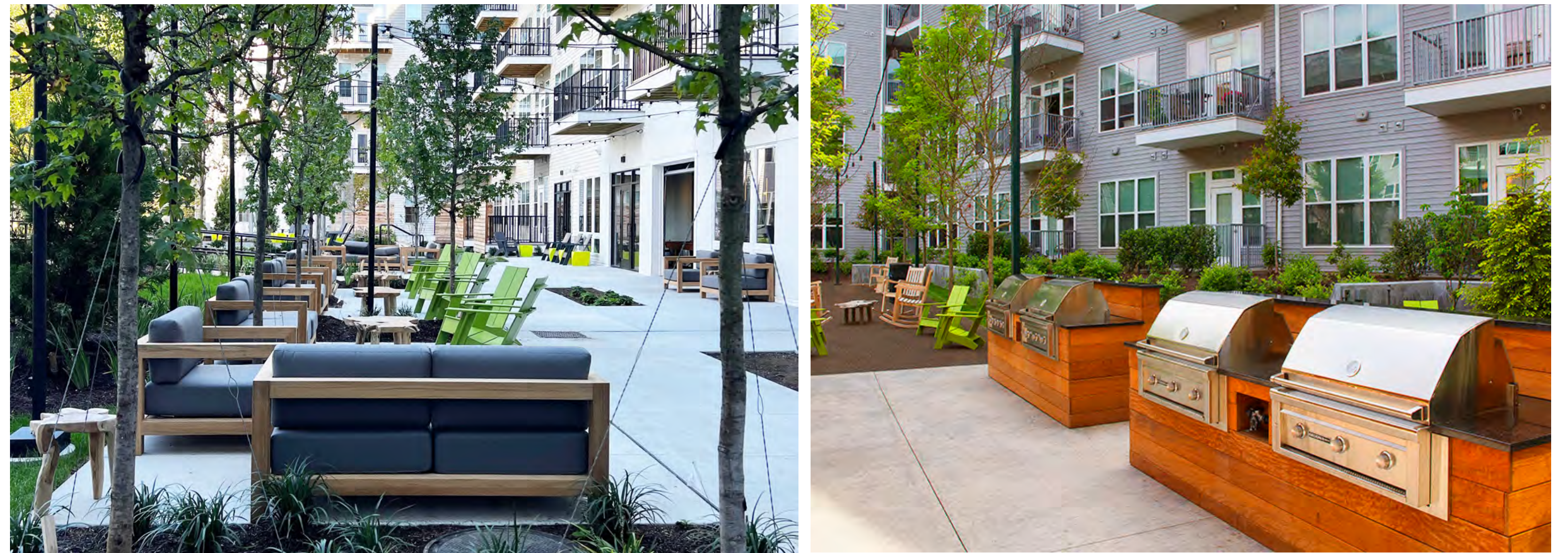
SPL-M.1

- LEGEND
- (A) STREETSCAPE / TREES AND LIGHTING
  - (B) PASSIVE RECREATION / DOG RUN
  - (C) GARDEN COURTYARD AMENITY
  - (D) POOL AMENITY TERRACE / PAVING AND FURNISHINGS
  - (E) POOL AREA AND CABANA STRUCTURES
  - (F) ORNAMENTAL PLANTINGS / LANDSCAPE





**(A)** STREETSCAPE



**(D)** POOL AMENITY TERRACE / PAVING AND FURNISHINGS



**(B)** PASSIVE RECREATION / OPEN LAWN AREA



**(E)** POOL AREA AND CABANA STRUCTURES



**(C)** GARDEN COURTYARD AMENITY



**(F)** ORNAMENTAL PLANTINGS / LANDSCAPE

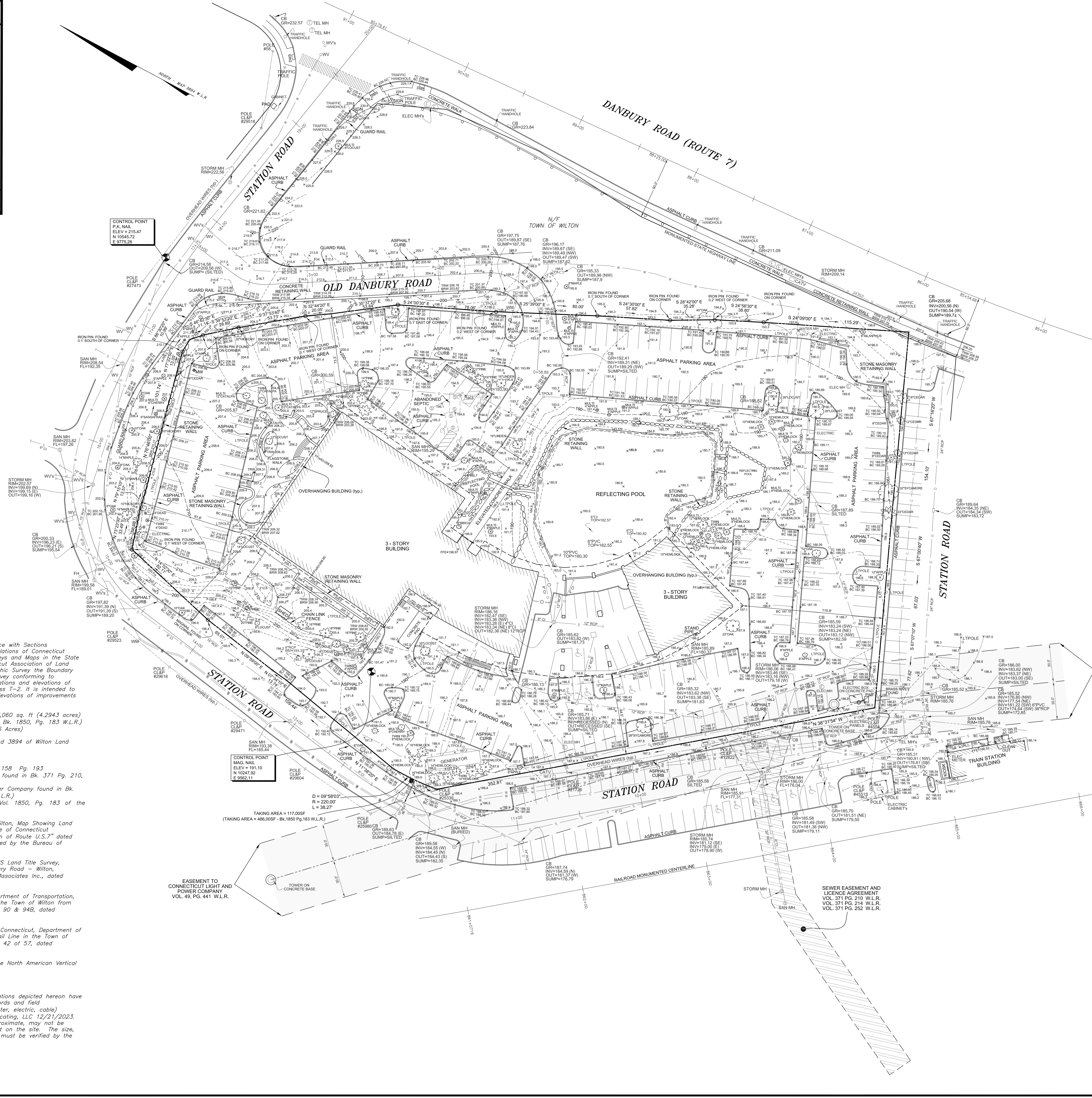
TAX MAP 74  
LOT 22

ZONE: DE-5

WILTON, CT

SCALE: 1" = 800'

ORIENTATION



NOTES:

- This survey has been prepared in accordance with Sections 20-300a-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Original area of the surveyed parcel = 187,060 sq. ft. (4.2943 acres)  
Take Area = 117.00 sq. ft. (486.00 sq. ft. Bk. 1850, Pg. 183 W.L.R.)  
Remainder parcel = 186,943sq. ft. (4.2916 Acres)
- Reference is made to Maps 2121, 3865 and 3894 of Wilton Land Records (W.L.R.).
- Reference is made to :  
a) Warranty Deed of Record found in Bk. 1158 Pg. 193  
b) Sewer Easement and License Agreement found in Bk. 371 Pg. 210, Bk. 371 Pg. 214 and Bk. 371 Pg. 252.  
c) Easement to Connecticut Light and Power Company found in Bk. 49 Pg. 441 of the Wilton Land Records (W.L.R.)  
d) Certificate of Condemnation found in Vol. 1850, Pg. 183 of the Wilton Land Records (W.L.R.)
- Reference is made to the map "Town of Wilton, Map Showing Land Acquired from CD STATION LLC by the State of Connecticut Department of Transportation, Reconstruction of Route U.S.7" dated October 2004, revised 04-01-2005, prepared by the Bureau of Engineering and Highway Operation.
- Reference is made to the map "ALTA/NPS Land Title Survey, property of CD Station LLC, 15 Old Danbury Road - Wilton, Connecticut," prepared by F.A. Heskeith & Associates Inc., dated 01-28-1999 (updated 05-19-2023).
- Reference is made maps "Connecticut Department of Transportation, Plan for Reconstruction of Route U.S.7 in the Town of Wilton from STA. 30+30.00 to STA. 178+58.82", Sheets 90 & 94B, dated 10/16/2002.
- Reference is made to Map titled "State of Connecticut, Department of Transportation, Danbury - South Norwalk Rail Line in the Town of Wilton, Project No. 884-497", Sheets 41 & 42 of 57, dated 5/28/1992.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Owner of Record: CD STATION LLC.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. Underground utilities (i.e. water, electric, cable) identified and marked by Acumark Utility Locating, LLC 12/21/2023. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

| ZONING DATA (ZONE: DE-5)                                |                                                     |
|---------------------------------------------------------|-----------------------------------------------------|
| Requirement                                             | Allowed/Required                                    |
| Min. Lot Area                                           | 5 Acres                                             |
| Min. Frontage                                           | 150 ft                                              |
| Max. Building Stories*                                  | 3                                                   |
| Max. Building Height*                                   | 39 ft                                               |
| Max. Building Coverage                                  | 25%                                                 |
| Max. Site Coverage                                      | 50%                                                 |
| Min. Front Yard**                                       | 50 ft                                               |
| Min. Side Yard                                          | When abutting a residential district 100 ft         |
| Min. Rear Yard                                          | When abutting a residential district 100 ft         |
| Min. Parking and Loading Setbacks (Side and Rear Yards) | 25 ft<br>When abutting a residential district 75 ft |

\* Except as otherwise provided in Section 29-4C.1.  
A 4 story and/or 55-foot high building may be located on lots that are in conformance with minimum area requirements of the DE-5 district.  
\*\* Except setbacks shall be 100 ft along Route 7

EASEMENT TO CONNECTICUT LIGHT AND POWER COMPANY VOL. 49, PG. 441 W.L.R.

PROPERTY & TOPOGRAPHIC SURVEY  
DEPICTING  
15 OLD DANBURY ROAD  
WILTON, CT  
PREPARED FOR  
TOLL BROTHERS APARTMENT LIVING

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

Scale: 1" = 30'

Drawn By: GS Checked By: LWP Date: 01/05/2024

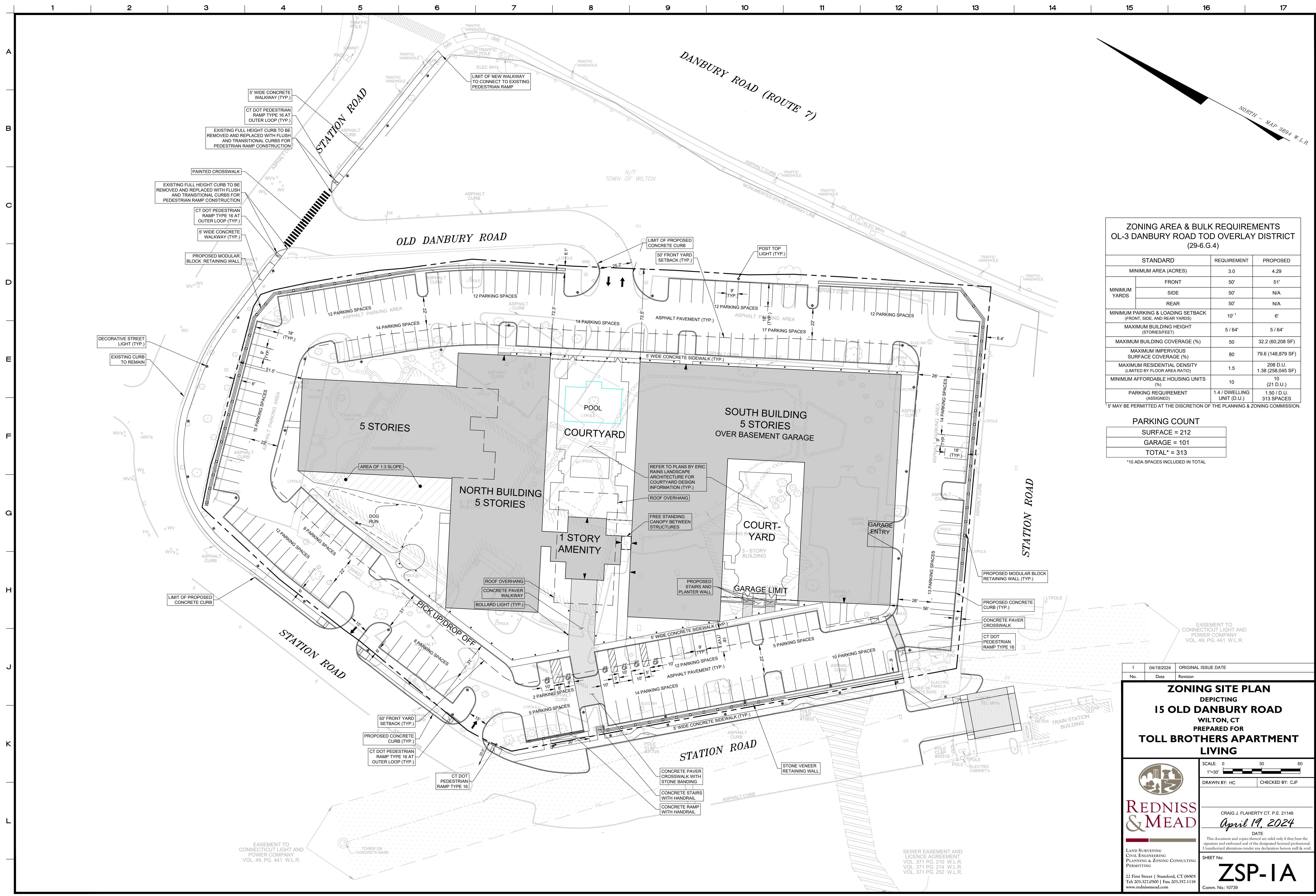
To my knowledge and belief this map is substantially correct as noted herein

LAWRENCE W. ROSSINI, JR. CT. L.S. #0130  
1/5/2024  
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unaffiliated alterations under any declaration herein null and void.

Sheet No.:  
22 First Street | Stamford, CT 06903  
Tel: 203.372.0000 | Fax: 203.372.1118  
www.rednissandmead.com

PTS  
Comm. No.: 10739-2



| ZONING AREA & BULK REQUIREMENTS                                    |       |                               |                               |
|--------------------------------------------------------------------|-------|-------------------------------|-------------------------------|
| OL-3 DANBURY ROAD TO OVERLAY DISTRICT<br>(29-6.G.4)                |       |                               |                               |
| STANDARD                                                           |       | REQUIREMENT                   | PROPOSED                      |
| MINIMUM AREA (ACRES)                                               |       | 3.0                           | 4.29                          |
| MINIMUM<br>YARDS                                                   | FRONT | 50'                           | 51'                           |
|                                                                    | SIDE  | 50'                           | N/A                           |
|                                                                    | REAR  | 50'                           | N/A                           |
| MINIMUM PARKING & LOADING SETBACK<br>(FRONT, SIDE, AND REAR YARDS) |       | 10' ±                         | 6'                            |
| MAXIMUM BUILDING HEIGHT<br>(STORIES/FEET)                          |       | 5 / 64'                       | 5 / 64'                       |
| MAXIMUM BUILDING COVERAGE (%)                                      |       | 50                            | 32.2 (60,208 SF)              |
| MAXIMUM IMPERVIOUS<br>SURFACE COVERAGE (%)                         |       | 80                            | 79.6 (148,879 SF)             |
| MAXIMUM RESIDENTIAL DENSITY<br>(LIMITED BY FLOOR AREA RATIO)       |       | 1.5                           | 208 D.U.<br>1.38 (258,045 SF) |
| MINIMUM AFFORDABLE HOUSING UNITS<br>(%)                            |       | 10                            | 10 (21 D.U.)                  |
| PARKING REQUIREMENT<br>(ASSIGNED)                                  |       | 1.4 / DWELLING<br>UNIT (D.U.) | 1.50 / D.U.<br>313 SPACES     |

5' MAY BE PERMITTED AT THE DISCRETION OF THE PLANNING & ZONING COMMISSION.

| PARKING COUNT |
|---------------|
| SURFACE = 212 |
| GARAGE = 101  |
| TOTAL* = 313  |

|     |            |                     |
|-----|------------|---------------------|
| I   | 04/19/2024 | ORIGINAL ISSUE DATE |
| No. | Date       | Revision            |

# ZONING SITE PLAN

## DEPICTING

### 15 OLD DANBURY ROAD

#### WILTON, CT

#### PREPARED FOR

## TOLL BROTHERS APARTMENT LIVING



REDNISS  
& MEAD

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
[www.rednissmead.com](http://www.rednissmead.com)

SCALE: 0 30 60  
1"=30'

DRAWN BY: HC

CHECKED BY: CJF

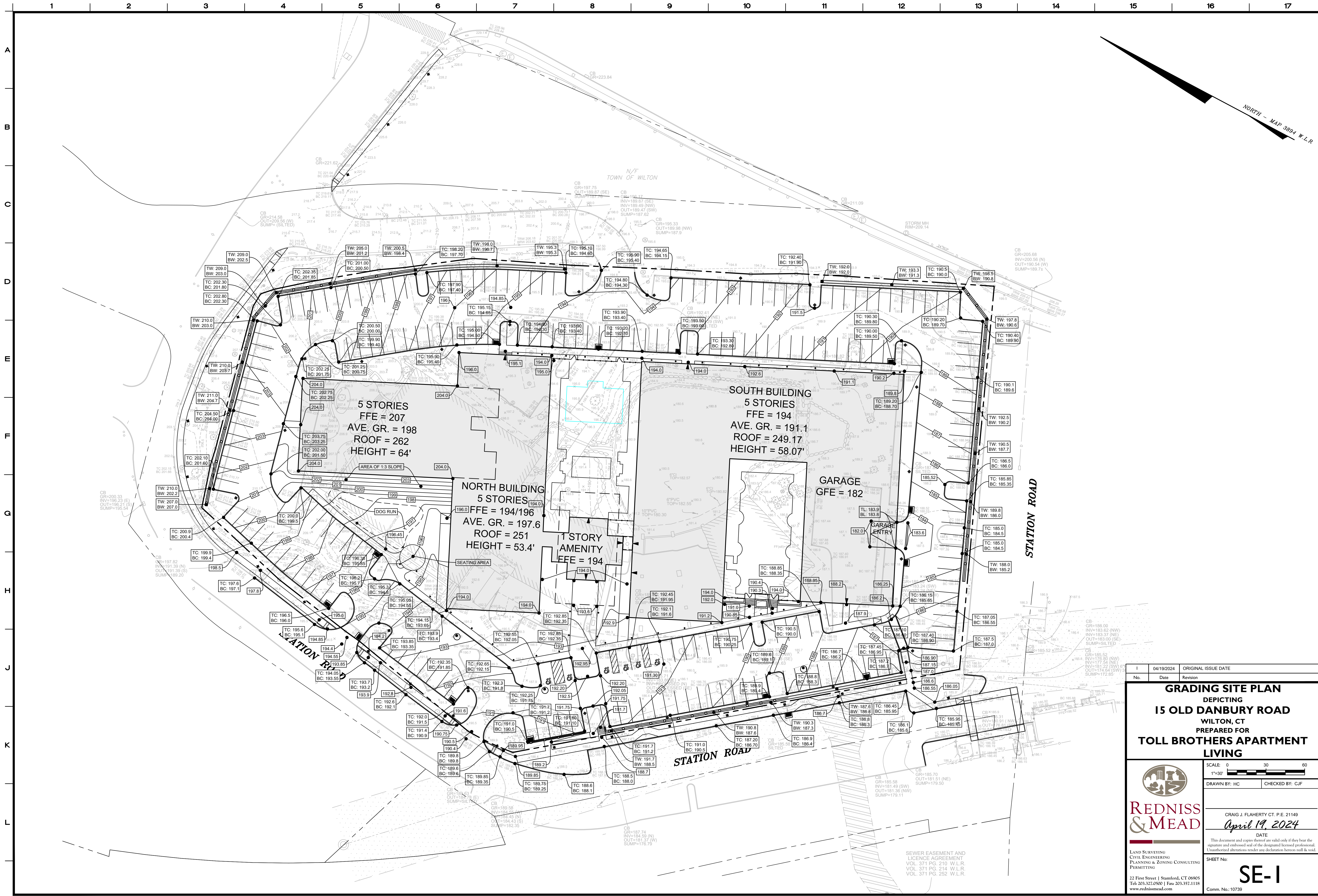
CRAIG J. FLAHERTY CT. P.E. 21149  
April 19, 2024

**DATE**

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

SHEET No: **3CD-1A**

**ZSP-1A**  
Comm. No.: 10739



| No. |  | Date       |  | Revision            |  |
|-----|--|------------|--|---------------------|--|
| 1   |  | 04/19/2024 |  | ORIGINAL ISSUE DATE |  |

**GRADING SITE PLAN**  
DEPICTING  
**15 OLD DANBURY ROAD**  
WILTON, CT  
PREPARED FOR  
**TOLL BROTHERS APARTMENT LIVING**

**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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

SCALE: 0 30 60  
1"=30'

DRAWN BY: HC CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149  
*April 19, 2024*  
DATE

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

SHEET No: **SE-1**

Comm. No.: 10739