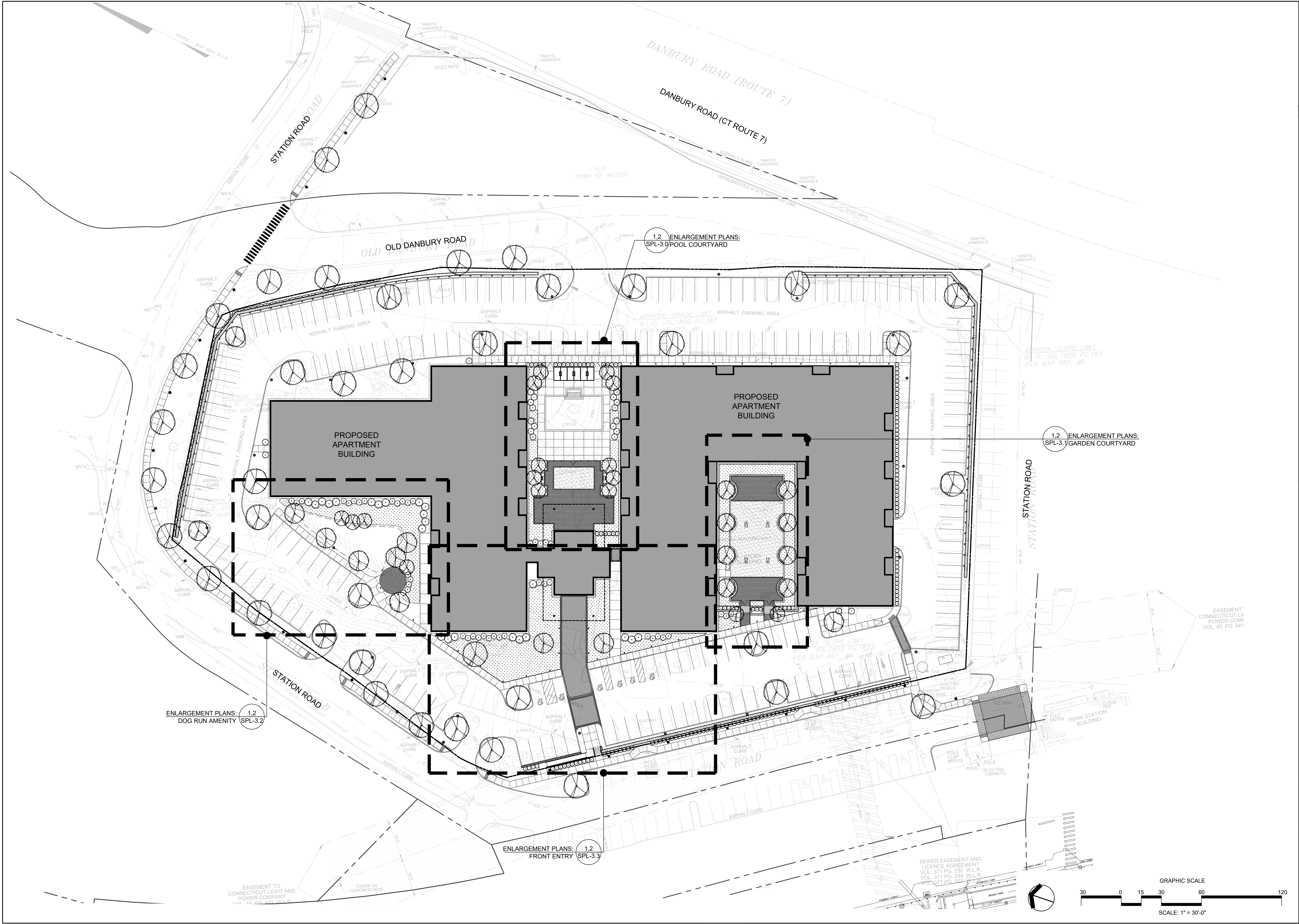




erla
andscape architecture, llc
11a N Main Street
SoNo, CT 203.354.6500
www.ertrains.com

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

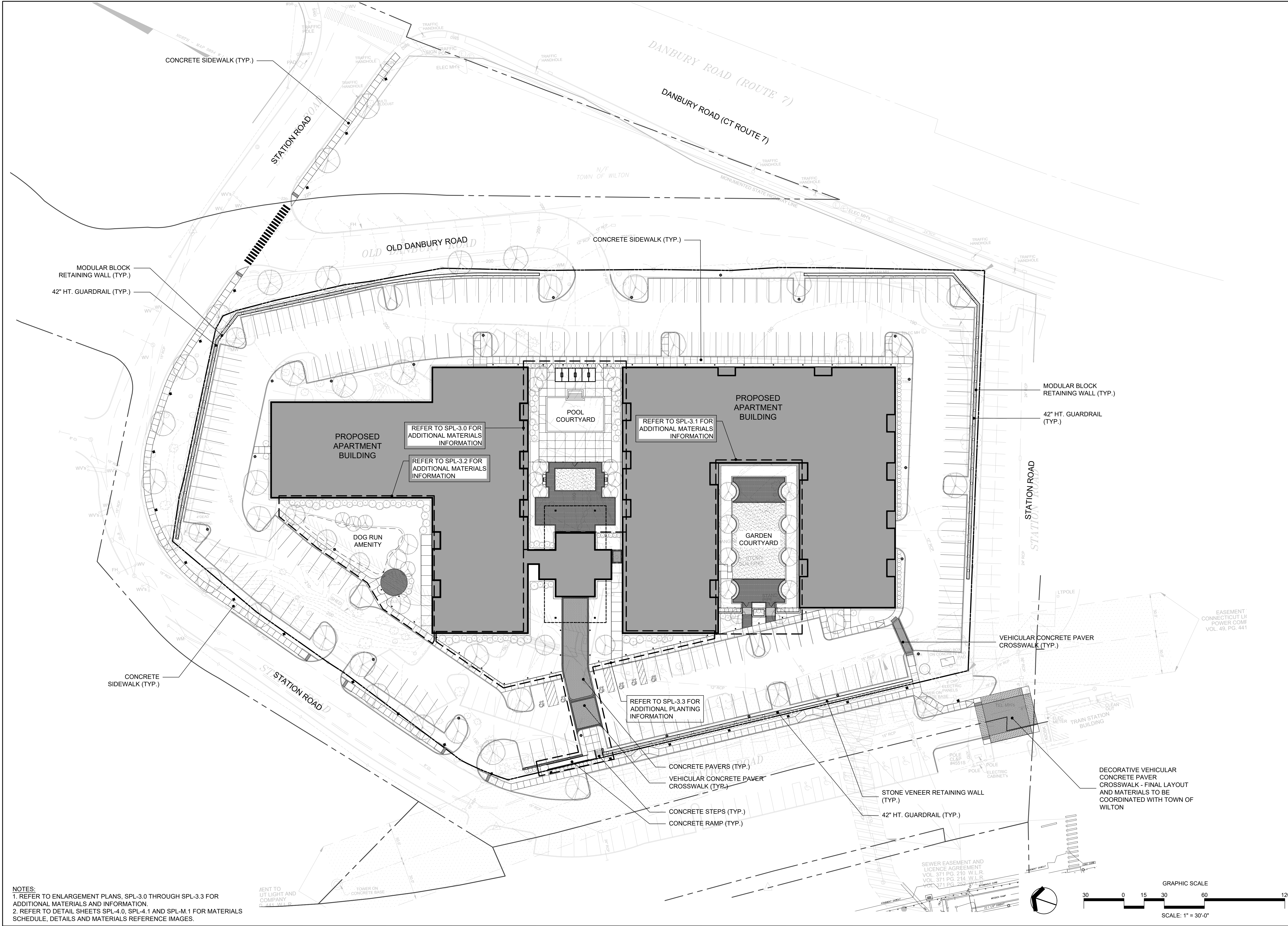
PROJECT
PRG TITLE
SITE INDEX
PLAN

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

andscape architecture, llc

SoNo, CT 203.354.6500

116 N Main Street

www.erlcrains.com

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

PROJECT

15 OLD DANBURY ROAD

OVERALL SITE MATERIALS AND LAYOUT PLAN

JOB NO.

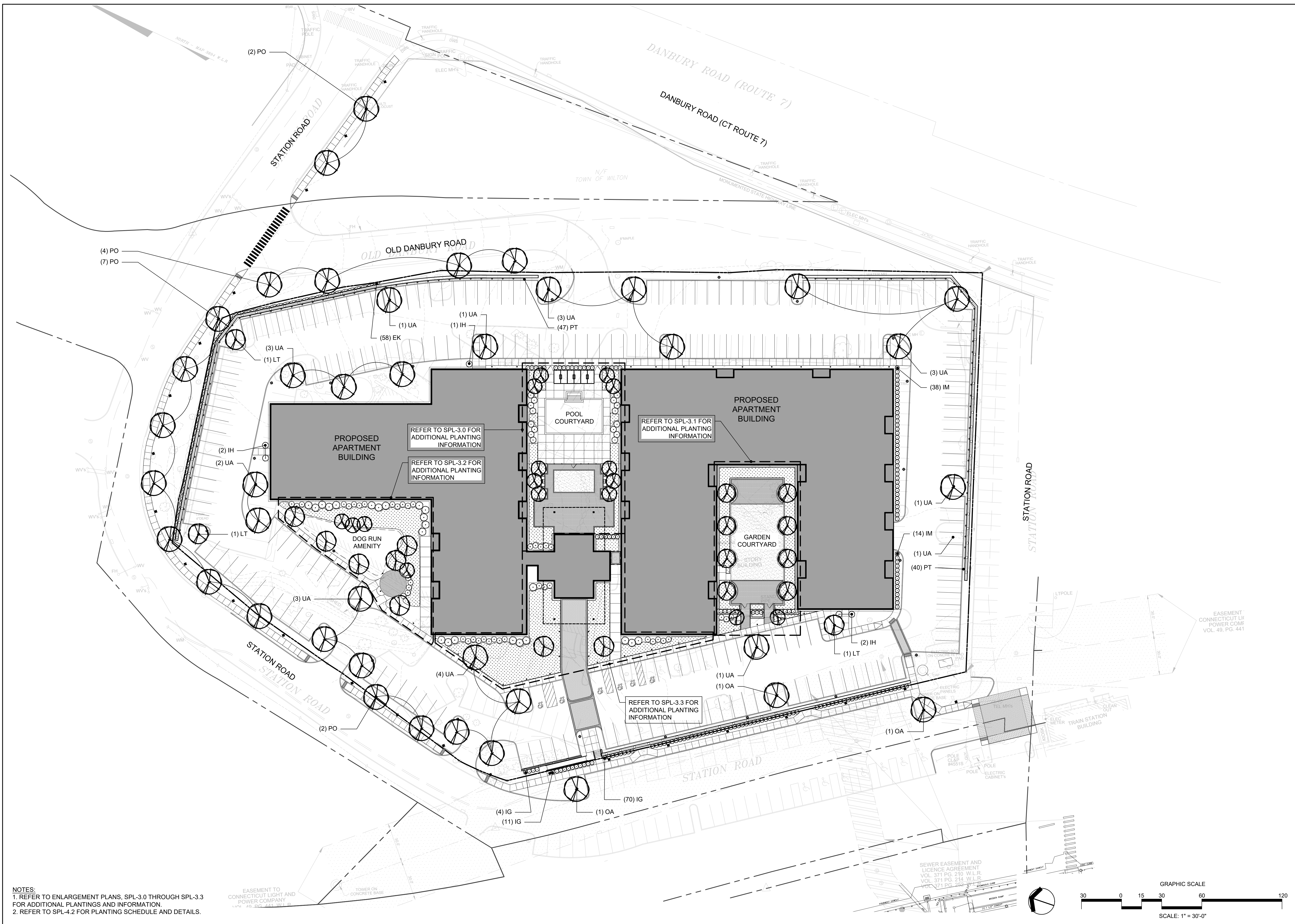
DATE

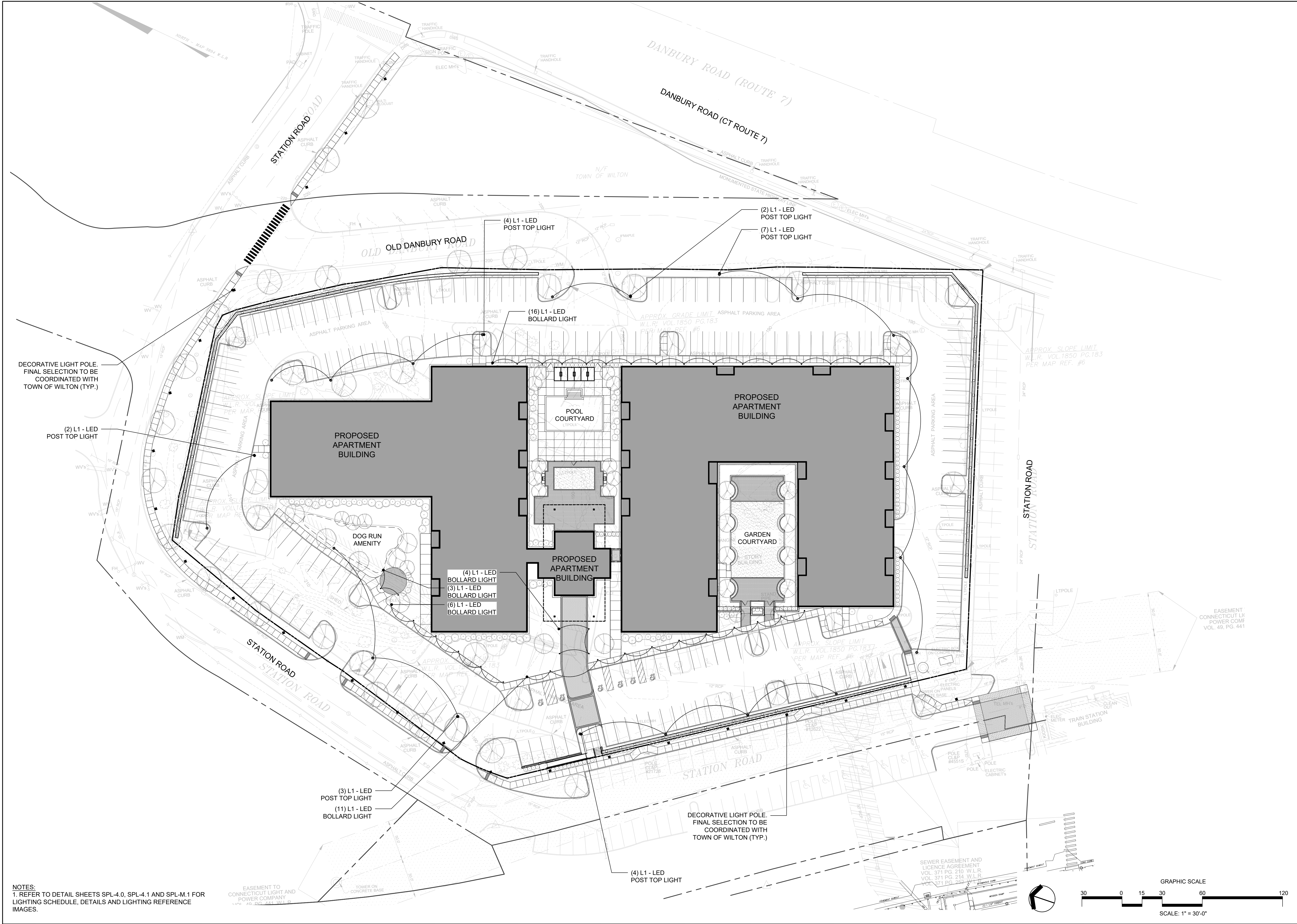
2023.09.15

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
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

OVERALL SITE
LIGHTING
PLAN

JOB NO.

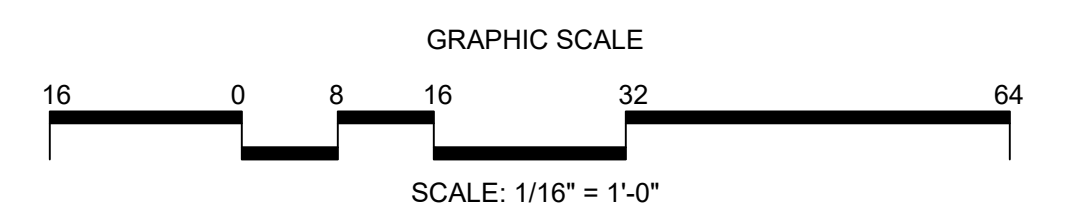
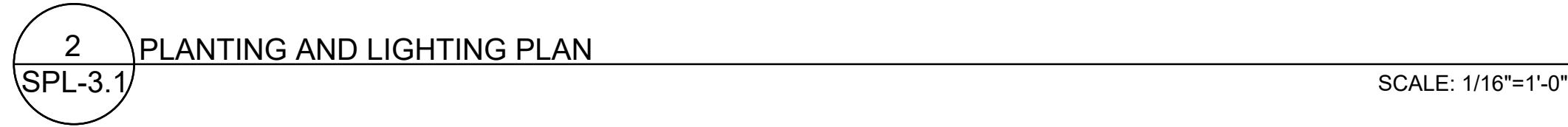
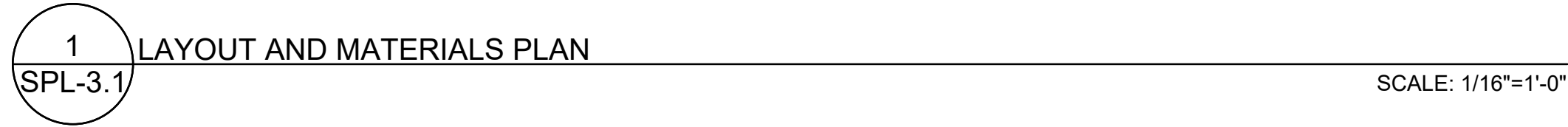
DATE

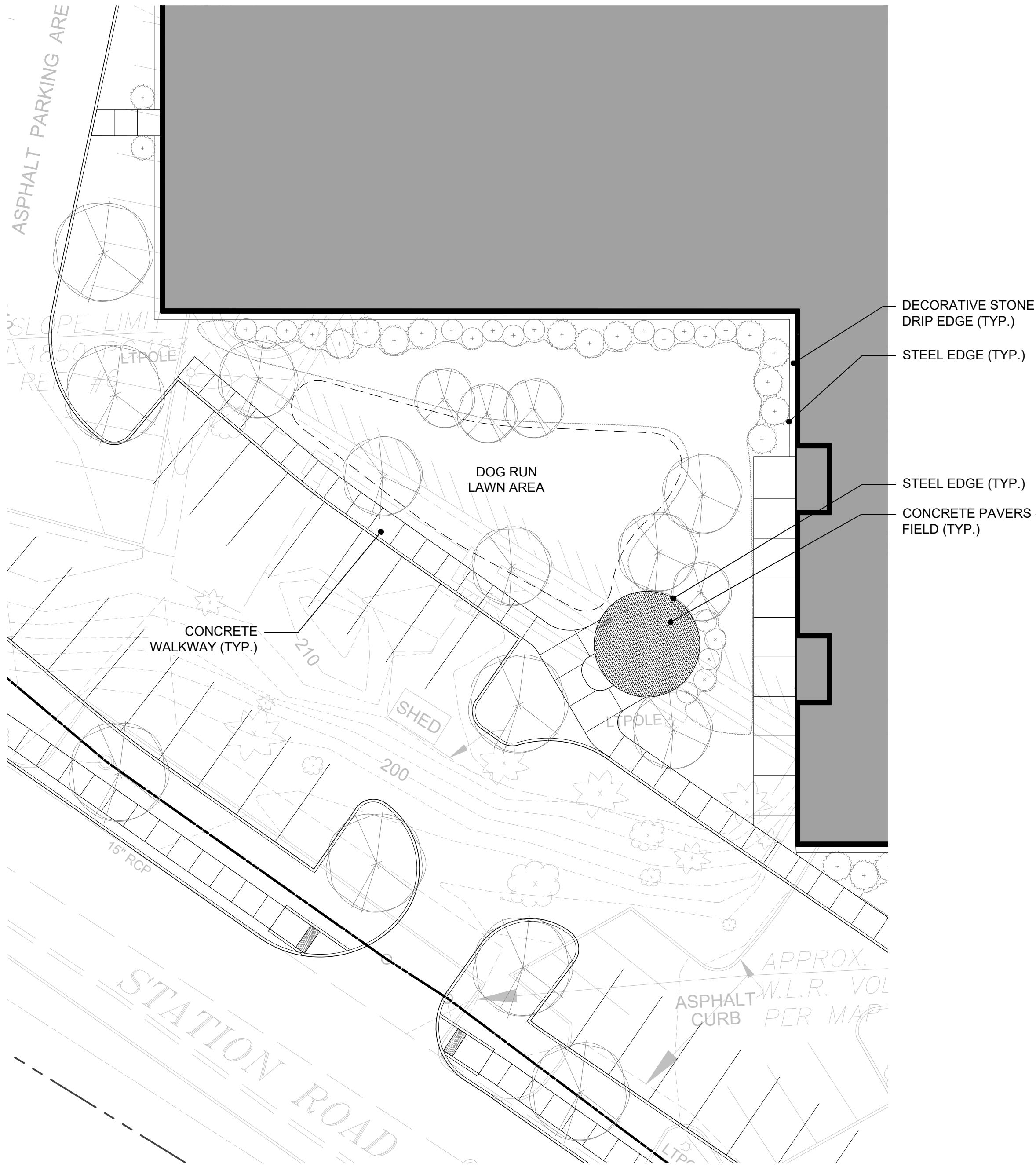
SCALE

2023.09.15

1"=30'-0"

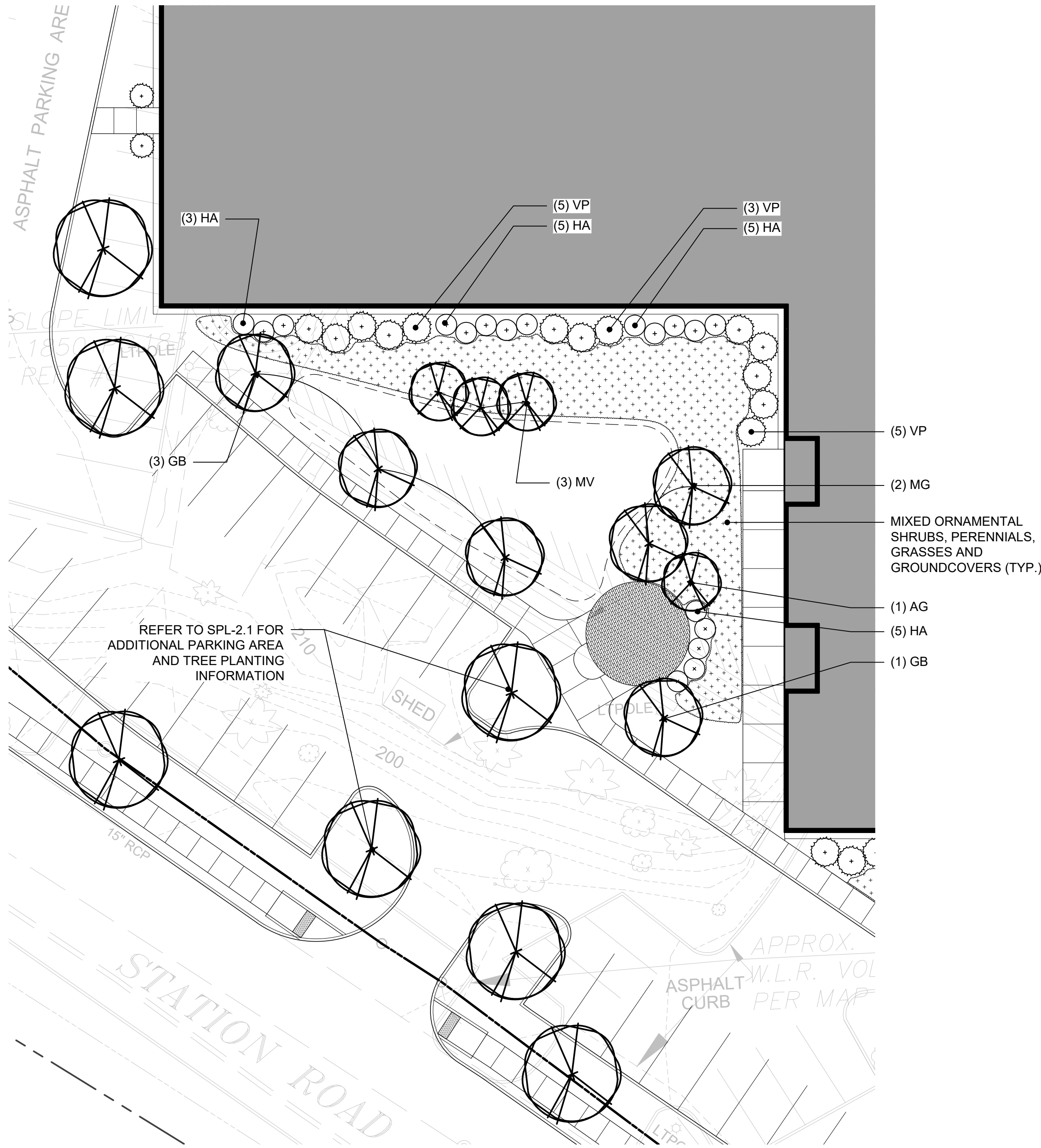
SPL-2.2





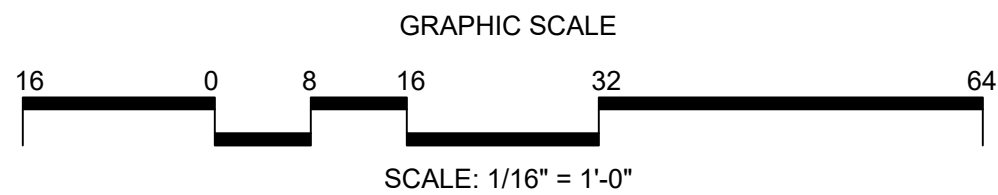
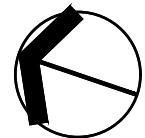
1 LAYOUT AND MATERIALS PLAN
SPL-3.2

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



2 PLANTING PLAN
SPL-3.2

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



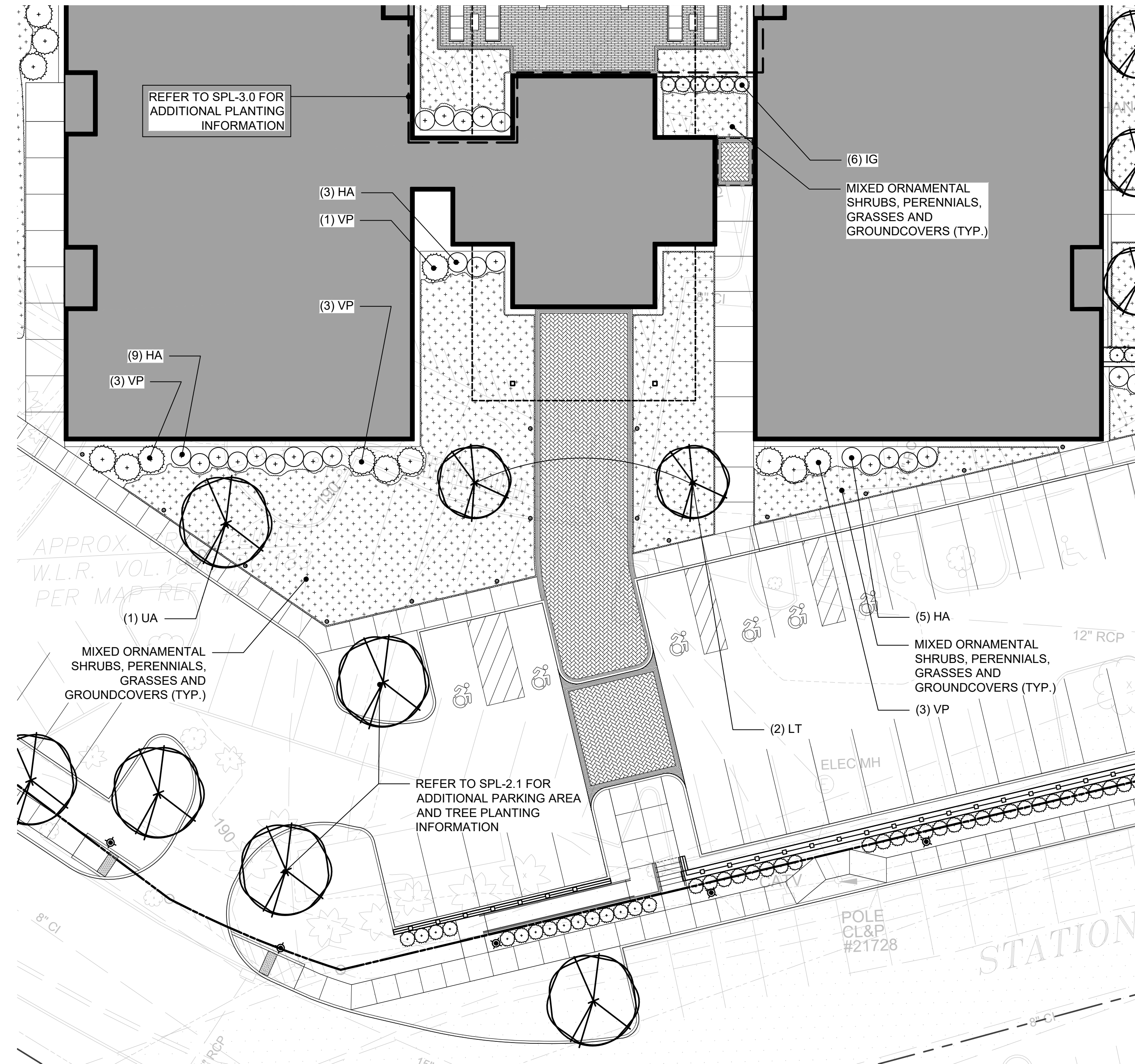
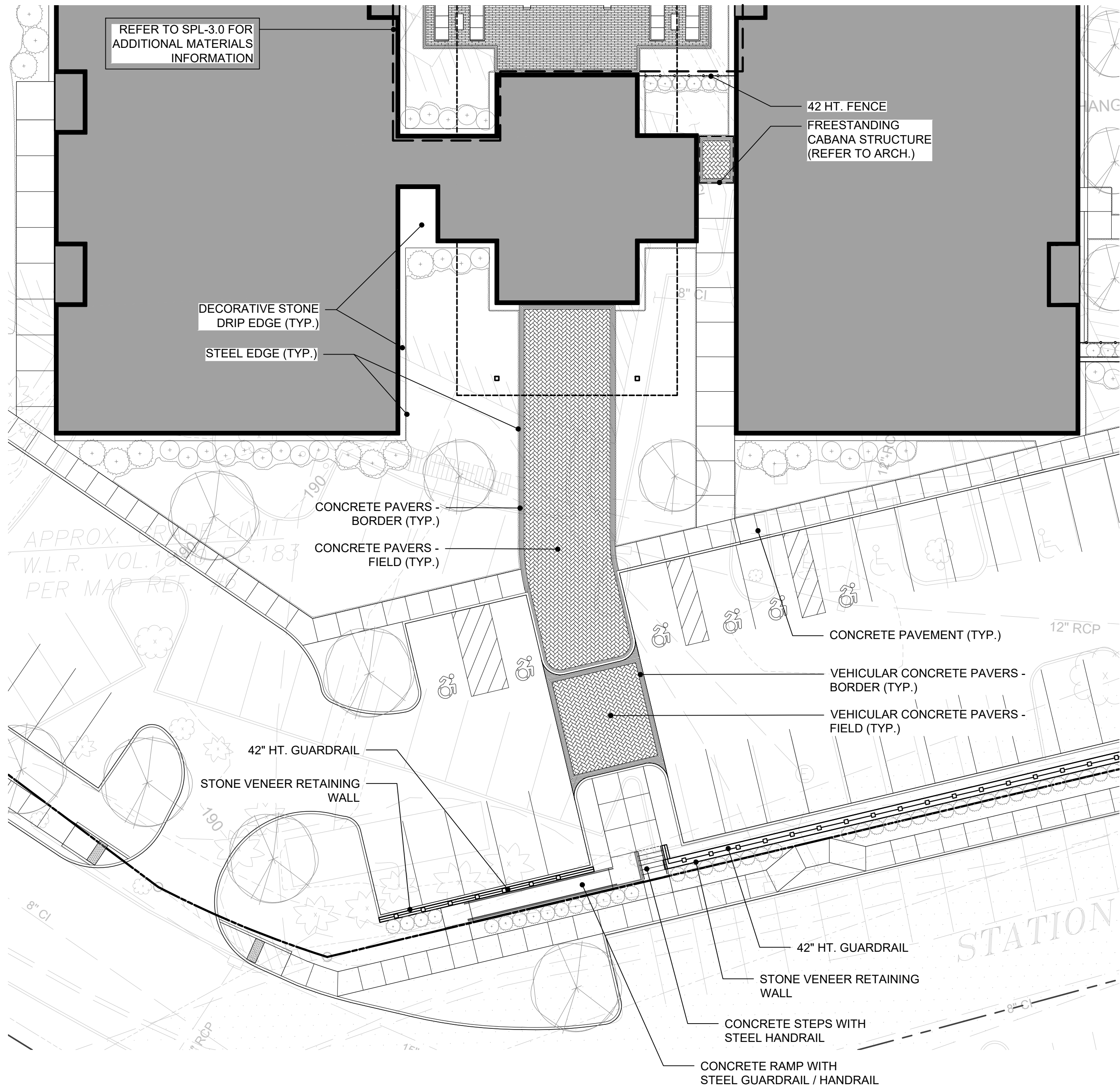
NO.	ISSUE	DATE
7		
6		
5		
4		
3	ARB SUBMISSION / PRE-APPLICATION REVIEW	2024.04.19
2	PRE-APPLICATION REVIEW	2023.09.15
1		



15 OLD DANBURY ROAD
OLD DANBURY ROAD
WILTON, CT

PROJECT
SPL-3.2
ENLARGEMENT
PLANS: DOG
RUN AMENITY
JOB NO.
DATE
2023.09.15
SCALE
1/16"=1'-0"

SPL-3.2

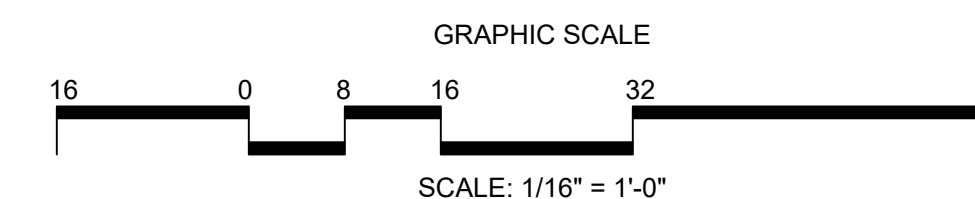


1 LAYOUT AND MATERIALS PLAN
SPL-3.3

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

2 PLANTING PLAN
SPL-3.3

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

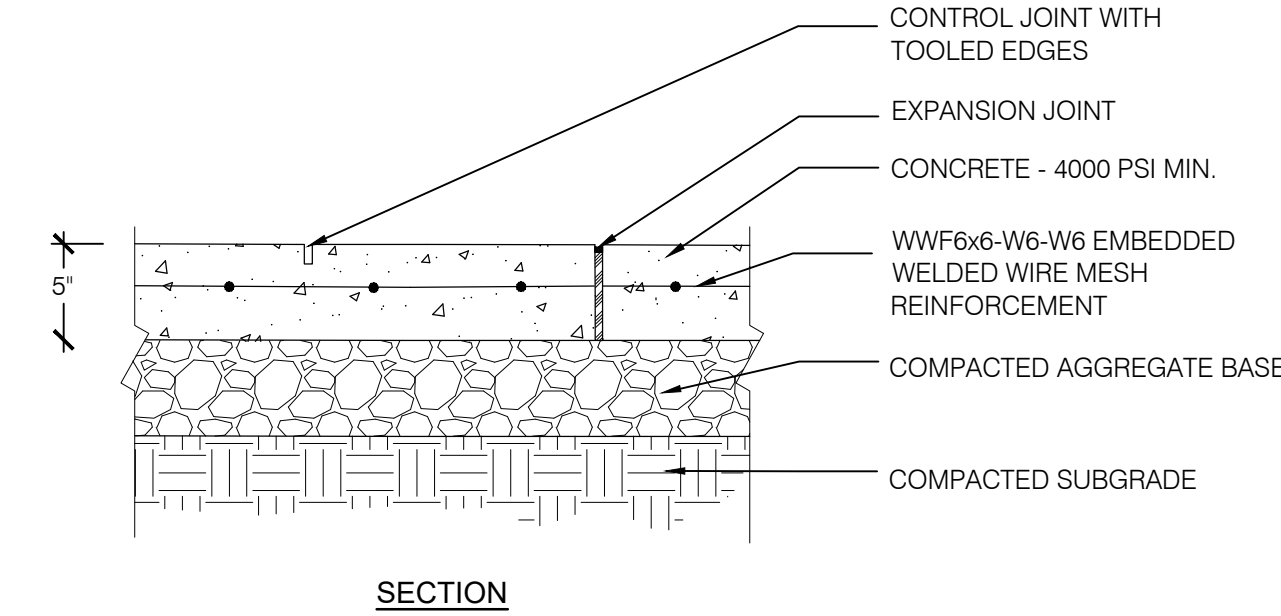
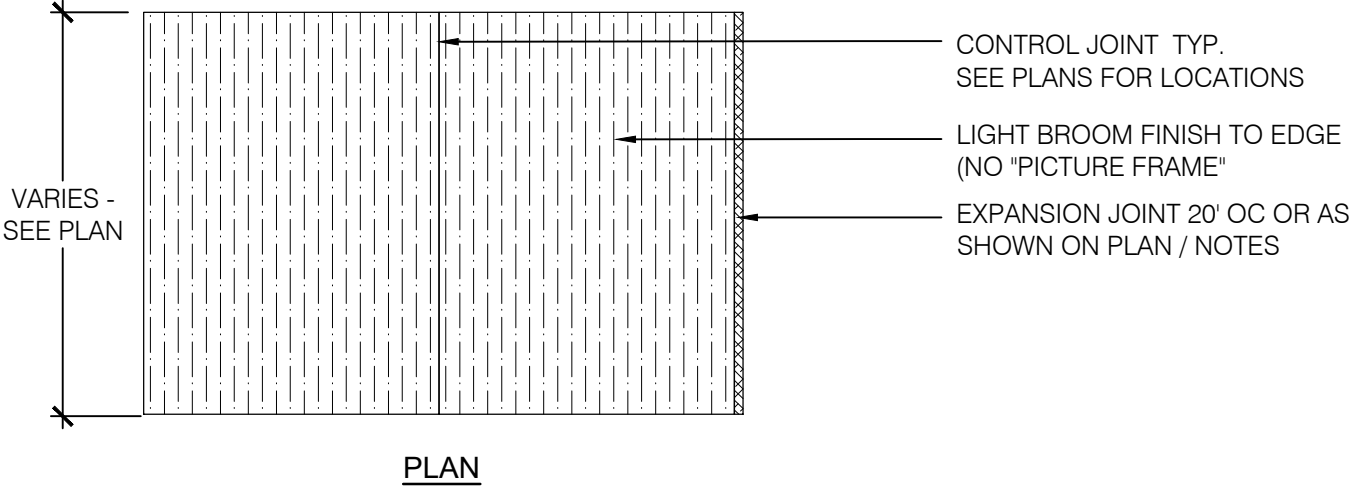


SITE MATERIALS SCHEDULE

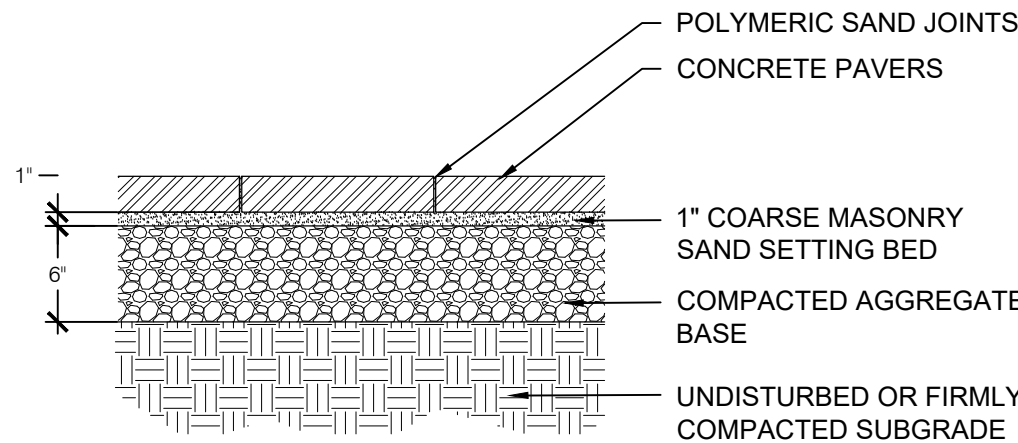
SYM	ITEM
A	CONCRETE PAVEMENT - 4000PSI
B	CONCRETE PAVERS (VEHICULAR AND PEDESTRIAN) - MANUFACTURED BY <u>TECHO-BLOC</u> . CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637
	[B1] PAVER BORDER - TYPE: <u>WESTMOUNT</u> . SIZE: <u>3-1/8" x 2-3/8" x 9-7/16"</u> . COLOR: <u>ONYX BLACK</u> .
	[B2] PAVER FIELD - 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. 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. PHONE: 704-541-5509.
F	GUARDRAIL - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: EMBEDDED. HEIGHT: 42" HT. COLOR: BLACK MANUFACTURED BY AMERISTAR FENCE. www.ameristarfence.com
G	POOL ENCLOSURE FENCE - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: VARIES. HEIGHT: 54" HT. COLOR: BLACK. MANUFACTURED BY AMERISTAR FENCE. www.ameristarfence.com
H	POOL ENCLOSURE GATE - MODEL: MONTAGE PLUS MAJESTIC 3-RAIL. MOUNT: EMBEDDED. SIZE/HEIGHT: 48" W / 54" HT. COLOR: BLACK. MANUFACTURED BY AMERISTAR FENCE. www.ameristarfence.com
I	HANDRAILS (STAIRS AND RAMP) - TYPE: 316 STAINLESS. SIZE: 1.5" SQUARE. <u>SUBMIT SHOP COMPLETE DRAWINGS FOR REVIEW AND APPROVAL</u>
J	MODULAR BLOCK RETAINING WALL - MODEL: SKYSCRAPER. COLOR: SHALE GREY. 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. CONTACT BEN CANINO, O&G INDUSTRIES. (860) 840-4637

SITE LIGHTING AND LUMINAIRE SCHEDULE

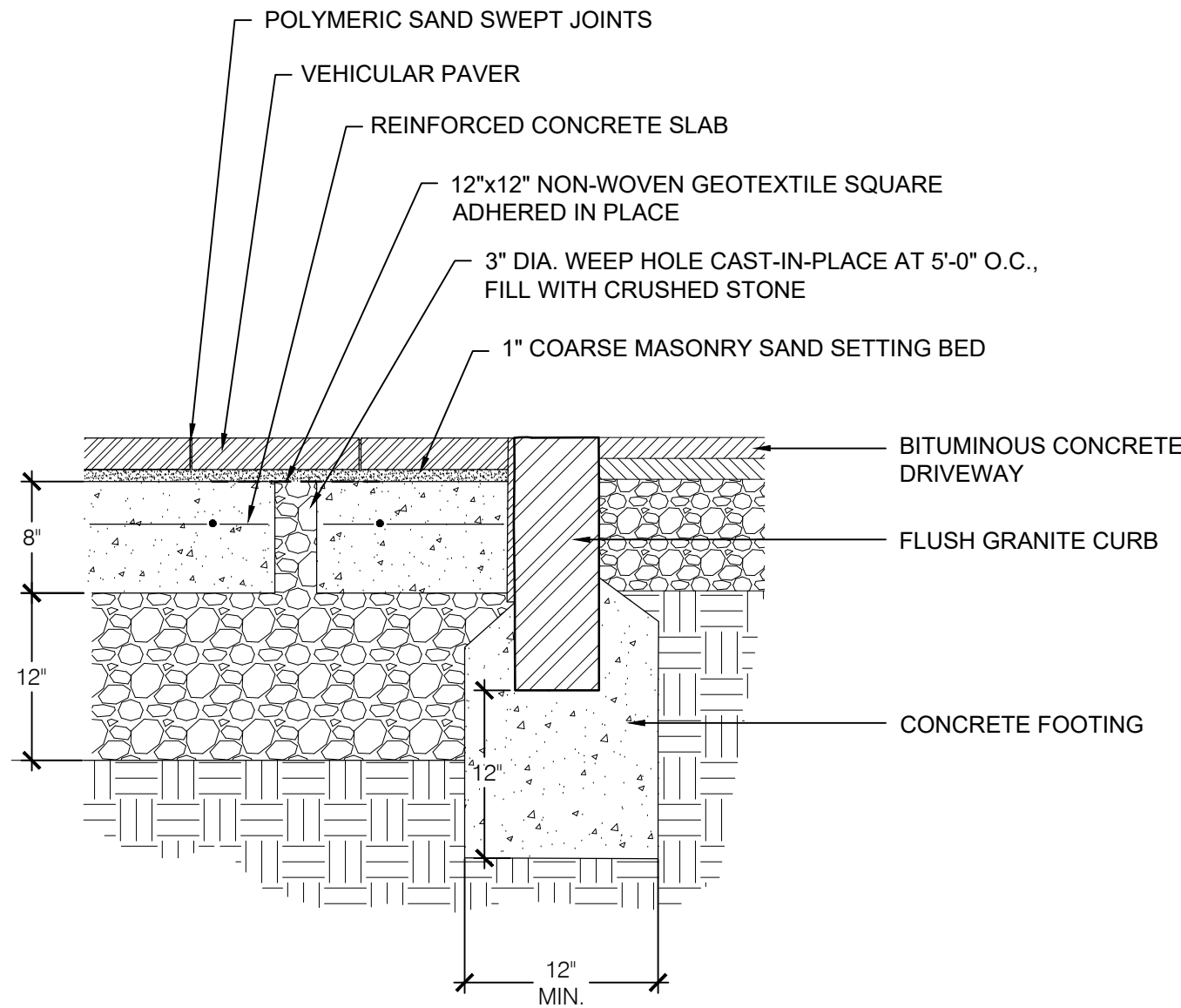
SYM	QTY	DESCRIPTION
L1	12	LED POST TOP LUMINAIRE: UR20-XXX-3K7-X-UNV-FMX-BLT-LGS-TL. POLE: 16' HT. COLOR: <u>BLACK</u> . BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814
L2	9	LED BOLLARD LIGHT MODEL: PA7R-CT-NU-3-12L-010-3K7-42-LGS-UNV. COLOR: BLACK. BY CURRENT LIGHTING, CONTACT: CLIFF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



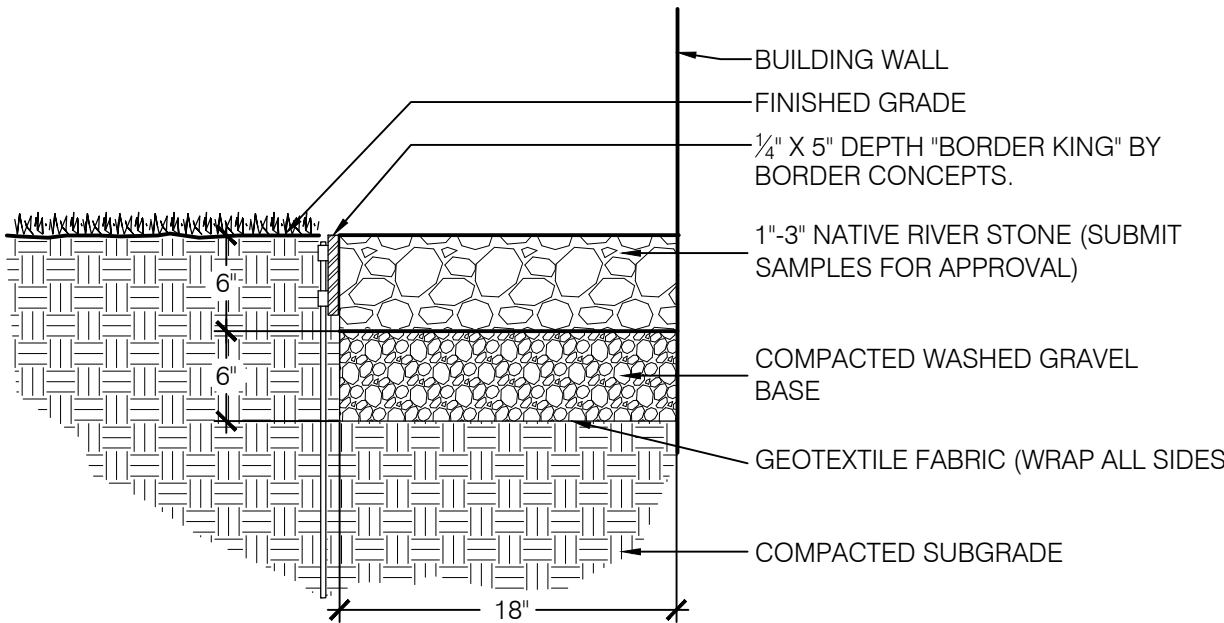
1 CONCRETE SIDEWALK / PAVEMENT SCALE: NTS



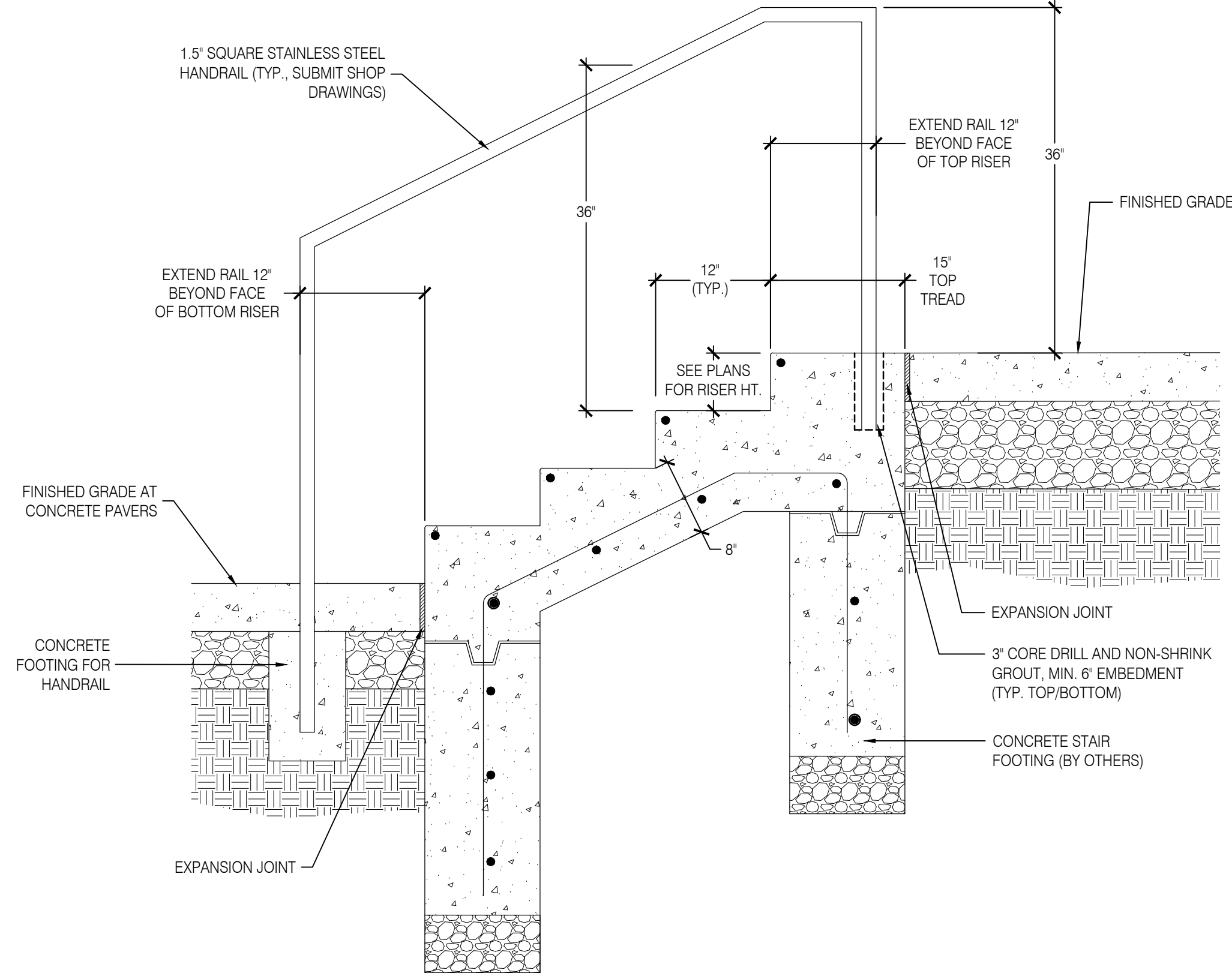
2 CONCRETE PAVERS (PEDESTRIAN) SCALE: NTS



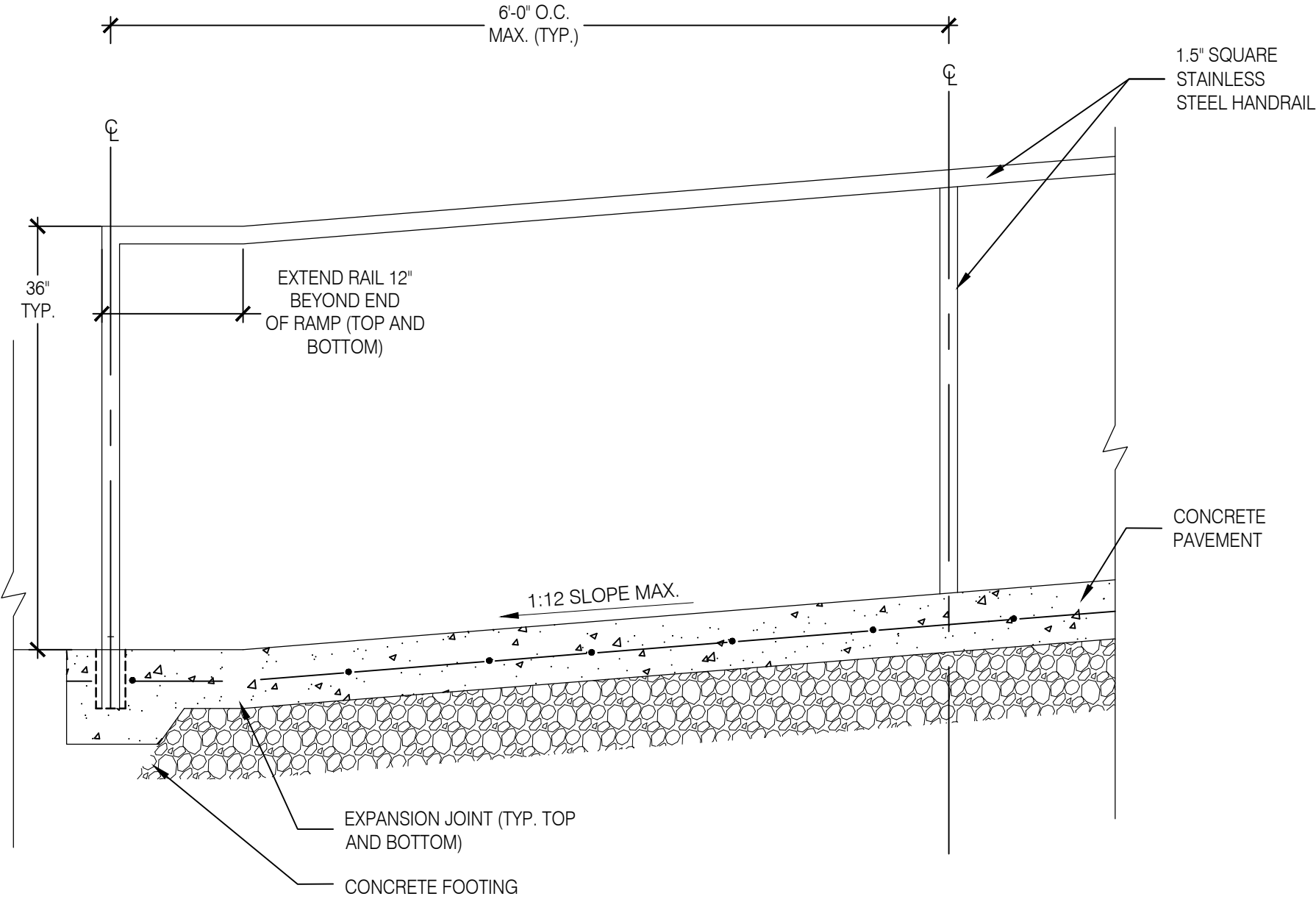
3 CONCRETE PAVERS (VEHICULAR / CROSSWALK) SCALE: NTS



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

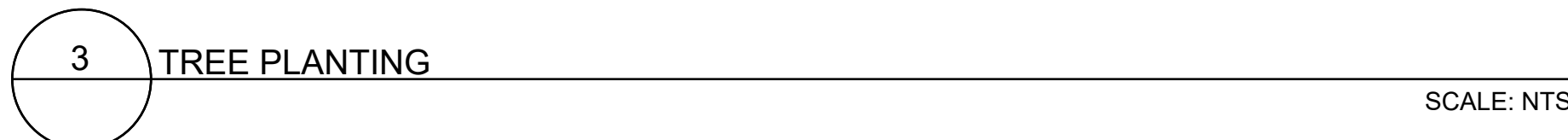
PROJECT	LANDSCAPE SITE DETAILS - 1
JOB NO.	
DATE	2023.09.15
SCALE	AS NOTED

SPL-4.0

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'	Fastigiate Tulip Tree	B&B	3.5-4' Cal.	Full, Branching 7' clear
LS	2	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate 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 pseudocamilla	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 'Hachsee'	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 pragnese	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 Adzer'	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 'Lavendeltrium'	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

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 AGE 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 WARRANTY 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

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 BEFORE ANY SITE FOR APPROVAL.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING 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.





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

DATE
2023.09.15
2024.04.19

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



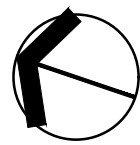
15 OLD DANBURY ROAD
OLD DANBURY ROAD
WILTON, CT

PROJECT
TITLE
SITE MATERIALS
REFERENCE
IMAGES

DATE
2023.09.15
SCALE
AS NOTED

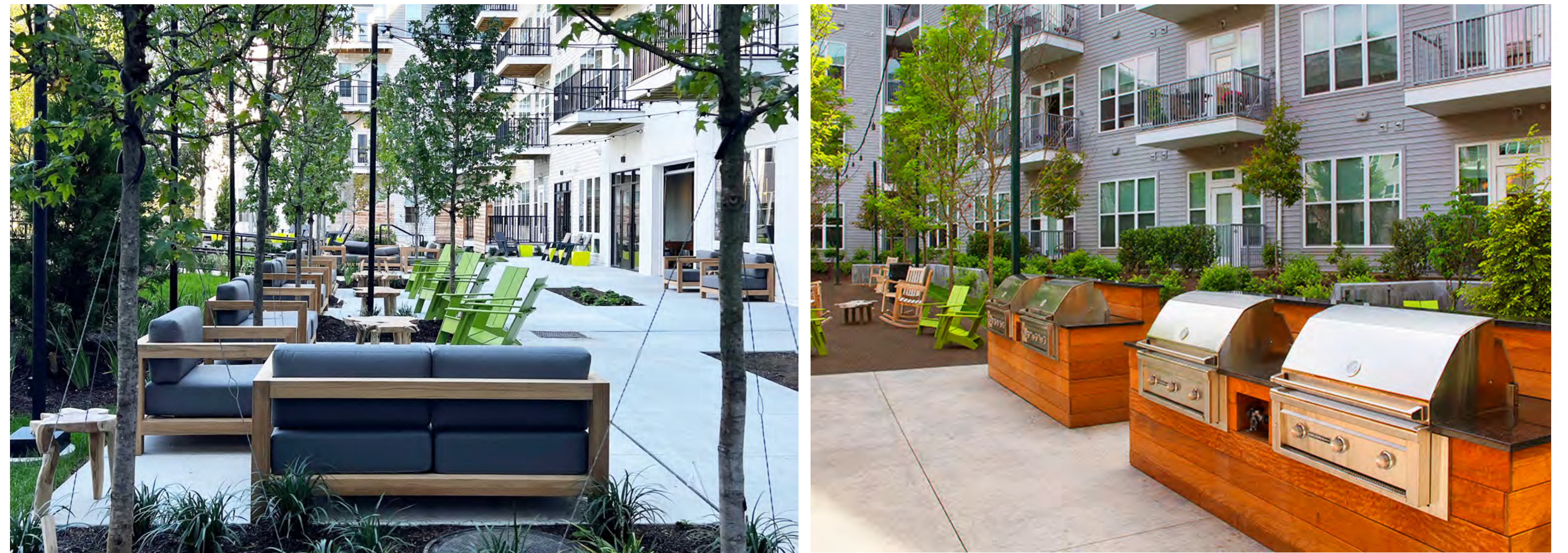
SPL-M.1

- 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'

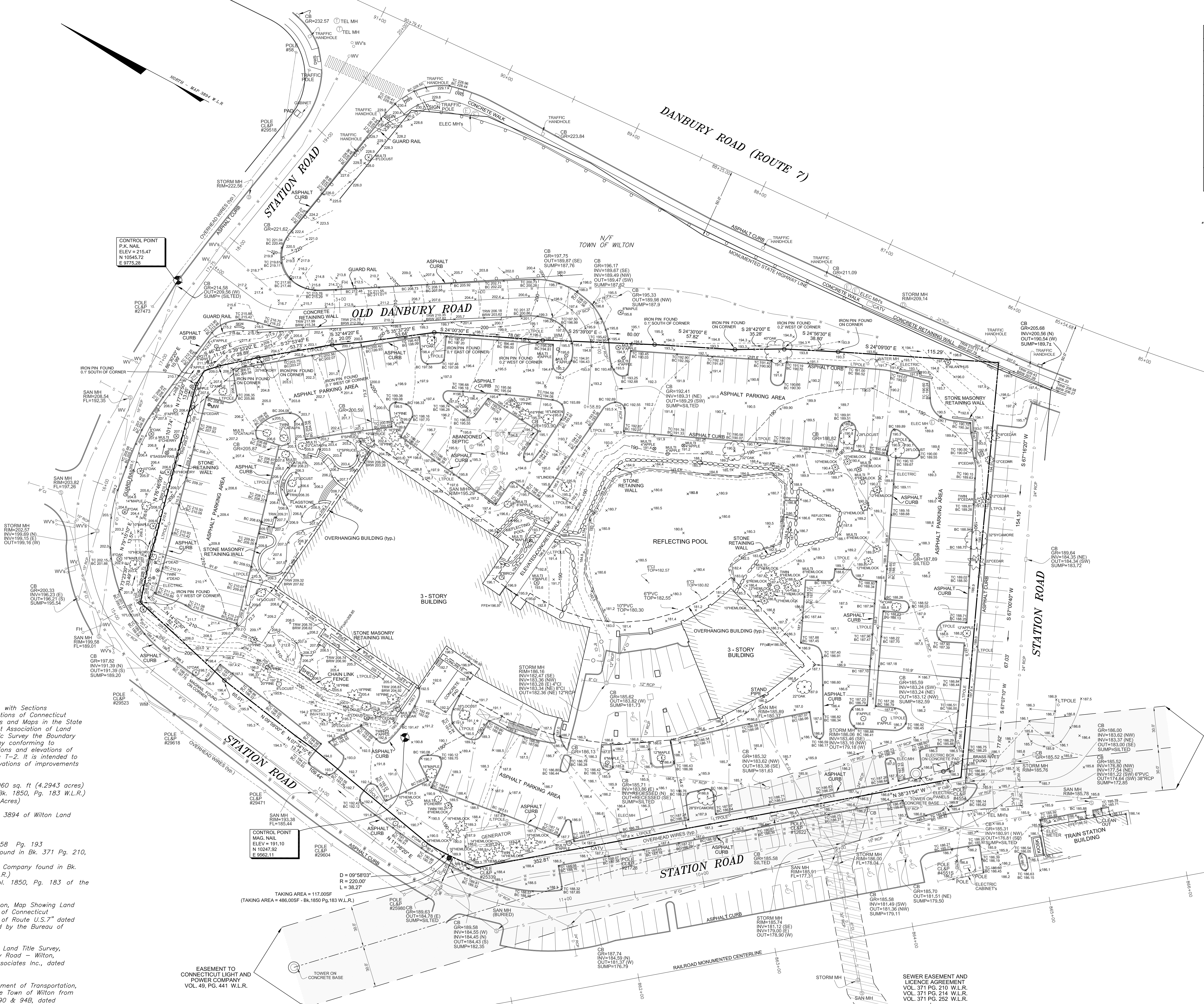
ORIENTATION

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	50 ft When abutting a residential district 100 ft
Min. Rear Yard	50 ft When abutting a residential district 100 ft
Min. Parking and Loading Setbacks (Side and Rear Yards)	25 ft 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

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 Licence 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 & 94S, 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.



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

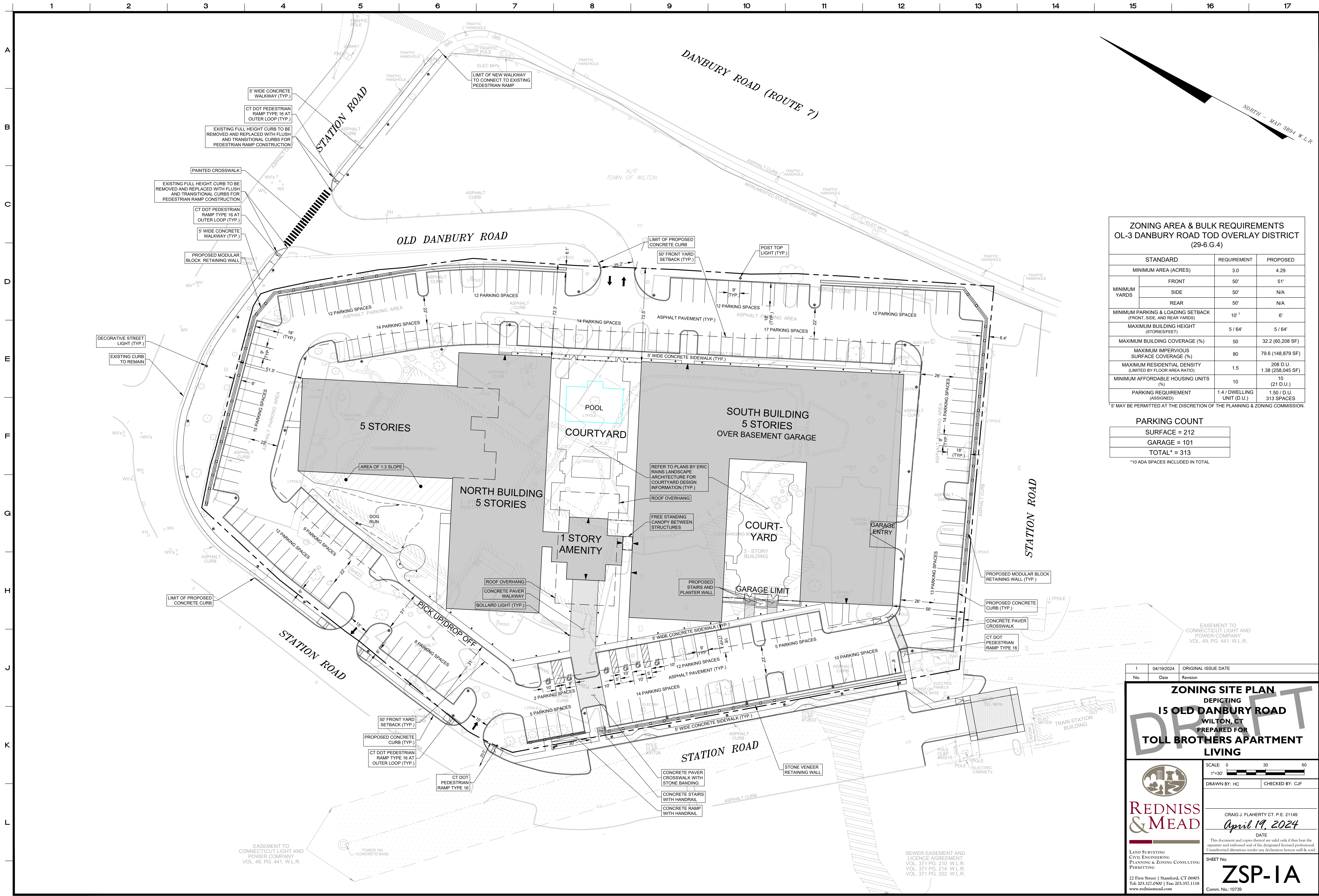
To my knowledge and belief this map is substantially correct as noted herein

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

Sheet No.: 10739-2

PTS

22 First Street | Stamford, CT 06903
Tel: 203.372.0000 | Fax: 203.372.1118
www.rednissandmead.com



ZONING AREA & BULK REQUIREMENTS OL-3 DANBURY ROAD TOD OVERLAY DISTRICT (29-6.G.4)			
STANDARD		REQUIREMENT	PROPOSED
MINIMUM AREA (ACRES)		3.0	4.29
MINIMUM YARDS	FRONT	50'	51'
	SIDE	50'	N/A
	REAR	50'	N/A
MINIMUM PARKING & LOADING SETBACK (FRONT, SIDE, AND REAR YARDS)		10' 1	6'
MAXIMUM BUILDING HEIGHT (STORIES/FEET)		5 / 64'	5 / 64'
MAXIMUM BUILDING COVERAGE (%)		50	32.2 (60,208 SF)
MAXIMUM IMPERVIOUS SURFACE COVERAGE (%)		80	79.6 (148,879 SF)
MAXIMUM RESIDENTIAL DENSITY (LIMITED BY FLOOR AREA RATIO)		1.5	208 D.U. 1.38 (258,045 SF)
MINIMUM AFFORDABLE HOUSING UNITS (%)		10	10 (21 D.U.)
PARKING REQUIREMENT (ASSIGNED)		1.4 / DWELLING UNIT (D.U.)	1.50 / D.U. 313 SPACES
*5' MAY BE PERMITTED AT THE DISCRETION OF THE PLANNING & ZONING COMMISSION.			

PARKING COUNT	
SURFACE =	212
GARAGE =	101
TOTAL* =	313
*10 ADA SPACES INCLUDED IN TOTAL	

1

04/19/2024

ORIGINAL ISSUE DATE

No.	Date	Revision

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: 203.327.0900 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 30 60
1"=30'

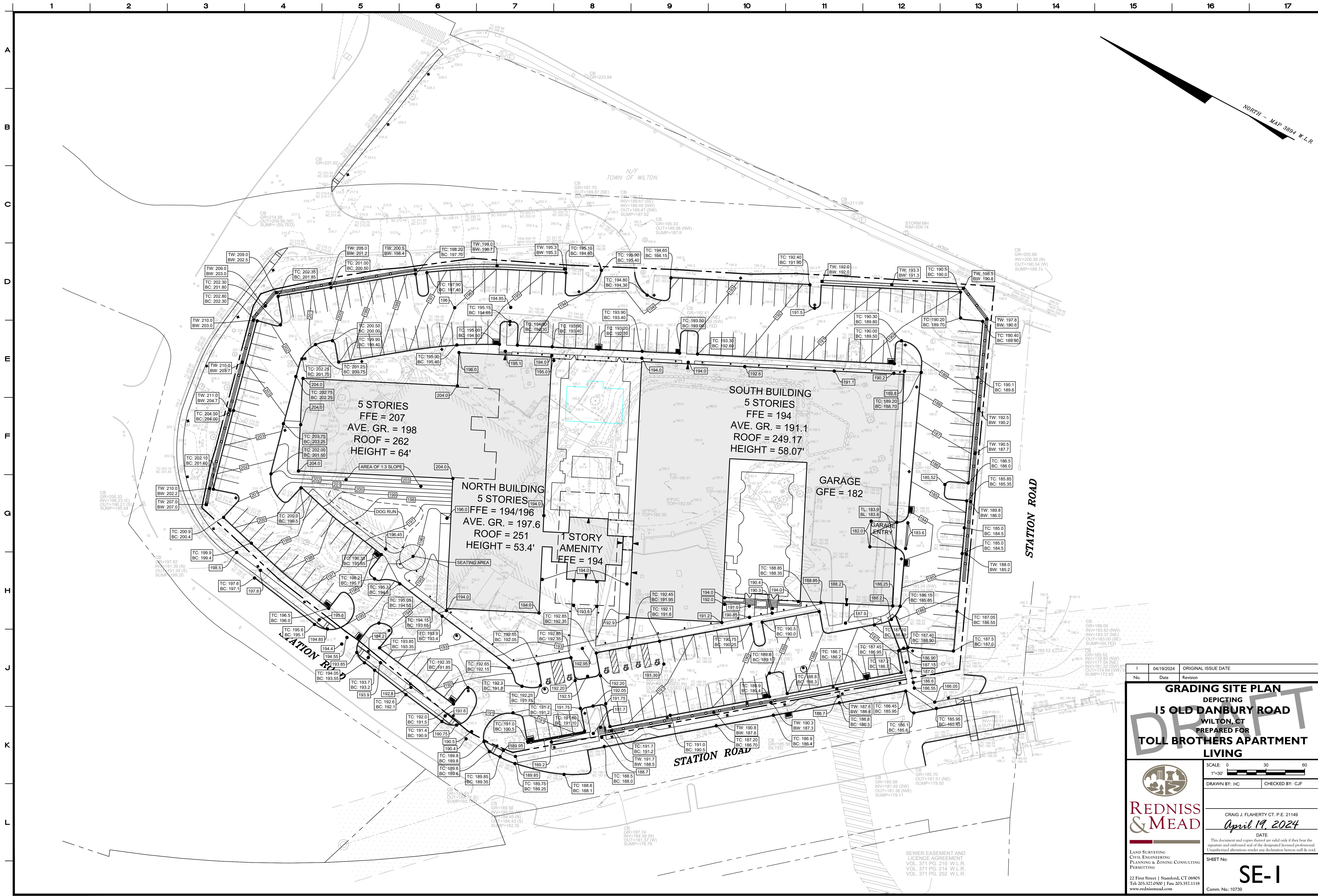
DRAWN BY: HC CHECKED BY: CJF

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 herein null & void.

SHEET No:
ZSP-1A

Comm. No.: 10739



I		04/19/2024		ORIGINAL ISSUE DATE	
No.	Date	Revision			
GRADING SITE PLAN					
DEPICTING					
15 OLD DANBURY ROAD					
WILTON, CT					
PREPARED FOR					
TOLL BROTHERS APARTMENT LIVING					
SCALE: 0 30 60					
1"=30'					
DRAWN BY: HC					
CHECKED BY: CJF					
					
REDNISS & MEAD					
LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING					
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-I					
22 First Street Stamford, CT 06905 Tel: 203.327.0500 Fax: 203.357.1118 www.rednissandmead.com					
Comm. No.: 10739					