## Zoning Chart

| Use | Apartment Rental - Business (254 New Milford Tpk) | | |
|---|---|---|---|
| | Required | Existing | Proposed / Provided |
| Zone | B-3 & R-1, (R-1 portion, not effected) Section 13.13 Housing in Business Districts | | |
| Lot Area | | 11.687<br>509,100 | no change<br>no change |
| Section 11.4<br>Minimum Lot Width | 100' | 101' | no change |
| Frontage | 100' | 103.2' | no change |
| Section 9.4.1<br>Floor Area *** | 5,000 sf<br>7,000 sf | 7,394 sf | **6764 sf** |
| Section 11.5<br>Maximum Coverage ** | 25% (B-3 zone)<br>56,850 | 3%<br>13,882 | **4.82%**<br>**24,550** |
| | max coverage B-3 (9,900.5) plus R-1(46,949.8) = 56,850 | | |
| Section 11.6<br>Minimum Yard Setback **** | allowed/50% | | |
| Front | 50' / 25' | ***** 16.6' | unchanged |
| Rear | 30' / 15' | > 400' | unchanged |
| Side | 15' / 7.5' | 15.5' | 16' and 43.2' |
| Additional Wetland Setbacks | | | |
| Section 12.1.1 - wetland / flood plain ****** | 50' | 25' | unchanged |
| Section 12.1.2 - Sewage to wetland ****** | 100' | > 100 | unchanged |
| - Sewage to neighbor structure | 50' | > 200' | unchanged |
| Section 12.1.2 - Drive/parking/refuse | | | |
| Asp. River ***** | 100' | 9' | 9' exist = 9' from river(new) |
| Wetlands / Water courses ****** | 50' | 7' | 7' exist. 21' from pond (new) |
| Section 15.2<br>Parking Minimum /Maximum<br>parking calculation including outdoor seating areas | 13/16 | 14 | **34 total** |
| Section 9.7.2<br>building parking setback adjacent to residence | 50' | 15' (a) | 5' (b) |

**Notes**

* overflow parking and employee parking on the adjacent properties.

** in accordance w/ section 9.5.1 increased maximum coverage is permitted up to 50% w/ Special Permit: (existing) - proposed will not require.

*** in accordance w/ section 9.5.6, allows relaxation of the requirements in section 9.4.1, max. 5000 sf Floor area, to 7000 sf w/ Special Permit

**** in accordance w/ section 9.5.3, allows relaxation of the requirements in section 11.6.1, min. setbacks / yard dimensions up to 50% w/ Special Use Permit

***** Existing Non-conforming condition

****** Variance required - Wetland Approval

(a) - portions of paving existed 5' from property line prior to regulations effective of 11/4/21 as shown on aerial photos from 2019

(b) - adjacent property is in the B-3 business district with current use residential.

## LIGHT SPECIFICATION

MANUFACTURER -CURRENT LIGHTING
MODEL - EXO SLING AREA
COLOR TEMPERATURE - 3000K
SIZE - 11.7" X 18.9" X 3.7"
MEETS IDA RECOMMENDATIONS @ 3K CCT 0° TILT
ASL1-16DL-70-3K7-4W-UNIV-A-BC-BLT(BLACK)
PROVIDE WITH HOUSE SIDE SHIELD AS NEEDED

**ORDERING INFORMATION**

| Series | # LEDs | CCT/CRI | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| ASL1 ASL Micrositeline Series | 80L-25 3200 lm<br>80L-39 4500 lm<br>80L-50 6000 lm<br>160L-70 8000 lm<br>160L-100 12000 lm<br>160L-115 15000 lm<br>160L-135 18000 lm | 3K7 3000K, 70 CRI<br>4K7 4000K, 70 CRI<br>5K7 5000K, 70 CRI | 2 Type II<br>3 Type III<br>4F Type 4F<br>4W Type 4W<br>SQW Type SQW | UNV Universal 120-277V<br>120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V | A Arm for Square poles with 5.2 drill pattern<br>A3 AS with 3.5-4.0" OD RPA3 & UM<br>A4 AS with 4.06-5.25" OD RPA4 & U<br>A5 AS with 5.5-6.5" OD RPA5 & UM<br>MAF Mast Arm Fitter for 2-3.5" OD |
| ASL2 ASL Micrositeline Series | 320L-145 24000 lm<br>320L-170 24000 lm<br>320L-185 27000 lm<br>320L-210 30000 lm<br>320L-235 33000 lm<br>320L-255 35000 lm | | | | |

| Control Options Other | |
|---|---|
| 7PR | 7 Pin Receptacle |
| 7PR-SC | 7 Pin Receptacle with shorting cap |
| 7PR-MDBF | 7 pin receptacle with low voltage sensor at 8' mounting for external control accessory |
| 7PR-MD40F | 7 pin receptacle with low voltage sensor at 40' mounting for external control accessory |
| 7PR-TL | 7 Pin Receptacle with Photocontrol |
| **Sensors** | |
| BTIL_F | Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [1] |
| BTGS_F | Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [1] |

| Options | |
|---|---|
| F | Fusing |
| BC | Backlight Control |

| Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGS | Light Gray Gloss Smooth |
| LGT | Light Gray Matte Textured |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |
| **Color Options** | |
| CC | Custom Color |

LIGHTING TO MEET ZONING REGULATIONS SECTION 12.15

## PROJECT NARRATIVE:

THE WHITE HORSE PUB HAD RECENTLY LOST USE OF PARKING FROM THE OWNER ACROSS THE STREET AND THE RESTAURANT NEEDED TO MAKE UP FOR THE LOSS OF PARKING. THE LOSS OF PARKING WOULD BE CATASTROPHIC FOR BUSINESS AND WITH THE INCREASED PATRONAGE OVER THE MANY YEARS IN BUSINESS ADDITIONAL PARKING IS REQUIRED TO MEET THE INCREASED CAPACITY. 20 ADDITIONAL GRAVEL PARKING SPACES ARE PROPOSED FROM PREVIOUSLY APPROVED IN 2015.

THE REAR BUILDING WAS DEMOLISHED AND TWO LOADS OF GRAVEL WERE IMPORTED AND SPREAD TO PROVIDE PARKING FOR THE RESTAURANT EMPLOYEES TO OPEN UP PARKING NEAR THE RESTAURANT FOR PATRONS. PORTIONS OF THE AREA HAD BEEN USED BY THE TENANTS PRIOR TO 2019 FOR PARKING AND STORAGE AND IS NOW REQUESTING PERMISSION FOR PERMANENT USE.

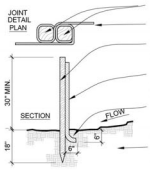
SAFTEY AND SECURITY LIGHTING WAS ADDED ALONG THE PROPERTY LINE. THIS LIGHTING SHALL BE ADJUSTED AND LOWERED TO ELIMINATE GLARE TO THE ADJACENT PROPERTIES.

A STOCKADE FENCE WAS REPLACED ALONG THE EXISTING PERMITTED PARKING AREA ON THE NORTH SIDE OF THE RIVER TO SCREEN THE CARS FROM THE RESTAURANT. (PORTIONS OF THIS FENCE EXISTED PRIOR TO 2016.

AN ADDITIONAL FENCE HAD BEEN STARTED TO BE INSTALLED ALONG THE NORTH EAST PROPERTY LINE TO SCREEN THE CARS FROM THE NEIGHBORING RESIDENTIAL PROPERTY. UPON INSTALLATION OF THIS FENCE A NOTICE OF VIOLATION WAS ISSUED TO THE OWNER FOR CONDUCTING A REGULATED ACTIVITY WITHOUT A PERMIT. IT IS INTENDED WITH THE PROPOSED FENCE AND NEW BUFFER PLANTINGS THAT THE PARKING AREA WILL BE ADEQUATELY SCREENED FROM THE NEIGHBORS.

AN ADDITIONAL CONCERN RELATED TO THE DEVELOPMENT IS TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE CONSTRUCTION ACTIVITY INTO THE POND AND RIVER LOCATED DOWN-GRADE OF THE PROPOSED CONSTRUCTION AREA. SILT FENCE EROSION BARRIER IS TO BE INSTALLED DOWN-GRADIENT OF CONSTRUCTION AREA.

THE INSTALLATION OF NATIVE PLANTINGS BETWEEN THE PARKING AND RIVER WILL PROVIDE SEDIMENT TRAP AND BIOFILTRATION OF POTENTIAL RUNOFF.




X SILTATION FENCE
SCALE = N.T.S.

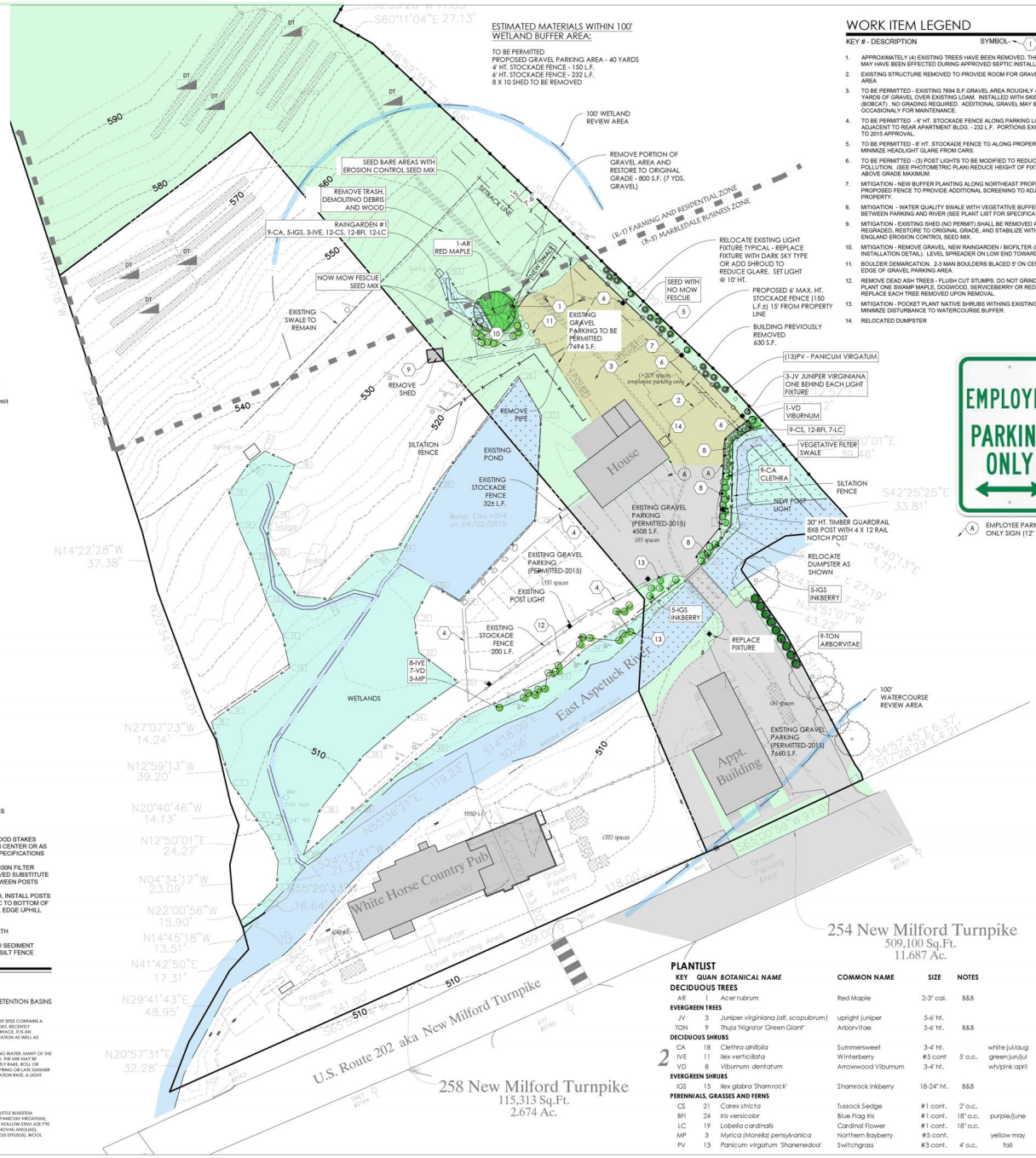
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES – SPEC SHEET

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION.

THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER. MANY OF THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL OR CULTIPACK TO INSURE GOOD SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

APPLICATION RATE: 35 LBS/ACRE | 1250 SQ FT/LB
PRICE: $39.00/BULK POUND
MINIMUM ORDER: 3 LBS

SPECIES: RIVERBANK WILD RYE (ELYMUS RIPARIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), UPLAND BENTGRASS (AGROSTIS PERENNANS), NODDING BUR MARIGOLD (BIDENS CERNUA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHIUM FISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESET (EUPATORIUM PERFOLIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT RUSH (JUNCUS EFFUSUS), WOOL GRASS (SCIRPUS CYPERINUS).




## WORK ITEM LEGEND

KEY # - DESCRIPTION SYMBOL- 1

1. APPROXIMATELY (4) EXISTING TREES HAVE BEEN REMOVED. THESE TREES MAY HAVE BEEN EFFECTED DURING APPROVED SEPTIC INSTALLATION
2. EXISTING STRUCTURE REMOVED TO PROVIDE ROOM FOR GRAVEL PARKING AREA
3. TO BE PERMITTED - EXISTING 7694 S.F.GRAVEL AREA ROUGHLY 40 CUBIC YARDS OF GRAVEL OVER EXISTING LOAM. INSTALLED WITH SKIDSTEER (BOBCAT). NO GRADING REQUIRED. ADDITIONAL GRAVEL MAY BE ADDED OCCASIONALY FOR MAINTENANCE.
4. TO BE PERMITTED -6' HT. STOCKADE FENCE ALONG PARKING LOT AND ADJACENT TO REAR APARTMENT BLDG. - 232 L.F. PORTIONS EXISTED PRIOR TO 2015 APPROVAL.
5. TO BE PERMITTED - 6' HT. STOCKADE FENCE TO ALONG PROPERTY LINE TO MINIMIZE HEADLIGHT GLARE FROM CARS.
6. TO BE PERMITTED - (3) POST LIGHTS TO BE MODIFIED TO REDUCE LIGHT POLLUTION. (SEE PHOTOMETRIC PLAN) REDUCE HEIGHT OF FIXTURE TO 10' ABOVE GRADE MAXIMUM.
7. MITIGATION - NEW BUFFER PLANTING ALONG NORTHEAST PROPERTY ALONG PROPOSED FENCE TO PROVIDE ADDITIONAL SCREENING TO ADJACENT PROPERTY.
8. MITIGATION - WATER QUALITY SWALE WITH VEGETATIVE BUFFER PLANTING BETWEEN PARKING AND RIVER (SEE PLANT LIST FOR SPECIFICATION)
9. MITIGATION - EXISTING SHED (NO PERMIT) SHALL BE REMOVED AND SOIL REGRADED. RESTORE TO ORIGINAL GRADE, AND STABILIZE WITH NEW ENGLAND EROSION CONTROL SEED MIX.
10. MITIGATION - REMOVE GRAVEL, NEW RAINGARDEN / BIOFILTER (SEE INSTALLATION DETAIL). LEVEL SPREADER ON LOW END TOWARDS POND
11. BOULDER DEMARCATION. 2-3 MAN BOULDERS BLACED 5' ON CENTER ALONG EDGE OF GRAVEL PARKING AREA.
12. REMOVE DEAD ASH TREES - FLUSH CUT STUMPS. DO NOT GRIND STUMPS. PLANT ONE SWAMP MAPLE, DOGWOOD, SERVICEBERRY OR REDBUD TO REPLACE EACH TREE REMOVED UPON REMOVAL.
13. MITIGATION - POCKET PLANT NATIVE SHRUBS WITHING EXISTING DAYLILLY TO MINIMIZE DISTURBANCE TO WATERCOURSE BUFFER.
14. RELOCATED DUMPSTER

A EMPLOYEE PARKING ONLY SIGN (12" X 18")

## PLANTLIST

| KEY | QUAN | BOTANICAL NAME | COMMON NAME | SIZE | NOTES | |
|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | |
| AR | 1 | *Acer rubrum* | Red Maple | 2-3" cal. | B&B | |
| **EVERGREEN TREES** | | | | | | |
| JV | 3 | *Juniper virginiana (alt. scopulorum)* | upright juniper | 5-6' ht. | | |
| TON | 9 | *Thuja 'Nigra'or 'Green Giant'* | Arborvitae | 5-6' ht. | B&B | |
| **DECIDUOUS SHRUBS** | | | | | | |
| CA | 18 | *Clethra alnifolia* | Summersweet | 3-4' ht. | | white jul/aug |
| IVE | 11 | *Ilex verticillata* | Winterberry | #5 cont | 5' o.c. | green jun/jul |
| VD | 8 | *Viburnum dentatum* | Arrowwood Viburnum | 3-4' ht. | | wh/pink april |
| **EVERGREEN SHRUBS** | | | | | | |
| IGS | 15 | *Ilex glabra 'Shamrock'* | Shamrock Inkberry | 18-24" ht. | B&B | |
| **PERENNIALS, GRASSES AND FERNS** | | | | | | |
| CS | 21 | *Carex stricta* | Tussock Sedge | #1 cont. | 2' o.c. | |
| BFI | 24 | *Iris versicolor* | Blue Flag Iris | #1 cont. | 18" o.c. | purple/june |
| LC | 19 | *Lobelia cardinalis* | Cardinal Flower | #1 cont. | 18" o.c. | |
| MP | 3 | *Myrica (Morella) pensylvanica* | Northern Bayberry | #5 cont. | | yellow may |
| PV | 13 | *Panicum virgatum 'Shanenedoa'* | Switchgrass | #3 cont. | 4' o.c. | fall |

N

SCALE 1" = 30'

0 30' 60' 90'

## GENERAL NOTES

EXISTING SURVEY INFORMATION ENTITLED 'MAP PREPARED FOR 258 & 254 NEW MILFORD TURNPIKE, NEW PRESTON" PROVIDED BY C.JOJ, LLC LAND SURVEYING, 14 ASPETUCK AVE, NEW MILFORD, CT DATED MAY 7, 2015, PROVIDED IN DIGITAL FORMAT. ADDITIONAL IMPROVEMENTS ADDED BY LANDSCAPE ARCHITECT FROM FIELD MEASUREMENTS.

WETLANDS HAVE BEEN FLAGGED BY MARY JAEHNIG, CERTIFIED SOIL SCIENTIST OF RIDGEFIELD, CT.

## ZONING DATA

ZONE - B-3 ZONE (AND R-1)
LOT AREA - 11.687 ACRES (509,100)
MAX LOT COVERAGE (10%)** = 50,910 S.F.
TOTAL PROPOSED COVERAGE = 24,550 S.F.
FRONT YARD - 50'
SIDE YARD - 15' TO (7'-6")**
REAR YARD - 30'

* 10% used for overall site calculation although portions of site are in less restrictive B-1 zone (25%)

** 50% Reduction per commission review section 9.6 minimum setback and yard dimensions

## COVERAGE

254 NEW MILFORD TURNPIKE

FRONT BUILDING - 2294
FRONT PARKING - 7660
FRONT WALKS - 320
GRAVEL PARKING OVER BRIDGE - 4508
REAR BUILDING - 2074
NEW REAR GRAVEL PARKING - 7694
TOTAL COVERAGE - 24,550

## COVERAGE BREAKDOWN

B-3 AREA - 39,602 S.F.
R-1 AREA - 469,498 S.F.
TOTAL AREA - 509,100 S.F.

STATE OF CONNECTICUT REGISTERED LANDSCAPE ARCHITECT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203-733-8516

13 Kimberly Drive
Brookfield, CT 06804


revision: APRIL 12, 2023
date: JANUARY 25, 2023

# 258 & 254 NEW MILFORD TURNPIKE

ROUTE 202
NEW PRESTON, CT
TOWN OF WASHINGTON

## ZONING PLAN

job number: xxx
scale: as shown
drawn by: dpp

drawing number: L-2.0