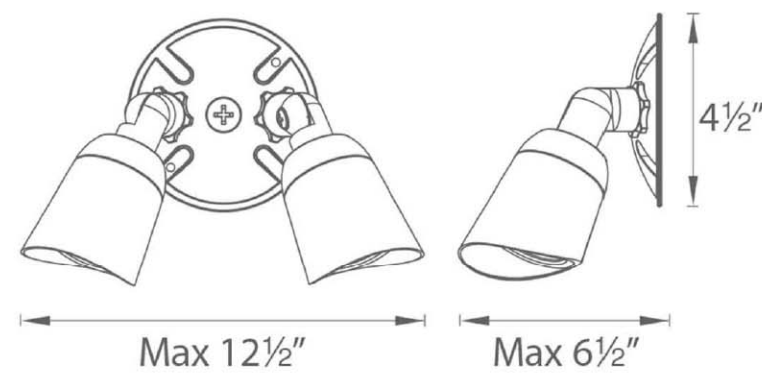


Zoning Chart			
Use	Apartment Rental - Business (254 New Milford Turnpike)		
	Required	Existing	Proposed / Provided
Zone	B-3 & R-1, (R-1 portion, not effected)		
Section 13.13 Housing in Business Districts	no change		
Lot Area	11,687	509,100	no change
Section 11.4 Minimum Lot Width	100'	101'	no change
Frontage	100'	103.2'	no change
Section 9.4.1 Floor Area ***	5,000 sf	7,394 sf	6764 sf
Section 11.5 Maximum Coverage **	25% (B-3 zone)	3%	4.82%
	56,850	13,882	24,550
	max coverage B-3 (9,900.5) plus R-1(46,949.8) = 56,850		
Section 11.6 Minimum Yard Setback ****	unchanged		
Front	50' / 25'	**** 16.6'	unchanged
Rear	30' / 15'	> 40'	unchanged
Side	15' / 7.5'	15.5'	16' and 43.2'
Additional Wetland Setbacks	unchanged		
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	100'	9'	9' exist = 9' from river(new)
Asp. River *****	50'	7'	7 exist, 21' from pond (new)
Section 15.2 Parking	13/16	14	34 total
Section 9.7.2 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 - WAC LIGHTING
 MODEL - WP - LED430-30-ABK ENDURANCE
 COLOR TEMPERATURE - 3000K
 SIZE - 6.5" X 12.5"
 DARK SKY COMPLIANT WHEN AIMED PROPERLY



WAC Lighting WP-LED430-30-ABK
 Endurance LED Wash Architectural Back Outdoor Wall Light in 3000K
 LED 120V Wash Light Double Head 30W

Brand Information

- Brand: WAC Lighting
- Collection: Endurance
- SKU: WP-LED430-30-ABK
- UPC: 750576579798

Design Information

- Category: Outdoor Wall Lights
- Finish: Architectural Glass
- Glass: White Diffuser Glass
- Material: Die-cast aluminum

Built Information

- Bulbs Included: Yes
- Dimmable: No
- Bulb Category: LED
- Primary Bulb(s): 1 x 300 watt LED Module LED
- Color Temperature: 3000K
- Color Rendering Index: 85.0000
- Total Lumens: 1930
- Total Runtime: 3000
- Additional Bulb Details: Sub Base: LED Module, Ballast: Lumens: 1930, Beam Spread: Flood Spot, Average Hours: 30000

Other Specifications

- Ships Via: Ground (FREE SHIPPING)
- Warranty: 5 Year

Additional Details

- 3000K, 5000K
- Factory sealed LED Light Engine
- Photocell sensor compatible (sold separately)
- 120V direct wire - no driver needed
- ACELED dimless technology
- Can be mounted on ceiling or wall in all orientations

Product Rating

- Voltage: 120
- Safety Rating: ETL/ETL
- Dark Sky Approved
- Title 24 Approved

Documents

- Spec Sheet: W:\03\CM\Open\wac_wp_led43030abk.pdf
- Install Sheet: W:\03\CM\Open\wac_wp_led43030abk.pdf

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 PERMITS FOR PERMANENT USE.

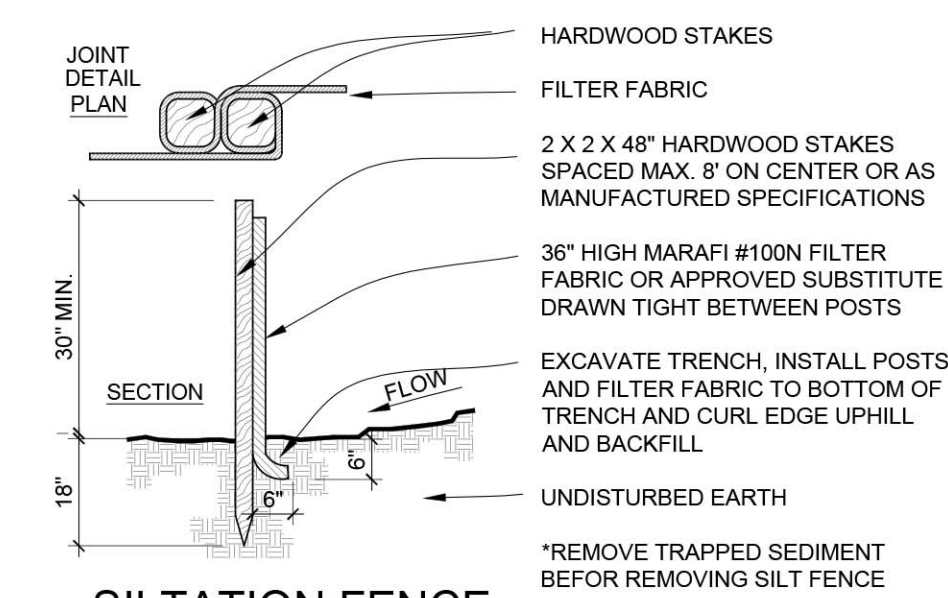
SAFETY AND SECURITY LIGHTING WAS ADDED ALONG THE PROPERTY LINE. THIS LIGHTING SHALL BE ADJUSTED AND LOWERED TO ELIMINATE GLARE TO THE ADJACENT PROPERTIES.

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 EAST PROPERTY LINE 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 BARRIERS IS TO BE INSTALLED DOWN-GRADE OF CONSTRUCTION AREA.

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



SILTATION FENCE
 SCALE = N.T.S.

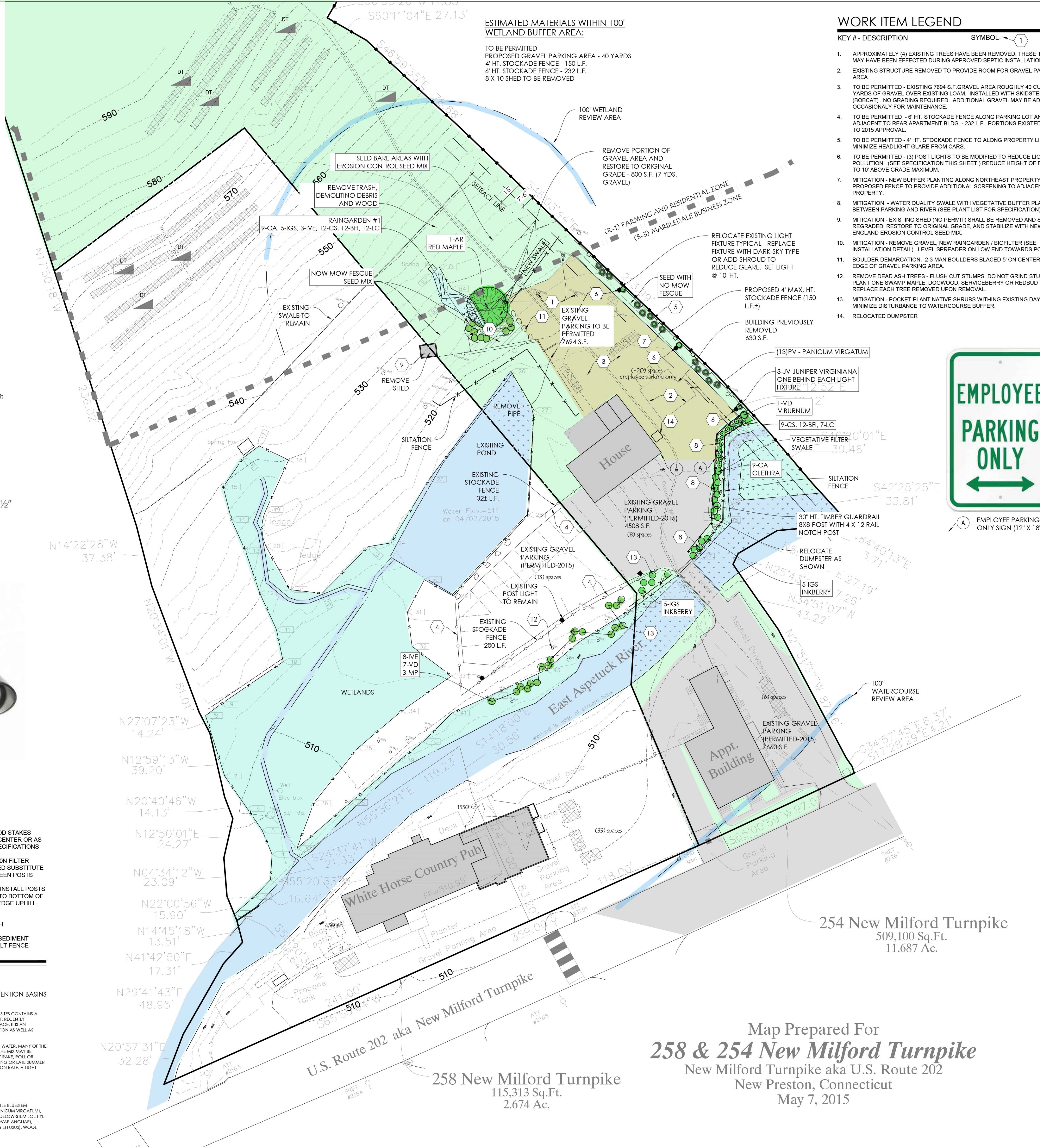
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES - SPEC SHEET

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDLIFES DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IF AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATION 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 FLOODING, 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 SOYBEAN 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/BS
 PRICE: \$39.00/BUK POUND
 MINIMUM ORDER: 3 LBS

SPECIES: RIVERBANK WILD RYE (ELYMUS SPARSIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GIBBERUS), SWITCH GRASS (Panicum VIRGATUM), UPLAND BENTGRASS (ACROSTIS FRENELANDI), MIDDLETOWN BIRNBERG (BIENERTIA), HOLLOW-STEM JOE-PYE WEEB (EUPATORIUM HISTULOSUM/ZEUTROCHUM HISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESSET (EUPATORIUM PERFORIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT RUSH (JUNCUS EFFRUSUS), WOOL GRASS (SCIRPUS CYPERINUS).



WORK ITEM LEGEND

- | KEY # - DESCRIPTION | SYMBOL |
|---|-----------------------------------|
| 1. APPROXIMATELY (4) EXISTING TREES HAVE BEEN REMOVED. THESE TREES MAY HAVE BEEN EFFECTED DURING APPROVED SEPTIC INSTALLATION | (Symbol: Tree with 'X') |
| 2. EXISTING STRUCTURE REMOVED TO PROVIDE ROOM FOR GRAVEL PARKING AREA | (Symbol: Building with 'X') |
| 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 OCCASIONALLY FOR MAINTENANCE. | (Symbol: Gravel area with '3') |
| 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. | (Symbol: Fence line with '4') |
| 5. TO BE PERMITTED - 4' HT. STOCKADE FENCE TO ALONG PROPERTY LINE TO MINIMIZE HEADLIGHT GLARE FROM CARS. | (Symbol: Fence line with '5') |
| 6. TO BE PERMITTED - (3) POST LIGHTS TO BE MODIFIED TO REDUCE LIGHT POLLUTION. (SEE SPECIFICATION THIS SHEET). REDUCE HEIGHT OF FIXTURE TO 10' ABOVE GRADE MAXIMUM. | (Symbol: Light fixture with '6') |
| 7. MITIGATION - NEW BUFFER PLANTING ALONG NORTHEAST PROPERTY ALONG PROPOSED FENCE TO PROVIDE ADDITIONAL SCREENING TO ADJACENT PROPERTY. | (Symbol: Planting area with '7') |
| 8. MITIGATION - WATER QUALITY SWALE WITH VEGETATIVE BUFFER PLANTING BETWEEN PARKING AND RIVER (SEE PLANT LIST FOR SPECIFICATION). | (Symbol: Swale with '8') |
| 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. | (Symbol: Shed with '9') |
| 10. MITIGATION - REMOVE GRAVEL, NEW RAINGARDEN / BIOFILTER (SEE INSTALLATION DETAIL). LEVEL SPREADER ON LOW END TOWARDS POND EDGE OF GRAVEL PARKING AREA. | (Symbol: Rain garden with '10') |
| 11. BOUNDER DEMARCATION - 2-3 MAN BOULDERS BLACED 5' ON CENTER ALONG EDGE OF GRAVEL PARKING AREA. | (Symbol: Boulders with '11') |
| 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. | (Symbol: Tree with '12') |
| 13. MITIGATION - POCKET PLANT NATIVE SHRUBS WITHING EXISTING DAYLILLY TO MINIMIZE DISTURBANCE TO WATERCOURSE BUFFER. | (Symbol: Planting area with '13') |
| 14. RELOCATED DUMPSTER | (Symbol: Dumpster with '14') |

GENERAL NOTES

EXISTING SURVEY INFORMATION ENTITLED "MAP PREPARED FOR 258 & 254 NEW MILFORD TURNPIKE NEW PRESTON" PROVIDED BY C.J.O.J., 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 RICHFIELD, 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.



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revision:
 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

Map Prepared For
258 & 254 New Milford Turnpike
 New Milford Turnpike aka U.S. Route 202
 New Preston, Connecticut
 May 7, 2015

258 New Milford Turnpike
 115,313 Sq.Ft.
 2.674 Ac.

254 New Milford Turnpike
 509,100 Sq.Ft.
 11.687 Ac.