

Zoning Chart			
Use	9-May-23		
	Required	Existing	Proposed / Provided
Apartment Rental - Business (254 New Milford Tpk)	B-3 & R-1, (R-1 portion, not affected)		
Zone	Section 13.13 Housing in Business Districts		
Lot Area	acres 11.687	no change	
	square feet 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
	7,000 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 ****	allowed/50%		
Front	50' / 25'	**** 16.6'	unchanged
Rear	30' / 15'	>40'	unchanged
Side	15' / 7.5'	15.5'	16' and 43.2' to bldg 7.5' to gravel
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			
Section 12.1.2 - Drive/parking/refuse	50'	>200'	unchanged
Asp. River *****	100'	9'	9' exist = 9' from river(new)
Wetlands / Water courses *****	50'	7'	7' exist. 21' from pond (new)
Section 15.2 Parking	Minimum / Maximum	13/16	14
parking calculation including outdoor seating areas			
Section 9.7.2 building parking setback adjacent to residence	50'	15' (a)	15' (b) 7.5' requested ****

- 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 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 IIDA RECOMMENDATIONS @ 3K CCT 0° TILT
 ASL1-160L-70-3K7-4W-UNIV-A-BC-BLT(BLACK)
 PROVIDE WITH 360° HOUSE SIDE SHIELD ON ALL FIXTURES



- LIGHTS SHALL BE PROVIDED WITH DIMMER
- PARKING AREA LIGHTS SHALL BE SHUT OFF AFTER BUSINESS HOURS
- NO LIGHTING SHALL BE MOUNTED IN TREES OR VEGETATION.

Series	# LEDs	DC/CT/CR	Distribution	Voltage	Mounting
ASL1 ASL Microsize Series	90L-26 30,000 lm 90L-39 45,000 lm 90L-60 60,000 lm 160L-70 90,000 lm 160L-100 120,000 lm 160L-135 180,000 lm 160L-155 180,000 lm	3K 3000K, 70 CR 4K 4000K, 70 CR 5K 5000K, 70 CR	2 Type I 3 Type II 4F Type 4F 4W Type 4W 5GW Type 5GW	UNV Universal 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	A Arm for Square poles with 52 9/16 pattern A3 AS with 35-41" OD RPA3 & U A4 AS with 4.9-5.2" OD RPA4 & U A5 AS with 5.5-5.8" OD RPA5 & U MAF Mast Arm Fitter for 2-3/8" OD
ASL2 ASL Microsize Series	320C-165 32,000 lm 320L-170 24,000 lm 320L-185 27,000 lm 320L-205 30,000 lm 320L-235 33,000 lm 320L-255 35,000 lm				

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.

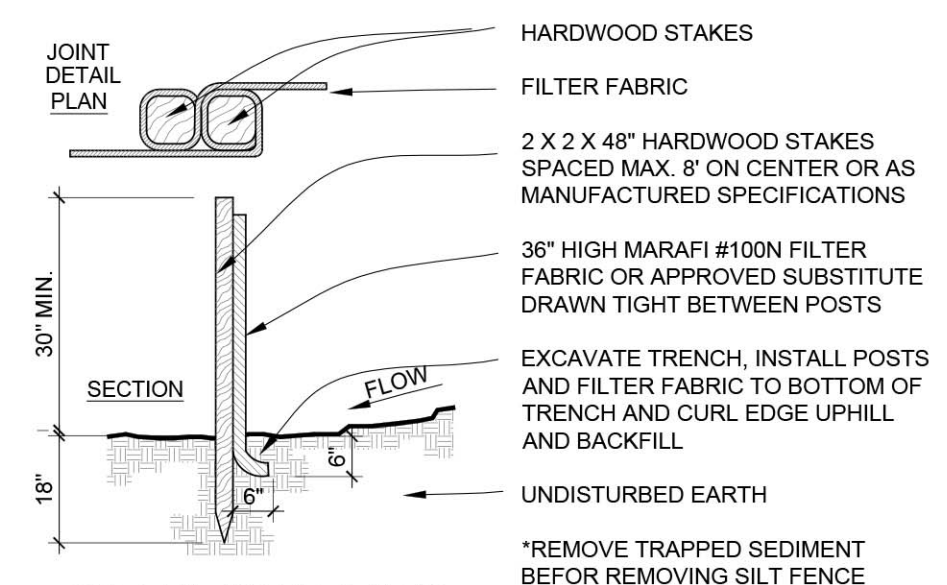
SAFETY AND SECURITY LIGHTING WAS ADDED ALONG THE PROPERTY LINE. THIS LIGHTING SHALL BE ADJUSTED AND LOWERED TO ELIMINATE GLARE TO THE ADJACENT PROPERTIES.

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 ADDITIONAL FENCE HAD BEEN STARTED TO BE INSTALLED ALONG THE NORTH EAST PROPERTY LINE TO SCREEN THE CARS FROM THE NEIGHBORING RESIDENTIAL PROPERTY. UPON THE 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-GRADE OF CONSTRUCTION AREA.

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



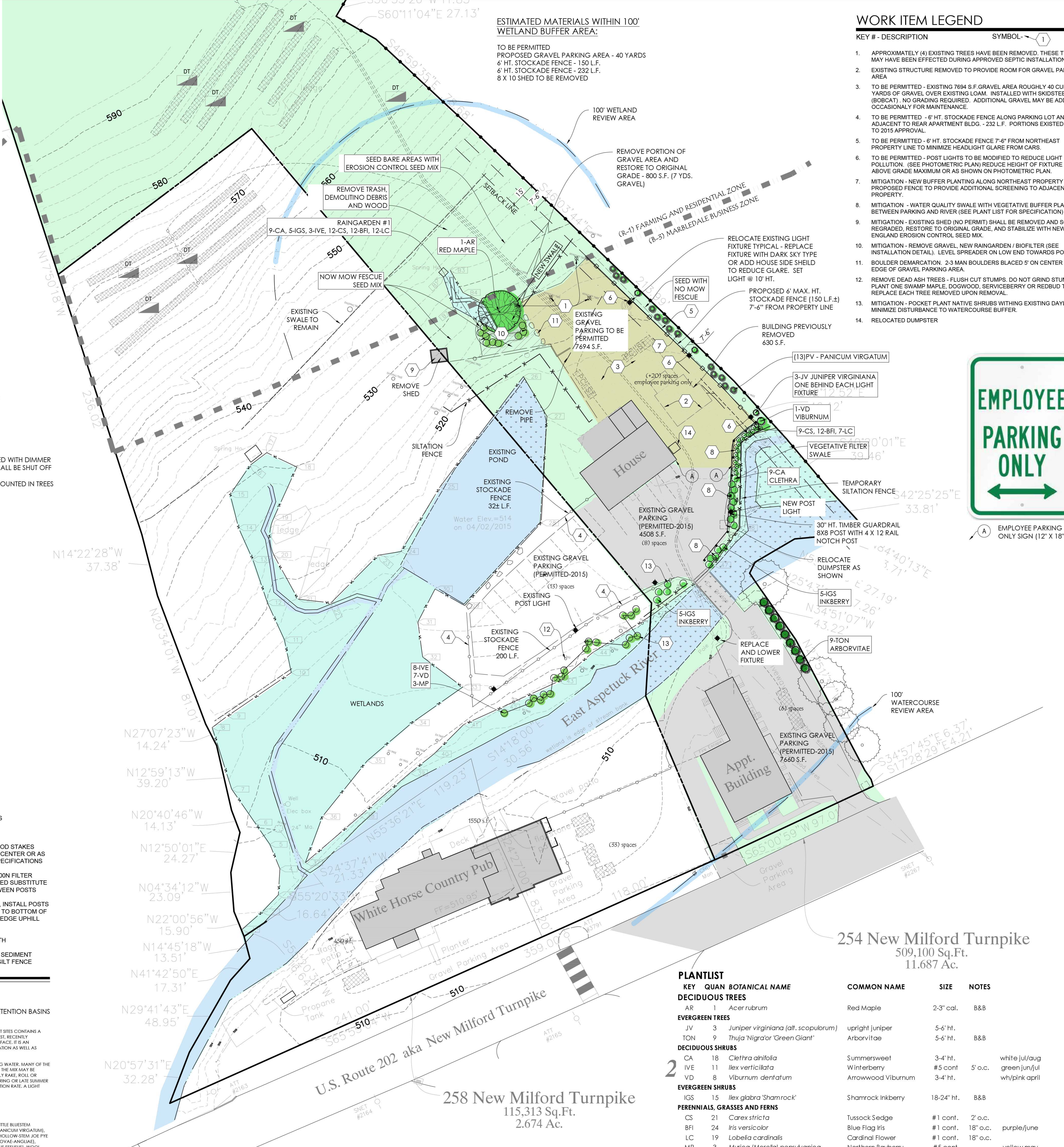
SILTATION FENCE
SCALE = N.T.S.

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 WILDOFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE 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 WINDROWING, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDERS. AFTER SOWING, LIGHTLY RAKE, ROLL OR CLIP/TUCK TO INSURE GOOD SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER COBALT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE, A LIGHT MULCHING OF CLEAN, WEEP-FREE STRAW IS RECOMMENDED.

APPLICATION RATE: 35 LB/ACRE | 1250 SQ FT/BS
 PRICE \$39.00/BUSKLE POUND
 MINIMUM ORDER: 3-185
 SPECIES: RIVERBANK WILD RYE (ELYMUS RIPARIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIS SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), UPLAND BIRDSFOOT (ARISTIDA FIFENMANII), NOODLING BUR (HABROCOLO (BONIN) CERNUA), HOLLOW STEM JOE PYE WEEB (EUPATORIUM FISTULOSUM/EUTROCHUM FISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESSET (EUPATORIUM PERILLIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT RUSH (JUNCUS EFFRUSUS), WOOD GRASS (EUCHLAENA CYPERINA).



ESTIMATED MATERIALS WITHIN 100' WETLAND BUFFER AREA:
 TO BE PERMITTED
 PROPOSED GRAVEL PARKING AREA - 40 YARDS
 6' HT. STOCKADE FENCE - 150 L.F.
 6' HT. STOCKADE FENCE - 232 L.F.
 8 X 10 SHED TO BE REMOVED

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) |
| 2. EXISTING STRUCTURE REMOVED TO PROVIDE ROOM FOR GRAVEL PARKING AREA | (Symbol) |
| 3. TO BE PERMITTED - EXISTING 7694 S.F. GRAVEL AREA ROUGHLY 40 CUBIC YARDS OF GRAVEL OVER EXISTING LOAD. INSTALLED WITH SKIDSTEER (BOBCAT). NO GRADING REQUIRED. ADDITIONAL GRAVEL MAY BE ADDED OCCASIONALLY FOR MAINTENANCE. | (Symbol) |
| 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) |
| 5. TO BE PERMITTED - 6' HT. STOCKADE FENCE 7'-6" FROM NORTHEAST PROPERTY LINE TO MINIMIZE HEADLIGHT GLARE FROM CARS. | (Symbol) |
| 6. TO BE PERMITTED - POST LIGHTS TO BE MODIFIED TO REDUCE LIGHT POLLUTION. (SEE PHOTOMETRIC PLAN) REDUCE HEIGHT OF FIXTURE TO 10' ABOVE GRADE MAXIMUM OR AS SHOWN ON PHOTOMETRIC PLAN. | (Symbol) |
| 7. MITIGATION - NEW BUFFER PLANTING ALONG NORTHEAST PROPERTY ALONG PROPOSED FENCE TO PROVIDE ADDITIONAL SCREENING TO ADJACENT PROPERTY. | (Symbol) |
| 8. MITIGATION - WATER QUALITY SWALE WITH VEGETATIVE BUFFER PLANTING BETWEEN PARKING AND RIVER. (SEE PLANT LIST FOR SPECIFICATION) | (Symbol) |
| 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) |
| 10. MITIGATION - REMOVE GRAVEL, NEW RAINGARDEN / BIOFILTER (SEE INSTALLATION DETAIL). LEVEL SPREADER ON LOW END TOWARDS POND | (Symbol) |
| 11. BOULDER DEMARCATION - 2-3 MAN BOULDERS BLACED 5' ON CENTER ALONG EDGE OF GRAVEL PARKING AREA | (Symbol) |
| 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) |
| 13. MITIGATION - POCKET PLANT NATIVE SHRUBS WITHIN EXISTING DAYLILLY TO MINIMIZE DISTURBANCE TO WATERCOURSE BUFFER. | (Symbol) |
| 14. RELOCATED DUMPSTER | (Symbol) |

GENERAL NOTES

EXISTING SURVEY INFORMATION ENTITLED "MAP PREPARED FOR 258 & 254 NEW MILFORD TURNPIKE, NEW PRESTON" PROVIDED BY CJOJ, 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 JAENHIN, 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

LOT AREA 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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MAY 11, 2023
 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

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' 'Green Giant'	Arborvitae	5-6' ht.	B&B
DECIDUOUS SHRUBS					
CA	18	Clethra alifolia	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	Bluetick Sedge	#1 cont.	2'o.c.
BFI	24	Iris versicolor	Blue Flag Iris	#1 cont.	18'o.c. purple/june
LC	19	Loebelia 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