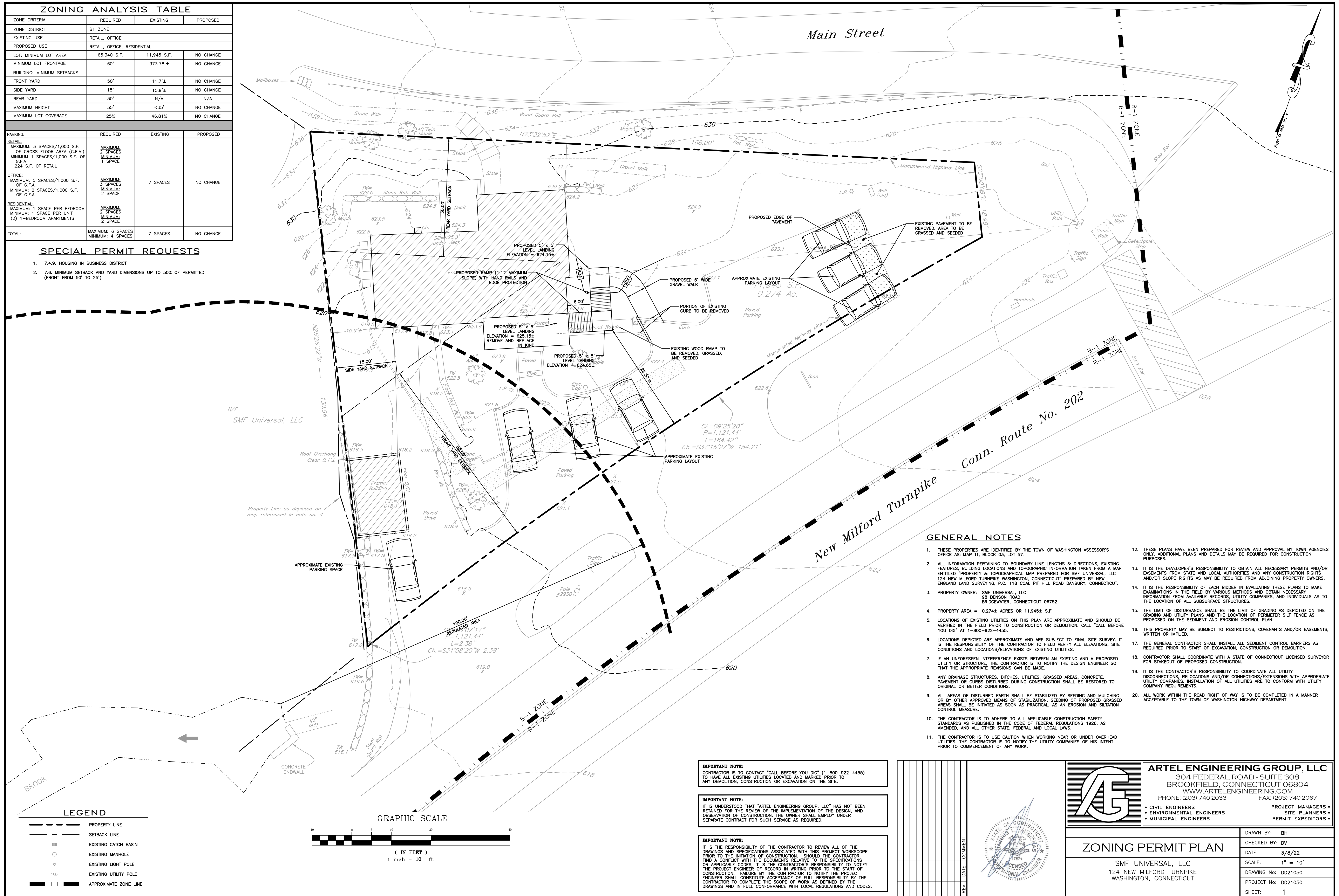


ZONING ANALYSIS TABLE			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT	B1 ZONE		
EXISTING USE	RETAIL, OFFICE		
PROPOSED USE	RETAIL, OFFICE, RESIDENTIAL		
LOT: MINIMUM LOT AREA	65,340 S.F.	11,945 S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	60'	373.78'±	NO CHANGE
BUILDING: MINIMUM SETBACKS			
FRONT YARD	50'	11.7'±	NO CHANGE
SIDE YARD	15'	10.9'±	NO CHANGE
REAR YARD	30'	N/A	N/A
MAXIMUM HEIGHT	35'	<35'	NO CHANGE
MAXIMUM LOT COVERAGE	25%	46.81%	NO CHANGE
PARKING:			
RETAIL: MAXIMUM: 3 SPACES/1,000 S.F. OF GROSS FLOOR AREA (G.F.A.) MINIMUM: 1 SPACE/1,000 S.F. OF G.F.A. 1,224 S.F. OF RETAIL	MAXIMUM: 2 SPACES MINIMUM: 1 SPACE		
OFFICE: MAXIMUM: 5 SPACES/1,000 S.F. OF G.F.A. MINIMUM: 2 SPACES/1,000 S.F. OF G.F.A.	MAXIMUM: 3 SPACES MINIMUM: 2 SPACE	7 SPACES	NO CHANGE
RESIDENTIAL: MAXIMUM: 1 SPACE PER BEDROOM MINIMUM: 1 SPACE PER UNIT (2) 1-BEDROOM APARTMENTS	MAXIMUM: 2 SPACES MINIMUM: 2 SPACE		
TOTAL:	MAXIMUM: 6 SPACES MINIMUM: 4 SPACES	7 SPACES	NO CHANGE

SPECIAL PERMIT REQUESTS

- 7.4.9. HOUSING IN BUSINESS DISTRICT
- 7.6. MINIMUM SETBACK AND YARD DIMENSIONS UP TO 50% OF PERMITTED (FRONT FROM 50' TO 25')



GENERAL NOTES

- THESE PROPERTIES ARE IDENTIFIED BY THE TOWN OF WASHINGTON ASSESSOR'S OFFICE AS: MAP 11, BLOCK 03, LOT 57.
- ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, BUILDING LOCATIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED "PROPERTY & TOPOGRAPHICAL MAP PREPARED FOR SMF UNIVERSAL, LLC 124 NEW MILFORD TURNPIKE WASHINGTON, CONNECTICUT PREPARED BY NEW ENGLAND LAND SURVEYING, P.C. 118 COAL PIT HILL ROAD DANBURY, CONNECTICUT.
- PROPERTY OWNER: SMF UNIVERSAL, LLC 98 BENSON ROAD BRIDGEWATER, CONNECTICUT 06752
- PROPERTY AREA = 0.274± ACRES OR 11,945± S.F.
- LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
- IF AN UNFORSEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
- ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
- ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
- THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL AND LOCAL LAWS.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
- THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY TOWN AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
- IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- THE LIMIT OF DISTURBANCE SHALL BE THE LIMIT OF GRADING AS DEPICTED ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
- CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
- ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE TOWN OF WASHINGTON HIGHWAY DEPARTMENT.

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

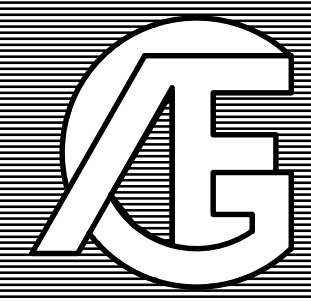
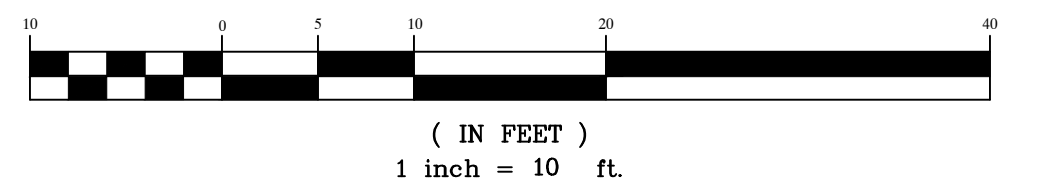
IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- APPROXIMATE ZONE LINE

GRAPHIC SCALE

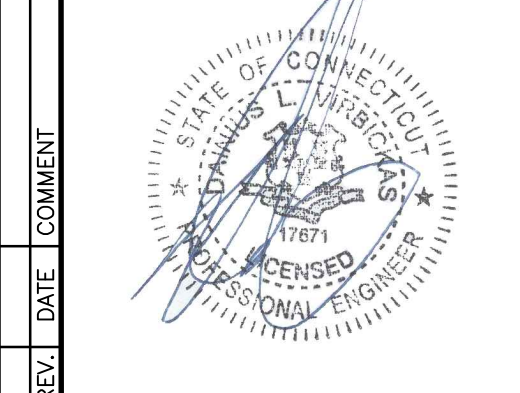


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- CIVIL ENGINEERS
- ENVIRONMENTAL ENGINEERS
- MUNICIPAL ENGINEERS

PROJECT MANAGERS •
SITE PLANNERS •
PERMIT EXPEDITORS •

ZONING PERMIT PLAN	
SMF UNIVERSAL, LLC 124 NEW MILFORD TURNPIKE WASHINGTON, CONNECTICUT	DRAWN BY: BH CHECKED BY: DV DATE: 3/8/22 SCALE: 1" = 10' DRAWING No: DD21050 PROJECT No: DD21050 SHEET: 1



REV.	DATE	COMMENT