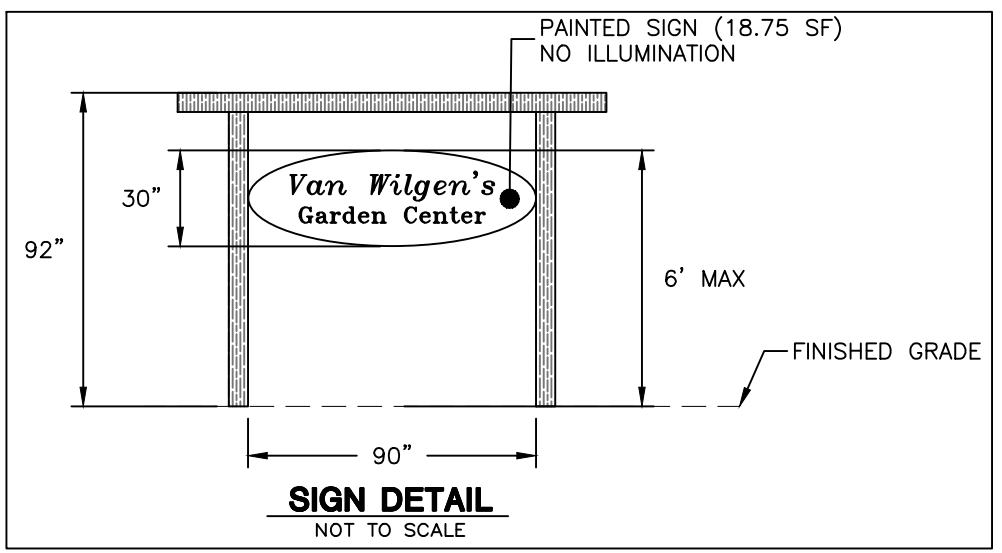


ZONING STANDARDS SCHEDULE		B-4 DISTRICT	
STANDARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA			
PUBLIC WATER WELL	20,000 SF	15,163 SF	18,474 SF
MINIMUM SQUARE WELL	40,000 SF	N/A	N/A
MINIMUM FRONTAGE	100 FT	102± FT	NO CHANGE
MINIMUM BUILDING LINE	150 FT	N/A	N/A
MINIMUM FRONTAGE	50 FT	254.62 FT	NO CHANGE
MINIMUM BUILDING LINE	NONE	NONE	NONE
MAXIMUM HEIGHT	35 FT	35 FT	12 FT
MAXIMUM STORES	2 1/2	1	1
MINIMUM SETBACKS:			
STREET LINE	50 FT	1.7 FT	20.0 FT
REAR LINE	20 FT	70.4 FT	33.5 FT
OTHER LINE	20 FT	16.7 FT	79.7 FT
RESIDENCE DISTRICT PROJECTIONS INTO SETBACK:	50 FT	50 FT	50 FT
ACCESSORY BLDG SETBACKS:	5 FT	NONE	NONE
STREET LINE	50 FT	N/A	79.9 FT
REAR LINE	20 FT	N/A	48.9 FT
OTHER LINE	20 FT	N/A	20.0 FT
COVERAGE			
BUILDING STRUCTURE COVERAGE	40 %	15.8 %	12.6 %
TOTAL LOT COVERAGE	70 %	15.8 %	29.4 %
GROSS FLOOR AREA	60 %	15.8 %	12.6 %

\* PEDESTRIAN NODE BUILDING SETBACK = 10'



**PARKING CALCULATION:**

**PROPOSED PARKING**

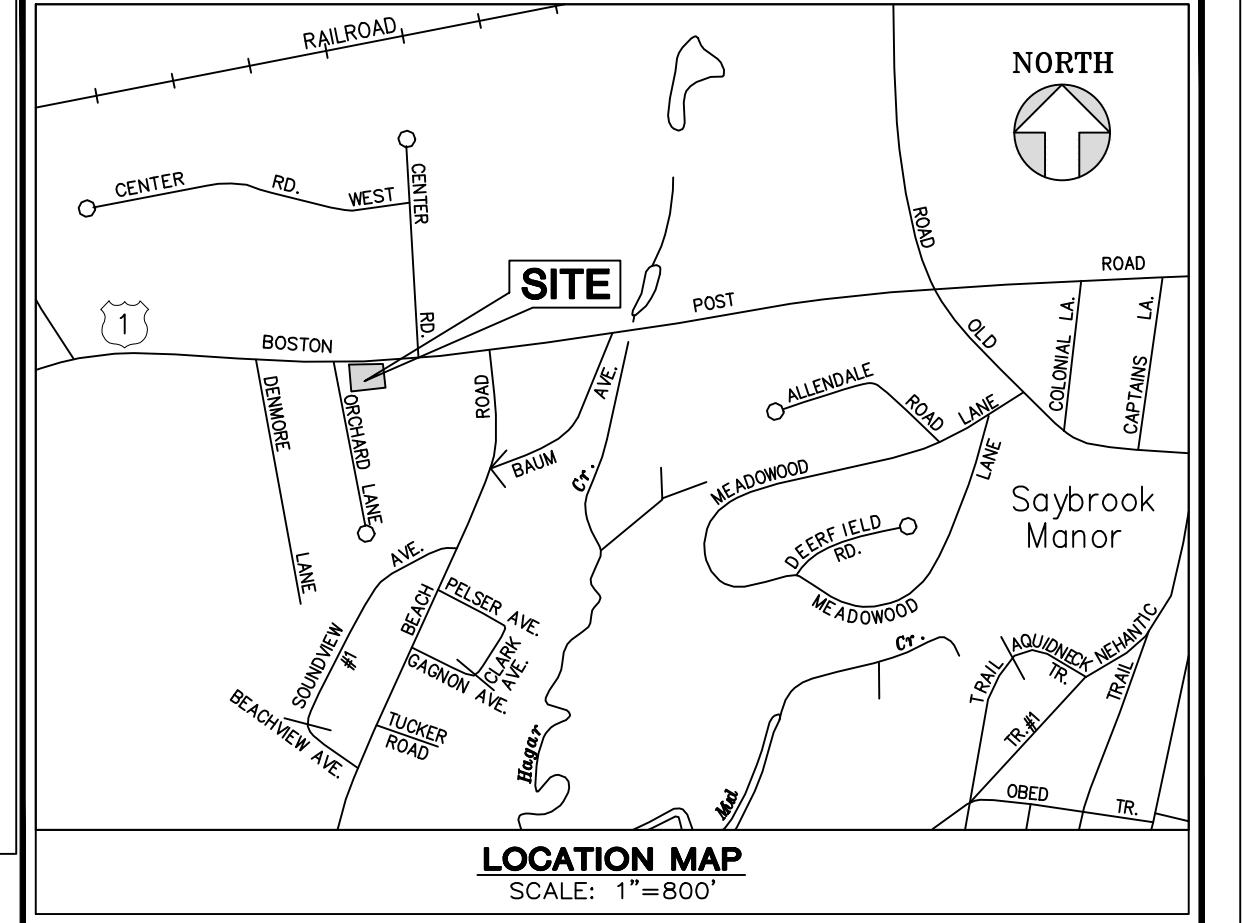
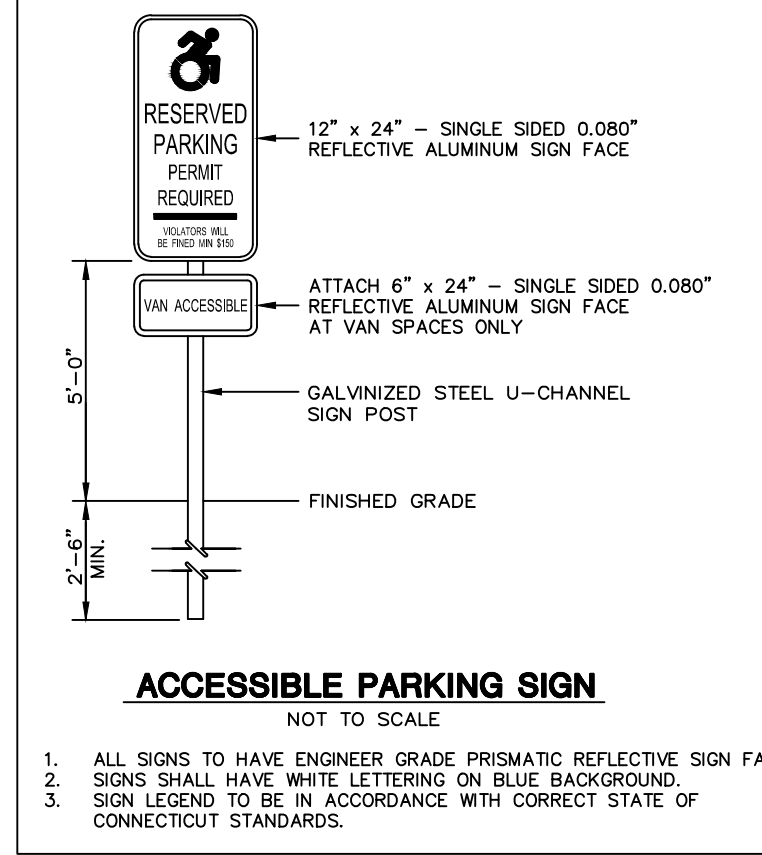
PROPOSED PARKING REQUIRED

1.) PROPOSED NURSERY PRODUCT SALES

A.) FOR PROPOSED 2,268 S.F. GREENHOUSES  
PARKING REQUIRED = 1 SPACE PER 175 S.F. OF GROSS FLOOR AREA  
= 2,268 S.F./175 S.F. = 12.96 PARKING SPACES REQUIRED

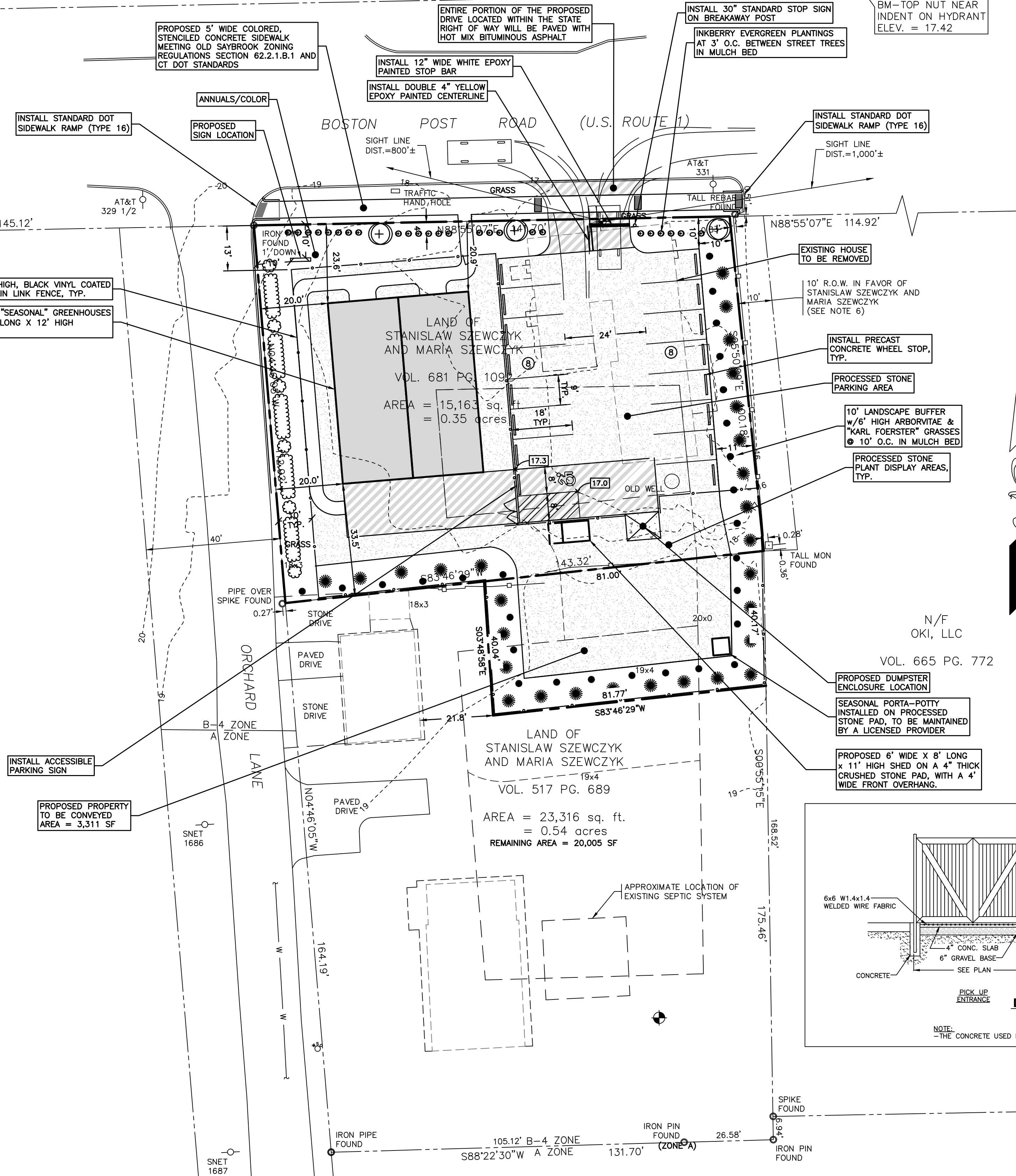
B.) FOR PROPOSED 3,290 S.F. OUTDOOR LANDSCAPE PRODUCT DISPLAY / STORAGE AREA  
PARKING REQUIRED = 1 SPACE PER 1,200 S.F. OF GROSS FLOOR AREA = 3,290 S.F./1,200 S.F. = 2.7 PARKING SPACES REQUIRED

TOTAL PROPOSED NURSERY PRODUCT SALES PARKING REQUIRED = 16 SPACES



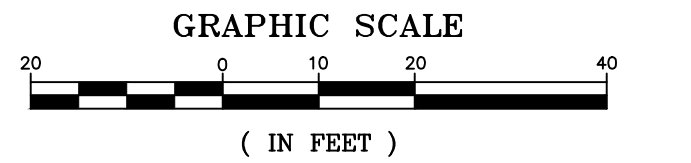
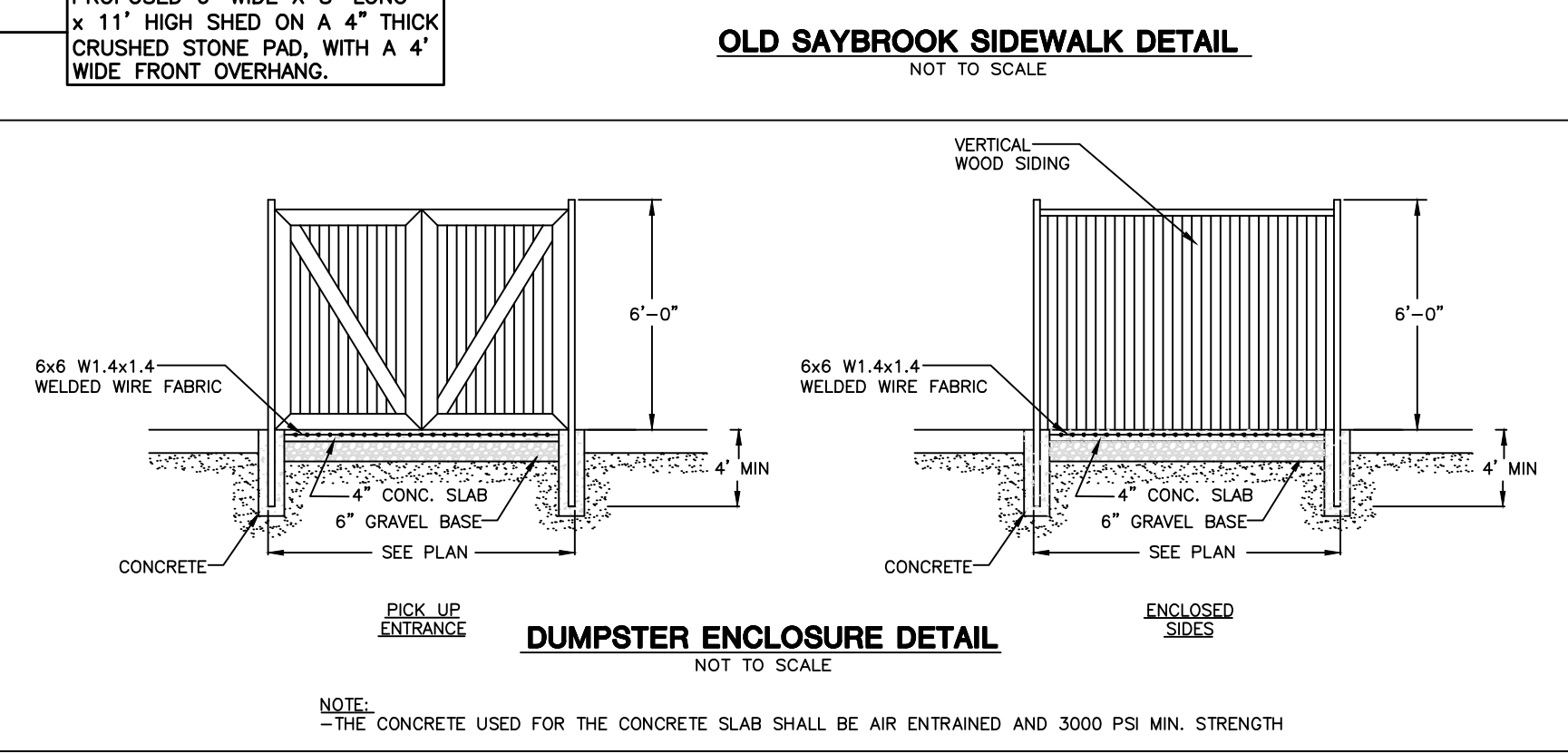
- GENERAL NOTES:**
- LOT IS WITHIN A B-4 ZONE.
  - LOT AREA = 15,163 SF OR 0.35 ACRES.
  - NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP 4A.
  - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
    - A. "PROPERTY/TOPOGRAPHIC SURVEY - LAND OF STANISLAW SZEWCZYK AND MARIA SZEWCZYK - TAX MAP 26 LOT 30 - 1560 BOSTON POST ROAD (U.S. ROUTE 1) - OLD SAYBROOK, CONNECTICUT" - SCALE: 1"=10' - DATED: MAY 8, 2023 AND PREPARED BY ANNINO SURVEY, LLC
  - PROPERTY LINE, TOPOGRAPHIC AND PLANIMETRIC INFORMATION DEPICTED HEREON WAS REPRODUCED FROM THE REFERENCE MAP NOTED. ALL EXISTING CONDITIONS AND FEATURES ARE NOT NECESSARILY INDICATED ON THE DRAWING.
  - ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - UTILITY LOCATIONS DEPICTED ON THE DRAWINGS HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR THE MAINTENANCE AND PROTECTION THEREOF. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO THE START OF WORK TO ESTABLISH AND HAVE MARKED ON THE GROUND THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT A UTILITY IS LOCATED OR IS UNCOVERED DURING THE PROGRESS OF THE WORK THAT WAS NOT INDICATED ON OR IS NOT IN ACCORDANCE WITH THE DRAWINGS.
  - THE CONTRACTOR SHALL ADHERE TO THE REGULATIONS AND STANDARDS OF THE TOWN OF OLD SAYBROOK, ALL APPLICABLE STATE AND FEDERAL REGULATORY AUTHORITIES, THE PROVISIONS OF THE CONTRACT DOCUMENTS, AND ANY APPROVALS AND/OR PERMITS ATTACHED THERETO.
  - UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL CONFORM TO THE "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818", DATED 2020, AND ALL SUPPLEMENTS THERETO.
  - THE INSTALLATION OF ALL PUBLIC UTILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE BOSTON POST ROAD RIGHT OF WAY WITH THE RESPECTIVE UTILITY COMPANIES AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
  - PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONTRACT DOCUMENTS AND THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FEATURES. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AND FEATURES IN THE FIELD PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES WITHIN THE PROJECT SITE PROPERTY LINES AND/OR THE CONTRACT LIMITS SHOWN ON THE DRAWINGS.
  - EXISTING CONDITIONS AND FEATURES SHALL BE MAINTAINED WHERE NEW CONSTRUCTION IS NOT SHOWN ON THE DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING CONDITIONS AND FEATURES DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATIONS OR ACTIVITIES WHERE NEW CONSTRUCTION IS NOT SHOWN SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE ENGINEER.
  - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE DRAWINGS OR AS DIRECTED. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
  - SHOULD DEWATERING OF EXCAVATIONS, STRUCTURES, PIPELINES, ETC. BE REQUIRED, THE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED TO A SETTLING AND/OR FILTER FACILITY CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IN A LOCATION APPROVED BY THE ENGINEER.
  - IN THE EVENT OF A CONTAMINANT SPILL THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL AND CHEMICAL SPILL DEPARTMENT (860-424-3338) AND THE TOWN OF OLD SAYBROOK.
  - JOB SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOB SITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO THE JOB SITE IS NOT TO BE INTERPRETED AS APPROVAL OF JOB SITE SAFETY ASPECTS.

- 818 CONSTRUCTION NOTES:**
- ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM 818, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS. IN ANY CASE WHERE THE CONSTRUCTION IS NOT SPECIFICALLY DETAILED IN THE FORM 818, THE WORK WILL BE COMPLETED AS DIRECTED BY THE ENGINEER OR DISTRICT PERMIT SECTION REPRESENTATIVE.
- REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.11 AS REVISED.
- NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.10 AS REVISED.
- NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.08 AS REVISED. TYPE 1 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUND, TYPE 3 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUND EXCEPT FOR SIGNS WITH RED BACKGROUND THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.
- ALL SIGNS AND PAVEMENT MARKINGS INSTALLED WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AS REVISED.
- ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.



- PLANT LIST LEGEND**
- 3 GINKGO BILOBA 3 1/2" CAL.
  - 6 "SLENDER SILHOUETTE" SWEETGUM 3 1/2" CAL.
  - 28 "AMERICAN PILLAR" ARBORVITAE # HIGH
  - 26 "GEMBOX" INKBERRY #3
  - 35 CALAMAGROSTIS "KARL FOERSTER" #2
  - 25 RUDBECKIA "LITTLE GOLDSTAR" #2
  - 27 CALAMAGROSTIS "KARL FOERSTER" #2
- NOTE: EXISTING ASH, MAPLE AND WALNUT TREES TO BE REMOVED

LEGEND	
EXISTING	PROPOSED
Street Line	Street Line
Property Line	Property Line
Tie Line	Tie Line
Easement Line	Easement Line
Curb	Curb
Wood Fence	Wood Fence
Wire Fence	Wire Fence
Stone Wall	Stone Wall
Elevation Contour	Elevation Contour
Spot Elevation	Spot Elevation
Watercourse Line	Watercourse Line
Inland Wetland Boundary	Inland Wetland Boundary
Wetland Flag (Number)	Wetland Flag (Number)
Vegetation Line	Vegetation Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Catch Basin	Catch Basin
Manhole	Manhole
Utility Pole (With Guy)	Utility Pole (With Guy)
Water Valve/Meter Pit	Water Valve/Meter Pit
Over Head Wire	Over Head Wire
Water Main/Service	Water Main/Service
Sanitary Lateral	Sanitary Lateral
Sanitary Sewer	Sanitary Sewer
Gas Line	Gas Line
Roof Drain	Roof Drain
Footing Drain	Footing Drain
Stormwater Pipe <12" Diameter	Stormwater Pipe <12" Diameter
Stormwater Pipe >12" Diameter	Stormwater Pipe >12" Diameter
Grade To Drain	Grade To Drain
Assessor's Map/Block/Lot Number	Assessor's Map/Block/Lot Number
Deep Test Pit	Deep Test Pit
Percolation Test	Percolation Test



**STATEMENT OF USE**

VAN WILGEN'S GARDEN CENTER IS PROPOSING A YEARLY SEASONAL (APRIL 15-JULY 15) (SEPTEMBER 1-OCTOBER 31) (NOVEMBER 20-DECEMBER 24) USE TO INSTALL 2-TEMPORARY GREENHOUSES (21'x54' EACH), PROCESS STONE PAD AREA 65'x110', AND TEMPORARY FENCING FOR STORAGE AND SALE OF NURSERY PRODUCTS. THE HOURS OF OPERATION ARE PROPOSED TO BE MON-FRI 8:30 AM-7:00 PM, SAT & SUN 8:30 AM-6:00 PM. CHRISTMAS TREE SALES WOULD OCCUR DAILY FROM 9:00 AM-5:00 PM. GREENHOUSES WOULD BE REMOVED DURING THE OFF-SEASON TIME OF DECEMBER 25-APRIL 14. THE PORTA-POTTY WOULD BE REMOVED FROM THE SITE DURING ALL OFF-SEASON TIMES (JULY 16-AUGUST 31; NOVEMBER 1-NOVEMBER 19; AND DECEMBER 25-APRIL 14). THERE WILL BE NO DELIVERIES DURING BUSINESS HOURS AFTER 10:00 AM MON.-SAT. AND NO DELIVERIES ON SUNDAY.

THE PROPOSED SHED WOULD BE UTILIZED BY THE EMPLOYEES OF VAN WILGEN'S GARDEN CENTER FOR MERCHANDISE CHECK-OUT PURPOSES DURING THE SAME OPERATIONAL PERIOD AS THE GREENHOUSES, AND WOULD REMAIN ON THE SITE DURING OFF-SEASON TIMES.

APPROVED BY THE OLD SAYBROOK ZONING COMMISSION

AUTHORIZED REPRESENTATIVE OF OLD SAYBROOK ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/APPLICANT

STANISLAW SZEWCZYK  
5 ORCHARD LANE  
OLD SAYBROOK, CT 06475

<b>CRISCUOLO ENGINEERING LLC</b> CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0807 FAX: 203/488-6729	3/11/2024 REV. PER CDDT & ENGR. COMMENTS 3/4/2024 DIMENSIONS ADDED 1/16/2024 REVISE SITE LAYOUT 11/30/2023 REV. PER ARB REVIEW COMMENTS 11/27/2023 REV. PER TOWN REVIEW COMMENTS 11/7/2023 REV. LANDSCAPING & ADD SIGN DETAIL	JOB TITLE: <b>PROPERTY LOCATED AT #1660 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT</b> PREPARED FOR: <b>RYAN VAN WILGEN</b>
	DATE: 10/24/2023 SCALE: 1"=20' DRAWN: J.T.G. CHECKED: J.M.P. JOB: 2023.044	DRAWING TITLE: <b>PROPOSED SITE PLAN</b> DRAWING NO.: <b>1 OF 1</b>

2/20/2024 02:24:44 (m) 2023-044P08.dwg, 3/18/2024 3:46:38 PM