

South Village
900 Main Street South
Southbury, CT 06488

AREV Three
Limited Partnership in care of:
CORNERSTONE REALTY, Inc.
225 East Aurora Street
P.O. Box 151
Waterbury, CT 06720

B S A
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Architects and Planners
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General Notes

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Approved by Southery Planning Commission

H. William Davis, Chairman

Granted at Southery Planning Commission

Date _____

Planning Submission
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description	Initials
1	July 17, 2007	P & Z Revisions	HJS
2	Aug 02, 2007	Parking Revisions	HJS
3	Aug 30, 2007	Parking Revisions	HJS
4	Sept 17, 2007	Revisions	HJS
5	Oct 16, 2007	Revisions	HJS

Drawing Title
Landscape &
Site Lighting Plan

Scale 1"=50'-0"

Date June 12, 2007

Drawn By JOP/V

Checked By HJS

BSA Job Number 05052

Drawing Number

A.100

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E-B3B Ground Coverage
In E-B3B districts such total ground coverage may be increased to as much as 50% on any lot when the Planning Commission finds that, on the Site Development Plan at the time of application, the proposed development is a) the most appropriate use for the site, b) the appearance of the development is in keeping with the appearance of the surrounding area, c) the provision of a) is in an effective manner by natural or landscaped areas, d) the provision of a) is in a manner that does not require the use of any other type of ground cover, e) the provision of a) is in a manner that does not require the use of any other type of ground cover, f) the provision of a) is in a manner that does not require the use of any other type of ground cover, g) the provision of a) is in a manner that does not require the use of any other type of ground cover, h) the provision of a) is in a manner that does not require the use of any other type of ground cover, i) the provision of a) is in a manner that does not require the use of any other type of ground cover, j) the provision of a) is in a manner that does not require the use of any other type of ground cover, k) the provision of a) is in a manner that does not require the use of any other type of ground cover, l) the provision of a) is in a manner that does not require the use of any other type of ground cover, m) the provision of a) is in a manner that does not require the use of any other type of ground cover, n) the provision of a) is in a manner that does not require the use of any other type of ground cover, o) the provision of a) is in a manner that does not require the use of any other type of ground cover, p) the provision of a) is in a manner that does not require the use of any other type of ground cover, q) the provision of a) is in a manner that does not require the use of any other type of ground cover, r) the provision of a) is in a manner that does not require the use of any other type of ground cover, s) the provision of a) is in a manner that does not require the use of any other type of ground cover, t) the provision of a) is in a manner that does not require the use of any other type of ground cover, u) the provision of a) is in a manner that does not require the use of any other type of ground cover, v) the provision of a) is in a manner that does not require the use of any other type of ground cover, w) the provision of a) is in a manner that does not require the use of any other type of ground cover, x) the provision of a) is in a manner that does not require the use of any other type of ground cover, y) the provision of a) is in a manner that does not require the use of any other type of ground cover, z) the provision of a) is in a manner that does not require the use of any other type of ground cover.

PARKING COMPLIANCE TABLE

ZONE DISTRICT B-3B BUSINESS			
MIN. REQ. (AS PER SECT. 9.B.)	= 1 P.S. PER 200 SF OF AREA FOR OFFICE/RETAIL USE		
EXISTING BUILDING:	25,947 SF		
PROPOSED BUILDING:	80,043 SF		
TOTAL AREA:	105,990 SF		
MIN. P.S. (AS PER SECT. 9.B.)	= 105,990 SF / 200 P.S./SF = 530 P.S.		
H.C. = 2% OF TOTAL	= 530 X .02 = 11 H.C. P.S.		
STANDARD PARKING SPACES	519	REQUIRED	PROPOSED
MIN. CAR H/C PARK SPACES	9	10	10
MIN. VAN H/C PARK SPACES	2	2	2
MIN. RESERVE PARKING SPACES	0	140	140
TOTAL H/C PARK SPACES	530	530	530

REFERENCE IS MADE TO SHEET C-13 FOR FULL PARKING LAYOUT AND TO SHEET D-1 FOR FULL SITE PLAN. SEE SOUTHBRURY ZONING REGULATIONS SECTIONS 9.B.1 & 9.B.3

