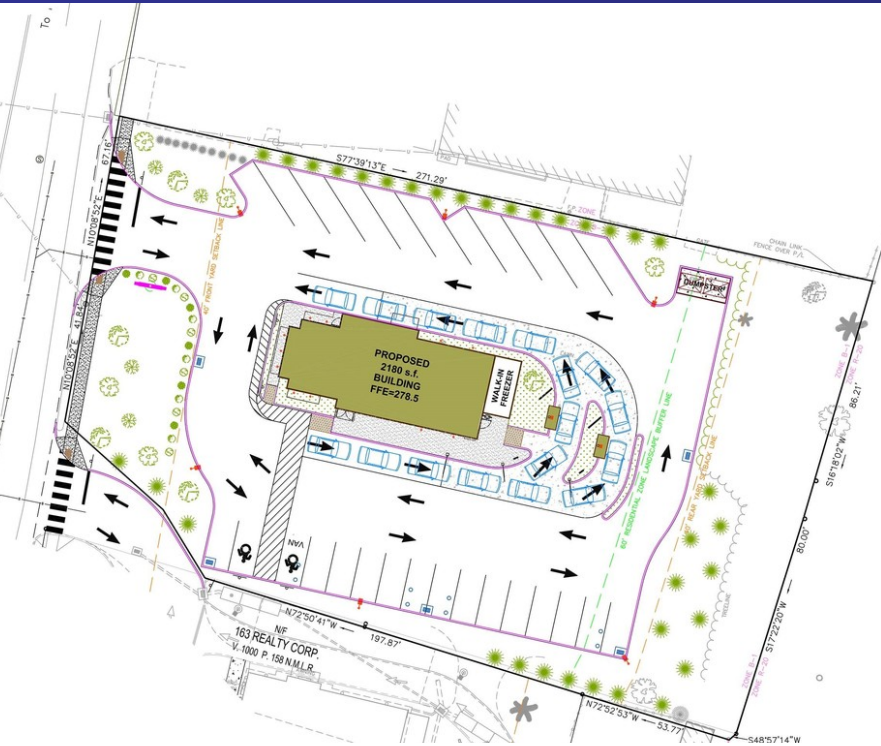


FOR LEASE OR BUILD TO SUIT// FULLY APPROVED DRIVE THRU PAD SITE



Site Development Plan

for

Proposed Fast Food Restaurant

159 & 161 Danbury Road
New Milford, CT

PROPERTY DESCRIPTION

Fully approved 2,180 Sq Ft double drive thru pad site! Be in the heart of the trade area on busy Rt. 7 with Dunkin Donuts, McDonalds, Chipotle, Taco Bell, Jersey Mikes, Walmart, Five Guys and much more! Ideal for any fast food, restaurant or bank use!

Offering Build to Suit or Ground Lease.

PROPERTY HIGHLIGHTS

- Zone: I
- (B1 and B2 Uses Permitted)
- Utilities: City Water, Sewer and Gas Available
- Parking: +/- 27 spaces
- Traffic Count: +/- 35,000 Daily
- Double Drive Thru Approved

OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (NNN)
Available SF:	2,180 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	822	13,761	48,397
Total Population	1,848	35,507	131,285
Average HH Income	\$75,331	\$104,412	\$109,235



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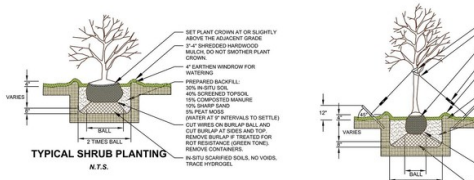
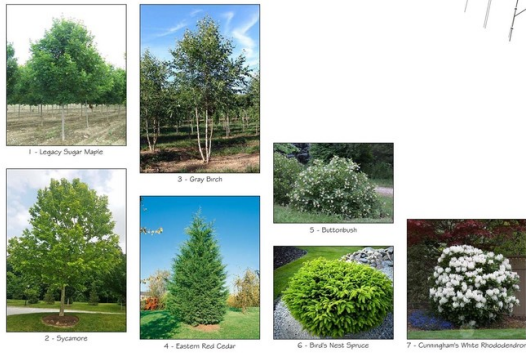
Key	Quantity	Botanical Name	Common Name	Size
1	5	Acer saccharum "Legacy"	Legacy Sugar Maple	2 1/2" Cal.
2	5	Platanus occidentalis	Sycamore	2 1/2" Cal.
3	4	Betula populifolia	Gray Birch	2" Cal.
4	35 ±	Juniperus horizontalis	Eastern Red Cedar	6" Ht.
5	6	Cephalanthus occidentalis	Butterbush	5 gal.
6	6	Ficus alba var. repens	Braids Nest Spruce	1.0' Ht.
7	6	Rhododendron "Cunningham's White"	Cunningham's White Rhododendron	5 gal.

* First plant count pending quantity of plantings requested per the discretion of the Zoning Enforcement Officer in residential buffer area at the rear of the site.

- LANDSCAPING NOTES**
1. Substitutions are allowed relative to availability and health of plants. All substitutions shall be approved by the appropriate town land use enforcement officer.
 2. All plants to be nursery stock.
 3. No aged health to be used.
 4. Do not over-mulch trees and shrubs.
 5. All material, plants and soil, must be free of invasive species.
 6. Fertilizer/Lime/soil: Contractor shall conduct appropriate soil tests to determine the type and amount of fertilizer and limestone required to ensure acceptable lawn, soil nutrition and pH levels.
 7. Place topsoil mixture in bottom of hole and saturate. After placing plant, work topsoil mixture carefully around root ball and then saturate. When hole is one full fill of soil mixture, saturate again. Fill hole completely with topsoil mixture after the water has drained. Saturate again.
 8. Discard trees with a 6" cal and greater and evergreen trees 15' high and greater shall be aged with 3 stakes equally spaced around the tree. Each stake will be wind around the tree through rubber foot.
 9. Use New England Conservation/Wildlife Seed Mix from New England Wetland Plants, Inc. of Andover, MA where needed to protect bare earth around the newly planted trees and shrubs.
 10. Soil Monitoring and Maintenance Plan based on the street.
 11. The level of mulch within the curbed islands shall be 2-3 inches below the height of the curb. This is necessary for effective water interception.
 12. For Section 130-020.10: The total area of the site landscaping plus those areas left in a natural state must equal at least 30% of the total project area.
 13. For Section 130-030.4: The front landscape area shall be the depth of the required front setback (40'). Every residential front and street side landscape area shall be planted in lawn and/or ground cover and shall also contain at least one (1) deciduous canopy shade tree at least two and one half inches (2.5") in caliper for each fifty feet (50') or part thereof of street frontage. For each canopy shade tree no greater than (1) deciduous deciduous shade tree at least two inches (2") in caliper, one (1) evergreen tree at least six feet (6') in height and six (6) shrubs six inches (6") in height.
 14. For Section 130-040.1(a): In the minimum depth of buffer areas in the B-1 Zone a 60 feet. Properties 5 acres or less in the B-1 Zone may, subject to Site Plan Approval from the Zoning Commission, reduce the buffer to 40 feet if the number of evergreens required in subsection 2 is doubled for each required "plant unit". For Section 130-040.2: The buffer area shall be left in a natural condition or planted in lawn and/or ground cover and contain on (1) plant unit for each one hundred feet (100') of buffer length, or portion thereof. For the purposes of this paragraph, "one plant unit" consists of:
 - a. Four (4) canopy trees
 - b. Six (6) deciduous shrubs
 - c. Twenty four (24) shrubs
 - d. Twelve (12) perennials
 - e. A lawn.

- MONITORING AND MAINTENANCE PLAN**
- Monitoring of the planted areas of the site will be conducted to accomplish the following objectives:
1. To ensure the health of the introduced plants, identify plants which have died, evaluate the reason, and repair or replace if necessary.
 2. To look for unwanted plants that may colonize the site, especially those invasive and exotic species which will be detrimental to the ecology of the site.
 3. To ensure soil stability and that soil erosion is not occurring.
 4. To ascertain soil salinization status at the beginning of the project and three years later; soil fertilization will be conducted in response to the soil tests.
- Frequency of monitoring:**
1. During the first growing season following planting, the site will be visited once a month and additionally after severe storm events.
 2. During the second and third growing seasons, the site will be visited in the early spring, mid-summer and late fall, and after severe storm events.
- Maintenance actions will include:**
1. In response to the evaluations made during monitoring, actions may involve removal of unwanted volunteer plant species, removal of dead plants and re-planting.
 2. Repair any soil erosion damage occurring and address soil stability issues with the temporary use of hay, mulch.
 3. Pruning or repair of trees and shrubs in the landscaped areas, as provided.

ITEM	REQUIRED	PROVIDED
TOTAL PROPOSED PARKING AREA	2,400 S.F.	2,400 S.F.
LANDSCAPED AREA WITHIN PARKING AREA	4,275 S.F.	4,275 S.F.
PERCENT LANDSCAPED AREA WITHIN PARKING AREA	27% MIN.	24.05%



LEGEND

EXISTING BOUNDARY LINE (UNAPPROVED)	PROPOSED CONTOUR (1% SLOPE)
EXISTING CONCRETE DRIVE (UNAPPROVED)	PROPOSED DRIVE (1% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (2% SLOPE)
EXISTING ASPHALT DRIVE (APPROVED)	PROPOSED DRIVE (3% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (4% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (5% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (6% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (7% SLOPE)
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EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (9% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (10% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (11% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (12% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (13% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (14% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (15% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (16% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (17% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (18% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (19% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (20% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (21% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (22% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (23% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (24% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (25% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (26% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (27% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (28% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (29% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (30% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (31% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (32% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (33% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (34% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (35% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (36% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (37% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (38% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (39% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (40% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (41% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (42% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (43% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (44% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (45% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (46% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (47% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (48% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (49% SLOPE)
EXISTING ASPHALT DRIVE (UNAPPROVED)	PROPOSED DRIVE (50% SLOPE)

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE REJECTED AND VOID.

2) RESPONSE TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL HAVE NO FORCE AND EFFECT. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR ANY REVISIONS.

PROJECT: 159 & 161 Danbury Road, LLC (159 & 161 Danbury Road)

DATE: 08/20/2021

DESIGNER: ARTHUR H. HOWLAND, P.C.

SCALE: AS SHOWN

DEED REFERENCES INCLUDE V. 371 P. 388 & V. 371 P. 389 OFFICIAL RECORDS OF THE TOWN OF DANBURY, CONNECTICUT.

ELEVATION DATUM IS NAVD 83.

REFER TO CONNECTICUT GENERAL STATUTES, SECTION 14-15a REGARDING THE REQUIREMENTS LOCATIONS OF BUILDINGS THAT HAVE EXISTED FOR MORE THAN THREE YEARS.

SUBJECT PROPERTIES ARE LOCATED WITHIN THE ZONE B-1 (GENERAL).



Landscaping Plan

prepared for
Mark Rogers (#159) & 161 Danbury Road, LLC (#161)
159 & 161 Danbury Road
at/n/a U.S. Route 7
Town of New Milford
County of Litchfield
State of Connecticut

August 30, 2021

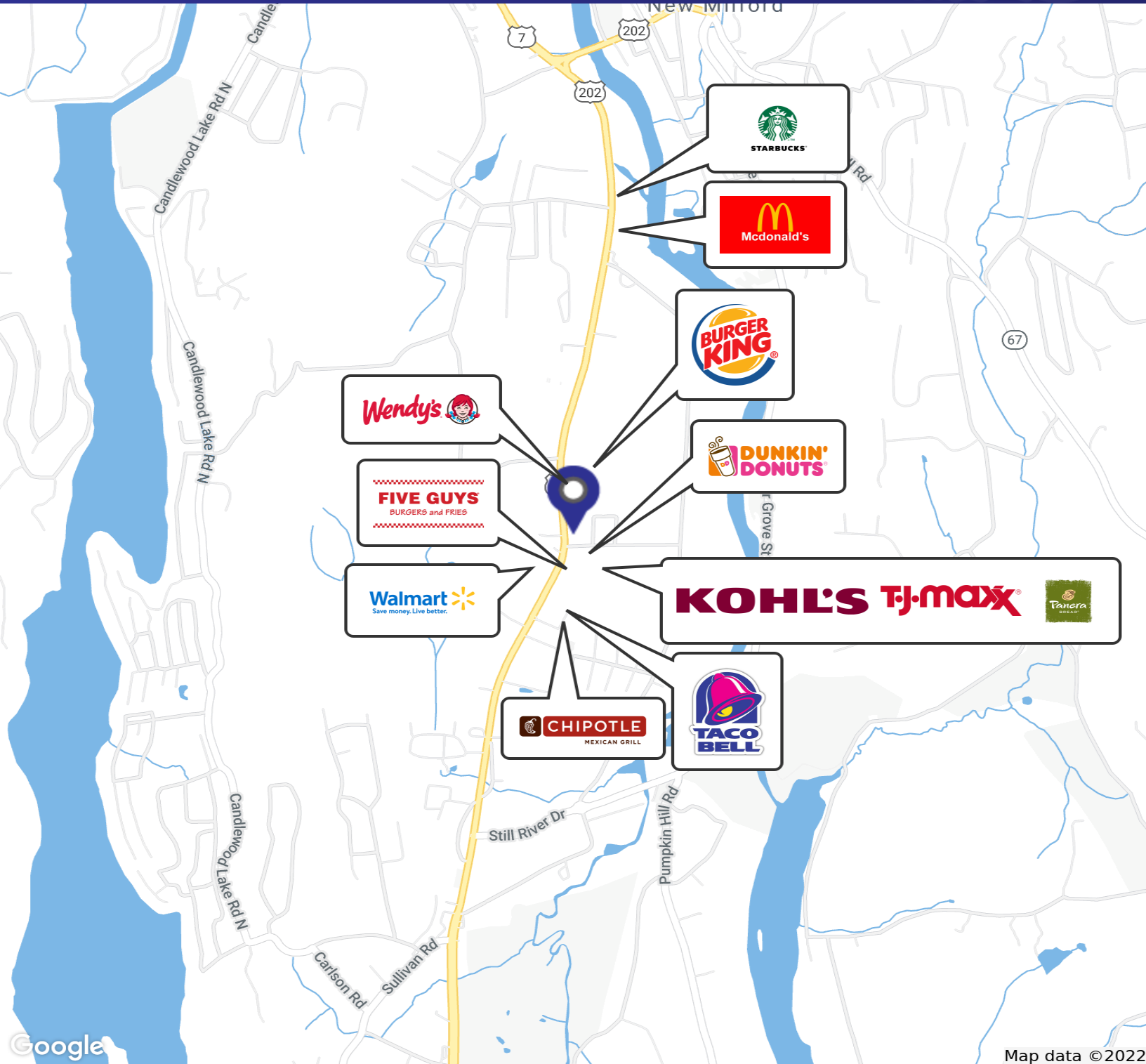
SCALE: **1" = 20'**

SHEET: **L.1**

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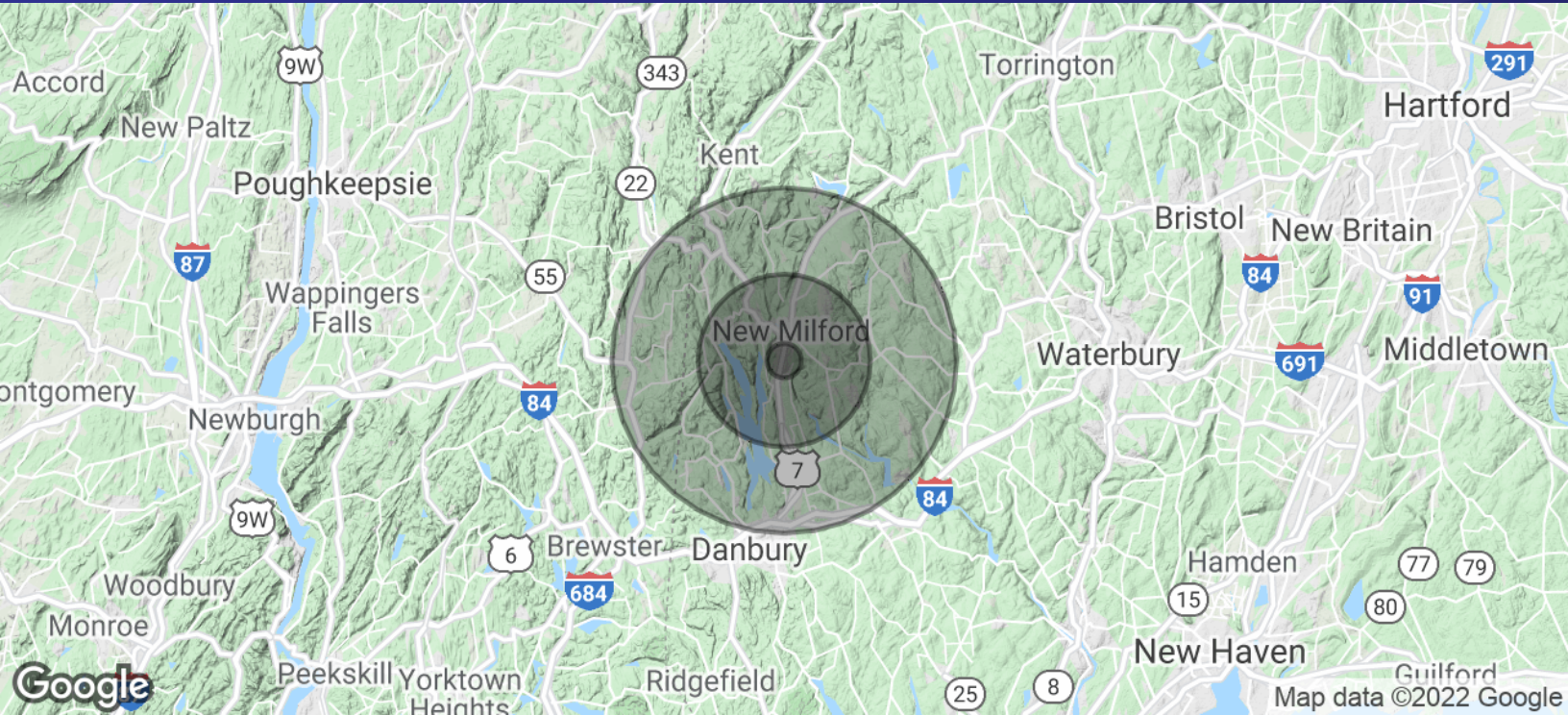
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,848	35,507	131,285
Average Age	38.7	41.5	41.6
Average Age (Male)	38.2	41.4	40.9
Average Age (Female)	39.9	41.7	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	822	13,761	48,397
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$75,331	\$104,412	\$109,235
Average House Value	\$292,526	\$413,091	\$438,402

* Demographic data derived from 2010 US Census



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