

# 800 Long Ridge Road

Zoning Board Application #223-38  
Site Plan & Special Permit Approval  
800 Long Ridge, LLC  
Zoning Board Meeting  
June 24, 2024



Existing



Proposed



Revised Eastern View  
Building 3 & 4



Revised Eastern View  
Building 1 & 2



Buildings 1 & 2



Buildings 3 & 4

**MATERIAL LEGEND**

1. WHITE AZEK TRIM
2. COMPOSITE SIDING - DARK GRAY
3. THIN BRICK
4. COMPOSITE SIDING - OCHRE
5. COMPOSITE SIDING - TUSCON RED
6. TEXTURED PANEL - GRAY
7. ASPHALT SHINGLE
8. STONE VENEER
9. INSULATED WINDOW ASSEMBLY
10. STOREFRONT



1. WHITE AZEK



2. COMP. SIDING  
DARK GRAY



3. THIN BRICK



4. COMP. SIDING  
OCHRE



5. COMP. SIDING  
TUSCON RED



6. TEXT. PANEL  
GRAY



7. ASPHALT  
SHINGLE



8. STONE  
VENEER



**Original vs Revised  
from PAAS**



**Original vs. Revised  
from East**



**Original vs Revised  
North Commercial Space**





**Original vs Revised  
Amenity Space**

# Landscaping Enhancements

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View of Property from LRR



# NOFA PREFERRED LANDSCAPING PRACTICES (TO BE IMPLEMENTED):

- 1. SOIL TESTING: TEST THE SOIL TO DETERMINE THE NUTRIENT NEEDS OF THE LANDSCAPE AND APPLICATION OF SOIL AMENDMENTS. SOIL TESTING SHALL BE COMPLETED AT A COMPETENT AGENCY SUCH AS THE CONNECTICUT AGRICULTURAL STATION. AVOID HOUR SOWN TESTING SETS.
- 2. WATERING: AVOID EXCESSIVE IRRIGATION THAT MAY CAUSE WATER RUNOFF, COMPOST OR LAMB EGGS, AND SOIL COMPACTION.
- 3. COMPOST: COMPOST FARM WASTE CHAFF IS FEASIBLE. AVOID COMPOST WITH SEEDS. AVOID USING MANURE, DENIMED SLUDGE, SLEDGE WASTE, AND PESTICIDE PRODUCTS AS COMPOST.
- 4. MULCH: MULCH SHOULD BE APPLIED TO PREVENT EROSION, USE SHADDED LEAVES, WOOD CHIPS, AND COVART FOR MULCH. APPLY NO MORE THAN A 2" LAYER OF MULCH AT ANY ONE TIME. REFER TO THE NOFA WEBSITE FOR MULCHING PRACTICES THAT PREVENT AIR AND WATER FROM PENETRATING INTO THE SOIL. AVOID THE USE OF GREY MULCH AND PRESERVE TREES AND MULCH.
- 5. FERTILIZERS: DO NOT USE SYNTHETIC FERTILIZERS OR FERTILIZERS. USE BALANCED ORGANIC FERTILIZERS BASED ON THE RESULTS OF THE SOIL NUTRIENT TESTING.
- 6. WATER: CHOOSE PLANTS THAT MINIMIZE THE NEED FOR IRRIGATION. IRRIGATE ONLY WHEN NECESSARY BASED ON THE SOIL TYPE AND PLANT NEEDS. USE MULCH TO RETAIN SOIL MOISTURE. DIRECT RUNOFF TO AUTOMATIC AREAS. MANAGE IMPROVED AREAS.
- 7. LAWN: RELY ON NATURAL GRASS FOR WEAVING OF PLANTS (EXCEPT AT SEEDINGS). USE GRASS AND RESISTANT RESISTANT CULTURES. REMOVE GRASS CLIPPINGS AND EXCESSIVE LEAVES TO THE LAWN. MAINTAIN LAWN WITH A SCISSOR PRINCIPLE OF 1" OR HIGHER.
- 8. PLANT SELECTION: CHOOSE LANDSCAPE PLANTS THAT ARE SUITED TO THE EXISTING SITE CONDITIONS. USE PLANTS THAT ARE NATIVE TO THE REGION OR THAT ARE NOT KNOWN FOR BEING INVASIVE. USE POST RESISTANT PLANT SPECIES AND VARIETALS.
- 9. WILDLIFE MANAGEMENT: USE GRASS OR HERBAL OR VEGETABLE WINGS REPELLENTS AS NEEDED. AVOID TRIPS THAT CAUSE SLOW DOWN, IDENTIFIERS, AND PROTECTIVE LINE.
- 10. DISEASE CONTROL: MAINTAIN HEALTH PLANTS BY MAINTAINING PROPER SOIL PH, ORGANIC MATTER, AND BALANCED NUTRIENTS. PLANT DISEASE RESISTANT SPECIES AND VARIETALS. AVOID PLANTING WOODS/TREES. REMOVE DISEASE INFECTED BRANCHES, TWIGS, BRANCHES FROM PLANTS. INFESTED PLANT DEBRIS SHOULD BE PROPERLY COMPOSTED OR REMOVED FROM THE SITE.

# TREE SUMMARY CHART

TYPE	EXISTING TREES	PROPOSED TREES
SHRUBS TO BE REMOVED	53	504
PROPOSED LARGE TREE	N/A	354
PROPOSED MEDIUM TREE	N/A	48
PROPOSED SMALL TREE	N/A	77
PROPOSED DUMPS/STUMP	N/A	30
<b>TOTAL</b>	<b>53</b>	<b>379</b>

# STREET TREE CHART

PROPERTY AREA	TOTAL STREET TREES (REMOVE + S)	TOTAL STREET TREES (PROPOSED)	TREES TO BE REMOVED	TREES TO BE PLANTED	NUMBER OF STREET CORNERS	TREES SUBJECT TO 40' HEIGHT RESTRICTION (EXISTING TREES MINUS PROPOSED - EXCESSIVE)	FEET OF LINE REQUIRED (EXISTING TREES MINUS PROPOSED - EXCESSIVE)
LONG RIDGE ROAD	847	86.7	13	13	9	0	30
<b>TOTAL</b>							

# PLANT LIST - POLLINATOR PATHWAY

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
10	ASplenium adnigrum	SWAMP SPERMATOPHYTES	3/4"	CONST.
10	Asplenium platyneuron	BROAD LEAFED SPERMATOPHYTES	1/2"	CONST.
10	Asplenium nidus	SPERMATOPHYTES	1/2"	CONST.
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### PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE USE	ROWING	PLANNING	NATURAL
10	Asplenium adnigrum	SWAMP SPERMATOPHYTES	3/4"	CONST.				
10	Asplenium platyneuron	BROAD LEAFED SPERMATOPHYTES	1/2"	CONST.				
10	Asplenium nidus	SPERMATOPHYTES	1/2"	CONST.				
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### REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10.13.23	ISSUED FOR PERMITTING
2	10.13.23	REVISIONS TO PERMITTING
3	10.13.23	REVISIONS TO PERMITTING
4	10.13.23	REVISIONS TO PERMITTING
5	10.13.23	REVISIONS TO PERMITTING

NOFA PREFERRED LANDSCAPING PRACTICES (TO BE IMPLEMENTED):

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### GENERAL NOTES:

1. EXISTING LOCATION OF MANHOLE IN PARKING LOT SHALL BE MAINTAINED AND SHALL BE RELOCATED AS NEEDED TO MAINTAIN PROPER DRAINAGE AND TO COMPLY WITH ALL APPLICABLE REGULATIONS.
2. PLANT SPECIES SELECTION SHALL BE MADE BY THE ARCHITECT AND SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE CITY ENGINEER.
3. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE CITY ENGINEER.
4. EXISTING PLANTS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. PLANTS THAT ARE DAMAGED OR DEAD SHALL BE REPLACED WITHIN 30 DAYS OF THE END OF CONSTRUCTION.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE CITY ENGINEER.
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### SEEDING NOTES:

1. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE CITY ENGINEER.
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### LEGEND

- PROPERTY LINE
- - - - - WETLAND LINE
- EX. TREE SURVIVED
- EX. TREE FIELD LOCATED BY FIELD OR LT. LOC.
- NEW DECIDUOUS TREE
- NEW SHRUB
- NEW LIGHT POLE
- EX. TREE TO BE REMOVED
- EX. TREE TO BE SCREENED
- NEW VEGETATION SCREENING FENCE
- REVISION ONLY
- NEW EX. LAWN AREA
- BARK BOTTOM STEEP AREA
- BARK EDGE SLOPE STEEP AREA

NOFA PREFERRED LANDSCAPING PRACTICES (TO BE IMPLEMENTED):

### ENVIRONMENTAL LAND SOLUTIONS, LLC

800 LONG RIDGE ROAD  
STAMFORD, CT 06907

PHONE: 203.359.1111  
FAX: 203.359.1112  
WWW.ELS-LLC.COM

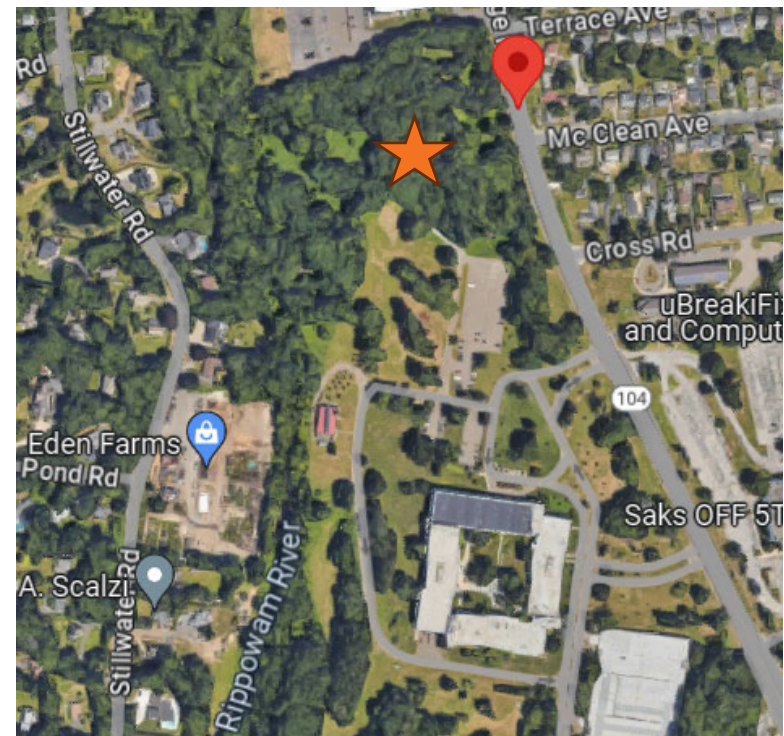
PROJECT: 800 LONG RIDGE ROAD  
STAMFORD, CT

SCALE: AS SHOWN  
DATE: 10.13.23  
TITLE: LANDSCAPE PLAN  
SHEET NO: LP.1

# Waterstone Senior Housing



## Mozaic Senior Living



## Comparison to C-D Projects

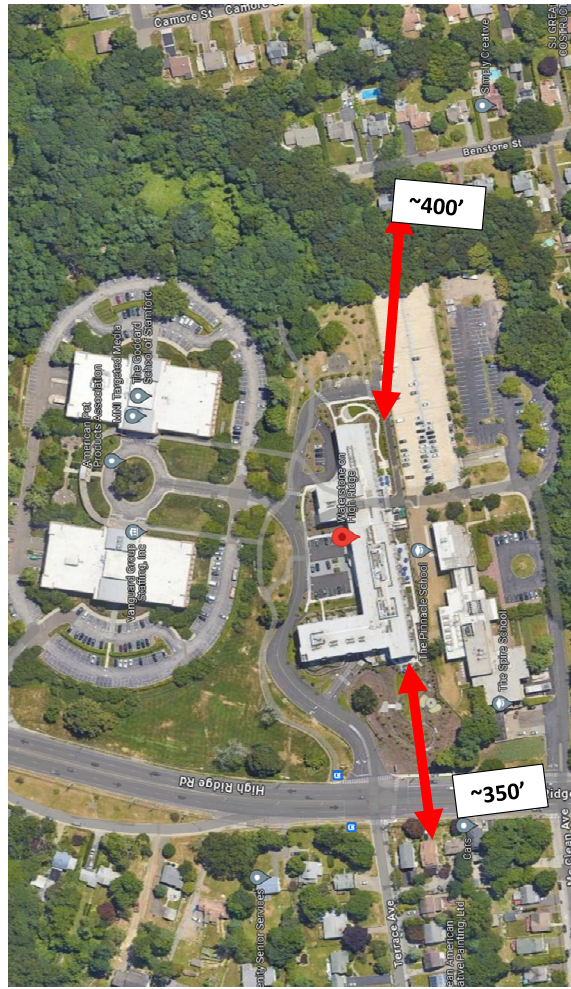
C-D Zone				
	Required/Allowed	Waterstone Senior Housing 215 HRR Approved	Mozaic Senior Housing 210 LRR Approved	800 LRR Proposed
<b>Lot Area</b>	15 acres	10 acres	15 acres	25.26 acres
<b>Building Coverage</b>	10%	10%	17.0%	9.51%
<b>Lot Coverage</b>	35%	23%	35%	34.97%
<b>FAR</b>	0.40	0.397	0.35	0.393
<b>Density</b>	14 units / acre	145 units 14.5 units / acre <sup>1</sup>	210 units 14 units / acre	354 units 14 units / acre
<b>Building Stories</b>	4	4	4	4
<b>Building Height</b>	60'	55'	59'-10"	47'-8"
<b>Closest Single-Family Home</b>	N/A	350'	300'	256'-9"

<sup>1</sup>This use is controlled by FAR. The density is provided by way of comparison only.

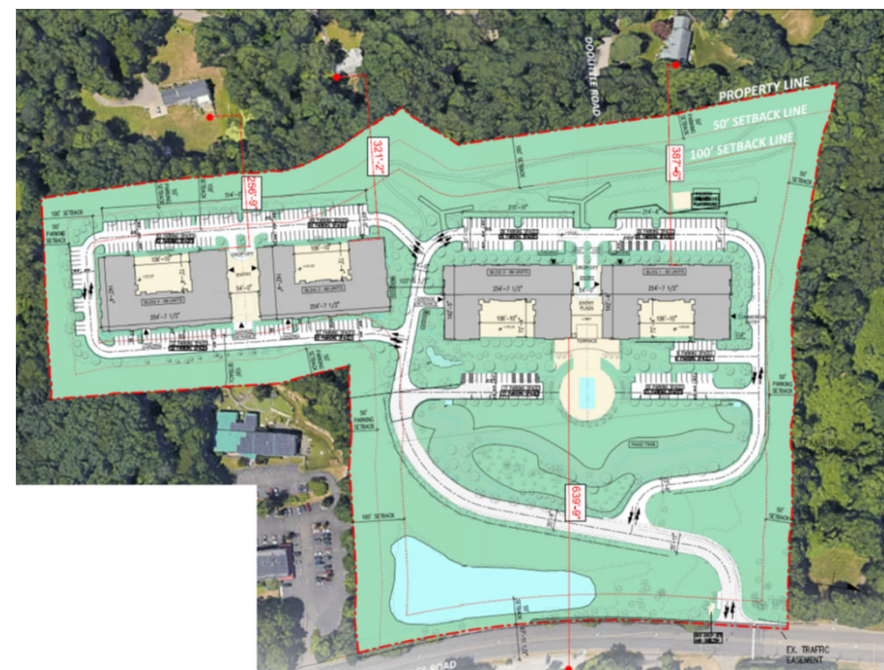




Mozaic Senior Living  
210 Long Ridge Road



Waterstone Senior Living  
215 High Ridge Road



Proposed Multifamily  
800 Long Ridge Road

# Senior Housing Elevations



Mozaic



Waterstone

CARMODY 

TORRANCE | SANDAK | HENNESSEY<sub>LLP</sub>

NEW HAVEN | STAMFORD | WATERBURY | GUILFORD | SOUTHURY | LITCHFIELD | [CARMODYLAW.COM](http://CARMODYLAW.COM)