

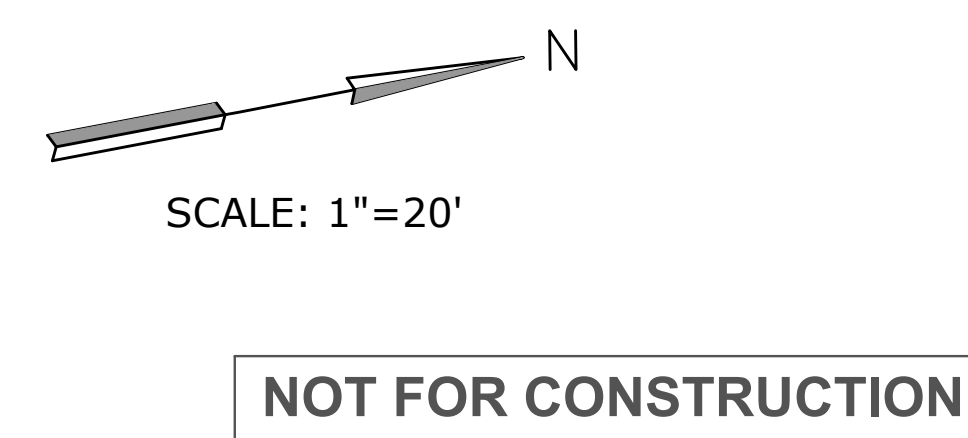
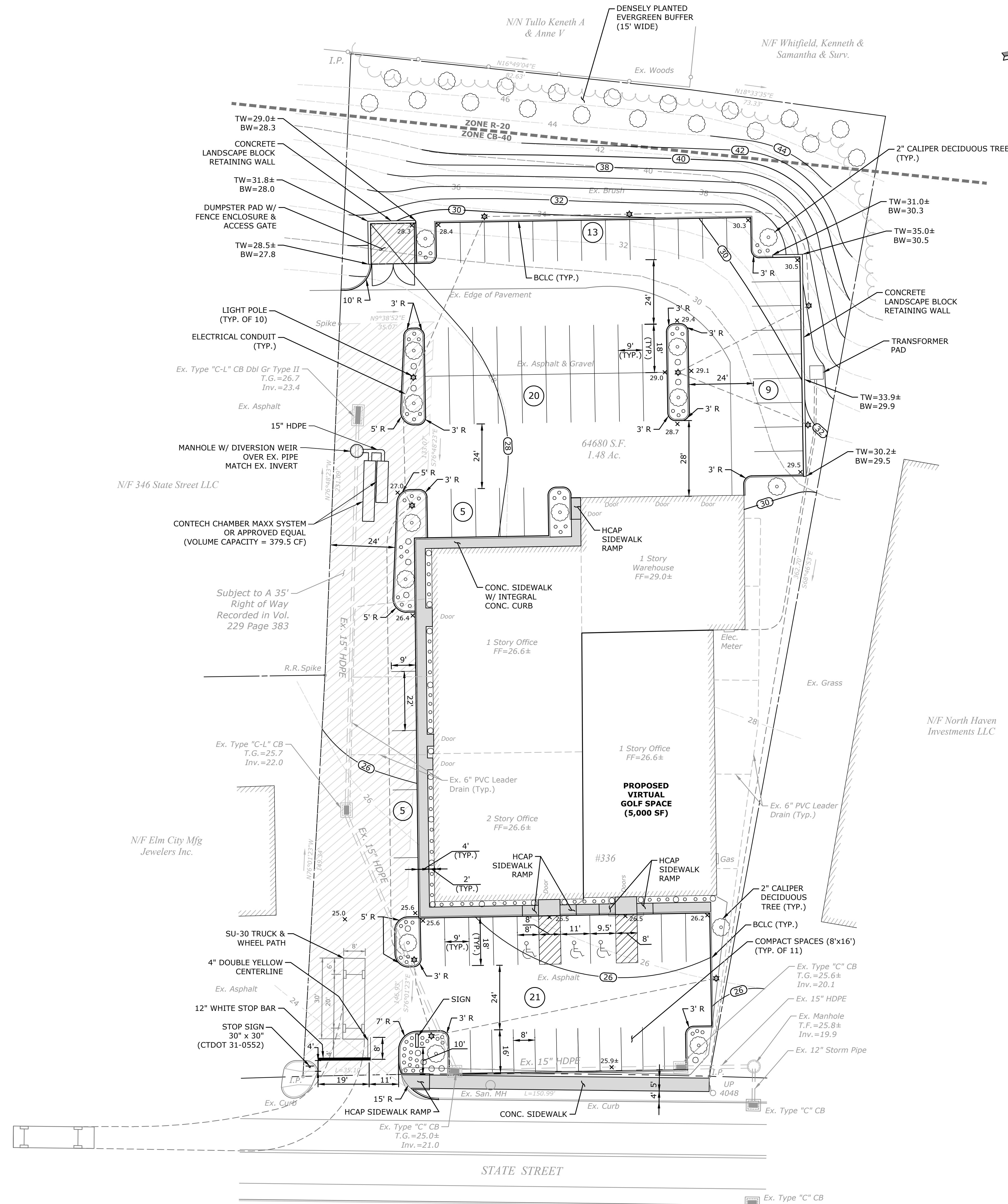
**LOCATION MAP**  
Scale: 1" = 800'

ZONE CB-40		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	64,680 SF
MIN. LOT WIDTH	150'	>150'
MIN. FRONT YARD	50'	63.9'
MIN. SIDE YARD	20'	9.5' (Existing)
MIN. REAR YARD	40'	98'
MAX BLDG COVERAGE	20%	23% (Existing)

PARKING REQUIREMENTS	
OFFICE SPACE (1 SPACE / 250 SF)	9,500 SF / 250 SF = 38 SPACES
VIRTUAL GOLF SPACE (MAX OCCUPANTS AT ONE TIME)	6 ROOMS W/ 4 PPL MAX + 8 BAR SEATS + 3 EMPLOYEES = 35 SPACES
HANDICAPPED PARKING (3 SPACES PER 51 TO 75 TOTAL SPACES)	2 HCAP SPACES & 1 VAN ACCESSIBLE HCAP SPACE
TOTAL REQUIRED =	73 SPACES (INC. 2 HCAP SPACES & 1 VAN ACCESSIBLE HCAP SPACE)
TOTAL PROVIDED =	73 SPACES (INC. 2 HCAP SPACES & 1 VAN ACCESSIBLE HCAP SPACE)

**NOTES:**

- TOPOGRAPHIC SURVEY IS BASED UPON A PLAN ENTITLED "PROPERTY OF "SAMUEL KREIGER", 336 STATE STREET, NORTH HAVEN, CONNECTICUT", DATED MARCH 1, 1991, PREPARED BY GODFREY-HOFFMAN ASSOCIATES. MAPPING AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATED OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984.
- THE SURVEY INFORMATION HAS BEEN UPDATED BASED ON RECENT FIELD MEASUREMENTS AND VISUAL OBSERVATIONS INCLUDING RECENT DEMOLITION OF AN INDEPENDENT STRUCTURE, LOADING DOCK AND SHED AT THE REAR OF THE FACILITY. CONTOURS AND ELEVATIONS HAVE BEEN GENERATED UTILIZING TOWN GIS AND VERTICAL DATA MEASURED ON SITE.
- ABUTTER INFORMATION HAS BEEN COMPILED FROM TOWN ASSESSOR RECORDS, AS DETAILED IN MAPGEO AND LAST UPDATED IN NOVEMBER 2018.
- REFERENCE MAPS, AS IDENTIFIED ON THE ORIGINAL TOPOGRAPHIC SURVEY, INCLUDE:  
- "JOSEPH & HELEN YATES", BY: A.M. WELLINGTON, DATED SEPT. 30, 1972  
- RIGHT OF WAY MAP 100-21, BY: THE CONNECTICUT HIGHWAY DEPARTMENT, DATED SEPT. 1987
- THE PROPERTY IS SUBJECT TO A GRANT TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY IN VOL. 226 PAGE 355, DATED JAN. 4, 1967.
- THERE SHALL BE NO OUTDOOR STORAGE ON THE PROPERTY.
- ALL LANDSCAPED ISLANDS HAVE A MINIMUM WIDTH OF 8 FEET.



**NOT FOR CONSTRUCTION**

I HEREBY DECLARE THIS PLAN IS SOLELY INTENDED FOR THE PARTIAL CHANGE IN USE OF THE BUILDING LOCATED ON THE SUBJECT PROPERTY, IN ACCORDANCE WITH THE ASSOCIATED APPLICATION. I ACKNOWLEDGE THAT THE INFORMATION ON THIS PLAN IS SUBSTANTIALLY ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES, AS ANY MODIFICATIONS TO THE SUBJECT PROPERTY ARE AT THE SOLE DISCRETION OF THE OWNER. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR INACCURACIES RELATIVE TO EXISTING SITE ELEVATIONS AND DIMENSIONS, AND INFORMATION PROVIDED BY OTHERS.

**336 STATE STREET**  
NORTH HAVEN, CT

**TITLE:** PROPOSED PARTIAL CHANGE IN USE

**OWNER:** 336 STATE STREET, LLC  
**OWNER'S ADDRESS:** 42 STATE STREET, NORTH HAVEN, CT

**APPLICANT & ENGINEER:** PAUL DESTEFANO  
**APPLICANT'S ADDRESS:** 6 WINDSOR ROAD EAST, NORTH HAVEN, CT

**DATE:** JULY 28, 2020