

OVERALL SITE PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE OR CURB LINE
- EXISTING CURB TO BE REMOVED
- EXISTING FENCE
- EXISTING TREE LINE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB (DET 24)
- PROPOSED DROP CURB & RAMP (DET 20)
- PROPOSED CONCRETE SIDEWALK (DET 30)
- PROPOSED MONOLITHIC CONCRETE CURB & SIDEWALK (DET 25)
- PROPOSED TOWN STANDARD PAVEMENT (DET. 31A)
- PROPOSED HEAVY DUTY PAVEMENT (DET 30)
- PROPOSED LIGHT DUTY PAVEMENT (DET 30)
- PROPOSED CHAIN LINK FENCE (DET 43)
- 2'-4" WIDE YELLOW LINES E.T.C.
- 1'-4" WIDE WHITE LINE
- 1'-4" WIDE WHITE LINE (DASHED-40" REPEAT CYCLE)
- 18" WIDE WHITE STOP LINE
- 4" WIDE YELLOW HATCH LINES 18" O.C. @ 45°
- TRAFFIC SIGN LOCATION & DESIGNATION
- ARROW MARKING ON PAVEMENT (DET 40)
- WORD MARKING ON PAVEMENT (DET 40)
- STANDARD PARKING SPACES WITH NUMBER OF SPACES INDICATED (DET 34, 35 & 36)
- HANDICAP PARKING SPACES WITH NUMBER OF SPACES INDICATED (DET 37)
- PROPOSED CONCRETE PAD
- PROPOSED CORRUGATED STEEL GUIDE RAIL (DET 41)
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES				
AS	ACER SACHARINUM/SUGAR MAPLE	2"-2 1/2" CAL.	B&B	FULL HEAD
FP	FRAXINUS PENNSYLVANICA NEWPORT/NEWPORT GREEN ASH	2"-2 1/2" CAL.	B&B	FULL HEAD
PK	PRUNUS SERRULATA "KAWAZAN"/KAWAZAN CHERRY	2"-2 1/2" CAL.	B&B	SPECIMEN
QP	QUERCUS PALAISTRIS/PIN OAK	2"-2 1/2" CAL.	B&B	FULL HEAD

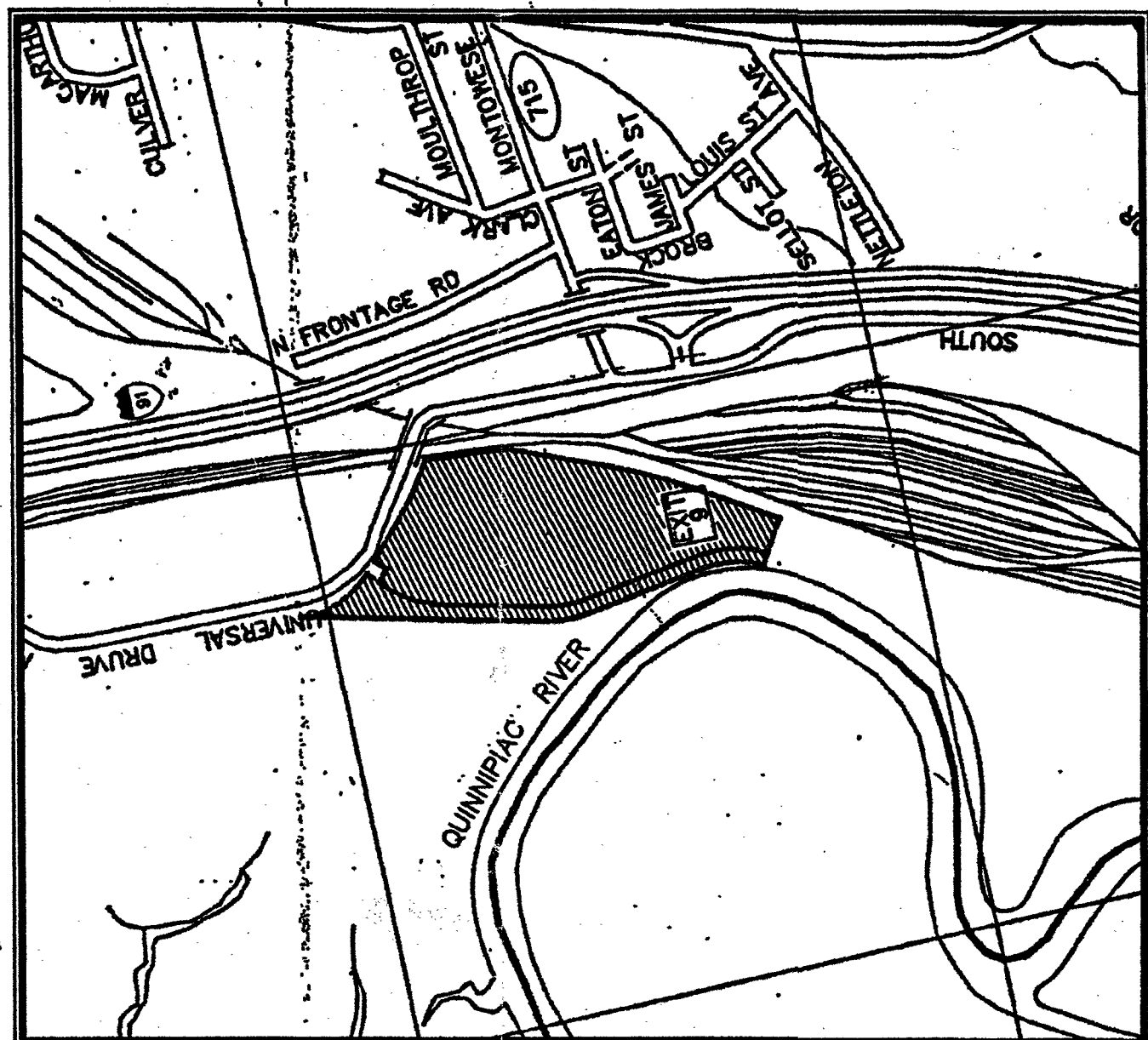
- NOTES:**
- THE SUBJECT RESUBDIVISION LIES WITHIN THE IL-80 ZONING DISTRICT.
 - CONCRETE SURVEY MONUMENTS SHALL BE PROVIDED AT ALL ANGLE POINTS, CHANGES IN ALIGNMENT AND/OR POINTS OF CURVATURE WHERE THEY DO NOT CURRENTLY EXIST, ALONG ALL BOUNDARIES OF THE LANDS N/F PEARCE AND LIPPINCOTT AS SHOWN HEREON.
 - "NO OUTSIDE STORAGE IS PROPOSED/ALLOWED".
 - THE IMPROVEMENTS WITHIN THE UNIVERSAL DRIVE RIGHT-OF-WAY AS SHOWN HEREON INCLUDING THE TRAFFIC SIGNAL, ROADWAY WIDENING, TURN LANES AND SIDEWALKS ARE A REQUIREMENT OF THE RESUBDIVISION APPROVAL.
 - PLANTERS MAY BE ADDED ALONG BUILDING PERIMETERS WHERE POSSIBLE BASED ON THE SPECIFIC ARCHITECTURE OF THE BUILDINGS AS SUBMITTED FOR BUILDING PERMITS.

- NOTES:**
- THESE PLANS WERE PREPARED IN SUPPORT OF THE FOLLOWING APPLICATIONS TO THE TOWN OF NORTH HAVEN, CT.
 - (a) #P04-68, SITE PLAN APPROVAL, MODIFICATIONS TO PREVIOUSLY APPROVED SITE PLANS #P04-15 AND #P04-28.

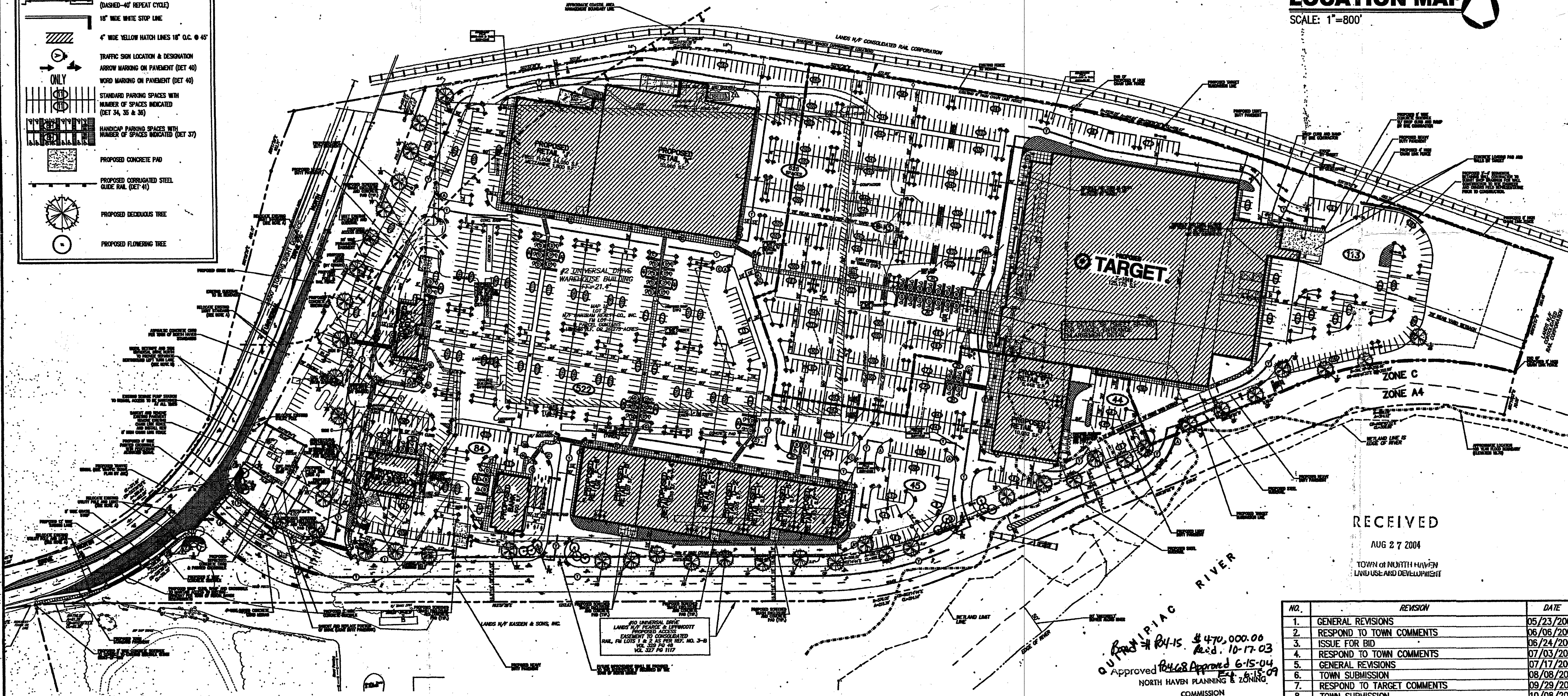
TABLE OF LAND USE (NON-TARGET PARCEL ONLY)

DESCRIPTION	EXISTING	PROPOSED	IL-80 ZONING DISTRICT REQUIREMENTS
MIN. LOT AREA (S.F. / ACRES)	1,144,526 / 26.275	678,252 / 15.57	80,000 / 1.84
MAX. BUILDING COVERAGE (%)	N/A	21.9	35
MAX. BUILDING HEIGHT (FT.)	±24	32	60
TOTAL BUILDING AREA (S.F.)	250,170	150,865 (INCLUDES REZONING)	N/A
LANDSCAPE AREA (%)	N/A	13.5	10
MIN. LOT WIDTH (FT.)	796	798	200
MIN. LANDSCAPE STRIP ALONG FRONTAGE (FT.)	14	16	15
MIN. FRONT YARD LANDSCAPING (%)	62.3	53.8	25
BUILDING SETBACKS			
MIN. FRONT YARD (FT.)	±145	99	75
MIN. SIDE YARD (FT.)	±50	26	25/0 ^(a)
MIN. REAR YARD (FT.)	±1050	75.5	75
PARKING SUMMARY:			
RETAIL (142,562 S.F.)	N/A	717	1SP/250 S.F. = 570 ^(a)
RESTAURANT (8,100 S.F.)	N/A	108	1SP/75 S.F. = 108
TOTAL	±165	825	678

- TABLE OF LAND USE NOTES:**
- A ZONING AMENDMENT WAS APPROVED TO ALLOW ADJOINING BUILDINGS ON ADJACENT LOTS FOLLOWING SUBDIVISION OF THE PROPERTY.
 - NO SIDE YARD SHALL BE REQUIRED IN THAT PORTION OF A LOT IN AN INDUSTRIAL DISTRICT WHERE SUCH LOT IS CONTIGUOUS TO A RAILROAD RIGHT-OF-WAY.
 - A ZONING AMENDMENT WAS APPROVED ON 10/06/2003 TO ALLOW SHOPPING CENTERS HAVING AT LEAST 125,000 SQ. FT. OF GROSS FLOOR AREA FOR RETAIL USE AND A MINIMUM LOT AREA OF AT LEAST 15 ACRES TO PROVIDE PARKING AT A RATE 1 SPACE FOR EVERY 250 SQ. FT. OF GROSS FLOOR AREA.



LOCATION MAP
SCALE: 1"=800'



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TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

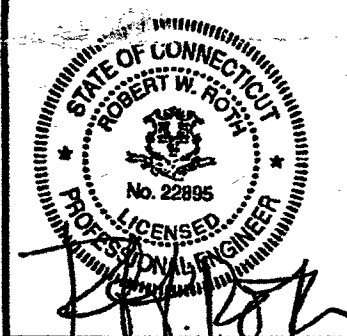
Approved *[Signature]* 6-15-04
NORTH HAVEN PLANNING & ZONING COMMISSION
ZONING ENFORCEMENT OFFICER

NO.	REVISION	DATE
1.	GENERAL REVISIONS	05/23/2003
2.	RESPOND TO TOWN COMMENTS	06/08/2003
3.	ISSUE FOR BID	06/24/2003
4.	RESPOND TO TOWN COMMENTS	07/03/2003
5.	GENERAL REVISIONS	07/17/2003
6.	TOWN SUBMISSION	08/08/2003
7.	RESPOND TO TARGET COMMENTS	09/29/2003
8.	TOWN SUBMISSION	10/08/2003
9.	GENERAL REVISIONS	10/30/2003
10.	GENERAL REVISIONS	10/30/2003
11.	ISSUE FOR CONSTRUCTION	11/05/2003
12.	TOWN SUBMISSION	05/07/2004
13.	RESPOND TO TOWN COMMENTS	06/30/2004

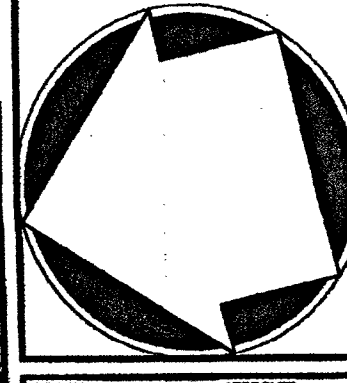
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OVERALL SITE AND RESUBDIVISION PLAN
TARGET
2 UNIVERSAL DRIVE NORTH
TOWN OF NORTH HAVEN, CONNECTICUT



DATE: 04/08/2003
SCALE: 1"=80'
SHEET NO: 2143
SHEET 1 OF 12

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