



NOTE: REFERENCE IS MADE TO SITE PLAN #P20-17 APPROVED BY THE NORTH HAVEN PLANNING & ZONING COMMISSION ON SEPTEMBER 14, 2020.

AREAS OF IMPROVEMENTS SHOWN HEREON SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED APPROVAL.

- NOTES:
- EXISTING LIGHTING TO REMAIN. THERE ARE NO NEW LIGHT FIXTURES PROPOSED.
 - ALL INOPERABLE MOTOR VEHICLES, ABANDONED MECHANICAL EQUIPMENT, ROTTING WOOD AND OTHER DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - EXISTING STOCKPILES AND MATERIAL ON TOWN PROPERTY SHALL BE REMOVED AND THE AREAS RESTORED AND REPLANTED.
 - SOIL AND EROSION CONTROLS SHALL BE INSPECTED BY THE ZONING ENFORCEMENT OFFICER BEFORE WORK MAY COMMENCE.
 - THE PROPERTY OWNER, AND HIS/HER AGENT, MUST MAINTAIN (REPAIR/REPLACE) WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
 - ANY PROPOSED SIGNAGE OR FENCING WILL REQUIRE FILING OF APPLICATIONS WITH THE ZONING ENFORCEMENT OFFICER.

GENERAL NOTES

- THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY THE TOWN OF NORTH HAVEN, AND ARE NOT TO BE USED FOR CONSTRUCTION. ADDITIONAL DETAILS WILL BE REQUIRED FOR CONSTRUCTION. REFER TO DRAWINGS FOR APPROPRIATE INFORMATION.
- TOPOGRAPHICAL, PROPERTY LINES, EXISTING SITE FEATURES, AND UTILITY INFORMATION TAKEN FROM MAPS PREPARED BY GESICK & ASSOCIATES, P.C. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR AND/OR RESPONSIBLE PARTY IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES PRIOR TO CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM THE PROPERTY OWNERS.
- THE CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" TO HAVE ALL UTILITY LINES CLEARLY MARKED PRIOR TO ANY EXCAVATION.
- IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF NORTH HAVEN STANDARDS AND/OR CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT-DOT) FORM 817, LATEST EDITION.
- ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION.
- ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.

BULK REQUIREMENTS

OWNER/APPLICANT:	37 NETTLETON AVENUE, LLC	
ADDRESS:	37 NETTLETON AVENUE, NORTH HAVEN, CT 06473	
ZONE:	IL-30	
EXISTING USES:	BUSINESS OFFICE (SECT. 5.1.1.3), TREATMENT OF PREVIOUSLY PREPARED MATERIALS (SECT. 5.1.1.42)	
ADDITIONAL USE:	BREWERY AND DISTILLERY OF BEVERAGES (SECT. 5.1.1.55)	
MINIMUM LOT AREA (SQ.FT.)	REQUIRED 30,000	PROVIDED 292,411.2300
MINIMUM LOT WIDTH (FT)	100	311.8700
MAXIMUM BUILDING COVERAGE (%)	35	9.1000
MINIMUM FRONT YARD (FT)	75	58.8 (EXISTING)
MINIMUM SIDE YARD (FT)	20	71.7000
MINIMUM REAR YARD (FT)	40	127.9000
MAXIMUM HEIGHT (FT)	60	EXISTING

PARKING CRITERIA

USE	AREA / UNITS	RATIO	SPACES REQUIRED
OFFICE	2250 S.F.	1 SP / 250 S.F.	9 SPACES
OFFICE (BAY CRANE)	2230 S.F.	1 SP / 250 S.F.	9 SPACES
LANDSCAPE EMPLOYEES	30 EMP.	1 SP / 2 EMP.	15 SPACES
RESTAURANT (TASTING ROOM)	315 S.F.	1 SP / 75 S.F.	5 SPACES
MANUFACTURING ROOM (WINE MAKING)	1 EMP.	1 SP / 2 PERSONS	1 SPACE
TOTAL SPACES REQUIRED:			39 SPACES
TOTAL SPACES PROVIDED:			69 SPACES

MAP REFERENCE:

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM MAP PREPARED BY GESICK ASSOCIATES, PC, 19 CEDAR ISLAND AVENUE, CLINTON, CT 06413, ENTITLED "ZONING LOCATION SURVEY OF 37 NETTLETON AVENUE, NORTH HAVEN, CONNECTICUT; PREPARED FOR 37 NETTLETON LLC"; DATED 07-11-2017 AND FIELD OBSERVATIONS MADE BY GODFREY HOFFMAN HODGE, LLC ON 07-01-2020.

RECEIVED
NOV - 6 2020
TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT
#P20-37S
#P20-37

IMPORTANT NOTE:
ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTACT:
"CALL BEFORE YOU DIG" 1-800-922-4455

GODFREY HOFFMAN HODGE, LLC
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
28 BROADWAY, NORTH HAVEN, CONNECTICUT 06473
172 FARMINGTON AVENUE, DANBURY, CT 06895. TEL: 860.973.8444. WWW.HOFFMANNHODGE.COM



ALL WORK, LABOR, AND MATERIALS TO BE USED IN THE PROJECT SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE TOWN OF NORTH HAVEN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE TOWN OF NORTH HAVEN AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE TOWN OF NORTH HAVEN AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	DATE	REVISION SCHEDULE	DESCRIPTION

PROJECT: **PROPOSED CHANGE OF USE**
37 NETTLETON AVE.
NORTH HAVEN, CONNECTICUT

PREPARED FOR: **37 NETTLETON LLC**
37 NETTLETON AVENUE
NORTH HAVEN, CONNECTICUT

SITE PLAN

DRAWN BY: JR
CHECKED BY: JR
SCALE: 1"=40'
PROJECT: 18-012
DATE: 11.08.2020

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