

N/E
TOWN OF NORTH HAVEN



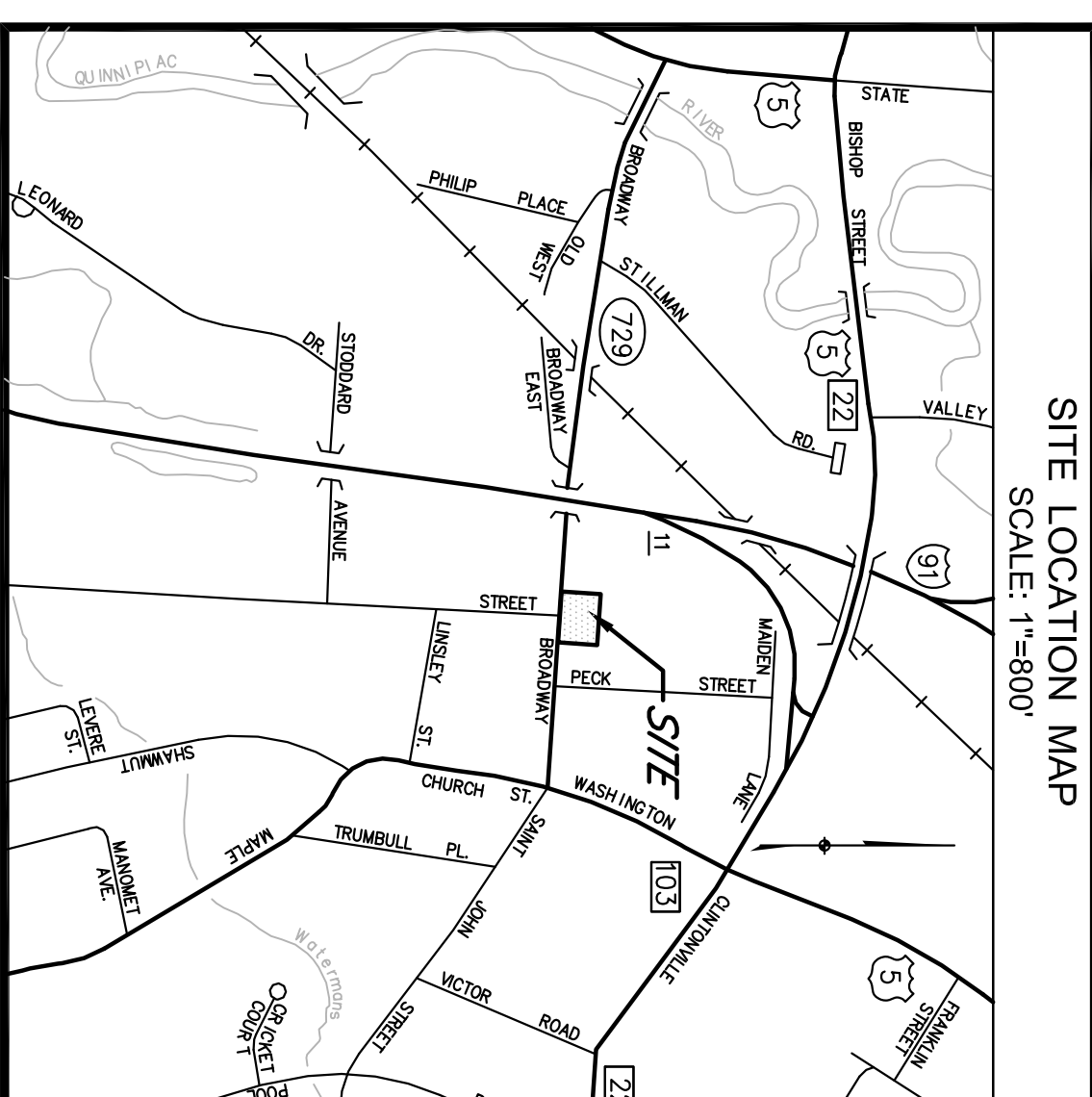
GENERAL NOTES

1. 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.
2. TOPOGRAPHICAL, PROPERTY LINES, EXISTING SITE FEATURES, AND UTILITY INFORMATION TAKEN FROM MAPS PREPARED BY GODFREY-HOFFMAN HODGE, LLC. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION. 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 TOLL FREE AT 800-922-4455 AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND THE CONDITIONS IN THE FIELD. IF AN UNDISCOVERED INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
4. 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 TOLL FREE YOU DIG* TO HAVE ALL UTILITY LINES CLEARLY MARKED PRIOR TO ANY EXCAVATION.
5. 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.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF NORTH HAVEN STANDARDS AND/OR CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT-DOT) FORM 818, LATEST EDITION.
7. ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION.
8. 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.
9. ANY WORK AFFECTING EXISTING TREES WITHIN A TOWN ROAD RIGHT-OF-WAY OR ON CITY PROPERTY IS TO BE APPROVED BY THE TOWN OF NORTH HAVEN.

MAP REFERENCE:

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM MAP PREPARED BY GODFREY-HOFFMAN HODGE, LLC. 28 BROADWAY NORTH HAVEN, CT 06473, ENTITLED "PROPERTY SURVEY & PARTIAL TOPOGRAPHIC SURVEY", PREPARED FOR LUDAL'S ITALIAN RESTAURANT, 28-34 & 35 BROADWAY, NORTH HAVEN, CONNECTICUT, DATED 02-25-2021.

SITE LOCATION MAP
SCALE: 1"=800'



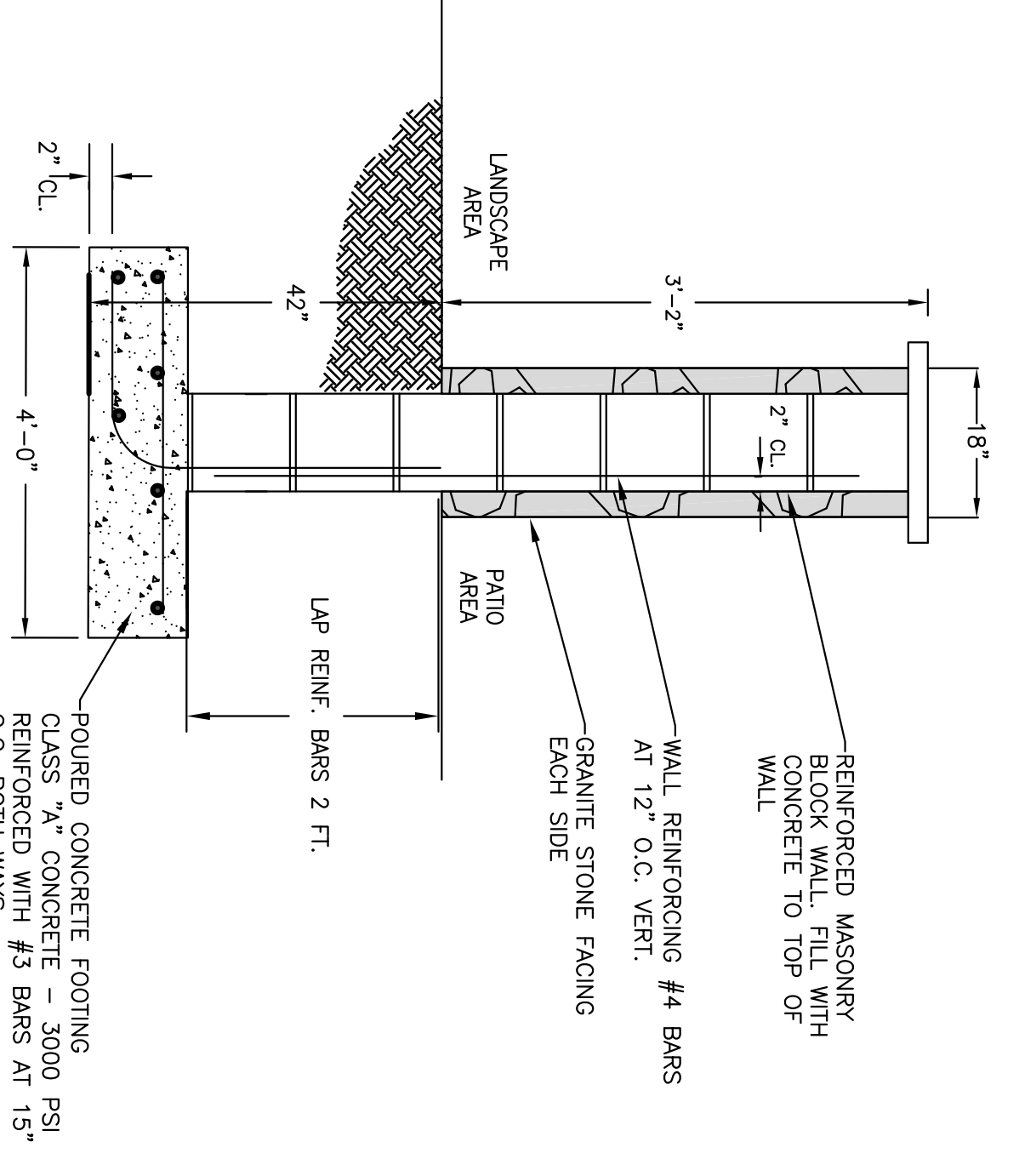
BULK STANDARDS

USE:	RESTAURANT
APPLICANT / VELEZ, LLC, 30 BROADWAY, NORTH HAVEN, CT	
ZONE: CA-20	
REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ.FT.)	20,000
MINIMUM LOT WIDTH (FT)	100
MINIMUM BUILDING COVERAGE (%)	44.8 (1)
MINIMUM FRONT YARD (FT)	50
MINIMUM SIDE YARD (FT)	24.8 (1)
MINIMUM REAR YARD (FT)	0.1 (1)
MINIMUM HEIGHT (FT)	25
MAXIMUM HEIGHT (FT)	35
	NO CHANGE

PARKING CRITERIA

USE	AREA / UNITS	RATIO	SPACES REQUIRED
RESTAURANT	7,117 SF	1 SP/75 SF GFA	94.8 (95)
		TOTAL SPACES REQUIRED:	95 SPACES
		TOTAL SPACES PROVIDED:	**

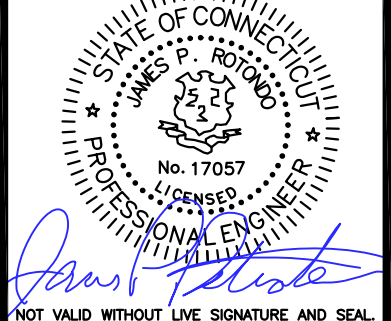
** PARKING PROVIDED IN ADJACENT MUNICIPAL LOT



TYPICAL PATIO WALL SECTION

NOT TO SCALE

GODFREY HOFFMAN HODGE, LLC
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
26 BROADWAY, NORTH HAVEN, CT 06473; TEL: 203.232.2217; WWW.GODFREYHOFFMAN.COM
1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 - WWW.HODGELL.COM



ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF DISCREPANCY OR CONFLICT THEREIN.
THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THE BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.
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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	05.27.2021	ADD WALL TYPICAL SECTION

PROJECT: PROPOSED PATIO
28-34 BROADWAY NORTH HAVEN, CT
PREPARED FOR: LUDAL'S ITALIAN RESTAURANT

SITE PLAN
DRAWN BY: JR
CHECKED BY: JR
SCALE: 1"=10'
PROJECT: 11-097
DATE: 05.07.2021
C-1.0

IMPORTANT NOTE:
ADDITIONAL UNDERGROUND UTILITIES MAY FIRST BE DISCOVERED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
CALL BEFORE YOU DIG 1-800-922-4455