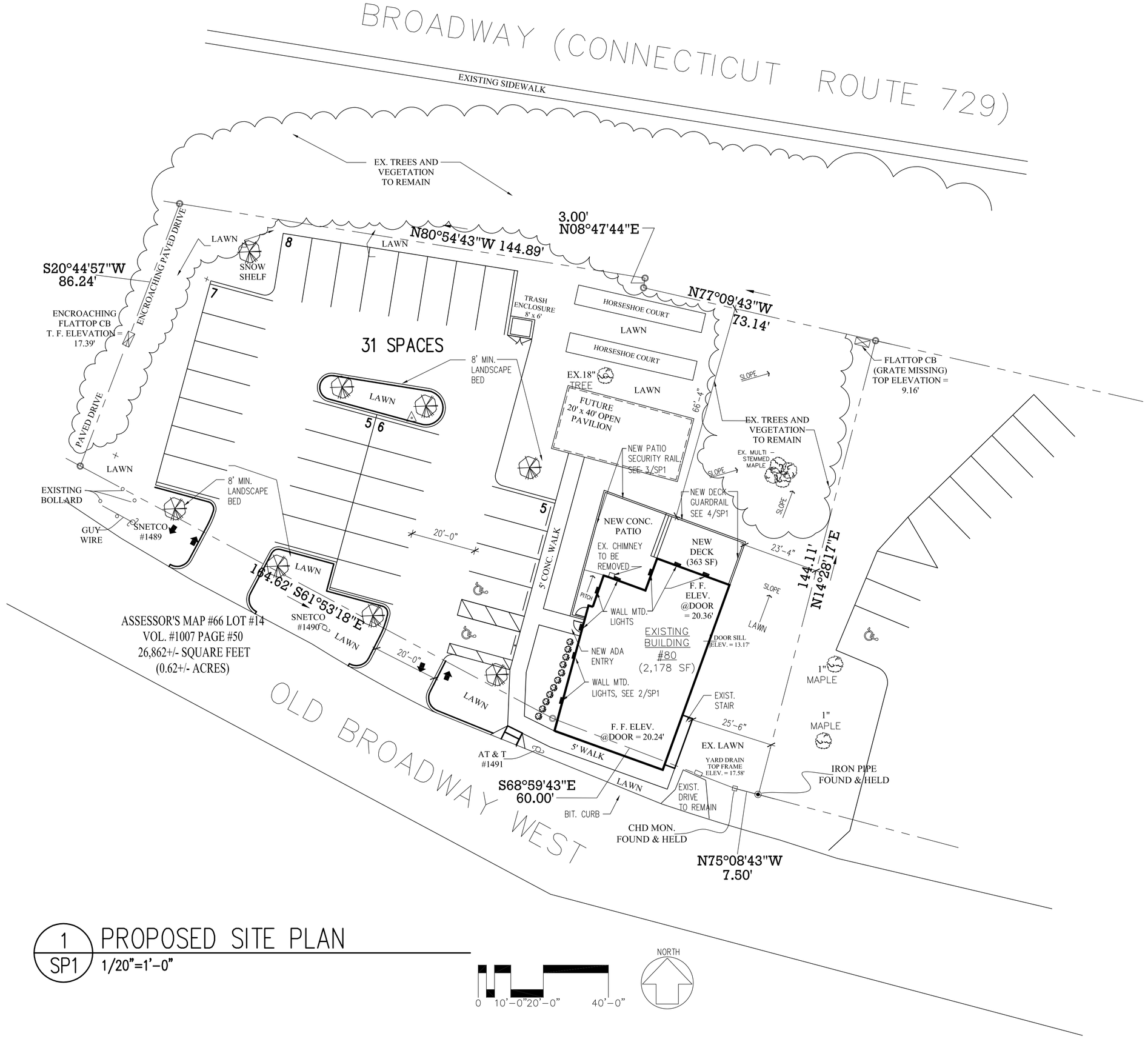
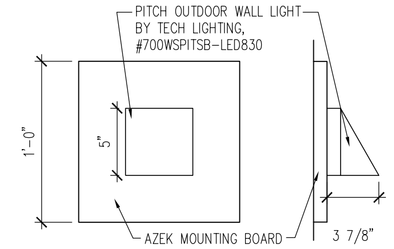


1 SP1 PROPOSED SITE PLAN
1/20"=1'-0"

0 10'-0" 20'-0" 40'-0"

NORTH



2 SP1 WALL MTD. LED DOWN LIGHT
1 1/2"=1'-0"

PLANTING CHART

2" CAL. RED MAPLE

18" DWARF INKBERRY @ 30" O.C.

ZONING CHART: IL-30 DISTRICT

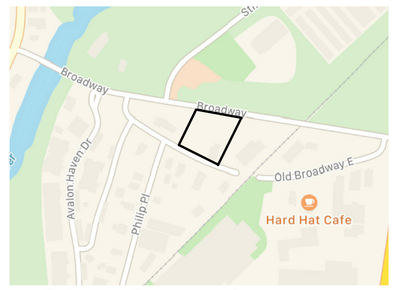
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	30,000 SQ. FT.	26,862 ± SQ. FT. (EXISTING)
MINIMUM LOT WIDTH	100'-0"	232.12' (EXISTING)
MAXIMUM BUILDING COVERAGE	35%	BUILDING 2,178 SF DECK 363 SF TOTAL = 2,541 SF= 9% COVERAGE
MAXIMUM BUILDING HEIGHT	60'-0"	36'± (EXISTING)
MINIMUM YARDS FRONT YARD SETBACK REAR YARD SETBACK SIDE YARD SETBACK- EAST SIDE YARD SETBACK- WEST	 75'-0" 40'-0" 20'-0" EACH SIDE	 -3'± (EXISTING) 66'-4" 23.3' 161'±
PARKING MINIMUM	75 SPACES	30 SPACES PROVIDED

GENERAL NOTES

1. INFORMATION TAKEN FROM BOUNDARY MAP PREPARED BY STONE WALL BOUNDARIES, LLC. SURVEYING & MAPPING, PAUL BUCKLEY REYNOLDS, P.L.S. DATED FEBRUARY 6, 2021

NOTES:

1. THERE WILL BE NO OUTDOOR STORAGE ON THIS PROPERTY.
2. SECOND FLOOR WILL NOT BE USED, WILL BE CLOSED & LOCKED OFF.
3. COMMISSIONER HAS WAVED THE NEED TO ADD NEW SIDEWALKS AT STREET.



LOCATION MAP

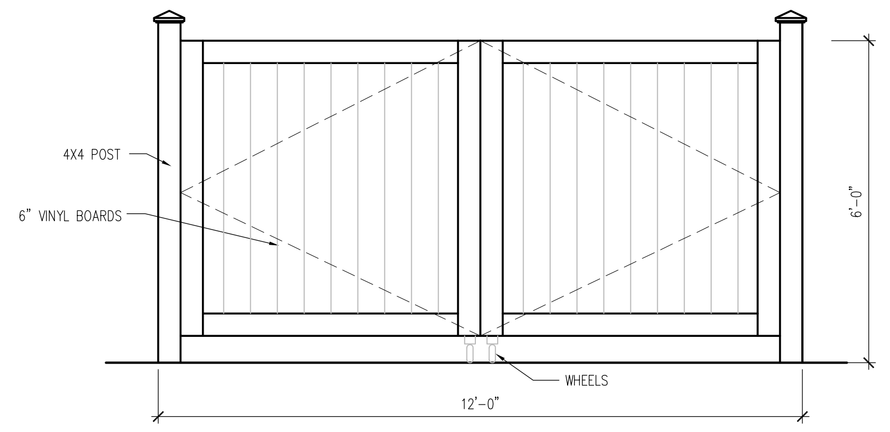
#P21-08, SITE PLAN APPROVAL

APPROVED BY: DATE:

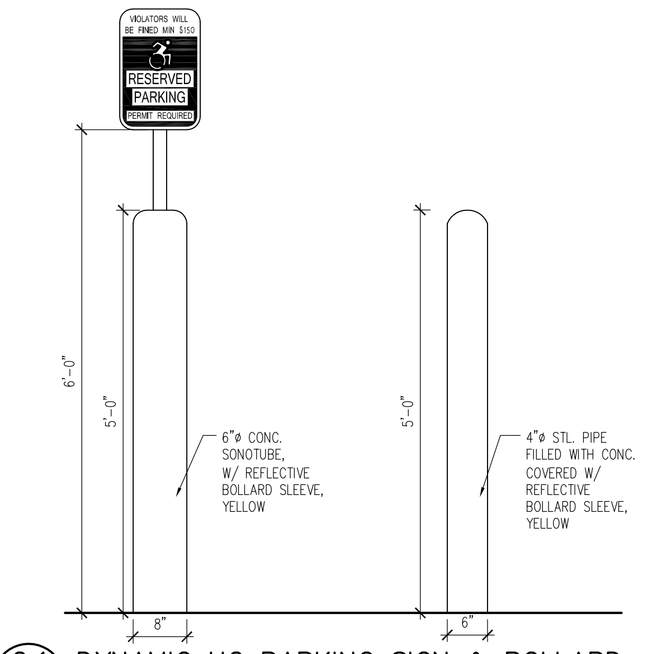
#P21-08S, SPECIAL PERMIT APPROVAL

APPROVED BY: DATE:

NO.	REFERENCE	DATE
1.	P&Z APPLICATION	3/15/21
2.	REVISED P&Z COMMENTS	4/5/21

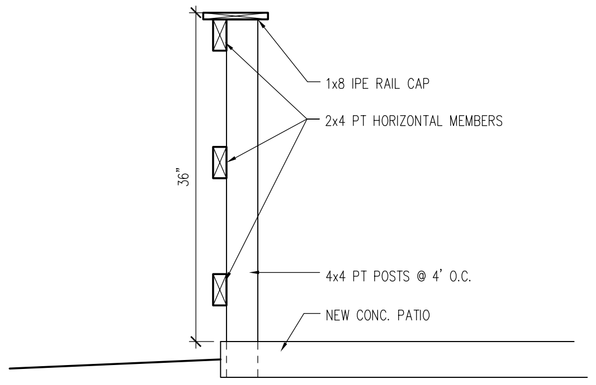


5 SP1 REFUSE AREA ENCLOSURE FENCE DETAIL
1/2"=1'-0"

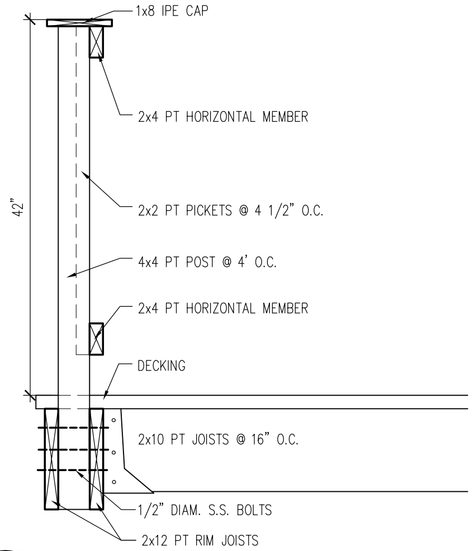


2.1 SP1 DYNAMIC HC PARKING SIGN & BOLLARD
3/4"=1'-0"

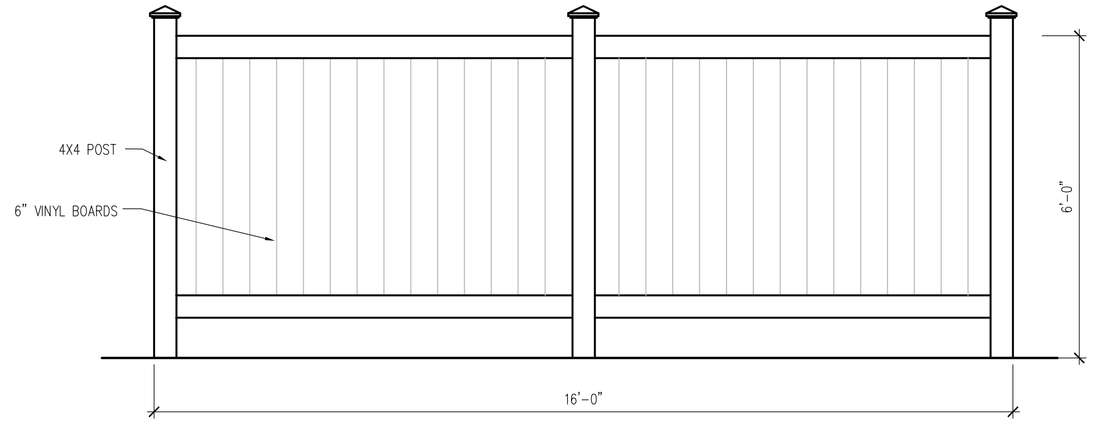
DYNAMIC HANDICAPPED PARKING SIGNS
12" x 18", 063 ALUMINUM BACKGROUND REFLECTIVE WHITE VINYL WITH BLUE PRINTED DECORATION. ALUMINUM TUBE POST



3 SP1 PATIO SECURITY RAIL
1"=1'-0"



4 SP1 DECK GUARDRAIL SECTION
1"=1'-0"



6 SP1 REFUSE AREA ENCLOSURE FENCE DETAIL
1/2"=1'-0"

JOHN A. MATTHEWS
ARCHITECTURE AND PLANNING
817 BOSTON POST ROAD PO BOX 823 MADISON CT 06443
203 245-0110 FAX 203 245-0162

JOB
B.P.O.E. NEW HAVEN 25
80 OLD BROADWAY WEST
NORTH HAVEN, CT.

TITLE OF SHEET
PROPOSED SITE PLAN

JOB NUMBER 20120
SHEET NUMBER SP1
STAGE ZONING
DATE 7/15/21

J:\2020\20120 Elks Club\1 - Preliminary\20120 - SP1.dwg, 7/16/2021 10:26:15 AM