

GODFREY & HOFFMAN HODGE LLC
 PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
 28 BROADWAY NORTH HAVEN, CT 06473 TEL: 203.239.4317 WWW.GODFREYHOFFMAN.COM
 1753 FARMINGTON AVENUE, UNIONVILLE, CT 06895 TEL: 860.873.0444 WWW.HODGELL.CC



ALL WORK, LABOR, AND MATERIALS TO BE AS SHOWN ON THIS PLAN SHALL BE SUBJECT TO THE PROVISIONS OF THE STATE OF CONNECTICUT. THE PROFESSIONAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE. THE PROFESSIONAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE. THE PROFESSIONAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE.

NO.	DATE	DESCRIPTION
1	01.15.2021	CONDITIONS OF APPROVAL
2	03.29.2021	ADD REFRIGERATION UNIT

PROJECT: #P20-40S, SPECIAL PERMIT/CERTIFICATE OF LOCATION
PROPOSED WAREHOUSE USE
 110 REPUBLIC DRIVE NORTH HAVEN, CT
 PREPARED FOR:
 110 REPUBLIC DRIVE ASSOCIATES, LLC
 110 REPUBLIC DRIVE NORTH HAVEN, CT

NOTE: PROPOSED SITE IMPROVEMENTS DEPICTED ON THIS PLAN APPROVED UNDER SITE PLAN #P10-06

PARKING CRITERIA

USE	AREA / UNITS	RATIO	SPACES REQUIRED
TENANT #1 WHOLESALE/DISTRIBUTION	7,032 SF	1 SP / 1000 SF	7.032
TENANT #2 WHOLESALE/DISTRIBUTION	28,623 SF	1 SP / 1000 SF	28.623
TENANT #3A WHOLESALE/DISTRIBUTION	6,460 SF	1 SP / 1000 SF	6.46
TENANT #3B WAREHOUSE	7,968 SF	1 SP / 1500 SF	5.31
TENANT #4 AUTOMOBILE SALES	RETAIL 2,597 SF ASS/MAN/ 4,688 SF	RETAIL 1SP/200 SF ASS/MAN/ 1SP/500 SF	12.985 9.376
TENANT #5 & #6 WAREHOUSE	28,635 SF	1 SP / 1500 SF	19.09
TENANT #7 WHOLESALE/DISTRIBUTION	4,598 SF	1 SP / 1000 SF	4.60
TOTAL SPACES REQUIRED:			93.476 (94)
TOTAL SPACES PROVIDED:			102 SPACES (1)

	REQUIRED	PROVIDED
LOADING SPACES	4 SPACES	26 SPACES
ACCESSIBLE PARKING SPACES	5 SPACES	5 SPACES (1)

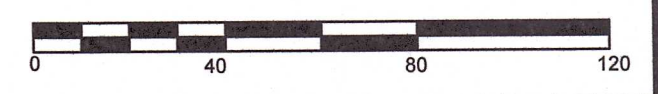
(1) REFER TO APPROVED SITE PLAN APPLICATION #P10-06

BULK REQUIREMENTS

APPLICANT/OWNER	110 REPUBLIC DRIVE ASSOCIATES LLC		
ADDRESS:	110 REPUBLIC DRIVE, NORTH HAVEN, CT 06473		
ZONE:	IG-80		
PROPOSED USE:	WAREHOUSE		
MINIMUM LOT AREA (SQ.FT.)	80,000	275,000±	NO CHANGE
MINIMUM LOT WIDTH (FT)	200	1,000±	NO CHANGE
MINIMUM FRONT YARD (FT)	75	53.8*	NO CHANGE
MINIMUM SIDE YARD EACH (FT)	25	39.80	NO CHANGE
MINIMUM REAR YARD (FT)	75	75.90	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	35	33.70	NO CHANGE
MAXIMUM HEIGHT (FT)	60	30±	NO CHANGE

* EXISTING NON-CONFORMING

RECEIVED
 MAR 30 2021
 TOWN OF NORTH HAVEN
 LAND USE AND DEVELOPMENT



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

SITE PLAN
 DRAWN BY: AH
 CHECKED BY: JR
 SCALE: 1"=40'
 PROJECT: 07-076
 DATE: 12.08.2020
C-1.0