

LOCATION MAP
SCALE 1"=1000'

RECEIVED

MAR -5 2020

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

#20-04

LEGEND:

- PROPERTY LINE
- STREET LINE
- LOT SETBACK
- WETLAND BOUND

**9 STATE STREET
NORTH HAVEN, CONNECTICUT**

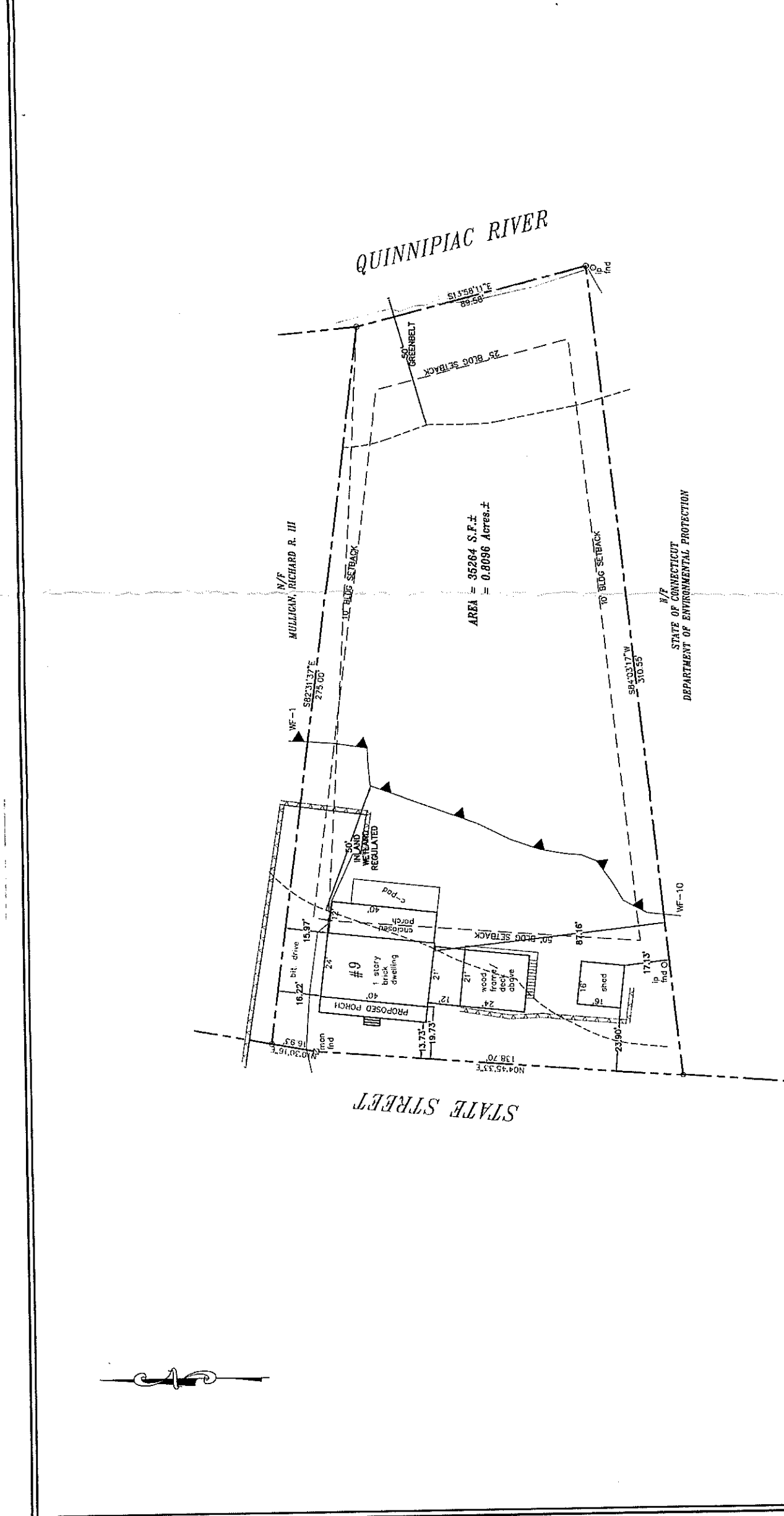
SITE PLAN

PROPERTY OWNER:
DEMARO, PASCOALE, J
9 STATE ST
NORTH HAVEN, CT

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9 STATE ST
NORTH HAVEN, CT

DATE: MARCH 3, 2020

JOB NO. 2018-061 SHEET NO. 1



| NORTH HAVEN BULK STANDARDS R-20 ZONE | | | |
|---|-------------|--------------|-------------|
| | REGULATION | EXISTING | PROPOSED |
| MIN LOT AREA (in square feet) | 20,000 S.F. | 35,264 S.F.* | 35,264 S.F. |
| MIN LOT WIDTH | 100' | 138.70' | 138.70' |
| MIN AREA PER FAMILY UNIT | 20,000 S.F. | 35,264 S.F. | 35,264 S.F. |
| MIN FRONT YARD | 50' | 19.73' | 13.73' # |
| MIN SIDE YARD | 10' | 15.97' | 15.97' |
| MIN REAR YARD | 25' | 231.2' | 231.2' |
| MAX BLDG COVERAGE % | 20% | 2.8% | 2.8% |
| MAX HEIGHT BLDG | 35' | <35' | <35' |

Aggregate width of 2 sides not less than 30 feet.

* = NONCONFORMING PRE-EXISTING
= VARIANCE REQUESTED

- SURVEY NOTES:**
- This survey and map have been prepared in accordance with Sections 20a-300b-1 thru 20a-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A-2" and is intended to be used for a Site Plan.
 - Property is currently zoned R20.
 - Wetlands were flagged by Thomas W. Pietras on July 13, 2006.

NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SERVICE OF THE CLIENT IN THE PERFORMANCE OF THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID L. NAFIS, L.S. #22824

