

**SITE PLAN**

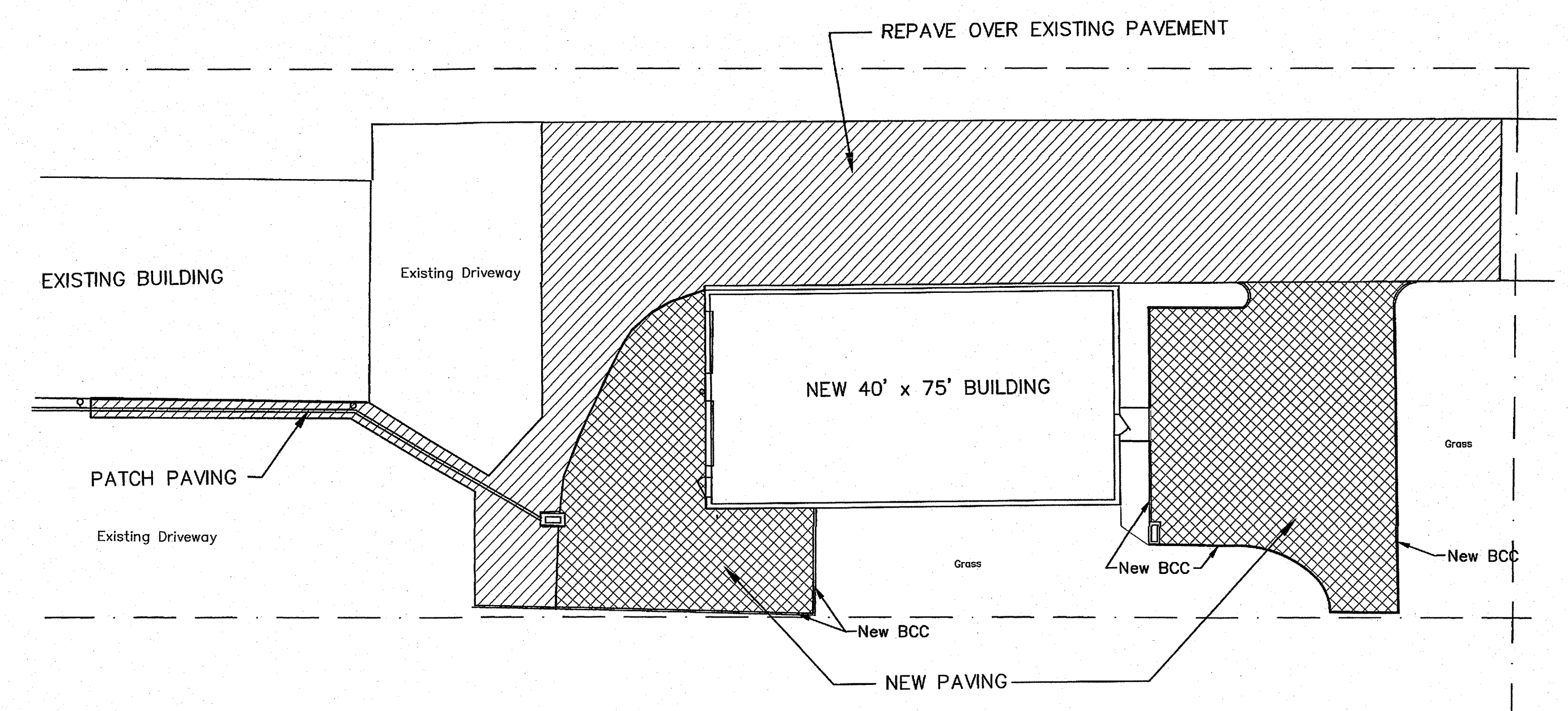
**PROPERTY NOTES:**  
 Property Information & Existing Conditions Data Taken  
 From Plan For Classic Depot LLC Dated 5-28-13 By  
 Bolduc Land Consultants LLC.

Zone: IL-30  
 Use Group: S-1 Storage  
 Existing Building: 12,000 SF  
 Proposed Building: 3,000 SF  
 Total: 15,000 SF

**ZONING DATA**

ITEM	REQUIRED	PROVIDED
Min. Lot Size	30,000 SF	56,060 SF
Min. Lot Width	100 FT	100.84 FT
Front Yard Setback	75 FT	75 FT
Side Yard Setback	20 FT	20 FT
Rear Yard Setback	40 FT	44 FT
Coverage	35%	26.8%
Building Area	19,622 SF	15,000 SF
Parking Spaces	15000/1500 = 10	21 Incl (2) Hdcp
Loading Space	(1)400 SF Space	(1)12'x35' = 420 SF
Front Yard Impervious Surface	75% Max.	61%

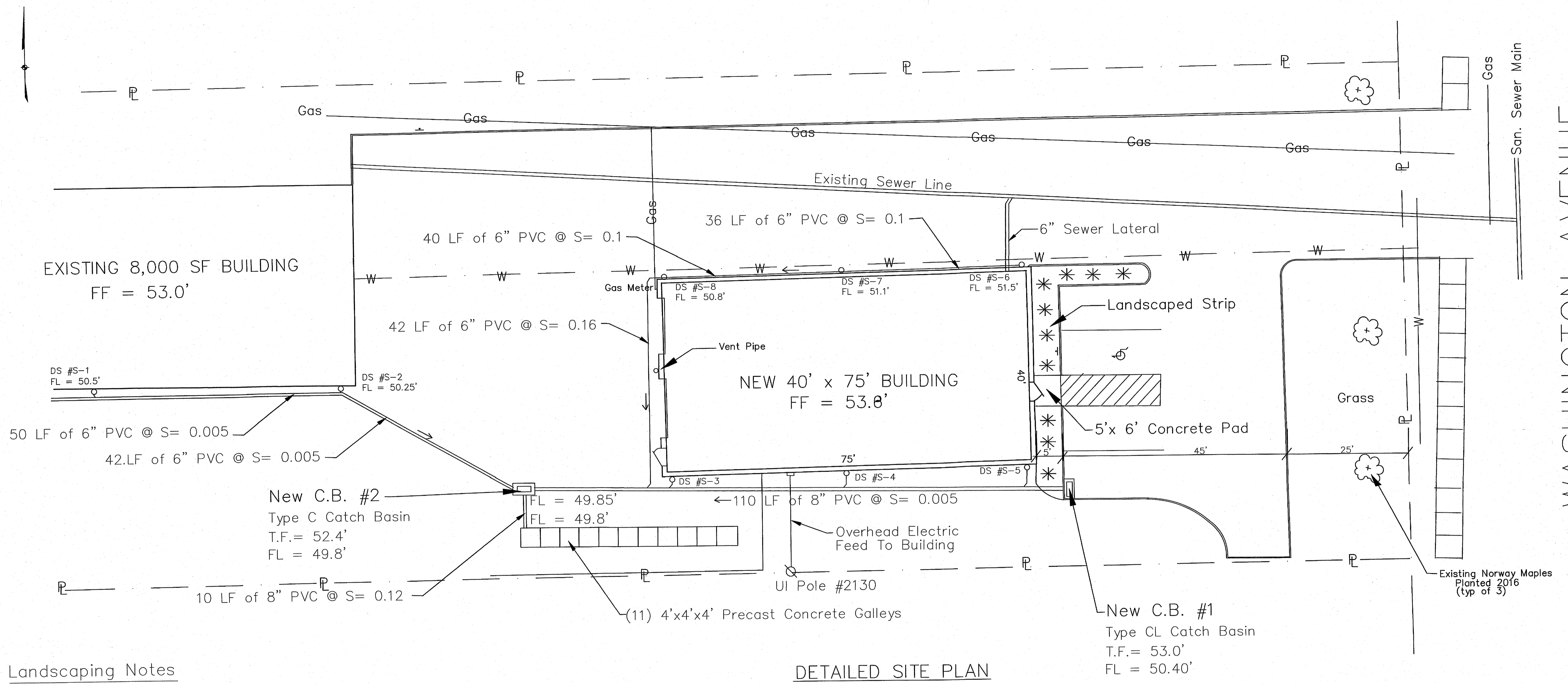
**Erosion Control Notes:**  
 Install Silt Fence and Anti-Tracking Pad Before  
 Start of Construction. Town Zoning Enforcement  
 Officer To Inspect Prior To Start of Work.  
 Maintain, Repair or Replace Erosion Controls as  
 Required Until All Development Activity is Complete  
 And All Disturbed Areas are Permanently Stabilized.



**PAVING PLAN**

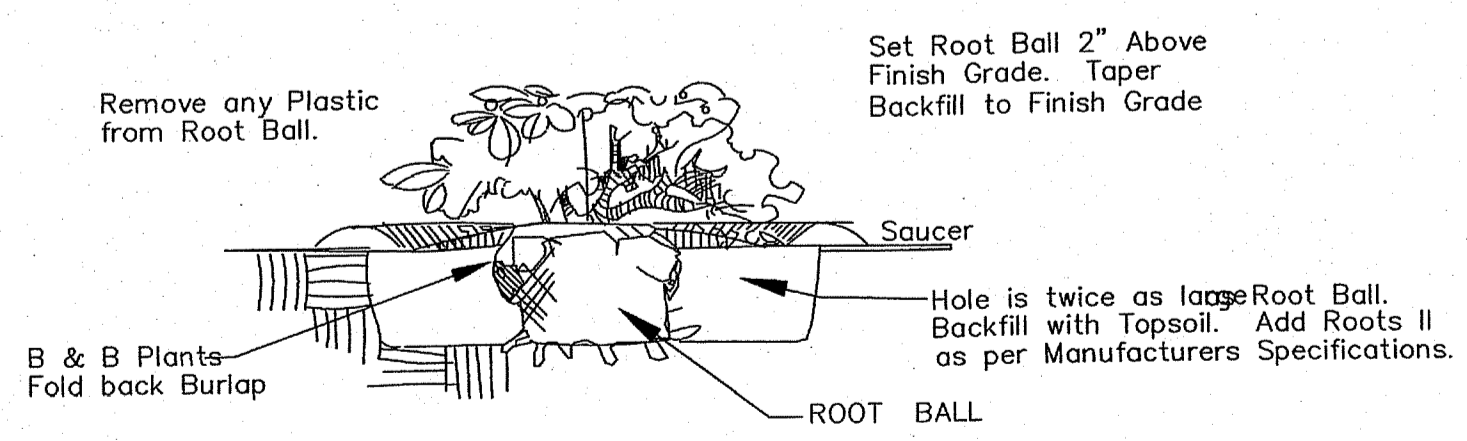
	REVISIONS	DATE	<b>SITE PLAN</b>  CLASSIC DEPOT 475 Washington Avenue North Haven, Conn.	Munger Construction 750 East Main Street Branford, CT 06405 203-483-3645
	Project No: 20-0266	Date: 8-3-20	Scale: 1"=20'	Sheet: S1 of

WASHINGTON AVENUE

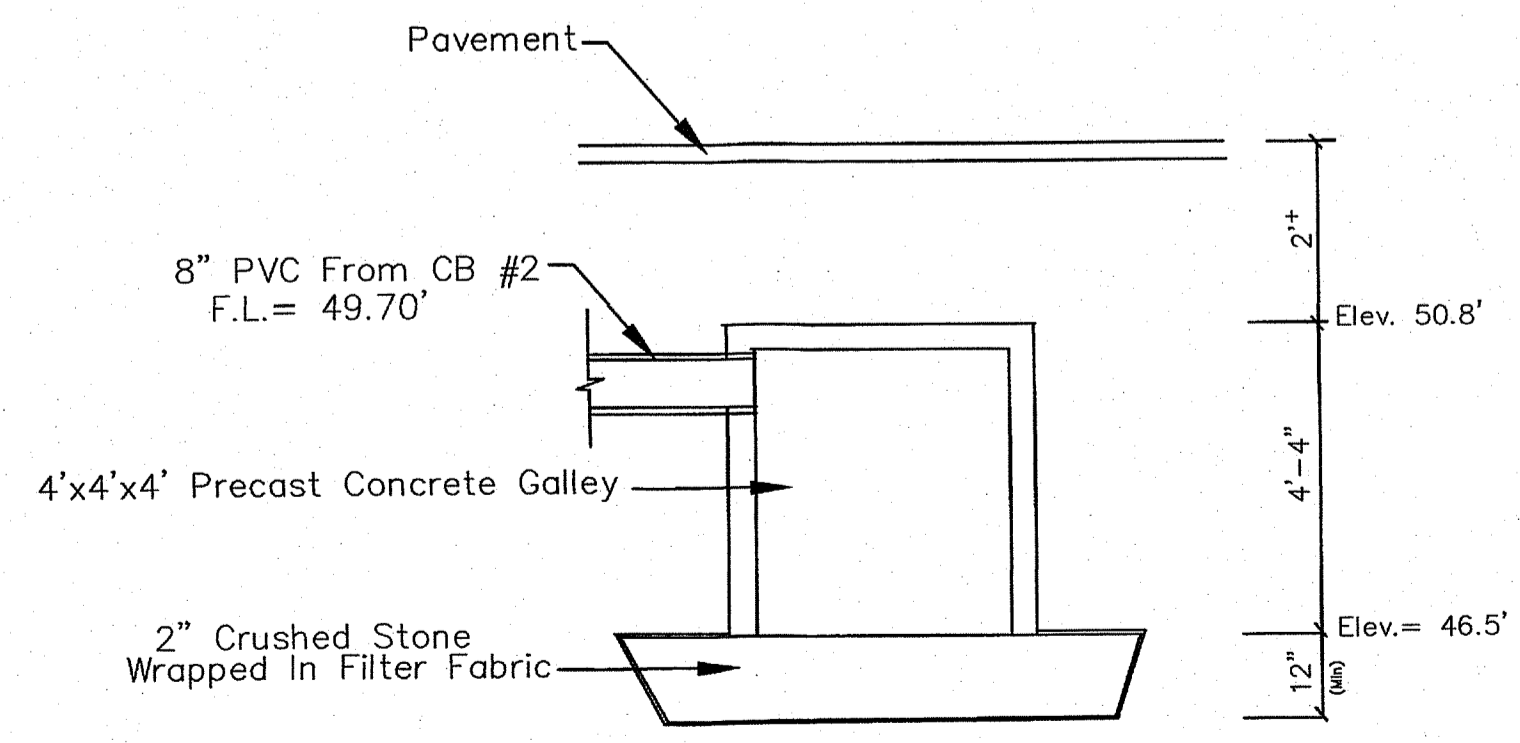


Landscaping Notes

New Landscaping consists of 5' strip in front of Building. Strip to have (10) Japanese Yews and Mulch. All other disturbed areas to be loamed and seeded.

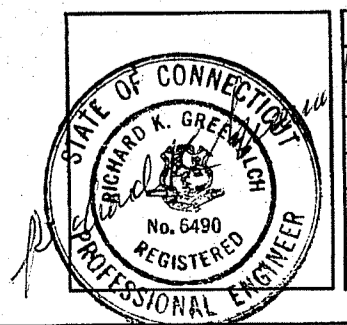


\* Typical Shrub Planting Detail (10 Re'q)  
18 - 24" Full, Dense DENSE JAPANESE YEW  
Taxus Cuspidata Densiformis  
NTS



Storm Galley Detail (11 Re'q)

DETAILED SITE PLAN



REVISIONS	DATE

DETAILED SITE PLAN  
CLASSIC DEPOT  
475 Washington Avenue  
North Haven, Conn.

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