VICINITY MAP

500 0 250 500 1000

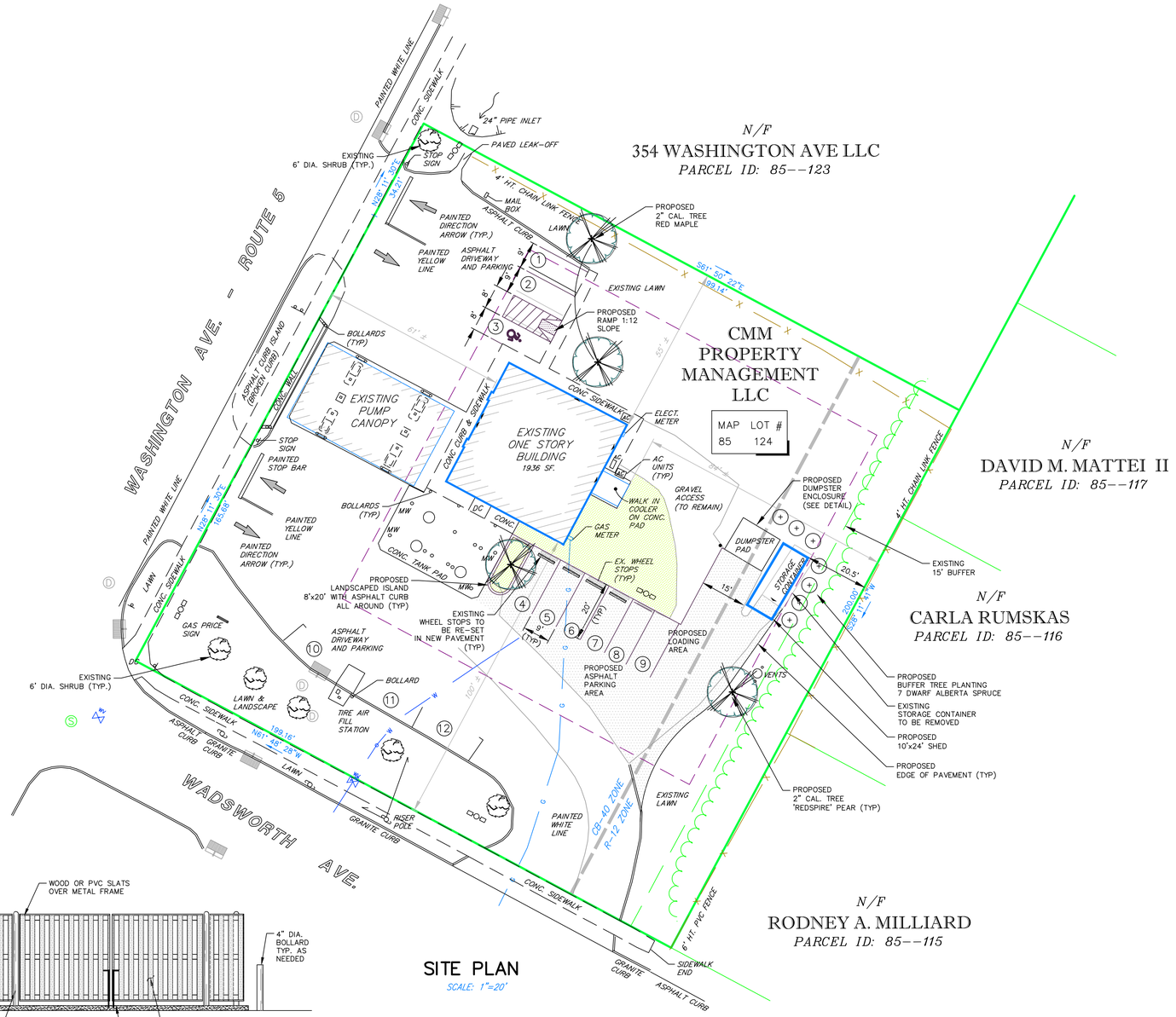
1 inch = 500 ft.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- EXISTING FENCE
- ZONE LINE
- MW — EXISTING MONITORING WELL
- EXISTING MANHOLE COVER
- EXISTING HYDRANT
- WV — EXISTING WATER VALVE
- DC — EXISTING DROP CUR / RAMP
- EXISTING SITE LIGHT
- D — EXISTING STORM DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- S — EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- # — EXISTING PARKING STALL
- PROPOSED ASPHALT PAVEMENT

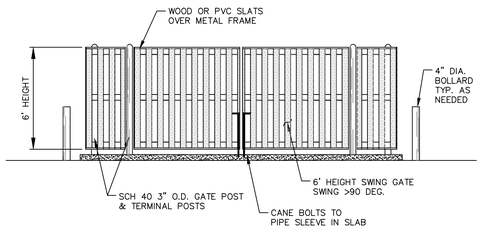
ZONING

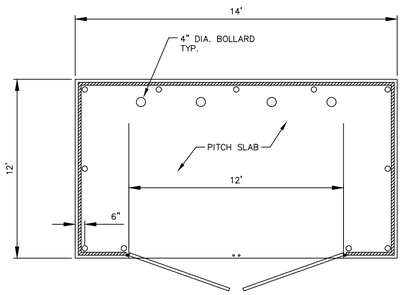
	REQUIRED:	PROVIDED:
ZONE CB-40 & R-12		
ZONE CB-40		
LOT AREA IN SF.		39,822
MAX HEIGHT OF BUILDING OR STRUCTURE	55'	18'
SETBACKS:		
FRONT YARD (MAIN STREET)	50'	61.0'
MIN. SIDE YARD	20'	20.5'
REAR YARD	40'	–
MAX BUILDING COVERAGE	20%	5.6%
PARKING:		
1 SPACE PER 200 GROSS FLOOR AREA 1936/200=9.68	9.68	
STORAGE SPACE 1 PER 1000 SF 288/1000=.288	.288	
TOTAL PARKING	9.97~(10)	12



SITE PLAN

SCALE: 1"=20'





DUMPSTER ENCLOSURE

N.T.S.

NOTES:

1. THE PROPERTY LINE TAKEN FROM RECORD MAP ENTITLED "PROPOSED SITE DEVELOPMENT PLAN" SHEET 1 OF 2 PREPARED FOR CMM PROPERTY MANAGEMENT, LLC DATED 8/5/17 BY ROBERT MANGINO, ARCHITECT.
2. THE AS-BUILT FIELD IMPROVEMENT LOCATIONS BY CIVIL1. FIELD WORK PERFORMED ON FEB. 22, 2019.
3. TOTAL AREA OF PROPERTY IS ±39,822 SF.
4. ZONING OF THE PROPERTY IS CB-40 & R-12
5. THE TOTAL BUILDING AREA IS 1,936 SF.
6. TAX MAP: MAP 85, LOT 124
7. THE ORIGINAL SITE PLAN APPROVAL #P 17-32

NO.	REVISION	

Previous Editions Obsolete

20 0 10 20 40

1 inch = 20 feet

CMM PROPERTY MANAGEMENT LLC
342 WASHINGTON AVE.
NORTH HAVEN, CT

SITE PLAN

342 WASHINGTON AVENUE

NORTH HAVEN CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

DRAWN: JL APPROVED: CJ
SCALE: 1" = 20'
DATE: 10 MARCH 20
PROJ. NO.:
CADD FILE NAME: 3598
DRAWING NO.:
1 OF 1