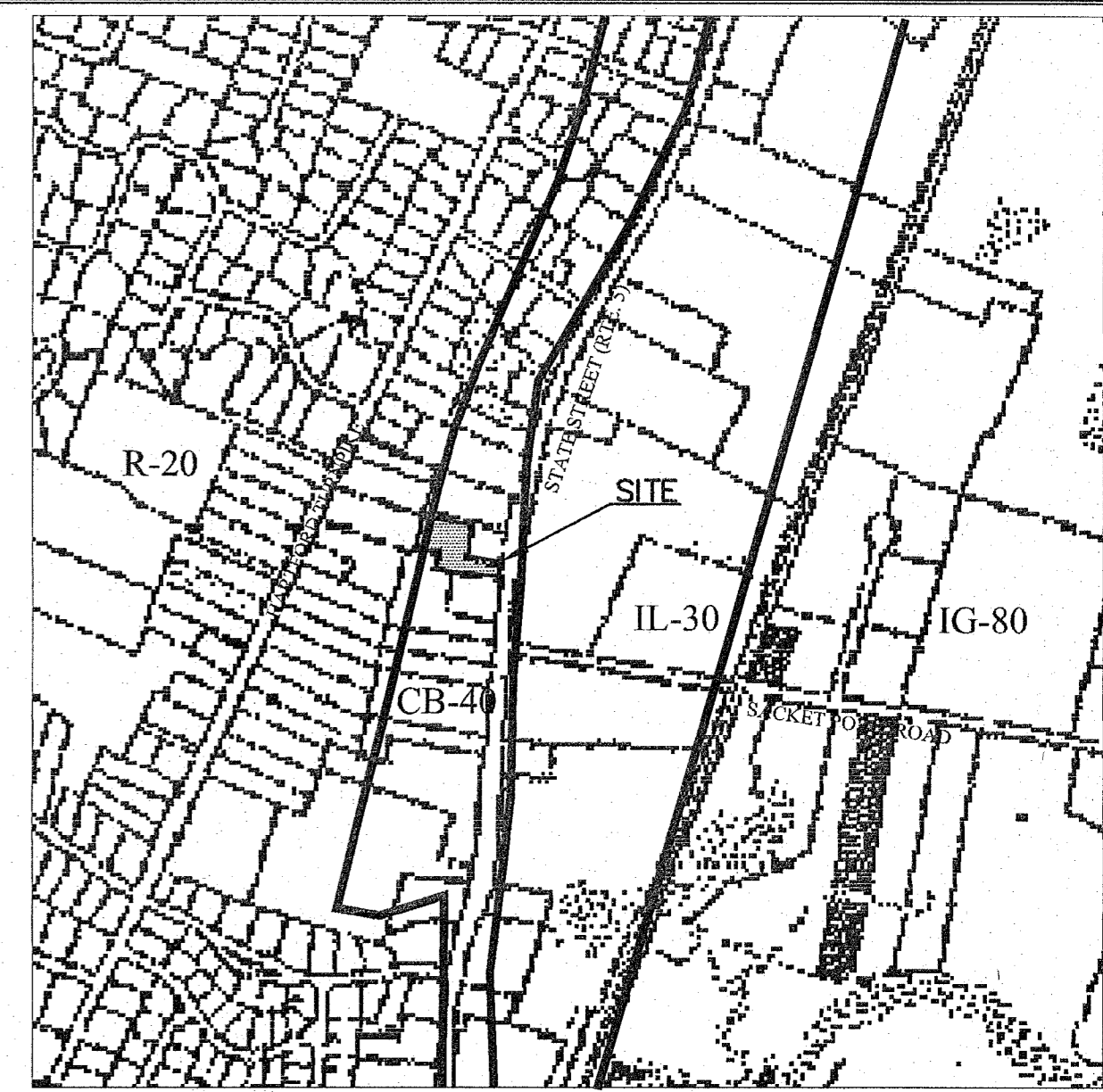
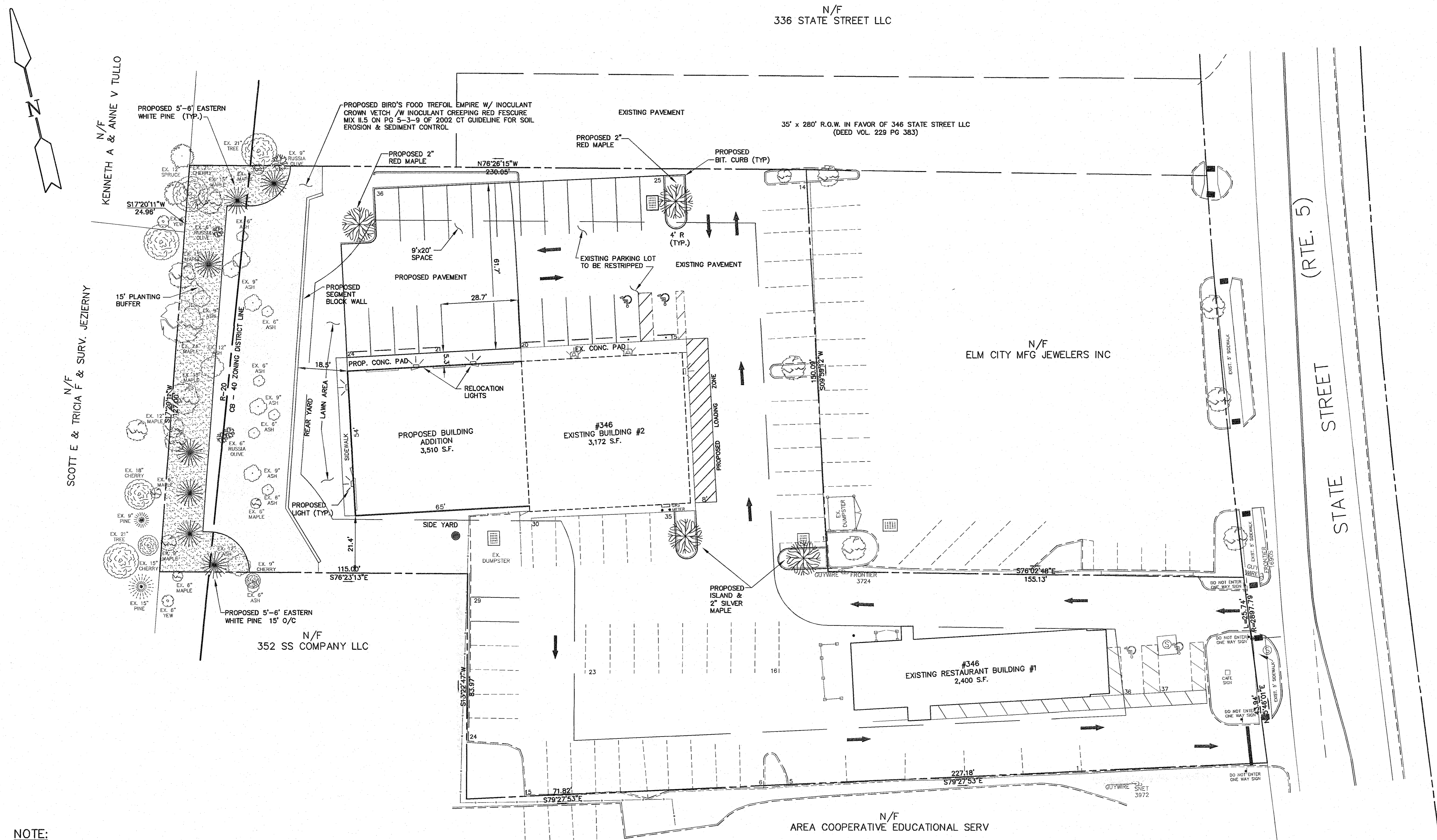


N/F
336 STATE STREET LLC



VICINITY MAP
SCALE: 1" = 800'

SITE DATA

ZONE DISTRICT:	CB-40 (COMMERCIAL DISTRICT)		
EXISTING USE:	#346 RESTAURANT BLDG. #1 & EXERCISE BLDG. #2		
PROPOSED USE:	FITNESS FACILITY		
	<u>REQUIRED/ALLOWED</u>	<u>EXISTING BLDG.</u>	<u>PROPOSED BLDG.</u>
MIN. LOT AREA:	40,000 S.F.	59,005 S.F.	59,005 S.F.
MAX. BUILDING HEIGHT:	55 FT.	14 FT.	16 FT.
MAX. BUILDING COVERAGE:	20%	9.5%	15.4%
MIN. BLDG SETBACKS:			
MIN. FRONT YARD:	50 FT.	53.4 FT.*	53.4 FT.*
MIN. SIDE YARD:	20 FT.	32.8 FT.	21.4 FT.
MIN. REAR YARD:	40 FT.	128.9 FT.	64.5 FT.

* FRONTAGE DIMENSION APPLIES TO RESTAURANT

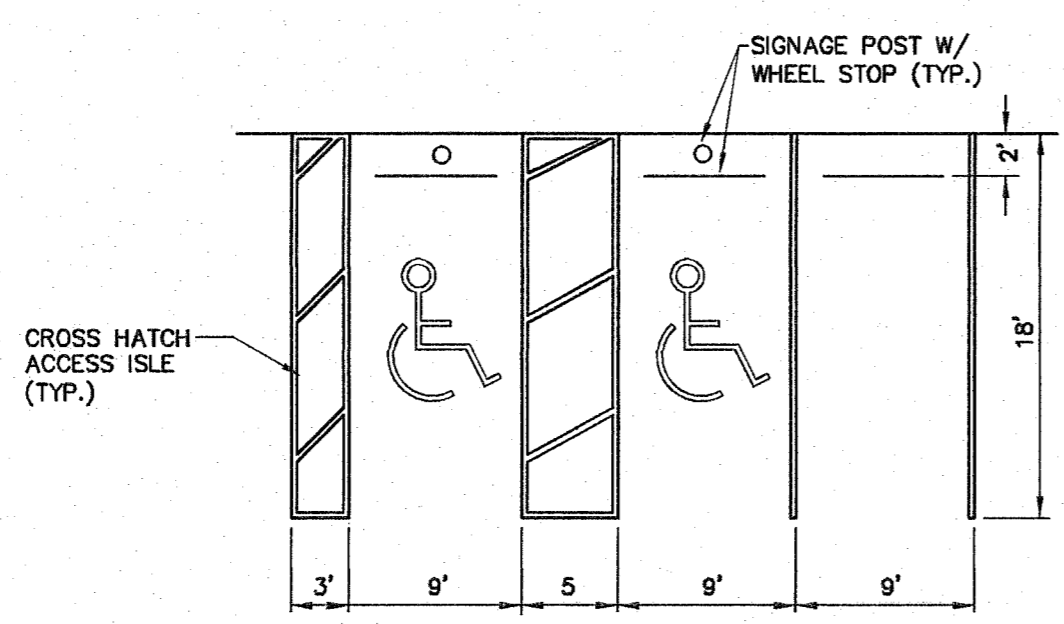
PARKING CALCULATIONS

	<u>REQUIRED</u>	<u>PROVIDED</u>
EXISTING RESTAURANT BUILDING #1: 2,400 S.F. (1/75 S.F.)	32	37**
EXISTING EXERCISE BUILDING #2: 3,172 S.F. (1/200 S.F.)	16	16
PROPOSED BUILDING ADDITION: (OFFICE/RETAIL/EXERCISE) 3,510 S.F. (1/200 S.F.)	18	20
TOTAL AVAILABLE PARKING:	66	73 (INCL. 4 HANDICAP)

** 1 LOADING ZONE

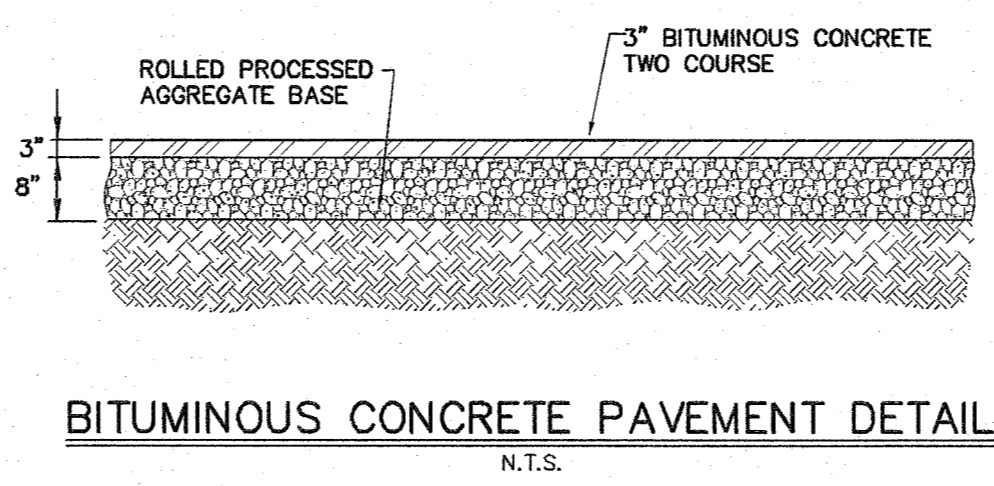
NOTE:
PROPERTY IS LOCATED IN A NONE FLOOD ZONE. BASED ON FIRM, NEW HAVEN COUNTY, PANEL 432 OF 635, CITY OF NEW HAVEN MAP NUMBER 09009C0432K MAP REVISED MAY 16, 2017.

MAP REFERENCE:
BOUNDARY MAP LAND OF 346 STATE STREET, LLC 346 STATE STREET (CONN. ROUTE 5) NORTH HAVEN, CONNECTICUT. SCALE: 1" = 20' MARCH 3, 2020; PREPARED BY STONEWALL BOUNDARIES AND CERTIFIED CLASS A-2 BY PAUL C. BUCKLEY REYNOLDS L.S. #70099.

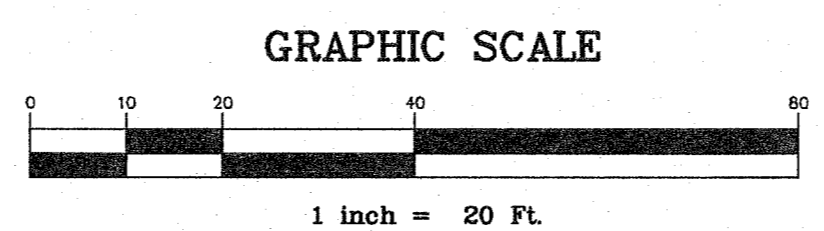


STANDARD SPACES
HANDICAP PARKING DETAIL
N.T.S.

NOTE: SIGNAGE AND PAVEMENT MARKING TO BE PROVIDED IN ACCORDANCE WITH STATE HANDICAP CODE.



BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



GRAPHIC SCALE

OWNER OF RECORD/APPLICANT:
346 STATE STREET, LLC
346 State Street
North Haven, Connecticut 06473

SITE PLAN
OF PROPERTY OF
346 STATE STREET LLC
346 STATE STREET (ROUTE 5)
NORTH HAVEN, CONNECTICUT
SCALE: 1" = 20' DATE: MAR. 3, 2020

PREPARED BY
CW International
2091 Highland Ave, Cheshire CT 06410
Phone: 203-272-8952, Fax: 203-271-2727

