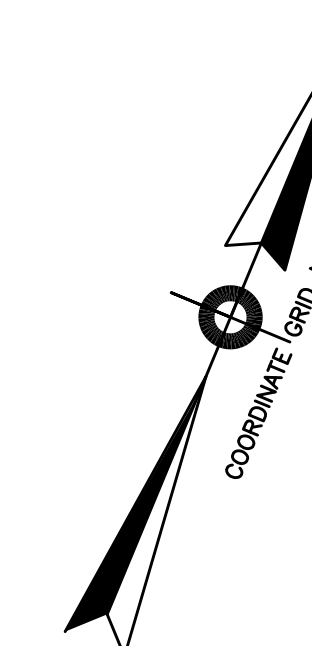
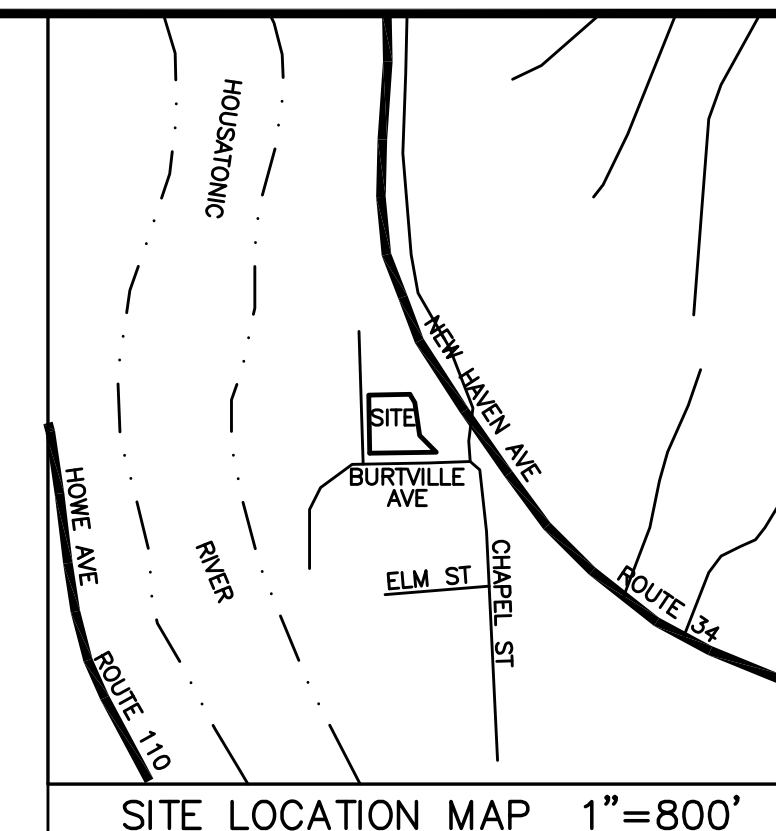


NOTE: NO REGRADING IS ANTICIPATED BY THE NEW ADDITION.

N/F CUSTOM HOMES CORP.
PROPOSED 20' HIGH STORAGE BUILDING
FF ELEV. 74.0



ITEM	REQUIRED/ALLOWED	EX BLDG	PROP BLDG	SITE TOTAL
LOT SIZE (SQ. FT.)/ACRES	6,000/0.138			79,540/1.826
LOT WIDTH (FEET)	60	336.8	336.8	336.8
FRONT YARD (FEET)	10	20.8	89.9'	
SIDE YARD (FEET)	8	182.8	20.1'	
REAR YARD (FEET)	30	N.A.	N.A.	N.A.
PARKING (SEE TABLE)	46	48	48	48
BUFFER AREA	25	?	?	?
LOT COVERAGE	50	19.5%	3 %	22.5%
FLOOR AREA	25	22.6	1.5%	24.1
BUILDING HEIGHT	12	VARIES	24'	

NOTE: THE PROVIDED COLUMN INCLUDES THE NEW BUILDING

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-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. ON SEPT. 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS TYPE A-2 AND INTENDED TO BE USED FOR THE PURPOSE OF DEPICTING AS-BUILT IMPROVEMENTS.
- REFERENCE MADE TO THE FOLLOWING MAPS:
 - "MAP OF PROPERTY OF LOUIS H. & CHARLOTTE BRADLEY DERBY, CONN. SCALE 1IN. = 40FT., JULY 20, 1951, REVISED DEC. 18, 1971 APRIL 17, 1972." BY V.B. CLARKE.
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 - "MAP SHOWING BUILDING LOCATION, PREPARED FOR STAHL'S CORNER, INC. DERBY, CONN. SCALE 1IN. = 40FT., OCT. 20, 1972. BY CLARKE AND PEARSON ASSOC., INC.
 - "SITE PLAN, STAHL'S INCORPORATED, SCALE 1"=40'-0", 9-20-72." BY PETER S. MEYERS, CONSULTING ENGINEER.
 - "AREA DRAWING, STAHL'S INCORPORATED, SCALE 1"=100', 9-21-72 BY PETER S. MEYERS, CONSULTING ENGINEER. G. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF DERBY, NEW HAVEN AVENUE FROM SENTINEL HILL ROAD WESTERLY TO CHAPEL ST. ROUTE 34." SCALE 1"=40', DATED JULY 6, 1950, MAP NUMBER 36-04, SHEET 2 OF 2.
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 - "PROPERTY SURVEY, STAHL'S CORNER ASSOC. LLP, 155 NEW HAVEN AVENUE, DERBY, CONN., SCALE 1"=20', DATED 4-20-98, REV. 5-11-98, BY JOHN PAUL GARCIA AND ASSOC.
 - DERBY TAX PARCEL ID 6-4 42
- PROPERTY SUBJECT TO DRAINAGE RIGHTS, UTILITY AND INGRESS AND EGRESS EASEMENTS AS STATED AND RECORDED IN THE FOLLOWING DEEDS: VOL 155 PG 536, VOL 157 PG 665, VOL 180 PG 7 AND VOL 184 PG 371.
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- ORIGINAL FIELD SURVEY CONDUCTED ON 4-18-98 AND UPDATED ON 8-24-09 BY JPGA. THE UPDATE CONSISTED OF A VISUAL REVIEW OF THE SITE WITH RESPECT TO THE EXISTING CONDITIONS. THE PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN HAVE NOT BEEN DONE. NO ADDITIONAL FIELD WORK WAS DONE ON 8-24-09.
- ASBUILT IMPROVEMENTS ARE SHOWN IN BOLD RED AND ARE BASED ON A FIELD SURVEY PERFORMED ON 11-19-09 BY JPGA.
- TOTAL AREA OF PARCEL 1.83 ACRES.

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

JOHN PAUL GARCIA, CONNECTICUT PLS NO. 14406
(THIS MAP IS NOT VALID WITHOUT A LTR SEAL AND SIGNATURE)

PARKING SPACES TO BE REMOVED
SPACES TO BE PROVIDED ON OTHER AREAS OF SITE.

EXST CB TO BE REMOVED
4" DIA DRAIN LINE TO BE TIED INTO EXST CB PUMP MAY BE REQUIRED.

EXISTING ENTRANCE TO BE REMOVED
NEW TREES PLANTED

CONCRETE RETAINING WALL

NEW 24' WIDE DRIVEWAY ENTRANCE. REMOVE EXISTING TREES AS REQUIRED. 15' MIN DRIVE RADIUS.

N/F COMMODORE COMMONS CONDOMINIUM ASSOC., INC.

COMMODORE COMMONS COURT (PRIVATE DRIVE)

RIGHTS OF INGRESS AND EGRESS RETAINED BY STAHL'S CORNER, INC. (SEE VOL. 180 PG. 7)

N. 23°29'28" W

303.31'

LINE OF 6" STAIRS

LINE OF 12" PINES

LINE OF 12" PINES

LINE OF 12" PINES

LINE OF 12" PINES

LINE OF 12" PINES

LINE OF 12" PINES

LINE OF 12" PINES

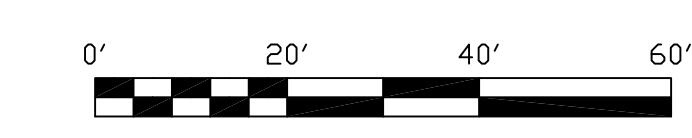
LINE OF 12" PINES

LINE OF 12" PINES

PROPOSED USE	AREA (S.F.)	REQUIRED	SPACES REQ'D	SPACES PROVIDED
OFFICE	3,400	3 SPACE PER 1000 S.F. OF FLOOR AREA	11	11
RETAIL	1,400	10 SPACES PER 1000 S.F. OF FLOOR AREA	14	14
WAREHOUSING/STORAGE	13,480	1 SPACE PER 1000 S.F. OF FLOOR AREA	14	17
NEW STORAGE BLDG	2400 SF	1 SPACE PER 1000 S.F.	2	5

TOTAL PARKING SPACES REQUIRED: 50
TOTAL PARKING SPACES PROVIDED: 70 PLUS

NOTE: THIS PLAN IS FOR THE ADDITION OF A NEW BUILDING



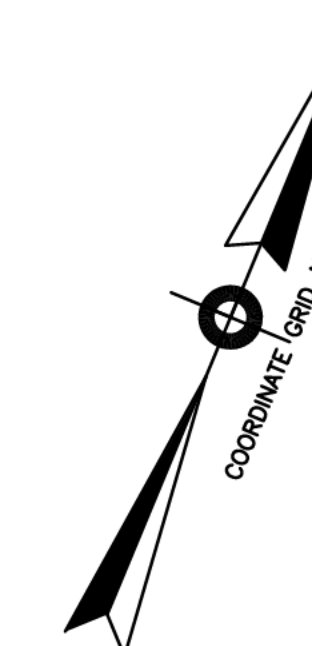
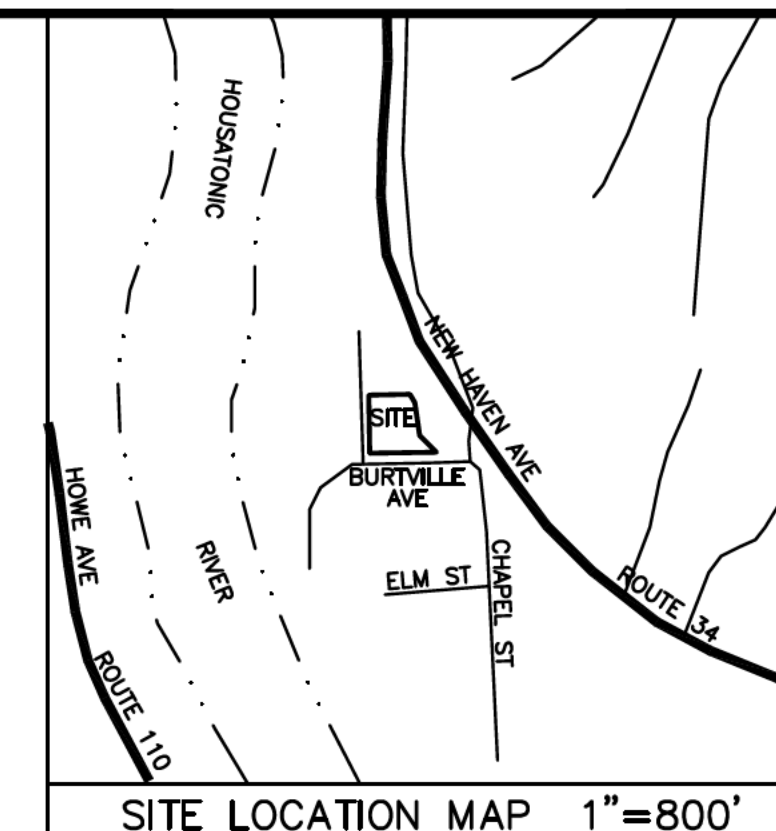
- REVISIONS
- 3-3-14 ADD NEW RETAINING WALL.
 - 3-16-15 ADD NEW BUILDING
 - 3-31-15 UPDATE PARKING
 - 4-29-15 move building, setback
 - 9-1-15 Move bldg
 - 12-29-17 ADD NEW STORAGE BLDG.

SITE AS-BUILT
FOR
RIVERSIDE PROPERTIES LLC
155 NEW HAVEN AVENUE
DERBY, CONNECTICUT

PREPARED BY: JOHN PAUL GARCIA & ASSOC. P.C. ENGINEERS AND SURVEYORS 190 FAIRWOOD ROAD BETHANY, CONNECTICUT 06525 PHONE: (203) 393-3306 FAX: (203) 393-3941	DR. BY: I.E. CHKD. BY: J.P.G. SCALE: 1"=20' DATE: 11/20/09 JOB NO: 1473-A	DRAWING NO. AB-1
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NOTE: NO REGRADING IS ANTICIPATED BY THE NEW ADDITION.

N/F CUSTOM HOMES CORP.
PROPOSED 20' HIGH STORAGE BUILDING
FF ELEV. 74.0



ZONING INFORMATION TABLE BUSINESS DISTRICT B-2				
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COMMODORE COMMONS COURT (PRIVATE DRIVE)

NEW HAVEN AVENUE CONN. ROUTE 34

CHAPEL STREET

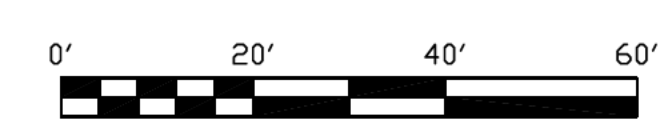
RIURVII LF AVENUE

Notations on the plan by Attorney Dominick Thomas
REVISED 7/10/2025

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

JOHN PAUL GARCIA, CONNECTICUT REG. NO. 14405
(THIS MAP IS NOT VALID WITHOUT A LTR SEAL AND SIGNATURE)