

NOTE: NO REGRADING IS ANTICIPATED BY THE NEW ADDITION.

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

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

EXIST CB TO BE REMOVED

EXISTING ENTRANCE TO BE REMOVED
NEW TREES PLANTED

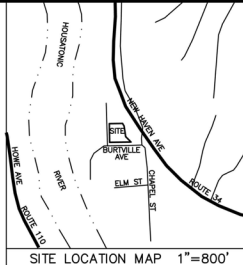
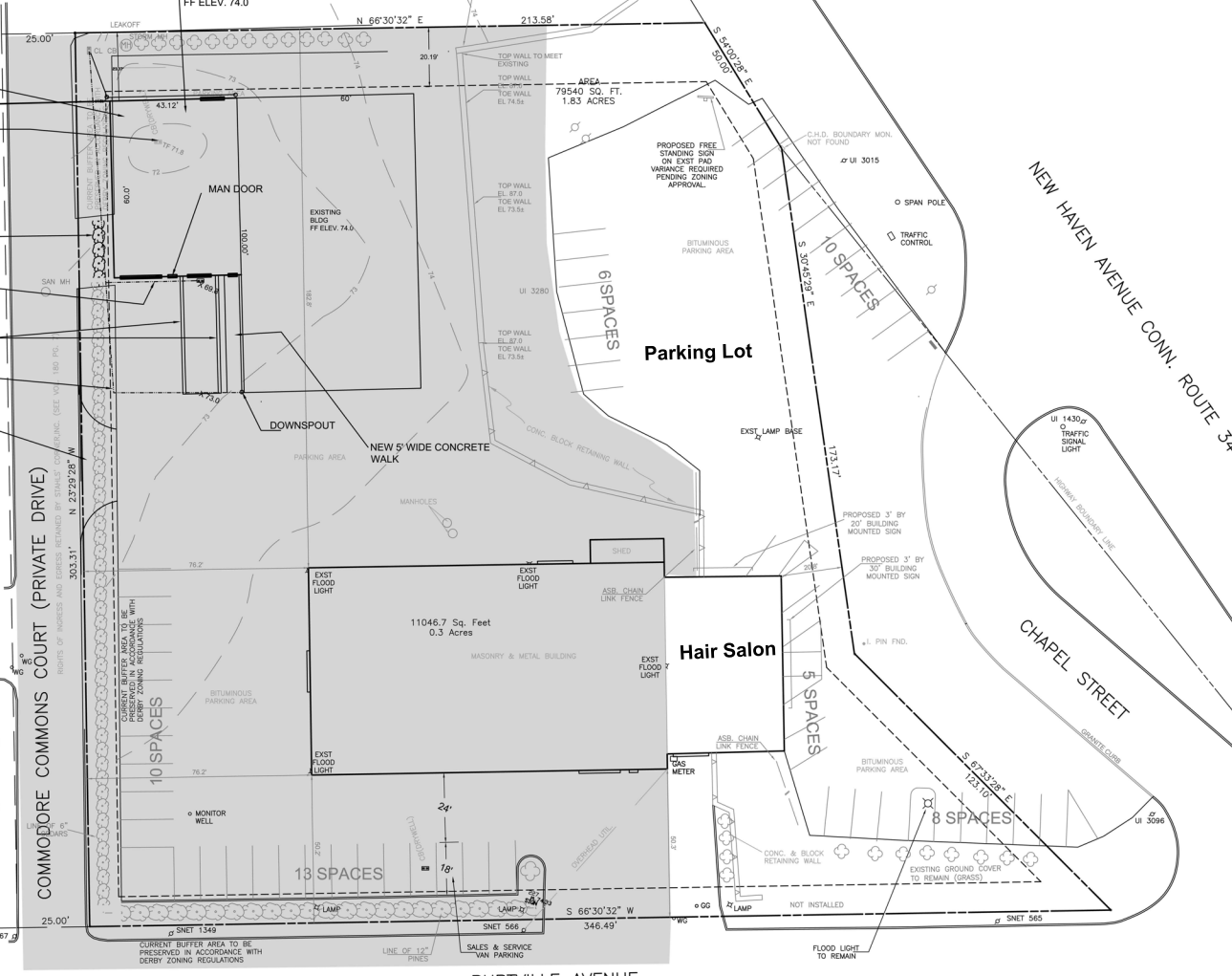
4" DIA DRAIN LINE FROM NEW CB TO BE TIED INTO NEW 6" DRAIN LINE. PUMP MAY BE REQUIRED.

RETAINING WALL WITH RAILING ON TOP

6" DIA DRAIN PIPE

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

N/F COMMODORE COMMONS CONDOMINIUM ASSOC., INC.



ITEM	REQUIRED/ALLOWED (ACRES)	EX BLDG	PROP BLDG	SITE TOTAL
LOT SIZE (SQ. FT./)	6,000			79,540
LOT WIDTH (FEET)	0.138			1,828
FRONT YARD (FEET)	60	336.6	336.8	336.8
SIDE YARD (FEET)	10	20.8	89.9'	
REAR YARD (FEET)	8	182.8	20.1'	
PARKING (SEE TABLE)	30	N.A.	N.A.	N.A.
BUFFER AREA	46	48	48	48
LOT COVERAGE	25	?	?	?
FLOOR AREA	50	19.5%	3 %	22.5%
BUILDING HEIGHT	25	22.6	1.5%	24.1
	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 ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT SURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS TYPE A-2 AND INTENDED TO BE USED FOR THE PURPOSE OF DESIGNING 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.
 - MAP OF PROPERTY OF STAHL'S CORNER, INC. DERBY, CONN. SCALE 1IN.=40FT., DEC. 1970; BY CLARKE AND PEARSON ASSOC., INC.
 - MAP SHOWING BUILDING LOCATION, PREPARED FOR STAHL'S CORNER, INC. DERBY, CONN. SCALE 1IN. = 40FT., OCT. 20, 1970; 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 DRAINING 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 35-04, SHEET 2 OF 2.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF DERBY, NEW HAVEN AVENUE FROM CHAPEL ST. NORTHERLY TO JENNINGS STREET, ROUTE 34," SCALE 1"=40', DATED JULY 6, 1950, MAP NUMBER 35-03, SHEET 1 OF 3.
 - "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. 463, VOL. 180 PG. 7 AND VOL. 184 PG. 371.
- ALL EXTERIOR LIGHTS SHALL CONFORM TO THE DERBY ZONING REQUIREMENTS.
- EXISTING PAVEMENT SHALL BE RESTRIIPPED ACCORDING TO THIS PLAN.
- ORIGINAL FIELD SURVEY CONDUCTED ON 4-18-98 AND UPDATED ON 8-24-09 BY JPJA. 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 JPJA.
- TOTAL AREA OF PARCEL 1.83 ACRES.

PROPOSED USE	AREA (S.F.)	REQUIRED	SPACES REQD	SPACES PROVIDED
OFFICE	3,400	3 SPACES 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

3-3-14	ADD NEW RETAINING WALL.
3-16-14	ADD NEW BUILDING
3-31-15	UPDATE PARKING
4-20-15	REMOVE TRAILING WIRELESS
9-11-15	MOVE SIGN
12-28-17	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: LE. CHKD. BY: J.P.G.
SCALE: 1"=20'
DATE: 11/20/09
JOB NO: 1473-A

DRAWING NO. AB-1

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

JOHN PAUL GARCIA, CONNECTICUT FELS NO. 14458
(THIS MAP IS NOT VALID WITHOUT A LIVE SEAL AND SIGNATURE)

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 11:19 am, Sep 15, 2025

