

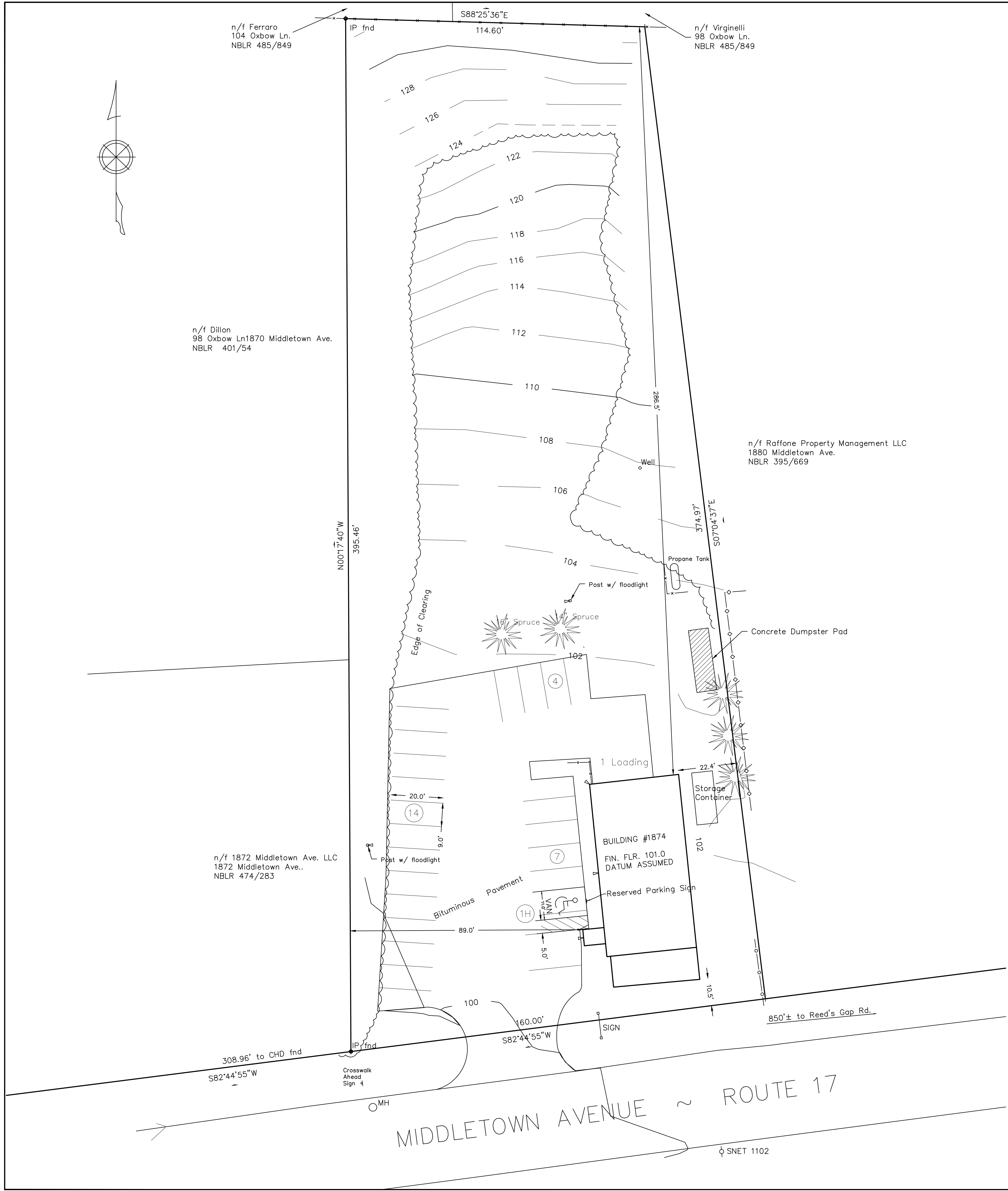
n/f Ferraro  
104 Oxbow Ln.  
NBLR 485/849

n/f Virginelli  
98 Oxbow Ln.  
NBLR 485/849

n/f Dillon  
98 Oxbow Ln 1870 Middletown Ave.  
NBLR 401/54

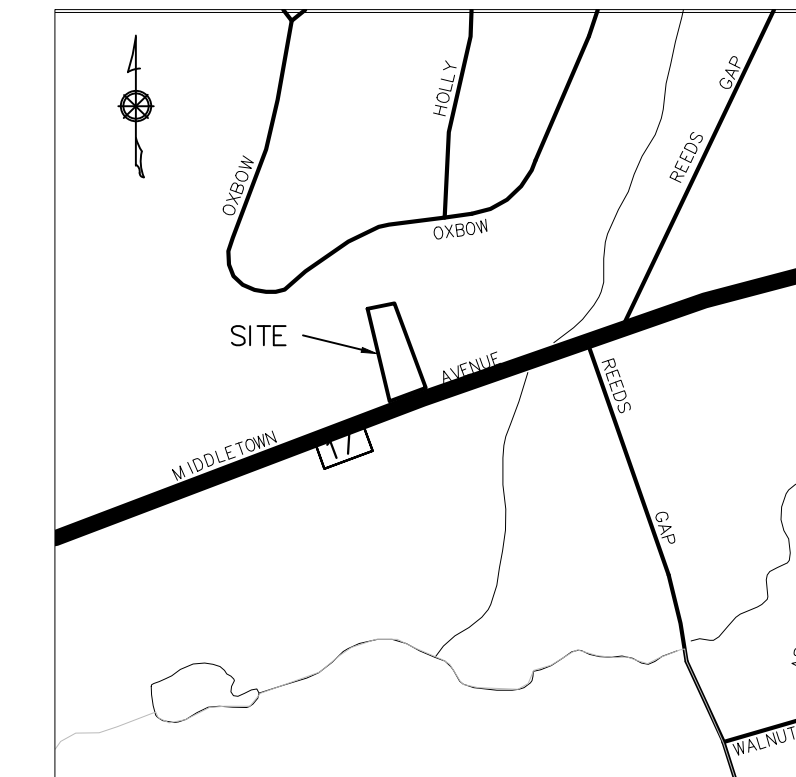
n/f 1872 Middletown Ave. LLC  
1872 Middletown Ave..  
NBLR 474/283

n/f Raffone Property Management LLC  
1880 Middletown Ave.  
NBLR 395/669



ZONING CHART	ZONE B1	REQUIRED	PROVIDED
Lot area		40000 s.f.	52645 s.f.
Total Floor Area			2735 s.f.
Ground Coverage buildings and pvt.			13424 s.f.
Lot Coverage Buildings	25%		5.2%
Floor Area Buildings	50%		5.0%
Lot coverage buildings, storage and paving	80%		26.2%
Parking Spaces			
Exist. Restaurant	38	25 + 1 Accessible	
Prop. retail	18	25 + 1 Accessible	
Loading Spaces	0	1	
Building Height	35'	<30'	
Setbacks			
Street Line	50'	10.5'	
Rear property line	20'	286.5	
Side line	20'	22.4	
Res. District Bdy.	50'	286.5'	

This survey has been prepared in accordance with Section 20-300B-1 through 20-300B-20 of the Regulations of the Connecticut State Agencies Minimum Standards for Surveys and Maps. Type of Survey: Zoning Location Survey Boundary Category: Dependent Resurvey Horizontal Accuracy: A-2 Vertical Accuracy: T-2



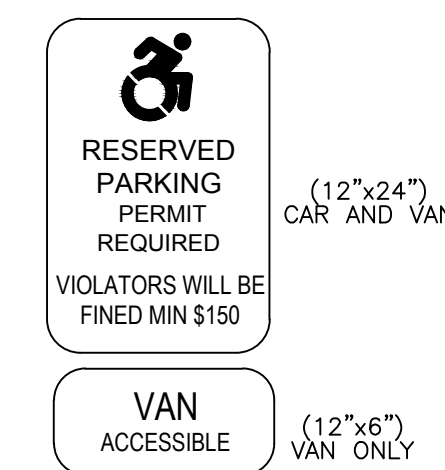
LOCATION PLAT  
SCALE 1"=800'



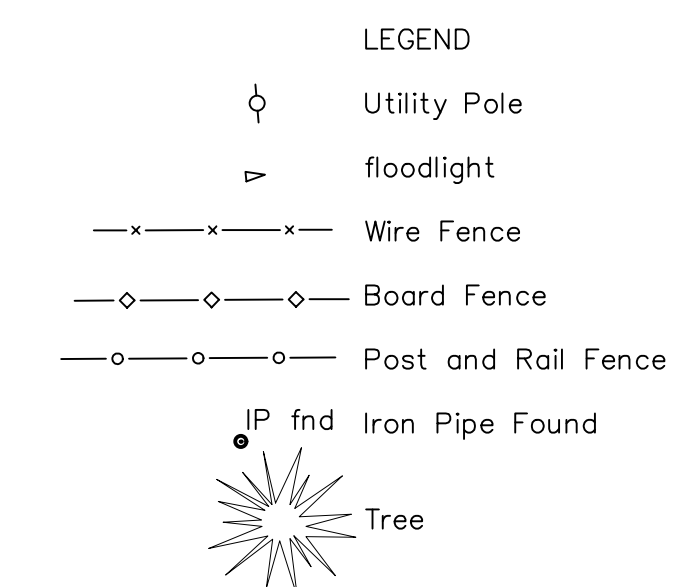
VICINITY MAP  
SCALE 1"=200'

NOTES

- Assessor's Map 77/2, Area 52645 s.f., 1.21 ac., Deed Reference NBLR 441/1025, Zone B1
- Reference Maps
  - Connecticut State Highway Department Right of Way Map Town of North Branford, New Haven Durham Middletown Turnpike from the Wallingford Road Easterly to the North Guilford Road, Route No. 15, Number 58-07 Sheet 3 of 3, Scale 1"=40', Date Mar. 31, 1933, NBLR 1-79
  - Parcel of Land of Addie S. Hurder, Middletown Tnpk., North Branford, Conn., Scale 1"=60', Datye Apr. 26, 1955, by Gerald W. Dabbs, NBLR 2-90
- No building alterations or earthwork is proposed.
- Property is served by public sewer.
- Parking spaces shown are existing.



RESERVED PARKING SIGN DETAIL  
N.T.S.



Date  
SEPT. 11, 2020  
Revised

Scale  
1"=20'

Job #

File Bk 571

Drawn MY

Checked

ZONING LOCATION SURVEY ~ SITE PLAN ~ PROPERTY OF 1874 MIDDLETOWN LLC, 1874 MIDDLETOWN AVE.

NORTH BRANFORD, CONN.

**WALDO & ASSOCIATES LLC**

PROFESSIONAL ENGINEERS & LAND SURVEYORS

89 State St., Guilford, Conn. 06437 Phone 203 453 4386

To my knowledge and belief,  
this map is substantially correct  
as noted hereon.

Mark T. Young L.S. 14655