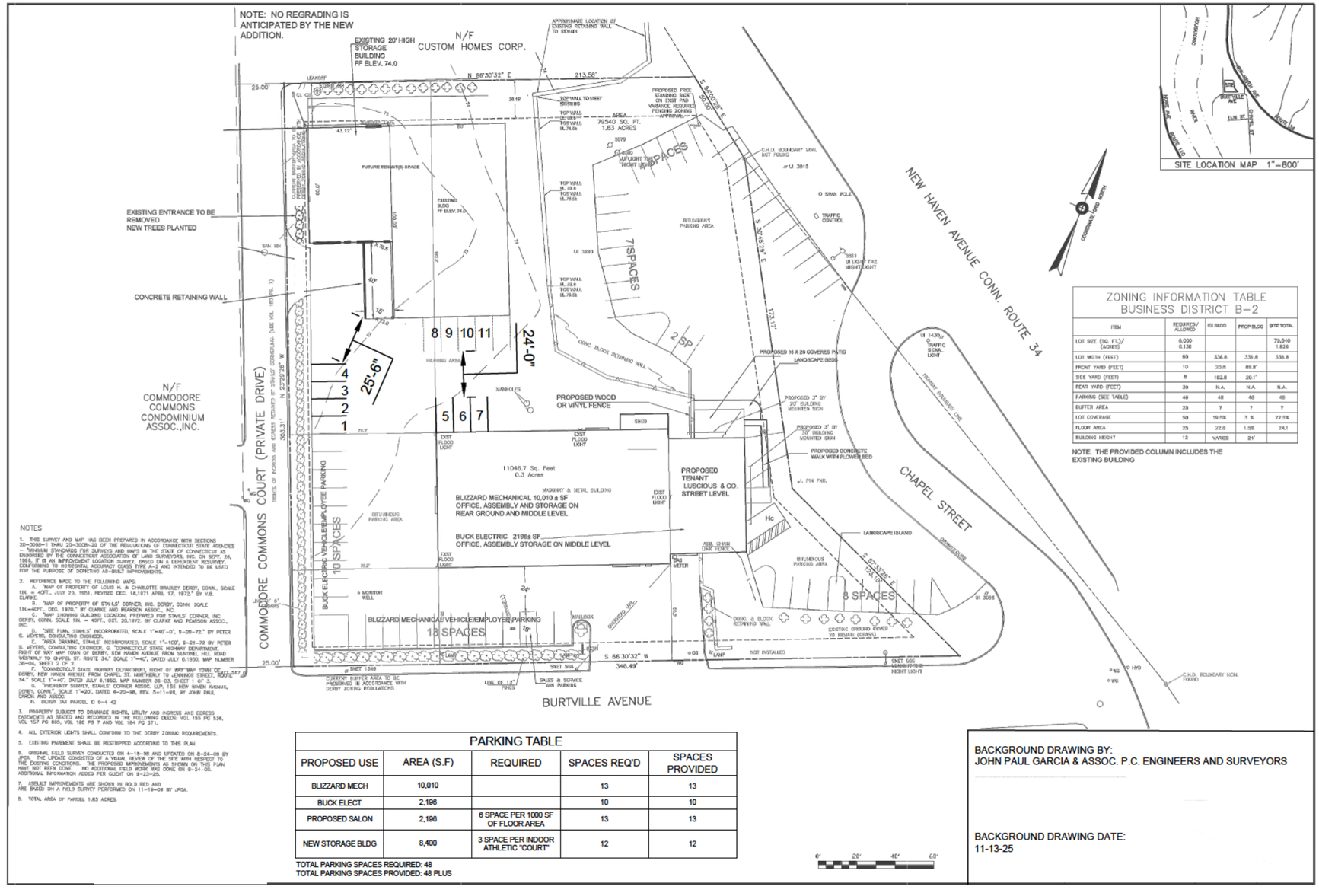


NOTES

1. 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.

2. REFERENCE MADE TO THE FOLLOWING MAPS:
   A. "MAP OF PROPERTY OF LOUIS H. & CHARLOTTE BRADLEY DERBY, CONN., SCALE 1IN. = 40FT., JULY 20, 1951, REVISED DEC. 14,1971 APRIL 17, 1972." BY V.B. CLARKE.
   B. "MAP OF PROPERTY OF STAHLS' CORNER, INC. DERBY, CONN. SCALE 1IN.=40FT., DEC. 1970." BY CLARKE AND PEARSON ASSOC., INC.
   C. "MAP SHOWING BUILDING LOCATION, PREPARED FOR STAHLS' CORNER, INC. DERBY, CONN. SCALE 1IN. = 40FT., OCT. 20,1972. BY CLARKE AND PEARSON ASSOC., INC.
   D. "SITE PLAN, STAHLS' INCORPORATED, SCALE 1"=40'-0", 8-20-72." BY PETER S. MEYERS, CONSULTING ENGINEER.
   E. AREA DRAWING, STAHLS' 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 SEYMORE, HILL ROAD WESTERLY TO CHAPEL ST. ROUTE 34." SCALE 1"=40', DATED JULY 6,1950, MAP NUMBER 36-04, SHEET 2 OF 2.
   F. "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 36-03, SHEET 1 OF 3.
   G. "PROPERTY SURVEY, STAHLS' 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.
   H. DERBY TAX PARCEL ID 9-4 42

3. 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 885, VOL 180 PG 7 AND VOL 184 PG 371.

4. ALL EXTERIOR LIGHTS SHALL CONFORM TO THE DERBY ZONING REQUIREMENTS.

5. EXISTING PAVEMENT SHALL BE RESTRIPPED ACCORDING TO THIS PLAN.

6. 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. ADDITIONAL INFORMATION ADDED PER GUIDNT ON 9-23-25.

7. ASBUILT IMPROVEMENTS ARE SHOWN IN BOLD RED AND ARE BASED ON A FIELD SURVEY PERFORMED ON 11-19-09 BY JPGA.

8. TOTAL AREA OF PARCEL 1.83 ACRES.

ZONING INFORMATION TABLE
BUSINESS DISTRICT B–2

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	20.5	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	22.5	1.5%	24.1
BUILDING HEIGHT	12	VARIES	24'	

NOTE: THE PROVIDED COLUMN INCLUDES THE EXISTING BUILDING

PARKING TABLE

PROPOSED USE	AREA (S.F)	REQUIRED	SPACES REQ'D	SPACES PROVIDED
BLIZZARD MECH	10,010		13	13
BUCK ELECT	2,196		10	10
PROPOSED SALON	2,196	6 SPACE PER 1000 SF OF FLOOR AREA	13	13
NEW STORAGE BLDG	8,400	3 SPACE PER INDOOR ATHLETIC "COURT"	12	12

TOTAL PARKING SPACES REQUIRED: 48
TOTAL PARKING SPACES PROVIDED: 48 PLUS

0' 20' 40' 60'

BACKGROUND DRAWING BY:
JOHN PAUL GARCIA & ASSOC. P.C. ENGINEERS AND SURVEYORS

BACKGROUND DRAWING DATE:
11-13-25

M:\ALL PROJECTS\1-1999\1400-1499\1473\1473_bldg-Addition3 1-26-18.dwg, 8/24/2026 7:56:55 AM, 1:20

RECEIVED
By Marc J Garofalo MPA,MMC,MCTC at 10:36 am, Jun 01, 2026

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

DRAFT

VALID ONLY WITH ENGINEER'S STAMP

PROPOSED PARKING SPACES
155 NEW HAVEN AVENUE
DERBY, CT 06418

203-275-8506

, CT 06418

REV:

DATE: 02/16/2026

SCALE: 1"=60'-0"

DATUM: NAVD88

PROJECT NO: N/A

DRAWING NO: SEA-001

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