NORTH HAVEN BULK STANDARDS IL–30 ZONE		
	REGULATION	EXISTING
MIN LOT AREA (in square feet)	30,000 S.F.	198,473 S.F.
MIN LOT WIDTH	100'	305.24'
MIN FRONT YARD	75'	82.3'
MIN REAR YARD	40'	1.8' *
MIN SIDE YARD EA.	20'	18.1' *
MAX BLDG COVERAGE %	35%	26.3%
MAX HEIGHT BLDG	60'	<60'

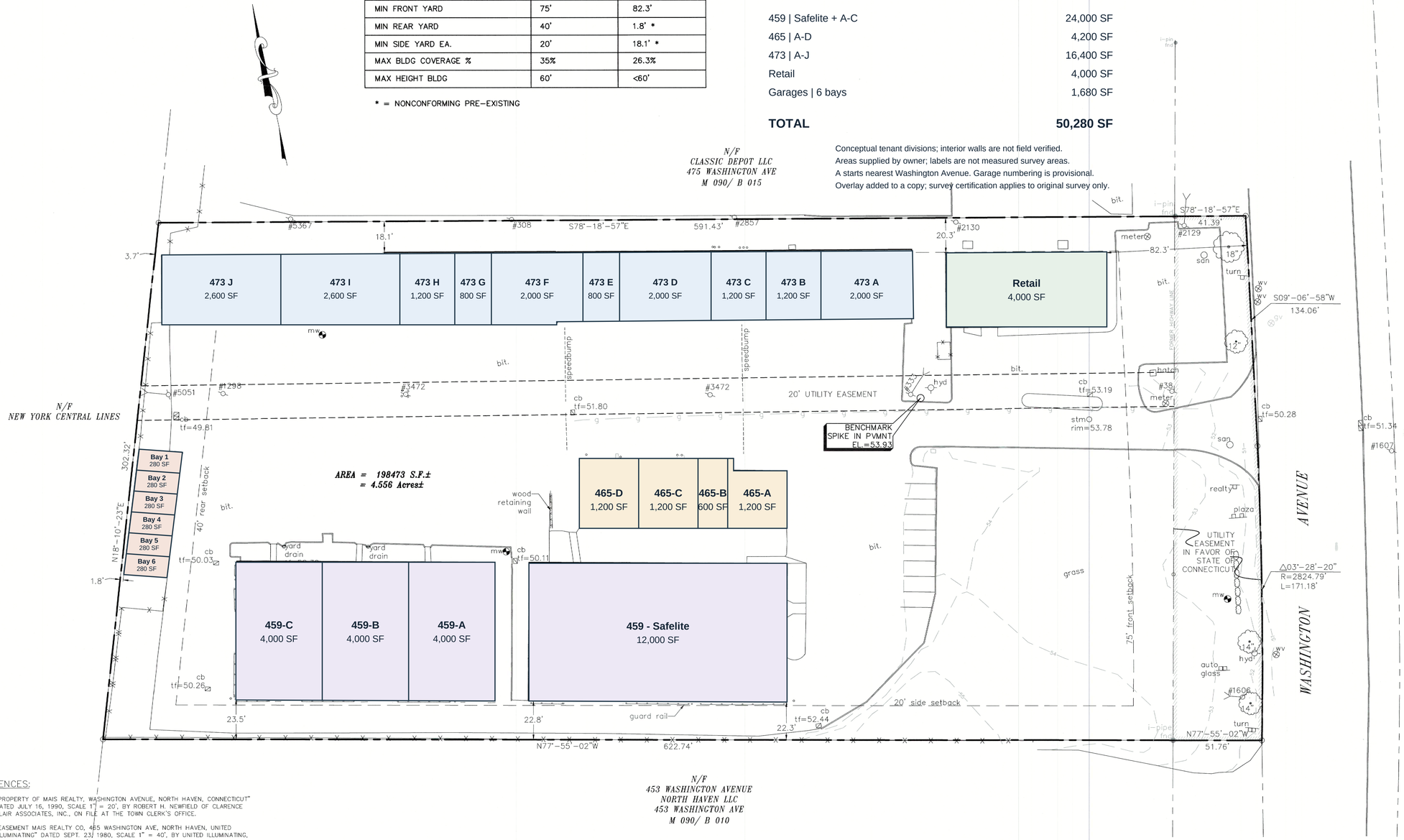
* = NONCONFORMING PRE–EXISTING

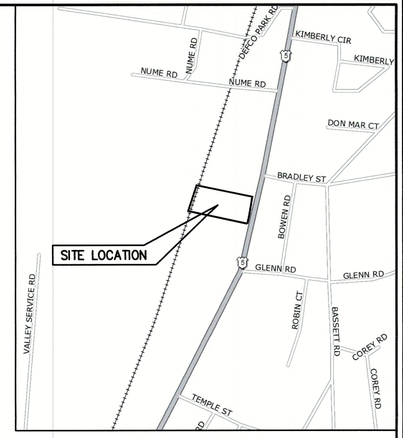
471 WASHINGTON AVENUE

GROUND-FLOOR UNIT OVERLAY

459 | Safelite + A-C	24,000 SF
465 | A-D	4,200 SF
473 | A-J	16,400 SF
Retail	4,000 SF
Garages | 6 bays	1,680 SF
TOTAL	**50,280 SF**

Conceptual tenant divisions; interior walls are not field verified.
Areas supplied by owner; labels are not measured survey areas.
A starts nearest Washington Avenue. Garage numbering is provisional.
Overlay added to a copy; survey certification applies to original survey only.





LOCATION MAP
SCALE: 1"=800'

LEGEND:

- PROPERTY LINE
- STREET LINE
- EASEMENT
- #2130 UTILITY POLE
- wv WATER VALVE
- gv GAS VALVE
- hyd HYDRANT
- mw MONITORING WELL

REFERENCES:

1. "PROPERTY OF MAIS REALTY, WASHINGTON AVENUE, NORTH HAVEN, CONNECTICUT" DATED JULY 16, 1990, SCALE 1" = 20', BY ROBERT H. NEWFIELD OF CLARENCE BLAIR ASSOCIATES, INC., ON FILE AT THE TOWN CLERK'S OFFICE.
2. "EASEMENT MAIS REALTY CO, 465 WASHINGTON AVE, NORTH HAVEN, UNITED ILLUMINATING" DATED SEPT. 23, 1980, SCALE 1" = 40', BY UNITED ILLUMINATING, ON FILE AT THE TOWN CLERK'S OFFICE.
3. "TOWN OF NORTH HAVEN MAP SHOWING LAND RELEASED TO MAIS REALTY CO. INC. BY THE STATE OF CONNECTICUT, ROUTE U.S. 5" DATED MAY 1972, SCALE 1" = 40', ON FILE AT TE TOWN CLERK'S OFFICE.
4. "CONNECTICUT DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF NORTH HAVEN – WASHINGTON AVENUE – FROM INTERSTATE 91 NORTHERLY TO THE WALLINGFORD TOWN LINE"
5. REFER TO DEED VOL. 1095 PAGE 33 ON FILE AT THE TOWN CLERK'S OFFICE.

SURVEY NOTES:

1. This survey and map have 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. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A–2" and is intended to be used for a Property Survey.
2. Property is currently located in the IL–30 zoning district.

30 0 30 60 90
Scale 1" = 30'

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

DAVID L. NAFIS, L.S. #22924

STATE OF CONNECTICUT · DAVID L. NAFIS · No. 22924 · LICENSED LAND SURVEYOR

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREES TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

471 WASHINGTON AVENUE
M 090/ B 014
NORTH HAVEN, CONNECTICUT

PREPARED FOR:
FRANK TALIERCIO

PROPERTY OWNER:
FLEX WORKSHOP SR LLC
471 WASHINGTON AVE
NORTH HAVEN, CT 06473

PROPERTY SURVEY

NAFIS & YOUNG ENGINEERS, INC.
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Northford, Connecticut 06472
Phone: (203) 484–2793
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Email: nyeng@nafisandyoung.com

DATE: JULY 23, 2025

JOB NO. 2025–069 | SHEET NO. 1

Aug 23, 2025 - 2:09pm
X:\JOBS\2025 JOBS\471 WASHINGTON AVE\471 WASHINGTON AVE\25–069\CURRENT\PROPERTY- 471 WASHINGTON NOWON_25–069.dwg