

**PROPOSED PLOT PLAN**  
\*\*WETLAND BOUNDARIES AS PER OTTO R. THEALL, PROFESSIONAL SOIL SCIENTIST\*\*  
2324 SF OF WETLANDS

LEGEND	PROPERTY LINE	CATCH BASIN	FINISHED GRADE ELEVATIONS
— X —	CHAIN LINK FENCE	(S)	MADDOX LEFT = 3.5'
— W —	WATER LINE	(LOT 20)	MADDOX RIGHT = 3.5'
— S —	SANITARY LINE	(LOT 85)	AVERAGE GRADE = 3.5'
— G —	GAS LINE	+3.8'	SCOTT LEFT = 3.5'
— I —	OVERHEAD LINE	+3.8'	SCOTT RIGHT = 3.5'
— F —	SILT FENCE LINE	R	AVERAGE GRADE = 3.5'
— P —	UTILITY POLE	O	MADDOX LEFT = 3.5'
— B —	WETLAND BNDY.		SCOTT LEFT = 3.5'
			AVERAGE GRADE = 3.5'
			MADDOX RIGHT = 3.5'
			SCOTT RIGHT = 3.5'
			AVERAGE GRADE = 3.5'
			MEAN AVERAGE GRADE = 3.5'

LEGEND	PROPERTY LINE	CATCH BASIN	FINISHED GRADE ELEVATIONS
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**LEGEND**

PROPERTY LINE  
CHAIN LINK FENCE  
WATER LINE  
SANITARY LINE  
GAS LINE  
OVERHEAD LINE  
SILT FENCE LINE  
UTILITY POLE  
WETLAND BNDY.

**R-5 ZONING REQUIREMENTS**

CATEGORY	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 SQ. FT.	4758 SQ. FT.	4758 SQ. FT.
MINIMUM FRONTAGE:	50 FT.	30.00 FT.	30.00 FT.
MINIMUM DEPTH:	70 FT.	93.12 FT.	93.12 FT.
MAXIMUM BUILDING COVERAGE:	45%	30%	37.0%
MAXIMUM LOT COVERAGE	65%	30%	53.0%
MAXIMUM BUILDING HEIGHT:	35 FT.	±25 FT.	±34 FT.
MINIMUM YARDS:			
MADDOX FRONT	*	9.7 FT.	15.3 FT.
SCOTT FRONT	**	3.3/2.7 FT.	5.19/5.40 FT.
MADDOX SIDE	*	37.5 FT.	16.8 FT.

\*10' or actual front yard setback, whichever is greater  
\*\*one side 10', the other side 5'

**GENERAL NOTES :**

- All construction shall meet local and state codes and conform to the details shown on the plans.
- The Contractor shall obtain a building permit to cover all work involved for the completion of project including all appropriate Zoning Permits are to be secured.
- Insurance shall be maintained by Contractor as required by the State of Connecticut for Workman's Compensation and Liability Coverage.
- The project will be properly supervised and manned at all times.
- The Contractor will be responsible for the layout of all work. All dimensions are to be checked and verified in the field before proceeding with any work.
- The Contractor must protect all work and utilities and relieve the owner from any liability derived from lack of protection of same.
- If any field conditions preclude compliance with the drawings and /or conditions specified, the Contractor shall notify the City Engineer and shall not proceed with any affected work.
- It is the Contractor's sole responsibility to follow all applicable safety codes and regulations during all phases of construction.
- The Governing code for the project is the 2003 International Building Code.

**NOTES**

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996;

THIS SURVEY CONFORMS TO A CLASS A-2 HORIZONTAL ACCURACY AND T-2 VERTICAL ACCURACY

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDANT RESURVEY

FIELD SURVEY DATE 01-11-2019

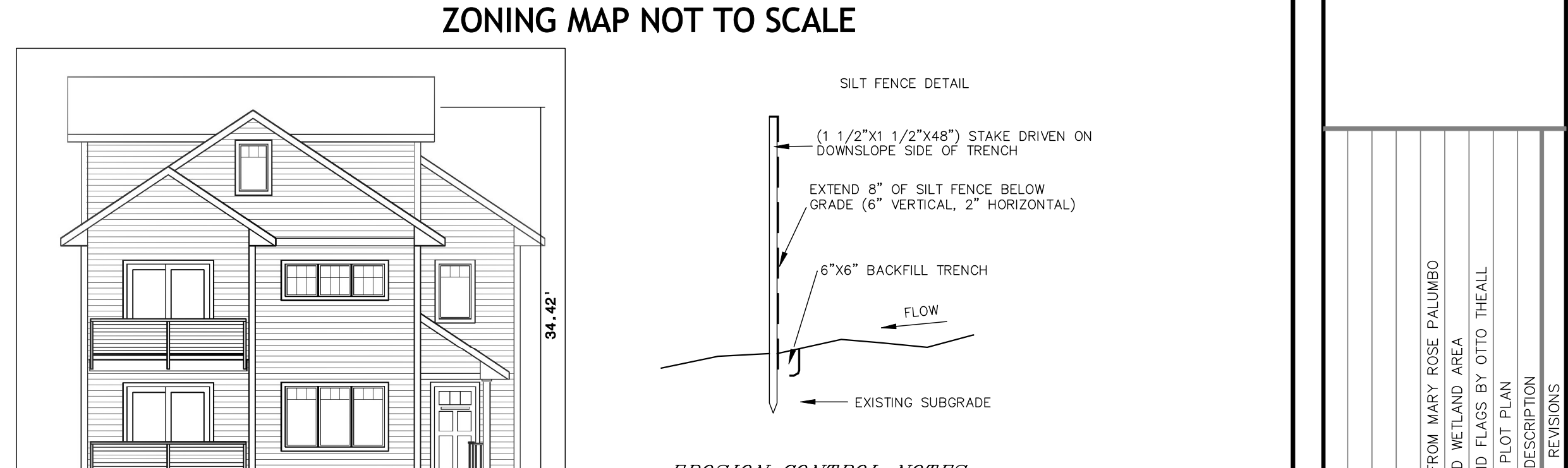
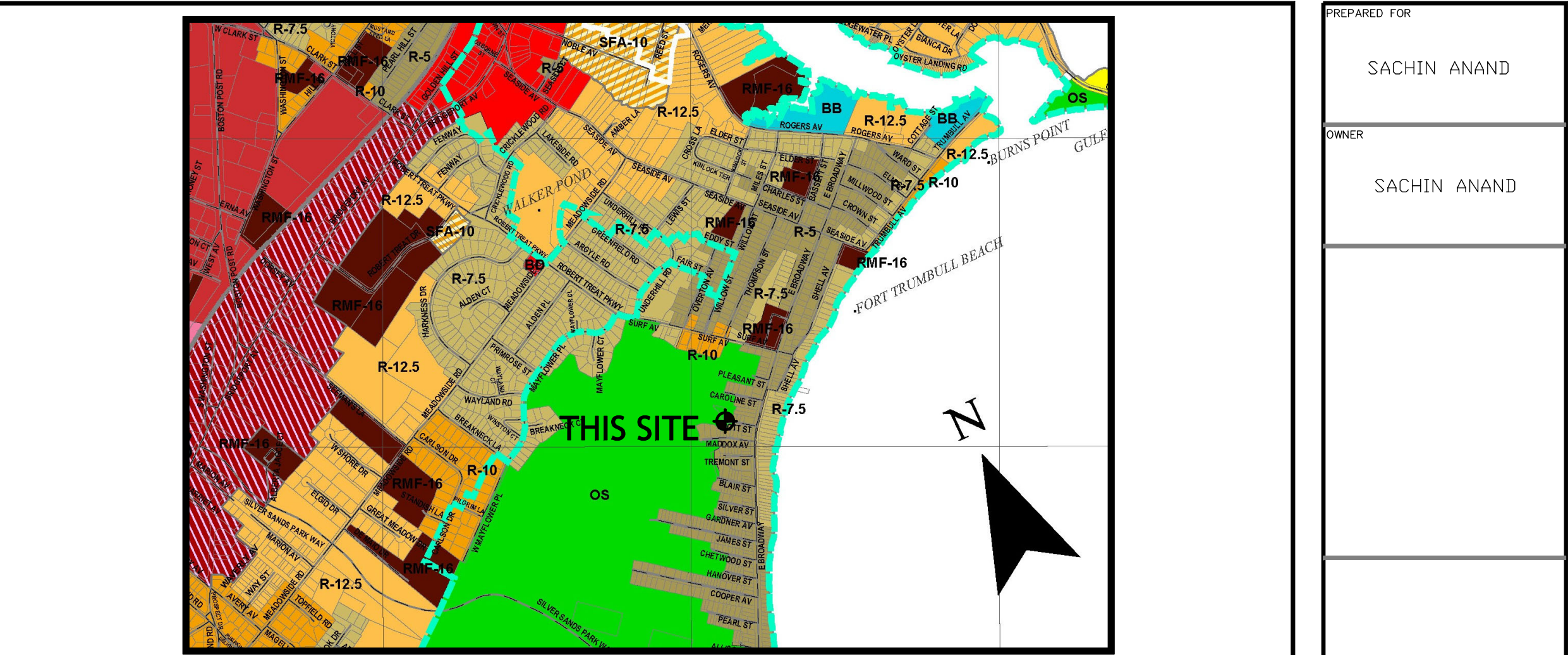
MAP REFERENCE:

- MAP OF PROPERTY OWNED BY GEO. B. CLARK & ERNEST L. NETTLETON, SILVER BEACH, MILFORD, CONN. MARCH 4TH 1911
- MAP OF BUILDING LOTS OWNED BY GEORGE E. HASKINS AT FT. TRUMBULL BEACH, MILFORD, CONN. DATED MAY 2, 1911 MAP NO. A-55
- PROPOSED PLOT PLAN, 24 MADDOX AVENUE, MILFORD, CT BY DERRICK SCHULL, DATED 10-16-2013
- EXISTING CONDITIONS PROPERTY SURVEY MAP, LOT 84 ON RECORD MAP B74. 17-19 MADDOX AVENUE, MILFORD, CT

SURVEY DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN THE CITY OF MILFORD, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, KNOWN AS ASSESSOR'S MAP 27, BLOCK 450, LOT 11, CONTAINING 4758 SQUARE FEET AS DESCRIBED IN VOLUME 3586 PAGE 526, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

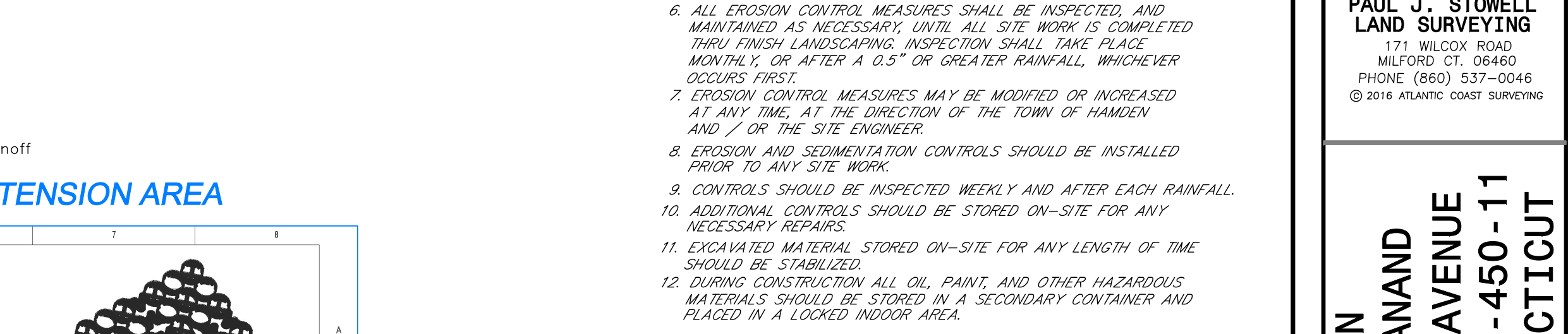
LOT 84, MAP OF PROPERTY OWNED BY GEO. B. CLARK & ERNEST L. NETTLETON, SILVER BEACH, MILFORD, CONN. MARCH 4TH 1911. MAP NUMBER B-74



**EROSION CONTROL NOTES**

- ALL SOIL AND EROSION CONTROL MEASURES ARE TO BE IN CONFORMANCE WITH THE 2002 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- NO SITE DEMOLITION, EXCAVATION, FILLING, OR EARTH DISTURBANCE SHALL TAKE PLACE WITHOUT SILTATION FENCING OR EQUAL, INSTALLED AS SHOWN ON DETAIL SHEET, DOWNSLOPE OF ALL RAW EARTH OR DISTURBED SURFACES (INCLUDING ANY MATERIAL STOCKPILES). THIS FENCE LINE IS THE CONSTRUCTION AT THE SAME TIME AS PERIMETER SILT BARRIERS.
- CONSTRUCTION ENTRANCES AND HAY BALE PROTECTION OF EXIST. CATCH BASINS (SEE DETAIL) SHALL BE INSTALLED AT THE SAME TIME AS PERIMETER SILT BARRIERS.
- HAY BALE PROTECTION SHALL ALSO BE PLACED AROUND NEW CATCH BASINS UNTIL SITE IS STABILIZED WITH NO RAW EARTH SURFACES.
- SITE SHALL BE STABILIZED WITH VEGETATIVE COVER, WHERE APPLICABLE, AS SOON AS FINISHED GRADE IS ESTABLISHED.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED, AND MAINTAINED AS NECESSARY, UNTIL ALL SITE WORK IS COMPLETED THRU FINISH LANDSCAPING. INSPECTION SHALL TAKE PLACE MONTHLY, OR AFTER A 0.5" OR GREATER RAINFALL, WHICHEVER OCCURS FIRST.
- EROSION CONTROL MEASURES MAY BE MODIFIED OR INCREASED AT ANY TIME, AT THE DIRECTION OF THE TOWN OF HAMDEN AND / OR THE SITE ENGINEER.
- EROSION AND SEDIMENTATION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY SITE WORK.
- CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL.
- ADDITIONAL CONTROLS SHOULD BE STORED ON-SITE FOR ANY NECESSARY REPAIRS.
- EXCAVATED MATERIAL STORED ON-SITE FOR ANY LENGTH OF TIME SHOULD BE STABILIZED.
- DURING CONSTRUCTION ALL OIL, PAINT, AND OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND PLACED IN A LOCKED INDOOR AREA.

Garage Floor Elevation = 4.50'  
Top of Foundation Wall = 13.17'  
Base Flood Elevation = 11.00'  
Main Floor Elevation = 14.34'



**DECIMAL FEET TO INCHES**

0.08' = 1"
0.17' = 2"
0.25' = 3"
0.33' = 4"
0.42' = 5"
0.50' = 6"
0.58' = 7"
0.67' = 8"
0.75' = 9"
0.83' = 10"
0.92' = 11"

**ZONE R-5**  
**DEEDS VOL. 3586, PG. 526**  
**ASSESSORS MAP 27, BLOCK 451 LOT 11**  
**FLOOD ZONE 'AE' 11', MAP NO. 090082 0529 J,**  
**DATED 07-08-2013**  
**CREEK LINE DEPICTED HEREON WAS OBTAINED BY AVERAGING THE LOCATION FROM MAP REFERENCE 1 AND 2.**  
**DEEDED AREA IS 4,758 SF MORE OR LESS**  
**OCCUPIED AREA IS 5,604 SF MORE OR LESS**  
**THE LAND BETWEEN THE DEED LINE AND THE STATE PROPERTY LINE IS OF UNKNOWN OWNERSHIP.**  
**CITY OF MILFORD HAS ACCEPTED SCOTT STREET TO THE POINT DEPICTED HEREON AS PER STREET CARD ON FILE IN THE CITY ENGINEER OFFICE.**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ADOPTED ON SEPTEMBER 26TH, 1996.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A CONNECTICUT LICENSED SURVEYOR

BY \_\_\_\_\_ DATE \_\_\_\_\_

PAUL J. STOWELL PROFESSIONAL LAND SURVEYOR CONNECTICUT LICENSE NO. 70216

PREPARED FOR	SACHIN ANAND
OWNER	SACHIN ANAND
PLOT PLAN FOR SACHIN ANAND FOR 17 MADDOX AVENUE ON 17 MADDOX AVENUE PARCEL NO. 027-450-11 MILFORD CONNECTICUT	
DRAFTED:	PJS
APPROVED:	PJS
SCALE:	1" = 10'
PROJECT NO.:	A1245
CAD FILE:	MADDOX_17
TITLE:	PLOT PLAN 17 MADDOX AV. 20 SCOTT ST.
SHEET NUMBER:	1