

-

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: THIS SURVEY IS A RESERVEY, BASED ON MAP REFERENCE 4.

4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY OF A=2.

5. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS ON THE SUBJECT PARCEL AS OF THE DATE OF THE SURVEY.

- A. THE SUBJECT PARCEL MAY BE SUBJECT TO RIPARIAN RIGHTS, IF ANY, IN AND TO THE STREAM AND QUIRK'S POND.
- B. THE SUBJECT PARCEL IS SUBJECT TO AN AGREEMENT REGARDING LOWERING THE WATER LEVEL OF QUIRK'S POND AS DESCRIBED IN M.L.R. VOL. 505, PAGE 551.
- C. PROPOSED 10' EASEMENT TO ENCOMPASS OVERHEAD AND UNDERGROUND UTILITY WIRES SERVING THE BUILDING ON THE SUBJECT PARCEL THAT ENCRATCH ON TO 20-26 QUIRK ROAD PROPERTY AT THE SOUTHERLY CORNER OF THE SUBJECT PARCEL.

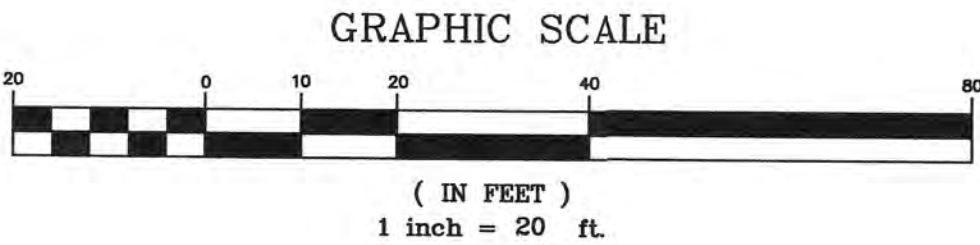
D. GUY WIRE FROM ATT 6086 ENCROACHES PROPERTY AT SOUTHEASTERLY CORNER. NO RECORD OF EASEMENT FOUND.

11. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

15. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

ROBERT MIGLIORE, LS CONNECTICUT LICENSE No. 70217 DATE 9/23/14



Project Title

PROPERTY OF
AGRO BROTHERS
INVESTMENTS, L.L.C.
40 QUIRK ROAD
MILFORD, CONNECTICUT

<p>Drawing Title</p> <p>PROPERTY SURVEY</p>	Designed	Date 9/17/2019
	Drawn RM	Scale 1" = 20'
	Approved RM	<p>1 of 1</p>
	Project No. 20-512-00	
	File Name 2051200base.dwg	
Sheet No.		

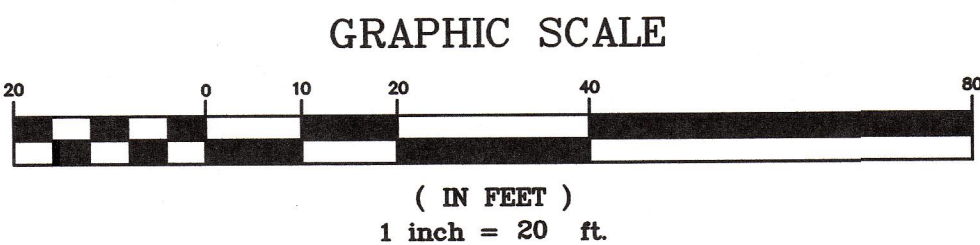
ZONE TABLE ZONE LI - LIMITED INDUSTRIAL DISTRICT					
Section No.	Description	Required	Existing	Proposed	Comment
3.10.2	Special Uses				
3.10.2.7	Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited may be permitted by the Board by Special Exception in accordance with Section 7.3.		—	Dog daycare facility	Complies (*)
3.10.3	Accessory Uses				
3.10.3.2	Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use; provided that such accessory building or use will not be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.			Outdoor play area/dog run	Complies (*)
3.10.4	Lot and Building Requirements				
3.10.4.1	Minimum Lot Requirements				
	(1) Lot Area	10,000 s.f.	44,103 s.f.	44,103 s.f.	Complies
	(2) Lot Width	50 ft.	167± ft.	167± ft.	Complies
	(3) Lot Depth	100 ft.	221± ft.	221± ft.	Complies
3.10.4.2	Minimum Yard and Open Space Required				
	(1) Principal Uses				
	(a) Front Yard	20 ft.	32.5 ft.	32.5 ft.	Complies
	(b) Side	0 ft. (10 ft. if provided)	12.0 ft.	12.0 ft.	Complies
	(c) Rear Yards	0 ft. (20 ft. if provided)	116.0 ft.	116.0 ft.	Complies
	(2) Accessory Buildings				N/A
	(3) Accessory Uses	No parking or loading areas in the min. req. front yard	—	—	Exist. conditions
	(4)	Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District.	—	—	N/A
	(5)	Landscaping: The front yard shall be appropriately landscaped except for required access ways. This landscaping shall be in accordance with Article V, Section 5.14.	—	—	Exist. conditions
3.10.4.3	Building requirements				Complies
	(1) Design	In harmony with neighborhood	—	—	Complies
	(2) Length	Not unreasonable	117.5 ft.	117.5 ft.	Complies
	(3) Height	35 ft. maximum	20± ft.	20± ft.	Complies
	(4) Spacing	1/2 the sum of the heights	N/A	N/A	N/A
	(5) Building Area	50% Maximum	15.5%	15.5%	Complies
	(6) Floor Area Ratio	1.0 Maximum	0.15	0.15	Complies

NOTES:
* DEFER TO LEGAL COUNSEL/ZONING APPROVAL OF PROPOSED USE.

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED AT 40 QUIRK ROAD, MILFORD, CONNECTICUT. THE BACKGROUND CONDITIONS SHOWN HERE—ON ARE FROM A MAP ENTITLED "PROPERTY OF AGRO BROTHERS INVESTMENTS,LLC, 40 QUIRK ROAD, MILFORD, CONNECTICUT, PROPERTY SURVEY, SHEET 1 OF 1, SCALE 1"=20", DATED 09/17/2-19" PREPARED BY WESTCOTT AND MAPES, INC.
2. THE PURPOSE OF THE PLAN SET IS TO PROVIDE BASIC SITE, ZONING INFORMATION FOR MUNICIPAL OFFICIAL'S REVIEW.
3. THE CONTRACTOR SHALL MAINTAIN ALL OF HIS OPERATIONS AND WORK WITHIN THE LIMITS OF THE PROPERTY.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND PERFORM FIELD INVESTIGATIONS PRIOR TO COMMENCING HIS WORK.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHERE APPLICABLE IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
6. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 811" AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK.
7. EXISTING UTILITIES MAY BE SHOWN ACCORDING TO REFERENCE PLANS WHEN AVAILABLE, SKETCHES, TESTIMONY AND/OR FIELD EVIDENCE AND MUST BE CONSIDERED APPROXIMATE IN NATURE. THE CONTRACTOR SHALL CONFIRM ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES IF AND WHERE NECESSARY. THERE MAYBE OTHER UTILITIES THAT EXIST NOT SHOWN AND UNKNOWN TO THE AUTHOR OF THESE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK REGARDING THIS PROJECT AND FOR OBTAINING ANY NECESSARY PERMITS RELATED TO HIS CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A SAFE ENVIRONMENT FOR WORKERS, PEDESTRIANS AND VEHICULAR TRAFFIC THROUGHOUT THE CONSTRUCTION PERIOD, AND COORDINATE HIS EFFORTS AND HIS SEQUENCE AND TIMING OF OPERATIONS WITH THE PROPERTY OWNER.
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11. UNLESS OTHERWISE SPECIFIED, THE METHODS AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO THE CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817 AND AS AMENDED.
12. SANITARY SEWER SERVICE PIPES DEPICTED ON THIS PLAN WERE DIGITIZED FROM THE FIELD TIES SKETCH PROVIDED BY THE CITY OF MILFORD ENGINEERING DEPARTMENT, PERMIT #19559, PERFORMED BY T. COLLUCCI CONST., ROBERT SALEY INSPECTOR DATED NOVEMBER 28, 2008. SEWER MAP S 1126.

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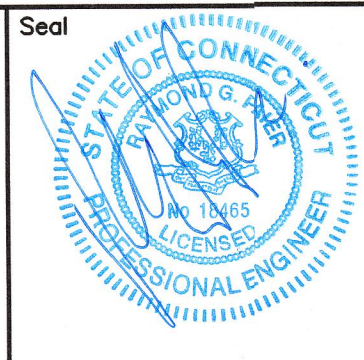
Revisions		
No.	Date	Description
1	01/29/20	REVS. TO FENCES AND DOORS PER ARCHT.
2	03/02/20	REV. PROP. FENCE HT.
3	03/17/20	REV. EX. SAN. AND ADDED NOTES
4	04/29/20	ADDED CURB LABELS & SAN. SEWER SKETCH

Project Title

DOGTOPIA
40 QUIRK ROAD
MILFORD, CONNECTICUT

Westcott and Mapes, Inc.
Consulting Engineers since 1916

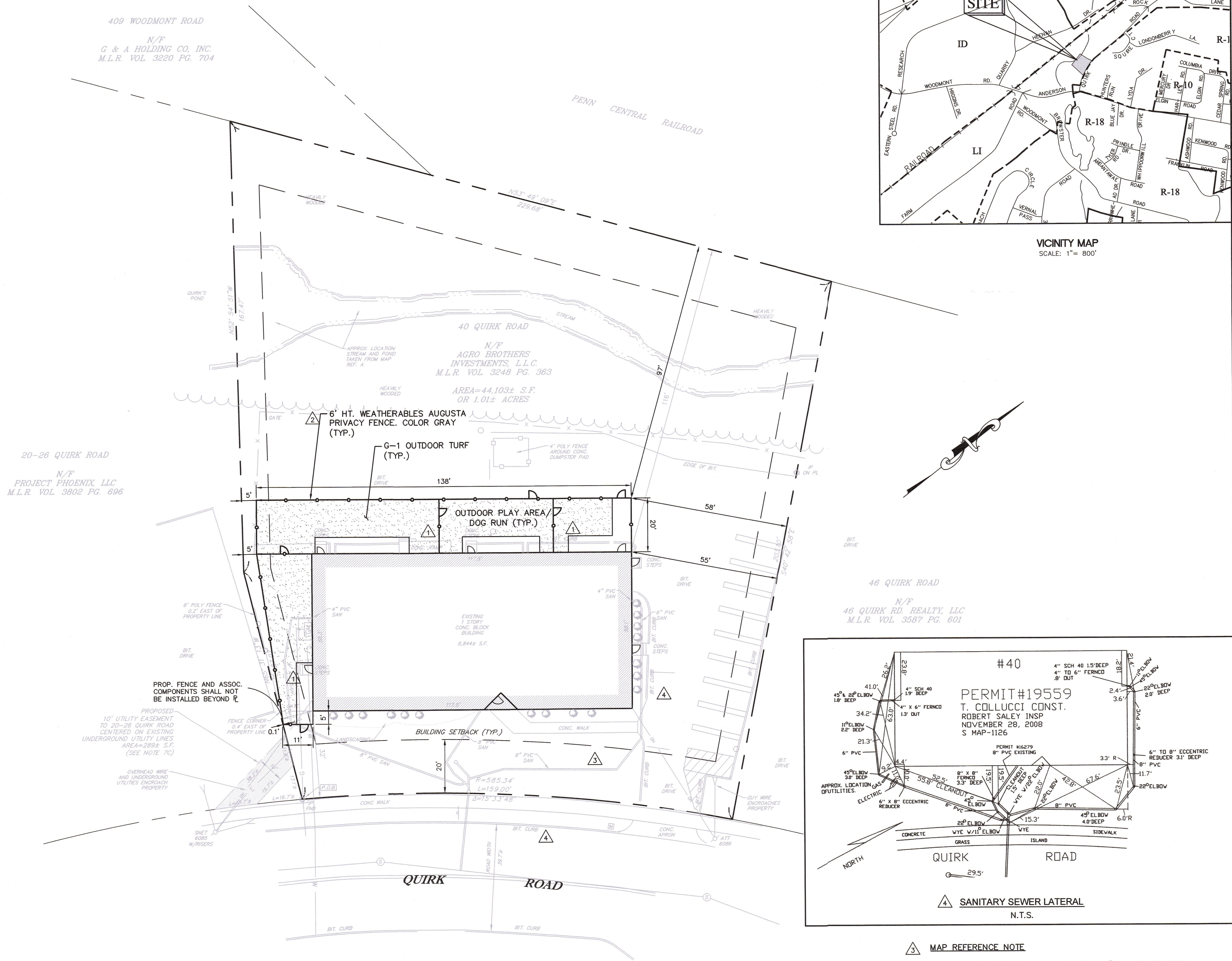
142 Temple Street
New Haven, CT 06510
TEL (203) 789-1260 • FAX (203) 789-8261
E-mail address: info@westcottandmapes.com



Drawing Title

SITE PLAN

Designed	RGP	Date	10/8/2019
Drawn	MFG	Scale	1" = 20'
Approved			
Project No.	20-512-11		
File Name	20-512-11 SITE		
Sheet No.	SP-1		



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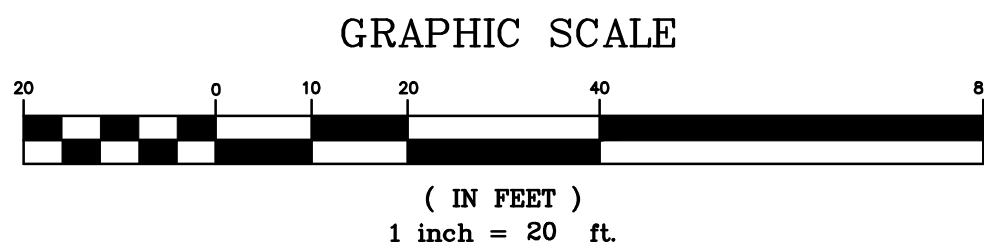
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Revisions		
No.	Date	Description
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2	03/02/20	REV. PROP. FENCE HT.
3	03/17/20	REV. EX. SAN. AND ADDED NOTES

Project Title

DOGTOPIA
40 QUIRK ROAD
MILFORD, CONNECTICUT

Westcott and Mapes, Inc.
Consulting Engineers since 1916

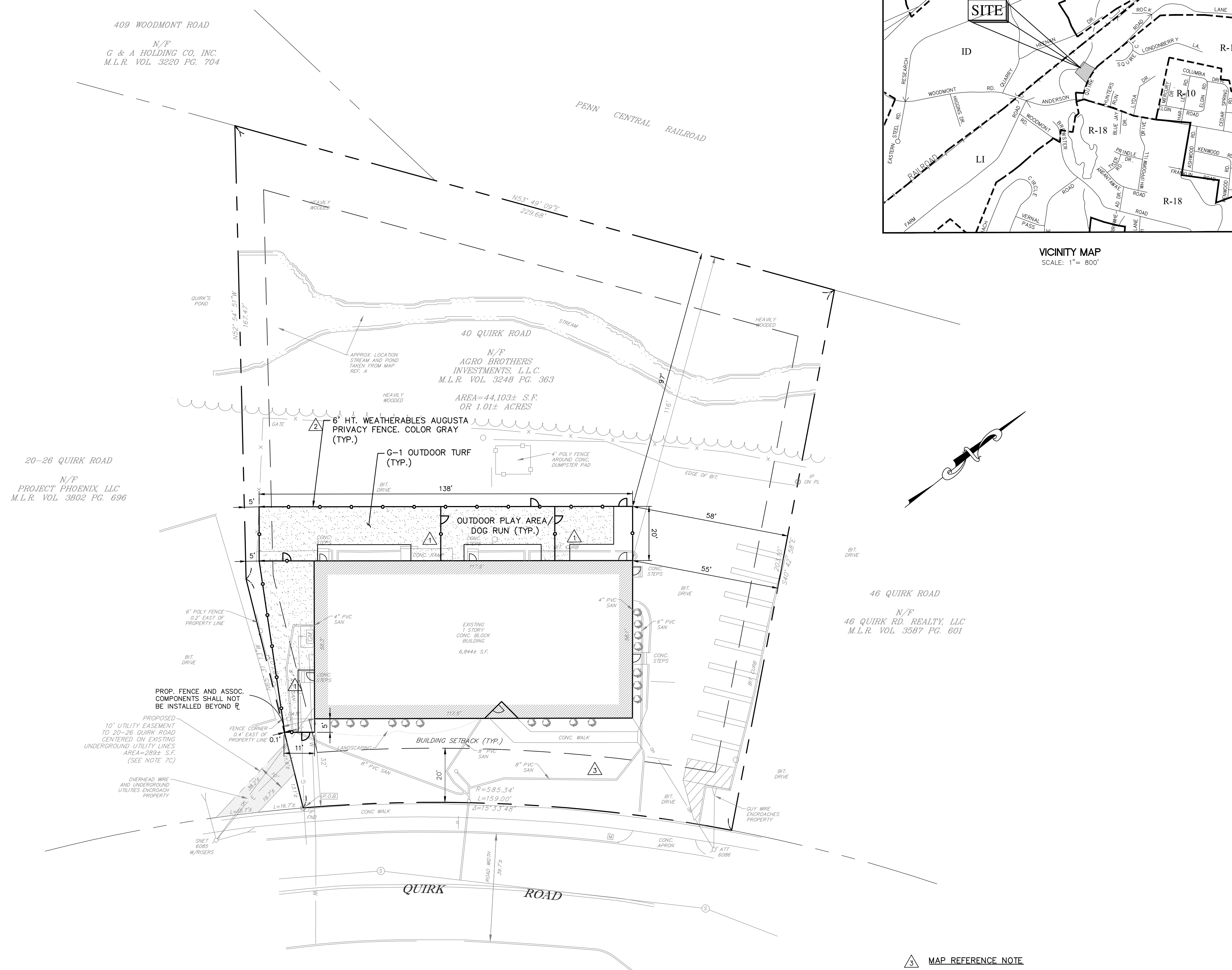
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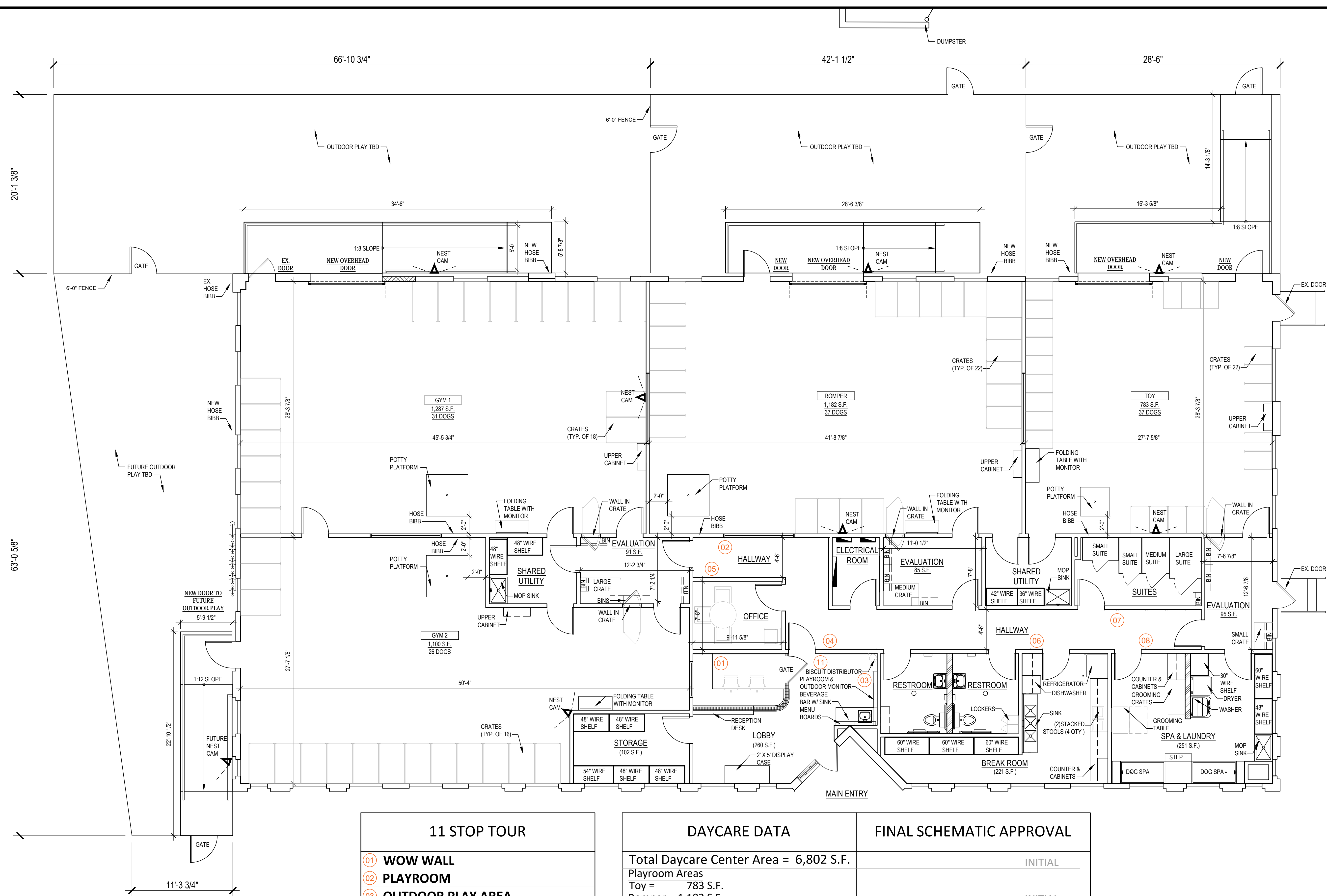


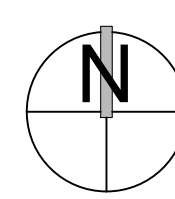
Drawing Title

SITE PLAN

Designed	RGP	Date	10/8/2019
Drawn	MFG	Scale	1" = 20'
Approved			
Project No.	20-512-11		
File Name	20-512-11 SITE		
Sheet No.	SP-1		





 **FIXTURE PLAN**
SCALE 3/16" = 1'-0"

11 STOP TOUR	
01	WOW WALL
02	PLAYROOM
03	OUTDOOR PLAY AREA
04	BRAG WALL
05	MEET & GREET
06	BREAK ROOM
07	SUITES
08	SPA
09	TRAINING ROOM
10	COFFEE TABLE BOOK
11	DOGTOPIA FOUNDATION

DAYCARE DATA		FINAL SCHEMATIC APPROVAL	
Total Daycare Center Area = 6,802 S.F.		INITIAL	
Playroom Areas			
Toy = 783 S.F.		INITIAL	
Romper = 1,182 S.F.		INITIAL	
Gym 1= 1,287 S.F.		INITIAL	
Gym 2= 1,100 S.F.			
Total = 4,352 S.F.			
Efficiency			
% (Playroom Areas / Total Area) = 63.98%		INITIAL	
Suites?		YES <input checked="" type="radio"/>	NO <input type="radio"/>
-Suites Stacked?		YES <input type="radio"/>	NO <input checked="" type="radio"/>
Outdoor Play Area?		YES <input checked="" type="radio"/>	NO <input type="radio"/>
Potty Platforms?		YES <input checked="" type="radio"/>	NO <input type="radio"/>
# Spa Tubs		1 <input type="radio"/>	2 <input checked="" type="radio"/>
FRP In Hallway?		YES <input checked="" type="radio"/>	NO <input type="radio"/>
		SIGN/DATE	

KLS
ARCHITECT
17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5134
Fax (216) 521-4824
www.KLSarchitects.co

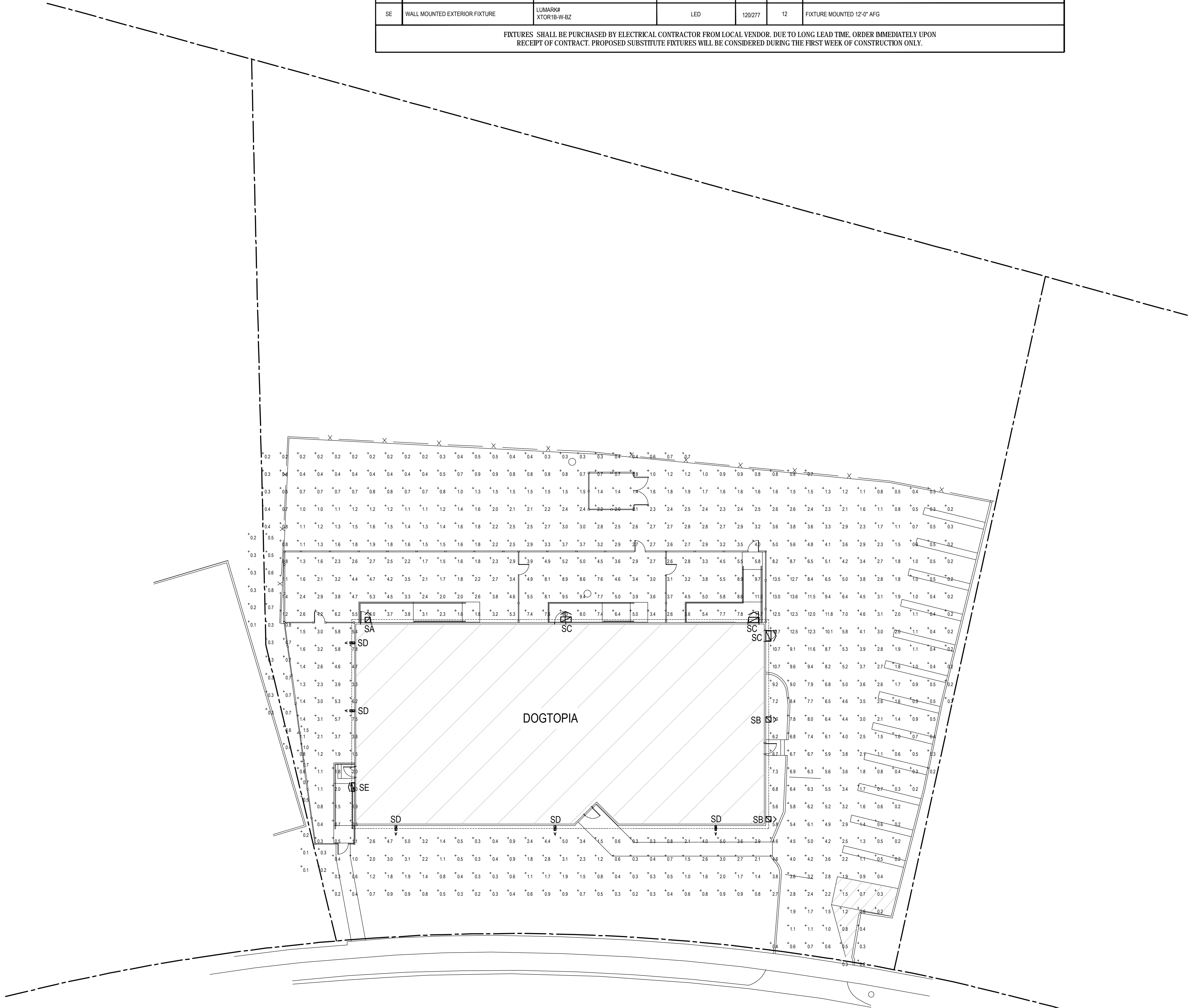


DOGTOPIA
40 QUIRK ROAD
MILFORD, CT

FRANCHISEE		
MICHELE MCHUGH & OWEN BOTTING		
REVISIONS		
#	DATE	TYPE
1	09/16/19	CLIENT REVISION
2	09/23/19	DSO REVISION
3	01/20/20	SITE VERIFICATION
4	01/23/20	CLIENT REVISION
5		
FIXTURE PLAN		
DATE		01/28/20
JOB NO.		19336
V5.1		
SHEET NO.		

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	LAMPS	VOLT	WATTS	REMARKS
SA	WALL MOUNTED EXTERIOR FIXTURE	MAGRAW-EDISON# GWC-AF-01-LED-E1-14FT-BZ	LED	120/277	59	FIXTURE MOUNTED 12'-0" AFG
SB	WALL MOUNTED EXTERIOR FIXTURE	MAGRAW-EDISON# GWC-AF-01-LED-E1-13-BZ	LED	120/277	59	FIXTURE MOUNTED 12'-0" AFG
SC	WALL MOUNTED EXTERIOR FIXTURE	MAGRAW-EDISON# GWC-AF-02-LED-E1-14FT-BZ	LED	120/277	113	FIXTURE MOUNTED 12'-0" AFG
SD	WALL MOUNTED EXTERIOR FIXTURE	LUMARK# XTOR2B-W-BZ	LED	120/277	18	FIXTURE MOUNTED 12'-0" AFG
SE	WALL MOUNTED EXTERIOR FIXTURE	LUMARK# XTOR1B-W-BZ	LED	120/277	12	FIXTURE MOUNTED 12'-0" AFG
FIXTURES SHALL BE PURCHASED BY ELECTRICAL CONTRACTOR FROM LOCAL VENDOR. DUE TO LONG LEAD TIME, ORDER IMMEDIATELY UPON RECEIPT OF CONTRACT. PROPOSED SUBSTITUTE FIXTURES WILL BE CONSIDERED DURING THE FIRST WEEK OF CONSTRUCTION ONLY.						

STATISTICS (VALUES ARE MAINTAINED)					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING FIELD	2.7 fc	13.6 fc	0.2 fc	68.0:1	13.5:1



N

ELECTRICAL SITE PLAN

SCALE 1/16" = 1'-0"

KLS

ARCHITECT

17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-1534 Fax (216) 521-4824
www.KLSarchitects.co



DOGTOPIA

MILFORD, CT

40 QUIRK ROAD

FRANCHISEE

MICHELE MCHUGH & OWEN BOTTING

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		

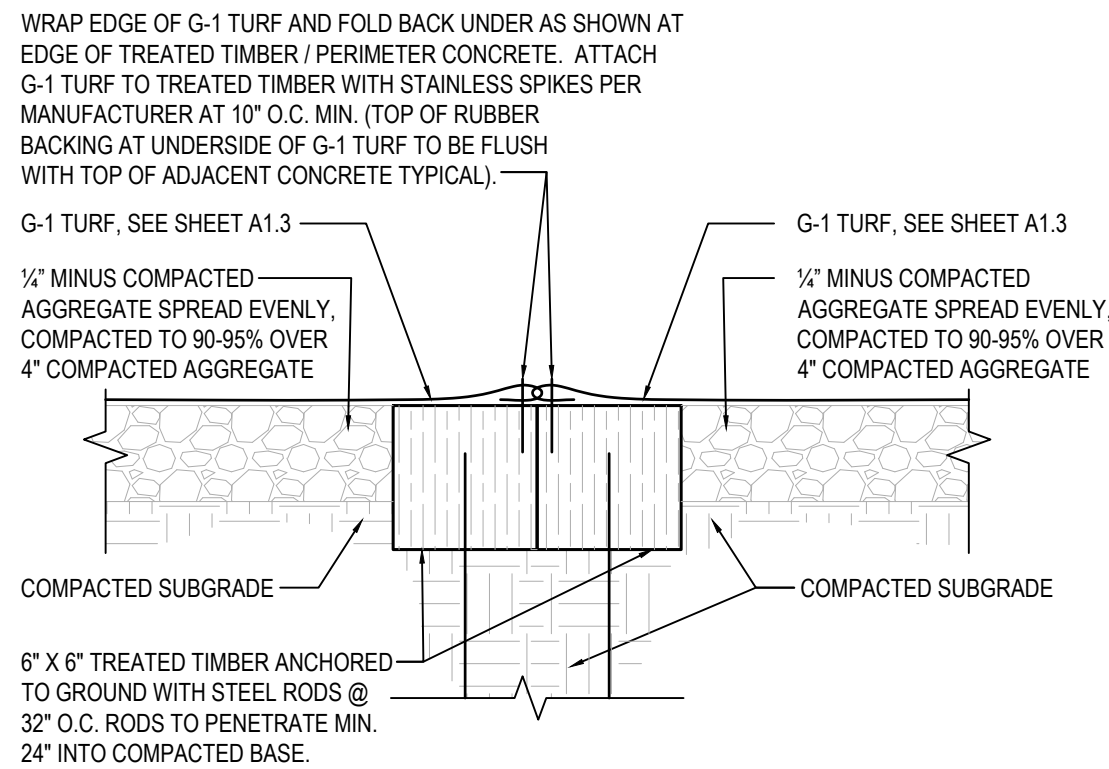
PHOTOMETRICS PLAN

DATE 09/13/19

JOB NO. 19336

PH1.0

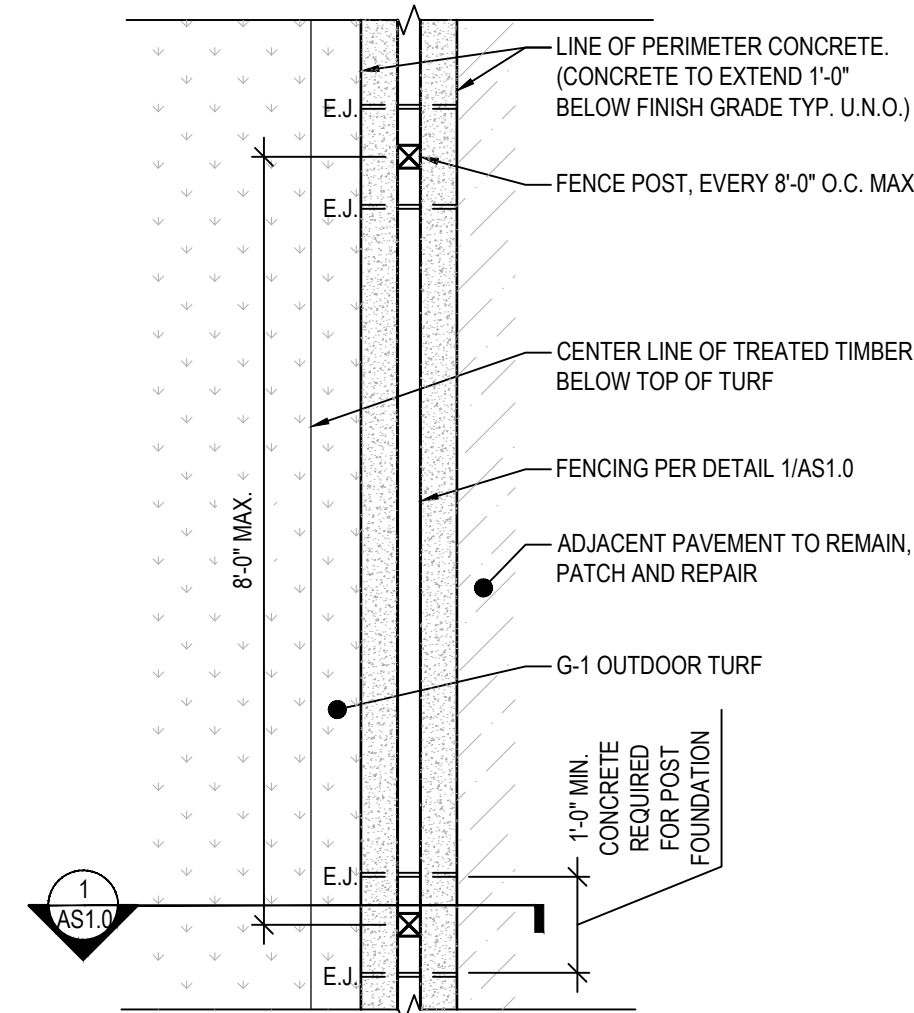
SHEET NO.



4 TURF SEAM DETAIL

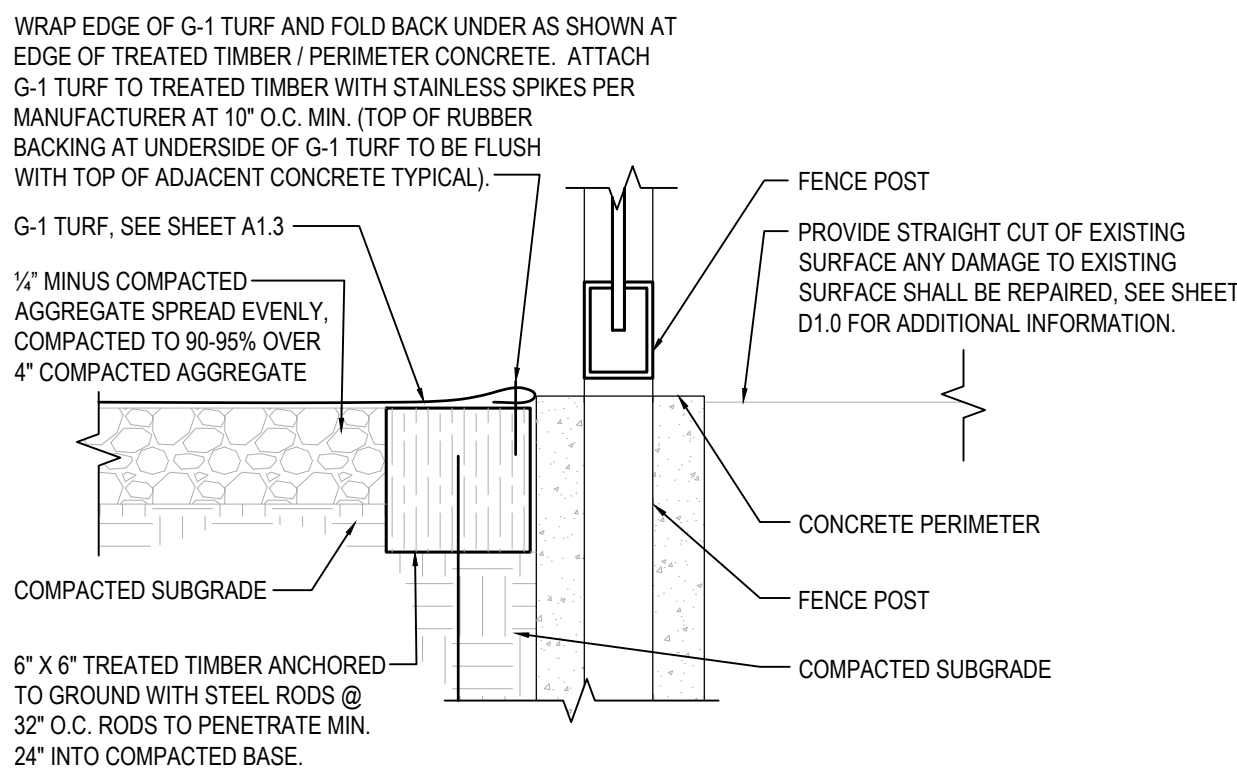
AS1.0 SCALE: 1-1/2" = 1'-0"

NOTE: ALTERNATIVE LAYOUTS MUST BE
REVIEWED AND APPROVED WITH ADA / DSO



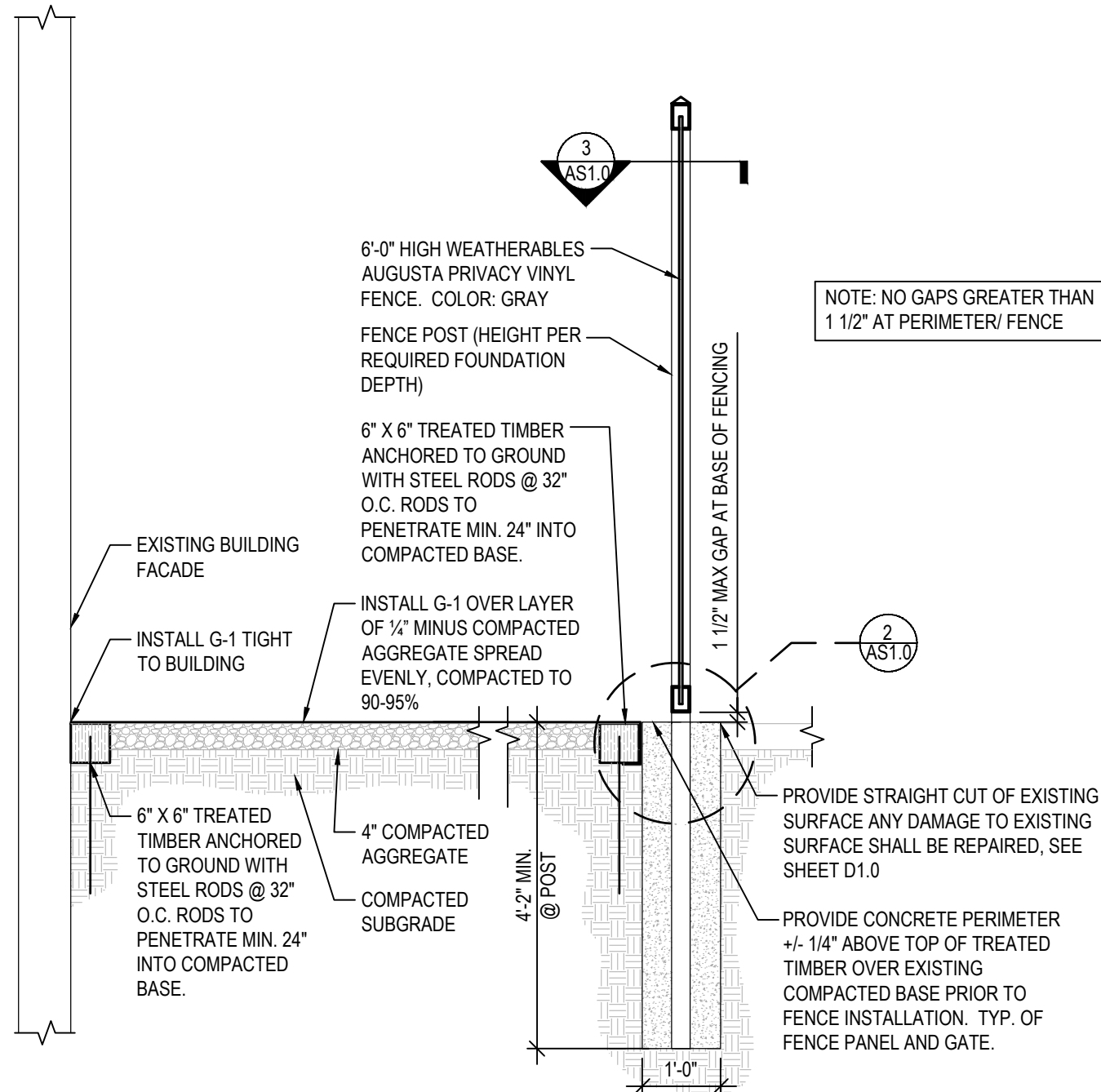
3 PLAY AREA FENCE PLAN

AS1.0 SCALE: 1/2" = 1'-0"



2 TURF PERIMETER DETAIL

AS1.0 SCALE: 1-1/2" = 1'-0"



1 PLAY AREA FENCE SECTION

AS1.0 SCALE: 1/2" = 1'-0"