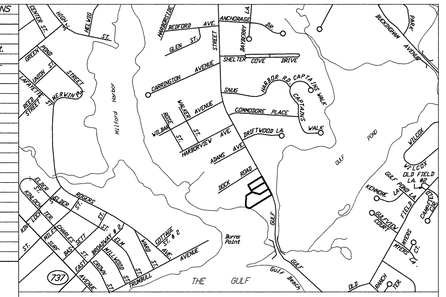
"R-12.5" ONE FAMILY RESIDENTIAL ZONING DISTRICT REQUIREMENTS	MIN - REQUIRED MAX - ALLOWED	EXISTING CONDITIONS No. 417 GULF ST (LOT No. 2)	EXISTING CONDITIONS TAX LOT 18D (LOT No. 1)	PROPOSED CONDITIONS No. 417 GULF ST (LOT No. 2)	PROPOSED CONDITIONS TAX LOT 18D (LOT No. 1)
MINIMUM REQUIREMENTS					
MINIMUM LOT AREA (Square Feet)	12,500 Sq. Ft.	15,285.819 Sq. Ft.	38,096± Sq. Ft.	23,988.548 Sq. Ft.	15,871.277± Sq. Ft.
MINIMUM LOT FRONTAGE	80 Ft.	80.81 Ft.	80.81 Ft.	N/C = NO CHANGE	N/C = NO CHANGE
MINIMUM LOT DEPTH	100 Ft.	129.11 Ft.	318.92± Ft.	320± Ft.	270.92 Ft.
MINIMUM SETBACK					
PRINCIPAL USES:					
FRONT YARD	30 Ft.	38.4 Ft. (Residence)	VACANT LOT	N/C	VACANT LOT
		28.6 Ft. (Porch)		N/C	
SIDE YARD	10 Ft.	10.6 Ft. / 15.6 Ft.	VACANT LOT	N/C	VACANT LOT
REAR YARD	25 Ft.	47.7 Ft.	VACANT LOT	N/C	VACANT LOT
				N/C	
ACCESSORY STRUCTURES:					
SIDE YARD	4 Ft.	N/A	VACANT LOT	N/C	VACANT LOT
REAR YARD	5 Ft.	N/A	VACANT LOT	N/C	VACANT LOT
MAXIMUM PERMITTED					
MAXIMUM NUMBER OF STORIES PER BUILDING	3	2.5	VACANT LOT	N/C	VACANT LOT
MAXIMUM HEIGHT FOR A BUILDING OR STRUCTURE (PRINCIPAL)	35 Ft.	???± Ft.	VACANT LOT	N/C	VACANT LOT
MAXIMUM HEIGHT FOR A BUILDING OR STRUCTURE (ACCESSORY)	15 Ft.	N/A	VACANT LOT	N/C	VACANT LOT
MAXIMUM BUILDING AREA AS A PERCENTAGE OF LOT	30%	??% (??? Sq. Ft.)	VACANT LOT	??% (??? Sq. Ft.)	VACANT LOT
MAXIMUM LOT COVERAGE	45%	??% (??? Sq. Ft.)	VACANT LOT	??% (??? Sq. Ft.)	VACANT LOT



KEY MAP N.T.S.

NOTES:

1) REFERENCE IS MADE TO THE FOLLOWING MAPS FILED IN THE CITY OF MILFORD LAN. RECORDS:

A) MAP ENTITLED ""PROPOSED RESUBDIVISION PREPARED FOR NICHOLAS A. RIGGIONE #417 GULF STREET, MILFORD, CONNECTICUT" SCALE 1"=20', DATED JULY 1, 2008 PREPARED BY HAMMONS LLC. FILED AS MAP No. AB 3326 IN THE MILFORD LAND RECORDS.

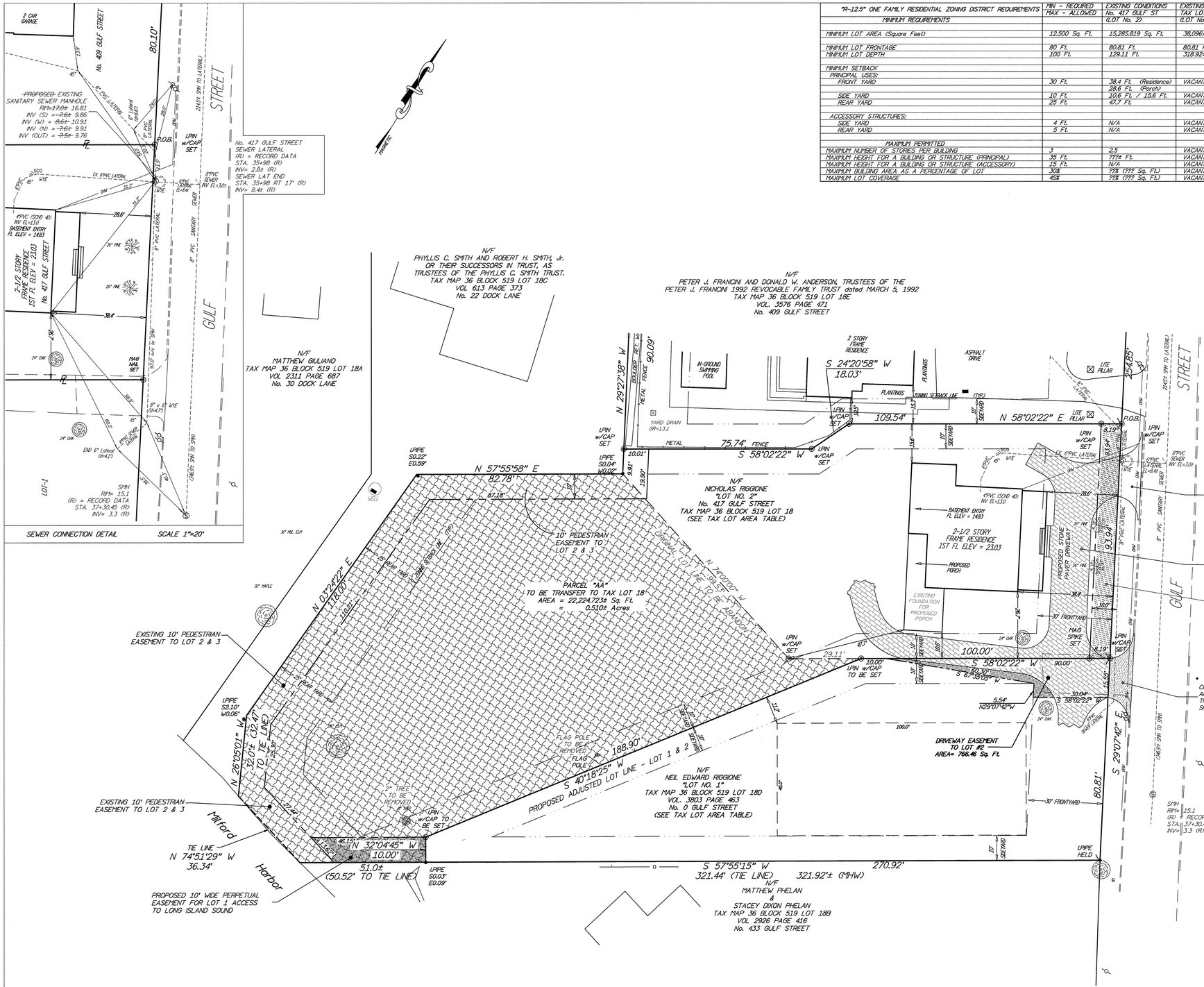
B) LOT LINE ADJUSTMENT PREPARED FOR NICHOLAS RIGGIONE BETWEEN PROPERTY DESIGNATED AS TAX MAP 36 BLOCK 519 LOT 18 ALSO KNOWN AS No. 417 GULF STREET AND PROPERTY DESIGNATED AS TAX MAP 36 BLOCK 519 LOT 18E AND THE PROPOSED SECOND DRIVEWAY APRON FOR No. 417 GULF STR SITUATED IN THE STATE OF CONNECTICUT CITY OF MILFORD, COUNTY OF NEW HAVEN" SCALE: 1" = 20', DATED: SEPTEMBER 14, 2012. FILED AS MAP No. AB 3531 IN THE MILFORD LAND RECORDS.

C) SEWER EASEMENT PREPARED FOR NICHOLAS RIGGIONE BETWEEN PROPERTY DESIGNATED AS TAX MAP 36 BLOCK 519 LOT 18 ALSO KNOWN AS No. 417 GULF STREET AND PROPERTY DESIGNATED AS TAX MAP 36 BLOCK 519 LOT 18E SITUATED IN THE STATE OF CONNECTICUT CITY OF MILFORD, COUNTY O NEW HAVEN SCALE: 1" = 20'. DATED: JANUARY 21, 2014. FILED AS MAP No. AB 3530 IN THE MILFORD LAND RECORDS.

SAID SEWER EASEMENT MAP REVISED TO OCTOBER 25, 2014 AND FILED AS MAP No. AB 3553 IN THE MILFORD LAND RECORDS.

2) PROPERTY IS LOCATED IN A R-12.5 ONE FAMILY RESIDENTAIL ZONE SEE THE ZONING TABLE FOR THE ZONING MINIMUM/MAXIMUM REQUIREMENTS.

3) ELEVATIONS AND CONTOURS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



TAX LOT AREA TABLE

TAX LOT 18	Area	Acreage
EXISTING TAX LOT 18	15,285.819 Sq. Ft. =	0.351 Acres
PARCEL "AA"	+22,224.723± Sq. Ft. =	0.510± Acres
PROPOSED TAX LOT 18 =	37,510.542± Sq. Ft. =	0.861± ACRES

TAX LOT 18D	Area	Acreage
EXISTING TAX LOT 18E	38,096± Sq. Ft. =	0.88± ACRES
PARCEL "AA"	+22,224.723± Sq. Ft. =	0.510± Acres
PROPOSED TAX LOT 18D =	15,871.277± Sq. Ft. =	0.364± ACRES

LOT LINE ADJUSTMENT

PREPARED FOR

NEIL EDWARD RIGGIONE

BETWEEN THE PROPERTY DESIGNATED AS

TAX MAP 36 BLOCK 519 LOT 18

ALSO KNOWN AS

No. 417 GULF STREET

AND THE PROPERTY DESIGNATED AS

TAX MAP 36 BLOCK 519 LOT 18D

SITUATED IN THE

CITY OF MILFORD, COUNTY OF NEW HAVEN STATE OF CONNECTICUT

SCALE: 1" = 20' DECEMBER 6, 2019

REVISION: MYLAR FEBRUARY 1, 2020

212-009.00

Flanagan's Surveying & Mapping

Andrew J. Flanagan Land Surveyor

Connecticut & New York

P.O.BOX 3153 MILFORD, CT. 06460

ph: (203) 882-1721 email: aflanagan02@snet.net

20 0 20 40 60 80

GRAPHIC SCALE: 1" = 20'

TO: NEIL EDWARD RIGGIONE

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT, AS THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 ACCURACY AND IS INTENDED TO BE USED FOR A LOT LINE ADJUSTMENT.

2-1-2020

ANDREW J. FLANAGAN L.S. NO. 18830 DATE

NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND EMBOSSED SURVEYOR SEAL.

This Original Drawing Produced By Ink On Mylar ANDREW J FLANAGAN LAND SURVEYOR

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212-009 Riggione_417 GULF St Milford.dwg

COMPUTED BY:_____ DRAWN BY:_____ CHECKED BY:_____