



- NOTES (Continued):**
- Reference is made to the following maps:
 - "Map of Property Owned by Corrine Dowd Reuter, Madison, Conn.," scale 1" = 30', dated November 19, 1979, prepared by Robert C. Hart, map on file in the Madison Town Clerk's office as Map #2552.
 - "Property of Anderson Estate, Madison, Conn.," scale 1" = 50', dated October 24, 1979, prepared by Eric G. Anderson, map on file in the Madison Town Clerk's office as Map #2546.
 - "Stoneleigh Section Lot Layout Owned by Justine B. Meredith, Madison, Conn.," scale 1" = 40', dated December 1955, prepared by J.H.F. Clark, map on file in the Madison Town Clerk's office as Map #749.
 - "Final Plan Sterling Park, Madison, Connecticut," scale 1" = 40', dated June 30, 1959, revised through September 24, 1969, prepared by Eric G. Anderson, map on file in the Madison Town Clerk's office as Map #1639.
 - "Map of Advent Hill, Madison, Connecticut," scale 1" = 40', dated November 1, 1969, prepared by Robert G. Small, map on file in the Madison Town Clerk's office as Map #1654.
 - "Final Plan Green Walk, Couse Road, Fort Path Road & Burcam Drive, Madison, Connecticut," scale 1" = 40', dated May 2, 1994, revised through July 22, 1994, prepared by Anderson Associates, map on file in the Madison Town Clerk's office as Map #4046.
 - Connecticut State Highway Right of Way Map, Town of Madison, Boston Post Road from Janners Hill Easterly to Madison Center, Route U.S. 1, scale 1" = 40', dated March 31, 1930, Project Number 870, Sheet 1 of 2.
 - Wetlands Boundary Amendment Map, Land of The Seashore Construction Company, MJM Land Development L.L.C. and MJM Self Storage of Clinton, L.L.C. Boston Post Road, New Haven County, Madison, Connecticut, dated 4/22/03 revised to 7/1/03, scale: 1"=40' prepared by Conklin & Soroka, Inc.
 - The parcel is depicted on Town of Madison Assessor's Map 37, Lot 21 and Map 26, Lots 26 & 27.
 - Location of all underground utilities depicted hereon are approximate and are based on field location of visible structures such as catch basins, manholes, water gates, etc., and compiling information from plans supplied by the respective utility companies and government agencies. All contractors are required by State Regulations to contact Call-Before-You-Dig at 1-800-922-4455 for location and stakeout of utilities prior to any excavation.
 - Parcel located in Zone "X" per Flood Insurance Rate Map entitled Town of Madison, Connecticut New Haven County panel 10 of 15 Community Panel Number 090079 0011C Revised November 4, 1992.
 - Property is located in an R-1 Zone with the following zoning requirements:

Minimum Lot Area	40,000 Sq. Ft.
Minimum Buildable Area	32,000 Sq. Ft.
Minimum Lot Width	150'
Maximum Building Coverage	10%
Maximum Building Height	30'
Front Yard Setback	40'
Rear Yard Setback	30'
Side Yard Setback	30'
 - Open Space:

Gross Land Area	860,128 Sq. Ft., 19.75 ± acres
Open Space Area	20,553 Sq. Ft., 0.47 ± Acres
Ratio of Open Space to Gross Area	= 2.39%
 - The transfer of the Open Space to the Red Wing Foundation, Inc. is a necessary component of this approval. No lots shall be transferred and no permits shall be issued until the transfer to the MLCT is filed on the Madison Land Records.
 - All lots shall be serviced by an on site septic tank and leaching fields.
 - Engineered septic system designed by Professional Engineer required for all lots prior to the issuance of a building permit.
 - Additional soil tests (deep pits & percolation tests) may be required by the town prior to issuing a building permit.
 - No building permits will be issued for construction of any buildings requiring a septic system on the lot until there is a

MATCH TO SHEET 2 OF 2

TOTAL PARCEL AREA **APPLICANT**