

<u>LEGEND</u>	
	PROPOSED BUILDING FOOTPRINT
	DRIVEWAYS & PARKING
	EXISTING BUILDING FOOTPRINT
	PROPERTY LINE
	10' LANDSCAPE BUFFER LINE
	APPROXIMATE LIMIT OF WETLANDS, TOWN OF BLOOMFIELD, OFFICIAL MAP OF INLAND WETLANDS AND WATERCOURSES, ADOPTED MAY 15, 2023
	FIELD DELINEATED WETLANDS LIMIT

BUILDING SQUARE FOOTAGE SUMMARY

BUILDING	GROSS SQUARE FOOTAGE (EXISTING)	GROSS SQUARE FOOTAGE (PROPOSED IN 2019)
40 LOEFFLER ROAD – BUILDING 1	115,516	115,516
40 LOEFFLER ROAD – BUILDING 2	26,465	26,465
40 LOEFFLER ROAD – BUILDING 3	126,854	126,854
40 LOEFFLER ROAD – BUILDING 4	119,862	119,862
40 LOEFFLER ROAD – BUILDING 5	118,944	118,944
40 LOEFFLER ROAD – BUILDING 6	28,852	28,852
40 LOEFFLER ROAD – BUILDING 7	47,534	47,534
40 LOEFFLER ROAD – BUILDING 8	25,700	25,700
40 LOEFFLER ROAD – BUILDING 9	8,638	8,638
40 LOEFFLER ROAD – COMMONS ADDITION	-	10,270
40 LOEFFLER ROAD – PENWOOD RESIDENCES	-	80,640
TOTAL GROSS SQUARE FOOTAGE	618,365	709,275

1. GROSS SQUARE FOOTAGES FOR 40 LOEFFLER ROAD BUILDINGS

2. THE MAILING ADDRESS FOR 20-80 LOEFFLER ROAD IS 40
LOEFFLER ROAD.

DUNCASTER, INC.

2019 APPROVED MASTER PLAN

DUNCASTER CAMPUS EXPANSION

COOMFIELD

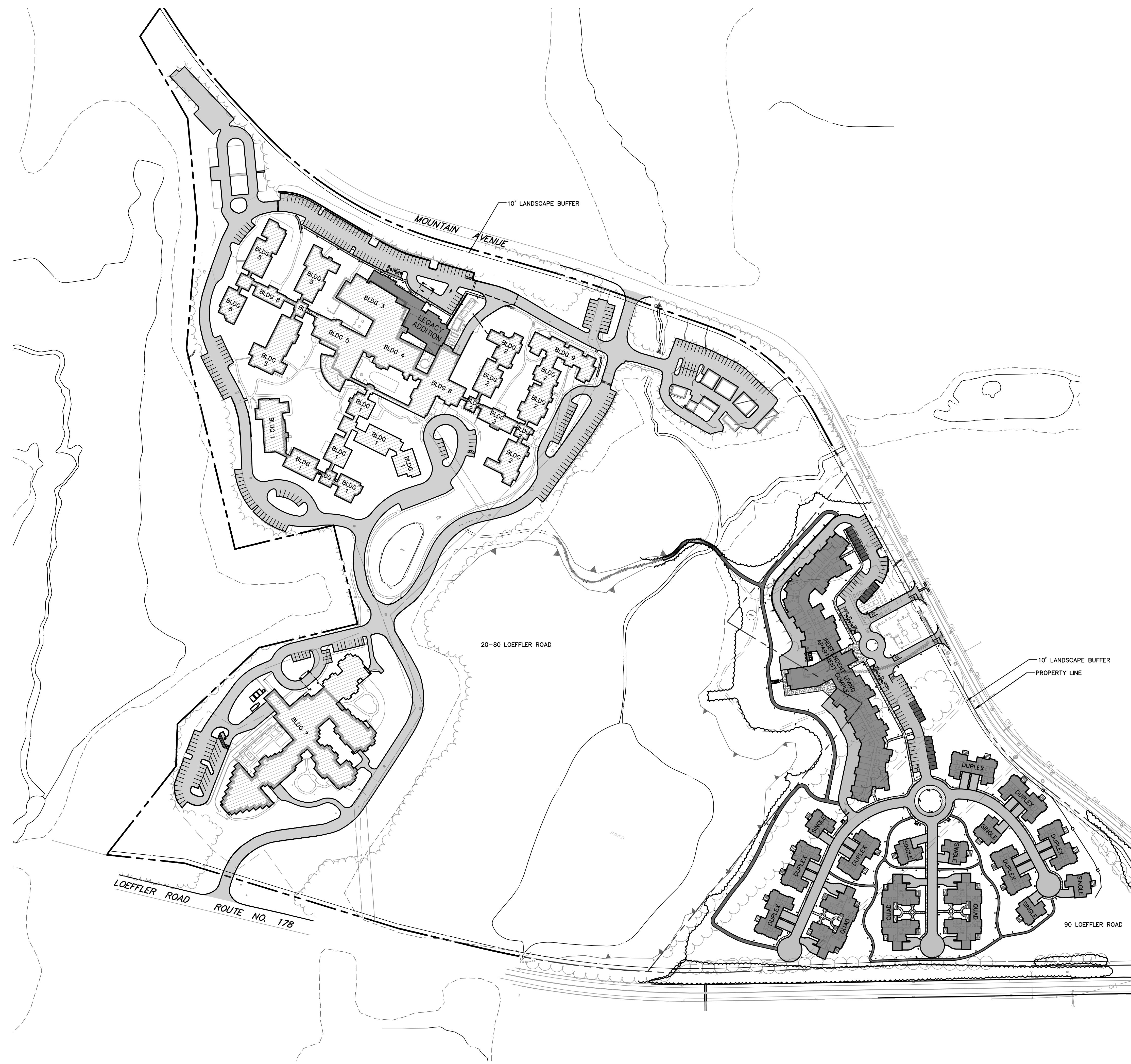
CONNECTICUT

PROJ. No.: 02001588.S20
DATE: 11/17/2023

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IRC-100A

RC-100A



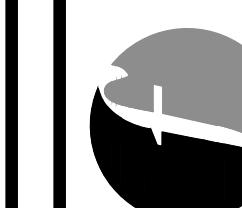
LEGEND

- PROPOSED BUILDING FOOTPRINT
- DRIVEWAYS & PARKING
- EXISTING BUILDING FOOTPRINT
- PROPERTY LINE
- 10' LANDSCAPE BUFFER LINE
- APPROXIMATE LIMIT OF WETLANDS, TOWN OF BLOOMFIELD, OFFICIAL MAP OF INLAND WETLANDS AND WATERCOURSES, ADOPTED MAY 15, 2023
- FIELD DELINEATED WETLANDS LIMIT

BUILDING SQUARE FOOTAGE SUMMARY

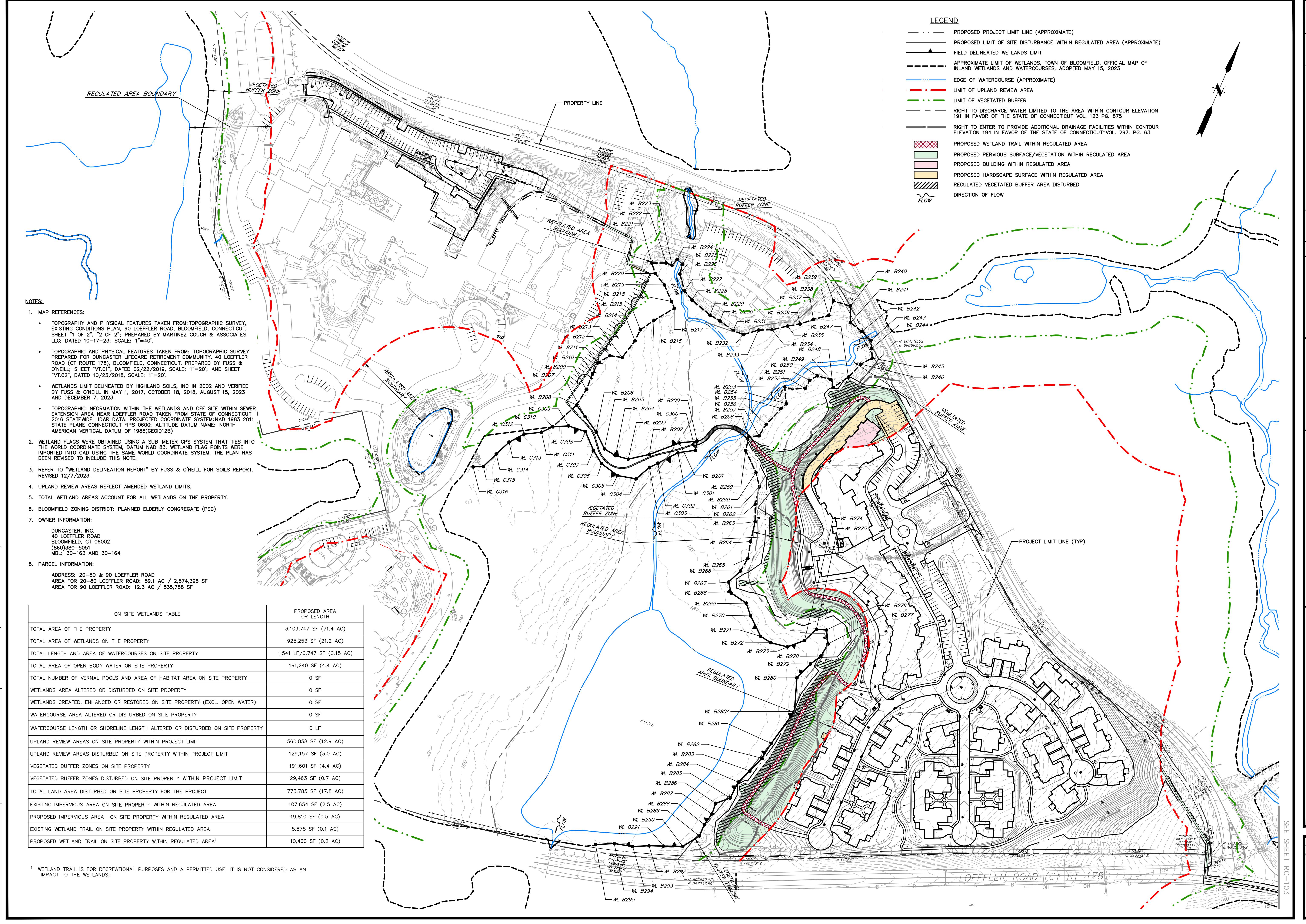
BUILDING	GROSS SQUARE FOOTAGE (EXISTING)	GROSS SQUARE FOOTAGE (2024 PROPOSED)
40 LOEFFLER ROAD - BUILDING 1	115,516	115,516
40 LOEFFLER ROAD - BUILDING 2	26,465	26,465
40 LOEFFLER ROAD - BUILDING 3	126,854	126,854
40 LOEFFLER ROAD - BUILDING 4	119,862	119,862
40 LOEFFLER ROAD - BUILDING 5	118,944	118,944
40 LOEFFLER ROAD - BUILDING 6	28,852	28,852
40 LOEFFLER ROAD - BUILDING 7	47,534	47,534
40 LOEFFLER ROAD - BUILDING 8	25,700	25,700
40 LOEFFLER ROAD - BUILDING 9	8,638	8,638
40 LOEFFLER ROAD - LEGACY ADDITION	-	14,200
90 LOEFFLER ROAD - EAST EXPANSION APARTMENTS	-	87,405
90 LOEFFLER ROAD - EAST EXPANSION (6) 2,744 SF EACH SINGLE COTTAGES	-	16,464
90 LOEFFLER ROAD - EAST EXPANSION (7) 5,486 SF EACH DUPLEX COTTAGES	-	38,416
90 LOEFFLER ROAD - EAST EXPANSION (3) 9,380 SF EACH QUADPLEX COTTAGES	-	28,140
TOTAL GROSS SQUARE FOOTAGE	618,365	802,990

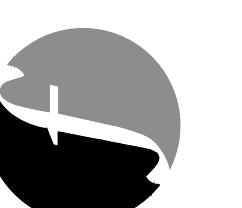
1. GROSS SQUARE FOOTAGES FOR 40 LOEFFLER ROAD BUILDINGS 1-9 OBTAINED FROM BLOOMFIELD TOWN ASSESSOR CARDS.
2. LEGACY ADDITION, EAST EXPANSION APARTMENTS AND COTTAGE GROSS SQUARE FOOTAGES SUBJECT TO PERMIT PROCESSES.
3. THE MAILING ADDRESS FOR 20-80 LOEFFLER ROAD IS 40 LOEFFLER ROAD.
4. COMMONS ADDITION AND PENWOOD RESIDENCES, DEPICTED ON RC-100A, ARE NOT PART OF THIS REVISED 2024 MASTER PLAN.

DUNCASTER, INC.  FUSS & O'NEILL
REVISED 2024 MASTER PLAN
DUNCASTER CAMPUS EXPANSION
BLOOMFIELD, CONNECTICUT

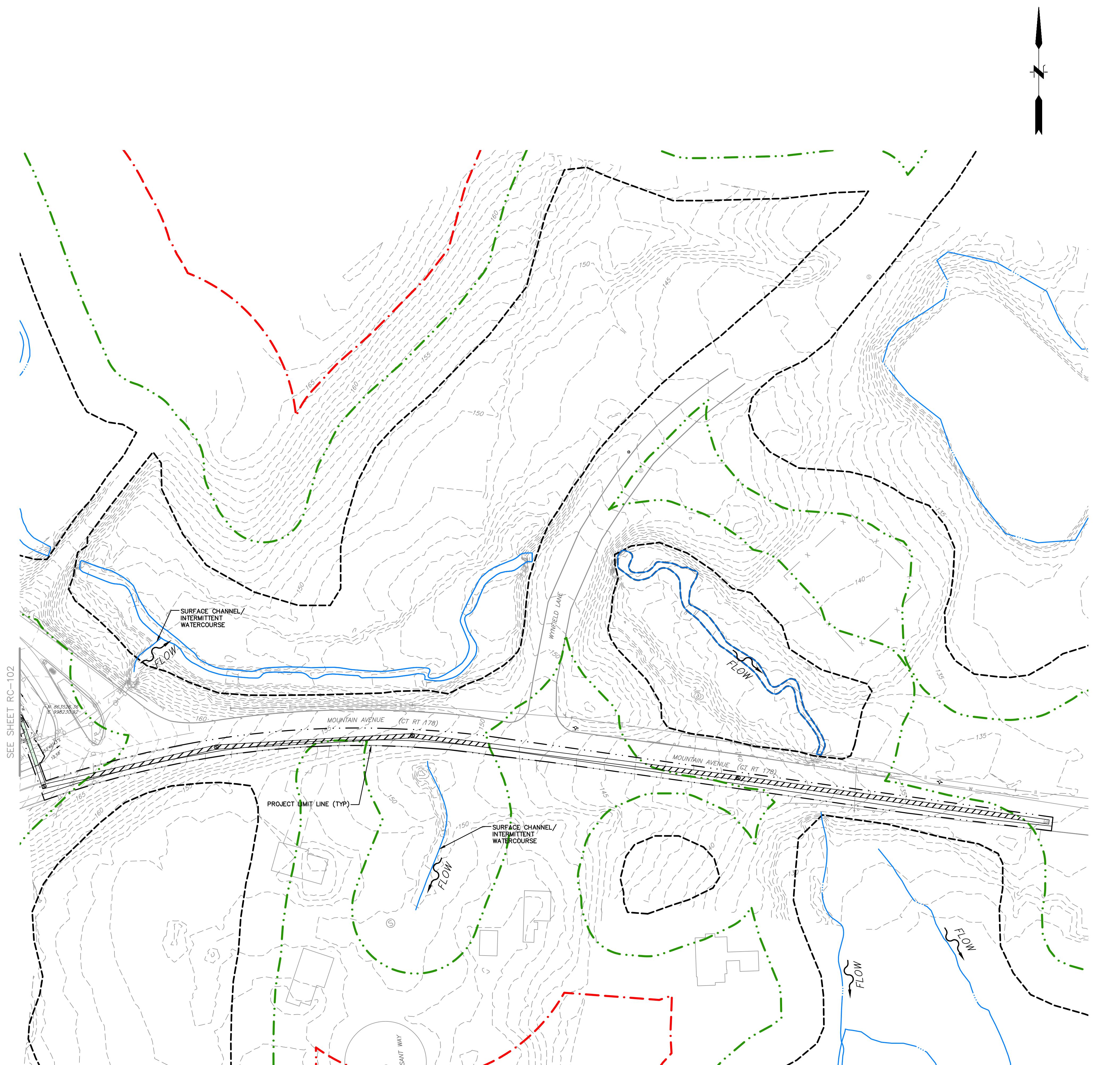
PROJ. No.: 02001588.S20
DATE: 11/17/2023
RC-100B

SEAL	STATE OF CONNECTICUT PROFESSIONAL ENGINEER No. 24923 LICENCED
SCALE:	HORZ.: 1=120' VERT.: -
DATUM:	HORZ.: NAD83 VERT.: NVD29
0 60 120 240	GRAPHIC SCALE
3/20/2024	REVISED PER TOWN COMMENTS
1 2/22/2024	REVISED PER TOWN COMMENTS
No.	DATE
DESCRIPTION	



DUNCASTER, INC.		FUSS & O'NEILL	
140 HAWTHORPE ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 www.fosdu.com			
ON SITE REGULATED ACTIVITY PLAN			
DUNCASTER CAMPUS EXPANSION			
BLOOMFIELD CONNECTICUT			
PROJ. No.: 0201588.S20		DATE: 11/17/2023	
RC-102		SEE SHEET RC-103	
3	3/20/2024	1	1/14/2024
2	2/20/2024	2	1/14/2024
LM	DF	LM	DF
LM	DF	LM	DF
REVISIONS PER WETLANDS COMMENTS		REVISIONS PER TOWN COMMENTS	
No. DATE		DESCRIPTION	

SEAL
STATE OF CONNECTICUT
PROFESSIONAL ENGINEER
No. 24823
LICENCED



DUNCASTER, INC.	
146 HARTFORD ROAD MANCHESTER, CONNECTICUT 06040 860.646.2469 www.fando.com	
OFFSITE REGULATED ACTIVITY PLAN DUNCASTER CAMPUS EXPANSION BLOOMFIELD CONNECTICUT	
	
FUSS & O'NEILL 	
SCALE:	HORZ.: 1" = 60' VERT.: -
DATUM:	HORZ.: NAD83 VERT.: NGVD29
SEAL	
DESIGNER	REVIEWER
No.	DATE
DESCRIPTION	
REVISED PER TOWN COMMENTS	
DF LM	
REVISED PER TOWN COMMENTS	
DF LM	
PER MDC COMMENTS	
DF LM	
REVISED PER WETLANDS AGENT COMMENTS	
DF LM	
3/6/2024	
4	
REVISED PER TOWN COMMENTS	
DF LM	
2/11/2024	
2	
PER MDC COMMENTS	
DF LM	
1/4/2024	
1	
REVISED PER WETLANDS AGENT COMMENTS	
DF LM	
3/6/2024	
4	
REVISED PER TOWN COMMENTS	
DF LM	
2/2/2024	
3	
REVISED PER TOWN COMMENTS	
DF LM	
1/11/2024	
2	
PER MDC COMMENTS	
DF LM	
1/4/2024	
1	
REVISED PER WETLANDS AGENT COMMENTS	
DF LM	
No. DATE	

PROJ. No.: 02001588.S20
DATE: 11/17/2023

RC-103