

- 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 (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

- GROSS SQUARE FOOTAGES FOR 40 LOEFFLER ROAD BUILDINGS 1-9 OBTAINED FROM BLOOMFIELD TOWN ASSESSOR CARDS.
- THE MAILING ADDRESS FOR 20-80 LOEFFLER ROAD IS 40 LOEFFLER ROAD.

DUNCASTER, INC.

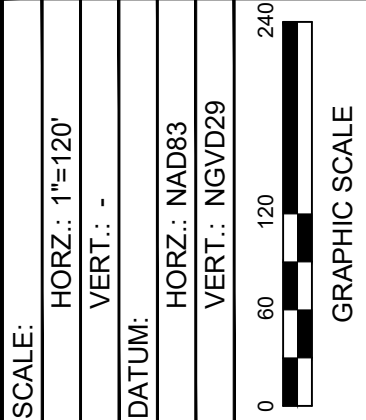
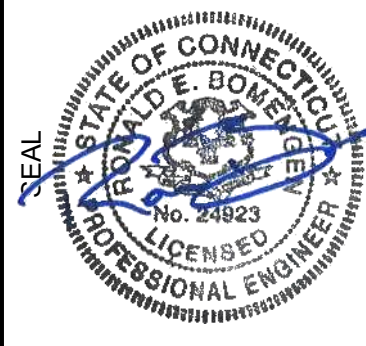
2019 APPROVED MASTER PLAN

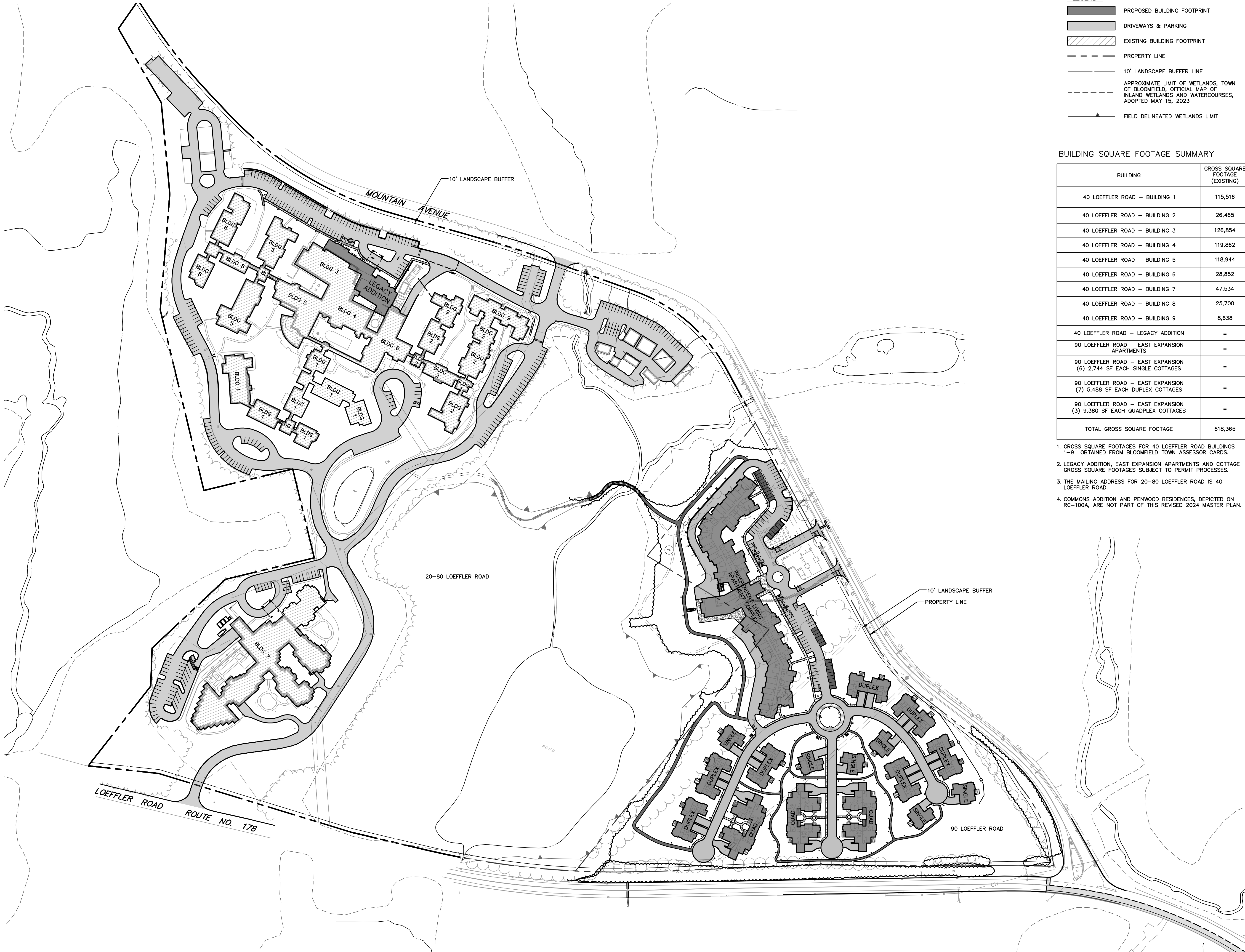
DUNCASTER CAMPUS EXPANSION

BLOOMFIELD CONNECTICUT

FUSS & O'NEILL
146 HARTFORD ROAD
MIDDLETOWN, CONNECTICUT 06040
860.646.2460
www.fandco.com

DESIGNER	REVIEWER	DATE	DESCRIPTION
LM	LM		
DF	DF		
1	3/6/2024	No.	REVISED PER TOWN COMMENTS





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
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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) 5,488 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

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

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

RC-100B

DUNCASTER, INC.
REVISED 2024 MASTER PLAN
DUNCASTER CAMPUS EXPANSION
BLOOMFIELD CONNECTICUT

FUSS & O'NEILL
146 HARTFORD ROAD
MIDDLETOWN, CONNECTICUT 06040
860.646.2460
www.fandoc.com

SCALE:
HORZ.: 1"=120'
VERT.: -
DATUM:
HORZ.: NAD83
VERT.: NGVD29

GRAPHIC SCALE
0 60 120 240

SEAL
STATE OF CONNECTICUT
JAMES E. BOHANNON
No. 24823
LICENSED PROFESSIONAL ENGINEER

DESIGNER REVIEWER
DATE
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
LM
LM

LEGEND	
	PROPOSED PROJECT LIMIT LINE (APPROXIMATE)
	PROPOSED LIMIT OF SITE DISTURBANCE WITHIN REGULATED AREA (APPROXIMATE)
	FIELD DELINEATED WETLANDS LIMIT
	APPROXIMATE LIMIT OF WETLANDS, TOWN OF BLOOMFIELD, OFFICIAL MAP OF INLAND WETLANDS AND WATERCOURSES, ADOPTED MAY 15, 2023
	EDGE OF WATERCOURSE (APPROXIMATE)
	LIMIT OF UPLAND REVIEW AREA
	LIMIT OF VEGETATED BUFFER
	DISTURBED VEGETATION/PROPOSED PERVIOUS SURFACE WITHIN REGULATED AREA
	PROPOSED HARDSCAPE SURFACE WITHIN REGULATED AREA
	REGULATED VEGETATED BUFFER AREA DISTURBED
	DIRECTION OF FLOW

OFF SITE WETLANDS TABLE	
WETLANDS AREA ALTERED OR DISTURBED OFF SITE WITHIN PROJECT LIMIT	0 SF
WETLANDS CREATED, ENHANCED OR RESTORED OFF SITE WITHIN PROJECT LIMIT (EXCL. OPEN WATER)	0 SF
WATERCOURSE AREA ALTERED OR DISTURBED	0 SF
WATERCOURSE LENGTH OR SHORELINE LENGTH ALTERED OR DISTURBED	0 LF
UPLAND REVIEW AREAS DISTURBED OFF SITE WITHIN PROJECT LIMIT	6,217 SF (0.1 AC)
VEGETATED BUFFER ZONES DISTURBED OFF SITE WITHIN PROJECT LIMIT	4,487 SF (0.1 AC)
TOTAL LAND AREA DISTURBED OFF SITE WITHIN PROJECT LIMIT¹	24,422 SF (0.6 AC)
EXISTING IMPERVIOUS AREA OFF SITE WITHIN PROJECT LIMIT	23,552 SF (0.5 AC)
PROPOSED IMPERVIOUS AREA OFF SITE WITHIN PROJECT LIMIT¹	0 SF

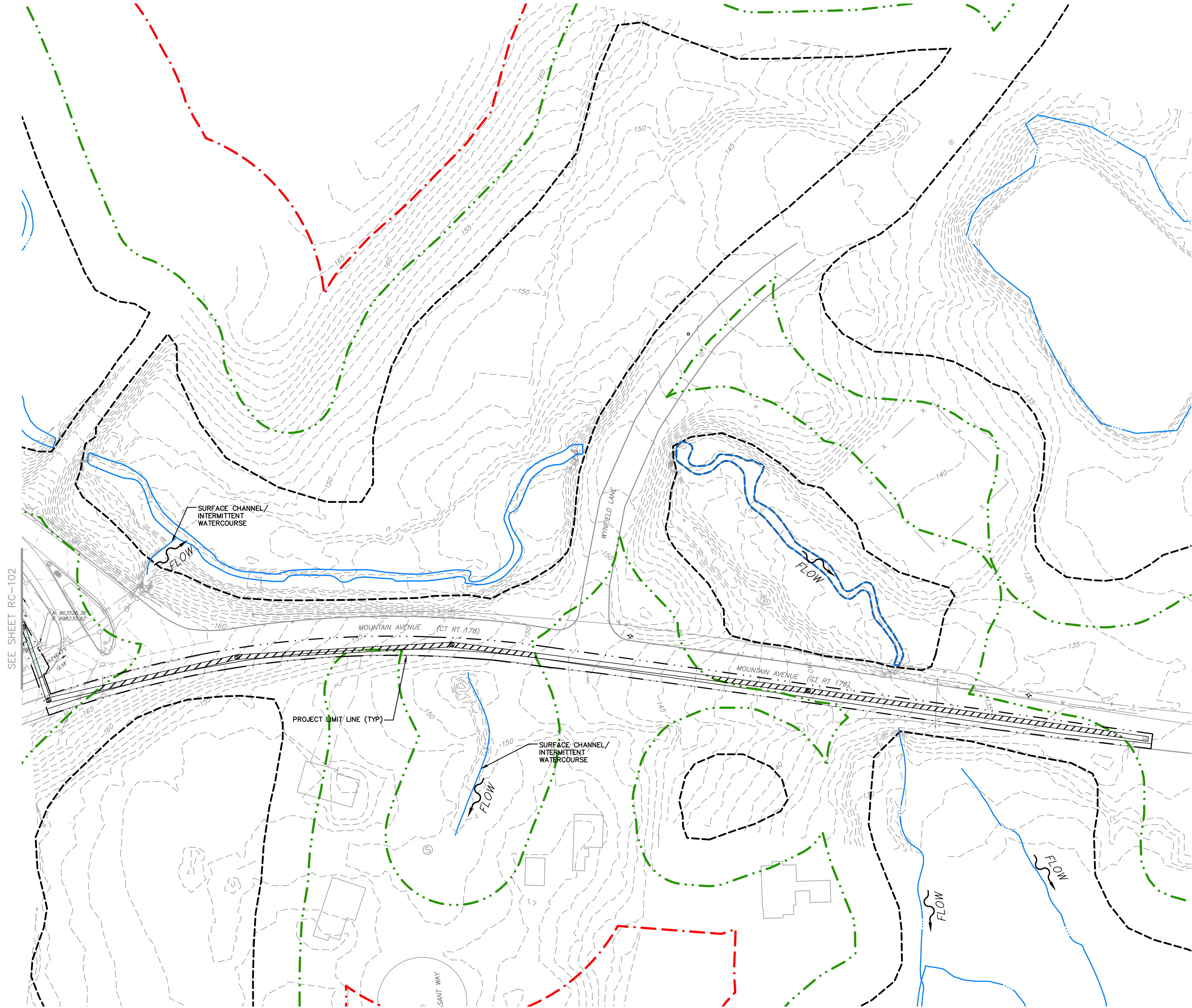
¹ LAWN RESTORATION, MILL AND OVERLAY, TRENCHING, AND SEWER INSTALLATION IS PROPOSED IN THE REGULATED AREAS. NO NEW IMPERVIOUS AREAS ARE PROPOSED OFF-SITE.

NOTES:

- MAP REFERENCES:
 - ON SITE TOPOGRAPHY AND PHYSICAL FEATURES TAKEN FROM: TOPOGRAPHIC SURVEY, EXISTING CONDITIONS PLAN, 90 LOEFFLER ROAD, BLOOMFIELD, CONNECTICUT, SHEET "1 OF 2", "2 OF 2", PREPARED BY MARTINEZ COUGH & ASSOCIATES LLC; DATED 10-17-23; SCALE: 1"=40'.
 - ON SITE TOPOGRAPHIC AND PHYSICAL FEATURES TAKEN FROM: TOPOGRAPHIC SURVEY PREPARED FOR DUNCASTER LIFECARE RETIREMENT COMMUNITY, 40 LOEFFLER ROAD (CT ROUTE 178), BLOOMFIELD, CONNECTICUT, PREPARED BY FUSS & O'NEILL; SHEET "VT.01", DATED 02/22/2019, SCALE: 1"=20'; AND SHEET "VT.02", DATED 10/23/2018, SCALE: 1"=20'.
 - ON SITE WETLANDS LIMIT DELINEATED BY HIGHLAND SOILS, INC IN 2002 AND VERIFIED BY FUSS & O'NEILL IN MAY 1, 2017, OCTOBER 18, 2018, AUGUST 15, 2023 AND DECEMBER 7, 2023.
 - OFF SITE TOPOGRAPHIC INFORMATION WITHIN THE WETLANDS AND OFF SITE WITHIN SEWER EXTENSION AREA NEAR LOEFFLER ROAD TAKEN FROM STATE OF CONNECTICUT 2016 STATEWIDE LIDAR DATA, PROJECTED COORDINATE SYSTEM: NAD 1983 2011 STATE PLANE CONNECTICUT FIPS 0600; ALTITUDE DATUM NAME: NORTH AMERICAN VERTICAL DATUM OF 1988(GEOD12B)
 - OFF SITE WETLANDS INFORMATION TAKEN FROM "2023 OFFICIAL MAP OF INLAND WETLANDS AND WATERCOURSES, TOWN OF BLOOMFIELD, CONNECTICUT" ADOPTED MAY 15, 2023; ORIGINAL SCALE 1"=1000' (1:12,000) ON 36"x 48" (915 MM X 1220 MM) SHEET ARCHITECTURAL SIZE E.
- REFER TO "WETLAND DELINEATION REPORT" BY FUSS & O'NEILL FOR SOILS REPORT, REVISED 12/7/2023.
- TOTAL WETLAND AREAS ACCOUNT FOR ALL WETLANDS ON THE PROPERTY.
- BLOOMFIELD ZONING DISTRICT: PLANNED ELDERLY CONGREGATE (PEC)
- OWNER INFORMATION:

DUNCASTER, INC.
40 LOEFFLER ROAD
BLOOMFIELD, CT 06002
(860)380-5051
MBL: 30-163 AND 30-164
- PARCEL INFORMATION:

ADDRESS: 20-80 & 90 LOEFFLER ROAD
AREA FOR 20-80 LOEFFLER ROAD: 59.1 AC / 2,574,396 SF
AREA FOR 90 LOEFFLER ROAD: 12.3 AC / 535,788 SF
- WORK IS REQUIRED WITHIN ROW. OBTAIN DOT ENCROACHMENT PERMIT.



PROJECT No.: 02001588.S20	DATE: 11/17/2023
RC-103	
DUNCASTER, INC. OFF SITE REGULATED ACTIVITY PLAN DUNCASTER CAMPUS EXPANSION BLOOMFIELD CONNECTICUT	
146 HARTFORD ROAD BLOOMFIELD, CONNECTICUT 06040 860.646.2460 www.fandco.com	
SCALE: HORZ.: 1" = 60' VERT.: - DATUM: NAD83 HORZ.: NAD83 VERT.: NGVD29 GRAPHIC SCALE: 0 30' 60' 120'	
DESIGNER REVIEWER	
No.	DATE
1	14/2024
2	11/17/2024
3	2/27/2024
4	3/6/2024
REVISIONS PER WETLANDS AGENT COMMENTS	
PER MDC COMMENTS	
REVISED PER TOWN COMMENTS	
REVIS PER TOWN COMMENTS	
DESCRIPTION	