

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS.
4. TOPOGRAPHIC DATA WERE OBTAINED FROM A PHOTOGRAMMETRIC SURVEY MAP HAVING ASPRS/NMMS CLASS 2 ACCURACY, PROVIDED BY GOLDEN AERIAL SURVEYS, INC. THE DATE OF AERIAL PHOTOGRAPHY USED WAS APRIL 2016. CONTOURS AND ELEVATIONS REFER TO NAVD 83 DATUM. ANY AREAS LISTED AS GROUND NOT VISIBLE WERE UNOBTAINABLE BY GOLDEN AERIAL DUE TO DENSE VEGETATION AND WERE INTERPOLATED AND SHOULD BE CONSIDERED CLASS T-D.
5. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
6. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
7. PROPERTY IS ALSO KNOWN AS TOWN OF BLOOMFIELD TAX LOT 7 ON ASSESSORS MAP 42.
8. TOTAL AREA = 376,386.0 SQ.FT. OR 8.640 ACRES
9. PROPERTY LIES IN ZONING DISTRICT "R-40".
10. A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE AE AND ZONE X (0.2% ANNUAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP 06003C0342F, EFFECTIVE DATE SEPTEMBER 26, 2008.
11. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
12. WETLANDS DELINEATED BY WILLIAM KENNY ASSOCIATES, SEPTEMBER 6, 2023. FLAGS WERE LOCATED VIA GPS TECHNOLOGY.

MAP REFERENCES

1. PLAN ENTITLED "PROPERTY SURVEYED FOR FREDERIC B. WALTERS AND HAZEL S. WALTERS STILL ROAD BLOOMFIELD, CONNECTICUT", SCALE 1"=32', DATED: AUGUST 1957, BY PETERSON & HOFFMAN, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE AS MAP 945.
2. PLAN ENTITLED "STILL ROAD, WESTRIDGE-PROPERTY OF F.B. WALTERS & S.J. WEIANT, BLOOMFIELD, CONNECTICUT", SCALE 1"=50', DATED: SEPTEMBER 1962, BY WILLIAM G. WEAVER, JR. ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE AS MAP 1270.
3. PLAN ENTITLED "MAP OF LAND TO BE CONVEYED TO CARRIE H. MEAD MOUNTAIN ROAD, BLOOMFIELD, CONNECTICUT", SCALE 1"=40', DATED: MAY 1976, BY HODGE SURVEYING ASSOCIATES, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE.
4. PLAN ENTITLED "BOUNDARY-TOPOGRAPHIC SURVEY PREPARED FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE AND FIRST AMERICAN TITLE INSURANCE COMPANY #950 MOUNTAIN ROAD, BLOOMFIELD, CONNECTICUT", SCALE 1"=32', DATED: SEPTEMBER 22, 2011, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE AS MAP VOLUME 71 AT PAGE 28.

DEED REFERENCES

1. DEED VOLUME 788 PAGE 301, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE.
2. DEED VOLUME 1363 PAGE 208, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE.
3. DEED VOLUME 1489 PAGE 48, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE.
4. DEED VOLUME 1799 PAGE 72, ON FILE IN THE TOWN OF BLOOMFIELD CLERK'S OFFICE.

No.	Date	REVISION DESCRIPTION

SCALE: 1"=60'

0 30 60 120 180

**ACCURATE LAND SURVEYING, LLC**  
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**PROPERTY SURVEY**  
OF  
140 & 142 STILL ROAD  
BLOOMFIELD, CONNECTICUT

PREPARED FOR  
ARDQ, LLC.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Date 2/14/2024  
Scale 1"=60'  
Job No. 1370  
Drawing No. 1 of 1

BRYAN P. NESTERAK, PE, LS 23556

LEGEND	
	Conn. Hwy. Dept. Monument
	Mon.
	Iron Pin to be Set
	Conc. Monument to be Set
	Iron Pipe
	D.H.
	Light Post
	Fnd.
	N/F
	Property Line
	Property Line (adjoining)
	Building Setback Line
	Easement Line
	Edge of water
	FEMA Flood Zone
	Base Flood Elevation
	Existing Spot Elevation
	Gas gate valve
	Water gate valve
	Water meter
	Hydrant
	Water main (existing)
	Water service lateral
	Gas Main (existing)
	R.C.P.
	Corrugated Metal Pipe
	C.M.P.
	Percutaneous Test Location
	Sanitary Manhole
	Drain Manhole
	Chain Link or Split Rail Fence
	Metal/Wire Fence
	Stone Wall
	Wetland Limit
	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (Existing)
	Fence Post
	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Tree Line
	Watercourse
	Existing Contours
	Reinforced Concrete Pipe
	Corrugated Metal Pipe
	Percutaneous Test Location
	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (Existing)
	Fence Post

SITE STATISTICS		
140 STILL ROAD		
ZONING DISTRICT "R-40"	REQUIRED	PROVIDED
<b>BULK STATISTICS</b>		
TOTAL LOT AREA	0.918 ACRES (40,000 S.F.)	8.640 ACRES (376,386.0 S.F.)
MIN. LOT AREA*	7,028 ACRES (306,161.9 S.F.)	
MIN. LOT WIDTH	150'	77.7'
MIN. BUILDING SETBACK (FRONT)	25'	49.1'
MIN. BUILDING SETBACK (SIDE)	25'	25'
MIN. BUILDING SETBACK (REAR)	25'	25'
MAX. HEIGHT	2 STORIES/35'	25'
MAX. TOTAL COVERAGE	25% = 76,540.4 S.F.	2,200.1 S.F. (0.025 ACRES)

SITE STATISTICS		
142 STILL ROAD		
ZONING DISTRICT "R-40"	REQUIRED	PROVIDED
<b>BULK STATISTICS</b>		
TOTAL LOT AREA	0.918 ACRES (40,000 S.F.)	0.918 ACRES (40,000.4 S.F.)
MIN. LOT AREA*	7,028 ACRES (306,161.9 S.F.)	
MIN. LOT WIDTH	150'	77.7'
MIN. BUILDING SETBACK (FRONT)	25'	49.1'
MIN. BUILDING SETBACK (SIDE)	25'	25'
MIN. BUILDING SETBACK (REAR)	25'	25'
MAX. HEIGHT	2 STORIES/35'	25'
MAX. TOTAL COVERAGE	25% = 10,000.1 S.F.	2,200.1 S.F. (0.025 ACRES)

\*LOT AREA EXCLUDES - ACCESS WAYS AND ANY PORTION OF THE LOT THAT IS LESS THAN 50% OF THE REQUIRED LOT WIDTH.  
- 50% OF LANDS WITH INLAND WETLAND SOILS WHICH ARE VERY POORLY DRAINED.  
- 50% OF LANDS WITH SUBJECT TO FLOODING.  
- 50% OF LANDS WITH WATER BODIES OR WATER COURSES.  
- 50% OF LANDS WITH SLOPES IN EXCESS OF 25%.

SEE DEFINITION FOR LOT AREA IN THE BLOOMFIELD ZONING REGULATIONS SECTION 2 PAGE 26.



GENERAL NOTES

- EXISTING BOUNDARY INFORMATION TAKEN FROM BASEMAP ENTITLED "PROPERTY SURVEY OF 140 & 142 STILL ROAD, BLOOMFIELD, CONNECTICUT", PREPARED FOR ARDQ, LLC, DATED FEBRUARY 14, 2024 AND PERFORMED BY ACCURATE LAND SURVEYING, LLC.
- THE SITE TOTALS APPROXIMATELY 9.56± ACRES, LOCATED IN THE RESIDENTIAL 40 (R-40) DISTRICT IN THE TOWN OF BLOOMFIELD, CONNECTICUT. MULTI-FAMILY RESIDENTIAL USES ARE NOT PERMITTED IN THE R-40 DISTRICT, THEREFORE, A ZONE CHANGE WILL BE REQUIRED.
- THERE ARE WETLANDS ON-SITE AS FLAGGED AND MAPPED BY WILLIAM KENNY ASSOCIATES ON SEPTEMBER 6, 2023. THERE IS A POTENTIAL VERNAL POOL LOCATED JUST EAST OF THE PROPERTY, WHICH HAS A 500' REVIEW AREA (THIS 500' REVIEW AREA ENCOMPASSES THE ENTIRE DEVELOPMENT AREA).
- PORTIONS OF THE SUBJECT PARCELS LIE IN THE 100-YEAR FEMA FLOOD PLAIN. FLOOD PLAIN INFORMATION TAKEN FROM FEMA FLOOD RATE INSURANCE MAP (FIRM) NO. 09003C0342F.

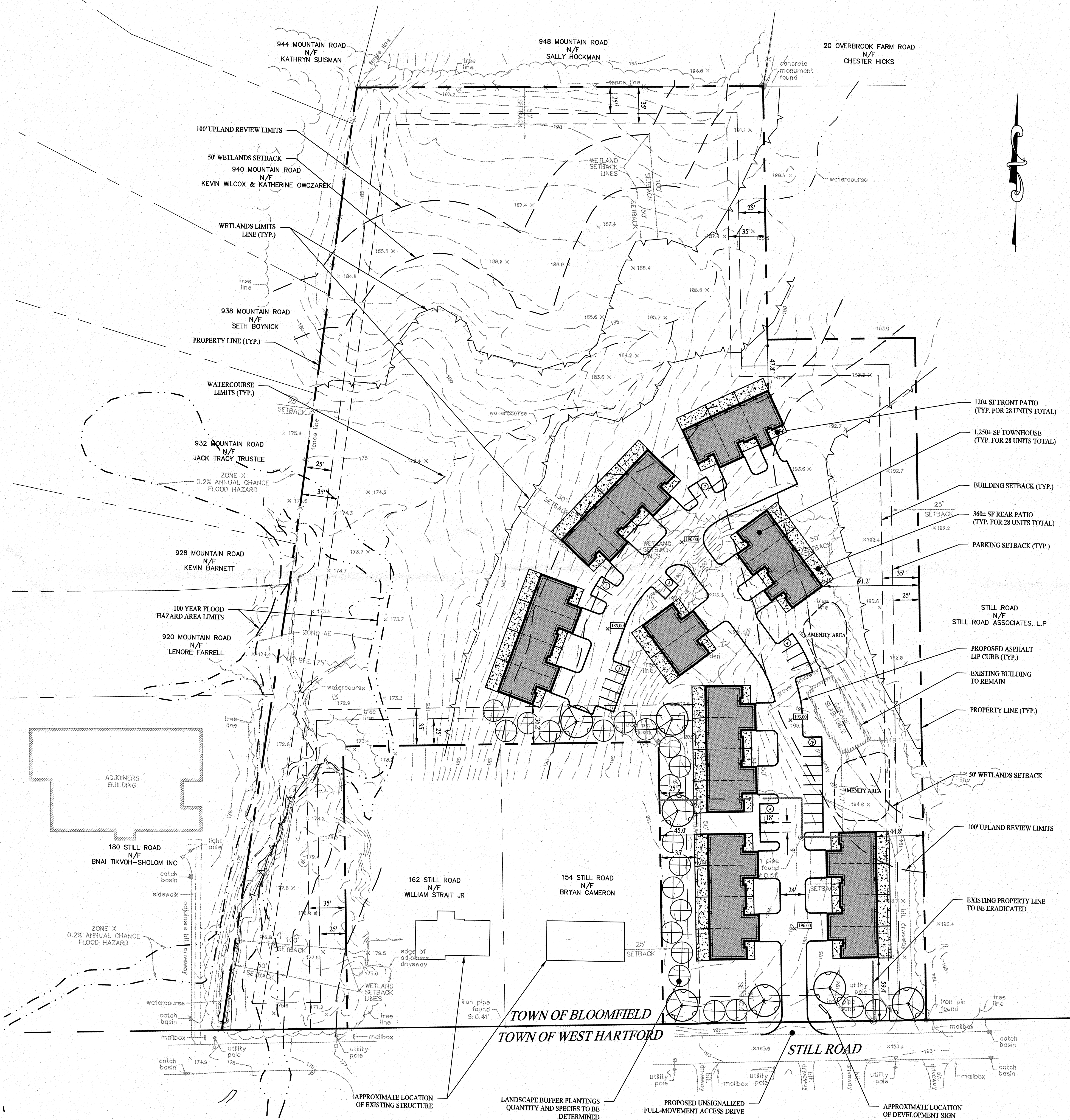
PARKING COMPLIANCE TABLE

PROPOSED DEVELOPMENT	UNIT	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL USE	28 UNITS	2.5 SPACES/UNIT	70	85*

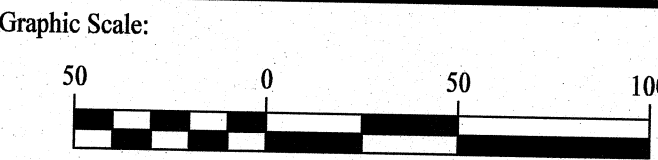
\*INCLUDES INTERIOR GARAGE SPACES AND DRIVEWAY SPACES.

BULK ZONING TABLE

DESCRIPTION	EXISTING R-40 REQUIREMENT	PROPOSED PLR REQUIREMENT	PROPOSED PLR PROVIDED
LOT AREA (MIN.)	40,000 SF	N/A	416,388 SF
LOT AREA PER DWELLING UNIT (MIN.)	N/A	0.25 ACRES	0.34 ACRES
LOT DENSITY (MAX.)	N/A	4 UNITS / 1 ACRE	2.9 UNITS / ACRES
LOT WIDTH (MIN.)	150 FT	0 FT	369.5 FT
FRONT YARD (MIN.)	50 FT	0 FT	59.4 FT
SIDE YARD (MIN.)	25 FT	35 FT	36.2 FT
REAR YARD (MIN.)	50 FT	35 FT	47.8 FT
BUILDING COVERAGE (MAX.)	25%	N/A	8.4%
LOT COVERAGE (MAX.)	N/A	N/A	19.2%
BUILDING HEIGHT (MAX.)	35 FT / 2 STORIES	35 FT	< 35 FT



Rev. #:      Date      Description



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Drawn By: VER  
Checked By: LAM  
Approved By: KMS  
Project #: 23110801  
Plan Date: 03/26/24  
Scale: 1" = 50'



Project:  
**PROPOSED DEVELOPMENT**  
140 & 142 STILL ROAD  
BLOOMFIELD, CONNECTICUT

Sheet Title:

MASTER SITE PLAN

Sheet #:

MP-1