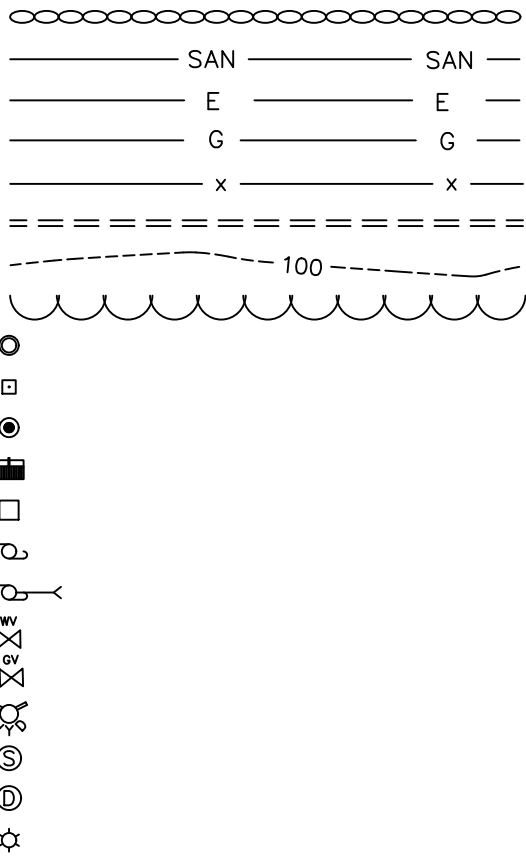
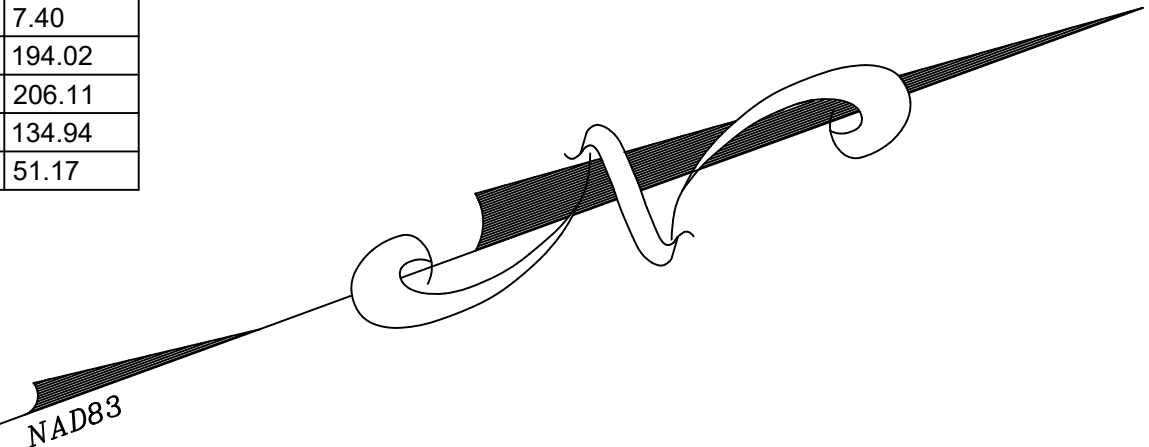


LEGEND

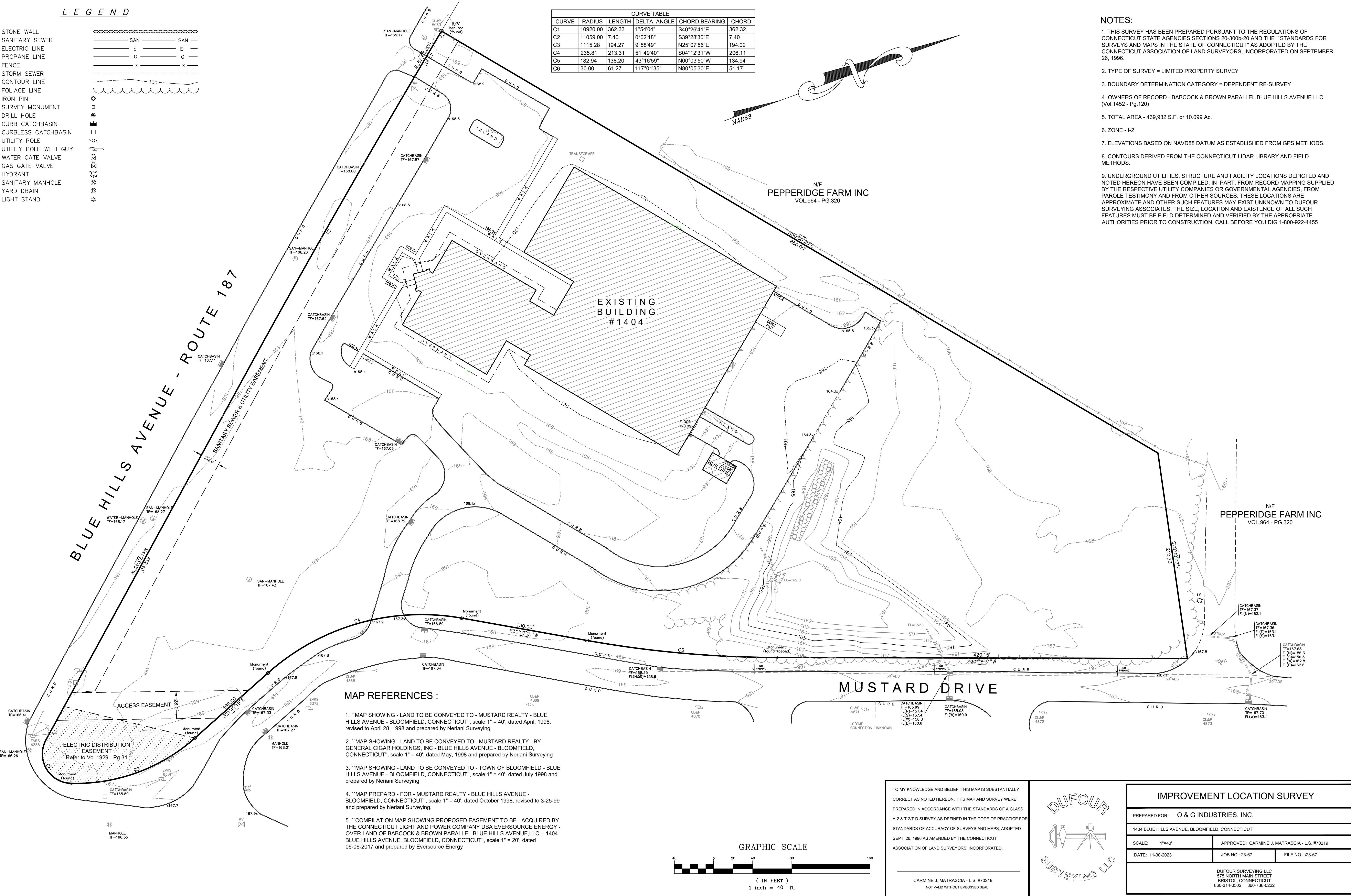
- STONE WALL  
SANITARY SEWER  
ELECTRIC LINE  
PROPANE LINE  
FENCE  
STORM SEWER  
CONTOUR LINE  
FOLIAGE LINE  
IRON PIN  
SURVEY MONUMENT  
DRILL HOLE  
CURB CATCHBASIN  
CURBLESS CATCHBASIN  
UTILITY POLE  
UTILITY POLE WITH GUY  
WATER GATE VALVE  
GAS GATE VALVE  
HYDRANT  
SANITARY MANHOLE  
YARD DRAIN  
LIGHT STAND



| CURVE TABLE |          |        |             |               |        |
|-------------|----------|--------|-------------|---------------|--------|
| CURVE       | RADIUS   | LENGTH | DELTA ANGLE | CHORD BEARING | CHORD  |
| C1          | 10920.00 | 362.33 | 1°54'04"    | S40°26'41"E   | 362.32 |
| C2          | 11059.00 | 7.40   | 0°02'18"    | S39°28'30"E   | 7.40   |
| C3          | 1115.28  | 194.27 | 9°58'49"    | N25°07'56"E   | 194.02 |
| C4          | 235.81   | 213.31 | 51°49'40"   | S04°12'31"W   | 206.11 |
| C5          | 182.94   | 138.20 | 43°16'59"   | N00°03'50"W   | 134.94 |
| C6          | 30.00    | 61.27  | 117°01'35"  | N80°05'30"E   | 51.17  |



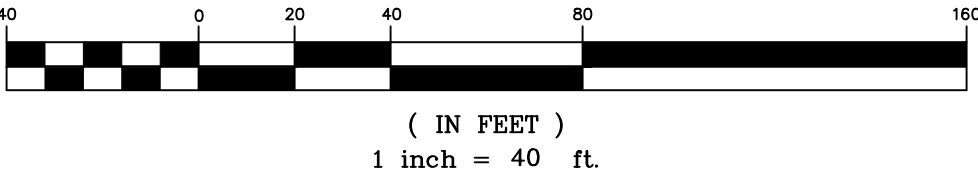
- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
  - TYPE OF SURVEY = LIMITED PROPERTY SURVEY
  - BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
  - OWNERS OF RECORD - BABCOCK & BROWN PARALLEL BLUE HILLS AVENUE LLC (Vol.1452 - Pg.120)
  - TOTAL AREA - 439,932 S.F. or 10.099 Ac.
  - ZONE - I-2
  - ELEVATIONS BASED ON NAVD88 DATUM AS ESTABLISHED FROM GPS METHODS.
  - CONTOURS DERIVED FROM THE CONNECTICUT LIDAR LIBRARY AND FIELD METHODS.
  - UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455



MAP REFERENCES :

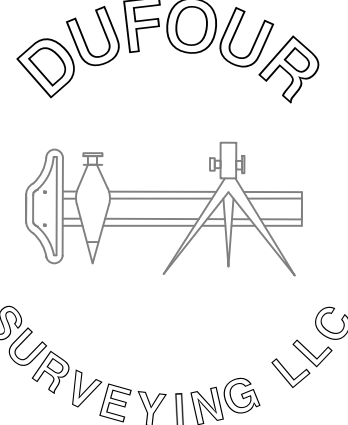
- "MAP SHOWING - LAND TO BE CONVEYED TO - MUSTARD REALTY - BLUE HILLS AVENUE - BLOOMFIELD, CONNECTICUT", scale 1" = 40', dated April, 1998, revised to April 28, 1998 and prepared by Neriani Surveying
- "MAP SHOWING - LAND TO BE CONVEYED TO - MUSTARD REALTY - BY - GENERAL CIGAR HOLDINGS, INC - BLUE HILLS AVENUE - BLOOMFIELD, CONNECTICUT", scale 1" = 40', dated May, 1998 and prepared by Neriani Surveying
- "MAP SHOWING - LAND TO BE CONVEYED TO - TOWN OF BLOOMFIELD - BLUE HILLS AVENUE - BLOOMFIELD, CONNECTICUT", scale 1" = 40', dated July 1998 and prepared by Neriani Surveying
- "MAP PREPARED - FOR - MUSTARD REALTY - BLUE HILLS AVENUE - BLOOMFIELD, CONNECTICUT", scale 1" = 40', dated October 1998, revised to 3-25-99 and prepared by Neriani Surveying.
- "COMPILATION MAP SHOWING PROPOSED EASEMENT TO BE - ACQUIRED BY THE CONNECTICUT LIGHT AND POWER COMPANY DBA EVERSOURCE ENERGY - OVER LAND OF BABCOCK & BROWN PARALLEL BLUE HILLS AVENUE LLC. - 1404 BLUE HILLS AVENUE, BLOOMFIELD, CONNECTICUT", scale 1" = 20', dated 06-06-2017 and prepared by Eversource Energy

GRAPHIC SCALE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 & T-2/T-D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219  
NOT VALID WITHOUT EMBOSSED SEAL



IMPROVEMENT LOCATION SURVEY

PREPARED FOR: O & G INDUSTRIES, INC.

1404 BLUE HILLS AVENUE, BLOOMFIELD, CONNECTICUT

SCALE: 1"=40'

APPROVED: CARMINE J. MATRASCIA - L.S. #70219

DATE: 11-30-2023

JOB NO.: 23-67

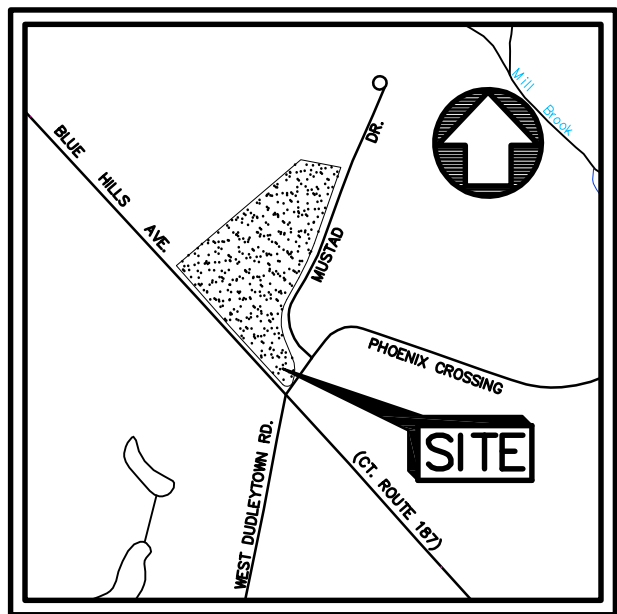
FILE NO.: 123-67

DUFOUR SURVEYING LLC  
575 NORTH MAIN STREET  
BRISTOL, CONNECTICUT  
860-314-0502 860-736-0222

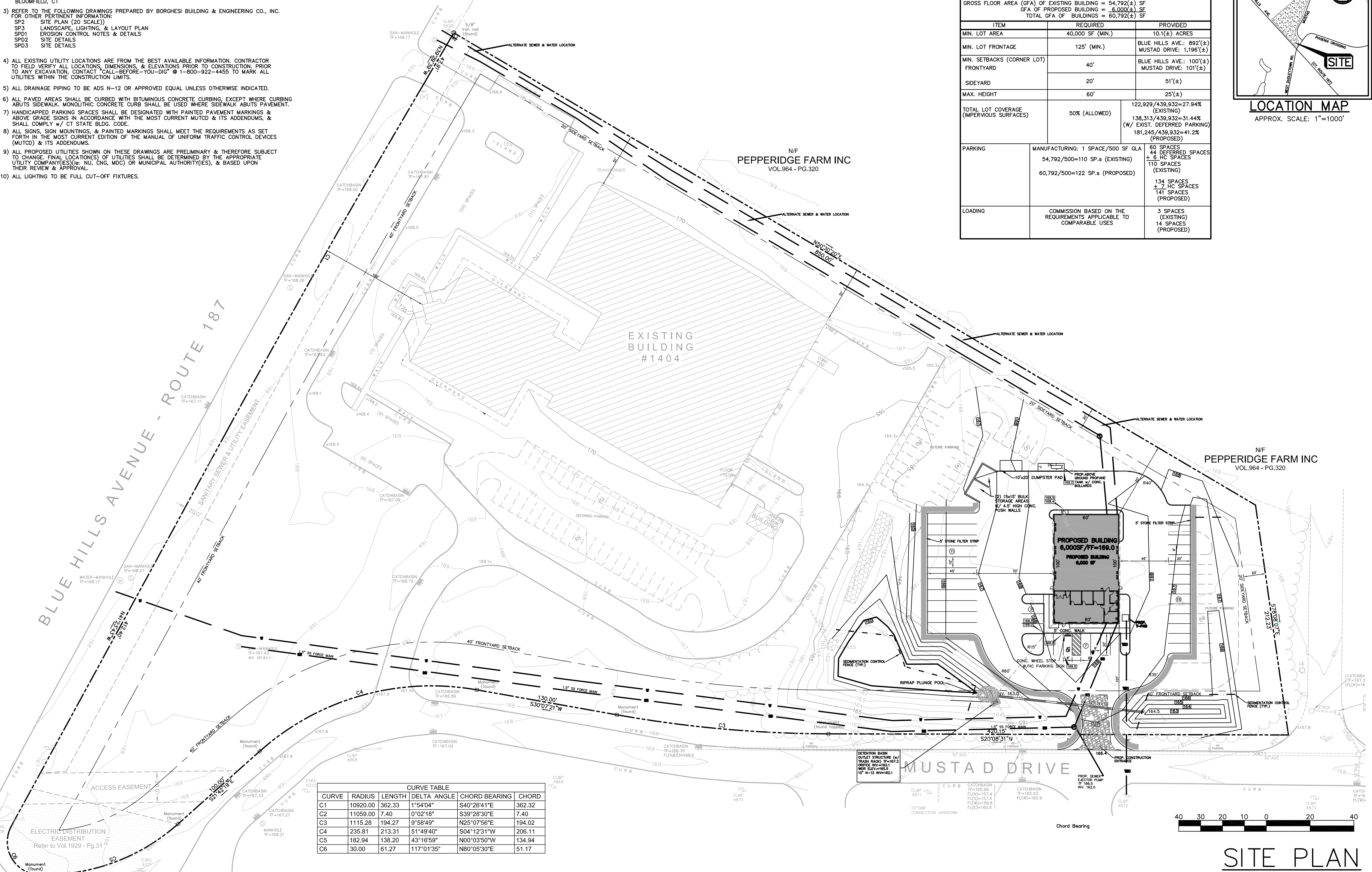
NOTES:

- 1) MAP REFERENCES:  
A) DRAWING ENTITLED "IMPROVEMENT LOCATION SURVEY, PREPARED FOR O&G INDUSTRIES, INC., 1404 BLUE HILLS AVE., BLOOMFIELD, CONNECTICUT," PREPARED BY DUFOUR SURVEYING LLC, 575 NORTH MAIN STREET, BRISTOL, CT, DATED 11-30-2023, (JOB No. 23-67; FILE No. \23-67)
- 2) OWNER/APPLICANT:  
BABCOCK & BROWN PARALLEL BLUE HILLS AVE.  
BLOOMFIELD, CT
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:  
SP2 SITE PLAN (20 SCALE)  
SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN  
SPD1 EROSION CONTROL NOTES & DETAILS  
SPD2 SITE DETAILS  
SPD3 SITE DETAILS
- 4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO ANY EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-922-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- 5) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.
- 6) ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.
- 7) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY w/ CT STATE BLDG. CODE
- 8) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.
- 9) ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. FINAL LOCATION(S) OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY(IES)(ie: NU, CNG, MDC) OR MUNICIPAL AUTHORITY(IES), & BASED UPON THEIR REVIEW & APPROVAL.
- 10) ALL LIGHTING TO BE FULL CUT-OFF FIXTURES.

| ZONING INFORMATION TABLE                                                                                                                                                                                                                                                                                                                          |                                                                                                       |                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE: I2 RESTRICTED (INDUSTRIAL DISTRICT); PARCEL ID 4950<br>ADDRESS: 1404 BLUE HILLS AVE., BLOOMFIELD AVE., CT.<br>EXISTING USE OF PROPERTY: INDUSTRIAL<br>PROPOSED USE OF PROPERTY: INDUSTRIAL<br>GROSS FLOOR AREA (GFA) OF EXISTING BUILDING = 54,792(±) SF<br>GFA OF PROPOSED BUILDING = 6,000(±) SF<br>TOTAL GFA OF BUILDINGS = 60,792(±) SF |                                                                                                       |                                                                                                                                             |
| ITEM                                                                                                                                                                                                                                                                                                                                              | REQUIRED                                                                                              | PROVIDED                                                                                                                                    |
| MIN. LOT AREA                                                                                                                                                                                                                                                                                                                                     | 40,000 SF (MIN.)                                                                                      | 10.1(±) ACRES                                                                                                                               |
| MIN. LOT FRONTAGE                                                                                                                                                                                                                                                                                                                                 | 125' (MIN.)                                                                                           | BLUE HILLS AVE.: 892'(±)<br>MUSTAD DRIVE: 1,196'(±)                                                                                         |
| MIN. SETBACKS (CORNER LOT)<br>FRONTYARD                                                                                                                                                                                                                                                                                                           | 40'                                                                                                   | BLUE HILLS AVE.: 100'(±)<br>MUSTAD DRIVE: 101'(±)                                                                                           |
| SIDEYARD                                                                                                                                                                                                                                                                                                                                          | 20'                                                                                                   | 51'(±)                                                                                                                                      |
| MAX. HEIGHT                                                                                                                                                                                                                                                                                                                                       | 60'                                                                                                   | 25'(±)                                                                                                                                      |
| TOTAL LOT COVERAGE<br>(IMPERVIOUS SURFACES)                                                                                                                                                                                                                                                                                                       | 50% (ALLOWED)                                                                                         | 122,929 / 439,932=27.94%<br>(EXISTING)<br>138,315 / 439,932=31.44%<br>(W/ EXIST. DEFERRED PARKING)<br>181,245 / 439,932=41.2%<br>(PROPOSED) |
| PARKING                                                                                                                                                                                                                                                                                                                                           | MANUFACTURING: 1 SPACE/500 SF GLA<br>54,792/500=110 SP.s (EXISTING)<br>60,792/500=122 SP.s (PROPOSED) | 60 SPACES<br>44 DEFERRED SPACES<br>± 6 HC SPACES<br>110 SPACES (EXISTING)<br>134 SPACES<br>± 7 HC SPACES<br>141 SPACES (PROPOSED)           |
| LOADING                                                                                                                                                                                                                                                                                                                                           | COMMISSION BASED ON THE REQUIREMENTS APPLICABLE TO COMPARABLE USES                                    | 3 SPACES (EXISTING)<br>14 SPACES (PROPOSED)                                                                                                 |



LOCATION MAP  
APPROX. SCALE: 1"=1000'



| CURVE TABLE |          |        |             |               |        |
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**Borghesi** Building & Engineering Co., Inc.

PROJECT: O & G INDUSTRIES  
1404 BLUE HILLS AVE.  
BLOOMFIELD, CT

DRAWN BY: J.H.P.  
DATE: 02/14/24  
SCALE: AS NOTED

APPROVED BY: J.H.P.  
DATE: 02/14/24  
SCALE: AS NOTED

SHEET NO. SP1

SEAL

REVISIONS

2155 EAST MAIN STREET TORRINGTON, CT 06790  
860-482-7813 / WEB: WWW.BORGHESIBUILDING.COM

