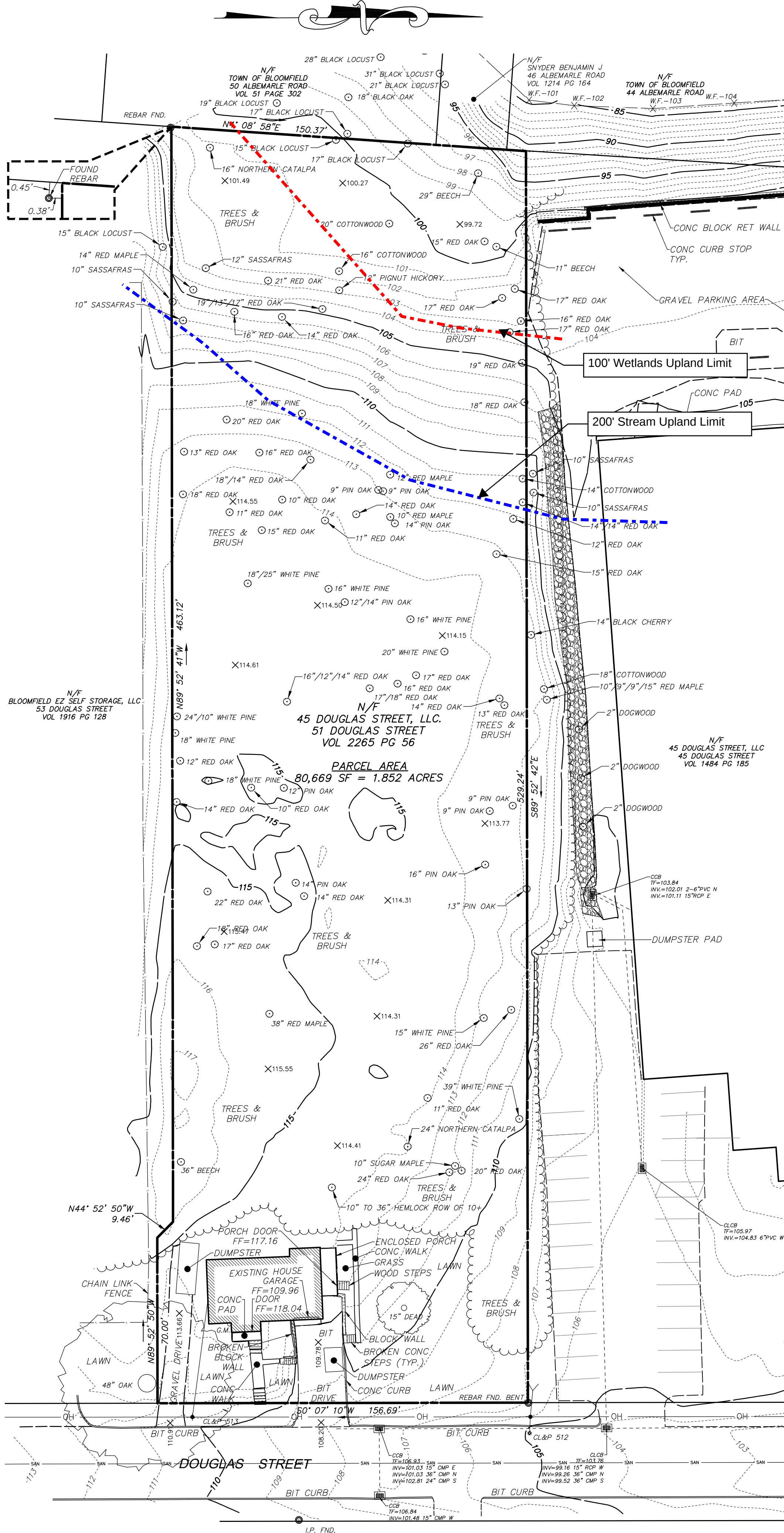


PAPER SPACE LAYOUT NAME:
TWISTVIEW:
USER:
USER MANAGER NAME:
PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
-----	STORM WATER PIPES (LESS THAN 12")
-----	STORM WATER PIPES (12" OR LARGER)
-----	STEAM PIPES (SUPPLY & COND.)
STM	TELEPHONE SERVICE
T	WATER PIPES
W	COMMUNICATION/FIBER OPTIC SERVICE
COM	FIRE PROTECTION PIPES
FP	UNKNOWN UTILITY SERVICE
UG	OVERHEAD WIRES
OH	

PROPERTY/BOUNDARY LINES

-----	PROPERTY/BOUNDARY LINES (CLASS A-2)
-----	PROPERTY/BOUNDARY LINES (CLASS D)
-----	EASEMENT LINES

FEATURE LINES

-----	CURBED ROADWAY
-----	EDGE OF PAVED ROAD/DRIVE
-----	BUILDING ROOFLINE (AERIAL PHOTOS)
-----	RETAINING WALL
-----	CHAIN LINK/WIRE FENCE
-----	TREE/VEGETATION LINE
-----	STONE WALL
-----	SURFACE WATER (WATERCOURSE)
-----	WETLANDS LIMIT
-----	EDGE OF LANDSCAPING
-----	INTERMEDIATE CONTOUR
-----	INDEX CONTOUR

SYMBOL LEGEND

●	CATCH BASIN
○	ROUND DRAIN
□	SQUARE DRAIN
○	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE
○	SANITARY MANHOLE
○	STEAM MANHOLE
○	TELEPHONE MANHOLE
○	WATER MANHOLE
○	MANHOLE (OF UNKNOWN TYPE)
○	HAND HOLE (SQ. / REC.)
○	WATER VALVE
○	GAS VALVE
○	HYDRANT
○	COMBO STANDPIPE
○	GUY WIRE
○	SIGN (SINGLE POST)
○	SIGN (DOUBLE POST)
○	BORING (AS DRILLED)
○	BORING (AS STAKED)
○	SPOT ELEVATION
○	WETLANDS FLAG
○	PROPERTY MONUMENT
○	UTILITY MONUMENT (SET AS 2' OFFSET)
○	IRON PIPE OR REBAR FOUND
○	IRRIGATION CONTROL BOX
○	EMERGENCY PHONE
○	TRAFFIC CONTROLLER CABINET
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	STREET LIGHT
○	LIGHT POST
○	BOLLARD LIGHT
○	BOLLARD / ROCK
○	CONIFER SHRUB
○	DECIDUOUS SHRUB
○	DECIDUOUS TREE (SAPLING)
○	DECIDUOUS TREE
○	CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BT	BIRMINGHAM
BLK	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON	CONCRETE
CONC	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLAP	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
ELEV	ELECTRIC
EL	ELECTRIC MANHOLE
ELV	ELECTRIC MANHOLE
F.L.	FLOW LINE
FOUND	FOUND
GRAN	GRANITE
GSC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL	TELEPHONE
T.F.	TOP OF FRAME
UNK	UNKNOWN
W	WEST OR WEST
W.G.	WATER GATE



LOCATION PLAN N.T.S.

MAP REFERENCES

- "PLAN FOR SPECIAL PERMIT AND REVISED SITE PLAN FOR BUILDING ADDITION AND SITE IMPROVEMENTS FOR COMBINED CONTRACTORS FACILITY AND NURSERY USE PROPERTY OF ROBERT M. DEMARTINO 35 DOUGLAS STREET BLOOMFIELD, CONNECTICUT SCALE 1/16" = 20' DATE APRIL 1990 REVISED 5/15/90, 7/30/90, 8/28/90, 12/3/90, & 10/30/91 BY DeWILTON TIMBERMAN III"
- "PROPERTY OF FRANK USANIS DOUGLAS STREET BLOOMFIELD, CONN SEPT 20, 1947 SCALE 1"=100 BY CHARLES L. DAVENPORT"
- "WOODLAND ACRES MAP OF LOTS IN BLOOMFIELD, CONN OWNED BY U.J. VIOLETTE ET AL SCALE 1 INCH =100 FEET ERMON M. PECK ENGINEER JULY 1927"
- "BLUE HILLS TERRACE ANNEX BLOOMFIELD, CONN. OWNED BY: J.W. WILBUR" PREPARED BY A.L. ELIOT, C.E., SCALE 1"=1"=100' AND DATED OCTOBER 26, 1910. BLOOMFIELD LAND RECORDS MAP #100.
- "WOODLAND ACRES MAP OF LOTS OWNED BY GEORGE A. SALMON ET AL, BLOOMFIELD, CONN." PREPARED BY ERMON M. PECK, SCALE 1" 100' AND DATED JULY 1927. BLOOMFIELD LAND RECORDS MAP #227.

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY IS A IMPROVEMENT LOCATION SURVEY-RECORD.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

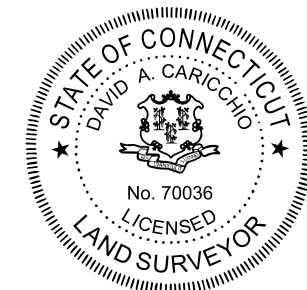
HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON DEC 21, 2018 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2265 PAGE 56 OF THE TOWN OF BLOOMFIELD LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "1-2" ZONE PER TOWN.
- THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 354 OF 675 MAP NUMBER: 0901220354F EFFECTIVE DATE: SEPTEMBER 26, 2008
- TOTAL PARCEL AREA IS 80,669 SQ. FT. = 1.852 AC.

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

David A. Caricchio
DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

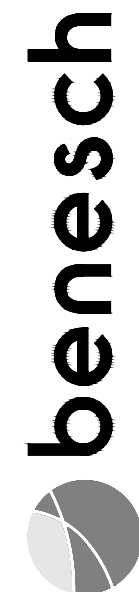
11/7/2025

DATE



REVISIONS	DESCRIPTION
No.	DATE

SCALE: HORIZ. 1"=30'	VERT. 1"=30'
SURVEY DATUM: HORZ: NAD 1983	VERT: NAVD 1988



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Prepared By:

BOUNDARY - TOPOGRAPHIC SURVEY

PREPARED FOR
BLOOMFIELD TENNIS CLUB

51 DOUGLAS STREET

BLOOMFIELD
CONNECTICUT

PROJ. No.: 70522.01
DATE: SEPT 2025

SV.01