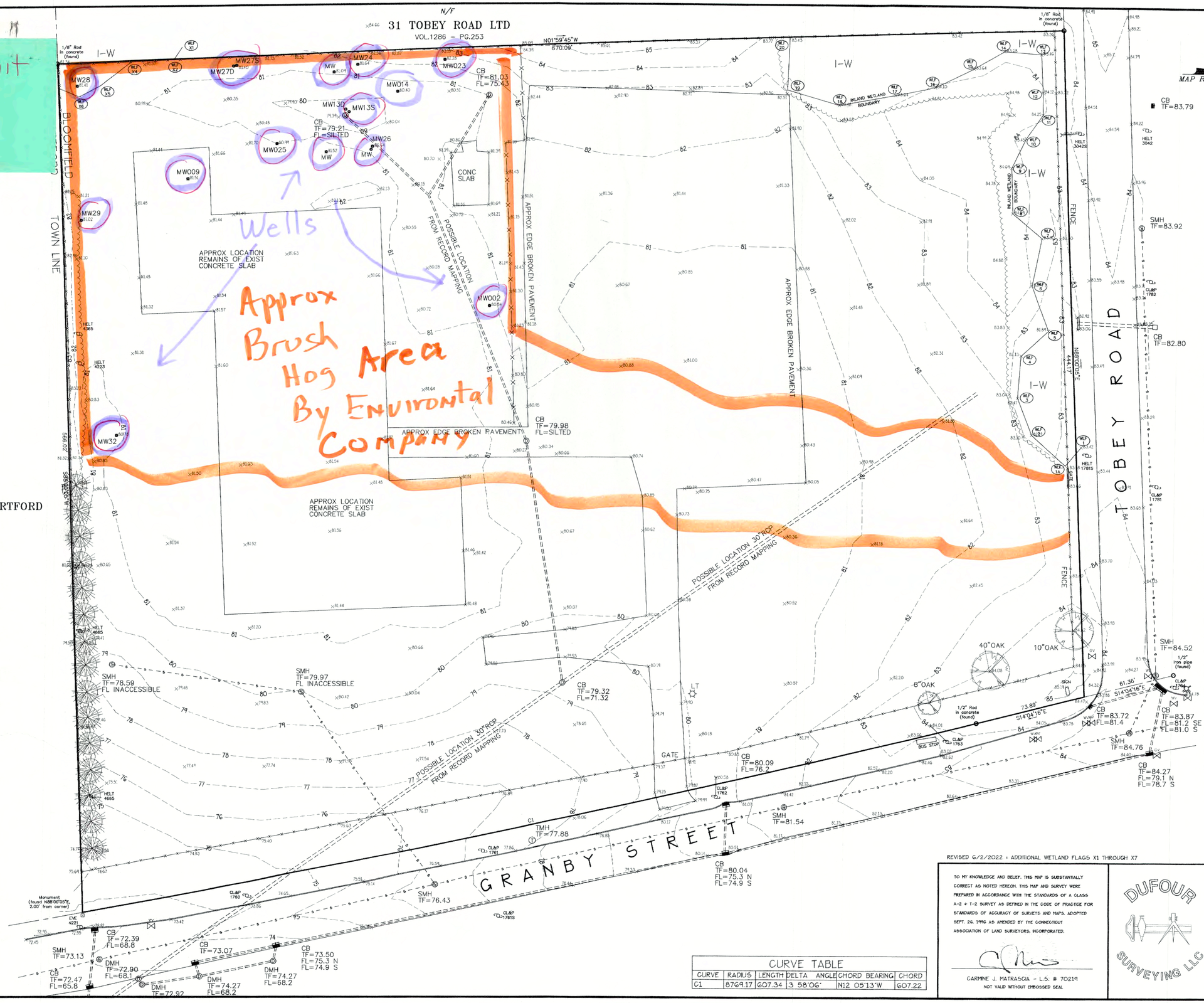
#1

Exhibit I



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NOTES:

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2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY

3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY

4. OWNERS OF RECORD - MONSANTO CHEMICAL COMPANY (Vol.127 - Pg.564 + Vol.62 - Pg.399)

5. TOTAL AREA -341,365 S.F. or 7.837 Ac.

6. ZONE - I-1

7. INLAND WETLAND BOUNDARIES SHOW ARE FIELD LOCATION OF FLAGGING DELINEATED BY JAMES M. McMANUS, SOIL SCIENTIST.

8. NO INTERIOR IMPROVEMENTS LOCATED.

9. 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

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REVISED 6/2/2022 : ADDITIONAL WETLAND FLAGS X1 THROUGH X7

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

DUFOUR SURVEYING LLC

TOPOGRAPHIC SURVEY

PREPARED FOR: BORGHESI BUILDING + ENGINEERING CO. INC.

101 GRANBY STREET BLOOMFIELD, CONNECTICUT

SCALE: 1"=30' | APPROVED: CARMINE J. MATRASCIA - L.S. #70219

DATE: 11-30-2021 | JOB NO.: 20-82 | FILE NO.: \20-82

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

Exhibit #2

Impact of 75 Ft Setback on our Property From Vernal Pool

0.01 Acre

Zoning Regulations

Zone: I-1 General Industrial District (I-1)

Requirement	Section	Required	Proposed
Minimum Lot Area	4.3.B	N/A	820,802 ± Sq. Ft.
Minimum Front Yard	4.3.B	40 feet	40 feet
Minimum Lot Width	4.3.B	0 Feet	1,393.66 feet
Minimum Side Yard	4.3.B	20 feet	21.99 feet
Minimum Rear Yard	4.3.B	50 feet	73.49 feet
Maximum Lot Coverage	4.3.B	50 percent	31.38± percent

Coverage Calculation

Lot Area

Total horizontal area within lot lines (820,802 SF) excluding:

- Inland Wetlands that are very-poorly drained (0 SF)
- Lands subject to flooding (0 SF)
- Waterbodies or watercourses (Vernal Pool: 3,960 SF) (Stream: 3,450 SF) = 7,410 SF
- Lands with slopes in excess of 25% (0 SF)

DEVELOPABLE = (820,802 - (0 + 0 + 7410 + 0) SF
LOT AREA = 813,392 SF

LOT COVERAGE = 255,275 SF / 813,392 SF = 0.3138 or 31.38%

Parking Calculation

Required Parking Ratios

Use / Activity Served	Required Parking Spaces
Caretakers Quarters:	
1 Dwelling Unit	1.5 Spaces / unit
Uses not not clearly or not clearly defined	As determined by Commission
Office:	2 Customer Spaces
Self Store Unit:	1 Space / 100 Units

Parking Required

Caretakers Quarters:	1 Dwelling Unit x (1.5 space / unit)	=	1.5 Spaces
Office:	2 Customer Spaces	=	2 Spaces
Self Store Units:	420 Units x (1 space / 100 units)	=	4.2 Spaces
Total Spaces Required:		=	**8 Required Spaces**

Proposed Parking

Accessible Parking Spaces:	=	1 Spaces
Standard Parking Spaces:	=	7 Spaces
Total Parking Spaces Proposed:	=	**8 Spaces**

Special Permit Requests

Requirement	Section	Request
Principle Use	4.3.C.4.d	Self Store Buildings
Retaining Wall	6.7.B.4	Retaining walls that exceed four (4) feet in height.

Site Plan Considerations

Requirement	Section	Request
Accessory Use	4.3.D.3.c	Quarters for caretaker

PERMITS REQUIRED:

Town of Bloomfield
- Inland Wetland and Watercourses
- Planning and Zoning
- Building

Bloomfield Wetland Regulations

Upland Review Area

means the upland areas within 100 feet of a wetland and 200 feet of a watercourse

Vegetated Buffer

means the existing plant growth in the uplands adjacent to wetlands or watercourses (See Section 6.3)

Section 6.3.b

The final permitted extents of a vegetative buffer shall be determined by the Commission based on the various individual conditions relevant to the site. The standard widths of vegetative buffers, subject to a case-by-case determination by the Commission, for specific types of regulated areas shall be as follows:

i) One hundred (100) feet from the banks of rivers and named streams, (e.g. Farmington River, North Branch of the Park River, Wash Brook, Tumbledown Brook, Beaman Brook, Mill Brook, Filley Brook, Meadow Brook and Griffin Brook)

ii) Seventy-five (75) feet from the banks or regular periodic maximum limits, as may be best determined, by the Commission, of watercourses with continual flow

iii) Fifty (50) feet from the regular periodic maximum limits, as may be best determined, by the Commission, of intermittent watercourses and wetland areas

Legend

- VERNAL POOL
- INLAND WETLANDS
- VEGETATIVE BUFFER AREA
- WATERCOURSE

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects www.fahesketh.com · mail@fahesketh.com

Revisions:		
No.	Date	Description
1.	10-29-2021	Staff Comments
2.	12-03-2021	Staff/Client Comments

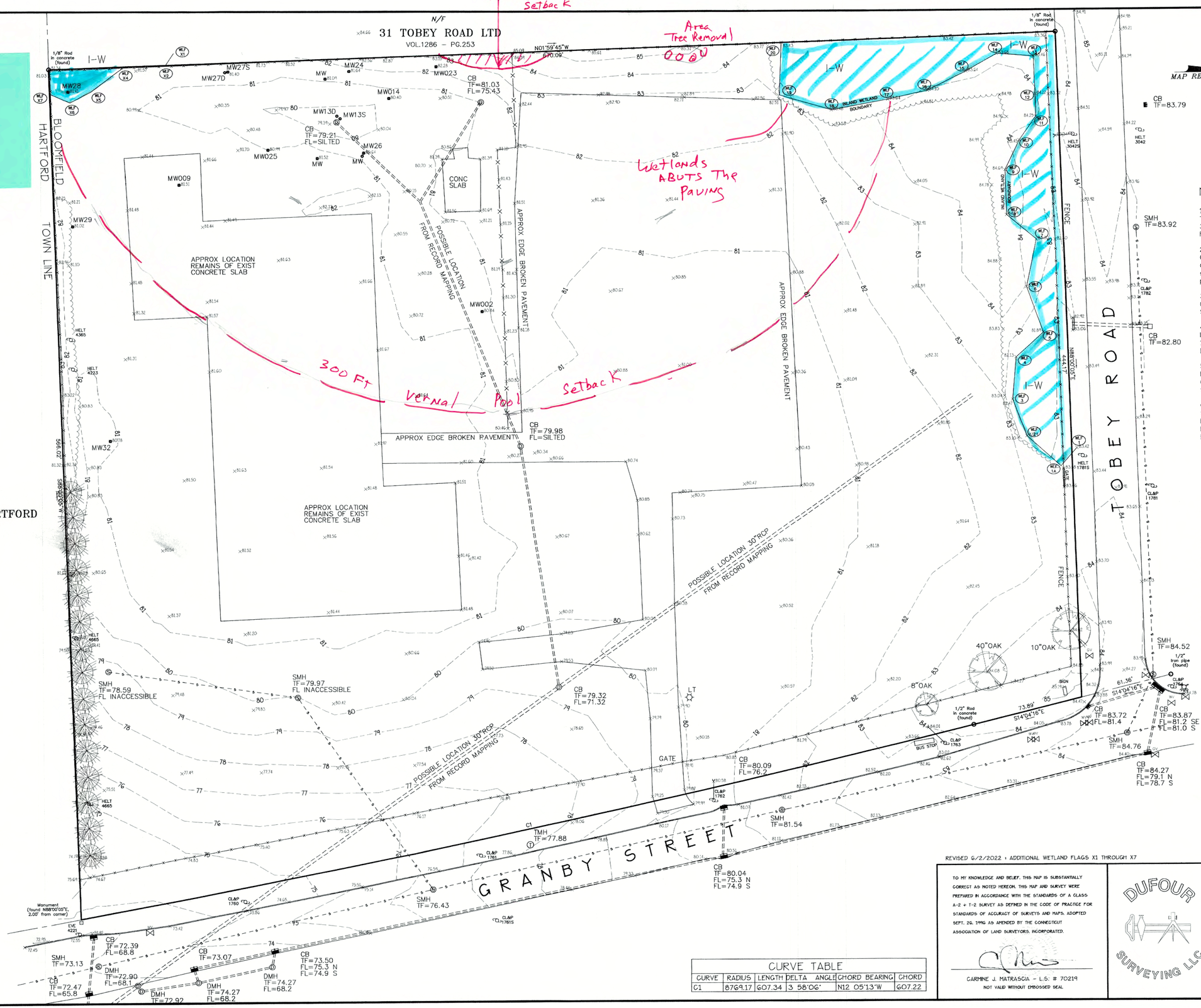
MASTER PLAN
PREPARED FOR
STEVEN KAPLAN
31 TOBEY ROAD
BLOOMFIELD, CONNECTICUT

Date: 09-10-2021 | Drawn by: DRT | Job no: 21143
Scale: 1" = 50' | Checked by: GAH | Sheet no: 1 OF 1

MA-1

S:\202\21143 - 31 Tobey Road\Submittal\202-12-03-IWRC\IWR MA-1 2021-12-03.dwg, MA-1, Dec 03, 2021 - 11:23:18 AM

Exhibit III



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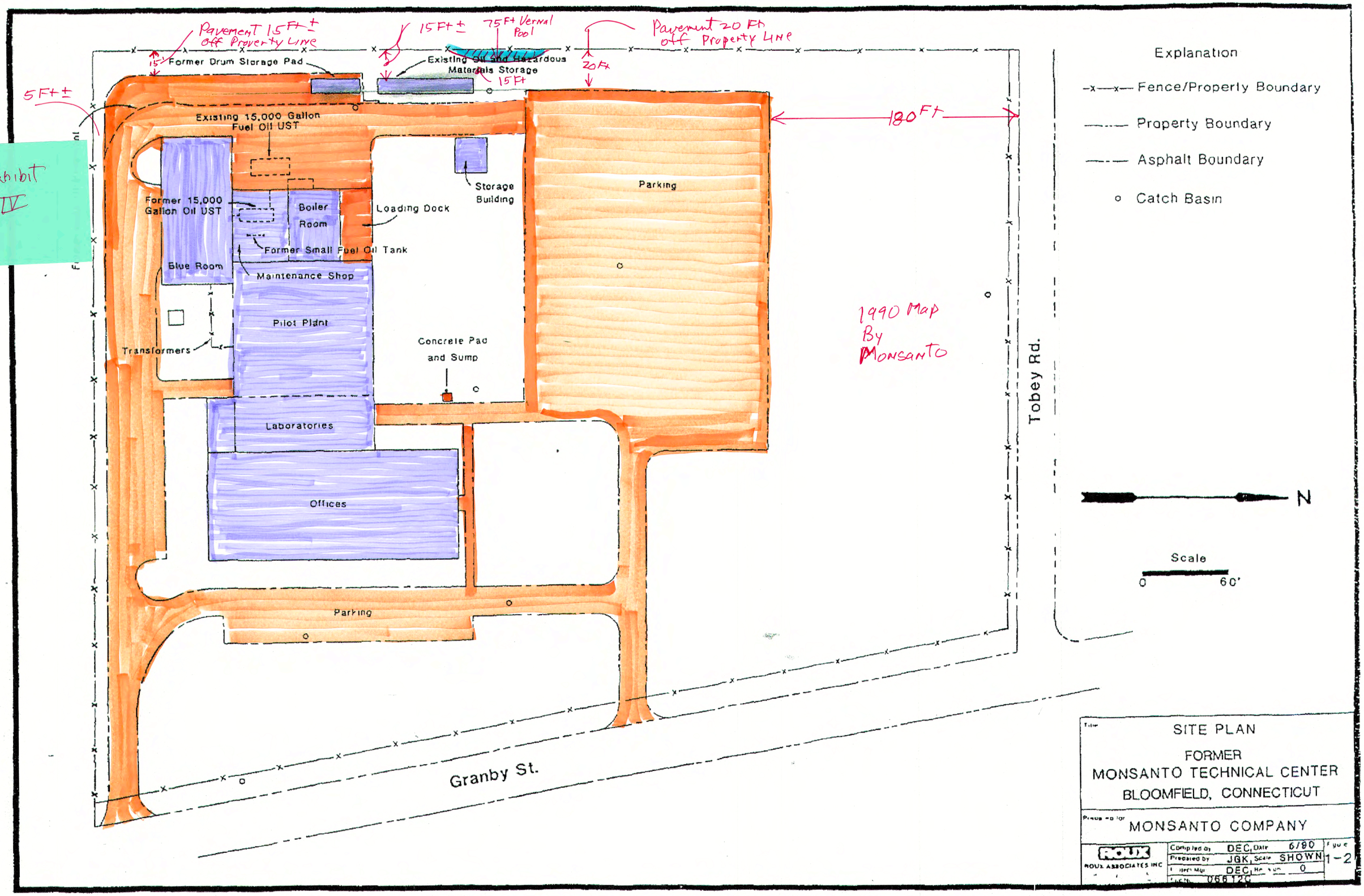

30 Scale 1996

N

2009
Aerial
Photo

Exhibit
VI

See Remnants
of Previous
Bldgs

2009 Aerial