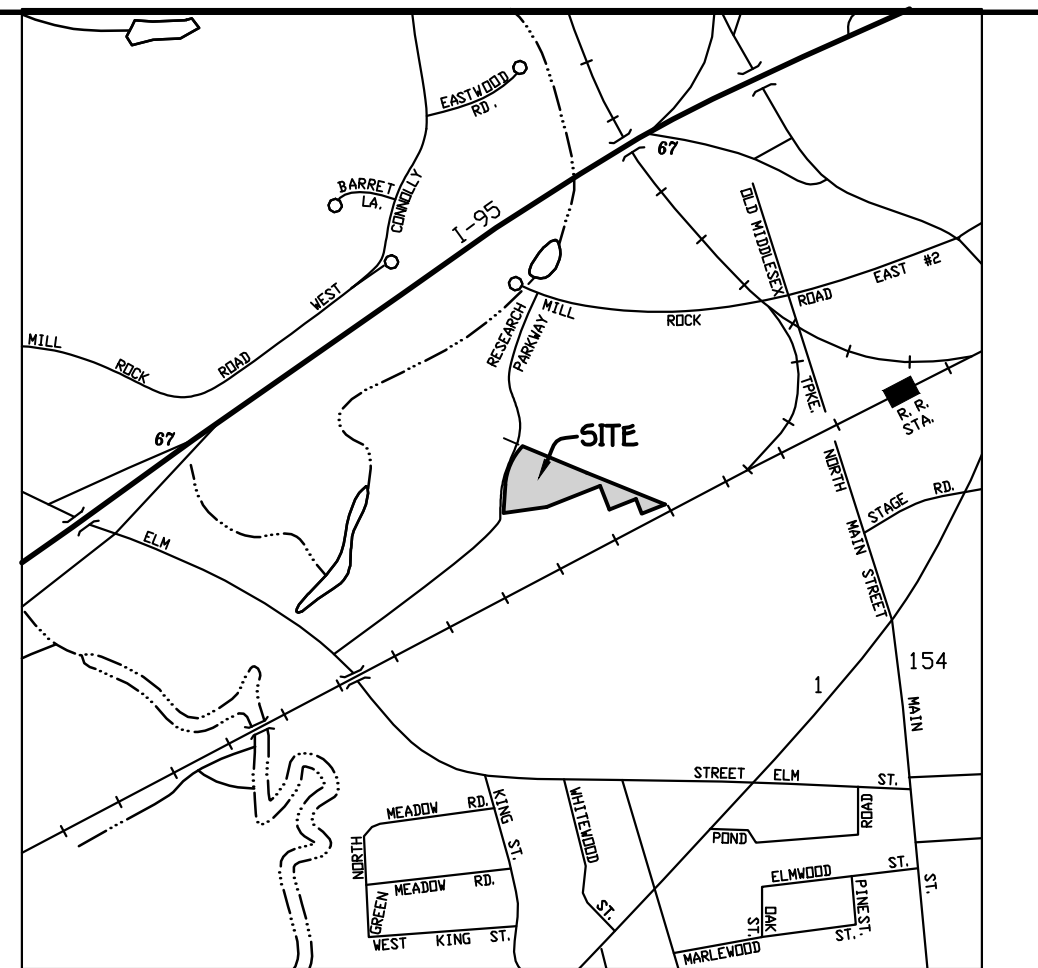


**HAYBALE DETAIL**  
(NOT TO SCALE)

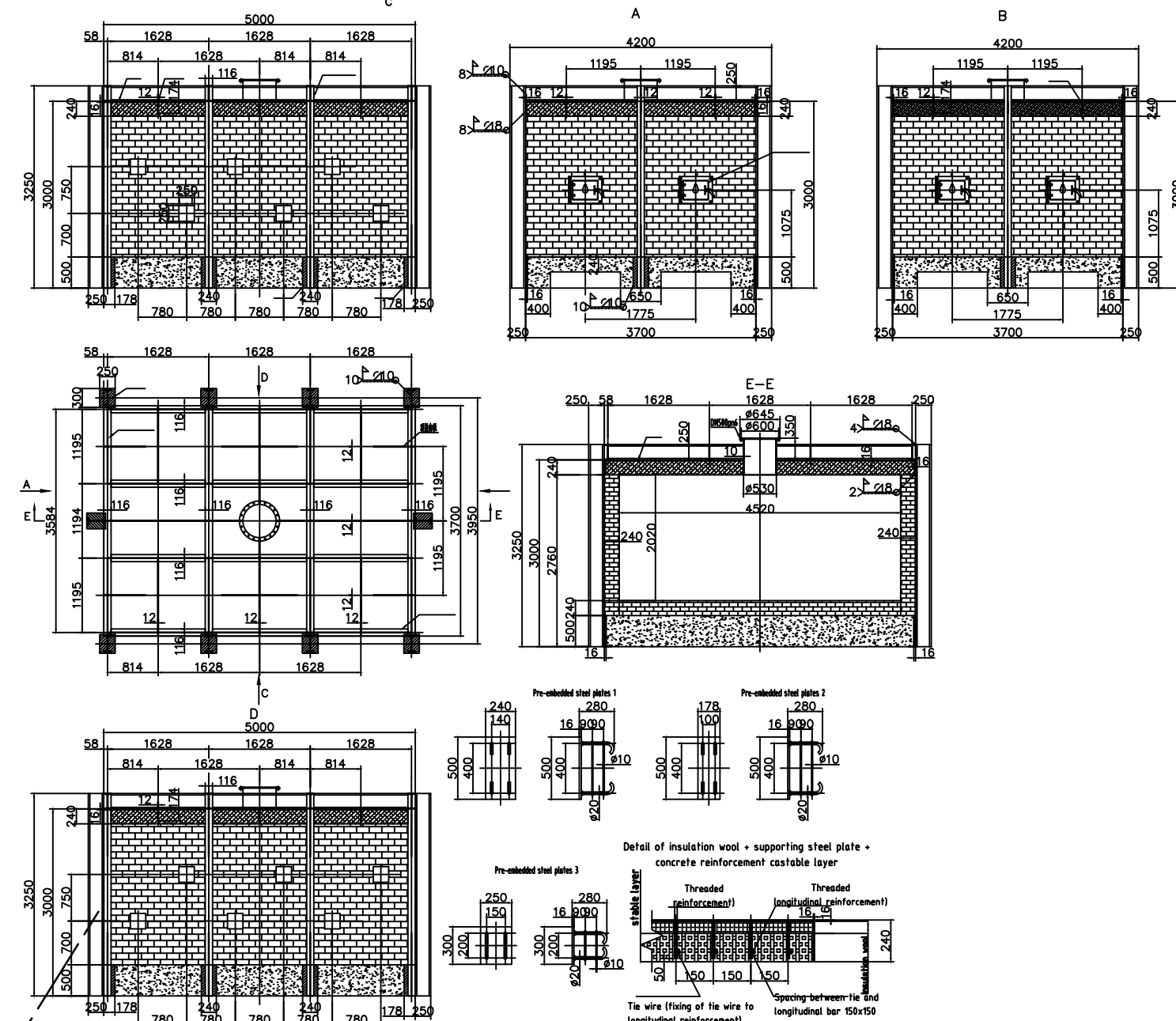
ZONING DATA TABLE ZONING DISTRICT I-1			
ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH PUBLIC WATER	40,000 S.F.	129,150 S.F.	129,150 S.F.
MINIMUM FRONTAGE	50'	371.68'	371.68'
<b>SETBACKS</b>			
FROM STREETLINE	50'	50.9'	50.9'
FROM REAR PROPERTY LINE	20'	>20'	>20'
FROM OTHER PROPERTY LINE	20'	(N) 21.9'/(S) 50.8'	(N) 21.9'/(S) 50.8'
<b>COVERAGE</b>			
BUILDING/STRUCTURE COVERAGE	40%	21.4%	22.1%
GROSS FLOOR AREA	80%	27,667 SF 29,946 SF*	28,612 SF 23.2% 29,946 SF*
MAXIMUM BLDG. HEIGHT	50'	<50'	<50'

\* PER TOWN OF OLD SAYBROOK VISION APPRAISAL WEBSITE

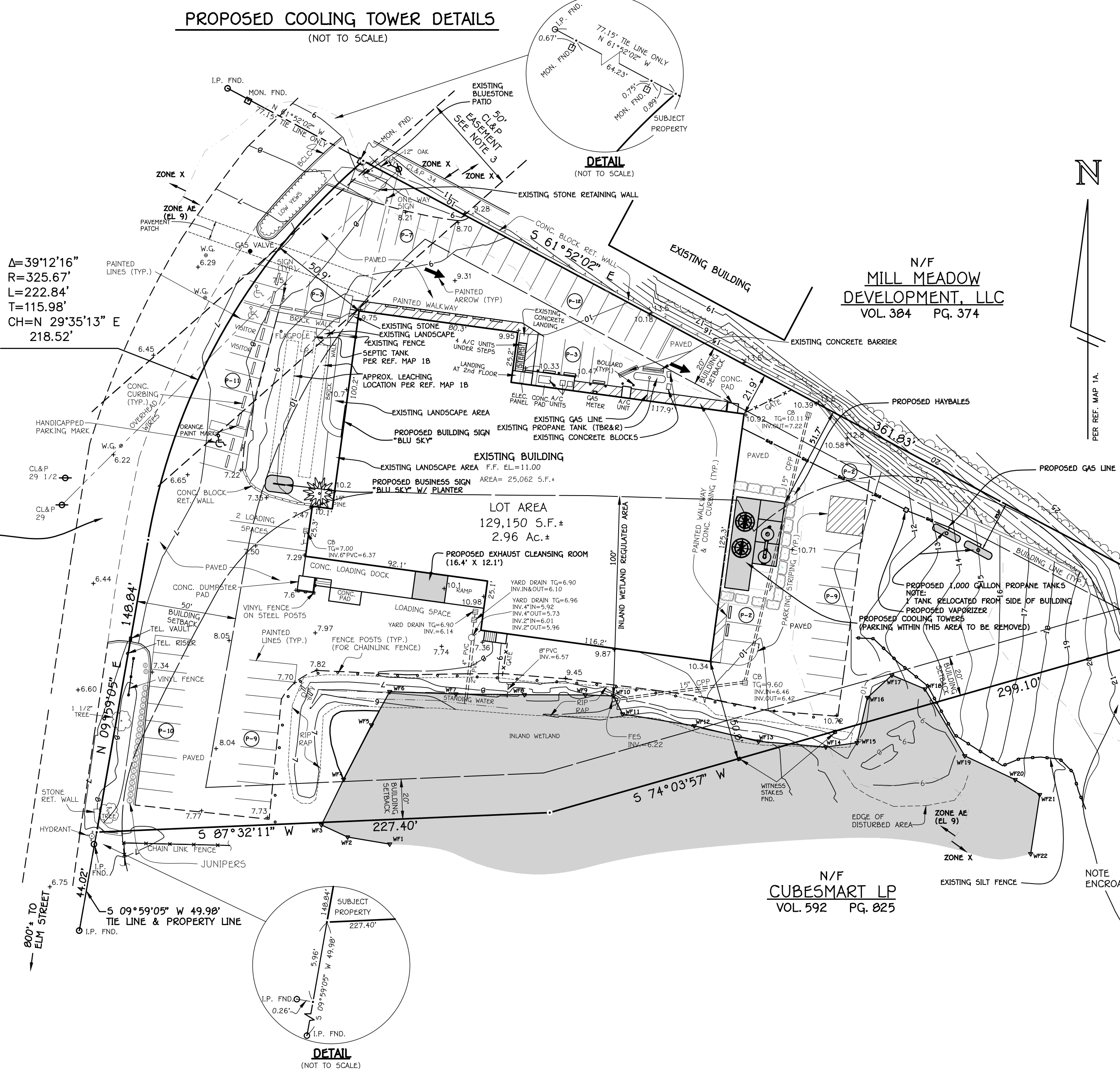


**LOCATION MAP**  
SCALE: 1"=1000'

**PROPOSED COOLING TOWER DETAILS**  
(NOT TO SCALE)



**PROPOSED EXHAUST CLEANSING ROOM DETAILS**  
(NOT TO SCALE)



**N/F MILL MEADOW DEVELOPMENT, LLC**  
VOL. 384 PG. 374

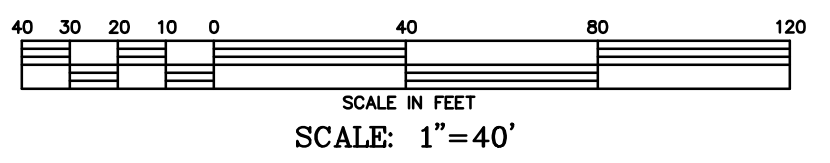
**N/F MILL MEADOW DEVELOPMENT, LLC**  
VOL. 384 PG. 374

**N/F CUBESMART LP**  
VOL. 592 PG. 825

**N/F NATIONAL RAILROAD PASSENGER CORPORATION**  
VOL. 184 PG. 571

**MANUFACTURING OR INDUSTRIAL PLANT.**  
PROVIDE 1 SPACE 800 SF  
25,062 SF GROSS FLOOR AREA  
25,062 SF / 800 = 31 SPACES  
  
TOTAL SPACES REQUIRED = 66  
TOTAL SPACES PROVIDED (HANDICAP INCLUDED) = 66

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. BOUNDARY PLAN, RESUBDIVISION - LOT "A" ELM INDUSTRIAL PARK, OLD SAYBROOK, CONNECTICUT. DATE: DEC. 21, 1995, REVISED THRU: 5-20-97 BY: ROWLEY, HENDRICKS AND ASSOCIATES, LLC
    - B. "MODIFIED SITE PLAN PREPARED FOR STARK PROPERTIES, LLC 175-5 ELM STREET, ELM INDUSTRIAL PARK, OLD SAYBROOK, CONNECTICUT. DATE: NOV. 13, 2006 BY: ROWLEY, HENDRICKS AND ASSOCIATES, P.C.
    - C. SURVEY PLAN, PROPERTY OF MILL MEADOW DEVELOPMENT MILL ROCK ROAD AND CONNECTICUT TURNPIKE, OLD SAYBROOK, CONNECTICUT DATE: JULY 18, 1989 BY: ANGUS McDONALD / GARY SHARPE & ASSOC. INC.
    - D. RECORD SUBDIVISION PLAN / SITE DEVELOPMENT PLAN AND SEDIMENTATION & EROSION CONTROL PLAN, PROPERTY OF GREGORY M. COOK, ET. AL. MILL ROCK ROAD AND CONNECTICUT TURNPIKE OLD SAYBROOK, CONNECTICUT DATE: AUG. 7, 1987 REVISED THRU: FEB. 17, 1992 BY: ANGUS McDONALD / GARY SHARPE & ASSOC. INC.
    - E. RESUBDIVISION OF LOTS 5, 6, & 7 ON LAND OF CHARLES A. & LOREANE M. MARLAND ELM INDUSTRIAL AREA - ELM STREET, OLD SAYBROOK, CONN. DATE: 10/30/81 BY: RADCLIFFE ENGINEERING, P.C.
    - F. SITE DEVELOPMENT DETAIL PLAN AND EROSION & SEDIMENTATION CONTROL PLAN - RESUBDIVISION - LOT "A" ELM INDUSTRIAL PARK, OLD SAYBROOK, CONNECTICUT. DATE: DEC. 21, 1995 REVISED THRU: 5-20-97 BY: ROWLEY, HENDRICKS AND ASSOCIATES, P.C.
    - G. COMPILATION MAP ELM INDUSTRIAL PARK OLD SAYBROOK, CONN. DATE: 6/6/83 REV. 10/19/83 BY: RADCLIFFE ENGINEERING.
    - H. IMPROVEMENT LOCATION SURVEY PLAN, SHOWING PROPOSED IMPROVEMENTS PROPERTY OF STARK PROPERTIES, LLC, ELM STREET, ELM STREET INDUSTRIAL PARK, OLD SAYBROOK, CONNECTICUT, DATE: MAY 9, 2007 REVISED THRU: 3-18-2008 BY ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
  - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF OLD SAYBROOK LAND RECORDS: VOL. 345 PG. 689 & VOL. 384 PG. 430. LISTED ON ASSESSOR'S MAP 39 AS LOT 8-5
  - PROPERTY IS SUBJECT TO THE FOLLOWING: EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY AS PER VOL. 42 PG. 41, VOL. 94 PG. 264 VOL. 173 PG. 824, VOL. 17 PG. 41, VOL. 39 PG. 512 & EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS PER VOL. 116 PG. 202.
  - CONTOURS AND ELEVATIONS SHOWN ARE BY FIELD SURVEY BASED ON U.S.C&G.S. MEAN SEA LEVEL DATUM (NGVD 1929) AS TAKEN FROM REF. MAP 1B.
  - ENTIRE PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (CAM) ZONE.
  - FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP #09007C0342J, MAP REVISED FEBRUARY 6, 2013.



- LEGEND**
- UTILITY POLE
  - CONC. MON. CONCRETE MONUMENT
  - FND. FOUND
  - LP. IRON PIPE
  - D.H. DRILL HOLE
  - 15 EXISTING CONTOURS
  - 15.1 EXISTING SPOT ELEVATION
  - 5 FIRE HYDRANT
  - 20 EDGE OF WETLAND/FLAG NUMBER
  - W.G. WATER GATE
  - CB CATCH BASIN
  - CPP CORRUGATED PLASTIC PIPE
  - FES FLARED END SECTION
  - INV INVERT
  - (TB&R) TO BE REMOVED AND RELOCATED
  - TG TOP OF GRADE
  - (-10) EXISTING PARKING SPACE COUNT

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

*Richard Snarski*  
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 02-03-13

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

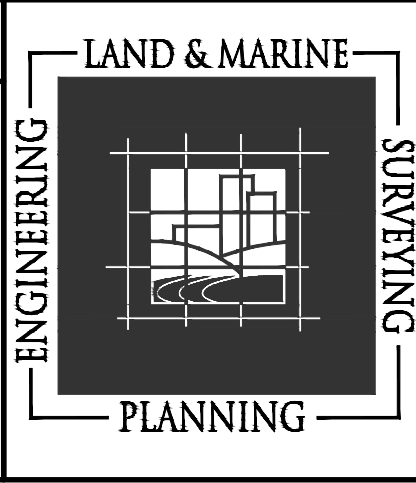
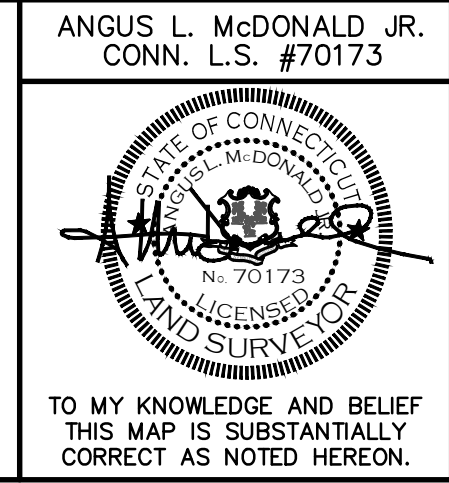
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**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- BOUNDARY DETERMINATION: DEPENDENT RESURVEY PER REF. MAP 1A.
- NEW LOT LINES BY CONVEYANCE ARE THE ORIGINAL SURVEY.
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2.



**ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.**  
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06475  
TEL. (860) 388-4871 FAX (860) 388-3882

**IMPROVEMENT LOCATION SURVEY**  
PROPERTY OF  
**STARK PROPERTIES, LLC**  
175-5 ELM STREET  
ELM STREET INDUSTRIAL PARK  
OLD SAYBROOK, CONNECTICUT

DATE: MARCH 8, 2024 SCALE: 1"=40'  
DR'N MCM CK'D APP'D  
SHEET 1 of 1 JOB NO. 248708  
REVISIONS: