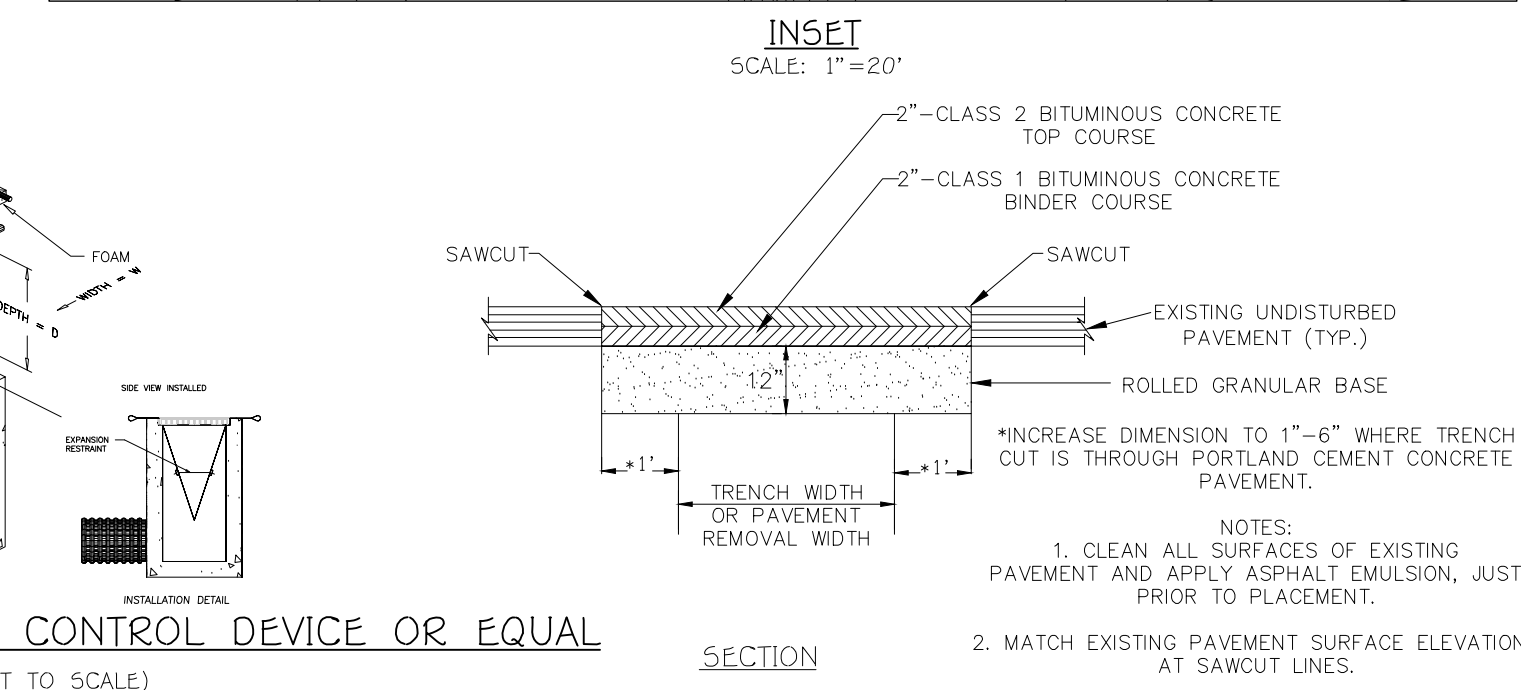


ZONING DATA TABLE
ZONING DISTRICT I-1

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH PUBLIC WATER	40,000 S.F.	134,812 S.F.	134,812 S.F.
MINIMUM FRONTAGE	50'	378.72'	378.72'
SETBACKS			
FROM STREETLINE	50'	84.3'	84.3'
FROM REAR PROPERTY LINE	20'	>20'	>20'
FROM OTHER PROPERTY LINE	20'	(N) 21.9'(1/5) 50.8'	(N) 21.9'(1/5) 50.8'
COVERAGE			
BUILDING/STRUCTURE COVERAGE	40%	20.5%	21.2%
GROSS FLOOR AREA	80%	27,667 SF	28,612 SF
		29,946 SF*	29,946 SF*
MAXIMUM BLDG. HEIGHT	50'	<50'	<50'

* PER TOWN OF OLD SAYBROOK VISION APPRAISAL WEBSITE



PARKING CALCULATIONS

33,024 SF GROSS FLOOR AREA (PROVIDED BY TENANT)

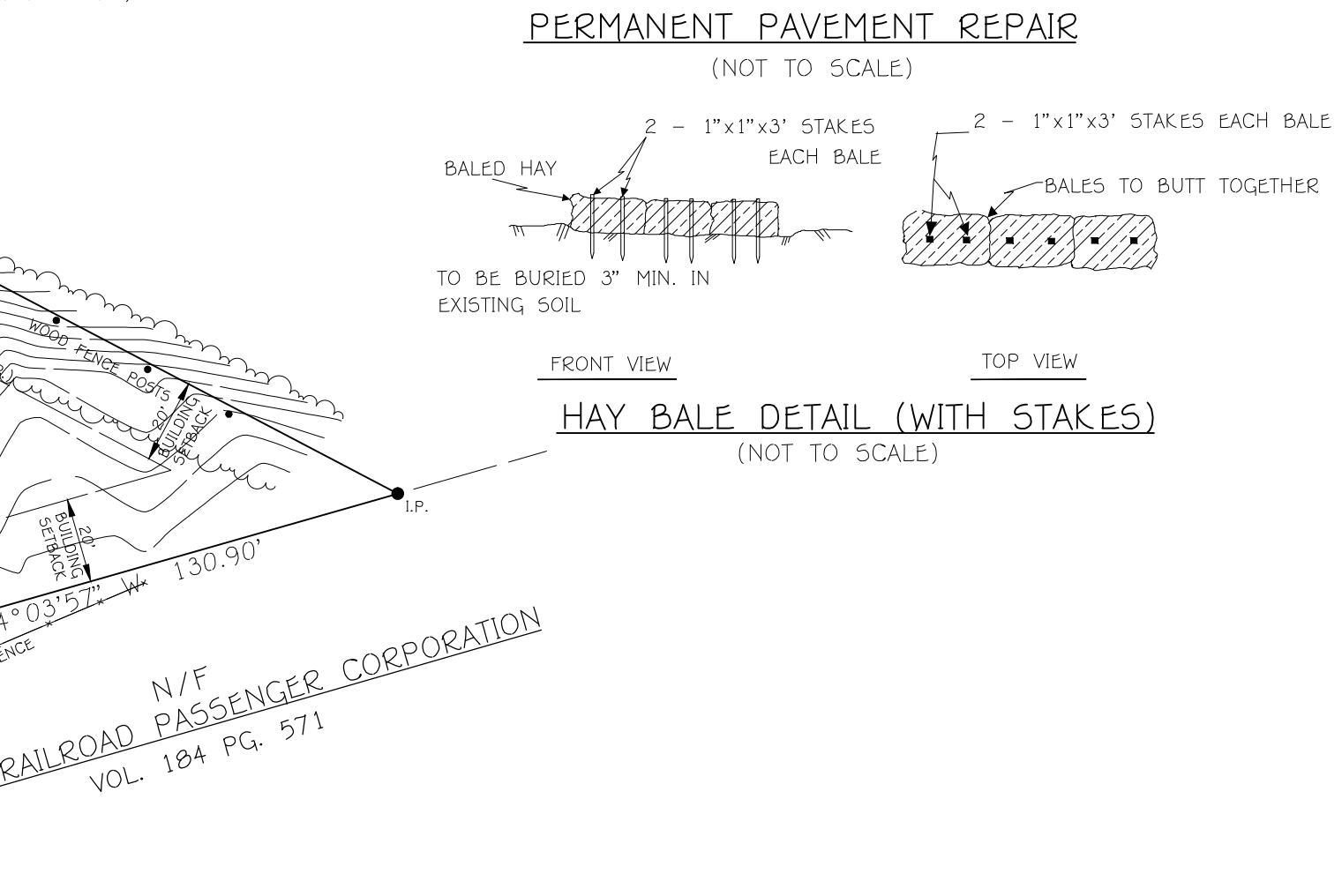
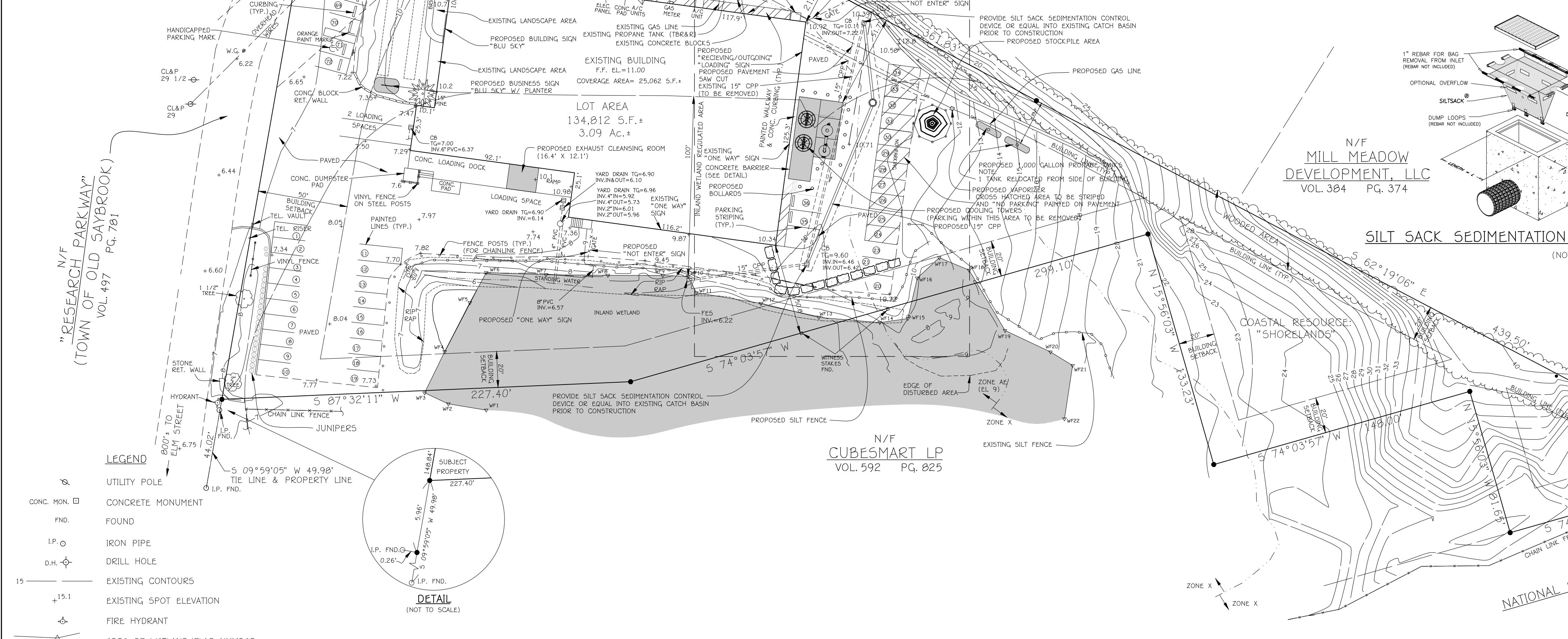
MANUFACTURING (17,744 SF) 17,744 / 800 SF = 23 SPACES

STORAGE (6,440 SF) 6,440 / 1,200 SF = 5 SPACES

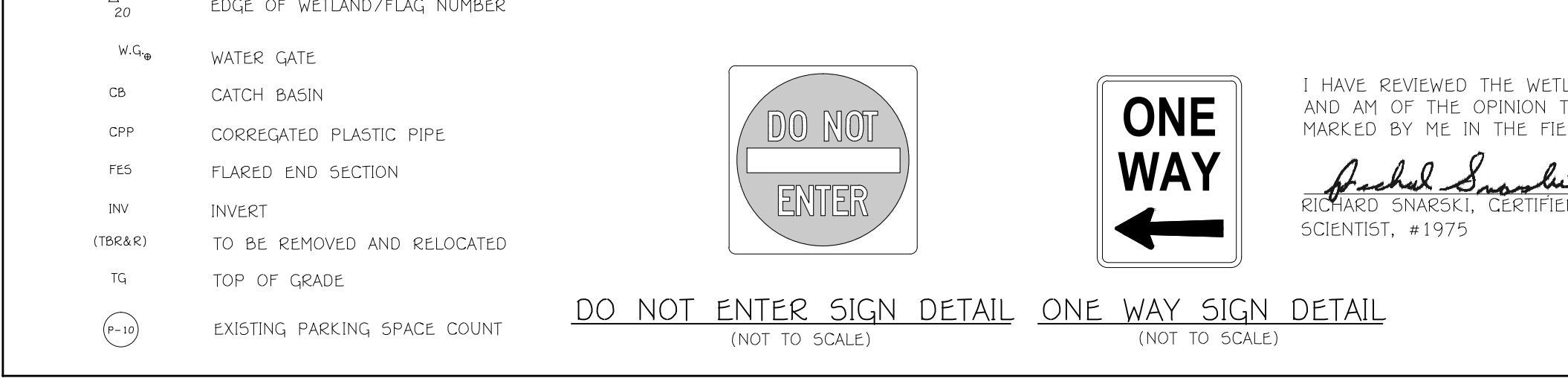
OFFICE SPACE (6,840 SF) 6,840 / 200 SF = 33 SPACES

TOTAL SPACES REQUIRED = 39

TOTAL SPACES AVAILABLE (INCLUDING HANDICAP) = 72



- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - 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
 - "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.
 - 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.
 - 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.
 - RESUBDIVISION OF LOTS 5, 6, & 7 ON LAND OF CHARLES A. & LORRAINE M. MARLAND ELM INDUSTRIAL AREA - ELM STREET, OLD SAYBROOK, CONN. DATE: 10/30/81 BY: RADCLIFFE ENGINEERING, P.C.
 - 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.
 - COMPILATION MAP ELM INDUSTRIAL PARK OLD SAYBROOK, CONN. DATE: 6/6/83 REV. 10/19/83 BY: RADCLIFFE ENGINEERING.
 - 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. 685 & 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.



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 Sharpe
RICHARD SHARPE, CERTIFIED SOIL SCIENTIST, #1975

DATE 03-13-2024

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEFINED.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a-1 THROUGH 20-300a-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: RESUBDIVISION
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & 1-2.

ANGUS L. McDONALD JR.
CONN. L.S. #70173

LAND & MARINE SURVEYING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4071 FAX (860) 388-3962

DATE: MARCH 13, 2024 SCALE: 1"=40'

DRN MCM CKD APP'D

SHEET 1 of 1 JOB NO. 246708

REVISIONS: 4-17-24 - TOWN ENGINEER'S COMMENTS ADDRESSED

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
BLUSKY CARBON
175-5 ELM STREET
ELM STREET INDUSTRIAL PARK
OLD SAYBROOK, CONNECTICUT

DATE: MARCH 13, 2024 SCALE: 1"=40'

DRN MCM CKD APP'D

SHEET 1 of 1 JOB NO. 246708

REVISIONS: 4-17-24 - TOWN ENGINEER'S COMMENTS ADDRESSED