

<u>LEGEND</u>

UTILITY POLE

IRON PIPE

DRILL HOLE

WATER GATE

INVERT

CONCRETE MONUMENT

EXISTING SPOT ELEVATION

CORREGATED PLASTIC PIPE

TO BE REMOVED AND RELOCATED

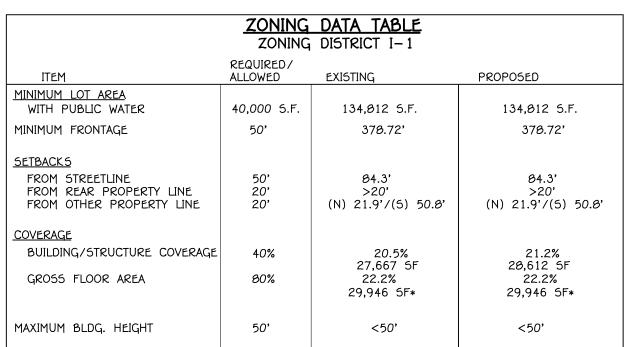
EXISTING PARKING SPACE COUNT

FLARED END SECTION

TOP OF GRADE

EDGE OF WETLAND/FLAG NUMBER

CONC. MON. 🖸



PARKING CALCULATIONS 31,024 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 = 6 SPACES OFFICE SPACE (6,040 SF) 6,040 / 200 SF = 33 SPACES

TOTAL SPACES AVAILABLE (INCLUDING HANDICAP) = 56

LOCATION MAP SCALE: 1"=1000'

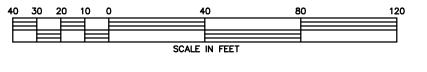
1. REFERENCE IS MADE TO THE FOLLOWING MAPS:

TOTAL SPACES REQUIRED = 39

- A. BOUNDARY PLAN, RESUBDIVISION LOT "A" ELM INDUSTRIAL PARK, OLD SAYBROOK, CONNECTICUT DATE: DEC. 21, 1995, REVISED THRU: 5-20-97 BY: ROWLEY, HENDRIKS 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, HENDRIKS 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. & LORRAINE 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 & SEDIMENTTATION 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.
- 2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF OLD SAYBROOK LAND RECORDS: VOL. 345 PG. 605 & VOL. 304 PG. 430. LISTED ON ASSESSOR'S MAP 39 AS LOT 8-5

3. PROPERTY IS SUBJECT TO THE FOLLOWING:

- EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY A5 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.
- 4. 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.
- 5. ENTIRE PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (CAM) ZONE.
- 6. FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT,
- MAP #09007C0342J, MAP REVISED FEBRUARY 6, 2013.



"OPTION 1"

TRUCK ACCESS DEMONSTRATION PLAN PREPARED FOR <u>BLUSKY CARBON</u> 175-5 ELM STREET ELM STREET INDUSTRIAL PARK OLD SAYBROOK, CONNECTICUT

ATE: MARCH 13, 2024 SCALE: 1"=40'JOB NO. 246708 HEET 1 of 1

OUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED. ©2024 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN

AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES

DATE ____03-13-2024

MARKED BY ME IN THE FIELD.

SCIENTIST, #1975

RICHARD SNARSKI, CERTIFIED SOIL

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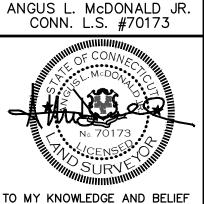
THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR

SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

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.

A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

B. BOUNDARY DETERMINATION: RESURVEY C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2.



THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



—LAND & MARINE—

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

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ANGUS McDONALD

EVISIONS:4-17-24 - CLIENT COMMENTS ADDRESSED