

### LOT 1 PRESENT SURVEY LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE EASTERLY SIDE OF GRANBY STREET, IN THE TOWN OF BLOOMFIELD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BOUNDED, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRANBY STREET, WHICH POINT MARKS THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

THENCE RUNNING NORTH 04° 31' 18" WEST ALONG THE EASTERLY STREET LINE OF GRANBY STREET A DISTANCE OF ONE HUNDRED SEVENTY-FIVE AND ZERO ONE-HUNDREDS (175.00) FEET TO A POINT;

THENCE TURNING AND RUNNING NORTH 87° 55' 47" EAST A DISTANCE OF ONE HUNDRED SEVENTY-FIVE AND FIFTEEN ONE-HUNDREDS (175.15) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 04° 33' 18" EAST A DISTANCE OF EIGHTY-NINE AND ZERO ONE-HUNDREDS (89.00) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 04° 25' 28" EAST A DISTANCE OF EIGHTY-SIX AND ZERO ONE-HUNDREDS (86.00) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 87° 55' 52" WEST ONE HUNDRED SEVENTY-FIVE AND SIX ONE-HUNDREDS (175.06) FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL CONTAINS 30,625 SQUARE FEET OF LAND=0.703 ACRES.

No. 94 GRANBY STREET  
N/F  
GRANBY STREET #94 LLC  
VOL. 1850 PG. 191  
MBL: 44-41

### LOT 2 PRESENT SURVEY LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE EASTERLY SIDE OF GRANBY STREET, IN THE TOWN OF BLOOMFIELD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BOUNDED, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRANBY STREET, WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

THENCE RUNNING SOUTH 04° 31' 18" EAST ALONG THE EASTERLY STREET LINE OF GRANBY STREET A DISTANCE OF TWO HUNDRED FORTY-EIGHT AND NINETY ONE-HUNDREDS (248.90) FEET TO A POINT;

THENCE TURNING AND RUNNING NORTH 87° 55' 47" EAST A DISTANCE OF ONE HUNDRED SEVENTY-FIVE AND FIFTEEN ONE-HUNDREDS (175.15) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 04° 33' 18" EAST A DISTANCE OF THIRTY-NINE AND ZERO ONE-HUNDREDS (39.00) FEET TO A POINT;

THENCE TURNING AND RUNNING NORTH 85° 51' 59" EAST A DISTANCE OF ONE HUNDRED ONE AND ZERO ONE-HUNDREDS (101.00) FEET TO A POINT;

THENCE TURNING AND RUNNING NORTH 04° 41' 23" WEST A DISTANCE OF THREE HUNDRED AND ZERO ONE-HUNDREDS (300.00) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 85° 52' 12" WEST A DISTANCE OF ONE HUNDRED AND THIRTY ONE-HUNDREDS (100.50) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 04° 33' 18" EAST A DISTANCE OF FOUR AND SIXTY-ONE ONE-HUNDREDS (4.61) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 85° 28' 42" WEST ONE HUNDRED SEVENTY-FOUR AND EIGHTY-FOUR ONE-HUNDREDS (174.84) FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL CONTAINS 74,385 SQUARE FEET OF LAND=1.708 ACRES.

### SURVEY NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26, 2018.

2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED PROPERTY SURVEY. THE PROPERTY LINES DEPICTED HEREON IS AN OPINION BASED UPON A RESURVEY OF MAPS REFERENCE HEREON.

3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.

4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.  
THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.

5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011), USING GEODID 18, COORDINATES WERE DETERMINED FROM GPS OBSERVATIONS MADE ON MARCH 14, 2024.

6. THE SUBJECT PARCEL IS LOCATED IN THE I-1 ZONING DISTRICT.

7. THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 1947 PAGE 181 OF THE TOWN OF BLOOMFIELD LAND RECORDS.

8. THE CURRENT TOTAL PARCEL AREA IS 105,010 SQ. FT. = 2.411 AC.

9. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. "BLUE HILLS TERRACE OWNED BY JACOB W. WILBUR BLOOMFIELD, CONN. SCALE 1"=100', DATE JAN. 1949, FEET, AUG. 1910 SPENCER AND WASHBURN, ENGRS."

B. "PROPERTY OF W.C. D. WEISER BLOOMFIELD, CONN., SCALE 1"=100', DATE JAN. 1949, CHARLES G. HUTZLER CIVIL ENGINEER AND LAND SURVEYOR BLOOMFIELD, CONN."

C. "PROPOSED NEW HIGHWAY LINE GRANBY STREET BLOOMFIELD, CONNECTICUT DATE: II-29-82, SCALE 1"=20', FA HESKETH & ASSOCIATES."

D. "NEW LOCATION FOR FUQUA FUNERAL SERVICES 94 GRANBY ST. BLOOMFIELD, CLARKE TAMACCIO ARCHITECTS, P.C."

E. "SITE PLAN PROPERTY OF F.A.M. FINANCIAL, INC. 86-92 GRANBY STREET BLOOMFIELD, CONNECTICUT, SCALE 1"=20' DATE 7/30/01, CLOSE JENSEN & MILLER, CONSULTING."

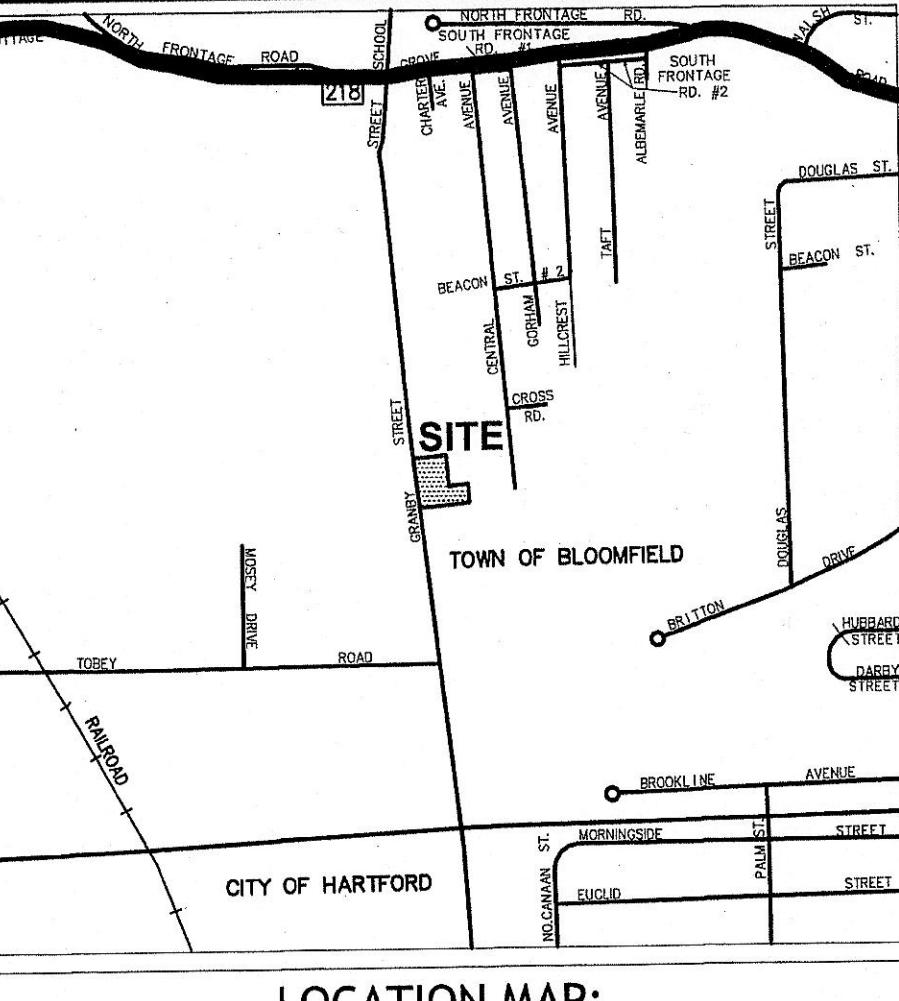
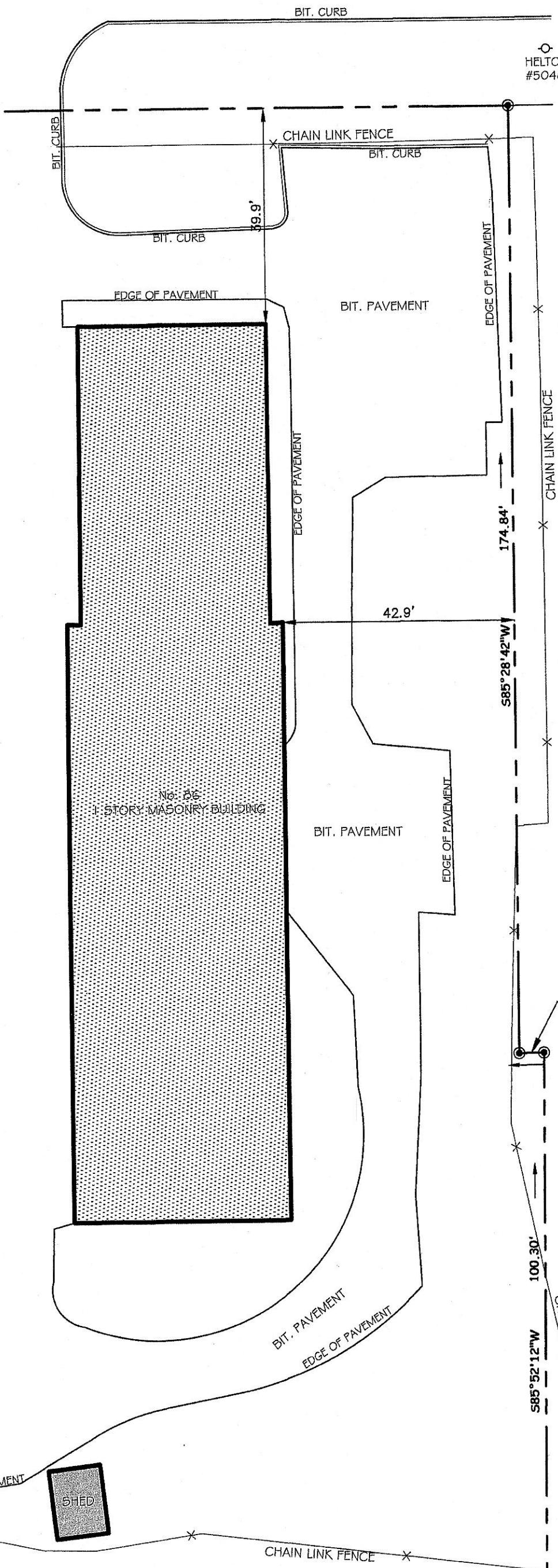
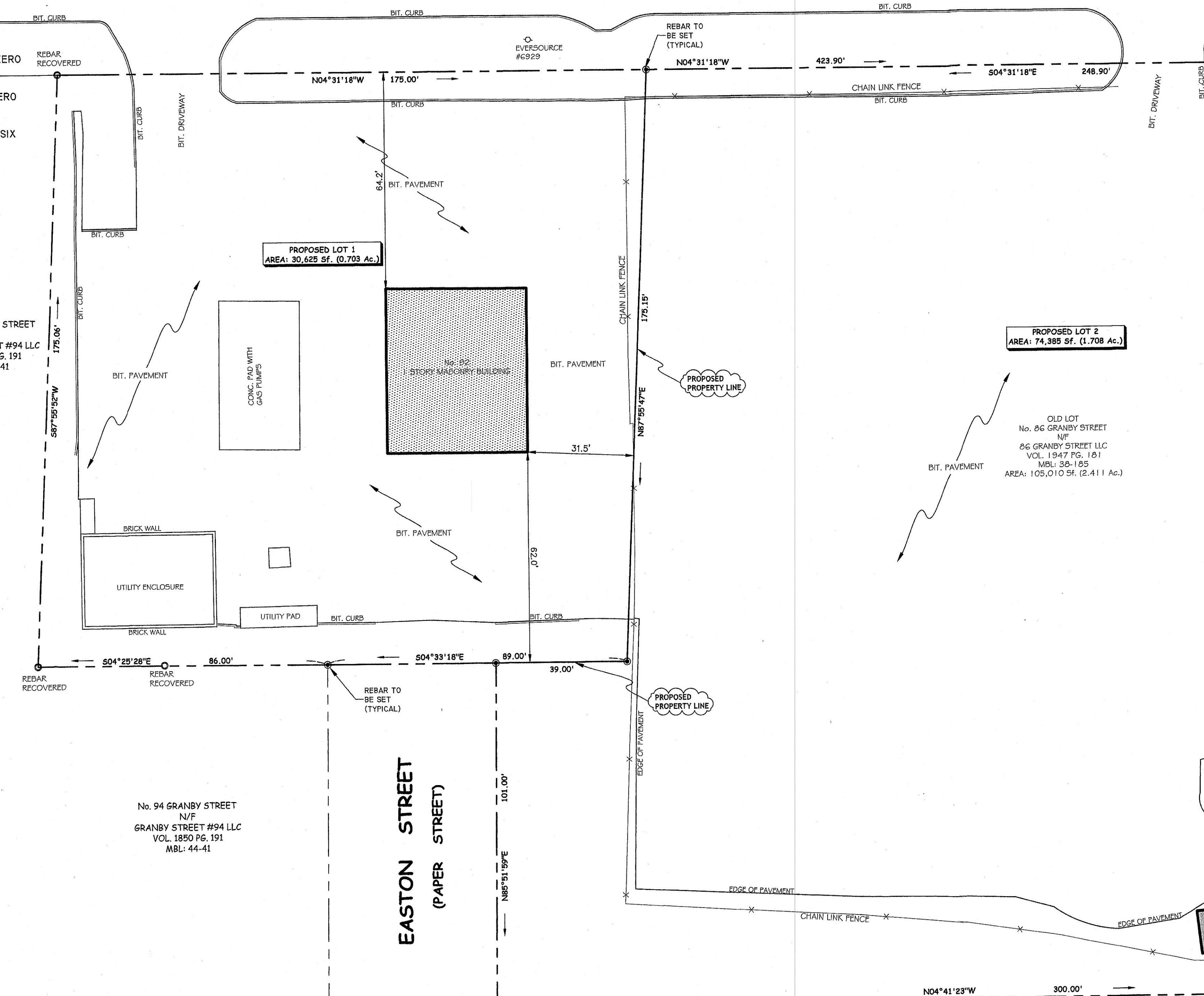
F. "IMPROVEMENT LOCATION SURVEY OF 86-82 GRANBY STREET BLOOMFIELD, CONNECTICUT PREPARED FOR FAM FINANCIAL, INC., DATE 9/10/2010, SCALE 1"=20', JOB NO. 294, SHEET 1 OF 1, BBB ENGINEERING."

Vol 75 Pg 70

NAD 83

GRANBY

STREET



LOCATION MAP:  
SCALE: 1"=1000'

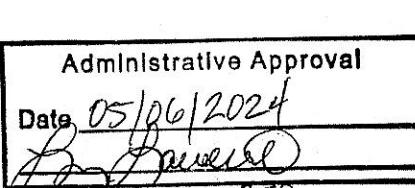
ABBREVIATIONS	DESCRIPTION
WIF	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN.	SANITARY
STM.	STORM
CB	CATCH BASIN
TF.	TOP OF FRAME
INV.	INVERT
FL	FLOW LINE
C.I.	CAST IRON
ST.	STEEL
F.F.E.	FIRST FLOOR ELEVATION
B.F.E.	BASEMENT FLOOR ELEVATION
N	NORTH
E	EAST
S	SOUTH
W	WEST
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMP.
CL&P	CONNECTICUT LIGHT & POWER
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
BIT.	BITUMINOUS
CONC.	CONCRETE

### LEGEND:

IRON PIN (FOUND)	SIGN
Rebar/Drill Hole (To Be Set)	POST
MONUMENT (FOUND)	LIGHT POLE
MANHOLE	GUY ANCHOR
ELEC. MANHOLE	UTILITY POLE
TELE. MANHOLE	WATER GATE
CATCH BASIN	WATER METER
C-LATCH BASIN	GAS VALVE
DECIDUOUS TREES	TRANSFORMER
EVERGREEN TREES	ELEC. METER
SHRUB/BUSH	MAIL BOX
FLAG POLE	HAND HOLE
TRAFFIC CONTROL	A.C. UNIT
BOX	TRAFFIC LIGHT
GUARD RAIL	POLE
SANITARY	
STORM	
G - G	U/G GAS LINE
U/G ELEC. LINE	
W - W	WATER LINE
OVERHEAD UTILITIES	
T	U/G TELE. LINE
CHAIN LINK FENCE	
TREE LINE	
000	EXISTING CONTOUR
000	PROPOSED SPOT GRADE
000	PROPOSED CONTOUR
SF - SF	PROPOSED SILT-FENCE



THIS MAP PRODUCED BY  
ORIGINAL INK DRAWING ON  
POLY FILM OR LINEN  
MBR LAND SURVEYING AND ENGINEERING



CHARTER  
(PAPER STREET)

AVENUE

Recorded in Bloomfield  
LAND RECORDS  
New 2024 Pg. 0350P  
Bldg: 15 Pg. 1  
INST# 00001383  
Angelica M. Candelaria  
Interim Town Clerk

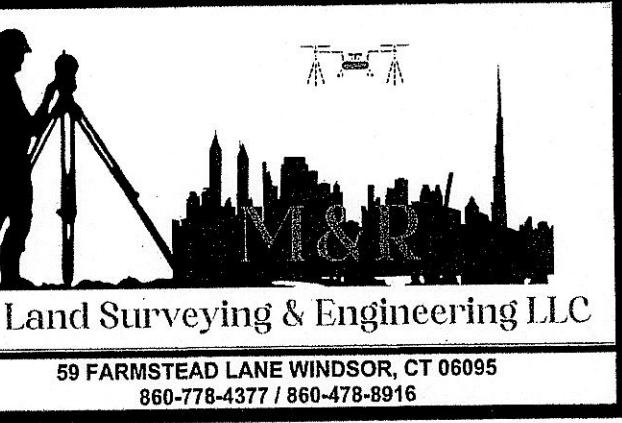
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

4/25/2024  
Loyezgian

4/25/2024  
Roy A. Meggie

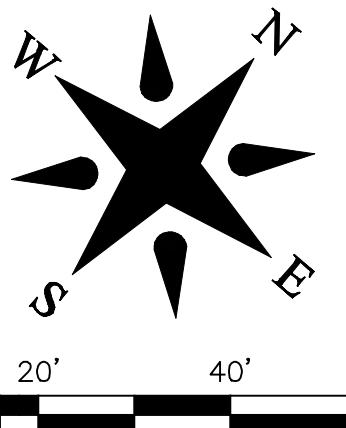
PE, LS #70399

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BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED  
LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS  
PLAN RENDER THE DECLARATION HEREON NULL AND VOID.



PROJECT No.:	2024-016A
SURVEYED BY: K.R.	DRAFTED BY: K.R.
CHECKED BY: R.M.	APPROVED BY: R.M.
DATE:	04/16/2024
SCALE:	1"=20'
10 0 10 20 30	
SCALE: 1"=20'	
SHEET	1 OF 1

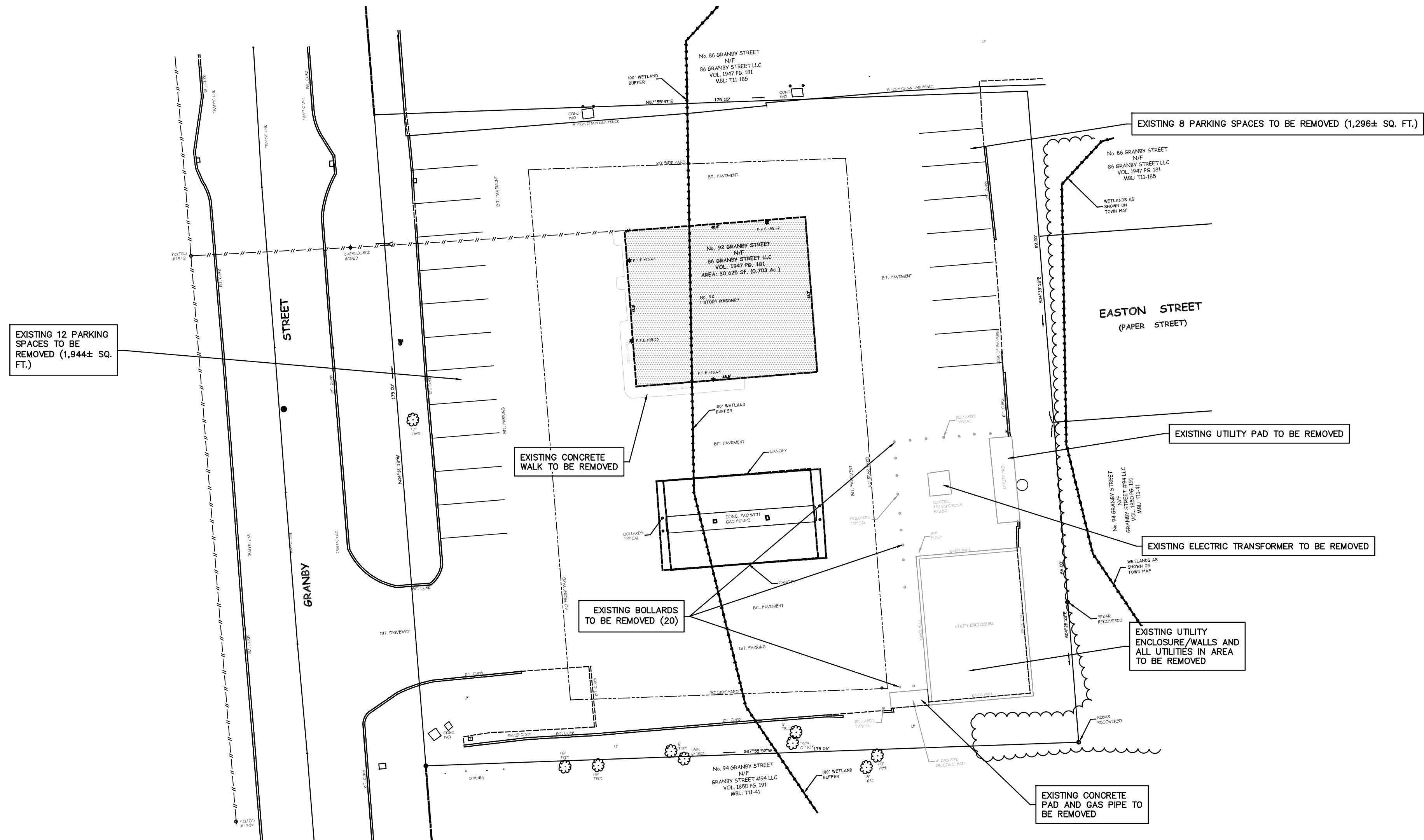
PROPERTY SURVEY  
SHOWING LOT SPLIT AT  
86-92 GRANBY STREET  
BLOOMFIELD, CONNECTICUT  
PREPARED FOR  
86 GRANBY STREET, LLC



## LEGEND

These standard symbols will be found in the drawing.

- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EDGE OF PAVEMENT
- EXISTING SEWER LATERAL
- EXISTING CONTOUR
- EDGE OF PAVEMENT TO BE REMOVED
- EXISTING WATER GATE
- PROPOSED PAVEMENT WITH CURB
- PROPOSED TREELINE
- PROPOSED CONCRETE
- EXISTING CURB
- DRAINEAGE P UNDERGROUND
- PROPOSED CONTOUR
- EX\_FT\_FENCE
- EXISTING GAS MAIN
- EXISTING GRAVEL
- EXISTING OVER HEAD ELECTRIC
- SETBACK
- PROPOSED DRAINAGE PIPE
- EDGE OF WATER
- DRAINAGE\_P\_STRUCTURES
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED MANHOLE
- LIGHT POLE



### MAP REFERENCE:

PROPERTY SURVEY SHOWING LOT SPLIT AT 86-92 GRANBY STREET, BLOOMFIELD, CONNECTICUT, PREPARED FOR 86 GRANBY STREET LLC, SCALE 1"=20', DATED 8/16/2024, PREPARED BY LAND SURVEYING & ENGINEERING LLC

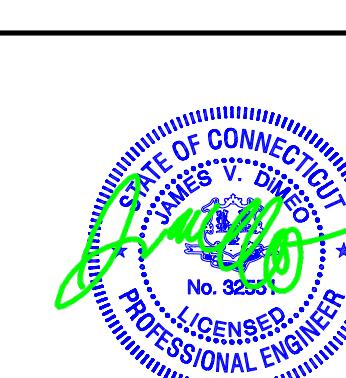
### DESIGN NOTES

BOUNDARY, EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION TAKEN FROM MAP REFERENCE.  
UNDERGROUND UTILITY INFORMATION BASED UPON EXISTING MAPPING AND FROM LOCATION OF EXISTING STRUCTURES. PRIOR TO CONSTRUCTION CONTRACTOR TO COMPLETE A CSDY INQUIRY.  
EXISTING BUILDING WILL BE RENOVATED, TO CONTAIN A CONVENIENCE STORE. EXTERIOR OF BUILDING WILL BE BRICK AND STONE STUCCO FINISH.

PROPOSED STORE HOURS OF OPERATION TO BE 6AM TO 11PM.

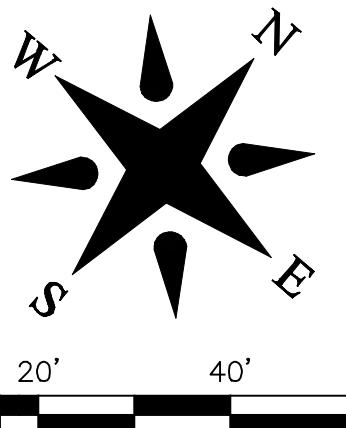
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James V. DiMeo PE #32551  
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DATE	DESCRIPTION	REVISIONS	Date: 10/18/2025	Scale: 1"=10'	Sheet: 1

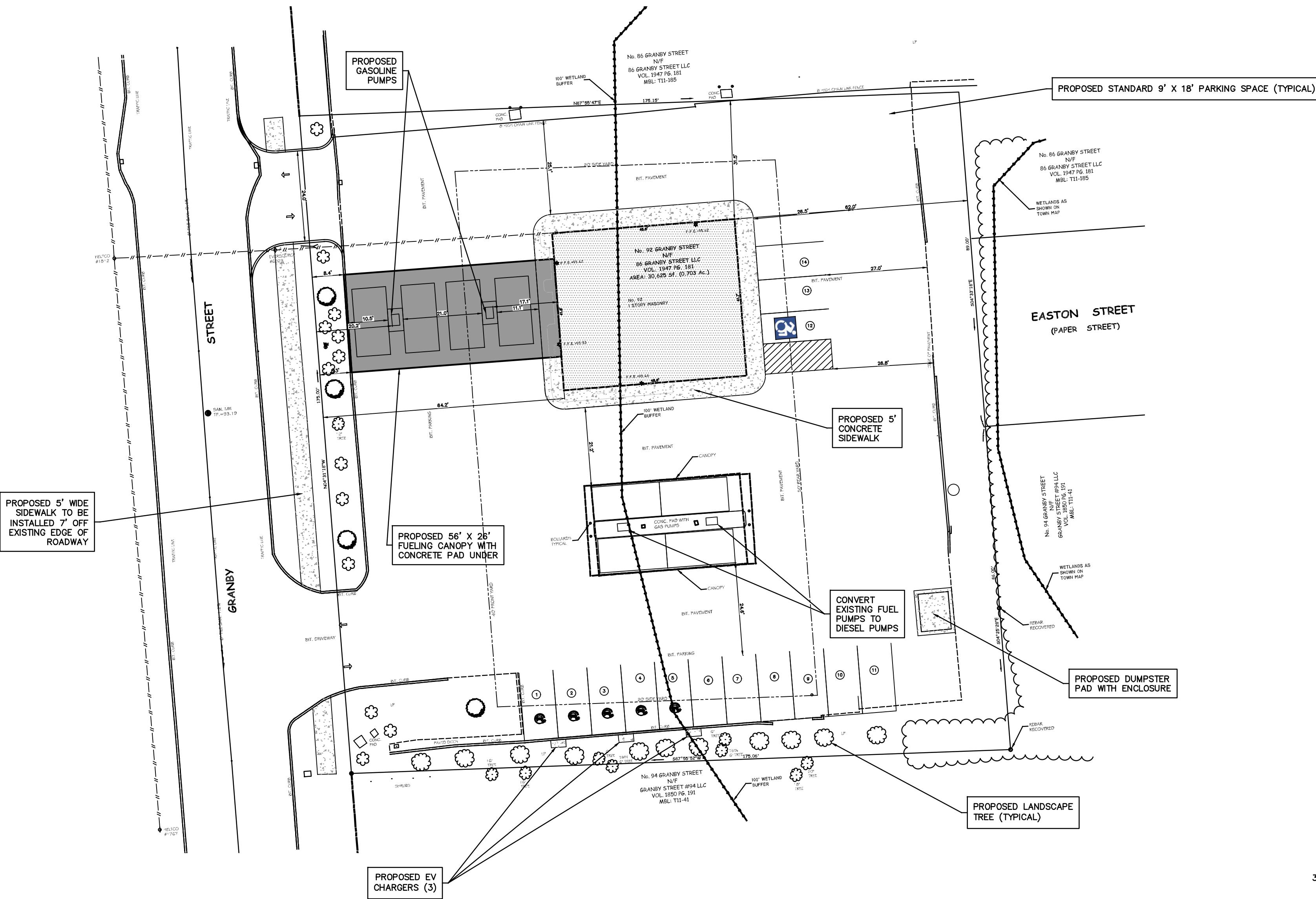
Proposed  
Site Demolition Plan  
Land of  
86 Granby Street LLC  
#92 Granby Street  
Bloomfield, Connecticut



## LEGEND

These standard symbols will be found in the drawing.

EXISTING TREELINE
EXISTING BUILDING
EXISTING CONCRETE
EXISTING CONCRETE SLAB
EDGE OF PAVEMENT
EXISTING SEWER LATERAL
EXISTING CONTOUR
EDGE OF PAVEMENT TO BE REMOVED
EXISTING WATER GATE
PROPOSED PAVEMENT WITH CURB
PROPOSED TREELINE
PROPOSED CONCRETE
EXISTING CURB
DRAINEAGE_P_UNDERGROUND
PROPOSED CONTOUR
EX_FT_FENCE
EXISTING GAS MAIN
EXISTING GRAVEL
EXISTING OVER HEAD ELECTRIC
SETBACK
PROPOSED DRAINAGE PIPE
EDGE OF WATER
DRAINEAGE_P_STRUCTURES
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
PROPOSED MANHOLE
LIGHT POLE



### MAP REFERENCE:

PROPERTY SURVEY SHOWING LOT SPLIT AT 86-92 GRANBY STREET, BLOOMFIELD, CONNECTICUT, PREPARED FOR 86 GRANBY STREET LLC, SCALE 1"=20', DATED 8/16/2024, PREPARED BY LAND SURVEYING & ENGINEERING LLC

### DESIGN NOTES

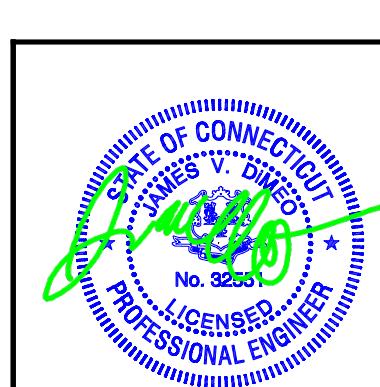
BOUNDARY, EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION TAKEN FROM MAP REFERENCE. UNDERGROUND UTILITY INFORMATION BASED UPON EXISTING MAPPING AND FROM LOCATION OF EXISTING STRUCTURES. PRIOR TO CONSTRUCTION CONTRACTOR TO COMPLETE A CSDY INQUIRY. EXISTING BUILDING WILL BE RENOVATED, TO CONTAIN A CONVENIENCE STORE. EXTERIOR OF BUILDING WILL BE BRICK AND STONE STUCCO FINISH.

PROPOSED STORE HOURS OF OPERATION TO BE 6AM TO 10PM. PROPOSED SITE DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS AREA OR SUBSTANTIAL CHANGES TO GRADES.

PLANT SCHEDULE					
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT
		TREES			
○	11	Thuja Green Giant Arborvitae	Thuja plicata x standishii 'Green Giant'	2" CALIPER	5'-6" Height
○	4	Kwanzan Flowering Cherry	Prunus serrulata 'Kwanzan'	4" Cal.	
		SHRUBS			
○	13	Green Velvet Boxwood Shrub	Buxus 'Green Velvet'	1 gal.	1" MIN HEIGHT

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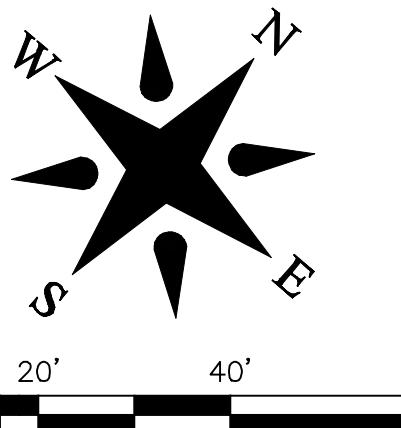
10/18/25 REVISE AS PER TOWN COMMENTS

DATE DESCRIPTION

REVISIONS

Date: 10/11/2025 Scale: 1"=10' Sheet: 2

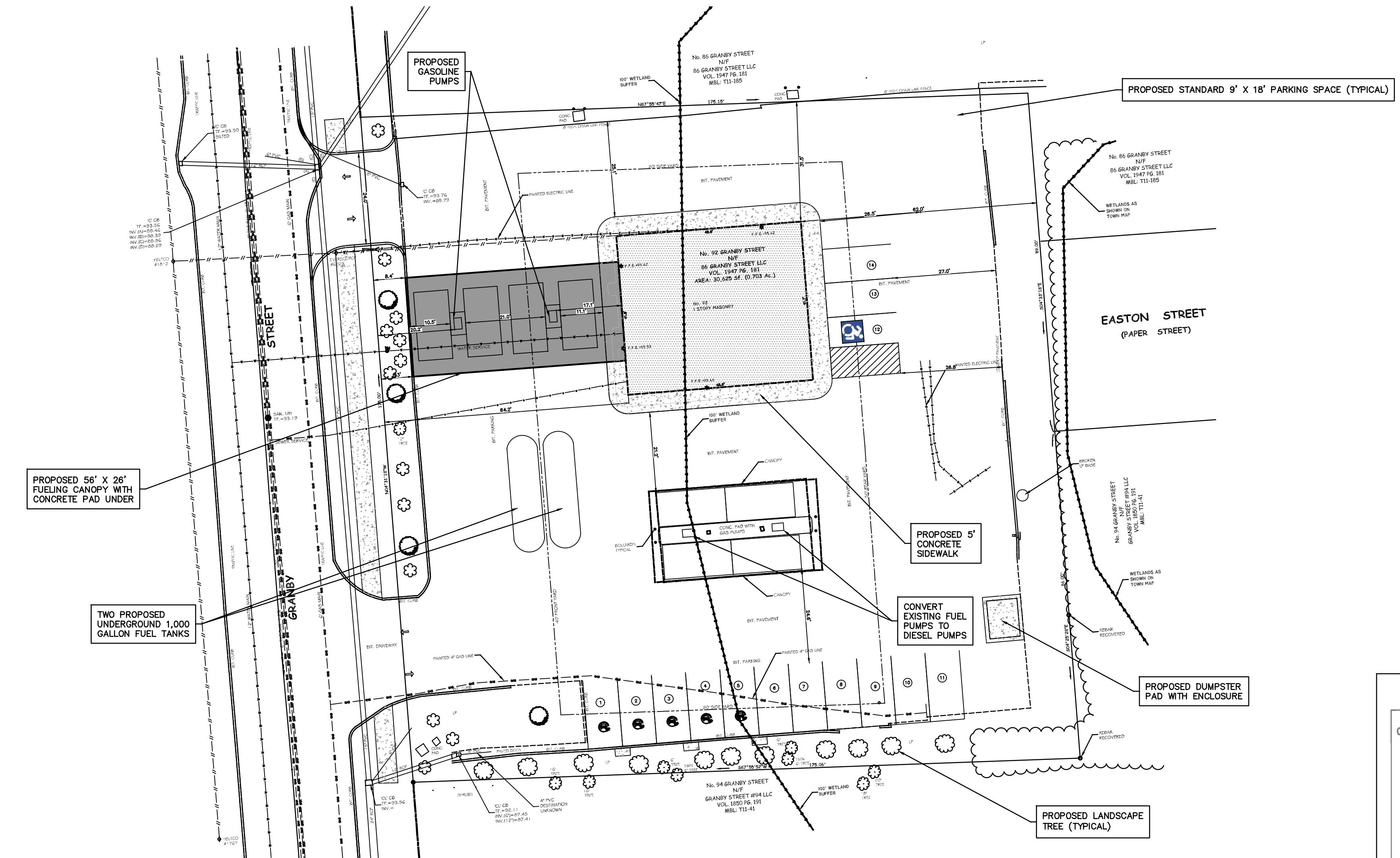
Proposed Site Layout Plan  
Land of  
86 Granby Street LLC  
#92 Granby Street  
Bloomfield, Connecticut



## LEGEND

These standard symbols will be found in the drawing.

- ✓ EXISTING TREELINE
- ✓ EXISTING BUILDING
- ✓ EXISTING CONCRETE
- ✓ EXISTING CONCRETE SLAB
- ✓ EDGE OF PAVEMENT
- ✓ EXISTING SEWER LATERAL
- ✓ EXISTING CONTOUR
- ✓ EDGE OF PAVEMENT TO BE REMOVED
- ✗ EXISTING WATER GATE
- ✗ PROPOSED PAVEMENT WITH CURB
- ✓ PROPOSED TREELINE
- ✓ PROPOSED CONCRETE
- ✓ EXISTING CURB
- ✓ DRAINAGE\_P\_UNDERGROUND
- ✓ PROPOSED CONTOUR
- ✓ EX\_FT\_FENCE
- ✓ EXISTING GAS MAIN
- ✓ EXISTING GRAVEL
- ✓ EXISTING OVER HEAD ELECTRIC
- ✓ SETBACK
- ✓ PROPOSED DRAINAGE PIPE
- ✓ EDGE OF WATER
- █ DRAINAGE\_P\_STRUCTURES
- ✚ PROPOSED SPOT GRADE
- ✗ EXISTING SPOT GRADE
- ◎ PROPOSED MANHOLE
- ☀ LIGHT POLE



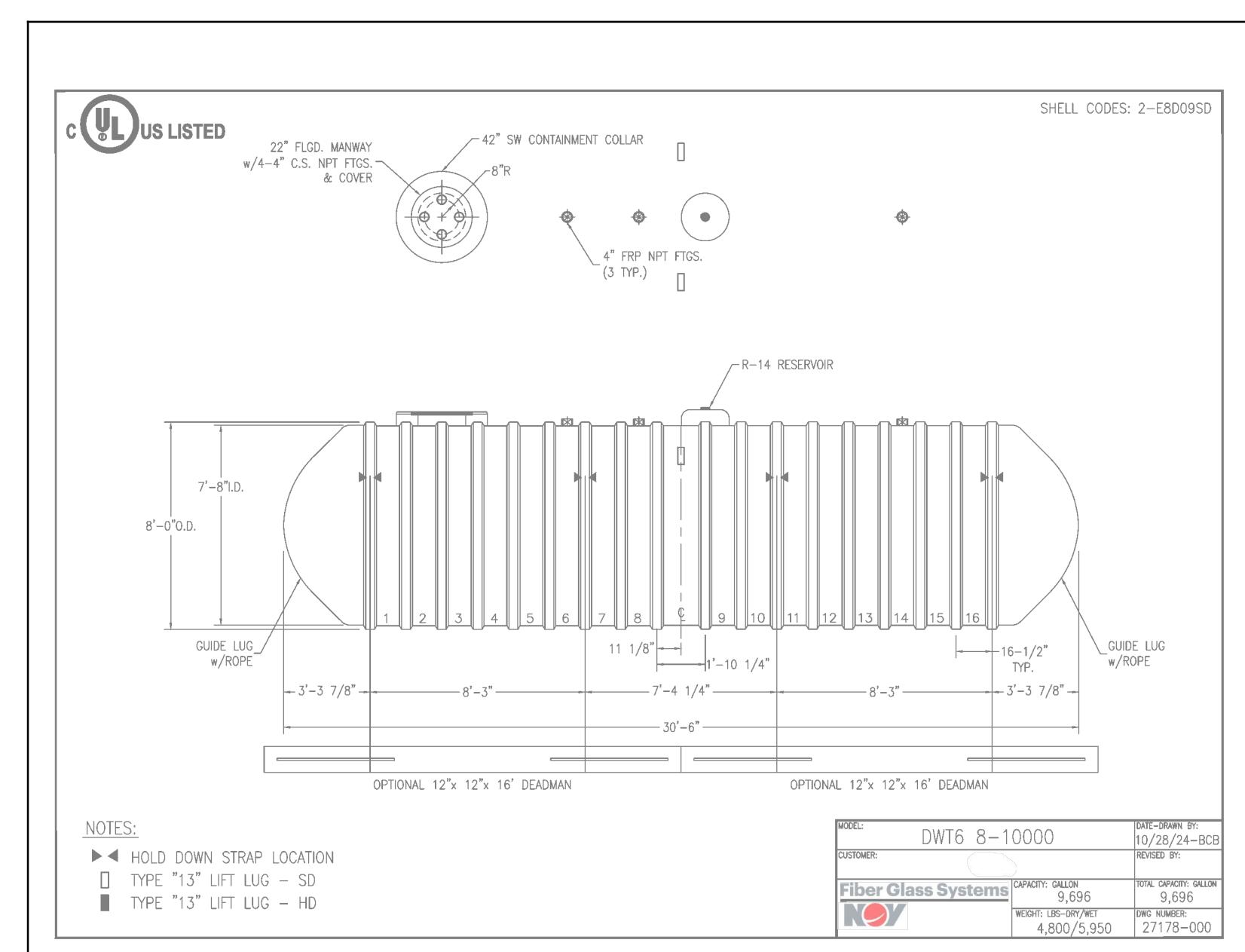
**MAP REFERENCE:**

PROPERTY SURVEY SHOWING LOT SPLIT AT 86-92 GRANBY STREET, BLOOMFIELD, CONNECTICUT,  
PREPARED FOR 86 GRANBY STREET LLC, SCALE 1"=20', DATED 8/169/2024, PREPARED BY  
LAND SURVEYING & ENGINEERING, LLC

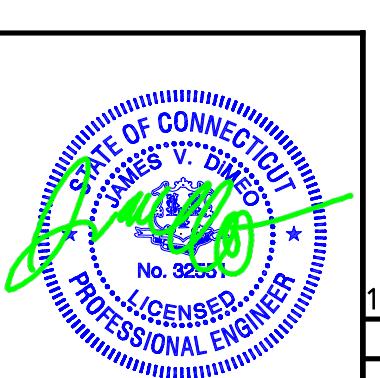
## DESIGN NOTES

\_\_\_\_\_

BOUNDARY, EXISTING CONDITIONS & TOPOGRAPHY INFORMATION TAKEN FROM MAP REFERENCE.  
UNDERGROUND UTILITY INFORMATION BASED UPON EXISTING MAPPING AND FROM LOCATION OF  
EXISTING STRUCTURES. PRIOR TO CONSTRUCTION CONTRACTOR TO COMPLETE A CBYD INQUIRY.



THIS DOCUMENT HAS BEEN PREPARED AS PART A  
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HAVE BEEN SECURED.



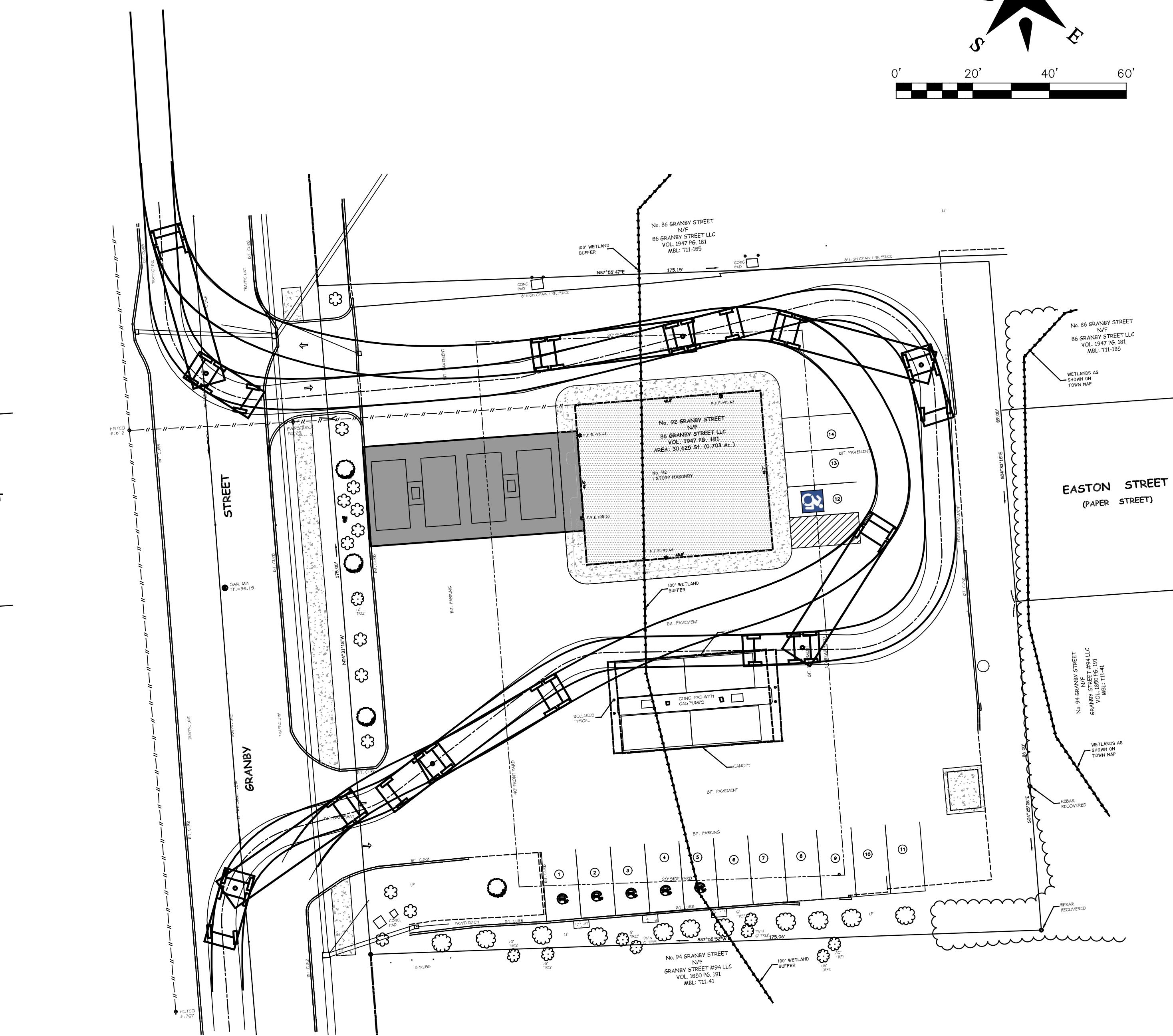
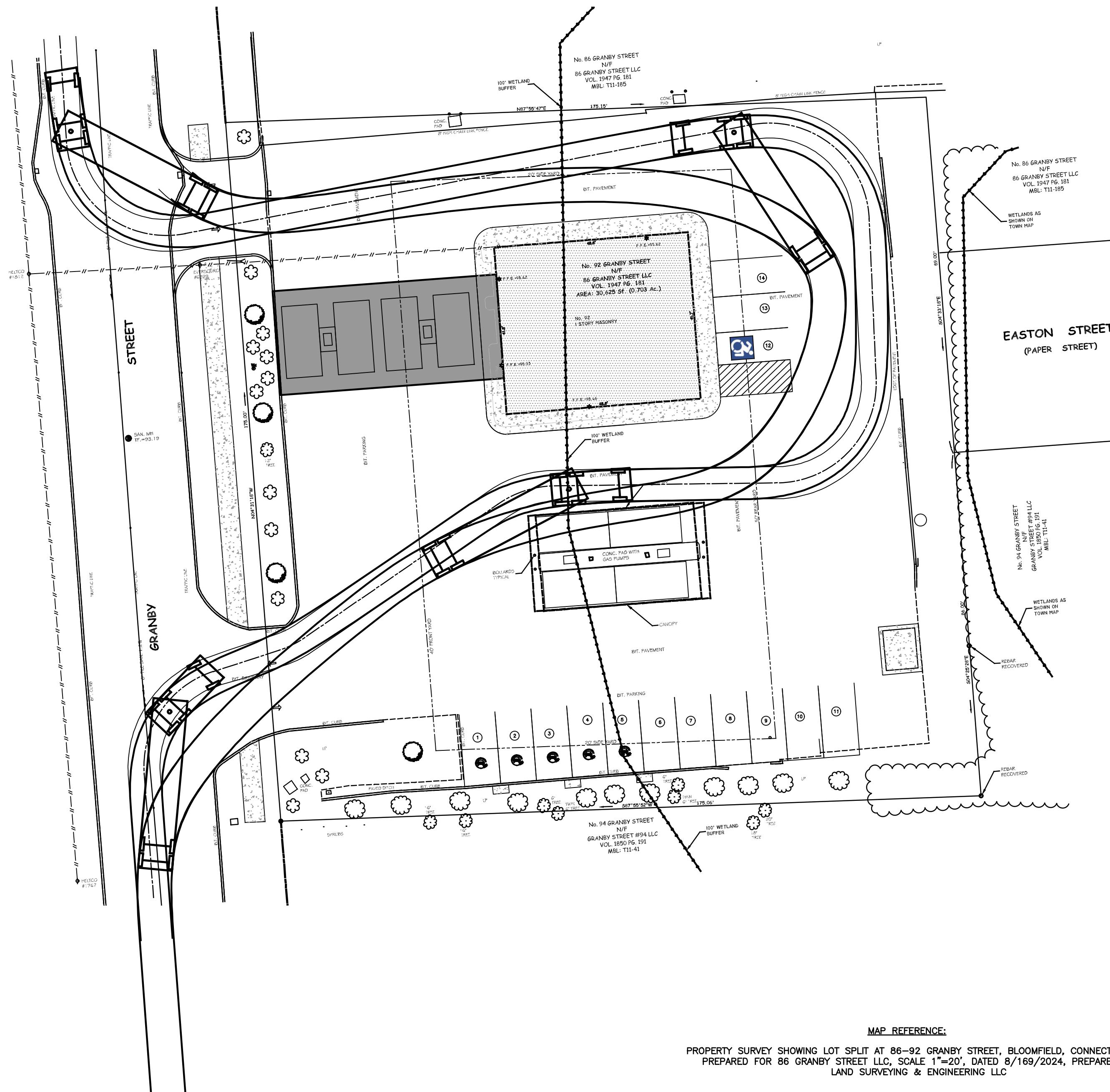
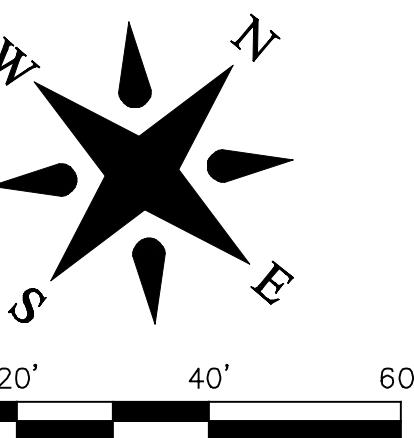
10/18/25 REVISE AS PER TOWN COMMENTS

DATE	DESCRIPTION
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## REVISIONS

REVISIONS Date: 10/11/2025 Scale: 1"=10' Sheet: 3

Proposed  
Site Utility Plan  
Land of  
86 Granby Street LLC  
#92 Granby Street  
Bloomfield, Connecticut



### MAP REFERENCE:

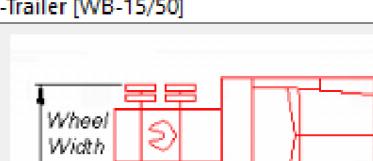
MAP REFERENCE:

## DESIGN NOTES

DESIGN NOTES

BOUNDARY, EXISTING CONDITIONS & TOPOGRAPHY INFORMATION TAKEN FROM MAP REFERENCE.  
UNDERGROUND UTILITY INFORMATION BASED UPON EXISTING MAPPING AND FROM LOCATION OF  
EXISTING STRUCTURES. PRIOR TO CONSTRUCTION, CONTRACTOR TO COMPLETE A CPWD INQUIRY

Description	Intermediate Semi-Trailer [WB-15/50]
Wheel Width	8.000
Wheel Length	12.500
Vehicle Width	8.000
Front Overhang	3.000
Rear Overhang	4.400
Tire Diameter	3.330
Rear Axle Count	2
Rear Axle Offset	4.200
Section Type	Semi Tractor
Section Symbol	

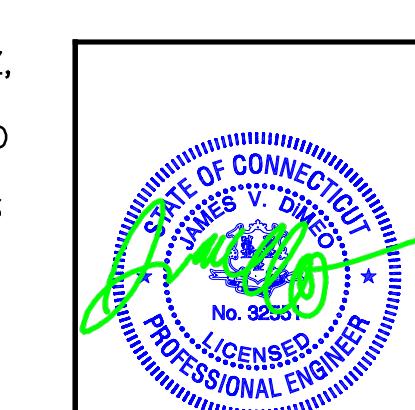


Use Trailer	Semi-Trailer	Description
Trailer Length	42.500	Intermediate Semi-Trailer [WB-15/50]
Trailer Width	8.500	
Wheel Width	8.500	
Wheel Length	4.000	
Rear Overhang	4.000	
Tire Diameter	3.330	
Vehicle Rear to Hinge	-4.400	
Trailer Front to Hinge	-3.000	
Section Type	<input type="button" value="Set"/>	
Section Symbol	<input type="button" value="Set"/>	

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---

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10/18/25 REVISE AS PER TOWN COMMENTS

DATE	DESCRIPTION
	RECEIVED

## REVISIONS

Proposed  
Turning Movement Plan  
Land of  
86 Granby Street LLC  
#92 Granby Street  
Bloomfield, Connecticut

Date: 10/11/2025 | Scale: 1"=10' | Sheet: 4

Page 1 of 1