

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-HUNDREDTHS (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-HUNDREDTHS (175.15) FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTH 04° 31' 18" EAST A DISTANCE OF EIGHTY-NINE AND ZERO ONE-HUNDREDTHS (89.00) FEET TO A POINT;

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

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

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

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-HUNDREDTHS (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-HUNDREDTHS (175.15) FEET TO A POINT;

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

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

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

THENCE TURNING AND RUNNING SOUTH 85° 52' 12" WEST A DISTANCE OF ONE HUNDRED AND THIRTY ONE-HUNDREDTHS (100.30) FEET TO A POINT;

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

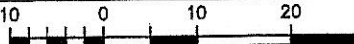
THENCE TURNING AND RUNNING SOUTH 85° 28' 42" WEST ONE HUNDRED SEVENTY-FOUR AND EIGHTY-FOUR ONE-HUNDREDTHS (174.84) FEET TO THE POINT OR PLACE OF BEGINNING.

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

SURVEY NOTES:

- 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.
- 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.
- THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.
- THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
- THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011), USING GEOID 18. COORDINATES WERE DETERMINED FROM GPS OBSERVATIONS MADE ON MARCH 14, 2024.
- THE SUBJECT PARCEL IS LOCATED IN THE 1-1 ZONING DISTRICT.
- THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 1947 PAGE 181 OF THE TOWN OF BLOOMFIELD LAND RECORDS.
- THE CURRENT TOTAL PARCEL AREA IS 105,010 SQ. FT. = 2.411 AC.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "BLUE HILLS TERRACE OWNED BY JACOB W. WILBUR BLOOMFIELD, CONN. SCALE INCH =60 FEET, AUG. 1910 SPENCER AND WASHBURN, ENGRS."
 - "PROPERTY OF W.C. D. WEISHER BLOOMFIELD, CONN., SCALE 1"=100', DATE JAN. 1949, CHARLES G. HUTZLER CIVIL ENGINEER AND LAND SURVEYOR BLOOMFIELD, CONN."
 - "PROPOSED NEW HIGHWAY LINE GRANBY STREET BLOOMFIELD, CONNECTICUT DATE: 11-29-82., SCALE 1"=20', FA HESKETH & ASSOCIATES."
 - "NEW LOCATION FOR: FUQUA FUNERAL SERVICES 94 GRANBY ST. BLOOMFIELD, CLARKE TANACCIO ARCHITECTS, P.C."
 - "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."
 - "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, B&B ENGINEERING."

THE PURPOSE OF THIS MAP IS TO REVERT TO TWO LOTS AS SHOWN ON THE ASSESSOR'S MAP OF 1970.

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'
	
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

Recorded in Bloomfield
LAND RECORDS
Rev 06/2024 03150P
BOOK: 78 PAGE: 70
INST# 00001383
Angelica H. Candelaria
Interim Town Clerk

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

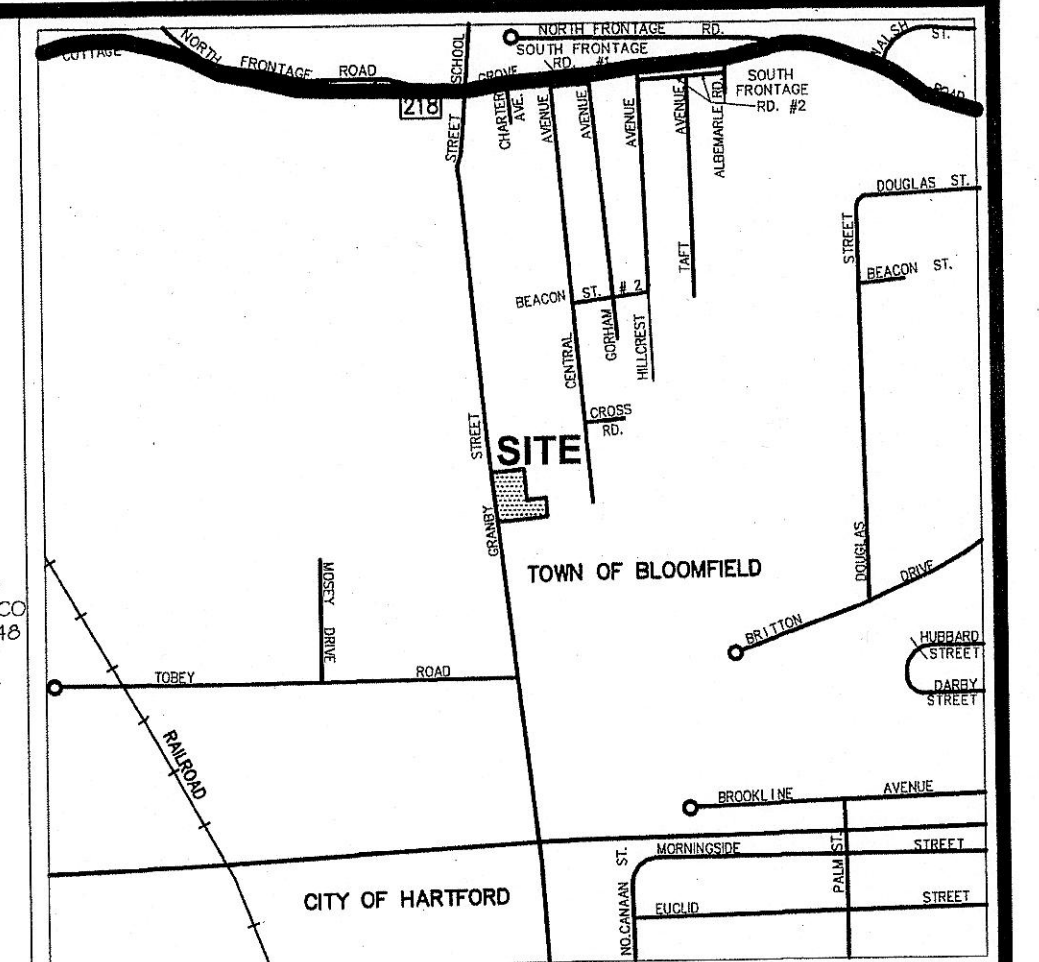
THE EMBOSSED SEAL OF THE LAND
SURVEYOR MUST BE AFFIXED
HERE FOR THIS MAP TO BE VALID

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

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY
BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED
LICENSED PROFESSIONAL UNAUTHORIZED ALTERATIONS TO THIS
PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

Land Surveying & Engineering LLC
59 FARMSTEAD LANE WINDSOR, CT 06095
860-778-4377 / 860-478-8916

Vol 75 Pg 70

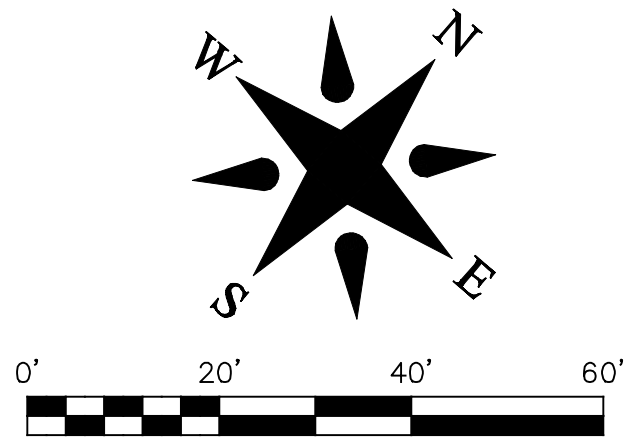


LOCATION MAP:
SCALE: 1"=1000

ABBREVIATIONS	DESCRIPTION
WIF	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN	SANITARY
STH	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:

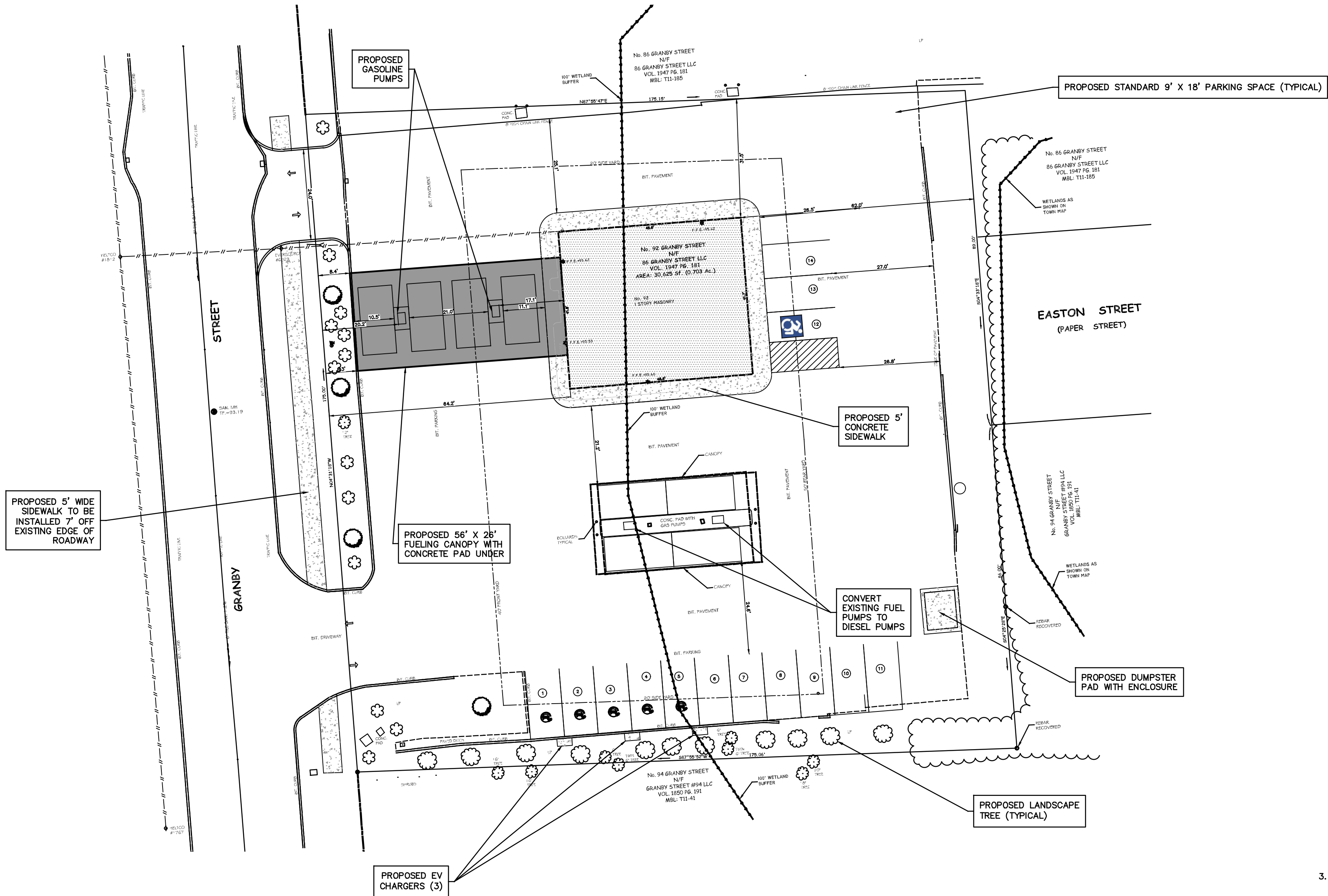
- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WATER METER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



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



Zoning Table			
Zone	I-1		
	Required	Existing	Proposed
Lot Area	N/A	30,624±	30,624±
Lot Width	0	170.45	170.45
Min. Front Yard	40	64.2	8.3
Min. Side Yard	20	31.5	31.5
Min. Rear Yard	50	62	62
Height	60	<60'	<60'
Max. Stories	N/A	1	1
Lot Coverage	50%	82.1%	82.8%

VARIANCES REQUESTED:

- 4.3.B - REDUCTION OF FRONT YARD SETBACK FROM 40' TO 20.9'
- 4.3.B - INCREASE OF LOT COVERAGE FROM 50% MAX TO 82.8%
- 8.1.C.1 - EXPANSION OF NON CONFORMING USE OF A GAS STATION IN THE I-1 ZONE

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.

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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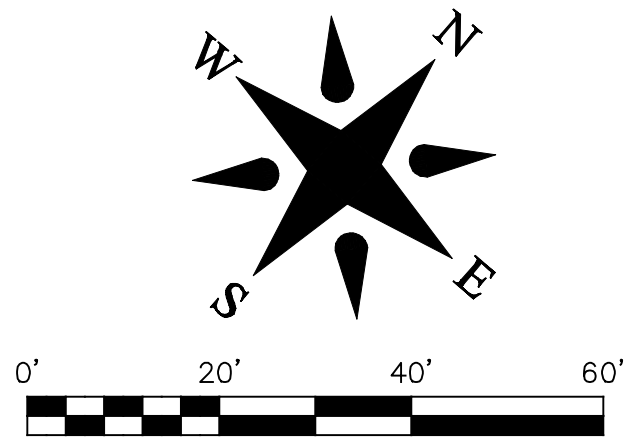
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10/18/25	REVISE AS PER TOWN COMMENTS
DATE	DESCRIPTION
REVISIONS	

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

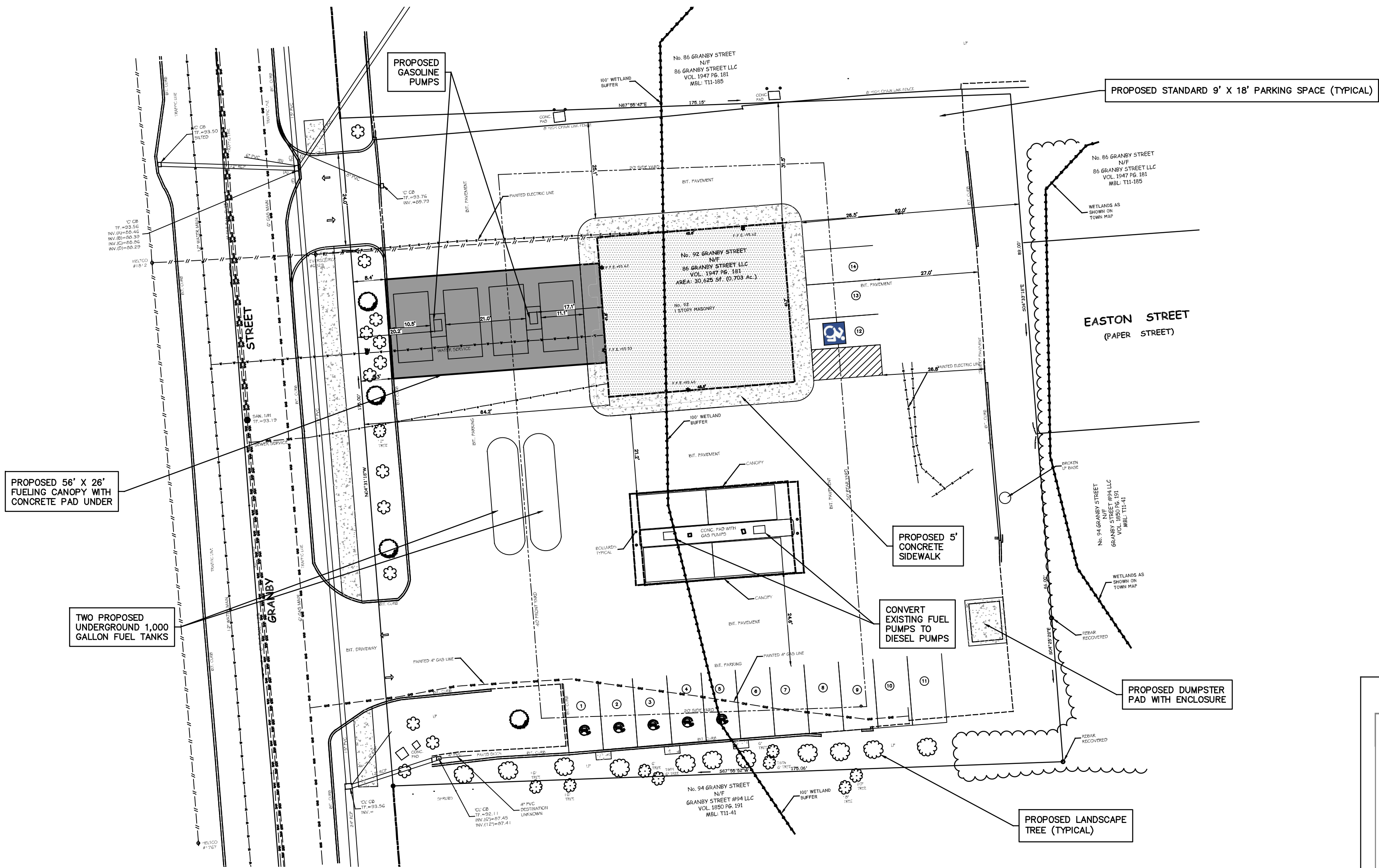
Date: 10/11/2025 Scale: 1"=10' Sheet: 2



LEGEND

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- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING CONCRETE SLAB
- EDGE OF PAVEMENT
- EXISTING SEWER LATERAL
- EXISTING CONTOUR
- EDGE OF PAVEMENT TO BE REMOVED
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- PROPOSED MANHOLE
- LIGHT POLE

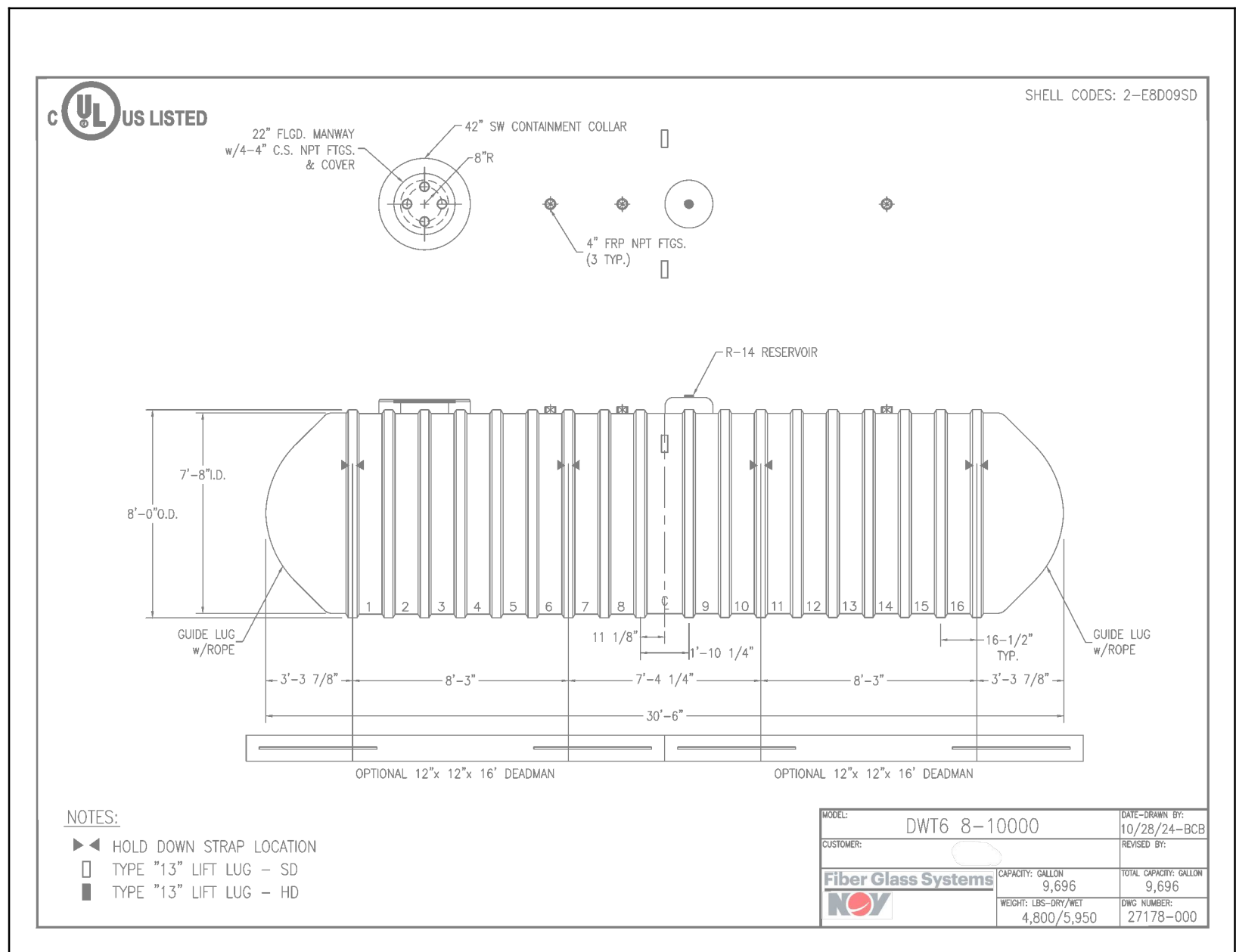


MAP REFERENCE:

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

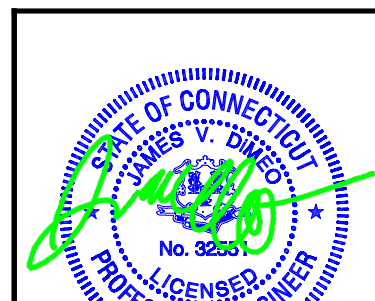
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James V. DiMeo PE #32551
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10/18/25 REVISE AS PER TOWN COMMENTS

DATE DESCRIPTION

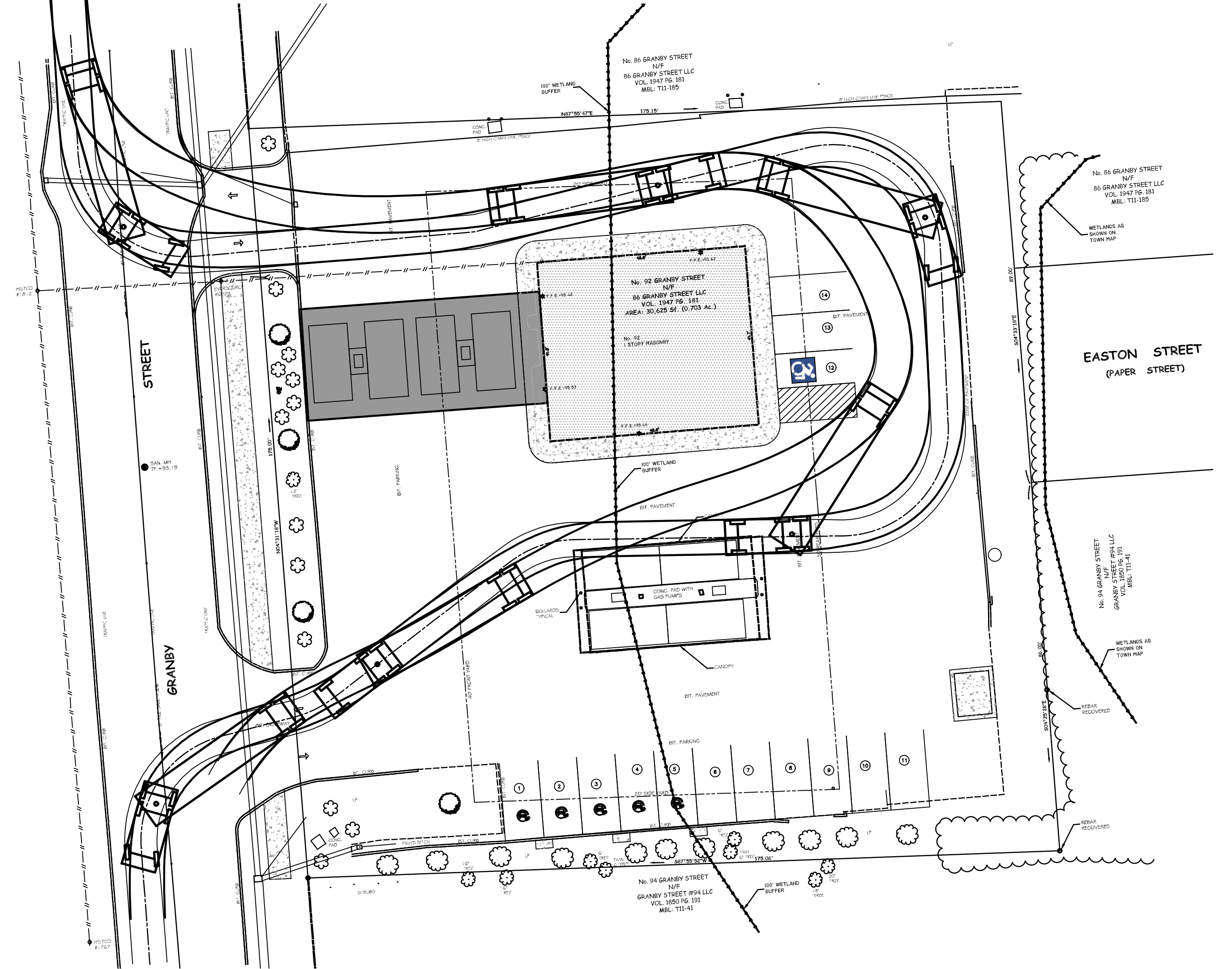
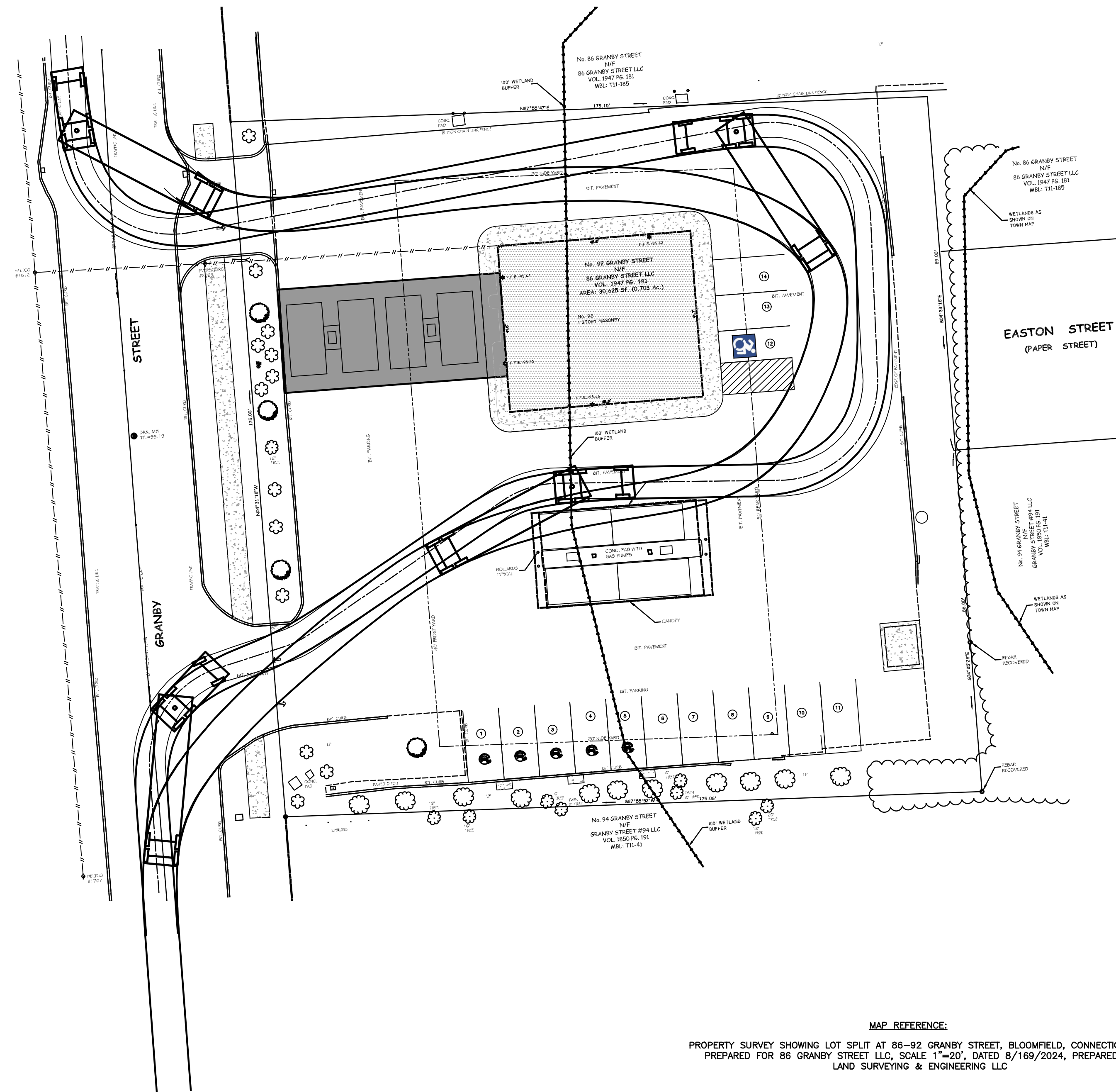
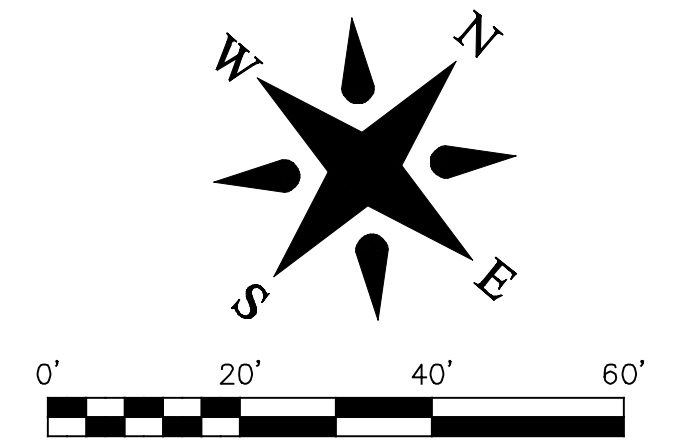
REVISIONS

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:
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
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EXISTING STRUCTURES. PRIOR TO CONSTRUCTION CONTRACTOR TO COMPLETE A CDD INQUIRY.

Description	Intermediate Semi-Trailer [VB-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 Trailer
Section Symbol	Set

Use Trailer	Semi-Trailer	Description	Intermediate Semi-Trailer [VB-15/50]
Trailer Length	42.500		
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			
Section Symbol	Set		

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10/18/25	REVISE AS PER TOWN COMMENTS
DATE	DESCRIPTION
	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