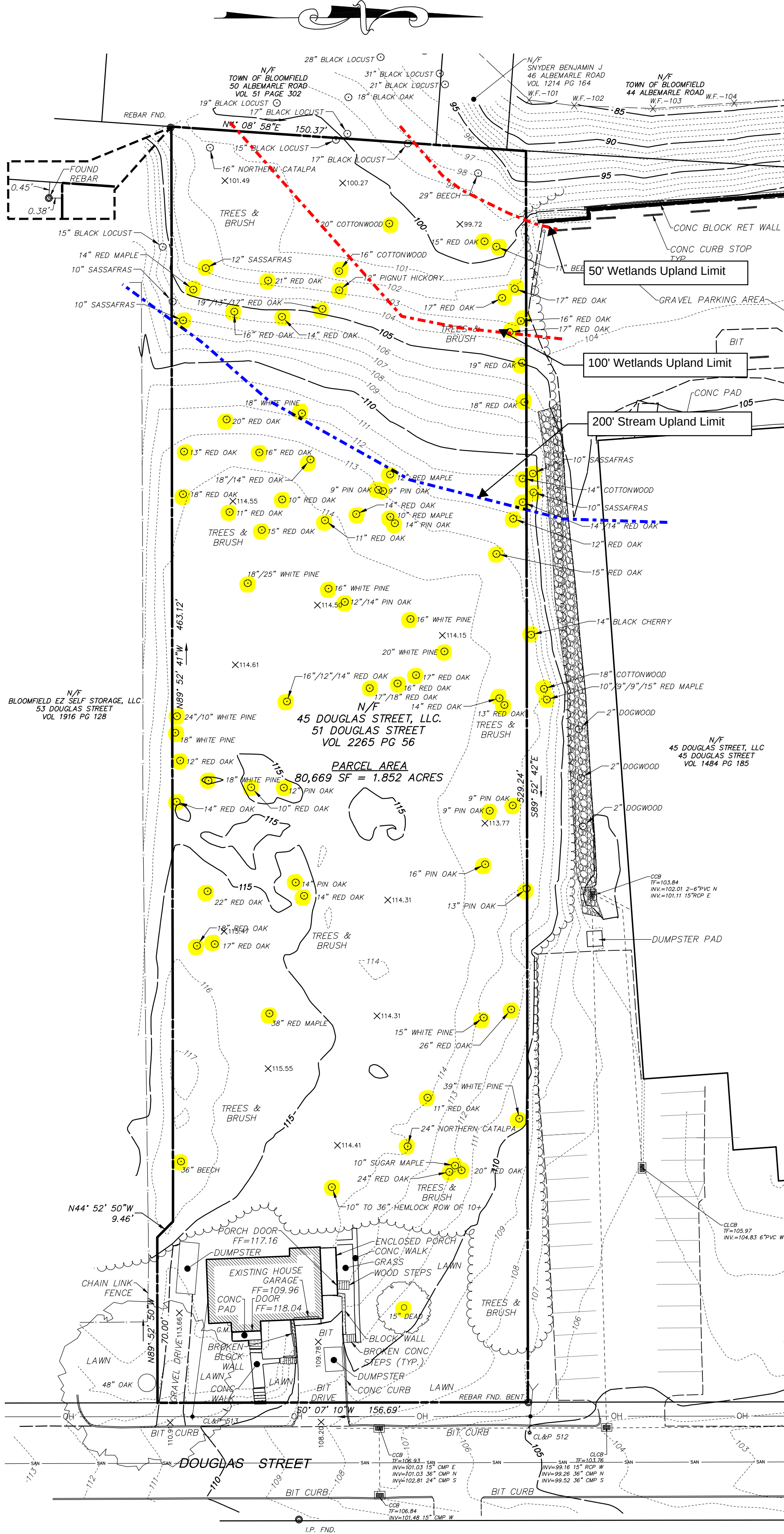


PAPER SPACE LAYOUT NAME:  
TWISTVIEW:  
USER:  
USER MANAGER NAME:  
PLOT TABLE: STB



| LEGEND                                     |                                        |
|--------------------------------------------|----------------------------------------|
| UTILITY SERVICES (UNDERGROUND OR OVERHEAD) |                                        |
| E                                          | ELECTRIC SERVICE                       |
| G                                          | GAS PIPES                              |
| SAN                                        | SANITARY SEWER PIPES                   |
| -----                                      | STORM WATER PIPES (LESS THAN 12")      |
| -----                                      | STORM WATER PIPES (12" OR LARGER)      |
| -----                                      | STEAM PIPES (SUPPLY & COND.)           |
| STM                                        | TELEPHONE SERVICE                      |
| T                                          | WATER PIPES                            |
| W                                          | COMMUNICATION/FIBER OPTIC SERVICE      |
| COM                                        | FIRE PROTECTION PIPES                  |
| FP                                         | UNKNOWN UTILITY SERVICE                |
| UG                                         | OVERHEAD WIRES                         |
| OH                                         |                                        |
| PROPERTY/BOUNDARY LINES                    |                                        |
| -----                                      | PROPERTY/BOUNDARY LINES (CLASS A-2)    |
| -----                                      | PROPERTY/BOUNDARY LINES (CLASS D)      |
| -----                                      | EASEMENT LINES                         |
| FEATURE LINES                              |                                        |
| -----                                      | CURBED ROADWAY                         |
| -----                                      | EDGE OF PAVED ROAD/DRIVE               |
| -----                                      | BUILDING ROOFLINE (AERIAL PHOTOS)      |
| -----                                      | RETAINING WALL                         |
| -----                                      | STOCKADE FENCE                         |
| -----                                      | CHAIN LINK/WIRE FENCE                  |
| -----                                      | TREE/VEGETATION LINE                   |
| -----                                      | STONE WALL                             |
| -----                                      | SURFACE WATER (WATERCOURSE)            |
| -----                                      | WETLANDS LIMIT                         |
| -----                                      | EDGE OF LANDSCAPING                    |
| -----                                      | INTERMEDIATE CONTOUR                   |
| -----                                      | INDEX CONTOUR                          |
| SYMBOL LEGEND                              |                                        |
| ●                                          | CATCH BASIN                            |
| ○                                          | ROUND DRAIN                            |
| □                                          | SQUARE DRAIN                           |
| ○                                          | STORM DRAIN MANHOLE                    |
| ○                                          | ELECTRIC MANHOLE                       |
| ○                                          | SANITARY MANHOLE                       |
| ○                                          | STEAM MANHOLE                          |
| ○                                          | TELEPHONE MANHOLE                      |
| ○                                          | WATER MANHOLE                          |
| ○                                          | MANHOLE (OF UNKNOWN TYPE)              |
| ○                                          | HAND HOLE (SQ. / REC.)                 |
| ○                                          | WATER VALVE                            |
| ○                                          | GAS VALVE                              |
| ○                                          | HYDRANT                                |
| ○                                          | COMBO STANDPIPE                        |
| ○                                          | GUY WIRE                               |
| ○                                          | SIGN (SINGLE POST)                     |
| ○                                          | SIGN (DOUBLE POST)                     |
| ○                                          | BORING (AS DRILLED)                    |
| ○                                          | BORING (AS STAKED)                     |
| ○                                          | SPOT ELEVATION                         |
| ○                                          | WETLANDS FLAG                          |
| ○                                          | PROPERTY MONUMENT                      |
| ○                                          | UTILITY MONUMENT (SET AS 2' OFFSET)    |
| ○                                          | IRON PIPE OR REBAR FOUND               |
| ○                                          | IRRIGATION CONTROL BOX                 |
| ○                                          | EMERGENCY PHONE                        |
| ○                                          | TRAFFIC CONTROLLER CABINET             |
| ○                                          | UTILITY POLE                           |
| ○                                          | UTILITY POLE W/ LIGHT                  |
| ○                                          | STREET LIGHT                           |
| ○                                          | LIGHT POST                             |
| ○                                          | BOLLARD LIGHT                          |
| ○                                          | BOLLARD / ROCK                         |
| ○                                          | CONIFER SHRUB                          |
| ○                                          | DECIDUOUS SHRUB                        |
| ○                                          | DECIDUOUS TREE (SAPLING)               |
| ○                                          | DECIDUOUS TREE                         |
| ○                                          | CONIFER TREE                           |
| ABBREVIATIONS                              |                                        |
| A/C                                        | AIR CONDITIONER                        |
| A/T                                        | AMERICAN TELEPHONE & TELEGRAPH COMPANY |
| BT                                         | BIRCH                                  |
| BLK                                        | BLACK                                  |
| CB                                         | CATCH BASIN                            |
| COM                                        | COMMUNICATION                          |
| CON                                        | CONIFER                                |
| CONC                                       | CONCRETE                               |
| CNG                                        | CONNECTICUT NATURAL GAS                |
| CL                                         | CENTERLINE                             |
| CLF                                        | CHAIN LINK FENCE                       |
| CLAP                                       | CONNECTICUT LIGHT & POWER COMPANY      |
| CP                                         | CONTROL POINT                          |
| DEC                                        | DECIDUOUS                              |
| DMH                                        | DRAINAGE MANHOLE                       |
| E                                          | EAST OR ELECTRIC                       |
| ELEV                                       | ELECTRIC                               |
| EL                                         | ELECTRIC MANHOLE                       |
| ELV                                        | ELECTRIC MANHOLE                       |
| F.L.                                       | FLOW LINE                              |
| FOUND                                      | FOUND                                  |
| GRAN                                       | GRANITE                                |
| GSC                                        | GRANITE STONE CURB                     |
| HELCO                                      | HARTFORD ELECTRIC COMPANY              |
| HYD                                        | HYDRANT                                |
| H.H.                                       | HAND HOLE                              |
| L.P.                                       | LIGHT POLE                             |
| MH                                         | MANHOLE                                |
| M                                          | METER                                  |
| M.W.                                       | MONITOR WELL                           |
| N                                          | NORTH                                  |
| NAD                                        | NORTH AMERICAN DATUM                   |
| NAVD                                       | NATIONAL AMERICAN VERTICAL DATUM       |
| NE                                         | NORTHEAST                              |
| N/F                                        | NOW OR FORMERLY                        |
| NW                                         | NORTHWEST                              |
| PVC                                        | POLYVINYL CHLORIDE                     |
| P.I.V.                                     | POST INDICATOR VALVE                   |
| RET.                                       | RETAINING                              |
| RCP                                        | REINFORCED CONCRETE PIPE               |
| R.L.                                       | RAIN LEADER                            |
| S                                          | SOUTH OR SUPPLY                        |
| SE                                         | SOUTHEAST                              |
| SW                                         | SOUTHWEST                              |
| SAN                                        | SANITARY                               |
| SMH                                        | SANITARY MANHOLE                       |
| SNET                                       | SOUTHERN NEW ENGLAND TELEPHONE         |
| SQ.                                        | SQUARE                                 |
| STM                                        | STEAM                                  |
| TMH                                        | TELEPHONE MANHOLE                      |
| TEL                                        | TELEPHONE                              |
| T.F.                                       | TOP OF FRAME                           |
| UNK.                                       | UNKNOWN                                |
| W                                          | WEST OR WEST                           |
| W.G.                                       | WATER GATE                             |

**Tree Removal Note**

The proposed tree removal will not encroach within the 50' wetlands upland area, which also corresponds to approximately 75' from the stream. This will result in the removal of approximately 79 trees.



LOCATION PLAN N.T.S.

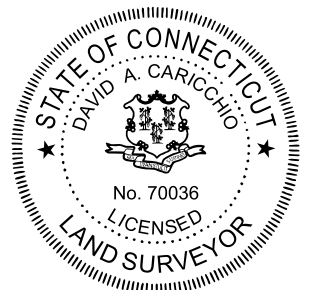
- MAP REFERENCES**
- "PLAN FOR SPECIAL PERMIT AND REVISED SITE PLAN FOR BUILDING ADDITION AND SITE IMPROVEMENTS FOR COMBINED CONTRACTORS FACILITY AND NURSERY USE PROPERTY OF ROBERT M. DEMARTINO 35 DOUGLAS STREET BLOOMFIELD, CONNECTICUT SCALE 1/16"=20FT DATE APRIL 1990 REVISED 5/15/90, 7/30/90, 8/28/90, 12/3/90, & 10/30/91 BY DeWILTON TIMBERMAN III"
  - "PROPERTY OF FRANK USAMIS DOUGLAS STREET BLOOMFIELD, CONN SEPT 20, 1947 SCALE 1"=100 BY CHARLES L. DAVENPORT"
  - "WOODLAND ACRES MAP OF LOTS IN BLOOMFIELD, CONN OWNED BY U.J. VIOLETTE ET AL SCALE 1 INCH =100 FEET ERMON M. PECK ENGINEER JULY 1927"
  - "BLUE HILLS TERRACE ANNEX BLOOMFIELD, CONN. OWNED BY: J.W. WILBUR" PREPARED BY A.L. ELIOT, C.E., SCALE 1"=1"=100' AND DATED OCTOBER 26, 1910. BLOOMFIELD LAND RECORDS MAP #100.
  - "WOODLAND ACRES MAP OF LOTS OWNED BY GEORGE A. SALMON ET AL, BLOOMFIELD, CONN." PREPARED BY ERMON M. PECK, SCALE 1" 100' AND DATED JULY 1927. BLOOMFIELD LAND RECORDS MAP #227.

- SURVEY NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
    - THE TYPE OF SURVEY IS A IMPROVEMENT LOCATION SURVEY-RECORD.
    - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
    - THE ACCURACIES ARE AS FOLLOWS:

|                    |             |
|--------------------|-------------|
| HORIZONTAL CONTROL | CLASS "A-2" |
| VERTICAL CONTROL   | CLASS "V-2" |
| BOUNDARY           | CLASS "A-2" |
| TOPOGRAPHY         | CLASS "T-2" |
  - THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON DEC 21, 2018 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
  - UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
  - THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2265 PAGE 56 OF THE TOWN OF BLOOMFIELD LAND RECORDS.
  - THE PROPERTY IS LOCATED IN THE "1-2" ZONE PER TOWN.
  - THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 354 OF 675 MAP NUMBER: 0901220354F EFFECTIVE DATE: SEPTEMBER 26, 2008
  - TOTAL PARCEL AREA IS 80,669 SQ. FT. = 1.852 AC.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

*David A. Caricchio* 11/7/2025  
DAVID A. CARICCHIO, P.L.S. No. 70036 DATE  
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT  
(not valid without original signature and embossed seal)



REVISIONS

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

SCALE: HORIZ. 1"=30'

VERT. 1"=30'

SURVEY DATUM: HORIZ: NAD 1983  
VERT: NAVD 1988

GRAPHIC SCALE

Prepared By:

**benesch**  
Alfred Benesch & Company  
Geomatics Division  
Gastonbury, Connecticut 06033  
Phone (860) 633-8341, Fax: (860) 633-1088  
www.benesch.com

BOUNDARY - TOPOGRAPHIC SURVEY

PREPARED FOR

**BLOOMFIELD TENNIS CLUB**

CONNECTICUT

51 DOUGLAS STREET

BLOOMFIELD

PROJ. No.: 70522.01

DATE: SEPT 2025

**SV.01**