

**LOCATION MAP**  
SCALE: 1"=800'

- GENERAL SURVEY NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
  - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS, VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
  - BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
  - THIS IS A PROPERTY SURVEY, THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
  - PROPERTY IS ALSO KNOWN AS TOWN OF ORANGE TAX LOT 1 ON ASSESSORS MAP 8.
  - TOTAL AREA = 198,909 SQ.FT. OR 4.566 ACRES
  - PROPERTY LIES IN ZONING DISTRICT "U-2".
  - PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
  - WETLANDS DELINEATED BY JMM WETLAND CONSULTING SERVICES, LLC, INC. JANUARY 7, 2021. FLAGS WERE LOCATED VIA CONVENTIONAL SURVEY METHODS.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
  - MAP REFERENCE:
    - PLAN ENTITLED "MAP SHOWING PROPERTY OF SAAB-SCANIA OF AMERICA INC. MARSH HILL ROAD ORANGE, CONN.", SCALE: 1"=40', DATED: DEC. 7, 1992, BY JOHN J. CURLEY, ON FILE IN THE TOWN OF ORANGE CLERK'S OFFICE AS MAP 2148.
    - PLAN ENTITLED "SITE AND DEVELOPMENT PLAN PREPARED FOR NATIONAL WHOLESALE FLORIST, INC. MARSH HILL ROAD ORANGE, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 25, 1998, BY NOWAKOWSKI, O'BRYEN, KANE & ASSOCIATES.
    - PLAN ENTITLED "TOWN OF ORANGE MAP SHOWING LAND ACQUIRED FROM HALEPAS REALTY BY THE STATE OF CONNECTICUT I-95 INTERCHANGE 41 IMPROVEMENTS", No. 106-105 Sht. 1 of 1. SCALE: 1:500 METRIC. DATED: JUNE, 1997. ON FILE IN THE TOWN OF ORANGE CLERK'S OFFICE AS MAP 46A.
    - PLAN ENTITLED "PERIMETER SURVEY PREPARED FOR BACKER PROPERTIES LIMITED PARTNERSHIP 60 MARSH HILL ROAD ORANGE, CONNECTICUT", SCALE: 1"=50', DATED: 10-16-17, BY RICHARD A. BUNNELL, ON FILE IN THE TOWN OF ORANGE CLERK'S OFFICE AS MAP 393A.

**AVERAGE GRADE**

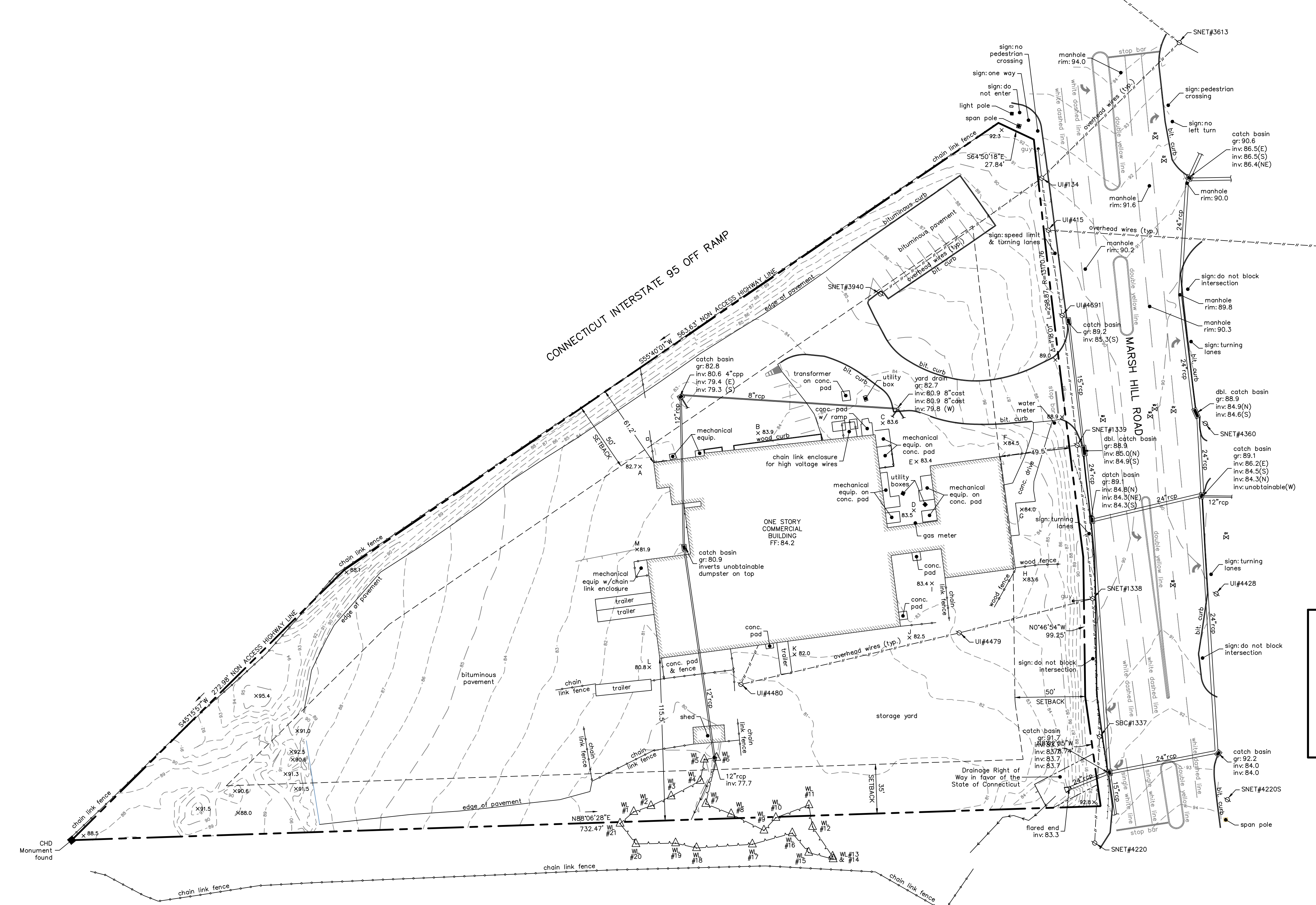
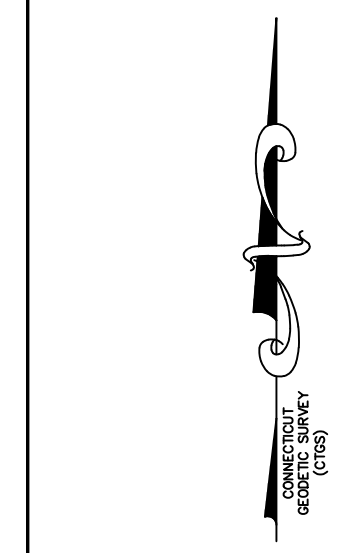
POINT	GRADE
A	82.7'
B	83.9'
C	83.6'
D	83.5'
E	84.5'
F	84.0'
G	83.6'
H	83.6'
I	83.4'
J	82.5'
K	82.0'
L	80.8'
M	81.9'

AVE. GRADE =  $\frac{\sum(A..M)}{(13)}$  = 83.1'

NOTES:  
1. ALL POINTS TAKEN WITHIN 10' OF BUILDING LOCATION.

**SITE STATISTICS**  
COMMERCIAL BUILDING

ZONING DISTRICT "U-2"	REQUIRED	PROVIDED
<b>BULK STATISTICS</b>		
MIN. LOT AREA	2.00 ACRES (87,120 S.F.)	4.566 ACRES (198,909 S.F.)
MIN. LOT FRONTAGE	50'	200'
MIN. BUILDING SETBACK (FRONT)	50'	49.5'
MIN. BUILDING SETBACK (SIDE)	35' OR 50' FROM RES.	115.5'
MIN. BUILDING SETBACK (REAR)	35' OR 50' FROM RES.	N/A
MAX. HEIGHT	60'	PEAK: 101.1' EAVE: 98.0' MIDPOINT: 99.6' -AVE. GRADE: 84.1' TOTAL: 16.5'
MAX. TOTAL COVERAGE	40% = 79,563.6 S.F.	BUILDING: 27,052 S.F. BIT. PAVEMENT: 73,841 S.F. SHEET: 266 S.F. TOTAL: 101,159 S.F. (50.9%)



**LEGEND**

<ul style="list-style-type: none"> <li>■ C.H.D. Monument</li> <li>● Mon. Monument</li> <li>● Iron Pin to be Set</li> <li>● Conc. Monument to be Set</li> <li>● I. Pipe</li> <li>● Iron Pin</li> <li>● D.H. Drill Hole</li> <li>● Pile of Stones</li> <li>● Light Post</li> <li>● Fnd. Found</li> <li>--- N/F Now or Formerly</li> <li>--- Property Line</li> <li>--- Property Line (adjoining)</li> <li>--- Building Setback Line</li> <li>--- Easement Line</li> <li>--- Edge of water</li> <li>--- FEMA Flood Zone</li> <li>--- BFE Base Flood Elevation</li> <li>● Existing Spot Elevation</li> </ul>	<ul style="list-style-type: none"> <li>--- Gas gate valve</li> <li>--- Water gate valve</li> <li>--- Water meter</li> <li>--- Hydrant</li> <li>--- W Water main (existing)</li> <li>--- WS Water service lateral</li> <li>--- G Gas Main (existing)</li> <li>--- SS Sanitary Sewer Main (existing)</li> <li>--- E Electrical Line (existing)</li> <li>--- Sanitary Manhole</li> <li>--- Drain Manhole</li> <li>--- Chain Link or Split Rail Fence</li> <li>--- Metal/Wire Fence</li> <li>--- Wooden or Vinyl Fence</li> <li>--- Utility Pole</li> <li>--- Invert Elevation of Pipe</li> <li>--- Existing Catch Basin/Pipe</li> <li>--- Building (existing)</li> </ul>	<ul style="list-style-type: none"> <li>★ Evergreen Tree</li> <li>○ Deciduous Tree</li> <li>○ Swamp or Wetlands</li> <li>○ Tree Line</li> <li>--- Watercourse</li> <li>--- 123 Existing Contours</li> <li>--- Reinforced Concrete Pipe</li> <li>--- Corrugated Metal Pipe</li> <li>--- Perculation Test Location</li> <li>--- Deep Test Pit Location</li> <li>--- Stone Retaining Wall</li> <li>--- Retaining Wall</li> <li>--- Stone Wall</li> <li>--- Wetland Limit</li> <li>--- Wetland Flag Number</li> <li>--- Wetland Setback</li> <li>--- Benchmark</li> <li>--- Well (Existing)</li> <li>--- Fence Post</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

I HEREBY CERTIFY TO UPRKE, KELLY & SPELLACY, P.C. AND CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS OF THE DATE HEREON.

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE MET STAMP OR DIGESSED SEAL.

BRYAN P. NESTERAK, PE, LS 23556

No.	Date	REVISION DESCRIPTION

SCALE: 1"=40'

**ACCURATE LAND SURVEYING, LLC**  
15 RESEARCH DRIVE 501 MAIN STREET  
WOODBRIDGE, CT 06525 MONROE, CT 06468  
TEL: 203.881.0145 TELL: 203.880.5485

**PROPERTY SURVEY**  
OF  
**88 MARSH HILL ROAD**  
**ORANGE, CONNECTICUT**

PREPARED FOR  
**NOBLE ENERGY REAL ESTATE HOLDINGS, LLC**  
131 BUCKINGHAM STREET, SUITE 301  
HARTFORD, CT 06106

Date	1/15/2021	Drawing No.	
Scale	1"=40'	<b>1 of 1</b>	
Job No.	1064		