

KEY MAP
SCALE: 1"=1000'

ZONING COMPLIANCE TABLE

| LAND USE: LIGHT MANUFACTURING ZONING DISTRICT-GENERAL BUSINESS | REQUIRED | PROPOSED |
|--|---------------------|---------------------------------------|
| MAXIMUM STORIES | 3 | 2 |
| MAXIMUM HEIGHT | 40 FEET | < 40 FEET |
| MAXIMUM LOT COVERAGE | 25% | 1.9% |
| MAX. IMPERVIOUS COVERAGE | 65% | 5.2% |
| MINIMUM LOT AREA | 40,000 SQ. FT. | 1,383,366 SQ. FT. |
| MINIMUM LOT FRONTAGE | 200 FEET | 577.50 FEET |
| MINIMUM FRONT YARD | 35 FEET | 35 FEET |
| MINIMUM SIDE YARD | N/A SEC. 11C, 11C.1 | 10 FEET (AS APPROVED MAP REFERENCE 2) |
| MINIMUM REAR YARD | 25 FEET | 25 FEET |
| PARKING SPACES | 70 MAX./32 MIN. | 59 SPACES |
| 2 MAX. / 1 MIN. PER 1000 SQ. FT. GROSS FLOOR AREA MANUFACTURING (20,000 SQ. FT.) 1 SHIFT | | |
| 5 MAX. / 2 MIN. PER 1000 SQ. FT. GROSS FLOOR AREA GENERAL OFFICE (5,625 SQ. FT.) | | |

OWNER: HOWARD ROAD REALTY, LLC
25 HOWARD RD.
PO BOX 9127
BOLTON, CT. 06043

APPLICANT: ABLE COIL AND ELECTRONICS CO.
25 HOWARD RD.
PO. BOX 9127 BOLTON, CT. 06043

LOT AREA: 1,383,366 SQ. FT. 31.76 ACRES

35 FT. RESTRICTIVE AREA PER VOLUME 100 PAGE 446 (NO CONSTRUCTION OF IMPROVEMENTS)

N/F
ERIC ST. JOHN
17 HOWARD RD.

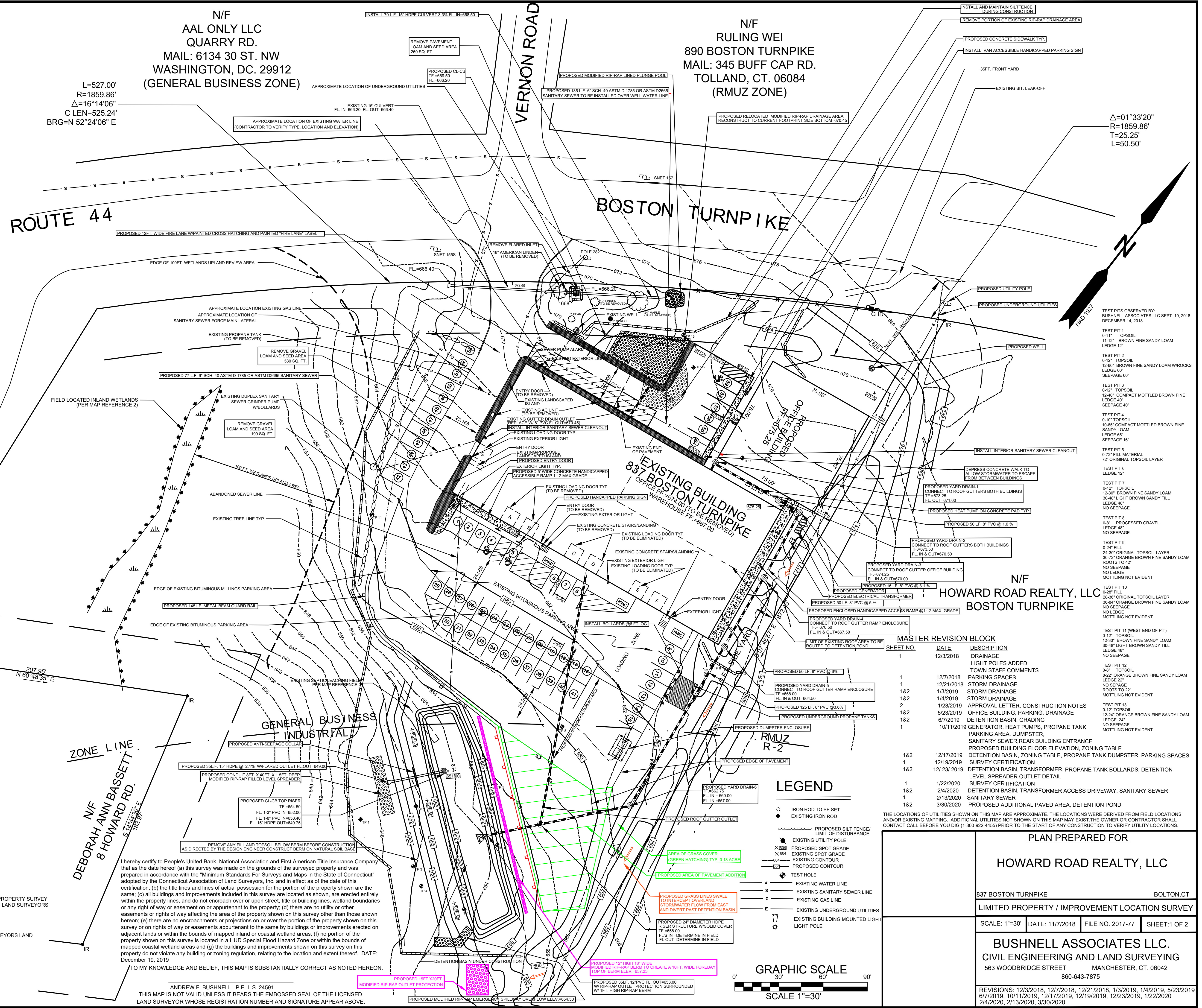
- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL SURVEY ACCURACY CLASS T-3.
 - THE PORTION OF THE PROPERTY LOCATED WITHIN 300FT. OF THE BOUNDARY WITH BOSTON TURNPIKE (ROUTE 44) PROPERTY IS LOCATED IN A GENERAL BUSINESS ZONE. THE REMAINING PORTION OF THE PROPERTY IS LOCATED IN AN INDUSTRIAL ZONE.
 - THE PROPERTY IS NOT LOCATED FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090109 - 0001B EFFECTIVE DATE JUNE 1, 1981.
 - TOPOGRAPHY SHOWN WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC USING AN ASSUME BENCHMARK.
 - THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS BETWEEN LAN HOLDING LLC AND DEBORAH BASSETT FILED IN VOLUME 100 PAGE 446 OF THE TOWN OF BOLTON LAND RECORDS.
 - A SPECIAL PERMIT FOR A RETAIL BUILDING WAS GRANTED FOR THE PROPERTY BY THE BOLTON PLANNING AND ZONING COMMISSION ON OCTOBER 20, 1999 AND FILED ON THE TOWN OF BOLTON LAND RECORDS VOLUME 98 PAGE 612.
 - THE SOILS IN THE AREA OF THE PROPERTY SHOWN CONSIST OF CHARLTON-CHATFIELD COMPLEX 0 TO 15 PERCENT SLOPES VERY ROCKY PER THE USDA NRCS WEB SOIL SURVEY.
 - SANITARY SEWER LOCATIONS SHOWN WERE TAKEN FROM AS-BUILT INFORMATION ON FILE IN THE TOWN OF BOLTON LAND USE DEPARTMENT.
 - THE PROPERTY IS TOGETHER WITH A SPECIAL PERMIT FOR LIGHT MANUFACTURING AND OFFICE USE GRANTED BY THE TOWN OF BOLTON PLANNING AND ZONING COMMISSION ON JANUARY 9, 2019.
 - THE PROPERTY IS SUBJECT TO A GRINDER PUMP EASEMENT AGREEMENT BY AND BETWEEN LAN HOLDING, LLC AND BOLTON LAKE REGIONAL WATER POLLUTION CONTROL AUTHORITY FILED ON VOLUME 151 PAGE 634 OF THE TOWN OF BOLTON LAND RECORDS.

MAP REFERENCES:

- PLAN PREPARED FOR LAN HOLDING, LLC NO. 837 BOSTON TURNPIKE U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. PROPERTY SURVEY SCALE: 1"=100' DATE: 8/17/89 FILE NO. 99010 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS AND PLANNERS 2179 BOSTON TPKE. COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 5/16/2000
- PLAN PREPARED FOR LAN HOLDING, LLC U.S. ROUTE 44 & HOWARD ROAD BOLTON, CT. SITE PLAN SCALE: 1"=20' DATE: 9/14/99 FILE NO. 99010 SHEET 2 OF 3 HOLMES & HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS AND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 (860) 742-0340 REVISED TO 11/20/00 SEPTIC SYSTEM AS-BUILT

BOLTON PLANNING AND ZONING COMMISSION, BOLTON, CT.

| DATE APPROVED | DATE OF EXPIRATION | CHAIRMAN | SECRETARY |
|---------------|--------------------|----------|-----------|
| | | | |



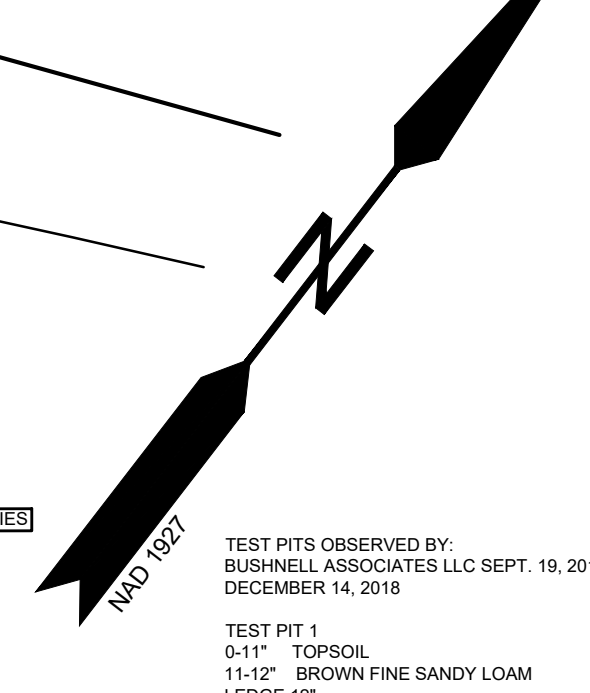
N/F
AAL ONLY LLC
QUARRY RD.
MAIL: 6134 30 ST. NW
WASHINGTON, DC. 29912
(GENERAL BUSINESS ZONE)

L=527.00'
R=1859.86'
Δ=16°14'06"
C LEN=525.24'
BRG=N 52°24'06" E

N/F
RULING WEI
890 BOSTON TURNPIKE
MAIL: 345 BUFF CAP RD.
TOLLAND, CT. 06084
(RMUZ ZONE)

INSTALL AND MAINTAIN SILT FENCE DURING CONSTRUCTION
REMOVE PORTION OF EXISTING RIP-RAP DRAINAGE AREA
PROPOSED CONCRETE SIDEWALK TYP.
INSTALL VAN ACCESSIBLE HANDICAPPED PARKING SIGN
35FT. FRONT YARD
EXISTING BIT. LEAK-OFF

Δ=01°33'20"
R=1859.86'
T=25.25'
L=50.50'



TEST PITS OBSERVED BY:
BUSHNELL ASSOCIATES LLC SEPT. 19, 2018
DECEMBER 14, 2018

- TEST PIT 1
0-11" TOPSOIL
11-12" BROWN FINE SANDY LOAM
LEDGE 12"
- TEST PIT 2
0-12" TOPSOIL
12-60" BROWN FINE SANDY LOAM W/ROCKS
LEDGE 60"
- TEST PIT 3
0-12" TOPSOIL
12-60" COMPACT MOTTLLED BROWN FINE SANDY LOAM
LEDGE 40"
- TEST PIT 4
0-10" TOPSOIL
10-60" COMPACT MOTTLLED BROWN FINE SANDY LOAM
LEDGE 60"
- TEST PIT 5
0-7" FILL MATERIAL
7" ORIGINAL TOPSOIL LAYER
- TEST PIT 6
LEDGE 12"
- TEST PIT 7
0-12" TOPSOIL
12-30" BROWN FINE SANDY LOAM
30-48" LIGHT BROWN SANDY TILL
LEDGE 48"
- TEST PIT 8
0-6" PROCESSED GRAVEL
NO SEEPAGE
- TEST PIT 9
0-24" FILL
24-30" ORIGINAL TOPSOIL LAYER
30-72" ORANGE BROWN FINE SANDY LOAM
ROOTS TO 42"
NO SEEPAGE
- TEST PIT 10
0-28" FILL
28-30" ORIGINAL TOPSOIL LAYER
30-48" LIGHT BROWN SANDY LOAM
NO SEEPAGE
- TEST PIT 11 (WEST END OF PIT)
0-12" TOPSOIL
12-30" BROWN FINE SANDY LOAM
30-48" LIGHT BROWN SANDY TILL
LEDGE 48"
- TEST PIT 12
0-8" TOPSOIL
8-22" ORANGE BROWN FINE SANDY LOAM
LEDGE 22"
- TEST PIT 13
NO SEEPAGE
ROOTS TO 22"
MOTTLING NOT EVIDENT
- TEST PIT 14
0-12" TOPSOIL
12-24" ORANGE BROWN FINE SANDY LOAM
LEDGE 24"
- TEST PIT 15
NO SEEPAGE
MOTTLING NOT EVIDENT

MASTER REVISION BLOCK

| SHEET NO. | DATE | DESCRIPTION |
|-----------|------------|---|
| 1 | 12/3/2018 | DRAINAGE |
| 1 | 12/7/2018 | LIGHT POLES ADDED |
| 1 | 12/21/2018 | TOWN STAFF COMMENTS |
| 1 | 12/21/2018 | PARKING SPACES |
| 1&2 | 1/3/2019 | STORM DRAINAGE |
| 1&2 | 1/4/2019 | STORM DRAINAGE |
| 2 | 1/23/2019 | APPROVAL LETTER, CONSTRUCTION NOTES |
| 1&2 | 5/23/2019 | OFFICE BUILDING, PARKING, DRAINAGE |
| 1&2 | 6/7/2019 | DETENTION BASIN, GRADING |
| 1 | 10/11/2019 | GENERATOR, HEAT PUMPS, PROPANE TANK, PARKING AREA, DUMPSTER, SANITARY SEWER, REAR BUILDING ENTRANCE |
| 1&2 | 12/17/2019 | PROPOSED BUILDING FLOOR ELEVATION, ZONING TABLE |
| 1 | 12/19/2019 | SURVEY CERTIFICATION |
| 1&2 | 12/23/2019 | DETENTION BASIN, TRANSFORMER, PROPANE TANK BOLLARDS, DETENTION LEVEL SPREADER OUTLET DETAIL |
| 1 | 1/22/2020 | SURVEY CERTIFICATION |
| 1&2 | 2/4/2020 | DETENTION BASIN, TRANSFORMER ACCESS DRIVEWAY, SANITARY SEWER |
| 1 | 2/13/2020 | SANITARY SEWER |
| 1&2 | 3/30/2020 | PROPOSED ADDITIONAL PAVED AREA, DETENTION POND |

LEGEND

- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SILT FENCE / LIMIT OF DISTURBANCE
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- W EXISTING WATER LINE
- S EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- E EXISTING UNDERGROUND UTILITIES
- EXISTING BUILDING MOUNTED LIGHT POLE



I hereby certify to People's United Bank, National Association and First American Title Insurance Company that as the date hereof (a) this survey was made on the grounds of the surveyed property and was prepared in accordance with the "Minimum Standards For Surveys and Maps in the State of Connecticut" adopted by the Connecticut Association of Land Surveyors, Inc. and in effect as of the date of this certification; (b) the title lines and lines of actual possession for the portion of the property shown are the same; (c) all buildings and improvements included in this survey are located as shown, are erected entirely within the property lines, and do not encroach over or upon street, title or building lines, wetland boundaries or any right of way or easement on or appurtenant to the property; (d) there are no utility or other easements or rights of way affecting the area of the property shown on this survey other than those shown hereon; (e) there are no encroachments or projections on or over the portion of the property shown on this survey or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent lands or within the bounds of mapped inland or coastal wetland areas; (f) no portion of the property shown on this survey is located in a HUD Special Flood Hazard Zone or within the bounds of mapped coastal wetland areas and (g) the buildings and improvements shown on this survey on this property do not violate any building or zoning regulation, relating to the location and extent thereof. DATE: December 19, 2019

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

ANDREW F. BUSHNELL P.E. L.S. 24591

THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR

HOWARD ROAD REALTY, LLC

837 BOSTON TURNPIKE BOLTON, CT

LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY

SCALE: 1"=30' DATE: 11/7/2018 FILE NO. 2017-77 SHEET: 1 OF 2

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 12/3/2018, 12/7/2018, 12/21/2018, 1/3/2019, 1/4/2019, 5/23/2019, 6/7/2019, 10/11/2019, 12/17/2019, 12/19/2019, 12/23/2019, 1/22/2020, 2/4/2020, 2/13/2020, 3/30/2020