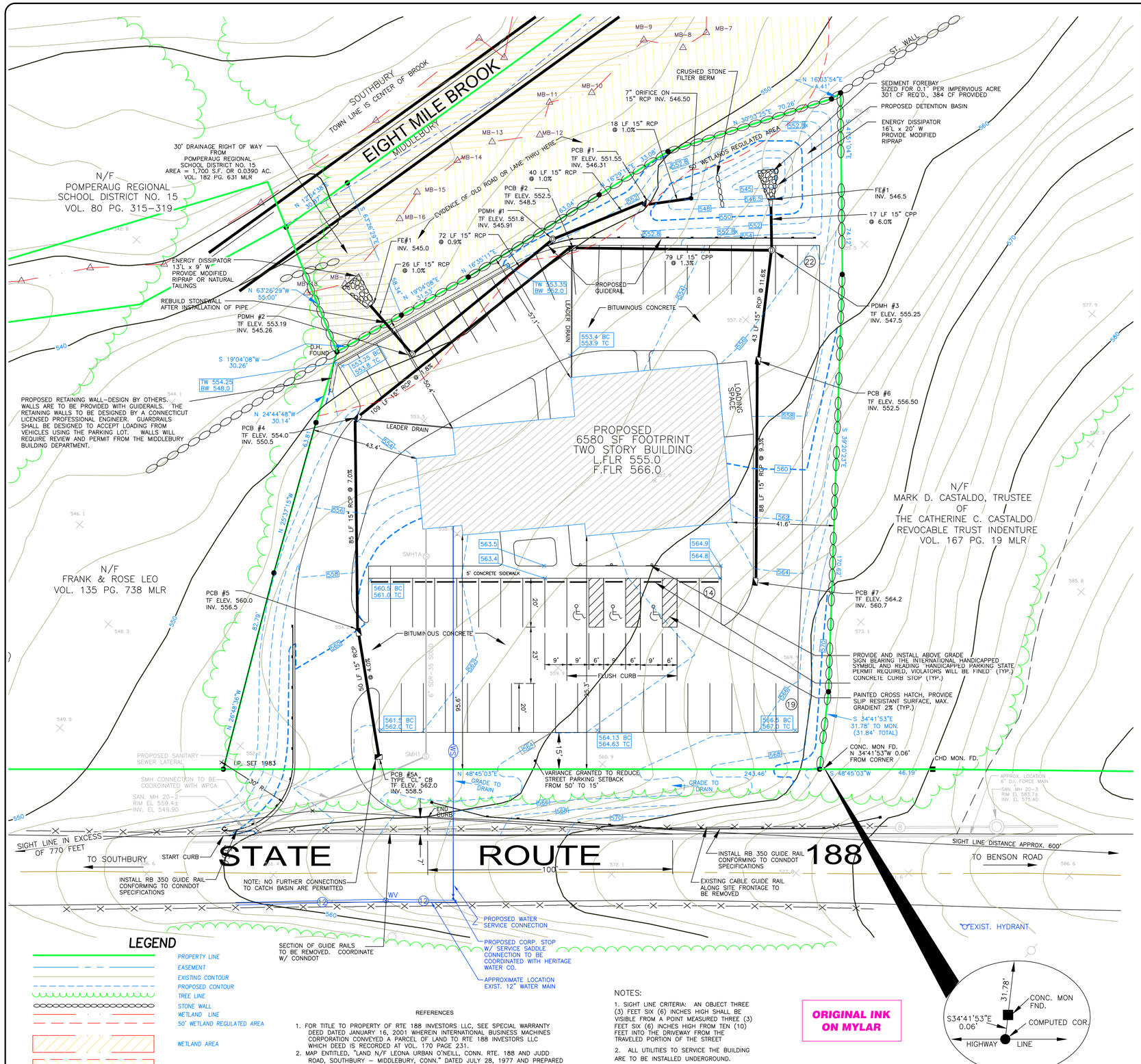


LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE
- STONE WALL
- WETLAND LINE
- 50' WETLAND REGULATED AREA
- WETLAND AREA
- WETLAND REGULATED AREA
- MB-10 — WETLAND FLAG WITH NUMBER
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN

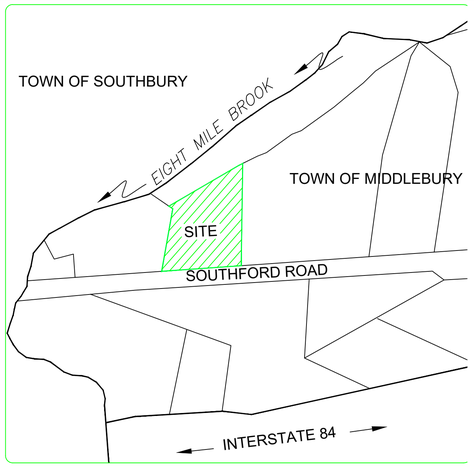
REFERENCES

1. FOR TITLE TO PROPERTY OF RTE 188 INVESTORS LLC, SEE SPECIAL WARRANTY DEED DATED JANUARY 16, 2001 WHEREIN INTERNATIONAL BUSINESS MACHINES CORPORATION CONVEYED A PARCEL OF LAND TO RTE 188 INVESTORS LLC WHICH DEED IS RECORDED AT VOL. 170 PAGE 231.
2. MAP ENTITLED, "LAND N/F LEONA URBAN O'NEILL, CONN. RTE. 188 AND JUDD ROAD, SOUTHBURY – MIDDLEBURY, CONN." DATED JULY 28, 1977 AND PREPARED BY PAUL ASSOCIATES (ON FILE MAP 13-41).
3. MAP ENTITLED, "MAP PREPARED FOR WALTER & ALBERTA ULEVICIUS, ROUTE 188, MIDDLEBURY, CONNECTICUT" DATED FEBRUARY 8, 1983 REVISED MARCH 4, 1983 AND PREPARED BY BRADFORD E. SMITH & SON.

NOTES:

1. SIGHT LINE CRITERIA: AN OBJECT THREE (3) FEET SIX (6) INCHES HIGH SHALL BE VISIBLE FROM A POINT MEASURED THREE (3) FEET SIX (6) INCHES HIGH FROM TEN (10) FEET INTO THE DRIVEWAY FROM THE TRAVELED PORTION OF THE STREET
2. ALL UTILITIES TO SERVICE THE BUILDING ARE TO BE INSTALLED UNDERGROUND.
3. IT IS ESTIMATED THAT 1607 CY OF FILL WILL BE REQUIRED TO BRING THE SITE TO SUBGRADE.

ORIGINAL INK ON MYLAR



LOCUS MAP

SCALE: 1" = 200'±

ZONING INFORMATION:
ZONE: LIGHT INDUSTRIAL-200, PROPOSED USE: OFFICE

	REQUIRED:	PROVIDED:
LOT AREA:	5 Ac (min.)	1.1609 Acres (Variance Granted for 1.161 Acres)
SETBACKS:		
FRONT	100 FT	95.3 FT (Variance Granted for 95 ft)
SIDE	100 FT	41.6± FT (Variance Granted for 40 ft)
REAR	100 FT	50.4± FT (Variance Granted for 50 ft)
COVERAGE:		
BUILDING FOOTPRINT	20% MAX.	13.0%
BUILDING ALL FLOORS	30% MAX.	26%
LOT	60% MAX.	64.9% (Variance Granted to 75%)

PARKING REQUIREMENTS:
1/200 SF PER SF OF GROUND FLOOR
1/300 SF PER SF OF UPPER FLOOR AREA
6580/200 = 33 SPACES
6580/300 = 22 SPACES
TOTAL REQUIRED: 55 SPACES
TOTAL PROVIDED: 55 SPACES
ACCESSIBLE SPACES:
FOR 51-75 SPACES: 3 REQUIRED
3 ACCESSIBLE SPACES PROVIDED
LOADING SPACE: 1 PER 40,000 SF

NOTES

1. THE SPOT ELEVATIONS, CONTOURS AND DETAIL WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS T-3 TOPOGRAPHIC SURVEY (2' CONTOURS BASED ON AERIAL PHOTOGRAMMETRY) AND WERE COMPILED FROM AERIAL PHOTOGRAPHY DATED APRIL 2, 2002 AND HAVE BEEN CERTIFIED BY LIU AERIAL SURVEYS, LLC AS MEETING OR EXCEEDING NATIONAL MAP ACCURACY STANDARDS. AERIAL PHOTOGRAPHS USED WERE 1" = 1000'. GROUND CONTROL FOR PHOTOGRAMMETRY WAS PERFORMED BY THE OFFICE OF SMITH & COMPANY IN ACCORDANCE WITH THE STANDARDS OF CLASS V-2 VERTICAL ACCURACY. DATUM FOR CONTOURS AND ELEVATIONS IS MEAN SEA LEVEL (NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED ON A FIELD SURVEY PERFORMED BY THE OFFICE OF SMITH & COMPANY WHICH TIED INTO CONNECTICUT GEODETIC SURVEY STATIONS IN THIS AREA. PROPERTY LINE INFORMATION HAS BEEN SURVEYED AND MAPPED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS A-2 PROPERTY BY SMITH & COMPANY SURVEY – (BOUNDARY DETERMINATION CATEGORY – "RESURVEY").
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL PROVISIONS OF ANY STATUTE, ORDINANCE, MUNICIPAL REGULATION, PLANNING, ZONING OR WETLAND REGULATION; BUILDING LINE; PRIVATE OR PUBLIC UTILITY EASEMENT; LOCAL, STATE, FEDERAL OR PRIVATE RESTRICTION OR LAW; OR CLAIMS OF ADVERSE POSSESSION WHICH MAY AFFECT THE PREMISES, UNLESS OTHERWISE NOTED, THIS SURVEY DOES NOT NECESSARILY REFLECT ANY SUBSURFACE UTILITY LINES, WETLAND OR FLOOD PLAIN SOILS, BURIED DEBRIS OR OTHER SUBSURFACE ENCROACHMENTS, NOR DOES IT NECESSARILY REFLECT THE EXISTENCE OF ANY WASTE DUMPS OR HAZARDOUS MATERIALS. RIGHTS TO OCCUPANCY OR POSSESSION BY ANY INDIAN NATION OR TRIBE OF INDIANS OR THE CLAIM OF ANY GOVERNMENTAL BODY HAVE NOT BEEN INVESTIGATED BY THIS OFFICE.
3. ACCORDING TO REFERENCE 1 (VOL. 170 PAGE 231) THIS PROPERTY IS SUBJECT TO RIGHTS OF WAY, WATER RIGHTS, POSSIBLE RIPARIAN RIGHTS AND POSSIBLE POLE EASEMENT AS MORE PARTICULARLY SET FORTH IN VOL. 170 PAGE 231.

RESOLUTION OF APPROVAL BY THE
MIDDLEBURY CONSERVATION COMMISSION
JULY 29, 2003

WHEREAS: RTE 188 Investors, LLC has received an application on June 4, 2003 From Route 188 Investors, LLC map entitled "Site plan prepared for Rte 188 Middlebury, Conn." Scale 1" = 20' Revision date July 31, 2003, CT;

WHEREAS: Dated June 2, 2003 with revision date of July 31, 2003;

WHEREAS: The Commission has considered the proposed activity, application and all supporting documents and plans submitted by applicant;

WHEREAS: The application was referred to Town consultant, John Calabrese whose comments have been considered by the Commission;

WHEREAS: The applications were considered by Commission members;

WHEREAS: The applications were considered at a public hearing, reviewed and made comment by letter dated July 10, 2003, which comments have been considered by the commission;

WHEREAS: Based on evidence received that the proposed activity does conform to the purposes and requirements of the Inland Wetlands Commission;

WHEREAS: Alternative does not exist. In making this finding, the commission considered factors and circumstances as set forth in Section 10.2;

NOW THEREFORE, BE IT RESOLVED That the Middlebury Conservation Commission approves the above application with the following conditions:

(1) The proposed activity that consists of construction of a detention basin and discharge pipe shall be in accordance with the plans submitted.
(2) Prior to permit issuance, (A)revised plans shall reflect John Calabrese's comments of July 28, 2003 and (B)a copy of the drainage easement shall be submitted.
(3) Prior to permit issuance, a copy of the drainage easement shall be submitted.
(4) Timely implementation and maintenance of sediment and erosion control measures are a condition of this approval. All sediment and erosion control measures must be consistent with the terms and conditions of the wetland permit. Any structures, debris, shall be deposited, placed or stored in any wetland or watercourse on or off site. No equipment or material including without limitation, fill, construction materials, or excavation, fill, obstructions, encroachments or regulated activities not specifically All work and all regulated activities conducted pursuant to this approval shall be consistent with the terms and conditions of the wetland permit. Any structures, debris, shall be deposited, placed or stored in any wetland or watercourse on or off site. It is the applicant's responsibility to give notification to the Army Corps of Engineers and the Department of Environmental Protection if necessary.
(5) All work and all regulated activities conducted pursuant to this approval shall be consistent with the terms and conditions of the wetland permit.
(6) Violation of this approval and may result in its modification, suspension, or revocation.
(7) Timely implementation and maintenance of sediment and erosion control measures are a condition of this approval.

APPROVED BY THE MIDDLEBURY PLANNING AND ZONING COMMISSION

Chairman *Date*

NO.	REVISION	DATE
1	REV. SANITARY SEWER PER WPCA	8/1/04

Previous Editions Obsolete

20 0 10 20 40

1 inch =20 ft.

RTE 188 INVESTORS, LLC
55 THREE MILE HILL ROAD
MIDDLEBURY, CT

SITE PLAN

ROUTE 188
SOUTHFORD ROAD
MAP 08-04 LOT 5

MIDDLEBURY CONNECTICUT

CIVIL C1
Civil Engineers

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

DRAWN: MAS	APPROVED: CJ
SCALE: 1" = 20'	
DATE: 19 JAN 04	
PROJ. NO.: 2500	
CADD FILE NAME: 2500.DWG	
DRAWING NO.: 1 OF 6	