

LEXINGTON PARTNERS, LLC.

ONE PARK ROAD

27 PARK ROAD
WEST HARTFORD, CT

CONSULTANTS

LANGAN

555 Long Wharf Drive, New Haven, CT 06511
T. 203.562.5771 F. 203.788.6142 www.langan.com

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NOT FOR CONSTRUCTION**

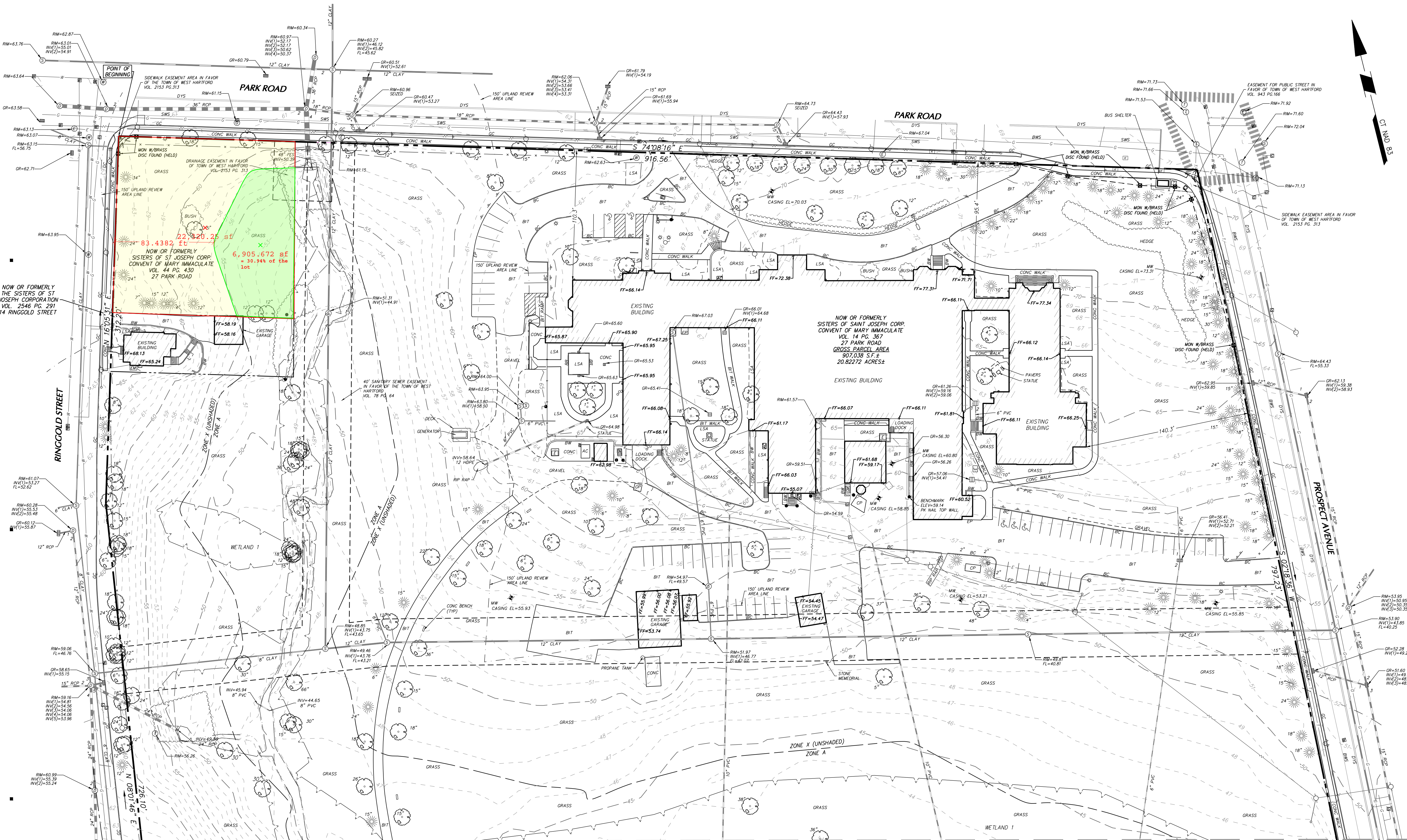
PROJECT DATA

PROJECT NUMBER	18036
CURRENT SUBMISSION DATE	10.26.2018
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HISTORY OF SUBMISSIONS

No.	Date	Description
1	10/26/2018	Wetlands Application Submission
2	11/02/2018	Wetlands & SDD Application Submission

WETLANDS & SDD APPLICATION SUBMISSION



MATCHLINE A (SEE SHEET VB102)

SURVEYED DESCRIPTION

BEGINNING AT THE SOUTHEAST INTERSECTING CORNER OF PARK ROAD AND RINGGOLD STREET, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE S 74° 08' 16" E ALONG THE SOUTHERLY SIDE OF PARK ROAD A DISTANCE OF 916.56' TO THE SOUTHWEST INTERSECTING CORNER OF PARK ROAD AND PROSPECT AVENUE;

THENCE S 02° 18' 36" W ALONG THE WESTERLY SIDE OF PROSPECT AVENUE A DISTANCE OF 797.23' TO A POINT;

THENCE S 89° 26' 23" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF PROSPECT PLAZA IMPROVEMENTS LLC A DISTANCE OF 187.69' TO A POINT;

THENCE N 88° 46' 07" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF PROSPECT PLAZA IMPROVEMENTS LLC A DISTANCE OF 152.42' TO A POINT;

THENCE N 88° 46' 08" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF THE TOWN OF WEST HARTFORD KENNEDY PARK A DISTANCE OF 198.06' TO A POINT;

THENCE N 86° 47' 52" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF THE TOWN OF WEST HARTFORD KENNEDY PARK A DISTANCE OF 331.00' TO A POINT;

THENCE N 88° 39' 21" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF THE TOWN OF WEST HARTFORD KENNEDY PARK A DISTANCE OF 168.96' TO A POINT ON THE EASTERLY SIDE OF RINGGOLD STREET;

THENCE N 08° 01' 46" E ALONG THE EASTERLY SIDE OF RINGGOLD STREET A DISTANCE OF 726.10' TO A POINT;

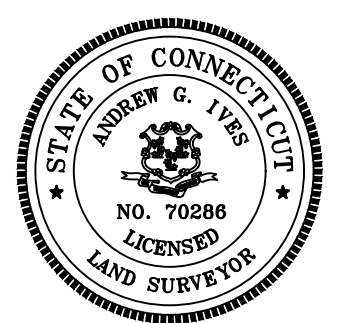
THENCE N 16° 05' 31" E ALONG THE EASTERLY SIDE OF RINGGOLD STREET A DISTANCE OF 312.20' TO THE POINT OF BEGINNING.

WETLANDS CERTIFICATION

I HAVE REVIEWED THE STATE OF CONNECTICUT WETLANDS AND WATERCOURSES PREVIOUSLY DELINEATED BY OTHERS PRESENT ON THE SUBJECT SITE AND HAVE REVIEWED THIS PLAN AND IT IS MY OPINION THAT THE LIMITS OF THE WETLANDS DEPICTED HEREON ARE REPRESENTATIVE OF THOSE DELINEATED IN THE FIELD. THIS WETLAND DELINEATION REPRESENTS A WETLAND MAP AMENDMENT APPROVED BY THE TOWN OF WEST HARTFORD INLAND WETLANDS AND WATERCOURSES AGENCY ON OCTOBER 24, 2018 (APPLICATION IWW #1040).

DEAN GUSTAFSON
PROFESSIONAL SOIL SCIENTIST
ALL-POINTS TECHNOLOGY CORP., P.C.

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



ANDREW G. IVES, P.L.S. CT LIC. #70286



VB101

DATE

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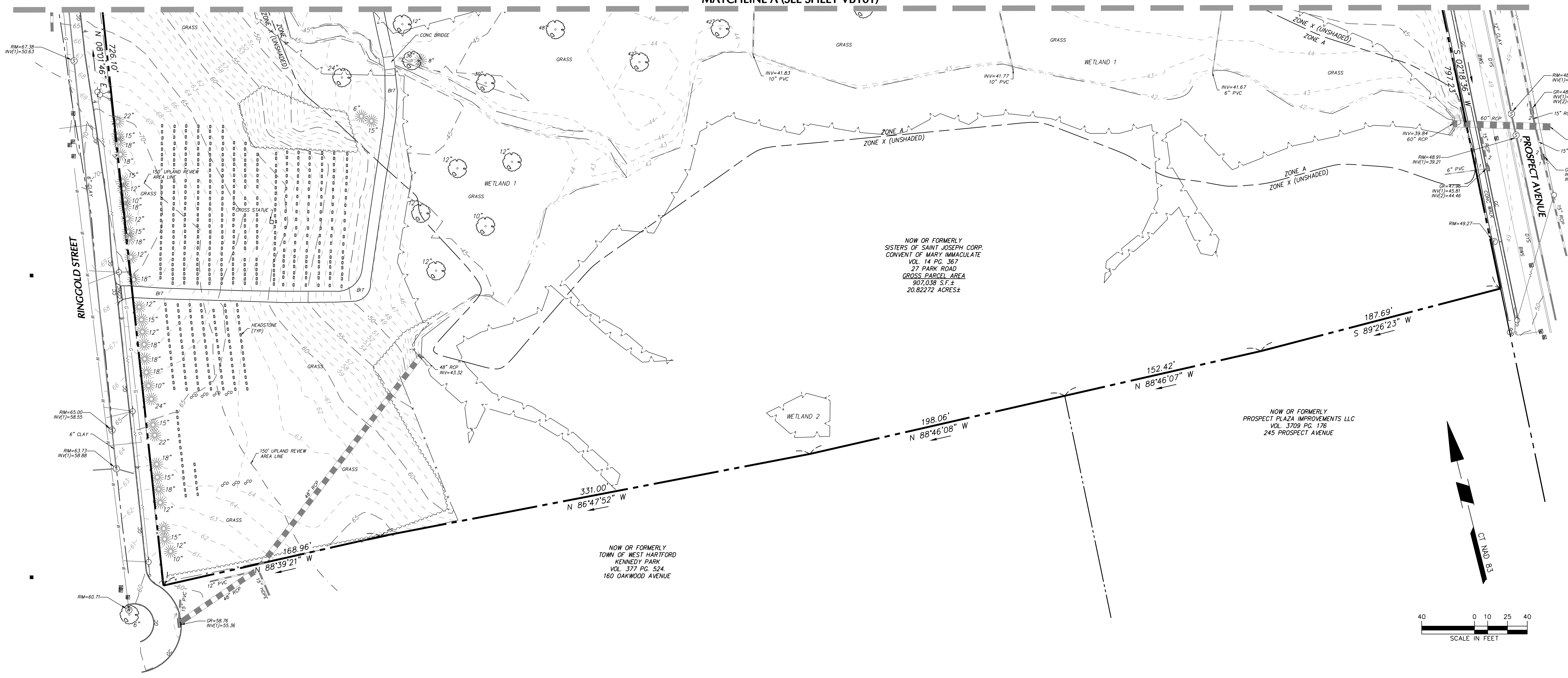
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WETLANDS & SDD APPLICATION SUBMISSION

VB102

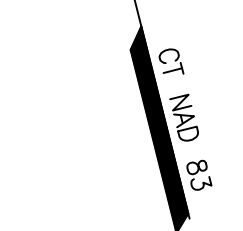
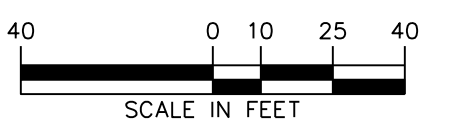
MATCHLINE A (SEE SHEET VB101)



NOW OR FORMERLY SISTERS OF SAINT JOSEPH CORP. CONVENT OF MARY IMMACULATE VOL. 14 PG. 367 27 PARK ROAD CROSS PARCEL AREA 907,038 S.F. ± 20.82272 ACRES ±

NOW OR FORMERLY PROSPECT PLAZA IMPROVEMENTS LLC VOL. 3709 PG. 176 245 PROSPECT AVENUE

NOW OR FORMERLY TOWN OF WEST HARTFORD KENNEDY PARK VOL. 377 PG. 524 160 OAKWOOD AVENUE



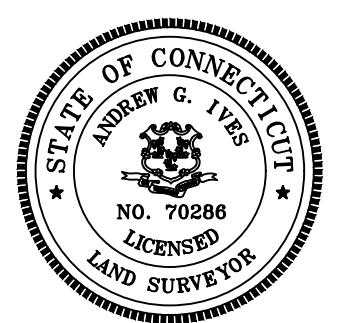
LEGEND (NOT SHOWN TO SCALE)

	AIR CONDITIONING UNIT		LANDSCAPED AREA
	BOLLARD		BOTTOM OF WALL
	FLAG POLE		EDGE OF PAVEMENT
	SIGN		BITUMINOUS CURB
	SHRUB		CONCRETE CURB
	TREE		GRANITE CURB
	CATCH BASIN		BELGIUM BLOCK
	CLEANOUT		SINGLE WHITE STRIPE
	ELECTRIC BOX		BROKEN WHITE STRIPE
	ELECTRIC METER		DOUBLE YELLOW STRIPE
	FIRE HYDRANT		STOCKADE FENCE
	FLARED END SECTION		CHAINLINK FENCE
	GAS METER		TREE LINE
	GAS VALVE		OVERHEAD WIRE
	GUY WIRE		WETLAND LINE
	LIGHT POLE		EASEMENT LINE
	MANHOLE (TYPE AS LABELED)		PROPERTY LINE
	POWER POLE		DRAINAGE MARK OUT LINE
	ROOF DRAIN		ELECTRIC MARK OUT LINE
	STANDPIPE		COMMUNICATION MARK OUT LINE
	TRAFFIC BOX		GAS MARK OUT LINE
	TRAFFIC SIGNAL POLE		SANITARY SEWER MARK OUT LINE
	WATER VALVE		WATER MARK OUT LINE
	BITUMINOUS		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
	CONCRETE		
	CONCRETE PAD		

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A 1-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - A MAP TITLED "BOUNDARY AND TOPOGRAPHIC PLAN, SISTERS OF SAINT JOSEPH, 27 PARK ROAD, WEST HARTFORD, CONNECTICUT", SCALE: 1"=40', DATED: 07/11/12, LAST REVISED: 10/8/15, PREPARED BY: DESIGN PROFESSIONALS INC.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 ESTABLISHED THROUGH GPS METHODS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF JULY 2018.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 364 OF 675, MAP NUMBER 0900300364F, EFFECTIVE DATE SEPTEMBER 26, 2008" THE PROJECT AREA IS IN ZONE A AND ZONE X (UNSHADED).
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- WETLANDS WERE DELINEATED ON AUGUST 2018 BY ALL-POINTS TECHNOLOGY CORP., P.C.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

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



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