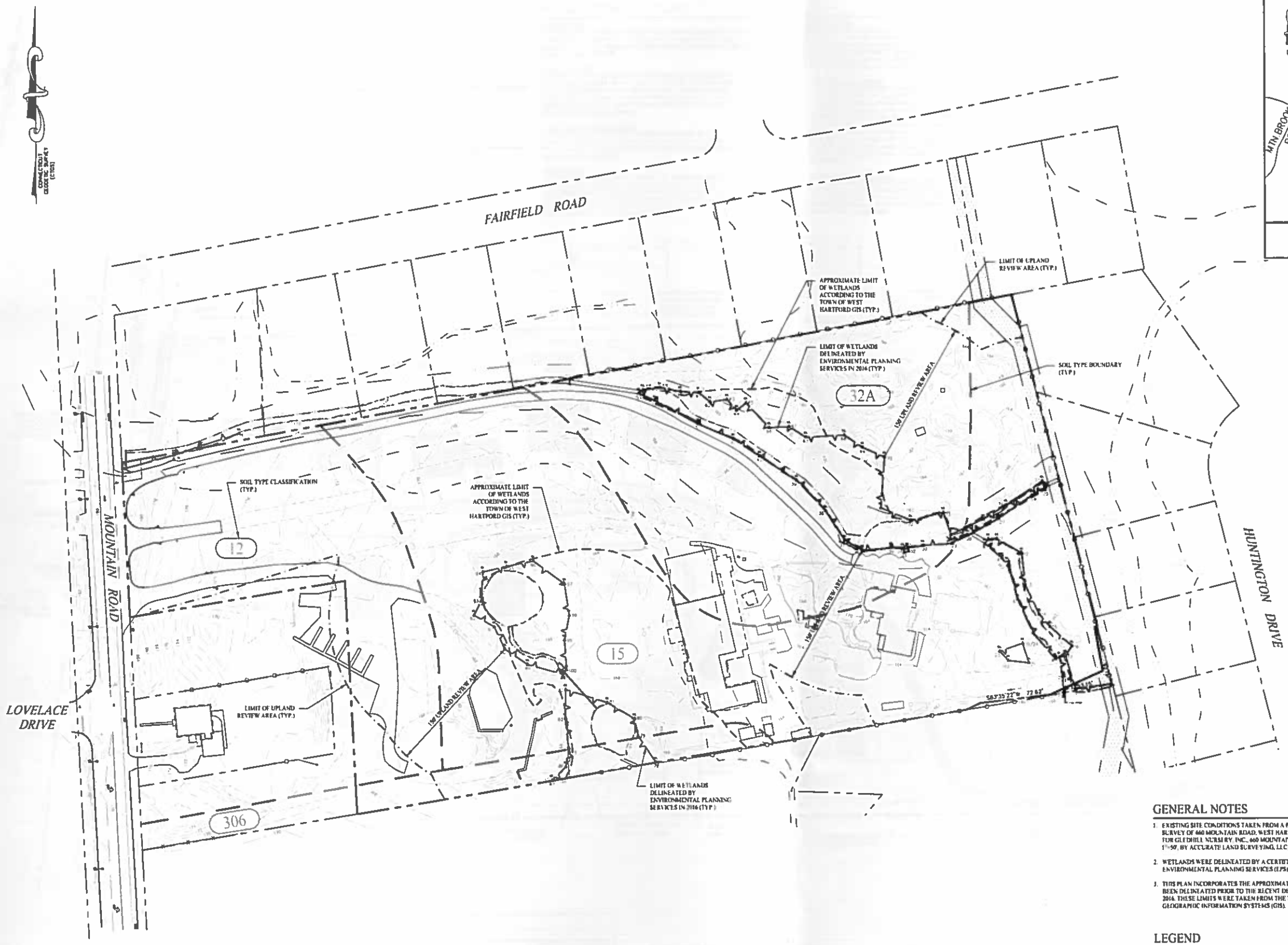

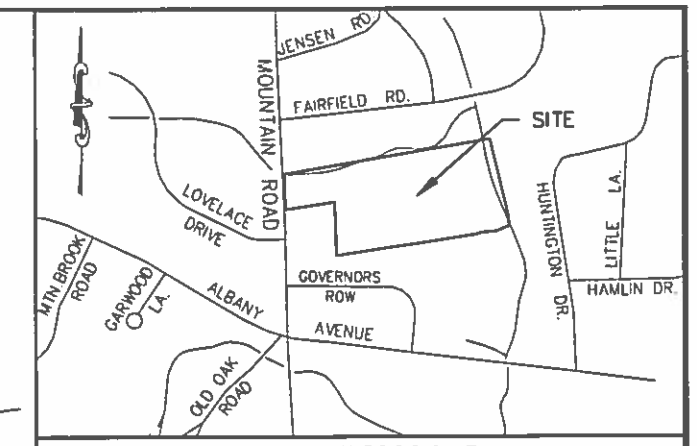

LOCATION MAP

SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS AND REFERS TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS
5. THIS IS A ZONING LOCATION SURVEY THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS
6. PROPERTY IS ALSO KNOWN AS TOWN OF WEST HARTFORD TAX LOT 660 ON ASSESSORS MAP 04 BLOCK 3701.
7. TOTAL AREA (3 LOTS) 396,630 SQ FT OR 9.105 ACRES
   TAX LOT 04/3701/660 = 342,785 S F OR 7.869 ACRES
   MAP 3060 PARCEL "A" = 35,525 S F OR 0.816 ACRES
   MAP 3060 PARCEL "B" = 18,231 S F OR 0.420 ACRES
8. PROPERTY LIES IN ZONING DISTRICT "R-15"
9. A PORTION OF THE PARCEL LIES WITHIN A FLOODWAY, FLOOD ZONE "AE" (0.1% ANNUAL CHANCE) AND ZONE "X" (0.2% ANNUAL CHANCE) AS SHOWN ON FEMA FIRM MAP 09009C0207F, EFFECTIVE DATE SEPT 26, 2008
10. THE LOCATION OF UNDERGROUND UTILITIES, OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN
11. MAP REFERENCE:
    11.1 PLAN ENTITLED "SECTIONS "A", "B", "C" & "D", SURVEY OF MOUNTAIN VIEW PARK LOCATED ON MOUNTAIN ROAD, WEST HARTFORD, CONN., PROPERTY DEVELOPED BY THE R.E.P. CORPORATION" SCALE: 1" = 100' DATED APRIL 1952 BY VINCENT VANNONE & PHILIP J. LACAVA. ON FILE IN THE TOWN OF WEST HARTFORD CLERK'S OFFICE AS MAP 343.
    11.2 PLAN ENTITLED "MOUNTAIN VIEW PARK EXTENSION, PROPERTY OF GREEN ACRES, INCORPORATED, FORMERLY PROPERTY OF DAVID CARLSON, WEST HARTFORD, CONN.", SCALE: 1" = 50' DATED MARCH 1953, REVISED APRIL 26, 1954 BY HERBERT S. LOCMES-EUGENE B. SULLIVAN. ON FILE IN THE TOWN OF WEST HARTFORD CLERK'S OFFICE AS MAP 629.
    11.3 PLAN ENTITLED "MAP OF LAND TO BE ACQUIRED BY THE STATE OF CONNECTICUT FOR THE BUCKLE RESERVOIR SITE, SOUTH BRANCH OF THE PARK RIVER WATERSHED PROGRAM, WEST HARTFORD, CONN. (MAP R/W 89)". SCALE: 1" = 40', DATED JUNE 1962, REVISED JAN. 1963, BY F. MOLLY & ASSOCIATES. ON FILE IN THE TOWN OF WEST HARTFORD CLERK'S OFFICE AS MAP 1340.
    11.4 PLAN ENTITLED "LOT SPLIT MAP OF PROPERTY OF FRED AND BERTHA M. WEISLAG, 652 MOUNTAIN ROAD, WEST HARTFORD, CONNECTICUT". SCALE: 1" = 20', DATED MAR. 13, 1984, REVISED THRU MAY 11, 1984, BY CLOSE, JENSEN & MILLER. ON FILE IN THE TOWN OF WEST HARTFORD CLERK'S OFFICE AS MAP 3060.

GENERAL NOTES

1. EXISTING SITE CONDITIONS TAKEN FROM A PLAN ENTITLED "ZONING LOCATION SURVEY OF 660 MOUNTAIN ROAD, WEST HARTFORD, CONNECTICUT. PREPARED FOR GLEDHILL NURSERY, INC., 660 MOUNTAIN ROAD," DATED 3/16/2016, SCALE: 1"=50', BY ACCURATE LAND SURVEYING, LLC
2. WETLANDS WERE DELINEATED BY A CERTIFIED SOIL SCIENTIST FROM ENVIRONMENTAL PLANNING SERVICES (EPS) ON FEBRUARY 29, 2016.
3. THIS PLAN INCORPORATES THE APPROXIMATE LIMITS OF WETLANDS THAT HAD BEEN DELINEATED PRIOR TO THE RECENT DELINEATION PERFORMED BY EPS IN 2016. THESE LIMITS WERE TAKEN FROM THE TOWN OF WEST HARTFORD GEOGRAPHIC INFORMATION SYSTEMS (GIS).

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS DELINEATED BY EPS (2016)
- LIMIT OF 150' UPLAND REVIEW AREA (2016)
- 68 — WETLAND FLAG AND NUMBER
- APPROXIMATE LIMIT OF WETLANDS (GIS)
- SOIL TYPE BOUNDARY
- 15 — SOIL TYPE CLASSIFICATION

SOIL TYPE CLASSIFICATION

SYMBOL	SOIL NAME	SOIL GROUP
12	RAYPOL SILT LOAM	C/D
3	SCARBORO MUCK	A/D
32A	HAVEN AND ENFIELD SOILS	B
306	[illegible] LAND COMPLEX	B

SOIL TYPE BOUNDARY AND CLASSIFICATIONS TAKEN FROM WEB SOIL SURVEY PREPARED BY USDA NATURAL RESOURCES CONSERVATION SERVICE.

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

CERTIFIED SOIL SCIENTIST

Rev. #:	Date	Description:

Graphic Scale: 50 0 50 100

SOLLI ENGINEERING
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Drawn By:	CJB
Checked By:	KMS
Approved By:	KMS
Project #:	1508601
Plan Date:	01/20/17
Scale:	1" = 50'

Kevin Solli, P.E.
CT 25759

Project:

WETLAND AMENDMENT

660 MOUNTAIN ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: WETLAND AMENDMENT MAP

Sheet #: 1.31