

TOTAL COMBINED LOT AREA =
2,006,144± SQ. FT.
OR 46.05± ACRES

- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THROUGH 20-300-20 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, 1999.
 - THIS IS A PROPERTY SURVEY INTENDED TO BE SUBMITTED AS PART OF A WETLAND MAP AMENDMENT APPLICATION.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR PERIMETER LOT LINES.
 - PROPERTY LINES, CONTROL POINTS AND PHOTODUPLICATION CONTROL POINTS CONFORM TO CLASS A-2 ACCURACY STANDARDS. PLANIMETRIC FEATURES AND TOPOGRAPHICAL INFORMATION CONFORM TO CLASS T-3 ACCURACY STANDARDS. FIELD LOCATED WETLAND FLAGS CONFORM TO CLASS T-2 ACCURACY STANDARDS.
 - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HYTRV1 & HNS07, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HYTRV1 DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WAS USED FOR REFERENCE.
 - BOUNDARY LINE INFORMATION DEPICTED HEREON IS BASED UPON MAP REFERENCES NUMBER 1 & 2 ROTATED TO NAD83 DATUM.
 - THE PROPERTY DEPICTED HEREON IS OWNED BY THE DORSET CROSSING, LLC. SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340 AND VOLUME 746 AT PAGE 196.
 - THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND LOCATED UNDER THE DIRECT SUPERVISION OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
 - THE PROPERTY DEPICTED HEREON AS LOT 13A IS TOGETHER WITH A 15' RIGHT OF WAY, IN COMMON WITH OTHERS OVER, ACROSS AND ALONG PROPERTY FORMERLY OF ARTHUR F. ALIX ET AL. AS DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 77 PAGE 151.
 - THE PROPERTY DEPICTED HEREON AS LOT 13A, 13A AND 13C WERE GRANTED A ZONE CHANGE FROM B-3 AND B-2 TO B-3 BY THE TOWN OF SIMSBURY ZONING COMMISSION ON AUGUST 16, 2006.
 - EXISTING BUILDING IS NON-CONFORMING TO CURRENT ZONING. SEE CONNECTICUT GENERAL STATUTE 8-13a.

- MAP REFERENCES:
- PROPERTY OF GEORGE A. ROSSETTI, INC. TO BE ACQUIRED BY LANDEV, INC. 1515-1517 HOPMEADOW STREET SIMSBURY CT. SCALE 1"= 40' DECEMBER 16, 1986 REVISED TO 2-2-86 BY: ED LALLY & ASSOC.
 - PROPERTY OF G.T. HART ASSOCIATES 1507 HOPMEADOW STREET SIMSBURY CT. SCALE 1"= 100' FEBRUARY 4, 1987 BY: ED LALLY & ASSOC.
 - PERIMETER SURVEY PREPARED FOR CULBRO CORPORATION HOPMEADOW STREET SIMSBURY, CONNECTICUT DATE 07-15-83 REVISED TO 07-27-83 SCALE 1"= 100' SHEETS 1 & 2 OF 2 F.A. HESKETH & ASSOCIATES, INC.
 - OFFICIAL MAP OF INLAND WETLANDS AND WATER COURSES TOWN OF SIMSBURY, CONNECTICUT CONSERVATION COMMISSION ADOPTED BY SIMSBURY CONSERVATION COMMISSION DATE 4-12-77 REVISED TO 11-25-80
 - OLD COUNTY EAST 16 LOT R-40 OPEN SPACE SUBDIVISION WITH 30,000 SQ. FT. LOTS OWNER - DEVELOPER S.J. FISH & SONS, INC. SCALE 1"= 100' DATED DEC. 11, 1978 REVISED TO DEC. 21, 1978 ALLEN HIGON ASSOC.
 - FINAL PLAN SHOWING LAND FOR OPEN SPACE OLD COUNTY ESTATES PROPERTY OF CHARLES SCHNIER COUNTY ROAD & HOLCOMB STREET SIMSBURY, CONNECTICUT SCALE 1"=200' JANUARY 28, 1979 OFFICE OF SANDERSON & WICKSBURY SIMSBURY, CONNECTICUT SHEET 4 OF 4.
 - PROPERTY OF CULLMAN BROTHERS INC. HOPMEADOW STREET ROUTE NO. 10 COUNTY ROAD SIMSBURY, CONNECTICUT SCALE 1"=200' MARCH 1962 SURVEY BY: HAROLD R. SANDERSON C.E. & L.S.
 - TOWN OF SIMSBURY WETLAND MAPS (ON 2004 AERIAL PHOTOS) SHEETS H-3 AND H-4.

SUMMARY SOIL DESCRIPTIONS

WETLAND SOILS

Alluvial land (Am) This is a floodplain area containing alluvial soils of more than one drainage class and variable soil textures.

Agents (Ag) This is poorly to very poorly drained disturbed soil where two or more feet of the original soil surface has been filled over or excavated. Agents are characterized by a seasonal to prolonged high groundwater table and either support or are capable of supporting wetland vegetation.

Scorbro loam (Se) This is a very poorly drained, moderately coarse to coarse textured, very friable over loose glacial fluvial (outwash) soil.

Walpole loam (Wc) This is a poorly drained, medium over coarse textured, friable over loose glacial fluvial (outwash) soil.

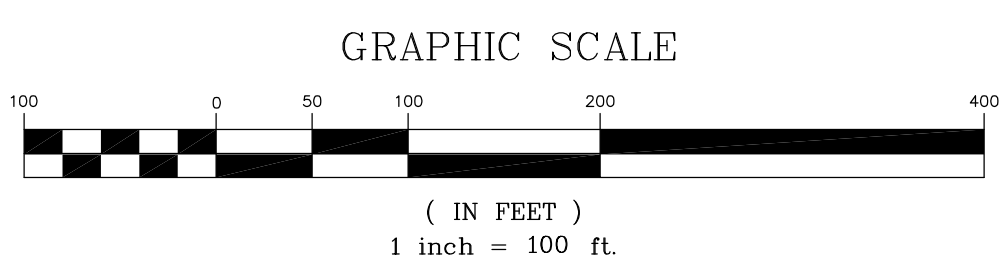
NON-WETLAND SOILS

Borrow and fill land, coarse materials (Bk) This unit consists of areas that have been excavated for sand and gravel.

Made land (Ma) This is a well to moderately well drained, disturbed soil that has had two feet or more of its original soil surface excavated or filled.

Merrimac sandy loam (My) This is a somewhat excessively drained, moderately coarse textured over coarse textured, very friable over loose glacial fluvial (outwash) soil.

Nisirec very fine sandy loam (Ns) This is a moderately well drained, moderately coarse over coarse textured, friable over loose glacial fluvial (outwash) soil.



I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY LINES DEPICTED HEREON ARE SUBSTANTIALLY CORRECT.

THOMAS PIETRAS

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

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TODD S. HESKETH LS 17945 DATE:

Revisions:

| No. | Date | Description |
|-----|----------|----------------------------------|
| 1. | 12-07-08 | Linework |
| 2. | 12-22-08 | Town Wetlands Line and Reference |

PROPERTY SURVEY

WETLAND MAP AMENDMENT PLAN

PREPARED FOR

DORSET CROSSING, LLC

HOPMEADOW STREET

SIMSBURY, CONNECTICUT

WM-1

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F.A.H. F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

Date: 12-04-08 Drawn by: CAD Job no: 04174
Scale: 1" = 100' Checked by: DSZ Sheet no: 1 OF 1
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