

N/F
Heritage Land
Preservation Trust, Inc.

S71°28'19" W
400.00'

Subject Property
Area = 80,861 sf
(1.86± Ac)

N/F
Heritage Land
Preservation Trust, Inc.

New Litchfield Street Rte. 202

Reference Maps:

- "Asbuilt Plan Zoning Location Survey Prepared For W K Realty, LLC Showing Revised Grading At West Side of Building Route 202 Torrington, Connecticut Scale: 1"=20' Sept. 12, 2003" by David J. Little, L.S.
- "Connecticut State Highway Department Right of Way Map Town of Torrington Torrington-Litchfield Road From The Litchfield Town Line Easterly To Gulf Stream Bridge Scale: 1"=40' Date: October 18, 1956"
- "Property Survey Prepared For W K Realty, LLC Royute 202 Torrington, Connecticut Scale: 1"=20' December 30, 2001" by David J. Little L.S.

Notes:

- Portion of the parcel is located in inland wetlands as shown on reference map #1.
- Portion of the parcel is located within flood hazard Zone "A", Community Panel No. 095081 0004 B. map revised April 4, 1983.
- Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

LEGEND

- ⊕ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- - - - - UG - - - - - EXISTING UNDERGROUND ELECTRIC
- ⊕ EXISTING WATER GATE
- ⊕ EXISTING HYDRANT
- - - - - W - - - - - EXISTING WATER LINE
- EXISTING CATCH BASIN
- ⊕ EXISTING STORM SEWER
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING SANITARY SEWER
- ⊕ EXISTING SIGN
- ⊕ EXISTING IRON PIN (FOUND)
- ⊕ EXISTING MONUMENT (FOUND)
- 1.55x5 EXISTING SPOT GRADE
- - - - - 1.36 - - - - - EXISTING CONTOUR
- ⊕ EXISTING TREELINE
- ⊕ LIMIT OF WETLANDS

REVISIONS

BY: LF/TAC CHK: JEU

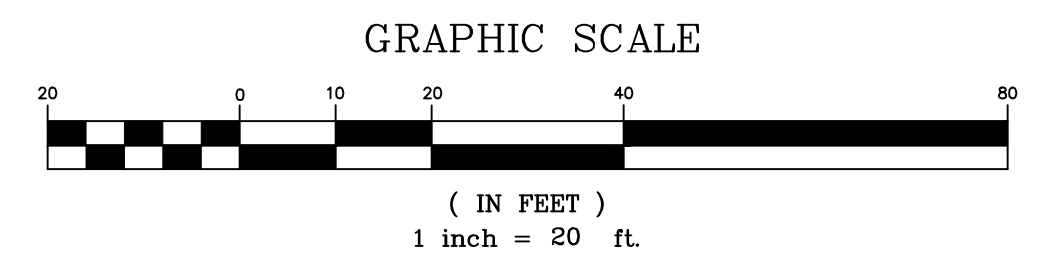
Property Of
The Charlotte Hungerford Hospital
1215 New Litchfield Street
Torrington, Connecticut
Map 219 Block 003 Lot 008 Zone: LB

Existing Conditions Plan

DATE	9-28-22
SCALE	1"=20'
JOB NUMBER	2020-019
SHEET	1 of 1

RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
1 Shepley Rd East Windsor CT 06088 • CT 860.623.0299 • MA 413.781.1918
www.russosurveyors.com • info@russosurveyors.com



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 for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class 1-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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