

LEGEND

= PROPOSED SPOT GRADE

= PROPOSED ELEVATION CONTOUR

- 100 - = EXISTING ELEVATION CONTOUR

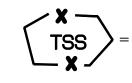
= EXISTING SPOT GRADE

= PROPOSED CONSTRUCTION EXIT (CE)

= PROPOSED SEDIMENT FENCE EROSION CONTROL (SFEC)

= PROPOSED SEDIMENT LOG (SL)

= PROPOSED TURBIDITY CURTAIN (TC)



SEDIMENT FENCE AROUND TEMP. SOIL STOCKPILE (TSS)

= PROPOSED STORM DRAIN CULVERT



= PROPOSED SEPARATOR STRUCTURE

= PROPOSED STORM DRAIN MANHOLE (D.M.H.)

= PROPOSED R.C.F.E.S (REINFORCED CONCRETE FLARED-END SECTION)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
- 2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106-5127.
- THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
- 6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED
- 7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH
- 8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
- 9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE OUTLINED ON THESE PLANS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE
- 11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR/REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.

EROSION CONTROL DEVICES

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL -2002" (SEE EROSION AND SEDIMENT CONTROL NOTE 3) WHEN CONSTRUCTING EROSION CONTROL DEVICES SHOWN ON THIS PLAN.

CE - A BROKEN STONE PAD PROVIDING A HARD SURFACE POINTS WHERE VEHICLES WILL LEAVE THE SITE. THE CONSTRUCTION EXITS REDUCE TRACKING OF SEDIMENT INTO ADJACENT PAVEMENT. EXCESS SEDIMENT SHOULD BE PERIODICALLY REMOVED FROM THE STONE SURFACE.

ECB - A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE PHOTO-DEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX.

SFEC - SEDIMENT FENCE EROSION CHECK: A SYNTHETIC TEXTILE BARRIER DESIGNED TO FILTER SEDIMENT FROM SURFACE WATER RUNOFF. PLACEMENT SHALL BE SIMILAR TO HBEC AND INSTALLATION REQUIRES ANCHORING THE FENCE BOTTOM TO PREVENT BYPASS. ALL SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH ONE (1) FOOT IN DEPTH. ADDITIONAL SUPPORT (SUCH AS SNOW FENCE OR WIRE FENCE) ON THE DOWNHILL FACE MAY BE REQUIRED TO STRENGTHEN SEDIMENT FENCE IN HIGH FLOW LOCATIONS.

SL - SEDIMENT LOG: A SEDIMENT CONTROL DEVICE CONSISTING OF AN OUTSIDE, OPEN WEAVE CONTAINMENT FABRIC FILLED WITH FIBERS. IT IS DESIGNED TO PROVIDE A FLEXIBLE, LIGHTWEIGHT, POROUS, SEDIMENT CONTROL DEVICE WITH THE ABILITY TO CONFORM TO THE TERRAIN UPON WHICH IT IS INSTALLED. IT IS DESIGNED TO DISSIPATE VELOCITY OF FLOW AND FILTER AND TRAP SEDIMENTS UPGRADIENT AND WITHIN THE DEVICE.

TC - TURBIDITY CURTAIN: A FLEXIBLE, IMPERMEABLE BARRIER USED TO TRAP SEDIMENT IN WATER BODIES. THE CURTAIN IS GENERALLY WEIGHTED AT THE BOTTOM TO ENSURE SEDIMENT DOES NOT TRAVEL UNDER THE CURTAIL, WHICH IS SUPPORTED AT THE TOP THROUGH A FLOTATION SYSTEM.

TSS - TEMPORARY LOCATION OF STOCKPILED TOPSOIL OR SUBSOIL. LOCATIONS SHALL GENERALLY BE ON LEVEL GROUND AWAY FROM DRAINAGEWAYS AND SHALL BE RINGED WITH SILT FENCE AND/OR HAYBALES. STOCKPILES SHALL BE SEEDED IF IT REMAINS IN PLACE FOR MORE THAN 30 DAYS.

CONSTRUCTION NOTES

- 1. CONTACT "CALL BEFORE YOU DIG" AT CALLING 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION.
- 2. ALL MATERIALS AND INSTALLATION PER CITY OF HARTFORD, CT DOT FORM 817. OR CUSTODIAL UTILITY COMPANY SPECIFICATION. AS APPROPRIATE.
- 3. PROVIDE FOR TEMPORARY BYPASS OF ALL STORM DRAINAGE FROM 24-INCH OUTFALL TO OUTLET STRUCTURE UNTIL NEW OUTFALL PIPING IS INSTALLED AND OUTFALL STABILIZED.

CONSTRUCTION SEQUENCE

- IN GENERAL, THE OVERALL PROJECT WILL FOLLOW THE SEQUENCE BELOW:
- 1. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO HAVE EXISTING UTILITIES MARKED.
- 2. ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, AND CITY OF HARTFORD STAFF.
- 3. PLACE SEDIMENT FENCE AND COMBINATION SEDIMENT FENCE/SEDIMNET LOG BARRIERS AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN TO ESTABLISH PERIMETER CONTROLS, PRIOR TO THE START OF ANY EXCAVATION.
- 4. MAINTAIN TEMPORARY CONNECTION BETWEEN 24-INCH DIAMETER OUTFALL AND OUTLET STRUCTURE TO CONTROL STORM WATER RUNOFF AND PREVENT FORM ENTERING BASIN.
- 5. INSTALL CONSTRUCTION ENTRANCE/EXIT.
- 6. STAKE CLEARING LIMITS AND REVIEW WITH CITY TREE WARDEN. COMPLETE SITE CLEARING.
- REMOVE PERIMETER FENCE WEST OF RETAINING WALL AND FENCING ATOP WALL IN CONFLICT WITH THE WORK. SAVE FOR RE-INSTALLATION. INSTALL TEMPORARY CONSTRUCTION FENCING TO SECURE WORK AREA.
- IN PREPARATION OF REMOVAL OF SEDIMENT/DEBRIS IN RIVER, CONSULT PROJECT ENGINEER AND PROJECT WETLANDS SCIENTIST AND INSTALL TURBIDITY BARRIER IN RIVER. REMOVE ACCUMULATED SEDIMENTS THAT RESULTED FROM WASHOUT FROM PARK RIVER. REMOVE
- SEDIMENT BARRIER UPON COMPLETION OF SEDIMENT/DEBRIS REMOVAL. 9. EXCAVATE FOR INSTALLATION OF STORM DRAIN PIPING, STRUCTURES AND OUTFALL. CONSTRUCT
- 9.1. CONSTRUCT SECTION FROM OUTFALL TO D.M.H. #2. STABILIZE OUTFALL WITH RIP RAP EROSION PROTECTION. INSTALL RIP RAP SLOPE PROTECTION AND FINISH GRADE, TOPSOIL, SEED AND INSTALL ECB IN ADJACENT AREAS BETWEEN D.M.H.#2 AND OUTFALL.
- 9.2. CONSTRUCT SECTION FROM D.M.H.#2 TO D.M.H. #1. INSTALL UNDERDRAIN BETWEEN D.M.H.#1 AND D.M.H.#2. CONNECT EXISTING UNDERDRAIN SYSTEM IN BASIN TO D.M.H.#1. INSTALL SLOPE PROTECTION, WHERE SHOWN, AND FINISH GRADE, TOPSOIL, SEED AND INSTALL ECB IN DISTURBED AREAS BETWEEN D.M.H. #1 AND D.M.H. #2.
- 9.3. CONSTRUCT SECTION FROM D.M.H.#1 TO STORMCEPTOR UNIT FINISH GRADE, TOPSOIL, SEED AND INSTALL ECB IN AREA BETWEEN D.M.H. #2 AND STORMCEPTOR.
- 9.4. INSTALL D.M.H.#3, REMOVE TEMPORARY BY-PASS STORM DRAIN AND CONNECT STORMCEPTOR AND EXISTING 24-INCH OUTFALL TO D.M.H.#3.
- 9.5. INSTALL D.M.H.#4,5,6,&7 AND UNDERGROUND STORAGE PIPING. CONNECT TO CATCH BASINS AND PLUG EXISTING 12-INCH STORM PIPES, AS SHOWN.
- 10. REMOVE RETAINING WALL AND WALL FENCE ALONG LIMITS SHOWN.

IN SECTIONS, BEGINNING AT OUTFALL AND WORKING UPGRADIENT

- 11. ROUGH GRADE AREA BETWEEN ELEVATION 60 EASTWARD. REMOVE EXCESS SOIL/FILL FROM SITE. 12. FINISH GRADE, TOPSOIL, SEED AND INSTALL ECB IN ALL DISTURBED AREAS BETWEEN ELEVATION 60 AND LIMITS OF WORK TO THE EAST, INCLUDING UP TO EDGE OF PARKING AREA/EAST FACE
- OF RETAINING WALL. 13. INSTALL LANDSCAPE PLANTINGS.
- 14. RE-INSTALL PERIMETER FENCE AND TIE INTO EXISTING FENCES NORTH AND SOUTH OF WORK. RE-INSTALL FENCING ATOP WALL.
- 15. REMOVE EROSION CONTROLS AFTER DISTURBED AREAS ARE LANDSCAPED AND MULCHED AND STABILIZING VEGETATION IS ESTABLISHED.
- 16. THE APPROXIMATE DATE FOR START OF CONSTRUCTION IS SPRING 2020. THE ESTIMATED COMPLETION DATE IS LATE SPRING OF 2020.

UTILITY NOTES:

- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 3. A PRE-CONSTRUCTION MEETING WITH CITY STAFF AND OWNER'S REPRESENTATIVE SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
- 4. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE CITY OF HARTFORD, CONN. D.O.T. FORM 817, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
- 5. RCP = REINFORCED CONCRETE PIPE (CLASS IV) CONFORMING TO CT DOT FORM 817, M.08.01-7.
- 6. CMP = COATED CORRUGATED METAL PIPE CONFORMING TO CT DOT FORM 817, M.08.01-2.
- 7. CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 817, M.08.01-18, TYPE S. 8. R.C.F.E.S = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 817, M.08.01-11
- 9. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 817, M.08.01-20,
- 10. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 817 SECTION M.08.02.
- 11. STORMCEPTOR 4800, AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, INC.

GREATER HARTFORC FLOOD COMMISSION NOTES:

- THE STORAGE VOLUME OF WATER OCCUPIED BY THE PROPOSED FILL ON THIS PLAN BELOW ELEVATION 51.15 NORTH AMERICAN DATUM (NAVD) OF 1988 DATUM IS 0 CU. YDS.
- THERE ARE NO BUILDINGS, PIERS OR STAIRWAYS PROPOSED BELOW NORTH AMERICAN DATUM (NAVD) OF
- 3. THE NET FLOOD STORAGE VOLUME WITHIN THE FLOOD PLAIN DISTRICT AS A RESULT OF THIS APPLICATION WILL INCREASE CY XXX CU. YDS OVER THE 2017 SITE CONDITION.
- THIS PLAN WILL BE SUBJECT TO ANY SPECIAL CONDITIONS WHICH ARE MADE PART OF THE WRITTEN CERTIFICATION OF APPROVAL BY THE GREATER HARTFORD FLOOD COMMISSION AND THE RULES AND REGULATIONS GOVERNING THE USE OF THE FLOOD PLAIN DISTRICT AS ADOPTED BY THE GREATER HARTFORD FLOOD COMMISSION.
- AFTER CONSTRUCTION IS COMPLETED THE APPLICANT SHALL BE RESPONSIBLE TO SUBMIT "AS-BUILT" PLANS TO THE COMMISSION WITHIN 60 DAYS OF COMPLETION OF THE PROPOSED ON STRUCTION.

at

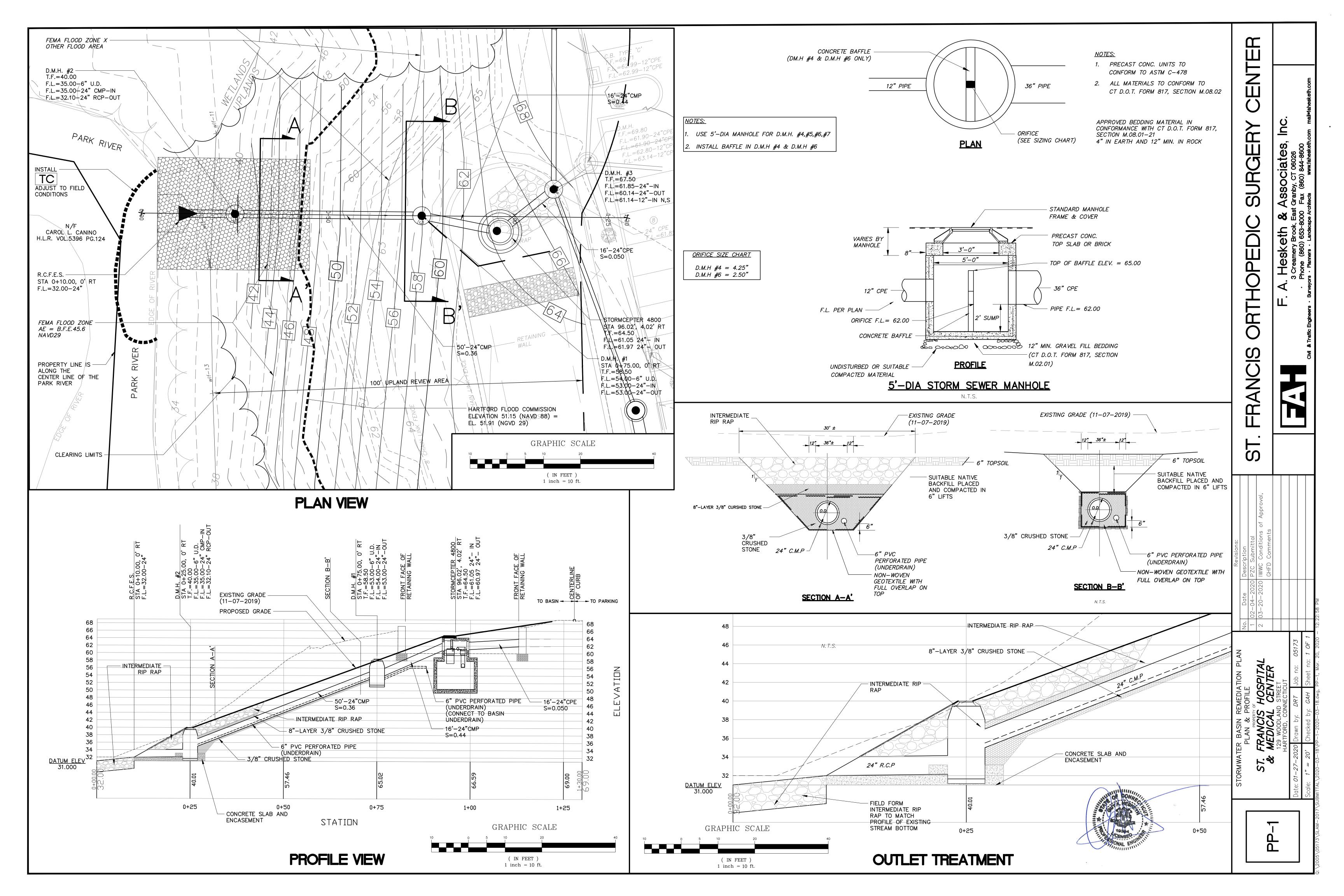
ဟ

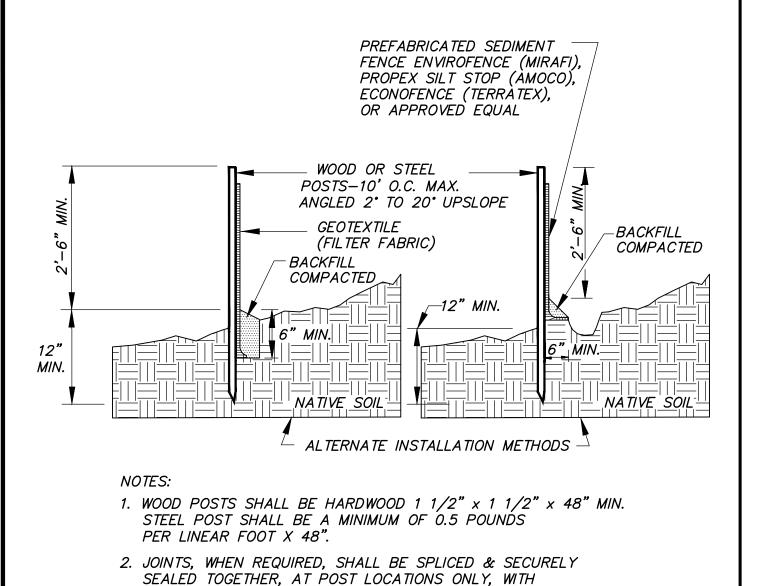
S

(1)

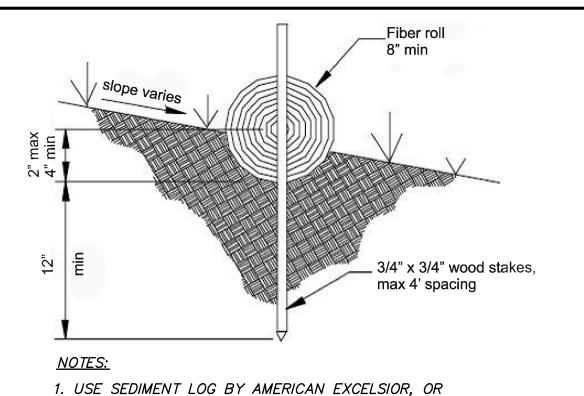
 \square

HOST S

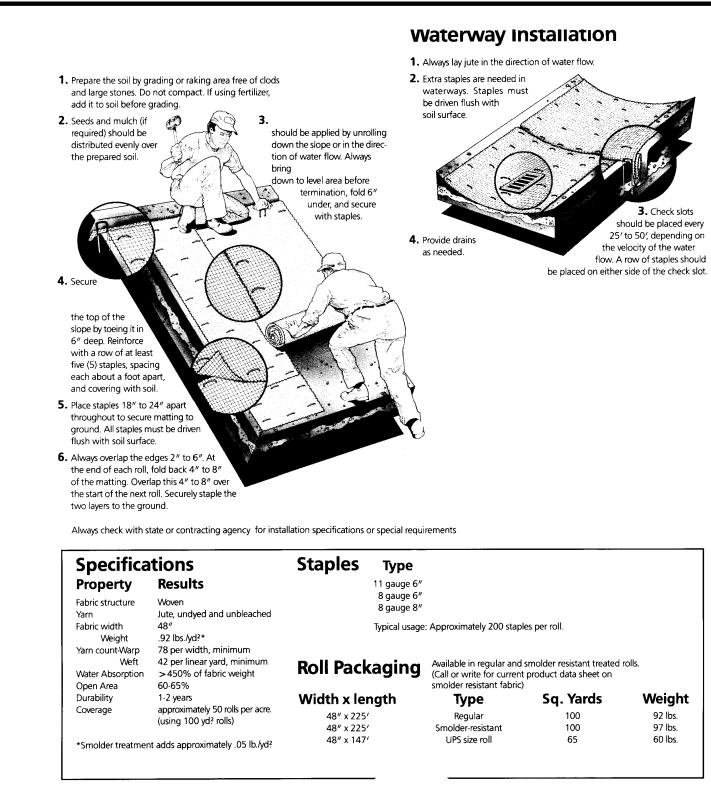




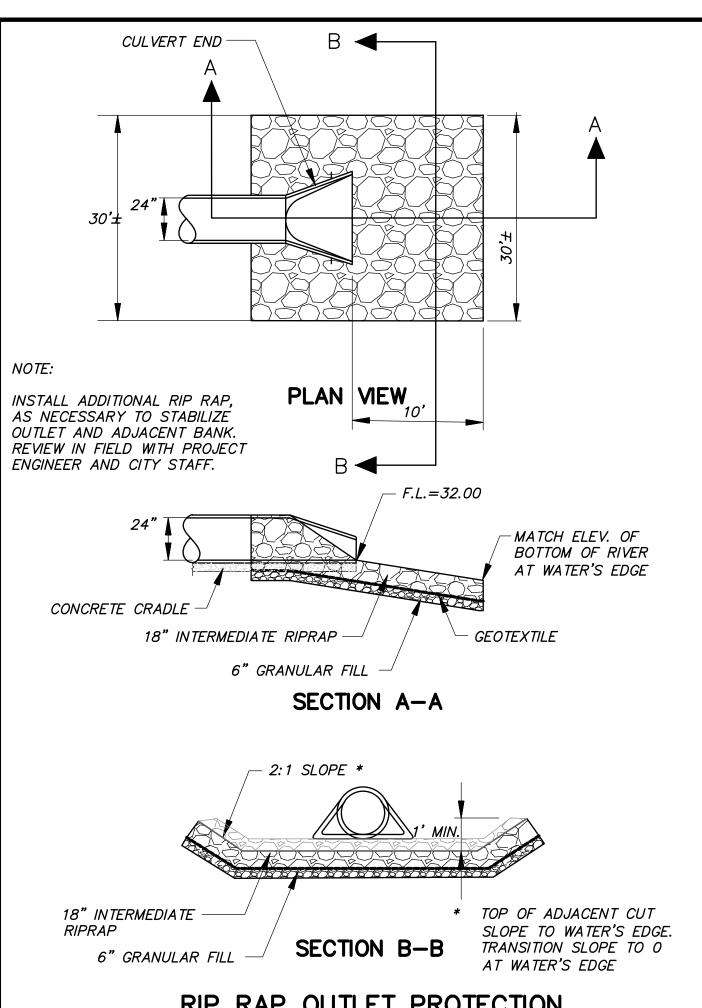
SEDIMENT FENCE EROSION CONTROL (SFEC)

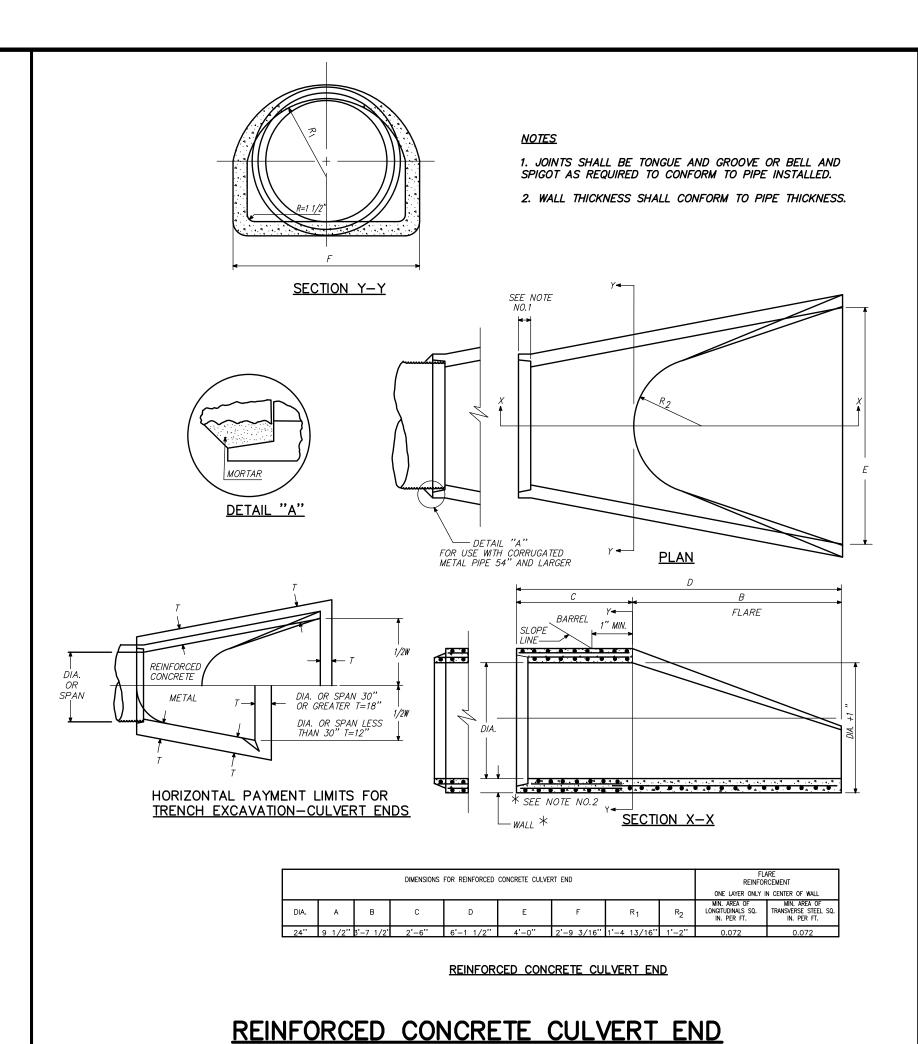


- 1. USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL
- 2. FOR USE IN SWALES, TURN ENDS SLIGHTLY UP-GRADIENT TO DIRECT RUNOFF TOWARD CENTER OF LOG.

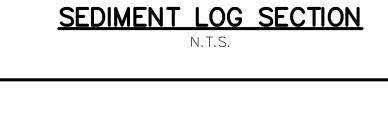


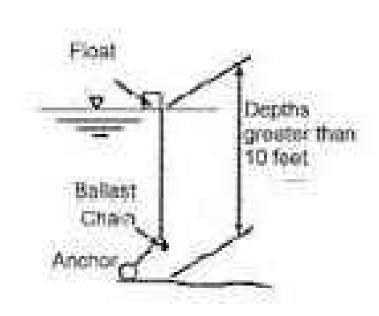
N.T.S.





RIP RAP OUTLET PROTECTION





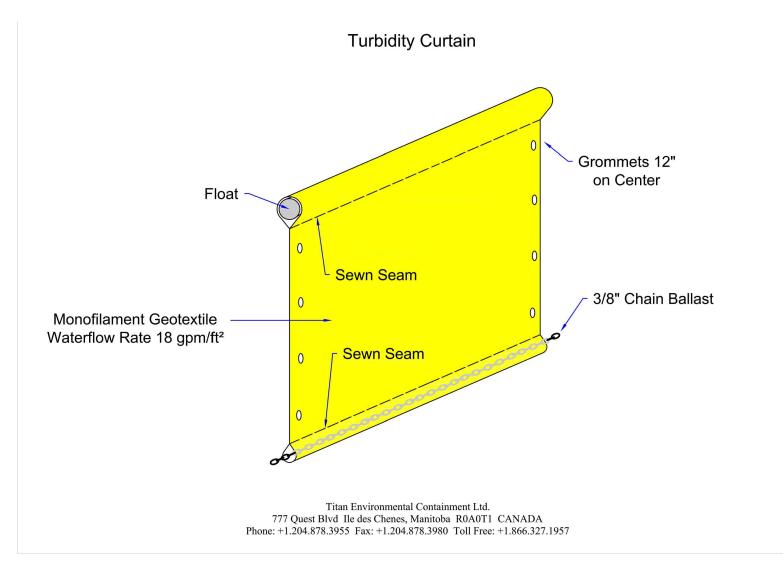
Deep Turbidity Curtain

between 2 and 10 feet

NOTES:

- 1. WORK TO BE UNDERTAKEN DURING PERIODS OF LOW FLOW, WHERE SIGNIFICANT RAIN IS NOT FORECAST FOR DURATION OF PROPOSED WORK.
- 2. AT LEAST ONE HALF WIDTH OF RIVER TO BE LEFT OPEN TO NOT IMPEDED FLOW.
- 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ANCHOR AT BALLAST CHAIN, AS APPROPRIATE, TO SECURE TO RIVER BOTTOM.
- 4. INSTALLATION OF CURTAIN TO BE SUPERVISED BY PROJECT WETLANDS SCIENTIST OR PROJECT ENGINEER.
- 5. FOLLOW INSTALLATION GUIDELINES FOR DEPTHS BETWEEN 2 AND 10 FEET.
- 6. IF WORK LASTS MORE THAN ONE DAY, CURTAIN TO BE REMOVED AT END OF WORK DAY AND STORED ABOVE 100—YEAR FLOOD ELEVATION.

TURBIDITY CURTAIN - TYPICAL INSTALLATION DETAIL



NOTES:

- 1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC DETAILS VARY BY MANUFACTURER
- 2. UTILIZE DOT TYPE 2 TURBIDITY CURTAIN.
- 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

TURBIDITY CURTAIN — TYPICAL DETAIL
N.T.S.



Sociates

AS(Gran

쏭

Φ

POST-CONSTRUCTION OPERATION AND MAINTENANCE PLAN

- 1. MAINTENANCE OF THE ON—SITE STORM WATER SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 THIS INCLUDES ALL CATCH BASINS, STORMCEPTOR UNITS, UNDERGROUND STORAGE PIPING, SYSTEM
 PIPING, MANHOLES, ROOF LEADERS AND SYSTEM OUTFALL AND RIPRAP EROSION PROTECTIONS.
- 2. THE FOLLOWING INSPECTION/MAINTENANCE SHALL BE PERFORMED.
- 2.1. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE INCORPORATED INTO THE ROUTINE SITE AND FACILITY MAINTENANCE PLAN TO MINIMIZE DEPOSITION OF SEDIMENT, LITTER AND CONTAMINANTS INTO THE STORM DRAINAGE SYSTEM.
- 2.2. PAVED PARKING AND LOADING AREAS AND WALKS SHALL BE SWEPT OF DEBRIS, SAND, AND LITTER AT LEAST TWICE ANNUALLY, IN PARTICULAR, LATE SPRING AFTER WINTER SANDING OPERATIONS, AND IN LATE FALL AFTER LEAF LITTER CLEANUP.
- 2.3. CATCH BASINS, MANHOLES, THE UNDERGROUND STORAGE PIPES AND THE STORMCEPTOR UNIT SHALL BE INSPECTED ANNUALLY, FOLLOWING SPRING SITE CLEANUP. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AND DISPOSED TO APPROVED OFF—SITE LOCATIONS.
- 3. THE STORMWATER OUTFALL AT THE PARK RIVER AND ASSOCIATED RIP RAP AND CRUSHED STONE EROSION CONTROL SHALL BE INSPECTED ANNUALLY. EXCESS SEDIMENTS SHALL BE REMOVED AND REPAIRS MADE WHEN EROSION IS NOTED. WOODY VEGETATION SHALL BE SELECTIVELY TRIMMED IN RIP RAP TO PREVENT DAMAGE TO THE SLOPE PROTECTION.
- THE FOLLOWING SCHEDULE OF MAINTENANCE SHALL BE FOLLOWED:

ANNUALLY (IN LATE SPRING):

- 1. VISUALLY INSPECT ALL DRAINAGE STRUCTURES. STRUCTURES CONSIST OF CATCH BASINS, HYDRODYNAMIC SEPARATOR, MANHOLES, THE UNDERGROUND STORAGE PIPING, STORM DRAIN OUTFALLS, AND ALL OTHER SITE DRAINAGE FACILITIES. NOTE ANY DEFICIENCIES AND MAKE REPAIRS.
- 2. VISUALLY INSPECT STORM DRAIN OUTFALL AND RIP RAP SLOPE PROTECTION AT OUTLET AND ON SLOPE. CUT/TRIM WOODY VEGETATION IN RIP RAP PROTECTIONS TO PREVENT DAMAGE TO SLOPES AND OUTFALL PROTECTION. REMOVE ANY ACCUMULATED DEBRIS/SEDIMENTS AT OUTFALL. REPAIR/REPLACE RIP RAP APRONS WHEN FOULED WITH SEDIMENTS.
- 3. NOTE ANY DEFICIENCIES AND MAKE REPAIRS.
- 4. CLEAN THE CATCH BASINS, HYDRODYNAMIC SEPARATORS, UNDERGROUND STORAGE PIPING AND ALL OTHER SITE DRAINAGE SITE FACILITIES OF ANY ACCUMULATION OF SEDIMENT AND/OR DEBRIS.
- 5. ALL CLEANING AND REMOVAL OF SEDIMENT AND DEBRIS TO BE PERFORMED BY A LICENSED CONTRACTOR.
- 6. CLEANING TO BE DONE WITH A VACUUM TRUCK SO THAT DIRECT ACCESS INTO THE DRAINAGE STRUCTURES IS NOT REQUIRED.
- 7. ALL MATERIAL REMOVED SHALL BE DISPOSED ACCORDING TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND LOCAL REGULATIONS.

SEMI-ANNUALLY: (LATE SPRING, AFTER WINTER SANDING OPERATIONS AND MID FALL, AFTER LEAF LITTER):

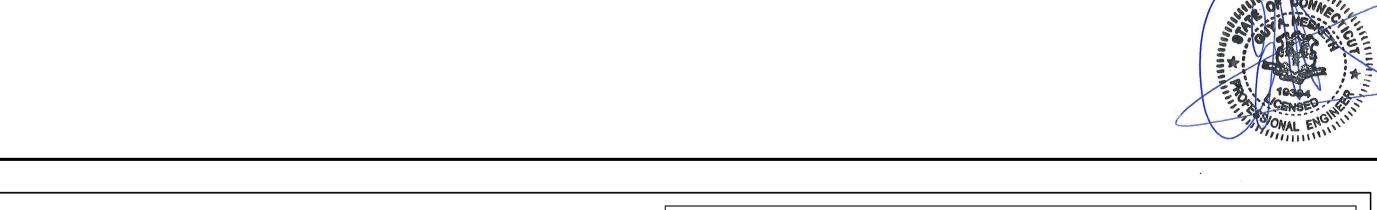
8. SWEEP OR VACUUM ALL PAVED DRIVES, PARKING AREAS, AND LOADING AREAS TO REMOVE ACCUMULATED SEDIMENT. DISPOSE OF MATERIALS AT LICENSED FACILITY.

MONTHLY:

9. POLICE SITE AND REMOVE LITTER AND OTHER DEBRIS FROM THE SITE.

<u>AS NEEDEI</u>

- 10. MAINTAIN LAWN AREAS BY CUTTING WITH MULCHING BLADES OR COLLECTING TRIMMINGS AND DISPOSING OFF SITE
- 11. DO NOT DISPOSE OF LAWN CUTTINGS OR LANDSCAPE TRIMMING ON SITE. DISPOSE OFF SITE.
- 12. STABILIZE OR REPAIR ANY LANDSCAPED AREAS ON THE SITE THAT ARE NOTED TO BE DISTRESSED.
- 13. CLEAN UP ANY NOTED SPILLS OR NOTED DEPOSITS OR ACCUMULATIONS OF DELETERIOUS MATERIAL IMMEDIATELY AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND AND LOCAL REGULATIONS.
- 14. INSPECTION/MAINTENANCE RECORDS DOCUMENTING SYSTEM INSPECTION, CLEANING, AND OR MAINTENANCE OPERATIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE CITY AS REQUESTED.
- 15. THE PROPERTY OWNER SHALL SUBMIT A SUMMARY REPORT OF INSPECTIONS, CLEANING AND MAINTENANCE PERFORMED IN ACCORDANCE WITH THE POST—CONSTRUCTION OPERATIONS AND MAINTENANCE REPORT TO THE CITY OF HARTFORD INLAND WETLANDS AND WATERCOURSES COMMISSION BY DECEMBER 1ST OF EACH YEAR.



at

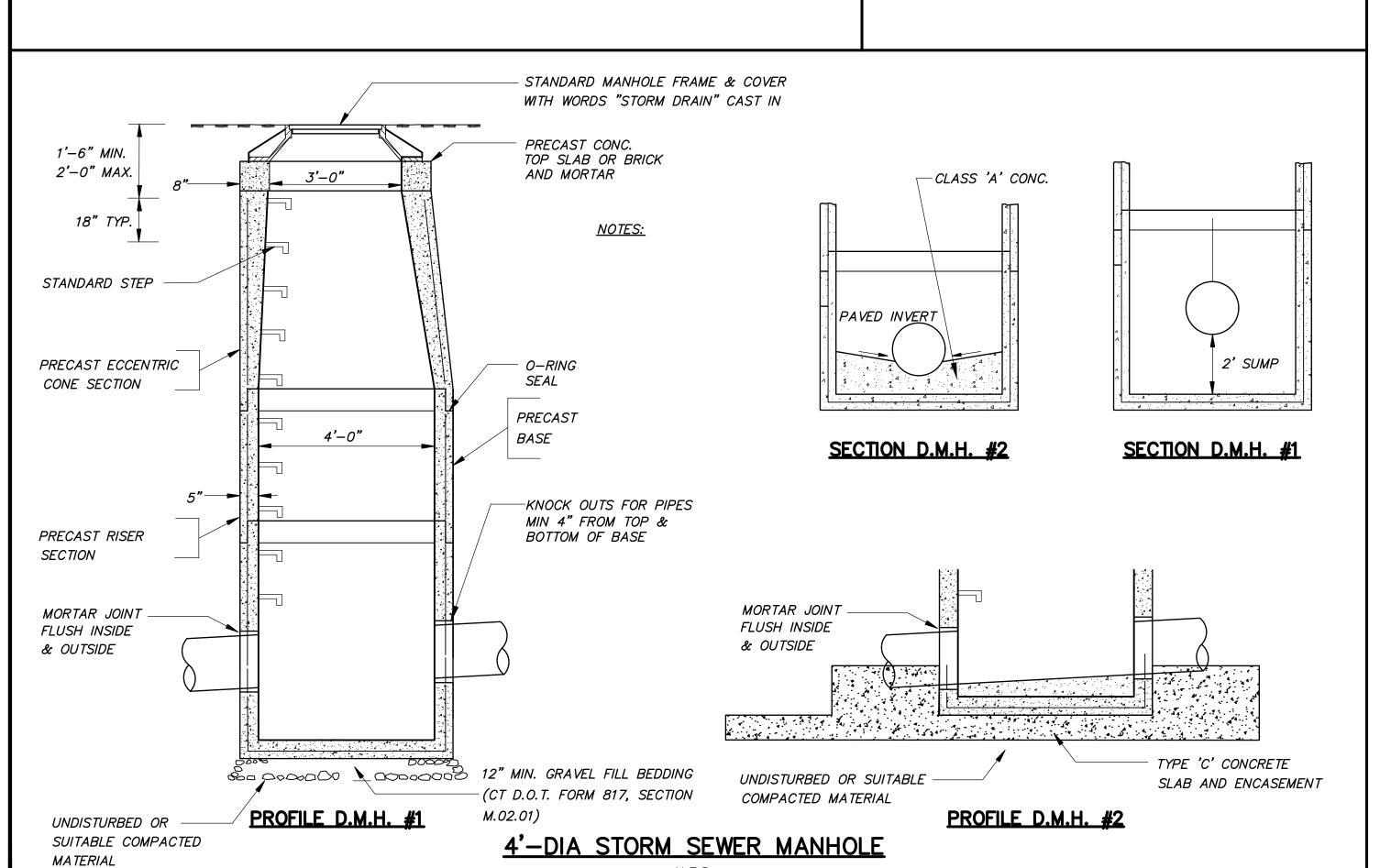
SOCIO

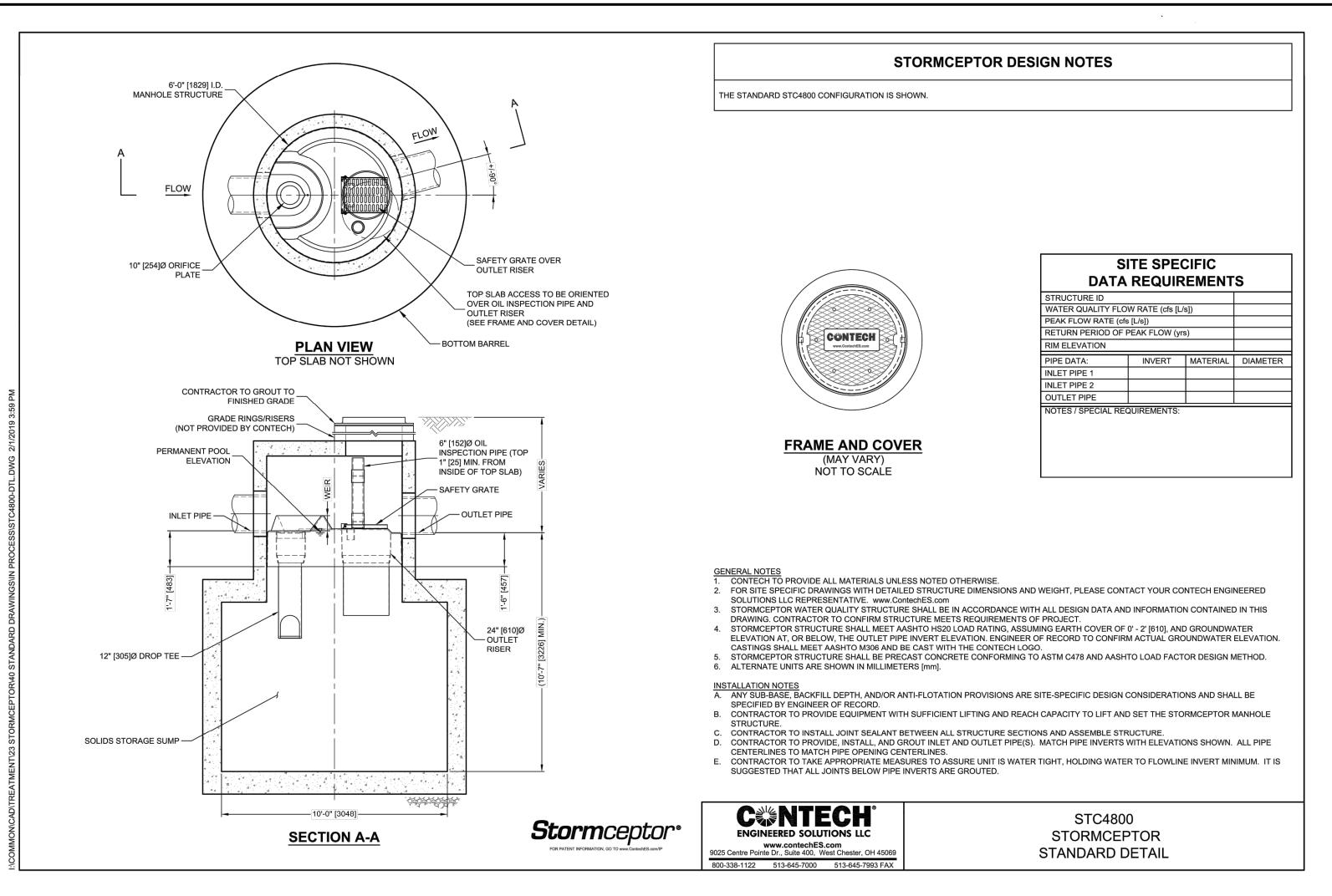
Ś

S

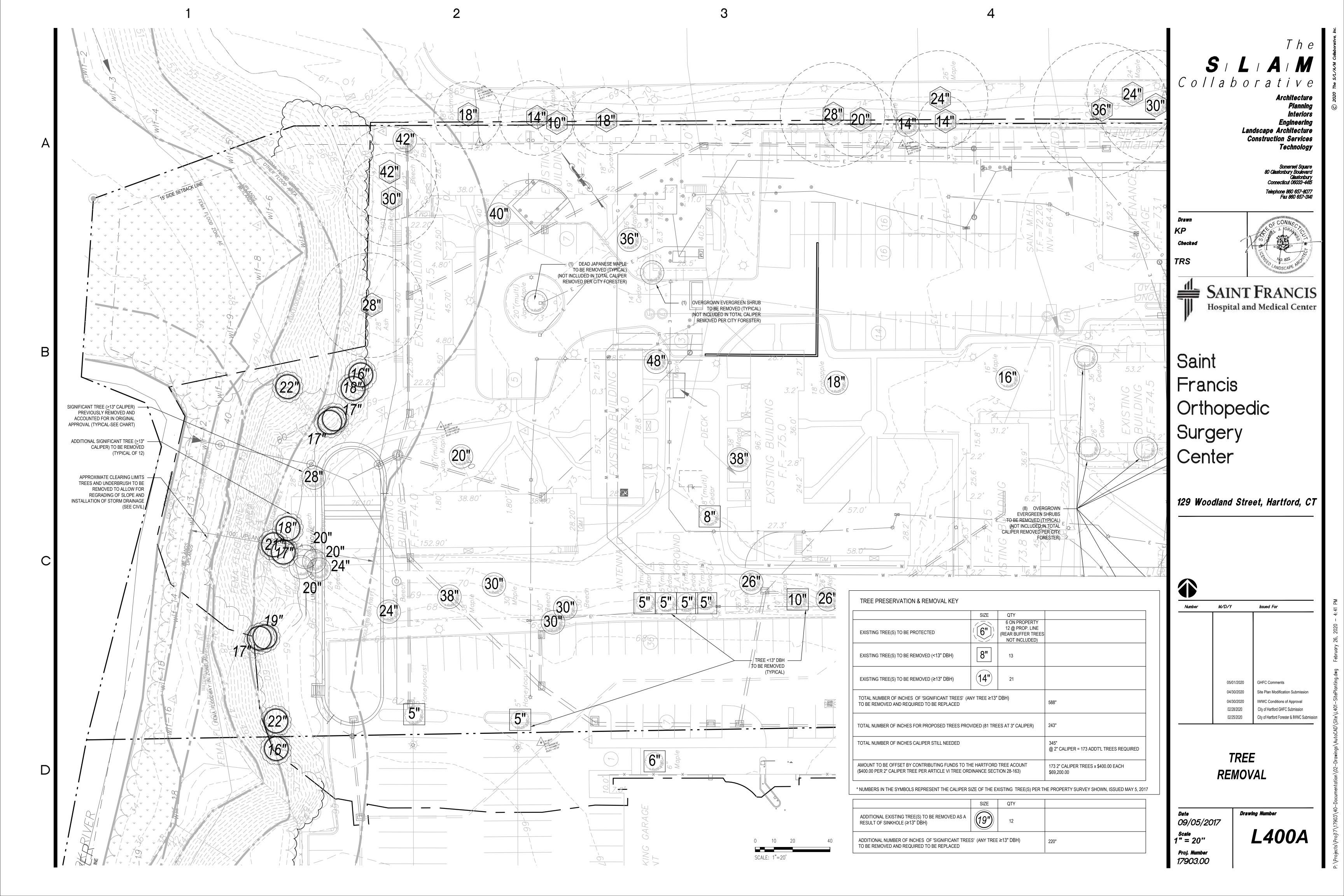
Ž

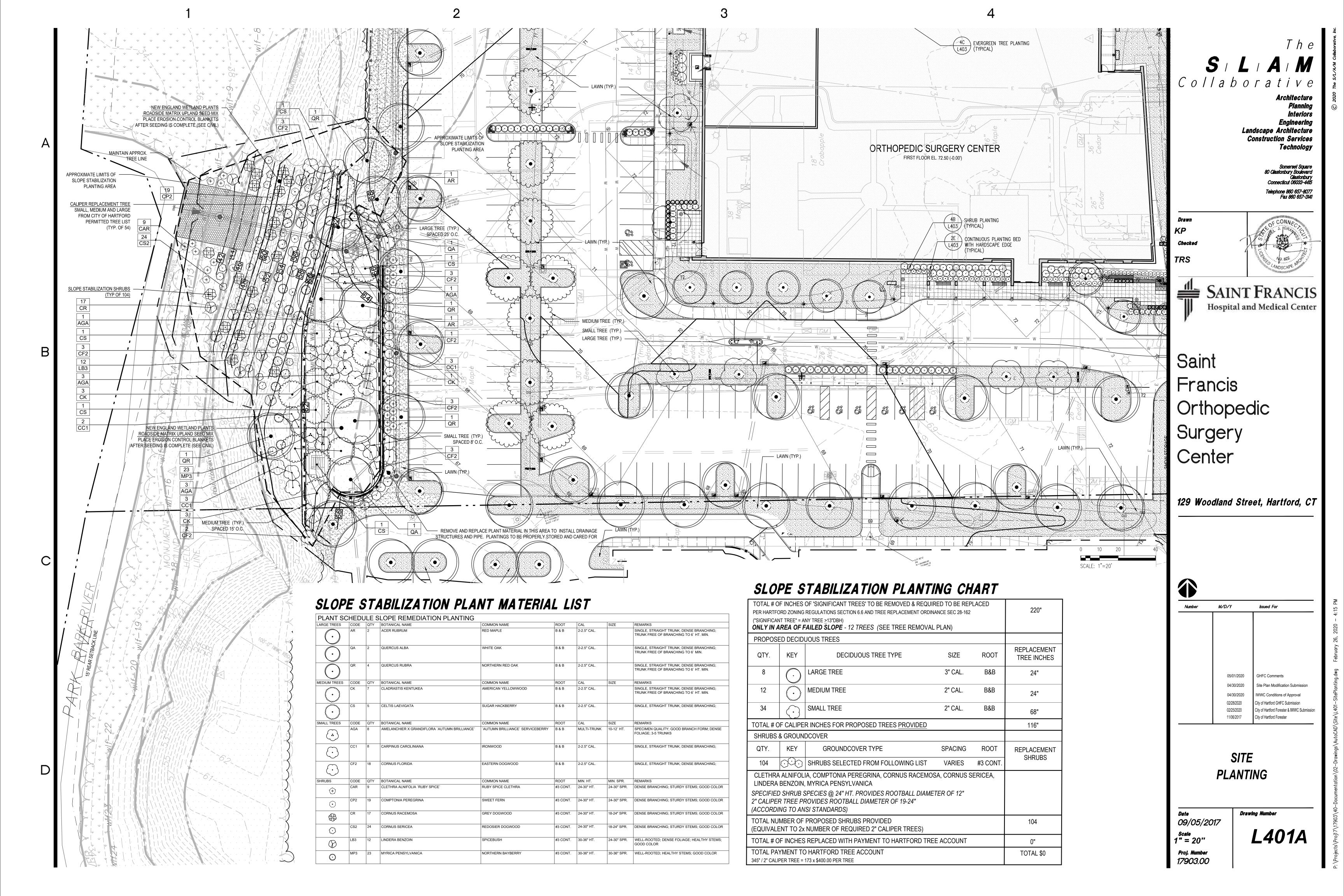
 \triangleleft

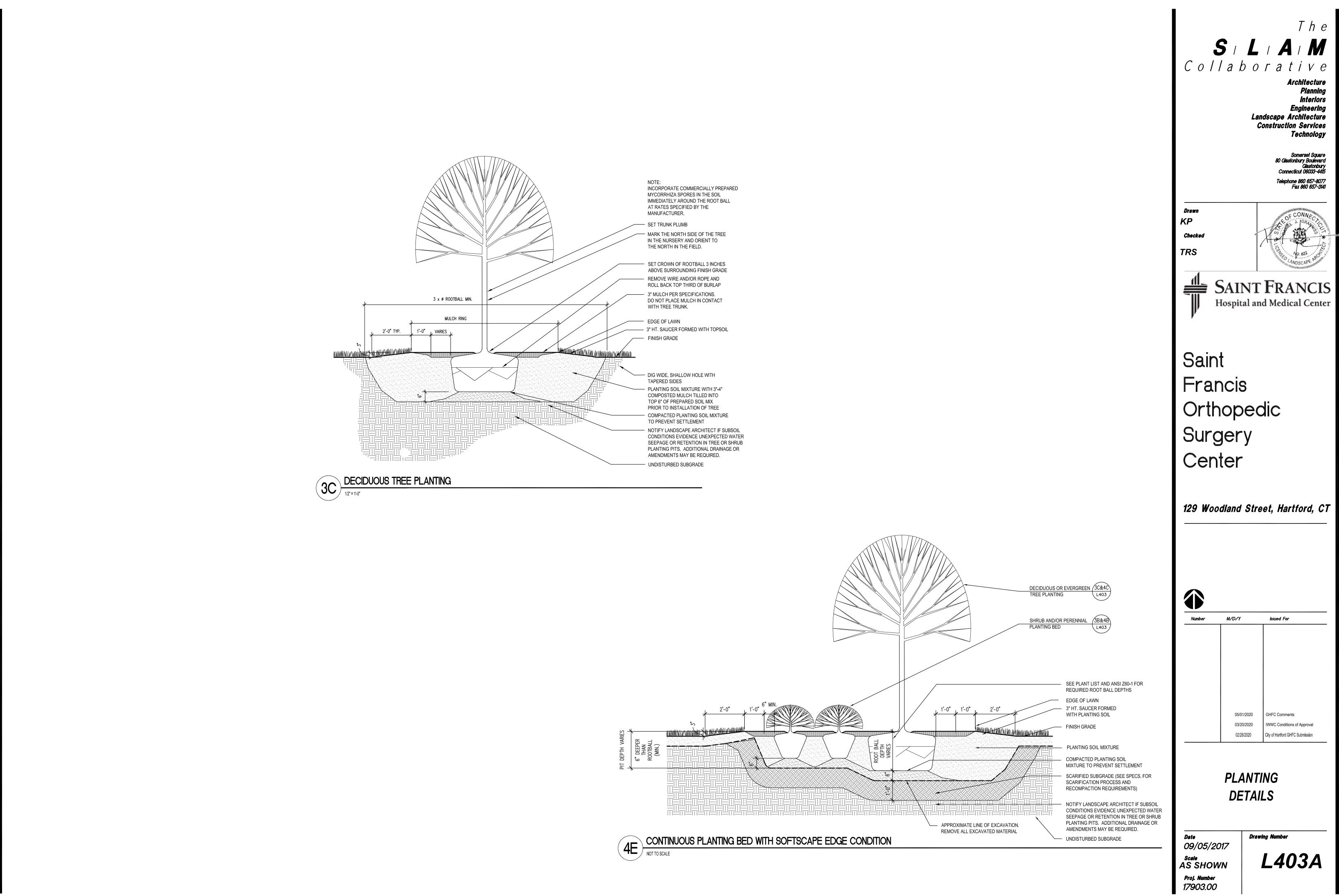




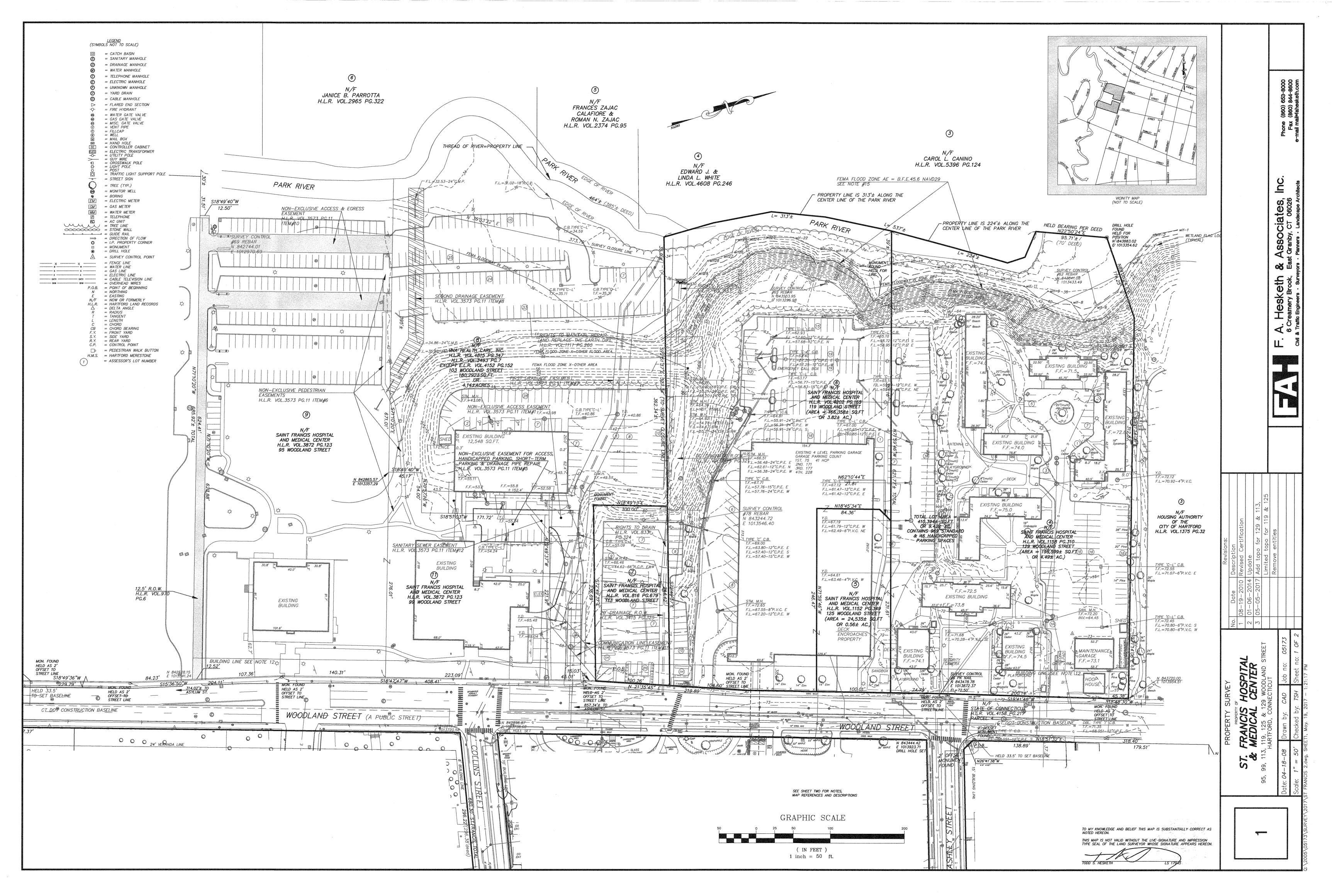
STORMCEPTOR STC 4800 DETAIL







L403A

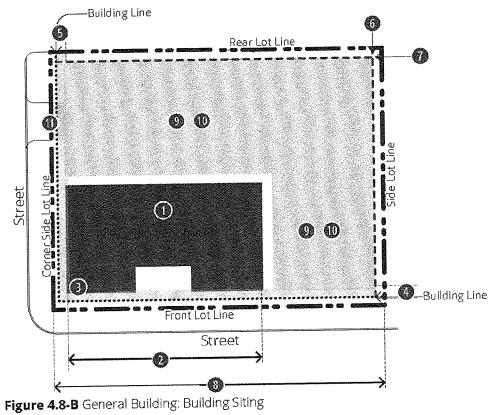


4.0 BUILDING TYPES

General Building Type Regulations

4.8.2 GENERAL BUILDING TYPE REGULATIONS

		MS-2	CX-1	CX-2 & ID	MX-1	MX-2				
A. I	uilding Siting. From Face 1.25	actification butters	art and 42 strait	ing somethe Septemble						
0	Multiple Principal Buildings	not permitted	not permitted	permitted	not permitted	permitted with Campus Overlay				
0	Minimum Front Lot Line Coverage	85% <u>NOTE 1</u>	65% NOTE 1	65% NOTE 1	65% <u>NOTE 1</u>	65% <u>NOTE 1</u>				
(1)	Occupation of Corner	required								
0	Front Build-to Zone	at or up to 5' behind the Building Line	within 2' of the Building Line	between 5' & 15' from front lot line	within 5' of the Building Line	at or up to 15' behind the Building Line				
6	Corner Build-to Zone	within 5' of the Building Line	within 2' of the Building Line	between 5' & 10' from corner lot line'	within 2' of the Building Line	at or up to 10' behind the Building Line				
6	Minimum Side Setback	7.5'	5'	5′	7.5′	15'				
<u> </u>	Minimum Rear Setback	5'	5′	5′	15′	35′				
<u> </u>	Minimum Lot Width Maximum Building Width	50′ 50′	none none	none none	60' 80'	none none				
(6)	Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	55% 75% 15%	60% 80% 15%	60% 75% 15%	45% 65% 25%	65% 80% 10%				
10	Permitted Parking & Loading Locations	rear yard	rear & limited side yard NOTE 2	rear & side yard	rear & limited side yard MOTE 2	rear & side yard				
0	Permitted Vehicular Access	one driveway per lot, one additional driveway for lots with over 160' feet in street frontage; circular drop-off drive per <u>4.1.2.I.(4)</u> ; shared driveways encouraged								
8.	Height: Rolling in Figure 4777 (inner all fine	ng Hermanda Produc	intents bods4 15 2	Gehr ter esplacetica.						
Ø	Minimum Overall Height	2 stories	2 stories	2 stories	2 stories	2 stories				
0	Maximum Overall Height	4 stories	5 stories	4 stories	5.5 stories	6 stories				
Ø	Ground Story: (Measured floor-to-floor) Minimum Height Maximum Height	9' 14'	9' 24' NOTE 3	9' 24' NOTE 3	9' 1 4'	9' 24' NOTE 3				
0	Upper Stories: (Measured floor-to-floor) Minimum Height Maximum Height	9' 14'	9' 16'	9' 16'	9' 14'	9' 14'				



EFFECTIVE JANUARY 5, 2016

4.0 BUILDING TYPES

Apartment Building Type Regulations

4.11.2 APARTMENT BUILDING TYPE REGULATIONS

		MS-2	MX-1	MX-2	NX-1	NX-2	NX-3		
. 1	Building Siting. Remote Process 1944	e com promittaline	Ediction stars see	45.75 Gibbliog Shipping		T.			
D	Multiple Principal Buildings	not permitted	not permitted	permitted with 5.1 Campus Overlay	permitted with 5.1 Campus Overlay	1 us not permitted			
0	Minimum Front Lot Line Coverage	80%	80%	80% <u>NOTE 1</u>	70%				
- D	Occupation of Corner	required	required	required	required				
49	Front Build-to Zone	within 2' of Building Line, minimum 10' deep front yard	within 2' of Building Line	within 5' of Building Line	within 2' of Building Line				
0	Corner Build-to Zone	within 5' of Building Line							
0	Minimum Side Setback	7.5'	7.5'	10'	5′	5′	7.5′		
n	Minimum Rear Setback	5'	5'	20′	5'	5′	5′		
<u> </u>	Minimum Lot Width Maximum Building Width	50' none	50' 70'	65' none	50′ 70′	50' 70'	50′ 65′		
0	Maximum Building Coverage Maximum Impervious Area Additional Semi-Pervious Area	45% 65% 25%	45% 65% 25% NOTE 3	65% 80% 10% NOTE3	35% <u>NOTE 6</u> 65% 15% <u>NOTE 3</u>				
0	Parking Lot & Detached Garage Location	rear yard	rear yard	rear yard; limited side yard NOTE 2	rear yard				
D	Permitted Vehicular Access	one driveway per lot off corner side or interior side yard; shared driveways encouraged.							
2	Height, 4 feets Thurs 4 777 Aparther	r Budger: Heiser S	t de Konstinantenas.	ол 4 18 / Picight for end	Languaga .				
Ø	Minimum Overall Height	3 stories	3 stories	3 stories	3 stories				
Ø	Maximum Overall Height	5.5 stories	5.5 stories	6 stories	4 stories				
0	All Stories: (Measured floor-to-floor) Minimum Height Maximum Height	10' 14'	10' 14'	9' 14'; 20' on ground story NOTE 4	10' 14'				

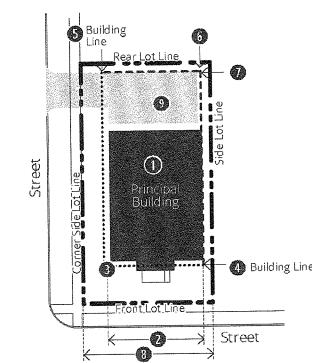


Figure 4.11-B Apartment Building: Building Siting

142

EFFECTIVE JANUARY 5, 2016

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE RECULATIONS 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 2.1T IS A PROPERTY / LIMITED TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES.

130

3.THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY. 4. THE SURVEY CONFORMS TO CLASS A-2/T-2 ACCURACY STANDARDS. 5.COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NADB3). METROPOLITAN DISTRICT COMMISSION (MDC) STATION NO. 48039 N=843570.69 E=1014831.50 AND MDC STATION NO. 48038 N=843702.32 E=1014410.49 WERE USED FOR REFERENCE. ELEVATIONS DEPICTED HEREON REFER TO

NGVD29. MDC STATION NO. HH-97, ELEVATION = 69.358'WAS USED FOR REFERENCE. 6. 129 WOODLAND STREET IS LOCATED IN THE CITY OF HARTFORD NX-1 NEIGHBORHOOD MIX DISTRCT. 113, 119 AND 125 WOODLAND STREET ARE LOCATED IN THE MX-2 MULTI-USE DISTRICT. ALL OF THE SUBJECT PARCELS ARE LOCATED IN THE CAMPUS O

7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPPING, RECORD RESEARCH AND VISIBLE FIELD ENDENCE AND MARKING PROWDED BY UNDERGROUND, LLC. THE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATIONS AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-9224455. 8. THE PARCELS DEPICTED HEREON ARE CURRENTLY OWNED BY SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, HARTFORD LAND RECORDS VOLUME 3872 PAGE 123, VOLUME 816 PAGE 679, VOLUME 1152 PAGE 349 AND VOLUME 1158 PAGE 310. 9. THE PARCELS ARE DEPICTED MAP THE CITY OF HARTFORD ASSESSORS MAP #154 AS: #113 WOODLAND ST. — PARCEL ID 154181086, #119 WOODLAND ST. — PARCEL ID 154181087, #125 WOODLAND ST. — PARCEL ID 154181088 AND #129 WOODLAND ST — PARCEL ID 154181089,

10. THE PARCELS DEPICTED HEREON ARE SUBJECT TO AN AGREEMENT AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 3413 PAGE 51. 11. THE PARCELS DEPICTED HEREON AS #95, 119 AND 129 WOODLAND STREET ARE SUBJECT TO THE RIPARIAN RIGHTS OF OTHERS IN AND TO THE FLOW OF THE PARK RIVER.

12. THE BUILDING LINE DEPICTED HEREON IS SET USING A SIXTY FOOT WIDTH FOR WOODLAND STREET, THEN THIRTY SIX FEET WESTERLY OF THAT RIGHT OF WAY LINE AS DEPICTED ON THE CITY OF HARTFORD ASSESSOR'S MAP NUMBER 324. 14. THERE ARE 455 STANDARD AND 16 HANDICAPPED SURFACE PARKING SPACES ON THE SUBJECT PARCELS. THERE ARE 305 STANDARD AND 3 HANDICAPPED SURFACE PARKING SPACES ON THE PARCELS #113, #119, #125 & #129 WOODLAND ST. THE PARKING GARAGE ON 119 & 125 WOODLAND STREET CONTAINS AN ADDITIONAL 651 STANDARD AND 41 HANDICAPPED SPACES

15. PORTIONS OF THE SUBJECT PARCELS ARE LOCATED IN THE FOLLOWING FLOOD HAZARD ZONES AND WERE DIGITIZED FROM MAP REFERENCE \$19; FLOODWAY AREAS IN ZONE AE, ZONE X (OTHER FLOOD AREAS); ZONE X OTHER AREAS, THE SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 44.8 NAV88) DEPICTED HEREON IS BASED UPON A INTERPOLATION OF CROSS SECTION ELEVATIONS FROM MAP REFERENCE \$19 AND CONVERTED TO NAVD29 BASED UPON THE FOLLOWING CONVERSION 44.8 NAVD88 + 0.80 = 45.6 NAVD 29 USING THE CORPCON PROGRAM FROM THE ARMY CORP OF ENGINEERS.

16. WE HAVE REVIEWED COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER HART2030803 EFFECTIVE DATE OCTOBER 29, 2013 REVISED 12/19/13, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND ALL EXCEPTIONS OF A SURVEY NATURE ARE EITHER NOTED OR DEPICTED HEREON.

* = BUILDING NON-CONFORMING TO CURRENT ZONING REQUIREMENTS. SEE CONNECTICUT GENERAL STATUE SECTION 8-13a.

 PROPERTY SURVEY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER ASYLUM AVENUE, WOODLAND STREET, COLLINS STREET, ATWOOD STREET & ASHLEY STREET HARTFORD, CONNECTICUT SCALE 1"= 40" DATED JUNE 18, 1991 REVISED TO JAN 1993 BY: HALLISEY & HEBERT. 2.CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING- ANGLE MAP #334 3.CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE HARTFORD ROMAN CATHOLIC DIOCESAN CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20' OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

4.CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM SAINT FRANCIS HOSPITAL, INCORPORATED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND

5.CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM SAINT FRANCIS HOSPITAL AND MEDICAL CENTER BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 SHEETS 1-- 5 OF 5 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS. 6.ST. FRANCIS HOSPITAL AND MEDICAL CENTER HARTFORD, CONNECTICUT, PARTIAL REPLACEMENT FACILITY — PROJECT 2A, COLLINS STREET & PROPOSED STORM SEWER

7. PROPERTY SURVEY PREPARED FOR ONE THOUSAND CORPORATION & VISITING NURSE AND HOME CARE, INCORPORATED OF #95,#99 & #103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED NOV. 04, 1993 BY: HALLISEY & HERBERT 8. PREPARED FOR: SCHOENHARDT ARCHITECTS TOPOGRAPHIC SURVEY FOR CLASSICAL MAGNET SCHOOL 85 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=30' DATED JAN. 30, 2004 REVISED TO 7-22-04 BY: PURCELL ASSOC. 9. STPH—1895(2) RIGHT OF WAY SURVEY CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM IRI HOLDINGS, INC. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER.

10. PARKING EASEMENT TO BE GRANTED TO 95 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY:
HALLISEY & HERBERT. 11. DRAINAGE EASEMENT TO BE GRANTED TO 95 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 12. DRAINAGE EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103

WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 13. NON-EXCLUSIVE ACCESS EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 14. EXCLUSIVE PARKING EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 15. GAS SERVICE EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

16. SANITARY SEWER EASEMENT TO BE GRANTED BETWEEN 99 WOODLAND STREET & 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 17. WATER SERVICE EASEMENT TO BE GRANTED TO 103 WOODLAND STREET FROM 99 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 18. CL&P FILE NO. E3143 COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACRESS THE PROPERTY OF 103 WOODLAND ST., LLC AND SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, 99 & 103 WOODLAND STREET, HARTFORD, CONNECTICUT, DATED 03-04-2013, SCALE

1"=40' SHETT 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 19. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) PANEL 0364F FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTRY, CONNECTICUT (ALL JURISDICTIONS) PANEL 364 OF 675 EFFECTIVE DATE SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT

20. CITY OF HARTFORD ADOPTED ZONING MAP EFFECTIVE APRIL 13, 2017.

THE CAMPUS OVERLAY IS INTENDED TO APPLY TO SITES OCCUPIED BY CIVIC, INSTITUTIONAL OR LARGE OFFICE USES. THESE SITES CONTAIN MULTIPLE BUILDINGS ON ONE OR MORE LOTS THAT WORK TOGETHER TO CREATE A WALKABLE CAMPUS WITH INTER—RELATED USES.

A. INTENT. THE CAMPUS OVERLAY IS INTENDED TO APPLY TO SITES OCCUPIED BY CIVIC; INSTITUTIONAL; CLUSTERED ONE—, 2—, AND 3—UNIT DWELLINGS; MULTI—UNIT RESIDENCES; OR LARGE OFFICE USES. THESE SITES CONTAIN MULTIPLE BUILDINGS ON ONE OR MORE LOTS THAT WORK TOCETHER TO CREATE A WALKABLE CAMPUS WITH INTER—RELATED USES. A CAMPUS OVERLAY IS INTENDED TO PERMIT GREATER FLEXIBILITY FOR THE DEVELOPMENT OF LARGER ZONING LOTS THAN OTHERWISE IS ALLOWED BY THESE REGULATIONS, PROVIDED, HOWEVER, THAT SUCH DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN FOR DEVELOPMENT, INCLUDING THE GOALS OF MORE ECONOMIC AND EFFICIENT USE OF THE LAND, A HARMONIOUS VARIETY OF USES, A HIGHER LEVEL OF URBAN AMENITIES, AND PRESERVATION OF NATURAL AND SCENIC QUALITIES OF OPEN SPACES. THEE REGULATIONS AMM TO ASSIST CAMPUS PLANNERS IN ACHIEVING THE INTENT OF THE BUILDING TYPE REGULATIONS, RELATING TO THEIR SURROUNDING CONTEXT, MAINTAINING THE INTERIOR FOCUS OF THE CAMPUSES, AND CREATING A WELCOMING PUBLIC FACE TO THE STREETS SURROUNDING THE CAMPUS.

B. APPLICABILITY. THE FOLLOWING REGULATIONS APPLY TO ALL LOCATIONS NOTED ON THE ZONING MAP WITH THE CAMPUS OVERLAY AND SHALL BE APPLIED TO LOTS ADJACENT TO EACH OTHER, OR ACROSS STREETS FROM EACH OTHER, WHICH OPERATE AS A SINGLE CAMPUS. C. PHASING. A CAMPUS OVERLAY MAY BE DEVELOPED IN PHASES, PURSUANT TO A MASTER PLAN APPROVED BY THE COMMISSION.

THE CAMPUS OVERLAY REQUIRES APPLICANTS TO FILE THE FOLLOWING TYPES OF APPLICATIONS, AS APPLICABLE TO THE RELEVANT TYPE OF ACTIVITY THAT IS THE SUBJECT OF THE APPLICATION:

A. SPECIAL PERMIT. SPECIAL PERMIT FOR A MASTER PLAN FOR THE ENTIRE CAMPUS, SHOWING THE LOCATION OF BUILDINGS, LANDSCAPING, AND OTHER DEVELOPMENT FEATURES, IN ACCORDANCE WITH SPECIAL PERMIT APPLICATION REQUIREMENTS OUTLINED IN 1.3.4 SPECIAL PERMITS, EXCEPT THAT A MASTER PLAN APPLICATION SHALL NOT BE REQUIRED TO INCLUDE THE FOLLOWING DOCUMENTS: FINAL PLANS FOR "LIGHTING, LANDSCAPE AND RETAINING WALLS" CONTEMPLATED BY

1.3.3.B.(?);
(2) INTERIOR FLOOR PLANS, BUILDING ELEVATIONS, AND PARKING PLANS CONTEMPLATED BY
(3) INTERIOR FLOOR PLANS, BUILDING ELEVATIONS, AND
PARKING PLANS;
(10), AND (12), OTHER THAN CONCEPT FLOOR PLANS, BUILDING ELEVATIONS, AND
PARKING PLANS; (3) LANDSCAPE PLANS FOR VEGETATION OTHER THAN FOR TREES, CONTEMPLATED BY 1.3.3.B.(11);

(4) SIGN PLANS CONTEMPLATED BY 1.3.3.B.(13);

(5) SOIL EROSION AND SEDIMENT CONTROL PLAN CONTEMPLATED BY 1.3.3.B.(14);

(6) ALL PROVIDED THAT SUCH DOCUMENTS SHALL BE PROVIDED WITH ANY SITE PLAN CONTEMPLATED IN 5.1.2.B. AND FURTHER PROVIDED THAT NO WORK MAY COMMENCE ON THE

B. SITE PLAN REVIEW. SITE PLAN REVIEW FOR BUILDINGS SHOWN ON A PREVIOUSLY

APPROVED MASTER PLAN; OR C. SPECIAL PERMIT REVIEW FOR BUILDINGS NOT SHOWN ON A PREVIOUSLY APPROVED MASTER PLAN, AS MAY BE AMENDED FROM TIME TO TIME. STAFF OR THE COMMISSION, AS APPLICABLE, MAY APPROVE CONSTRUCTION IN A CAMPUS OVERLAY FOR ZONING LOTS IN THE NX-1 AND MX-2 DISTRICTS, SUBJECT TO THE FOLLOWING

(1) LOT AREA. A MINIMUM ZONING LOT AREA OF ONE ACRE IS REQUIRED FOR CAMPUS OVERLAYS PLANNED TO BE PRIMARILY RESIDENTIAL, OR 2 ACRES FOR CAMPUSES WITH MIXED RESIDENTIAL,/NON-RESIDENTIAL LUSES OR NON-RESIDENTIAL OR 10 WIDTH. THE ZONING LOT MUST HAVE A MINIMUM WOTH OF 100 FEET.

(3) NUMBER OF BUILDINGS. THERE SHALL BE A MINIMUM OF 2 DETACHED PRINCIPAL STRUCTURES. STRUCTURES.

B. STREETS. NEW PRIVATE STREETS WITHIN A CAMPUS OVERLAY MAY BE CREATED, PROVIDED THAT THEY ARE SHOWN IN THE MASTER PLAN AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND THE COMMISSION.

(1) APPROVAL. WHEN APPROVING NEW STREETS, THE COMMISSION SHALL FOLLOW THE CRITERIA REQUIRED IN 1.3.11 DECISIONS ON STREETS, STREET LIGHTING, & BUILDING LINES.

(2) DEFINE PRIMARY STREETS. PRIMARY AND NON-PRIMARY STREETS (REFER TO 1.6
DEFINITIONS) SHALL BE DEFINED FOR ALL STREETS SURROUNDING AND PASSING THROUGH
THE CAMPUS. CONSIDERATION SHALL BE GIVEN TO THE ORIENTATION OF ADJACENT PARCELS
WHEN DEFINING THESE STREETS. (4) ALLEYS ALLEYS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHALL UTILIZE THE STREET TYPES DEFINED IN 9.0 STREET TYPES.

(4) ALLEYS ALLEYS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE CAMPUS SHOULD BE UTILIZED TO PROVIDE PARKING AND SERVICE ACCESS WITHIN THE PARKING AND SERVICE ACCESS WITHIN T

IHE CAMPUS.
C. BUILDINGS WITHIN THE CAMPUS SHALL UTILIZE THE BUILDING TYPES PERMITTED
BY THE UNDERLYING ZONING. BUILDING TYPE REGULATIONS APPLY TO ALL BUILDINGS WITH
THE FOLLOWING EXCEPTIONS: I'ME FULLOWING EXCEPTIONS:

(1) BUILDING SITING REQUIREMENTS PROVIDED, HOWEVER, THAT:

(A) ALL CORNERS ON DESIGNATED PRIMARY STREETS SHALL BE OCCUPIED BY BUILDINGS.

(B) SIDE AND REAR SETBACKS SHALL BE APPLIED TO THE OVERALL ZONING LOT, BUT NOT INDIVIDUAL BUILDINGS. INDIVIDUAL BUILDINGS.

(C) MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS AREA, AND ADDITIONAL SEMIPÉRVIOUS AREA SHALL BE APPLIED TO THE OVERALL ZONING LOT.

(D) THE COMMISSION SHALL REVIEW THE MASTER PLAN TO ENSURE THAT THE INTENT OF
THE BUILDING STING REQUIREMENTS IS ACHIEVED, PARTICULARLY WITH RESPECT TO THE
FRONT BUILD—TO ZONE AND VEHICULAR ACCESS, WHERE STRICT APPLICATION OF
THE BUILDING STRING REQUIREMENTS WOULD BE IMPRACTICABLE.

BUILDING HEIGHTS MAY BE A MAXIMUM OF 12 STORIES. 2) THE BLANK WALL LIMITATION SHALL BE APPLIED TO ALL SIDES OF ANY DETACHED (3) NUMBER OF STREET ENTRANCES REQUIREMENT.

D. PARKING (1) YARD LOCATION. PARKING LOTS OR STRUCTURES SHALL BE LOCATED IN THE REAR YARD OR CORNER SIDE YARD ON PRIMARY STREETS OR ON NON-PRIMARY STREETS.

ALLOWED USES INCLUDE ALL OF THOSE USES ALLOWED BY THE UNDERLYING ZONING DISTRICT.

5.1.5 BUILDINGS & LOTS INDIVIDUALLY SOLD

INDIVIDUAL BUILDINGS AND LOTS MAY BE SOLD DURING THE CONSTRUCTION OF A CAMPUS OVERLAY DEVELOPMENT, IN ACCORDANCE WITH THE

IF AT ANY POINT THIS SECTION IS VOIDED BY A COURT, THE REQUIREMENTS FOR UNDERLYING ZONING DISTRICT SHALL APPLY IN FULL.

. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT PLOTTABLE 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE 4. RIGHTS OF TENANTS AND PARTIES IN POSSESSION. NOT PLOTTABLE 7. WITH RESPECT TO 1000 ASYLUM AVENUE, 95 WOODLAND STREET, 99 WOODLAND STREET AND 114 WOODLAND STREET, REAL ESTATE TAXES DUE THE CITY OF HARTFORD ON THE LIST OF OCTOBER 1, 2012, FIRST HALF PAID, SECOND HALF NOT YET DUE AND PAYABLE. WITH RESPECT TO THE OTHER PROPERTIES, REAL TAXES DUE THE CITY OF HARTFORD WHICH SHALL BE DUE AND PAYABLE SUBSEQUENT TO SUCH TIME AS THE PROPERTIES ARE NO LONGER TAX EXEMPT. NOT PLOTTABLE 8. REAL ESTATE TAXES TO THE CITY OF HARTFORD ON THE LIST OF OCTOBER 1, 2013, AND THEREAFTER, WHICH TAXES ARE NOT YET DUE AND PAYABLE. NOT PLOTTABLE. STATUS OF WHICH HAS NOT BEEN CHECKED. PLEASE CALL (860) 278-0127. NOT PLOTTABLE 13. RIGHTS OF THE PUBLIC AND/OR THE CITY OF HARTFORD IN AND TO SEMERS CROSSING NEAR THE SOUTHWEST CORNER OF 85 WOODLAND STREET REFERENCED IN THE DEED FROM WALTER L. GOODWIN ET ALL, TRUSTEES UNDER THE WILL OF JAMES J. GOODWIN, TO AETINA INSURANCE COMPANY DATED MARCH 2, 1925 AND RECORDED OCTOBER 23, 1939 IN VOLUME 734, PAGES 363—365 OF THE HARTFORD LAND RECORDS. (AFFECTS THE LICENSE BENEFITING NOS. 95 AND 99 WOODLAND STREET). NOT PLOTTED. 14. TERMS AND CONDITIONS OF THE AGREEMENT REGARDING STORM WATER DRAINAGE BY AND BETWEEN HENRY C. RUSS AND THE METROPOLITAN DISTRICT DATED JUNE 21, 1948 AND RECORDED JUNE 30, 1948 IN VOLUME 833, PAGES 319-323 OF THE 15. TERMS AND CONDITIONS OF THE AGREEMENT REGARDING STORM WATER DRAINAGE DATED AND BETWEEN ST. FRANCIS HOSPITAL, INCORPORATED AND THE METROPOLITAN DISTRICT DATED JUNE 23, 1948 AND RECORDED JUNE 30, 1948 IN VOLUME 833, PAGES 324–328 OF THE HARTFORD LAND RECORDS. (AS TO 113 WOODLAND STREET). 16. RIGHT OF WAY TO PASS AND REPASS ALONG A STRIP OF LAND 12 1/2 FEET WIDE RESERVED IN THE DEED FROM JOHN E. HAYES TO THE HARTFORD COUNTY MUTUAL FIRE INSURANCE COMPANY DATED JANUARY 16, 1956 AND RECORDED JANUARY 16, 1956 IN VOLUME 970, PAGES 6-7 OF THE HARTFORD LAND RECORDS. (AS TO 95 WOODLAND 17. TERMS AND CONDITIONS OF AN EASEMENT FROM JOHN E. HAYES TO THE METROPOLITAN DISTRICT DATED JUNE 24, 1959 AND RECORDED JULY 13, 1959 IN VOLUME 1029, PAGES 400-403 OF THE HARTFORD LAND RECORDS. (AFFECTS THE LICENSE BENEFITING NOS. 95 AND 99 WOODLAND STREET). NOT PLOTTED. 18. RIGHT TO MAINTAIN, REPAIR AND REPLACE AN EARTH DIKE GRANTED IN THE DEED OF EASEMENT FROM THE HARTFORD ROMAN CATHOLIC DIOCESAN CORPORATION TO THE AETNA CASUALTY AND SURETY COMPANY DATED OCTOBER 18, 1963 AND RECORDED OCTOBER 23, 1963 IN VOLUME 1111, PAGES 260–262 OF THE HARTFORD LAND RECORDS. (AS TO 119 WOODLAND STREET), PLOTTED 19. CONDITIONS SET FORTH IN THE GREATER HARTFORD FLOOD COMMISSION CERTIFICATE OF APPROVAL DATED OCTOBER 11, 1984 AND RECORDED NOVEMBER 21, 1986 IN VOLUME 2502, PAGES 341—342 OF THE HARTFORD LAND RECORDS. (AFFECTS THE LICENSE BENEFITING NOS. 95 AND 99 WOODLAND STREET). NOT PLOTTED. 20. TERMS AND CONDITIONS OF THE CABLE TELEVISION EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN UNITED CABLE TELEVISION SERVICE AND SAINT FRANCIS HOSPITAL AND MEDICAL CENTER DATED AS OF DECEMBER 7, 1990 AND RECORDED JULY 26, 1991 IN VOLUME 3181, PAGES 48-52 OF THE HARTFORD LAND RECORDS. (AS 21. THE CONDITIONS SET FORTH IN THE GREATER HARTFORD FLOOD COMMISSION CERTIFICATE OF APPROVAL DATED MAY 21, 1993 AND RECORDED MAY 25, 1993 IN VOLUME 3367, PAGE 234 OF THE HARTFORD LAND RECORDS. NOTE: THE MAP REFERENCED IN THIS CERTIFICATE IS NOT ON FILE WITH THE HARTFORD TOWN CLERK. NOT PLOTTED. 22. SEWER EASEMENT FROM THE HARTFORD ROMAN CATHOLIC DIOCESAN CORPORATION TO THE METROPOLITAN DISTRICT DATED OCTOBER 18, 1993 AND RECORDED OCTOBER 22, 1993 IN VOLUME 3415, PAGES 321—324 OF THE HARTFORD LAND RECORDS. (AS 23. SEWER EASEMENT FROM SAINT FRANCIS HOSPITAL AND MEDICAL CENTER TO THE METROPOLITAN DISTRICT DATED OCTOBER 15, 1993 AND RECORDED OCTOBER 22, 199. IN VOLUME 3415, PAGES 325-328 OF THE HARTFORD LAND RECORDS. (AS TO 113 WOODLAND STREET). PLOTTED. 24. TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT BY AND AMONG IRI HOLDINGS, INC., ONE THOUSAND CORPORATION AND VISITING NURSE AND HOME CARE, INCORPORATED DATED AS OF JUNE 30, 1994 AND RECORDED DECEMBER 30, 1994 IN LICENSE BENEFITING NOS. 95 AND 99 WOODLAND STREET). NOT PLOTTED AND RECORDED IN VOLUME 6722 AT PAGE 94 OF SAID LAND RECORDS. (AS TO 95 26. DRIVEWAY EASEMENT, ACCESS, HANDICAPPED PARKING, SHORT—TERM PARKING AND DRAINAGE PIPE REPAIR EASEMENT, PEDESTRIAN EASEMENT, WATER SERVICE EASEMENT, SANTARY SEWER EASEMENT, ELECTRICAL SERVICE EASEMENT, RESTRICTIVE COVENANT AND CERTAIN OBLIGATIONS GRANTED AND SET FORTH IN THE AGREEMENT BY AND BETWEEN ONE THOUSAND CORPORATION AND WISTING NURSE AND HOME CARE, INCORPORATED DATED AS OF MARCH 13, 1995 AND RECORDED MARCH 30, 1995 IN VOLUME 3573, PAGES 11—29 OF THE HARTFORD LAND RECORDS AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS DATED AUGUST 12, 2013 AND RECORDED IN VOLUME 5729, AT PAGE 94 OF SAID LAND RECORDS (AS TO 90 WOOD! AND STREET) PLOTTED 6722 AT PAGE 94 OF SAID LAND RECORDS. (AS TO 99 WOODLAND STREET). PLOTTED AS TO BLOCKS I, II, III AND IV 27. TERMS AND CONDITIONS OF THE AGREEMENT BY AND AMONG SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, ONE THOUSAND CORPORATION AND COLLINS PARKING ASSOCIATES LIMITED PARTNERSHIP DATED MARCH 16, 1993 AND RECORDED OCTOBER 14, 1993 IN VOLUME 3413, PAGES 51—57 OF THE HARTFORD LAND RECORDS, REFER TO THE CERTIFIED RESOLUTION OF THE COURT OF COMMON COUNCIL APPROVING THE APPLICATION FOR THE GRANTING OF A SPECIAL PERMIT FOR CONSTRUCTION OF A PARTIAL REPLACEMENT FACILITY RECORDED APRIL 29, 1994 IN VOLUME 3474, PAGE 146 OF SAID LAND RECORDS. NOT PLOTTABLE AS TO THE WOODLAND STREET EASEMENTS 30. TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN THE CITY OF HARTFORD AND SAINT FRANCIS HOSPITAL AND MEDICAL CENTER DATED SEPTEMBER 29, 2005 AND RECORDED JUNE 21, 2006 IN VOLUME 5654, PAGES 32—37 OF THE HARTFORD LAND RECORDS; REFER TO PAGES 1247, 1248 AND 1318 OF VOLUME II OF THE 2004-2005 JOURNAL OF THE COURT OF COMMON COUNCIL. (AS TO BLOCKS 1 32. SURVEY READINGS: AS TO BLOCK IV: BUILDING LINE AS SHOWN ON A MAP ENTITLED: "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 95,99,113,119,125 & 129 WOODLAND STREET HARTFORD, CONNECTICUT DATED 04-18-08 REVISED TO 08-19-2010 SCALE 1"= 50" JOB NO. 05173 SHEETS 1 - 2 OF 2 BY: F.A. HESKETH &

25. PEDESTRIAN EASEMENT, THE ACCESS AND EGRESS EASEMENT AND THE
MAINTENANCE, REPAIR AND REPLACEMENT COSTS OBLIGATIONS GRANTED AND SET
FORTH IN THE AGREEMENT BY AND BETWEEN ONE THOUSAND CORPORATION AND
VISITING NURSE AND HOME CARE, INCORPORATED DATED AS OF MARCH 13, 1995 AND
RECORDED MARCH 30, 1995 IN VOLUME 3573, PAGES 11–29 OF THE HARTFORD LAND
RECORDS; AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS DATED ALIQUIST 12, 2013
THENCE, S 71° 14′ 06″ E A DISTANCE OF 200.05 FEET TO A POINT.

STREET LINE OF WOODLAND STREET. THE LAST FOUR COURSES EN OW OR FORMERLY OF THE HOUSING AUTHORITY OF THE CITY OF HAR
NOW OR FORMERLY OF THE HOUSING AUTHORITY OF THE CITY OF HAR
THENCE, S 71° 14′ 06″ E A DISTANCE OF 200.05 FEET TO A POINT.

THENCE, S 18° 49' 55" W A DISTANCE OF 268.22 FEET TO A POINT.

BLOCK IV. PROPERTIES SITUATED ON THE WESTERLY SIDE OF WOODLAND STREET PARCEL ONE (95 & 99 WOODLAND STREET) A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE WESTERLY SIDE WOODLAND STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF S FRANCIS HOSPITAL & MEDICAL CENTER 95,99,113,119,125 & 129 WOODLAND STREE BY THE PUBLIC RECORDS. NOT PLOTTABLE

2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NOT PLOTTABLE

| KANCIS HUSHILAL & MEDICAL CENIEK 95,99,113,113,112,72 & 129 WOODLAND SHRET HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNECTICUT DATED 04—18—08 STALE 1 HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 050713 SHRETS 1 HARTFORD, CONNEC BEGINNING AT A POINT ON THE WESTERLY STREET LINE OF WOODLAND STREET AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHICH POINT IS 314.02 FEET FROM THE STREET LINE OF ASYLUM STREET AS MEASURED ALONG THE WESTERLY STREET LINE OF WOODLAND STREET. THENCE, N 71° 10' 20" W A DISTANCE OF 655.92 FEET TO A SURVEY TIE LINE. 5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIALS PREVIOUSLY OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
NOT PLOTTABLE

THENCE, CONTINUING N 71° 10' 20" W A DISTANCE OF 30 FEET MORE OR LESS ALONG LAND NOW OR FORMERLY OF THE CITY OF HARTFORD TO THE CENTER LINE OF THE PARK RIVER. 6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT PLOTTABLE THENCE, S 71° 10' 20" E A DISTANCE OF 30 FEET MORE OR LESS TO A SURVEY T THENCE, CONTINUING S 71" 10' 20" E A DISTANCE OF 365.00 FEET TO A POINT. THENCE, N 18° 49' 40" E A DISTANCE OF 45.17 FEET TO A POINT. STATUS OF WHICH HAS NOT BEEN CHECKED. PLEASE CALL (BOD) 278-0127, NOT PLOTTABLE

THENCE, S 72° 49' 37" E A DISTANCE OF 221.91 FEET TO A POINT ON THE WESTERLY STREET LINE OF WOODLAND STREET. THE LAST FIVE COURSES BEING ALONG LAND NOW OR FORMERLY OF VNA HEALTH CARE, INC. BLOCK IV. AS TO THE PROPERTIES SITUATED ON THE WESTERLY SIDE OF WOODLAND WESTERLY STREET LINE OF WOODLAND STREET. THENCE, S 15° 36' 50" W A DISTANCE OF 119.88 FEET TO THE POINT AND PLACE C BEGINNING. THE LAST TWO COURSES BEING ALONG THE WESTERLY STREET LINE O. WOODLAND STREET. TOGETHER WITH A RIGHT OF WAY TO PASS AND REPASS, IN COMMON WITH OTHERS, ON FOOT OR WITH ANIMALS, VEHICLES, LOADS, OR OTHERWISE, ALONG A STRIP OF LAND 12 1/2 FEET IN WIDTH, BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF THE ABOVE—DESCRIBED PARCEL AND EXTENDING WESTERLY FROM THE WESTERLY LINE OF WOODLAND STREET TO A DISTANCE OF 40 FEET FROM THE EASTERLY BANK OF THE PARK RIVER AS GRANTED IN THE DEED FROM JOHN E. HAYES TO THE HARTFORD COUNTY MUTUAL FIRE INSURANCE COMPANY DATED JANUARY 16, 1956 AND RECORDED JANUARY 16, 1956 IN VOLUME 970 AT PAGES 6-7 OF THE HARTFORD LAND RECORDS. TOGETHER WITH THE PARKING EASEMENT, PEDESTRIAN EASEMENT AND STORM DRAINAGE EASEMENT, ALL IN COMMON WITH OTHERS, GRANTED IN THE AGREEMENT BY AND BETWEEN ONE THOUSAND CORPORATION AND MISTING NURSE AND HOME CARE, INCORPORATED DATED AS OF MARCH 13, 1995 AND RECORDED MARCH 30, 1995 IN VOLUME 3573 AT PAGES 11—29 OF THE HARTFORD LAND RECORDS; AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS DATED AUGUST 12, 2013 AND RECORDED IN VOLUME TOGETHER WITH A REVOCABLE LICENSE TO PASS AND REPASS FOR INGRESS AND EGRESS, BY VEHICLE OR ON FOOT, IN COMMON WITH OTHERS, OVER A RIGHT-OF-WAY NOT LESS THAN 10 FEET IN WIDTH AND EXTENDING FROM THE SOUTHERLY BOUNDARY OF 95 WOODLAND STREET OVER THE PREMISES KNOWN AS 85 WOODLAND STREET TO ASYLUM AVENUE AS GRANTED IN THE AGREEMENT BY AND AMONG IRI HOLDINGS, INC., ONE THOUSAND CORPORATION AND VISITING NURSE AND HOME CARE, INCORPORATED DATED AS OF JUNE 30, 1994 AND RECORDED DECEMBER 30, 1994 IN VOLUME 3547 PAGES 270-282 OF THE HARTFORD LAND RECORDS. PARCEL TWO (113, 119, 125 & 129 WOODLAND STREET) A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE WESTERLY SIDE OF WOODLAND STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 95,99,113,119,125 & 129 WOODLAND STREET HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50' JOB NO. 05173 SHEETS 2 - 2 OF 2 BY. F.A. HESKETH & ASSOCIATES, INC.", WHICH MAP IS FILED WITH THE TOWN CLERK OF HARTFORD AS MAP \$2971—2 REFERENCE TO WHICH IS HEREBY MADE. SAID PARCEL BEING COMPRISED OF FOUR LOTS BEING KNOWN AS 113, 119, 125 AND 129 WOODLAND STREET AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY STREET LINE OF WOODLAND STREET AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHICH POINT IS 857.34 FEET FROM THE STREET LINE OF ASYLUM STREET AS MEASURED ALONG THE WESTERLY STREET LINE OF WOODLAND STREET. THENCE, N 72° 49' 37" W A DISTANCE OF 236.69 FEET TO A POINT. THENCE, N 18° 49' 13" E A DISTANCE OF 100.00 FEET TO A POINT. THENCE, N 72° 51' 37" W A DISTANCE OF 332.34 FEET TO A SURVEY TIE LINE. THENCE, CONTINUING N 72° 51' 37" W A DISTANCE OF 30 FEET MORE OR LESS TO THE CENTER LINE OF THE PARK RIVER. THE LAST FOUR COURSES BEING ALONG LAND NOW OR FORMERLY OF VNA HEALTH CARE, INC. THENCE, NORTHERLY 537 FEET MORE OR LESS ALONG THE CENTER LINE OF THE PARK THENCE, N 22° 50' 24" E A DISTANCE OF 95.71 FEET MORE OR LESS TO A DRILL HOLE FOUND. SAID DRILL HOLE IS ALSO THE END OF A SURVEY TIE LINE. SAID SURVEY TIE LINE BEING N 15° 06' 48" E A DISTANCE OF 596.91 FEET FROM HEREINBEFORE THENCE, N 89° 00' 24" E A DISTANCE OF 114.25 FEET TO A POINT. THENCE, S 71° 14' 06" E A DISTANCE OF 312.87 FEET TO A POINT. THENCE, S 71° 14' 06" E A DISTANCE OF 200.05 FEET TO A POINT IN THE WESTERLY STREET LINE OF WOODLAND STREET. THE LAST FOUR COURSES BEING ALONG LAND NOW OR FORMERLY OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD. THENCE, S 19° 41' 45" W A DISTANCE OF 200.14 FEET TO A POINT.

FOST CENT S

Associates, ast Granby, CT 06026

் ஜேம்

Hesketh reamery Brook,

4 0