

GENERAL NOTES

1. ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM R14, AS AMENDED, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, CITY OF HARTFORD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, TOWNSHIP AND SUBDIVISION REGULATIONS AND CONNECTICUT LANDSCAPE ASSOCIATION'S STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC., UNLESS OTHERWISE SPECIFIED.
2. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETELY SHOWN OR IN THE EXACT LOCATION. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG", OR 1-800-422-4455 AND HAVE ALL THE UTILITIES MARKED ON THE GROUND. THIS DRAWING HAS BEEN BASED IN PART ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
3. ALL BUILDING LINES TO BE 25' EXCEPT SIDE YARDS OF CORNER LOTS TO BE 15'.
4. SIDE YARDS ILLUSTRATED ARE 7 1/2' EACH SIDE. THIS MAY VARY BASED ON ACTUAL UNIT CONSTRUCTION, BUT NOT LESS THAN REQUIRE ABOVE.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. WATER SERVICE SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, WATER BUREAU. CONNECTION TO THE M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
7. SEWER LATERAL LOCATION SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, BUREAU OF PUBLIC WORKS. CONNECTION TO THE M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
8. BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM A-3 SURVEY MAP ENTITLED BOUNDARY-TOPOGRAPHIC PLAN, PROPERTY OF CITY OF HARTFORD HOUSING AUTHORITY, CHARTER OAK TERRACE-D SECTION, HARTFORD CONNECTICUT, SCALE: 1"=40' DATED MARCH 12, 1998 BY FLYNN LAND SURVEYING ASSOCIATES, BERLIN, CT.
9. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING BUILDING AND SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.
11. DATUM = N.A.S.
12. LOT AREA = 22.4 ACRES.
13. PARCEL IS LOCATED IN R-3 ZONE.
14. SITE LANDSCAPING TO BE DETERMINED DURING THE BUILDING PERMIT PROCESS, BASED ON FINAL ARCHITECTURE AND DRIVEWAY LOCATIONS. STREET TREES TO BE LOCATED APPROXIMATELY 2'-4' FROM THE EDGE OF WALKS.
15. DRIVEWAYS SHALL BE PER CITY OF HARTFORD SPECIFICATIONS (SEE DETAIL-SHEET 13) IN LOCATIONS AS DICTATED BY HOUSE LOCATIONS.
16. STREET LIGHTING TO BE INSTALLED PER CLAP DECORATIVE STREET LIGHT DETAILS AND SPECIFICATIONS IN LOCATIONS AS DIRECTED BY CLAP AND THE CITY OF HARTFORD.
17. MDC EASEMENTS ARE FULLY DESCRIBED ON A MAP FILED AT THE CITY OF HARTFORD CLERK'S OFFICE BY MDC TITLED "MDC EASEMENT MAP SOUTH".

SITE DATA

TOTAL SITE AREA	22.4 ACRES
TOTAL WETLANDS	0 ACRES
TOTAL FLOOD PLAIN	0.134 ACRES
EXISTING/PROPOSED ZONE	R-3
MINIMUM LOT SIZE	6000 SQ FT
TOTAL PROPOSED LOTS	76
BUILDING LINE	15/25 (SEE NOTE 3)
MINIMUM REAR YARD	30'
MINIMUM SIDE YARD	5&15 OR 1/4 -BLDG HT. (SEE NOTE 4)
MINIMUM FRONTAGE ON STREET	50'

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-S SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.

Peter D. Flynn  
DATE

FLYNN LAND SURVEYING ASSOCIATES  
378 WILBUR CROSS HIGHWAY, 628-7888  
BERLIN, CONNECTICUT 06037

LEGEND

- N/F NOW OR FORMERLY
- PROPERTY LINE
- STREET LINE
- INDIVIDUAL LOT LINE
- BL BUILDING LINE
- SY SIDE YARD
- RY REAR YARD
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- AC. ACRES
- MONUMENT TO BE INSTALLED BY CONTRACTOR
- LOT TO BE HANDICAPPED ACCESSIBLE

NOTE: NEW ROADWAYS ARE EXTENSIONS OF EXISTING ROADWAY CENTERLINE, CURB AND STREET LINE.



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TH&D/MLHA, A JOINT VENTURE OWNED BY  
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CHARTER OAK TERRACE "D" SECTION  
FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD  
SUBDIVISION-ROADWAYS, UTILITIES  
& INCIDENTAL CONSTRUCTION

SUBDIVISION MAP  
SOUTH

DATE JAN 17, 1997  
DRAWN BY O.T.  
CHECKED BY 12569L

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