2483-3

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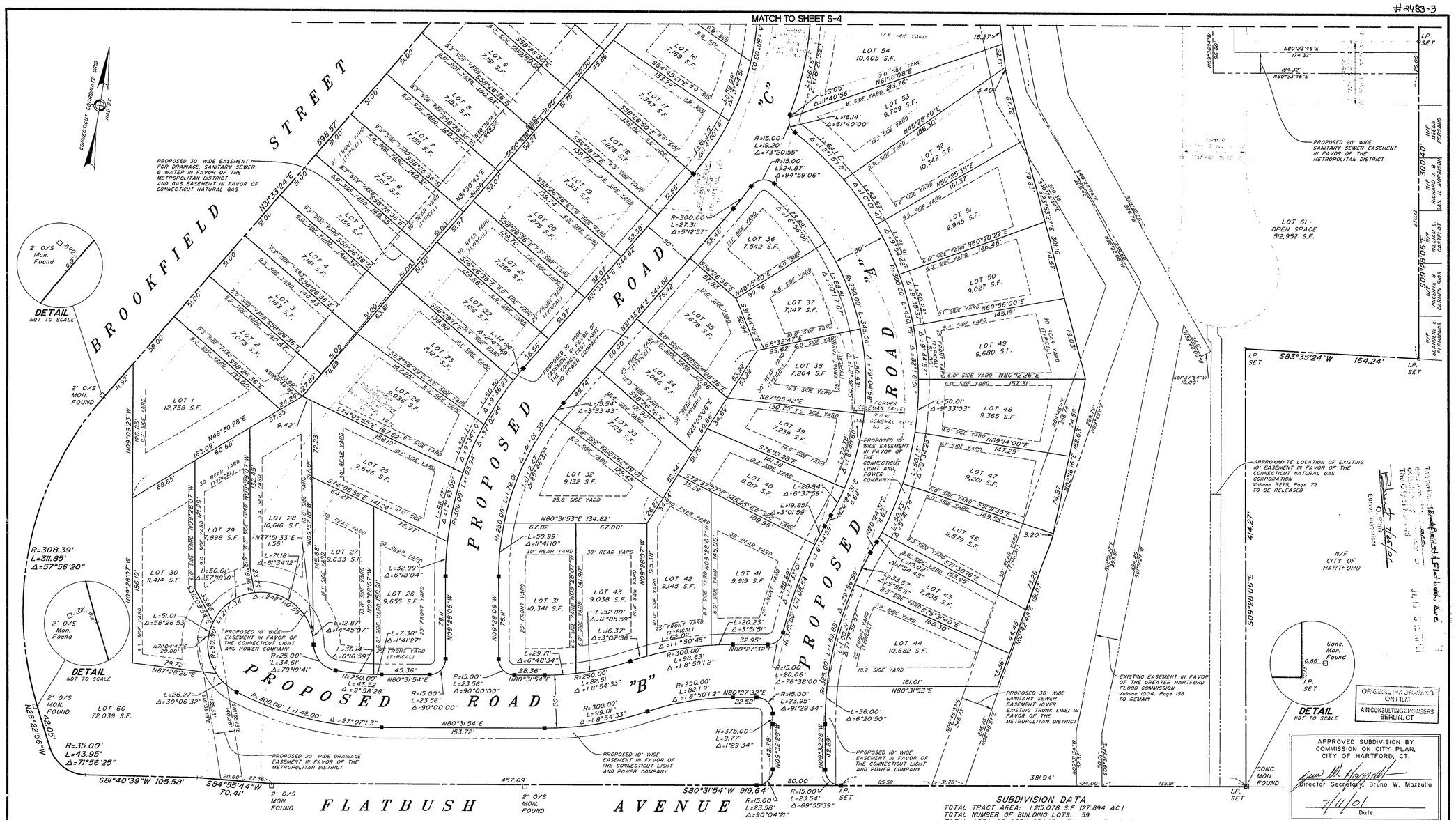

SUBDIVISION DATA

TOTAL TRACT AREA: 1,215,078 S.F (27.894 AC.)
TOTAL NUMBER OF BUILDING LOTS: 59
TOTAL AREA OF OPEN SPACE: 584,991 S.F. (13.430 AC.)
TOTAL AREA OF ROAD RIGHT OF WAYS: 113,904 S.F. (2.615 AC.)

ZONE R-5 REQUIREMENTS

REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	7,000 S.F.	7,000 S.F.+
MIN. FRONT YARD	CONFORM TO EXIST.	25'
MIN. SIDE YARD	6'	6'+
TOTAL OF BOTH SIDES	30% OF LOT FRONTAGE	30% OF LOT FRONTAGE
MIN. REAR YARD	30'	30'
MIN. LOT WIDTH	50'	50'+

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations 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 September 26, 1996. It is a Subdivision Map based on an Original Survey conforming to Horizontal Accuracy Class A-2 and is intended to be used to depict or note the layout of lots and the associated public or private highways, easements and lands and is intended for submission to applicable regulatory agencies.

2. Existing property lines are a result of a Resurvey (See map reference no. 11.

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

JOSEPH PHILIPPI, L.S. CONN. LIC. NO. 15459

GENERAL NOTES:

1. Bearings hereon are based upon the Connecticut Coordinate System, NAD 27.

2. The rights of way of Pulaski Drive, Sussex Place, Seymour Drive, and Coleman Drive have been abandoned as ordained by the Court of Common Council of the City of Hartford on December 14, 1998, said Ordinance being adopted by the Court of Common Council on January 25, 1999, approved by the Mayor on January 26, 1999, and filed in the office of the City Clerk.

3. Some underground utilities presently remain within the aforementioned former rights of way. The proposed lots depicted hereon may be subject to easements and/or rights of utility owners. Additionally, underground utilities presently remain throughout the rest of the property. See map references no. 1 & 2 for locations and related notes.

MAP REFERENCE:

1. "PROPERTY & TOPOGRAPHIC SURVEY FOR RICE HEIGHTS HOUSING PROJECT FLATBUSH AVE. & BROOKFIELD ST. HARTFORD, CONNECTICUT", prepared by A-N Consulting Engineers, Inc. at a scale of 1"=20', dated Dec. 11, 1998.

2. "TOPOGRAPHIC SURVEY (POST DEMOLITION OF RICE HEIGHTS HOUSING PROJECT) FOR STATE OF CONNECTICUT, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, BUREAU OF HOUSING, FLATBUSH AVENUE & BROOKFIELD STREET, HARTFORD, CONNECTICUT", prepared by A-N Consulting Engineers, Inc. at a scale of 1"=40', dated Nov. 29, 2000 and revised through March 27, 2001.

NO CERTIFICATION IS EXPRESSED OR IMPLIED ON THE ORIGINAL, OR ANY DUPLICATE OF THIS MAP, UNLESS IT BEARS THE LAND SURVEYOR IMPRESSION TYPE SEAL OR ORIGINAL STAMP AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WHOSE NAME AND LICENSE NUMBER APPEAR ON THIS MAP

■ DENOTES CONCRETE MONUMENT TO BE SET

0 10 20 40 80 120 160
SCALE IN FEET

No.	DATE	REVISIONS
2	6-18-01	REVISED LAYOUT PER CITY OF HARTFORD
1	5-11-01	REMOVED ROAD NAMES

CONSULTING ENGINEERS
CIVIL ENGINEERS & LAND SURVEYORS
124 White Oak Drive
Berlin, Connecticut 06037
(860) 828-2830
FAX (860) 828-2835
EMAIL a.n.cnsltng@snet.net

SUBDIVISION MAP
FOR
STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, BUREAU OF HOUSING
RICE HEIGHTS DEVELOPMENT
FLATBUSH AVENUE & BROOKFIELD STREET
HARTFORD, CONNECTICUT
R-5 ZONE

Designed By	Date:	APRIL 30, 2001	SHEET No.
Drawn By R.K.	Scale:	1"=40'	S-3
Checked By J.P.	Project No.:	1586	
Approved By J.P.	CAD File No.:	1586sub2.DWG	

#2483-3

INCHES 0 1 2 3 4