

2624

2

#2624-2

LEGEND

N/F	NOW OR FORMERLY
---	PROPERTY LINE
---	SETBACK LINE
B.L.	BUILDING LINE
S.Y.	SIDE YARD
R.Y.	REAR YARD
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
AC.	ACRES
○ I.P.	IRON PIN TO BE SET
—	MONUMENT TO BE INSTALLED BY CONTRACTOR

SITE DATA

TOTAL SITE AREA	14.9 ACRES
TOTAL WETLANDS	0 ACRES
TOTAL FLOOD PLAIN	0 ACRES
EXISTING/PROPOSED ZONE	R-4
MIN. LOT SIZE	6000 SQ. FT.
TOTAL HOUSE LOTS	35
BUILDING LINE	15/25/40 (SEE NOTE 3)
MIN. REAR YARD	30
MIN. SIDE YARD	5&15 OR 1/4 BLDG. HT. (SEE NOTE 4)
MIN. FRONTAGE ON STREET	50'

GENERAL NOTES

- ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 814, AS AMENDED. STANDARD SPECIFICATIONS FOR ROADS IMPROVEMENTS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, BRIDGES AND SUBDIVISION REGULATIONS AND CONNECTICUT LANDSCAPE ASSOCIATION'S STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC., UNLESS OTHERWISE SPECIFIED.
- 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 1-800-822-4445 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.
- BUILDING LINES TO BE 25'. SIDE YARDS OF CORNER LOTS ARE TO BE 15'.
- SIDE YARDS ILLUSTRATED ARE 7 1/2' EACH SIDE, EXCEPT LOTS 52, 54, 57, 74, 80, 83, 86, 88, 90.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- WATER SERVICE 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.
- 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.
- TOPOGRAPHIC DATA TAKEN FROM A-2 SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, 'STONE VILLAGE HOUSING', HARTFORD, CONNECTICUT, SCALE: 1"=40', DATED OCTOBER 23, 1998 BY FLYNN LAND SURVEYING ASSOCIATES, BERLIN, CT., AND BOUNDARY DATA TAKEN FROM MAP ENTITLED "BOUNDARY SURVEY FOR HARTFORD HOUSING AUTHORITY OF THE CITY OF HARTFORD, 'STONE VILLAGE HOUSING' HARTFORD & HENNINGTON STREETS", HARTFORD, CONNECTICUT, SCALE: 1"=40', DATED OCTOBER 23, 1998 BY FLYNN LAND SURVEYING ASSOCIATES, BERLIN, CT.
- 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.
- ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.
- DATUM = N.G.S.
- LOT AREA = 14.9 ACRES.
- PARCEL IS LOCATED IN R-4 ZONE.
- STREET LIGHTING TO BE INSTALLED PER CLAP DECORATIVE STREET LIGHT DETAILS AND SPECIFICATIONS AS DIRECTED BY CLAP AND THE CITY OF HARTFORD.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS OUTLINED IN THE RECOMMENDED STANDARD 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
374 BRIDGE CROSS HIGHWAY, 408-7888
BERLIN, CONNECTICUT 06037

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 1-800-822-4445 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.

Flynn Land Surveying
Original Ink
Drawing on Mylar

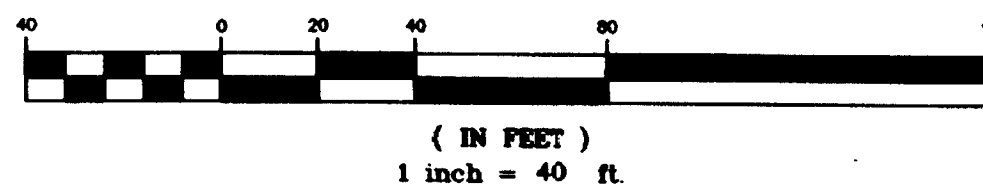


THE PORTION OF THE PROPOSED STREET SHOWN ON THIS MAP IS AN ESTABLISHED PUBLIC STREET OF THE CITY OF HARTFORD

Dennis A. Roberts

TORRES ENGINEERING, INC.
ORIGINAL INK
DRAWING
ON MYLAR

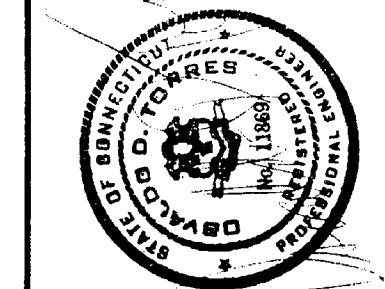
GRAPHIC SCALE



NO.	DATE	DESCRIPTION

SUBDIVISION PLAN

DEVELOPMENT OF
HARRIET BEECHER STOWE VILLAGE
FOR THE HOUSING AUTHORITY OF THE
CITY OF HARTFORD, CONNECTICUT
CM DEVELOPMENT TEAM LLC
414 NEW BRITAIN AVENUE
PLAINVILLE, CT 06062



TORRES ENGINEERING, INC.
609 FARMINGTON AVENUE
HARTFORD, CT 06105
(860) 232-9833 FAX 232-9838

SCALE 1"=40'
DATE 10-20-03
CHECKED BY OT
FILE NO. 0214
DRAWING NO.

C-2

#2624-2