#2970

LEGEND

PROPERTY LINE
EASEMENT LINE
MONUMENT

NORWICH STREET

WYLLYS STREET

PATSIE WILLIAMS WAY

STONINGTON STREET

BOULEVARD

DUTCH POINT LANE

VAN BLOCK AVENUE

MAP #425 BLOCK #004 PARCEL #23 11,034.40 S.F. 0.253 Ac.

MAP #425 BLOCK #004 PARCEL #22 10,532.47 S.F. 0.242 Ac.

MAP #425 BLOCK #004 PARCEL #17 8,762.81 S.F. 0.201 Ac.

MAP #425 BLOCK #004 PARCEL #13 9,247.76 S.F. 0.212 Ac.

MAP #425 BLOCK #004 PARCEL #16 10,272.44 S.F. 0.236 Ac.

MAP #425 BLOCK #004 PARCEL #15 10,307.25 S.F. 0.237 Ac.

MAP #425 BLOCK #004 PARCEL #11 7,151.33 S.F. 0.164 Ac.

MAP #425 BLOCK #004 PARCEL #21 16,234.75 S.F. 0.373 Ac.

MAP #425 BLOCK #004 PARCEL #20 10,106.28 S.F. 0.232 Ac.

MAP #425 BLOCK #004 PARCEL #19 12,167.03 S.F. 0.279 Ac.

MAP #425 BLOCK #004 PARCEL #18 12,162.85 S.F. 0.279 Ac.

MAP #425 BLOCK #004 PARCEL #10 116,362.74 S.F. 2.67 Ac.

MAP #425 BLOCK #004 PARCEL #12 13,276.36 S.F. 0.316 Ac.

MAP #425 BLOCK #004 PARCEL #7 50,611.820 S.F. 1.16 Ac.

MAP #425 BLOCK #004 PARCEL #8 67,674.409 S.F. 1.55 Ac.

MAP #425 BLOCK #004 PARCEL #1 56,649.047 S.F. 1.300 Ac.

MAP #425 BLOCK #004 PARCEL #9 13,452.17 S.F. 0.286 Ac.

MAP #425 BLOCK #004 PARCEL #14 13,298.17 S.F. 0.305 Ac.

#54 STONINGTON STREET
#96 STONINGTON STREET
#98 STONINGTON STREET
#100 STONINGTON STREET
#102 STONINGTON STREET
#104 STONINGTON STREET
#106 STONINGTON STREET
#108 STONINGTON STREET
#110 STONINGTON STREET
#112 STONINGTON STREET
#114 STONINGTON STREET
#116 STONINGTON STREET
#122 STONINGTON STREET
#124 STONINGTON STREET
#126 STONINGTON STREET
#128 STONINGTON STREET
#130 STONINGTON STREET

#62–64 NORWICH STREET
#56–58 NORWICH STREET
#52–54 NORWICH STREET
#36–50 NORWICH STREET
#26–34 NORWICH STREET
#1–7 PATSIE WILLIAMS WAY
#6–10 PATSIE WILLIAMS WAY
#15 PATSIE WILLIAMS WAY
#20–24 PATSIE WILLIAMS WAY
#121–123 WYLLYS STREET
#125–129 WYLLYS STREET
#131–133 WYLLYS STREET
#137 WYLLYS STREET

#79 BOULEVARD
#77 BOULEVARD
#75 BOULEVARD
#73 BOULEVARD
#71 BOULEVARD
#69 BOULEVARD
#67 BOULEVARD
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#33 BOULEVARD
#31 BOULEVARD
#29 BOULEVARD
#27 BOULEVARD
#25 BOULEVARD
#23 BOULEVARD
#21 BOULEVARD

N/F TWIN ACRES LIMITED PARTNERSHIP

N/F VAN BLOCK HOUSING CORPORATION

N/F CHURCH OF THE GOOD SHEPHERD

N/F CAPITOL REGION EDUCATION COUNCIL

PROPOSED MDC SANITARY SEWER EASEMENT "A" AREA=7183.73 S.F.=0.165 AC.

PROPOSED MDC SANITARY SEWER EASEMENT AREA = 3,325.36 SF = 0.076 ACRES

22' EASEMENT

MATCH LINE

TOTAL=643.21'

CERTIFICATION:

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300B–1 THRU 20–300B–20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:

THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A–2 SURVEY.

2). THIS MAP AND SURVEY WERE PREPARED FOR THE COMMUNITY BUILDERS, INC. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

PETER D. FLYNN CT.L.L.S. #8792 DATE

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN & CYR LAND SURVEYING LLC
1204 FARMINGTON AVENUE 860–828–7886
BERLIN, CONNECTICUT 06037

STATE OF CONNECTICUT PETER D. FLYNN NO. 8792 REGISTERED LAND SURVEYOR

SUBDIVISION NOTES

1. ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 816, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROADS BRIDGES AND INCIDENTAL CONSTRUCTION", CITY OF HARTFORD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, ZONING 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 SHOW 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 1–800–922–4455 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 UTILITIES ARE TO BE INSTALLED UNDERGROUND.

4. 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.

5. 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.

6. TOPOGRAPHIC DATA TAKEN FROM A–2 SURVEY MAP ENTITLED BOUNDARY–TOPOGRAPHIC SURVEY, PREPARED FOR HOUSING AUTHORITY OF THE CITY OF HARTFORD, "DUTCH POINT HOUSING PROJECT", NORWICH & WYLLYS STREETS HARTFORD, CT SCALE 1"= 40' OCT. 18, 1999 BY FLYNN–CYR LAND SURVEYING ASSOCIATES, BERLIN, CT

7. 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.

8. ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.

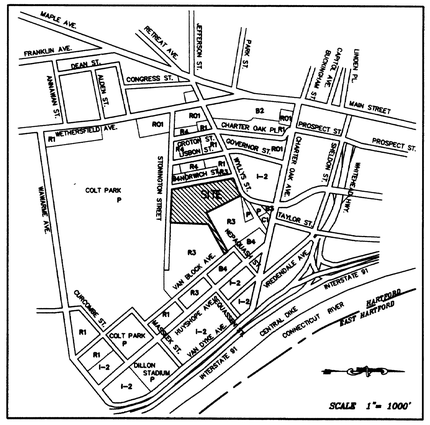
9. LOT AREA = 10.3 ACRES.

10. STREET LIGHTING TO BE INSTALLED PER CL&P DECORATIVE STREET LIGHT DETAILS AND SPECIFICATIONS AS DIRECTED BY CL&P AND THE CITY OF HARTFORD, AND IN ACCORDANCE WITH CITY OF HARTFORD PUBLIC IMPROVEMENTS SPECS.

11. IRON PINS @ LOT CORNERS REQUIRED.

MAP REFERENCE:
"RESUBDIVISION PLAN, PREPARED FOR THE COMMUNITY BUILDERS, INC. THE TOWN HOMES AT DUTCH POINT NEW CONSTRUCTION HARTFORD, CT" PREPARED BY TORRES ENGINEERING, INC. DATED 04–29–08 SCALE 1"=40' SHOWING IT AS THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARTFORD TO 08–21–08.
"MAP SHOWING LOT LINE REVISIONS PARCELS 1 & 2" DATED JUNE, COUNTY, STATE TO RESUBDIVISION HARTFORD CONNECTICUT PREPARED BY TORRES ENGINEERING INC. DATED 08–04–09.

VICINITY MAP



CITY OF HARTFORD PLANNING APPROVED PLAN
DATE: 5-13-08

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARTFORD AT ITS REGULAR MEETING HELD ON TWO THOUSAND EIGHT.
ATTESTED BY: DATE: 6/19/08
ROGER J. O'BRIEN
DIRECTOR/SECRETARY

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Joseph Merritt & Company

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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SPRINGFIELD, MA 01103
(413) 733–6798
ARCHITECT

RECEIVED BY 2008 JUN 19 P 1:12

CONSULTANTS

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609 FARMINGTON AVE.
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HARTFORD, CT 06105
(860)232–9833

THE COMMUNITY BUILDERS, INC.
THE TOWN HOMES AT DUTCH POINT
NEW CONSTRUCTION
HARTFORD, CT

MARK	DATE	DESCRIPTION
01–25–08		RE–SUBDIVISION
03–19–08		RE–SUBDIVISION
04–29–08		RE–SUBDIVISION

PROJECT NO: 0703
CAD FILE:
DRAWN BY: DT
CHK'D BY: OT

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SHEET TITLE

RESUBDIVISION PLAN

C–1
SHEET 1 of 1

#2970