

# GENERAL NOTES

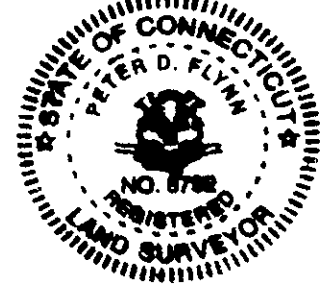
1. ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 814, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", CITY OF HARTFORD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, ZONING AND SUBDIVISION REGULATIONS AND CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC.", UNLESS OTHERWISE SPECIFIED.
2. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS 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 1-800-922-4455 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 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-2 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, 1986 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.G.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 INDICATED BY HOUSE LOCATIONS.
16. STREET LIGHTING TO BE INSTALLED PER CL&P DECORATIVE STREET LIGHT DETAILS AND SPECIFICATIONS IN LOCATIONS AS DIRECTED BY CL&P AND THE CITY OF HARTFORD.

## 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 93  
 BUILDING LINE 15/25 (SEE NOTE 3)  
 MINIMUM REAR YARD 50'  
 MINIMUM SIDE YARD 5' OR 1/4 BLDG. HT. (SEE NOTE 4)  
 MINIMUM FRONTAGE ON STREET 50'

COMMISSION ON THE CITY PLAN  
 APPROVED

*Joseph M. Flynn*  
 DIRECTOR SECRETARY DATE 3/27/77



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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-2 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 CT L.S. #0792 DATE

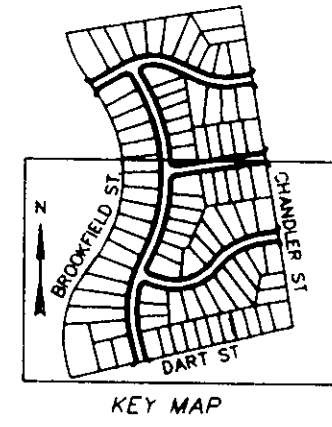
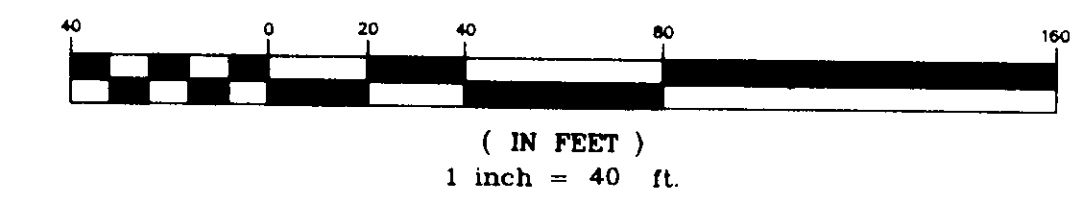
FLYNN LAND SURVEYING ASSOCIATES  
 376 WILBUR CROSS ROAD  
 BERLIN, CONNECTICUT 06037

## LEGEND

- N/F NOW OR FORMERLY
- PROPERTY LINE
- STREET LINE
- FY FRONT YARD
- SY SIDE YARD
- R1 REAR YARD
- R.O.W. RIGHT OF WAY
- SF SQUARE FEET
- AC ACRES
- D MONUMENT TO BE INSTALLED BY CONTRACTOR

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

## GRAPHIC SCALE

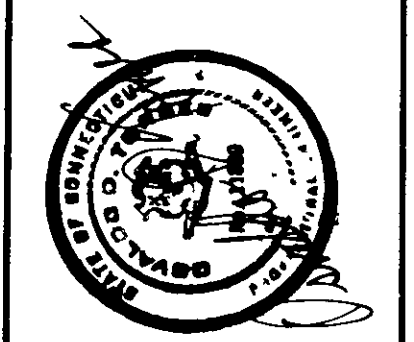


The portions of Dart, Chandler and Brookfield Streets shown on this map are established public streets of the City of Hartford, Connecticut.

TE  
 TORRES ENGINEERING, INC.  
 137 SEYMOUR AVENUE  
 WEST HARTFORD, CT 06119  
 (203) 232-9833 FAX (203) 232-9838

TH&D/MLHA,  
 TISE, HURWITZ & DIAMOND, INC.  
 375 WASHINGTON STREET, SUITE 200  
 HARTFORD, CT 06103  
 MILTON LEWIS HOWARD ASSOCIATES, INC.  
 ARCHITECTS  
 ONE REGENCY HILL, SUITE 200  
 HARTFORD, CT 06105

CHARTER OAK TERRACE "D" SECTION  
 FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD  
 SUBDIVISION MAP  
 SOUTH



JAN 17, 1997  
 O.T.  
 12956 L

C-2