

GENERAL NOTES

- 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.
- 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.
- BUILDING LINES TO BE 25' EXCEPT LOTS #55 THROUGH #68 WHERE BUILDING LINES ARE TO BE 40' ARE TO BE 40'. SIDE YARDS OF CORNER LOTS ARE TO BE 15'.
- SIDE YARDS ILLUSTRATED ARE 7 1/2' EACH SIDE. THIS MAY VARY BASED ON ACTUAL UNIT CONSTRUCTION, BUT NOT LESS THAN REQUIRED ABOVE.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- 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.
- 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 "STOWE VILLAGE HOUSING", HARTFORD, CONNECTICUT. SCALE: 1"=80' DATED OCTOBER 25, 1998 BY FLYNN LAND SURVEYING ASSOCIATES, BERLIN, CT. BOUNDARY DATA TAKEN FROM MAP ENTITLED "BOUNDARY SURVEY FOR HARTFORD HOUSING AUTHORITY OF THE CITY OF HARTFORD STOWE VILLAGE HOUSING HAMPTON & KENSINGTON STREETS", HARTFORD, CONNECTICUT. SCALE: 1"=80' DATED OCTOBER 25, 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 = 36.02 ACRES.
- PARCEL IS LOCATED IN R-4 ZONE.
- STREET LIGHTING TO BE INSTALLED PER CL&P DECORATIVE STREET LIGHT DETAILS AND SPECIFICATIONS AS DIRECTED BY CL&P AND THE CITY OF HARTFORD.

SITE DATA

TOTAL SITE AREA	36.02 ACRES
TOTAL WETLANDS	0 ACRES
TOTAL FLOOD PLAIN	0 ACRES
EXISTING/PROPOSED ZONE	R-4
MINIMUM LOT SIZE	6000 SQ FT
TOTAL PROPOSED LOTS	95
BUILDING LINE	15/25/40 (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-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



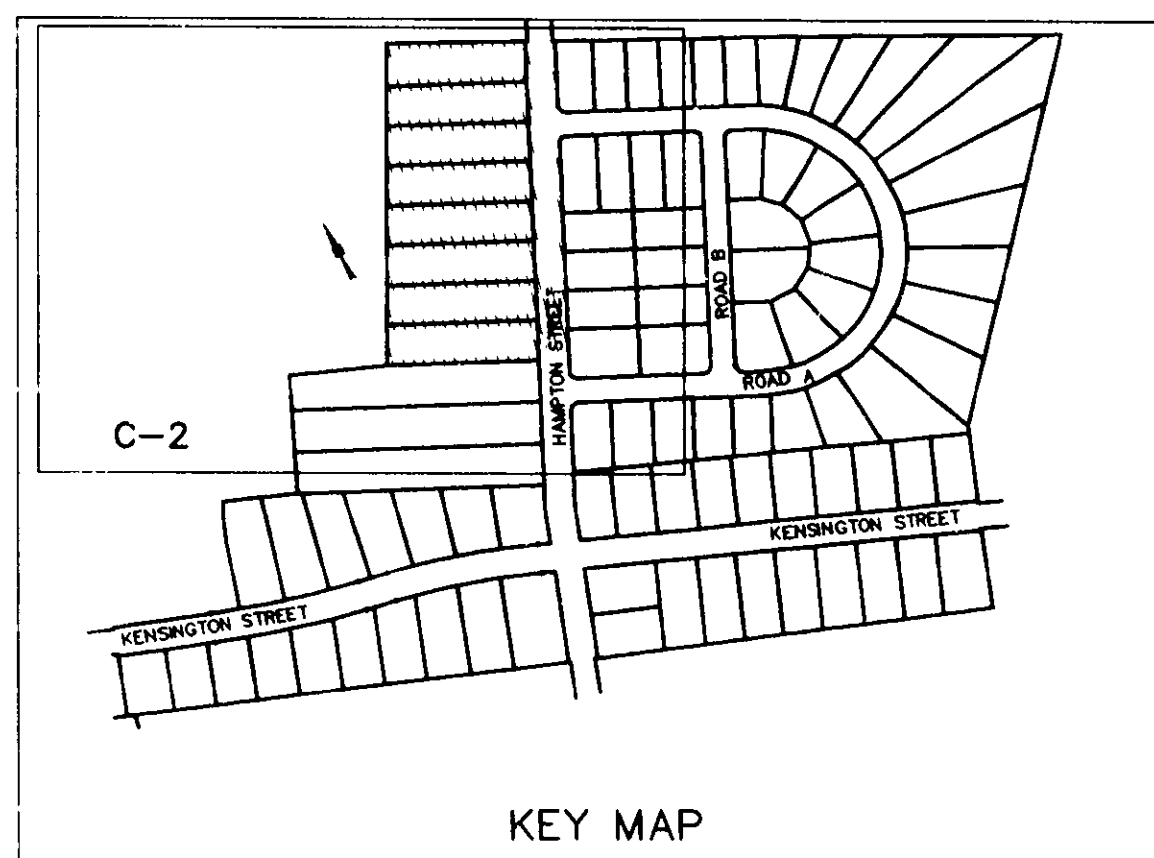
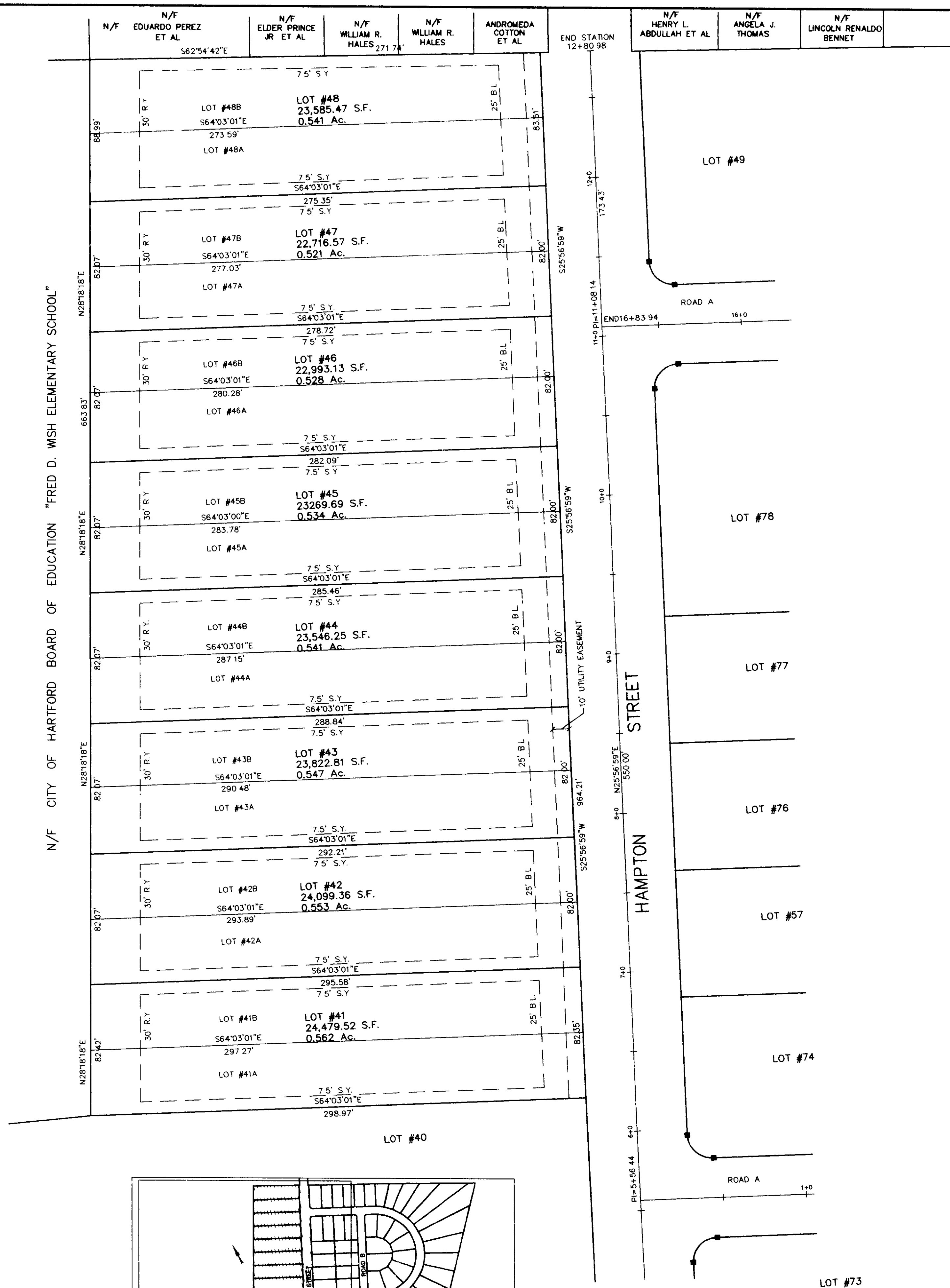
FLYNN LAND SURVEYING ASSOCIATES
376 WILBUR CROSS HIGHWAY 829-7886
BERLIN, CONNECTICUT 06037



LEGEND

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

N/F CITY OF HARTFORD BOARD OF EDUCATION "FRED D. WISH ELEMENTARY SCHOOL"



TORRES ENGINEERING INC.
ORIGINAL INK
DRAWING
ON MYLAR

This drawing is a copy of the original drawing.
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