

SITE DATA / ZONING REQUIREMENTS

| ITEM                                                                  | REQUIRED/ALLOWED | EXISTING | PROPOSED      |
|-----------------------------------------------------------------------|------------------|----------|---------------|
| ZONE                                                                  | R-3              | R-3      | R-3           |
| LOT SIZE (MIN.)                                                       | 1,000            | N/A      | 1,000 MIN     |
| FRONT YARD (MIN.)                                                     | 25'              | N/A      | 25'           |
| SIDE YARD (MIN.)                                                      | 10' OR 35' 46"   | N/A      | 30' MIN       |
| REAR YARD (MIN.)                                                      | 30'              | N/A      | 30'           |
| COVERAGE BUILDINGS                                                    | N/A              | N/A      | 48,216 SF     |
| PAVEMENT                                                              | N/A              | N/A      | 55,036 SF     |
| PUBLIC ROAD                                                           | N/A              | N/A      | 71,305 SF     |
| % TOTAL COVERAGE                                                      | N/A              | N/A      | 174,576 (42%) |
| UNIT MIX                                                              |                  |          |               |
| GARAGE UNDER                                                          | N/A              | N/A      | 14            |
| CAPE                                                                  | N/A              | N/A      | 18            |
| WALK OUT                                                              | N/A              | N/A      | 18            |
| TWO STORY                                                             | N/A              | N/A      | 2             |
| 50% OF LOT FRONTAGE FOR COMBINED MINIMUM SIDE AND REAR DIMENSION WITH |                  |          |               |

30% OF LOT FRONTAGE FOR COMBINED MINIMUM SIDE YARD DIMENSION WITH A 6' MIN SIDE YARD

PLANT PALETTE - TREES

| STREET TREE                    |              |
|--------------------------------|--------------|
| ZELKOVA SERRATA                | 2 1/2-3" CAL |
| GLADSTONIA TRIACANTHUS INERMIS | 2 1/2-3" CAL |
| SOPHORA JAPONICA               | 2 1/2-3" CAL |
| FLOWERING TREE                 |              |
| FRAXINUS X INCARPUS OKAME      | 1 1/2-2" CAL |
| KOELBACHERIA PANICULATA        | 1 1/2-2" CAL |
| STYRINGIA RETICULATA           | 1 1/2-2" CAL |
| EVERGREEN                      |              |
| PIRUS STROBUS                  | 6-8" HT      |
| ABIES CONCOLOR                 | 6-8" HT      |
| CRYPTOTERIA JAPONICA           | 6-8" HT      |

LEGEND

|     |                            |                              |
|-----|----------------------------|------------------------------|
| (A) | STOP SIGN                  | GARAGE UNDER UNIT TYPE 'C'   |
| (B) | POLE LIGHT                 | WALK OUT UNIT TYPE 'D' 4' E' |
| (C) | CROSS WALK                 | CAPE UNIT TYPE 'B'           |
| (D) | CONCRETE CURB              | 2 STORY UNIT TYPE 'A'        |
| (E) | HANDICAP CURB CUT          |                              |
| (F) | EXISTING TREE TO REMAIN    |                              |
| (G) | 10' CLIP EASEMENT LINE     |                              |
| (H) | TYPICAL                    |                              |
| (I) | FLOOD PLAIN LINE - EL. 52' |                              |
| (J) | EX. TREE LINE TO REMAIN    |                              |

PLANTING NOTES:

ALL PLANTING MATERIAL TO BE "RESIST" GROWN STOCK SUBJECT TO LOCAL STANDARDS. THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THOSE REQUIRED BY THE ORDINANCE THE LARGER NUMBER SHALL APPLY. SPECIES LOCATION OF TREES NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE. ALL BULB PLANTINGS AND TREES SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH. THE CONTRACTOR SHALL CONTACT CHASE BEFORE YOU DIG AT 1-800-921-4455 PRIOR TO CONSTRUCTION. ALL SHUBS AND GRASS COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 2" DEEP. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING DETAILS. EXISTING RELIGIOUS OR CHANNEL BODIES SHALL BE FENCED WITH APPROPRIATE BACKFILL MATERIAL. PINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATION MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES. ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PER CCS # ALLOWED BY OWNER WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS. UPON COMPLETION OF PLANTING REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVERMENTS, PLANTINGS, AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS. ALL EXISTING SURFACE TREATMENTS TO BE MAINTAINED UNLESS OTHERWISE NOTED.

LAYOUT NOTES:

PROJECT A2 TOPOGRAPHY (WETLAND LIMITS AND SOUNDRY SURVEY FROM AUTOCAD) IN FILE TITLED: PROPERTY/BOUNDARY SURVEY, DATED 11-28-2009 BY AIN CIVIL ENGINEERS AND LAND SURVEYORS, BERLIN, CT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY WORK. ANY WORK STARTED BEFORE ACCEPTANCE BY THE LANDSCAPE ARCHITECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO CORRECTIONS BY HIM WITHOUT ADDITIONAL COMPENSATION. COORDINATE THE SITE WORK WITH OTHER CONTRACTORS PERFORMING WORK. SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF THE FIRE DEPARTMENT. ALL UTILITIES TO BE INSTALLED UNDERGROUND. ANY SIGNS TO BE INSTALLED ON THE PROPERTY SHALL BE SUBJECT TO TOWN PLANNING AND ZONING COMMISSION REVIEW. ALL CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE TOWN OF HARTFORD REGULATIONS AND STANDARDS, AND CT D.O.T. FORM 844-1998, AND ALL FUTURE AMENDMENTS. CONCRETE WALKS AND CURBS (WALKS AND CURBS) SHALL BE CONCRETE UNLESS OTHERWISE NOTED. ALL WALKS TO BE CONCRETE UNLESS OTHERWISE NOTED. CONTRACTOR TO COORDINATE LOCATION OF ALL UNDERGROUND UTILITY CONNECTIONS WITH APPROPRIATE UTILITY COMPANY. ALL CURBS TO BE CONCRETE UNLESS OTHERWISE NOTED. FINAL LAYOUT OF POLE LIGHTS TO BE COMPLETED BY CLIP.

GREST GRAPHICS  
PINK LINE MYLAT

BRUNO MAZZULLA  
DIRECTOR SECRETARY  
7/11/01  
DATE

MATCHLINE  
SEE SHEET L-1

PROJECT

RICE HEIGHTS  
REDEVELOPMENT  
FLATBUSH AVE. &  
BROOKFIELD ST.  
HARTFORD, CT

PREPARED FOR:

STATE OF CONNECTICUT  
DEPARTMENT OF  
ECONOMIC AND  
COMMUNITY  
DEVELOPMENT, BUREAU  
OF HOUSING  
505 HUDSON STREET HARTFORD, CT

FERRERO  
HIXON  
ASSOCIATES  
LLC

LANDSCAPE ARCHITECTS & PLANNERS  
P.O. BOX 425 136 WHEATBURY ST  
SHRUBBURY, CONNECTICUT 06070  
(860) 658-0456

TORRES ENGINEERING  
609 FARMINGTON AVENUE  
HARTFORD, CONNECTICUT 06105  
(860) 232-9833

A & N CONSULTING ENGINEERS  
SURVEYORS  
124 WHITE OAK DRIVE  
BERLIN, CONNECTICUT 06037  
(860) 828-2830



REVISIONS

|              |  |
|--------------|--|
| 18 JUNE 2001 |  |
| 25 JUNE 2001 |  |
|              |  |
|              |  |
|              |  |
|              |  |

SCALE

|              |                |
|--------------|----------------|
| 1" = 40'     | DRAWN BY: MFMC |
|              | CHECKED BY: CF |
| CAD NAME: XX | DATE: 04/30/01 |

DRAWINGS

SITE IMPROVE-  
MENTS AND PLANTING

No.

L-2

