

# GENERAL NOTES

1. ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 914, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", CITY OF HARTFORD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, ZONING AND SUBDIVISION REGULATIONS AND CONNECTICUT LAND SURVEYORS' 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, 1996 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.A.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 DICTATED 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.
17. MDC EASEMENTS ARE FULLY DESCRIBED ON A MAP FILED AT THE CITY OF HARTFORD CLERKS OFFICE BY MDC TITLED "MDC EASEMENT MAP SOUTH".

## 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        | 76                                |
| BUILDING LINE              | 15/25 (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'                               |

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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.L.S. #8792 DATE

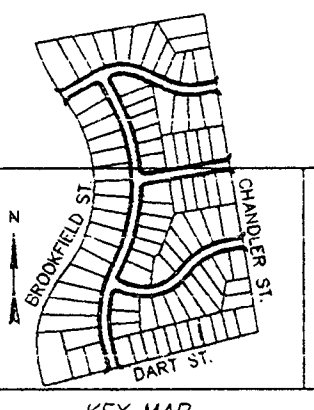
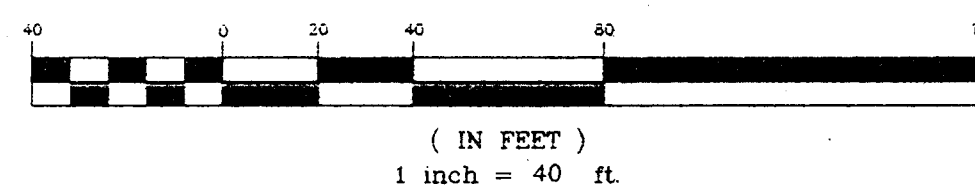
FLYNN LAND SURVEYING ASSOCIATES  
376 WILBUR CROSS HIGHWAY 826-7886  
BERLIN, CONNECTICUT 06037

## LEGEND

|        |  |
|--------|--|
| N/F    | NOW OR FORMERLY                        |
| ---    | PROPERTY LINE                          |
| ---    | STREET LINE                            |
| ---    | INDIVIDUAL LOT LINE                    |
| BL     | BUILDING LINE                          |
| SY     | SIDE YARD                              |
| RY     | REAR YARD                              |
| R.O.W. | RIGHT OF WAY                           |
| S.F.   | SQUARE FEET                            |
| AC     | ACRES                                  |
| ⊠      | MONUMENT TO BE INSTALLED BY CONTRACTOR |
| ♿      | LOT TO BE HANDICAPPED ACCESSIBLE       |

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

## GRAPHIC SCALE



| REVISIONS | DATE     | DESCRIPTION    |
|-----------|----------|----------------|
|           | 03/26/97 | REPRINT        |
|           | 04/17/97 | PER MDC        |
|           | 10/27/97 | DIMS CHANGE    |
|           | 11/26/97 | LOTS 23, 24    |
|           | 2/9/98   | H/2 UNITS      |
|           | 3/12/98  | INDIVIDUAL LOT |

TORRES ENGINEERING, INC.  
609 FARMINGTON AVENUE  
HARTFORD, CT 06105  
(203) 232-9833 FAX (203) 232-9838

TH&D/MLHA,  
TISE, HURWITZ & DIAMOND, INC.  
ARCHITECTURE / PLANNING / PROJECT MANAGEMENT  
1075 TAYLOR  
MILTON LEWIS HOWARD ASSOCIATES, INC.  
ARCHITECTS  
1000 24-C-004

CHARTER OAK TERRACE "D" SECTION  
FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD  
SUBDIVISION-ROADWAYS, UTILITIES  
& INCIDENTAL CONSTRUCTION  
SUBDIVISION MAP  
SOUTH

JAN. 17, 1997  
O.T.  
12569L

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