

# GENERAL NOTES

1. ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 614, 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, 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.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 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.

RECEIVED BY  
D. J. H. Casey  
DEC 18 11 27 AM '97  
TOWN OF HARTFORD  
PLANNING & ZONING DEPARTMENT

## 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'

The portion of Chandler St. shown on this map is an established public street of The City of Hartford  
*O. Blint*  
Survey Supervisor

## LEGEND

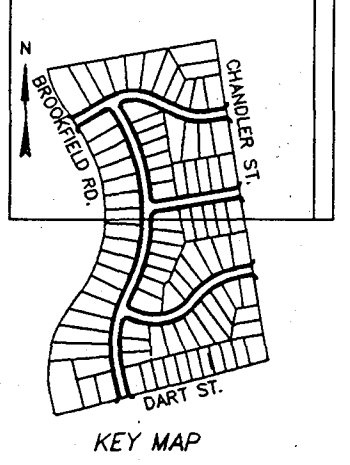
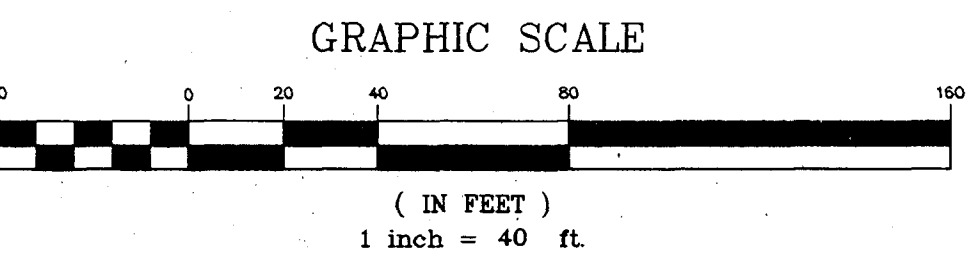
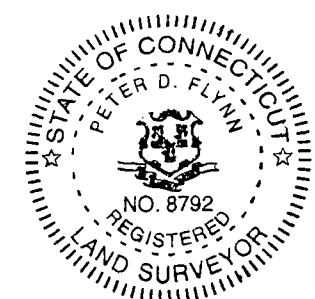
N/F NOW OR FORMERLY  
PROPERTY LINE  
STREET LINE  
FY FRONT YARD  
SY SIDE YARD  
RY REAR YARD  
R.O.W. RIGHT OF WAY  
S.F. SQUARE FEET  
AC. ACRES  
MONUMENT TO BE INSTALLED BY CONTRACTOR



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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*  
PETER D. FLYNN C.T.L.S. #6792 DATE

FLYNN LAND SURVEYING ASSOCIATES  
376 WILBUR CROSS HIGHWAY 028-7886  
BERLIN, CONNECTICUT 06037



TORRES ENGINEERING INC.  
ORIGINAL INK  
DRAWING ON MYLAR

REVISIONS	DATE	DESCRIPTION
1	03/26/97	REPRINT
2	04/12/97	PER MDC
3	10/27/97	DIMS CHANGE

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

TH&D/MLHA, A JOINT VENTURE COMPOSED OF  
TISE, HURWITZ & DIAMOND, INC.  
ARCHITECTURE / PLANNING / PROJECT MANAGEMENT  
375 WASHINGTON STREET, BROOKLINE, MASSACHUSETTS 02146  
(617) 739-9400  
MILTON LEWIS HOWARD ASSOCIATES, INC.  
ARCHITECTS  
ONE REGENCY DRIVE, BLOOMFIELD, CONNECTICUT 06002  
(860) 243-1004

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

DATE JAN. 17, 1997  
CHECKED BY O.T.  
JOB NO. 12569L  
DRAWING NO.

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