



1. EXISTING BOUNDARY & SITE CONDITIONS TAKEN FROM A HARTFORD GIS AND GOOGLE EARTH PRO AERIAL IMAGERY.
2. THE SUBJECT PARCELS CONSISTS OF A TOTAL AREA OF APPROXIMATELY 2.78 ACRES, LOCATED IN THE CX-1 DISTRICT OF HARTFORD, CONNECTICUT. A ZONING PERMIT APPLICATION WOULD BE REQUIRED TO APPLY THE TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY.
3. DIMENSIONAL REGULATIONS BASED ON SECTION 5.3.3.(2) OF THE HARTFORD ZONING REGULATIONS, WHICH PERMITS THE DOWNTOWN GENERAL BUILDING TYPE AS DEFINED FOR THE DT-3 DISTRICT IN TOD OVERLAY ZONES.
4. THIS PLAN WAS CREATED WITHOUT REGARD TO SITE GRADING, AS TOPOGRAPHIC INFORMATION IS UNKNOWN AT THIS TIME. PERFORMING AN ALTA/ACSM SURVEY IS RECOMMENDED. SIGNIFICANT EARTHWORK AND RETAINING WALLS MAY BE REQUIRED PENDING A DETAILED EARTHWORK ANALYSIS.
5. THE LOCATION OF ON-SITE WETLANDS OR WATERCOURSES ARE UNKNOWN AT THIS TIME. A WETLANDS ASSESSMENT BY A CERTIFIED SOIL SCIENTIST IS RECOMMENDED.

1. ALL OFF-STREET PARKING LOTS OR PARKING STRUCTURES AND THEIR RELATED PEDESTRIAN AREAS AND PATHWAYS SHALL PROVIDE A LEVEL OF ILLUMINATION AT ANY POINT IN THE PARKING LOT OR PARKING STRUCTURE NOT LESS THAN ONE FOOT-CANDLE MEASURED AT THE PAVEMENT. ALL LIGHTING SHALL BE SHIELDED OR OTHERWISE OPTICALLY CONTROLLED TO PROVIDE GLARE-LESS ILLUMINATION AND LIMIT TRESPASS ON ADJACENT PROPERTIES. [SECTION 7.3.1.J]

PROPERTY LINE

RIGHT-OF-WAY LINE

ADJOINING LOT LINE

ZONE LINE

BUILDING LINE

LANDSCAPE BUFFER

BUILD-TO ZONE

LIMIT OF TREE CLEARING

EDGE OF PAVEMENT

SIDEWALK

BUILDING LIMITS

ACCESSIBLE AND STANDARD PARKING SPACES

PARKING SPACE COUNT

SPOT ELEVATION

PROPOSED DEVELOPMENT	UNITS	TOWN/CITY REQ.	REQUIRED	PROVIDED
PROPOSED RESIDENTIAL	308	MAX. 2 SPACES/1 UNIT	-	228

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