

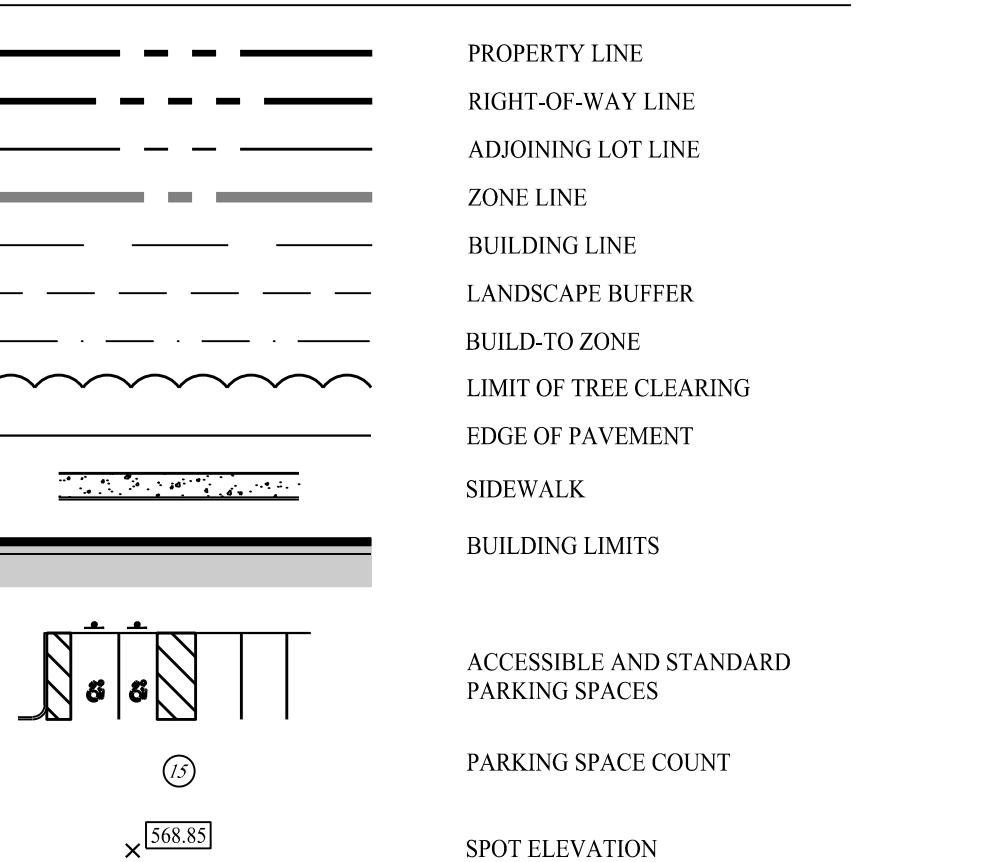
GENERAL NOTES

1. EXISTING BOUNDARY & SITE CONDITIONS TAKEN FROM A HARTFORD GIS & 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.C(2) OF THE HARTFORD ZONING REGULATIONS, WHICH PERMITS THE DOWN-TOWN 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.

VARIANCES

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]

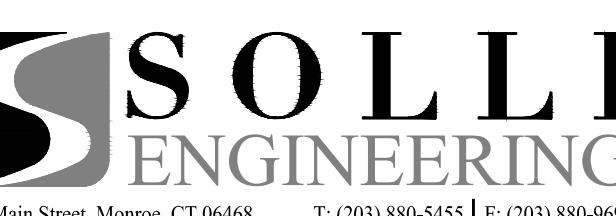
LEGEND



PARKING SUMMARY

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

Rev. #:	Date	Description	
Graphic Scale:			
20	0	20	40



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Drawn By:	MFB
Checked By:	CJB
Approved By:	KMS
Project #:	1508301
Plan Date:	01/09/19
Scale:	1" = 20'

Kevin Solli, P.E.
CT 25759

Project:	PROPOSED DEVELOPMENT	
	WALNUT STREET & EDWARDS STREET	
	HARTFORD, CONNECTICUT	
Sheet Title:	Sheet #:	
CONCEPT PLAN	CP-3	

