



LOCATION MAP
SCALE 1" = 1000'

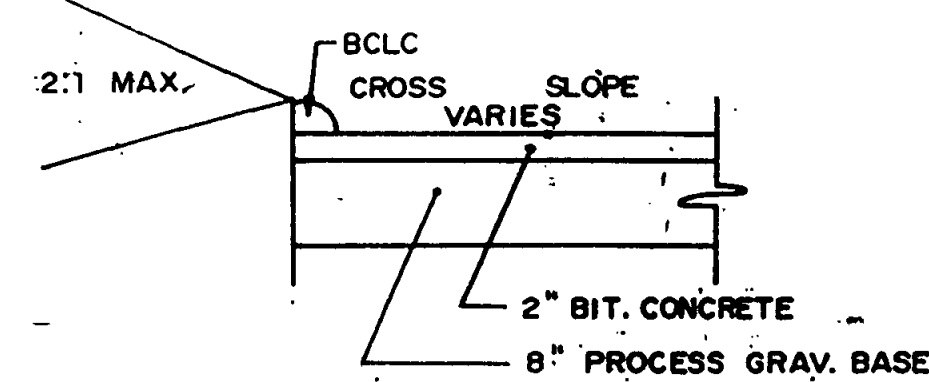
LEGEND	
EXISTING IRON PIN	•
IRON PIN TO BE SET	•
ROAD SIGN	•
TREE ROW	---
STUMP ROW	---
EXISTING CONTOUR	---
SPOT ELEVATION	85.4
CHAIN LINK FENCE	---
EXIST BITUMINOUS CONCRETE	---
PROP CONTOUR	---
LIMITED COMMON ELEMENT	L.C.E.

NOTE:
ELEVATIONS BASED ON U.S.C. & G.S. DATUM



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 13, 1984.

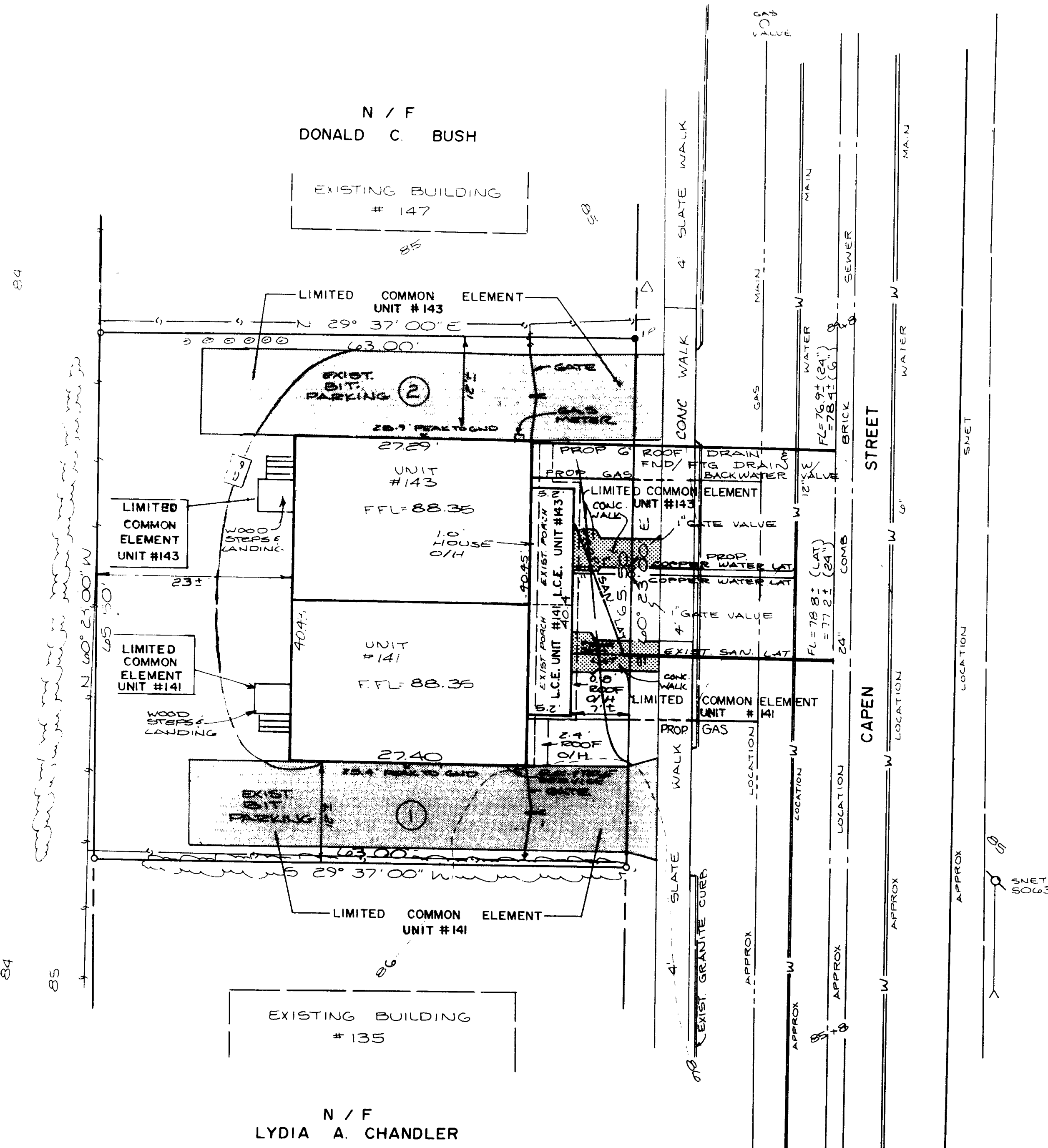
[Signature]



PAVEMENT DETAIL
(NO SCALE)

UNDERGROUND UTILITIES APPROXIMATE LOCATION ONLY. NOT EVERYTHING MAY BE SHOWN. SEE NOTE BELOW.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



LOT AREA = 4,126.5 S.F.
0.0947 AC.

That part of Capen Street shown on this plan
is an established street in the City of Hartford.
4/16/93
DATE
CITY ENGINEER

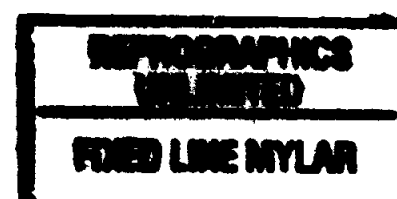
ZONE : R3 - RESIDENCE DISTRICT (MEDIUM DENSITY)

PROP
DENSITY CALCULATIONS
100 PERSONS/AC.
100 PERSONS/AC. X .0947 A.C. = 9.47 PERSONS
MAXIMUM ALLOWABLE - 9 PERSONS
PROVIDED - 8 PERSONS 2 UNITS X 4 PERSONS/UNIT = 8 PERSONS
PROP
OPEN SPACE
150 S.F./PERSON
150 S.F. X 8 PERSONS = 1,200 S.F.
PROVIDED - 2,400 S.F.

PROP	REQUIRED	PROVIDED
LOT AREA	6,000 S.F.	4,126.5 S.F.
BUILDING AREA	1032 S.F. (MAX)	1120 S.F. *
MAXIMUM PERMITTED LOT OCCUPANCY	25 %	27.1 % *
LOT WIDTH	50 FT.	65.5 FT.
FRONT YARD	12 FT.	12 FT.
SIDE YARD	5 FT. (MIN) 15 FT. (TOTAL)	12.7 (MIN) 25.5 FT. (TOTAL)
REAR YARD	30 FT.	23 FT. *
PARKING	2 SPACES	2 SPACES

* REQUIRES VARIANCE FROM ZONING BOARD OF APPEALS.

CAPEN PALACE CONDOMINIUM
SITE PLAN
141 CAPEN STREET
PREPARED FOR
HABITAT FOR HUMANITY
HARTFORD, CONN.



REV 3-16-93 LCE UNIT NUMBER
REV 3-16-93 TITLE: LIMITED COMMON ELEMENT SHOWN
REV 6-24-92 RECORD DRAWING, CHANGE TITLE
DRAWN BY:
S A M
CHECKED BY:
J L H
DATE 4-12-90
SCALE 1" = 10'
MAP NO 53-90-1
MEGSON & HEAGLE
CIVIL ENGINEERS & LAND SURVEYORS
GLASTONBURY, CONN.

2059