

A portion of Main Street & Hudson Streets shown on this map was established public streets of the City of Hartford.
D.B.L.
4-10-1993
surveys provided

NOTES:

- LOT ZONE: B-4
- PARCEL AREA FOR #57 TO #91 PARK STREET= 19,999 sq. ft. or 0.4591 ACRES. PARCEL AREA FOR #31 TO #35 PARK STREET= 9,636 sq. ft. or 0.2149 acres. PARCEL AREA OF REMAINING LAND= 61,274 sq. ft. or 1.41 acres.
- PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE.
- MAP REF.: PROPERTY OF 89 MAIN ASSOCIATES, LIMITED PARTNERSHIP, MAIN & PARK STREET, HARTFORD, CONNECTICUT SCALE: 1" = 20'. DATE: 6/2/98. PREPARED BY: ALCA SURVEY ASSOCIATES.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. CALL B.U.D. 1-800-922-4455
- PARKING SPACES ON SITE= 169 SPACES (6 HANDICAPPED SPACES)

ZONING INFORMATION CHART FOR #31 TO #35 PARK ST.		
ZONE: B-4 ZONE	REQUIRED	PROVIDED
USE		RES./RETAIL
BUILDING AREA (FOOTPRINT)		1982 sq. ft.
LOT AREA	6,000 sq. ft.	9,363 sq. ft.
RESIDENTIAL DENSITY	48 people	18 people
FLOOR AREA RATIO	2.0	0.85
LOT OCCUPANCY	50%	21.2%
LOT WIDTH	50'	94.98'
FRONT YARD	4.0'	4.0'
SIDE YARD	20' & 8	0.75' & 67.65' EXIST.*
REAR YARD	30'	12.95' EXIST.*
HEIGHT	4 stories or 48'	4 stories
USABLE OPEN SPACE	50 s.f./person= 900 s.f.	7,381 s.f.
PARKING	N.R.	0

*DENOTES NON-COMPLYING

ZONING INFORMATION CHART FOR #57 TO #91 PARK ST.		
ZONE: B-4 ZONE	REQUIRED	PROVIDED
USE		RES./RETAIL/CHURCH
BUILDING AREA (FOOTPRINT)		8,014 sq. ft. TOTAL
LOT AREA	6,000 sq. ft.	19,999 sq. ft.
RESIDENTIAL DENSITY	103 people	38 people
FLOOR AREA RATIO	2.0	1.09
LOT OCCUPANCY	50%	40.1%
LOT WIDTH	50'	220.13'
FRONT YARD	4.0'	4.0'
SIDE YARD	20' & 8	4.55' & 40.84' EXIST.*
REAR YARD	30'	30.0'
HEIGHT	4 stories or 48'	2 & 3 stories
USABLE OPEN SPACE	50 s.f./person= 1900 s.f.	11,979 s.f.
PARKING	N.R.	0

*DENOTES NON-COMPLYING

ZONING INFORMATION CHART FOR REMAINING LAND		
ZONE: B-4 ZONE	REQUIRED	PROVIDED
USE		PARKING
BUILDING AREA (FOOTPRINT)		0 sq. ft.
LOT AREA	6,000 sq. ft.	61,274 sq. ft.
RESIDENTIAL DENSITY	225 PPA	N.A.
FLOOR AREA RATIO	2.0	N.A.
LOT OCCUPANCY	50%	N.A.
LOT WIDTH	50'	60' +
FRONT YARD	AS SHOWN ON PLAN	N.A.
SIDE YARD	20' & 8	N.A.
REAR YARD	30'	N.A.
HEIGHT	4 stories or 48'	N.A.
USABLE OPEN SPACE	50 s.f./person	N.A.
PARKING	N.R.	169 spaces (6 hc.)

*DENOTES NON-COMPLYING

LEGEND

- EXISTING PROPERTY LINE
- CHAIN LINK FENCE
- BIT, CURB
- CONC. CURB
- STORM LINE
- OVERHEAD WIRES
- LIGHT POLE
- SANITARY SEWER
- WATER MAIN
- WATER SHUT-OFF
- PROPOSED PROPERTY LINE

Date: 6/2/98

HALLISEY & HERBERT
CIVIL ENGINEERS & LAND SURVEYORS
78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT

DRAWN J.P.C.
CHECKED K.H.
DATE NOV. 23, 1993
SCALE 1" = 30'
SHEET 1 OF 1
JOB NO. 1537
AUTOCAD FILE:
1537-04.DWG

PROPERTY SURVEY
OF PROPERTY OF
89 MAIN ASSOCIATES
LIMITED PARTNERSHIP
PARK & HUDSON STREET
HARTFORD, CONNECTICUT

REV. DEC. 02, 1993 PER CITY STAFF REVIEW
DEC. 07, 1993 PER CITY STAFF REVIEW
DEC. 09, 1993 PER CITY STAFF REVIEW

Date: 12/10/93	with the best
 HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT	DRAWN J.P.C. CHECKED K.H. DATE NOV. 23, 1993 SCALE 1" = 30' SHEET 1 of 1 JOB NO. 1537 AUTOCAD FILE: 1537-04.DWG
PROPERTY SURVEY OF PROPERTY OF 89 MAIN ASSOCIATES LIMITED PARTNERSHIP PARK & HUDSON STREET HARTFORD, CONNECTICUT	
REV. DEC. 02, 1993 PER CITY STAFF REVIEW DEC. 07, 1993 PER CITY STAFF REVIEW DEC. 09, 1993 PER CITY STAFF REVIEW	