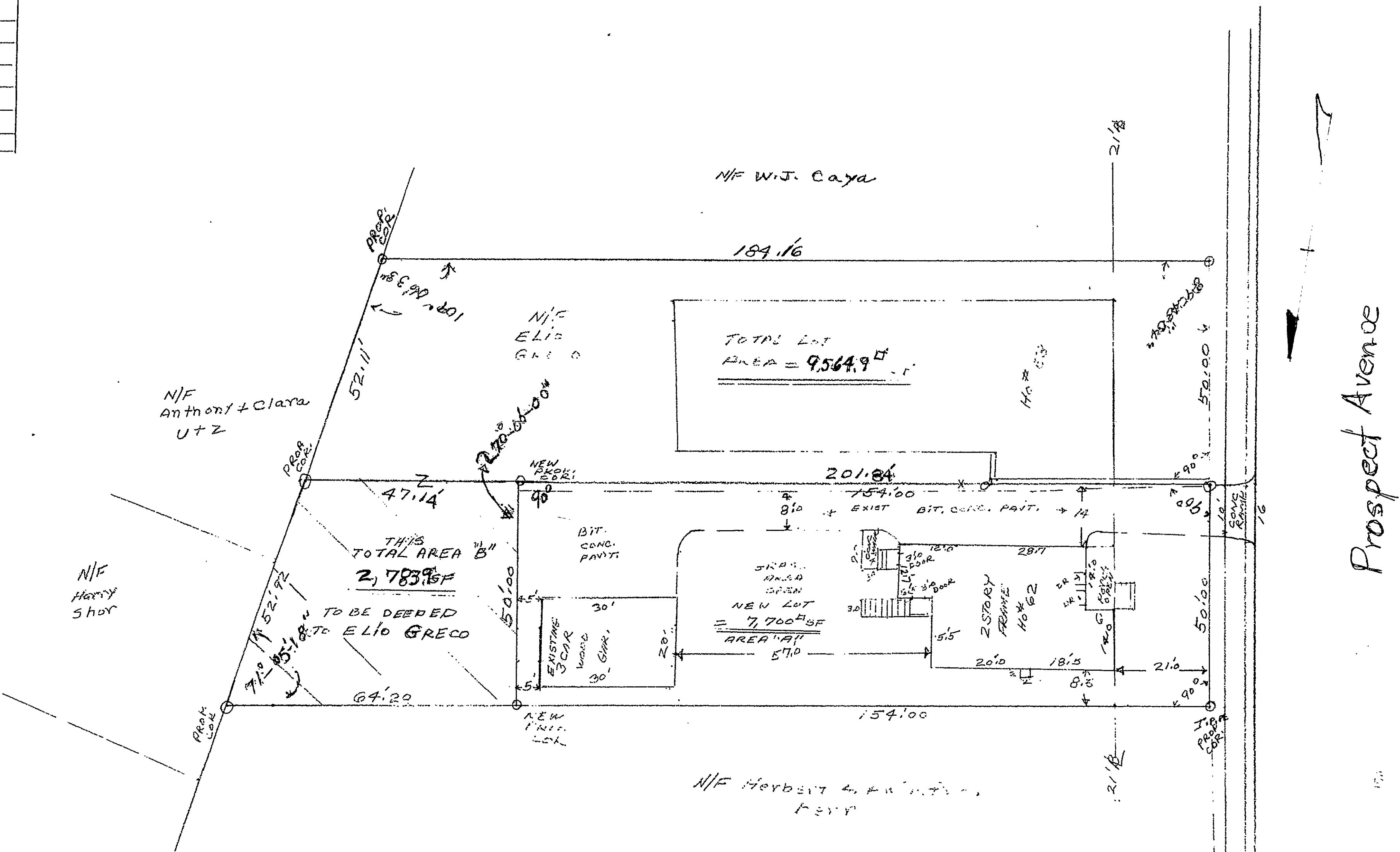


ZONING INFORMATION			
ZONE	REQUIRED	EXISTING	PROPOSED
USE	R-3	RES	
BUILDING AREA (FOOTPRINT)	2,620 ⁰	1,140 ⁰	SAME 1,140 ⁰ SF
LOT AREA	6,000 ⁰	10,480 ⁰	7,700 ⁰ SF
RESIDENTIAL DENSITY	MAX 7.5 PPA	2.5 PPA	2.5 PPA
F.A.R.	N/A	NA	NA
LOT OCCUPANCY	25(40) ³ %	10.8%	14.9%
LOT WIDTH	50' FT.	50'	50' FT.
FRONT YARD	21.0'	21.0'	21.0'
SIDE YARD	15.4' 5"	22.5' 8"	22.5' 8"
REAR YARD	30'	92'	92'
HEIGHT	3 1/2 STY	2 STY	2 STY
USABLE OPEN SPACE	150 ⁰	800 ⁰	650 ⁰
PARKING SPACES	3 EA	4 EA	4 EA

* DENOTES NON-CONFORMING

The portion of Prospect St.
shown on this map is an
established public street of
The City of Hartford
Surveyed 12/19/01
O. Blunt
Surveyor



- NOTES
- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES. SECTIONS 20-300b-1 THROUGH 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN. ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - 2) THE BOUNDARY DETERMINATION CATEGORY IS A SURVEY BASED UPON THE REFERENCES NOTED HEREON.
 - 3) THIS PROPERTY SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY.

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Carl H. Jaeger
CARL H. JAEGER L.S. 7763
(THIS PLAN SHOULD NOT BE CONSIDERED VALID WITHOUT MY LIVE SIGNATURE AND EMBOSSED SEAL)

This plat may be reproduced in accordance with state filing regulations. Payment made:
☒ Warrant ☒ Affidavit photo
Joseph Mammett & Company

PROPERTY OF
ANNETTE W. WOMACK
62 PROSPECT AVE
PLAN
☒ SHOWING REAR PARCEL TO BE DEEDED ELIO GRECO.
TOWN OF HARTFORD, CT.

I HEREBY CERTIFY

Carl H. Jaeger

ALCA SURVEY ASSOCIATES

CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.

SCALE: 1"=20' SHEET
DATE 5/23/01 1 OF 1



0 INCHES 1 2 3 4

-1-2511

plan size 18 x 24