

2571

#2571

LEGEND  
(SYMBOLS NOT TO SCALE)

- 1. CATCH BASIN
- 2. SANITARY MANHOLE
- 3. DRAINAGE MANHOLE
- 4. WATER MANHOLE
- 5. TELEPHONE MANHOLE
- 6. ELECTRIC MANHOLE
- 7. UNKNOWN MANHOLE
- 8. YARD DRAIN
- 9. CABLE MANHOLE
- 10. FLARED END SECTION
- 11. FIRE HYDRANT
- 12. WATER GATE VALVE
- 13. GAS GATE VALVE
- 14. MISC. GATE VALVE
- 15. VENT PIPE
- 16. TELL CAP
- 17. WELL
- 18. MAIL BOX
- 19. HAND HOLE
- 20. CONTROLLER CABINET
- 21. ELECTRIC TRANSFORMER
- 22. UTILITY POLE
- 23. CROSSWALK POLE
- 24. LIGHT POLE
- 25. POST
- 26. TRAFFIC LIGHT SUPPORT POLE
- 27. STREET SIGN
- 28. TREE (TYP.)
- 29. MONITOR WELL
- 30. BORING
- 31. ELECTRIC METER
- 32. GAS METER
- 33. WATER METER
- 34. TELEPHONE
- 35. AC UNIT
- 36. TREE LINE
- 37. STONE WALL
- 38. GULCH RAIL
- 39. DIRECTION OF FLOW
- 40. L.P. PROPERTY CORNER
- 41. MONUMENT
- 42. DRILL HOLE
- 43. SURVEY CONTROL POINT
- 44. FENCE LINE
- 45. WATER LINE
- 46. GAS LINE
- 47. ELECTRIC LINE
- 48. CABLE TELEVISION LINE
- 49. OVERHEAD WIRE
- 50. POINT OF BEGINNING
- 51. NORTHING
- 52. EASTING
- 53. NOW OR FORMERLY
- 54. HARTFORD LAND RECORDS
- 55. DELTA ANGLE
- 56. RADIUS
- 57. TANGENT
- 58. LENGTH
- 59. CHORD BEARING
- 60. FRONT YARD
- 61. SIDE YARD
- 62. REAR YARD
- 63. CONTROL POINT
- 64. ASSESSOR LOT #
- 65. PROPOSED ASSESSOR LOT #

20/5 MONUMENT FOUND  
HELD FOR STREETLINE

CHARLOTTE STREET

N/F  
FRANCIS R. MALAYKHAN  
H.L.R. VOL. 4425 PG. 38PROPOSED LOT  
N/F  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4578 PG. 145  
AREA=7198 SQ. FT.PROPOSED LOT  
N/F  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4578 PG. 145  
AREA=7198 SQ. FT.REMAINING LAND OF  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4578 PG. 145  
AREA= 14550 SQ. FT.  
(NOT AN APPROVED LOT)N/F  
M. SWIFT & SONS, INC.  
H.L.R. VOL. 1055 PG. 333N/F  
JEANNE A. VOLTAIRE  
H.L.R. VOL. 4404 PG. 87

## ZONING DATA

ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MAXIMUM PERMITTED LOT OCCUPANCY (%)	MINIMUM REQUIRED LOT WIDTH (FT)	MINIMUM REQUIRED YARDS (FT.)	MAX. PERMITTED HEIGHT
I-2	15,000	50 (70)*	100	10'/15' NONE**	NONE***

\* ALL I-2 PRINCIPAL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, SHALL OCCUPY NOT MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE LOT. THE TOTAL LOT COVERAGE OF ALL STRUCTURES, TOGETHER WITH THE ACCESSORY OPEN STORAGE OF MATERIALS, SHALL EXCEED NOT MORE THAN SEVENTY (70) PERCENT OF THE AREA OF THE LOT.

\*\* NO I-2 SIDE YARDS SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN RD-1, RD-2, RD-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY USE OF PROPERTY, EXCEPT AUTOMOBILE PARKING, SHALL BE SET BACK FROM THE SIDE PROPERTY LINE A MINIMUM DISTANCE OF THIRTY (30) FEET.

\*\*\* NO I-2 REAR YARD SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN RD-1, RD-2, RD-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY USE OF PROPERTY, EXCEPT AUTOMOBILE PARKING, SHALL BE SET BACK FROM THE REAR PROPERTY LINE A MINIMUM DISTANCE OF THIRTY (30) FEET.

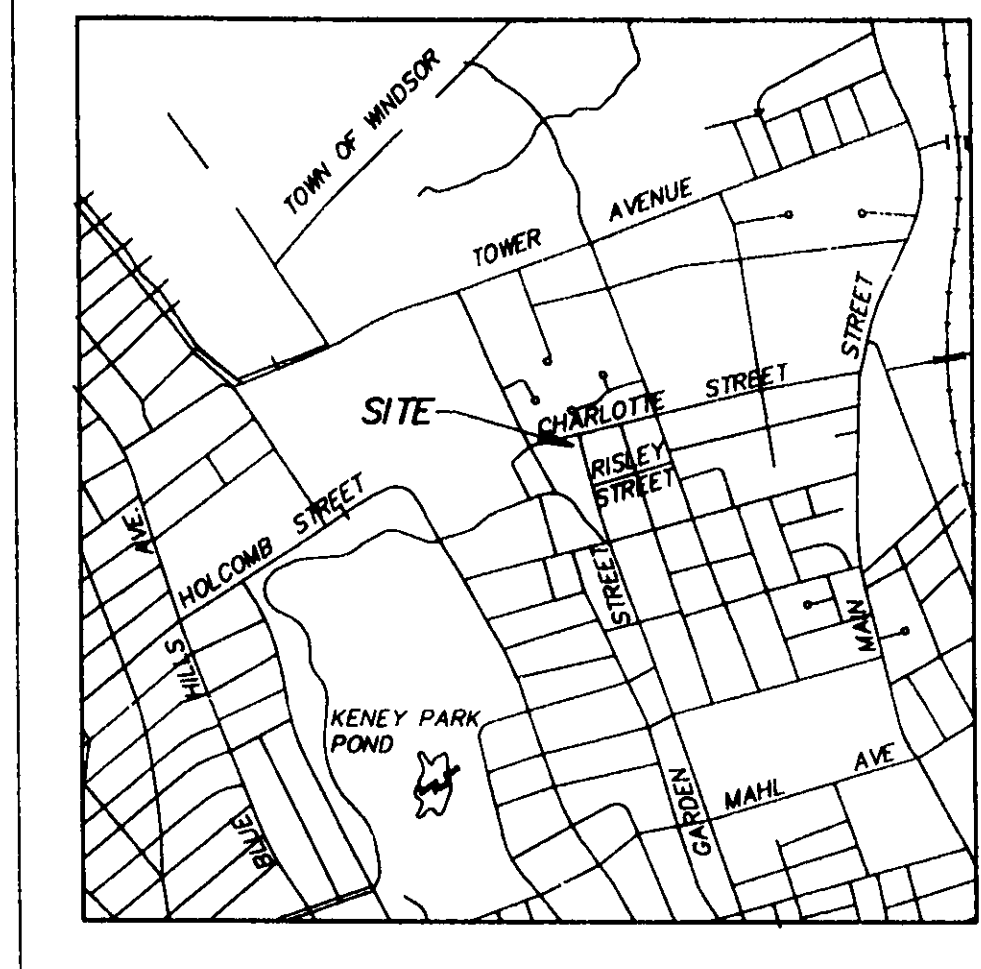
ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MAXIMUM PERMITTED LOT OCCUPANCY (%)	MINIMUM REQUIRED LOT WIDTH (FT)	MINIMUM REQUIRED YARDS (FT.)	MAX. PERMITTED HEIGHT
R-5	7,000*	25	50	10'/15' 6**	30' 3-1/2 STORIES

\* EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE R-5 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVEN THOUSAND (7,000) SQUARE FEET, AND THERE SHALL BE PROVIDED A MINIMUM LOT AREA OF THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET PER DWELLING UNIT. (CODE 1977, § 35-5.203, ORD. NO. 67-89, 8-14-89)

\*\* THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF THIRTY (30) PERCENT OF THE LOT FRONTAGE WITH A MINIMUM SIDE YARD REQUIREMENT OF SIX (6) FEET. (CODE 1977, § 35-5.206)

The portion of the block shown on this map is established public streets of the City of Hartford

C. Blinn  
Survey Supervisor

VICINITY MAP  
(NOT TO SCALE)

## NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THROUGH 20-300-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.
- IT IS A PROPERTY SURVEY INTENDED TO BE USED TO DEPICT A PROPOSED LOT SPLIT OF ASSESSORS LOT 8. A VARIANCE MAY BE REQUIRED FOR THE REMAINING LAND OF HARTFORD AREA HABITAT FOR HUMANITY, INC. FOR LOT AREA. THE CURRENT DEED DESCRIBES THE LAND AS ONE PARCEL 201.07 ± 144.00 FEET. CITY ASSESSORS MAPS INDICATE TWO PARCELS 80 ± 80 ± A DETERMINATION FROM THE HARTFORD PLANNING AND ZONING COMMISSION THAT LOTS 8 & 9 ARE RECOGNIZED IS REQUIRED WHICH ELIMINATES THE NEED FOR A SUBDIVISION FOR THIS PROPERTY. UPON A FAVORABLE DETERMINATION, THIS MAP CAN BE RECORDED.
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. THE LOT SPLIT LINE IS ORIGINAL IN NATURE.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
- THE PROPOSED LOTS ARE DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 613 AS LOTS 8 IN BLOCK 1.
- THE PROPOSED LOTS ARE LOCATED IN THE R-5 ZONE IN THE CITY OF HARTFORD.

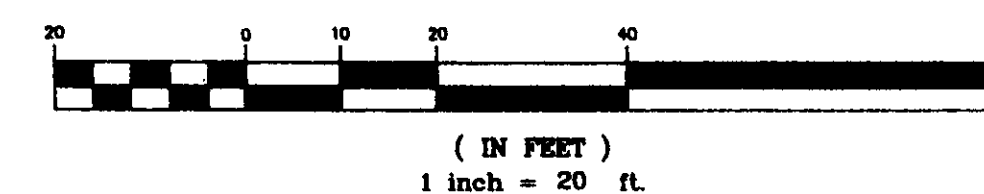
## SEE ZONE TABLE

- THE PARCEL IS CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. H.L.R. VOL. 4578 PG. 145.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (OF ANY) REFER TO USNGS DATUM. M.D. STATION NO. 2-132 ELEVATION = 84.31 WAS USED FOR REFERENCE.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE FROM RECORD PLANS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

## MAP REFERENCE:

- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY GARDEN STREET HARTFORD, CONNECTICUT 06-25-02 SCALE 1"=20' F.A. HESKEITH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.

## GRAPHIC SCALE



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION OF THE LAND SURVEYOR WHOSES SIGNATURE APPEARS HEREON.

TODD S. HESKEITH LS 17945

This drawing reproduces accordance with state regulations. Process used  
☐ Wash-off ☒ Road-line photo  
Joseph Morrill & Company

LOT SPLIT PLAN

PROPERTY SURVEY

PREPARED FOR

HABITAT FOR HUMANITY

GARDEN STREET

HARTFORD, CONNECTICUT

Date: 06-25-02 Drawn by: CAD Job no.: 02169 Sheet no.: 1 of 1

Scale: 1" = 20' Checked by: TSH

PROPOSED LOT SPLIT

SB-1

#2571