

2587

#2587

ZONING INFORMATION (4A)		
ZONE	R-4	REQUIRED
USE		DETACHED SINGLE-FAMILY DWELLING
BUILDING AREA (FOOTPRINT) BOTH FLOORS		1,000 S.F. MINIMUM
LOT AREA		7,000 S.F.
RESIDENTIAL DENSITY		18.9 FAMILIES PER ACRE
F.A.R.		N/A
LOT OCCUPANCY		25% MAXIMUM
LOT WIDTH		50 FT.
FRONT YARD		15 FT. BUILDING LINE & 10 FT. VERANDA LINE
SIDE YARD		5 FT. MINIMUM & 15 FT. TOTAL OR 1/4 HEIGHT OF ADJACENT WALL
REAR YARD		30 FT.
HEIGHT		3.5 STORIES OR 35 FT.
USABLE OPEN SPACE		800 SQ. FT. PER FAMILY
PARKING SPACES		1.5 PER DWELLING UNIT

** VARIANCE REQUIRED

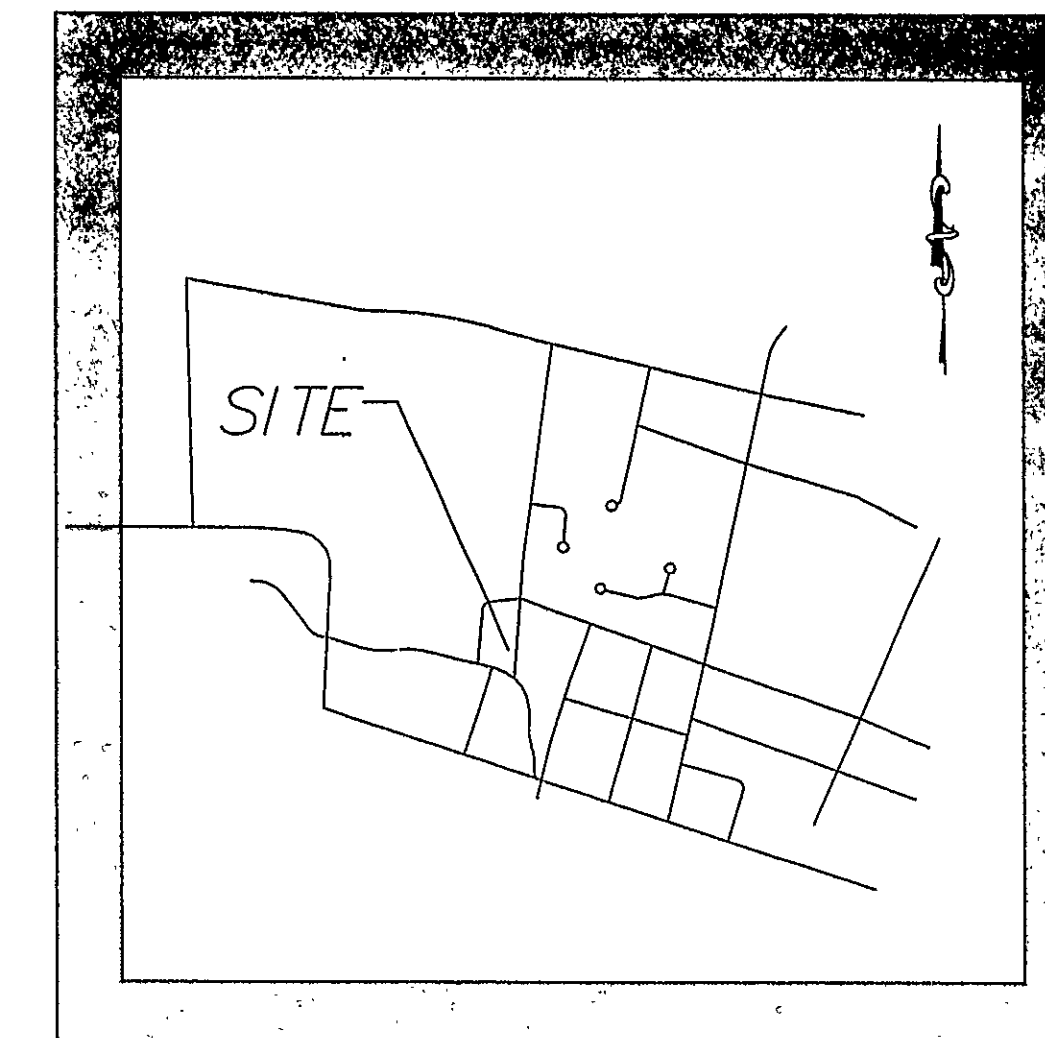
ZONING INFORMATION (4B)		
ZONE	R-4	REQUIRED
USE		DETACHED SINGLE-FAMILY DWELLING
BUILDING AREA (FOOTPRINT) BOTH FLOORS		1,000 S.F. MINIMUM
LOT AREA		7,000 S.F.
RESIDENTIAL DENSITY		18.9 FAMILIES PER ACRE
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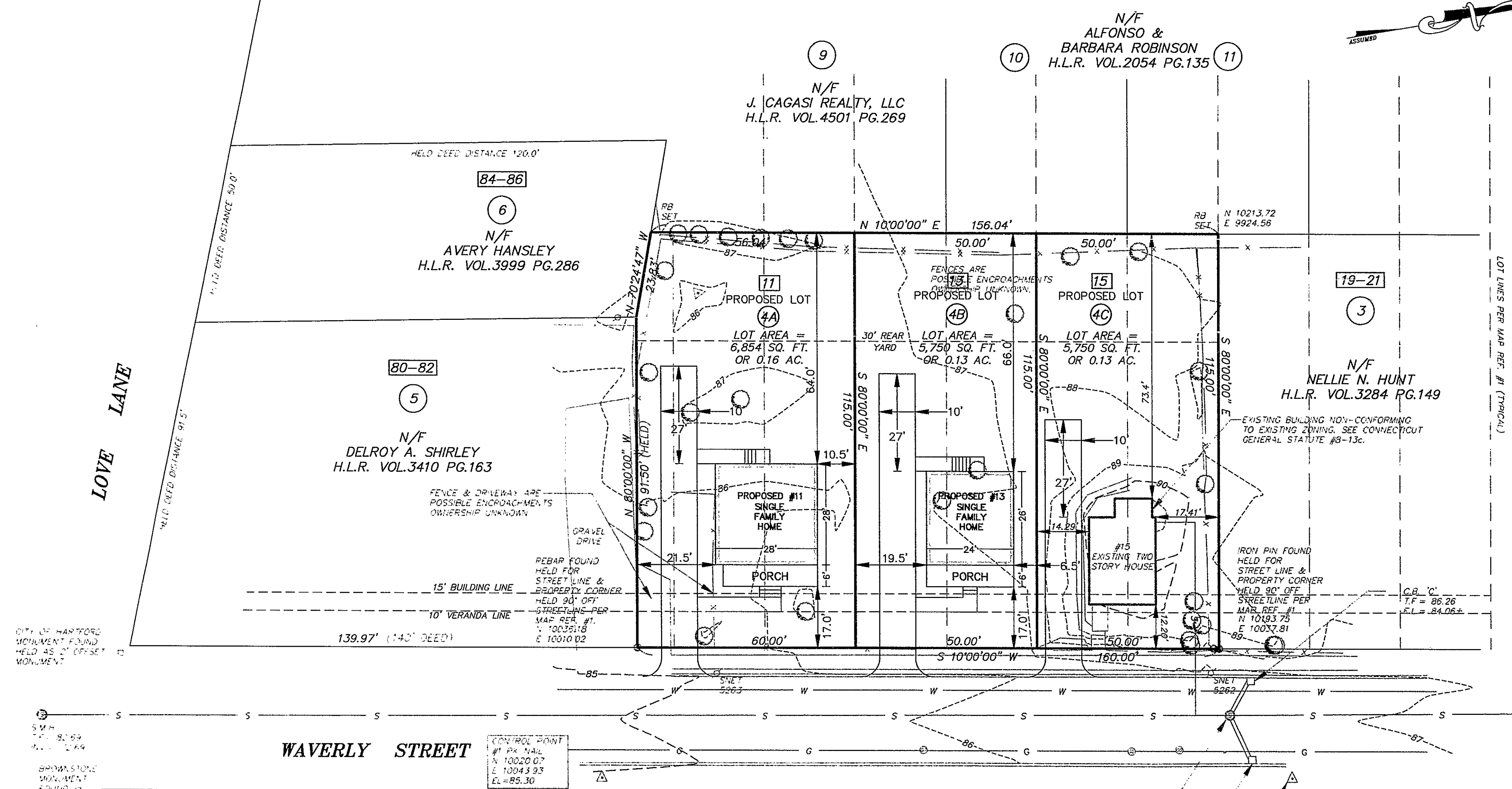
ZONING INFORMATION (4C)		
ZONE	R-4	REQUIRED
USE		DETACHED SINGLE-FAMILY DWELLING
BUILDING AREA (FOOTPRINT) BOTH FLOORS		1,000 S.F. MINIMUM
LOT AREA		7,000 S.F.
RESIDENTIAL DENSITY		18.9 FAMILIES PER ACRE
F.A.R.		N/A
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USABLE OPEN SPACE		800 SQ. FT. PER FAMILY
PARKING SPACES		1.5 PER DWELLING UNIT

** VARIANCE REQUIRED

* EXISTING NON-CONFORMITY



VICINITY MAP (NOT TO SCALE)



- LEGEND
(SYMBOLS NOT TO SCALE)
- CATCH BASIN
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - CABLE MANHOLE
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - VENT PIPE
 - FILL CAP

- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- CITY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAPPIST LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE

- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- L.P. PROPERTY CORNER
- MOVEMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- HARTFORD LAND RECORDS
- HOUSE NUMBER

- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT

This drawing is the sheet
showing the map of
the City of Hartford
dated 5/15/03
D. Hesketh

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THROUGH 20-300-20 AND THE STANDARDS FOR SURVEYS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED TO DEPICT PROPOSED RECONFIGURED LOTS AND BE SUBMITTED TO THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO REQUEST A VARIANCE FOR LOT AREA.
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF THE RESURVEY CATEGORY.
- THIS SURVEY CONFORMS TO CLASS A-2/T-2 ACCURACY STANDARDS.
- THE SUBJECT PARCEL IS CURRENTLY OWNED BY THE CITY OF HARTFORD BY A CERTIFICATE OF FORECLOSURE FILED IN VOLUME 4450 AT PAGE 329 OF THE HARTFORD LAND RECORDS.
- THE SUBJECT PARCEL IS DEPICTED AS LOT 4 IN BLOCK 2 ON THE CITY OF HARTFORD ASSESSOR / PUBLIC WORKS MAP 811.
- THE SUBJECT PARCEL IS LOCATED IN THE R-4 ZONE IN THE CITY OF HARTFORD.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED.
- ELEVATIONS DEPICTED HEREON ARE BASED UPON THE INVERT OF A SANITARY MANHOLE AS DEPICTED ON THE PLAN AND PROFILE OF WAVERLY STREET SHEET 38 SCALE 1" = 40' HORIZ. AND 1" = 10' VERT. ON FILE AT THE METROPOLITAN DISTRICT COMMISSION. INVERT EQUAL TO 75.99 FEET.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THAT THIS SURVEYOR IS UNAWARE OF. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCE:

- MAP OF BUILDING LOTS BELONGING TO SIDNEY A. ENSIGN N. STARKWEATHER, C.E. SEPT. 8th 1870.

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

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

TODD S. HESKETH LS 17945

LOT RECONFIGURATION PLAN

PROPERTY/TOPOGRAPHIC SURVEY
HABITAT FOR HUMANITY

15 WAVERLY STREET

HARTFORD, CONNECTICUT

LR-1

Sheet no. 1 of 1

Date: 05-13-02

Drawn by: CAD

Job no: 02150

Scale: 1" = 20'

Checked by: TSH

03/02/02/02/05/SURVEY/HABITAT/02.dwg, LR-1, 04/28/03 10:13:05 AM

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