2592

#2592

The portion of Love Lane shown on this map is an established public street of The City of Hartford

5/28/03

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-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, 1996.

2. IT IS A PROPERTY SURVEY INTENDED TO DEPICT LAND TO BE CONVEYED TO HARTFORD AREA HABITAT FOR HUMANITY, INC. AND MERGED WITH OTHER LAND OF HARTFORD AREA HABITAT FOR HUMANITY, INC. BEING ASSESSORS LOT 9.

3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. PROPOSED LOT LINES ARE ORINGINAL IN NATURE.

4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 ACCURACY STANDARDS.

5. THE SUBJECT PARCELS ARE DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 513. THE LAND TO BE CONVEYED TO HARTFORD AREA HABITAT FOR HUMANITY, INC. ARE PORTION OF ASSESSORS LOTS 10 & 12 AND ASSESSORS LOT 13 IN TOTAL IN BLOCK 1.

6. THE PARCELS ARE LOCATED IN THE I-2 ZONE IN THE CITY OF HARTFORD.

7. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (IF ANY) REFER TO USC&GS DATUM. MDC STATION NO. 2-132 ELEVATION = 84.31 WAS USED FOR REFERENCE.

8. 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 OFF ALL SUCH FEATURE MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

MAP REFERENCE:

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

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

3. PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY 15 WAVERLY STREET HARTFORD, CONNECTICUT 05-13-02 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.

4. MAP OF BUILDING LOTS ON WESTLAND STREET AND LOVE LANE OWNED BY MYERS AND GROSS HARTFORD CONN. SCALE 1"=40' AUGUST 1922.

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
	= FILLCAP
	= WELL
	= MAIL BOX
	= HAND HOLE
CC	= CONTROLLER CABINET
	= ELECTRIC TRANSFORMER
	= UTILITY POLE
	= GUY WIRE
	= CROSSWALK POLE
	= LIGHT POLE
	= POST
	= TRAFFIC LIGHT SUPPORT POLE
	= STREET SIGN
	= TREE (TYP.)
	= MONITOR WELL
	= BORING
EM	= ELECTRIC METER
GM	= GAS METER
WM	= WATER METER
	= TELEPHONE
	= AC UNIT
	= TREE LINE
	= STONE WALL
	= GUIDE RAIL
	= DIRECTION OF FLOW
	= I.P. PROPERTY CORNER
	= MONUMENT
	= DRILL HOLE
	= SURVEY CONTROL POINT
x x	= FENCE LINE
W	= WATER LINE
G	= GAS LINE
E	= ELECTRIC LINE
CATV	= CABLE TELEVISION LINE
OHW	= OVERHEAD WIRES
P.O.B.	= POINT OF BEGINNING
N	= NORTHING
E	= EASTING
N/F	= NOW OR FORMERLY
H.L.R.	= HARTFORD LAND RECORDS
Δ	= DELTA ANGLE
R	= RADIUS
T	= TANGENT
L	= LENGTH
C	= CHORD
CB	= CHORD BEARING
F.Y.	= FRONT YARD
S.Y.	= SIDE YARD
R.Y.	= REAR YARD
C.P.	= CONTROL POINT
7	= ASSESSOR LOT #

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

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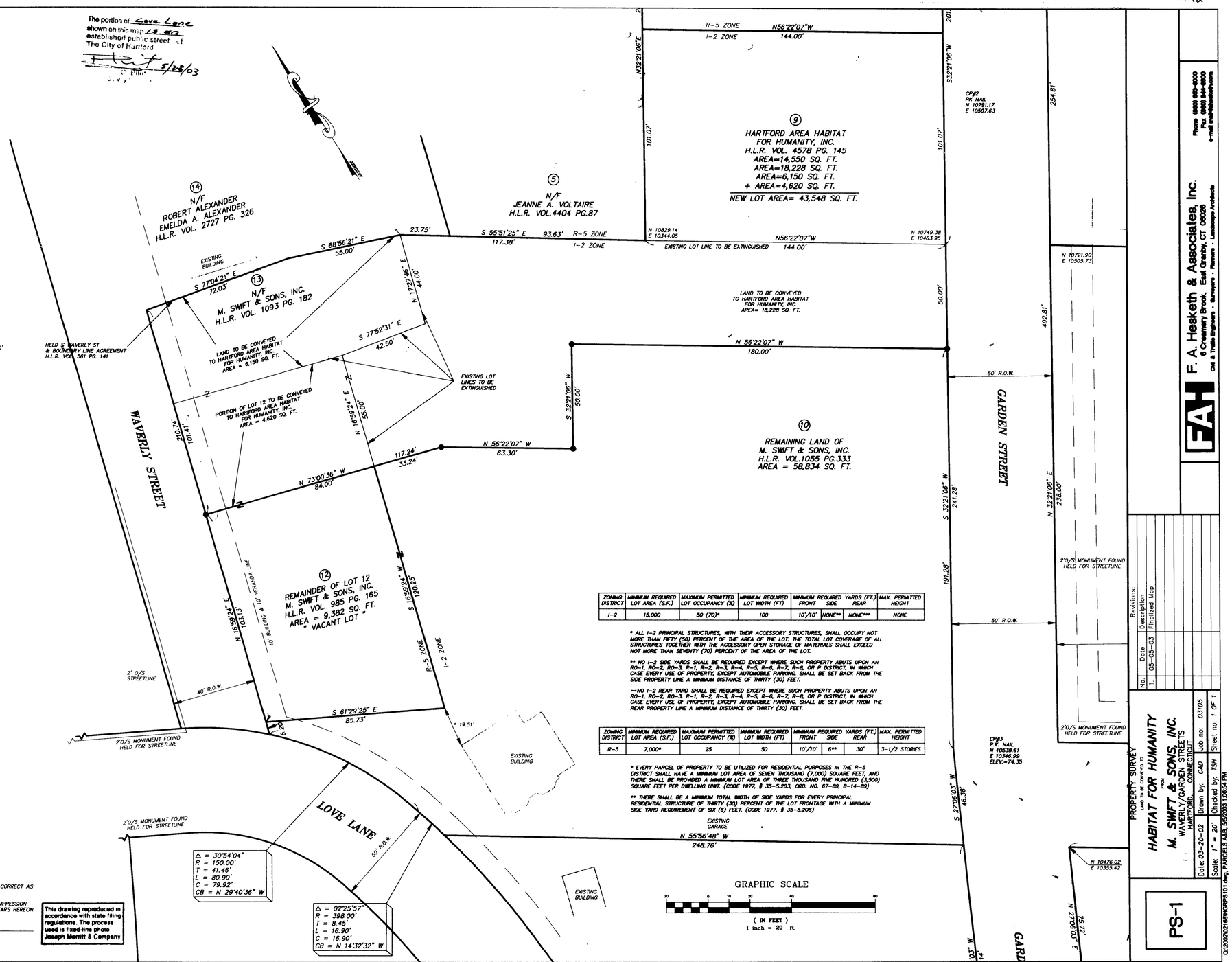

ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MAXIMUM PERMITTED LOT OCCUPANCY (%)	MINIMUM REQUIRED LOT WIDTH (FT)	MINIMUM REQUIRED YARDS (FT.) FRONT	SIDE	REAR	MAX. PERMITTED HEIGHT
I-2	15,000	50 (70)*	100	10'/10'	NONE**	NONE***	NONE

* 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 RO-1, RO-2, RO-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 RO-1, RO-2, RO-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.) FRONT	SIDE	REAR	MAX. PERMITTED HEIGHT
R-5	7,000*	25	50	10'/10'	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)

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Revisions:

No.	Date	Description
1.	05-05-03	Finalized Map

PROPERTY SURVEY
LAND TO BE CONVEYED TO
HABITAT FOR HUMANITY
FROM
M. SWIFT & SONS, INC.
WAVERLY/GARDEN STREETS
HARTFORD, CONNECTICUT

Date: 03-20-02	Drawn by: CAD	Job no: 03105	
Scale: 1" = 20'	Checked by: TSH	Sheet no: 1 OF 1	

PS-1

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