

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
- MSC. GATE VALVE
- VENT PIPE
- FILL CAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC 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
- I.P. PROPERTY CORNER
- MONUMENT
- 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
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR'S LOT NUMBER
- VERANDA LINE
- BUILDING LINE

ZONING INFORMATION (LOT A)		
ZONE	REQUIRED	PROPOSED
LOT AREA	1500 SF.	8,271 SF.
LOT WIDTH	60 FT.	50.00 FT.
FRONT YARD	20 FT. BUILDING LINE 4.11 FT. VERANDA LINE	20.00 FT.
SIDE YARD	10 FT. MINIMUM 4.25 FT. TOTAL OR 1/4 HEIGHT OF ADJACENT WALL	11.00 FT. & 30.36 FT.
REAR YARD	30 FT.	89.98 FT.
HEIGHT	NO REQUIREMENT	N/A
USABLE OPEN SPACE	40 SQ. FT. PER PERSON 135 SQ. FT. PER PERSON	21.5
PARKING SPACES	1.5 PER DWELLING UNIT	21.5

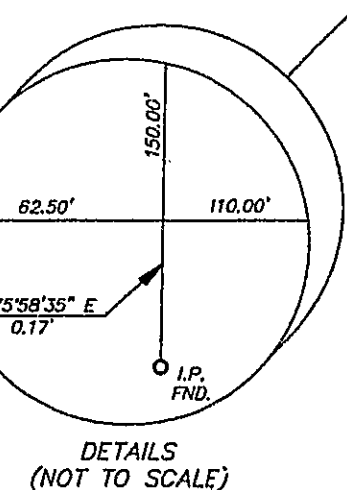
ZONING INFORMATION (LOT B)		
ZONE	REQUIRED	PROPOSED
LOT AREA	1500 SF.	8,271 SF.
LOT WIDTH	60 FT.	50.00 FT.
FRONT YARD	20 FT. BUILDING LINE 4.11 FT. VERANDA LINE	20.00 FT.
SIDE YARD	10 FT. MINIMUM 4.25 FT. TOTAL OR 1/4 HEIGHT OF ADJACENT WALL	11.00 FT. & 30.36 FT.
REAR YARD	30 FT.	89.98 FT.
HEIGHT	NO REQUIREMENT	N/A
USABLE OPEN SPACE	40 SQ. FT. PER PERSON 135 SQ. FT. PER PERSON	21.5
PARKING SPACES	1.5 PER DWELLING UNIT	21.5

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- IT IS A PROPERTY SURVEY INTENDED TO BE USED TO REQUEST VARIANCES REQUIRED FOR A TWO (2) LOT SUBDIVISION.
- THIS SURVEY FALLS INTO THE RE-SURVEY CATEGORY FOR EXISTING PROPERTY LINES AND PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
- THIS SURVEY CONFORMS TO CLASS A-2 / T-2 ACCURACY STANDARDS.
- THE SUBJECT PARCEL IS CURRENTLY OWNED BY ASYLUM HILL CONGREGATIONAL CHURCH HARTFORD LAND RECORDS VOLUME 4646 AT PAGE 320, A FIRST CUT OF HARTFORD ASSESSORS LOT 2 BLOCK 2 MAP #337.
- THE SUBJECT PROPERTY IS A PORTION OF LOT 2 IN BLOCK 2 AS DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING-ASSESSORS PROPERTY MAP #337 AND IS LOCATED IN THE R0-1 ZONE IN THE CITY OF HARTFORD.
- BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE NUMBER 6 (SCALED), COORDINATES ARE ASSUMED.
- ELEVATIONS ARE BASED UPON MDC BENCH MARK R-26 ELEV.=70.43 (CGS DATUM 1977).
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN BASED UPON A VISUAL INSPECTION OF MAP REFERENCE #7.
- UNDERGROUND FEATURES (IF ANY) 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. 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 1-800-922-4455.
- EXISTING CONDITIONS ARE DEPICTED HEREON AS HALF TONE. PROPOSED IMPROVEMENTS ARE FULL TONE.

THE PORTIONS OF SIGOURNEY, ASYLUM AVENUE, AND HUNTINGTON STREETS, SHOWN ON THIS MAP ARE ESTABLISHED PUBLIC STREETS OF THE CITY OF HARTFORD

Deane G. Robert



DETAILS (NOT TO SCALE)

SIGOURNEY STREET

2
N/F
ASYLUM HILL PROJECT, LLC
H.L.R. VOL. 4646 PG. 320

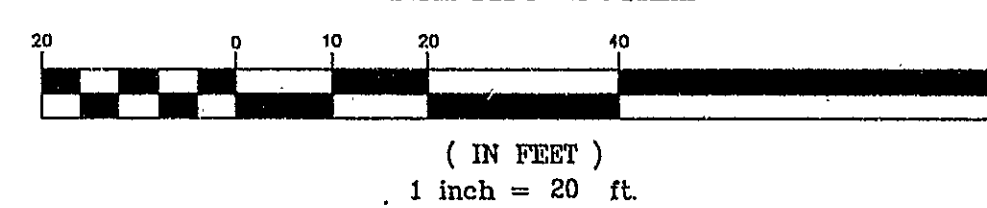
27
N/F
ASYLUM HILL
CONGREGATIONAL CHURCH
H.L.R. VOL. 4423 PG. 86

34
N/F
ROBERT A. HANSMAN
H.L.R. VOL. 2111 PG. 314

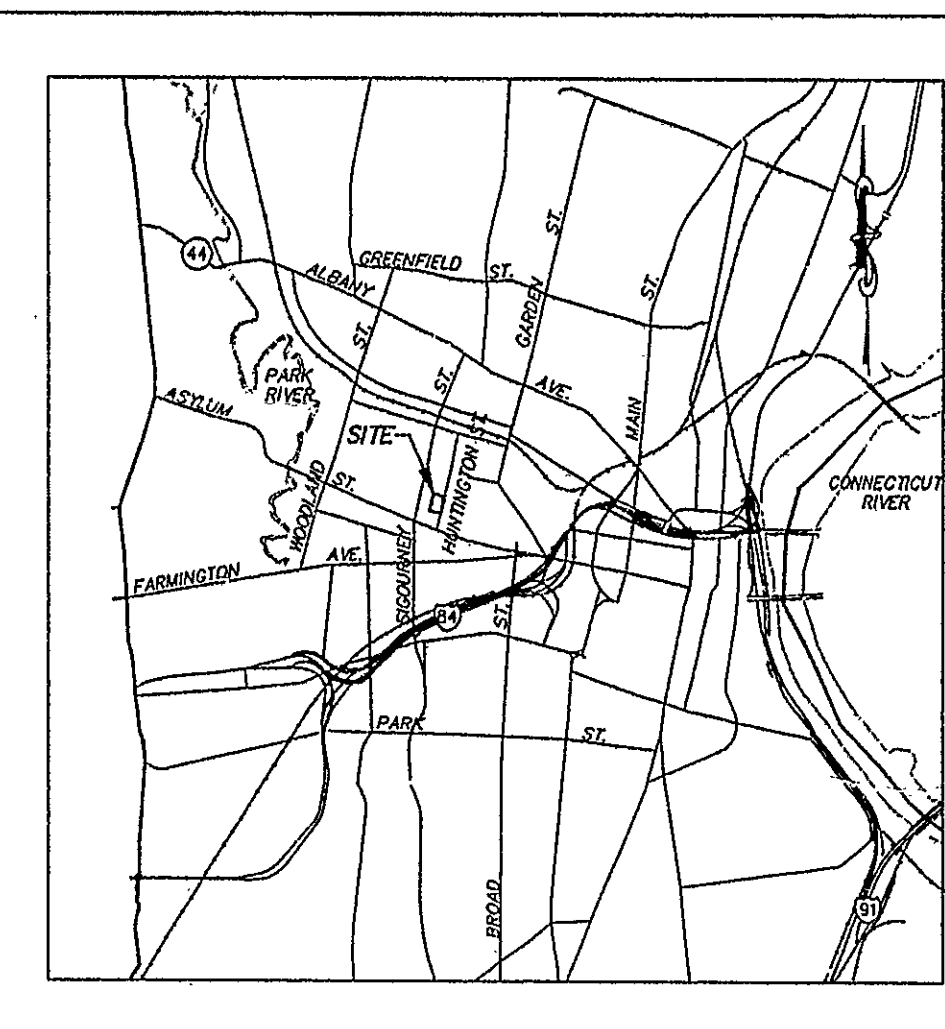
26
N/F
LLOYD WILLIAMS
H.L.R. VOL. 4226 PG. 109

HUNTINGTON STREET

GRAPHIC SCALE



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INSET MAP (NOT TO SCALE)

- MAP REFERENCES:
- PROPOSED LOT SPLIT PROPERTY OF CHRIST TEMPLE CHURCH OF GOD IN CHRIST, INC. 170 SIGOURNEY STREET, HARTFORD, CONNECTICUT SCALE 1"=40' DATED 10/17/02 SHEET 1 OF 1 BY CLOSE JENSEN & MILLER.
 - SANITARY SEWER PLAN & PROFILE MAP #30-23 HUNTINGTON STREET HARTFORD SCALE 1"=40' HOR. 1"=10' VERT. BY THE METROPOLITAN DISTRICT BUREAU OF PUBLIC WORKS SERIAL NO. 14146 DECEMBER 1966.
 - WATER LINE MAP HUNTINGTON STREET SCALE 1"=40' WATER COMMISSIONER'S OFFICE HARTFORD, CONN. DATED NOV. 2-1901.
 - GAS LINE MAP HUNTINGTON STREET HARTFORD SCALE 1"=20' SHEET NO. 1 OF 4 DATED 12-15-60 REVISED TO 9-15-89 BY HARTFORD GAS CO.
 - CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING - ASSESSOR PROPERTY MAP OCTOBER 1, 1984 SHEET 336.
 - CITY OF HARTFORD STREET LINE ANGLE MAP SCALE 1"=50' SHEET NO. 336 & 337.
 - FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY COMMUNITY PANEL NUMBER 095000 0005 B REVISED TO JUL. 17 2001.
 - PROPERTY SURVEY, PREPARED FOR HABITAT FOR HUMANITY, HUNTINGTON STREET, HARTFORD, CT, DATED 06-20-03, SCALE 1"=20'

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.

Deane G. Robert
TODD S. HESKETH LS 17945

VARIANCE REQUEST/SUBDIVISION PLAN

PROPERTY SURVEY
PREPARED FOR
HABITAT FOR HUMANITY

HUNTINGTON STREET
HARTFORD, CONNECTICUT

Date: 06-20-03 Drawn by: CAD Job no.: 03141
Scale: 1" = 20' Checked by: TSH Sheet no.: 1 OF 1

