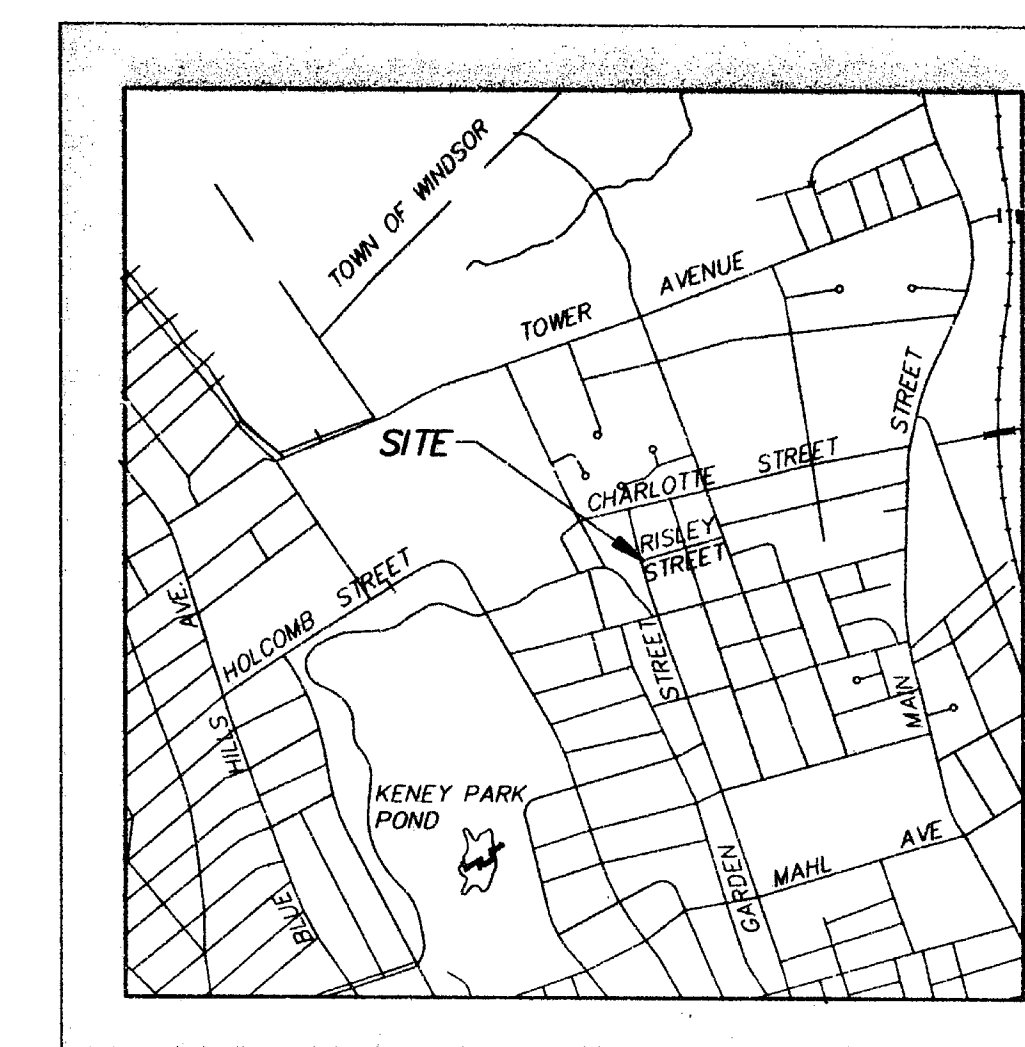


2703

#2783

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	
R-4	7,000	25 % *	50	10'/20'	**	35' ***

- * A) ALL PRINCIPAL RESIDENTIAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF TWENTY-FIVE (25) PERCENT OF THE AREA OF THE LOT.
- (B) THE LOT OCCUPANCY OF PRINCIPAL RESIDENTIAL STRUCTURES MAY BE INCREASED BEYOND THE PERMITTED LOT OCCUPANCY OF TWENTY-FIVE (25) PERCENT OF THE AREA OF THE LOT UP TO A MAXIMUM OF FORTY (40) PERCENT OF THE AREA OF THE LOT AT THE RATE OF THREE HUNDRED (300) SQUARE FEET OF LOT OCCUPANCY BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE AREA OF THE LOT FOR EACH ON-SITE COVERED PARKING SPACE PROVIDED FOR THE PRINCIPAL RESIDENTIAL STRUCTURES.
- (C) IN NO INSTANCES SHALL THE TOTAL LOT COVERAGE OF ALL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, EXCEED MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT.
- ** THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF FIFTEEN (15) FEET WITH A MINIMUM SIDE YARD REQUIREMENT OF FIVE (5) FEET OR ONE-FOURTH OF THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL RESIDENTIAL STRUCTURE, WHICHEVER IS GREATER.
- *** NO BUILDING OR STRUCTURE IN THE R-4 DISTRICT SHALL EXCEED A HEIGHT OF THREE AND ONE-HALF (3 1/2) STORES OR THIRTY-FIVE (35) FEET, WHICHEVER IS LESS.
- **** NON CONFORMING TO MINIMUM AREA REQUIREMENT VARIANCE REQUIRED.

Aerial 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
- DUTY MISC.
- 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
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT #

NOTES:

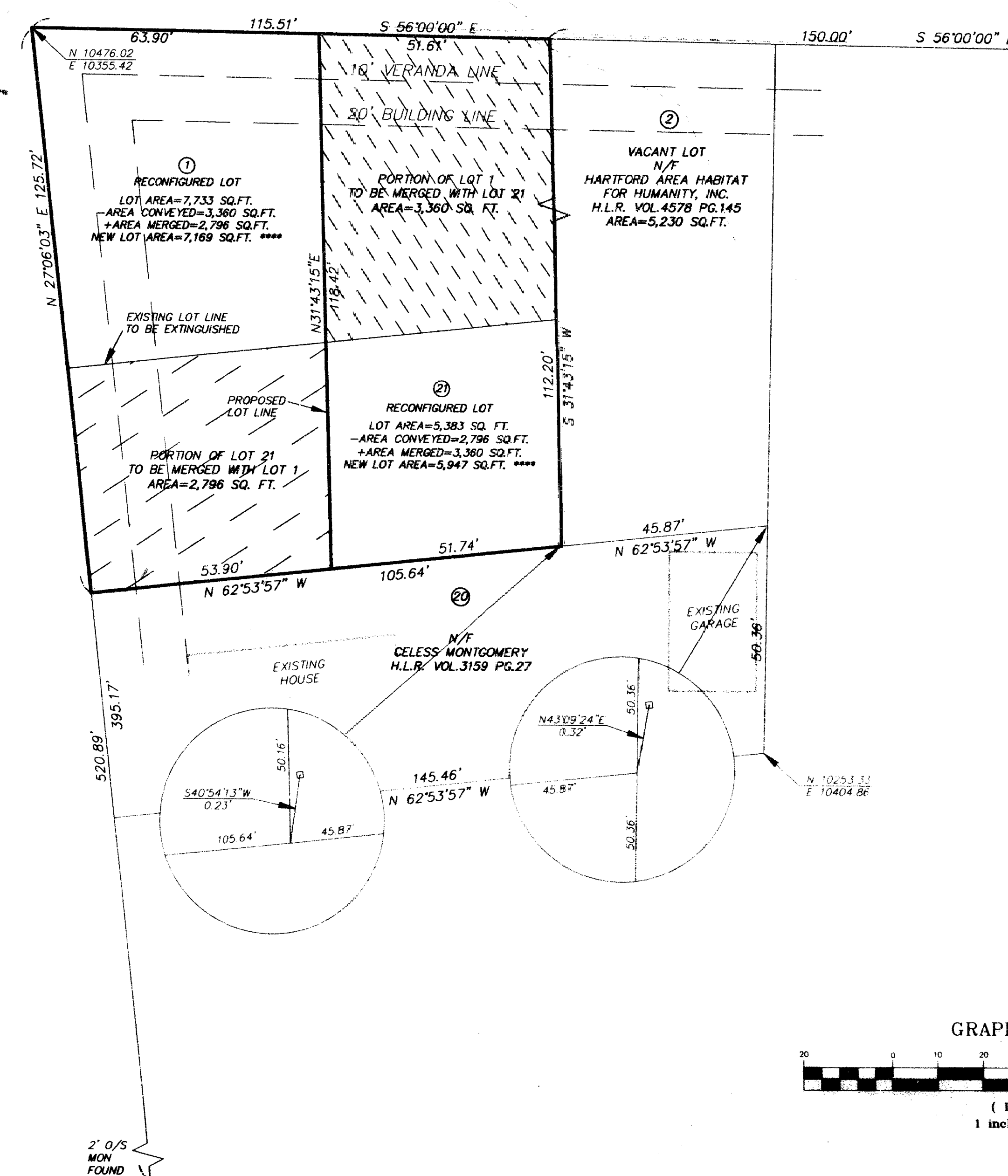
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- IT IS A LOT RECONFIGURATION PLAN INTENDED TO DEPICT PROPOSED LAND TRANSFER BETWEEN ADJUTING LOTS TO CREATE TWO RECONFIGURED LOTS.
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY FOR PERIMETER AND EXISTING LOT LINES. PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
- THE PROPERTIES DEPICTED HEREON ARE CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. HARTFORD LAND RECORDS VOLUME 4578 PAGE 145 (EXISTING LOT 1) AND VOLUME 4908 PAGE 354 (EXISTING LOT 2).
- THE PARCELS ARE LOCATED IN THE R-4 ZONE IN THE CITY OF HARTFORD.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION REFER TO USNGS DATUM. MDC 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 1-800-922-4543.

MAP REFERENCE:

- PROPERTY OF EDITH L. RISLEY HYDE HARTFORD, CONN. SCALE 1"=20' MAY 1988 SPRINGER AND WASHBURN, ENGRS.
- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY 770-772 GARDEN STREET HARTFORD, CONNECTICUT 06-20-03 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC.

RISLEY STREET

GARDEN STREET



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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 WHOSES SIGNATURE APPEARS HEREON.

TODD S. HESKETH LS 17945

LOT RECONFIGURATION PLAN
PREPARED FORHABITAT FOR HUMANITY
770-772 & 774 GARDEN STREET
HARTFORD, CONNECTICUTDate: 06-20-03 Drawn by: CAD Job no.: 02168
Scale: 1" = 20' Checked by: TSH Sheet no.: 1 OF 1Phone: (860) 888-8000
Fax: (860) 844-8000
e-mail: mah@fah.comF. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



C:\2002\02168\HOLE FOR HUMANITY LOT RECONFIRMATION 03-24-04