

2707

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GENERAL NOTES

1. This Plan of Land is intended solely to represent the boundary lines of the subject property.
2. Unless otherwise noted hereon, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. Endorsement does not imply compliance with Inland Wetland and Watercourses Act or zoning.
6. Horizontal Datum is based upon Magnetic North.
7. Reference is made to a plan entitled "Plan of Land in Hartford, CT, 1040 Prospect Avenue, prepared for The University of Hartford", prepared by Foresight Land Services, dated April 26, 2004. Said plan is on file with the Hartford Land Records.

I hereby certify that this map and survey were prepared in accordance with the standards of a Class A2 survey as defined in the Code of Standards for Surveys and Maps, adopted September 24, 1992, and as amended by the Connecticut Association of Land Surveyors, Inc.

DATE: 9/15/04

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLYESTER FILM OR LINEN
BY
FORESIGHT LAND SERVICES

SITE DATA

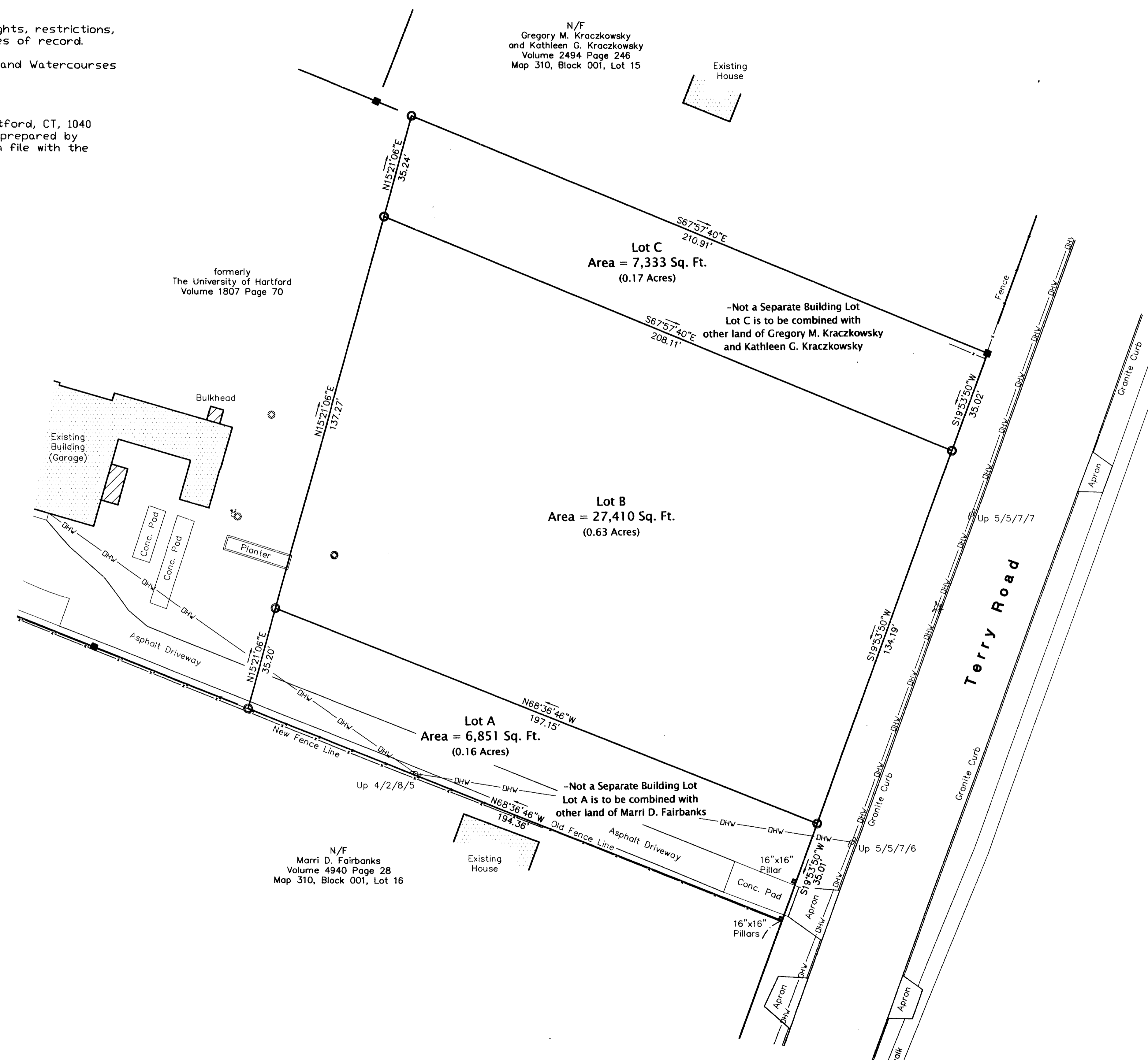
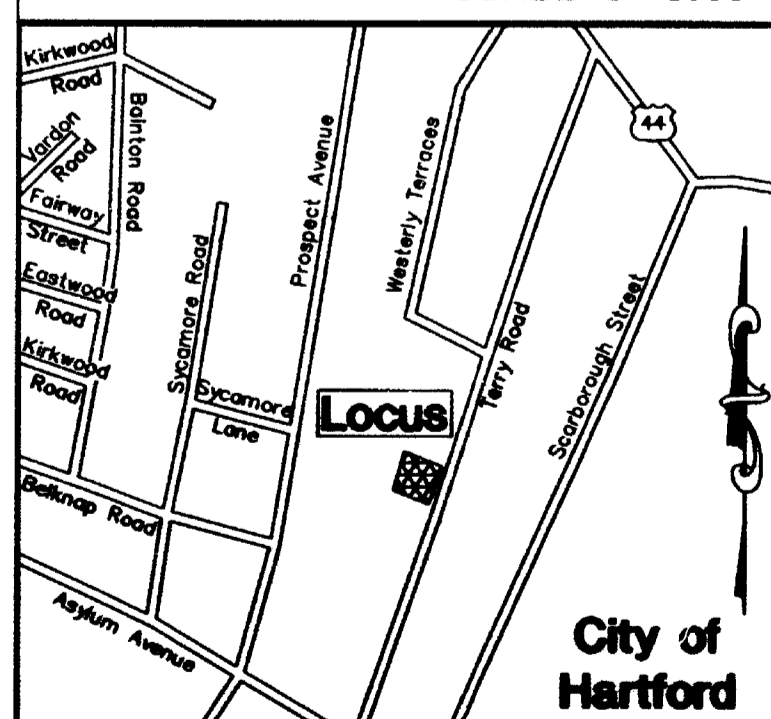
Data provided by City of Hartford, Ct.
Planning Department

Zoned: R-8 (Low Density Residential District)

- Dimensional Requirements:
- Min. Lot Size (Sq. Ft.) = 12,000
 - Min. Lot Width (Ft.) = 80
 - Min. Front Yard = every principal structure in conformance with the existing building line and veranda line.
 - Min. Side Yard = 15
 - Min. Side Yard Principal Residential = 30
 - Min. Back Yard = 30
 - Max. Bldg. Height = (3 1/2) Stories
 - Max. Residential Structure Coverage (%) = 25
 - Min. Floor Space per dwelling unit. (Sq. Ft.) = 1,500

Off-Street Parking Requirements
Off-Street parking and Off-Street loading shall be provided in accordance with the provisions of article V of the by-laws in this Chapter

VICINITY MAP SCALE 1"=1000'



LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- IRON PIPE TO SET
- UTILITY POLE
- COLUMN
- PILLAR
- STANDPIPE
- HYDRANT
- UP = UTILITY POLE
- CONC. = CONCRETE
- EXISTING BUILDING
- PORCH/DECK/PATIO
- EDGE OF ASPHALT
- EDGE OF CURB
- EDGE OF CONCRETE
- FENCE
- OVER HEAD WIRE
- PROPERTY LINE

RECORD OWNER
MARRI D. FAIRBANKS (1/2 INTEREST)
GREGORY M. KRACKOWSKY and
KATHLEEN F. KRACKOWSKY (1/2 INTEREST)
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MARK DATE	REVISION	BY	AP/VD
<p>PLAN OF LAND Prepared For MARRI D. FAIRBANKS GREGORY M. KRACKOWSKY and KATHLEEN F. KRACKOWSKY Terry Road Hartford, Ct.</p>			
<p>PREPARED BY: FORESIGHT LAND SERVICES Division of Foresight, Inc. Foresight Survey & Mapping, Inc. 1001 1/2 1001 1/2 1001 1/2</p>			
SCALE: 1" = 20'	DWN. BY: MIT	CHK. BY: JMC	
DATE: September 15, 2004	DWG. NO. S2054801		
JOB NO. S2009	SHEET NO. 1 OF 1		

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