

2709

#2709

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
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- CITY 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
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT #
- PROPOSED ASSESSOR LOT #

20'S MONUMENT FOUND  
HELD FOR STREETLINE

CHARLOTTE STREET

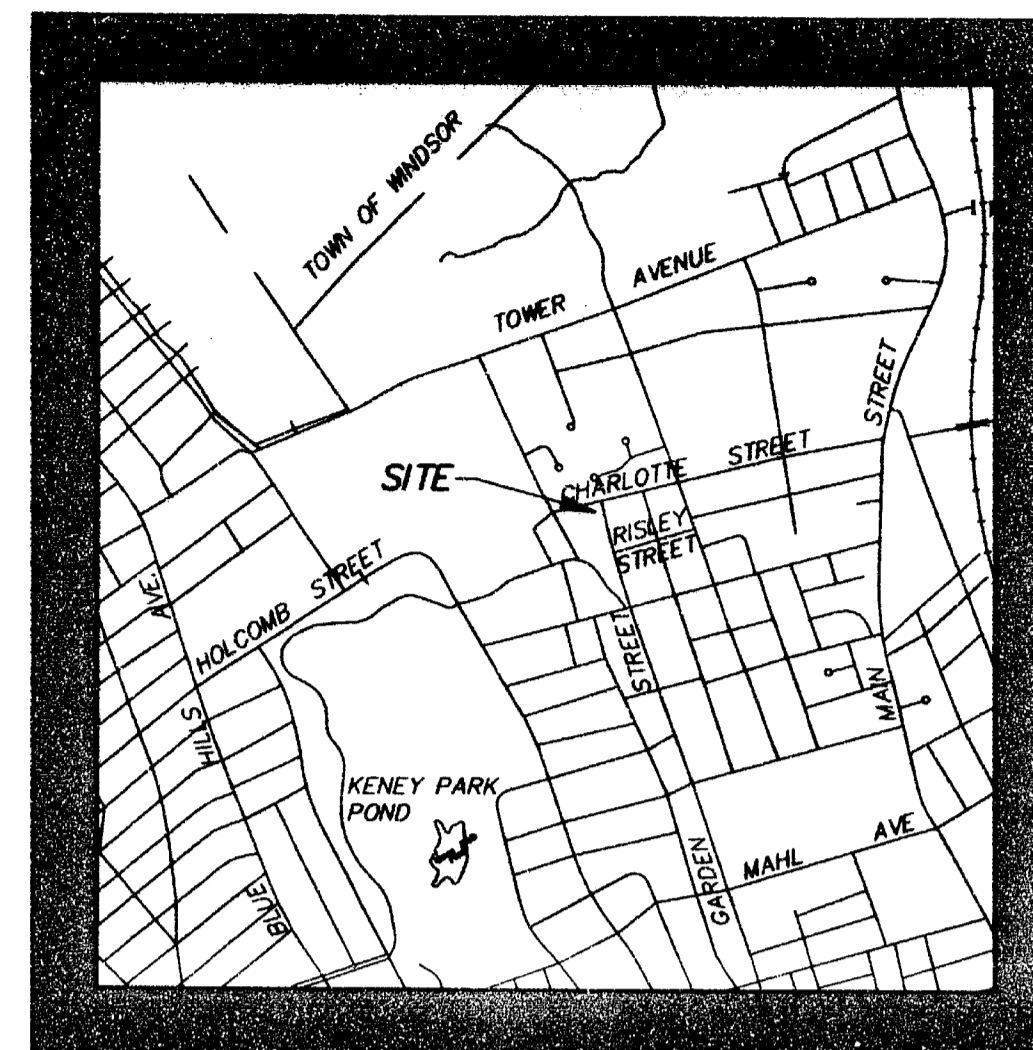
DRILL HOLE  
N 10885.67  
E 10848.0320'S MONUMENT FOUND  
HELD FOR STREETLINEFRANCIS R. MALAYKHAN  
H.L.R. VOL. 4425 PG. 38PROPOSED LOT 8  
N/F  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
AREA=7,198 SQ. FT.PROPOSED LOT 9  
N/F  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
AREA=7,198 SQ. FT.N/F  
JEANNE A. VOLTAIRE  
H.L.R. VOL. 4404 PG. 87  
VACANT LOTREMAINING LAND OF  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4578 PG. 145  
AREA= 14,550 SQ. FT.OTHER LAND OF  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4768 PG. 18

## ZONING DATA

ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MAXIMUM PERMITTED LOT OCCUPANCY (%)	MINIMUM REQUIRED LOT WIDTH (FT.)	MINIMUM REQUIRED FRONT YARD (FT.)	MINIMUM REQUIRED SIDE YARD (FT.)	MINIMUM REQUIRED REAR YARD (FT.)	MAX. PERMITTED HEIGHT
R-5	7,000*	25	50	10'/15'	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. 67-88, § 14-50)

\*\* 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)

VICINITY MAP  
(NOT TO SCALE)

## 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 BE USED TO DEPICT A PROPOSED LOT SPLIT. LOT 8 DEPICTED HEREON WAS CREATED AS A FIRST SPLIT OF LOT 10 AND TRANSFERRED TO HABITAT FOR HUMANITY H.L.R. VOL. 4578 PG. 145. LOT 9 MAY REQUIRE SUBDIVISION APPROVAL OR CONFIRMATION FROM THE CITY OF HARTFORD ENGINEERING DEPARTMENT THAT IT IS A VALID LOT.

3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. THE LOT SPLIT LINE IS ORIGINAL IN NATURE.

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

5. THE PROPOSED LOTS ARE DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 613 AS LOT 8 IN BLOCK 1.

6. THE PROPOSED LOTS ARE LOCATED IN THE R-5 ZONE IN THE CITY OF HARTFORD.

## SEE ZONE TABLE

7. THE PARCEL IS CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. H.L.R. VOL. 4578 PG. 145.

8. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (IF ANY) REFER TO U.S.C.S. DATUM. M.D. STATION NO. 2-132 ELEVATION = 84.31 WAS USED FOR REFERENCE.

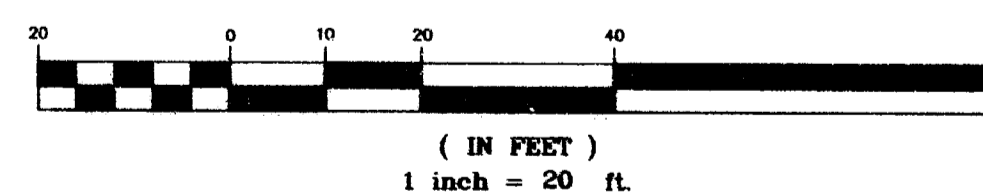
9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE FROM RECORD PLANS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

## MAP REFERENCE:

1. 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.

2. PROPERTY SURVEY LAND TO BE CONVEYED TO HABITAT FOR HUMANITY FROM M. SWIFT & SONS, INC. PORTION OF ASSESSOR LOT 10 GARDEN STREET HARTFORD, CONNECTICUT 06-23-03 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.

## GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

This drawing represents a  
reproduction of the original  
drawing. The original  
drawing is the only one  
to be used for construction.

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

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

F.A. HESKETH & ASSOCIATES, INC.  
TODD S. HESKETH LS 17945

LOT SPLIT PLAN

PROPERTY SURVEY  
HABITAT FOR HUMANITY  
815-817 GARDEN STREET  
HARTFORD, CONNECTICUTDate: 03-13-03  
Drawn by: CAD  
Checked by: JSH  
Scale: 1" = 20'  
Sheet no.: 1 OF 1

SB-1

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