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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.

REVISED BY  
DATE 12 24 PM '04

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: 9/21/04

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  
= every principal structure  
in conformance with the  
existing building line and  
veranda line.

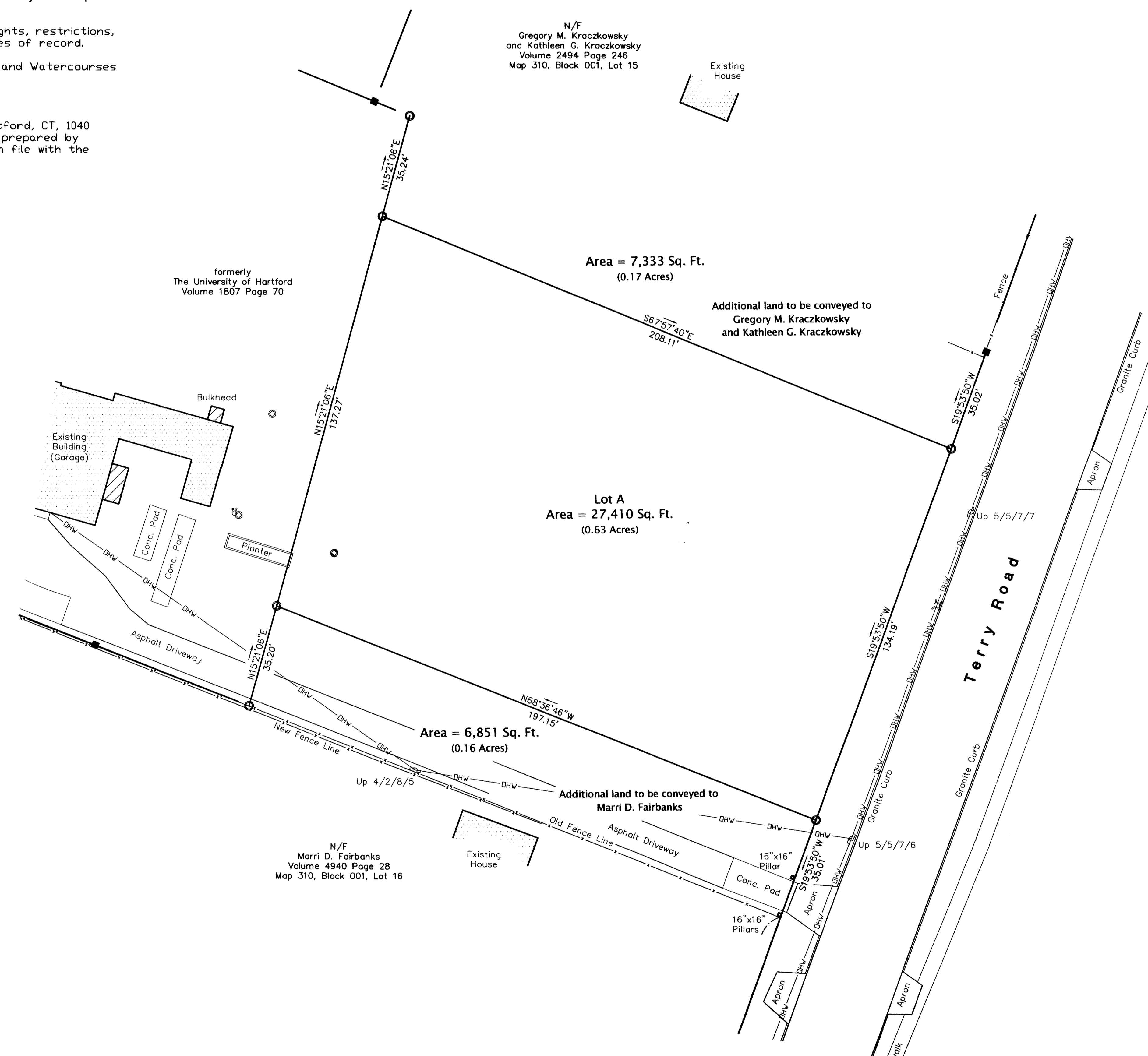
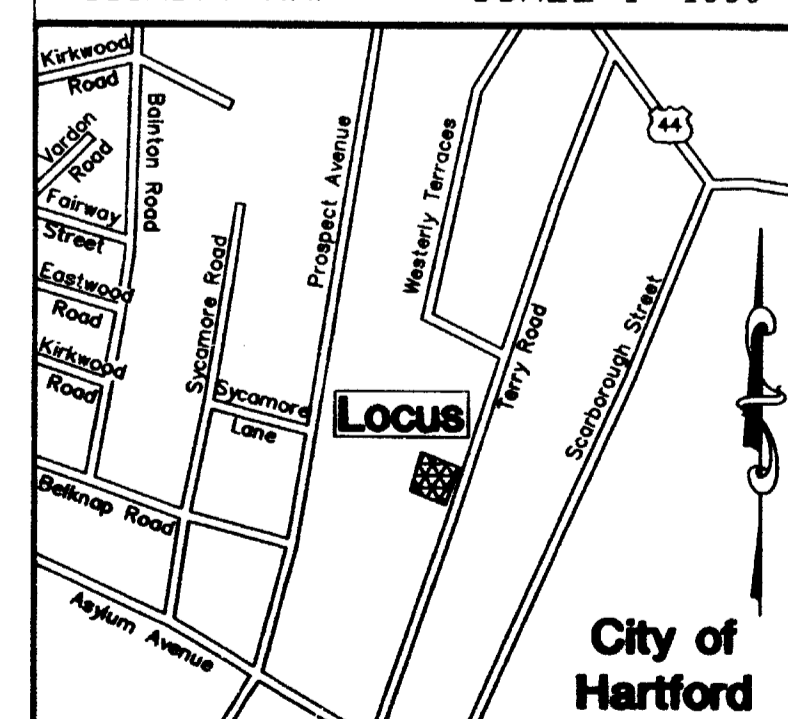
Min. Side Yard = 15  
Min. Side Yard Principal Residential = 30  
Min. Back Yard = 30

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	APPROVED
<p><b>REVISED PLAN OF LAND</b> Prepared For <b>MARRI D. FAIRBANKS</b> <b>GREGORY M. KRACKOWSKY</b> <b>and KATHLEEN F. KRACKOWSKY</b> <b>Terry Road</b> <b>Hartford, Ct.</b></p>				
<p>PREPARED BY: <b>FORESIGHT LAND SERVICES</b> Foresight Land Services, Inc. Foresight Building • Hartford, CT 06103 • Tel: (860) 429-4200</p>				
SCALE: 1" = 20'		DWN. BY: MIT		CHK. BY: JMC
DATE: September 20, 2004		DWG. NO. S2054W01		
JOB NO. S2009		SHEET NO. 1 OF 1		

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