

2719

#2719

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
	= FELLOE
	= 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
	= L.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
	= NORTH
	= EASTING
	= NOW OR FORMERLY
	= HARTFORD LAND RECORDS
	= DELTA ANGLE
	= RADIUS
	= TANGENT
	= LENGTH
	= CHORD BEARING
	= CHORD BEARING
	= FRONT YARD
	= SIDE YARD
	= REAR YARD
	= CONTROL POINT
	= ASSESSOR LOT #

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-5	7,000*	25	50	10'/10'	6** 30'

* 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. 67-89, 8-14-89)

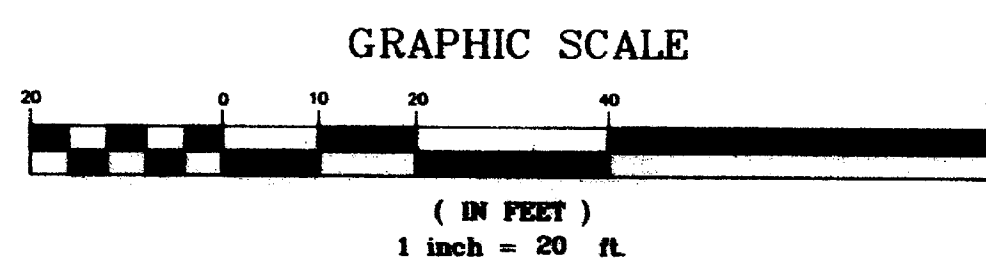
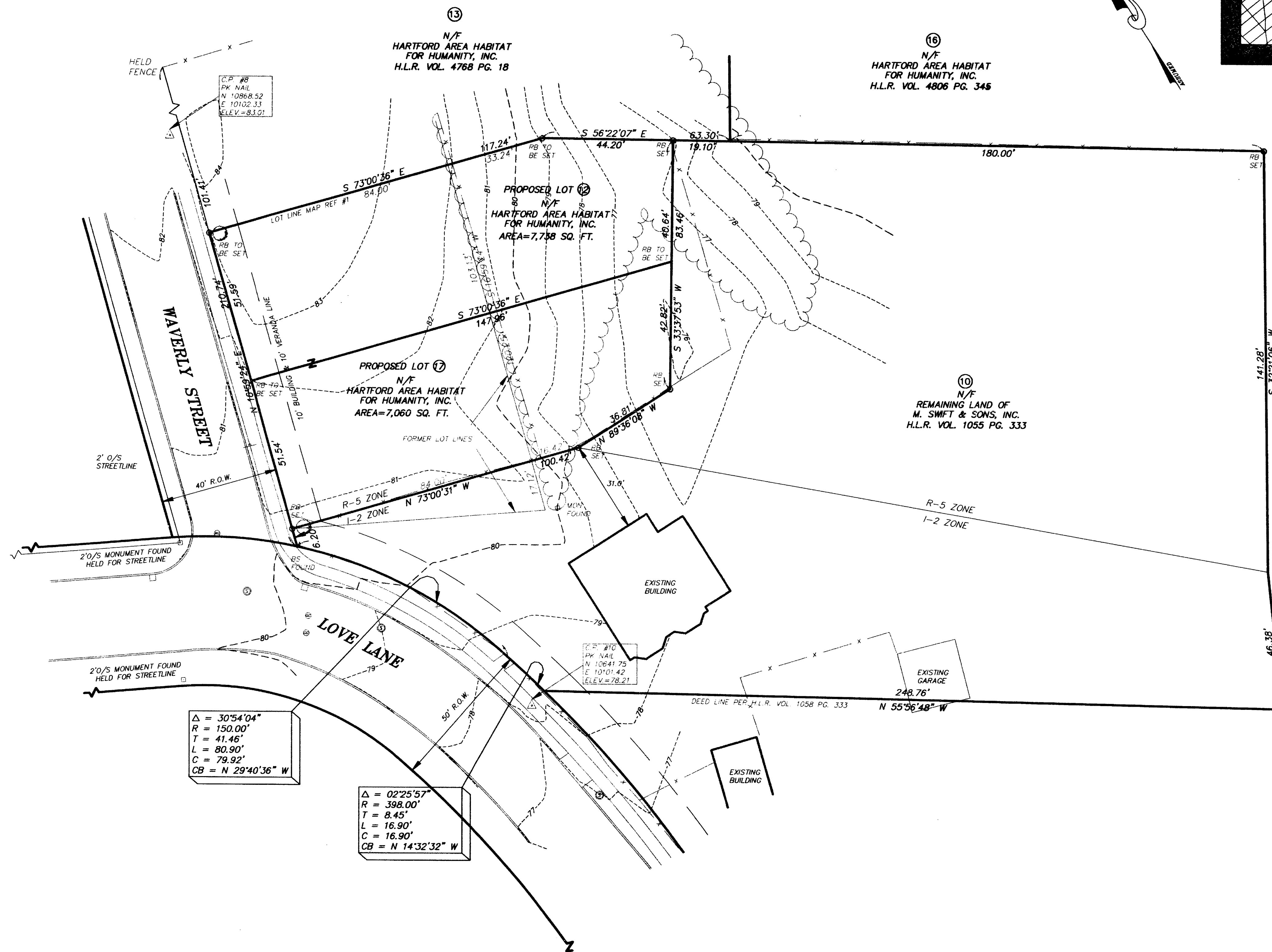
** THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF THIRTY (30) PERCENT OF THE LOT FRONTAGE WITH A MINIMUM SIDE YARD REQUIREMENT OF SIX (6) FEET. (CODE 1977, § 35-5.206)

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-20 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 PROPERTY SURVEY INTENDED TO BE USED TO DEPICT A PROPOSED LOT SPLIT OF ASSESSORS LOT #11-01-012. THE SUBJECT PARCEL IS PART OF A PREVIOUS SUBDIVISION. THIS LOT SPLIT REQUIRES APPROVAL FROM THE CITY OF HARTFORD PLANNING COMMISSION.
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. THE LOT SPLIT LINE IS ORIGINAL IN NATURE.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 ACCURACY STANDARDS.
- THE SUBJECT PARCEL IS A PORTION OF LAND DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP #13, LOT 12 IN BLOCK 1.
- THE PARCELS ARE LOCATED IN THE R-5 ZONE IN THE CITY OF HARTFORD.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (IF ANY) 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 1-800-922-4545.

MAP REFERENCE:

- MAP OF BUILDING LOTS BELONGING TO SIDNEY A. ENSON N. STARKWEATHER, C.E. SEPT. 8TH, 1870.
- 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.
- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY 15 WAVERLY STREET HARTFORD, CONNECTICUT 05-13-02 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.
- MAP OF BUILDING LOTS ON WESTLAND STREET AND LOVE LANE OWNED BY MYERS AND GROSS HARTFORD CONN. SCALE 1"=40' AUGUST 1922.
- PROPERTY SURVEY LAND TO BE CONVEYED TO HABITAT FOR HUMANITY FROM M. SWIFT & SONS, INC. WAVERLY/GARDEN STREETS HARTFORD, CONNECTICUT SCALE 1"=20' REVISED DATE 06-25-03 F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.
- 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.
- PROPERTY SURVEY LOT RECONFIGURATION PLAN LAND TO BE CONVEYED TO HABITAT FOR HUMANITY FROM M. SWIFT & SONS, INC. PORTION OF ASSESSOR LOTS 10 & 12 WAVERLY STREET HARTFORD, CONNECTICUT 07-11-03 LAST REVISED 08-26-04 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.

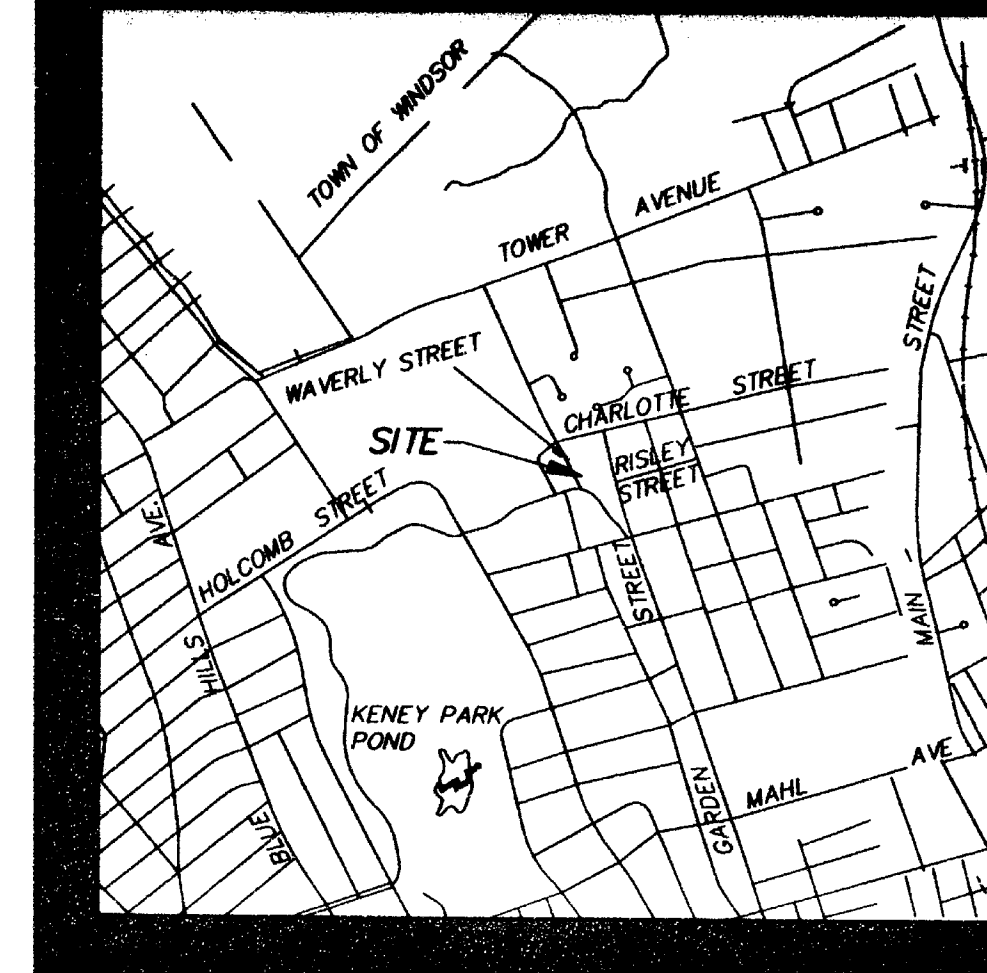


This drawing is prepared in accordance with standards regulations. The process is used in fixed-line maps. Joseph Hesketh & Company

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.

YOUNG S. HESKETH LS 17945

VICINITY MAP
(NOT TO SCALE)

LOT SPLIT PLAN

PROPERTY SURVEY

PREPARED FOR

HABITAT FOR HUMANITY

ASSESSOR LOT 12

WAVERLY STREET

HARTFORD, CONNECTICUT

Drawn by: CAD Job no: 03705

Date: 07-11-03

Checked by: TSH Sheet no: 1 OF 1

Scale: 1" = 20'

10/27/2004 14:27:40

SB-1

F.A. HESKETH & ASSOCIATES, INC.

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