

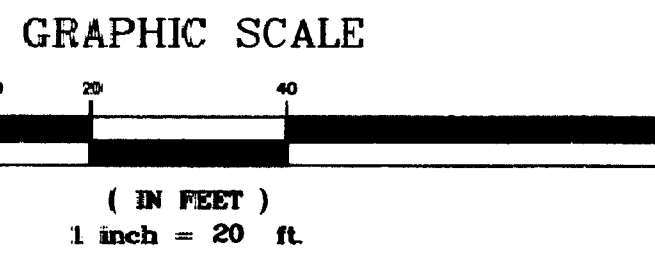
- LEGEND
(SYMBOLS NOT TO SCALE)
- CATCH BASIN
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - CABLE MANHOLE
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - VENT PIPE
 - FILLCAP
 - WELL
 - MAIL BOX
 - HAND HOLE
 - CONTROLLER CABINET
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - CLUT 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 WALL
 - 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 WIRE
 - 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 PROPERTY / TOPOGRAPHIC SURVEY INTENDED TO BE USED TO DEPICT A PROPOSED LOT SPLIT.
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
- THE SUBJECT PARCEL IS DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 613 AS LOT 18 IN BLOCK 2.
- THE PARCEL IS LOCATED IN THE R-4 ZONE IN THE CITY OF HARTFORD.
SEE ZONE TABLE
- THE PARCELS ARE CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. HARTFORD LAND RECORDS VOLUME 4006 AT PAGE 343.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION REFER TO USCGS DATUM. MDC STATION NO. Z-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:

- PROPERTY OF MARGARET J. CONEY, ESTATE ET AL CHARLOTTE & MARTIN STS. HARTFORD, CONNECTICUT SCALE 1" = 40' NOV. 1947 BY F. PERRY CLOSE CIVIL ENGINEER.
- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY RISLEY STREET HARTFORD, CONNECTICUT DATE: 06-25-02 SCALE 1" = 20' SHEET NO. 1 OF 1 BY F.A. HESKEITH & ASSOCIATES, INC.
- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY GARDEN STREET HARTFORD, CONNECTICUT DATE: 06-25-02 SCALE 1" = 20' SHEET NO. 1 OF 1 BY F.A. HESKEITH & ASSOCIATES, INC.
- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY RISLEY STREET HARTFORD, CONNECTICUT DATE: 03-14-03 SCALE 1" = 20' SHEET NO. 1 OF 1 BY F.A. HESKEITH & ASSOCIATES, INC.



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	FRONT 10'/20' ** SIDE 30' REAR 35' ***	35' ***

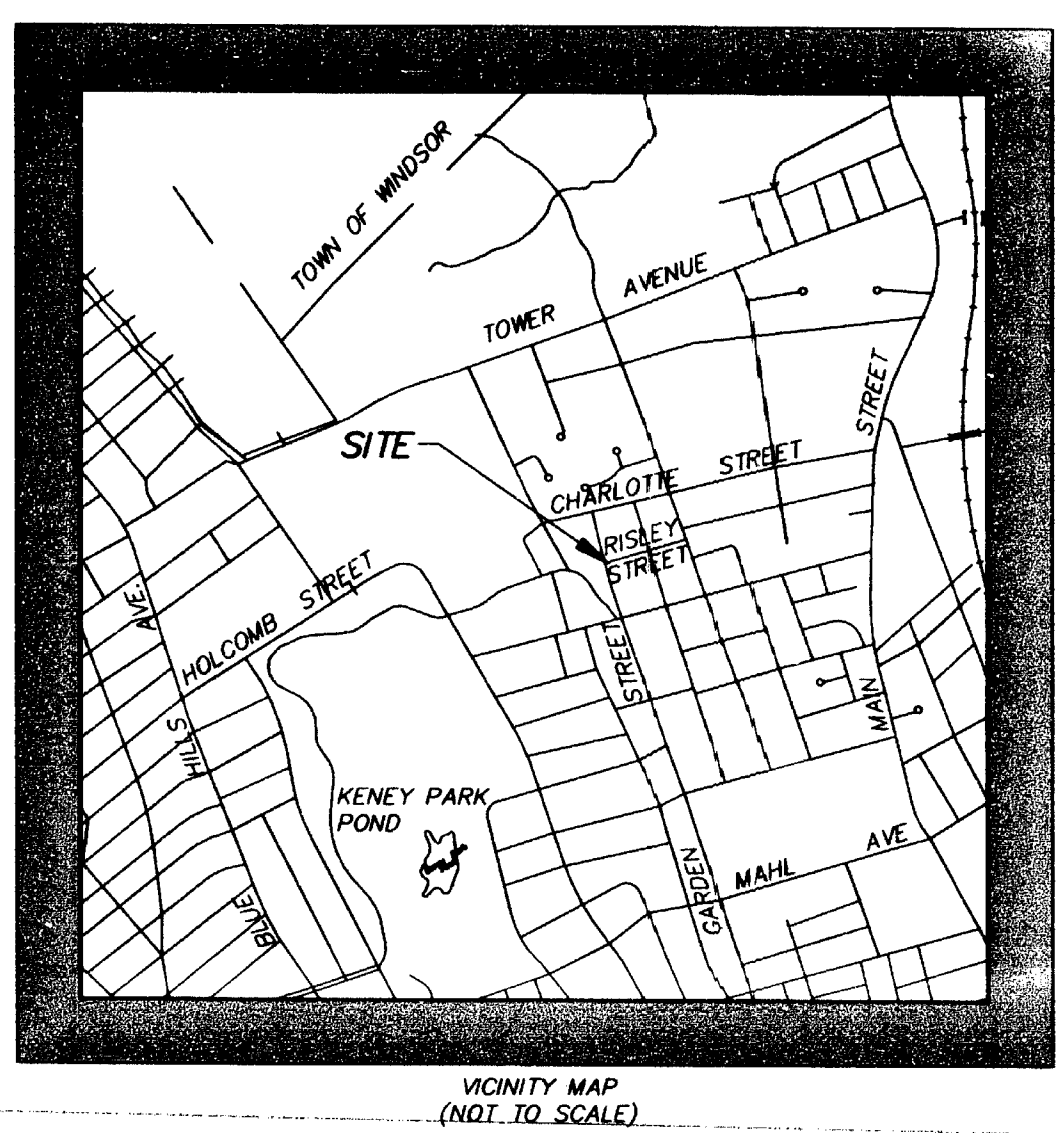
* A) ALL PRINCIPAL RESIDENTIAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF TWENTY-FIVE (25) PERCENT OF THE AREA OF THE LOT.

(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) STORIES OR THIRTY-FIVE (35) FEET, WHICHEVER IS LESS.



CHARLOTTE STREET

CHARLOTTE STREET

MARTIN STREET

GARDEN STREET

RISLEY STREET

19
N/F
ESSIE B. GRACE
ZEBEDEE DUNN
H.L.R. VOL. 1933 PG. 231

10
N/F
THOMAS F. SHELTO
H.L.R. VOL. 4271 PG. 313

11
N/F
THE CHASE MANHATTAN BANK
H.L.R. VOL. 4506 PG. 245

12
N/F
IVAN C. BREWSTER
H.L.R. VOL. 1559 PG. 289

13
N/F
CUTHBERT G. BERNARD
MARY M. BERNARD
H.L.R. VOL. 1048 PG. 168

17
N/F
KENNETH B. PENNINGTON
ANNETTE S. PENNINGTON
H.L.R. VOL. 1244 PG. 140

14
N/F
HARRY J. ASHE, JR.
H.L.R. VOL. 1899 PG. 82

15
N/F
EARL D. REDERICK, JR.
H.L.R. VOL. 3648 PG. 209

16
N/F
STEPHEN N. HIGGINS
ALDETH M. HIGGINS
H.L.R. VOL. 4499 PG. 197

PROPOSED LOT 24
AREA = 10,508 SQ. FT.

18
REMAINDER LOT
ORIGINAL LOT AREA = 60,600 SQ. FT.
PROPOSED LOT AREA = 10,508 SQ. FT.
REMAINDER LOT AREA = 50,092 SQ. FT.

THIS MAP PRODUCED BY
ORIGINAL INK DRAWINGS
ON POLYESTER FILM
PRODUCED BY
F.A. HESKEITH & ASSOCIATES, INC.
HARTFORD, CT

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.

[Signature]
7000 S. HESKEITH LS 17945

PROPOSED LOT SPLIT PLAN
PROPERTY SURVEY
HABITAT FOR HUMANITY
GARDEN & RISLEY STREETS
HARTFORD, CONNECTICUT

LS-1

Phone (860) 955-4000
Fax (860) 955-4001
e-mail mh@heskeith.com

F.A. HESKEITH & ASSOCIATES, INC.
6 Conway Brook, East Cheshire, CT 06025
ON & TRAIL SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

No.	Date	Description
1.	03-16-05	Revise Lot 12 Lot Lines
2.	04-07-05	Remove Lot 12 Add Lot 24

Revisions:

Date: 03-02-05 Drawn by: CAD Job no.: 03704
Scale: 1" = 20' Checked by: TSW Sheet no.: 1 OF 1
Scale: 1" = 20' May 05 2005 - 7:54 PM