

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-3	6,000	25 (40)	50	B.L. 5:15*	3.5 STORIES

*THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY R-3 PRINCIPAL RESIDENTIAL STRUCTURE OF FIFTEEN (15) FEET. A MINIMUM SIDE YARD REQUIREMENT OF FIVE (5) FEET OR ONE FOURTH OF THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL STRUCTURE, WHICHEVER IS GREATER. REFER TO SECTIONS 35-576 AND 35-5-177 OF THE CITY OF HARTFORD ZONING REGULATIONS.

BARBOUR STREET

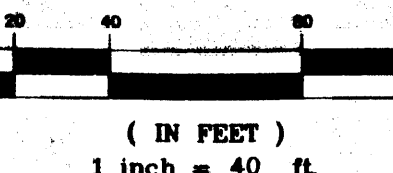
NAUGATUCK STREET

- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE 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 SUBDIVISION PLAN INTENDED TO BE USED TO DEPICT A PROPOSED SUBDIVISION AND BE SUBMITTED AS PART OF THE APPROVAL PROCESS.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR PERMETER LOT LINES AND THE ORIGINAL CATEGORY FOR PROPOSED LOT LINES.
 - THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
 - BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1927 NORTH AMERICAN DATUM (NAD 27). MDC MON. #77184 N = 348,434.23' AND E = 621,305.12' & MDC MON. #77185 N = 347,910.62' AND E = 620,917.27' WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON REFER TO HARTFORD MDC STATION #11-115 ELEVATION = 78.46' PURPORTED TO REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 29).
 - THE SUBJECT PARCELS ARE DEPICTED AS LOT #19 IN BLOCK 2 OF THE CITY OF HARTFORD ASSESSOR'S MAPS #624 & #627.
 - THE SUBJECT PROPERTY IS LOCATED IN THE R-3 ZONE IN THE CITY OF HARTFORD.
 - THE PARCELS DEPICTED HEREON LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY COMMUNITY PANEL NUMBER 085080 0005 B MAP REVISED: DECEMBER 4, 1986.
 - THE SUBJECT PARCELS ARE CURRENTLY OWNED BY CITY OF HARTFORD BOARD OF EDUCATION HARTFORD LAND RECORDS VOLUME 474 PAGE 577, VOLUME 484 PAGE 524, VOLUME 355 PAGE 155, VOLUME 450 PAGE 407, VOLUME 138 PAGE 165, VOLUME 325 PAGE 411, VOLUME 472 PAGE 497, AND VOLUME 990 PAGE 84.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED 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 NOTIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - REBARS AT ALL PROPERTY CORNERS TO BE SET PRIOR TO BUILDING CONSTRUCTION.

MAP REFERENCES:

- PROPERTY SURVEY PREPARED FOR TOTAL DEVELOPMENT 54 WESTLAND STREET HARTFORD CONNECTICUT DATED 03-17-06 SCALE 1"=60' F.A. HESKETH & ASSOCIATES, INC. & CREAMERY BROOK EAST GRANBY, CONNECTICUT 06026.

GRAPHIC SCALE



THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLYESTER FILM PRODUCED BY F.A. HESKETH & ASSOC. INC. EAST GRANBY, CT

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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.
TODD S. HESKETH LS 17845

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6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

No.	Date	Description
1	05-31-06	City Comments
2	08-24-06	Lot Numbers, Addresses & Title

SUBDIVISION PLAN
PREPARED FOR
TOTAL DEVELOPMENT
PROPERTY OWNER
CITY OF HARTFORD
54 WESTLAND STREET
HARTFORD, CONNECTICUT

Drawn by: CAD Job no: 04193
Checked by: TSH Sheet no: 1 OF 1
Date: 03-17-06 Scale: 1" = 40' SB

