

N/F COLT GATEWAY LLC
PARCEL NORTH ARMORY
49,806.8 SQ. FT.
1.14 ACRES

FORMER SEQUASSEN STREET
N/F COLT GATEWAY LLC
49,806.8 SQ. FT.
1.14 ACRES

N/F COLT GATEWAY LLC
PARCEL 8-10
60,281.0 SQ. FT.
1.38 ACRES

N/F COLT GATEWAY/
EAST ARMORY LLC
PARCEL C
95,628.6 SQ. FT.
2.20 ACRES

N/F COLT GATEWAY/
SOUTH ARMORY LLC PARCEL D
95,368.9 SQ. FT.
2.19 ACRES

N/F PARCEL B

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- CHAIN LINK FENCE
- BRICK LANDSCAPE AREA
- IRON PIPE (FOUND)
- DIP
- PK NAIL (FOUND)
- IRON ROD (FOUND)
- DRILL HOLE (FOUND)
- CONCRETE MERESTONE
- HBS
- HC
- UTILITY POLE
- CHAIN LINK FENCE
- MDC
- V.P.
- REF
- SQ.FT.
- CV
- N/F
- c/c
- EXISTING CURB CUT

ZONING DATA
(AS TO PARCEL 8-10)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	60,281.0 SQ. FT.
MIN. FRONTAGE	100 FT	100.00 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	30.5%

ZONING DATA
(AS TO PARCEL NORTH ARMORY)

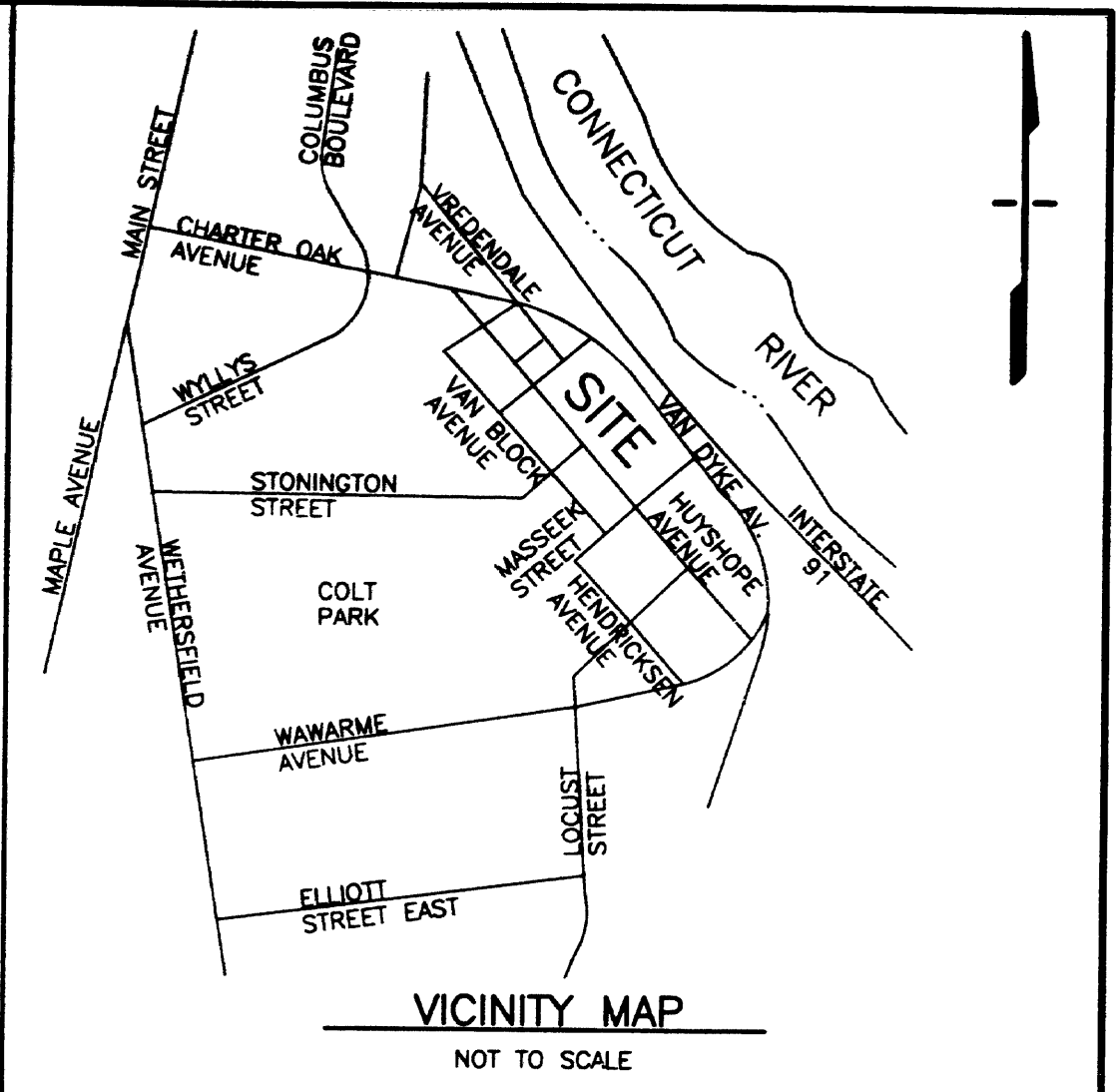
ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	49,806.8 SQ. FT.
MIN. FRONTAGE	100 FT	100.00 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	27.5%

ZONING DATA
(AS TO PARCEL C)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	95,628.6 SQ. FT.
MIN. FRONTAGE	100 FT	539.27 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	43%

ZONING DATA
(AS TO PARCEL D)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	95,368.9 SQ. FT.
MIN. FRONTAGE	100 FT	100.00 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	37%



GENERAL NOTES:

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: NAD 1927 BASED ON PUBLISHED VALUES FOR MDC CONTROL POINTS 77236, 77237 AND 77238.
- PROPERTY CURRENTLY UNDER CONSTRUCTION.

MAP REFERENCES:

- REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:
- PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 36 HUYSHOPE AV., 151 HUYSHOPE AV., 17 VAN DYKE AV., 1-3 VREDEDALE AV. HARTFORD, CONN. PROPERTY/BOUNDARY SCALE 1" = 40' DATE 2-18-1999 REVEALED TO 3/22/1999 SHEET 1 OF 1 BY MEEHAN & GOODIN ENGINEERS - SURVEYORS, P.C.
 - PROPERTY OF COLT'S MANUFACTURING CO., VAN DYKE AVENUE, HARTFORD, CT. BY PERRY F. CLOSE SCALE 1" = 40', DATE NOV. 1955
 - PROPERTY OF MARK A. BOGART ET AL., TRUSTEE HUYSHOPE AV., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AV. HARTFORD, CONNECTICUT. CLOSE, JENSEN & MILLER SCALE 1" = 40', REV. JULY, 1978
 - PROPERTY OF WATER & WAY PROPERTIES HUYSHOPE AV., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AV. HARTFORD, CONNECTICUT. CLOSE, JENSEN & MILLER SCALE 1" = 40', DATE 9-11-90
 - CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MARK A. BOGART ET AL., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960
 - CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE EDWARD BALF CO., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960 REV. 9/30/60 AND 1-3-61
 - PLOT PLAN FOR METRO BULLETIN VAN DYKE AVENUE HARTFORD, CONNECTICUT SCALE 1" = 30' MARCH 31, 1992 FLYNN LAND SURVEYING ASSOCIATES
 - SKETCH OF HELCO FACILITIES ON THE PROPERTY OF MARK A. BOGART ET AL. TRUSTEES, COLT INDUSTRIAL PARK, HARTFORD, CONNECTICUT THE HARTFORD ELECTRIC LIGHT COMPANY DATE SCALE 1" = 50' FEB. 1, 1967 NO. D-021723
 - PLAN PREPARED FOR THE EDWARD BALF COMPANY HARTFORD, CONN. AUGUST 1979 WILLIAM R. PALMBERG

SURVEYOR'S DECLARATION:

I HEREBY CERTIFY TO COLT GATEWAY LLC, COLT GATEWAY/SOUTH ARMORY, LLC, COLT GATEWAY/EAST ARMORY, LLC/CG OPERATING COMPANY, LLC, NTC/CHEVRON NEW MARKETS FUND, LLC/CHEVRON TCI, INC., SOVEREIGN BANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND BROWN RUDNICK BERLACK ISRAELS LLP THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON JANUARY AND FEBRUARY OF 1998 AND THEN AGAIN IN MARCH AND APRIL OF 2005, AND THAT AS OF THE DATE HEREOF (a) THIS SURVEY WAS MADE ON THE GROUNDS OF THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH, AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARD OF CLASS A-2 PROPERTY/BOUNDARY SURVEY SURVEY AS DEFINED IN THE STANDARDS FOR MAPS AND SURVEYS IN THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986; (b) AND UNLESS OTHERWISE SHOWN AND NOTED, THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (c) ALL BUILDING AND VISIBLE IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCRUMBER OR ENCRUMBERMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF ADJACENT LANDS; (d) THE BUILDINGS AND VISIBLE IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

RICHARD MEEHAN, L.L.S. 12330

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OR PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 00058, DATED DECEMBER 4, 1986.

THIS MAP IS SUBSTANTIALLY CORRECT TO THE DEGREE STATED HEREON.

CITY OF HARTFORD
PLANNING DIVISION
ADOPTED APPROVED PLANS

ADOPTED BY: *p+2*

DATE: *10-24-06*

SIGNATURE: *Richard Meehan*

THIS MAP PRODUCED BY
ORIGINAL INK ON POLY-FILM
MEEHAN & GOODIN, P.C.
387 NORTH MAIN STREET
MANCHESTER, CT 06040

REVISION	DATE

<p>Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806</p>		PLAN PREPARED FOR	
		COLT GATEWAY LLC	
25 VAN DYKE AVE. (F/K/A/17 VAN DYKE AVE)		HARTFORD, CONN.	
RESUBDIVISION PLAN			
SCALE: 1" = 40'	DESIGN: VSR	PROJECT: 02-276	ACAD: NEWSUD.DWG
DATE: JULY 24, 2006	DRAFT: FS	T:\SC13\WORK\2002	SHEET NO. 1 OF 1