

2007 MAY 29 A 8:51
TO: [illegible]

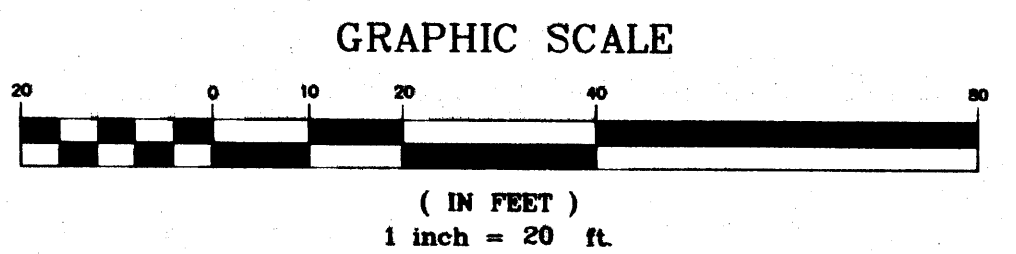
ASSURED

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
- HELL
- 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
- IRON PIPE OR REBAR
- MONUMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- HARTFORD LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT NUMBER
- STREET ADDRESS
- CONTOUR
- SPOTGRADE

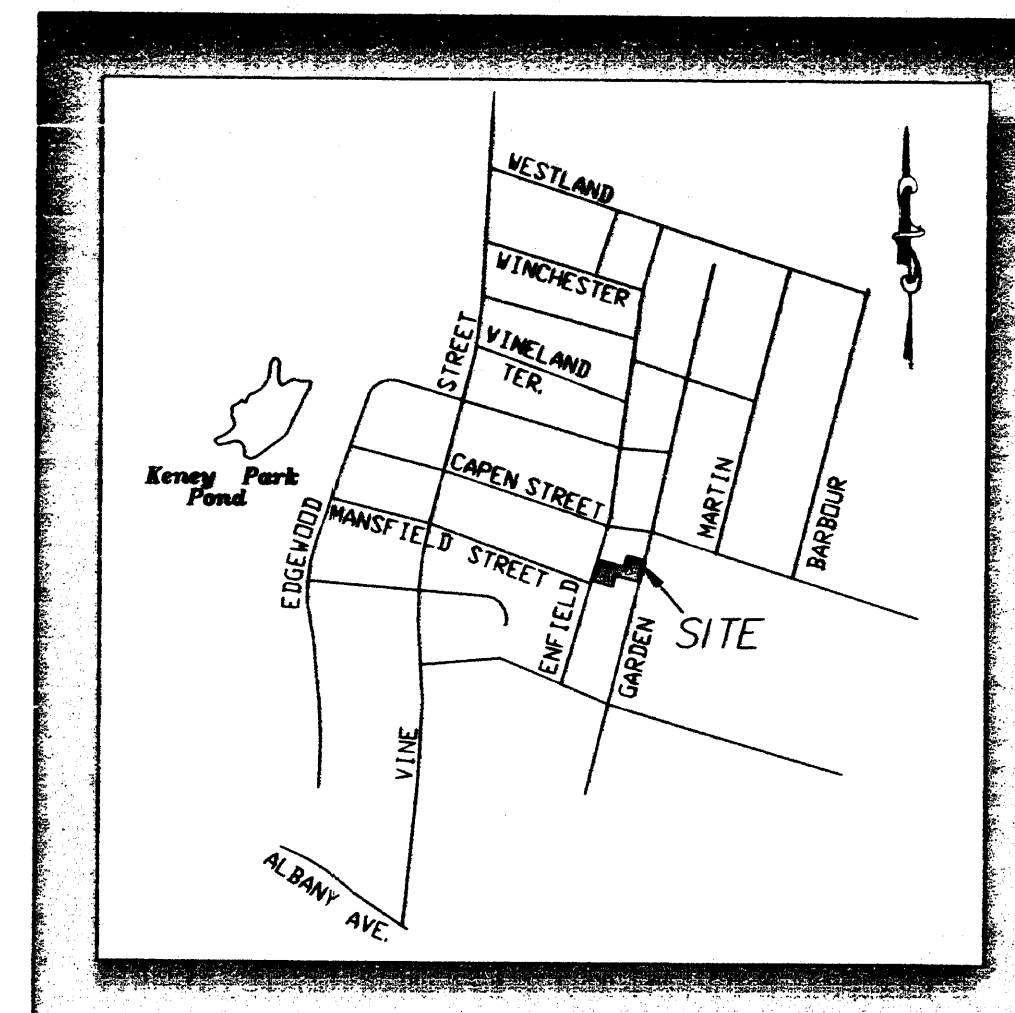
ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MAXIMUM PERMITTED LOT OCCUPANCY (%)	MINIMUM REQUIRED LOT WIDTH (FT)	MINIMUM REQUIRED YARDS (FT.)	MAX. PERMITTED HEIGHT
R-3	6,000	25 (40)	50	B.L. 50'15" REAR 30'	3.5 STORIES

* THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY R-3 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 STRUCTURE WHICHEVER IS GREATER. REFER TO HARTFORD ZONING SECTION 35-576.



THIS MAP PREPARED BY
ORIGINAL INK DRAWING
ON POLYESTER FILM
PRODUCED BY
F.A. HESKETH & ASSOC. INC.
EAST GRANBY, 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.
TODD S. HESKETH LS 17945



- 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.
 - THIS IS A SUBDIVISION PLAN INTENDED TO BE SUBMITTED TO THE CITY OF HARTFORD AS PART OF A SUBDIVISION APPLICATION.
 - THIS SURVEY FALLS INTO THE FIRST SURVEY BOUNDARY DETERMINATION CATEGORY FOR EXISTING LOT LINES AND THE ORIGINAL CATEGORY FOR PROPOSED LINES.
 - THIS SURVEY CONFORMS TO CLASS A-2/T-2 ACCURACY STANDARDS.
 - BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED.
 - ELEVATIONS DEPICTED HEREON ARE BASED UPON MDC BENCHMARK MON 77177 ELEVATION = 71.76. PURPORTED TO BE MDC DATUM.
 - THE SUBJECT PARCELS ARE DEPICTED AS LOT 7 IN BLOCK 2 ON THE CITY OF HARTFORD ASSESSORS MAP # 609.
 - THE SUBJECT PARCELS ARE LOCATED IN THE R-3 ZONE IN THE CITY OF HARTFORD.
 - THE SUBJECT PARCELS ARE CURRENTLY OWNED BY THE CITY OF HARTFORD. HARTFORD LAND RECORDS, VOLUME 4642, PAGE 269, FIRST & SECOND PIECE.
 - THE SUBJECT PROPERTIES ARE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) 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.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS, IF ANY DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROLE TESTIMONY, VISIBLE FEATURES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH IS 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 1-800-922-4455.

- MAP REFERENCES:
- SCHEDULE A-3 ROYAL GARDENS CONDOMINIUM GARDEN STREET HARTFORD, CONNECTICUT PREPARED FOR HARTFORD AREA HABITAT FOR HUMANITY, INC. HARTFORD, CONNECTICUT SCALE 1"=10' DATED 9-16-91 LAST REVISION 3-31-92 BY WESSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN.
 - CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP #609 SCALE 1"=50' DATED OCTOBER 1, 1984.
 - CONNECTICUT NATURAL GAS MAP OF GARDEN, ENFIELD AND CAPEN STREETS. SCALE AND DATE UNKNOWN.
 - CONNECTICUT NATURAL GAS GARDEN STREET SCALE 1"=40' ARCHIVED MAIN RECORD SCANNED 4/8/2002.
 - GARDEN STREET WATER MAP SCALE 1"=40' WATER COMMISSIONERS OFFICE HARTFORD, CONN DATED NOV. 4, 1901.
 - ENFIELD STREET WATER MAP SCALE 1"=40' WATER COMMISSIONERS OFFICE HARTFORD, CONN DATED MAY 28, 1920.
 - ENFIELD STREET SEWER MAP. UNKNOWN SCALE AND DATE. MAP 8-115.
 - GARDEN STREET SEWER MAP UNKNOWN SCALE AND DATE. MAP 5-23.
 - SKETCH OF WATER AND SEWER LATERALS 555 GARDEN STREET NO SCALE DATED 11/13/01.
 - SKETCH OF WATER AND SEWER LATERALS 559 GARDEN STREET NO SCALE DATED 7/13/01.

CITY OF HARTFORD
PLANNING DIVISION
OFFICIAL APPROVED PLANS

ADOPTED BY: P-12
DATE: 3-27-07

SIGNATURE: [Signature]

PROPERTY SURVEY
SUBDIVISION PLAN
PREPARED FOR
HABITAT FOR HUMANITY
ASSESSORS LOT 7 MAP 609 BLOCK 2
555-557 GARDEN AND 144-150 ENFIELD STREET
HARTFORD, CONNECTICUT

Date 02-16-06
Scale: 1" = 20'
Drawn by: CAD
Checked by: JSH
Job no: 06104
Sheet no: 1 OF 1

PS

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