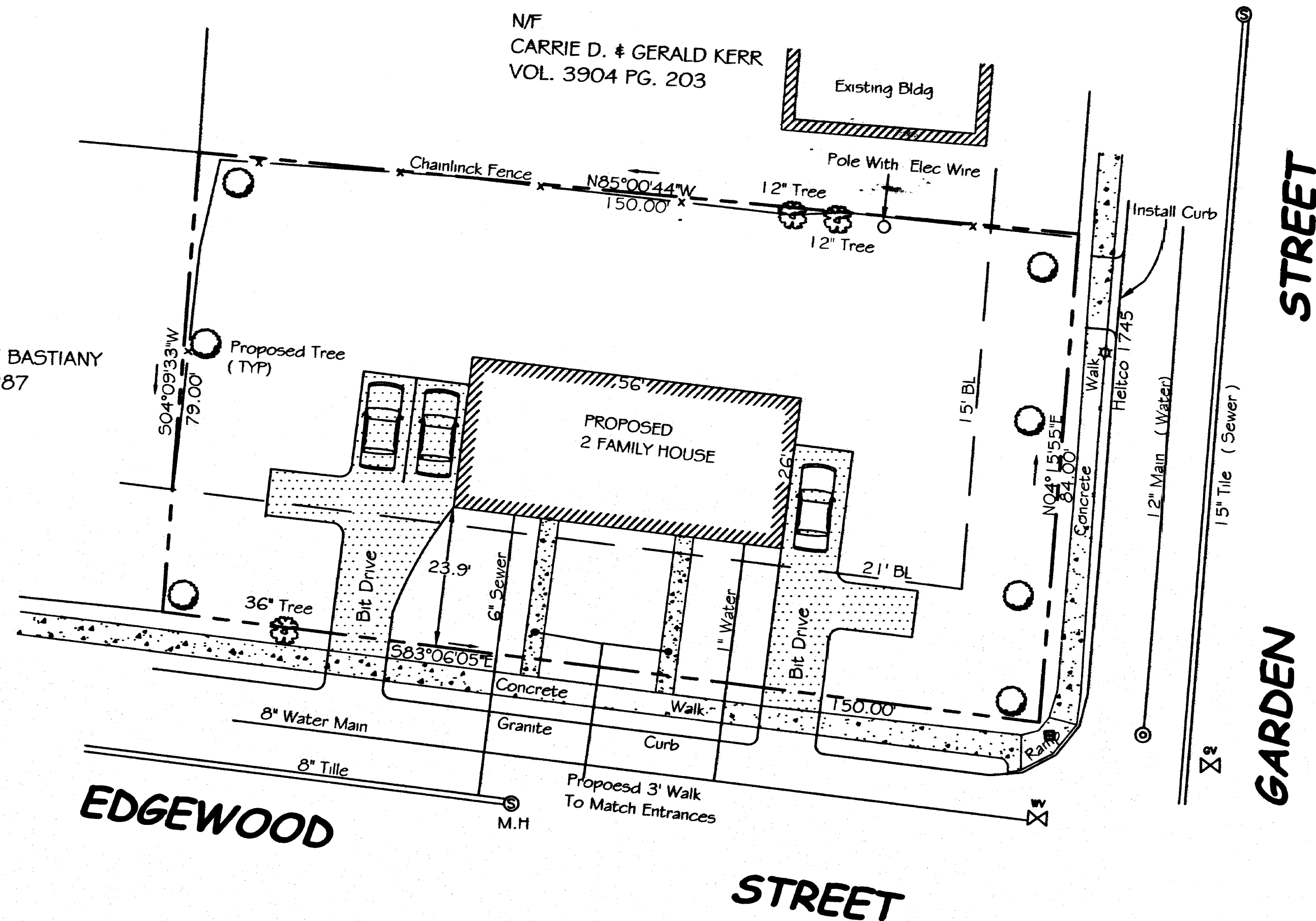


# 2904



ZONING INFORMATION		
ZONE	R3	REQUIRED PROPOSED
USE	RES	RES
BUILDING AREA	3054 SF	1456 SF
LOT AREA	6,000 SF	12217 SF
RES. DENSITY	75 PPA	28 PPA
F.A.R.	N.A.	N.A.
LOT OCCUPANCY	25%	11.9%
LOT WIDTH	50'	84'
FRONT YARD	15'	23.9'
SIDE YARD	15/5	94/45
REAR YARD	30'	30.6'
HEIGHT	3.5 STY	2 STY
USABLE OPEN SPACE	150 SF/P	947 SF/P
PARKING	3	3

\* DENOTES NON-CONFORMING

ORIGINAL INK DRAWING  
ON P.L.M.  
OSWALD BLINT, SURVEYOR

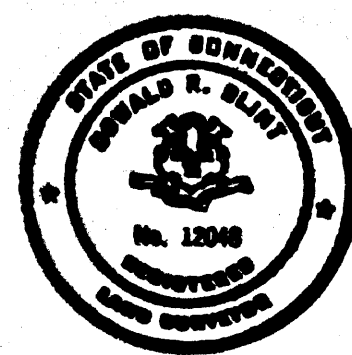
MAP NOTES:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY IS A "ZONING LOCATION". THE STREET LINES AS THEY ARE DEPICTED HEREON, REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "FIRST SURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
2. THIS MAP AND SURVEY WERE PREPARED FOR NIMROD WHYTE IN MATTERS RELATING TO THE ZONING REGULATIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Oswald Blint*

OSWALD BLINT L.S.



AREA (12217 SF)

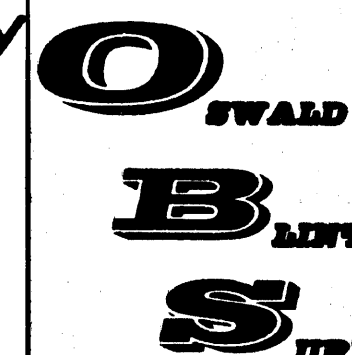
DATE:  
MAY. 17, 2006

SCALE:  
1"=20'

SHEET:

ZONING LOCATION SURVEY

OF  
617-619 GARDEN STREET  
HARTFORD, CONNECTICUT  
PREPARED FOR NIMROD WHYTE



95 GIDDINGS AVENUE  
WINDSOR, CONNECTICUT  
860.833.6850

# 2904

