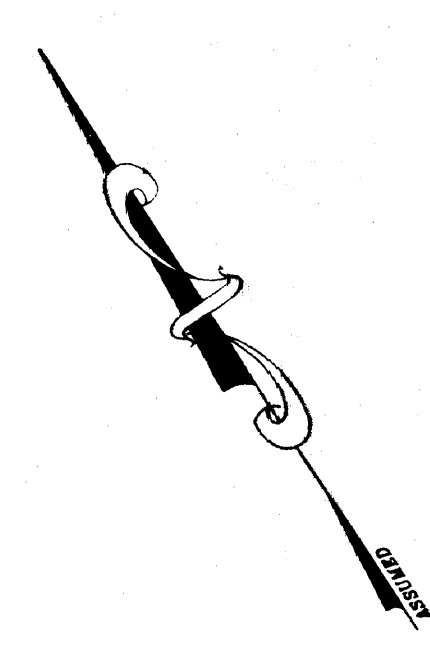


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ZONING INFORMATION		
ZONE	R-4	
USE		TWO-FAMILY SEMI-ATTACHED DWELLING
BUILDING AREA	1,000 S.F. MINIMUM	1,254 S.F. EACH DWELLING
LOT AREA	7,000 S.F.	7,356 S.F.
RESIDENTIAL DENSITY	18.9 FAMILIES PER ACRE	12 FAMILIES PER ACRE
LOT OCCUPANCY	25% MAXIMUM	20%
LOT WIDTH	30 FT.	83.68 FT.
FRONT YARD	10 FT. VERANDA LINE & 20 FT. BUILDING LINE	14.5 FT. & 20.2 FT.
SIDE YARD	15 FT. TOTAL 5 FT. MIN. OR 1/4 HEIGHT OF ADJACENT WALL	16.4 MINIMUM
REAR YARD	30 FT.***	27.5 FT.***
HEIGHT	3.5 STORIES OR 35 FT.	2 STORIES OR 30 FT.
PARKING SPACES	1.5 PER DWELLING UNIT	2 PER DWELLING UNIT

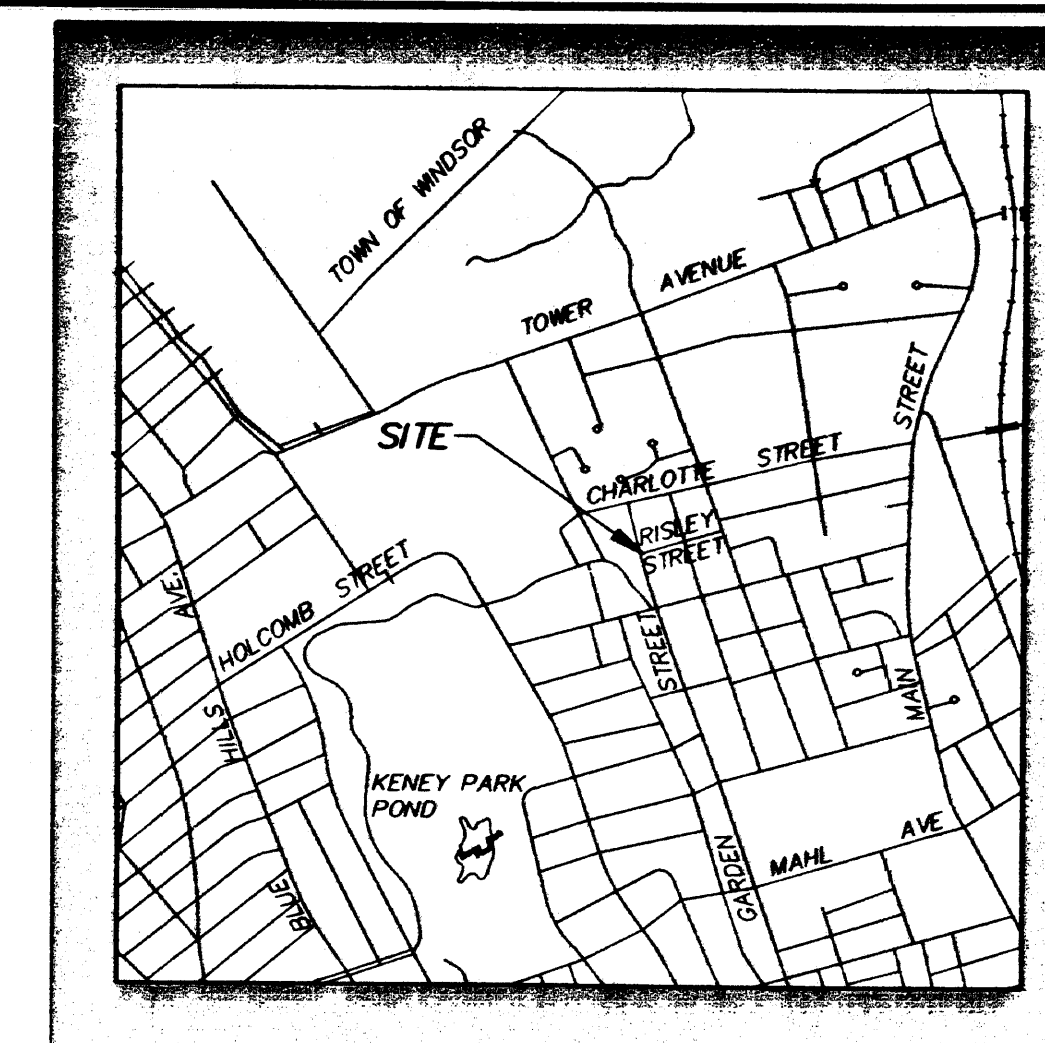
* A) ALL PRINCIPAL RESIDENTIAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF TWENTY-FIVE (25) PERCENT OF THE AREA OF THE LOT.

(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.

(D) SEC. 602 USES PERMITTED

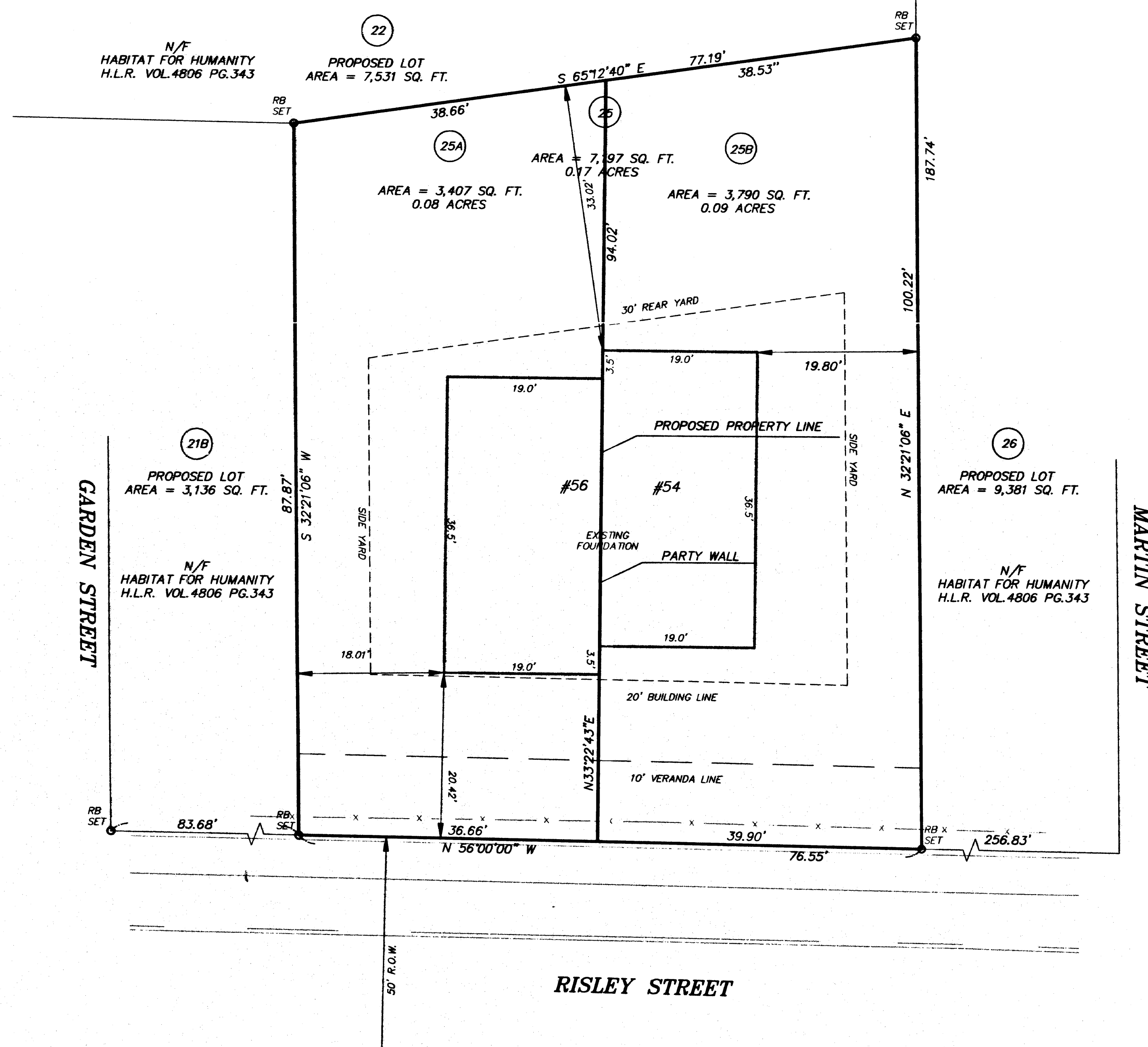
(E) IN THE CASE OF AN INDIVIDUAL LOT ASSOCIATED WITH AN INDIVIDUAL ATTACHED OR SEMI-DETACHED DWELLING, THE PROVISIONS SET FORTH IN THIS DIVISION FOR PERMITTED LOT COVERAGE, REQUIRED LOT AREA, LOT WIDTH, FRONT SETBACK, SIDE SETBACKS, SETBACK, REQUIRED USABLE OPEN SPACE AND PARKING SHALL APPLY TO THE ZONING LOT OF WHICH THE INDIVIDUAL LOT FORMS PART, RATHER THAN TO THE INDIVIDUAL LOT.



VICINITY MAP (NOT TO SCALE)

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
- FILL CAP
- WELL
- 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
- I.P. PROPERTY CORNER
- 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
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT #

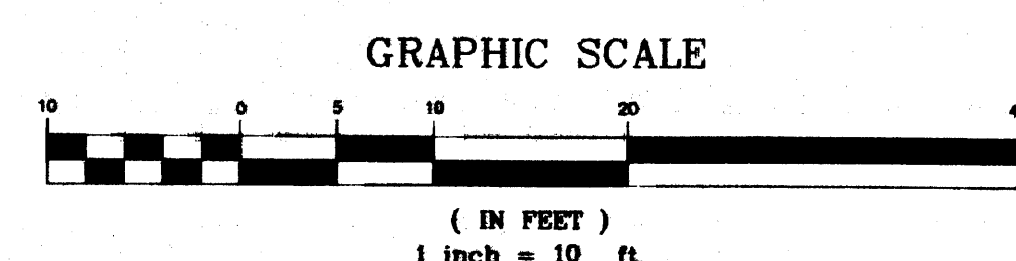


NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-20, 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 AN RESUBDIVISION PLAN INTENDED TO DEPICT TWO PORTIONS OF LOT 25 OFFERED FOR SALE TO BE TWO DIFFERENT ENTITIES, BUT STILL BE CONSIDERED A SINGLE LOT FOR ZONING PURPOSES AS PERMITTED BY HARTFORD PLANNING AND ZONING COMMISSION LAND USE REGULATIONS, PART 1, ZONING REGULATIONS, SEC. 602, USES PERMITTED (B).
- THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. FOR PERIMETER LOT BOUNDARY, PROPOSED PROPERTY LINE IS ORIGINAL IN NATURE.
- THIS SURVEY MEETS OR EXCEEDS CLASS A-2 ACCURACY STANDARDS. NOT ALL IMPROVEMENTS ARE DEPICTED HEREON.
- THE SUBJECT PARCEL IS DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 613 AS LOT 21 IN BLOCK 2.
- THE PARCEL IS LOCATED IN THE R-4 ZONE IN THE CITY OF HARTFORD.
- THE PARCEL IS CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. HARTFORD LAND RECORDS VOLUME 4806 PAGE 343.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. 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 OFF ALL SUCH FEATURE MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.

MAP REFERENCE:

- PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY RISLEY GARDEN STREETS HARTFORD, CONNECTICUT DATED 03-14-03 LAST REVISED 05-30-06. SCALE 1"=20' BY F.A. HESKETH & ASSOCIATES, INC.
- PROPERTY OF MARGARET J. COREY, 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. HESKETH & 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. HESKETH & ASSOCIATES, INC.



THIS MAP PRODUCED 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 WHOSES SIGNATURE APPEARS HEREON.

TODD S. HESKETH LS 17945

Phone (860) 885-8000
Fax (860) 844-8000
e-mail info@fah.com

F.A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06028
Civil Engineers - Surveyors - Planners - Landscape Architects

Revisions:		Description	
No.	Date	Description	Approval
1	06-13-07		

BUILDING LOCATION PLAN

RESUBDIVISION PLAN

HABITAT FOR HUMANITY
54-56 RISLEY STREET
HARTFORD, CONNECTICUT

Date: 05-25-07 Drawn by: CAD Job no.: 03104
Scale: 1" = 10' Checked by: TSH Sheet no.: 1 OF 1

SB