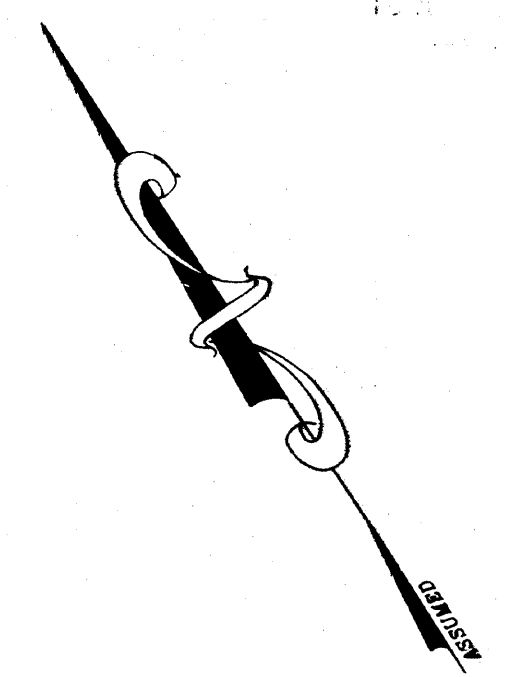


2007 JUL 25 P 3 54



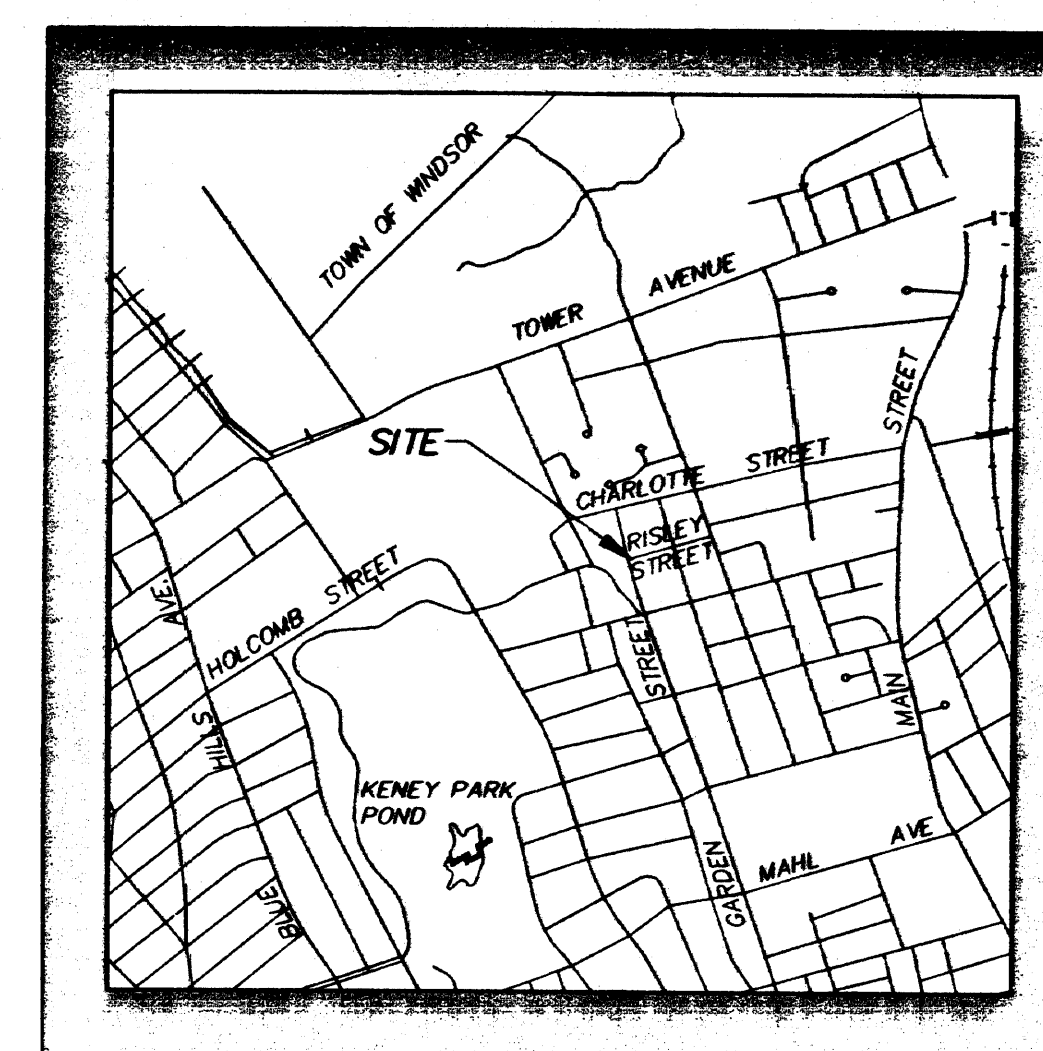
ZONING INFORMATION		
ZONE	R-5	EXISTING (19)
USE		TWO-FAMILY SEMI-ATTACHED DWELLING
BUILDING AREA	1,000 S.F. MINIMUM	1,254 S.F. EACH DWELLING
LOT AREA	7,000 S.F.*	11,456 S.F.
RESIDENTIAL DENSITY	18.9 FAMILIES PER ACRE	12 FAMILIES PER ACRE
LOT OCCUPANCY	25%	11%
LOT WIDTH	50 FT.	67.03 FT.
FRONT YARD	10 FT. VERANDA LINE & 15 FT. BUILDING LINE	10.5 FT. & 16.5 FT.
SIDE YARD	6"	13.4 FT.
REAR YARD	30 FT.	127.0 FT.
HEIGHT	3.5 STORIES	2 STORIES
PARKING SPACES	1.5 PER DWELLING UNIT	2 PER DWELLING UNIT

* EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE R-5 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVEN THOUSAND (7,000) SQUARE FEET, AND THERE SHALL BE PROVIDED A MINIMUM LOT AREA OF THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET PER DWELLING UNIT. (CODE 1977, § 35-5.203, ORD. NO. 67-89, 8-14-89)

** THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF THIRTY (30) PERCENT OF THE LOT FRONTAGE WITH A MINIMUM SIDE YARD REQUIREMENT OF SIX (6) FEET. (CODE 1977, § 35-5.203, ORD. NO. 67-89, 8-14-89)

(D) SEC. 637 USES PERMITTED

(b) 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 A PART, RATHER THAN TO THE INDIVIDUAL LOT.



VICINITY MAP (NOT TO SCALE)

NOTES:

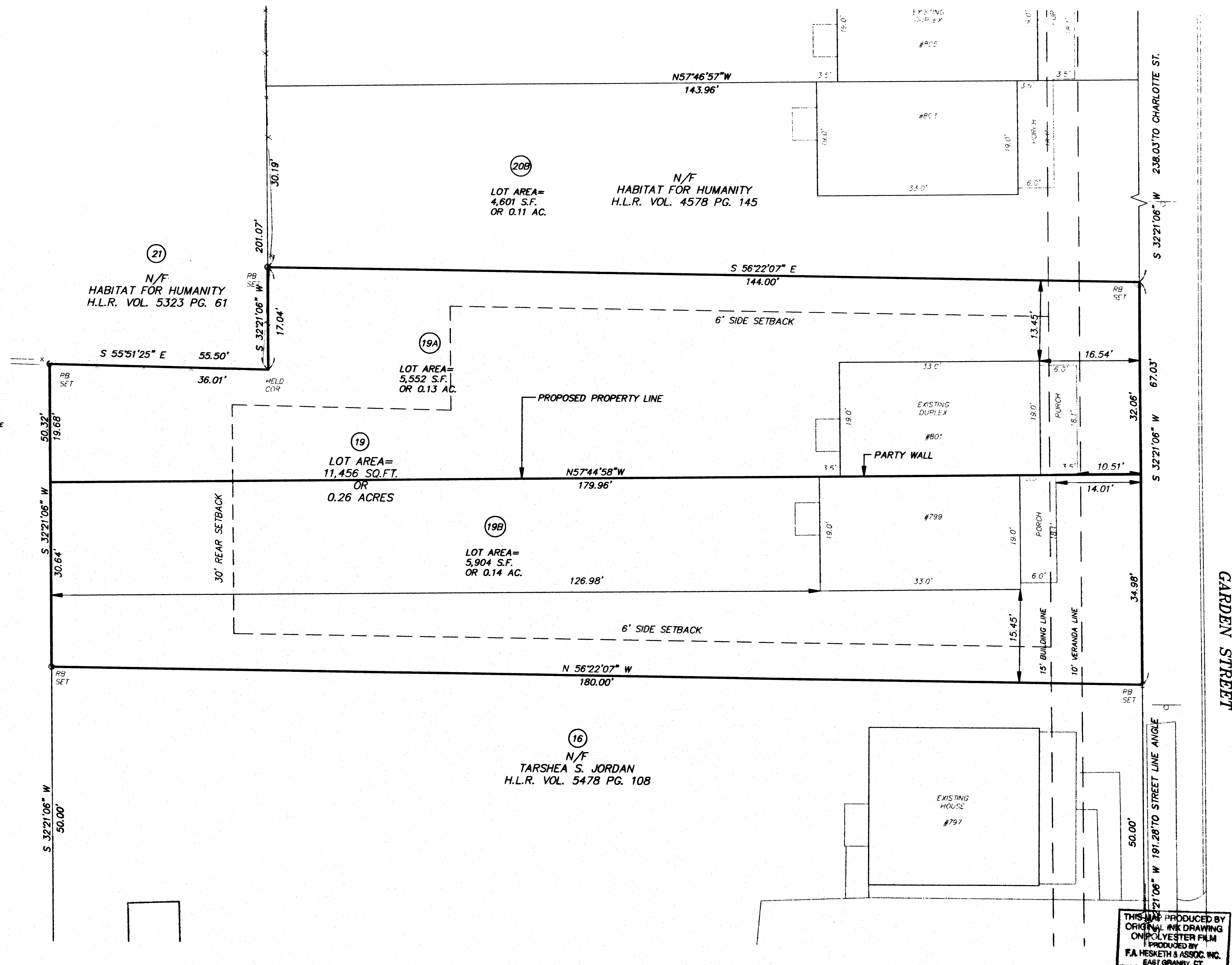
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. IT IS AN RESUBDIVISION PLAN INTENDED TO DEPICT TWO PORTIONS OF LOT 9 OFFERED FOR SALE TO 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. 637, USES PERMITTED (b).
3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY FOR PERIMETER LOT BOUNDARY, PROPOSED PROPERTY LINE IS ORIGINAL IN NATURE.
4. THIS SURVEY MEETS CLASS A-2 ACCURACY STANDARDS. NOT ALL IMPROVEMENTS ARE DEPICTED HEREON.
5. THE SUBJECT PARCEL IS DEPICTED ON THE CITY OF HARTFORD ASSESSORS PROPERTY MAP 613 AS LOT 19 IN BLOCK 1.
6. THE PARCEL IS LOCATED IN THE R-5 ZONE IN THE CITY OF HARTFORD.
7. THE PARCEL IS CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY, INC. HARTFORD LAND RECORDS VOLUME 4578 PAGE 145.
8. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED.
9. 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 OF 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:

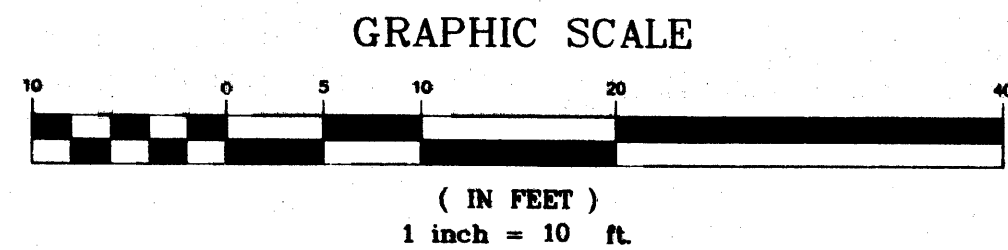
1. RESUBDIVISION/PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY WARELY/GARDEN/CHARLOTTE STREETS HARTFORD, CONNECTICUT SCALE 1"=20' DATED 03-20-02 REVISED TO 06-01-06 SHEETS 1,2 OF 2 BY: F.A. HESKETH & ASSOC. INC.

LEGEND (SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- PLUMBING AND SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- WSC. GATE VALVE
- RENT PIPE
- FILL CAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- CROSSWALK POLE
- LIGHT POLE
- 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
- L.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
- NOTHING
- EASTING
- NOW OR FORMERLY
- HARTFORD LAND RECORDS
- DELTA ANGLE
- RADIOS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT #



GARDEN STREET



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) 852-8000
Fax (860) 844-8000
e-mail mhs@fah.net

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

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

BUILDING LOCATION PLAN
RESUBDIVISION PLAN
PREPARED FOR
HABITAT FOR HUMANITY
799-801 GARDEN STREET
HARTFORD, CONNECTICUT
Date: 05-25-07 Drawn by: CAD Job no: 03104
Checked by: TSH Sheet no: 1 OF 1
Scale: 1" = 10'

SB