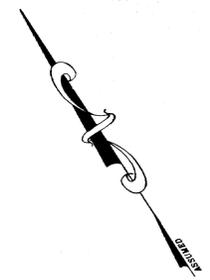


201 JUN 25 P 3: 54



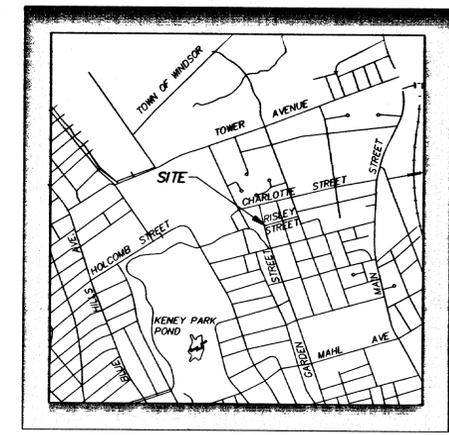
ZONING INFORMATION		
ZONE	REQUIRED	EXISTING (21)
USE		TWO-FAMILY SEMI-ATTACHED DWELLING
BUILDING AREA	1,000 S.F. MINIMUM	1,254 S.F. EACH DWELLING
LOT AREA	7,000 S.F.*	9,648 S.F.
RESIDENTIAL DENSITY	18.9 FAMILIES PER ACRE	12 FAMILIES PER ACRE
LOT OCCUPANCY	25%	13%
LOT WIDTH	50 FT.	67.02 FT.
FRONT YARD	10 FT. VERANDA LINE & 15 FT. BUILDING LINE	10.5 FT. & 16.5 FT.
SIDE YARD	6**	14.3 FT.
REAR YARD	30 FT.	91.0 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 sec. 645)

(D) SEC. 637 USES PERMITTED

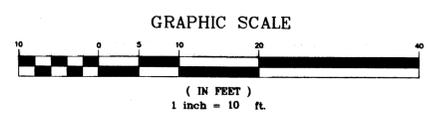
(b) IN THE CASE OF AN INDIVIDUAL LOT ASSOCIATED WITH AN INDIVIDUAL ATTACHED OR SEMI-DETACHED DWELLING, THE PROVISIONS SET FORTH IN THIS DIVISION FOR PERMITTED LOT COVERAGE, REQUIRED LOT AREA, LOT WIDTH, FRONT SETBACK, SIDE SETBACKS, SETBACK, REQUIRED USABLE OPEN SPACE AND PARKING SHALL APPLY TO THE ZONING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



VICINITY MAP (NOT TO SCALE)

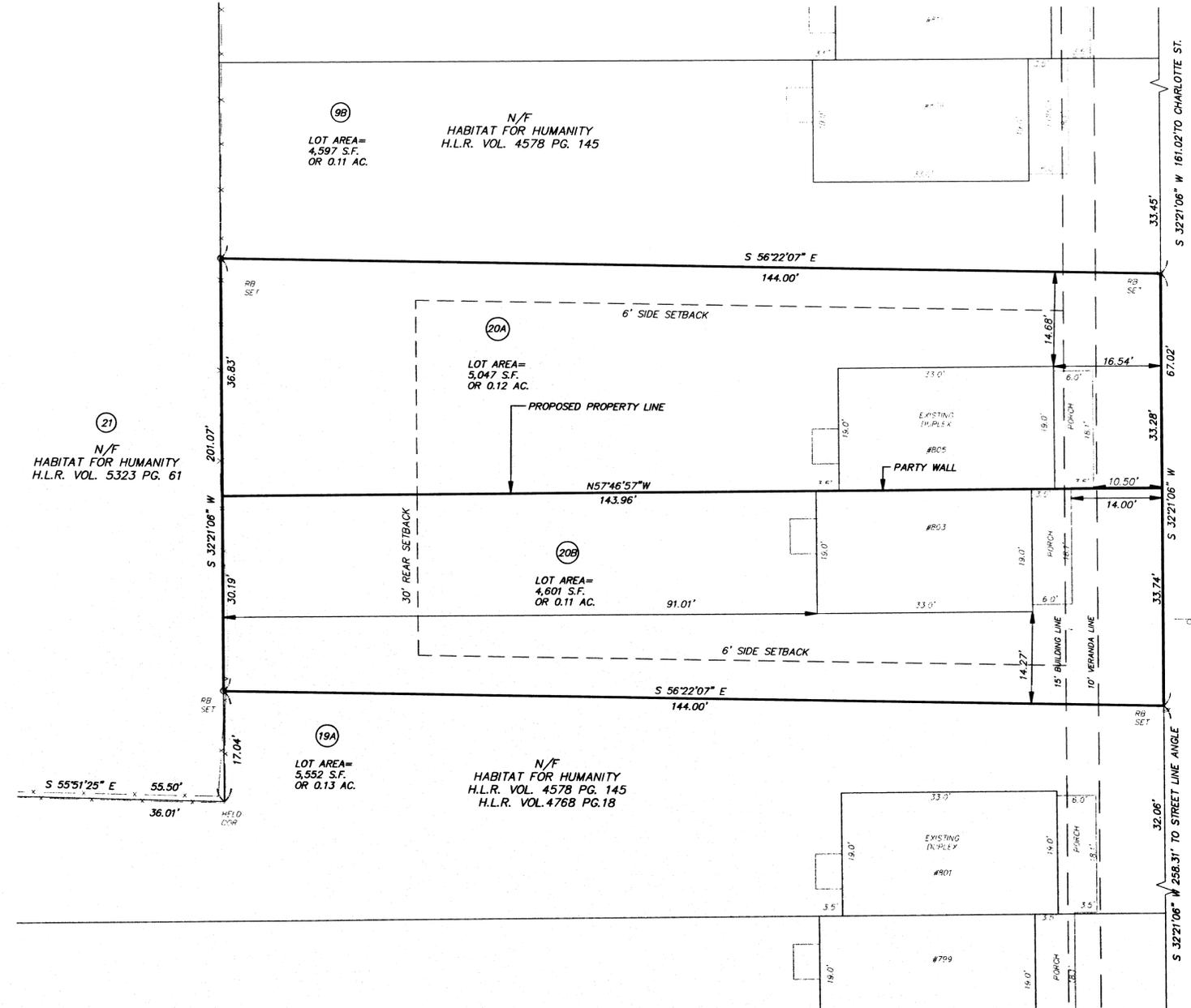
- NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 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 20 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 1-800-922-4345.

MAP REFERENCE:
 1. RESUBDIVISION/PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY WAVERLY/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.



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.
 PRODUCED BY
 F.A. HESKETH & ASSOC. INC.
 EAST GRANVILLE, CT
 TODD S. HESKETH LS 17945

- 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
 - FOOT PIPE
 - FELCAP
 - WELL BOX
 - HAND HOLE
 - CONTROLLER CABINET
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - CUT WIRE
 - CROSSHALE 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
 - ORANGE PALE
 - DIRECTION OF FLOW
 - I.P. PROPERTY CORNER
 - MORNING
 - DRILL HOLE
 - SURVEY CONTROL POINT
 - FENCE LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - CABLE TELEVISION LINE
 - OVERHEAD WRES
 - POINT OF BEGINNING
 - NORTHING
 - EASTING
 - NEW OR FORMERLY
 - HARTFORD LAND RECORDS
 - DELTA ANGLE
 - RADIUS
 - TANGENT
 - LENGTH
 - CHORD BEARING
 - FRONT YARD
 - SIDE YARD
 - REAR YARD
 - CONTROL POINT
 - ASSESSOR LOT #



GARDEN STREET

Phone (860) 893-8000
 Fax (860) 844-8000
 e-mail mal@fah.com

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

F.A.H.

No.	Date	Description
1	06-13-07	Approval

BUILDING LOCATION PLAN
 RESUBDIVISION PLAN
 PREPARED FOR
HABITAT FOR HUMANITY
 803-805 GARDEN 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