

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA
THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE
SHOWN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL 1.800.
922-4455 AND HAVE UTILITIES MARKED.

THE SUBJECT PARCEL WAS ORIGINALLY
THREE LOTS EACH OF WHICH WAS LESS
THAN 5,000 SF.

11-13 PLINY

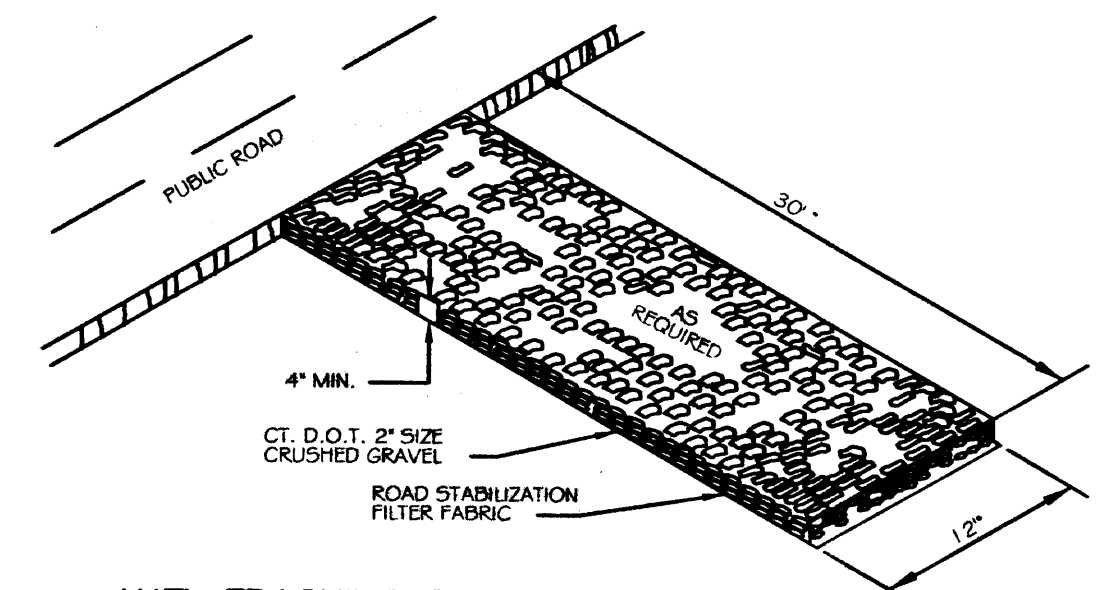
ZONING INFORMATION		
ZONE	R-4	REQUIRED
USE	RES	RES
BUILDING AREA	1,395 SF	1,204 SF
LOT AREA	7,000 SF	5,580 SF*
RES. DENSITY	18.9 FPA	15.6 FPA
F.A.R.	N.A.	
LOT OCCUPANCY	25%	21%
LOT WIDTH	50'	53'
FRONT YARD	18'	20'
SIDE YARD	15#5	25#6
REAR YARD	30'	38.2'
HEIGHT	3 1/2 STY	2 STY
USABLE OPEN SPACE	800FAM	2,188FAM
PARKING	3	3

* DENOTES NON-CONFORMING

7-9 PLINY

ZONING INFORMATION		
ZONE	R-4	REQUIRED
USE	RES	RES
BUILDING AREA	2,370.4 SF	1,222 SF
LOT AREA	7,000 SF	9,482 SF
RES. DENSITY	18.9 FPA	9 FPA
F.A.R.	N.A.	
LOT OCCUPANCY	25%	13%
LOT WIDTH	50'	53'
FRONT YARD	18'	17.5'
SIDE YARD	15#5	88.2' * 6.2
REAR YARD	30'	37'
HEIGHT	3 1/2 STY	2 1/2 STY
USABLE OPEN SPACE	800FAM	4,130FAM
PARKING	3	3

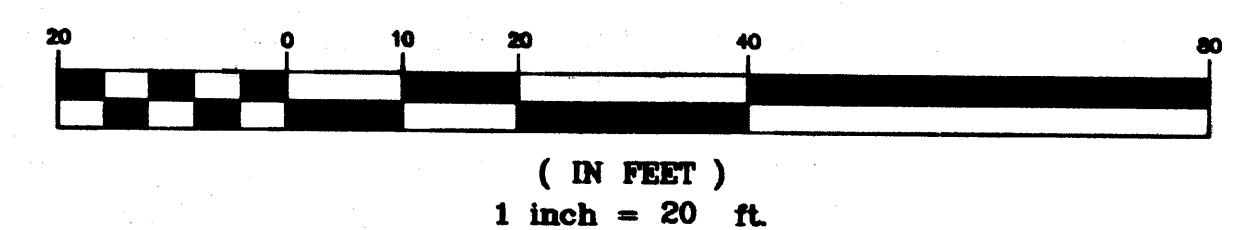
* DENOTES NON-CONFORMING



* OR AS TOWNSHIP REQUIREMENT

ANTI-TRACKING PAD
NOT TO SCALE

GRAPHIC SCALE



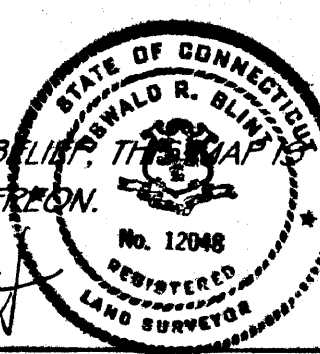
REFERENCE IS HEREBY MADE OF A MAP OR PLAN ENTITLED
"MAP NO. 2 OF LOTS OWNED BY WALTER S MATHER, HARTFORD,
CONNECTICUT SCALE 1 INCH = 50 FEET, H.G. AND F.W. LOOMIS,
CIVIL ENGINEERS DATED AUGUST 1897".

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 "PERIMETER SURVEY". THE STREET LINES AS THEY ARE DEPICTED HEREON, REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "DEPENDENT RESURVEY". 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 BUILD 2 LAST DEVELOPMENT IN MATTERS RELATING TO THE SUBDIVISION OF 7-9 PLINY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.

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

Walter S. Mather
WALTER S. MATHER, L.S.



ASSESSOR MAP 617-009-015
AREA: 15,062 SF (0.3458 Ac.)

DATE:
AUGUST 9, 2007

SCALE:
1"=20'

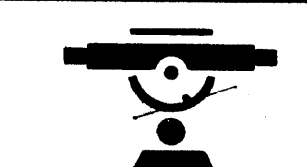
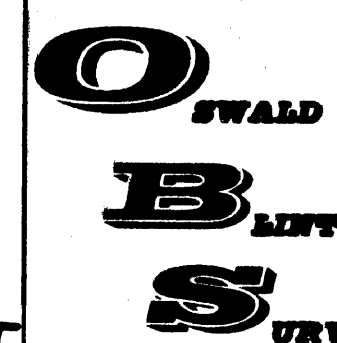
SHEET:

SUBDIVISION PLAN

OF
7-9 PLINY STREET
HARTFORD, CONNECTICUT

PREPARED FOR

BUILD 2 LAST DEVELOPMENT



95 GIDDINGS AVENUE
WINDSOR, CONNECTICUT
860.833.6850

