

ZONING INFORMATION

ZONING	REQUIRED	PROPOSED
USE	R-1	RO-1
BUILDING AREA (FOOTPRINT)	882 Sq.Ft.	882 Sq.Ft.
LOT AREA	6000 Sq.Ft.	8,055 Sq.Ft.
RESIDENTIAL DENSITY	150 PPA	11 PPA
F.A.R.	N.A.	N.A.
LOT OCCUPANCY	30 %	27 %
LOT WIDTH	50 Ft.	64.80 Ft.
FRONT YARD	18 Ft.	17.76 Ft.
SIDE YARD	15' & 5'	26.7' & 4.0'
HEIGHT	4 Stories	2 Stories
USABLE OPEN SPACE	50 Sq.Ft. / Person	190 Sq.Ft. / Person
PARKING SPACES	11	11

* DENOTES NON-CONFORMING

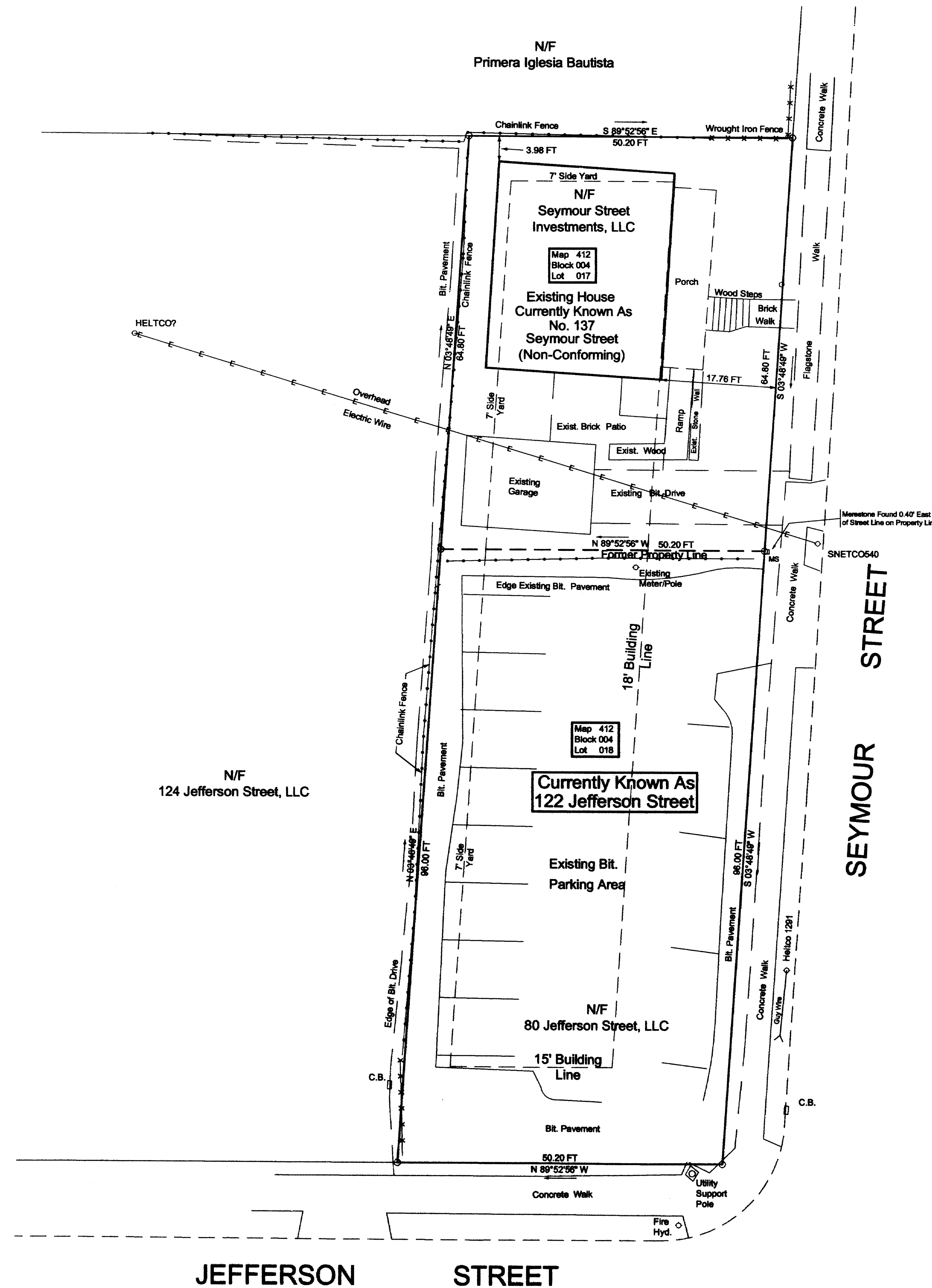
Lot Schedule - Total Areas		
Lot	Sq. Ft.	Acres
137 Seymour St.	3,246 Sq. Ft.	0.075 Acres
122 Jefferson St.	4,809 Sq. Ft.	0.11 Acres
Total Area	8,055 Sq. Ft.	0.185 Acres

Notes:

1) Parcel is located in the Zone R-1.

Map References:

1. "Property of Eighty Jefferson Street, LLC, 120 Jefferson Street & Seymour Street, Hartford, Connecticut, Scale: 1"=20', May 13, 1985, Revised to 7/6/94" Close, Jensen & Miller, P.C.



122 Jefferson Street
map 412, Block 004, Lot 018

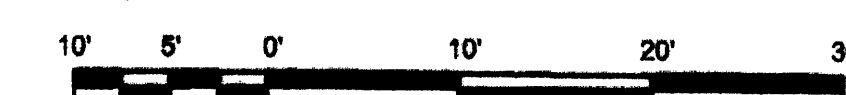
CITY OF HARTFORD
PLANNING DIVISION
OFFICIAL APPROVED PLANS

ADOPTED BY: Planning
DATE: 4/22/07
SIGNED: [Signature]

Map Showing
Merger Of Properties
Map 412, Block 004, Lots 017 & 018
To Be Conveyed To
EIGHTY JEFFERSON STREET, LLC
122 Jefferson Street & 137 Seymour Street
Hartford Connecticut
Scale: 1"= 10'
November 2007

Prepared By
Neriani Surveying
35 Old Farms Road - Avon Connecticut
(860) 677-7732

Graphic Scale:



DRAWN BY:	CHECKED BY:	JOB NO.
LKR	CJN	M-07-39-D

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-202-1 THRU 20-202-10 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS MAP IS INTENDED TO MERGE 2 PARCELS.

CLASS OF ACCURACY: CLASS A2.

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

ARTHUR M. NERIANI - LAND SURVEYOR
CT LS #10250

NOT VALID WITHOUT RAISED SEAL