

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-30 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1993.
 2. IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR FINANCING PURPOSES.
 3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
 4. THE SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS.
 5. COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). METROPOLITAN DISTRICT COMMISSION (MDC) STATION NO. 48039 (NAD83) E=1014831.50 AND MDC STATION NO. 48039 (NAD83) E=1014831.50 WERE USED FOR REFERENCE. ELEVATIONS DEPICTED HEREON REFER TO NAVD83. MDC STATION NO. 48-97, ELEVATION = 68.357 WAS USED FOR REFERENCE.
 6. THE SUBJECT PARCEL IS LOCATED IN THE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT ZONE IN THE CITY OF HARTFORD.
 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN OBTAINED FROM RECORD MAPS, RECORD RESEARCH AND VISIBLE FIELD EVIDENCE AND MARKING PROVIDED BY UNDERGROUND, LLC. THE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATIONS AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4455.
 8. THE PARCEL DEPICTED HEREON IS CURRENTLY OWNED BY SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, HARTFORD LAND RECORDS VOLUME 3980 PAGE 336.
 9. THE PARCEL DEPICTED HEREON IS DEPICTED ON CITY OF HARTFORD ASSESSOR'S MAP NUMBER 334 BLOCK 5 AS LOT 1.
 10. THERE ARE 74 STANDARD PARKING SPACES ON THE SUBJECT PARCEL.

- MAP REFERENCES:
1. PROPERTY SURVEY PREPARED FOR SAINT FRANCIS HOSPITAL ASHLEY & ATWOOD STREETS HARTFORD, CONNECTICUT DATED JULY 9, 1998 SCALE 1"=20' BY: HALLSEY, PEARSON & CASSIDY
 2. PROPERTY SURVEY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER ASYLUM AVENUE, WOODLAND STREET, COLLING STREET, ATWOOD STREET & ASHLEY STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED JUNE 18, 1991 REVISED TO JAN 1993 BY: HALLSEY & HEBERT.
 3. CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING- ANGLE MAP 4333 & 334 SCALE 1"=50'
 4. ATWOOD STREET CONDOMINIUM HARTFORD, CONNECTICUT SCALE 1"=20' DATED 6-11-90 REVISED TO 11-15-90 BY: HOBBS & HOBBS

PROPERTY DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE SOUTHERLY SIDE OF ASHLEY STREET AND THE EASTERLY SIDE OF ATWOOD STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 179 ASHLEY STREET HARTFORD, CONNECTICUT DATED 04-18-08 SCALE 1"=20' JOB NO. 05173 BY: F.A. HESEKETH & ASSOCIATES, INC." SAID PARCEL BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE PARCEL HEREON DESCRIBED WHICH POINT IS IN THE INTERSECTION OF THE EASTERLY STREET LINE OF ATWOOD STREET WITH THE SOUTHERLY STREET LINE OF ASHLEY STREET TO A POINT.

THENCE, S73°19'07"E A DISTANCE OF 181.76 FEET ALONG THE SOUTHERLY STREET LINE OF ASHLEY STREET TO A POINT.

THENCE, S18°14'10"W A DISTANCE OF 150.36 FEET ALONG LAND NOW OR FORMERLY OF PRISCILLA GREEN TO A POINT.

THENCE, N73°11'46"W A DISTANCE OF 178.00 FEET ALONG LAND NOW OR FORMERLY OF VANESSA B. WILLIAMS TO A POINT IN THE EASTERLY STREET LINE OF ATWOOD STREET.

THENCE, N15°37'46"E A DISTANCE OF 150.00 FEET ALONG THE EASTERLY STREET LINE OF ATWOOD STREET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 0.62 ACRES OR 27,087 SQUARE FEET MORE OR LESS.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLYESTER FILM PRODUCED BY F.A. HESEKETH & ASSOCIATES, INC. EAST GRANBY, CT.

TO: SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, FIRST AMERICAN TITLE INSURANCE COMPANY, STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY, U.S. BANK NATIONAL ASSOCIATION, AS MASTER TRUSTEES, OF MORGAN CHASE BANK, N.A. AS CREDIT FACILITY PROVIDER AND BANK OF AMERICA, N.A.

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. BECAUSE SIGNATURE APPEARS HEREON.

TODD E. HESEKETH LS 17928

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Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

F.A.H.

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No.	Date	Description

PROPERTY SURVEY
OF
ST. FRANCIS HOSPITAL & MEDICAL CENTER
179 ASHLEY STREET
HARTFORD, CONNECTICUT

Drawn by: CAD Job no: 05173
Date: 04-18-08
Scale: 1"=20'
Checked by: TSH Sheet no: 1 OF 1

1

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

SEC. 534. REQUIRED PARKING AND LOADING AREAS.
R-2 OFF-STREET PARKING AND OFF-STREET LOADING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V (RELATING TO OFF-STREET PARKING AND OFF-STREET LOADING) OF THESE REGULATIONS.

SEC. 535. LIMITATION ON PERSONS PER ACRE.
THE MAXIMUM NUMBER OF PERSONS PER ACRE FOR R-2 RESIDENTIAL STRUCTURES SHALL NOT EXCEED ONE HUNDRED (100).

SEC. 536. PERMITTED LOT COVERAGE.
(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 COVERAGE OF PRINCIPAL RESIDENTIAL STRUCTURES MAY BE INCREASED BEYOND THE PERMITTED LOT COVERAGE 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 COVERAGE 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.

SEC. 537. REQUIREMENTS FOR FLOOR SPACE PER DWELLING UNIT.
EACH R-2 DWELLING UNIT SHALL MEET THE REQUIREMENTS OF FLOOR SPACE PER UNIT AS SET FORTH IN SECTION 16 (RELATING TO FLOOR AREA).

SEC. 538. REQUIRED LOT AREA.
EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE R-2 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SIX THOUSAND (6,000) SQUARE FEET.

SEC. 539. LOT WIDTH.
EVERY R-2 LOT SHALL HAVE A MINIMUM LOT WIDTH AT THE STREET LINE OF NOT LESS THAN FIFTY (50) FEET.

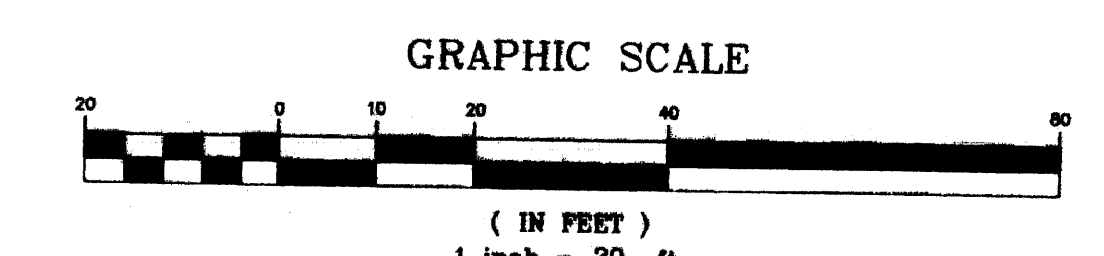
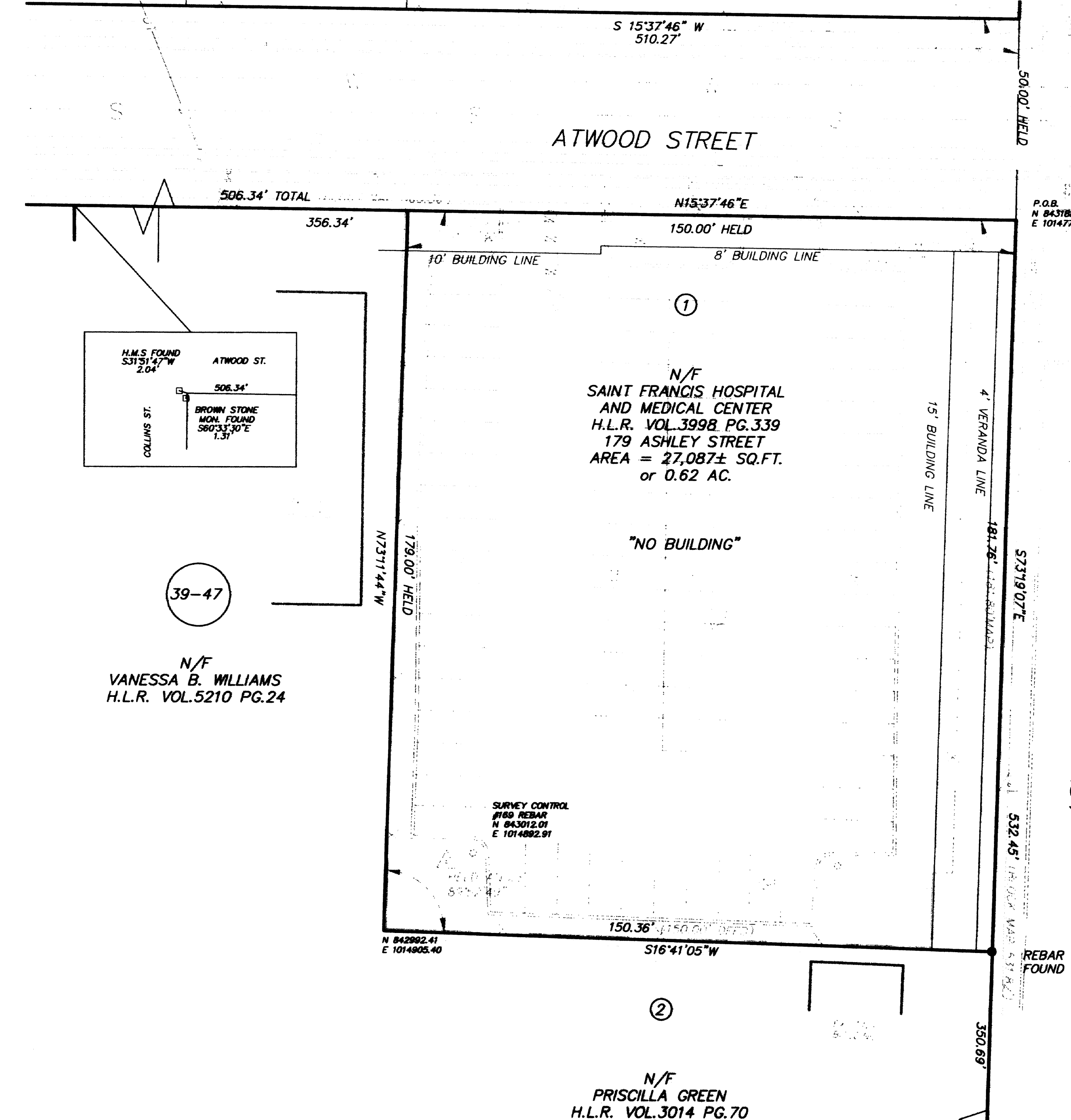
SEC. 540. FRONT SETBACK.
THERE SHALL BE A FRONT SETBACK FOR EVERY R-2 PRINCIPAL STRUCTURE IN CONFORMANCE WITH THE EXISTING BUILDING LINE AND VERANDA LINE.

SEC. 541. SIDE SETBACK.
THERE SHALL BE A MINIMUM TOTAL WIDTH OF R-2 SIDE SETBACK FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF FIFTEEN (15) FEET WITH A MINIMUM SIDE SETBACK REQUIREMENT OF FIVE (5) FEET OR ONE-FOURTH OF THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL RESIDENTIAL STRUCTURE, WHICHEVER IS GREATER.

SEC. 542. REAR SETBACK.
THERE SHALL BE A MINIMUM R-2 REAR SETBACK OF THIRTY (30) FEET FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE.

SEC. 543. MAXIMUM HEIGHT LIMIT.
NO BUILDING OR STRUCTURE IN THE R-2 DISTRICT SHALL EXCEED A HEIGHT OF FOUR (4) STORIES OR FORTY (40) FEET, WHICHEVER IS LESS. APPLICATION MAY BE MADE TO THE COMMISSION FOR A SPECIAL PERMIT TO EXCEED THIS HEIGHT LIMIT FOR PARCELS CONTAINING IN EXCESS OF TEN THOUSAND (10,000) SQUARE FEET. THE APPLICATION SHALL BE FILED AND ACTED ON IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 66 (RELATING TO APPLICATIONS FOR ZONING PERMITS). THE COMMISSION MAY MODIFY THE HEIGHT REQUIREMENT IF IT FINDS THAT SUCH AN ADJUSTMENT WILL PROMOTE A BETTER ARRANGEMENT OF BUILDINGS AND OPEN SPACE OR IN SPECIAL CASES WHERE DESIRABLE OR WARRANTED DUE TO UNUSUAL TOPOGRAPHY OR OTHER PHYSICAL CONDITIONS AND THE USE AND CHARACTER OF ADJACENT PROPERTIES, WITH DUE REGARD TO THE PROTECTION OF SUCH PROPERTIES AND THEIR ACCESS TO LIGHT AND AIR, THE ZONING DISTRICTS IN WHICH SUCH PROPERTIES ARE LOCATED AND THE PUBLIC INTEREST.

SEC. 544. REQUIRED USABLE OPEN SPACE.
THERE SHALL BE PROVIDED IN THE R-2 DISTRICT A MINIMUM OF NINETY (90) SQUARE FEET OF USABLE R-2 OPEN SPACE PER PERSON IN ACCORDANCE WITH THE TABLE OF DENSITIES SET FORTH IN THE DEFINITION OF "DENSITY" IN SECTION 2 (RELATING TO DEFINITIONS), AND IN ACCORDANCE WITH THE PROVISIONS UNDER THE DEFINITION OF "OPEN SPACE, USABLE LANDSCAPED" IN SECTIONS 5 AND 9 (RELATING TO USABLE OPEN SPACE).



- LEGEND
(SYMBOLS NOT TO SCALE)
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| <ul style="list-style-type: none"> CHEN BASH 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 FELCAP WELL MAIL BOX HAND HOLE CONTROLLER CABINET ELECTRIC TRANSFORMER UTILITY POLE CROSSWALK POLE LIGHT POLE POST TRAFFIC LIGHT SUPPORT POLE MONITOR WELL BORING ELECTRIC METER | <ul style="list-style-type: none"> GAS METER WATER METER TELEPHONE AC UNIT TREE LINE STONE WALL GRADE PALE 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 PEDESTRIAN WALK BUTTON HARTFORD MERIDIAN ASSESSOR'S LOT NUMBER |
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