

MAP REFERENCES:

MORTGAGE SURVEY PREPARED FOR ASSOCIATED CONSTRUCTION COMPANY 990 WETHERSFIELD AVENUE HARTFORD, CONNECTICUT SCALE 1"=20' DATE: 11-15-89 TARBELL, HEINTZ & ASSOC., INC.

"PROPERTIES OF MARSHALL REALTY CORP. & THE CITY OF HARTFORD 1010 WETHERSFIELD AVENUE HARTFORD, CONNECTICUT SCALE 1"=30' DATE: 7-12-86 CLOSE, JENSEN & MILLER"

"RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN & HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN & HARTFORD R.R. CO. FROM FENWICK TO HARTFORD SCALE 1"=100"

"PROPERTY OF CONNECTICUT MILK PRODUCERS ASSOCIATION WETHERSFIELD AVENUE HARTFORD CONNECTICUT SCALE 1"=10' SEPT. 1944 PETERSON & HOFFMAN ENGR'S"

"MAP OF LAND VICINITY OF DICE ROAD HARTFORD, CONNECTICUT SCALE 1"=30' JULY 12, 1950 GEORGE L. BURKE ENGR"

"NEW YORK NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER REAL ESTATE LAND AND EASEMENT IN WETHERSFIELD & HARTFORD, CONN. TO BE CONVEYED TO THE HARTFORD ELECTRIC LIGHT COMPANY SCALE 1"=100' DATE: MAY 1961 REV. JULY 1961"

YB 031333H
HARTFORD
HARTFORD
HARTFORD

REGULATIONS FOR B-3 ZONE

ITEM	REQUIRED	990 WETH	1000 WETH
MAX. RESIDENTIAL DENSITY	N/A	N/A	N/A
MAX. FLOOR AREA RATIO	2		
MIN. LOT AREA	6,000 S.F.	72,471 S.F.	41,869 S.F.
MIN. LOT WIDTH	50'	212'	130'
MIN. FRONT YARD	30'	113.3'	91.3'
MIN. SIDE YARD	N/R	N/R	N/R
MAX. LOT OCCUPANCY %	30	15	35 *
MIN. REAR YARD	30'	19.0' *	58.7'
MAX. BLDG. HEIGHT	4 STY. *	2 STY.	1 STY.
MIN. USABLE OPEN SPACE	N/A	N/A	N/A

1. 6,500 S.F. IF OVER 4 STORIES.
2. OVER 4 STORIES BY SPECIAL EXCEPTION.

NON-CONFORMING LOT AS TO:
MIN. REAR YARD
MIN. LOT OCCUPANCY

* CONDITIONS EXISTED PRIOR TO PRESENT ZONING REGULATIONS.

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 ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CERTIFICATION:

- THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1990 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS 4-2 SURVEY.
- THIS MAP AND SURVEY WAS BOTH PREPARED FOR AND CERTIFIED TO MARGARET PROPERTIES, LLC, SAVINGS BANK OF DANBURY AND LAWYERS TITLE INSURANCE CORP. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD ZONE

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

Peter D. Flynn
PETER D. FLYNN CT.L.S. #0792 DATE 8-6-8
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN LAND SURVEYING ASSOCIATES
1204 FARMINGTON AVE. 860-820-7800
BERLIN, CONNECTICUT 06037



Flynn Land Surveying
Original Ink
Drawing on Mylar

BOUNDARY TOPOGRAPHIC SURVEY
PREPARED FOR
MARGARET PROPERTIES, LLC,
SAVINGS BANK OF DANBURY &
LAWYERS TITLE INSURANCE CORP
#990 & 1000 WETHERSFIELD AVENUE
HARTFORD, CONNECTICUT
SCALE: 1"=20' DATE: 7-30-08
GRAPHIC SCALE

