

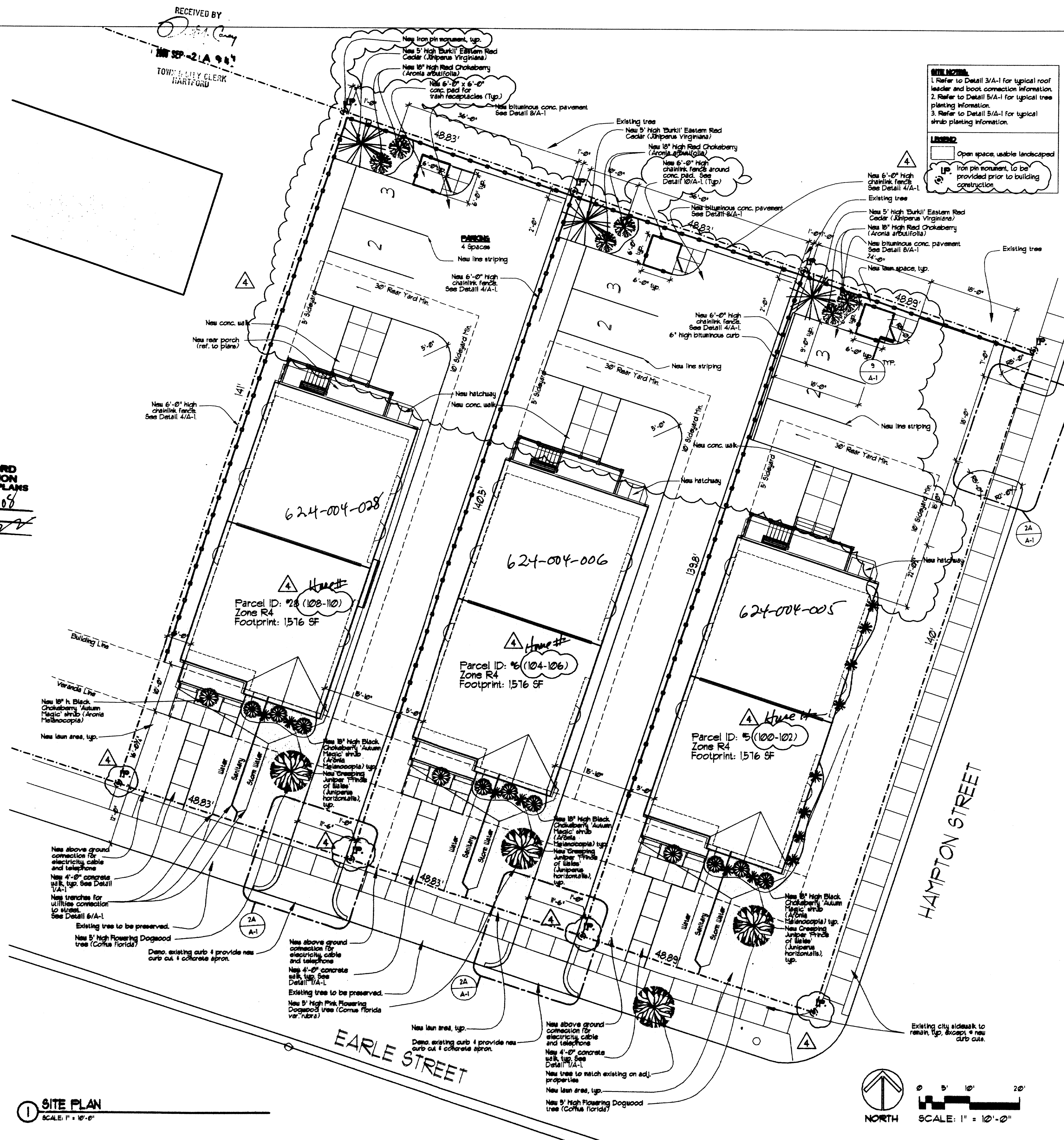
TWO-FAMILY PROTOTYPE

ZONING INFORMATION	Zone R-4, Three-Family Residential District			
	Permitted	5 (100-102)	6 (104-106)	7 (108-110)
RESIDENTIAL DENSITY	100 FFA	500 FFA	500 FFA	500 FFA
RESIDENTIAL OCCUPANCY (2 x 3 BR DU)	8	8	8	8
FAR (Floor Area Ratio)	N/A	N/A	N/A	N/A
LOT AREA	Min. 10,000 SF	6,981 SF (0.16 acre) *	6,916 SF (0.16 acre) *	6,983 SF (0.16 acre) *
LOT OCCUPANCY	25% (1,750 SF)	23% - 1516 SF (172 SF allowed)	23% - 1516 SF (172 SF allowed)	23% - 1516 SF (172 SF allowed)
LOT WIDTH	Min. 50'	48.83'	48.83'	48.83'
FRONT YARD	BL	BL	BL	BL
SIDE YARD	10' x 5' or 1/4 of 48.83'	10' x 5'	10' x 5'	10' x 5'
REAR YARD	Min. 30'	48.83'	48.83'	48.83'
HEIGHT	3-1/2 stories or 35'	2 stories	2 stories	2 stories
USABLE OPEN SPACE	000 SF per family (1600 SF)	3,681 SF	3,681 SF	3,681 SF
DW. FLOOR SPACE	1000 SF min.	1,412 SF x 1,412 SF	1,412 SF x 1,412 SF	1,412 SF x 1,412 SF
PARKING SPACES	15 spaces x 2 DU = 30 spaces	3	3	3

* DENOTES NON-CONFORMING ITEM

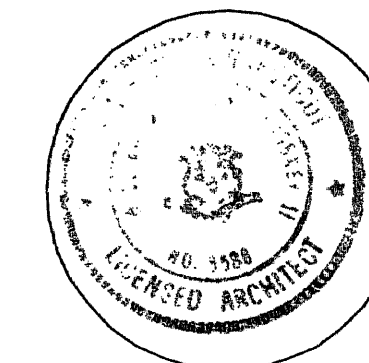
CITY OF HARTFORD
PLANNING DIVISION
OFFICIAL APPROVED PLANS

APPROVED BY: [Signature]
DATE: 6/19/08
[Signature]



NOTES:
1. Refer to Detail 3/A-1 for typical roof leader and boot connection information.
2. Refer to Detail 5/A-1 for typical tree planting information.
3. Refer to Detail 5/A-1 for typical shrub planting information.

LEGEND:
Open space, usable landscaped
Iron pin monument, to be provided prior to building construction



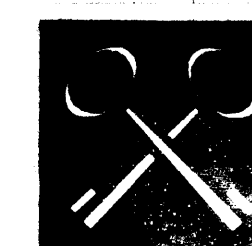
- 1 04-01-2008 Soils Revisions
- 2 04-24-2008 Zoning Revision
- 3 06-06-2008 Survey Revision
- 4 06-30-2008 Planning Revision

Earle Street Homes

92, 94 & 96 Earle Street
HARTFORD, CT

South Arsenal
Neighborhood
Development
Corporation

HARTFORD, CT



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SHORT DESCRIPTION:

Site Plan

Project No.
Date
1/30/2008

A-0

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