

ZONING SETBACK TABLE						
ZONE	MAX DENSITY	MIN. LOT	MAX COVG.	MIN. WIDTH	MIN. SETBACKS	MAX. HEIGHT USABLE SPACE
R-3	75 PPA	6,000 SQ.FT.	25 (40)3	50	B.L.15&5.30	3 1/2 STORIES 150 SQ.FT.

MAP REFERENCES

- "CITY OF HARTFORD ANGLE MAP#206" 1"=50'. HARTFORD ENGINEERING DEPARTMENT.
- "CITY OF HARTFORD ANGLE MAP#207" 1"=50'. HARTFORD ENGINEERING DEPARTMENT.
- "CITY OF HARTFORD ANGLE MAP#131" 1"=50'. HARTFORD ENGINEERING DEPARTMENT.
- "TOPOGRAPHIC SURVEY PROPERTY OF TRINITY COLLEGE HARTFORD, CONN." SCALE 1"=60' DAYBOOK NO. 09607 NOV., 1956 BY IGOR VECHESLOFF.
- "VERNON STREET" SCALE 1"=40' MAY, 1922. #05378 HARTFORD ENGINEERING DEPARTMENT.
- "SURVEY MAP SHOWING PROPERTIES OF TRINITY COLLEGE AND COLLEGE FRATERNITIES, HARTFORD, CONN." 1"=60' NOV., 1959 BY IGOR VECHESLOFF. TOWN CLERK#479.
- "CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSORS MAP#206" OCTOBER, 1984. SCALE 1"=50'.
- "CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSORS MAP#131" OCTOBER, 1984. SCALE 1"=50'.
- "FRIENDLY ICE CREAM CORPORATION BROAD AND VERNON STREET HARTFORD, CONN. PLOT PLAN." SCALE 1"=10' 1-20-87. CITY OF HARTFORD BUILDING DEPT.
- "PROPERTY OF WOOLFSON AND KAMINS, MCCARTHY AND GRISKAS, PREPARED FOR TEXACO, INC. 1344-1368 BROAD ST. HARTFORD, CONN." SCALE 1"=10' SEPT. 1966. BY WM. ALFORD WINDSOR, CONN.

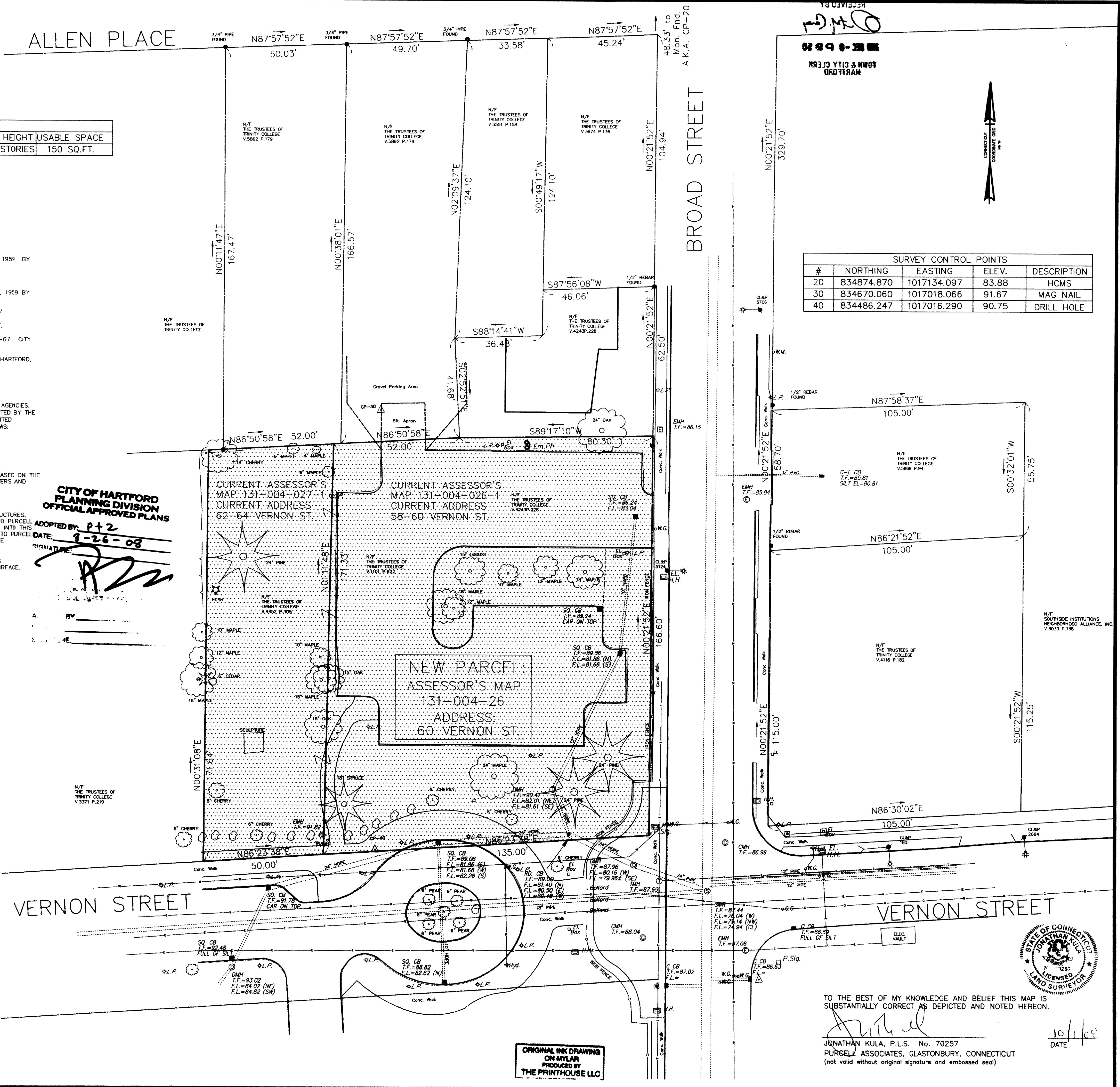
SURVEY NOTES:

- THIS SURVEY WAS PREPARED BY PURCELL ASSOCIATES IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS AN "UN-MONUMENTED PROPERTY SURVEY". THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE ACCURACY ARE AS FOLLOWS:  
HORIZONTAL CONTROL - CLASS "A-2"  
BOUNDARY - CLASS "A-2"  
SURFACE UTILITIES - CLASS "T-2"  
UNDERGROUND UTILITIES - CLASS "D" (COMPILED)
- HORIZONTAL CONTROL IS BASED ON THE CONNECTICUT COORDINATE SYSTEM-NAD 83. THE ELEVATIONS DEPICTED ARE BASED ON THE NAVD 88. COORDINATES AND ELEVATIONS WERE GENERATED USING FAST STATIC DATA COLLECTION WITH TRIMBLE GPS RECEIVERS AND SOLUTIONS FROM OPUS.
- THE DEPICTED PROPERTY IS IN THE R-3 ZONE.
- UNDERGROUND UTILITIES HAVE BEEN COMPILED. LOCATIONS OF SAID LINES ARE AS SHOWN AT THE "FIELD LOCATED STRUCTURES, AND IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND PURCELL ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH IS UNKNOWN TO PURCELL ASSOCIATES. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. \*CALL BEFORE YOU DIG 1-800-922-4455
- HOUSES ARE SAID TO HAVE BEEN DEMOLISHED ON THE WESTERN VERNON STREET SECTION WHICH IS NOW CLOSED AT ITS INTERSECTION WITH BROAD STREET. THE FOUNDATIONS AND ANY ABANDONED UTILITY LINES MAY STILL EXIST BELOW THE SURFACE.
- THE AREA OF THE MERGED PARCELS IS 31,351 SQUARE FEET OR 0.72 ACRES.

ABBREVIATIONS			
A.C. Air Conditioning	Ind. Found	N	North
BSMT Basement	F. Fire	N.A.D.	North American Datum
BCLC Bituminous Concrete Lip Curbing	F.D. Floor Drain	N.G.V.D.	National Geodetic Vertical Datum
BIT. Bituminous	Gran. Granite	P. Sig.	Pedestrian Signal
Brk. Brick	GO Gas Gate	PVC	Polyvinyl Chloride
CB Catch Basin	G.M. Gas Meter	RCP	Reinforced Concrete Pipe
Conc. Concrete	GV Gas Vent/Valve	S	South
CLF Chain Link Fence	HCMS Hartford City Merestone	San.	Sanitary
CLP Connecticut Light & Power	Hyd. Hydrant	SNET	Southern New England Telephone
Contr. Controller	H.H. Hand Hole	Tel.	Telephone
Cabnt. Cabinet	I.P. Iron Pipe	VCP	Victrol Clay Pipe
CMP Corrugated Metal Pipe	MH Manhole	W	Water or West
D Domestic	Mon. Monument	WG	Water Gate
D.I.P. Ductile Iron	MP Metal Post	WM	Water Meter
E East or Electric	MB Mailbox		
E.P. Edge of Pavement	N/F Now or Formerly		

SYMBOL LEGEND			
● Iron Pipe	⊙ Sanitary Manhole	⊕ Sign (double post)	
⊙ Property Monument	⊙ Telephone Manhole	x 427.3 Spot Elevation	
⊕ Utility Pole	⊙ Water Manhole	⊕ Traffic Controller Cabinet	
⊕ Utility Pole w/ Light	⊕ Physically Challenge Ramp	⊕ Boulder	
⊕ "C-L" Catch Basin	⊕ Hand Hole	⊕ Em.Ph. Emergency Phone	
⊕ "C" Catch Basin	⊕ W.G. Water Valve	⊕ Light Pole	
⊕ Square Drain	⊕ G.G. Gas Valve	⊕ Same Lot Symbol	
⊕ Storm Drain Manhole	⊕ Hydrant		
⊕ Communication Manhole	⊕ Guy Wire		
⊕ Electric Manhole	⊕ Sign (single post)		

FEATURE LINES		BOUNDARY LINES	
Curbed Roadway	—	Street Line (Right of Way)	—
Edge of Paved Road	—	Property Line (Merged Parcel)	—
Edge of Paved/Gravel Drive	—	Property Line	—
Chain Link/Wire Fence	—		
Merged Parcel Area		UTILITIES & UNDERGROUND SERVICES	
		Cable T.V. Service	—
		Electric Service	—
		Gas Pipes	—
		Sanitary Sewer Pipes	—
		Storm Water Pipes	—
		Telephone Service	—
		Water Pipes	—
		Overhead Wires & Cables	—



SURVEY CONTROL POINTS				
#	NORTHING	EASTING	ELEV.	DESCRIPTION
20	834874.870	1017134.097	83.88	HCMS
30	834670.060	1017018.066	91.67	MAG NAIL
40	834486.247	1017016.290	90.75	DRILL HOLE

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

JONATHAN KULA, P.L.S. No. 70257  
PURCELL ASSOCIATES, GLASTONBURY, CONNECTICUT  
(not valid without original signature and embossed seal)

10/1/08  
DATE

DESIGNED: RSN  
DRAWN: DMG  
CHECKED: JK  
APPROVED: JK

NO. DATE

REVISIONS DESCRIPTION

SCALE: HORIZ. 1"=20'  
VERT. 1"=20'

SURVEY DATUM: HORIZ.: NAD 1983  
VERT.: NAVD 1988

GRAPHIC SCALE

Prepared By: **PURCELL ASSOCIATES**

• CONSULTING ENGINEERS •  
civil & site - structural - transportation - surveying

Boston, Massachusetts  
Glastonbury, Connecticut  
HARTFORD

FRIAR ASSOCIATES  
PROPERTY MERGE  
ON LAND OWNED BY THE  
TRUSTEES OF TRINITY COLLEGE  
58-62 VERNON ST.

PROJ. No.: 08-253  
DATE: 17SEP08

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