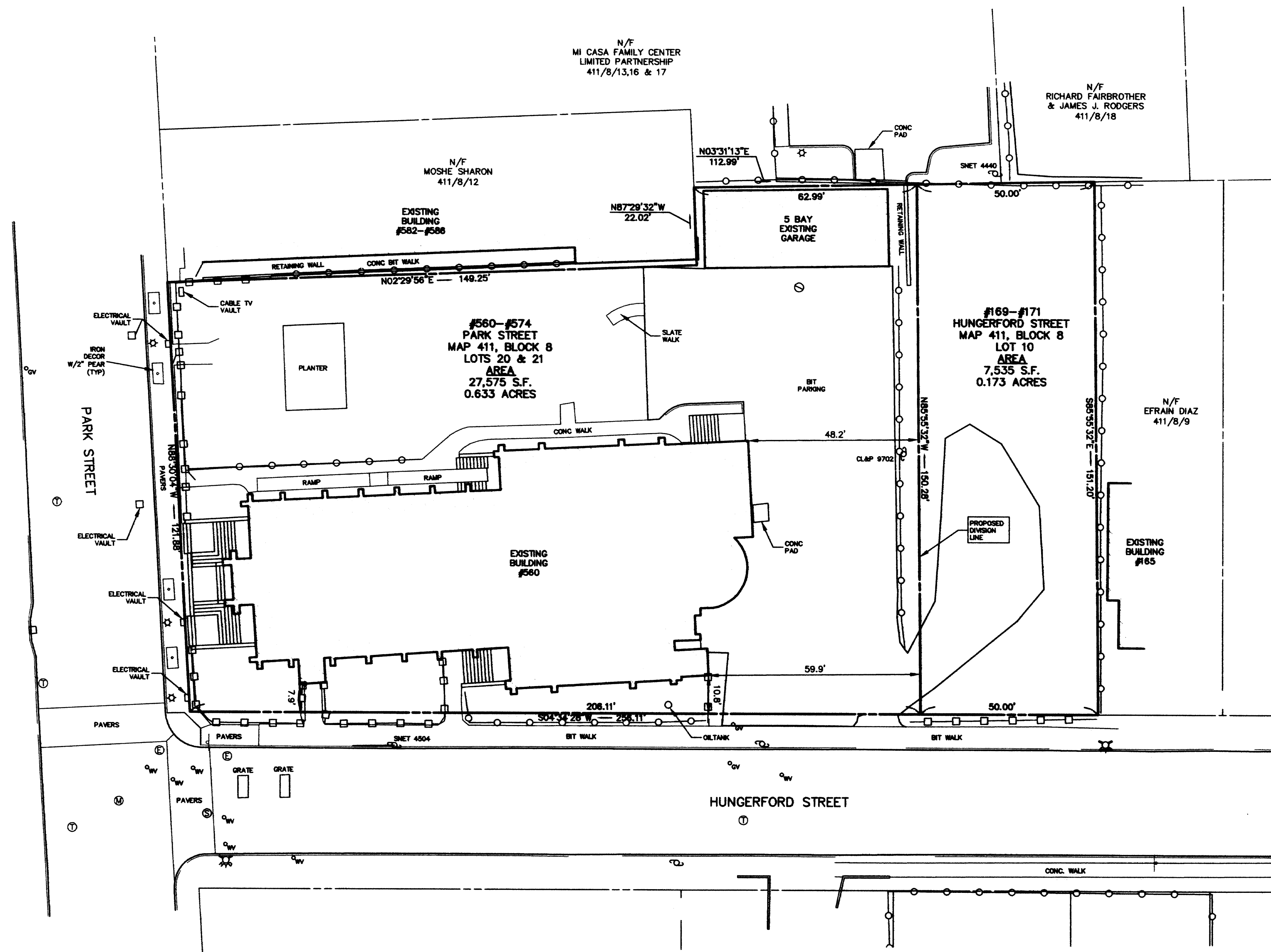


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HARTFORD



CITY OF HARTFORD
PLANNING DIVISION
OFFICIAL APPROVED PLANS

ADOPTED BY:

DATE: 1-9-07

BY: *[Signature]*

THIS MAP PRODUCED BY
ONLINE PINK DRAWING ON
EXTRACT FROM ONLINE
MILONE & MACBROOM
11/15/06

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT A. JACKSON, JR.

L.S. #11347

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

IMMACULATE CONCEPTION ZONING ANALYSIS

EXISTING PARK STREET CHURCH LOT (EXCLUDING PARKING LOT AT 169-171 HUNGERFORD STREET)
ZONE: R0-2
SITE AREA: 27,575 SF
CHURCH FOOTPRINT: 7,600 SF
5 CAR GARAGE FOOTPRINT: 1,150 SF
TOTAL COVERAGE: 8,750 SF

SECTION	ZONING REQUIREMENTS	MIN/MAX REQUIREMENTS	APPLIED TO SITE	PROVIDED	VARIANCE
465	FLOOR AREA RATIO	2.0	55,150 SF	16,350 SF	NO
467 (A)	LOT COVERAGE (PRINCIPAL STRUCTURES)	30% OF LOT	8,272 SF	7,600 SF	NO
467 (F)	LOT COVERAGE (ALL STRUCTURES)	50% OF LOT	13,787 SF	8,750 SF	NO
469	REQUIRED LOT AREA				
A. RESIDENTIAL	7,500 SF		27,575 SF	NO	
B. OFFICE/ NON- RESIDENTIAL	7,500 SF		27,575 SF	NO	
C. COMBINATION OFFICE & RESIDENTIAL	20,000 SF		27,575 SF	NO	
470	LOT WIDTH	50 FT		121.9 FT.	NO
471	FRONT SETBACK	EXISTING BUILDING LINE	±10 FT.	±12 FT.	NO
472	SIDE SETBACK	8 FT.	8 FT	±5 FT AT CLOSEST	YES (*)
473	REAR SETBACK	30 FT	30 FT	±47 FT	NO
	SETBACKS FOR ACCESSORY BUILDINGS	NO REQUIREMENTS LISTED			
919	PARKING REQUIRED (EXISTING SHELTER/TRANSIENT LODGING USE)	1 SPACE PER 2 STAFF MEMBERS PRESENT AT FACILITY AT ANY TIME	AVAILABLE PARKING WOULD ALLOW 36 STAFF: (*)	18 POTENTIAL SPACES PER PROJECT ARCHITECT (5 GARAGE AND 13 SURFACE).	NO

* NOTES:
1. ELIMINATION OF HUNGERFORD LOT DOES NOT AFFECT NON-COMPLIANCE.
2. EXISTING SHELTER ATTACHED HAS APPROXIMATELY 20-25 STAFF DURING PEAK USAGE

LEGEND

- STREET LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- IRON FENCE
- YARD DRAIN
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- SIGN
- LIGHT POST

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE DIVISION OF THE SUBJECT PROPERTY.
- NORTH ARROW AND BEARINGS ARE BASED UPON REFERENCE MAP 3C.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
A. "CITY OF HARTFORD, BLOCK MAP #411, SCALE: 1"=50', (CITY OF HARTFORD ENGINEERING DEPARTMENT).
B. "PLAN OF PROPERTY TO BE CONVEYED TO IMMACULATE CONCEPTION SHELTER AND HOUSING CORPORATION, 560 AND 574 PARK STREET & 169-171 HUNGERFORD STREET, HARTFORD, CONN.", SCALE: 1"=20', DATED: JULY 18, 2000, REVISED TO: NOV. 3, 2000, PREPARED BY: DELMASTRO SURVEY.
C. "PROPERTY SURVEY - ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR: HUNGERFORDCDF LLC, 164,168,169 HUNGERFORD STREET & 159,163 OAK STREET, HARTFORD, CONNECTICUT, SCALE: 1"=20', DATED: JUNE 6, 2005, PREPARED BY: MILONE & MACBROOM, INC.
- TOTAL AREA = 35,110 S.F. 0.806 ACRES.

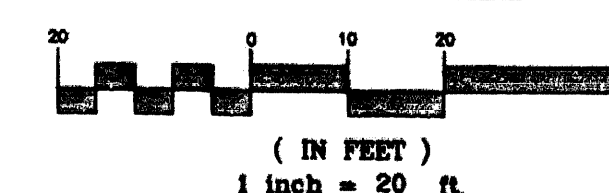
PROPERTY SURVEY

DEPICTING DIVISION OF PROPERTY OF:
IMMACULATE CONCEPTION SHELTER AND HOUSING CORPORATION
169-171 HUNGERFORD STREET & 560-574 PARK STREET
HARTFORD, CONNECTICUT

DESIGNED TJP/JJB	DATE AUGUST 24, 2006	PROJECT NO. 3032-01
DRAWN MFM	SCALE 1"=20'	1 OF 1
CHECKED MFM	DATE AUGUST 24, 2006	

MILONE & MACBROOM
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.MiloneandMacBroom.com

GRAPHIC SCALE



REVISED: 11/15/06

#3005