

# **SITE & PROPERTY NOTES:**

1. Maintain proper inverts and pitch of existing sewer lines.
2. G.C. to coordinate 'tie-in' of all new utilities to existing. 'Tie-in' to or disconnect and provide new connections as required. G.C. shall be responsible for paying all fees.
3. Verify location of existing utilities in field.
4. The locations of underground utilities are approximate and all utilities may not be shown.
5. New 'Zero Lot Line' shall divide the existing lot into two separately owned parcels. For zoning purposes, the lot shall remain as one lot.
6. Any dwelling unit or lot shall not be altered in any manner from that shown on the plans filed and approved by the Zoning Administrator for such zoning or any part thereof.
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8. Cross Easements are provided to allow both properties to access all common areas such as parking, driveway, common entries, etc.

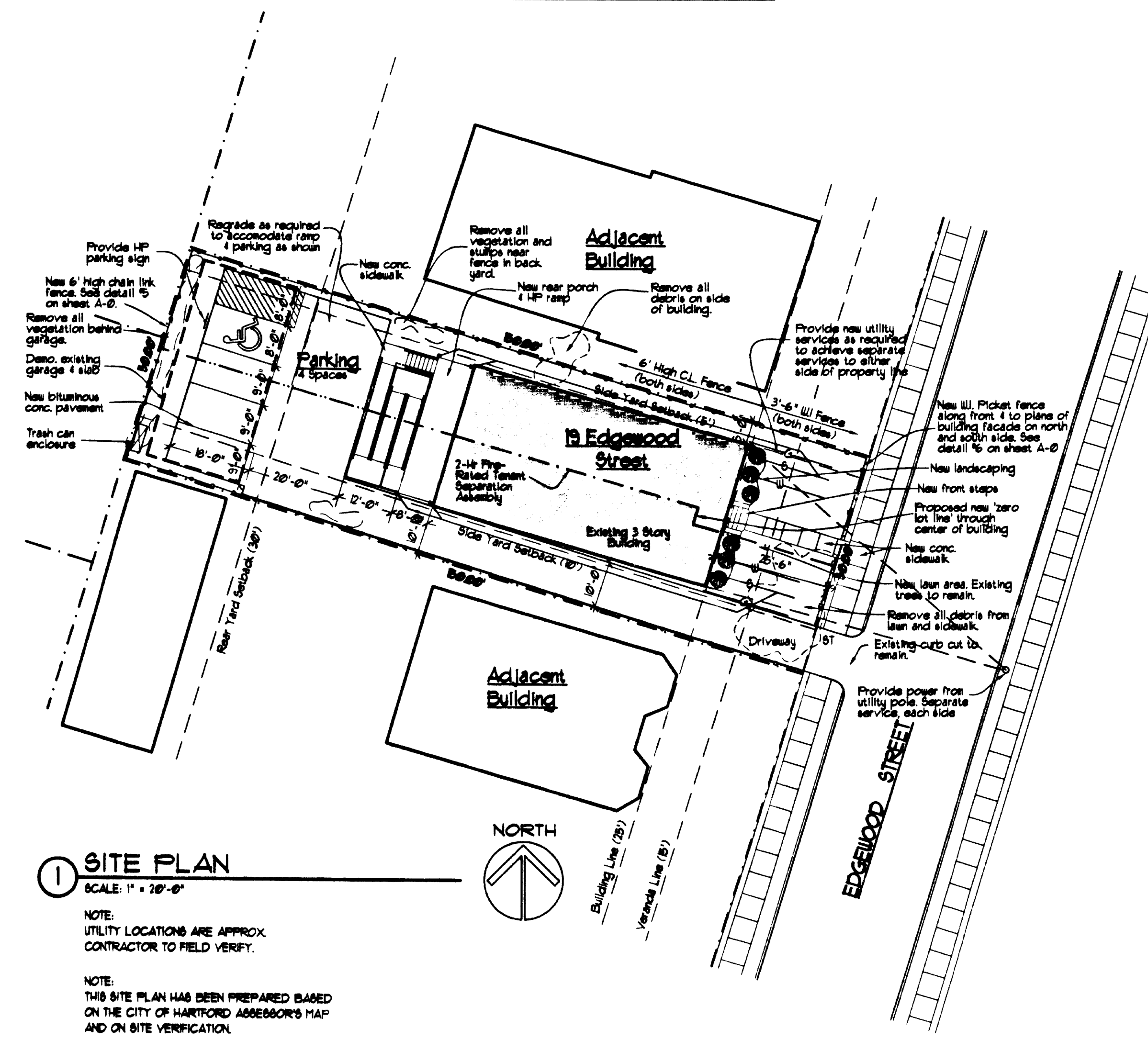
ZONING INFORMATION		19 EDGEWOOD STREET	
ZONE:	R-3, Medium Density Residential	Required	Provided
USE:	Residential, Two Family Dwelling		
BUILDING AREA (Footprint):	-----		1920 SF
LOT AREA:	6,000 SF		1920 SF (0.11 acres)
RESIDENTIAL DENSITY:	15 PPA		10.6 PPA
FAR:	N/A		N/A
LOT OCCUPANCY:	25 % Max.		26.66% *
LOT WIDTH:	50'		50'
FRONT YARD:	Building Line		Building Line (25'-0")
SIDE YARD:	5'-0" Total & 5'-0" MIN		15'-0" Total & 5'-0" Min
REAR YARD:	30'		46'-3"
HEIGHT:	3.5 Stories		3 Stories / 31'-0"
USABLE OPEN SPACE:	650 SF/Person x 2 = 1,300 SF		2,034 SF
PARKING SPACES:	15 Spaces/Dwelling Unit = 6 spcs.		4 Spaces *

\* Denotes existing non-conforming

Property Info.	
LOT NO.	5425
MAP NO.	606
BLOCK NO.	002
PARCEL NO.	041

**CITY OF HARTFORD  
PLANNING DIVISION  
OFFICIAL APPROVED PLANS**

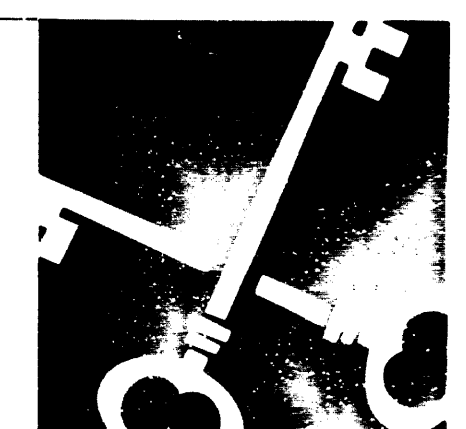
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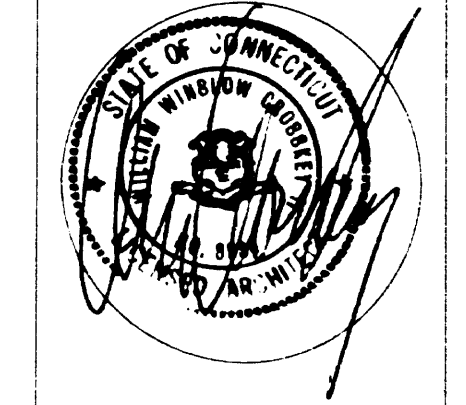
**① SITE PLAN**  
SCALE: 1" = 20'-0"

NOTE:  
UTILITY LOCATIONS ARE APPROX.  
CONTRACTOR TO FIELD VERIFY.

NOTE:  
THIS SITE PLAN HAS BEEN PREPARED BASED  
ON THE CITY OF HARTFORD ASSESSOR'S MAP  
AND ON SITE VERIFICATION.



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**Upper Albany Revitalization Initiative**  
19 & 29 Edgewood St., Hartford, CT 06112

**Christian Activities Council**  
47 Vine St., Hartford, CT 06112

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Drawn: MDW  
Date: June 11, 2009  
Revisions

**Zero Lot Line  
Development**

**19 Edgewood**  
**A-0**

THIS MAP PRODUCED BY  
ORIGINAL INK DRAWING  
ON MYLAR  
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