

- 1). "PLAN PREPARED FOR ADP PROPERTIES, LLC. 166-168 FRANKLIN AVENUE HARTFORD, CONN. EXISTING BUILDING LOCATION SURVEY. SCALE 1"=20' DATE: NOV. 3, 1989. MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C."
- 2). "MORTGAGE SURVEY FOR WING SHEK & FLORENCE CHOW, UNION TRUST COMPANY & CT. ATTORNEYS TITLE INSURANCE COMPANY. 156-162 FRANKLIN AVENUE & 57 & 63-65 BENTON STREET HARTFORD, CONNECTICUT. SCALE: 1"=20' DATE: JUNE 30, 1988. FLYNN LAND SURVEYING ASSOCIATES"
- 3). "HARTFORD ANGLE MAP ASSESSOR SHEET NO. 221."

REGULATIONS FOR B-3 ZONE			
ITEM	REQUIRED	EXISTING #166-166	EXISTING #170-172
USE	Residential &/or Office	Residential & Office	Residential
MAX. RESIDENTIAL DENSITY	180 ppa	64.4 ppa	61.2 ppa
MAX. FLOOR AREA RATIO	2	0.88	0.59
MIN. LOT AREA	6,000 S.F. ¹	6,424 S.F.	6,424 S.F.
MIN. LOT WIDTH	50'	43.0'*	43.0'*
MIN. FRONT YARD	10'	28.6'	30.6'
MIN. SIDE YARD	N/R	N/R	N/R
MAX. LOT OCCUPANCY %	50	48	21
MIN. REAR YARD	20'	1.8'*	69.0'
MAX. BLDG. HEIGHT	4 STY. ²	2.5 STY.	2.5 STY.
MIN. USEABLE OPEN SPACE	N/A	N/A	N/A
BLDG. Area Footprint	3,212 s.f. ³	3,082 s.f.	1,257 s.f.
PARKING SPACES REQUIRED	as Noted**	6 #	8 #

1. 8,500 S.F. IF OVER 4 STORIES.
2. OVER 4 STORIES BY SPECIAL EXCEPTION.
3. 60% of Lot Size: 6,424 s.f.x0.5=3,212 s.f.
* NON-CONFORMING CONDITION EXISTED BEFORE ZONING LAWS.
** 166-168 Franklin: 1.5/Duplex + 1/1000 S.F. office space
** 170-172 Franklin: 1.5/Duplex x 3 Duplexes = 4.5 or 5 spaces
8 Provided on 170-172 Franklin (2 Reserved for 166-168 Franklin)

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 20, 1996 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 RESERVE". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

- 2). THIS MAP AND SURVEY WERE PREPARED FOR ADP PROPERTIES LLC TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR THEREON. ANY ALTERATION OR CHANGE WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

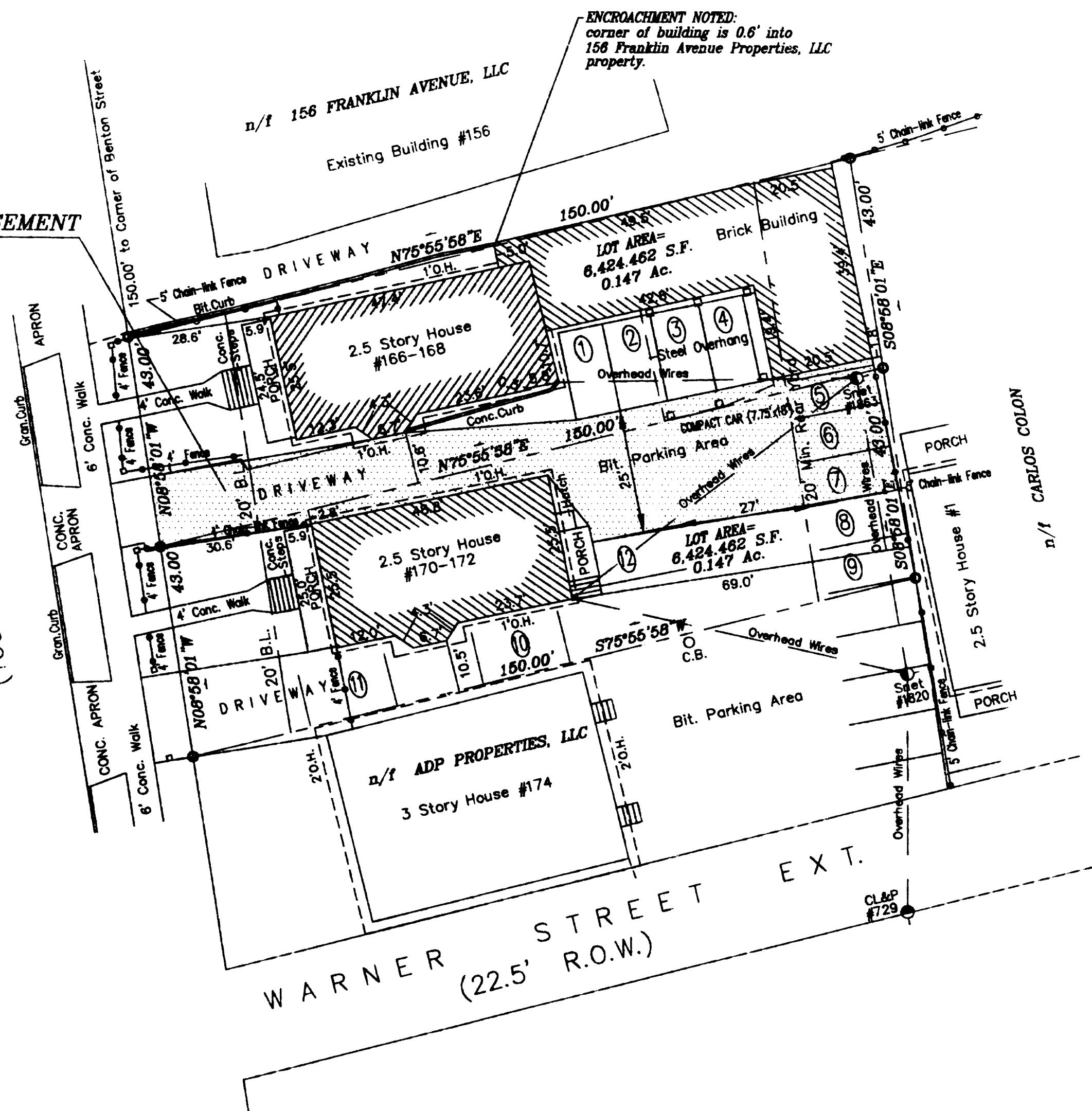
Peter D. Flynn 2-9-10

PETER D. FLYNN CT.LLS. #8792 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING LLC
 1204 FARMINGTON AVENUE 860-828-7566
 BERLIN, CONNECTICUT 06037

FRANKLIN AVENUE
(100' R.O.W.)



1. SPACES NUMBERED 1-4 ARE PROPOSED 9'x16'
2. SPACE NUMBER 5 IS PROPOSED DESIGNATED COMPACT CAR SPACE AND IS TO BE PAINTED PER CITY STANDARDS.
3. SPACES NUMBERED 6-11 ARE EXISTING AS SHOWN. AND ARE TO BE PAINTED PER CITY STANDARDS.
4. CROSS-BASEMENTS TO BE OBTAINED FOR PARKING, ENTRANCE ACCESS AND EXIT ACCESS PURPOSES.

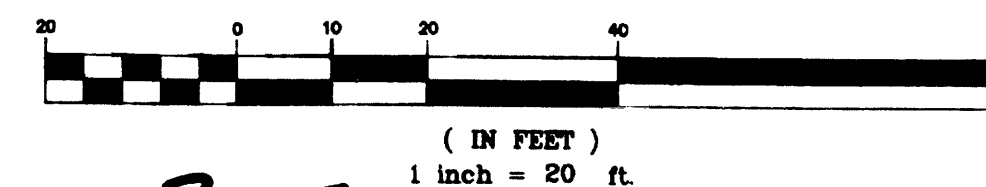
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

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.

\B133 JOB #2
ZIP 32 166-186-FRANLIN-AVE

BOUNDARY SURVEY
SHOWING PARKING LAYOUT
PREPARED FOR
A D P PROPERTIES, LLC
#166-168 & #170-172 FRANKLIN AVENUE
HARTFORD, CONNECTICUT
SCALE 1"=20' SEPT. 4, 2009
Rev.: 12-10-09

GRAPHIC SCALE



3054-1 ^{1 inch = 2}

