234-266 PARK ST 1137
8-22-01 PARKING LOT.

MAP REF. NO. 1

N/F
18-20 CEDAR STREET, LLC
VOL.4098 PG.115

P-K NAIL IN WALK
N:6041.481
E:3047.344
(ASSUMED DATUM)

N 80°10'26" W 130.00'

N/F
JAMES GIULIANO
VOL.1238 PG.235
16 CEDAR STREET

N/F
19 WADSWORTH STREET, LLC
VOL.4004 PG.151

N/F
CITY OF HARTFORD
VOL.4020 PG.79
11 WADSWORTH STREET

N 10°08'30" E 28.00'

N 80°36'52" W 13.65'

N 79°27'59" W 115.75'

RO-1 ZONE

B-4 ZONE

BUILDING FOOTPRINT AREA 657.9 S.F. HEIGHT 22 FT.

COV. STAIRS

PROVIDE ALTERNATE BID TO REMOVE EXISTING BUILDING & REMOVE FOUNDATIONS DISPOSE OFF SITE PER LOCAL CODES GRADE TO MATCH EXISTING CAP ALL UTILITIES PAVE AREA PER ORIGINAL SPEC.

REPLACE CHAIN LINK FENCE AND GATE ENTIRE SIDE

PROVIDE BUMPER GUARDS PER LOCAL CODE

LIGHT POLE BY HUBBELL PROVIDE REFLECTOR FROM RESIDENTIAL LOT SEE SPEC.

REPAIR CHAIN LINK FENCE ENTIRE SIDE REPAIR OPAQUE TREATMENT

PROVIDE MULCHED BERM AROUND ENTIRE PERIMETER WITH SCREENING AND LANDSCAPING PER LOCAL CODE

CB FOR STORM DRAINAGE AS REQUIRED PER LOCAL CODE

NEW BITUMINOUS PAVING AND CURBING THROUGHOUT

PROVIDE BUMPER GUARDS PER LOCAL CODE

PROVIDE MULCHED BERM AROUND ENTIRE PERIMETER WITH SCREENING AND LANDSCAPING PER LOCAL CODE

PROVIDE BUMPER GUARDS PER LOCAL CODE

BUILDING FOOTPRINT AREA 1253.3 S.F. HEIGHT 27'

PROVIDE ALTERNATE BID TO REMOVE EXISTING BUILDING & REMOVE FOUNDATIONS DISPOSE OFF SITE PER LOCAL CODES GRADE TO MATCH EXISTING CAP ALL UTILITIES PAVE AREA PER ORIGINAL SPEC.

PROVIDE MULCHED BERM AROUND ENTIRE PERIMETER WITH SCREENING AND LANDSCAPING PER LOCAL CODE

H.C. PARKING SPACE PROVIDE SIGN & MARKINGS PER LOCAL CODE

LIGHT POLE BY HUBBELL SEE SPEC.

VACANT LOT

BIT. REMAINS

TOTAL PARCEL AREA
34317.0 SQ.FT.
0.79 ACRES

P-K NAIL IN WALK
N:5877.918
E:3022.255

LIGHT POLE BY HUBBELL SEE SPEC.

CB FOR STORM DRAINAGE AS REQUIRED PER LOCAL CODE

REPLACE CHAIN LINK FENCE ENTIRE SIDE PROVIDE OPAQUE TREATMENT FOR RESIDENCE

N/F
PAUL DILORETO
VOL.1982 PG.91

N 09°01'13" E 80.00'

S 80°25'01" E 55.75'

N 10°01'25" E 38.58'

S 10°07'23" W 164.00'

P.O.B

S 80°24'55" E 205.79'

PROVIDE BUMPER GUARDS PER LOCAL CODE

REPLACE CHAIN LINK FENCE ENTIRE SIDE

PROVIDE MULCHED BERM AROUND ENTIRE PERIMETER WITH SCREENING AND LANDSCAPING PER LOCAL CODE

HARTFORD BOUND STONE
N:3284.033
E:3022.255

CEDAR STREET

PARK STREET

WADSWORTH STREET

SIDEWALK

CONC

BIT.

8' B.L.

11' B.L.

SNET 3809

SNET 3810

SNET 4545

MH

EL MH

TEL MH

GG

WG

GRATE

HYD

IR

WM

GM

CB

HBS

BS

LP

HC

C

CP

VICINITY MAP
NOT TO SCALE

BUCKINGHAM ST
OAK ST
LAFAYETTE ST
CEDAR ST
WADSWORTH ST
JOHN ST
PARK
WARD ST
SITE
WASHINGTON ST
SEYMOUR ST
HUDSON ST

LEGEND

	PROPERTY LINE
	EASEMENT LINE
OHW	OVERHEAD WIRES
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
HYD	HYDRANT
IR	IRON ROD
HBS	HARTFORD BOUND STONE
WG	WATER GATE
GG	GAS GATE
BL	BUILDING LINE
S.F.	SQUARE FEET
AC.	ACRES
CONC	CONCRETE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
N/F	NOW OR FORMERLY
CP	COVERED PORCH
BIT	BITUMINOUS
EL MH	ELECTRIC MANHOLE
TEL MH	TELEPHONE MANHOLE
WM	WATER METER
GM	GAS METER
BS	BROWNSTONE

NUMBER OF STALLS		REQUIRED	PROVIDED	ALLOWED
HC HANDICAP STALLS	4	4	4	
C COMPACT STALLS	21		23%	30%
REGULAR STALLS	51		51	
TOTAL	76			

THIS MAP WAS DEVELOPED FROM THE CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP DATED: OCTOBER 1, 1984

STATE OF CONNECTICUT
CARMELO J. ROSA
NO. 8361
LICENSED ARCHITECT

PARK AND CEDAR STREET PARKING LIMITED

HRA
HIBBARD & ROSA ARCHITECTS
363 MAIN STREET
MIDDLETOWN, CT.
PHONE: (860) 346-1809
FAX: (860) 704-6248

PARKING LAYOUT

DATE: 01/30/2001

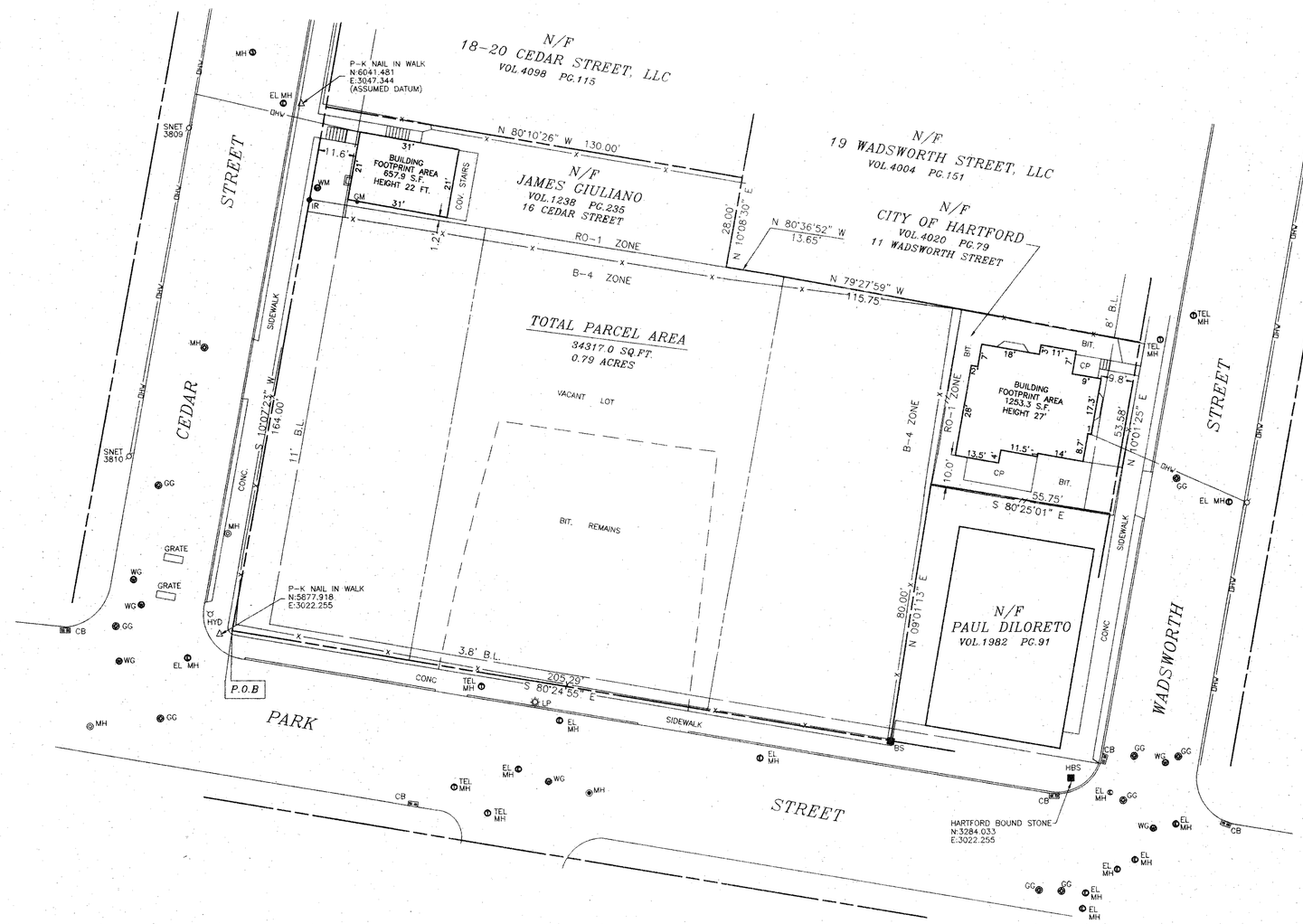
REVISIONS: 02/01/2001
10/01/2001

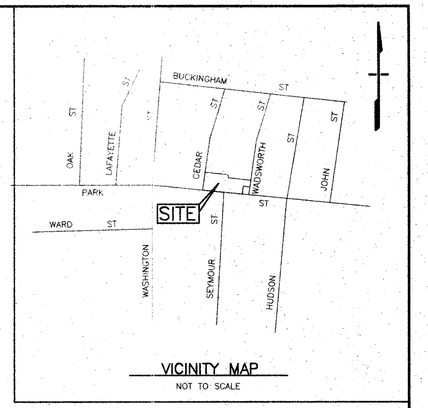
COM NO: 0103

SCALE: 1" = 20'

A-1
SHEET

C:\SDSKPROJ\CEDARSTPARK2 Tue Oct 02 10:50:38 2001 Carm





VICINITY MAP

NOT TO SCALE

LEGEND

———	PROPERTY LINE
———	EASEMENT LINE
——OHW——	OVERHEAD WIRES
——x——	CHAIN LINK FENCE
——//——	WROUGHT IRON FENCE
HYD	HYDRANT
IR	IRON ROD
HBS	HARTFORD BOUND STONE
WG	WATER GATE
GG	GAS GATE
BL	BUILDING LINE
S.F.	SQUARE FEET
AC.	ACRES
CONC	CONCRETE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
N/F	NOW OR FORMERLY
CP	COVERED PORCH
BIT	BITUMINOUS
EL MH	ELECTRIC MANHOLE
TEL MH	TELEPHONE MANHOLE
WM	WATER METER
GM	GAS METER
BS	BROWNSTONE

STATEMENT OF ENCROACHMENTS

NONE NOTED

ACCESS NOTE

PARK STREET, CEDAR STREET AND WADSWORTH STREET ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD.

MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. CITY OF HARTFORD DEPARTMENT OF ENGINEERING STREET LINE MAP NO. 416

NOTES CORRESPONDING TO SCHEDULE B

NONE PROVIDED

FLOOD NOTE

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0005B, FOR COMMUNITY 095080 DATED DEC.4, 1986

FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE NORTHERLY SIDE OF PARK STREET, EASTERLY SIDE OF CEDAR STREET AND WESTERLY SIDE OF WADSWORTH STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARK STREET, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE EASTERLY LINE OF CEDAR STREET AND THE NORTHERLY LINE OF PARK STREET AND WHICH POINT MARKS THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 80°-24'-55" E ALONG THE NORTHERLY LINE OF PARK STREET, A DISTANCE OF 205.29' TO A POINT;

THENCE N 09°-01'-13" E ALONG LAND NOW OR FORMERLY OF PAUL DILORETO, A DISTANCE OF 80.00' TO A POINT;

THENCE S 80°-25'-01" E ALONG LAND NOW OR FORMERLY OF PAUL DILORETO, A DISTANCE OF 55.75' TO A POINT;

THENCE N 10°-01'-25" E ALONG LAND THE WESTERLY LINE OF WADSWORTH STREET, A DISTANCE OF 53.58' TO A POINT;

THENCE N 79°-27'-59" W ALONG LAND NOW OR FORMERLY OF 19 WADSWORTH STREET, LLC, A DISTANCE OF 115.75' TO A POINT;

THENCE N 80°-36'-52" W ALONG LAND NOW OR FORMERLY OF 19 WADSWORTH STREET, LLC, A DISTANCE OF 13.65' TO A POINT;

THENCE N 10°-08'-30" E ALONG LAND NOW OR FORMERLY OF 19 WADSWORTH STREET, LLC, A DISTANCE OF 28.00' TO A POINT;

THENCE N 80°-10'-26" W ALONG LAND NOW OR FORMERLY OF 18-20 CEDAR STREET; LLC, A DISTANCE OF 130.00' TO A POINT;

THENCE S 10°-07'-23" W ALONG THE EASTERLY LINE OF CEDAR STREET, A DISTANCE OF 164.00' TO THE POINT OR PLACE OF BEGINNING;
SAID PARCEL CONTAINS 0.79 ACRES OF LAND BY COMPUTATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO FIESTA CENTRE ASSOCIATES, LLC, AS "THEIR INTERESTS MAY APPEAR, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b), 8-11, OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS FOR A "CLASS A-2" SURVEY AS DEFINED THEREIN, AND MEETS THE REQUIREMENTS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE:6-20-2001 RICHARD MEEHAN, LICENSED SURVEYOR 12330

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OR PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE

SEAL & SIGNATURE: STATE OF CONNECTICUT RICHARD MEEHAN NO. 12330 LICENSED LAND SURVEYOR

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED, MODIFIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06040
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR

FIESTA CENTRE ASSOCIATES, LLC

234-266 PARK STREET, 11 WADSWORTH STREET & 16 CEDAR STREET HARTFORD, CONN.

ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 01164	ACAD: 01164.DWG
DATE: 6-20-2001	DRAFT: ERJ	DISK NO.:	SHEET NO. 1 OF 1