

ZONING INFORMATION			
ZONE	C-1	REQUIRED	EXISTING
USE		BUS	BUS
BUILDING AREA		6,000 SF	41896 SF
LOT AREA		10,000 SF	148770 SF
RES. DENSITY		N.A.	
F.A.R.		N.A.	
LOT OCCUPANCY		60%	28%
LOT WIDTH		60'	157'
FRONT YARD		30'	94'
SIDE YARD		N.R.	20'
REAR YARD		N.R.	34'
HEIGHT		N.R.	2 STY
USABLE OPEN SPACE		N.A.	
PARKING		70	171

* DENOTES NON-CONFORMING

NOTES:
 1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 200-300B-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.
 2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A ZONING LOCATION SURVEY.
 3. THE HORIZONTAL BASELINE CONFORMS TO A CLASS D ACCURACY.
 4. THE TOPOGRAPHIC SURVEY CONFORMS TO A CLASS T-2 ACCURACY.
 5. UTILITIES DEPICTED HEREON ARE BASED ON VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF THE SURVEY.

MAP REFERENCE:
 "JACK GOLDENTHAL BARRY J. GOLDENTHAL RUSSELL F. SCHMIDT D.B.A. AMCO REALTY COMPANY # 3030-3060 MAIN STREET HARTFORD CONNECTICUT, ALFORD CIVIL ENGINEERS WINDSOR, CONNECTICUT SCALE 1"=40' DATED JUNE 26, 1979."

- LEGEND:
- Iron Pin (Found)
 - Monument (Found)
 - △ Sign
 - Manhole
 - "C" Catch Basin
 - "C-L" Catch Basin
 - Utility Pole
 - Mail Box
 - ☆ Light Pole
 - Metal Post
 - △ Guy Anchor
 - W Water Gate
 - GV Gas Valve
 - GM Gas Meter
 - Deciduous Trees
 - ☆ Evergreen Trees
 - Underground Piping (San., Stm.)
 - E — U/G Elec. Line
 - W — Water Line
 - O/H — Overhead Utilities
 - T — U/G Tele. Line
 - Chain Link Fence
 - Tree Line



The site plan of this location has been reviewed and generally represents the approval location.

The drawing is an accurate representation of the proposed licensed area.

Zoning Officer

Applicant

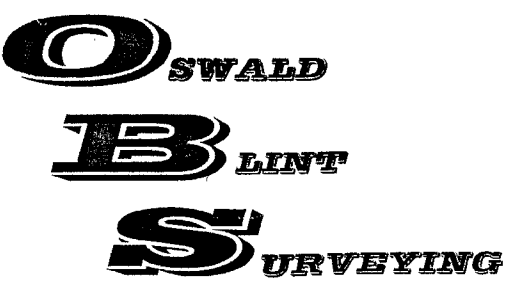
DATE: APRIL 14, 2010
 SCALE: 1"=40'
 SHEET: 1 OF 1
 DWG NO:

ZONING LOCATION SURVEY
 OF
 3030-3060 MAIN STREET
 HARTFORD, CONNECTICUT
 PREPARED FOR
 MC AUTO SERVICE

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

Oswald Blint L.S.

THE EMBOSSED SEAL OF THE LAND SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID



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