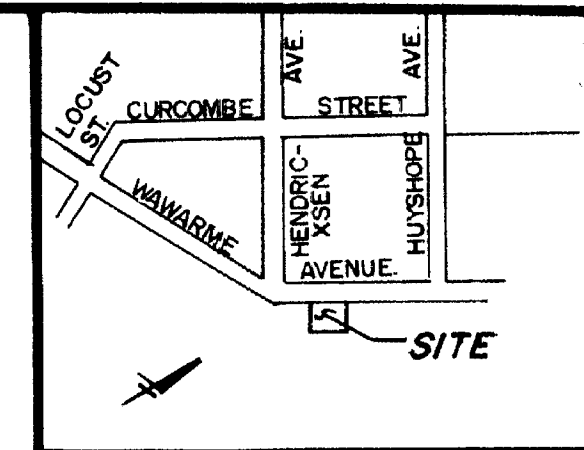
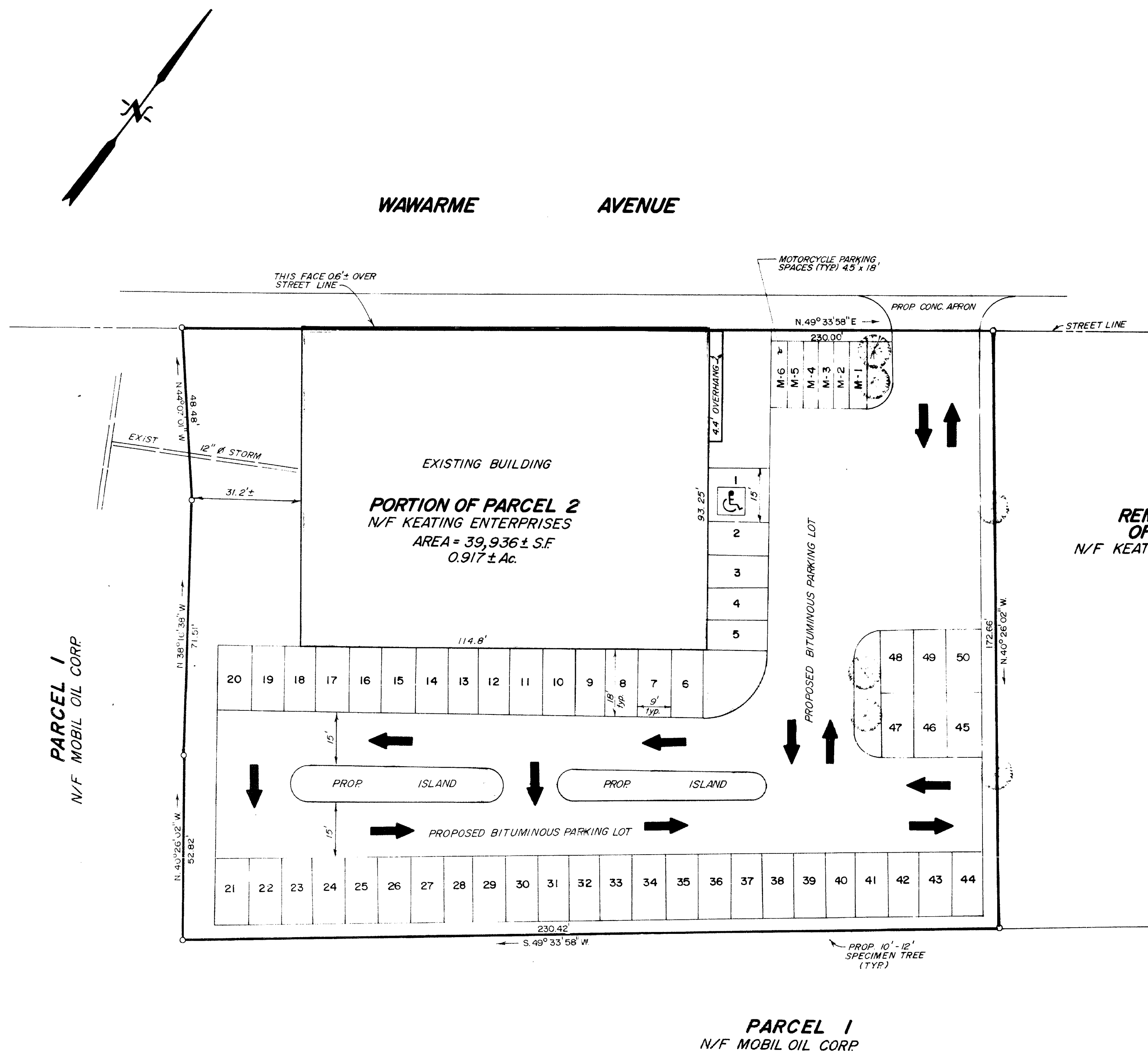




LOCATION MAP
NOT TO SCALE



NOTES

REFERENCED MAPS ENTITLED
"BOUNDARY SURVEY, PROPERTY OF MOBIL OIL CORPORATION, WAWARIME AVENUE, HARTFORD, CONN., DATE: MAR. 21, 1984 SCALE: 1"=50', ALFORD ASSOCIATES INC."
"PROPERTY OF MOBIL OIL CORPORATION, CORNER WAWARIME AVENUE & LOCUST STREET, HARTFORD, CONN. SCALE: 1 in. = 50 ft. DATE: MAR. 1985, ALFORD ASSOCIATES, INC."
EXISTING BUILDING EXTENDS OVER HIGHWAY LINE.

The portion of Wawarime Ave shown on this plan is an established public st of the City of Hartford.
Date 6/30/89 City Engineer

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS 'D' SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS OF THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987.
Surveyor's Signature DATE 10/87 LICENSE NUMBER 12056

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY BE INCOMPLETE. ALL EXISTING CONDITIONS SHALL BE CONFIRMED BY THE EXCAVATOR IN THE FIELD PRIOR TO BEGINNING ANY WORK. THE EXCAVATOR SHALL NOTIFY THE COMMERCIAL "CALL BEFORE-DIG" PROGRAM AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR MARK-OUT OF THE LOCATION OF ALL EXISTING UTILITIES BY THE RESPECTIVE UTILITY COMPANIES.

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS PLAN BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

ZONING REQUIREMENTS		
ZONE 1-2	REQUIRED	PROPOSED
BUILDING AREA	10,705	10,705
LOT AREA	6,000 S.F.	39,936
RES. DENSITY	N.A.	N.A.
F.A.R.	N.A.	N.A.
LOT OCC.	40% max	27%
LOT WIDTH	60 ft	230.00 ft
FRONT YARD	CO- INCIDENT	CO- INCIDENT
SIDE YARD	N.R.	---
REAR YARD	N.R.	---
HEIGHT	N.R.	---
USABLE OPEN SPACE	N.R.	56
PARKING SPACES	---	1
USE	---	---

* DE-NOTE NON-CONFORMING

	MESSIER & ASSOCIATES ENGINEERS - SURVEYORS 288 MAIN STREET-MANCHESTER, CT. (203) 646-6013	REV.	DATE	DESCRIPTION
		1	2/98	PARKING SPACES
PLANNING • DESIGN • SURVEY • CONSTRUCTION				
SITE PLAN				
PROPERTY OF: KEATING ENTERPRISES WAWARIME AVENUE HARTFORD, CONN.				
				DATE: 10/87 SCALE: 1"=20' DRAWN: E.S.E. CHECK: R.R.M. SHEET: 1 OF 1 SHEETS