

2549

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#2549

ZONING INFORMATION		
ZONE B-4	REQUIRED	PROPOSED
USE Business + Res	EXISTING	NEW 4762^{sq} ft
BUILDING AREA (FOOTPRINT)	7,910^{sq} ft	TOTAL 12,672^{sq} ft
LOT AREA	6,000^{sq} ft	30,383^{sq} ft
RESIDENTIAL DENSITY	22^u/A APA	N/A
F.A.R.	2⁵	N/A
LOT OCCUPANCY	50%	41.7%
LOT WIDTH	50' FT	130'
FRONT YARD	20' PL	20' PL
SIDE YARD	10' RTB	0' + 8' FT
REAR YARD	2' DR 8'	20' FT
HEIGHT	N/R	N/R
USABLE OPEN SPACE	30' N/A	58.3%
PARKING SPACES	0^{sq} ft per	28 ea

* DENOTES NON-COMPLIANT

the Streets
are
11/3/02
O. Smith
Survey Supervisor

1. Map Monaco Family LLC IX
BANK NORTH N A
First American Title Insurance Co.
This survey was taken on the ground and that it and the
boundaries and measurements are in accordance with the
standards of Class A-2 of the Surveyor's Act within the
Connecticut, and that unless otherwise shown, the
lines of actual possession are the same; buildings are located
and do not encroach upon street, title or building
lines; there are no violations of zoning regulations, with
reference to the location, use and buildings; and there are no
encroachments or encroachment affecting this property apparent from
a careful inspection of the same.

C. H. Page LS 7763
Registered Land Surveyor, Conn.

(Date) *10/10/1930*

- NOTES
- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES. SECTIONS 20-300b-1 THROUGH 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN. ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - 2) THE BOUNDARY DETERMINATION CATEGORY IS A LOCATION IMPROVEMENT SURVEY BASED UPON THE REFERENCES NOTED HEREON.
 - 3) THIS PROPERTY SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY.

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY IS SUBSTANTIALLY
CORRECT AS NOTED HEREON
Carl H Jaffer
CARL H JAFFER PLS 7763
(THIS PLAN SHOULD NOT BE CONSIDERED VALID WITHOUT MY LIVE
SIGNATURE AND EMBOSSED SEAL)
10-10-02



Carl Hoeger

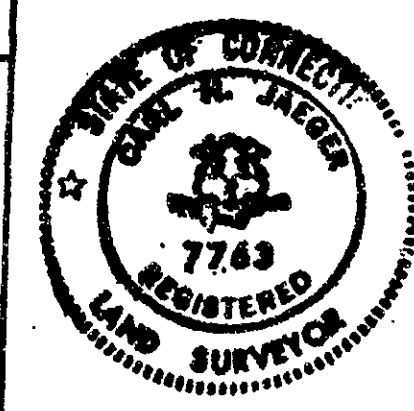
PROPERTY OF
Mozzicato Family, LLC
*32*335 FRANKLIN AVE
SHOWING REAR BAKERY ADDITION
TOWN OF HARTFORD, CONN.

I HEREBY CERTIFY
THAT THIS MAP & SURVEY WERE PREPARED IN
ACCORDANCE WITH THE STANDARDS OF CLASS 4-2
SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR
STANDARDS AND ACCURACY OF SURVEY & MAPS
ADOPTED DECEMBER 10, 1975 AS AMENDED BY
THE CONN. ASSOCIATION OF LAND SURVEYORS,
INC.

ALCA SURVEY ASSOCIATES

CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.
Carl H Jaeger

SCALE: 1" = 20' SHEET
DATE SEPT. 1989 1 OF 1



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Joseph Merritt & Company

UPDATED 10/10/02, UPDATED 5/28/99 OLD# ADDITION plan size 24x36
9/30/99 #2549

