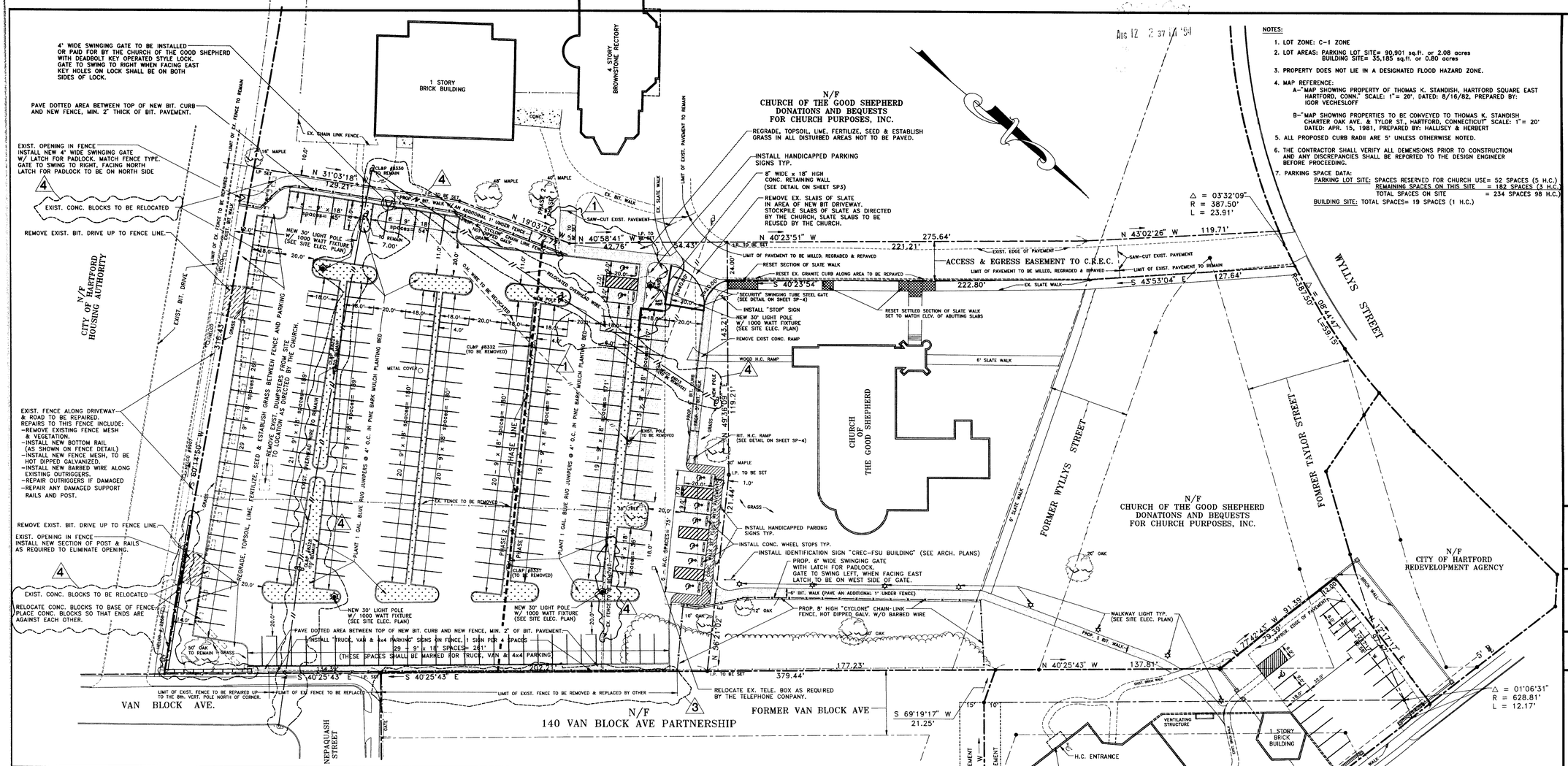
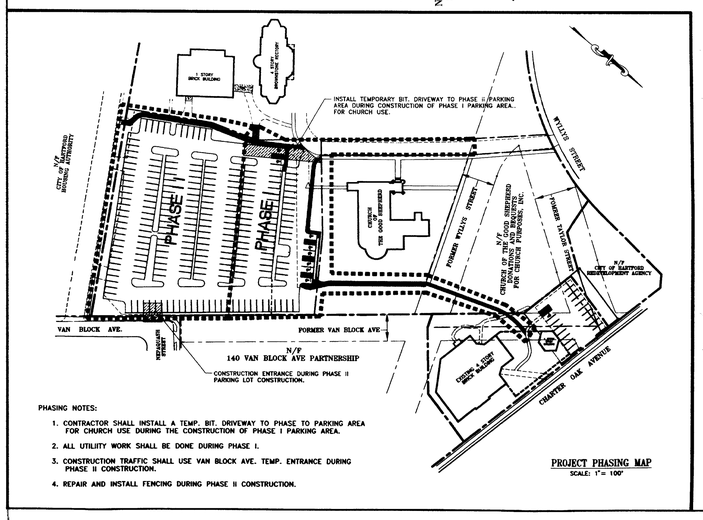


NOTES:

1. LOT ZONE: C-1 ZONE
2. LOT AREAS: PARKING LOT SITE= 90,901 sq.ft. or 2.08 acres
   BUILDING SITE= 35,185 sq.ft. or 0.80 acres
3. PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE.
4. MAP REFERENCE:
   A- "MAP SHOWING PROPERTY OF THOMAS K. STANDISH, HARTFORD SQUARE EAST HARTFORD, CONN." SCALE: 1" = 20', DATED: 8/16/82, PREPARED BY: IGOR VECHESLOFF
   B- "MAP SHOWING PROPERTIES TO BE CONVEYED TO THOMAS K. STANDISH CHARTER OAK AVE. & TYLOR ST., HARTFORD, CONNECTICUT" SCALE: 1" = 20' DATED: APR. 15, 1981, PREPARED BY: HALLISEY & HERBERT
5. ALL PROPOSED CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DEMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE PROCEEDING.
7. PARKING SPACE DATA:
   PARKING LOT SITE: SPACES RESERVED FOR CHURCH USE= 52 SPACES (5 H.C.)
   REMAINING SPACES ON THIS SITE = 182 SPACES (3 H.C.)
   TOTAL SPACES ON SITE = 234 SPACES 98 H.C.)
   BUILDING SITE: TOTAL SPACES= 19 SPACES (1 H.C.)



PHASING NOTES:

1. CONTRACTOR SHALL INSTALL A TEMP. BIT. DRIVEWAY TO PHASE IV PARKING AREA FOR CHURCH USE DURING THE CONSTRUCTION OF PHASE I PARKING AREA.
2. ALL UTILITY WORK SHALL BE DONE DURING PHASE I.
3. CONSTRUCTION TRAFFIC SHALL USE VAN BLOCK AVE. TEMP. ENTRANCE DURING PHASE II CONSTRUCTION.
4. REPAIR AND INSTALL FENCING DURING PHASE II CONSTRUCTION.

PROJECT PHASING MAP
SCALE: 1" = 100'

ZONING INFORMATION CHART FOR BUILDING SITE		
ZONE:C-1 ZONE	REQUIRED	PROVIDED
USE		OFFICE
BUILDING AREA (FOOTPRINT)		9,390 S.F.
LOT AREA	10,000 S.F.	35,185 S.F.
RESIDENTIAL DENSITY	N.A.	N.A.
FLOOR AREA RATIO	N.A.	N.A.
LOT OCCUPANCY	60%	26.7%
LOT WIDTH	60'	279'±
FRONT YARD	5'	29.0'
SIDE YARD	N.R.	N.R.
REAR YARD	N.R.	N.R.
HEIGHT	N.R.	N.R.
USABLE OPEN SPACE	N.A.	N.A.

ZONING INFORMATION CHART FOR PARKING LOT SITE		
ZONE:C-1 ZONE	REQUIRED	PROVIDED
USE		PARKING LOT
BUILDING AREA (FOOTPRINT)		N.A.
LOT AREA	10,000 S.F.	90,901 S.F.
RESIDENTIAL DENSITY	N.A.	N.A.
FLOOR AREA RATIO	N.A.	N.A.
LOT OCCUPANCY	60%	0%
LOT WIDTH	60'	330'±
FRONT YARD	15'	N.A.
SIDE YARD	N.R.	N.R.
REAR YARD	N.R.	N.R.
HEIGHT	N.R.	N.R.
USABLE OPEN SPACE	N.A.	N.A.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
HALLISEY & HERBERT
78 BEAVER ROAD
WETHERSFIELD, CT 06109

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

Kenneth Kubit 8/2/94 8498
SURVEYOR DATE REGISTRATION NO.
DECLARATION VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

Renovations for:

Capitol Region Education Council

111-115 Charter Oak Ave et al.
Hartford, Connecticut

James Vance and Associates Architects
57 Gillett Street
Hartford, Connecticut 06105
203 247-0617

Charney Architects
56 Arbor Street
Hartford, Connecticut 06106
203 523-5955

Capetta & Associates
Consulting Engineers
Greystone Court West
573 Hopmeadow Street
Simsbury, Connecticut
203 651-4480

Hallisey & Herbert
Civil Engineers
78 Beaver Road
Wethersfield, Connecticut
203 529-6811

CONTRACTOR MUST VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. DO NOT SCALE DRAWINGS.

SCALE: 1" = 30'
DRAWN BY: J.P.C.

SITE LAYOUT & LANDSCAPING PLAN

REVISIONS:
1. REV. APR. 15, 1994 PER REVIEWS
2. REV. JUNE 16, 1994 O.H. ELEC., FENCE & CONC. BLOCKS

PROJECT NO.: 241-082

SP1

17 FEBRUARY, 1994

2109