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11/18/07



TOP FOUNDATION - 105.00
FIRST FLOOR - 106.1±
BASEMENT FLOOR - 97.33
BUILDING HEIGHT - 28.9'

LEGEND

- EXISTING CONTOUR ——— 104
- EXISTING ELEVATION 104x8
- PROPOSED CONTOUR ——— 104.1
- PROPOSED ELEVATION 104.3
- PROPOSED WATER SERVICE ——— W ———
- PROPOSED SANITARY LATERAL ——— S ———
- PROPOSED GAS SERVICE ——— G ———
- PROPOSED OVERHEAD ELEC. ——— OHE ———
- USABLE OPEN SPACE UOS

N/F
45-47 SCHOOL STREET, LLC

N/F
LIMITED PARTNERSHIP
URBAN PRESERVATION
ASSOCIATES

ZONING TABLE

AREA		DENSITY		WIDTH		MAX. LOT COVERAGE		F.Y.		S.Y.		MAX. HEIGHT		S.F. USABLE OPEN SPACE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
6,000 S.F.	9,341 S.F.	100 PPA	47 PPA*	50'	54'	25%	17.3%	21'	21.4'	15' 65"	3.4'	40'	28.9'	90	4,200

*ASSUMED 10 RESIDENTS

4' DRIVEWAY EASEMENT
IN FAVOR OF 41/43 SCHOOL STREET

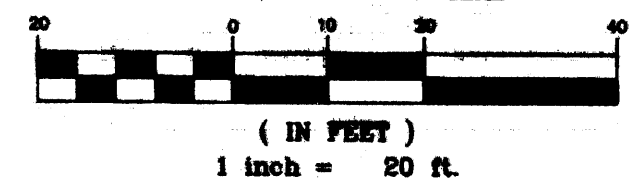
N/F
BENESON CAPITOL COMPANY

#41/43 SCHOOL ST.
AREA=9,341 S.F.
ZONE: R2

PLOT PLAN
#41/43 SCHOOL STREET
PREPARED FOR
POPE PARK ZION, LLC
HARTFORD, CONN.

8' DRIVEWAY EASEMENT
IN FAVOR OF 45/47 SCHOOL STREET

GRAPHIC SCALE



ORIGINAL INK ON MYLAR
AESCHLIMAN LAND SURVEYING, PC

REFERENCE MADE TO MAP TITLED:
"BOUNDARY & TOPOGRAPHIC MAP 41/43, 49/51, 54/56 SCHOOL STREET
59/61 COLONIAL STREET PREPARED FOR STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
HARTFORD, CONN." DATE: 3-3-05, REV. 6-4-05, SCALE: 1"=20'
BY AESCHLIMAN LAND SURVEYING, PC EAST HARTFORD, CONN.

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE
REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-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.

[Signature]
SANDS E. AESCHLIMAN
L.S. # 14201

REV. 12-14-07
REV. 10-4-07 STAFF COMMENTS
REV. 8-23-07 STAFF COMMENTS

AESCHLIMAN LAND SURVEYING
1378 MAIN STREET
EAST HARTFORD, CONNECTICUT 06108
PHONE (860) 528-4861

DATE: 4-17-07 SCALE: 1" = 20' MAP NO. 207037-2

