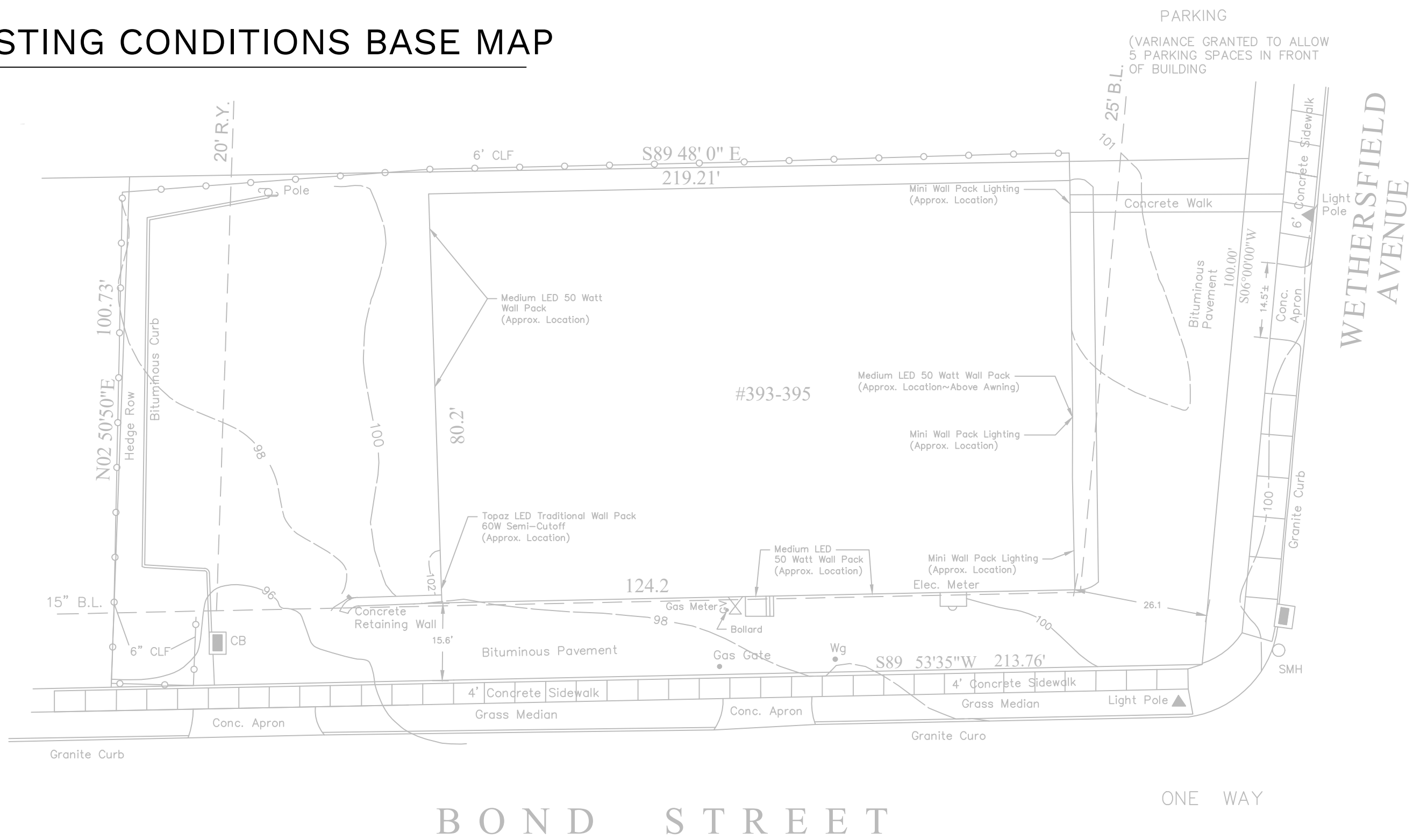
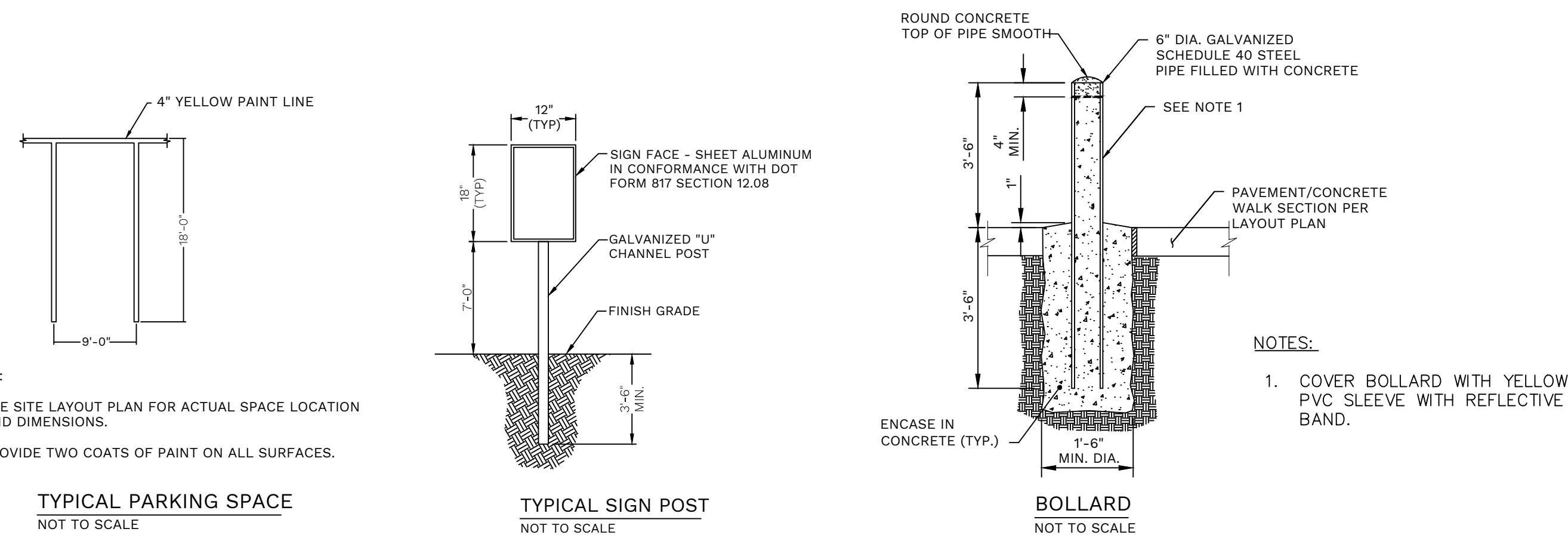
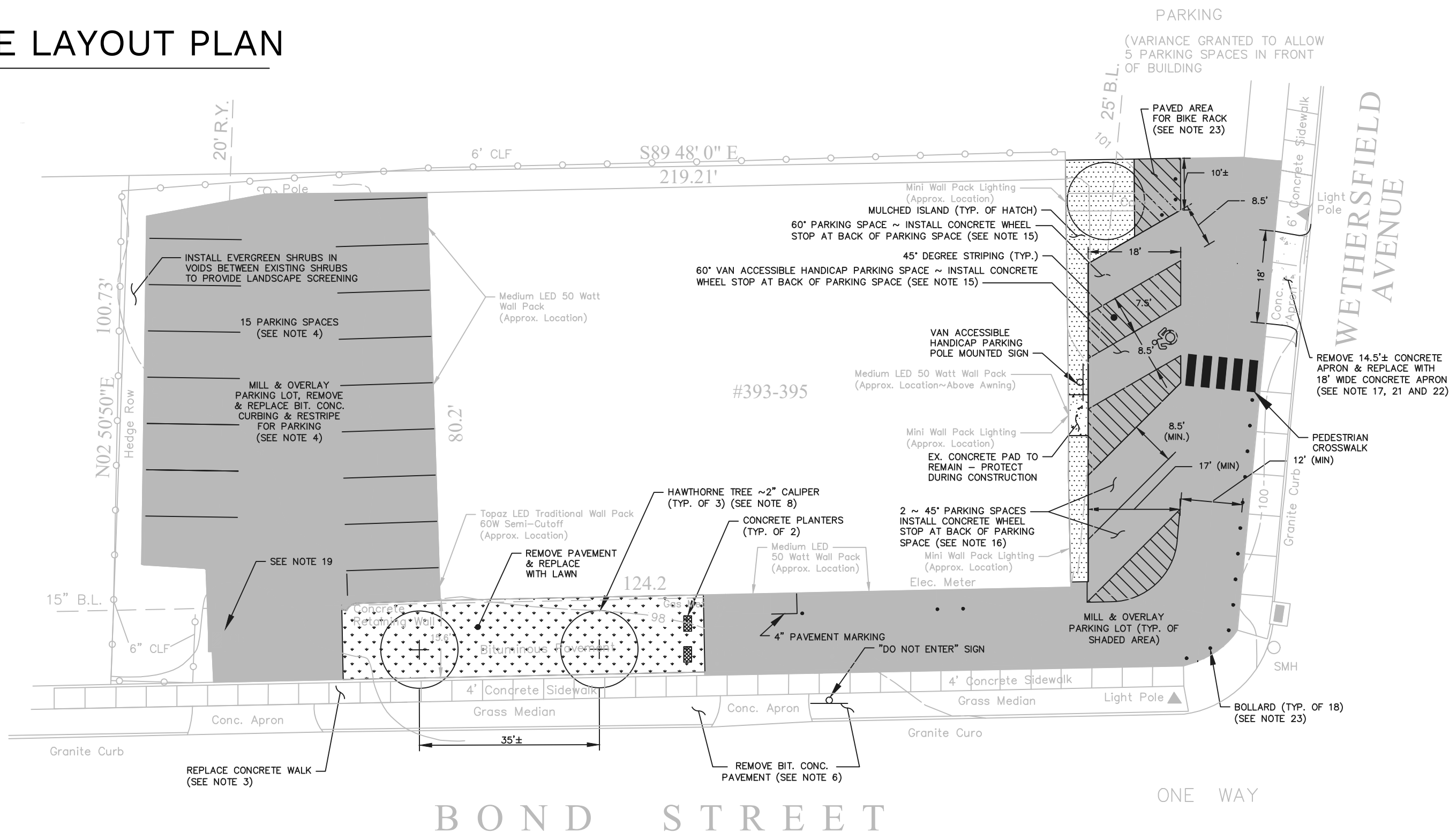


EXISTING CONDITIONS BASE MAP



SITE LAYOUT PLAN



ZONING REQUIREMENTS - NX-1 ZONE		
DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA (SF)*	6,000	21,656
MIN. LOT WIDTH (FT)*	50	100
MIN. FRONT YARD (FT)*	15 & 25	15.6
MIN. SIDE YARD (FT)*	NR	3.8
MIN. REAR YARD (FT)*	20	56.7
MAX. LOT COVERAGE (%) *	50	46
MIN. NUMBER OF PARKING SPACES (SEE NOTE 4)	20	19
MIN. NUMBER OF HANDICAP PARKING SPACES	1	1
MIN. SIZE OF PARKING SPACE (FT X FT)	SEE LAYOUT PLAN	SEE LAYOUT PLAN
MAX. IMPERVIOUS COVERAGE (%)	80	83.2% (SEE NOTE 13)
STREET TREES (BOND STREET)	5	3 - SEE NOTE 14
STREET TREES (WETHERSFIELD AVE)	3	SEE NOTE 14

APARTMENT BUILDING TYPE REGULATIONS City of Hartford Zoning Regulations Section 4.11.2		
DESCRIPTION	REQUIRED	PROVIDED
MULTIPLE PRINCIPLE BUILDINGS	-	NA
MINIMUM FRONT LOT LINE COVERAGE	70%	80.2%
OCCUPATION OF CORNER	REQUIRED	YES
FRONT BUILD TO ZONE	WITHIN 2' OF BUILDING LINE	1.2±
CORNER BUILD TO ZONE	WITHIN 5' OF BUILDING LINE	1.18±
MINIMUM SIDE SETBACK	5'-0"	SEE TABLE ABOVE
MINIMUM REAR SETBACK	5'-0"	SEE TABLE ABOVE
MINIMUM LOT WIDTH	50'-0"	SEE TABLE ABOVE
MAXIMUM BUILDING WIDTH	70'-0"	80.2'*
MAXIMUM BUILDING COVERAGE	35%	46%*
MAXIMUM IMPERVIOUS AREA	65%	SEE TABLE ABOVE
ADDITIONAL SEMI-PERVIOUS AREA	15%	-
PARKING LOT & DETACHED GARAGE LOCATION	REAR YARD	SEE NOTE 4

PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT OFF CORNER SIDE OR INTERIOR SIDE YARD	1 DRIVEWAY EACH ~ WETHERSFIELD AVENUE & BOND STREET
MINIMUM OVERALL HEIGHT	3 STORIES	1 STORY*
MAXIMUM OVERALL HEIGHT	4 STORIES	1 STORY*
ALL STORIES: MINIMUM HEIGHT	10'	*
ALL STORIES: MAXIMUM HEIGHT	14'	*
GROUND STORY	NA	-
UPPER STORIES	NA	-
PARKING WITHIN BUILDING	PERMITTED FULLY IN ANY BASEMENT AND IN REAR OR UPPER FLOORS	NA
ENTRANCE TO PARKING IN BUILDING	REAR FACADE	NA
REQUIRED OCCUPIED SPACE	MINIMUM 30' DEEP ON ALL FLOORS FROM FRONT FACADE	*
MINIMUM TRANSPARACY PER EACH STORY	15%	*
BLANK WALL LIMITATIONS	REQUIRED PER FLOOR ON ALL STORIES OF STREET FACING FACADES	*
FRONT FACADE ENTRANCE TYPE	STOOP, PORCH	CONCRETE PAD*
PRINCIPAL ENTRANCE LOCATION	FRONT FACADE; NO EXTERIOR STAIRS PERMITTED ON THE FRONT FACADE	NO STAIRS*
REQUIRED NUMBER OF STREET ENTRANCES	MINIMUM 1, MAXIMUM OF 2 PER BUILDING; NO EXTERIOR STAIRS PERMITTED ON ANY STREET OR SIDE FACADES	2
GROUND STORY VERTICAL FACADE DIVISIONS	NONE REQUIRED	-
HORIZONTAL FACADE DIVISIONS	REQUIRED WITHIN 3' OF THE TOP OF THE GROUND STORY, AND EVERY FIFTH FLOOR ABOVE THE FIRST FLOOR	*
PERMITTED ROOF TYPES	PARAPET, PITCHED, FLAT	FLAT
SPECIAL MATERIALS REQUIREMENTS	WOOD CLADDING AND FIBER CEMENT BOARD ARE NOT PERMITTED AS PRIMARY FACADE MATERIALS	PAINTED CMU (REAR); BRICK (SOUTH SIDE); STUCCO (FRONT)

\* SEE NOTE 12

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED SITE IMPROVEMENTS (AS SHOWN IN BLUE ON THE LAYOUT PLAN) AT 395 WETHERSFIELD AVENUE IN HARTFORD, CT. THE EXISTING CONDITIONS BASE MAP SHOWN HEREON WAS TRACED FROM A SCANNED IMAGE OF THE MAP ENTITLED: "SHEET TITLE: SITE PLAN COMMUNITY RENEWAL TEAM, PROJECT: 393-395 WETHERSFIELD AVENUE, HARTFORD, CONNECTICUT, PROJECT NO: 177, SCALE: 1"=20', DATE: 6/25/2010" WITH REVISION DATE TO 6/26/2010 PREPARED BY JOHN J. LAWRENCE ASSOC., AND EDITS WERE MADE BASED ON FIELD OBSERVATIONS MADE BY EAST-WEST ENGINEERING, PLLC ON 08/13/2021. THEREFORE, THE PROPERTY LINES, TOPOGRAPHIC INFORMATION, DIMENSIONS AND MEASUREMENTS SHOWN ON THE EXISTING CONDITIONS BASE MAP ARE APPROXIMATED AND THE CONTRACTOR SHALL NOT RELY ON MEASUREMENTS TAKEN FROM THIS DRAWING BUT ON FIELD VERIFIED MEASUREMENTS MADE BY THE CONTRACTOR FOR ACCURACY.
- UNLESS OTHERWISE NOTED ON THE LAYOUT PLAN, ALL AREAS OF BITUMINOUS CONCRETE PAVEMENT SHALL BE MILLED AND OVERLAYED IN ACCORDANCE WITH THE STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONDUCT A SITE WALK WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY AREAS FOR FULL DEPTH PAVEMENT RECONSTRUCTION.
- REPAIR AND/OR RECONSTRUCT SIDEWALKS IN DISREPAIR. THIS INCLUDES THE SIDEWALK WITHIN THE HARTFORD RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE ON WETHERSFIELD AVENUE AND BOND STREET. FINAL FINISH GRADES SHALL MATCH EXISTING. REMOVE AND SALVAGE GRANITE CURB WHERE REQUIRED FOR THE INSTALLATION OF THE CONCRETE APRON ENTRANCE DRIVE AND REINSTALL WHERE APPLICABLE ALONG EDGE OF ROAD.
- THE PROPOSED PARKING STRIPING DEPICTED IN THE REAR PARKING LOT IS PER THE 2010 MAP REFERENCE IN NOTE 1 APPROVED BY THE CITY OF HARTFORD. THE PARKING AT THE FRONT OF THE PROPERTY IS REVISED FROM THE 2010 APPROVED PLAN TO INCLUDE FOUR (4) ~ 45' SPACES AND ALLOW FOR ONE WAY TRAFFIC ONLY FROM WETHERSFIELD AVENUE. THERE IS A NET REDUCTION IN THE NUMBER OF PARKING SPACES OVERALL DUE TO THE RECONFIGURATION OF PARKING SPACES AT THE FRONT OF THE BUILDING (ALONG WETHERSFIELD AVENUE).
- REMOVE BITUMINOUS CONCRETE PAVEMENT BETWEEN THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE AND THE BOND STREET CURB LINE.
- MATCH FINISH ELEVATIONS TO EXISTING GRADES OF DRIVEWAY. ENSURE POSITIVE DRAINAGE MAINTAINED AWAY FROM BUILDING.
- AN APPROVED EQUAL MAY BE SUBSTITUTED FROM THE CITY OF HARTFORD ZONING REGULATIONS PERMITTED MEDIUM TREE LIST AS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO STARTING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT OCCURS DUE TO THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL BEFORE YOU DIG AT LEAST 72 HOURS IN ADVANCE OF THE START OF CONSTRUCTION TO HAVE ALL UTILITIES LOCATED AND MARKED.
- ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE. NO STUMPS, BUILDING OR CONSTRUCTION DEBRIS, OR UNSUITABLE MATERIAL SHALL BE BURIED ON SITE.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE LOAMED AND SEEDDED OR RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE OWNER.
- NO IMPROVEMENTS TO THE EXISTING BUILDING, ENTRANCES IMMEDIATELY ADJACENT TO THE BUILDING, OR LOT SIZE ARE PROPOSED AS PART OF THIS PLAN. QUANTITIES NOTED WERE TAKEN FROM THE MAP REFERENCE IN NOTE #1.
- THIS IS AN EXISTING NONCONFORMANCE DUE TO THE HISTORICAL DEVELOPMENT OF THE SITE; HOWEVER, WITH THE PROPOSED IMPROVEMENTS, THE NONCONFORMANCE IS REDUCED FROM APPROXIMATELY 88.3% UNDER EXISTING CONDITIONS TO APPROXIMATELY 83.2% POST CONSTRUCTION.
- STREET TREES WERE ADDED ON BOND STREET WHERE FEASIBLE. ON WETHERSFIELD AVENUE, IT IS NOT FEASIBLE TO PLANT STREET TREES DUE TO THE HISTORICAL DEVELOPMENT OF THE SITE.
- PRIOR TO CONSTRUCTION START, THE CONTRACTOR SHALL REMOVE AND SALVAGE FOR REUSE THE CONCRETE WHEEL STOPS AT THE ENDS OF THE PARKING SPACES ALONG WETHERSFIELD AVENUE. THE CONTRACTOR SHALL REINSTALL CONCRETE WHEEL STOPS AT THE ENDS OF THE NEW ANGLE PARKING SPACES SHOWN ON THE LAYOUT PLAN.
- GRADE SITE AS TO MAINTAIN A LEVEL UN-RUTTED CONDITION AND TO ELIMINATE PUDDLING OF SURFACE AND SUBSURFACE WATER. ENSURE THAT THE FINAL FINISH GRADES FOR NEW PAVED AREAS AND MULCHED BEDS PROVIDE POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM THE EXISTING BUILDING. GENERALLY, MAINTAIN FLUSH TRANSITION BETWEEN DIFFERENT SURFACES.
- ANY DAMAGE TO EXISTING PAVEMENT, CURBS, SIDEWALK, STRUCTURES OR ANY OTHER APPURTENANCES TO REMAIN SHALL BE REPLACED (IN-KIND OR BETTER) BY THE CONTRACTOR AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT CONTRACTOR'S EXPENSE. PROTECT FROM DAMAGE EXISTING TREES AND UTILITIES (I.E., UTILITY POLES) TO REMAIN DURING CONSTRUCTION ACTIVITIES AND IN CLOSE PROXIMITY TO CONSTRUCTION ACTIVITIES.
- SURPLUS EXCAVATED MATERIALS GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE HAULED AWAY AND DISPOSED OF OFF-SITE, AT APPROPRIATE LOCATIONS, IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- CLEAN AND REMOVE SEDIMENT FROM CATCH BASIN AND INSPECT CONDITIONS. REPLACE CATCH BASIN TOP OR CATCH BASIN TOP AND STRUCTURE AS DIRECTED BY THE OWNER BASED ON THE CONDITION ASSESSMENT AFTER CLEANING.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" LOCATING SERVICE AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION TO HAVE UTILITIES LOCATED AND MARKED.
- EXISTING SIDEWALK (AND ADJACENT GRANITE CURB) TO BE REMOVED AND REPLACED DUE TO CONSTRUCTION OF NEW CONCRETE DRIVEWAY SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT. SIDEWALK SHALL BE INSTALLED LEVEL OVER THE NEW DRIVEWAY.
- GRANITE CURB REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE SALVAGED FOR REUSE. GRANITE CURB DAMAGED OR IN DISREPAIR SHALL BE REPLACED IN KIND OR BETTER.
- INSTALL BOLLARDS AT 5' CENTER TO CENTER SPACING ALONG DRIVEWAY AND 4' CENTER TO CENTER SPACING IN BIKE RACK AREA.



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APPLICANT/OWNER

**Community**  
**Renewal Team, Inc.**  
555 Windsor Street  
Hartford, CT



SCALE 1" = 20' (APPROXIMATE)

REVISIONS		DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS
NO.	DATE	DRAWN BY	HEK/JAS	HEK/JAS
1	08.13.2021			
2	09.01.2021			

DATE: 06.08.2021  
SCALE: 1" = 20' (APPROX.)  
PROJECT NO.: 1029  
DESIGNED BY: JAS  
DRAWN BY: JAS  
REVIEWED BY: JAS  
SHEET SIZE: 24" x 36"



PROJECT TITLE

**PROPOSED**  
**SITE**  
**IMPROVEMENTS**

PROJECT LOCATION

**395**  
**WETHERSFIELD**  
**AVENUE**  
**HARTFORD, CT**

DRAWING TITLE

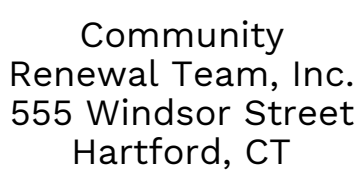
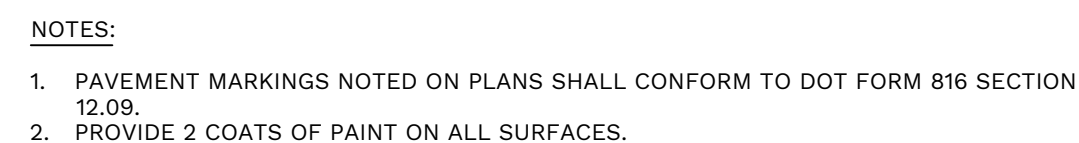
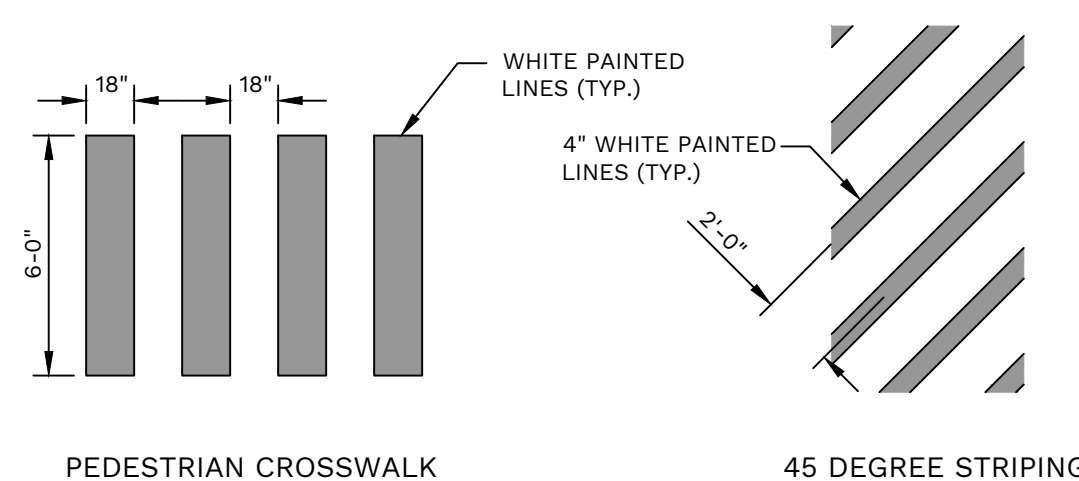
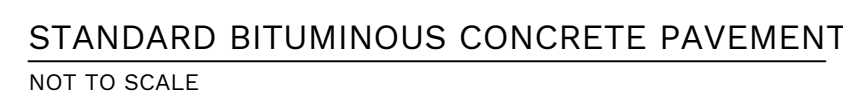
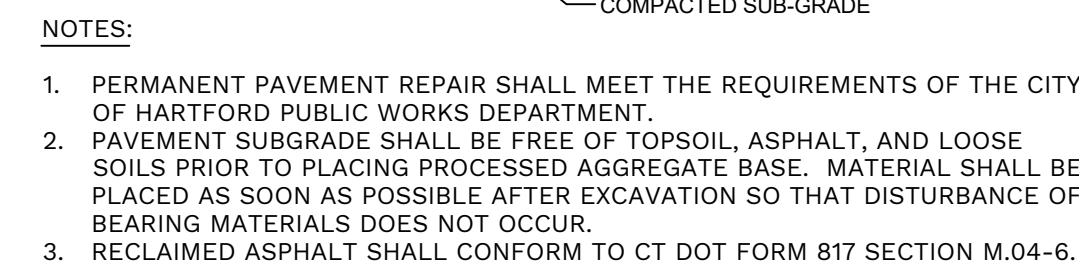
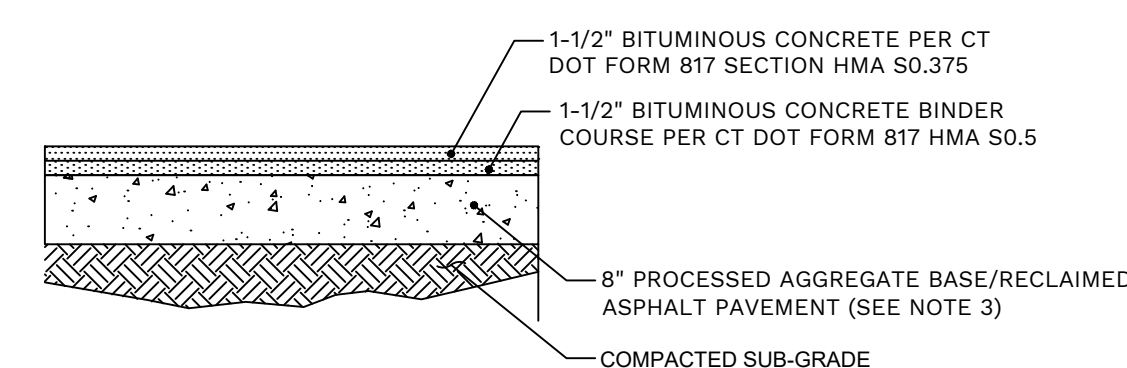
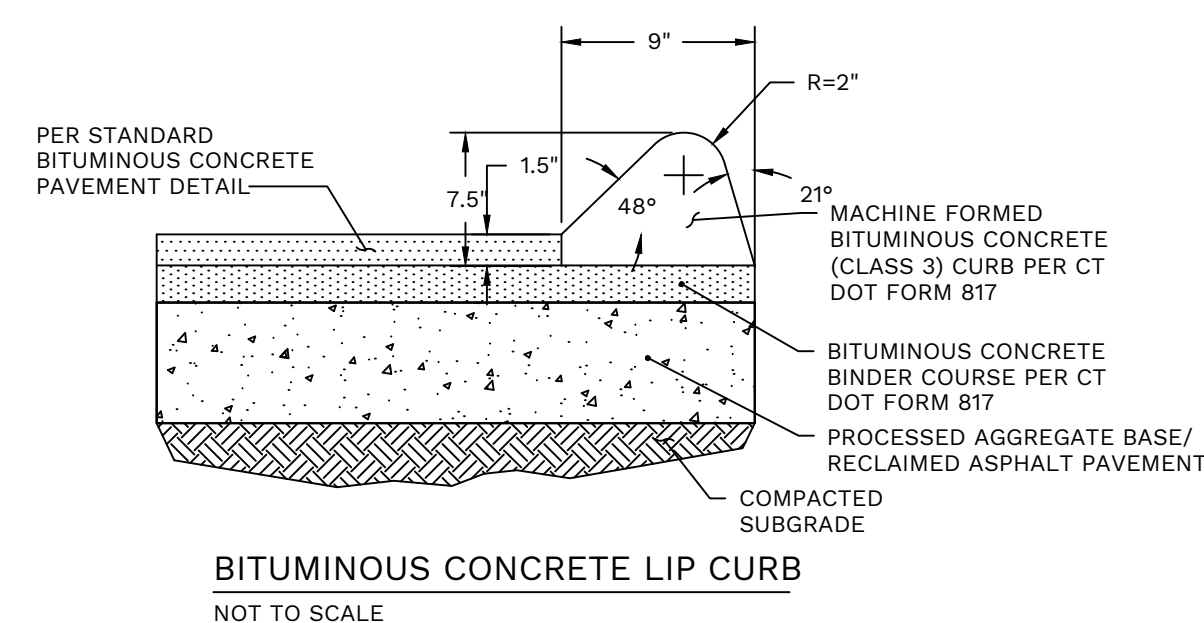
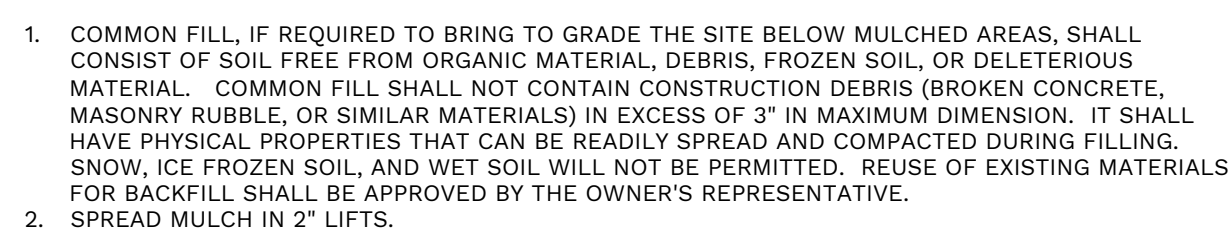
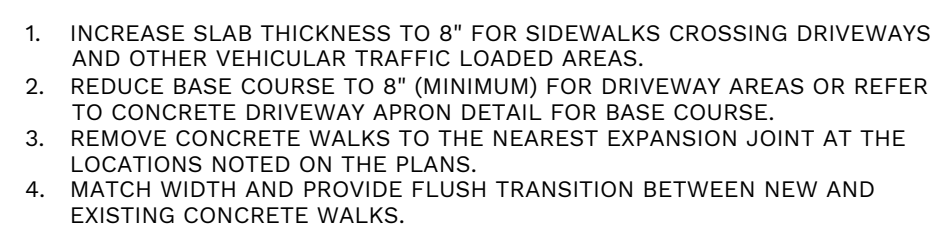
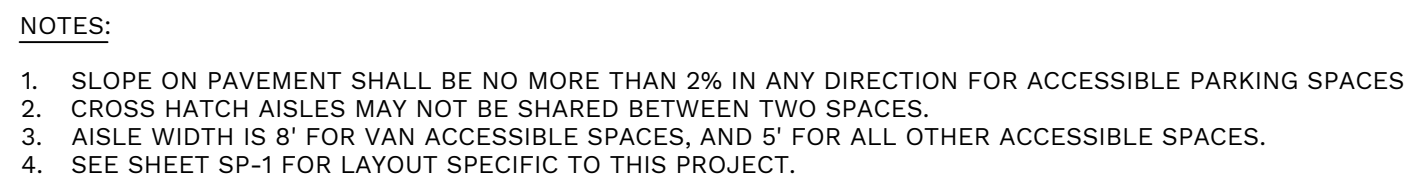
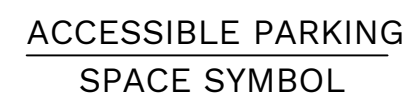
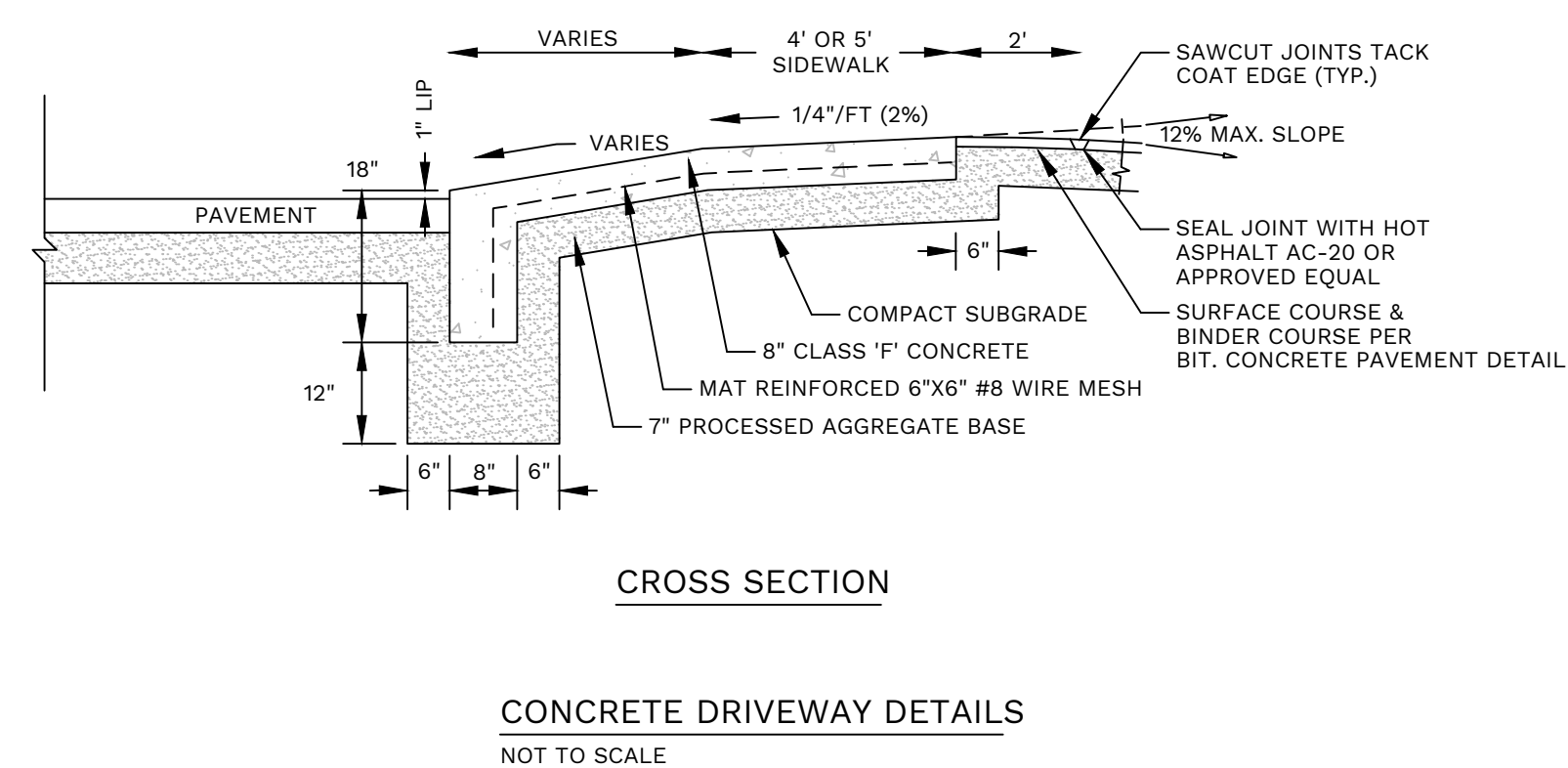
**SITE LAYOUT**  
**PLAN**

DRAWING NUMBER

**SP-1**

SHEET 1 OF 3





REVISIONS				
NO.	DATE	DRAWN/RW	DESCRIPTION	
1	08.13.2021	HEK/JAS	PER CITY COMMENTS	
2	09.01.2021	HEK/JAS	PER CITY COMMENTS	

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PROJECT TITLE

## PROPOSED SITE IMPROVEMENTS

PROJECT LOCATION

395  
WETHERSFIELD  
AVENUE  
HARTFORD, CT

DRAWING TITLE

## DETAILS

DRAWING NUMBER

CD-1

SHEET 2 OF 3