

# DDS- Planning & Zoning: Plan Review Application



Submission date: **6 September 2022, 3:46PM**  
Receipt number: **974**  
Related form version: **2**

## Application Type

Check all that apply: **Special Permit**

## Property Information

Property Address: **1550 Albany Ave [Map](#)  
(41.78943248452935, -72.70647612191775)**

Zoning District: **MX-2**

Parcel ID: **128137004**

Property Owner: **Housing Authority of the City of Hartford**

Address of Property Owner: **180 John D. Wardlaw Way**

Email: **asanderson@hartfordhousing.org**

## Applicant

Name of Applicant: **Penrose, LLC**

File Date: **09/06/2022**

Address: **1301 North 31st Street, Philadelphia, PA 19121 No  
coordinates found**

Phone: **267-386-8643**

Email:

rsacchetti@penrose.com

## Primary Point of Contact

Name:

Rio Sacchetti

Phone:

857-990-4938

Email

rsacchetti@penrose.com CC: Kate Montgomery,  
PLA kmontgomery@freemancos.com

## Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

**Penrose-Cloud, LLC (the "Applicant") is seeking Special Permit approval for a Master Plan, pursuant to Section 5.1.2.A of the City of Hartford's Zoning Regulations, for the redevelopment of the Westbrook Village located at 1550 Albany Ave (the "Property"). Please see the attached narrative for a full description.**

## Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

## Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

## Variance Application

Please state the particular hardship\* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

## Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

## Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

## Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

## Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[Westbrook 6 MP Zoning Application Signed for 2022-09-06 v2.pdf](#)

[Westbrook 6 Project Narrative 2022-09-01 v2.pdf](#)

[Westbrook 6 Master Plan Drawing Set 2022-09-02.pdf](#)

## Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Rio Sacchetti

Date:

09/06/2022

The attached option to lease agreement between the Housing Authority of the City of Hartford and Westbrook VI Housing LLC, is provided as the Letter of Authorization for this application.

Letter of Authorization from Property Owner

[westbrook\\_6\\_option\\_to\\_lease\\_7\\_13\\_2022-signed.pdf](#)

Date:

07/13/2022

**City of Hartford  
Department of Development Services  
Planning Division**

Return Form to the Planning Desk at the  
Licenses & Inspections Division Counter  
860-757-9239  
260 Constitution Plaza  
Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division  
860-757-9040  
250 Constitution Plaza, 4<sup>th</sup> Floor  
Hartford, Connecticut 06103-1822  
<http://planning.hartford.gov>

# PLANNING AND ZONING APPLICATION

**PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:**

- Zoning Appeal       Approval of Location       Historic Review
- Zoning Permit:       Zoning Variance       Lot Combination  
    Signage/Use/Accessory
- Site Plan       Zoning Map Change       Liquor Permit
- Subdivision/Lot Line Revision       Special Permit

Receiving Federal Funds:

Yes     No

Demo     Add.     Repair

**1. PROPERTY INFORMATION**

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ State: CT Zip Code: \_\_\_\_\_

Zoning District: (can be found at <http://assessor1.hartford.gov/Default.asp?br=exp&vr=6>) Parcel ID: \_\_\_\_\_ (Multiuse Mix with Campus Overlay)

Property Owner: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**2. APPLICANT**

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: \_\_\_\_\_ File Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: 267-386-8643 Email: \_\_\_\_\_

**3. PRIMARY POINT OF CONTACT:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



**C. COMPLETE IF APPLYING FOR ZONING VARIANCE:**

State the particular hardship\* or unnecessary difficulty that prompts this application :

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\*A "hardship" as defined by the Connecticut State Statutes Section 8-6 whereby "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property, [a] variance might be justified."

**D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION****Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: \_\_\_\_\_ Area of each of the new lots in square feet \_\_\_\_\_

Street frontage of each of the new lots in feet \_\_\_\_\_

**Lot Combination:**

Address of lots to be combined \_\_\_\_\_

Map/Block/Lot for each property to be combined: Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

**E. COMPLETE IF APPLYING FOR HISTORIC REVIEW**

**IMPORTANT:** HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

Please check if photographs are included with application (required for certain projects)

Proposed work includes:  Repairs     Addition     New construction     Demolition     Other (specify)

(Check all that apply)

If proposing demolition, provide reason (attach additional pages if necessary):

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Current materials being repaired/replaced: \_\_\_\_\_

Materials/products being used in work: \_\_\_\_\_



**F. COMPLETE IF APPLYING FOR A SIGN PERMIT**

1. Is this sign proposed outside of the Buildingline?  Yes  No  
Maximum extension from the Buildingline: \_\_\_\_\_ ft. \_\_\_\_\_ in.

2. Is this sign proposed outside of the Streetline?  Yes  No  
Maximum extension from the Streetline: \_\_\_\_\_ ft. \_\_\_\_\_ in.

3. Is this sign illuminated?  Yes  No

4. Engineer Name (if any): \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

5. Minimum distance from lowest point of sign to sidewalk: \_\_\_\_\_ ft. \_\_\_\_\_ in.

6. Maximum height of sign from lowest established grade: \_\_\_\_\_ ft. \_\_\_\_\_ in.

7. Distance from the nearest outdoor sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

8. Square feet of surface for one face of the sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

9. Wording on the sign (include all words): \_\_\_\_\_

Description of work (attach additional pages if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Propertylines.

**5. SIGNATURE(S)**

*By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.*

Signature of Applicant: Rio Sacchetti Date: 9/6/22

Printed Name of Applicant: Rio Sacchetti, Developer, Pennrose

Signature of Property Owner: Rio Sacchetti Date: 9/6/22

Printed Name of Property Owner: Westbrook IV Housing LLC (under option to Lease)

## EXCLUSIVE OPTION TO LEASE REAL ESTATE

This **OPTION TO LEASE REAL ESTATE** (hereinafter referred to as the "Option") is made as of the 13<sup>th</sup> day of July, 2022 between the **HOUSING AUTHORITY OF THE CITY OF HARTFORD**, a public housing authority organized under the laws of the State of Connecticut with a chief executive office located at 180 John D. Wardlaw Way, Hartford, Connecticut 06106 (hereinafter referred to as the "Authority") and **WESTBROOK VI HOUSING LLC**, having an address at c/o Pennrose, LLC, 230 Wyoming Avenue, Kingston, PA 18704 ("WBVIH").

The Authority is the owner of Westbrook Village, a 39.5-acre parcel of real property located on Albany Avenue, Hartford, Connecticut ("Westbrook Village"). The Authority intends to lease approximately 3.20 acres of the Westbrook Village site, as described as Phase Six in the site plan in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), in order for WBVIH to construct the development described in Exhibit A in connection with the redevelopment of Westbrook Village ("Project"), *provided that* WBVIH receives financing satisfactory to it, in its sole discretion, including specifically an award of 9% low income housing tax credits ("LIHTC"). The specific metes and bounds of the Property will be described in detail upon the execution of the Ground Lease defined in Section 1 below.

The seventy-six (76) low, moderate and mixed income rental units that comprise the Project will be operated and maintained in accordance with the rules, regulations, terms and restrictions as outlined by the Internal Revenue Service's Low Income Housing Tax Credit Program under Section 42 of the Internal Revenue Code, and as managed by the Connecticut Housing Finance Authority. WBVIH and/or its designee will submit applications for financing to all appropriate public and private sources of financing, including to the Connecticut Housing Finance Authority for both LIHTC and other potential loans and the State of Connecticut Department of Housing, to finance all or a portion of the cost of developing the Project.

**NOW THEREFORE**, in consideration of the payment to the Authority by WBVIH of the sum of \$1.00 (the "Option Price"), and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), and intending to be legally bound, the Authority hereby grants to WBVIH the exclusive right and option to lease the Property, on the following terms and conditions:

**1. Agreement to Enter Ground Lease.** The Authority and WBVIH will enter into a ground lease of the Property that will contain the terms set forth in Section 2 and which shall otherwise be agreed to by both the Authority and WBVIH, subject to the approval of the Commissioner of the Connecticut Department of Housing, third party investors and lenders (the "Ground Lease"). The Ground Lease shall be subject to the applicable provisions of the Development Agreement between WBVIH and the Authority, executed on April 19, 2016 (the "Development Agreement").

**2. Lease Terms.** The parties intend for the Ground Lease agreement between the parties to contain the following terms:

A. Term. The term of the Ground Lease will a term of no fewer than sixty-five and no more than ninety-six years unless a longer term is required in connection with the financing of the Project (“Lease Term”).

B. Initial Rent. An initial rent (the "Initial Rent") equal to \$100,000 shall be paid on the date of execution of the Ground Lease.

C. Rent. Annual rent equal to \$10,000 per year for the Lease Term, beginning on the first day of the third (3rd) month after ninety-five percent (95%) occupancy of the Project has been achieved.

D. Additional Rent. All other amounts payable by WBVIH to the Authority under the Ground Lease shall be deemed to be additional rent.

E. Ownership for Tax Purposes. For income tax purposes, WBVIH shall be deemed the owner of the Project and the Property.

F. Operation of the Project. Project unit rents will be structured to be affordable to a range of incomes including units at or below at or below 30% of Area Median Income (“AMI”), units at or below 50% of AMI, units at or below 60% of AMI, units at or below 80% of AMI and units at market rents, subject to the financing requirements and approvals of the appropriate regulatory authorities and Project lenders. The Project will be operated in accordance with all applicable laws and program requirements for the period required, including compliance with LIHTC and any other lender or investor requirements or those imposed by the Connecticut Department of Housing in connection with its approval of the Ground Lease.

**3. *Term of Option Agreement.*** This Option Agreement shall expire on the earlier of: (i) December 31, 2023 unless the parties agree to extend this date; or (ii) the date on which WBVIH notifies the Authority that its efforts to obtain financing have been unsuccessful.

**4. *Operating Expenses and Taxes.*** All operating expenses and property taxes, if any, accruing from and after the date of closing of the Ground Lease shall become the sole responsibility of the WBVIH.

**5. *Costs and Expenses.*** All costs and expenses of title examination, and preparation and recording of the Ground Lease (other than for the Authority's own review of same), shall be paid by the WBVIH.

**6. *Possession.*** Possession of the Property shall be delivered to WBVIH immediately at closing on the Ground Lease subject to the terms and conditions of the Ground Lease.

**7. *Risk of Loss or Damage.*** All risk of loss or damage to the Property by fire or other casualty shall remain with the Authority until closing on the Ground Lease.

**8. *Notices.*** All notices, requests, demands, approvals, or other

communications given hereunder or in connection with this Agreement shall be in writing and shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

***If to Authority:***

Housing Authority of the City of Hartford  
180 John D. Wardlaw Way  
Hartford, CT 06106  
Attn: Executive Director

***If to WBVIH:***

WBVIH  
230 Wyoming Avenue  
Kingston, PA 18704  
Attn: Timothy I. Henkel

***With a copy to:***

Berman Indicator LLP  
30 N. 41<sup>st</sup> Street, Suite 450  
Philadelphia, PA 19104  
Attn: Steven P. Berman

**9. *Assignment.*** This Agreement shall not be assignable by WBVIH, except upon written consent of the Authority.

**10. *Counterparts.*** This Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

**11. *Interpretation and Governing Law.*** This Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both parties. This Agreement shall be construed, interpreted, and governed by the laws of the State of Connecticut.

**12. *Severability.*** If any portion of this Agreement or of the Development Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Agreement.

**13. *Parties Bound.*** No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

**14. *Modification of Agreement.*** This Agreement may not be altered, modified, rescinded, or extended orally. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of the party to be bound thereby.

**15. *Successors.*** The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors and assigns.

**16. *Headings.*** The headings in this Agreement are inserted for convenience only and shall not be used to define, limit or describe the scope of this Agreement or any of the obligations herein.

**17. *Construction.*** Whenever in this Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

**18. *Covenants.*** Subject to all the terms, covenants and conditions of this Option, the Authority covenants and agrees to execute the Ground Lease, as required to consummate the closing of the applicable Construction Loan, or other financing as required by lenders and regulatory agencies. Upon the execution of the Ground Lease, the Authority shall deliver to WBVIH, the following:

(i) marketable leasehold title to the subject portion of the Property as ground tenant, consistent with the Title Policy, together with all privileges, rights, easements, and appurtenances belonging to such land and all right, title and interest (if any) of the Authority in and to any streets, alleys, passages, and other rights-of-way or appurtenances included in, adjacent to or used in connection with such land (subject to any rights that the City of Hartford may have as a municipality in dedicated and accepted street rights-of-way) and all right, title and interest (if any) of the Authority in all development rights appurtenant thereto;

(ii) title to all buildings and improvements located within such Property, including, without limitation, any Existing Buildings; and

(iii) all of the Authority's right, title and interest, if any, in all intangible assets of any nature relating to such Property, including, without limitation, all of the Authority's right, title and interest in all (a) warranties, guaranties and indemnities by and claims against third parties relating to components of the Property (including without limitation, any guarantees or warranties, if any, with respect to the roof, heating system and other building systems), (b) licenses, permits, approvals, development rights, certificates, variances, consents and similar documents evidencing rights relating to any of the foregoing property, and (c) plans, specifications, drawings, surveys, engineering and other design products, soils (including without limitation, borings) tests and reports, project budgets and schedules, and other technical descriptions and documents relating to the property described in subparagraphs (a) and (b) above, in each case only to the extent that the Authority has such items in its possession or within its control after reasonable efforts and may legally transfer the same.

**19. *Conditions Precedent.*** The Parties' respective obligations to execute a Ground Lease are subject to satisfaction of the conditions precedent set forth in Article

V of the Development Agreement on or before the execution of the Ground Lease.

**20. Disclaimer.** The Option is made on an "as is" basis, and WBVIH expressly acknowledges that, in consideration of the agreements of the Authority set forth herein, except as otherwise specified herein or in the Ground Lease, the Authority MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. WBVIH acknowledges, warrants and represents to the Authority that no representations have been made by the Authority, its agents, or employees in order to induce WBVIH to enter into this option other than as expressly stated herein and in the Development Agreement.

**IN WITNESS WHEREOF**, the Authority and WBVIH have each duly executed, or caused to be executed, this Option as of the date first written above.

**AUTHORITY:**

**HOUSING AUTHORITY OF THE CITY OF  
HARTFORD**

*Annette Sanderson*  
**By:** \_\_\_\_\_  
**Annette Sanderson**  
**Executive Director**

**WBVIH:**

**WESTBROOK VI HOUSING LLC**

**By: Westbrook VI GP LLC, its managing member**

**By: Pennrose-Cloud GP II, LLC its managing member**

**By: Pennrose Holdings, LLC, its managing member**

*Timothy I. Henkel*  
**By:** \_\_\_\_\_  
**Timothy I. Henkel, President**

**EXHIBIT A**

**PHASE SIX SITE PLAN**  
**DESCRIPTION/MAP OF PROPERTY TO BE GROUND LEASED**





#### **4. PROJECT NARRATIVE:**

Pennrose-Cloud, LLC (the "Applicant") is seeking Special Permit approval for a Master Plan, pursuant to Section 5.1.2.A of the City of Hartford's Zoning Regulations, for the redevelopment of the former Westbrook Village located at 1550 Albany Ave (the "Property"). The Property is owned by the Housing Authority of the City of Hartford ("HACH") and is in a Multi-Use Mix District (MX-2) with a Campus Overlay. The Property is an approximately 30-acre site which currently has 200 resident units located in 18 recently completed buildings across Phases I, II, and III. Phase IV, comprised of 60 units is currently in construction and Phase V, comprised of 58 units has been awarded and will break ground early next year. The Applicant is proposing to construct a new residential mixed-income community named Village at Park River. The Applicant is planning to submit Site Plan application to the Hartford Planning and Zoning Commission for Phase VI of the project following approval of the Master Plan.

The Master Plan, which is anticipated to be constructed in seven phases, will include a mix of building types across the Property, with a current total of 31 residential buildings containing 412 units and a Community Building, as more specifically set forth in detailed plans included with the application. The buildings are anticipated to include rental apartment buildings, owner occupied residential homes, and community/management facilities.

The development team has worked closely with the City throughout the evolution of the Master Plan to conceive a design that at its core is built to respond in detail to the City's progressive zoning and planning code, while remaining flexible to exterior planning forces that will inform the designs of future phases, such as development financing and community participation. Major elements from the master plan are derived directly from Westbrook residents' and community stakeholders' feedback:

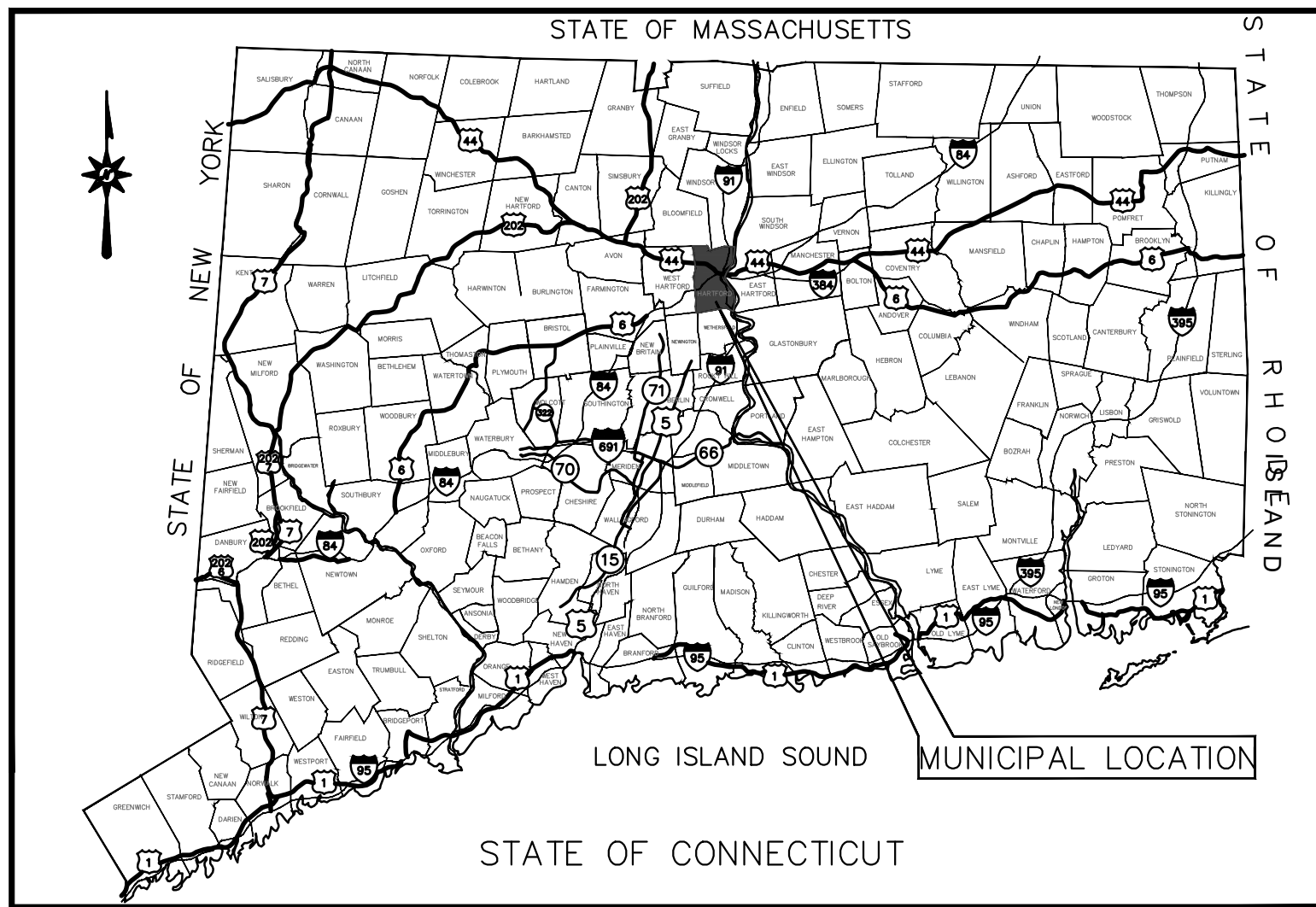
- Tree lined neighborhood streets featuring homes with front porches to provide abundant defensible spaces and eyes on the street.
- Multi-purposed open space amenities including community gardens, picnic areas and playgrounds.
- A centralized community building that is well-programmed for a multi-generational community.

As the design and development team's thinking evolves with each phase, Pennrose-Cloud is resubmitting the masterplan to achieve the following goals:

- Redrew phasing lines of Phases VI and VII to capture current development approach

- Overall, consolidating parking footprints behind Building 27 and Building 29 and reduced number of overall parking spaces by 19 within Phases V through VII.
- Updated design of the mid-rise apartment buildings 28-29, including less 1-BR units and more 2-BR units and 3-BR units. This change reduced the total number of units by 20 (total units went from 432 to 412)
- Building 29 is no longer proposed as restricted to Seniors only
- Updated preliminary landscape and hardscape design for Buildings 28 and 29

The proposed revitalization of Westbrook Village identified in this Master Plan is the result of long-term collaboration between and among various local City agencies in a collaborative effort with HACH and the Applicant to leverage local and state resources to provide much needed redevelopment of the Property.

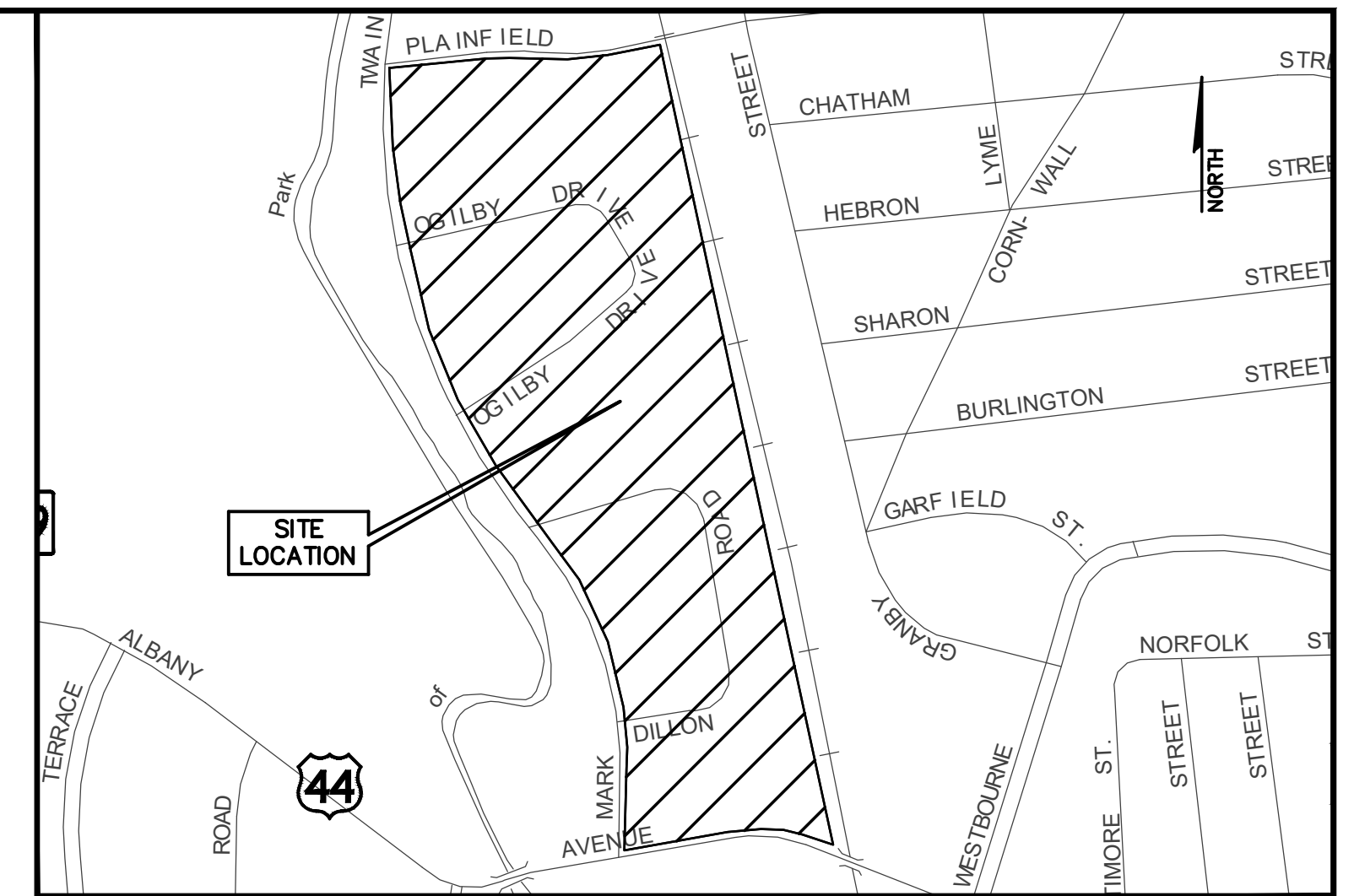


LOCATION MAP

N.T.S.

# WESTBROOK VILLAGE CITY OF HARTFORD PLANNING AND ZONING COMMISSION MASTER PLAN SUBMISSION - SPECIAL PERMIT

LOCATION:  
DILLON RD, MARK TWAIN DR, OGILBY DR, PLAINFIELD ST  
HARTFORD, CONNECTICUT



LOCATION MAP

SCALE: 1"=500'

## PREPARED BY:

PENNROSE PROPERTIES  
1301 NORTH 31ST ST  
PHILADELPHIA, PA 19121  
TEL:267-386-8643

FREEMAN COMPANIES  
36 JOHN ST  
HARTFORD, CT 06106  
TEL: 860-251-9550

WRT | WALLACE ROBERTS & TODD  
1700 MARKET ST, SUITE 2800  
PHILADELPHIA, PA 19103  
TEL:215-732-5215

THE CLOUD COMPANY  
30 LEWIS ST  
HARTFORD, CT 06103  
TEL:860-559-6386

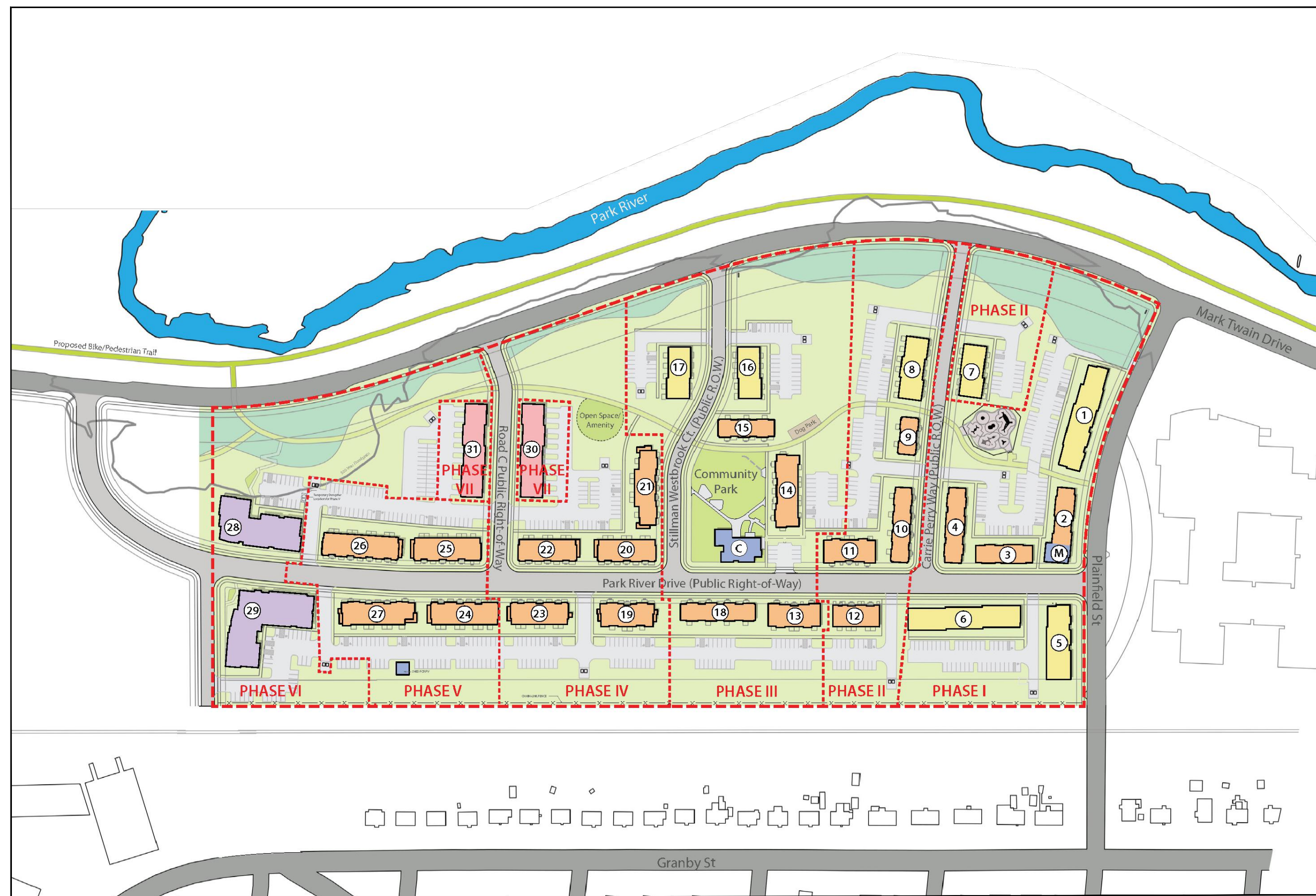
JDA DEVELOPMENT CO.  
10 CROSSROADS PLAZA  
WEST HARTFORD, CT  
TEL:860-232-4500

JCJ ARCHITECTURE  
120 HUYSHOPE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL:860-247-9226

QUISENBERRY ARCARI ARCHITECTS  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL:860-677-4594

## DRAWING LIST

SHEET NUMBER	SHEET TITLE
CV-1	COVER SHEET
BND	OVERALL BOUNDARY SURVEY
SV	OVERALL BOUNDARY/TOPOGRAPHIC SURVEY
SV-1	TOPOGRAPHIC SURVEY
SV-2	TOPOGRAPHIC SURVEY
SV-3	TOPOGRAPHIC SURVEY
SV-4	TOPOGRAPHIC SURVEY
S-1	ANNOTATED SITE PLAN WITH SITE REQUIREMENTS
S-2	PHASING PLAN
S-3	LANDSCAPE PLAN
S-4	PARKING PLAN
S-5	STREET SECTIONS
S-6	TREE PROTECTION PLAN
A-1	BUILDING 28 GROUND FLOOR PLAN
A-2	BUILDING 28 TYPICAL UPPER FLOOR PLAN
A-3	BUILDING 29 GROUND FLOOR PLAN
A-4	BUILDING 29 TYPICAL UPPER FLOOR PLAN
A-5	SF TABLE
A-6	UNIT PLANS
A-7	BUILDING 28 ELEVATIONS
A-8	BUILDING 29 ELEVATIONS



PROJECT MAP

## DATES

ISSUE DATE: SEPTEMBER 6, 2016  
REVISION: OCTOBER 4, 2016  
JULY 3, 2018  
JUNE 17, 2019  
APRIL 23, 2021  
SEPTEMBER 2, 2022

RECOMMENDED BY PLANNING AND ZONING COMMISSION

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

PLANNING AND ZONING CHAIRPERSON

DATE

TITLE:  
COVER SHEET

SHEET NUMBER:  
CV-1

**PROPERTY DESCRIPTION  
WESTBROOK VILLAGE, HARTFORD, CONNECTICUT**

**PARCEL "A"**

BEGINNING AT A POINT ON THE SOUTHERLY STREET LINE OF PLAINFIELD STREET, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED HEREIN, BEING  
 S 12°28'16" E 70.00 FEET FROM A CONCRETE MONUMENT ON THE NORTHERLY STREET LINE OF SAID PLAINFIELD STREET;  
 THENCE S 12°28'16" E ALONG LAND NOW OR FORMERLY OF NATIONAL RAIL ROAD PASSENGER COMPANY A DISTANCE OF 2,487.49 FEET TO A POINT IN THE NORTHERLY HIGHWAY LINE OF ALBANY AVENUE (A.K.A. ROUTE 44);  
 THENCE N 77°29'16" W ALONG SAID HIGHWAY LINE, A DISTANCE OF 7.83 FEET TO A POINT;  
 THENCE ALONG SAID HIGHWAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,990.77 FEET, AN ARC DISTANCE OF 614.71 FEET TO A POINT;  
 THENCE N 51°12'56" W A DISTANCE OF 40.03 FEET TO A POINT ON THE EASTERLY STREET LINE OF MARK TWAIN DRIVE;  
 THENCE N 6°50'55" W ALONG THE EASTERLY STREET LINE OF MARK TWAIN DRIVE, A DISTANCE OF 320.73 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF DILLON ROAD;  
 THENCE N 83°09'05" E ALONG SAID STREET LINE, A DISTANCE OF 223.97 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 181.00 FEET, AN ARC DISTANCE OF 302.08 FEET TO A POINT ON THE EASTERLY STREET LINE OF SAID DILLON ROAD;  
 THENCE N 12°28'20" W ALONG SAID STREET LINE, A DISTANCE OF 399.08 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 340.47 FEET TO A POINT ON THE NORTHERLY STREET LINE OF DILLON ROAD;  
 THENCE S 59°09'05" W ALONG SAID STREET LINE, A DISTANCE OF 243.56 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE NORTHERLY STREET LINE OF MARK TWAIN DRIVE;  
 THENCE N 30°50'57" W ALONG SAID STREET LINE, A DISTANCE OF 393.03 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF OGBLY DRIVE;  
 THENCE N 59°09'03" E ALONG SAID STREET LINE, A DISTANCE OF 476.25 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 215.17 FEET, AN ARC DISTANCE OF 610.67 FEET TO A POINT ON THE NORTHERLY STREET LINE OF SAID OGBLY DRIVE;  
 THENCE S 76°32'28" W ALONG SAID STREET LINE, A DISTANCE OF 503.65 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 16.07 FEET TO A POINT ON THE EASTERLY STREET LINE OF MARK TWAIN DRIVE;  
 THENCE ALONG SAID STREET LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,110.15 FEET, AN ARC DISTANCE OF 461.17 FEET TO A POINT;  
 THENCE N 12°25'40" E ALONG SAID STREET LINE, A DISTANCE OF 31.52 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF PLAINFIELD STREET;  
 THENCE S 77°34'20" E ALONG SAID STREET LINE, A DISTANCE OF 140.10 FEET TO A POINT;  
 THENCE ALONG SAID STREET LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 863.20 FEET, AN ARC DISTANCE OF 375.12 FEET TO A POINT;  
 THENCE N 77°31'44" E ALONG SAID STREET LINE, A DISTANCE OF 267.77 FEET TO THE POINT OR PLACE OF BEGINNING.

**PROPERTY DESCRIPTION  
WESTBROOK VILLAGE, HARTFORD, CONNECTICUT**

**PARCEL "B"**

BEGINNING AT A POINT ON THE EASTERLY STREET LINE OF MARK TWAIN DRIVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED HEREIN;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF DILLON ROAD;  
 THENCE N 59°09'05" E ALONG SAID STREET LINE, A DISTANCE OF 243.56 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 226.98 FEET TO A POINT ON THE WESTERLY STREET LINE OF SAID DILLON ROAD;  
 THENCE S 12°28'20" E ALONG SAID STREET LINE, A DISTANCE OF 399.08 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE EASTERLY STREETLINE OF MARK TWAIN DRIVE;  
 THENCE N 6°50'55" W ALONG SAID STREET LINE, A DISTANCE OF 126.77 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 931.40 FEET, AN ARC DISTANCE OF 390.15 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL "C"**

BEGINNING AT A POINT ON THE EASTERLY STREET LINE OF MARK TWAIN DRIVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED HEREIN;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 16.07 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF OGBLY DRIVE;  
 THENCE N 76°32'28" E ALONG SAID STREET LINE, A DISTANCE OF 503.65 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 155.17 FEET, AN ARC DISTANCE OF 440.39 FEET TO A POINT ON THE NORTHERLY STREET LINE OF SAID OGBLY DRIVE;  
 THENCE S 59°09'03" W ALONG SAID STREET LINE, A DISTANCE OF 476.25 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT ON THE EASTERLY STREET LINE OF MARK TWAIN DRIVE;  
 THENCE N 30°50'57" W ALONG SAID STREET LINE, A DISTANCE OF 143.89 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET, AN ARC DISTANCE OF 296.46 FEET TO THE POINT OR PLACE OF BEGINNING.

**SURVEY NOTES**

THIS SURVEY HAS BEEN PREPARED BY FREEMAN COMPANIES, LLC. IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS A BOUNDARY SURVEY. IT IS DEPENDENT IN NATURE AND BASED UPON MAP REFERENCE NUMBER ONE.

THE SURVEY ACCURACY CONFORMS TO HORIZONTAL CLASS "A-2", TOPOGRAPHIC ACCURACY CLASS T-2. HORIZONTAL DATUM REFERS TO THE CONNECTICUT STATE PLANE COORDINATES SYSTEM - NAD83. VERTICAL DATUM REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88.

THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY. DEPICTED WETLANDS DELINEATED BY [SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.] SITE INSPECTED AUG.4&18, 2006. WETLAND FLAGS WERE FIELD LOCATED SEPT. 8, 2006.

PROPERTY DOES LAY WITHIN FLOOD ZONE X AND FLOOD ZONE AE AS DEPICTED ON FLOOD INSURANCE MAP [09003C03627], MAP [PANEL 362 OF 365], EFFECTIVE DATE [SEPT.26, 2008].

ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88].

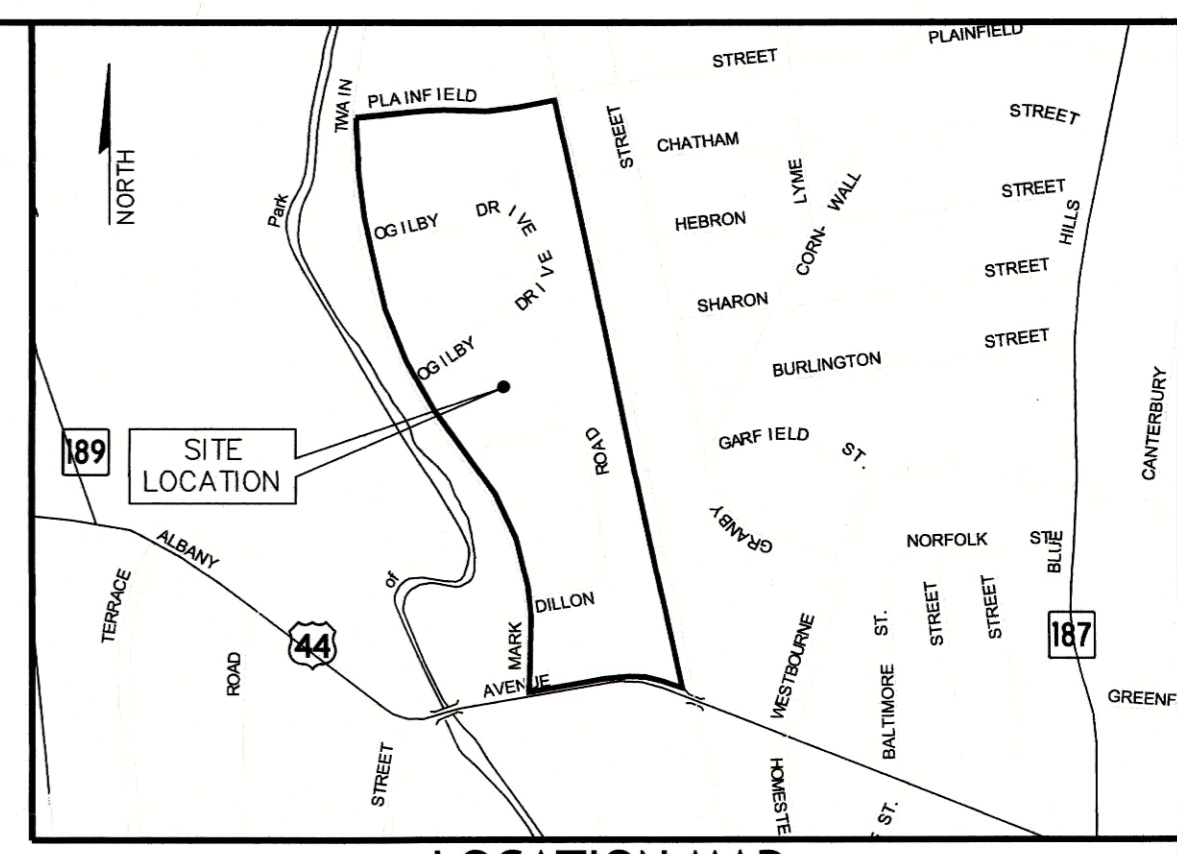
THE SUBJECT PROPERTY IS CURRENTLY OWNED BY THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, SEE HARTFORD LAND RECORDS VOLUME 857 AT PAGE 675.

THE PROPERTY IS SUBJECT TO AN UNRECORDED SEWER EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT.

THE UNDERGROUND FEATURES DEPICTED HEREON ARE THE RESULT OF COMPILATION OF EXISTING MAPPING AND LOCATION OF UTILITY PAINT. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS TO BE CONSIDERED TO BE APPROXIMATE AT BEST. OTHER UTILITIES MAY EXIST WHICH FREEMAN COMPANIES ARE UNAWARE OF. VERIFY INFORMATION IN THE FIELD. BEFORE ANY DIGGING OR SITE EXCAVATION CALL "CALL BEFORE YOU DIG" 1-800-922-4455.

**MAP REFERENCES**

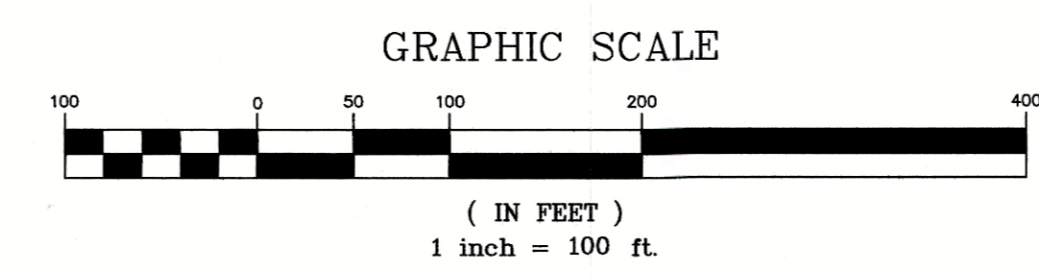
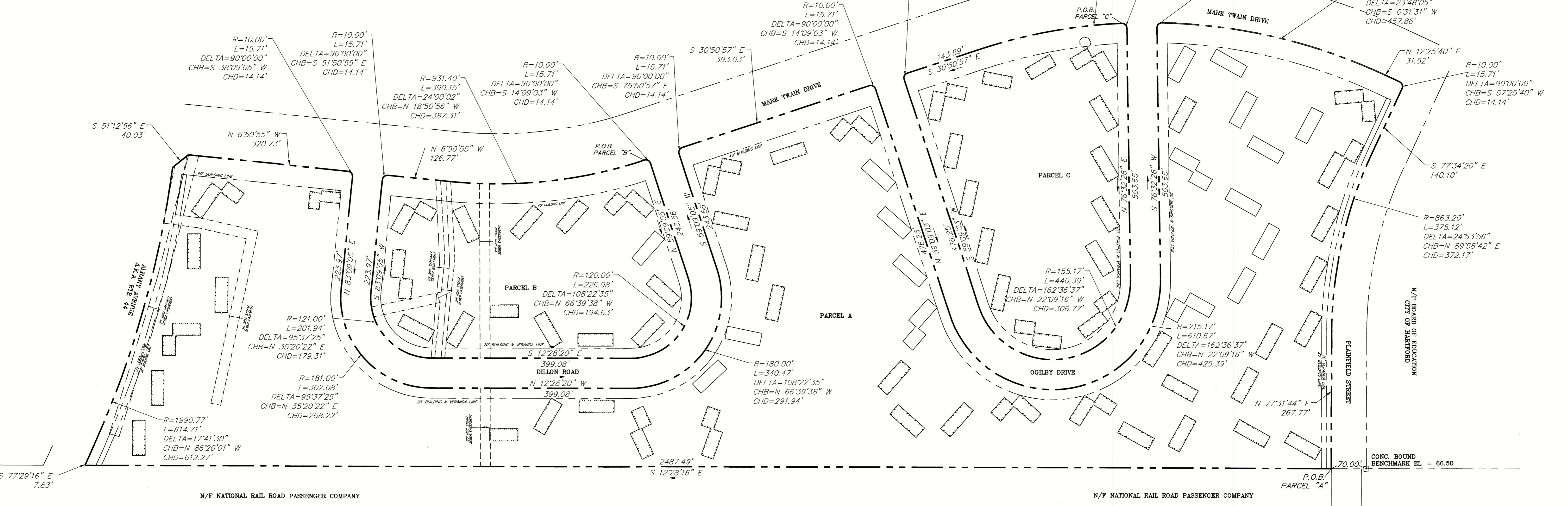
- "CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE: 1"=40' JUNE 1951 DAYBOOK NO. 09161" CITY OF HARTFORD ENGINEERING FILE 22-02.
- "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF ENGINEERING PLOT PLAN SITE OF ANNIE FISHER SCHOOL DAYBOOK NO. 09752 DATE DECEMBER 1962" CITY OF HARTFORD ENGINEERING FILE 90-19.
- "CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE: 1"=100' NOVEMBER 1950 DAYBOOK NO. 09121" CITY OF HARTFORD ENGINEERING FILE 154-12.
- "CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE: 1"=100' MAY 1955" CITY OF HARTFORD ENGINEERING FILE 191-09.
- "PLAINFIELD STREET PLAN AND PROFILE SHEET 1 OF 4 REVISED TO JAN. 31, 1987" CITY OF HARTFORD ENGINEERING FILE 575-001J.
- "CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE: 1"=40' JUNE 1965 DAYBOOK No. 09878.
- "PROPERTY OF REV. FRANCIS GOODWIN HARTFORD, CONN. FORD, BUCK & SHELDON, INC. CONSULTING ENGINEERS HARTFORD, CONN. SCALE: 1"=40' SEPT-11-1920"
- "PLAN OF RAILROAD EDWARDS STREET TO ALBANY AVENUE SCALE: 1"=40' MAY 1946 NOTES 711 CITY OF HARTFORD DEPARTMENT OF ENGINEERING DAYBOOK NO. 08775 SHEET 4 OF 4 SHEETS."
- "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM HOUSING AUTHORITY OF THE CITY OF HARTFORD BY THE STATE OF CONNECTICUT REALIGNMENT OF ROUTE U.S. 44 AT SCARBOROUGH STREET SCALE 1"=40' FEBRUARY 1991 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER BUREAU OF HIGHWAYS FED R.O.W. #F-14(134)"
- "THE HARTFORD ELECTRIC LIGHT CO. MAP SHOWING PROPOSED DISTRIBUTION SYSTEM IN WESTBROOK VILLAGE PROPERTY OF HARTFORD HOUSING AUTHORITY OF THE CITY OF HARTFORD ALBANY AVE HARTFORD, CONN. SCALE 1"=80' JULY 1950"



**LOCATION MAP**  
NOT TO SCALE

**PARCEL AREAS**

PARCEL A AREA = 1,103,164.59 S.F. OR 25.33 ACRES  
 PARCEL B AREA = 213,834.15 S.F. OR 4.91 ACRES  
 PARCEL C AREA = 224,932.44 S.F. OR 5.16 ACRES  
 DILLON ROAD AREA = 85,426.75 S.F. OR 1.96 ACRES  
 OGBLY DRIVE AREA = 91,650.44 S.F. OR 2.10 ACRES  
 TOTAL PROJECT AREA = 1,719,058.37 SF OR 39.46 ACRES



THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS A PROPERTY (SHEET BND) AND TOPOGRAPHIC SURVEY (SHEETS SV THROUGH SV-4). THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THIS RESURVEY IS INTENDED TO BE USED FOR CONVEYANCE OR FINANCING PURPOSES, AND AS A BASE FOR ENGINEERING SITE DESIGN.

*Peter Parizo*  
 Peter Parizo, L.S. 14653  
 Date: OCT. 25, 2017

**PENNROSE**  
Bricks & Mortar | Heart & Soul  
1301 NORTH 35TH STREET  
PHILADELPHIA, PA 19127  
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**FREEMAN COMPANIES**  
34 JOHN STREET  
HARTFORD, CT 06106  
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ARCHITECTURE & PLANNING  
1700 MARKET STREET, SUITE 2100  
PHILADELPHIA, PA 19103  
TEL: 215-732-5115

**The Cloud Company**  
REAL ESTATE AND BUSINESS DEVELOPMENT  
80 LEWIS STREET  
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**JDA DEVELOPMENT CO.**  
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**JC ARCHITECTURE**  
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HARTFORD, CT 06104  
TEL: 860-247-9255

**Quisenberry**  
318 MAIN STREET  
FARMINGTON, CT 06022  
TEL: 860-672-4994

NO.	DATE	DESCRIPTION
1	10/27/16	CITY COMMENTS
2	11/09/16	CHFA SUBMISSION
3	09/28/17	BUILDING T & PLAYGROUND REVISIONS
4	10/25/17	85% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
5		
6		
7		
8		

**PLANNING AND ZONING COMMISSION**  
**SITE PLAN SUBMISSION - PHASE ONE**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

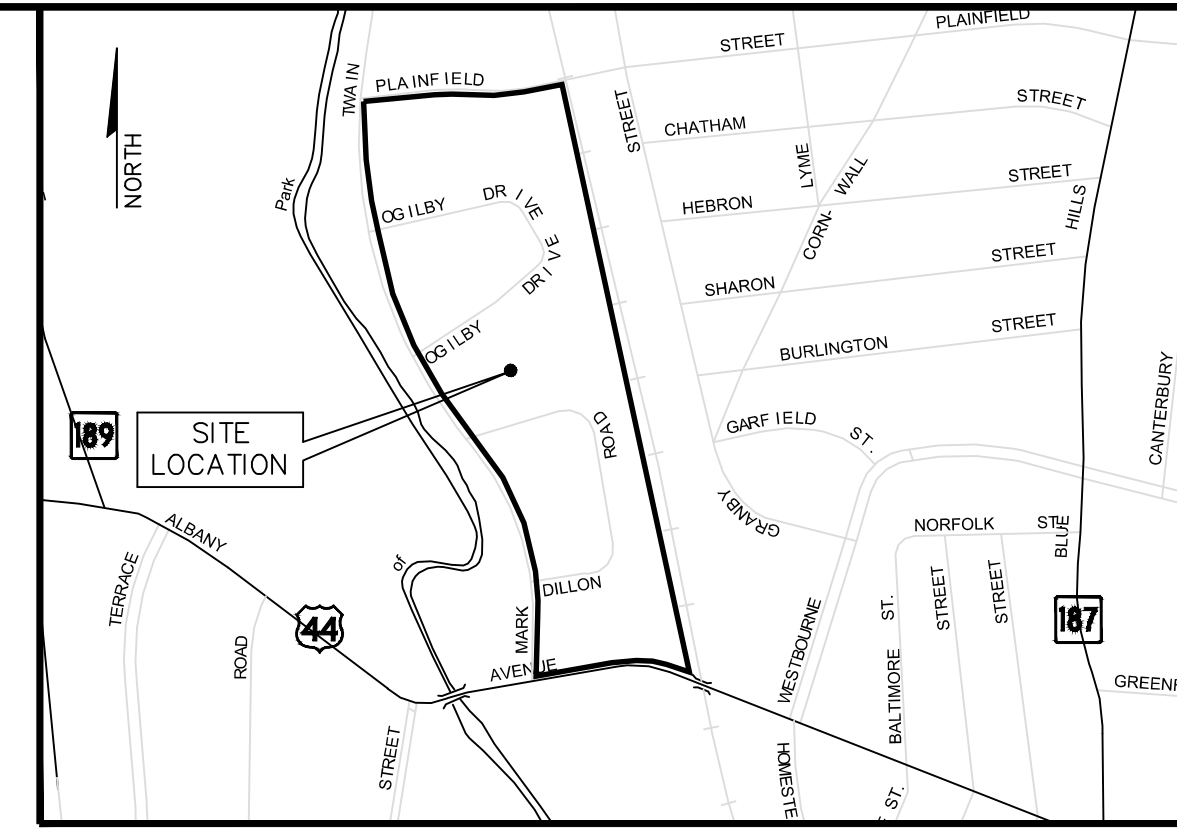
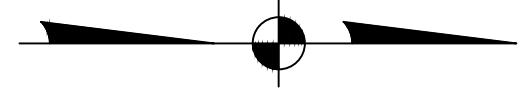
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 CHECKED: PP  
 APPROVED: RAF  
 SCALE: 1" = 100'  
 PROJECT NO.: 2016-0712  
 DATE: 09/06/16

TITLE:  
**OVERALL BOUNDARY SURVEY**

SHEET NUMBER:  
**BND**

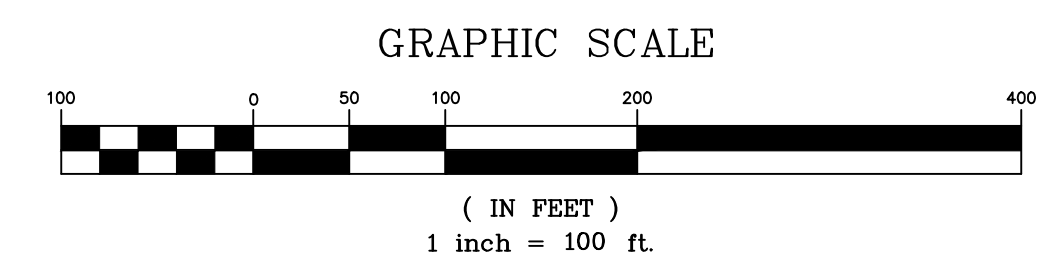
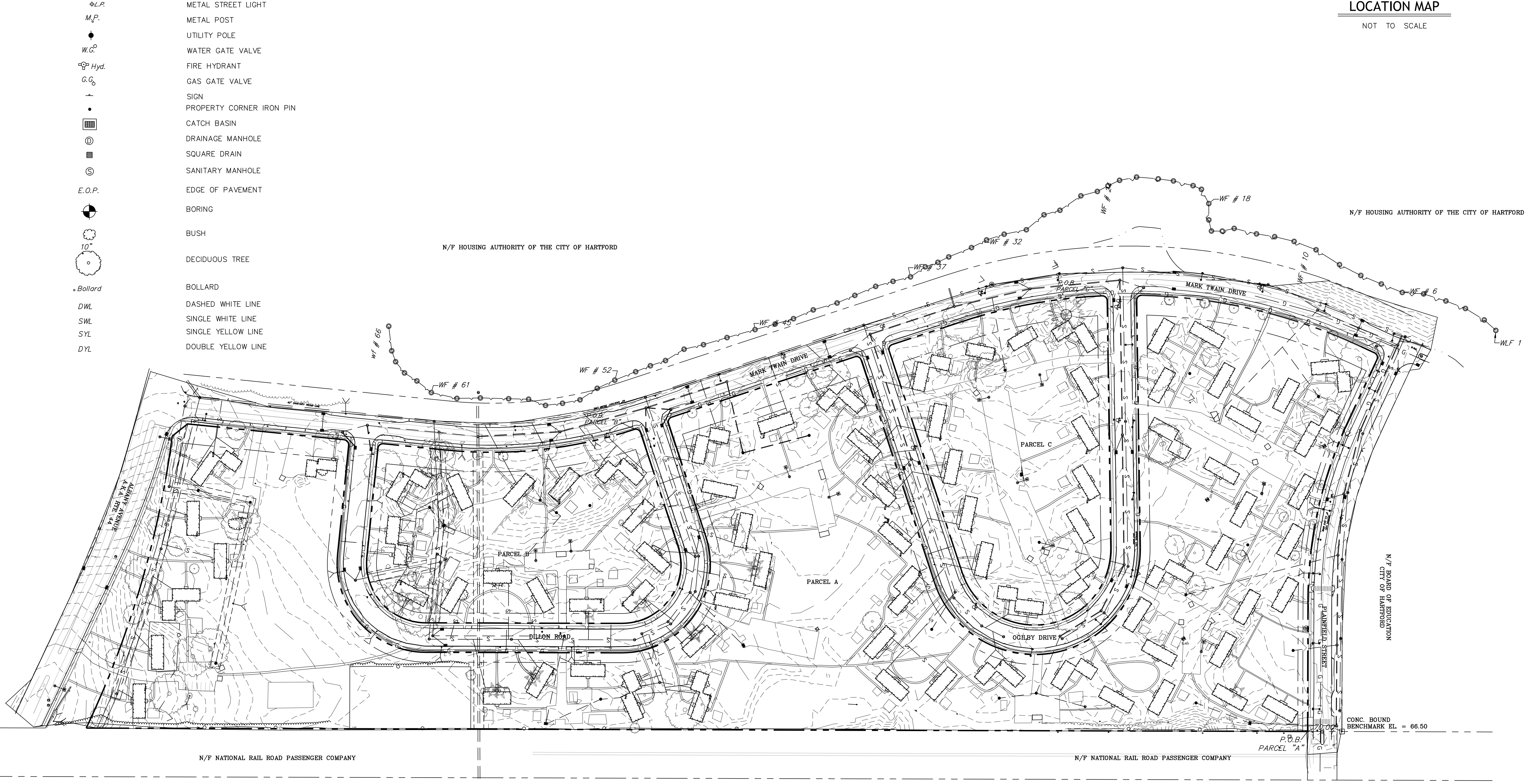
**LEGEND**

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- — — — — CHAIN LINK FENCE
- - - - - EDGE OF WETLANDS
- - - - - 100' UPLAND REVIEW AREA
- - - - - EDGE OF RIVER
- W — W — W WATER LINE
- S — S — S SANITARY LINE
- G — G — G GAS LINE
- ==== OVERHEAD WIRES
- ==== DRAINAGE PIPE
- ⊕ L.P. METAL STREET LIGHT
- M.P. METAL POST
- UTILITY POLE
- W.G. WATER GATE VALVE
- Hyd. FIRE HYDRANT
- G.G. GAS GATE VALVE
- SIGN
- PROPERTY CORNER IRON PIN
- ▣ CATCH BASIN
- ⊙ DRAINAGE MANHOLE
- ▣ SQUARE DRAIN
- ⊙ SANITARY MANHOLE
- E.O.P. EDGE OF PAVEMENT
- ⊙ BORING
- ⊙ BUSH
- ⊙ 10" DECIDUOUS TREE
- Ballard BOLLARD
- DWL DASHED WHITE LINE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- DYL DOUBLE YELLOW LINE



**LOCATION MAP**

NOT TO SCALE



**PENROSE**  
Bricks & Mortar | Heart & Soul  
1201 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
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**FREEMAN**  
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**JCA ARCHITECTURE**  
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TEL: 860-247-9026

**QuisenberryArca**  
ARCHITECTS LLC  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-677-0914

NO.	DATE	DESCRIPTION
8		
7		
6		
5	10/25/17	98% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
4	08/28/17	BUILDING 1 & PLAYGROUND REVISIONS
3	11/08/16	CHFA SUBMISSION
2	10/27/16	CITY COMMENTS
1		

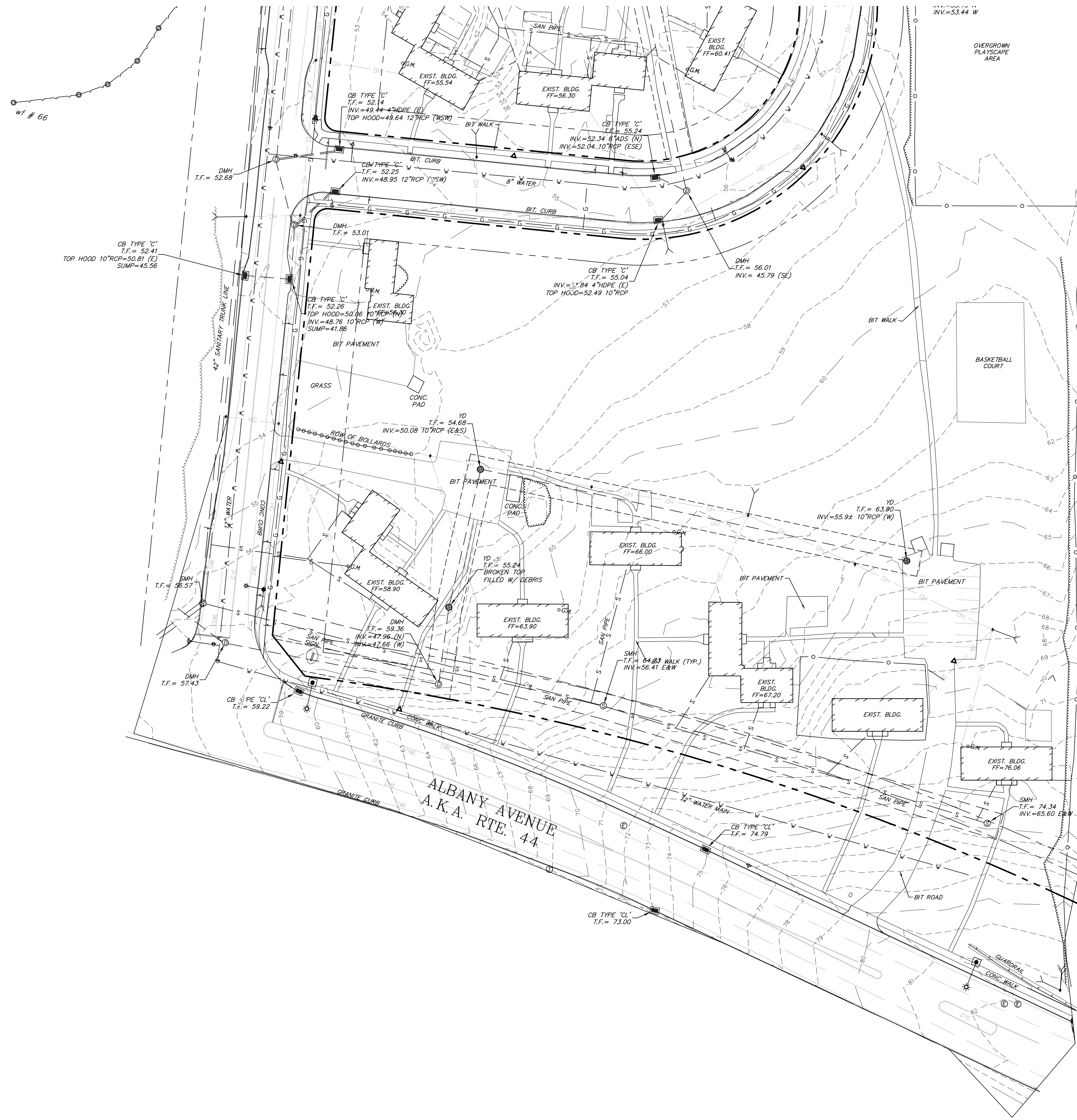
**PLANNING AND ZONING COMMISSION**  
**SITE PLAN SUBMISSION - PHASE ONE**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

DESIGNED: CS  
DRAFTED: CEB  
CHECKED: PP  
APPROVED: RAF  
SCALE: 1" = 100'  
PROJECT NO.: 2016-0712  
DATE: 09/06/16

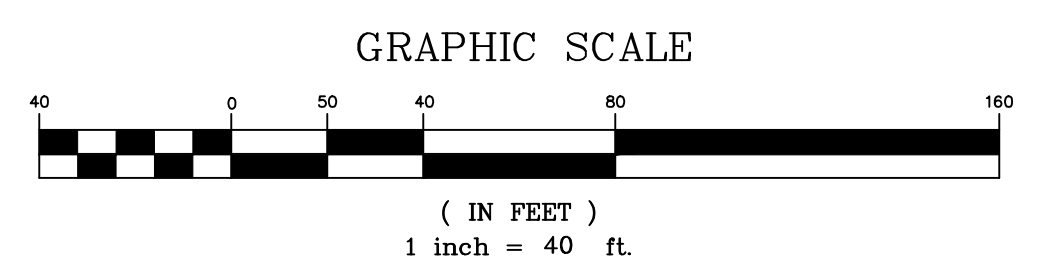
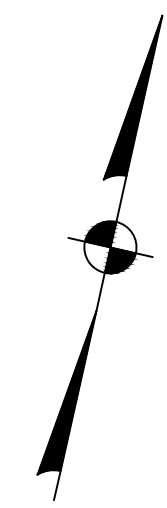
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**OVERALL BOUNDARY /  
TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**SV**

Freeman Companies, LLC - W:\2016\2016-0712 WESTBROOK VILLAGE Mark Tweed Dr Hartford\Survey\Plan\WESTBROOK ar01.dwg Oct 25, 2017-12:50pm Plotted By: ppariso



N/F NATIONAL RAIL ROAD PASSENGER COMPANY



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Bricks & Mortar | Heart & Soul  
1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 267-386-8643

**FREEMAN**  
COMPANIES  
36 JOHN STREET  
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**WRT**  
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**JDA**  
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**JCA ARCHITECTURE**  
120 HUTCHINSON AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-242-9008

**Quisenberry Arcar**  
ARCHITECTS LLC  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-677-0794

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4	10/25/17	98% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
3	09/28/17	BUILDING 1 & PLAYGROUND REVISIONS
2	11/08/16	CHFA SUBMISSION
1	10/27/16	CITY COMMENTS

**PLANNING AND ZONING COMMISSION**  
**SITE PLAN SUBMISSION - PHASE ONE**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

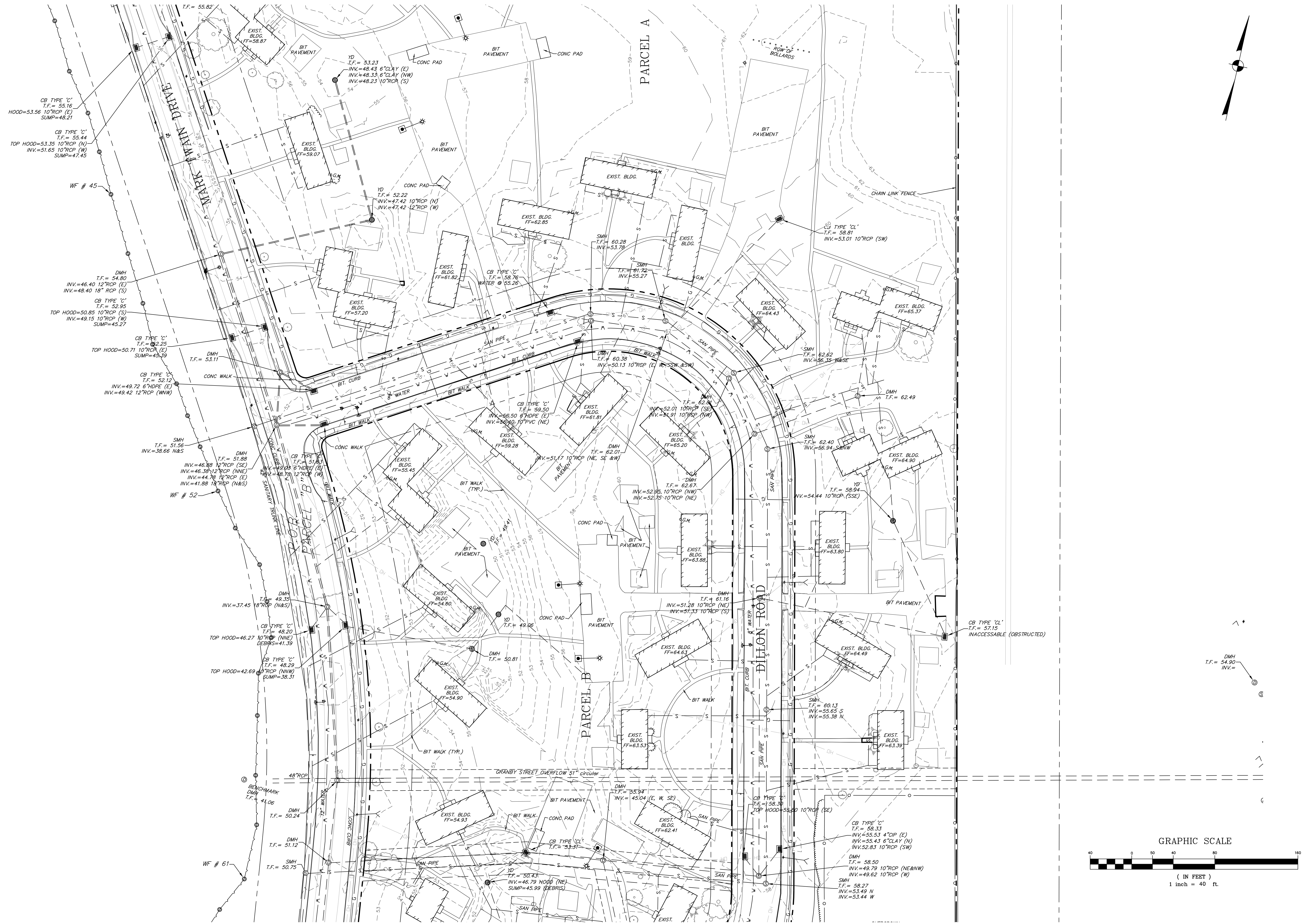
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CHECKED: PP  
APPROVED: RAF  
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PROJECT NO.: 2016-0712  
DATE: 09/06/16

TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**SV-1**

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Freeman Companies, LLC - W\3\2016\2016-0712 WESTBROOK VILLAGE Mark Tweed Dr Hartford Survey\Plan\WESTBROOK ar01.dwg Oct 25, 2017-12:25pm Plotted By: pperriso



**PENROSE**  
Bricks & Mortar | Heart & Soul  
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**FREEMAN**  
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**WRT**  
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ARCHITECTURE & PLANNING  
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**JDA**  
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TEL: 860-232-4900

**JCA** ARCHITECTURE  
140 HUTCHINSON AVENUE, SUITE 400  
HARTFORD, CT 06108  
TEL: 860-542-9008

**Quisenberry Arcar**  
ARCHITECTS, LLC  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-677-6994

NO.	DATE	DESCRIPTION
1	10/25/17	95% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
2	08/28/17	BUILDING 1 & PLAYGROUND REVISIONS
3	11/08/16	CHFA SUBMISSION
4	10/27/16	CITY COMMENTS
5		
6		
7		
8		

**PLANNING AND ZONING COMMISSION**  
**SITE PLAN SUBMISSION - PHASE ONE**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

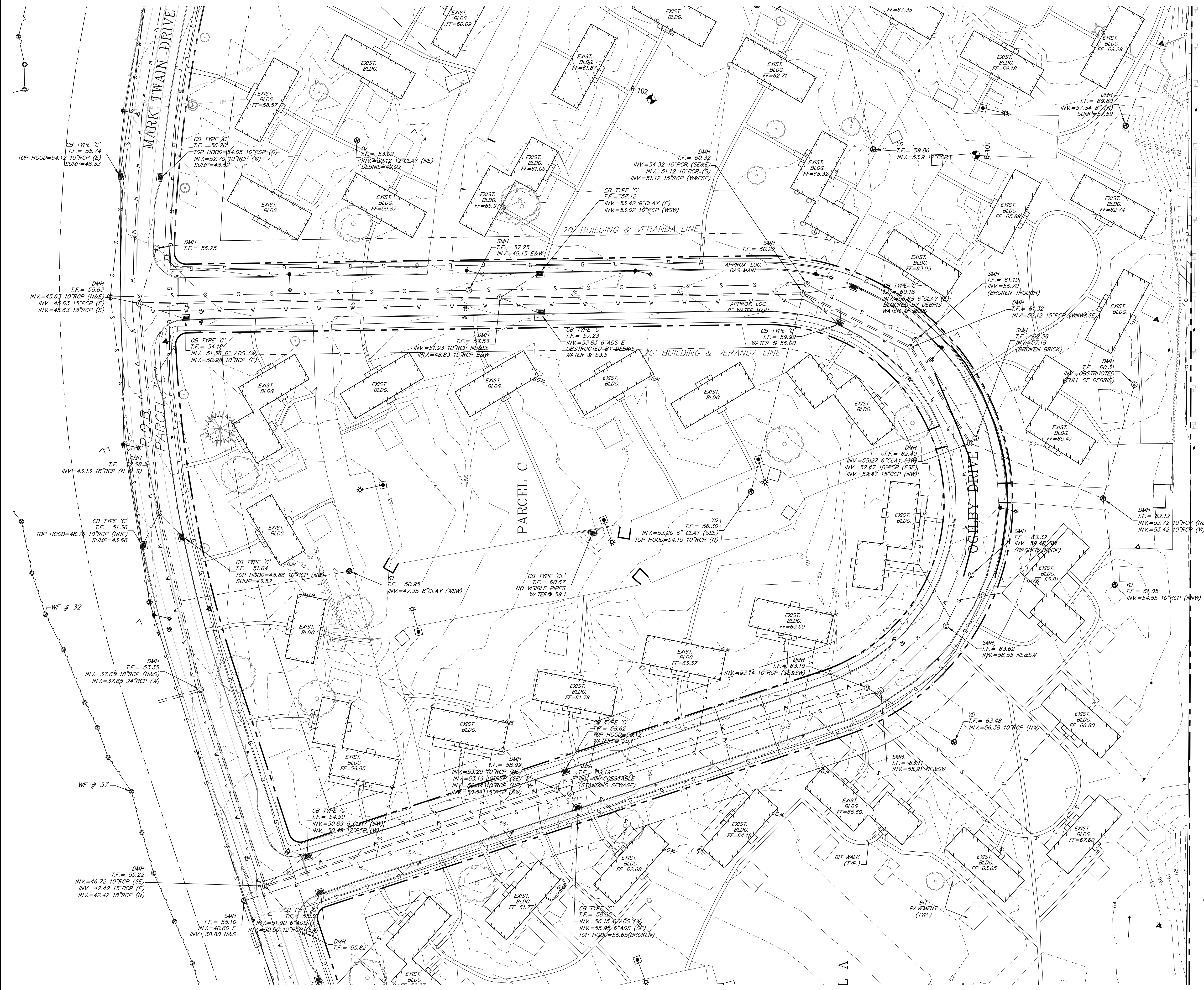
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PROJECT NO.: 2016-0712  
DATE: 09/06/16

TITLE:  
**TOPOGRAPHIC SURVEY**

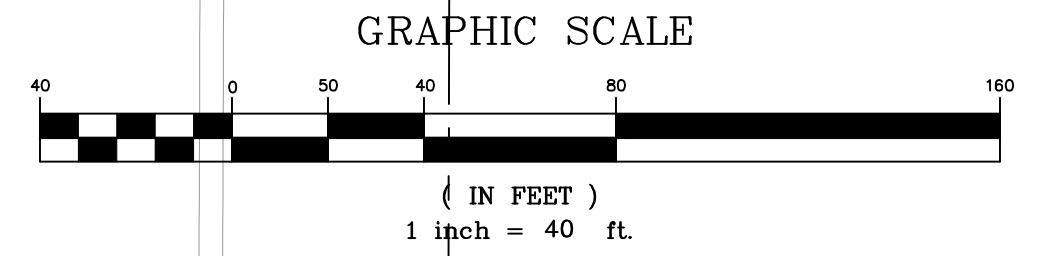
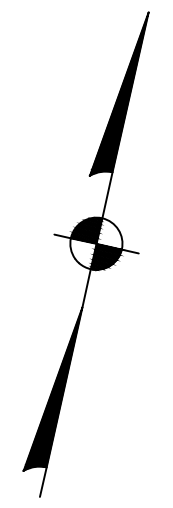
SHEET NUMBER:  
**SV-2**

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Freeman Companies, LLC - W. 10/16/2016-0712 WESTBROOK VILLAGE Mark Twain Dr Hartford Survey\Plan\WESTBROOK ar01.dwg Oct 25, 2017-11:22am Plotted By: pparizo



N/F NATIONAL RAIL ROAD PASSENGER COMPANY



**PENNROSE**  
Bricks & Mortar | Heart & Soul  
1301 NORTH 31ST STREET  
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TEL: 267-386-8643

**FREEMAN**  
COMPANIES  
36 JOHN STREET  
HARTFORD, CT 06106  
TEL: 860-251-9502

**WRT**  
WALLACE ROBERTS & TODD  
ARCHITECTURE & PLANNING  
1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
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30 LEWIS STREET  
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TEL: 860-594-6386

**JDA**  
DEVELOPMENT Co., LLC  
10 CROSSROADS PLAZA  
WEST HARTFORD, CT 06117  
TEL: 860-232-4500

**JCA** ARCHITECTURE  
143 HITCHCOCK AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-542-9028

**QuisenberryArcan**  
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318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-677-6794

NO.	DATE	DESCRIPTION
80		
7		
6		
5	10/25/17	98% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
4	09/28/17	BUILDING 1 & PLAYGROUND REVISIONS
3	09/28/17	CHFA SUBMISSION
2	11/08/16	CITY COMMENTS
1	10/27/16	CITY SUBMISSION

**PLANNING AND ZONING COMMISSION**  
**SITE PLAN SUBMISSION - PHASE ONE**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

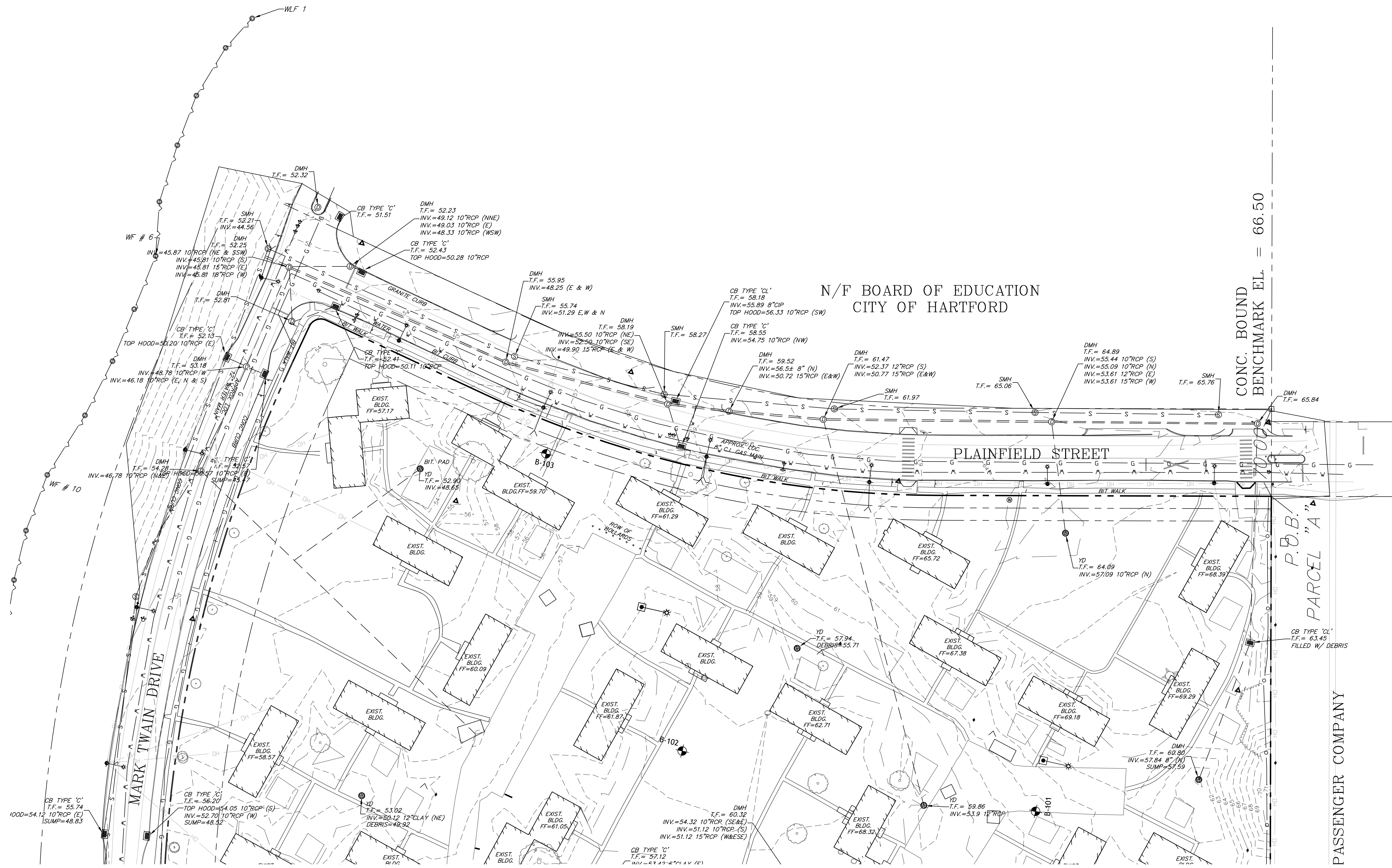
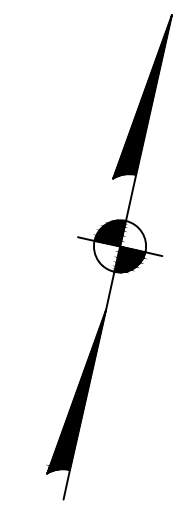
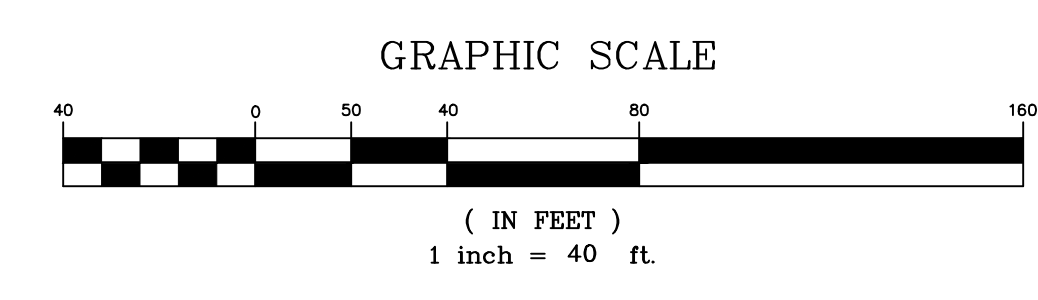
DESIGNED: CS  
DRAFTED: CEB  
CHECKED: PP  
APPROVED: RAF  
PROJECT NO.: 2016-0712  
DATE: 09/06/16

TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**SV-3**

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N/F BOARD OF EDUCATION  
CITY OF HARTFORD

CONC. BOUND  
BENCHMARK EL. = 66.50

PLAINFIELD STREET

P.B.B. "A"  
PARCEL "A"

PASSENGER COMPANY

NO.	DATE	DESCRIPTION
80		
7		
6		
5		
4	10/25/17	98% CONSTRUCTION DOCUMENTS-CHFA SUBMISSION
3	08/28/17	BUILDING 1 & PLAYGROUND REVISIONS
2	11/08/16	CHFA SUBMISSION
1	10/27/16	CITY COMMENTS

PLANNING AND ZONING COMMISSION  
SITE PLAN SUBMISSION - PHASE ONE  
WESTBROOK VILLAGE  
HARTFORD, CONNECTICUT

DESIGNED: CS  
DRAFTED: CEB  
CHECKED: PP  
APPROVED: RAF  
SCALE: 1:40  
PROJECT NO.: 2016-0712  
DATE: 09/06/16

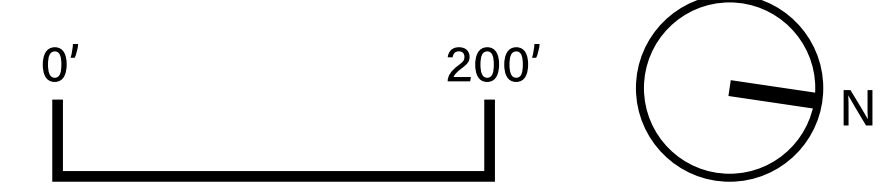
TITLE:  
TOPOGRAPHIC SURVEY

SHEET NUMBER:  
SV-4

	MX-2 District			Proposed		
	General Bldg	ROW Bldg	Apartment	General Bldg	ROW Bldg	Apartment
Min. Zoning Lot Area	/	/	/	/	/	/
On-Site Green Infrastructure		/			/	
Total Dwelling Units	/	/	/	/	336	76
Residential Density		/			14.4 DUs/acre	
Max. Impervious Area	80%	80%	80%	50%	50%	50%
Additional Semi-Pervious Area	10%	15%	15%	/	/	/
Max. Bldg Coverage	65%	70%	65%	.03%	11%	2%

**LEGEND**

- - - Site Boundary
- - - MDC Property
- - - Road Connection
- Railway
- - - Stormwater Pipe
- Building Setbacks
- Right of Way
- Bike/Pedestrian Trail
- Home Ownership
- 3-Story Row Bldg Rental
- 2-Story Row Bldg Rental
- Management / Community Space
- Apartment Bldg
- Green Infrastructure
- Open Space



Freeman Companies, LLC - L:\7000\3566.07 Hartford Westbrook Reddevelopment Ph. 6\04-Documents\02-Receive\02-Consultants\Civil\Freeman\2022-08-30\_Titblock\TB-24x36.dwg, Sep 01, 2022--9:25am Plotted By: klandou

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**PENNROSE**  
Bricks & Mortar | Heart & Soul  
1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 215-381-8643

**FREEMAN COMPANIES**  
16 JOHN STREET  
HARTFORD, CT 06106  
TEL: 860-251-9500

**WRT**  
WALLACE ROBERTS & TODD  
ARCHITECTURE & PLANNING  
1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
TEL: 215-732-5215

**The Cloud Company**  
REAL ESTATE AND BUSINESS DEVELOPMENT  
30 LEWIS STREET  
HARTFORD, CT 06103  
TEL: 860-559-4386

**JDA DEVELOPMENT CO.**  
10 CROSSROADS PLAZA  
WEST HARTFORD, CT 06117  
TEL: 860-232-4000

**JCJ ARCHITECTURE**  
120 HUSHPORTE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-247-9226

**Quisenberry Arcar**  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-677-4594

NO.	DATE	DESCRIPTION
1	10/04/16	PHASE 1 REVISIONS
2	07/03/18	MASTER PLAN REVISIONS
3	06/17/19	MASTER PLAN REVISIONS
4	04/23/21	MASTER PLAN REVISIONS
5	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII

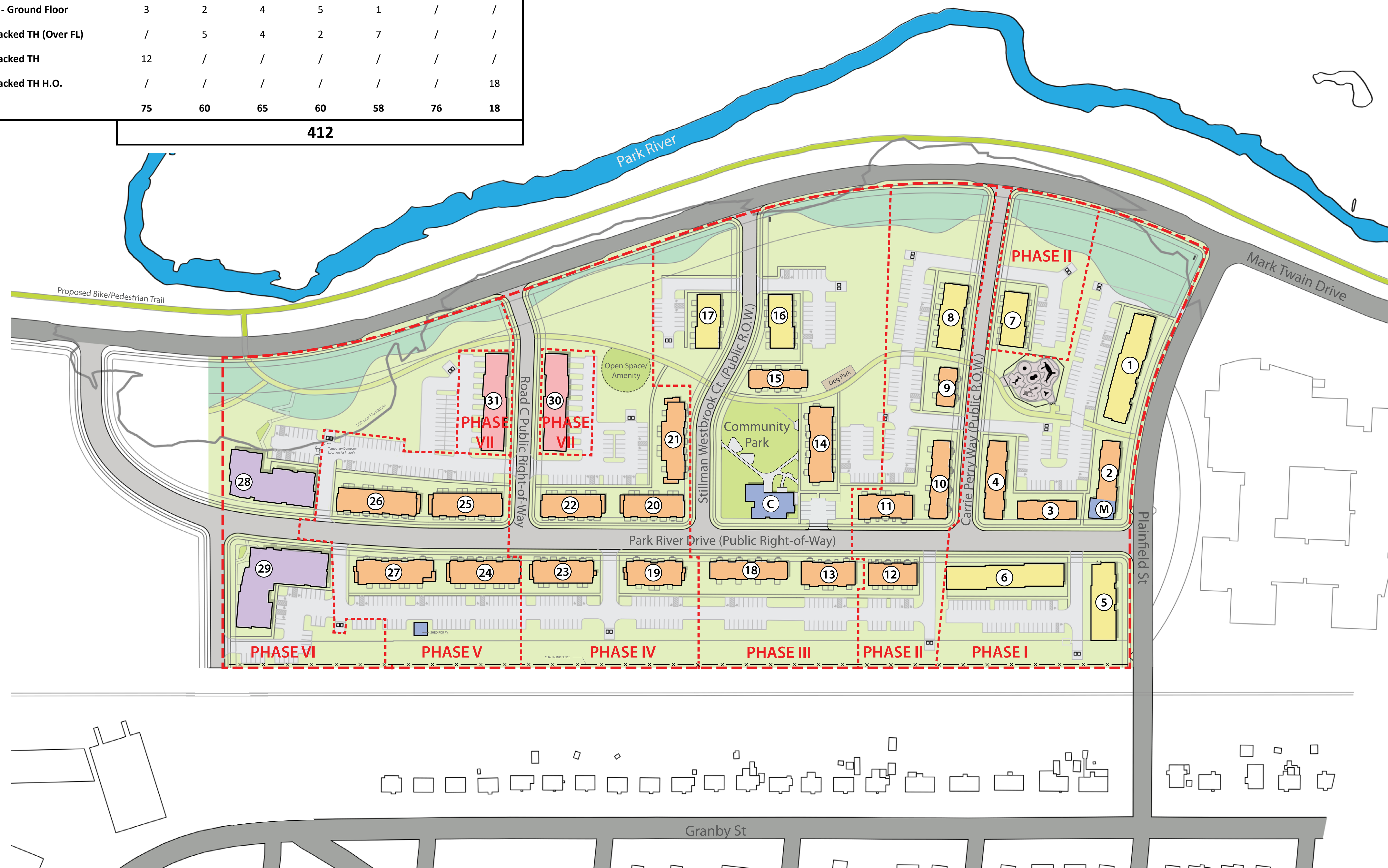
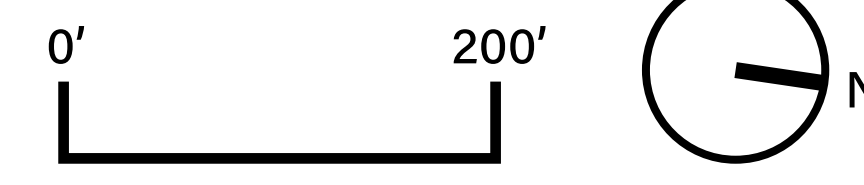
**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

DESIGNED: Initials  
 DRAFTED: Initials  
 CHECKED: Initials  
 APPROVED: Initials  
 SCALE:  
 PROJECT NO.: 2016-0712  
 DATE:  
 TITLE:  
**ANNOTATED SITE PLAN WITH SITE REQUIREMENTS**  
 SHEET NUMBER:  
**S-1**

	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase VII
1 BR FL - Ground Floor	11	18	16	24	26	/	/
1 BR FL - 2nd Floor	17	11	10	/	/	/	/
1 BR FL (Apt. Bldg)	/	/	/	/	/	36	/
2 BR FL - Ground Floor	10	6	7	2	1	/	/
2 BR Stacked TH (Over FL)	22	18	24	27	23	/	/
2 BR FL (Apt. Bldg)	/	/	/	/	/	40	/
3 BR FL - Ground Floor	3	2	4	5	1	/	/
3 BR Stacked TH (Over FL)	/	5	4	2	7	/	/
3 BR Stacked TH	12	/	/	/	/	/	/
3 BR Stacked TH H.O.	/	/	/	/	/	/	18
<b>TOTAL</b>	<b>75</b>	<b>60</b>	<b>65</b>	<b>60</b>	<b>58</b>	<b>76</b>	<b>18</b>
<b>412</b>							

**LEGEND**

- - - Site Boundary
- - - MDC Property
- - - Road Connection
- Railway
- - - Stormwater Pipe
- Building Setbacks
- Right of Way
- Bike/Pedestrian Trail
- Home Ownership
- 3-Story Row Bldg Rental
- 2-Story Row Bldg Rental
- Management / Community Space
- Apartment Bldg
- Green Infrastructure
- Open Space



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**JDA**  
DEVELOPMENT CO.  
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WEST HARTFORD, CT 06117  
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**JCA** ARCHITECTURE  
120 HUSHPORTE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-247-9226

**Quisenberry Arcar**  
318 MAIN STREET  
FARMINGTON, CT 06032  
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NO.	DATE	DESCRIPTION
1	10/04/16	PHASE 1 REVISIONS
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3	06/17/19	MASTER PLAN REVISIONS
4	04/23/21	MASTER PLAN REVISIONS
5	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII

PLANNING AND ZONING COMMISSION  
MASTER PLAN SUBMISSION  
WESTBROOK VILLAGE  
HARTFORD, CONNECTICUT

DESIGNED: Initials  
DRAFTED: Initials  
CHECKED: Initials  
APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:  
TITLE:  
**PHASING PLAN**  
SHEET NUMBER:  
**S-2**

Freeman Companies, LLC - L:\7000\3566.07 Hartford Westbrook Redvelopment Ph. 6\04-Documents\02-Received\02-Consultants\Civil\Freeman\2022-08-30\_Titblock\TB-24x36.dwg Sep 01, 2022--9:25am Plotted By: klandou

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Tree by location					
	Large	Medium	Small	Area (Acres)	
Street tree	Red maple	20	Honey locust	63	
	American elm	75	Black gum	47	
	Swamp white oak	5			
	<b>Total</b>	<b>100</b>	<b>Total</b>	<b>110</b>	
Buffer tree	White pine	36			
	Red maple	33			
	<b>Total</b>	<b>69</b>			
Parking lot	Sugar maple	35	Yellowwood	9	
	Swamp white oak	12	Hackberry	16	
	American elm	75	Black gum	19	
	<b>Total</b>	<b>122</b>	<b>Total</b>	<b>44</b>	
Orchard			Crabapple Species	12	
			<b>Total</b>	<b>12</b>	
Green infrastructure		Yellowwood	4	Flowering dogwood	25
		Hackberry	9	Eastern redbud	5
				Serviceberry	40
		<b>Total</b>	<b>13</b>	<b>Total</b>	<b>70</b>
Tree cluster				2.56	

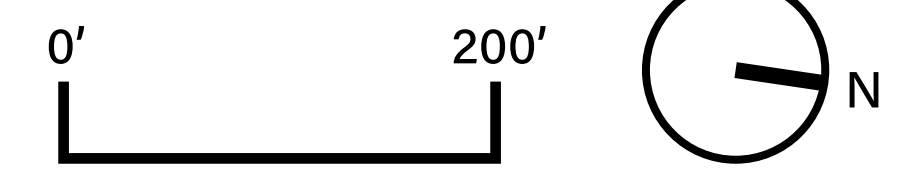
Tree by type				
	Large	Medium	Small	Area (Acres)
All Trees	Red maple	20	Honey locust	63
	White pine	36	Black gum	47
	American elm	150	Hackberry	25
	Swamp white oak	17	Yellowwood	13
			Crabapple Species	12
		Flowering dogwood	25	
		Eastern redbud	5	
		Serviceberry	40	
				/

**LEGEND**

- - - Site Boundary
- - - MDC Property
- - - Road Connection
- Railway
- - - Stormwater Pipe
- Building Setbacks
- Right of Way
- Bike/Pedestrian Trail
- Home Ownership
- 3-Story Row Bldg Rental
- 2-Story Row Bldg Rental
- Management / Community Space
- Apartment Bldg
- Green Infrastructure
- Open Space

**LEGEND**

- Protected trees
- Playground
- Community Garden
- Picnic Area
- Event Lawn
- Orchard



**PENNROSE**  
Bricks & Mortar | Heart & Soul  
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**FREEMAN COMPANIES**  
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FARMINGTON, CT 06032  
TEL: 860-477-4594

**WRT**  
WALLACE ROBERTS & TODD  
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WEST HARTFORD, CT 06117  
TEL: 860-232-4000

**JCA ARCHITECTURE**  
120 HUYSHORE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-247-9226

**QuisenberryArcar**  
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FARMINGTON, CT 06032  
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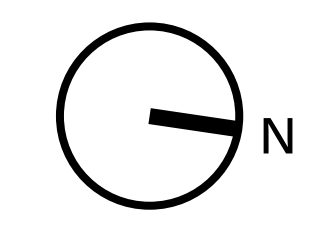
NO.	DATE	DESCRIPTION
1	10/04/16	PHASE 1 REVISIONS
2	07/03/16	MASTER PLAN REVISIONS
3	06/17/19	MASTER PLAN REVISIONS
4	04/23/21	MASTER PLAN REVISIONS
5	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII

**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

DESIGNED: Initials  
DRAFTED: Initials  
CHECKED: Initials  
APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:  
TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**S-3**

<b>Parking</b> Suggested Home-Ownership Ratio: <b>2 Spaces per Unit</b>  Suggested Apartment Building Ratio: <b>1.1 Spaces per Unit</b>	<b>Phase VI</b> <u>Apartment Building</u> 76 Units x 1.1 = <b>84 Spaces Suggested</b>  <b>89 Spaces Provided</b> (4 spaces will be designated to Phase V)	<b>Phase VII</b> <u>Home-Ownership</u> 18 Units x 2 = <b>36 Spaces Suggested</b>  <b>36 Spaces Provided</b>
<b>120 Spaces Suggested</b> Across Phases VI & VII		

<b>LEGEND</b>	
--- Site Boundary	Home Ownership
--- MDC Property	3-Story Row Bldg Rental
--- Road Connection	2-Story Row Bldg Rental
--- Railway	Management / Community Space
--- Stormwater Pipe	Apartment Bldg
--- Building Setbacks	Green Infrastructure
--- Right of Way	Open Space
--- Bike/Pedestrian Trail	



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TEL: 860-251-9500

**WRT**  
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ARCHITECTURE & PLANNING  
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PHILADELPHIA, PA 19103  
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HARTFORD, CT 06103  
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**JDA DEVELOPMENT CO.**  
10 CROSSROADS PLAZA  
WEST HARTFORD, CT 06117  
TEL: 860-232-4000

**JCJ ARCHITECTURE**  
120 HUYSHORE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-247-9226

**QuisenberryArcar**  
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FARMINGTON, CT 06032  
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NO.	DATE	DESCRIPTION
1	10/05/16	PHASE 1 REVISIONS
2	07/05/16	MASTER PLAN REVISIONS
3	06/17/19	MASTER PLAN REVISIONS
4	04/23/21	MASTER PLAN REVISIONS
5	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII
6		
7		
8		

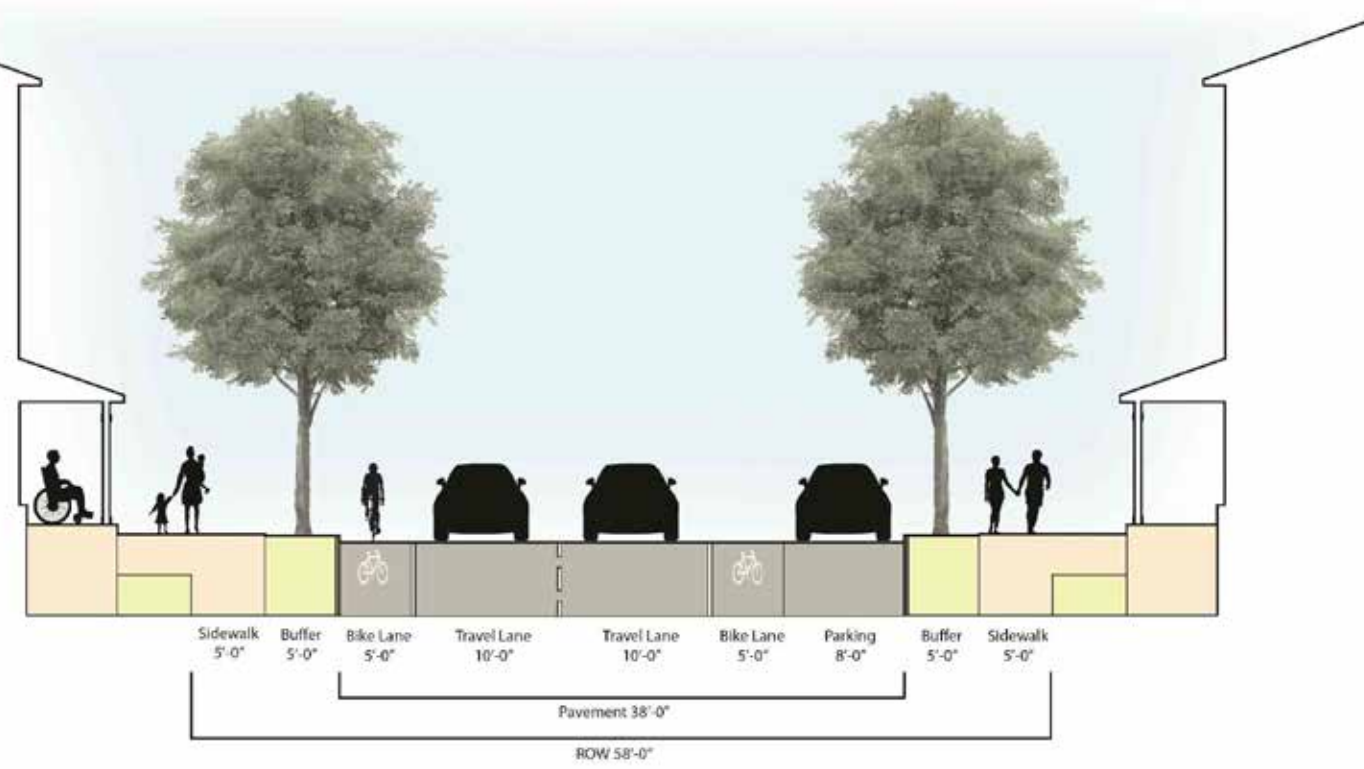
PLANNING AND ZONING COMMISSION  
 MASTER PLAN SUBMISSION  
 WESTBROOK VILLAGE  
 HARTFORD, CONNECTICUT

DESIGNED:	Initials
DRAFTED:	Initials
CHECKED:	Initials
APPROVED:	Initials
SCALE:	
PROJECT NO.:	2016-0712
DATE:	
TITLE:	PARKING PLAN
SHEET NUMBER:	S-4

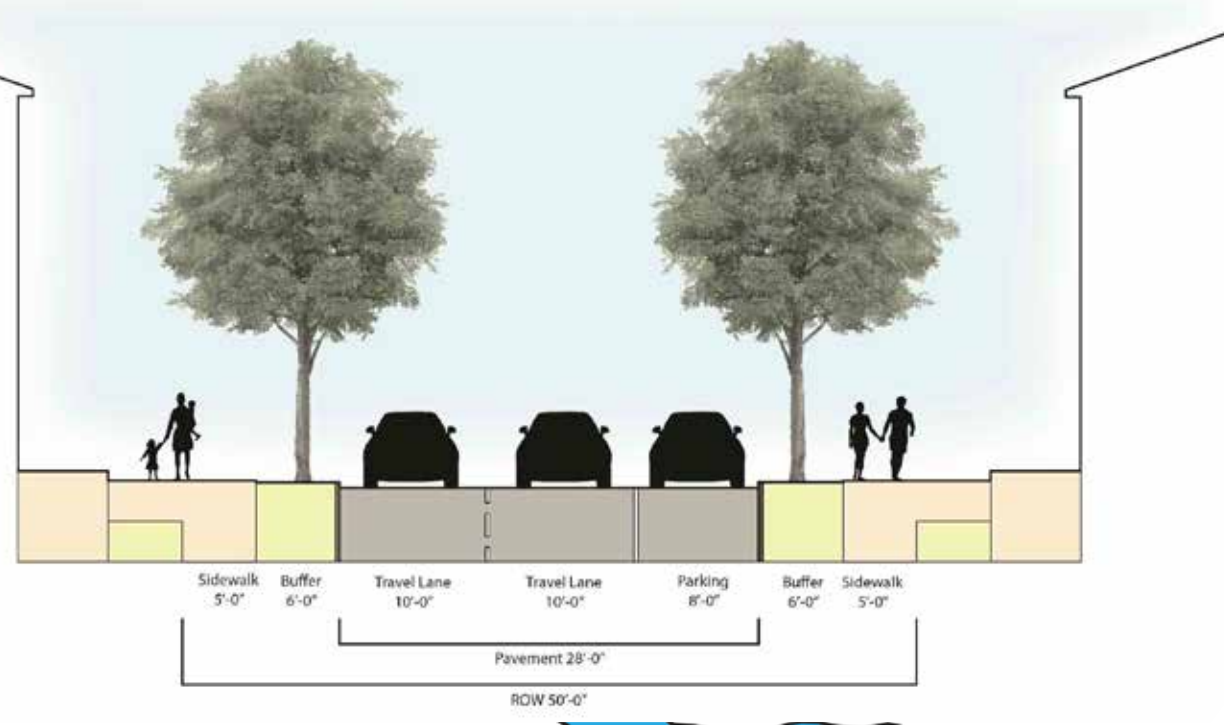
Freeman Companies, LLC - L:\7000\3566.07 Hartford Westbrook Redvelopment Ph. 6\04-Documents\02-Received\02-Consultants\Civil\Freeman\2022-08-30\_Titblock\TB-24x36.dwg, Sep 01, 2022--9:25am Plotted By: klandou

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**RESIDENTIAL CONNECTOR TYPE I**

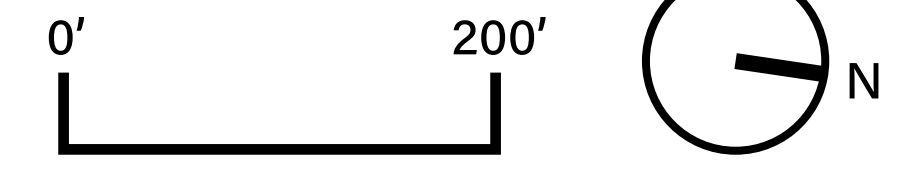


**NEIGHBORHOOD STREET**



**LEGEND**

--- Site Boundary	Home Ownership
- - - MDC Property	3-Story Row Bldg Rental
..... Road Connection	2-Story Row Bldg Rental
— Railway	Management / Community Space
- - - Stormwater Pipe	Apartment Bldg
— Building Setbacks	Green Infrastructure
— Right of Way	Open Space
— Bike/Pedestrian Trail	



**PENNROSE**  
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**FREEMAN COMPANIES**  
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TEL: 860-251-9500

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**JDA DEVELOPMENT CO.**  
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WEST HARTFORD, CT 06117  
TEL: 860-232-4000

**JCA ARCHITECTURE**  
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TEL: 860-247-9226

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NO.	DATE	DESCRIPTION
1	10/04/16	PHASE 1 REVISIONS
2	07/03/16	MASTER PLAN REVISIONS
3	06/17/16	MASTER PLAN REVISIONS
4	04/23/16	MASTER PLAN REVISIONS
5	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII
6		
7		

**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

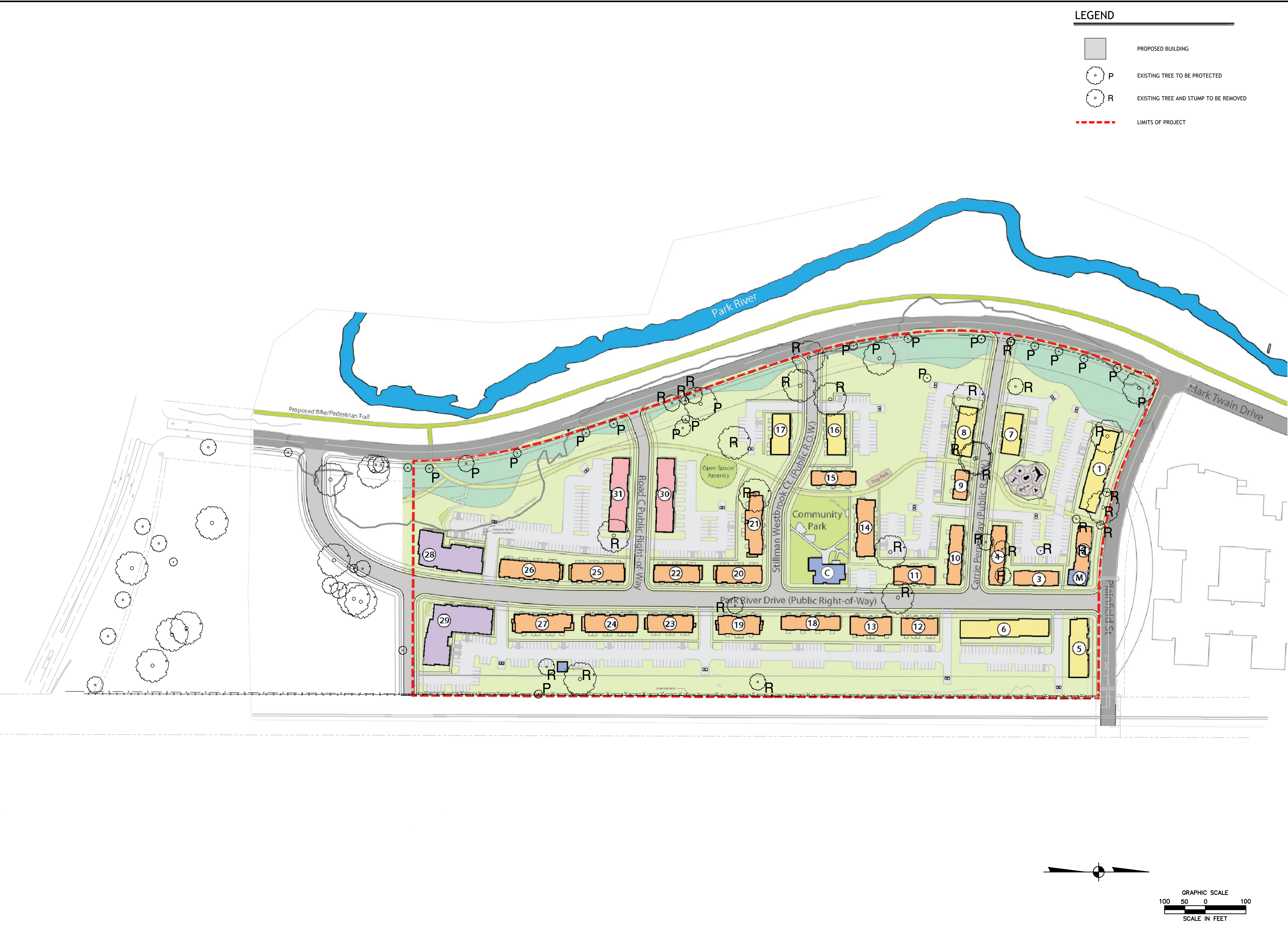
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DRAFTED: Initials  
CHECKED: Initials  
APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:

TITLE:  
**STREET SECTIONS**

SHEET NUMBER:  
**S-5**

Freeman Companies, LLC - L:\7000\3566.07 Hartford Westbrook Reddevelopment Ph. 6\04-Documents\02-Receive\02-Consultants\Civil\Freeman\2022-08-30\_Titblock\TB-24x36.dwg, Sep 01, 2022--9:25am Plotted By: klandou

Freeman Companies, LLC - X:\2016\2016-0712 Westbrook Village\_Hartford\DWG\Master Plan\_Site Tree Protection plan.dwg Sep 06, 2022 - 2:10pm Plotted By: KMontgomery



**LEGEND**

- PROPOSED BUILDING
- P EXISTING TREE TO BE PROTECTED
- R EXISTING TREE AND STUMP TO BE REMOVED
- LIMITS OF PROJECT

GRAPHIC SCALE  
 100 50 0 100  
 SCALE IN FEET

**PENROSE**  
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**JDA**  
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WEST HARTFORD, CT 06117  
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**JCA** ARCHITECTURE  
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**QuisenberryArca**  
ARCHITECTS LLC  
318 MAIN STREET  
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TEL: 860-477-0294

NO.	DATE	DESCRIPTION
8		REVISIONS
7		
6	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII
5	04/23/21	MASTER PLAN REVISIONS
4	06/17/19	MASTER PLAN REVISIONS
3	07/03/18	MASTER PLAN REVISIONS
2	10/04/16	PHASE 1 REVISIONS
1		PHASE 1 REVISIONS

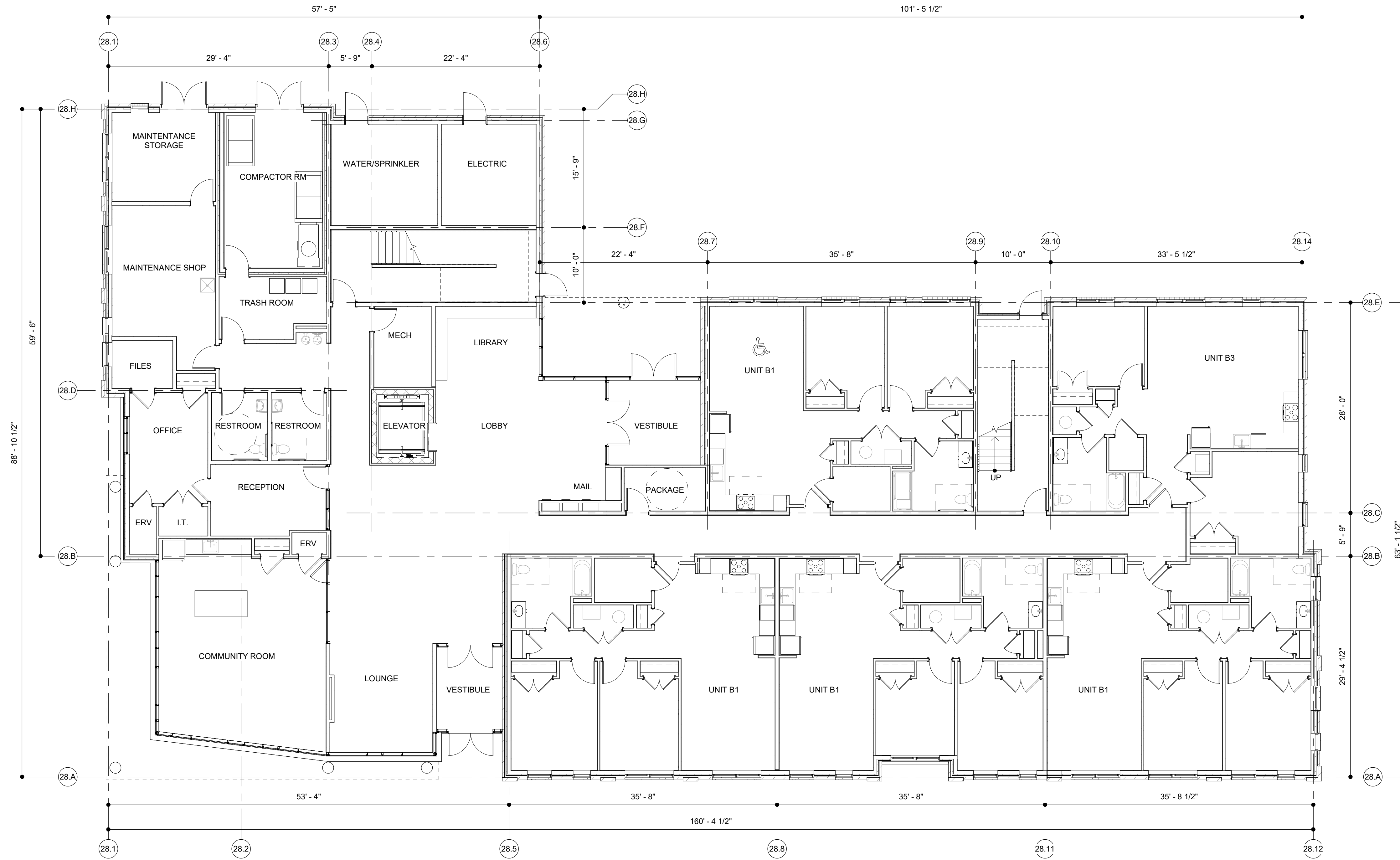
**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

DESIGNED: FC  
 DRAFTED: FC  
 CHECKED: FC  
 APPROVED: FC  
 SCALE: 1" = 100'  
 PROJECT NO.: 2016-0712  
 DATE: 09/06/16

TITLE:  
**TREE PROTECTION PLAN**

SHEET NUMBER:  
**S-6**

Freeman Companies, LLC - L:\7000\3566.07 Hartford Westbrook Redvelopment Ph. 6\04-Documents\02-Received\02-Consultants\Civil\Freeman\2022-08-30\_Titblock\TB-24x36.dwg Sep 01, 2022-9:25am Plotted By: kindou



**1 BUILDING 28 - GROUND FLOOR PLAN**  
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION	REVISIONS
8			
7			
6	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII	
5	04/23/21	MASTER PLAN REVISIONS	
4	07/17/19	MASTER PLAN REVISIONS	
3	07/03/18	MASTER PLAN REVISIONS	
2	10/04/16	MASTER PLAN REVISIONS	
1		PHASE I REVISIONS	

**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

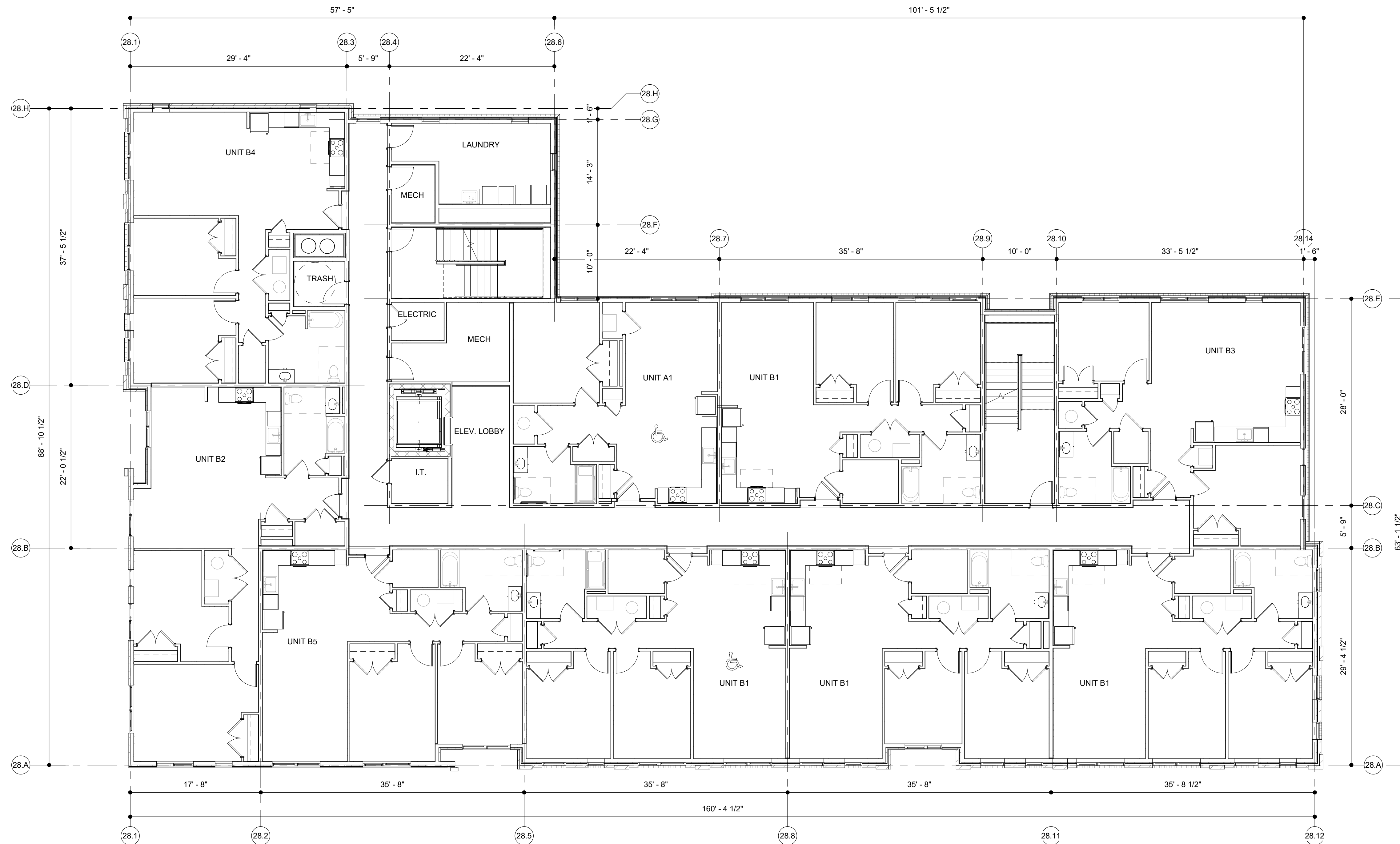
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CHECKED: Initials  
APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:

TITLE:  
**BUILDING 28**  
**GROUND FLOOR PLAN**

SHEET NUMBER:  
**A-1**



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**1 BUILDING 28 - TYPICAL UPPER FLOOR PLAN**  
1/8" = 1'-0"

**PENNROSE**  
Bricks & Mortar | Heart & Soul  
1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 215-386-8643

**FREEMAN**  
COMPANIES  
36 JOHN STREET  
HARTFORD, CT 06106  
TEL: 860-251-9500

**WRT**  
WALLACE ROBERTS & TODD  
ARCHITECTURE & PLANNING  
1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
TEL: 215-732-5215

**The Cloud Company**  
REAL ESTATE AND BUSINESS DEVELOPMENT  
30 LEWIS STREET  
HARTFORD, CT 06103  
TEL: 860-559-4386

**JDA**  
DEVELOPMENT CO.  
10 CROSSROADS PLAZA  
WEST HARTFORD, CT 06117  
TEL: 860-232-4000

**JCJ ARCHITECTURE**  
120 HUYSHORE AVENUE, SUITE 400  
HARTFORD, CT 06106  
TEL: 860-247-9226

**Quisenberry Arcar**  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-477-4994

NO.	DATE	DESCRIPTION
8		
7		
6	09/02/22	MASTER PLAN REVISIONS - PHASES VI & VII
5	04/23/21	MASTER PLAN REVISIONS
4	04/23/21	MASTER PLAN REVISIONS
3	06/17/19	MASTER PLAN REVISIONS
2	07/03/18	MASTER PLAN REVISIONS
1	10/04/16	PHASE 1 REVISIONS

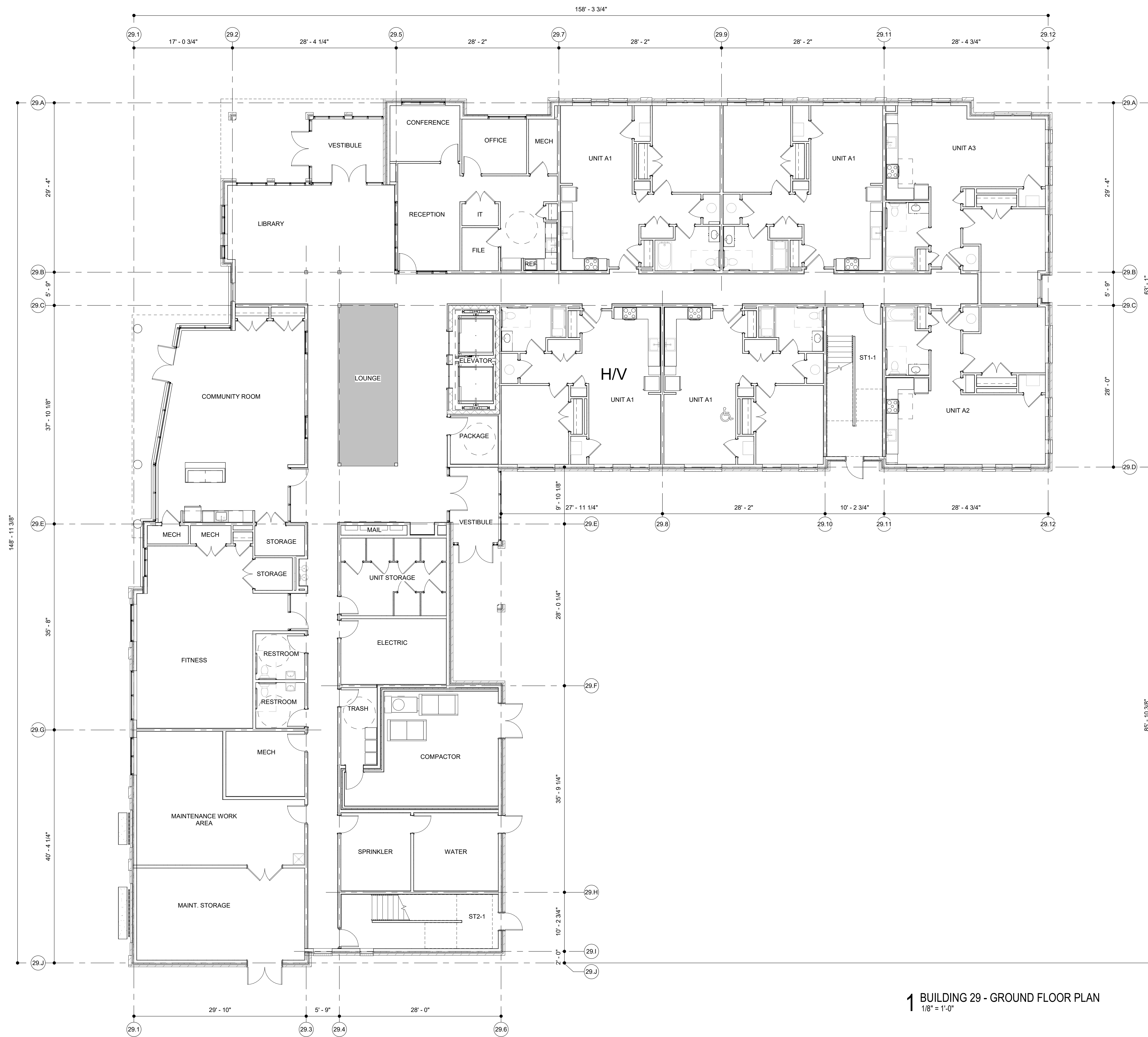
**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

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APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:

TITLE:  
**BUILDING 28**  
**TYPICAL UPPER**  
**FLOOR PLAN**

SHEET NUMBER:  
**A-2**

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**1 BUILDING 29 - GROUND FLOOR PLAN**  
1/8" = 1'-0"

**PENNROSE**  
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1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 800-388-8643

**FREEMAN COMPANIES**  
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HARTFORD, CT 06106  
TEL: 860-251-9500

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120 HUNTSBORE AVENUE, SUITE 400  
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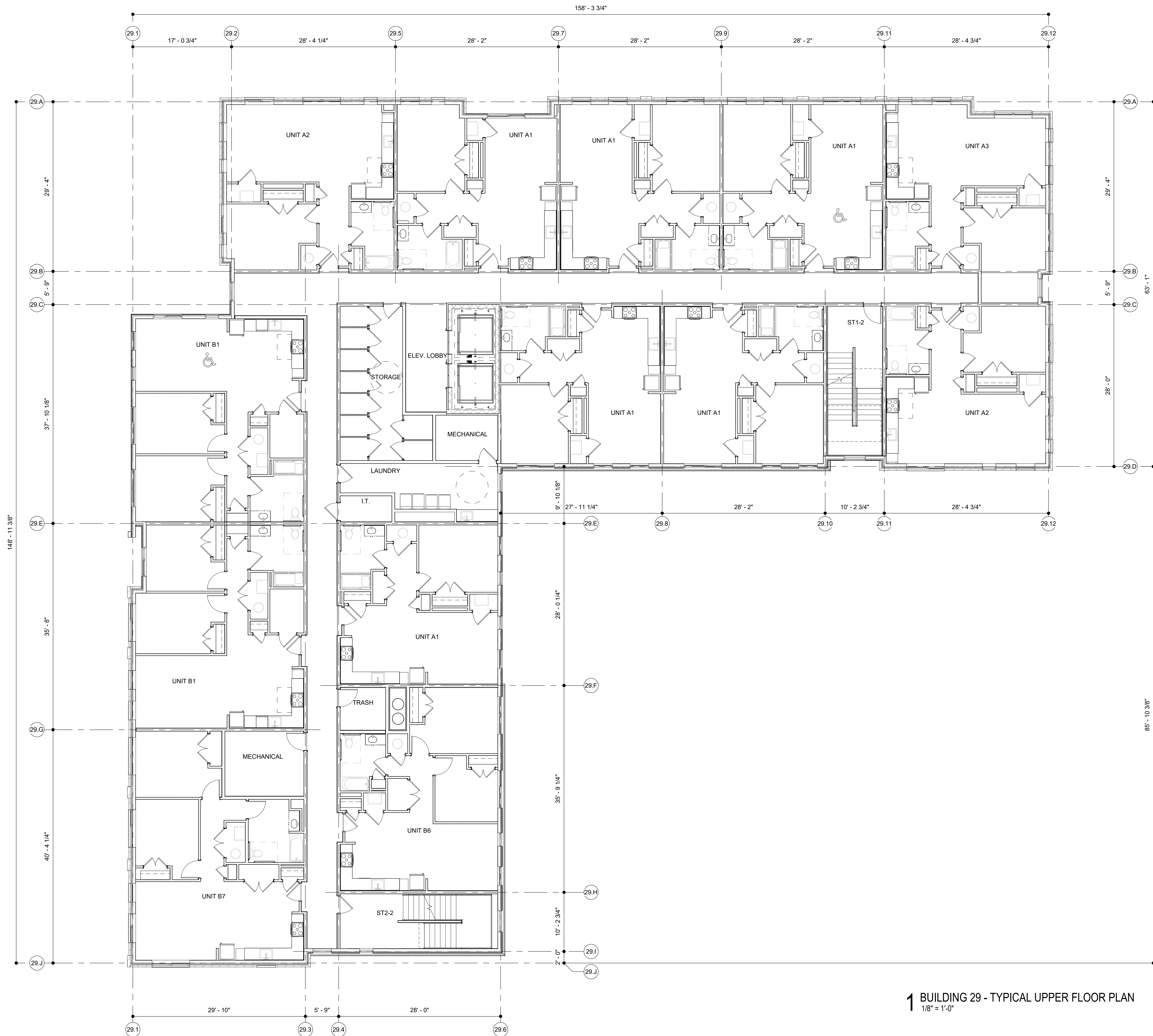
**QuisenberryArcar**  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-477-4994

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**PLANNING AND ZONING COMMISSION**  
**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

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APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:  
TITLE:  
**BUILDING 29**  
**GROUND FLOOR PLAN**  
SHEET NUMBER:  
**A-3**

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**1** BUILDING 29 - TYPICAL UPPER FLOOR PLAN  
1/8" = 1'-0"

**PENNROSE**  
Bricks & Mortar | Heart & Soul  
1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 215-381-8643

**FREEMAN**  
COMPANIES  
36 JOHN STREET  
HARTFORD, CT 06106  
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TEL: 860-247-9226

**QuisenberryArca**  
ARCHITECTS P.C.  
318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-477-4994

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**PLANNING AND ZONING COMMISSION**  
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**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

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PROJECT NO.: 2016-0712  
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TITLE:  
**BUILDING 29**  
**TYPICAL UPPER**  
**FLOOR PLAN**

SHEET NUMBER:  
**A-4**

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Unit Type	Unit NSF	Unit GSF	NSF/GSF	Phase 1					Phase 2					Phase 3					Phase 4					Phase 5				
				Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Bldg 10	Bldg 11	Bldg 12	Bldg 13	Bldg 14	Bldg 15	Bldg 16	Bldg 17	Bldg 18	Bldg 19	Bldg 20	Bldg 21	Bldg 22	Bldg 23	Bldg 24	Bldg 25
Unit A1 - 1BR FL - Ground Floor	775	820	94.51%	3					3																			
Unit A1A - 1BR FL - Ground Floor	769	815	94.36%	3					2																			
Unit A1B - 1BR FL - Ground Floor	682	802	85.04%																									
Unit A2 - 1BR FL - 2nd Floor	887	891	99.55%	3					3																			
Unit A2A - 1BR FL - 2nd Floor	866	932	92.92%	3					2																			
Unit A2B - 1BR FL - 2nd Floor	853	913	93.43%	2					1																			
Unit A2C - 1BR FL - 2nd Floor	823	884	93.10%	2					1																			
Unit B1 - 2BR FL - Ground Floor	1,005	1,062	94.63%		3	3	4				2	4				3												
Unit B1A - 2BR FL - Ground Floor	1,026	1,192	86.07%																									
Unit B2 - 2BR Stacked TH (Over 2BR)	1,191	1,284	92.76%		3	3	4				2	4				3												
Unit B2A - 2BR Stacked TH (Over 2BR)	1,132	1,234	91.73%		3	3	4				2	4				3												
Unit B2B - 2BR Stacked TH (Over 1BR)	1,071	1,152	92.97%																									
Unit B2C - 2BR Stacked TH (Over 3BR Flat)	1,020	1,088	93.75%																									
Unit B2D - 2BR Stacked TH (Over 3BR Flat)	1,037	1,124	92.26%																									
Unit B2E - 2BE Stacked TH (Over 1BR Flat)	1,150	1,349	85.25%																									
Unit B3 - 2BR Stacked of Mgmt.	1,216	1,310	92.82%		1																							
Unit B3A - 2BR Stacked over Mgmt.	1,204	1,302	92.47%		1																							
Unit C1 - 3BR FL	1,423	1,491	95.44%	2																								
Unit C1A - 3 BR FL	1,380	1,448	95.30%								2					2	2											
Unit C2 - 3BR Stacked TH (Over 1BR)	1,232	1,321	93.26%																									
Unit D - 3BR TH	1,319	1,418	93.02%																									

# Units / Bldg	18	11	9	12	13	12	10	12	6	12	10	10	10	14	9	10	10	12	10	12	14	12	12	14	14	16	14
#Units / Phase	75						60						65						58								
Bldg NSF	16,089	12,404	9,984	13,312	11,355	15,828	8,310	9,972	6,656	13,312	10,554	10,005	10,876	14,556	9,984	8,310	8,310	13,312	10,876	11,434	14,499	11,434	11,434	12,864	13,347	15,348	13,880
Bldg GSF	16,950	13,352	10,740	14,320	11,915	17,016	8,555	10,266	7,160	14,320	11,254	10,680	11,592	15,526	10,740	8,555	8,555	14,320	12,224	12,524	16,476	12,524	12,524	14,610	14,610	16,927	16,552
Mgmt. GSF		1,562																									
Phase GSF	85,855						62,235						69,288						66,272								

Unit Type	Unit NSF	Unit GSF	NSF/GSF	Phase 6		Phase 7		CB
				Bldg 28	Bldg 29	Bldg 30	Bldg 31	
Unit A1 - 1BR FL	712	745	95.56%	3	22			
Unit A2 - 1BR FL	715	742	96.36%		7			
Unit A3 - 1BR FL	803	861	93.26%		4			
Unit B1 - 2BR FL	895	946	94.61%	16	5			
Unit B2 - 2BR FL	1,009	1,065	94.74%	3				
Unit B3 - 2BR FL	917	961	95.42%	4				
Unit B4 - 2BR FL	913	956	95.50%	3				
Unit B5 - 2BR FL	922	969	95.15%	3				
Unit B6 - 2BR FL	804	858	93.71%		3			
Unit B7 - 2BR FL	902	954	94.55%		3			
Unit E - 3 Story TH (For Sale)	2,280	2,410	94.61%			9	9	

# Units / Bldg	32	44	9	9	1
#Units / Phase	76		18		
Unit Total NSF	28,656	33,826	20,520	20,520	
Unit Total GSF	30,185	35,194	21,690	21,690	
Common Space GSF	2,292	4,417			
Mgmt. GSF	466	820			631
Corridor/Circulation GSF	7,504	9,709			
Back of House GSF	2,603	3,681			
Total Building GSF	43,050	53,821			4,144
Phase GSF	96,871		43,380		4,144

Unit Types	Count	Total
1BR - TH	27	133
	56	
	12	
	27	
	5	
	3	
2BR - TH	25	140
	1	
	25	
	25	
	30	
	10	
	10	
	12	
	1	
	1	
3BR - TH	3	45
	9	
	21	
	12	

Unit Types	Count	Total
1BR	25	36
	7	
2BR	21	40
	3	
	4	
	3	
	3	
	3	
3 Story (For Sale)	18	18

1BR	169
2BR	180
3BR	45
3 Story (For Sale)	18
<b>Total Units Site</b>	<b>412</b>
Total Mgmt GSF Site	3,479
<b>Total DU GSF Site</b>	<b>486,600</b>

**PENNROSE**  
Bricks & Mortar | Heart & Soul

1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121  
TEL: 215-382-8643

**FREEMAN**  
COMPANIES

36 JOHN STREET  
HARTFORD, CT 06106  
TEL: 860-251-9000



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ARCHITECTURE & PLANNING  
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TEL: 215-732-5215



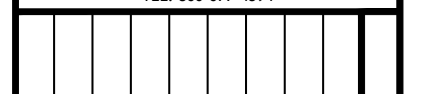
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HARTFORD, CT 06103  
TEL: 860-559-4386



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TEL: 860-232-4000



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HARTFORD, CT 06106  
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318 MAIN STREET  
FARMINGTON, CT 06032  
TEL: 860-477-4994

NO.	DATE	DESCRIPTION
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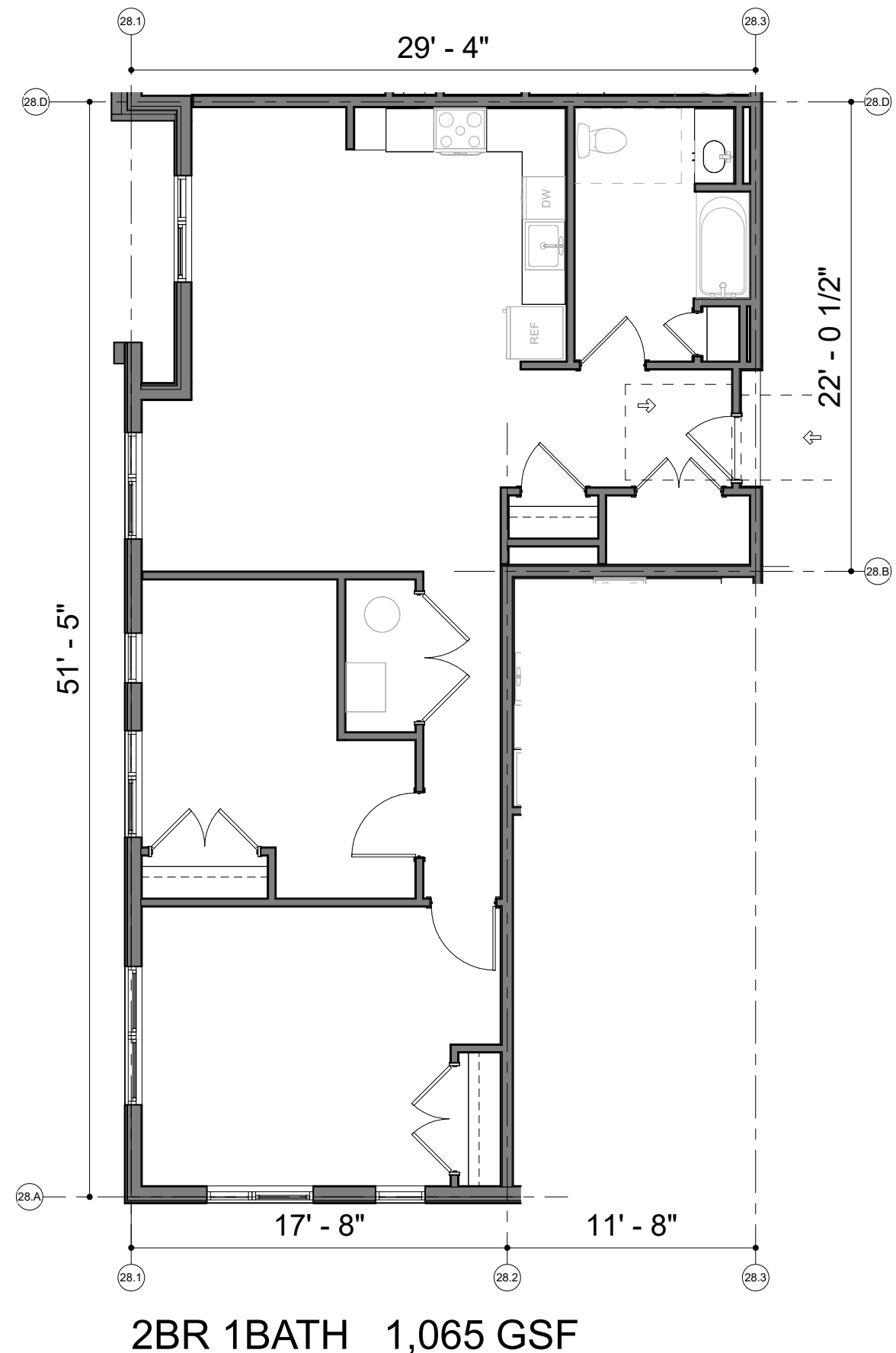
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**MASTER PLAN SUBMISSION**  
**WESTBROOK VILLAGE**  
**HARTFORD, CONNECTICUT**

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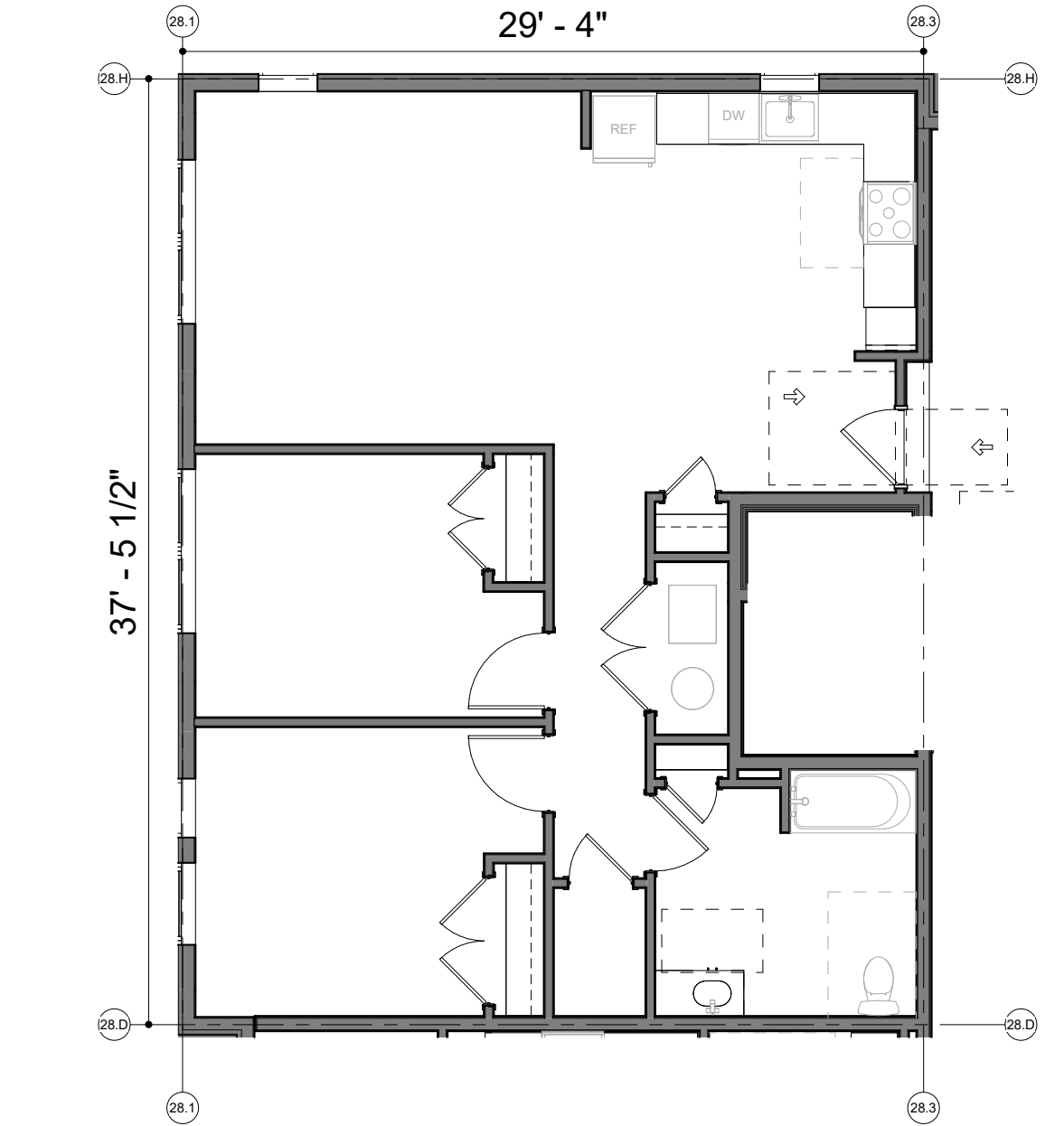
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SHEET NUMBER:  
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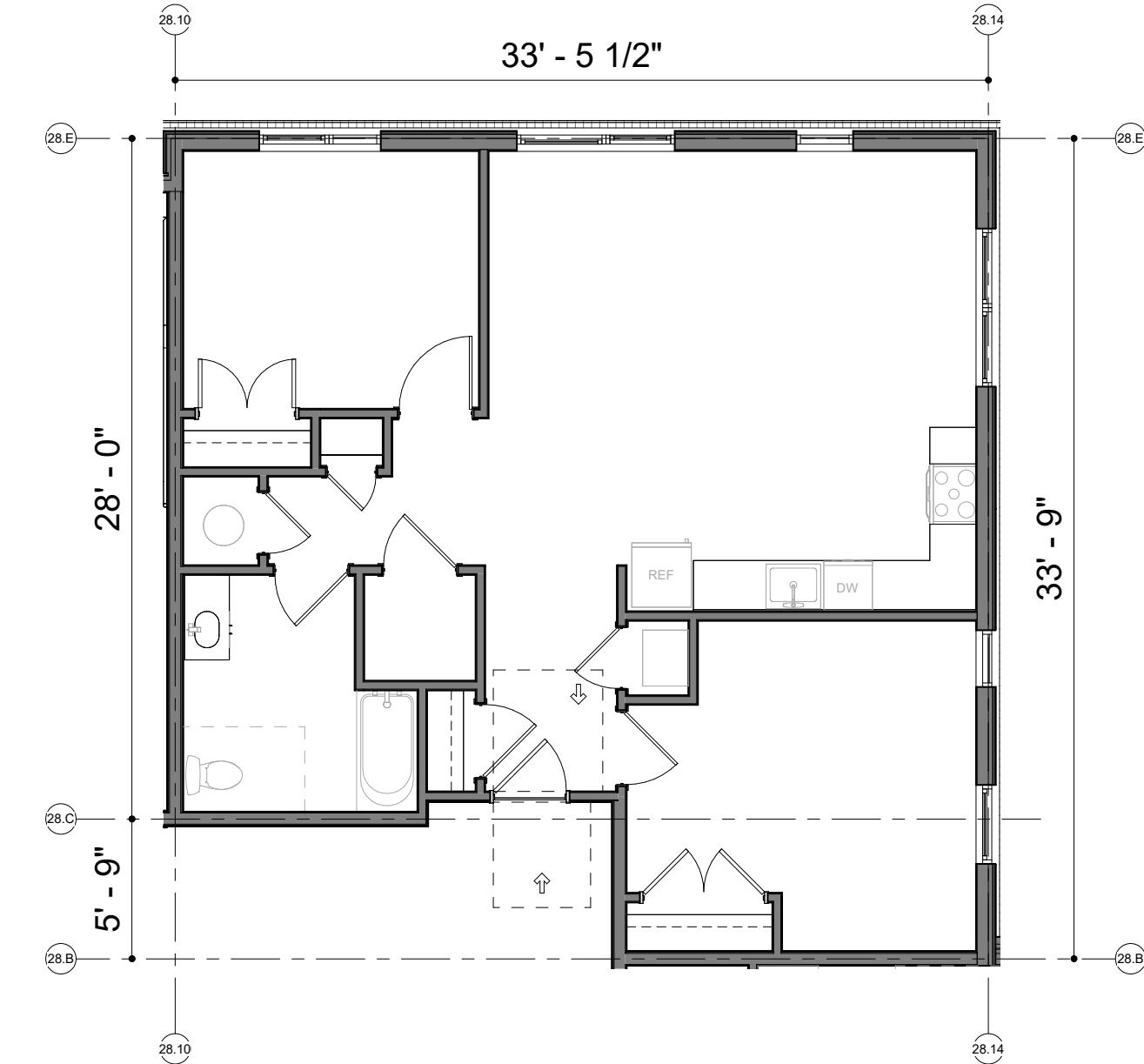
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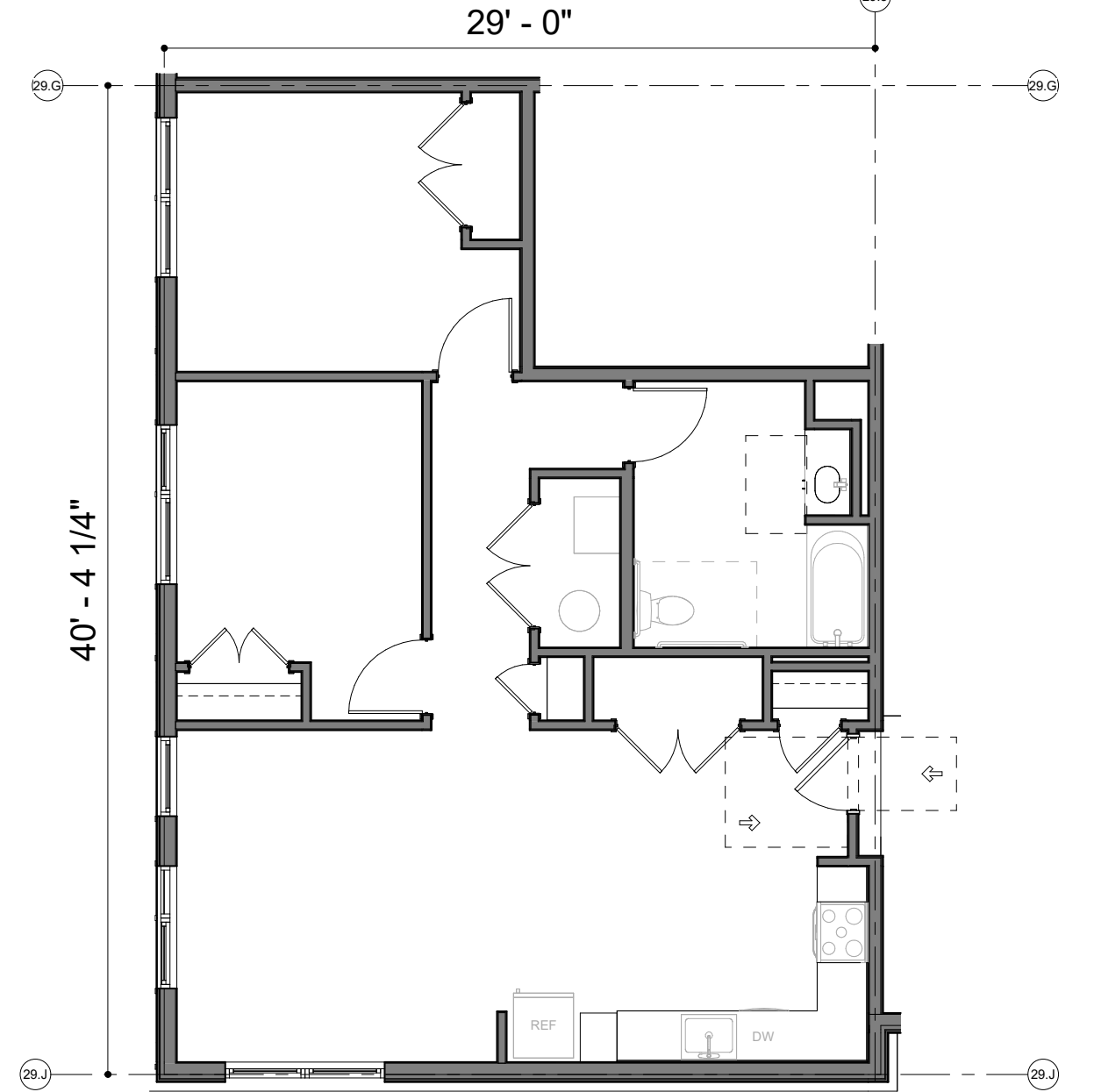
2BR 1BATH 1,065 GSF



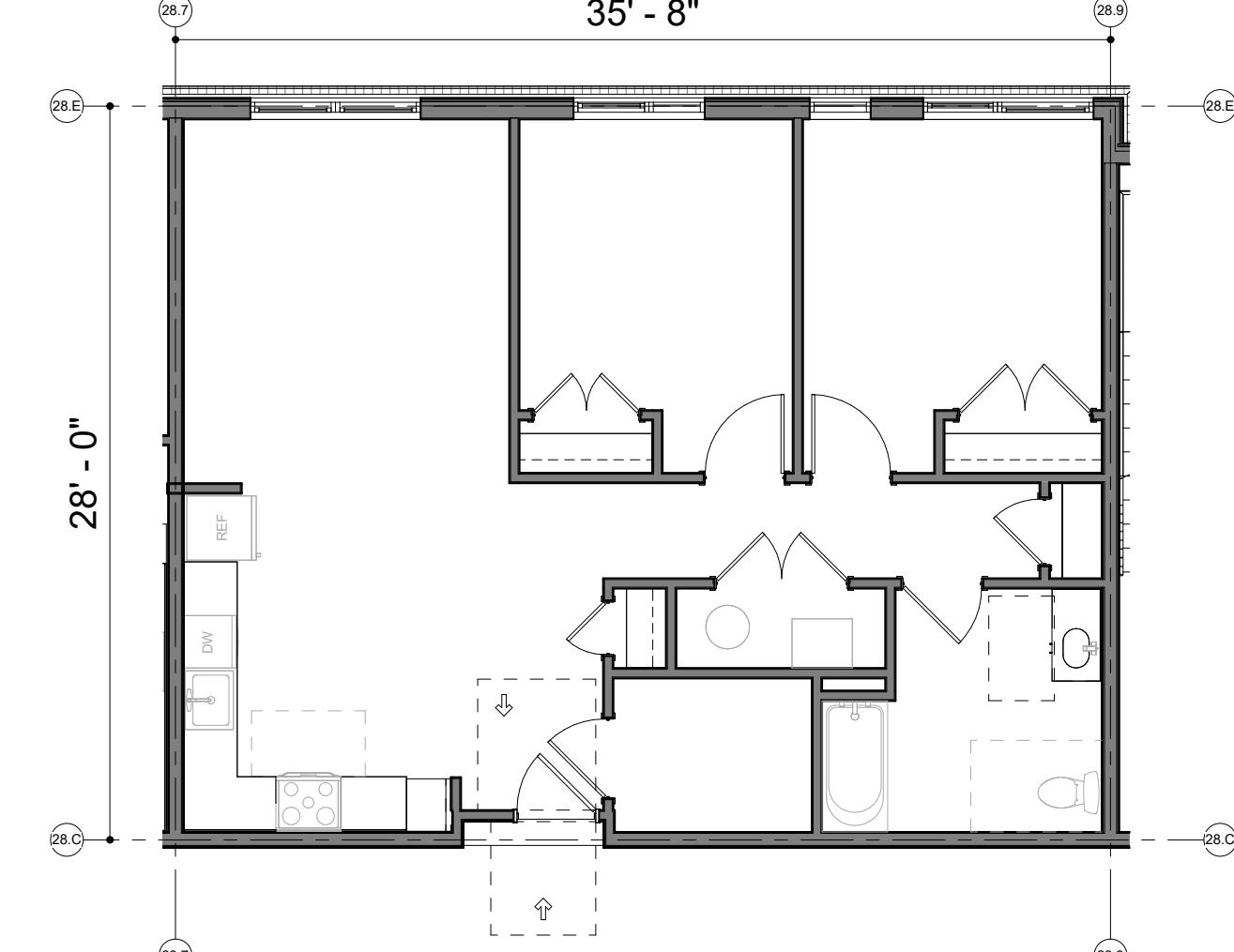
2BR 1BATH 956 GSF



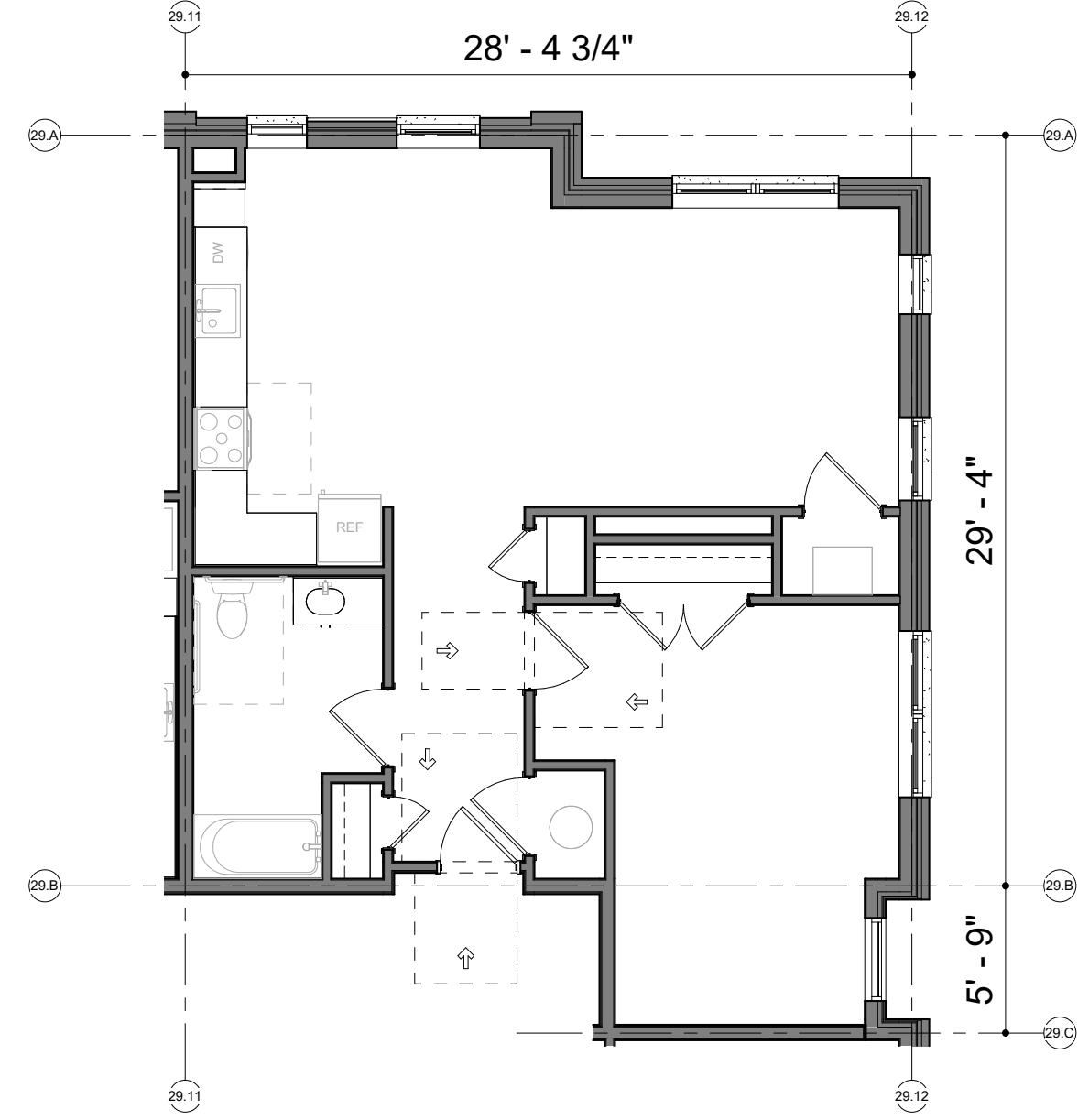
2BR 1BATH 961 GSF



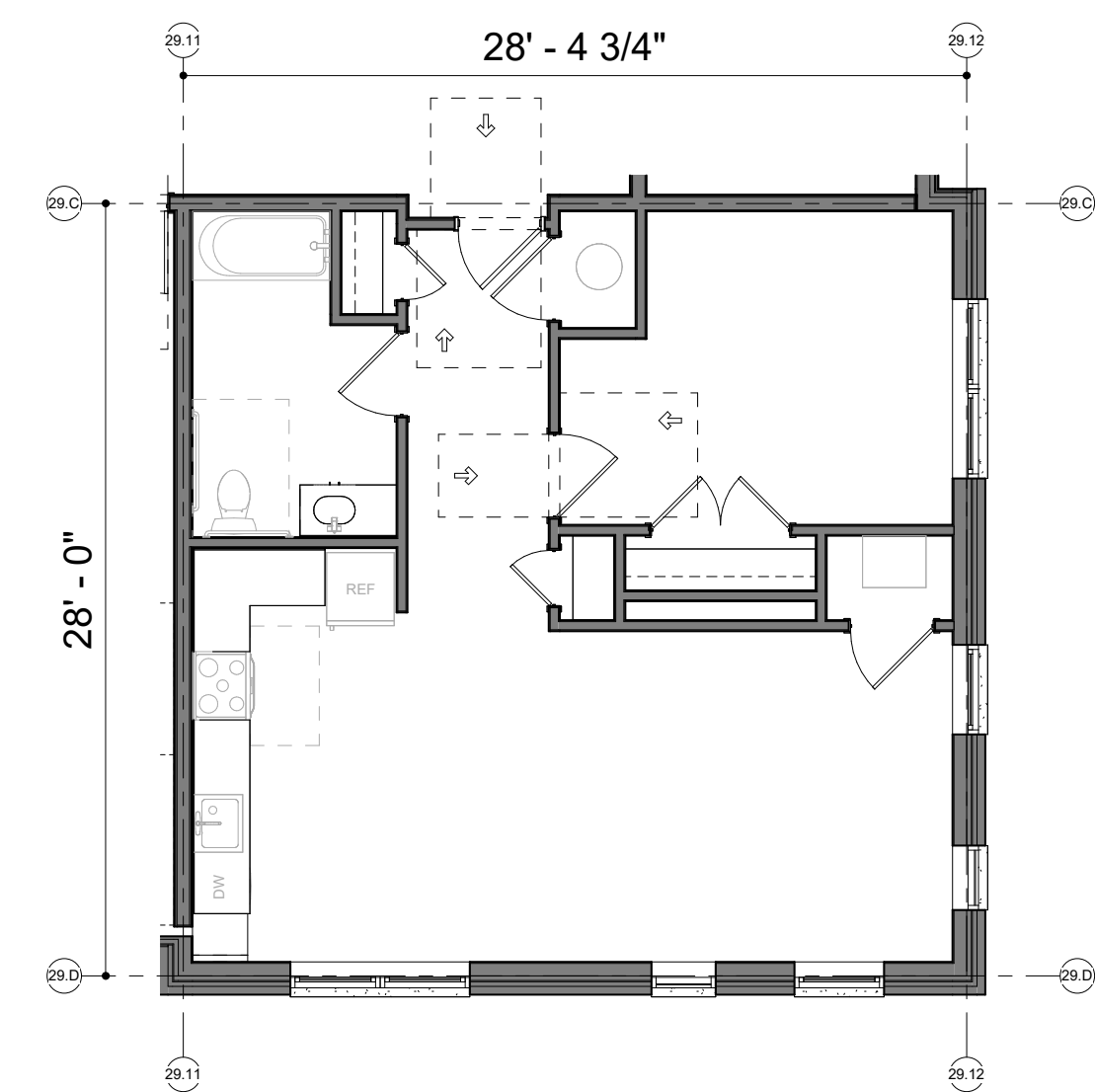
2BR 1BATH 954 GSF



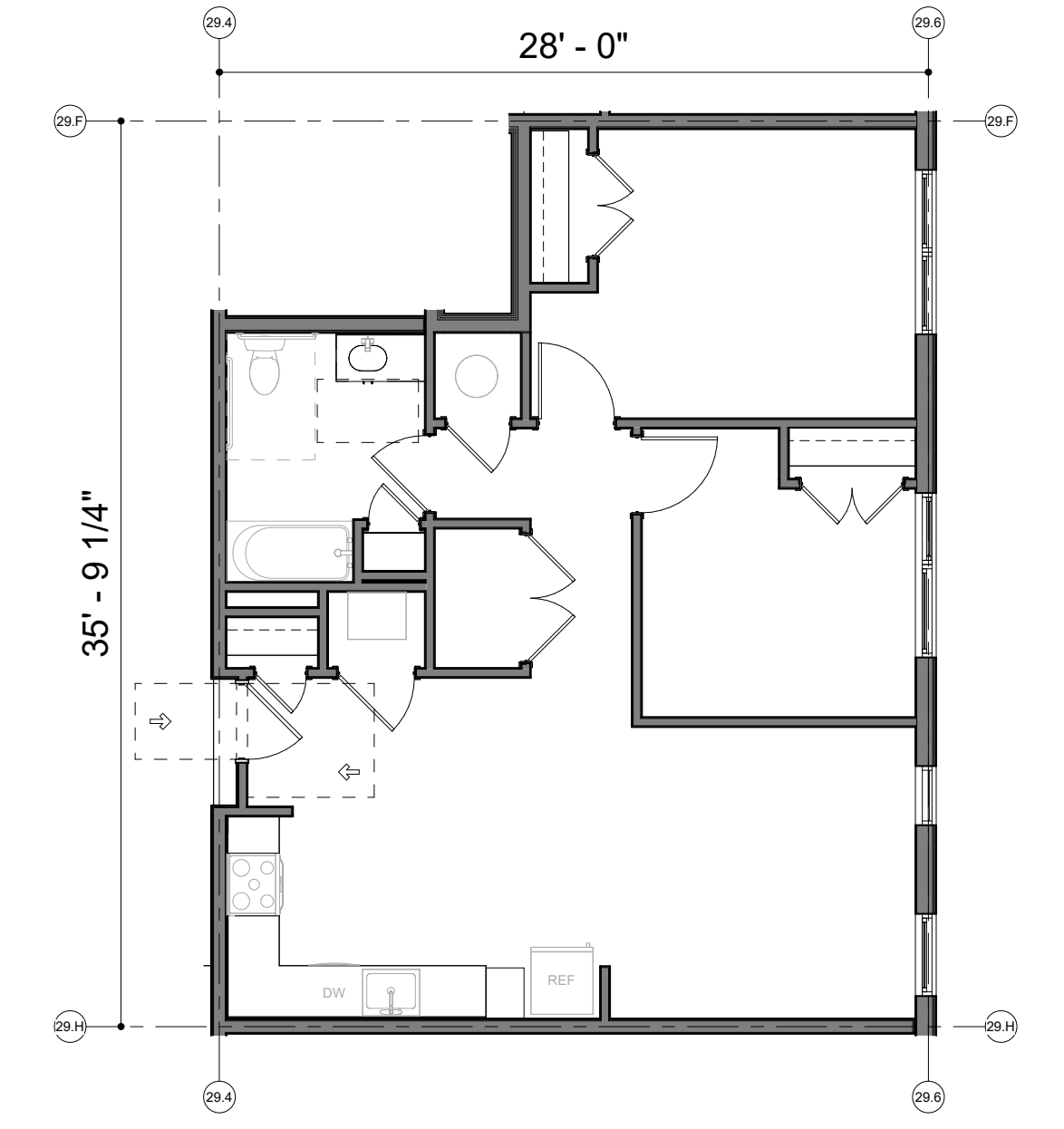
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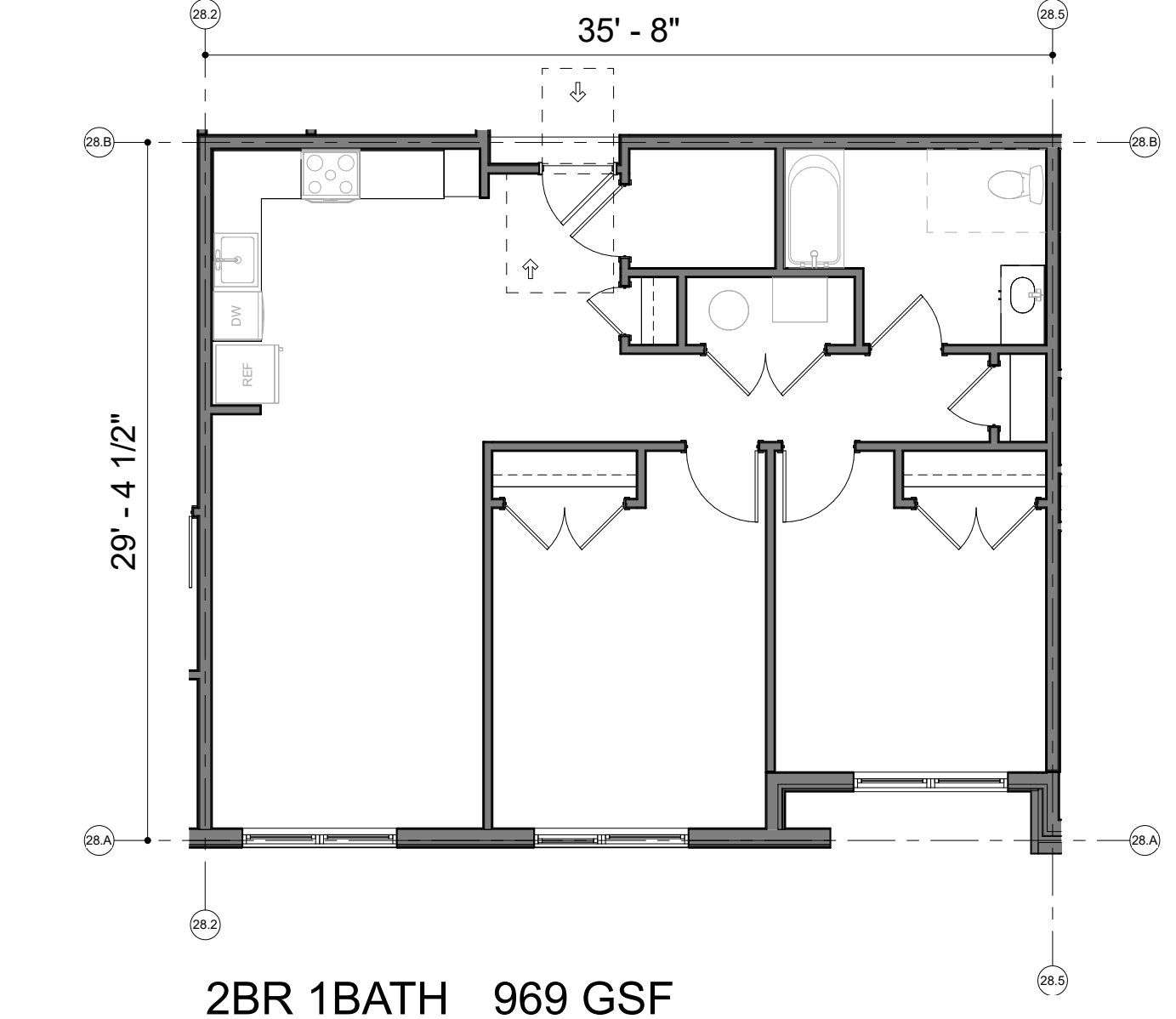
1BR 1BATH 861 GSF



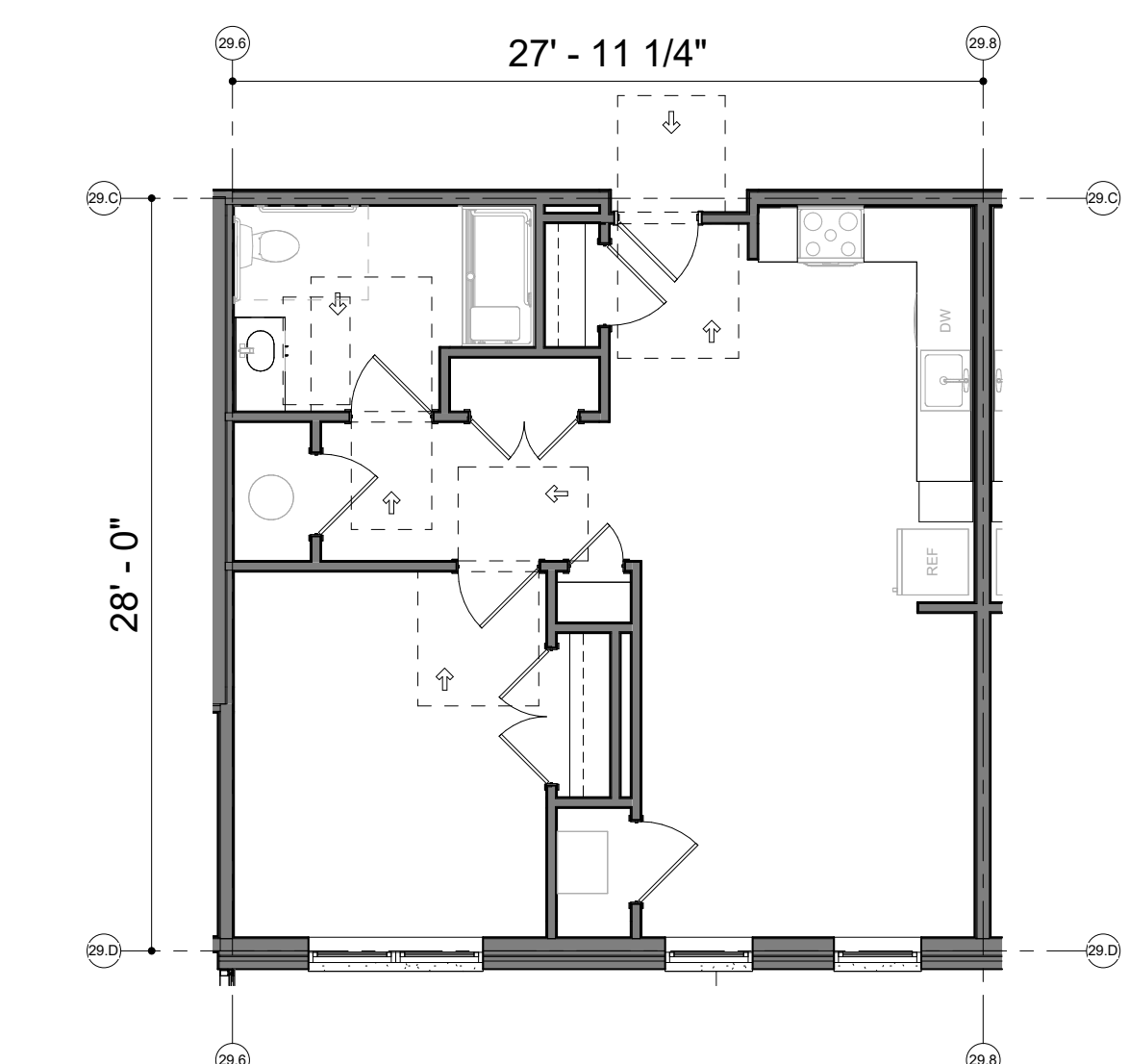
1BR 1BATH 742 GSF



2BR 1BATH 858 GSF



2BR 1BATH 969 GSF



1BR 1BATH 745 GSF

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PLANNING AND ZONING COMMISSION  
MASTER PLAN SUBMISSION  
WESTBROOK VILLAGE  
HARTFORD, CONNECTICUT

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TITLE:  
**UNIT PLANS**

SHEET NUMBER:  
**A-6**



2 EAST ELEVATION - BLDG 28  
1/8" = 1'-0"



1 SOUTH ELEVATION - BLDG 28  
1/8" = 1'-0"

**PENNROSE**  
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COMPANIES

16 JOHN STREET  
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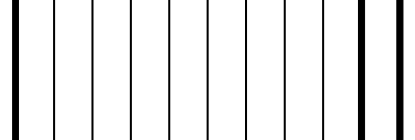
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HARTFORD, CONNECTICUT

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TITLE:  
BUILDING 28  
ELEVATIONS

SHEET NUMBER:  
A-7

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**2 WEST ELEVATION - BLDG 29**  
1/8" = 1'-0"



**1 SOUTH ELEVATION - BLDG 29**  
1/8" = 1'-0"

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**PLANNING AND ZONING COMMISSION**  
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APPROVED: Initials  
SCALE:  
PROJECT NO.: 2016-0712  
DATE:

TITLE:  
**BUILDING 29**  
**ELEVATIONS**

SHEET NUMBER:  
**A-8**