

DDS- Planning & Zoning: Plan Review Application



Submission date: **6 September 2022, 1:46PM**
Receipt number: **927**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **88 Wooster Street, Hartford, CT No coordinates found**
Zoning District: **NX-1**
Parcel ID: **265-247-001**
Property Owner: **Housing Authority - City of Hartford**
Address of Property Owner: **180 John D Wardlaw Way, Hartford, CT 06106**
Email: **ehobbs@hartfordhousing.org**

Applicant

Name of Applicant: **Elisa Hobbs**
File Date: **08/31/2022**
Address: **180 John D Wardlaw Way, Hartford, CT 06106 No coordinates found**
Phone: **860-723-8425**

Email:

ehobbs@hartfordhousing.org

Primary Point of Contact

Name:	Greg Wilson
Phone:	800-286-2469 x5384
Email	gwilson@fando.com

Project Narrative

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

Please see attached project narrative and plans. We are submitting an application for Special Permit, Campus Overlay Master Plan, per section 5.1 of the zoning regulations.

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.

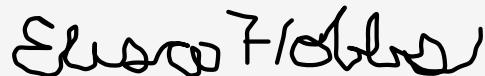
[Survey-Sealed.pdf](#)

[Narrative.pdf](#)

[2022-09-06 - Master Plan Package.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Elisa Hobbs

Date:

09/06/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

09/06/2022

September 6, 2022

Aimee Chambers, Director of Planning
260 Constitution Plaza, 1st Floor
Hartford, CT 06103

RE: Application for Special Permit – Campus Overlay Master Plan
Redevelopment of Mary Shepard Place
Fuss & O’Neill Reference No. 20210674.A10

Dear Ms. Chambers:

We are providing the following narrative in support of an Application for Special Permit, Campus Overlay Master Plan per section 5.1 of the zoning regulations. The project is the Redevelopment of Mary Shepard Place, 88 Wooster Street, Hartford, CT, a low-income public housing development owned by the Housing Authority of the City of Hartford (HACH). Described in detail below are the existing conditions, proposed project, and anticipated construction phasing.

PROJECT NARRATIVE – REDEVELOPMENT OF MARY SHEPARD PLACE

1. Existing Conditions

The 12.6-acre site is bounded by Pavilion Street to the north, Mary Shepard Place to the east, Canton Street to the south, and Wooster Street to the west. The site consists of nine residential buildings and one community/maintenance building. There are a total of 127 existing units which include the following unit mix: 4-4 bedroom, 33-3 bedroom, 77-2 bedroom, and 13-1 bedroom.

2. Zoning Analysis

The site is located in the NX-1 Zone. In this zone, multiple principal dwellings are permitted. The minimum front lot line coverage is 80%. Occupation of the corner is required. The front and corner built-to zones are required to be within 2’ of the building line. The minimum space between buildings is 15’. Maximum building width is 4 vertical units, or 90’ maximum. Maximum building coverage is 55%. Maximum impervious area is 65%. The proposed building type is Row Building Type, which is permitted in this zone. The proposed project complies with these zoning regulations for the NX-1 Zone.

3. Community Engagement

A lengthy Community Engagement process was undertaken prior to and during schematic design to meaningfully engage with the current residents of Mary Shepard Place and the surrounding community. Through this process the project team was able to gather valuable

Aimee Chambers, Director of Planning

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information from the community, collaborate on the design, and answer questions about the proposed redevelopment. A Community Advisory Team was formed that consisted of Mary Shepard Place residents, community representatives, and civic leaders.

We also created a project website and Facebook page to provide project information and share project updates.

As part of the community engagement process, we regularly met with the residents and Community Advisory Team to ask for input, share ideas, and present progress plans of the proposed architecture and site design. In total, the project team had six meetings with the residents and Community Advisory Team. These included:

- Three workshops with the current residents of Mary Shepard Place.
- Three meetings/presentations with the Community Advisory Team. One of these meetings also included a presentation to the Clay Arsenal NRZ.

The Community Engagement process allowed the project team to listen and engage with the residents and surrounding community. Through this process, we were able to define project goals, share ideas, and ultimately incorporate the feedback from the local community into the project design.

4. Project Description

The proposed site layout seeks to improve the vehicular and pedestrian circulation within the site and to the surrounding street network. A street grid has been proposed that continues Bellevue Street through the site, connecting it to Canton Street. A secondary north/south street defines a large central green that houses the sites recreational areas and amenity spaces. The east/west street network breaks the site into a series of blocks, consistent with the surrounding community, which creates opportunities for improved pedestrian and vehicular access. Streetscapes will be created which include parallel parking, a furnishings zone, public sidewalks, and “front yards” leading to the building entrances.

The proposed architecture will consist of twenty-six (26) 3-story multi-family residential buildings. There are 3 different building types (A, B9, and C) that will all be wood framed structures supported on concrete spread footing foundations and slab on grade. The Community Center will be a standalone building centrally located within the development. Design will be in accordance with the **2022** Connecticut State Building Code, which amends the **2021** International Building Code (IBC).

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The massing of the architecture is deliberate in that it creates an urban edge that creates and defines blocks within the community. The proposed architecture style relates to the residential character of the surrounding neighborhood which largely consists of 3-story residential buildings.

Parking areas that directly serve each block and group of buildings are located closer to their respective buildings to better serve residents. The parking areas for residents are tucked behind the buildings and in the “back yards”, creating more privacy and security for parked cars. Ample parallel parking is located on the street for residents and visitors in the public realm. The desire for more parking spaces with a closer proximity to units was a major topic brought up by residents during the Community Engagement process and the proposed plan incorporates their feedback. Parking provided on the Master Plan totals 317 spaces (including 21 ADA spaces) with the following breakdown:

- Parking Lots: 211
- On-street parallel spaces: 106
- A ratio of 1.8 spaces/unit

The large system of open space provides physical and visual access throughout the site and is easily accessible from all units. The north/south open space system contains the community center, amenity areas, and recreational opportunities for residents. The east/west open space creates a “town green” feel connecting to Wooster and acts as a secondary entrance to the project. The open space systems support and organize the site layout and provide the opportunity for many of the buildings to face dedicated open space.

5. Street Ownership

A network of streets has been proposed throughout the site which provide greater connectivity within the site and to the surrounding community. We are requesting that the City of Hartford take ownership of several of the new streets proposed on the Master Plan and detailed on the Street Ownership Plan included with this application. All proposed streets have been designed to be a Residential Connector Type Street per section 9.5 of the zoning regulations. A description of each street follows:

- Street A: north/south street that runs through the site and connects Bellevue Street to Canton Street. This street currently contains a 50' wide MDC sewer easement and is an extension of Bellevue Street at the north of the site. It also creates the eastern edge of the large central open space. This road has been designed with two-way 10' travel lanes and 8' parallel parking on one side, a 5' lawn and tree buffer, and a 5' sidewalk.
- Street B: north/south street that runs about two-thirds the length of the site and connects to Canton Street. Street B also intersects with proposed Streets C, D, and

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E. It also creates the western edge of the large central open space. This road has been designed with two-way 10' travel lanes and 8' parallel parking on one side, a 5' lawn and tree buffer, and a 5' sidewalk.

- Street C: east/west street that runs about two-thirds the width of the site and intersects with proposed Streets A and B. Street C also defines the southern edge of the block along Pavilion Street and Wooster Street, as well as the northern edge of the open space that fronts on Wooster Street. This road has been designed with two-way 10' travel lanes and 8' parallel parking on both sides, a 6' lawn and tree buffer, and a 5' sidewalk.
- Street D: east/west street that runs about half the width of the site, connects to Wooster Street, and intersects with proposed street B. Street D also defines the northern edge of the middle block between Wooster Street and Street B, as well as the southern edge of the open space that fronts on Wooster Street. This road has been designed with two-way 10' travel lanes and 8' parallel parking on both sides, a 6' lawn and tree buffer, and a 5' sidewalk.
- Street E: east/west street that runs about half the width of the site, connects to Wooster Street, and intersects with proposed Street B. Street E also defines the northern edge of the block along Canton Street and Wooster Street. This road has been designed with two-way 10' travel lanes and 8' parallel parking on both sides, a 6' lawn and tree buffer, and a 5' sidewalk.

6. Construction Phasing

All existing buildings, pavements, and site features within the property limits are to be demolished prior to beginning construction of subsequent phases. The entire site is to be rough graded. Within the limits of each phase, site preparation will consist of area-wide excavation to establish grade and extents for new structures, footings, pavement bases, and utilities. The new construction will be undertaken in three phases as shown on the Phasing Plan included as part of this application. Each phase will be constructed independently, and residents who wish to return will move back upon completion of each phase. A description of each phase follows:

- Phase 1: Phase 1 will include the block of nine buildings along Pavilion Street and Wooster Street, the Community Center, Street A and Street C, and associated parking areas as shown on the Phasing Plan. Much of the utility and stormwater infrastructure is anticipated to be constructed in this phase to allow for connections of future phases.
- Phase 2: Phase 2 will include the ten buildings in the middle of the site, a portion of Street B, Street D, and associated parking areas as shown on the Phasing Plan.

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- Phase 3: Phase 3 will include seven buildings at the southern end of the site, a portion of Street B, Street E, and associated parking areas as shown on the Phasing Plan.

7. Stormwater Management

The proposed development will require a new stormwater conveyance system within the property limits that will tie into the MDC storm system in the southeast corner of the site at Canton Street. The majority of the runoff will be conveyed by sheet flow directed to catch basins at low points throughout the site. General direction of runoff is from the northwest corner of the site to the southeast corner. Roof drainage will be collected at the point of discharge and convey via underground piping to the site drainage system.

The below-grade stormwater system will include catch basin inlets, manholes, PVD and HDPE piping. Hydrodynamic separators will be required in manholes throughout the site to treat prior to entering the MDC storm system.

It is anticipated that runoff from the proposed development will be greater than the existing condition. Vegetated swales and small bioretention areas will also be incorporated as needed to provide temporary ponding of surface flow and allow for infiltration. Underground infiltration chambers will be incorporated to match discharge rates and flows to the MDC storm system.

The stormwater management system will be design in conformance with Section 6.14 of the zoning regulations and the MDC requirements.

8. Sustainability

In addition to the sustainable site strategies for passive stormwater management listed above, the development shall also be designed with substantial sustainable design strategies including:

- Energy conservative design to meet or exceed Passive House (PHIUS) High performance energy criteria.
- Design to meet or exceed LEED Silver or equivalent rating system.
- Photovoltaic solar system to offset 75% or more of the annual energy demand for site and interior common lighting.



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Sincerely,

A handwritten signature in black ink that reads 'Greg Wilson'.

Greg Wilson, PLA
Project Manager

LEGEND

Table with 2 columns: EXISTING and DESCRIPTION. Includes entries for COMMUNICATION (overhead/underground lines), CONTROL POINTS (horizontal control, benchmark), DOMESTIC WATER (water main, service, abandoned, valve, meter, hydrant), STEAM (steam lines), LIGHTING (pole/ground mounted), NATURAL GAS (gas main, service, abandoned), POWER (electrical lines, utility pole), PROPERTY (property line, easement, iron pipe/rod/monument), ROADS (guard rail, sign), SITE FEATURES (barbed wire, chain link, rail, stockade, tree, fence), SANITARY SEWER (main, service, abandoned, manhole), STORM SEWER (drain pipe, manhole, curb inlet, catch basin), TOPOGRAPHY (contour, spot elevation).

MAP REFERENCES:

- 1. CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES SITE DEVELOPMENT SOUTH ARSENAL PROJECT WINDSOR STREET SCALE 1"=20' SHEET 1 & 2 OF 2 DATE JAN. 26, 1982
2. PROPOSED 20' GAS EASEMENT IN FAVOR OF CONNECTICUT NATURAL GAS CORP. ACROSS LAND OF HARTFORD HOUSING AUTHORITY BELLEVUE SQUARE PAVILION STREET & CANTON STREET, HARTFORD SCALE 1"=40' DATE: 9-9-97 BY THE BONGIOVANNI GROUP, INC.
3. LOCATION OF 12" GAS MAIN ON HOUSING AUTHORITY OF THE CITY OF HARTFORD PROPERTY AT BELLEVUE SQUARE SCALE 1"=40'
4. PROPOSED WATER EASEMENT, PROPOSED 20' WATER EASEMENT IN FAVOR OF METROPOLITAN DISTRICT COMMISSION ACROSS LAND OF HARTFORD HOUSING AUTHORITY BELLEVUE SQUARE, PAVILION STREET & CANTON STREET, HARTFORD SHEET 1 OF 1 DATE: 9-9-97 REVISIONS 10-07-97 SCALE: 1"=40' BY THE BONGIOVANNI GROUP, INC.
5. BOUNDARY SURVEY PREPARED FOR WINDSOR STREET DEVELOPMENT CORP. ENTERPRISE PARK "SOUTH ARSENAL REDEVELOPMENT PROJECT" 485-555 WINDSOR STREET HARTFORD, CONNECTICUT DATE 6 OCT. 1988 REVISED TO 29 MAR. 1989 SCALE 1"=40' BY HALLISEY & HERBERT.
6. IGOR VECHESLOFF DRAWING NO. 1529 SCALE 1"=10' DATE 11-10-75
7. MAP OF PROPERTY KNOWN AS TRACT C SOUTH ARSENAL PROJECT PAVILION & WINDSOR STREETS HARTFORD, CONNECTICUT, PROPERTY OF CITY OF HARTFORD SCALE 1"=50' DATE JAN. 1965 BY O. BLUNT
8. CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES SOUTH ARSENAL PROJECT DISPOSITION MAP PROJECT CONN. R-111 SCALE 1"=50' OCT., 1973 REVISED 9/30/74 BY MORTON S. FINE
9. CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES UTILITY EASEMENTS IN THE SOUTH ARSENAL REDEVELOPMENT PROJECT SCALE 1"=50' DATE JULY 1974 REVISED 8/6/74.

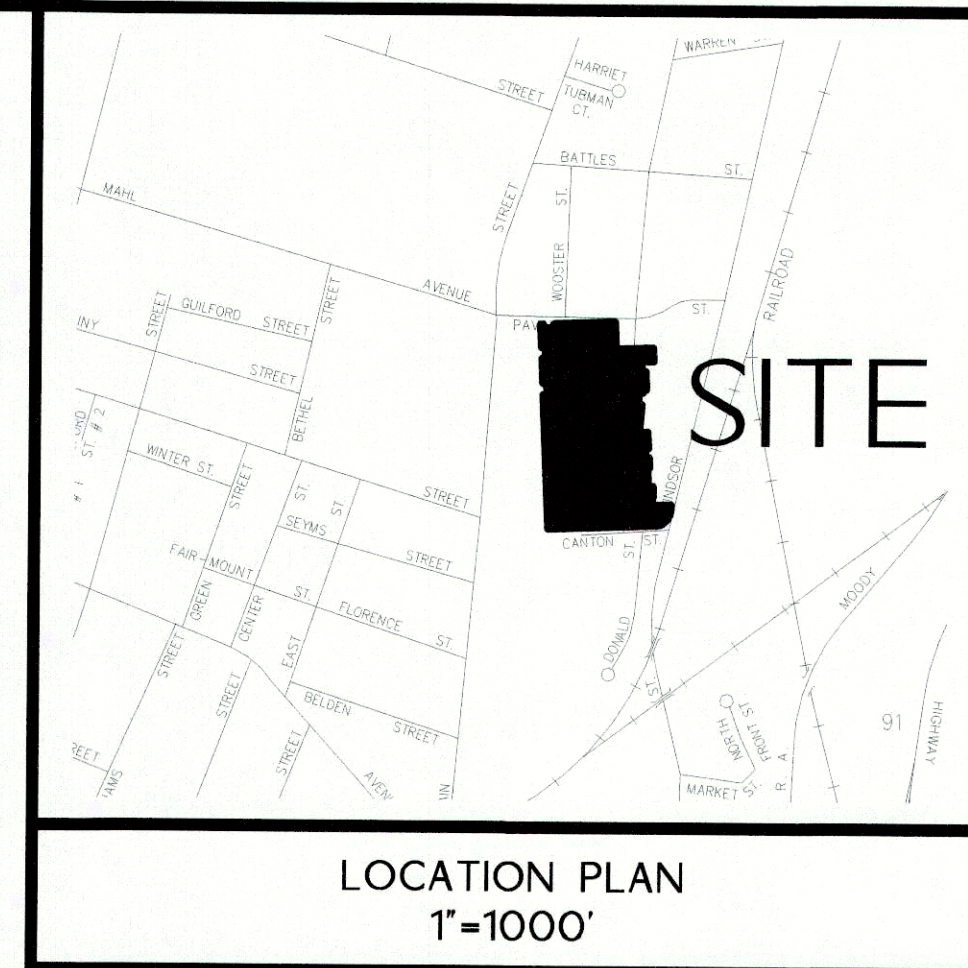
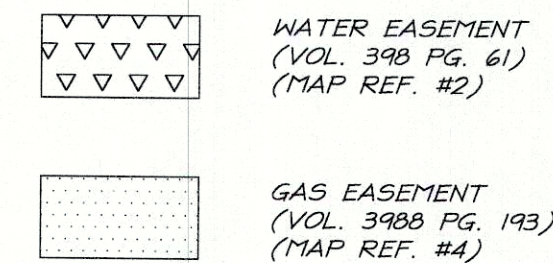
ALTA/NPS SURVEY NOTES:

- 1. A CURRENT TITLE POLICY WAS NOT PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
2. A ZONING LETTER OR ZONING REPORT WAS NOT PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
3. THERE ARE 7 HANDICAP AND 126 REGULAR PARKING SPACES.
4. THERE IS NO EVIDENCE OF RECENT EARTH MOVING ON THE SITE.
5. BASED ON OUR RESEARCH THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES.
6. AT THE TIME OF THE FIELD SURVEY THERE WERE NO DELINEATED INLAND WETLANDS AT THE SITE.
7. BASED ON OUR RESEARCH WE DID NOT FIND ANY OFFSITE EASEMENTS.
8. THE FIELD WORK FOR THE ORIGINAL BOUNDARY SURVEY WAS COMPLETED ON 9/9/16 AND THE IRON PINS WERE COMPLETED ON 2/16/19.

DRAINAGE TABLE

Table with 4 columns: STRUCTURE, TOP OF FRAME, INVERTS, INVERTS. Lists structures like DMH 1, DMH 2, DMH 3, SMH 4, DMH 5, DMH 6, DMH 7, YD 49, YD 50, YD 51, YD 52, YD 53, YD 58A, YD 58B, YD 59, YD 60, YD 61, YD 62 with their respective elevations and pipe specifications.

EASEMENT LEGEND



PROPERTY DESCRIPTION FOR 88 WOOSTER STREET, HARTFORD, CONNECTICUT

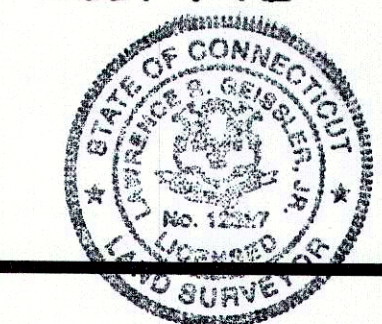
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WINDSOR STREET AND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;
THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WINDSOR STREET ON A CURVE TO THE RIGHT HAVING A DELTA OF 42°45'05", RADIUS OF 106.60 FEET AND AN ARC LENGTH OF 79.54 FEET, TO A POINT;
THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WINDSOR STREET ON A CURVE TO THE RIGHT HAVING A DELTA OF 42°52'35", RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 44.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CANTON STREET;
THENCE N 85°55'30" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CANTON STREET, 391.52 FEET, TO ITS INTERSECTION WITH THE EASTERLY LINE OF WINDSOR STREET, ALSO KNOWN AS 15 PAVILION STREET, NOW OR FORMERLY CITY OF HARTFORD;
THENCE N 03°46'45" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WINDSOR STREET, ALSO KNOWN AS 15 PAVILION STREET, NOW OR FORMERLY CITY OF HARTFORD 180.07 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PAVILION STREET;
THENCE S 85°49'30" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PAVILION STREET, 383.00 FEET, TO A POINT;
THENCE S 03°15'00" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 141.25 FEET, TO A POINT;
THENCE S 85°50'00" E ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 195.38 FEET, TO A POINT;
THENCE S 03°15'30" W ALONG THE WESTERLY PROPERTY LINE OF LANDS NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 66.20 FEET, TO A POINT;
THENCE N 85°54'00" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 43.70 FEET, TO A POINT;
THENCE S 03°15'30" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 146.00 FEET, TO A POINT;
THENCE N 85°41'40" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 17.02 FEET, TO A POINT;
THENCE S 11°05'45" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 206.83 FEET, TO A POINT;
THENCE S 85°44'15" E ALONG THE SOUTH PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 41.49 FEET, TO A POINT;
THENCE S 02°40'16" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 100.00 FEET, TO A POINT;
THENCE N 85°37'11" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 17.00 FEET, TO A POINT;
THENCE S 04°22'49" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 100.00 FEET, TO A POINT;
THENCE S 85°37'11" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 25.00 FEET, TO A POINT;
THENCE S 03°53'30" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 50.00 FEET, TO A POINT;
THENCE N 85°37'11" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 50.21 FEET, TO A POINT;
THENCE N 85°37'11" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 4.00 FEET, TO A POINT;
THENCE S 85°37'11" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 50.30 FEET, TO A POINT;
THENCE S 08°27'00" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 100.00 FEET, TO A POINT;
THENCE S 85°37'11" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY COMMUNITY RENEWAL TEAM, INC., 100.00 FEET, TO THE POINT AND PLACE OF BEGINNING.

TO: CONNECTICUT HOUSING FINANCE AUTHORITY AND HOUSING AND URBAN DEVELOPMENT;
THIS IS TO DECLARE THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 10, 2022.

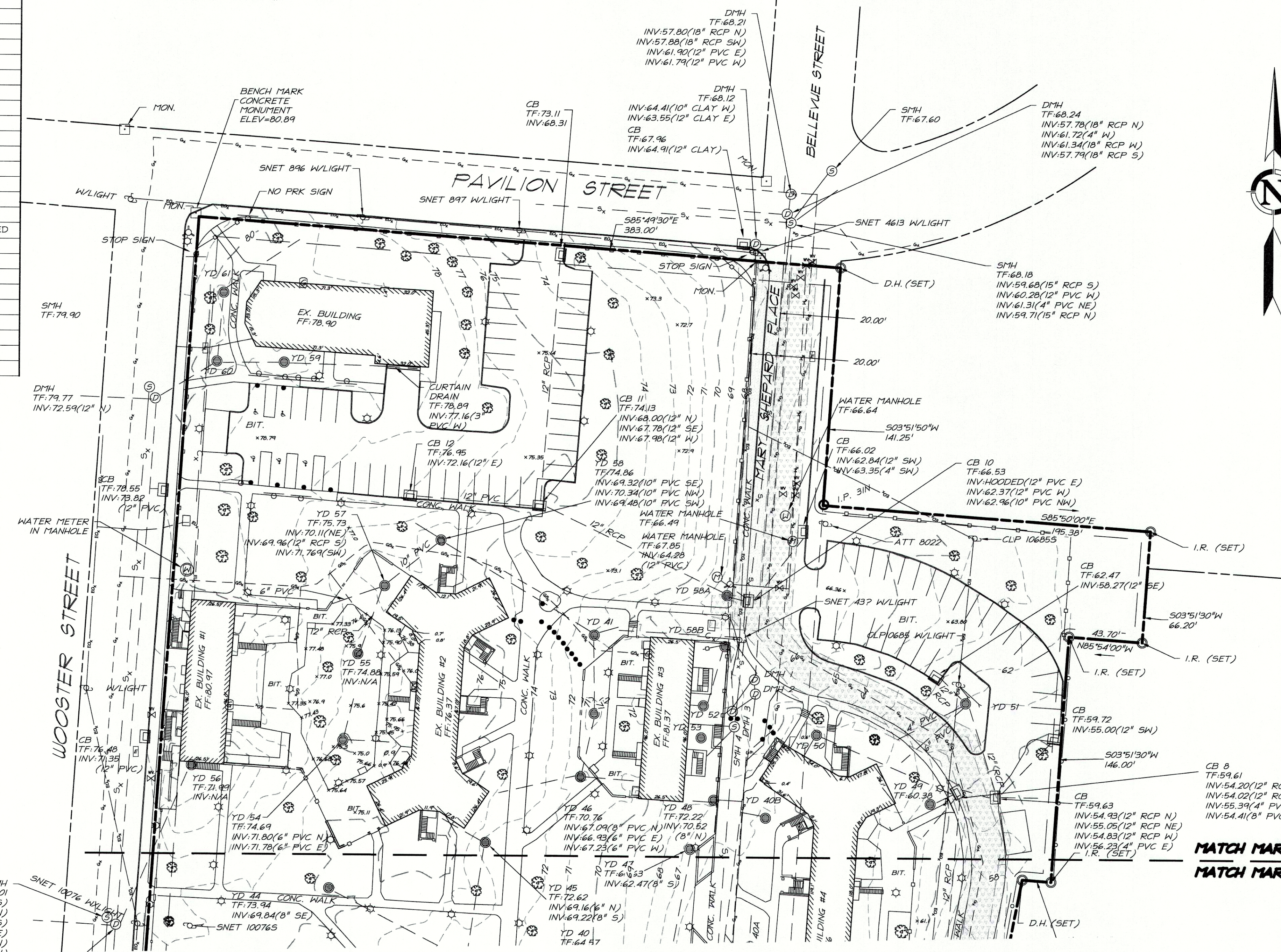
SURVEY NOTES:

- 1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO 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" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.
• TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY - AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
• THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
• HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS AND VERTICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Lawrence R. Gessler, Jr., L.S. 12327 LIC. NO.

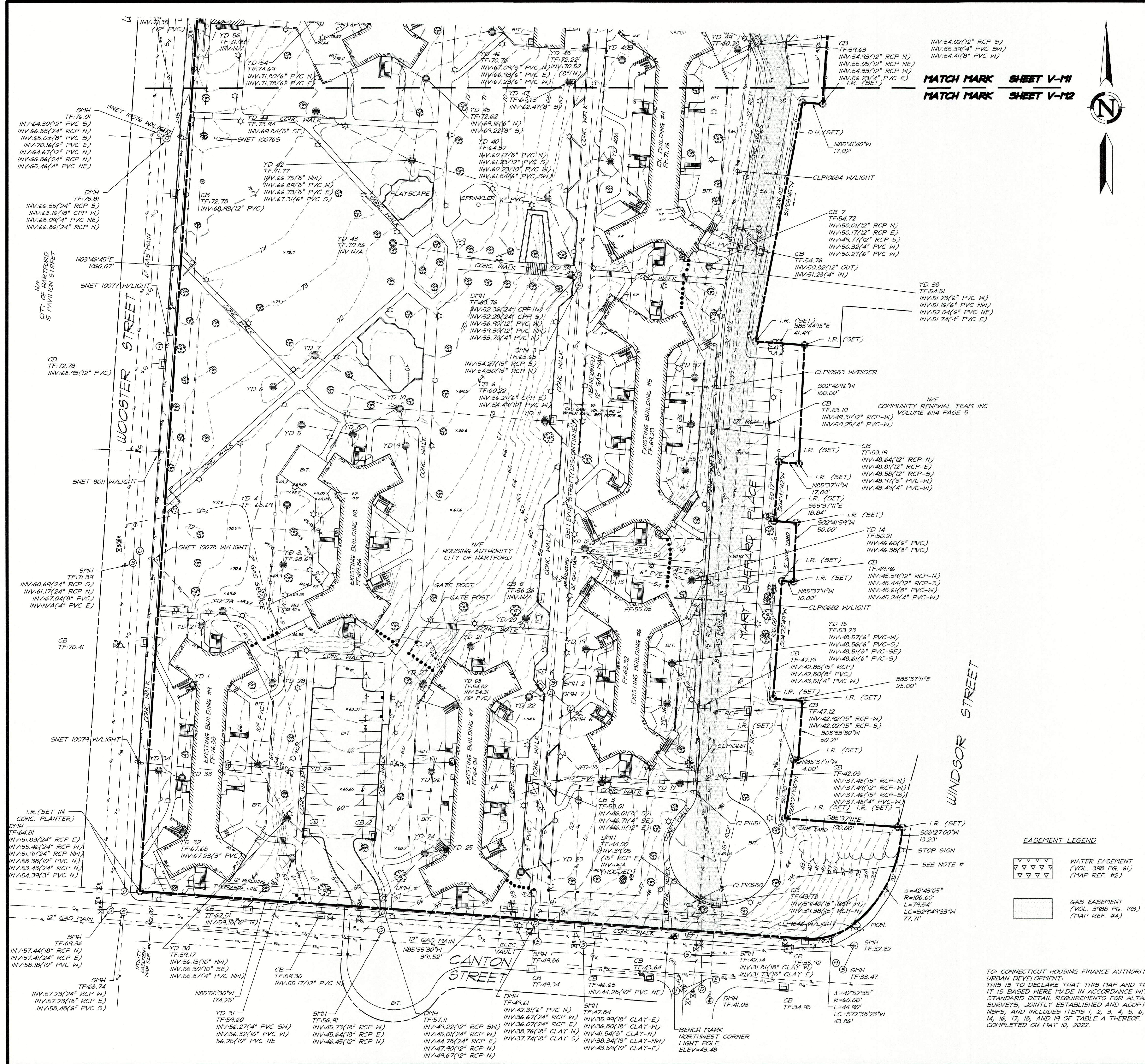


MATCH MARK SHEET V-M1
MATCH MARK SHEET V-M2



- NOTES:
1. PROPERTY IS IN THE NX-1 ZONE.
2. PARCEL CONTAINS 549,953 SQUARE FEET OR 12.625 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
4. BUILDING ENTRANCES ARE SHOWN FOR VISUAL PURPOSES ONLY. STEPS MUST BE FIELD VERIFIED PRIOR TO DESIGN/CONSTRUCTION.
5. PROPERTY IS SUBJECT TO THE RIGHT TO MAINTAIN THE SENIOR LINE IN FAVOR OF THE HDC OVER BELLEVUE STREET (DISCONTINUED) FROM PAVILION STREET TO CANTON STREET. SEE VOLUME 756 PAGE 543.
6. PROPERTY MAY BE SUBJECT ALONG THE EASTERLY PROPERTY LINE TO CERTAIN RESTRICTIONS, GUTTER RIGHTS, EAVESDROP RIGHTS, AND RETAINING WALL RIGHTS APPEARING IN A DEED FROM THE NEW ENGLAND BREWING COMPANY TO ANGELO SISSA, DATED APRIL 8, 1907 AND RECORDED IN VOL. 326, PAGE 57 OF THE HARTFORD LAND RECORDS.
7. PREMISES ARE SUBJECT TO CERTAIN RESTRICTIONS IN A DEED FROM THE SOCIETY FOR SAVINGS TO THE MIDDLEFIELD REALTY COMPANY, DATED SEPTEMBER 6, 1940, RECORDED IN HARTFORD LAND RECORDS, VOLUME 741, PAGE 170.
8. PROPERTY SUBJECT TO POSSIBLE RIGHTS IN FAVOR OF OTHERS TO PASS & REPASS TO CANTON STREET. SEE VOL. LINE & 749 PAGE 786.
9. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP NUMBER 09050C0366G CITY OF HARTFORD, CONNECTICUT, HAZARD IDENTIFICATION PANEL 368 OF 675 COMMUNITY NUMBER 095080 EFFECTIVE DATE: SEPTEMBER 16, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
10. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION. 1-800-922-4455 OR WWW.CBYD.COM.

Professional information block including: 21 JEFFREY DRIVE SOUTH WINDSOR, CT 06106-2917, 860-291-8755, www.designprofessionals.com, design professionals CIVIL & LAND SURVEYORS/PLANNERS/SURVEYORS, PREPARED FOR: THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, 180 JOHN D. WARDLAW WAY HARTFORD, CT 06106, 860-723-8425, MARY SHEPARD PLACE, 88 WOOSTER STREET HARTFORD, CONNECTICUT, BY: MFA, DATE: 6/6/22, REVISIONS: UPDATE ALTA, SCALE: 1"=40', SHEET: V-M1



DRAINAGE TABLE

STRUCTURE	TOP OF FRAME	INVERTS	
YD 1	67.93	N/A	
YD 2	67.62	63.86(6" PVC S)	63.88(6" PVC N)
YD 2A	67.36	63.30(6" PVC SW)	63.31(6" PVC SE)
YD 3	66.69	63.34(8" PVC S)	64.02(8" PVC N)
YD 4	68.69	64.08(6" PVC E)	
YD 5	68.90	64.81(8" PVC S)	64.94(6" PVC S)
YD 6	70.26	65.83(6" PVC E)	
YD 7	70.71	66.18(6" PVC NE)	
YD 8	68.60	65.48(6" PVC SW)	65.44(6" PVC SE)
YD 9	68.67	64.27(6" PVC W)	64.33(6" PVC NE)
YD 10	68.70	64.71(6" PVC S)	
YD 11	59.49	64.64(6" PVC N)	64.72(6" PVC S)
YD 12	57.96	63.07(12" RCP NW)	63.62(6" PVC SW)
YD 13	53.80	55.12(12" PVC W)	55.14(12" E)
YD 16	53.25	54.94(4" PVC E)	
YD 17	46.14	63.63(6" PVC SW)	
YD 18	50.19	64.64(6" PVC N)	64.72(6" PVC S)
YD 19	54.06	63.32(6" PVC S)	63.16(10" PVC E)
YD 20	56.25	49.61(4" PVC E)	
YD 21	58.35	49.36(6" PVC-N)	49.36(6" PVC-W)
YD 22	54.77	49.40(6" PVC-N)	49.40(6" PVC-S)
YD 23	50.52	49.40(6" PVC-N)	49.40(6" PVC-S)
YD 24	57.66	52.10(6" PVC N)	52.35(6" PVC S)
YD 25	54.83	50.07(8" PVC S)	50.97(4" PVC N)
YD 26	58.72	50.52(12" E)	
YD 27	59.47	46.37(8" PVC NW)	46.95(6" PVC W)
YD 28	65.50	47.07(4" PVC NE)	
YD 29	64.80	53.55(6" PVC S)	53.50(8" PVC SW)
YD 30	67.68	53.91(4" PVC N)	53.49(8" PVC N)
YD 31	70.44	N/A(4" PVC)	
YD 32	67.68	54.72(6" N)	54.62(8" S)
YD 33	70.44	55.70(6" SE)	56.12(6" NW)
YD 34	69.18	56.11(4" S)	
YD 35	59.12	61.97(8" N)	61.80(10" S)
YD 36	58.95	62.20(4" W)	61.75(6" NW)
YD 37	59.01	59.29(10" PVC S)	59.49(10" PVC N)
YD 38	63.69	59.35(6" PVC W)	59.99(4" PVC W)
YD 39	63.69	67.23(6" N)	
YD 40A	64.62	62.13(6" PVC S)	62.08(6" PVC W)
YD 40B	65.61	62.04(6" PVC N)	62.04(6" PVC N)
YD 41	70.97	60.52(8" PVC W)	62.58(6" PVC S)
DMH 5	57.65	62.37(6" PVC N)	62.37(6" PVC N)
SMH 1	49.86	INVERTS N/A	TOP RUSTED SHUT
SMH 2	54.99	54.60(8" PVC N)	53.78(8" PVC E)
		54.85(8" PVC S)	55.03(4" PVC W)
		54.91(6" PVC W)	54.91(6" PVC W)
		55.02(6" PVC N)	54.92(12" RCP E)
		54.98(6" PVC SW)	55.05(10" PVC NW)
		55.51(4" PVC W)	
		54.71(12" PVC W)	54.33 CAPPED 12" METAL(S)
		51.18(8" N&S)	51.48(4" PVC NW)
		55.61(6" PVC N)	55.48(6" PVC W)
		55.10(6" PVC S)	56.14(4" PVC E)
		56.89(12" PVC E)	57.29(8" PVC W)
		54.72(12" PVC W)	56.82(4" PVC NW)
		55.07(8" PVC N)	55.12(8" PVC SE)
		63.21(6" PVC W)	
		64.99(10" NE)	65.42(8" S)
		66.55(10" NW)	
		48.81(12" METAL N)	48.84(6" CLAY N)
		50.26(6" PVC E)	52.87(8" PVC NE)
		38.86(18" CLAY W)	38.91(18" CLAY N)
		38.77(18" CLAY E)	39.78(8" CLAY S)
		45.53(18" RCP S)	45.57(18" RCP N)

EASEMENT LEGEND

WATER EASEMENT (VOL. 398 PG. 61) (MAP REF. #2)
 GAS EASEMENT (VOL. 398 PG. 193) (MAP REF. #4)

STOP SIGN
SEE NOTE #

STATE OF CONNECTICUT

 LICENSED LAND SURVEYOR

REVISIONS

NO.	DATE	BY	REVISIONS
1	6/6/22	MA	UPDATE ALTA

PROPERTY & TOPOGRAPHIC SURVEY

MARY SHEPARD PLACE
88 WOOSTER STREET
HARTFORD, CONNECTICUT

PREPARED FOR:
THE CITY OF HARTFORD
180 WASHINGTON STREET
HARTFORD, CT 06106
860-723-8425

DESIGN PROFESSIONALS
CIVIL & LANDSCAPE ARCHITECTS

DATE: 12/31/22
SCALE: 1" = 40'

12327
LAWRENCE R. GESSLER, JR., L.S.

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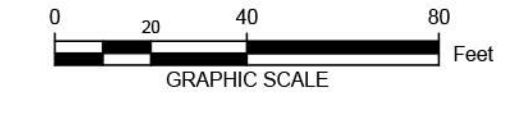


TYPE	BLDGS	1BR	2BR	3BR	TOTAL
A	3	18			18
B9	6		54		54
C	17		34	68	102
TOTAL	26	18	88	68	174

PHASE	1BR	2BR	3BR	COMM CENTER	TOTAL
1	1	4	2	1	8
2	1	4	3		8
3	1	2	2		5
ALL	3	10	7		21

TYPE	QTY
LOT	211
PARALLEL	106
TOTAL	317
RATIO	1.8/UNIT

ZONE: NX-1, ROW BUILDING TYPE		
SECTION	DESCRIPTION	REQUIRED/ALLOWED
4.13.2 ROW BUILDING TYPE REGULATIONS	MULTIPLE PRINCIPAL BUILDINGS	PERMITTED
	MINIMUM FRONT LOT LINE COVERAGE	80%
	OCCUPATION OF CORNER	REQUIRED
	FRONT BUILD-TO ZONE	WITHIN 2' OF BUILDING LINE
	CORNER BUILD-TO ZONE	WITHIN 2' OF BUILDING LINE
	BUILDING MINIMUM SIDE SETBACK	7.5'
	MINIMUM SPACE BETWEEN BUILDINGS	15'
	MINIMUM REAR SETBACK	10'; 5' ON ALLEYS
	MINIMUM LOT WIDTH	NONE
	MAXIMUM BUILDING WIDTH	4 VERTICAL UNITS; 90'
	MAXIMUM BUILDING COVERAGE	55%
	MAXIMUM IMPERVIOUS AREA	65%
	ADDITIONAL SEMI-IMPERVIOUS AREA	15%
	PARKING & DETACHED GARAGE LOCATION	REAR YARD
	PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT OFF CORNER SIDE OR INTERIOR SIDE YARD; SHARED DRIVEWAYS ENCOURAGED



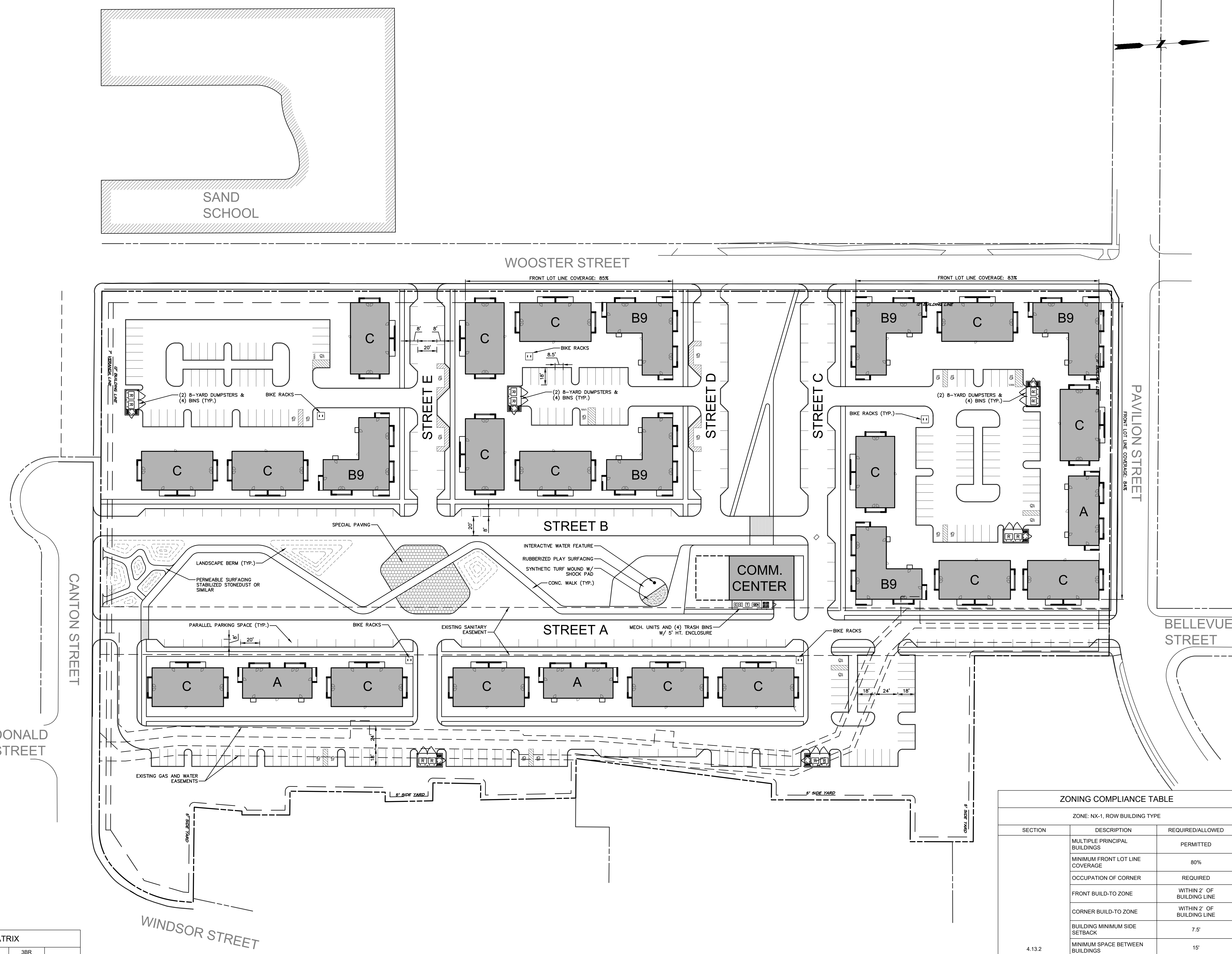
CONSULTANTS
FUSS & O'NEILL
 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2409
 www.fussdo.com

PROJECT DATA
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 CURRENT SUBMISSION DATE: 09.06.2022
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 CHECKED: [Blank]
 SCALE: [Blank]
 FILE REFERENCE: [Blank]

No.	Date	Description

**FOR SPECIAL PERMIT
 CAMPUS OVERLAY
 MASTER PLAN**
 SHEET TITLE

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KEY PLAN

PROJECT DATA

PROJECT NUMBER	20210614.410
CURRENT SUBMISSION DATE	09.06.2022
DRAWN	
CHECKED	
SCALE	1" = 40'
FILE REFERENCE	

ZONING COMPLIANCE TABLE

SECTION	DESCRIPTION	REQUIRED/ALLOWED
4.13.2 ROW BUILDING TYPE REGULATIONS	MULTIPLE PRINCIPAL BUILDINGS	PERMITTED
	MINIMUM FRONT LOT LINE COVERAGE	80%
	OCCUPATION OF CORNER	REQUIRED
	FRONT BUILD-TO ZONE	WITHIN 2' OF BUILDING LINE
	CORNER BUILD-TO ZONE	WITHIN 2' OF BUILDING LINE
	BUILDING MINIMUM SIDE SETBACK	7.5'
	MINIMUM SPACE BETWEEN BUILDINGS	15'
	MINIMUM REAR SETBACK	10'; 5' ON ALLEYS
	MINIMUM LOT WIDTH	NONE
	MAXIMUM BUILDING WIDTH	4 VERTICAL UNITS; 90'
	MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS AREA	65%	
ADDITIONAL SEMI-PERVIOUS AREA	15%	
PARKING & DETACHED GARAGE LOCATION	REAR YARD	
PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT OFF CORNER SIDE OR INTERIOR SIDE YARD; SHARED DRIVEWAYS ENCOURAGED	

HISTORY OF SUBMISSIONS

No.	Date	Description

FOR SPECIAL PERMIT
 CAMPUS OVERLAY
 MASTER PLAN

SHEET TITLE

SITE MASTER PLAN

STP-01

BUILDING/UNIT MATRIX

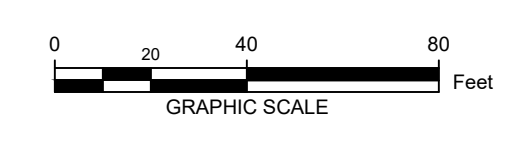
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B9	6		54		54
C	17		34	68	68
TOTAL	26	18	88	68	174

ACCESSIBLE PARKING

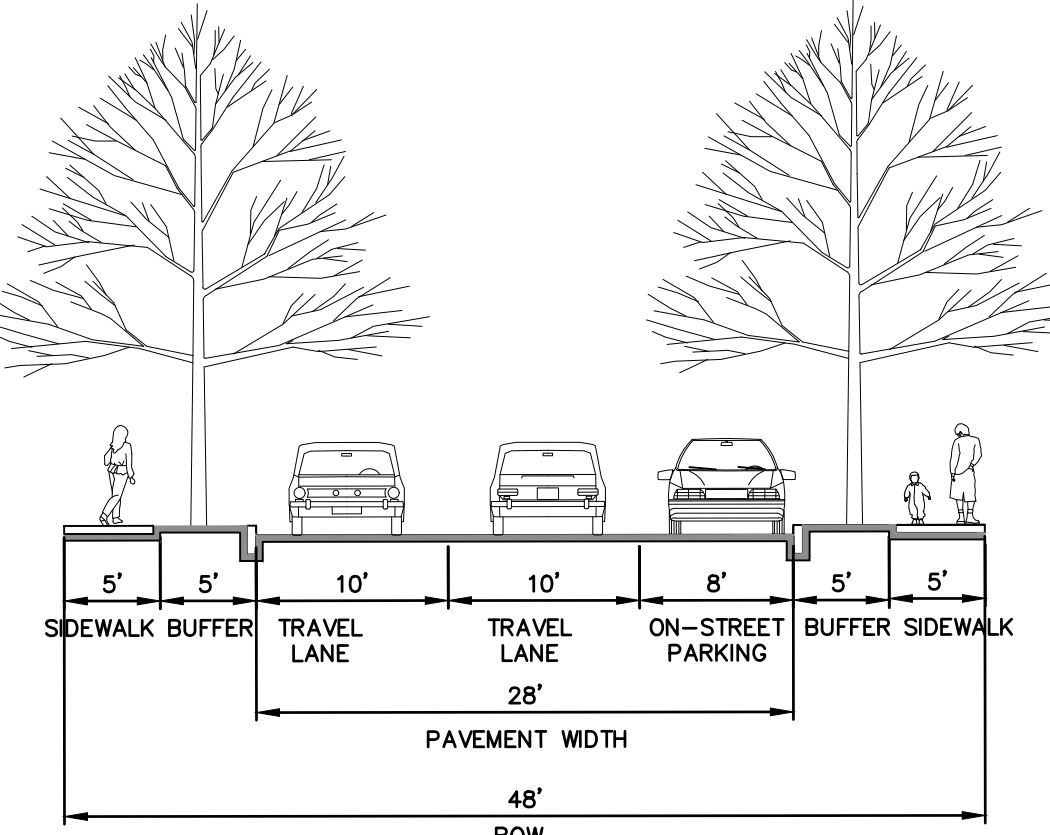
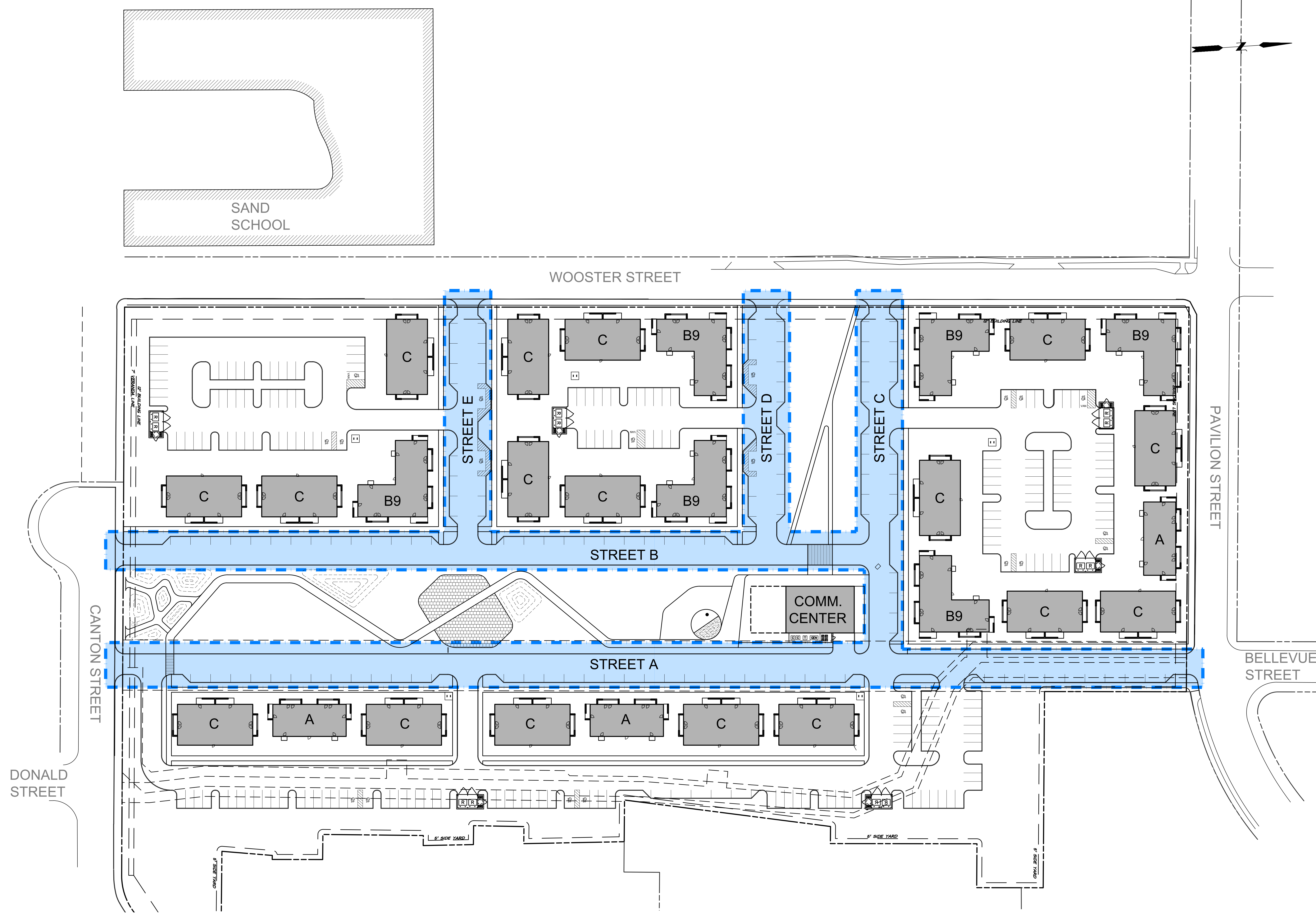
PHASE	1BR	2BR	3BR	COMM CENTER	TOTAL
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2	1	4	3		8
3	1	2	2		5
ALL	3	10	7		21

TOTAL PARKING MATRIX

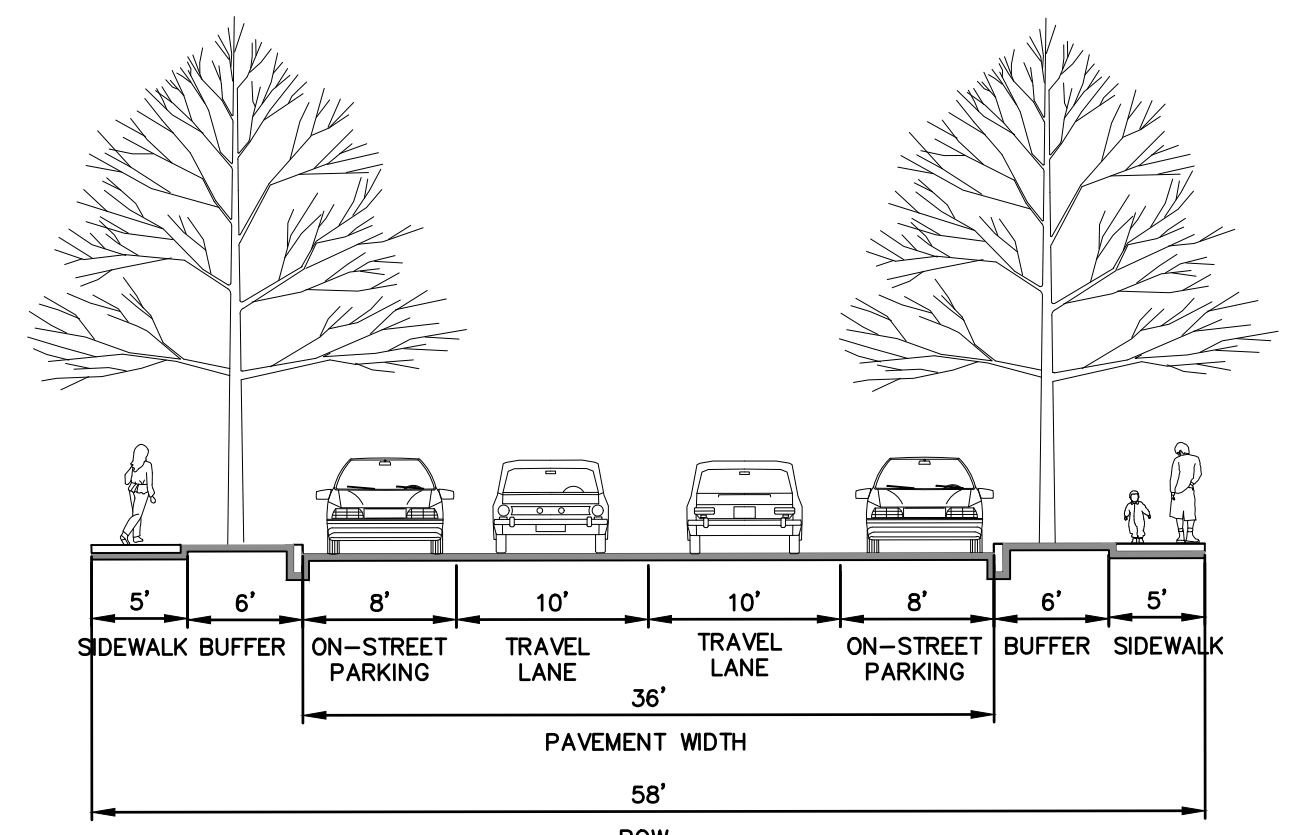
TYPE	QTY
LOT	211
PARALLEL	106
TOTAL	317
RATIO	1.8/UNIT



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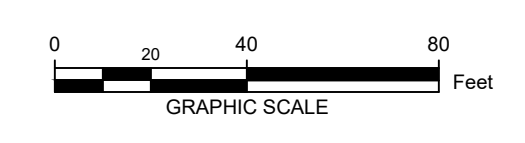


TYPICAL CROSS SECTION - STREETS A AND B
 RESIDENTIAL CONNECTOR TYPE



TYPICAL CROSS SECTION - STREETS C, D, AND E
 RESIDENTIAL CONNECTOR TYPE

PROPOSED STREETS
 REQUESTED TO BE CITY OWNED



KEY PLAN

PROJECT DATA

PROJECT NUMBER	20210614.410
CURRENT SUBMISSION DATE	09.06.2022
DRAWN	
CHECKED	
SCALE	1" = 40'
FILE REFERENCE	

HISTORY OF SUBMISSIONS

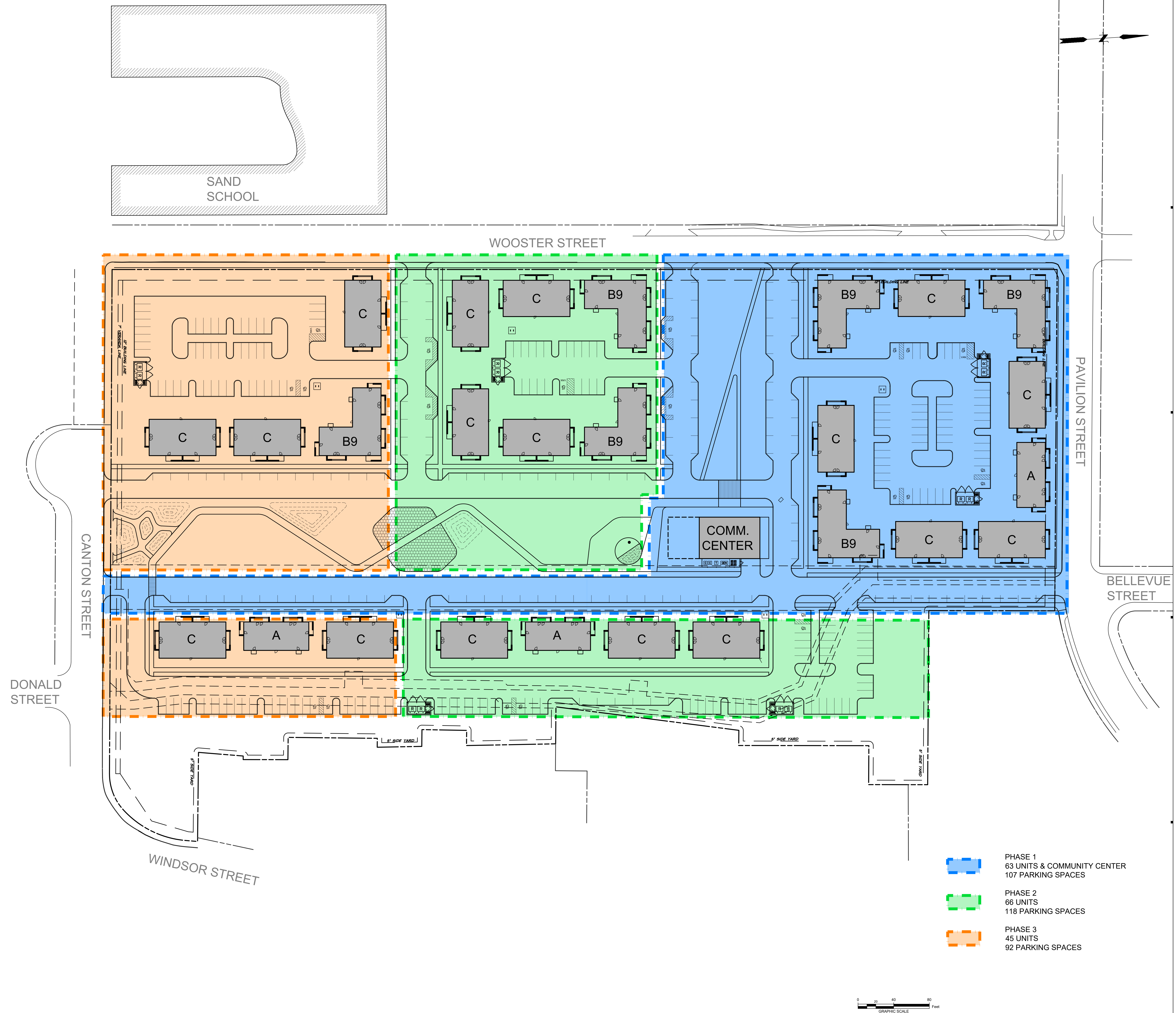
No.	Date	Description

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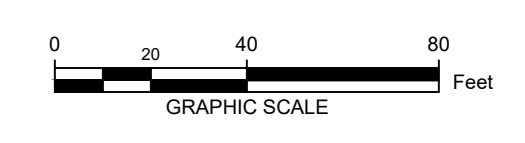
SHEET TITLE

STREET OWNERSHIP PLAN

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 Saved: 2022-09-06 11:33 AM



- PHASE 1
63 UNITS & COMMUNITY CENTER
107 PARKING SPACES
- PHASE 2
66 UNITS
118 PARKING SPACES
- PHASE 3
45 UNITS
92 PARKING SPACES



KEY PLAN

PROJECT DATA

PROJECT NUMBER	20210614.410
CURRENT SUBMISSION DATE	09.06.2022
DRAWN	
CHECKED	
SCALE	1" = 40'
FILE REFERENCE	

HISTORY OF SUBMISSIONS

No.	Date	Description

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 MASTER PLAN

SHEET TITLE

PHASING PLAN

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