



Russell J. Carter R 126



- ① RED AZALEAS
15" to 24" HT.
- ② ROSEBAY RHODODENDRON
24" to 36"
- ③ MUGHO PINES
15" to 24"
- ④ CORNUS DOGWOOD
2' CALIPER
- ⑤ ACER MAPLE
2' CALIPER
- ⑥ JAPANESE SEAB APPLE
1 1/2" ϕ CALIPER
- ⑦ JAPANESE DOGWOOD
1 1/2" ϕ CALIPER



1. PARCEL LOCATION - 27 CAMPFIELD AVENUE
2. PARCEL ZONE - R-4
3. PARCEL AREA - 6442.5 SQ.FT.
4. MINIMUM AREA ALLOWED FOR R-4 ZONE 6000 SQ.FT.
5. DENSITY PERMITTED 60 PPA. $(6000 \div 43560) = .137 \times 60 = 8.22$ PERSONS
6. MAXIMUM LOT COVERAGE $25\% \times 6442.5 = 1610.6$ SQ.FT.
7. BUILDING AREA PROVIDED: $30' \times 52' = 1560$ SQ.FT.
8. BUILDING SETBACK REQMTS.
 - A. FRONT YARD 20'-0" COMPLY
 - B. REAR YARD 30'-0" COMPLY
 - C. SIDE YARDS 6'-0" W/ TOTAL OF 15'-0" COMPLY
9. MINIMUM PERMITTED USABLE OPEN SPACE PER PERSON 4 UNITS X 5 SF PER PERSON = 20 SQUARE FEET
10. UNITS X 13.5 SF VERANDAS & ALLOWANCE = 1204.5 SF PLUS 1482 SQ.FT. GRASSY AREA = 2522 SF OF OPEN SPACE PROVIDED
11. OFFSITE PARKING - 18 SPACE PER UNIT X 4 UNITS = 4 SPACES
PARKING SPACE AREA $9'-0" \times 18'-0"$ PROVIDED
12. BUILDING AREA 1560 SF - 110 SF STAIR ENCLOSURE = 1450 SF + 2 UNITS = 725 SF EACH APARTMENT - (MIN AREA ALLOWED 400 SF)

DRAWING NUMBER

George E. Heppner
City Engineer

MAP TITLE:
CAMPFIELD HEIGHTS CONDOMINIUMS
153 CAMPFIELD AVENUE, HARTFORD
CONNECTICUT
DATE: APRIL 9, 1981
CERTIFIED SUBSTANTIALLY CORRECT
RUSSELL J. CARLO, LAND SURVEYOR
N=8160 *Russell J. Carlo*

THIS IS TO CERTIFY THAT THESE PLANS ARE AN
ACCURATE COPY OF PORTIONS OF PLANS FILED
WITH THE BUILDING DEPARTMENT OF THE TOWN
OF HARTFORD

Peter W. Argiros A.I.A.
PETER W. ARGIROU, ARCHITECT A.I.A.
SUBSCRIBED AND SIGNED THIS 27 DAY OF APRIL 1981
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/1/83

