

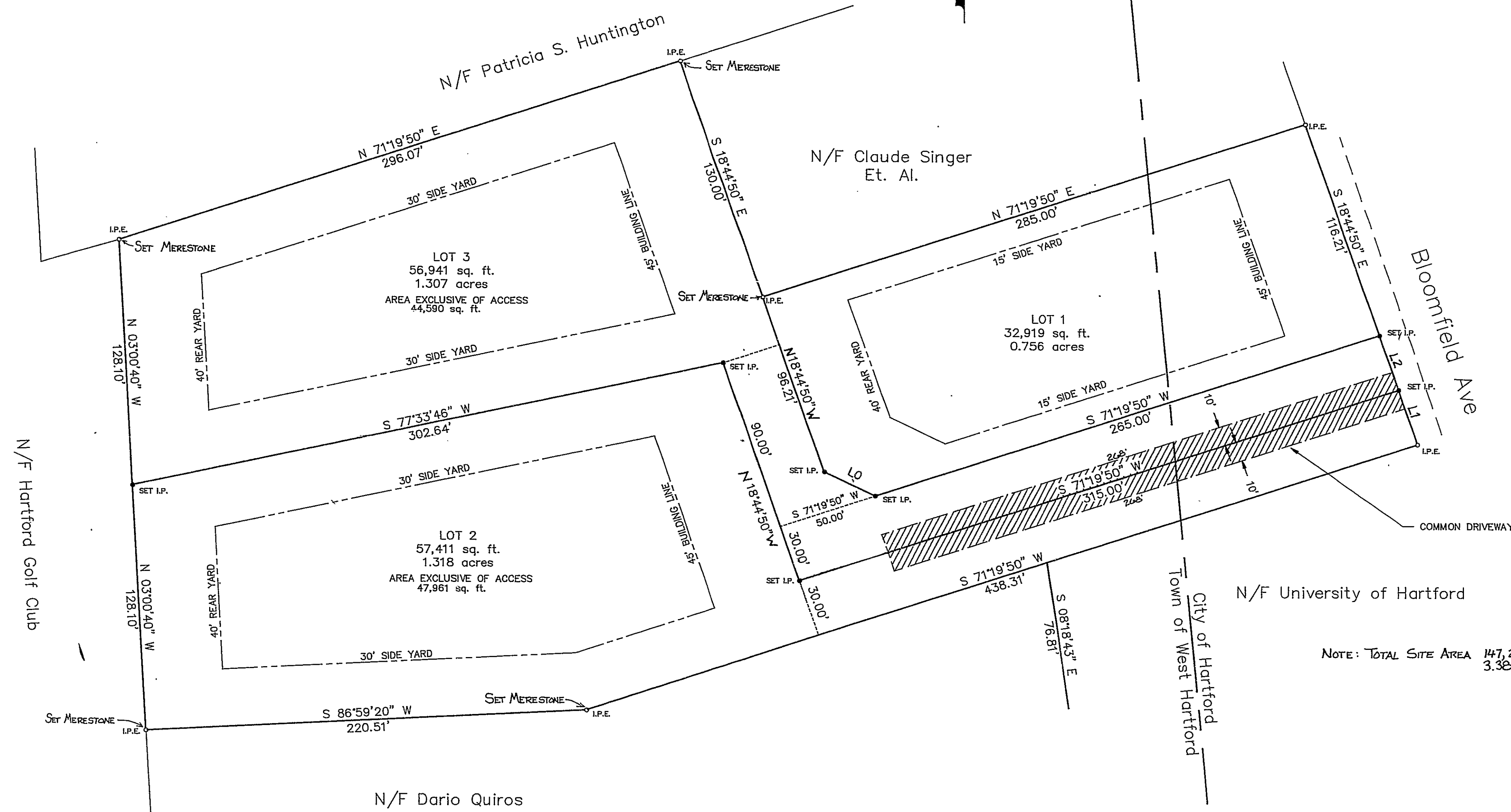
LOCATION PLAN  
SCALE 1"=1000'

**WEST HARTFORD ZONING REQUIREMENTS  
R-20 ZONE**

	Lot 1	Lot 2	Lot 3
Required Lot Area (S.F.)	20,000	30,000	30,000
Lot Area Provided (S.F.)	32,919	57,411	56,941
Area in Access	---	9,450	12,351
Net Area Provided (S.F.)	32,919	47,961	44,590
Required Lot Depth	140'	140'	140'
Required Lot Width	110'	110'	110'
Required Front Yard	45'	45'	45'
Required Side Yard	15'	30'	30'
Required Rear Yard	40'	40'	40'

**HARTFORD ZONING REQUIREMENTS  
R-8 ZONE**

Required Lot Area	12,000 S.F.
Required Lot Width	80'
Required Building Line	45'
Required Veranda Line	35'
Required Side Yard	15'
Required Rear Yard	30'



NOTE: TOTAL SITE AREA 147,271 S.F.  
3.361 ACRES

**NOTES:** Tree removal shall be limited to the building envelope. Additional tree removal is subject to the approval of the Town Planner.  
Refer to letters of approval from the Town Planning and Zoning Commission:  
Subdivision approval letter dated March 3, 1993.  
Special use permit approval revised letter dated 3/12/93.

**FEMA FIRM FLOOD MAPS**  
This property is located outside of the 500 year flood plain as shown on the following maps.

Hartford: 095080, Panel 0005-C 12/4/86  
W. Hartford: 095082, Panel 0004-C 6/4/87

LINE	DIRECTION	DISTANCE
L0	N 63°42'20" W	28.31'
L1	S 18°44'50" E	30.00'
L2	S 18°44'50" E	30.00'

OUTLINE SURVEY FOR THIS PROPERTY FROM MAP DATED APRIL 1972 BY CLOSE, JENSEN AND MILLS, REGISTERED LAND SURVEYORS, STATE OF CONNECTICUT NO. 5142, AND CERTIFIED CLASS A-2

**LEGEND**

- I.P.E. EXISTING IRON PIN
- SET I.P. IRON PIN TO BE SET

The portion of Bloomfield Avenue shown on this plan is a state highway and an established street in the City of Hartford

6/9/93  
Date

*Anthony V. Renard*  
City Engineer

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987.

*Markus Hunkley* 5-20-93 4654  
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

*Markus Hunkley*

**CREST  
REPROGRAPHICS  
FIXED LINE MYLAR**

RECORD	DATE	SCALE
2-10-93	5-11-93	1"=40'
SUBDIVISION PLAN		DATE
LAND OF WINHALL ASSOCIATES		1/19/93
BLOOMFIELD AVENUE		COMM. NO.
HARTFORD/WEST HARTFORD, CONN.		9211-1
BUCK & BUCK		DRAWING NO.
ENGINEERS		1082
HARTFORD, CONNECTICUT		
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION EXCEPT UNDER THE SUPERVISION OF THE ENGINEER.		

