



ON-STREET SPACES
ALONG WOODFORD
AVENUE

APPROX. LOCATION OF
ZONE LINES

CP-A
COMMERCIAL PARK

ZONING ANALYSIS TABLE			
ZONING DISTRICT	CS - COMMERCIAL SPECIALIZED		
OVERLAY DISTRICT	TBD		
REQUIRED PERMIT	TBD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SQ FT	-	-
MIN. LOT WIDTH	150 FT	-	-
MAX. BLDG COVERAGE	-	-	-
MIN. FRONT SETBACK	40 FT	-	-
MIN. SIDE SETBACK	20 FT	-	-
MIN. REAR SETBACK	20 FT	-	-
MAX. BUILDING HEIGHT	35 FT	-	-
MAX. IMPER. COVERAGE	-	-	-
PARKING SPACES	-	-	-
ACCESS, PARKING SPACES	-	-	-
PARKING STALL CRITERIA	USE CATEGORY: xxxxxx	REQUIRED PARKING: xxxxxx	CALCULATION: xxxxxx
STANDARD: 9 FT x 18 FT			
COMPACT: 8 FT x 16 FT			

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CTA2300XX.00
DRAWN BY: ANN
CHECKED BY: GPF
DATE: 08/28/2023
CAD ID: CTA2300XX.00-CPTA-0A

PROJECT:

PROPOSED SITE
PLAN DOCUMENTS

FOR

CLIENT

PROPOSED DEVELOPMENT
MAP: 08 LOT: 4540026
26 WEST MAIN STREET,
TOWN OF AVON,
HARTFORD COUNTY,
CONNECTICUT

BOHLER
65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

G.P. FITZGERALD
DRAFT: 8/28/23
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 20558
FLORIDA LICENSE No. 89938
RHODE ISLAND LICENSE No. 6195

SHEET TITLE:
**CONCEPTUAL
LAYOUT PLAN
WITH AERIAL**

SHEET NUMBER:
CA-01

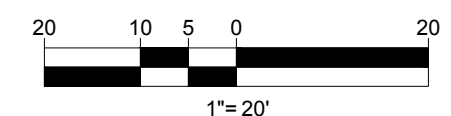
ORG. DATE - 08/28/2023



EXAMPLE 3.5 STORY MIXED USE

CONCEPTUAL PLAN NOTES

1. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION IDENTIFIED FROM REFERENCE DOCUMENTS WHICH ARE NOT UNDER THE PROFESSIONAL'S CONTROL AND ARE SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH. THE REFERENCE DOCUMENTS UTILIZED AT THE TIME OF THE PREPARATION OF THIS CONCEPT PLAN INCLUDE THE FOLLOWING:
 - TOWN OF AVON GIS MAPPING
 - 2021 MICROSOFT CORPORATION
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES OR CONCERNS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THE PROJECT.
3. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.



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