



GOODWIN COLLEGE  
ONE RIVERSIDE DRIVE EAST HARTFORD, CT  
ENSIGN AND MAIN SITE DESIGN  
EAST HARTFORD, CT  
PROJECT NUMBER  
1850

APRIL, 2019

- ☒ ZONE CHANGE (MASTER PLAN)  
☒ SITE PLAN  
☒ EROSION AND SEDIMENT CONTROL PLAN

LIST OF DRAWINGS

--	COVER SHEET
RM-1	500-FOOT RADIUS MAP
EC-1	EXISTING CONDITIONS PLAN
ZC-1	ZONE CHANGE PLAN
GN-1	GENERAL NOTES AND LEGENDS
DP-1	DEMOLITION PLAN
SP-1	SITE LAYOUT PLAN
LP-1	LANDSCAPING PLAN
GP-1	GRADING AND UTILITY PLAN
GP-2	GRADING AND UTILITY PLAN
CD-1	CIVIL DETAILS
CD-2	CIVIL DETAILS
CD-3	CIVIL DETAILS
CD-4	CIVIL DETAILS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF LEVEL PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS

PROJECT SITE - PROPERTY OF GOODWIN COLLEGE

NO.	MAP-LOT	PROPERTY ADDRESS
41	10-45	33 ENSIGN STREET
42	10-44	27-29 ENSIGN STREET
43	10-43	21 ENSIGN STREET
44	10-42	13-15 ENSIGN STREET
45	10-41	9 ENSIGN STREET
46	10-40	365 MAIN STREET
47	21-9	361 MAIN STREET

PARKING TABLE

	BUILDING AREA	PARKING REQUIREMENT	REQUIRED # OF PARKING SPACES	# SPACE PROVIDED
FINANCIAL INSTITUTION	6,064 S.F.	1 SPACE/250 S.F.	24	
RESTAURANT (353 OCCUPANTS)	6,208 S.F.	1 SPACE/3 LEGAL OCCUPANTS	118	
OFFICE/RETAIL	10,949 S.F.	1 SPACE/250 S.F.	44	
TOTAL AREA	23,221 S.F.			
SINGLE-FAMILY RESIDENTIAL		2 SPACE/1 UNIT	2	
		TOTAL PARKING SPACES	188	123

ZONING TABLE

	PROVIDED	REQUIRED
ZONING REQUIREMENTS		B-2/R-4 ZONE DDD3 OVERLAY ZONE
PERMITTED USES	OFFICES & FINANCIAL INSTITUTIONS RESTAURANT MULTI-FAMILY	PERMITTED PERMITTED SPECIAL PERMIT REQUIRES 30' F.Y. SETBACK PERMITTED
SET BACKS	FRONT YARD SIDE YARD REAR YARD	22' ± 17' ± 72' ± 435' ± AVERAGE OF BLOCK=30.2' ± VARIANCE REQUIRED 20' ON ENSIGN STREET (211.1) VARIANCE REQUIRED 10' (211.1) 25' (402.4 C) MEETS REGULATIONS MEETS REGULATIONS
COMMERCIAL USES AND PARKING IN		VARIANCE OR ZONE CHANGE REQUIRED PER DDD3 REGULATIONS SECTION 603.13.2, USE IS ALLOWED IN ANY ZONE
15" BUFFER STRIP REQUIRED BETWEEN B-2 AND R-4 ZONE (203.2)	NO BUFFER STRIP PROVIDED	VARIANCE REQUIRED PER DDD3 REGULATIONS SECTION 603.6.7, BUFFER STRIPS MAY BE ALTERED WITH MASTER PLAN APPROVAL
DRIVE-THROUGH FACILITIES	(228.2) DRIVE-THROUGH FACILITIES SHALL NOT BE LOCATED WITHIN FRONT YARD (228.2 F) ACCESS WIDTH AT STREET CANNOT EXCEED 30' (228.2 J) # OF QUEUING SPACES	DRIVE-THROUGH LOCATED WITHIN F.Y. GREATER THAN 30' 42 VARIANCE REQUIRED NEEDS TO BE APPROVED BY P&Z COMMISSION 24± (NEED P&Z COMMISSION APPROVAL FOR REDUCTION)
PARKING	209.7 PARKING STALL SIZE 9' X 18' IN CENTER ROWS	9' X 20' REQUIRED VARIANCE REQUIRED PER DDD3 REGULATIONS SECTION 603.6.7, PARKING REGULATIONS MAY BE ALTERED WITH MASTER PLAN APPROVAL

PREPARED FOR



PREPARED BY



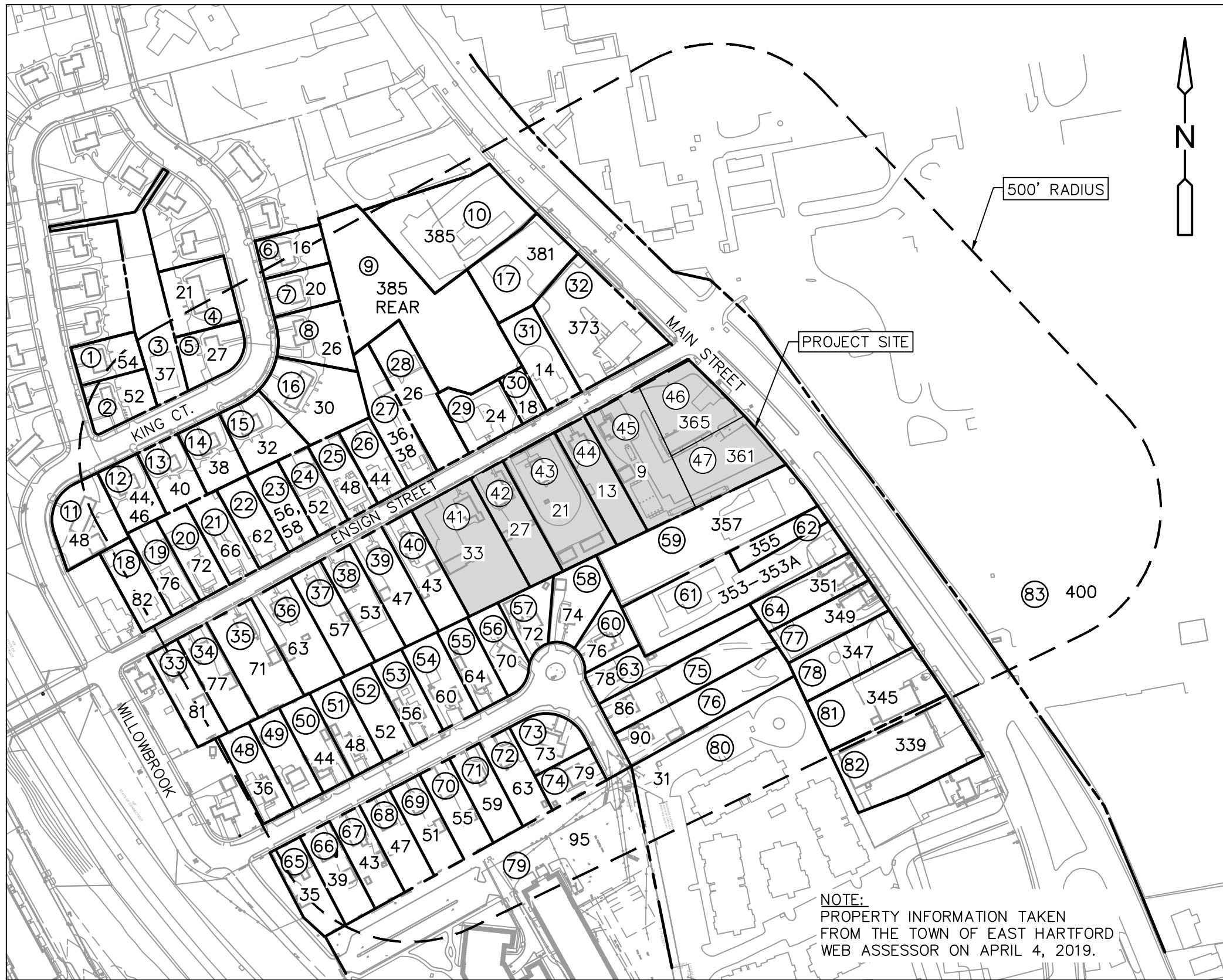
INSPECTION NOTES

- THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 A.M. - 4:30 P.M. AT 291-7380.
- THE TOWN SHALL BE NOTIFIED IN WRITING AT LEAST 2 DAYS IN ADVANCE OF THE PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND THE ENGINEER.

GALEN B. SEMPREBON, P.E. #16747



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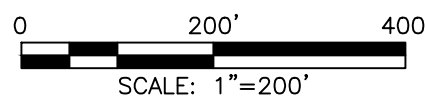


NOTE:  
PROPERTY INFORMATION TAKEN  
FROM THE TOWN OF EAST HARTFORD  
WEB ASSESSOR ON APRIL 4, 2019.

NAMES & ADDRESSES OF ABUTTING PROPERTY OWNERS WITHIN 500'

NO.	MAP-LOT	PROPERTY ADDRESS	OWNER NAME	OWNER'S ADDRESS
1	10-163	54-56 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
2	10-164	50-52 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
3	10-152	37 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
4	10-154	21 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
5	10-153	25-27 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
6	10-143	16-18 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
7	10-144	20-22 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
8	10-145	24-26 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
9	10-94	385 MAIN STREET REAR	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
10	10-101	385 MAIN STREET	ENO PAUL N, MAGNOTTA LINDA A	3849 PLANTATION BLVD, LEESBURG, FL 34748
11	10-151	48 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
12	10-150	44-46 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
13	10-149	40-42 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
14	10-148	36-38 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
15	10-147	32-34 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
16	10-146	30 KING COURT	GOODWIN COLLEGE KING COURT LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
17	10-100	381 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
18	10-80	82 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
19	10-81	76 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
20	10-82	72-74 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
21	10-83	66 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
23	10-85	56-58 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
24	10-86	52-54 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
25	10-87	48-50 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
26	10-88	44 ENSIGN STREET	JOHNSON PSALM DAVID	44 ENSIGN STREET, EAST HARTFORD, CT 06118
27	10-89	36-38 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
28	10-91	26 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
29	10-92	24 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
30	10-96	14 ENSIGN STREET	RONALDO L. VEGARIO	14 ENSIGN STREET, EAST HARTFORD, CT 06118
31	10-93	18 ENSIGN STREET	RONALDO L. VEGARIO	18 ENSIGN STREET, EAST HARTFORD, CT 06118
32	10-98	373 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
33	10-53	81 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
34	10-52	77 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
35	10-51	71 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
36	10-50	63 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
37	10-49	57 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
38	10-48	53-55 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
39	10-47	47 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118

NO.	MAP-LOT	PROPERTY ADDRESS	OWNER NAME	OWNER'S ADDRESS
40	10-46	43 ENSIGN STREET	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
48	10-57	36 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
49	10-58	40 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
50	10-59	44 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
51	10-60	48 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
52	10-61	52 WILLOWBROOK ROAD	DRUZOLOWSKI HELEN	52 WILLOWBROOK RD, EAST HARTFORD, CT 06118
53	10-62	56 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
54	10-63	60 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
55	10-64	64 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
56	10-65	70 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
57	10-66	72 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
58	10-67	74 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
59	21-8	357 MAIN STREET	I A M BUILDING ASSOCIATION INC/ INDUSTRIAL AIRCRAFT LODGE 1746	357 MAIN STREET, EAST HARTFORD, CT 06118
60	10-68	76 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
61	21-6	353-353A MAIN STREET	WILLOWBROOK ASSOC.	P.O.BOX 270556, WEST HARTFORD, CT 06127
62	21-7	355 MAIN STREET	WILLOWBROOK ASSOC.	P.O.BOX 270556, WEST HARTFORD, CT 06127
63	10-69	78 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
64	21-5	351 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
65	9-11	35 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
66	9-10	39 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
67	9-9	43 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
68	9-8	47 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
69	9-7	51 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
70	9-6	55 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
71	10-78	59 WILLOWBROOK ROAD	HORTON DARLENE M	59 WILLOWBROOK RD, EAST HARTFORD, CT 06118
72	10-77	63 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
73	10-76	73 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
74	70-75	79 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
75	10-72	86 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
76	10-73	90 WILLOWBROOK ROAD	CAMPUS REALITY LLC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
77	21-4	349 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
78	21-3	347 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
79	9-5	95 WILLOWBROOK ROAD	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
80	20-13	31 HIGH STREET	SEE ATTACHED APPLICATION	
81	21-2	345 MAIN STREET	GOODWIN COLLEGE INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
82	21-1	339 MAIN STREET	RIVER CAMPUS INC	ONE RIVERSIDE DRIVE, EAST HARTFORD, CT 06118
83	20-45	400 MAIN STREET	PRATT AND WHITNEY AIRCRAFT C/O UNITED TECHNOLOGY CORP	8 FARM SPRINGS RD, FARMINGTON, CT 06032



					PROJECT NO.: 1850
					DESIGNED BY: MK
					DRAWN BY: MK/NJM
					SHEET CHK'D BY: SJH
					CROSS CHK'D BY: GBS
					APPROVED BY:
					DATE: APRIL, 2019
REV. NO.	DATE	DRWN	CHKD	REMARKS	

PREPARED FOR:



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:



40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

ENSIGN AND MAIN  
SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

500-FOOT RADIUS MAP

SHEET NO.

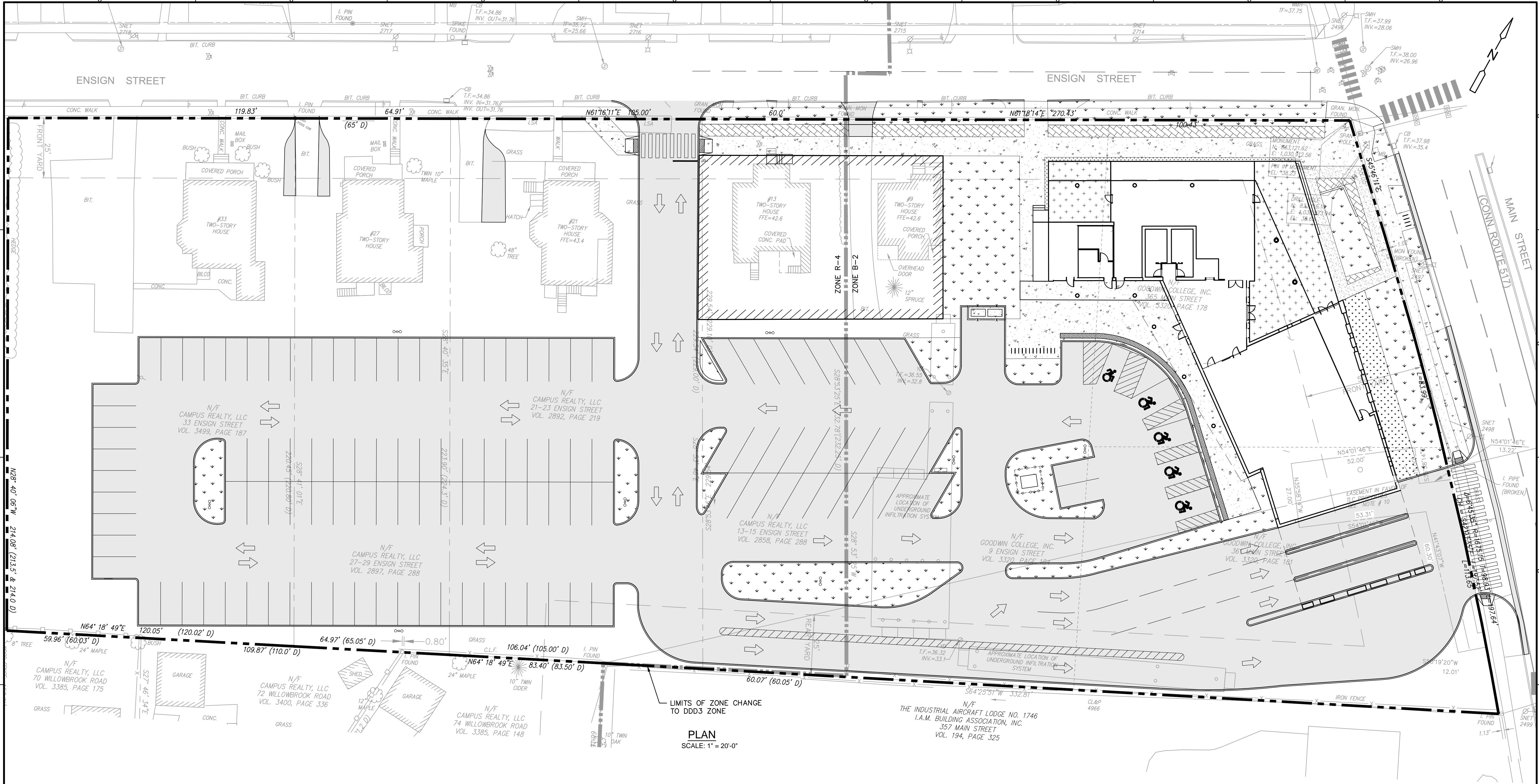
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REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.:	1850
DESIGNED BY:	GBS
DRAWN BY:	MK
SHEET CHK'D BY:	GBS
CROSS CHK'D BY:	TG
APPROVED BY:	
DATE:	APRIL, 2019

PREPARED FOR:



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:



**ZUVIC-CARR**  
AND ASSOCIATES  
CONSULTING ENGINEERS  
40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

**ENSIGN AND MAIN  
SITE DESIGN**

ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

**ZONE CHANGE PLAN**

SHEET NO.

**ZC-1**



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GENERAL NOTES

1.

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED AS INDICATED IN THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, THE REQUIREMENTS OF GOODWIN COLLEGE AND THE TOWN OF EAST HARTFORD.
2.

THE CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND THE TOWN OF EAST HARTFORD FOR SERVICE INSTALLATIONS AND CONNECTIONS.
3.

THE CONTRACTOR SHALL MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THE SET SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
4.

THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CONSTRUCTION MANAGER OR OWNER'S REPRESENTATIVE IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONTRACT DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER OR THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
5.

STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATION AND/OR DIMENSIONS.
6.

ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY GOODWIN COLLEGE, THE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, STRUCTURES AND OTHER SITE FEATURES NOT BEING REMOVED AND/OR ALTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF THE WORK.
8.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL REQUIRED SUBMITTALS TO THE OWNER, CONSTRUCTION MANAGER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.
9.

THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
10.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN MAINTENANCE OF TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE CONSTRUCTION MANAGER, OWNER'S REPRESENTATIVE OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS APPROVED OTHERWISE IN WRITING BY THE GOVERNING JURISDICTION.
11.

INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE LOCATIONS ARE APPROXIMATED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
12.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT FOR PROTECTION OF PERSONNEL DURING ALL EXCAVATION AND BACKFILLING OPERATIONS.
13.

THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTORS.
14.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE CONSTRUCTION AREA UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
15.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPE OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND RESPECTIVE UTILITY COMPANY IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
16.

DO NOT INTERRUPT EXISTING UTILITIES SERVICING ADJACENT PROPERTIES EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE TOWN.
17.

OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50 KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
18.

ALL NEW UTILITIES SHALL BE UNDERGROUND, AS PER TOWN SPECIFICATIONS UNLESS OTHERWISE NOTED.
19.

NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL LOCAL AND STATE GOVERNING AND REGULATORY AGENCIES.
20.

ALL DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PREMISES AND SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL AREAS SHALL BE KEPT IN A NEAT AND ORDERLY MANNER AT ALL TIMES.
21.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
22.

CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
23.

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
24.

ALL EXISTING STRUCTURES AND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED TO REMAIN OR TO BE SALVAGED, SHALL BE REMOVED & DISPOSED OF OFF-SITE.
25.

UTILITY CONNECTION LOCATIONS AS DEPICTED ON THESE DRAWINGS MAY CHANGE SUBJECT TO REVIEW BY THE APPLICABLE UTILITY COMPANY.
26.

ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF EAST HARTFORD AND THE APPLICABLE UTILITY COMPANY AS SPECIFIED ON THE DRAWINGS.
27.

ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO BACKFILLING IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY AND/OR THE REQUIREMENTS OF THE TOWN OF EAST HARTFORD.
28.

ALL DISTURBANCE INCURRED WITHIN THE TOWN OF EAST HARTFORD'S RIGHT-OF-WAY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE PUBLIC WORKS REPRESENTATIVE.
29.

THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER OR OWNER'S REPRESENTATIVE IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT APPROPRIATE MODIFICATIONS MAY BE MADE.

30.

THE SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN.
31.

PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLAND IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN.
32.

ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHODS.
33.

RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY OWNER.
34.

THE CONTRACTOR SHALL COMPACT FILL IN 10" MAXIMUM LIFTS UNDER ALL PARKING AND DRIVE AREAS OR AS DIRECTED.
35.

THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. THE TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS.
36.

ALL UTILITIES AND PIPES SCHEDULED FOR DEMOLITION SHALL BE REMOVED UNLESS NOTED OTHERWISE.
37.

CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP THE SURROUNDING ROADWAYS AS REQUIRED BY THE TOWN AND/OR THE OWNER'S REPRESENTATIVE.
38.

ANY MODIFICATIONS OR DEVIATIONS TO THE PLANS APPROVED BY THE EAST HARTFORD PLANNING AND ZONING COMMISSION ARE SUBJECT TO REVIEW AND APPROVAL BY THE COMMISSION OR THE DESIGN REVIEW COMMITTEE.
39.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
40.

ANY WORK WITHIN THE TOWN OF EAST HARTFORD RIGHT OF WAY WILL REQUIRE A STREET EXCAVATION PERMIT FROM THE TOWN.

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED)

APPROX. BCLC BOT. BIT. CB C-CB CL-CB C.I.P. C.L.F. C.O. CONC. COMM. D.I. D.I.P. DMH ELEC. EL. EMH EOP EX. F.F. FFE F.L. GM GRAN GTD GV HANDHOLE HDPE HP HYD I.D.	APPROXIMATE BITUMINOUS CONCRETE LIP CURB BOTTOM BITUMINOUS CENTER LINE CATCH BASIN CURBED CATCH BASIN CURBLESS CATCH BASIN CAST IRON PIPE CHAIN LINK FENCE CLEAN OUT CONCRETE COMMUNICATIONS DUCTILE IRON DUCTILE IRON PIPE DRAINAGE MANHOLE ELECTRICAL ELEVATION ELECTRICAL MANHOLE EDGE OF PAVEMENT EXISTING FINISHED FLOOR FINISHED FLOOR ELEVATION FLOW LINE GAS GAS METER GRANITE GRADE TO DRAIN GAS VALVE HANDHOLE HIGH DENSITY POLYETHYLENE HIGH POINT HYDRANT INSIDE DIAMETER	I.PIN INV. LP LSA MB MDPE MH MON NTS O.C. O.D. OE PE PL PVMT PVC R RADIUS RCF RCP S SAN SMH SSWR STM SW TEMP. TEL. T.F. TYP. UKWN VF W WMH WV YD	IRON PIN INVERT LOW POINT LANDSCAPED AREA MAILBOX MEDIUM DENSITY POLYETHYLENE MANHOLE MONUMENT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OVERHEAD ELECTRIC POLYETHYLENE PLATE PAVEMENT POLYVINYL CHLORIDE R REINFORCED CONCRETE PIPE SANITARY SANITARY SANITARY MANHOLE SANITARY SEWER STORM SANITARY MANHOLE TEMPORARY TELEPHONE TOP OF FRAME TYPICAL UNKNOWN VERIFY IN FIELD WATER WATER MANHOLE WATER VALVE YARD DRAIN
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LEGEND

(NOT ALL SYMBOLS MAY BE USED)

----	PROPERTY LINE	△	CONTROL POINT
-----	EASEMENT LINE	□	MONUMENT
=====	CURB	○IP	IRON PIPE
=====	EDGE OF PAVEMENT (EOP)	○IPIN	IRON PIN
—○—○—	STOCKADE FENCE	▣	TYPE 'C' CATCH BASIN
—X—	CHAIN LINK FENCE	▣	TYPE 'CL' CATCH BASIN
~~~~~	TREE/VEGETATION LINE	⊙	STORM DRAINAGE MANHOLE
—[35]—	MAJOR CONTOUR	⊙	SANITARY SEWER MANHOLE
—[31]—	MINOR CONTOUR	⊙	WATER MANHOLE
X[31.25] [10=31.25] [10=30.75]	SPOT ELEVATION	⊙	GAS VALVE
—12" RCP—	TOP/BOTTOM OF CURB EL.	⊙	WATER VALVE
----	PIPES ≥ 12"ø (SIZE, MATERIAL, AND FLOW DIRECTION)	⊙	HYDRANT
—G—	GAS	⊙	ELECTRICAL BOX
—D—	STORM DRAINAGE	⊙	HANDHOLE
—E—	UNDERGROUND ELECTRIC	⊙	UTILITY POLE W/ GUY WIRE
—OE—	OVERHEAD ELECTRIC	☆	LUMINAIRE
—S—	SANITARY SEWER	⊙	LUMINAIRE ON STANDARD
—T—	TELECOMMUNICATIONS	⊙	SIGNS
—W—	WATER	⊙	MONITORING WELL
—//—	TEMPORARY SEDIMENTATION CONTROL	⊙	BOLLARD
—●—	FLUSH CONDITION	⊙	TREES/SHRUBS
OP	POST		

SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE

THE SUBJECT SITE IS COMPRISED OF SEVEN PARCELS OF LAND CONTAINING 3.15 ACRES KNOWN AS 361, 365 MAIN STREET, 9, 13-15, 21, 27-29 AND 33 ENSIGN STREET. THE EXISTING BUILDINGS AND ASSOCIATED WALKWAYS AND DRIVEWAYS WILL BE DEMOLISHED AND A NEW APPROXIMATELY 23,221 S.F., THREE (3) STORIES MIXED USE BUILDING WILL BE CONSTRUCTED. ADDITIONAL IMPROVEMENTS INCLUDE A NEW PARKING LOT AND SIDEWALKS.

EXISTING UTILITY CONNECTIONS WILL BE DEMOLISHED AND NEW UTILITY SERVICE CONNECTIONS WILL BE INSTALLED TO THE NEW BUILDING.

CONSTRUCTION SCHEDULE

CONSTRUCTION START DATE IS FALL 2019. CONSTRUCTION COMPLETION DATE IS FALL 2020. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL CONTROLS DURING CONSTRUCTION.

RESPONSIBLE CONTACT

THE RESPONSIBLE CONTACT PERSON FOR ASSURING THAT ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE PROPERLY INSTALLED AND MAINTAINED WILL BE THE SITE CONTRACTOR. GOODWIN COLLEGE MAINTENANCE DEPARTMENT WILL BE RESPONSIBLE FOR MAINTAINING THE PERMANENT MEASURES WHEN THE PROJECT IS COMPLETED.

GENERAL CONSTRUCTION SEQUENCE

1.

INSTALL SOIL AND EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, HAY BALES, AND SILT SACKS.
2.

COMMENCE DEMOLITION OF BITUMINOUS PAVEMENT, CURBING, BUILDINGS, WALKS, DRIVES, ETC.
3.

COMMENCE INSTALLATION OF SITE UTILITIES.
4.

PERFORM EARTHWORK IN EXPEDITIOUS MANNER, AND STABILIZE. EXCESS MATERIAL SHALL BE TAKEN DIRECTLY OFF-SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. INSTALL ADDITIONAL EROSION CONTROLS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND/OR THE TOWN OF EAST HARTFORD.
5.

COMMENCE CONSTRUCTION OF BUILDING FOUNDATION.
6.

COMPLETE INSTALLATION OF STORMWATER COLLECTION SYSTEM AND SITE UTILITIES.
7.

COMPLETE CONSTRUCTION OF BUILDING, PAVEMENT, AND CONCRETE WALKS. INSTALL STRIPING, AND CURBING.
8.

PREPARE LANDSCAPE AREA. PLACE 6" TOPSOIL WITHIN LANDSCAPED. FERTILIZE, SEED AND MULCH WHERE SHOWN. INSTALL LANDSCAPE PLANTINGS.
9.

REMOVE EROSION CONTROLS AFTER AREAS ARE STABILIZED.

SEQUENCE OF OPERATIONS – EARTHWORK OPERATIONS

PHASE I – INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1.

ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCE, HAYBALES, AND SILT SACKS SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2.

THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL THE ENGINEER HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
3.

THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL STRUCTURES.
4.

ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.

PHASE II – DEMOLITION

1.

PERFORM SITE DEMOLITION.
2.

ESTABLISH THE SUBGRADE FOR AREAS TO BE PAVED AND SEEDED.

PHASE III – FINAL GRADING

1.

PAVEMENT BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES HAVE BEEN INSTALLED. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
2.

CONSTRUCT PAVEMENT, SIDEWALKS, AND CURBS. PLACE TOPSOIL, FINAL SEED AND MULCH.
3.

REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN.

EROSION AND SEDIMENT CONTROL PLAN

1.

SILT FENCE SHALL BE INSTALLED ALONG THE BASE OF THE SLOPE AS SHOWN OR AS REQUIRED BY THE ENGINEER.
2.

SILT SACKS AND/OR HAYBALES SHALL BE INSTALLED AT ALL CATCH BASINS AS SHOWN ON PLANS.
3.

CONTRACTOR SHALL PERFORM PERIODIC SWEEPING OF PAVEMENT IN CONSTRUCTION WORK AREA AS A DUST CONTROL MEASURE.
4.

SOIL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
5.

ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
6.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
7.

ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED.
8.

SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

SILT FENCE

- A.

DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCELINE LOCATION.
- B.

POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
- C.

LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
- D.

BACKFILL THE TRENCH AND COMPACT.
- HAYBALES
- A.

HAYBALES SHALL BE PLACED AROUND ALL CATCH BASINS IN GRASSED AREAS.
- B.

SIDES OF ADJACENT BALES SHALL TIGHTLY ABUT ONE ANOTHER.
- C.

BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
- D.

EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
- E.

THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.

SILT SACKS

- A.

PROVIDE SILT SACKS IN ALL CATCH BASINS IN PAVED AREAS AS SHOWN ON PLANS.

OPERATION AND MAINTENANCE OF TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

SILT FENCE

- A.

ALL SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- B.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

HAYBALES

- A.

ALL HAYBALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
- B.

DEPOSITS SHALL BE REMOVED AND CLEANED-OUT WHEN ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

SILT SACKS

- A.

CLEAN/REPLACE SILT SACKS AFTER EACH RAINFALL OR AS REQUIRED.

CONTINGENCY EROSION PLAN

SHOULD UNFORESEEN EROSION OR SEDIMENTATION PROBLEMS ARISE, THE DESIGN ENGINEER OF RECORD (ZUVIC, CARR AND ASSOCIATES) AND LOCAL ENFORCEMENT AGENT SHALL BE NOTIFIED IMMEDIATELY. AN INSPECTION OF THE AFFECTED AREA(S) SHALL BE PROMPTLY PERFORMED. A REMEDIAL ACTION PLAN SHALL BE FORMULATED WITH THE LOCAL ENFORCEMENT AGENT'S APPROVAL. THE SITE CONTRACTOR SHALL THEN IMPLEMENT THE RECOMMENDED COURSE OF ACTION WHICH HAS BEEN DETERMINED BY BOTH THE ENGINEER AND LOCAL ENFORCEMENT AGENT.

NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD		REMARKS

PROJECT NO.:	1850
DESIGNED BY:	MK
DRAWN BY:	MK
SHEET CHK'D BY:	SJH
CROSS CHK'D BY:	GBS
APPROVED BY:	
DATE:	APRIL, 2019



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT



40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

ENSIGN AND MAIN  
SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

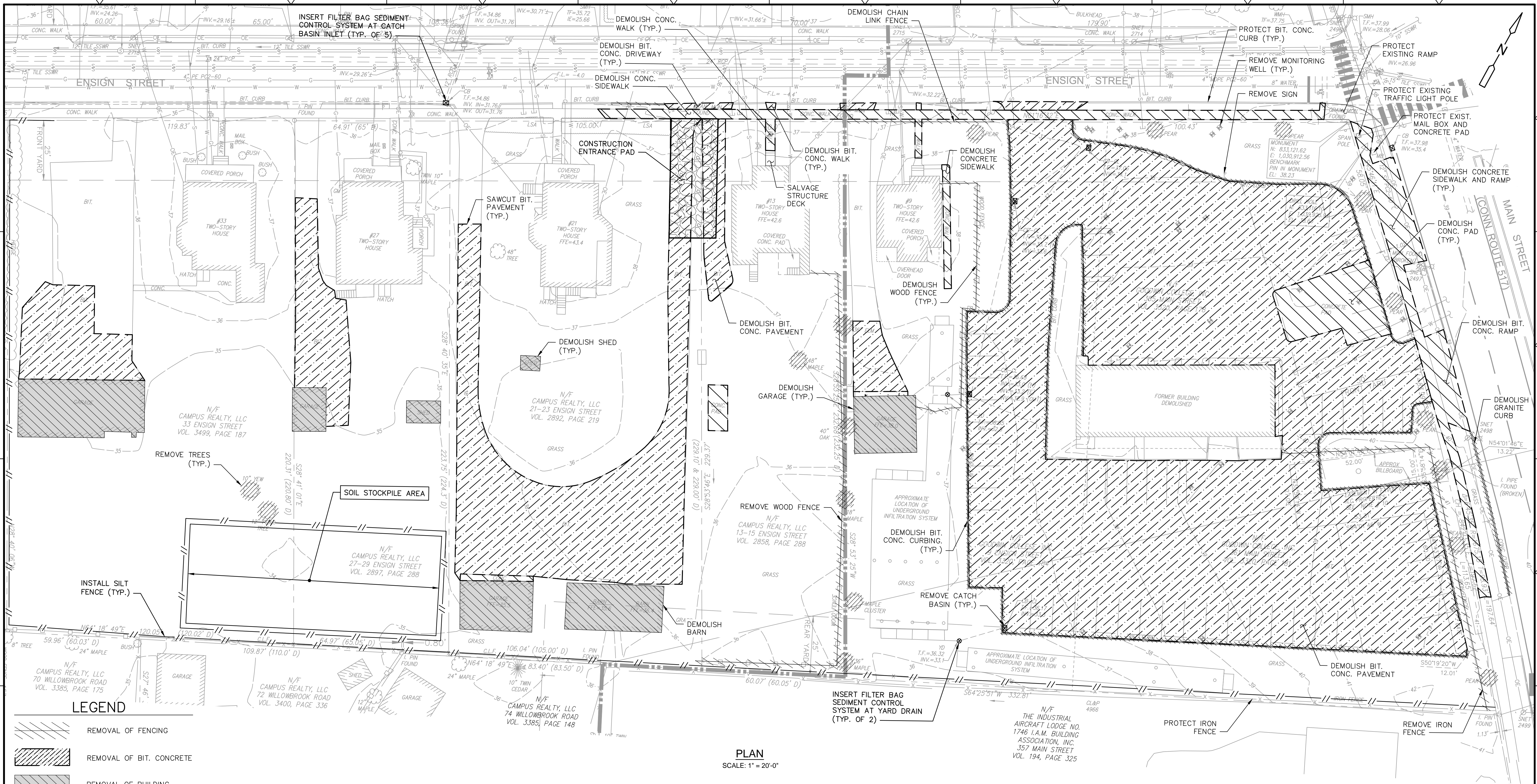
GENERAL NOTES AND LEGEND

SHEET NO.

GN-1

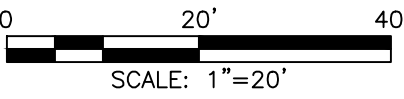


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NOTES:

1. INSTALL SEDIMENT CONTROL AT CATCH BASIN IN ALL CATCH BASINS THAT WILL RECEIVE SEDIMENT LADEN STORM RUNOFF DUE TO CONSTRUCTION ACTIVITIES PRIOR TO CATCH BASIN REMOVAL.
2. INSTALL SEDIMENT CONTROL AT CATCH BASIN IN ALL NEW CATCH BASINS IMMEDIATELY AFTER CONSTRUCTION OF CATCH BASINS.



NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.:	1850
DESIGNED BY:	GBS
DRAWN BY:	MK
SHEET CHK'D BY:	SJH
CROSS CHK'D BY:	GBS
APPROVED BY:	
DATE:	APRIL, 2019



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT



PREPARED BY:  
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SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

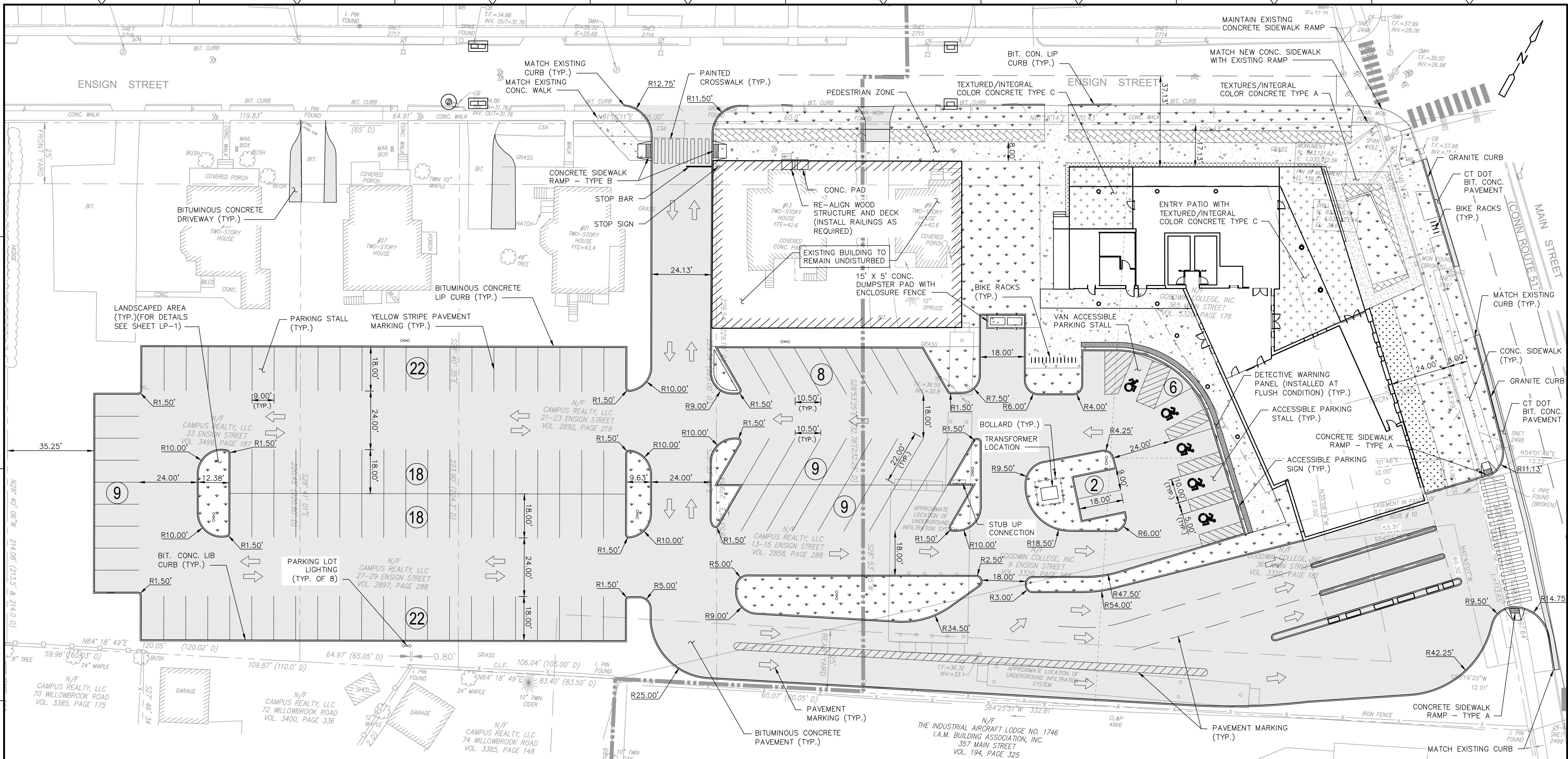
DEMOLITION PLAN

SHEET NO.

DP-1



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LEGEND				
	BITUMINOUS CONCRETE PAVEMENT			CONCRETE SIDEWALK
	LANDSCAPED AREA			CONCRETE TYPE A
	STREET FURNITURE ZONE			CONCRETE TYPE C

NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.:	1850
DESIGNED BY:	GBS
DRAWN BY:	MK
SHEET CHK'D BY:	SJH
CROSS CHK'D BY:	GBS
APPROVED BY:	
DATE:	APRIL, 2019

PREPARED FOR:

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

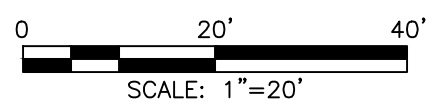
PREPARED BY:

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SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

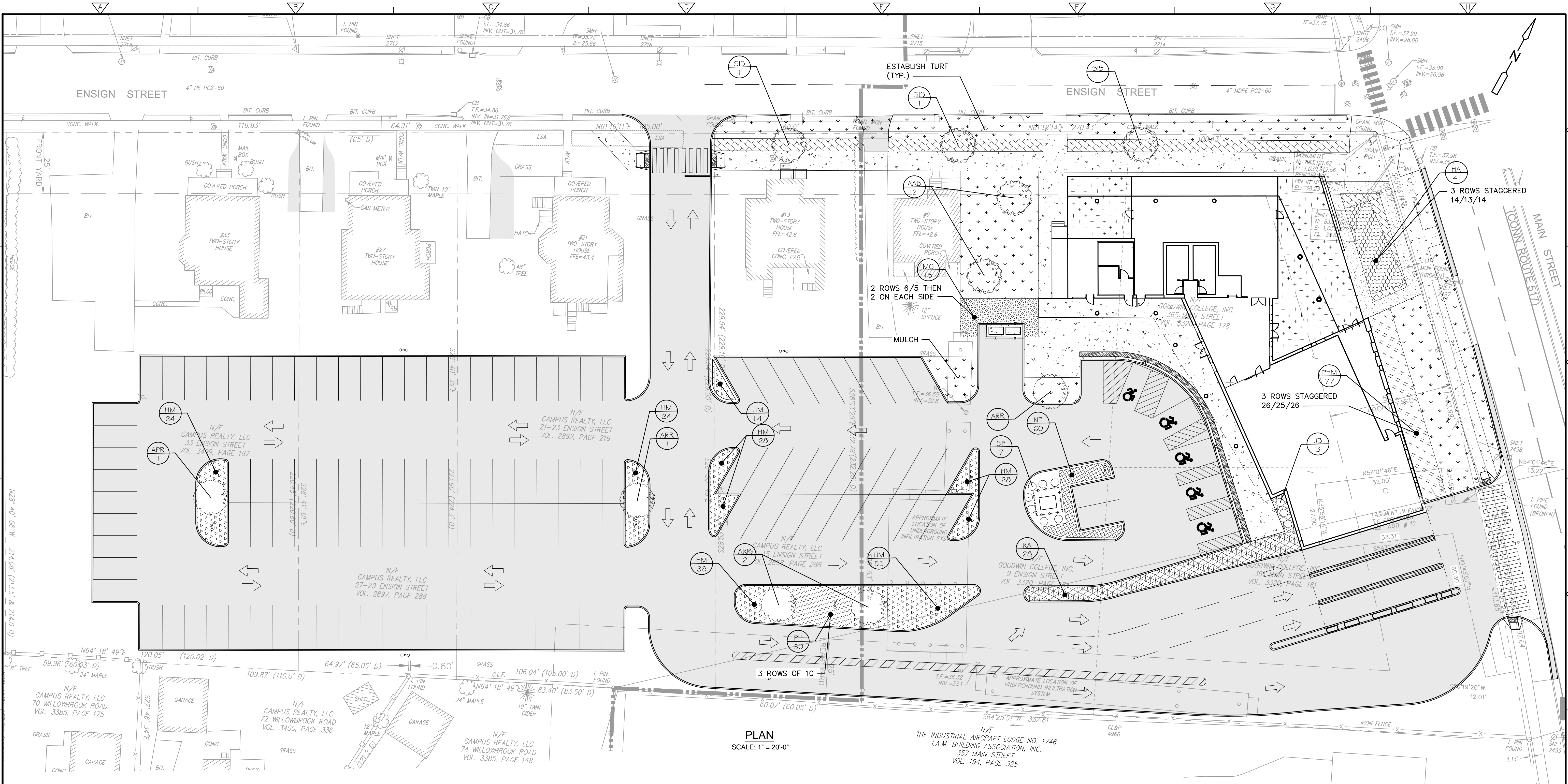
SITE LAYOUT PLAN

SHEET NO.  
SP-1





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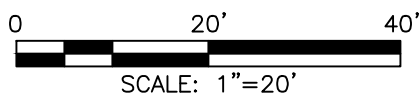


NOT FOR CONSTRUCTION

PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING
SIS	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK ULAC TREE	2" CAL	2	
AAB	AMELANCHIER 'AUTUMN BRILLIANCE'	SHADBLOW SERVICEBERRY	5-6"	3	
ARR	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	2" CAL	5	
PHM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2	77	3' SP
HA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD FOREST GRASS	#1	41	2.5' SP
MG	MISCANTHUS GRACILLIMUS	MISCANTHUS GRACILLIMUS	#2	15	4.5' SP
JB	JUNIPERUS SINESIS 'BLUEPOINT'	BLUE POINT JUNIPER	3-4'	3	
HM	HEMEROCALLIS MIX 50/50 PASSIONATE RETURNS AND HAPPY RETURNS	PASSIONATE RETURNS AND HAPPY RETURNS DAYLILY 50/50 MIX	#1	211	2' SP
RA	RHUS AROMATICA 'GRO LOW'	FRAGRANT GRO LOW SUMAC	#3	28	4' SP
SP	SPIREA BETULIFOLIA 'PINK SPARKLER'	PINK SPARKLER SPIREA	#3	7	2' SP
NP	NEPETA 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#1	75	2' SP
PH	PENNISTEUM 'HAMELN'	HAMELN FOUNTAIN GRASS	#2	30	3' SP

LEGEND

	TURF AND MULCH		RA
	MG		PH
	HM		HA
	NP		PHM



REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.:	1850
DESIGNED BY:	CR/GBS
DRAWN BY:	MK/NJM
SHEET CHK'D BY:	GBS
CROSS CHK'D BY:	
APPROVED BY:	
DATE:	APRIL, 2019

PREPARED FOR:

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:

**ZUVIC-CARR**  
AND ASSOCIATES  
CONSULTING ENGINEERS  
40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

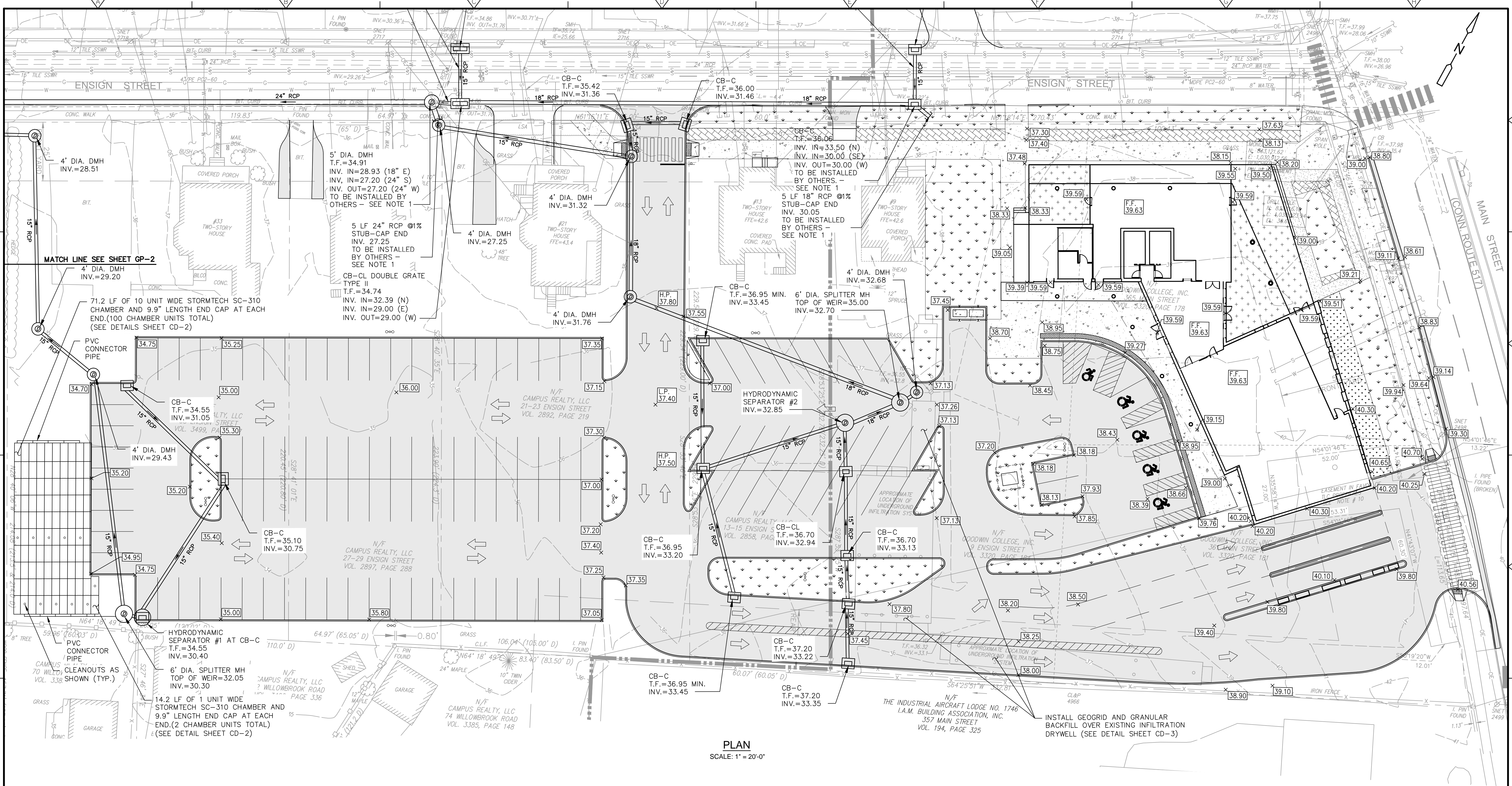
ENSIGN AND MAIN  
SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

LANDSCAPING PLAN

SHEET NO.  
**LP-1**



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NOTES:  
1. PROPOSED STORM DRAINAGE IMPROVEMENTS WITHIN ENSIGN STREET TO BE INSTALLED BY OTHERS AND IS NOT PART OF THIS CONTRACT.

NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1850

DESIGNED BY: GBS

DRAWN BY: MK

SHEET CHK'D BY: SJH

CROSS CHK'D BY: GBS

APPROVED BY:

DATE: APRIL, 2019

PREPARED FOR:

GOODWIN COLLEGE

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:

ZUVIC-CARR  
AND ASSOCIATES  
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ENSIGN AND MAIN  
SITE DESIGN

ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

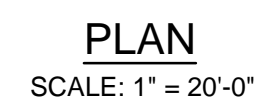
GRADING AND UTILITY PLAN

GP-1

SHEET NO.

GP-1





SCALE: 1" = 20'-0"

					PROJECT NO.: 1850
					DESIGNED BY: GBS
					DRAWN BY: MK
					SHEET CHK'D BY: SJH
					CROSS CHK'D BY: GBS
REV. NO.	DATE	DRWN	CHKD	REMARKS	APPROVED BY: _____ DATE: APRIL, 2019

PREPARED FOR:



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:



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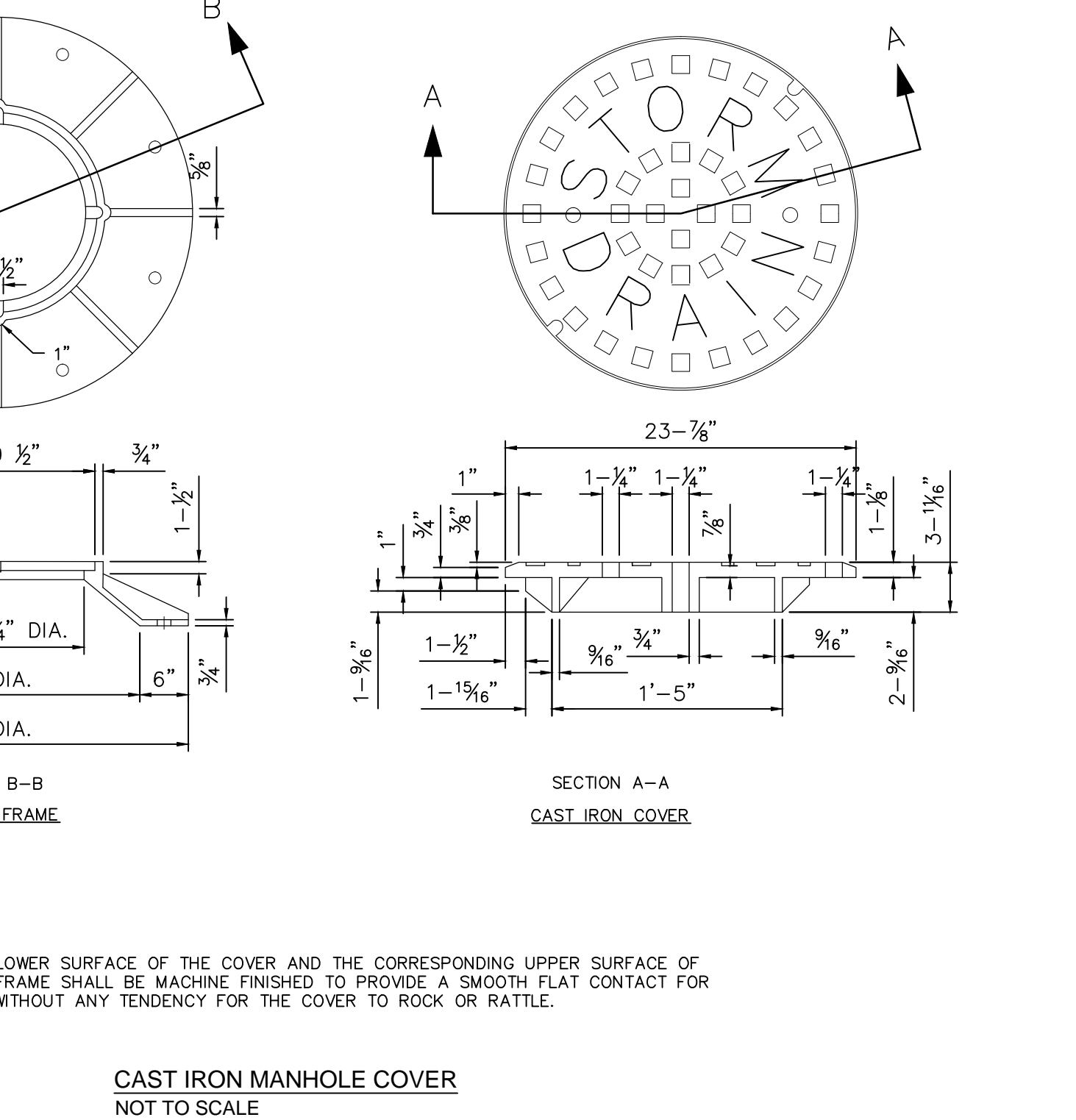
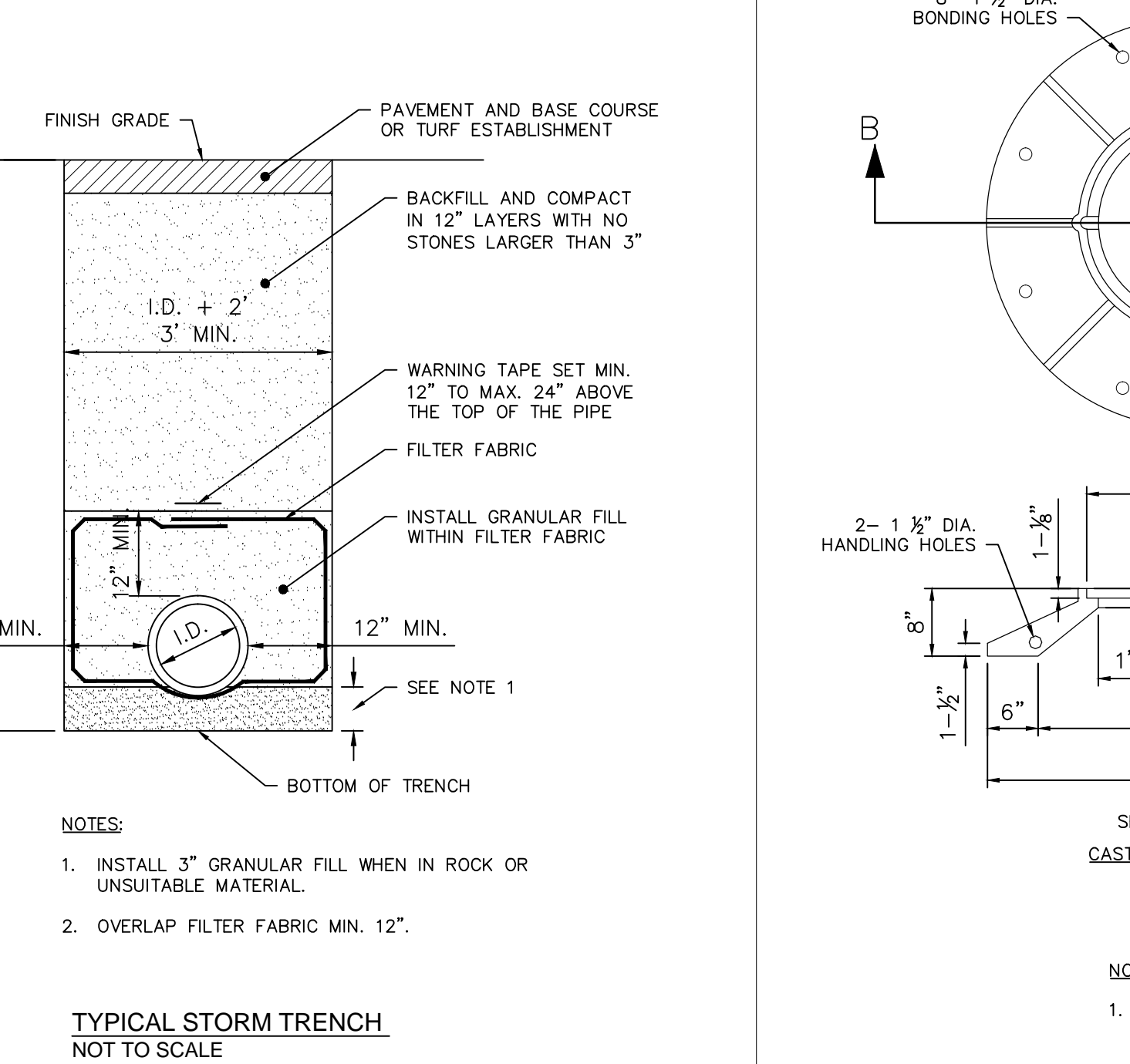
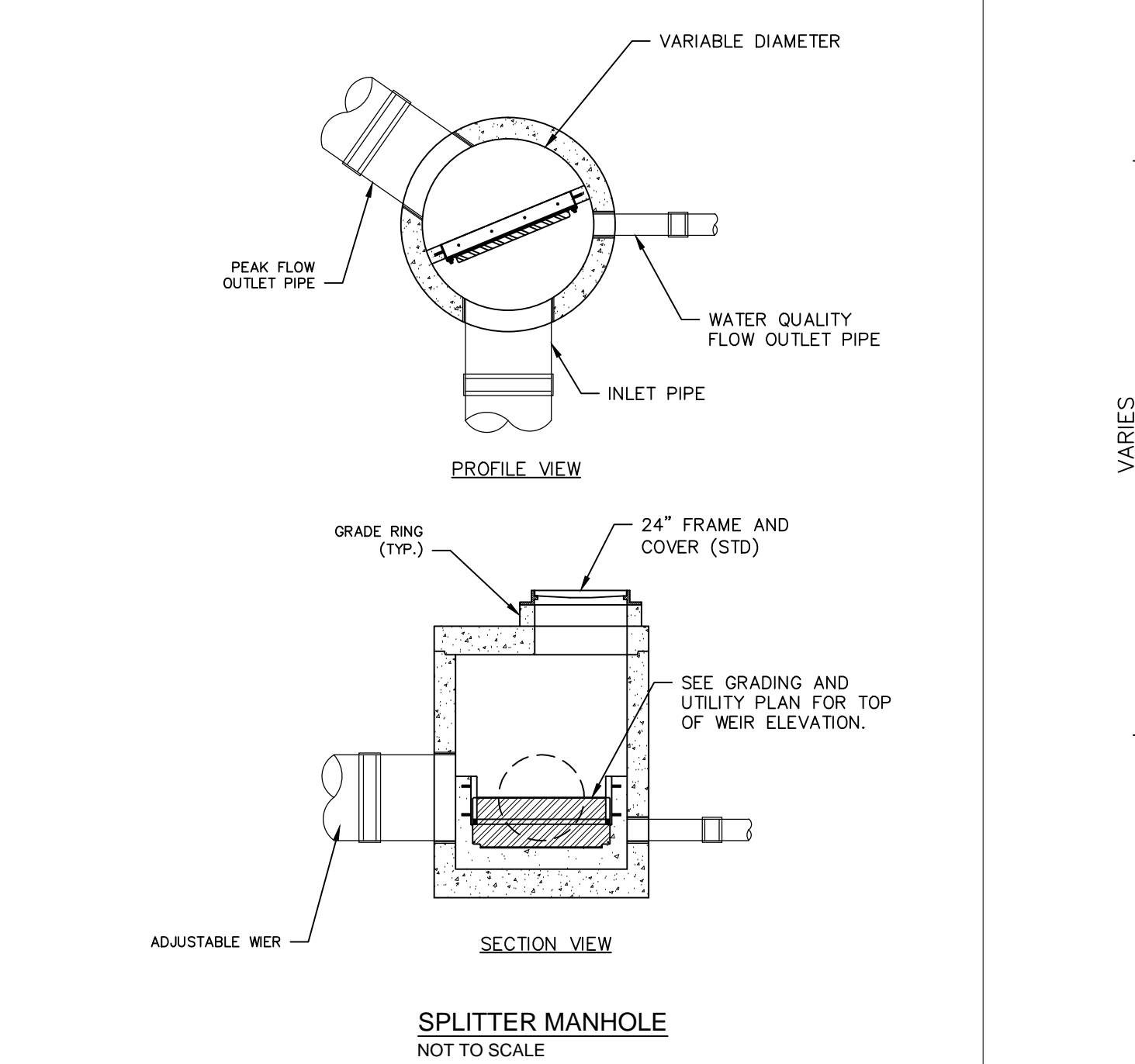
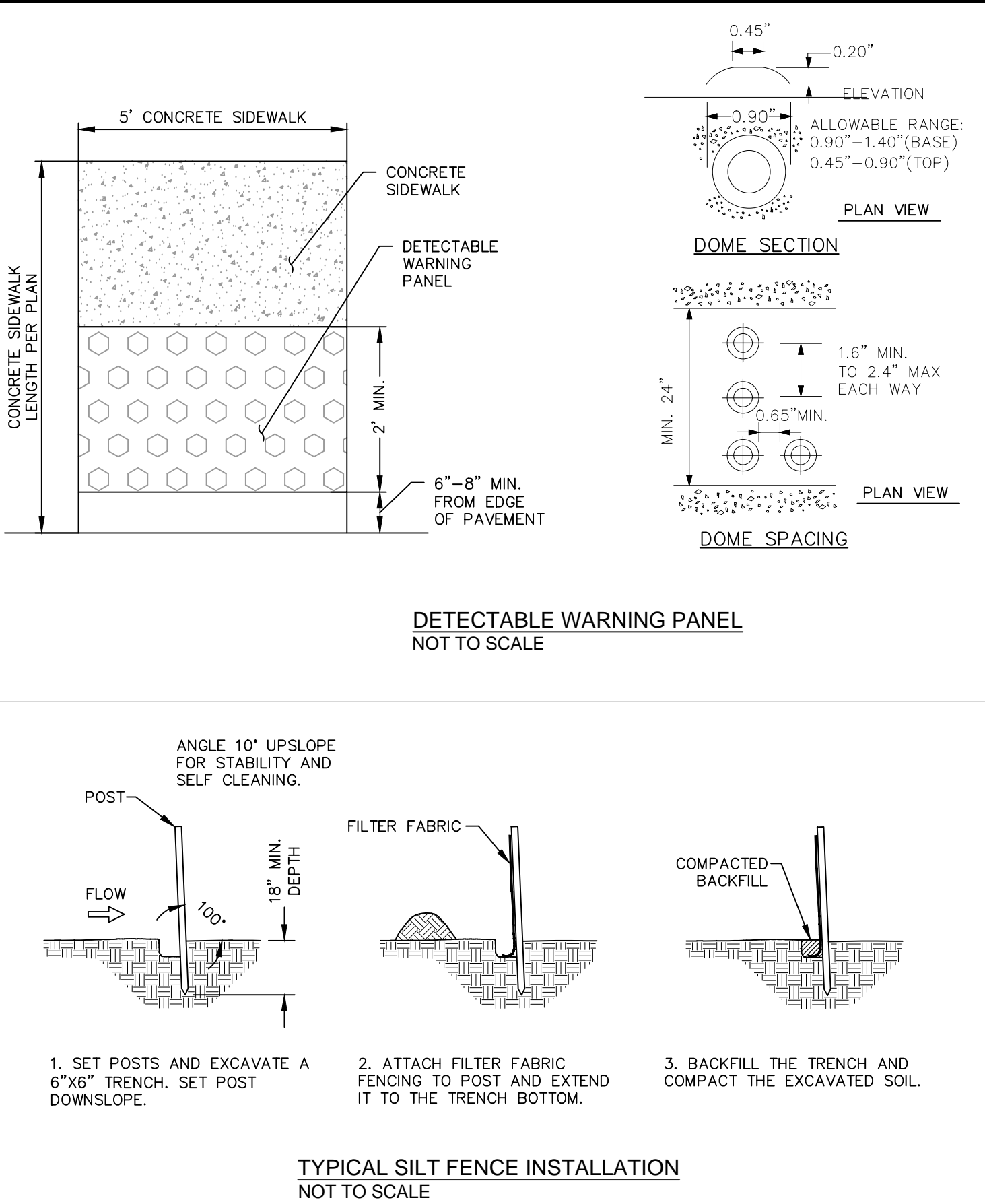
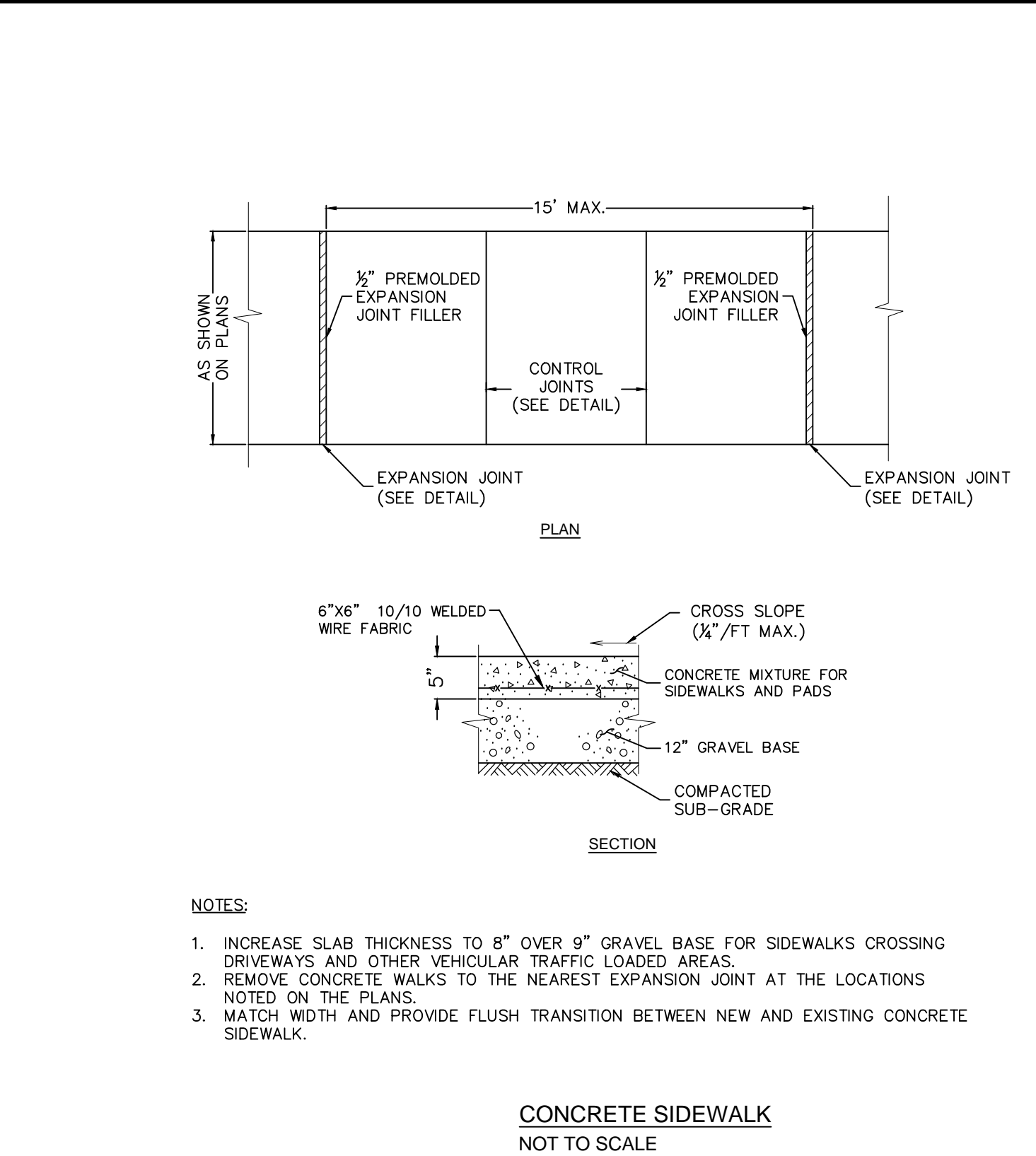
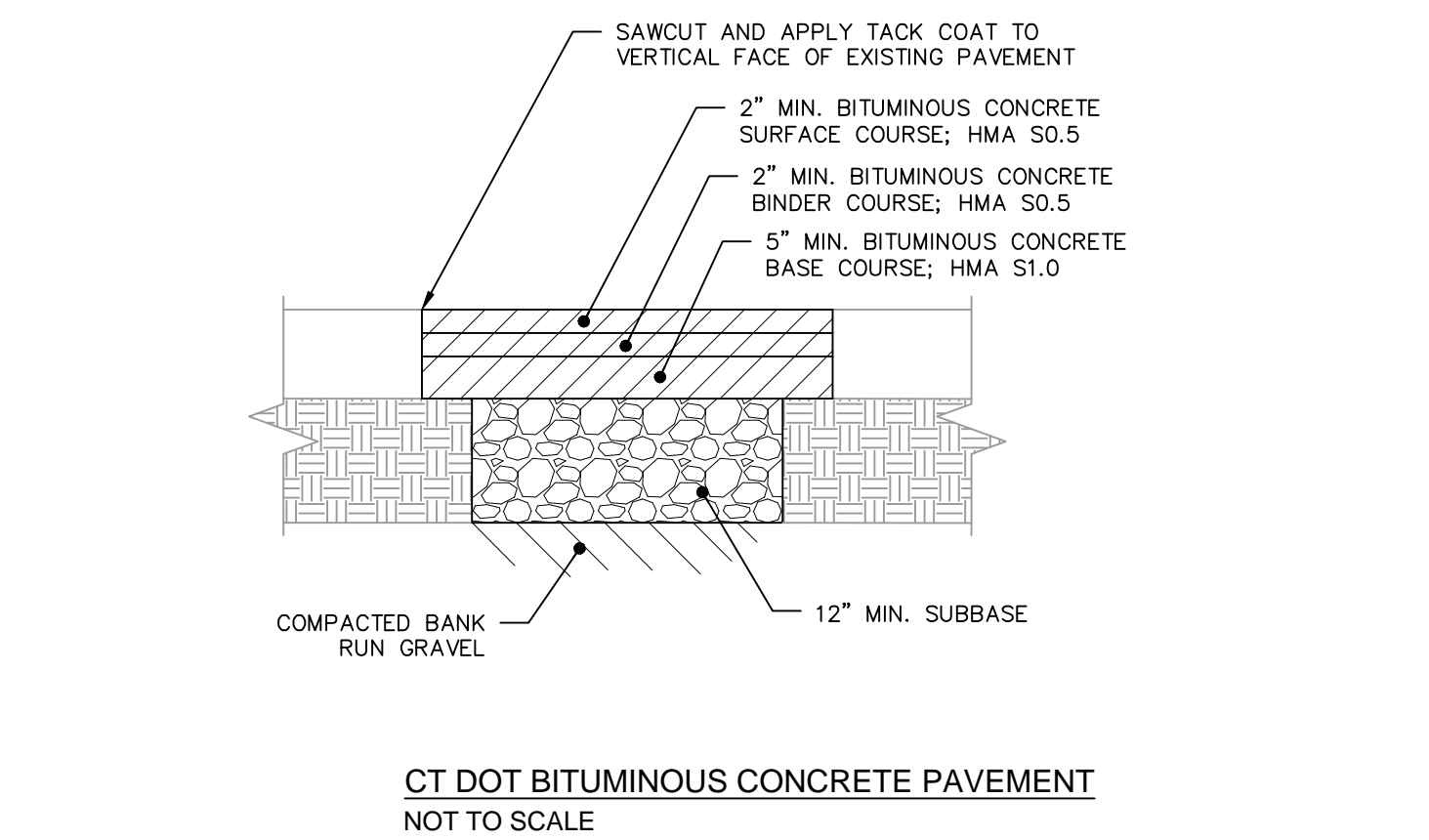
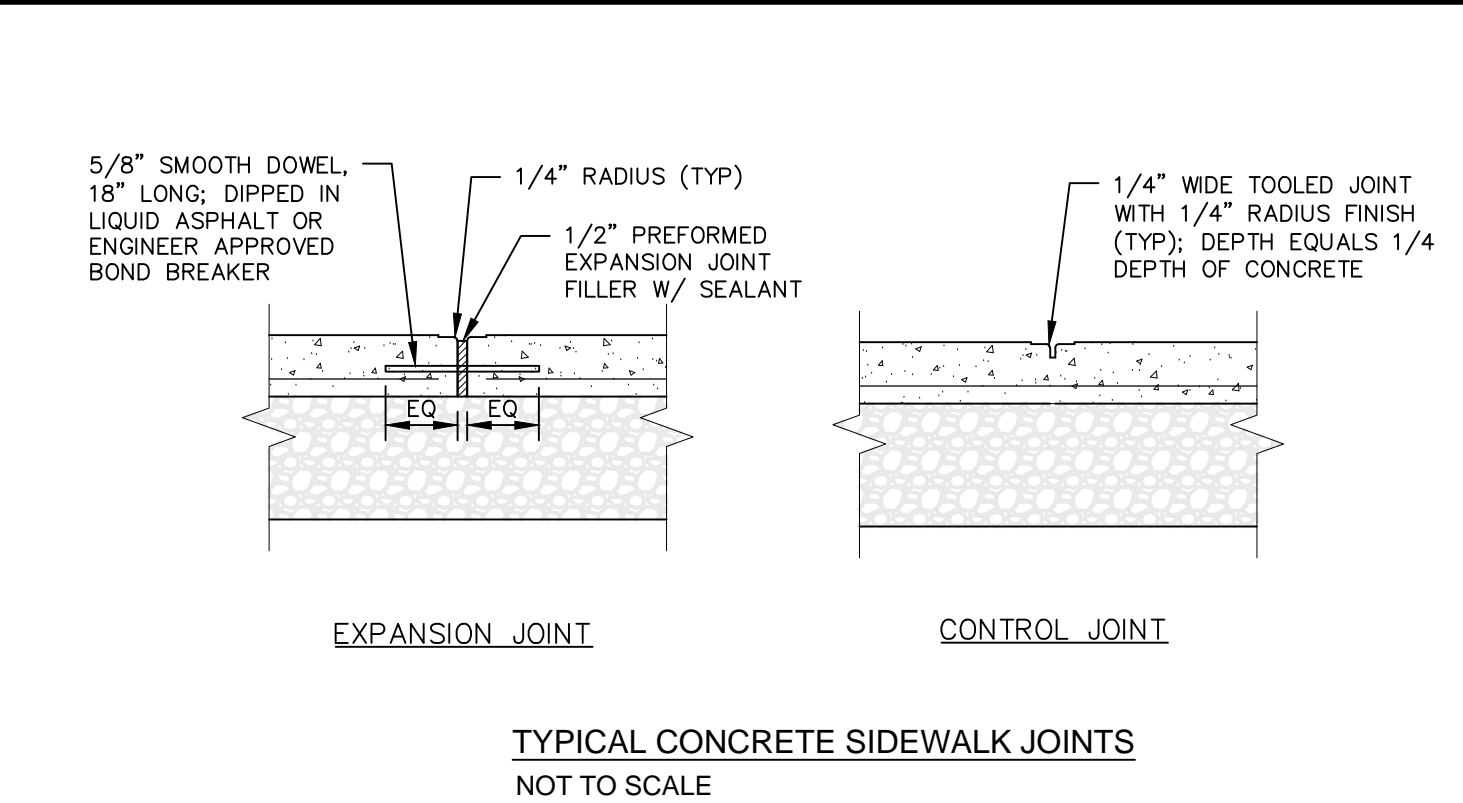
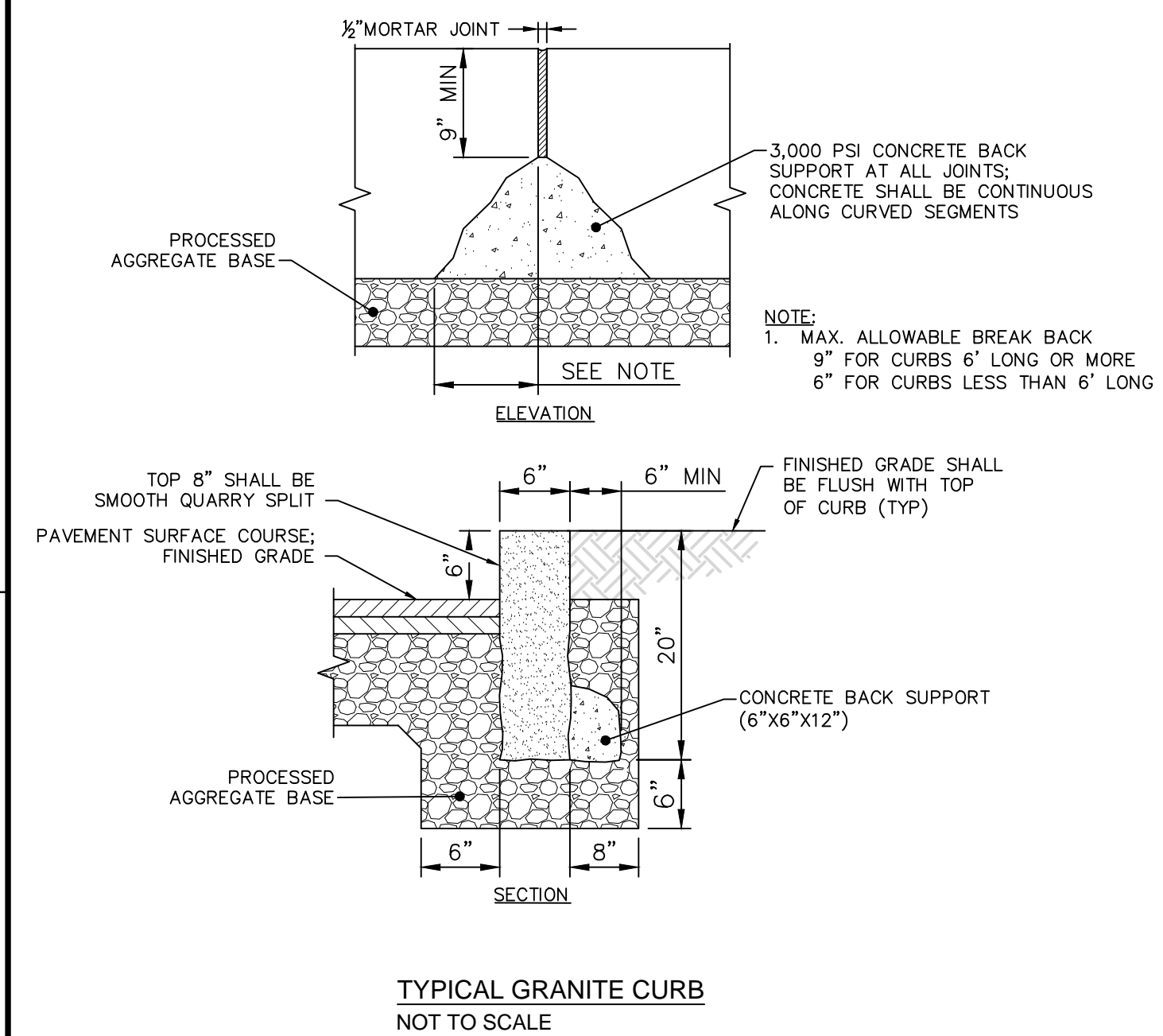
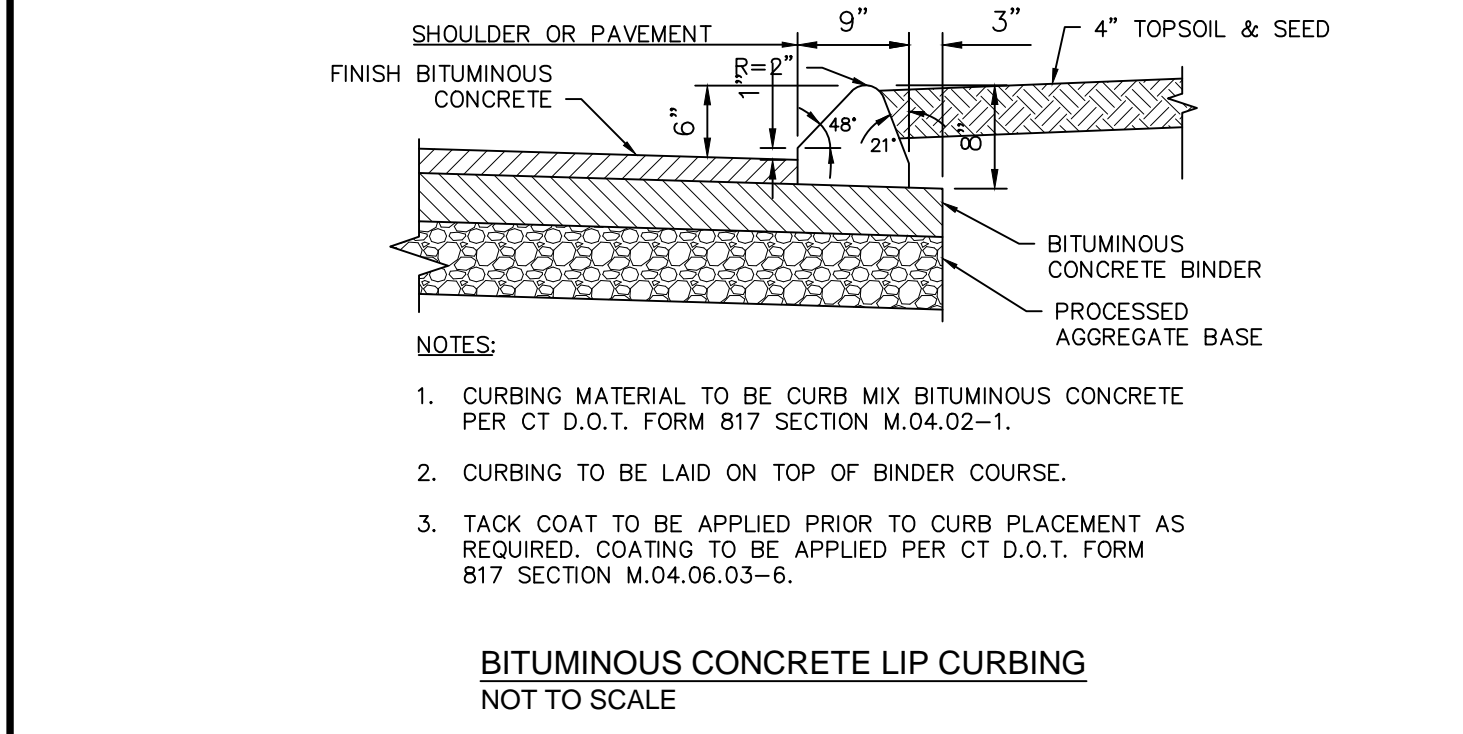
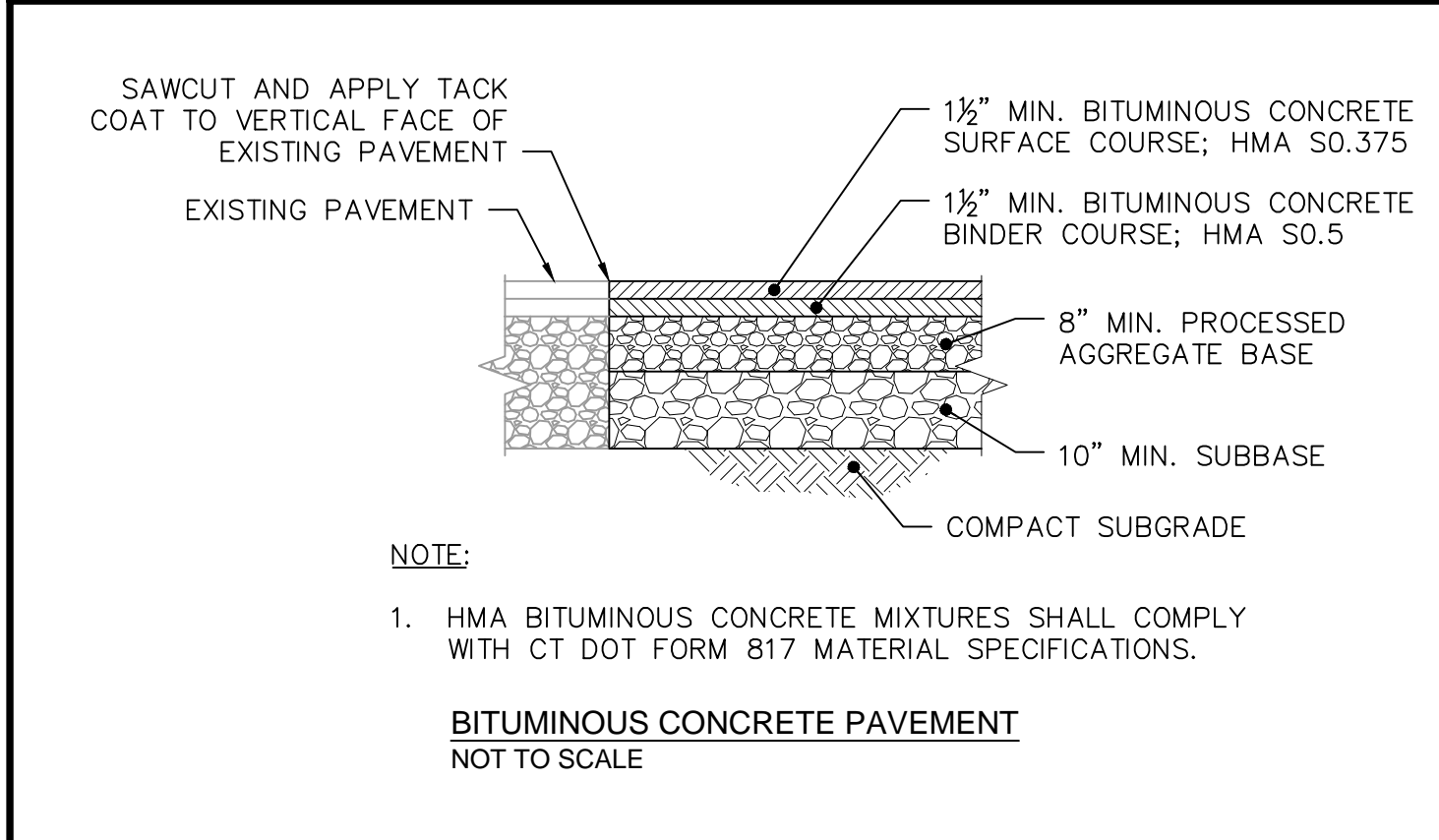
## GRADING AND UTILITY PLAN

SHEET NO.

GP-2



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REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1850
DESIGNED BY: GBS
DRAWN BY: MK
SHEET CHK'D BY: SJH
CROSS CHK'D BY: GBS
APPROVED BY: _____
DATE: APRIL, 2019

PREPARED FOR:

**GOODWIN COLLEGE**

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:

**ZUVIC-CARR AND ASSOCIATES**  
CONSULTING ENGINEERS

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**ENSIGN AND MAIN**  
SITE DESIGN

ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

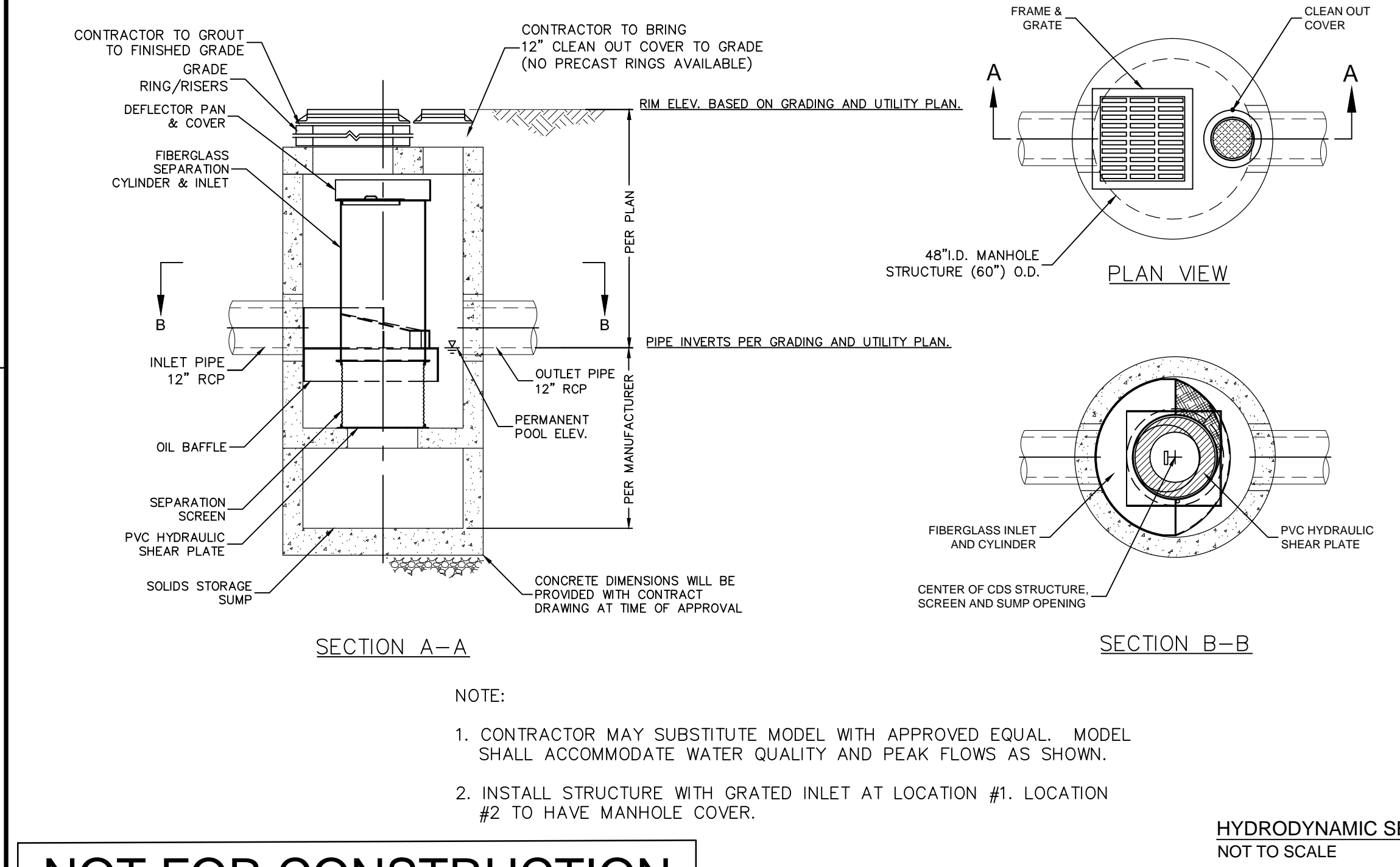
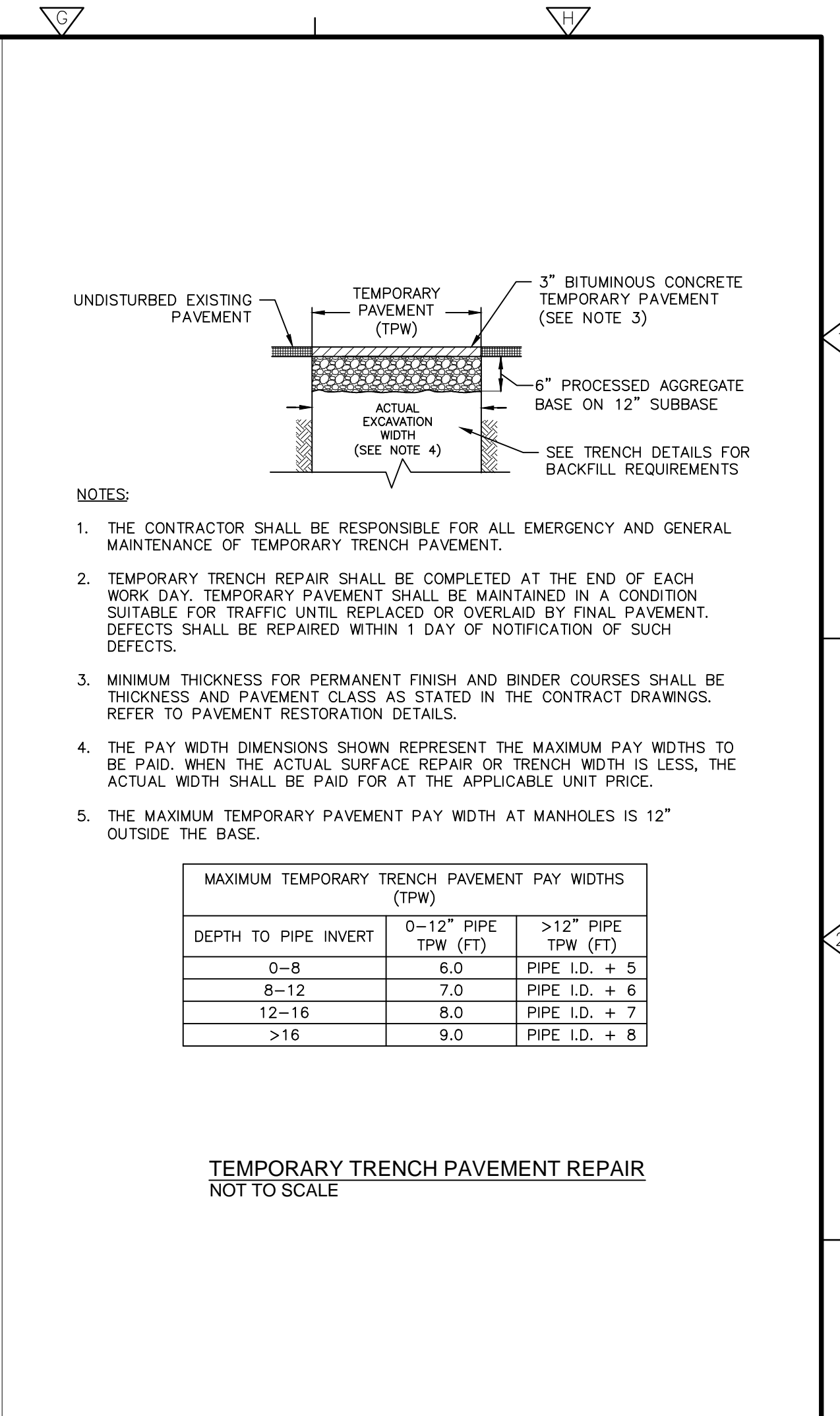
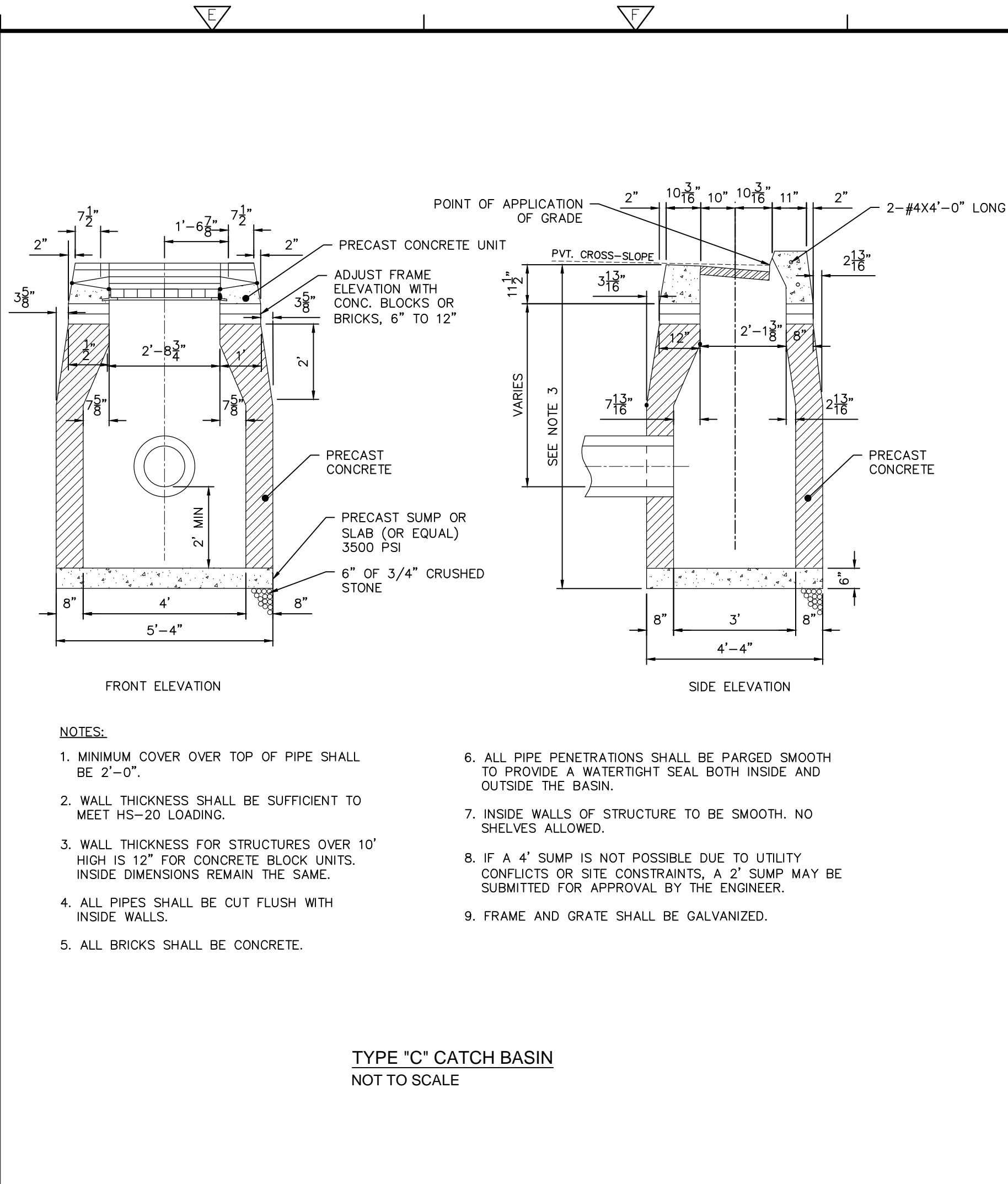
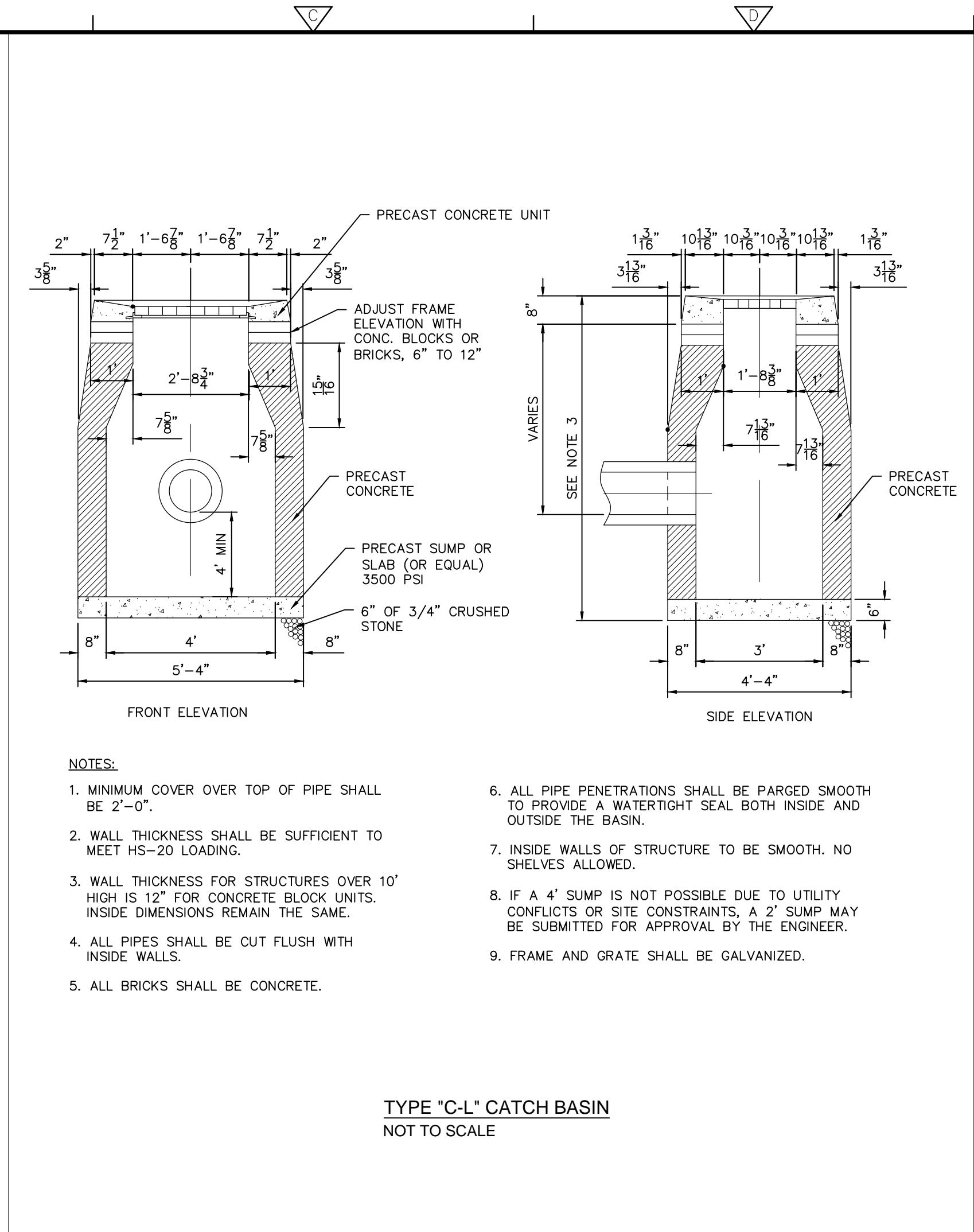
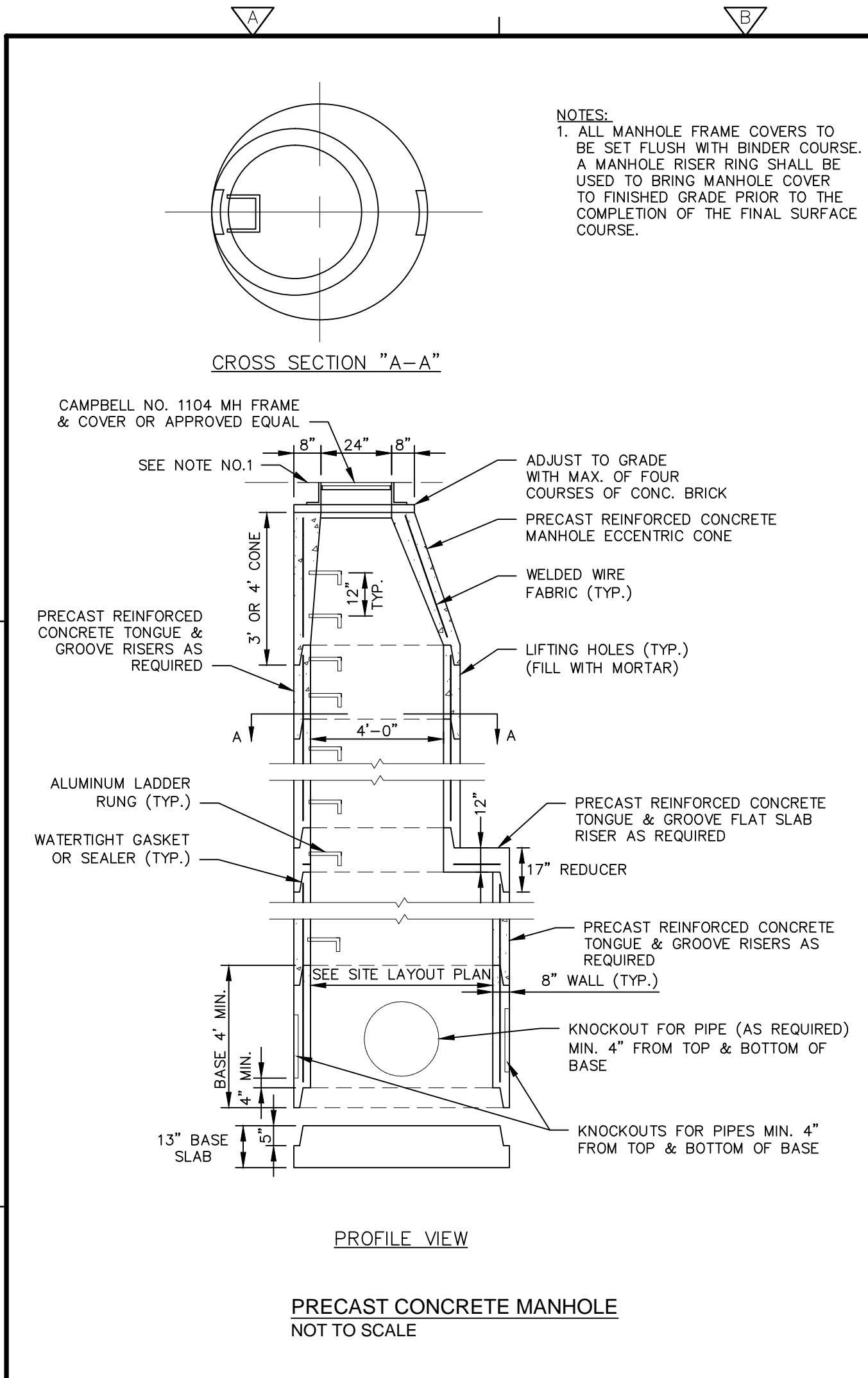
**CIVIL DETAILS**

SHEET NO.

**CD-1**



FILE PATH: H:\Projects\Goodwin College\1850 - CD.dwg PLOT DATE: 4/16/2019 PLOT TIME: 1:48:21 PM



MATERIALS LIST - PROVIDED BY CONTECH		
COUNT	DESCRIPTION	INSTALLED BY
1	FIBERGLASS INLET & CYLINDER	CONTECH
1	28"x28" DEFLECTOR PAN & COVER	CONTECH
1	4700 MICRON SEP. SCREEN	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	GRADE RINGS/ RISERS	CONTRACTOR
1	Ø12"x4" CLEAN OUT COVER	CONTRACTOR
1	24"x24" FRAME AND GRATE	CONTRACTOR

SITE DESIGN DATA		
	#1	#2
WATER QUALITY FLOW RATE		
PEAK FLOW RATE	4.92 CFS	6.05 CFS
RETURN PERIOD OF PEAK FLOW	25 YRS	25 YRS

**GENERAL NOTES**

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.

2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.

3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. [www.contech-cpi.com](http://www.contech-cpi.com)

4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.

5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

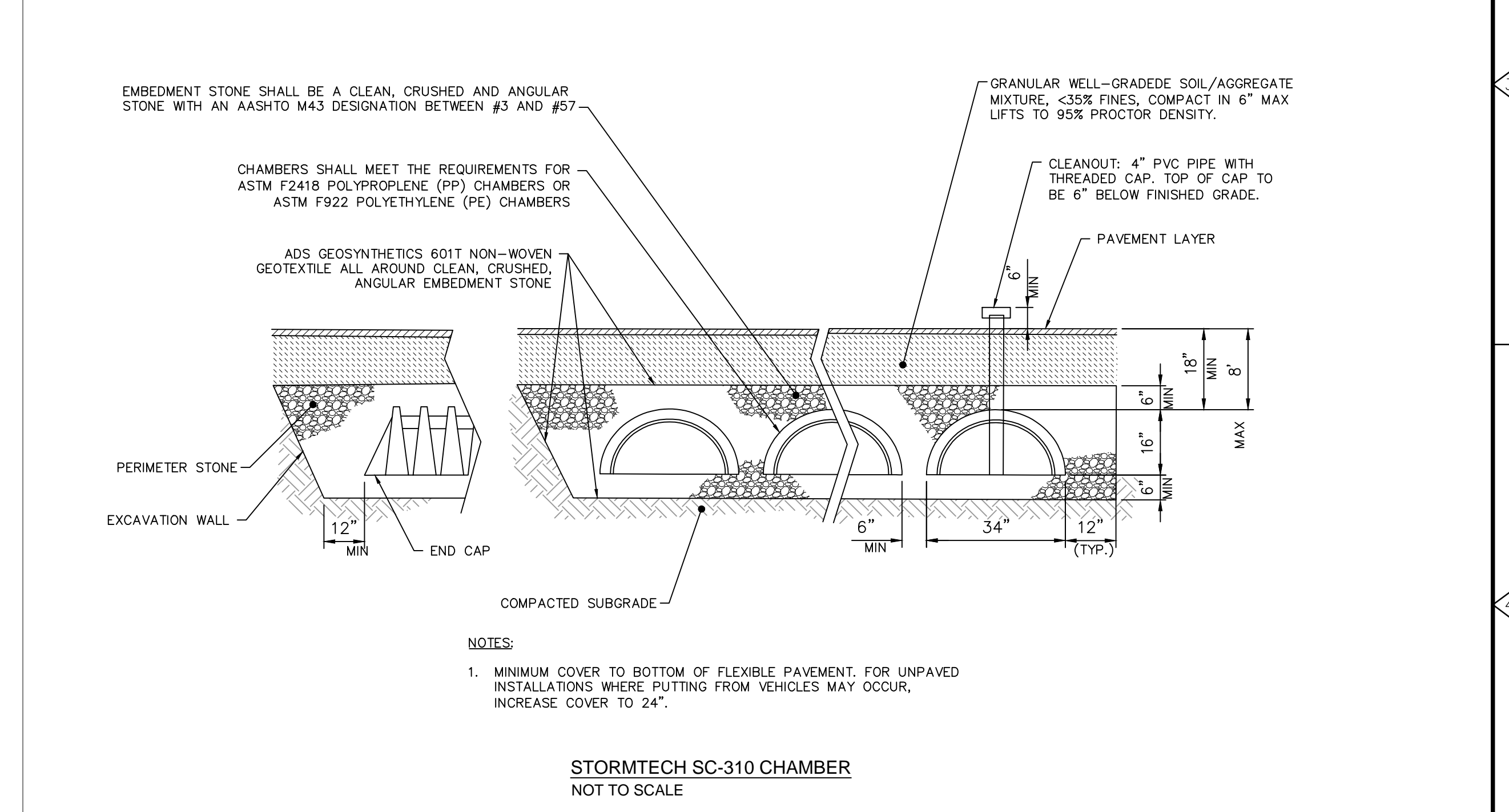
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).

3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.

4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.

5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



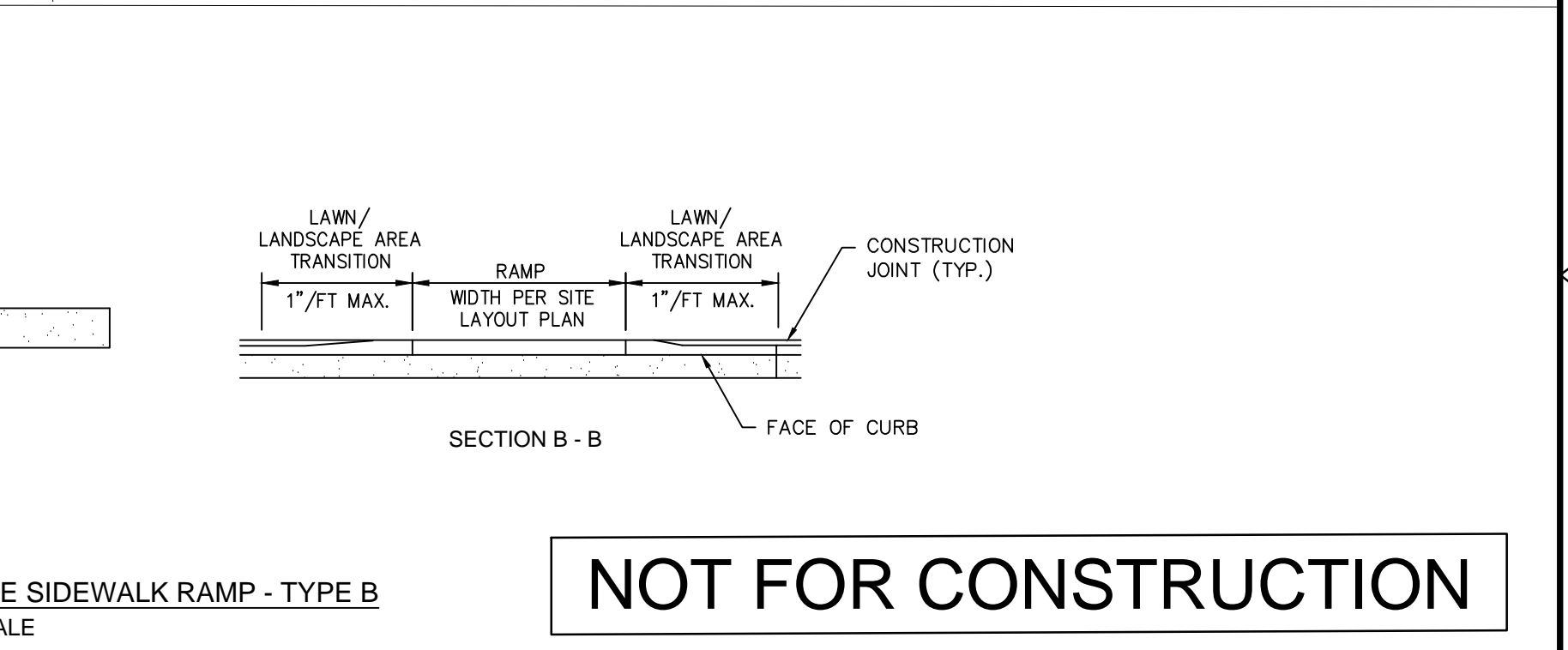
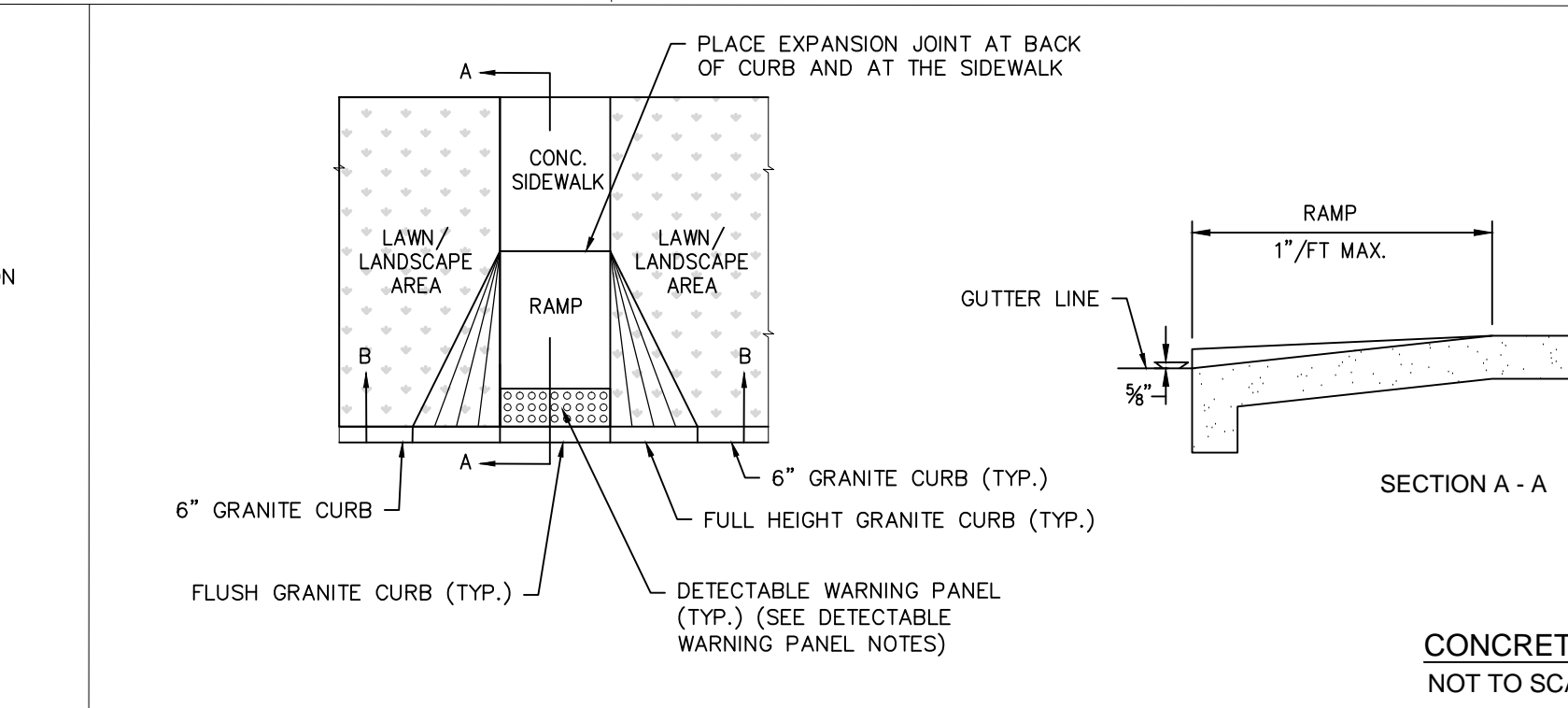
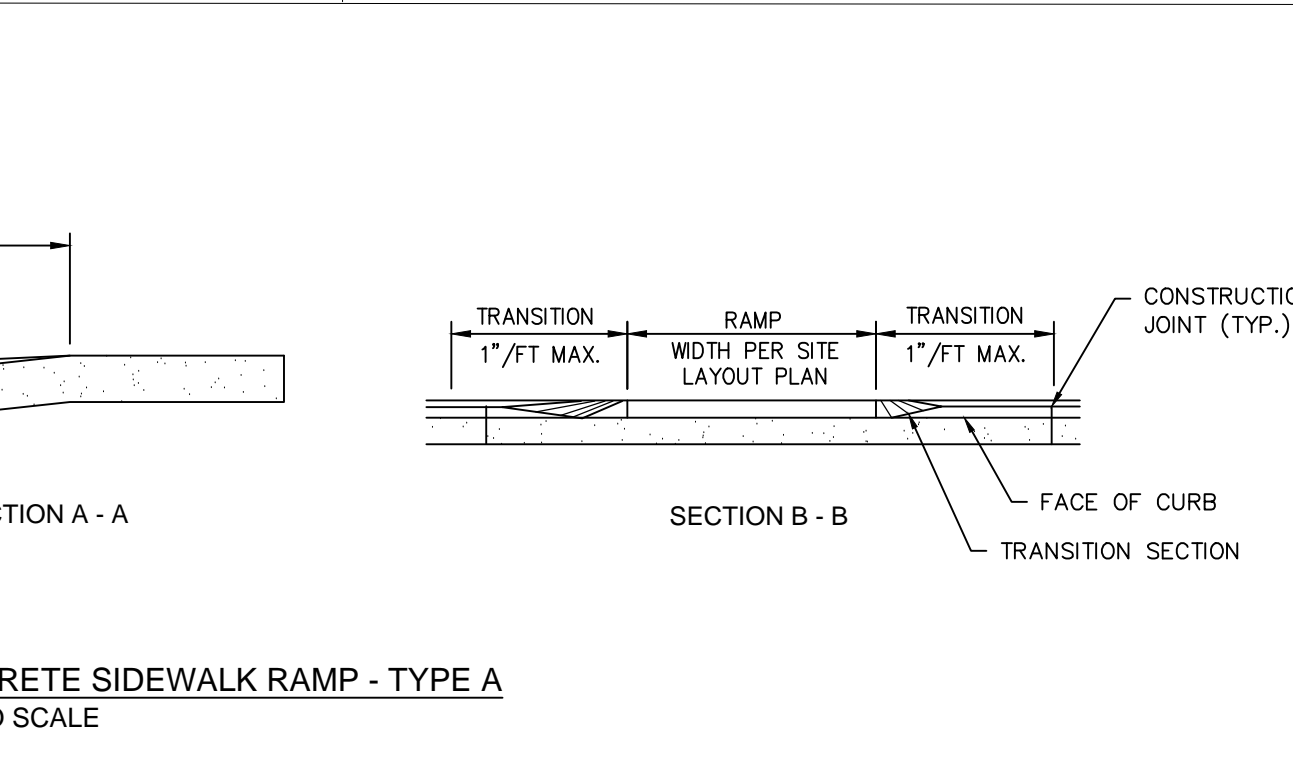
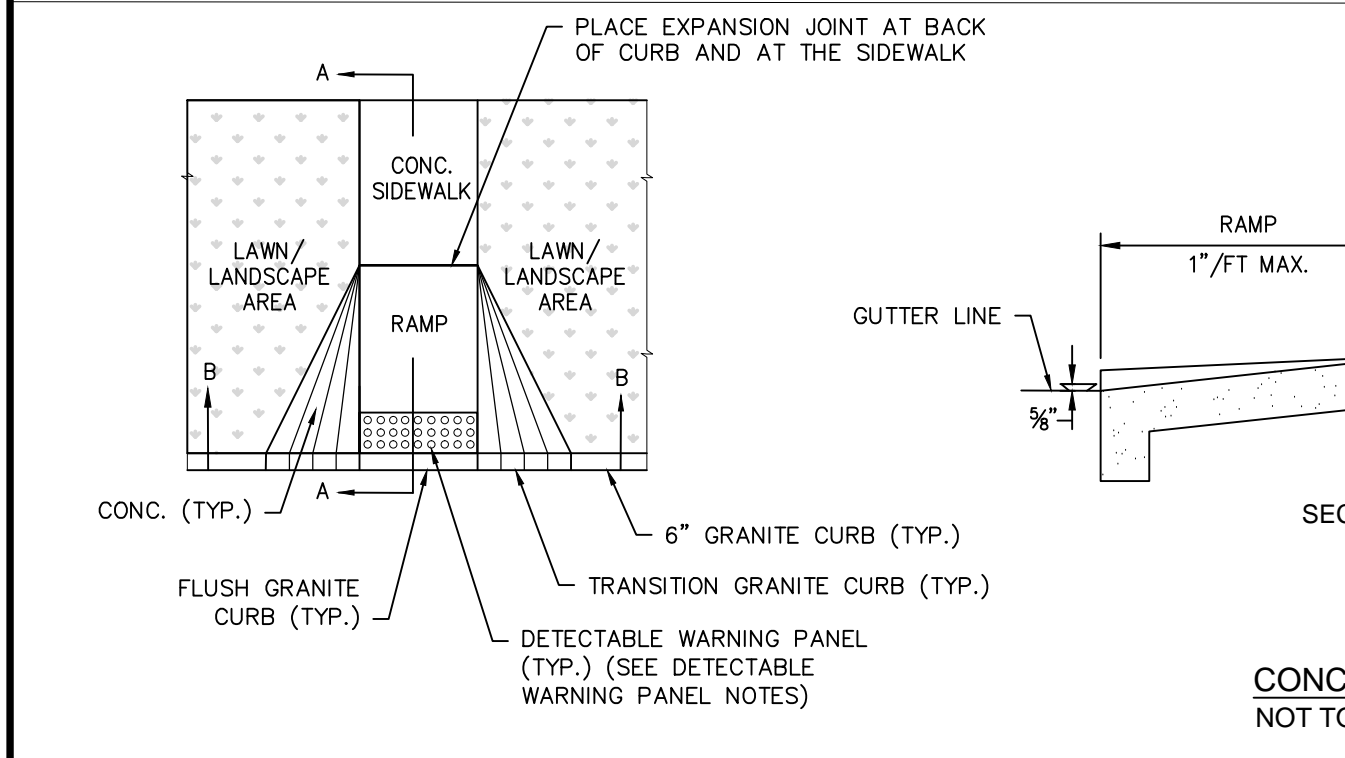
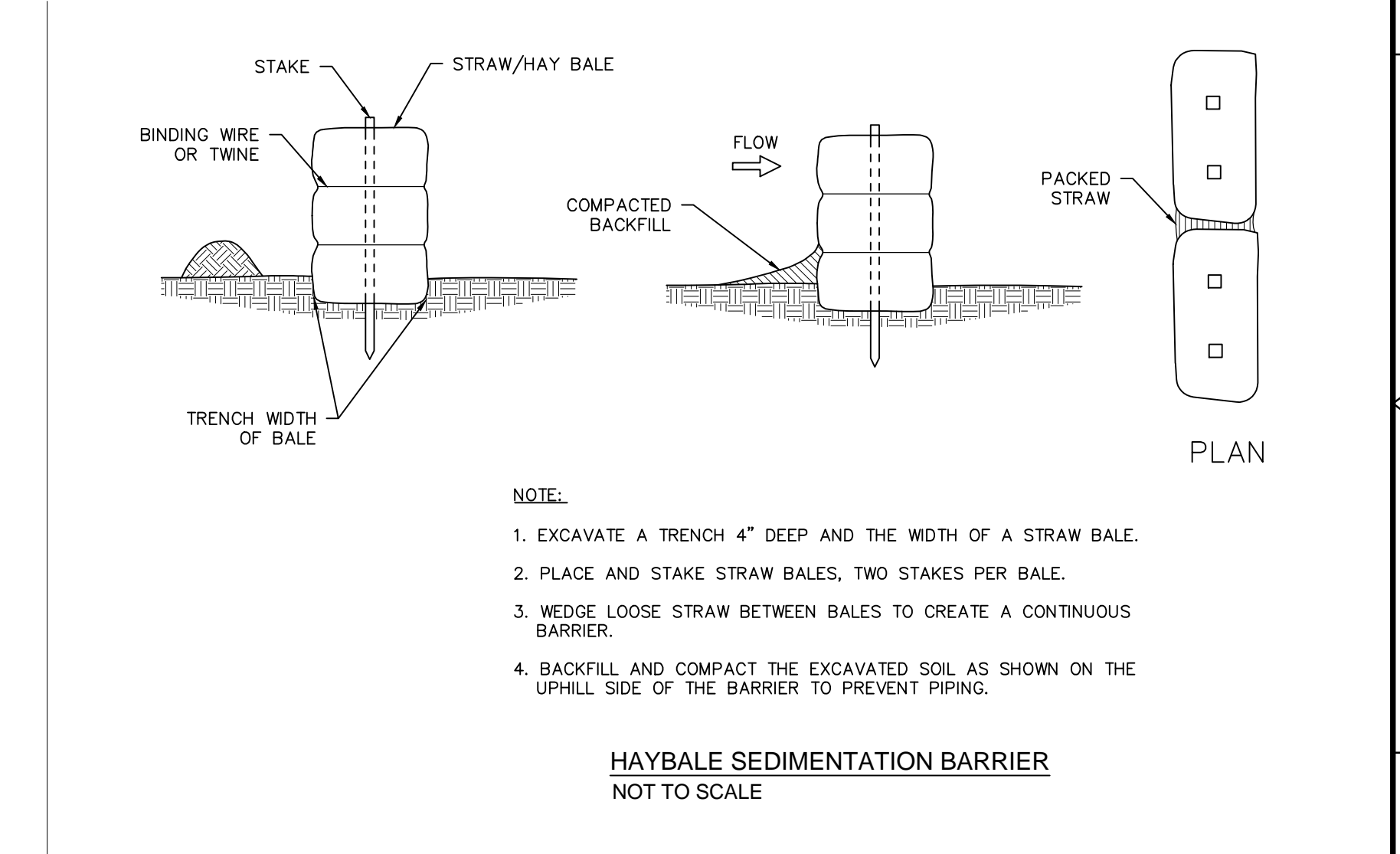
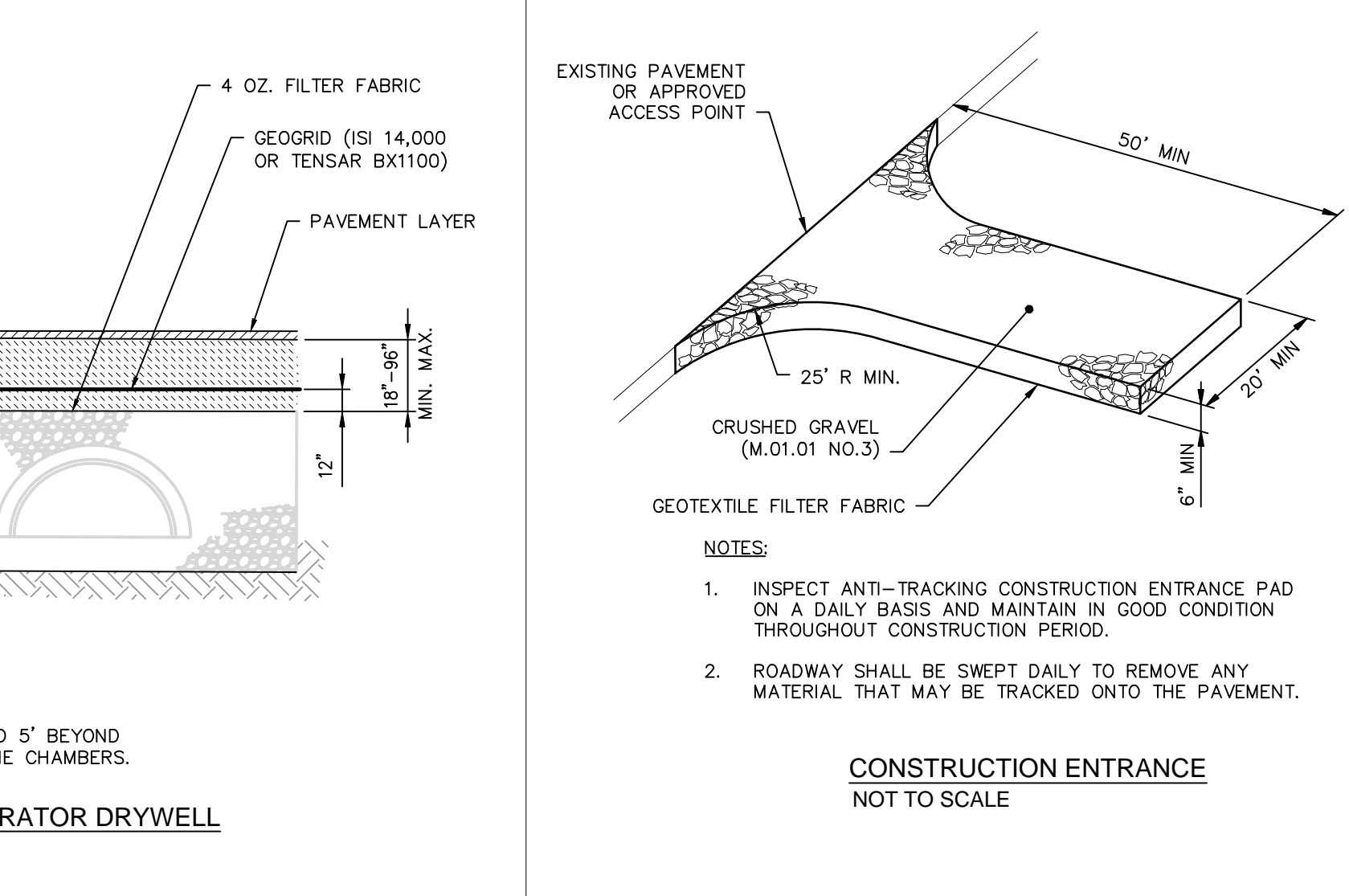
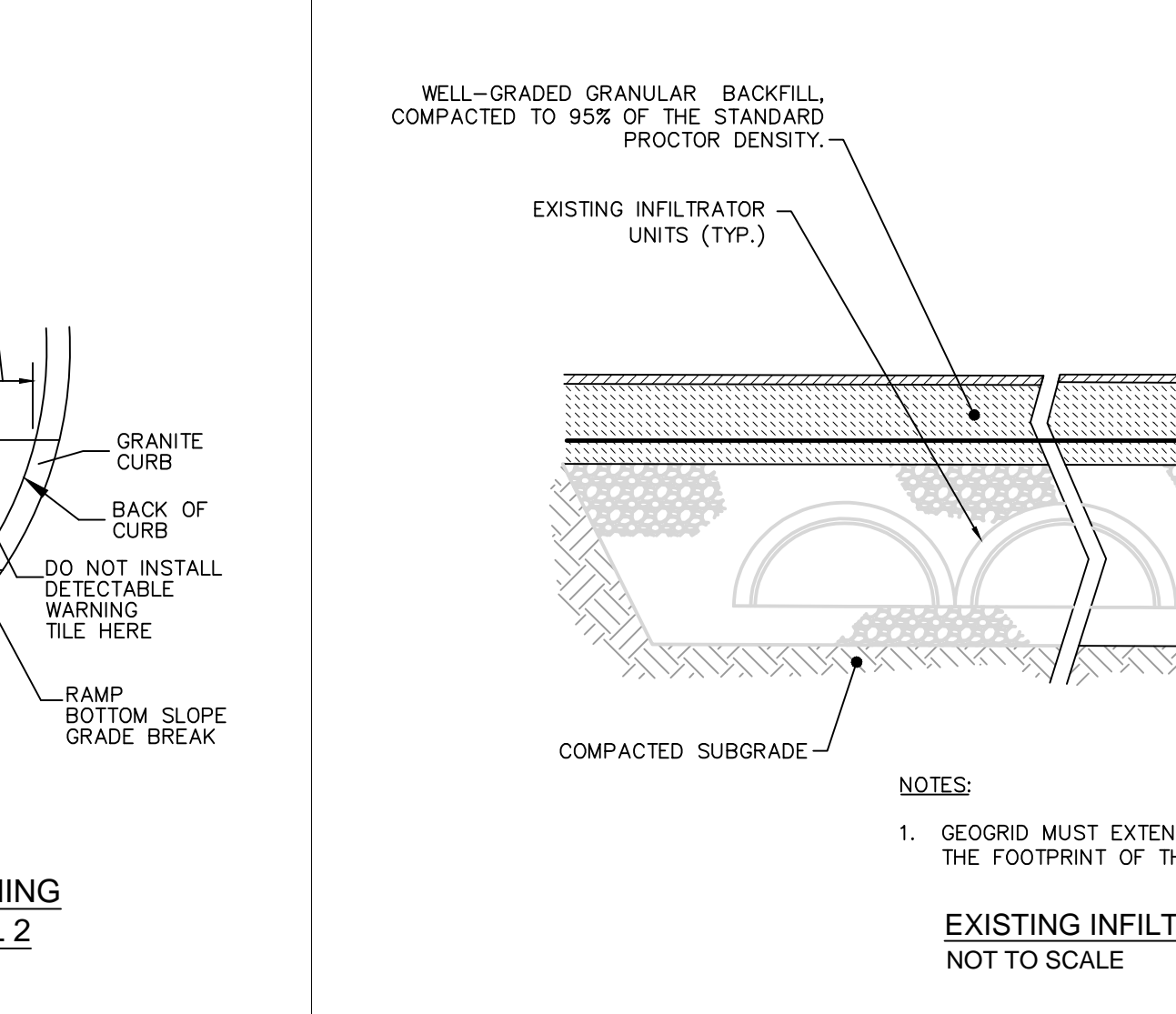
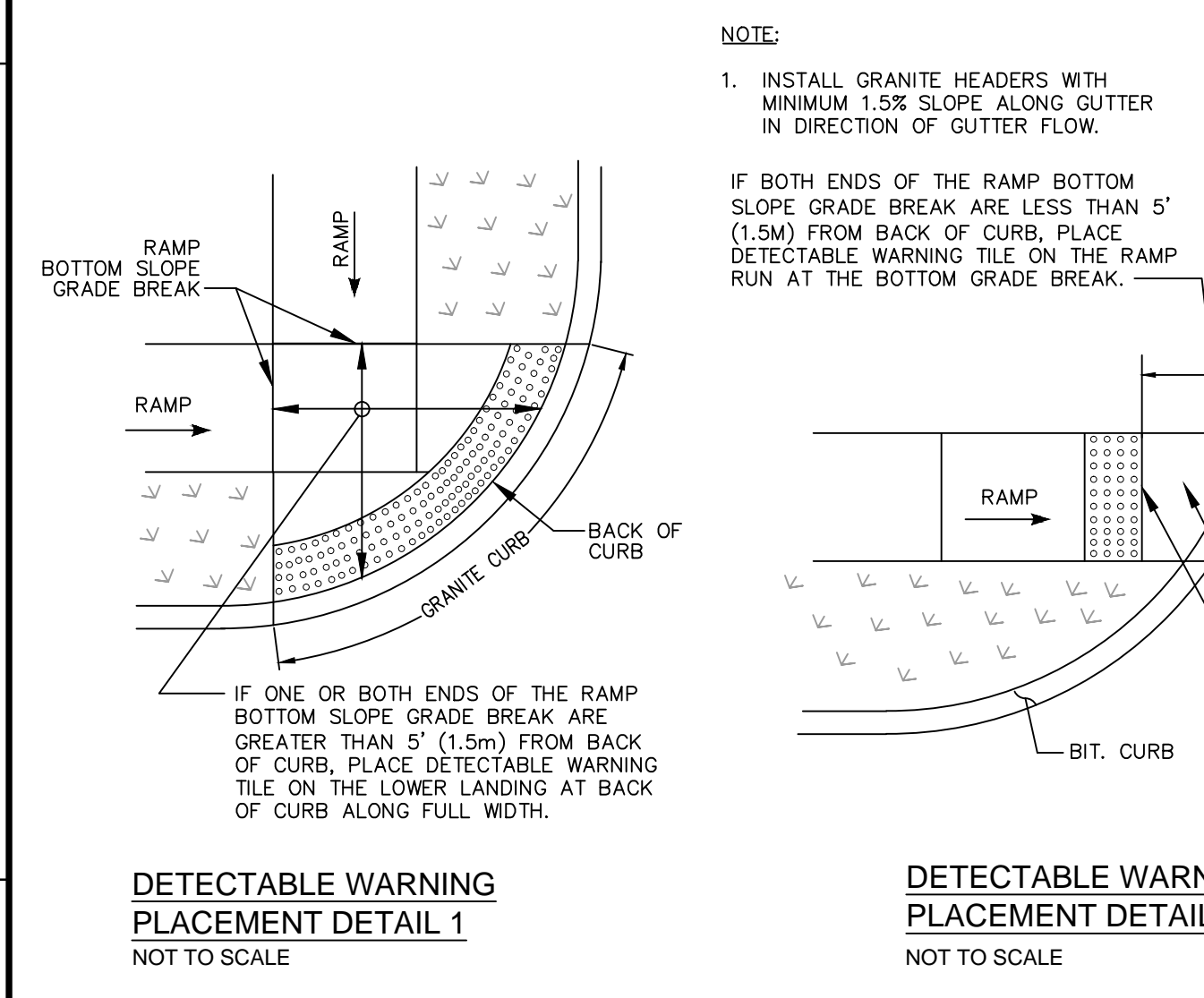
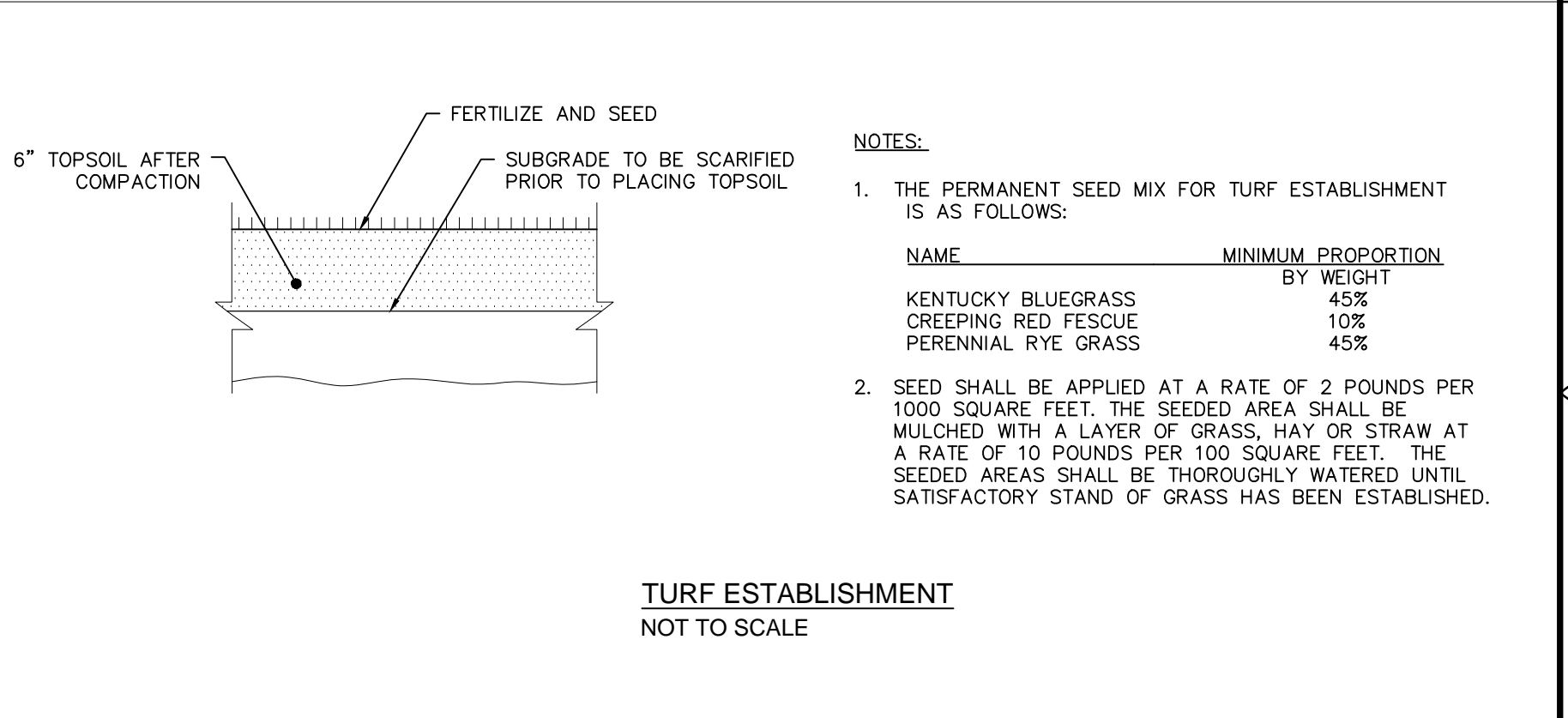
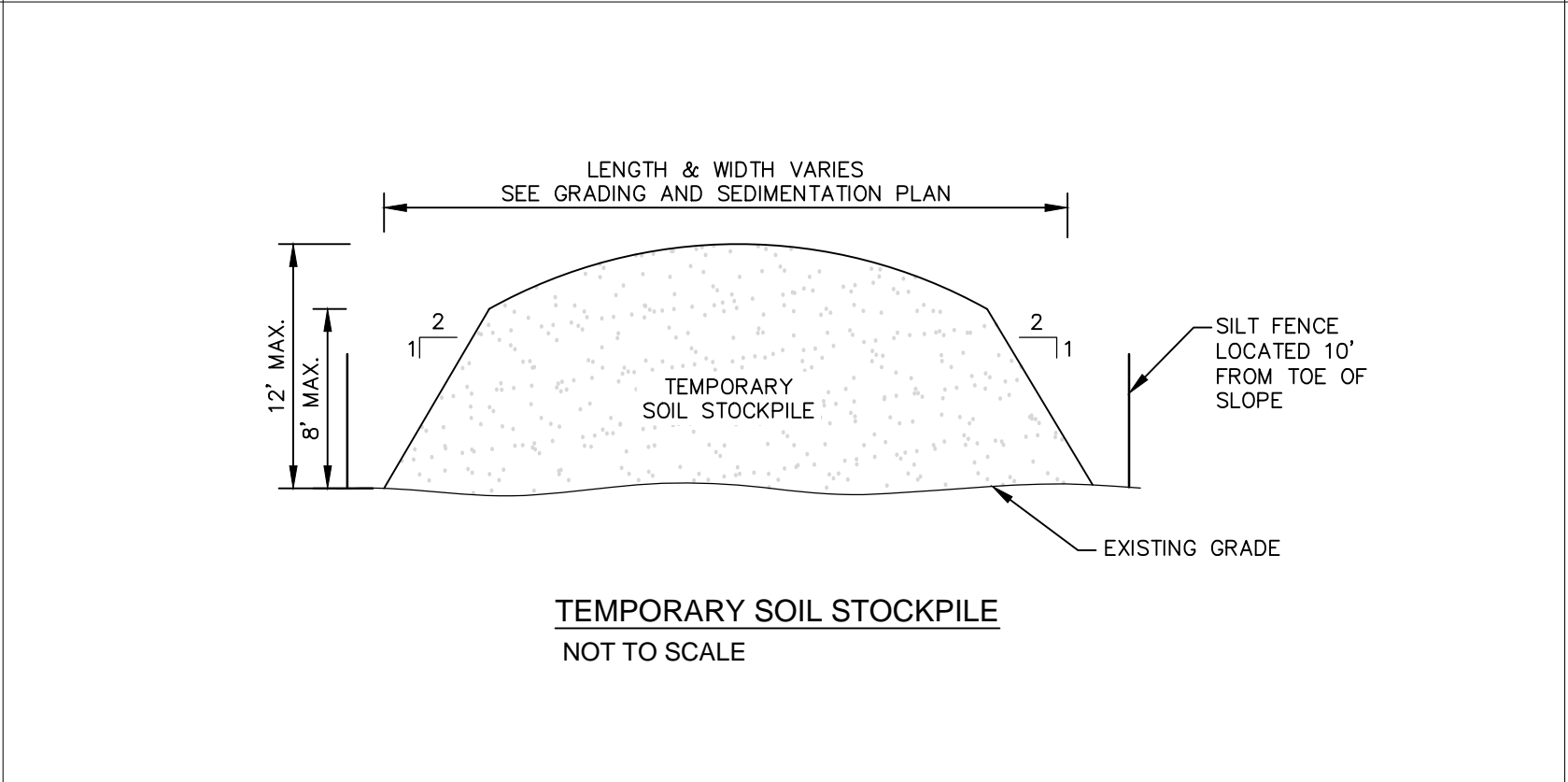
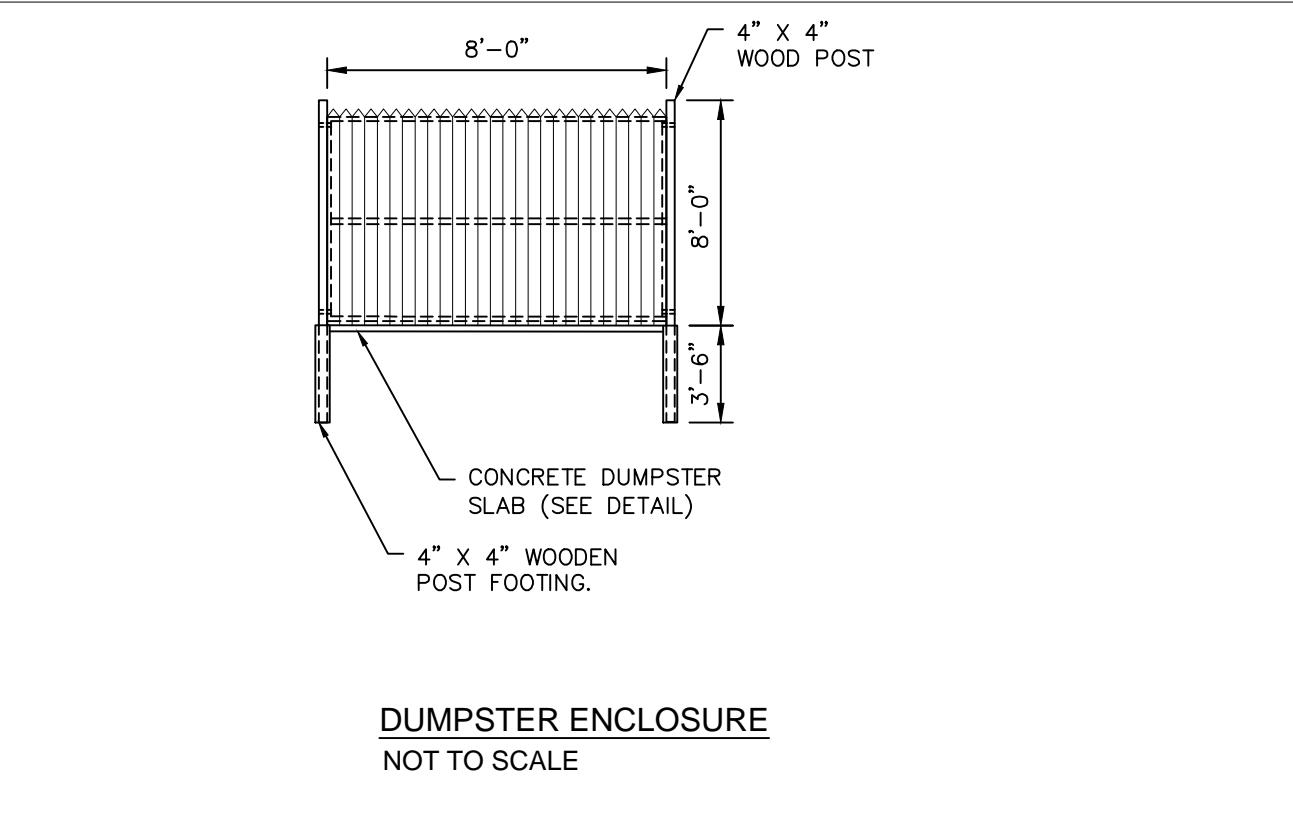
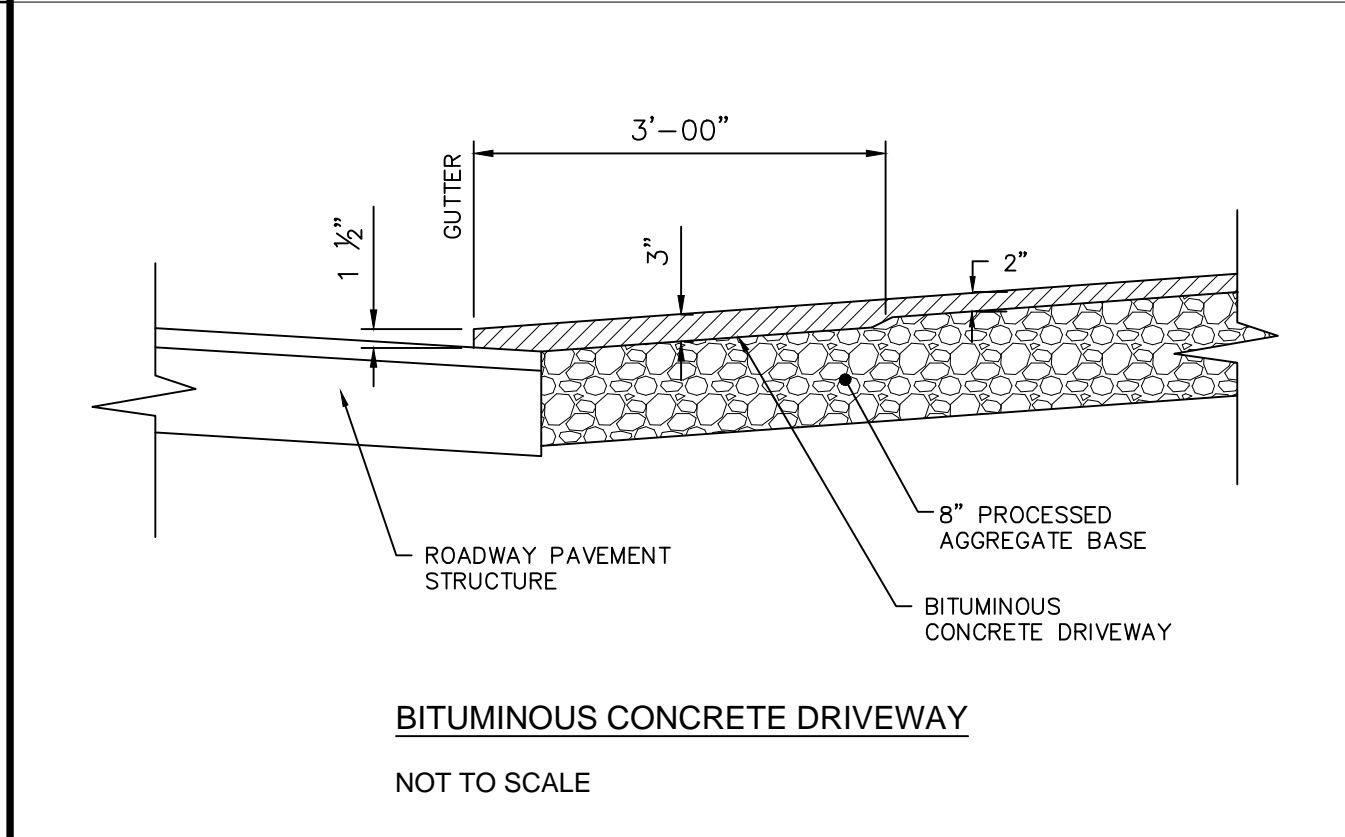
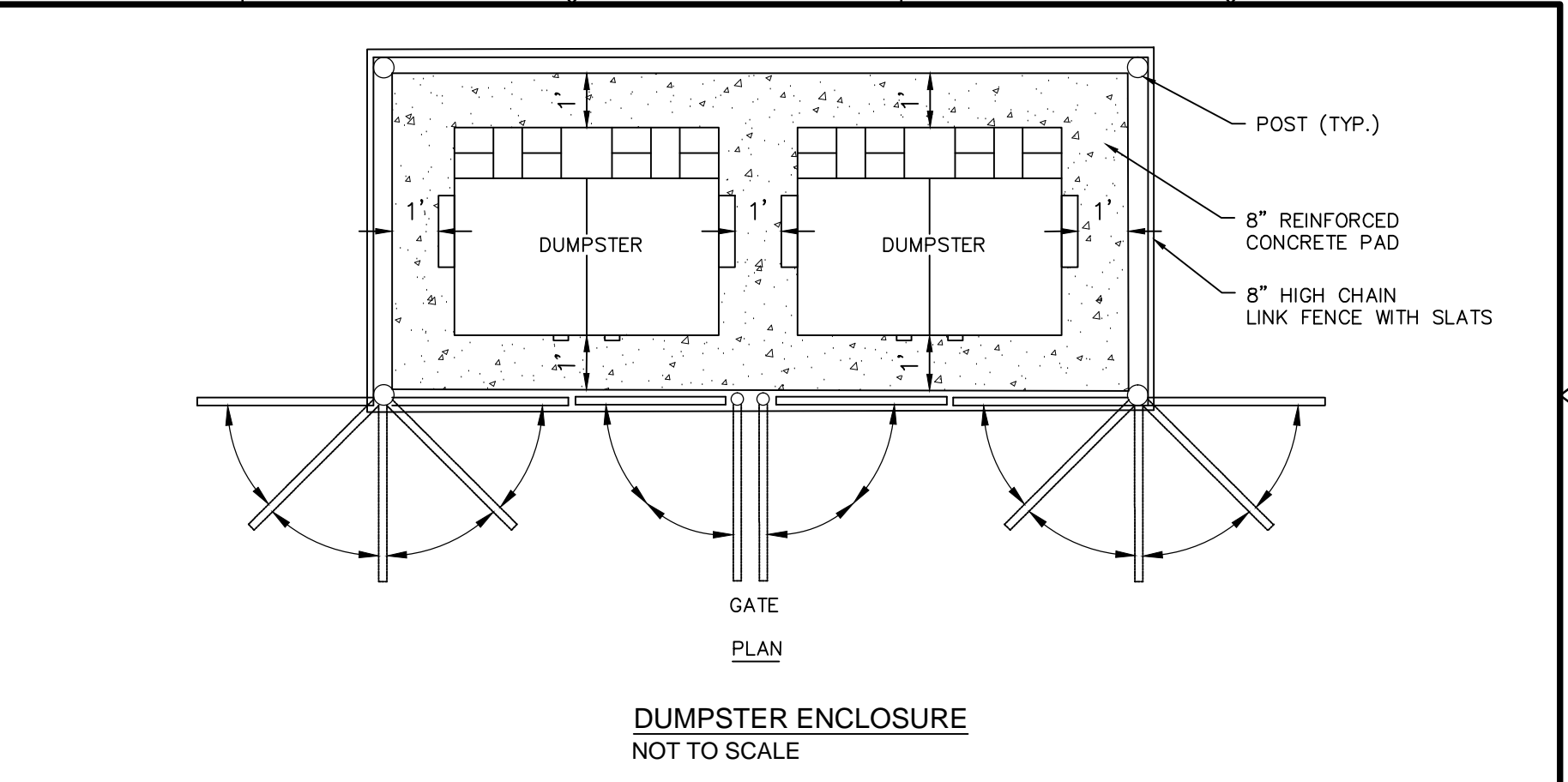
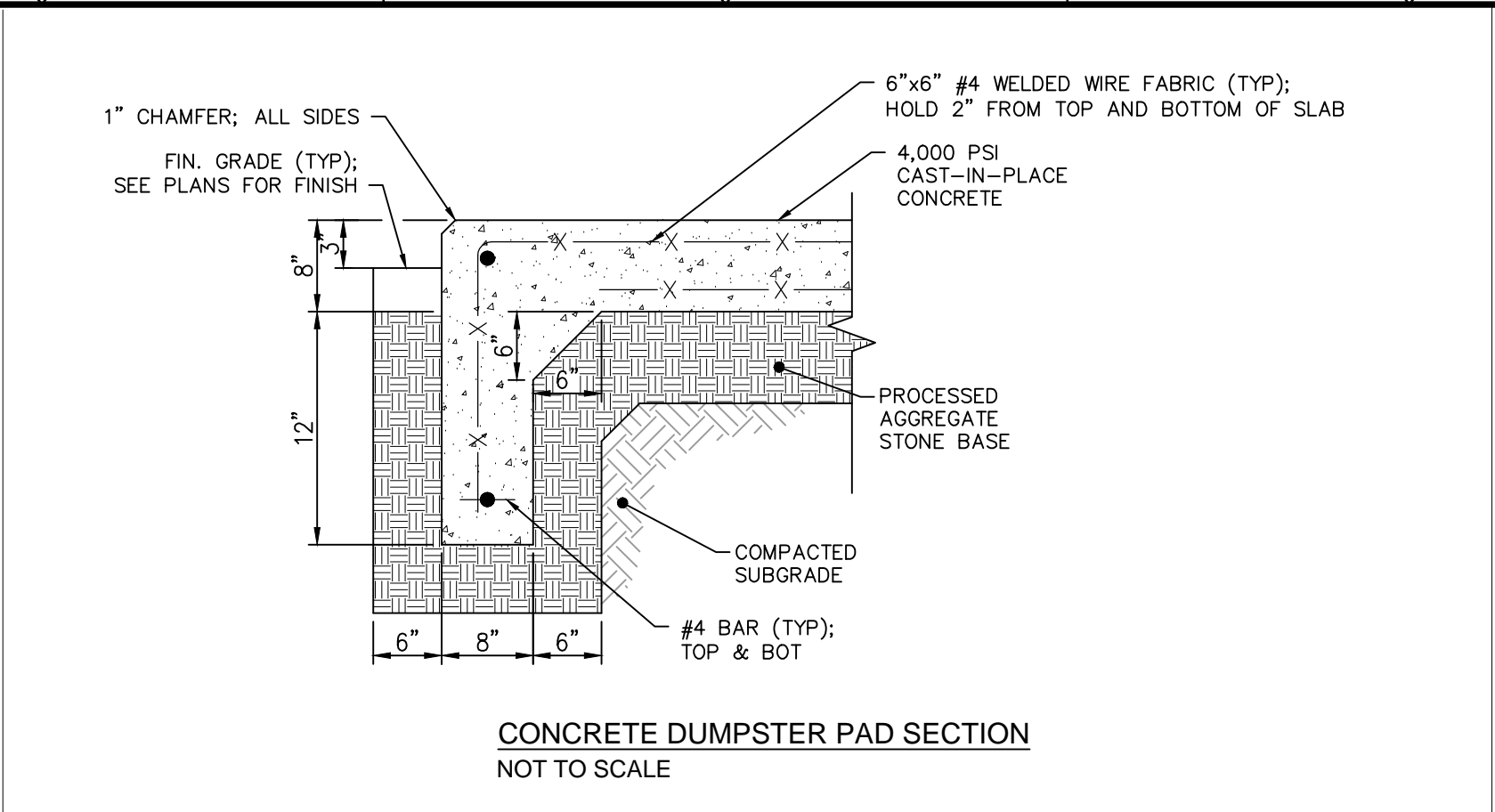
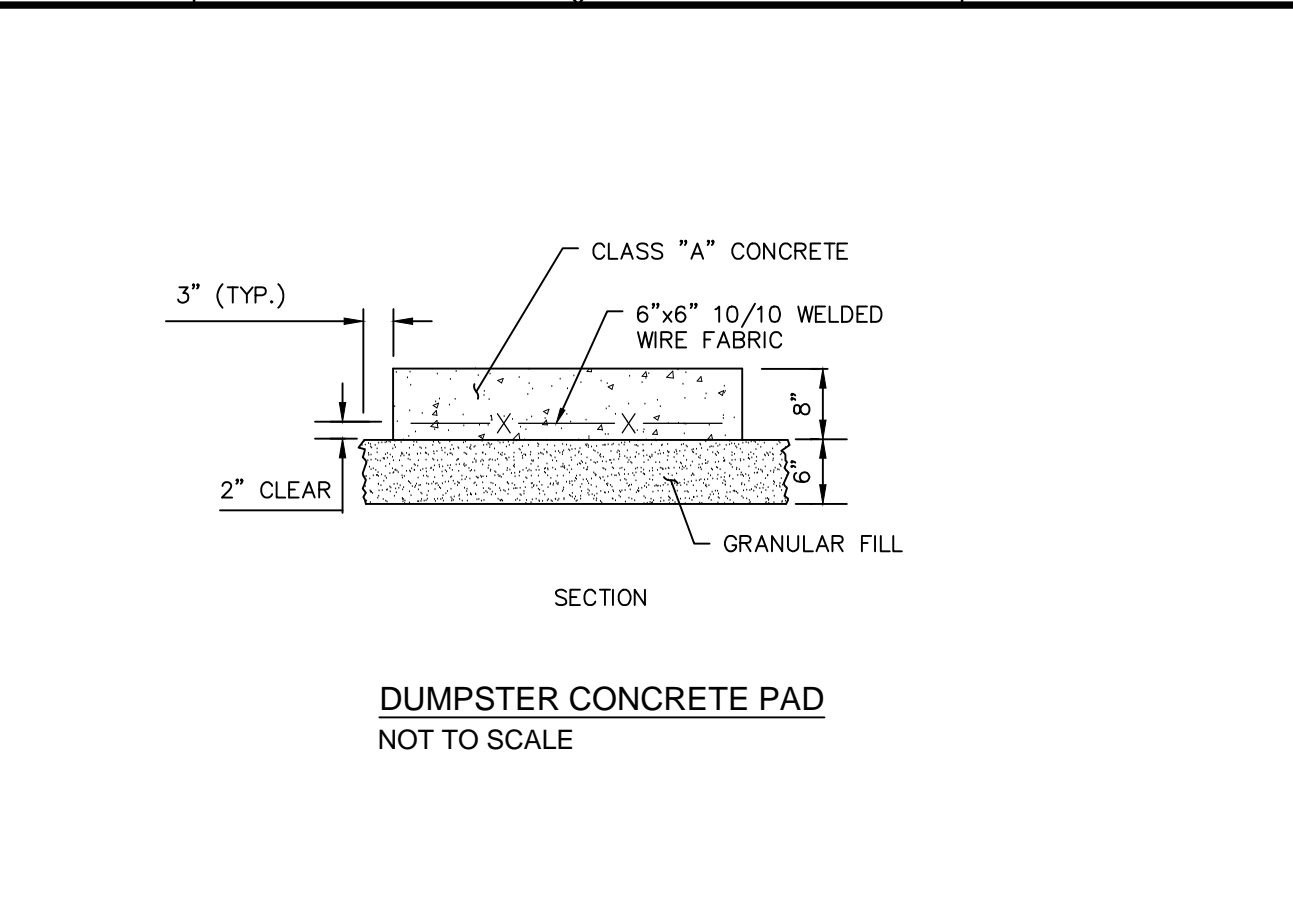
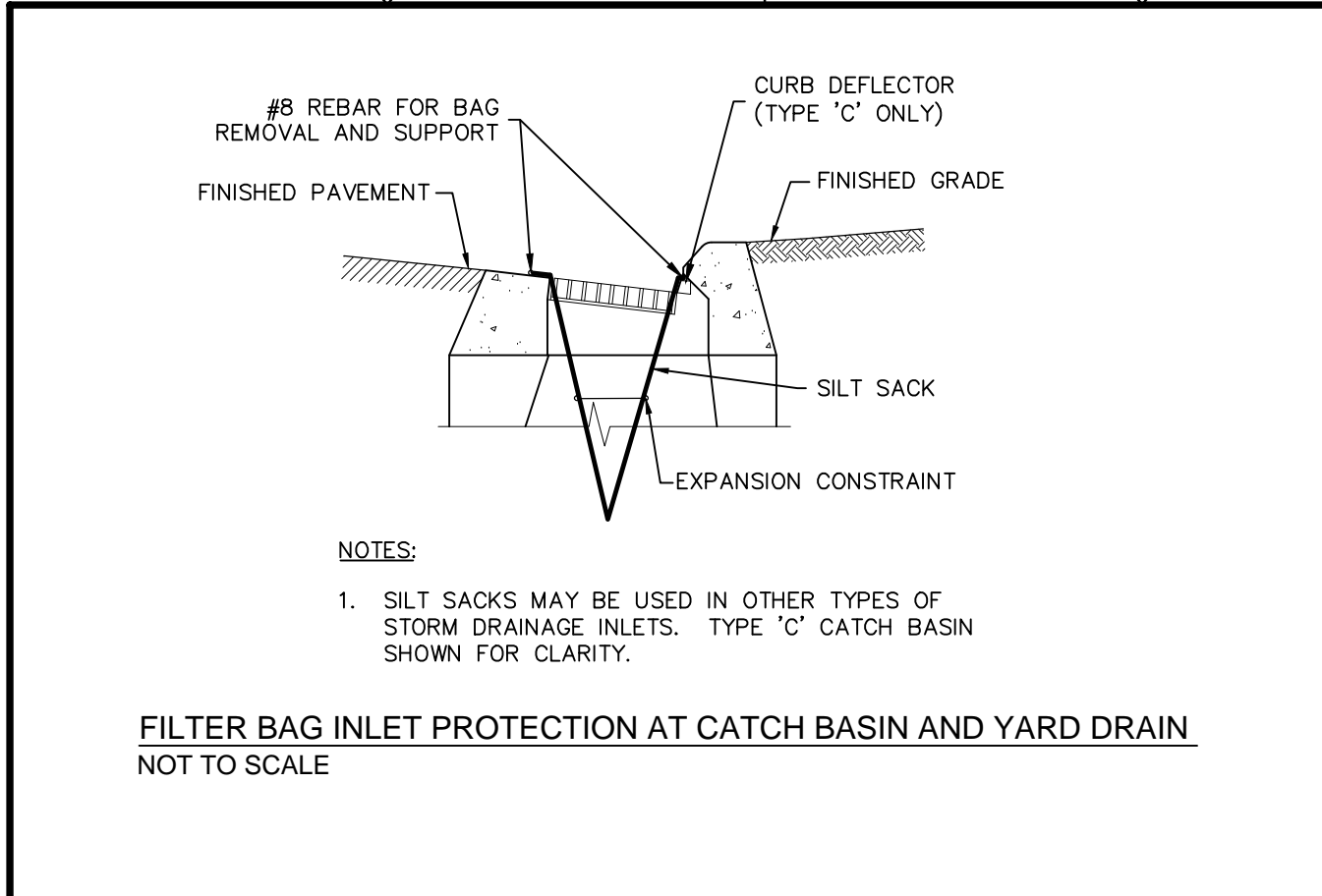
NOT FOR CONSTRUCTION

PROJECT NO.: 1850	DESIGNED BY: GBS	DRAWN BY: MK	SHEET CHK'D BY: SJH	CROSS CHK'D BY: GBS	APPROVED BY:	DATE: APRIL, 2019
REV. NO.	DATE	DRWN	CHKD	REMARKS		

PREPARED FOR:	PREPARED BY:	ENSIGN AND MAIN SITE DESIGN ENSIGN STREET & MAIN STREET EAST HARTFORD, CONNECTICUT	SHEET NO.
GOODWIN COLLEGE ONE RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT	ZUVIC-CARR AND ASSOCIATES CONSULTING ENGINEERS 40 Cold Spring Road • Rocky Hill, CT 06067 Phone 860.436.4901 • Fax 860.436.4953	CIVIL DETAILS	CD-2



FILE PATH: H:\Projects\Goodwin College\1850 - Main & Ensign Preliminary Site Design\AutoCAD\Civil\1850 - CD.dwg PLOT DATE: 4/10/2019 PLOT TIME: 8:11:38 AM



**NOT FOR CONSTRUCTION**

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1850
DESIGNED BY: GBS
DRAWN BY: MK
SHEET CHK'D BY: SJH
CROSS CHK'D BY: GBS
APPROVED BY: _____
DATE: APRIL, 2019

PREPARED FOR:

**GOODWIN COLLEGE**

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:

**ZUVIC-CARR AND ASSOCIATES**  
CONSULTING ENGINEERS

40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

**ENSIGN AND MAIN**  
SITE DESIGN

ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

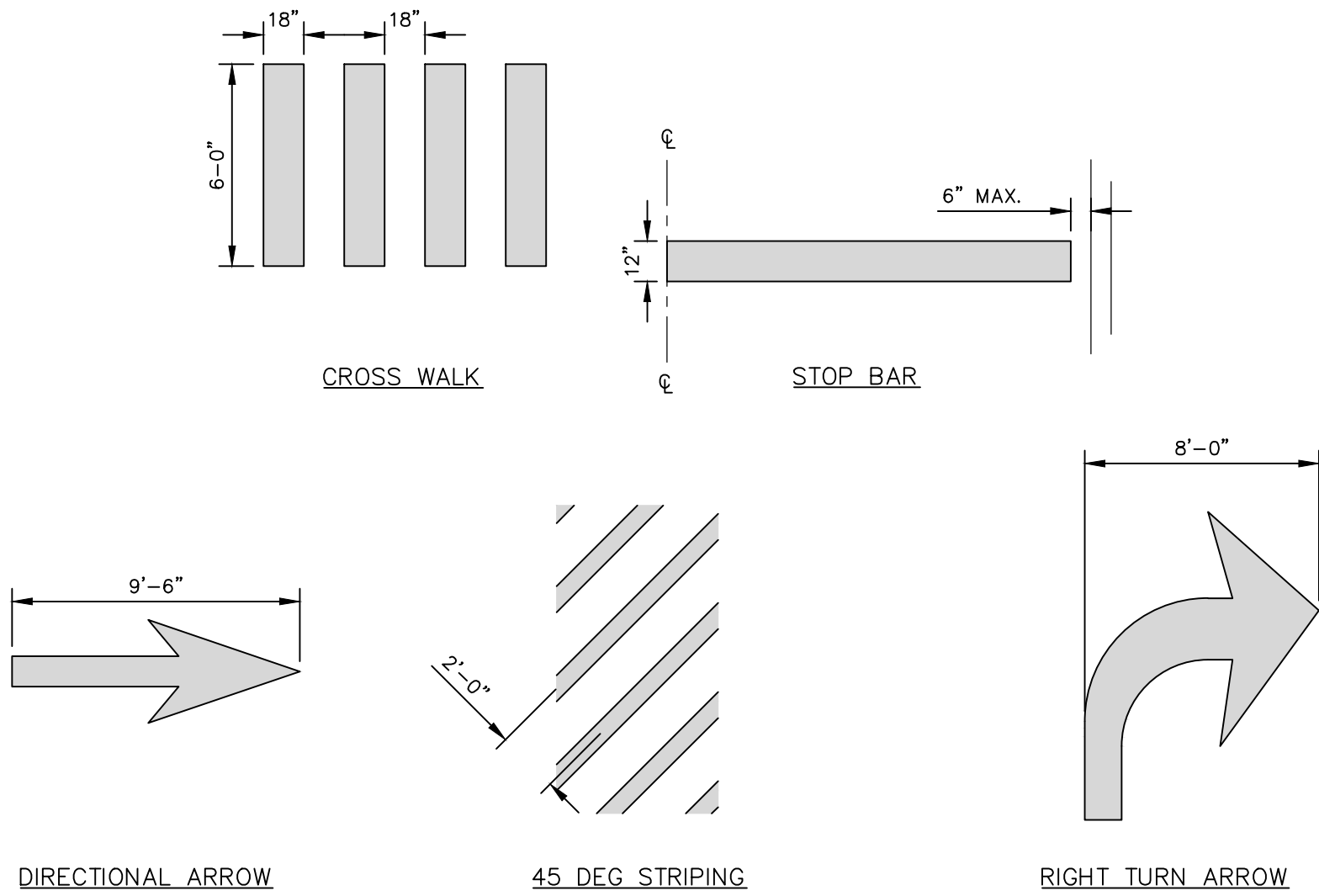
CIVIL DETAILS

SHEET NO.

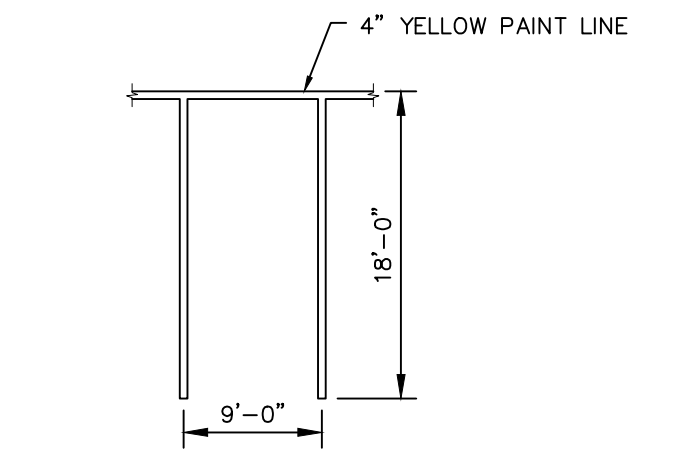
**CD-3**



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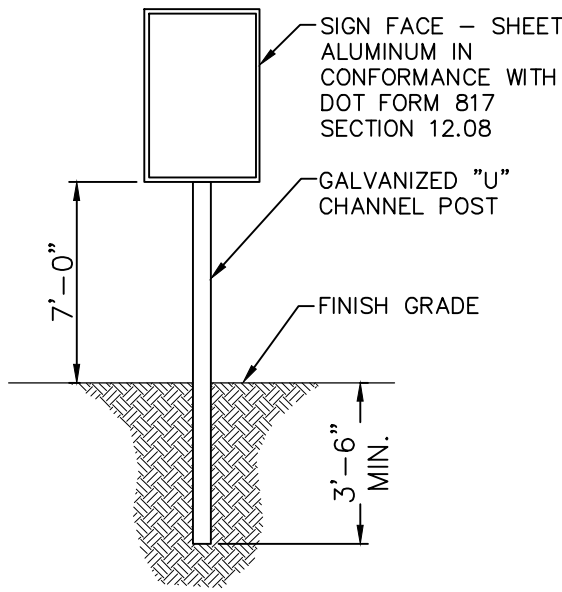


TYPICAL PAVEMENT MARKINGS  
NOT TO SCALE

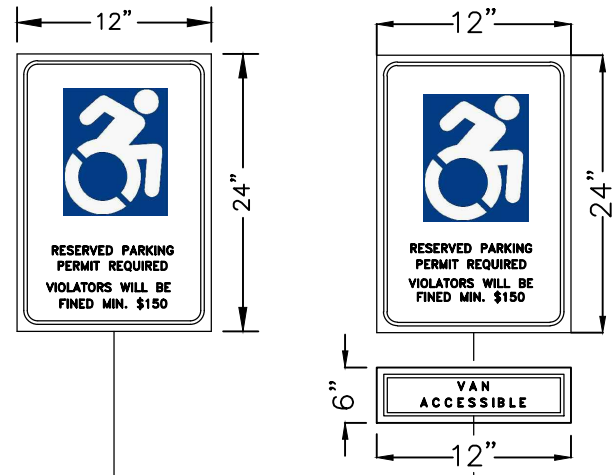


- NOTES:
1. SEE SITE LAYOUT PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
  2. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.

TYPICAL PARKING SPACE  
NOT TO SCALE

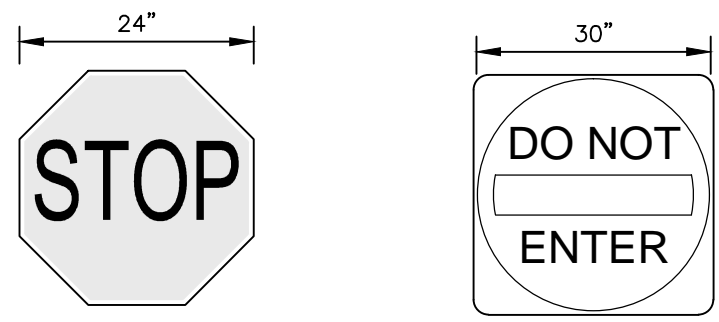


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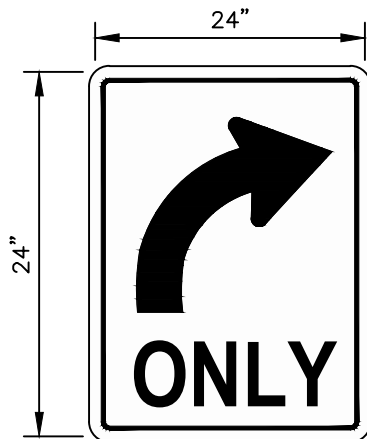
NOTE: SIGN TO HAVE BLUE BACKGROUND WITH WHITE LETTERING

INTERNATIONAL SYMBOL OF ACCESS  
PARKING SIGN  
NOT TO SCALE



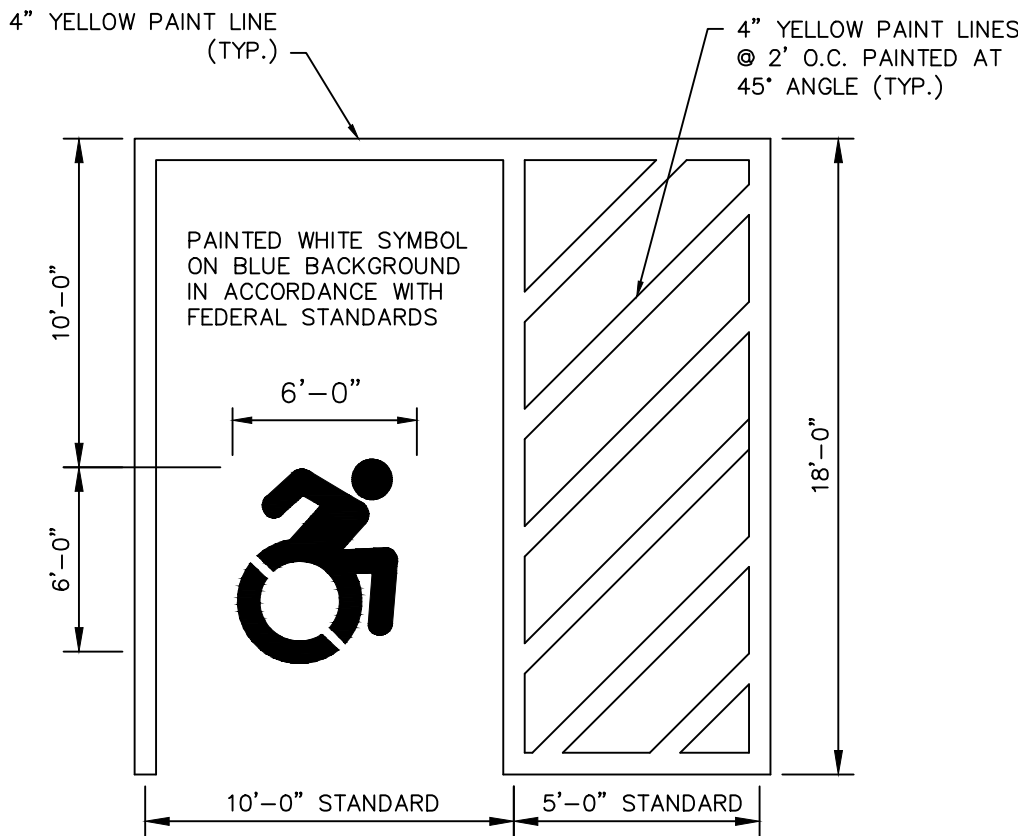
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SIGN B (31-1119)



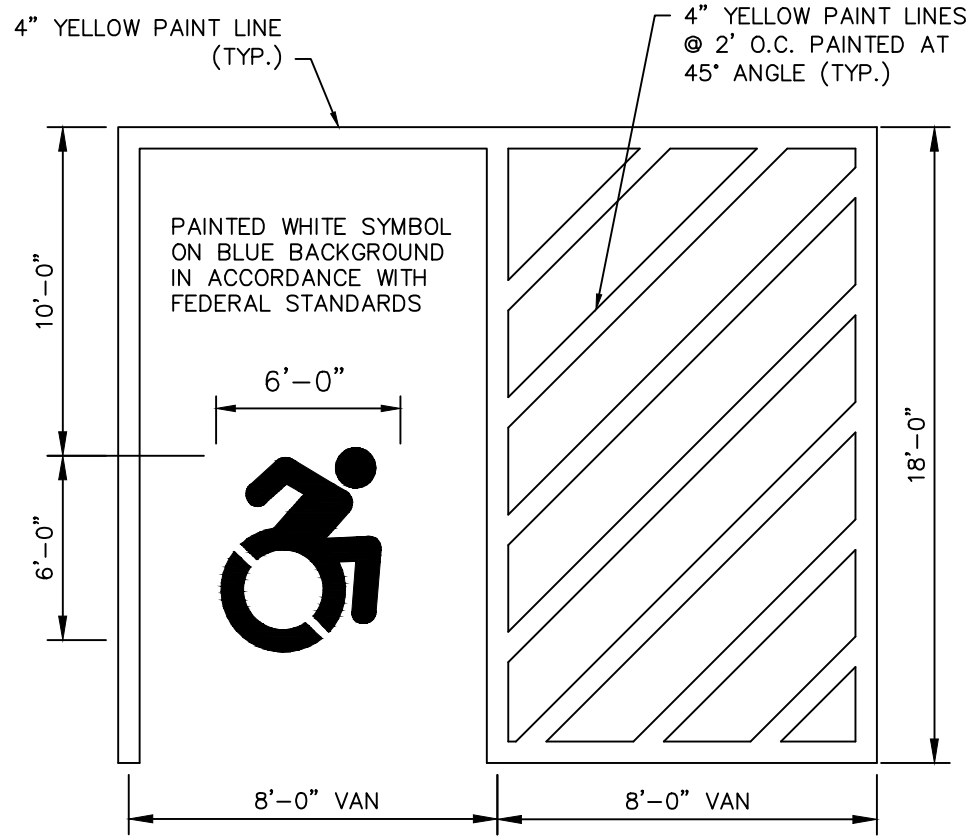
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SIGNS  
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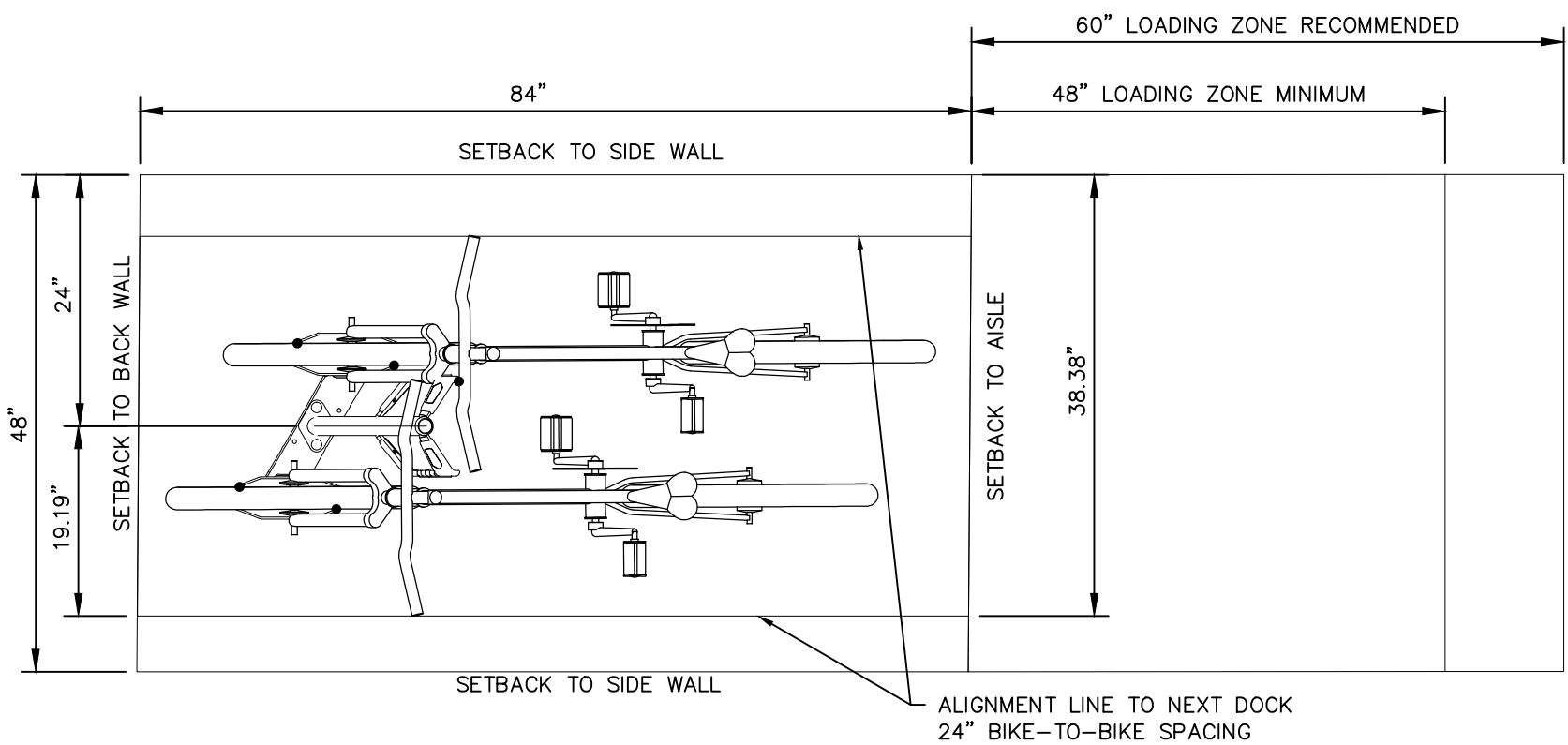
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2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

ACCESSIBLE PARKING SPACE  
NOT TO SCALE

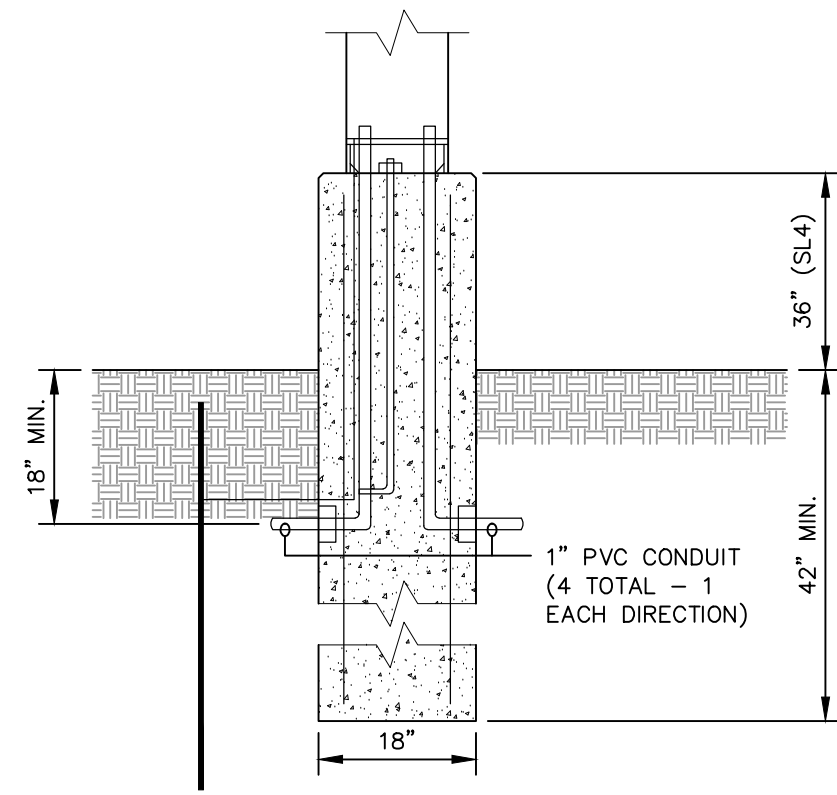


1. SEE SITE LAYOUT PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

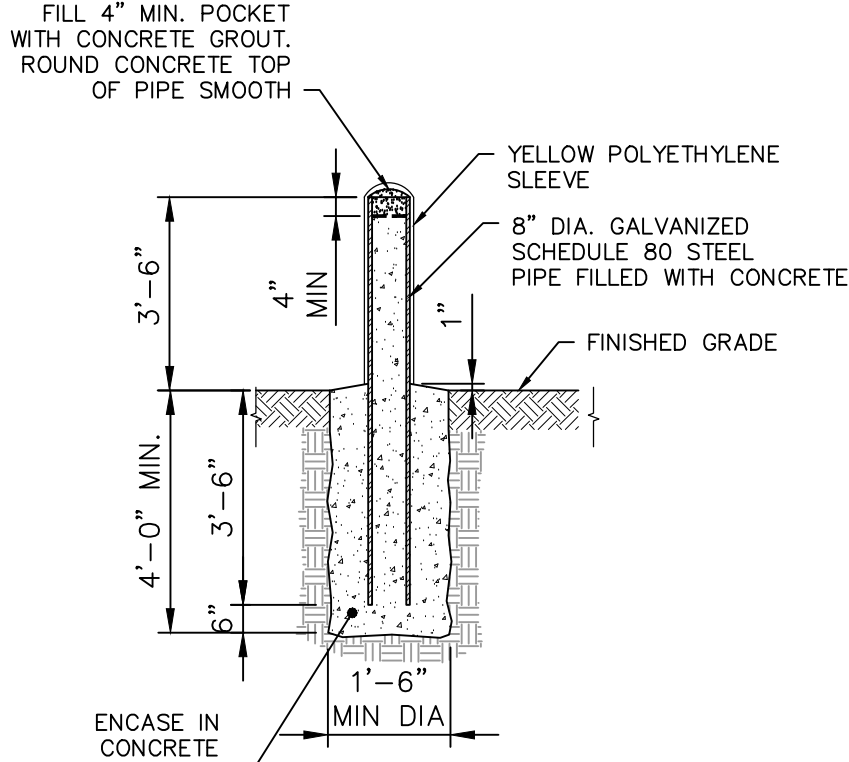
VAN ACCESSIBLE PARKING SPACE  
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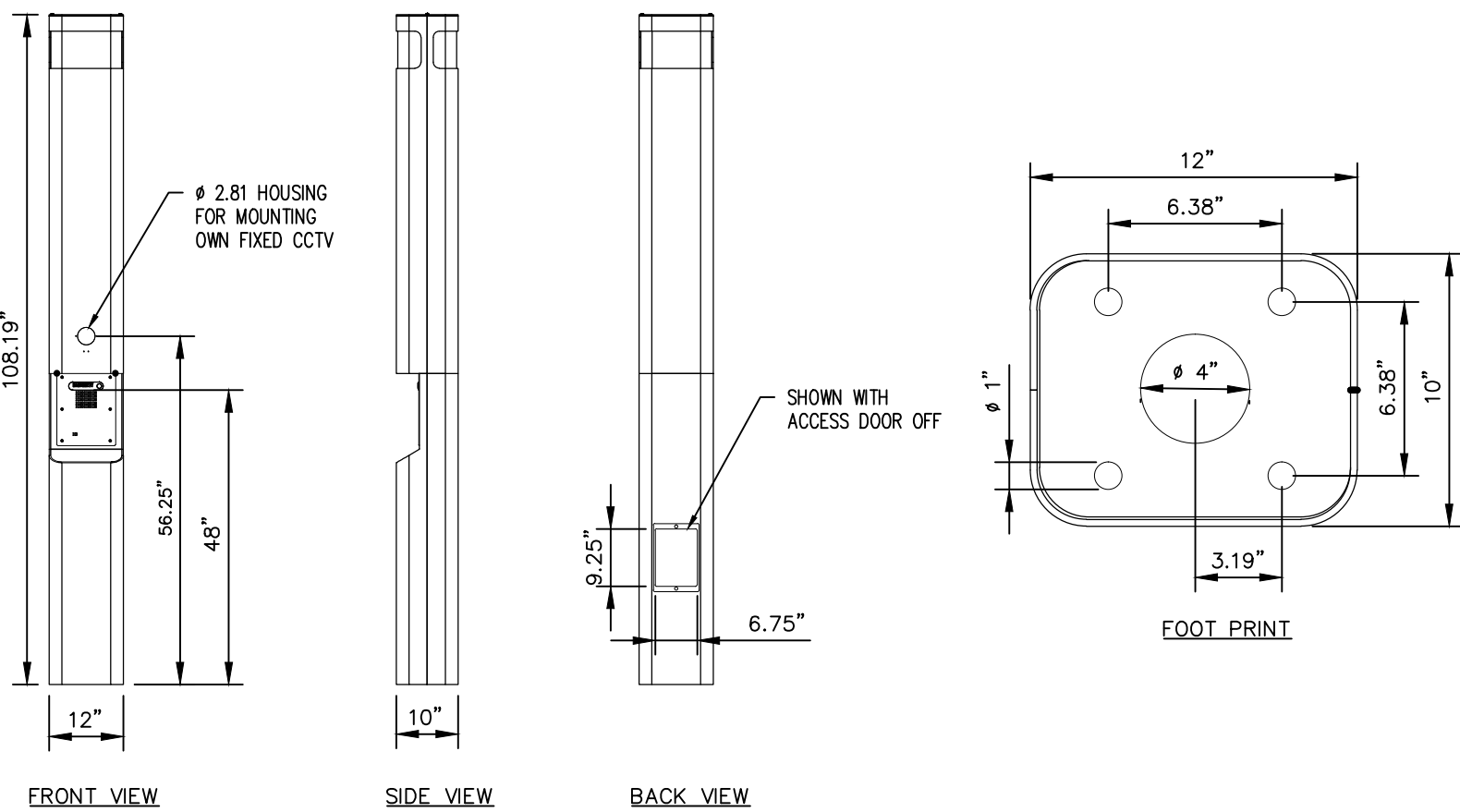
BIKE RACK  
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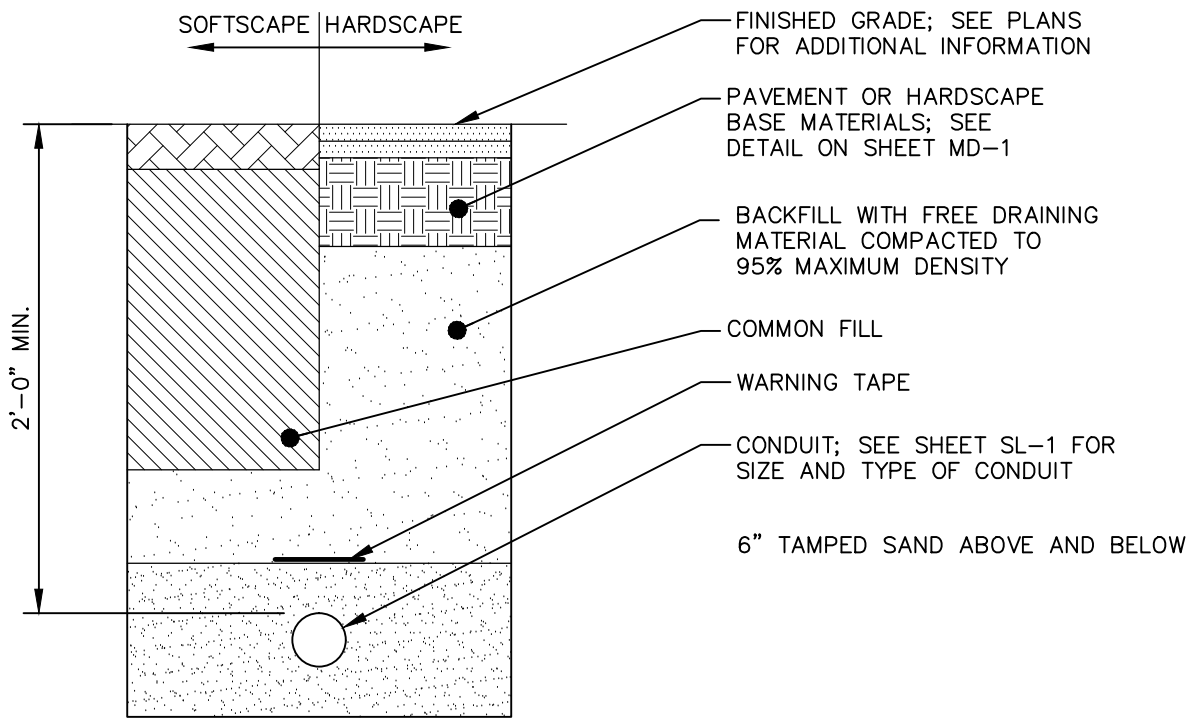
SITE LIGHTING INSTALLATION  
NOT TO SCALE



BOLLARD IN LAWN  
NOT TO SCALE



EMERGENCY BLUE LIGHT  
NOT TO SCALE



TYPICAL SITE LIGHTING TRENCH  
NOT TO SCALE

NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.:	1850
DESIGNED BY:	GBS
DRAWN BY:	MK
SHEET CHK'D BY:	SJH
CROSS CHK'D BY:	GBS
APPROVED BY:	
DATE:	APRIL, 2019

PREPARED FOR:

**GOODWIN COLLEGE**

ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:

**ZUVIC-CARR AND ASSOCIATES**  
CONSULTING ENGINEERS

40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

ENSIGN AND MAIN  
SITE DESIGN

ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

CIVIL DETAILS

SHEET NO.

CD-4



**Ensign and Main St  
East Hartford, CT 06118**

120 HUYSHOPE AVENUE  
SUITE 400  
HARTFORD, CT 06106  
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**CONSULTANTS:**

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860-436-4901

## STRUCTURAL

Michael Horton Associates, Inc.  
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Branford, CT 06405  
203-481-8600

## M/E/P

**M/E/P**  
Innovative Engineering Services, LLC  
33 North Plains Industrial Road  
Wallingford, CT 06492  
203-467-4370

PLANNING AND ZONING  
SUBMISSION  
APRIL 5, 2019

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P.I.C. \_\_\_\_\_ L.D. \_\_\_\_\_  
P.M. \_\_\_\_\_ P.A. \_\_\_\_\_

ISSUE	Issue Date
JOB	H17062.00

**DRAWN** Author

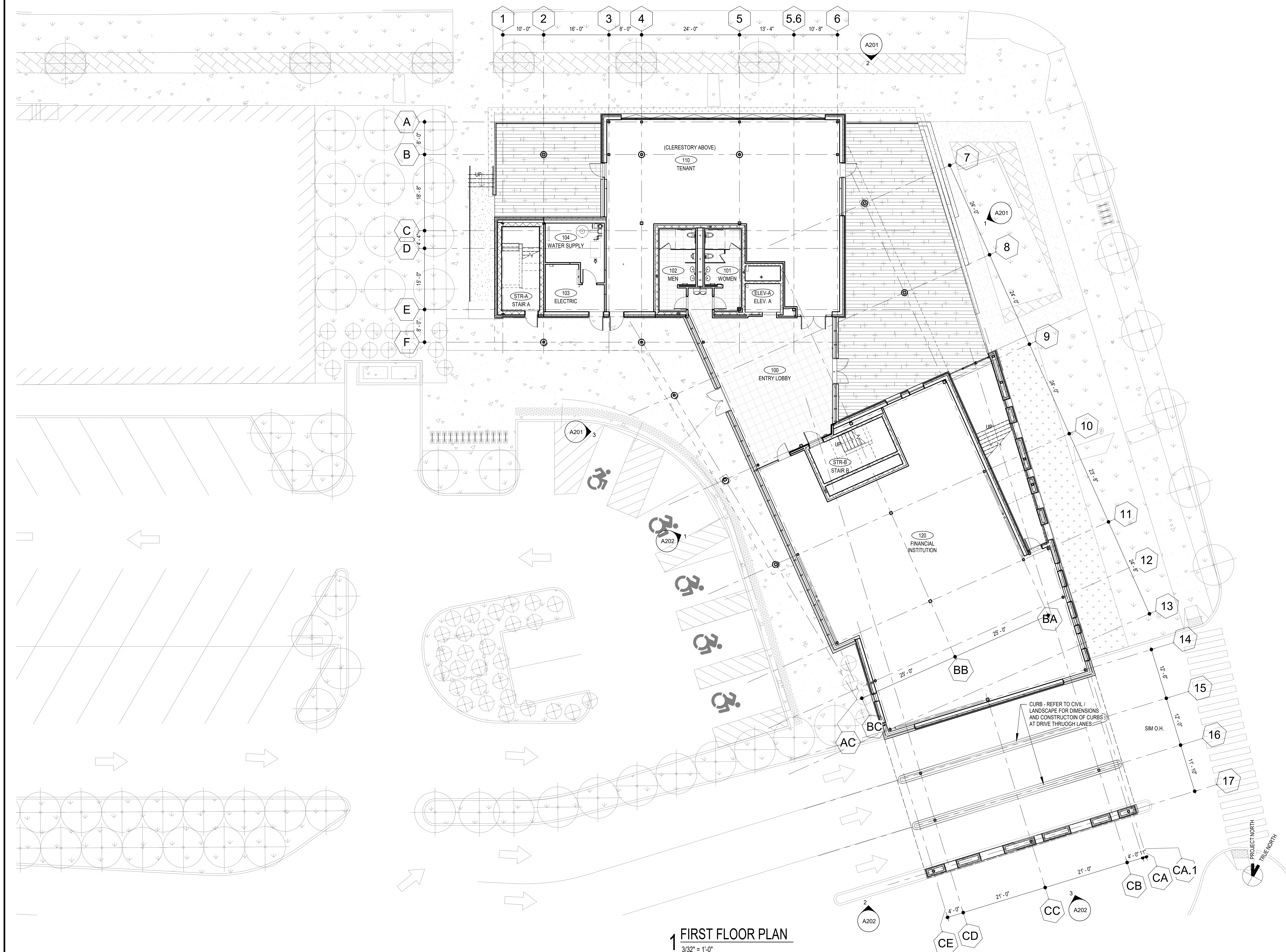
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REVISIONS:

REVISIONS:

## FIRST FLOOR PLAN

A101



1 FIRST FLOOR PLAN  
3/32" = 1'-0"



**Ensign and Main St  
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120 HUYSHOPE AVENUE  
SUITE 400  
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860.247.9226

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**ISSUE** \_\_\_\_\_ **Issue Date** \_\_\_\_\_

**JOB** H17062.00

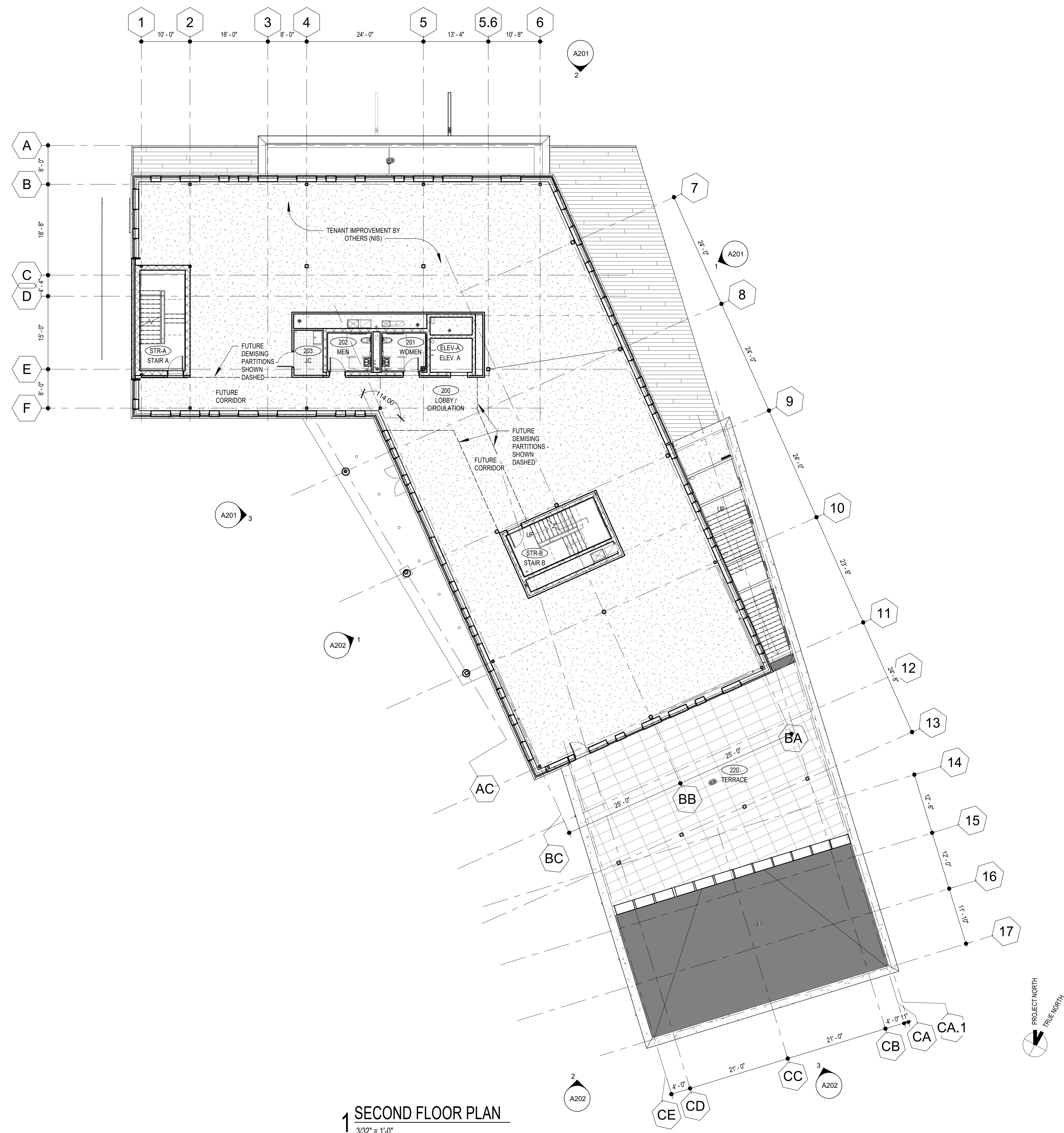
DRAWN Author

**SCALE**  $3/32" = 1'-0"$

REVISIONS:

## SECOND FLOOR PLAN

A102





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**ISSUE** \_\_\_\_\_ **Issue Date** \_\_\_\_\_

**JOB** H17062.00

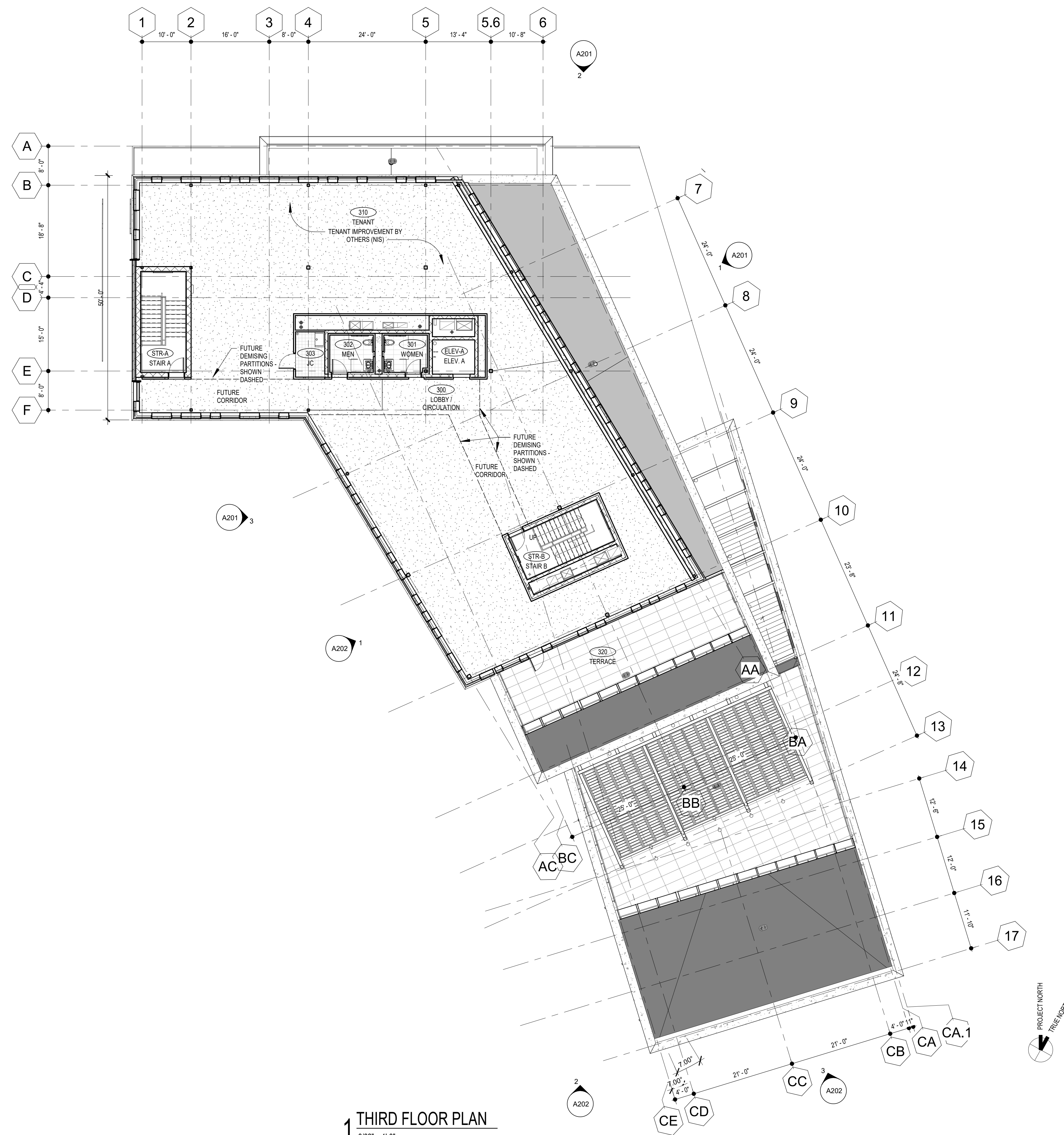
DRAWN Author

**SCALE**  $3/32" = 1'-0"$

**REVISIONS:**

### THIRD FLOOR PLAN

A103



### 1 THIRD FLOOR PLAN



**Ensign and Main St  
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120 HUYSHOPE AVENUE  
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## STRUCTURAL

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## M/E/P

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**ISSUE** \_\_\_\_\_ **Issue Date** \_\_\_\_\_

**JOB** H17062.00

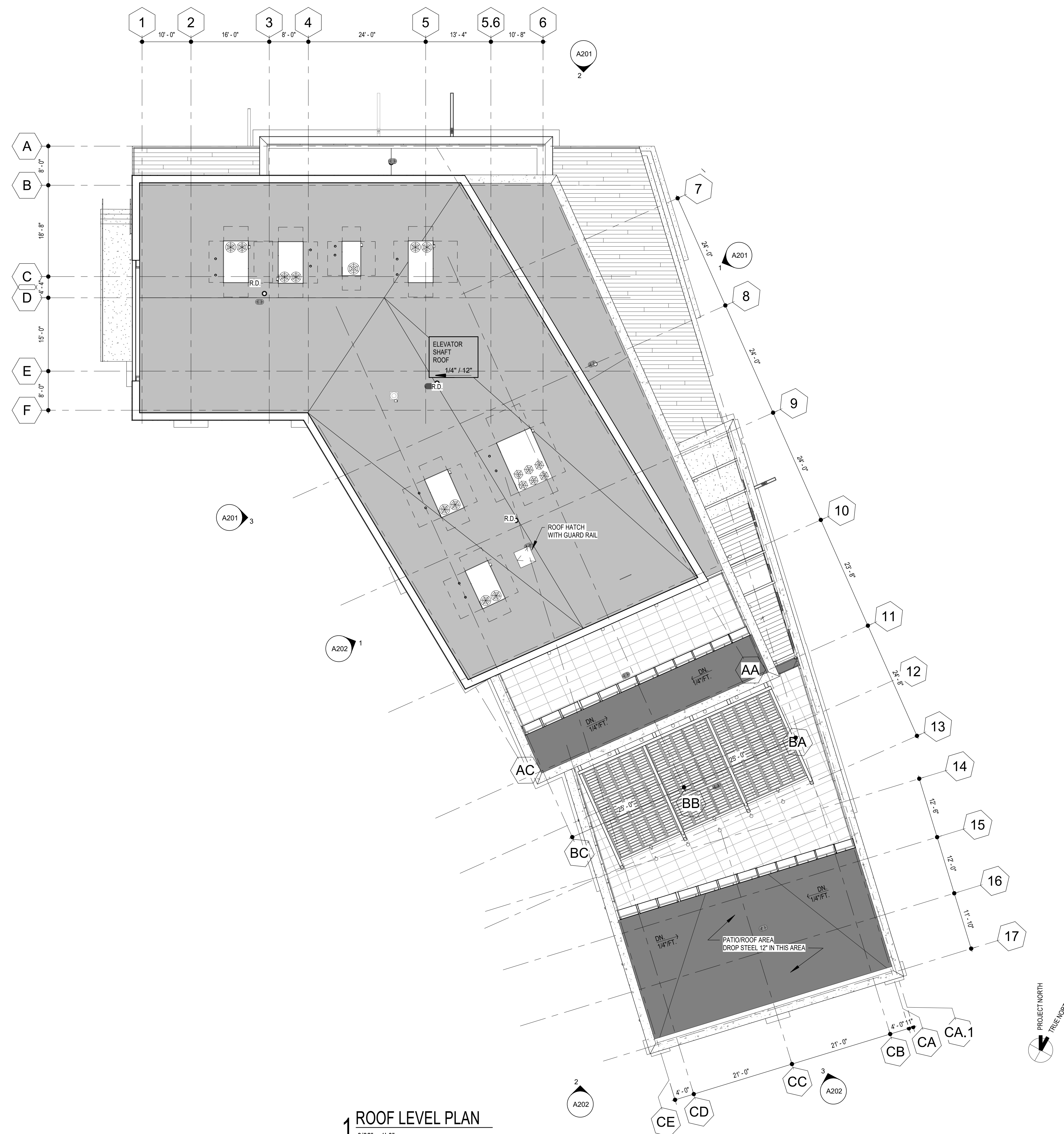
DRAWN Author

**SCALE**  $3/32" = 1'-0"$

REVISIONS:

## ROOF LEVEL PLAN

A104



# 1 ROOF LEVEL PLAN



**Ensign and Main St  
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120 HUYSHOPE AVENUE  
SUITE 400  
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Rocky Hill, CT 06067  
860-436-4901

## STRUCTURAL

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Wallingford, CT 06492  
203-467-4370

PLANNING AND ZONING  
SUBMISSION  
APRIL 5, 2019

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P.I.C. \_\_\_\_\_ L.D. \_\_\_\_\_  
P.M. \_\_\_\_\_ P.A. \_\_\_\_\_

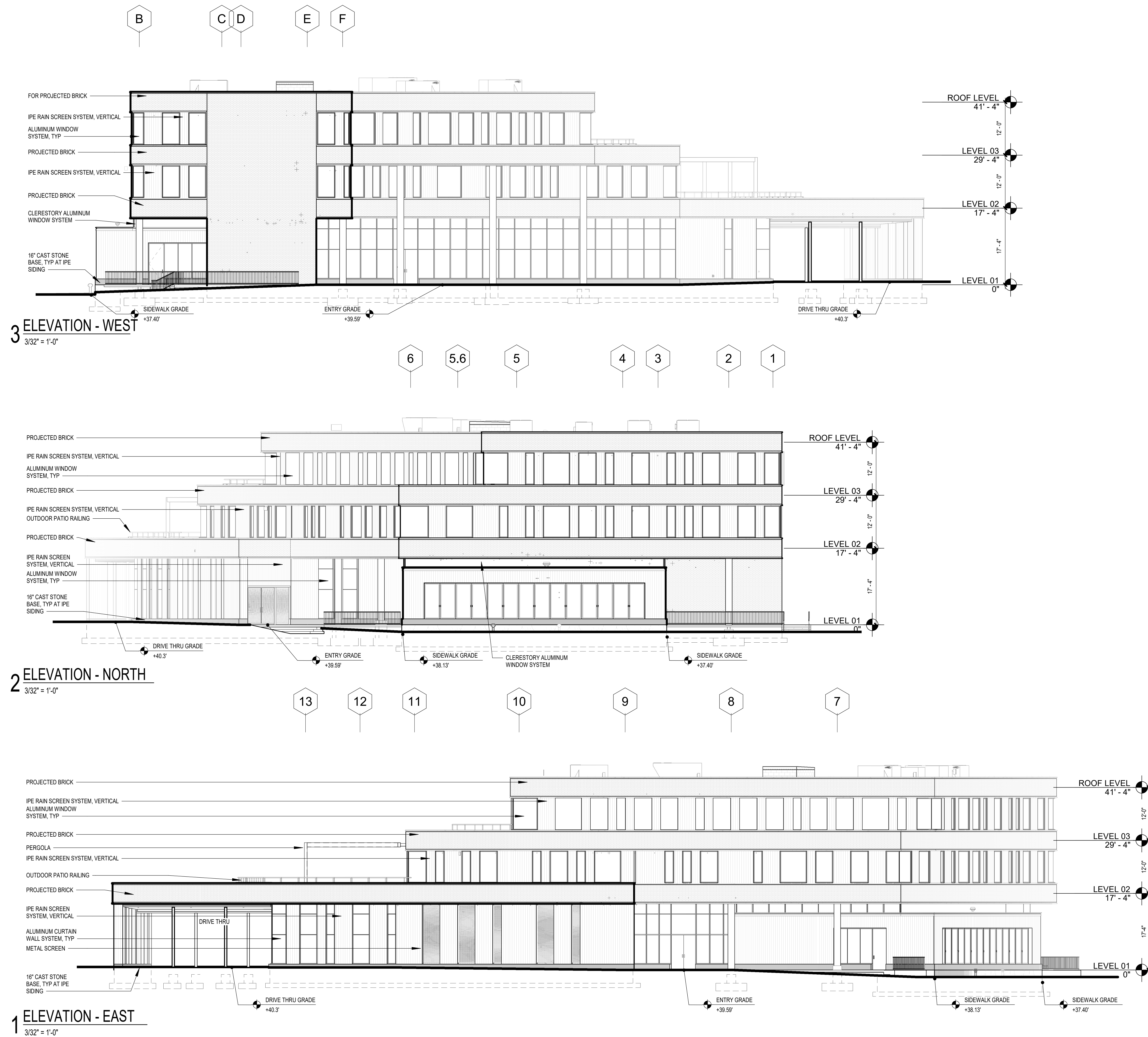
ISSUE	Issue Date
JOB	H17062.00
DRAWN	Author
SCALE	3/32" = 1'-0"

**REVISIONS:**

[illegible]

## EXTERIOR ELEVATIONS

# A201



## KEY PLAN



**Ensign and Main St  
East Hartford, CT 06118**

120 HUYSHOPE AVENUE  
SUITE 400  
HARTFORD, CT 06106  
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## CONSULTANTS:

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Civic Carr and Associates  
10 Cold Spring Road  
Rocky Hill, CT 06067  
60-436-4901

**STRUCTURAL**  
Michael Horton Associates, Inc.  
51 Meadow Street  
Stratford, CT 06405  
203-481-8600

**M/E/P**  
Innovative Engineering Services, LLC  
13 North Plains Industrial Road  
Wallingford, CT 06492  
203-467-4370

PLANNING AND ZONING  
SUBMISSION  
APRIL 5, 2019

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P.I.C. \_\_\_\_\_ L.D. \_\_\_\_\_  
P.M. \_\_\_\_\_ P.A. \_\_\_\_\_

ISSUE	Issue Date
JOB	H17062.00
DRAWN	Author
SCALE	3/32" = 1'-0"

**REVISIONS:**

## EXTERIOR ELEVATIONS

# A202

