TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM

DATE: 9/25/17

Official Receipt Date: / /

1. APPLICATION TYPE: (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- ☐ SITE PLAN APPLICATION
- ☐ SITE PLAN MODIFICATION
- ☐ FLOOD HAZARD – MAJOR*
- ☐ FLOOD HAZARD – MINOR*
- ☐ NATURAL RESOURCES REMOVAL AND FILLING
- ☐ SPECIAL USE PERMIT*
- ☑ ZONING MAP CHANGE*
- ☐ TEXT AMENDMENT*
- ☐ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 1 Pent Road, East Hartford, CT ZONE: I-3

ASSESSORS MAP AND LOT: 9-1 PARCEL SIZE (ACRES OR SQ. FT.): 55.27 Acres

PROJECT NAME: _____

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

See attached Narrative.

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Pratt and Whitney Aircraft / c/o Willgoos Plant

OWNER ADDRESS: 8 Farm Springs Road, Farmington, CT 06032

OWNER PHONE: 860 [illegible] 0886 OWNER EMAIL: renee.welsh@pw.utc.com

OWNER SIGNATURE: _____ PRINT NAME: L. Renee Welsh

The undersigned owner hereby authorizes: **(1)** this application, and **(2)** the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION ☐ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Goodwin College, Inc. Attn: Bryant Harrell - Vice President

APPLICANT ADDRESS: One Riverside Drive, East Hartford, CT 06118

APPLICANT PHONE: 860-727-6756 APPLICANT EMAIL: bharrell@goodwin.edu

APPLICANT SIGNATURE: _____ PRINT NAME: Bryant L. Harrell

5. DESIGN PROFESSIONAL INFORMATION ☐ CHECK IF PRIMARY CONTACT

FIRM: Zuvic, Carr and Associates, Inc. PHONE: 860-436-4901

CONTACT PERSON: Galen Semprebon, PE, LEED AP EMAIL: galen@zuvic.com

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

C. ZONING MAP CHANGE (ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Zoning information:
   a. Existing Zoning District: I-3
   b. Proposed Zoning District: DDD-1
2) Describe the existing and proposed use of land and buildings in zone change area:
   See attached Narrative.
3) Describe how the proposed Zone Change relates to the Plan of Conservation and Development:
   See attached Narrative.
4) Describe how the proposed Zone Change will benefit the Town of East Hartford:
   See attached Narrative.

D. TEXT AMENDMENT (ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Section number and wording of existing Zoning Regulation proposed for amendment:
2) Proposed revision, addition, or change in wording to the Zoning Regulations:
3) Describe the circumstance that justifies the proposed amendment:
4) Describe how the proposed amendment clarifies or improves the Zoning Regulations and improves development in the Town of East Hartford:
5) Describe how the proposed amendment relates to the Plan of Conservation and Development:

Zone Change Narrative
Goodwin College Inc.
1 Pent Road

The existing I-3 zoned 1 Pent Road property contains two one-story buildings and parking lots previously used for offices and heavy manufacturing processes as part of the Pratt and Whitney Aircraft division. These two buildings are currently being leased by Goodwin College for manufacturing curriculum and related labs. The proposed zone change is in support of a proposed resubdivision and redevelopment at 1 Pent Road by Goodwin College that will allow for the construction of a new annex building and the renovation of the two existing manufacturing buildings. The three buildings will house a high school manufacturing program which will provide students with hands-on technical machine lab training and classroom education, along with additional office and other unspecified program space for Goodwin College. The subject site, currently owned by Pratt and Whitney, is proposed to be purchased by Goodwin College, Inc., subject to subdivision, site plan, and zone change application approvals.

The proposed Zone relates to the adopted Plan of Development in the following manner. The Town of East Hartford Plan of Conservation and Development specifically refers to "the former Willgoos site, which is currently zoned I-3, standing out as a significant redevelopment opportunity" on page 150. The proposed redevelopment will take a portion of the former Willgoos site and revitalize it from both an environmental and educational standpoint as well as visually improve the area. The proposed zone change is vital for the support of the new annex and renovated buildings. The proposed use of the new and improved 1 Pent Road buildings will provide educational and employment opportunities important for the population that lives in proximity to the site.

The Zone change will be a benefit to the Town for the following reasons. The zone change will not only allow for environmental cleanup and development of the parcel, but also bring additional educational and employment opportunities to the East Hartford area.

Request for Waivers

Zoning Map Change Application
LOT 2-1
N/F PRATT & WHITNEY AIRCRAFT - WILLGOOS FACILITY
One Pent Road, East Hartford, CT

Site – Requested Waivers
Town of East Hartford Zoning Regulations

- *Section 503.4 Lot Sizes and Areas*. A waiver to the 25' rear yard setback requirement is required to allow the existing building on Lot 2-1 to be located 10' from the proposed property line. This waiver will be requested as part of the Zoning Map Change application that will be submitted concurrently with this Subdivision Application.

- *Section 503.4 – 200' X 200' Square*. A waiver to allow a 200' X 200' square that does not touch the front property line on lot 2-1. This waiver will be requested as part of the Zoning Map Change application that will be submitted concurrently with this Subdivision Application.

500 foot radius Property Owners List

Street	Parcel ID	Property Owner	Owner's Address (if different)
211 RIVERSIDE DR	12032	GOODWIN COLLEGE INC	1 Riverside Drive, East Hartford, CT 06118
1 PENT RD	11217	PRATT & WHITNEY AIRCRAFT	8 Farm Springs, Farmington, CT 06032
2 PENT RD	6429	GOODWIN COLLEGE INC	1 Riverside Drive, East Hartford, CT 06118
31 HIGH STREET (Carria ge Park Condominiums) PROPERTY OWNERS:			
31 HIGH ST #2101	16035	OBERMEIER, CAROL L	East Hartford, CT 06118
31 HIGH ST #2102	16036	DAVIDSON, CHARLES A	East Hartford, CT 06118
31 HIGH ST #2103	16037	DACRUZ, MARK	East Hartford, CT 06118
31 HIGH ST #2104	16038	CRUZ, LISETTE	East Hartford, CT 06118
31 HIGH ST #2105	16039	EDWARDS, CARRON R	East Hartford, CT 06118
31 HIGH ST #2106	16040	O'SHEA, KEVIN MICHAEL & DAWN L	East Hartford, CT 06118
31 HIGH ST #2201	16041	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
31 HIGH ST #2202	16042	RODRIGUEZ LIMBERT	East Hartford, CT 06118
31 HIGH ST #2203	16043	PERRY, CHANAE	East Hartford, CT 06118
31 HIGH ST #2204	16044	BOYD, LINDA A	East Hartford, CT 06118
31 HIGH ST #2205	16045	DOWDELL, MALESHA G & DAPHNE L	East Hartford, CT 06118
31 HIGH ST #2206	16046	NASH, TIMOTHY C	East Hartford, CT 06118
31 HIGH ST #3101	16047	RIVERA, VICTORIA A	East Hartford, CT 06118
31 HIGH ST #3102	16048	LYON, MICHELLE A	East Hartford, CT 06118
31 HIGH ST #3103	16049	MACK, SARAH R	East Hartford, CT 06118
31 HIGH ST #3104	16050	WIESE, KRISTOFER F	East Hartford, CT 06118
31 HIGH ST #3105	16051	DEPREY, MYRA R	East Hartford, CT 06118
31 HIGH ST #3106	16052	TORRES, MELISSA	East Hartford, CT 06118
31 HIGH ST #3107	16053	JONES, MICHAEL W	East Hartford, CT 06118
31 HIGH ST #3108	16054	PEDERZOLI FAMILY REVOCABLE TRUST / PEDERZOLI, THOMAS E JR & MARY ELLEN TRUST	617 N Forest Creek Dr, St Augustine, FL 32092
31 HIGH ST #3201	16055	CYR, PAUL	East Hartford, CT 06118
31 HIGH ST #3202	16056	LABONNE, MARTHA S	East Hartford, CT 06118
31 HIGH ST #3203	16057	SPERA, MARK S	East Hartford, CT 06118
31 HIGH ST #3204	16058	HATHAWAY BROTHERS REALTY LLC	P.O. Box 290375, Wethersfield, CT 06129
31 HIGH ST #3205	16059	MILLER, KAITLIN L	59 Old Carriage Rd, Portland, CT 06480
31 HIGH ST #3206	16060	EKSTROM, ROBERT C	9 Amolia Farms Rd, Windsor, CT 06095
31 HIGH ST #3207	16061	CASTRO, PATRICIA	East Hartford, CT 06118
31 HIGH ST #3208	16062	HARTLINE, PETER H & LARISSA M / JUCERA , REBECCA B	East Hartford, CT 06118
31 HIGH ST #3303	16063	GIBBS, DERRICK C JR	East Hartford, CT 06118
31 HIGH ST #3304	16064	ROTHERFORTH, ROBIN K	East Hartford, CT 06118
31 HIGH ST #3307	16065	OUTLAW, SHERRY	East Hartford, CT 06118
31 HIGH ST #3308	16066	CICERO, KARA D	East Hartford, CT 06118
31 HIGH ST #4101	16067	MONACO, LORI B	East Hartford, CT 06118

31 HIGH ST #4102	16068	LENARES, KAREN	East Hartford, CT 06118
31 HIGH ST #4103	16069	TAYLOR, JAMES M	East Hartford, CT 06118
31 HIGH ST #4104	16070	VIRGIN, DYLON A	East Hartford, CT 06118
31 HIGH ST #4105	16071	BROWN, TONYA T	East Hartford, CT 06118
31 HIGH ST #4106	16072	CAMPUS REALTY LLC	1 Riverside Dr, East Hartford, CT 06118
31 HIGH ST #4107	16073	SWANSON, CYNTHIA B	East Hartford, CT 06118
31 HIGH ST #4108	16074	LINLAR INC	21 High St, East Hartford, CT 06118
31 HIGH ST #4201	16075	WALDRON, JENNIFER	East Hartford, CT 06118
31 HIGH ST #4202	16076	HAYES, ANDREW P	East Hartford, CT 06118
31 HIGH ST #4203	16077	2233-2247 MAIN STREET LLC	1420 Main St, Glastonbury, CT 06033
31 HIGH ST #4204	16078	BOLES, NEIL	East Hartford, CT 06118
31 HIGH ST #4205	16079	STENSON, MINISHA M	East Hartford, CT 06118
31 HIGH ST #4206	16080	SIMPSON, DEMAIN E	East Hartford, CT 06118
31 HIGH ST #4207	16081	MOORE, SHENIKKA T	East Hartford, CT 06118
31 HIGH ST #4208	16082	JOHNSON, ZACHARY S	East Hartford, CT 06118
31 HIGH ST #4303	16083	THOMPSON, ERIC M	East Hartford, CT 06118
31 HIGH ST #4304	16084	SCOTT, JEREMY J & LINDSAY N	East Hartford, CT 06118
31 HIGH ST #4307	16085	BANNON, TIMOTHY M & DENISE M / AS CO TRUSTEES	4409 Native Dancer Dr, Edmond, OK 73025
31 HIGH ST #4308	16086	CLAFFEY, WILLIAM F EST OF / C/O YVONNE, CLAFFEY EXECTRIX	P.O. Box 688 369 Swazey Ln, Bethlehem, NH 03574
31 HIGH ST #5101	16087	BRUNO, LINDA J & LEONARD	201 Orange Grove Dr #10, Ormond Beach, FL 32174
31 HIGH ST #5102	16088	JAMES, ADRIAN	East Hartford, CT 06118
31 HIGH ST #5103	16089	HABERERN, SONYA E	East Hartford, CT 06118
31 HIGH ST #5104	16090	CHIMU, LLC	220 Silo Dr, Rocky Hill, CT 06067
31 HIGH ST #5105	16091	CHIMU, LLC	220 Silo Dr, Rocky Hill, CT 06067
31 HIGH ST #5106	16092	CHIMU, LLC	220 Silo Dr, Rocky Hill, CT 06067
31 HIGH ST #5107	16093	VERDERBER, JEFFREY	East Hartford, CT 06118
31 HIGH ST #5108	16094	RIVERA, EVELYN	East Hartford, CT 06118
31 HIGH ST #5201	16095	WAY, CHARNGSHIOU	East Hartford, CT 06118
31 HIGH ST #5202	16096	FORBES, DEBORAH	East Hartford, CT 06118
31 HIGH ST #5203	16097	EVANS, JAMES CLIFFORD	East Hartford, CT 06118
31 HIGH ST #5204	16098	GUZEK, IRENE B	East Hartford, CT 06118
31 HIGH ST #5205	16099	BARIBAULT, PHILIP J III & DELORGE, JAMES VII	East Hartford, CT 06118
31 HIGH ST #5206	16100	RABINOWITZ, AARON M	East Hartford, CT 06118
31 HIGH ST #5207	16101	VIRGIN, GAMAR GARFIELD	East Hartford, CT 06118
31 HIGH ST #5208	16102	COLDBROOK CROSSING LLC	78 Coldbrook Rd, So Glastonbury, CT 06073
31 HIGH ST #5303	16103	TEN BEACH STREET LLC	235 E River Dr Unit 1601, East Hartford, CT 06108
31 HIGH ST #5304	16104	HALLBERG, ROBERT V	61 Saunders St, East Hartford, CT 06108
31 HIGH ST #5307	16105	TEN BEACH ST LLC	235 E River Dr Unit 1601, East Hartford, CT 06108
31 HIGH ST #5308	16106	AMADASUN, HARRY JR	East Hartford, CT 06118
31 HIGH ST #6101	16107	WELCHMAN, M BARBARA	East Hartford, CT 06118
31 HIGH ST #6102	16108	PUGLIESE, BENJAMIN	17 Kettlepond Rd, Glastonbury, CT 06033
31 HIGH ST #6103	16109	EDWARDS, GARY	45 Wyllys St, Manchester, CT 06040
31 HIGH ST #6104	16110	GARCIA, JESSICA	East Hartford, CT 06118

31 HIGH ST #6105	16111	BANKS, AISHA	East Hartford, CT 06118
31 HIGH ST #6106	16112	SPRINGER, WAYNE	East Hartford, CT 06118
31 HIGH ST #6201	16113	CRANE, MICHAEL	East Hartford, CT 06118
31 HIGH ST #6202	16114	GRARD, STEPHANIE L	East Hartford, CT 06118
31 HIGH ST #6203	16115	BERRY, BRENDON THOMAS	East Hartford, CT 06118
31 HIGH ST #6204	16116	DACOSTA, JOSE / DACOSTA, CHERYL	64 Adam Hill, Windsor, CT 06095
31 HIGH ST #6205	16117	LING, SCOTT	East Hartford, CT 06118
31 HIGH ST #6206	16118	ZEA, DAVID	East Hartford, CT 06118
31 HIGH ST #7101	16119	GUERRERO, GRACIELA	East Hartford, CT 06118
31 HIGH ST #7102	16120	TURGEON, STEVEN J	55 Lisa Dr, South Windsor, CT 06074
31 HIGH ST #7103	16121	COLDBROOK CROSSING LLC	78 Coldbrook Rd, So Glastonbury, CT 06073
31 HIGH ST #7104	16122	DILLON, VAYDYA J	East Hartford, CT 06118
31 HIGH ST #7105	16123	DEPASQUALE JOSEPH D & DENISE M	East Hartford, CT 06118
31 HIGH ST #7106	16124	FEE, WILLIAM M & SCHWARTZ L N	East Hartford, CT 06118
31 HIGH ST #7107	16125	CHETTRI, JYOTSNA KHATTRI	East Hartford, CT 06118
31 HIGH ST #7108	16126	GOODWIN, ARTHUR & ANITA L	East Hartford, CT 06118
31 HIGH ST #7201	16127	LONG, JEROME E & LOVEJOY LONG, ANNE P	43829 Paramount Pl, Chantilly, VA 20152
31 HIGH ST #7202	16128	FORESHAW, EBONY	East Hartford, CT 06118
31 HIGH ST #7203	16129	GONZALEZ, DELIA I	East Hartford, CT 06118
31 HIGH ST #7204	16130	HARRIS, TYRON V & FEURTADO, DORIEL L III	East Hartford, CT 06118
31 HIGH ST #7205	16131	LONG, KEVIN M	23 Brittany Rd, Glastonbury, CT 06033
31 HIGH ST #7206	16132	BOUSQUET, ROGER G JR	East Hartford, CT 06118
31 HIGH ST #7207	16133	KIDANE, NEBIAT	East Hartford, CT 06118
31 HIGH ST #7208	16134	GLASER, MICHAEL S	East Hartford, CT 06118
31 HIGH ST #7303	16135	LOFTUS, DAWN	East Hartford, CT 06118
31 HIGH ST #7304	16136	PICONE, RICHARD J	East Hartford, CT 06118
31 HIGH ST #7307	16137	LOVEJOY, ANNE	East Hartford, CT 06118
31 HIGH ST #7308	16138	PARKINSON, ANGELA M	East Hartford, CT 06118
31 HIGH ST #8101	16139	ROCHESTER, JOSCELYN	East Hartford, CT 06118
31 HIGH ST #8102	16140	PETTIFORD, ALLAN J	East Hartford, CT 06118
31 HIGH ST #8103	16141	RESNIKOFF, MIRIAM	East Hartford, CT 06118
31 HIGH ST #8104	16142	NIEVES, ALLEN	East Hartford, CT 06118
31 HIGH ST #8105	16143	CAMPUS REALTY LLC	1 Riverside Dr, East Hartford, CT 06118
31 HIGH ST #8106	16144	ESPINAR, WENDY L	East Hartford, CT 06118
31 HIGH ST #8107	16145	CAMPUS REALTY LLC	1 Riverside Dr, East Hartford, CT 06118
31 HIGH ST #8108	16146	POULIOT, LISA	East Hartford, CT 06118
31 HIGH ST #8201	16147	CHAVES, MEAGAN & STEVE D	East Hartford, CT 06118
31 HIGH ST #8202	16148	MCLEAN, ANDREW R	East Hartford, CT 06118
31 HIGH ST #8203	16149	COONEY, PATRICK N	East Hartford, CT 06118
31 HIGH ST #8204	16150	HEINLY, JASON	East Hartford, CT 06118
31 HIGH ST #8205	16151	WILCOX, KIMBERLY A	East Hartford, CT 06118
31 HIGH ST #8206	16152	WYZATECKI, ALEXANDER	East Hartford, CT 06118
31 HIGH ST #8207	16153	GIOFRIDDO, PAUL	75 Hanmer St, Hartford, CT 06114

31 HIGH ST #8208	16154	RIVERA, BERNADETTE	East Hartford, CT 06118
31 HIGH ST #9101	16155	ROBINSON, MARY L	East Hartford, CT 06118
31 HIGH ST #9102	16156	LEE, DAVID W & SHARON L	East Hartford, CT 06118
31 HIGH ST #9103	16157	RODRIGUEZ, LOUIS R	82 Campfield Ave, Hartford, CT 06114
31 HIGH ST #9104	16158	WROBLEWSKI, IWONA	East Hartford, CT 06118
31 HIGH ST #9201	16159	PEREZ, MARTA	East Hartford, CT 06118
31 HIGH ST #9202	16160	COLLINS, NANCY & KULPANOWSHI, ARTHUR	East Hartford, CT 06118
31 HIGH ST #9203	16161	TAFF, STEPHANIE	East Hartford, CT 06118
31 HIGH ST #9204	16162	CORREA, TAIMYRA	East Hartford, CT 06118
31 HIGH ST #10101	16163	ZIMMITTI, KEVIN M & EDWARD E	East Hartford, CT 06118
31 HIGH ST #10102	16164	TEN BEACH STREET LLC	235 East River Dr #1601, East Hartford, CT 06118
31 HIGH ST #10103	16165	TRINDADE, STEVEN	East Hartford, CT 06118
31 HIGH ST #10104	16166	ELLIS, OLIVA	East Hartford, CT 06118
31 HIGH ST #10105	16167	PETERSEN, ROBERT J JR & LYNDA	East Hartford, CT 06118
31 HIGH ST #10106	16168	HOAG, RALPH W & DOROTHY A	East Hartford, CT 06118
31 HIGH ST #10107	16169	MBATUDDEX, BEATRICE & TAMACE, ALOYSIUS	East Hartford, CT 06118
31 HIGH ST #10108	16170	FORBES, MICHAEL W & TRACEY L	East Hartford, CT 06118
31 HIGH ST #10201	16171	CAMPUS REALTY LLC	1 Riverside Dr, East Harford, CT 06118
31 HIGH ST #10202	16172	ERICSON, TIMOTHY D	East Hartford, CT 06118
31 HIGH ST #10203	16173	FRANK, KENDRA C	East Hartford, CT 06118
31 HIGH ST #10204	16174	EASON, LUCY & DAVID II	East Hartford, CT 06118
31 HIGH ST #10205	16175	WALTON, BRITTANY D	East Hartford, CT 06118
31 HIGH ST #10206	16176	HILTON, MICHAEL J	East Hartford, CT 06118
31 HIGH ST #10207	16177	BRETON, AUDRA N	137 Timber Trail, E Hartford CT, 06118
31 HIGH ST #10208	16178	TEN BEACH STREET LLC	235 East River Dr #1601, East Hartford CT, 06108
31 HIGH ST #10303	16179	YOUNG, SHAWN T & LORETTA	East Hartford, CT 06118
31 HIGH ST #10304	16180	ADAMCEWICZ, LISA M	East Hartford, CT 06118
31 HIGH ST #10307	16181	RAMIEREZ, NORBERTO	East Hartford, CT 06118
31 HIGH ST #10308	16182	PRICE, BRIAN J	East Hartford, CT 06118
31 HIGH ST #11101	16183	MONTALVO, HERMENES	East Hartford, CT 06118
31 HIGH ST #11102	16184	HABERERN, ELIZABETH	East Hartford, CT 06118
31 HIGH ST #11103	16185	FORSCHINO, MARC M	East Hartford, CT 06118
31 HIGH ST #11104	16186	BOATENG, REGINA	East Hartford, CT 06118
31 HIGH ST #11105	16187	WORTHAM, TROY D	East Hartford, CT 06118
31 HIGH ST #11106	16188	DI PAOLA, PASQUALE	289 Maple St, Wethersfield, CT 06109
31 HIGH ST #11107	16189	BOWEN, GREGORY A	East Hartford, CT 06118
31 HIGH ST #11108	16190	WILLIAMS, JEAN C	East Hartford, CT 06118
31 HIGH ST #11201	16191	ZAK, DANIEL & MURASKI, LINDA K	1288 Main St, Glastonbury, CT 06033
31 HIGH ST #11202	16192	CAMPUS REALTY LLC	1 Riverside Dr, East Hartford, CT 06118
31 HIGH ST #11203	16193	FEDERAL HOME LOAN MORTGAGE GROUP	8200 Jones Branch Dr, McLean, VA 22102
31 HGH ST #11204	16194	CAMPUS REALTY LLC	1 Riverside Dr, East Hartford, CT 06118
31 HIGH ST #11205	16195	GOLD, SHIRLEY ANN	East Hartford, CT 06118

31 HIGH ST #11206	16196	ARPAN REALTY LLC	1653 Diamond Lake Rd, Glastonbury, CT 06033
31 HIGH ST #11207	16197	SIMONETTI, NICHOLAS M	101 Washington Blvd Apt 1408, Stamford, CT 06906
31 HIGH ST #11208	16198	LANDERS, ANNETTE K	East Hartford, CT 06118
31 HIGH ST #11303	16199	AUCION, KRISTIN H	East Hartford, CT 06118
31 HIGH ST #11304	16200	YATES, DEIDRE L	69 Ash St, South Windsor, CT 06074
31 HIGH ST #11307	16201	AGBAJE, OLUFUMILAYO	East Hartford, CT 06118
31 HIGH ST #11308	16202	COLDBROOK CROSSING LLC	East Hartford, CT 06118
71 HIGH ST	6426	TOWN OF EAST HARTFORD	740 Main St, East Hartford, CT 06118
85 HIGH ST	6427	STATE OF CONNECTICUT	State Office Building, Hartford, CT 06115
137 HIGH ST	6428	UNITED TECHNOLOGIES CORP	8 Farms Spring Rd, Farmington, CT 06032
152 HIGH ST	6430	QUINT RAYMOND L & ALAN & DAVID G	East Hartford, CT 06118
155 HIGH ST	6431	ALLEN LORELEI A	East Hartford, CT 06118
160 HIGH ST	6432	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
160 HIGH ST REAR	17164	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
168-170 HIGH ST	6433	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
247 MAIN ST	8586	SCHULTZ JOSEPH W	260 Brewer St, East Hartford, CT 06118
265-269 MAIN ST	8587	GIULIETTI JAMES D	P.O. Box 1618, South Windsor, CT 06278
281 MAIN ST	8594	INTER-COMM MENTAL HEALTH	East Hartford, CT 06118
287 MAIN ST	8595	SGPB LLC	P.O. Box 111, Old Saybrook, CT 06475
30 CARTER ST	2264	SCI CONNECTICUT FUNERAL SERVICES LLC	1929 Allen Pky, Houston, TX 77019
3-5 HIGH CT	6403	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
4-66 HIGH CT	6404	BROOKSIDE COMMONS LTD PRTNSHP	2319 Whitney Ave STE 1 A, Hamden, CT 06518
7-9 HIGH CT	6410	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
15-17 HIGH CT	6411	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
25-27 HIGH CT	6412	CAMPUS REALTY LLC	1 Riverside Drive, East Hartford, CT 06118
247 RIVERSIDE DR	12026	RIVERSIDE CAMPUS INC	1 Riverside Drive, East Hartford, CT 06118
95 WILLOWBROOK RD	14927	GOODWIN COLLEGE INC	1 Riverside Drive, East Hartford, CT 06118

GOODWIN COLLEGE RIVER CAMPUS

UPDATED MASTER PLAN

(MODIFICATIONS TO 1 PENT ROAD)

DDDI ZONE, PHASE I - VII

September 25, 2017

PREPARED FOR:

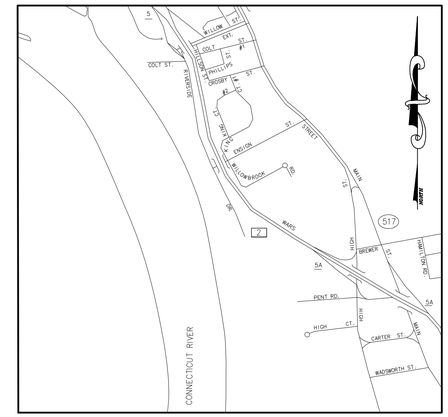
GOODWIN COLLEGE

ONE RIVERSIDE DRIVE
EAST HARTFORD, CT
(860) 528-4111

PREPARED BY:

ZUVIC • CARR AND ASSOCIATES
CONSULTING ENGINEERS

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



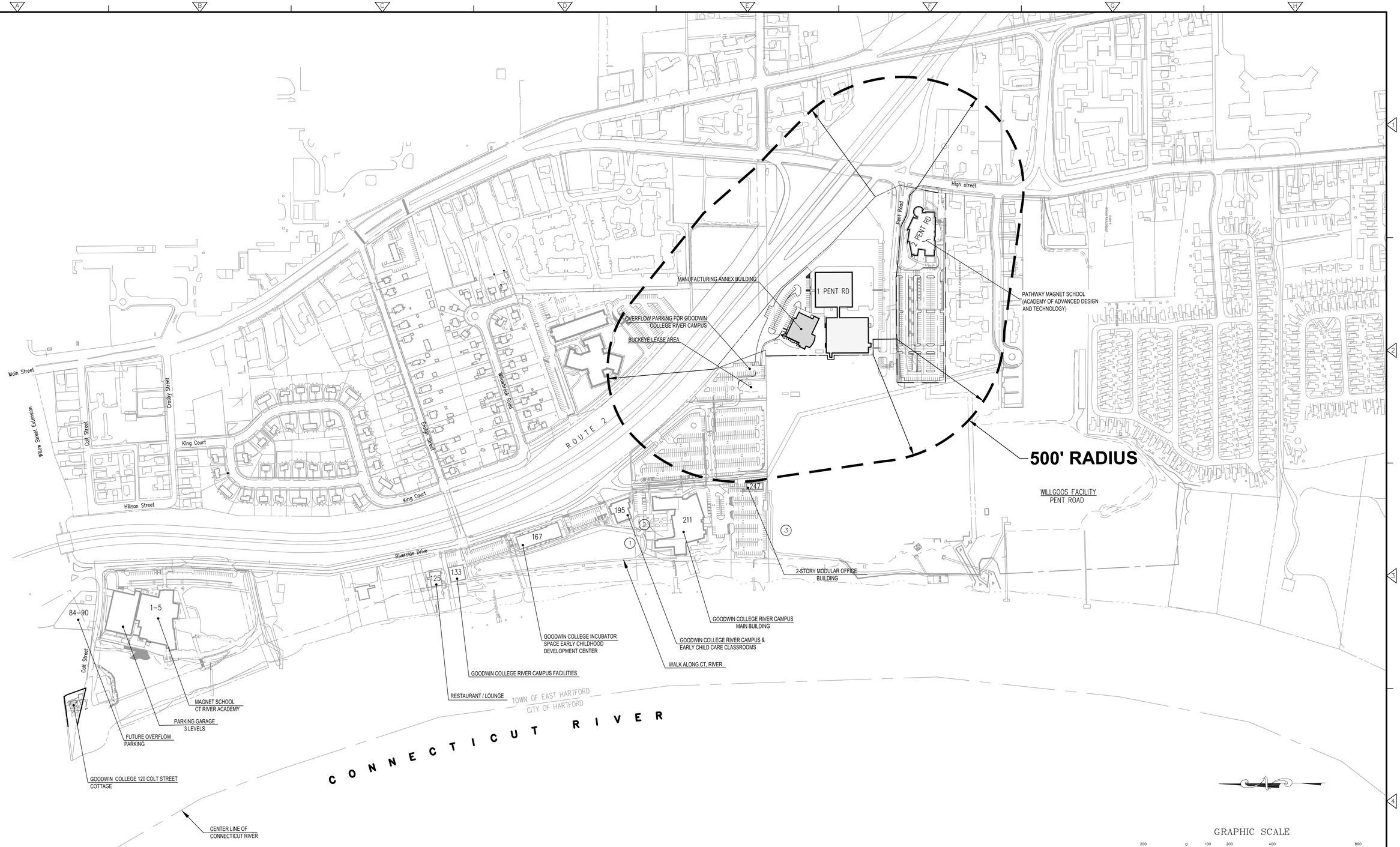
LOCATION PLAN
SCALE: 1"=1000'

LIST OF DRAWINGS

--	COVER SHEET
RP-1	500 FT RADIUS PLAN
ZP-1	EXISTING ZONING PLAN
OS-1	OPEN SPACE PLAN 1
OS-2	OPEN SPACE PLAN 2
P-1	CONCEPTUAL PHASING PLAN
MP-1	MASTER PLAN 1
MP-2	MASTER PLAN 2
LP-1	CONCEPTUAL LANDSCAPE PLAN 1
LP-2	CONCEPTUAL LANDSCAPE PLAN 2
UTL-1	UTILITY PLAN 1
UTL-2	UTILITY PLAN 2
UTL-3	UTILITY PLAN 3
UTL-4	UTILITY PLAN 4
UTL-5	UTILITY PLAN 5: DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT

TOMEK GRAJEWSKI, P.E. #17201

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Cover.dwg PLOT DATE: 9/26/2017 PLOT TIME: 9:28:16 AM



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1562–7
DESIGNED BY: RMG
DRAWN BY: RMG
SHEET CHK'D BY: RMG
CROSS CHK'D BY: TG
APPROVED BY: TG
DATE: 9–25–2017

PREPARED FOR:
GOODWIN COLLEGE

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

GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

500 FT RADIUS PLAN

SHEET NO.
RP-1

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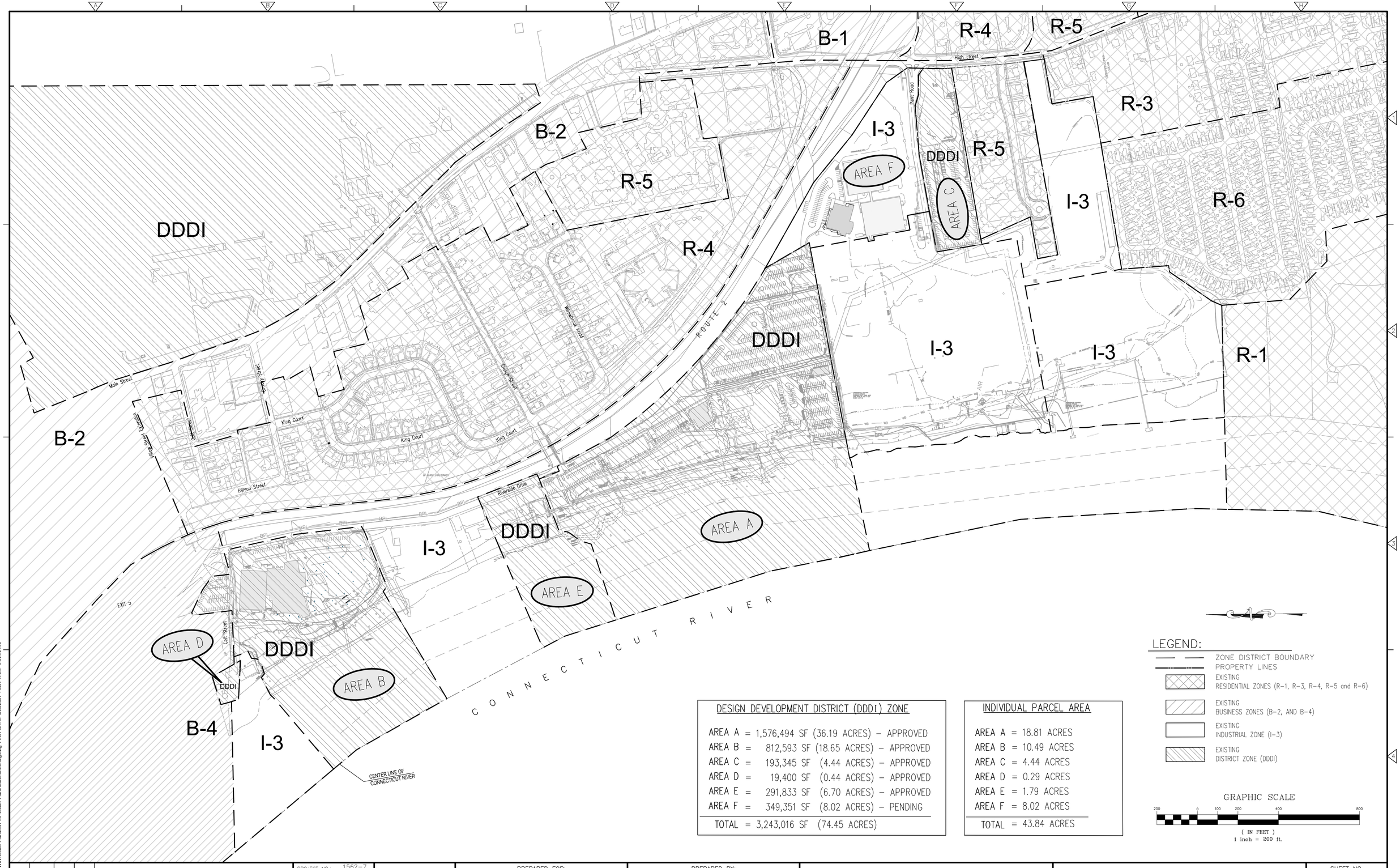

DESIGN DEVELOPMENT DISTRICT (DDDI) ZONE

AREA A	=	1,576,494 SF	(36.19 ACRES) – APPROVED
AREA B	=	812,593 SF	(18.65 ACRES) – APPROVED
AREA C	=	193,345 SF	(4.44 ACRES) – APPROVED
AREA D	=	19,400 SF	(0.44 ACRES) – APPROVED
AREA E	=	291,833 SF	(6.70 ACRES) – APPROVED
AREA F	=	349,351 SF	(8.02 ACRES) – PENDING
TOTAL	=	3,243,016 SF	(74.45 ACRES)

INDIVIDUAL PARCEL AREA

AREA A	=	18.81 ACRES
AREA B	=	10.49 ACRES
AREA C	=	4.44 ACRES
AREA D	=	0.29 ACRES
AREA E	=	1.79 ACRES
AREA F	=	8.02 ACRES
TOTAL	=	43.84 ACRES

LEGEND:

- ZONE DISTRICT BOUNDARY
- PROPERTY LINES
- EXISTING RESIDENTIAL ZONES (R-1, R-3, R-4, R-5 and R-6)
- EXISTING BUSINESS ZONES (B-2, AND B-4)
- EXISTING INDUSTRIAL ZONE (I-3)
- EXISTING DISTRICT ZONE (DDDI)

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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PROJECT NO.: 1562-7
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APPROVED BY: TG
DATE: 9-25-2017

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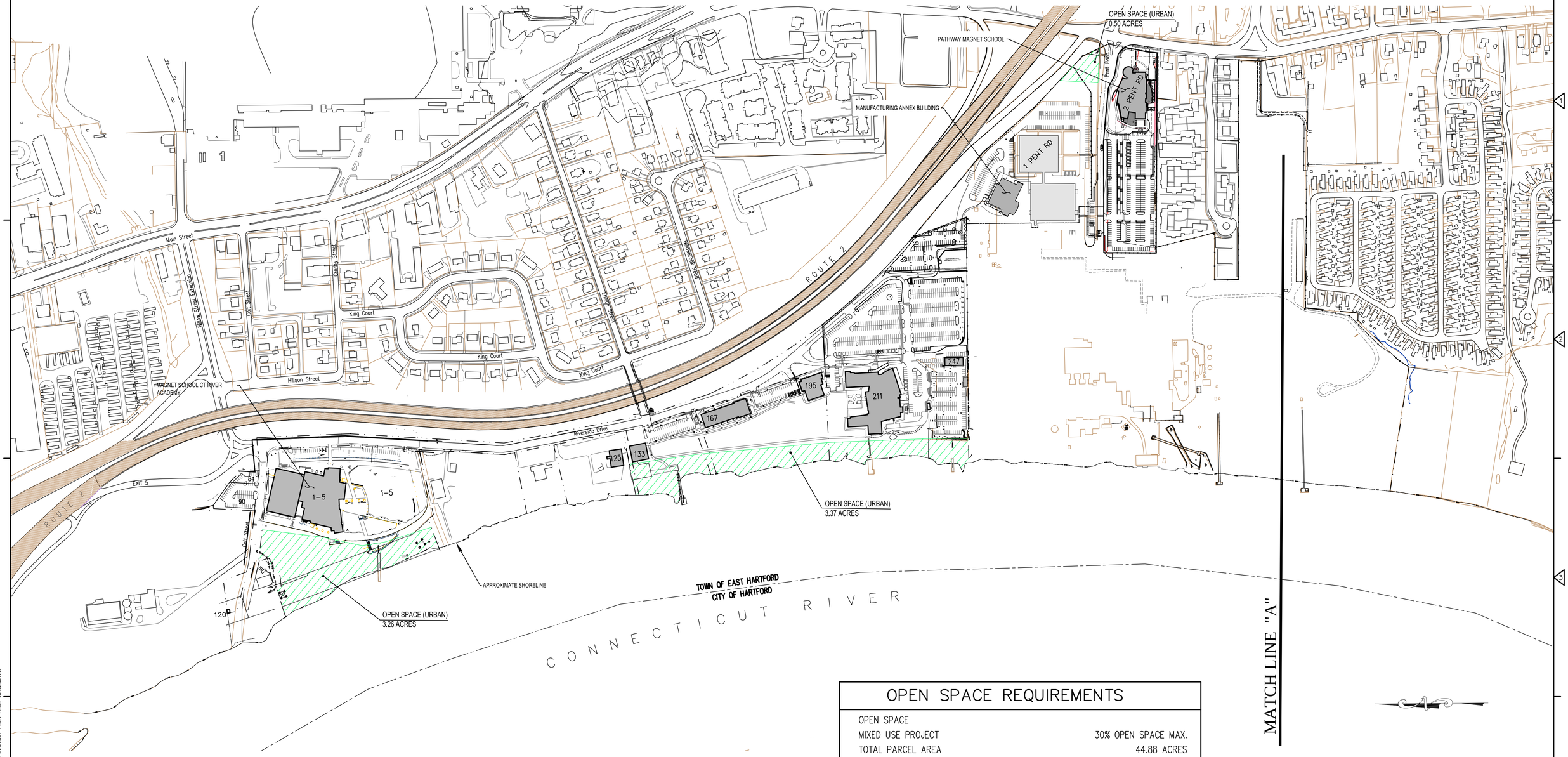
GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

ZONING PLAN

SHEET NO.
ZP-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 09 Master Plan\AutoCAD\Zoning.dwg PLOT DATE: 9/26/2017 PLOT TIME: 9:51:02 AM



OPEN SPACE REQUIREMENTS

OPEN SPACE	
MIXED USE PROJECT	30% OPEN SPACE MAX.
TOTAL PARCEL AREA	44.88 ACRES
OPEN SPACE REQUIRED (30%)	13.46 ACRES
OPEN SPACE PROVIDED	
URBAN	7.13 ACRES
ALTERNATE (50% MAX)*	6.73 ACRES
TOTAL OPEN SPACE PROVIDED	13.86 ACRES

* TOTAL ALTERNATE OPEN SPACE PROVIDED = 54.08 ACRES. FOR CALCULATIONS, MAXIMUM OF 50% OF REQUIRED OPEN SPACE CAN BE ALTERNATE.
13.46 ACRES x 50% = 6.73 ACRES.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

OPEN SPACE PLAN 1

SHEET NO.
OS-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\OpenSpace 1.dwg PLOT DATE: 9/26/2017 PLOT TIME: 10:04:46 AM

NOTE:
INFORMATION BASED ON EAST HARTFORD TOWN ASSESSORS' MAPPING AND FIELD CARDS.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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DATE: 9-25-2017

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GOODWIN COLLEGE RIVER CAMPUS

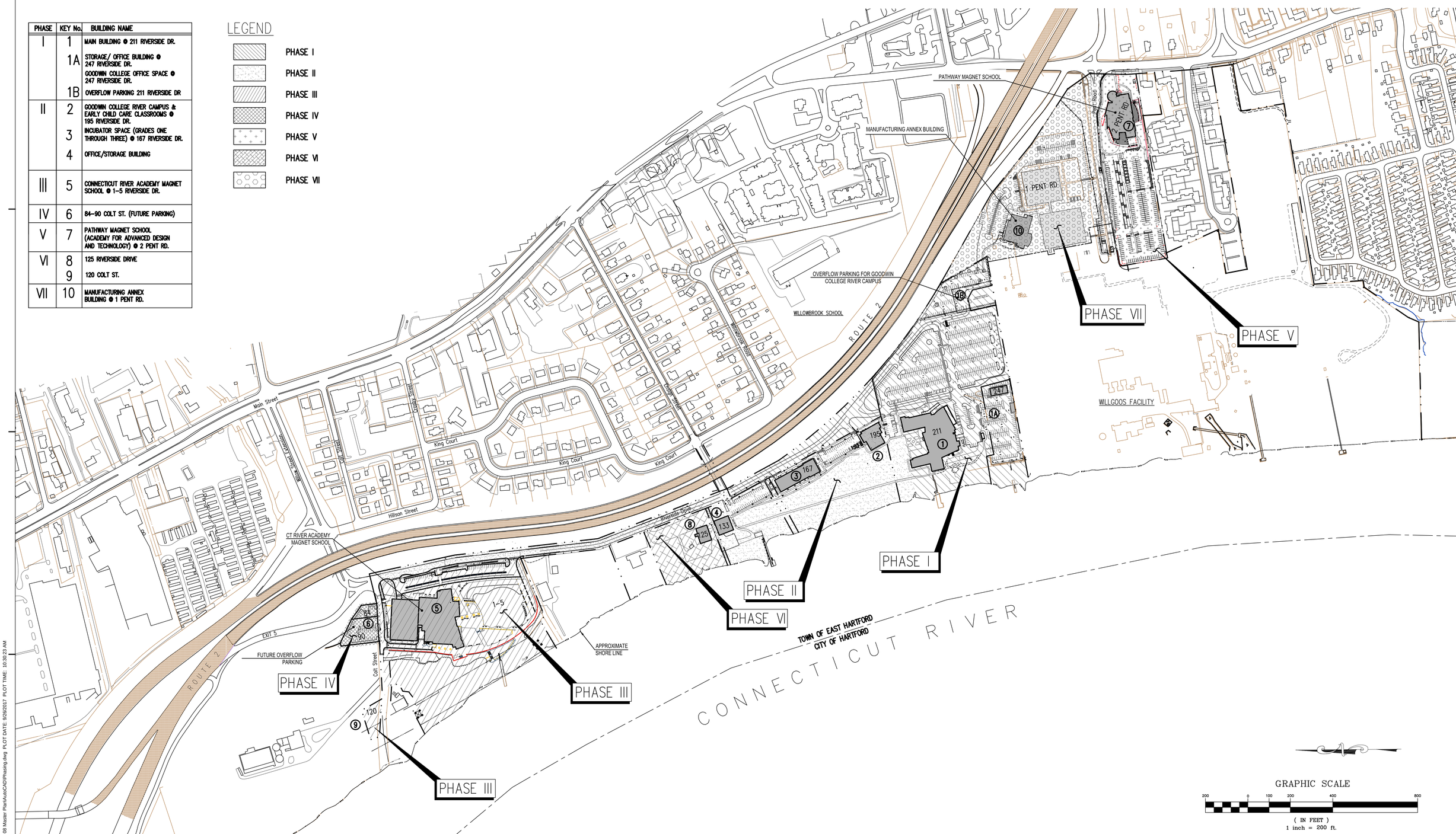
(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

OPEN SPACE PLAN 2

SHEET NO.
OS-2

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\OpenSpace 2.dwg PLOT DATE: 9/26/2017 PLOT TIME: 10:16:06 AM

PHASE	KEY No.	BUILDING NAME
I	1	MAIN BUILDING @ 211 RIVERSIDE DR.
	1A	STORAGE/ OFFICE BUILDING @ 247 RIVERSIDE DR.
		GOODWIN COLLEGE OFFICE SPACE @ 247 RIVERSIDE DR.
	1B	OVERFLOW PARKING 211 RIVERSIDE DR
II	2	GOODWIN COLLEGE RIVER CAMPUS & EARLY CHILD CARE CLASSROOMS @ 195 RIVERSIDE DR.
	3	INCUBATOR SPACE (GRADES ONE THROUGH THREE) @ 167 RIVERSIDE DR.
	4	OFFICE/STORAGE BUILDING
III	5	CONNECTICUT RIVER ACADEMY MAGNET SCHOOL @ 1-5 RIVERSIDE DR.
IV	6	84-90 COLT ST. (FUTURE PARKING)
V	7	PATHWAY MAGNET SCHOOL (ACADEMY FOR ADVANCED DESIGN AND TECHNOLOGY) @ 2 PENT RD.
VI	8	125 RIVERSIDE DRIVE
	9	120 COLT ST.
VII	10	MANUFACTURING ANNEX BUILDING @ 1 PENT RD.



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GOODWIN COLLEGE RIVER CAMPUS
(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

CONCEPTUAL PHASING PLAN

SHEET NO.
P-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Phasing.dwg PLOT DATE: 9/26/2017 PLOT TIME: 10:30:23 AM

WILLOWBROOK SCHOOL

EXISTING PARKING AREA
(519 SPACES FOR 211 RIVERSIDE DRIVE)

OFF-SITE PARKING EASEMENT
IN FAVOR OF 167/195 RIVERSIDE DRIVE
53 PARKING SPACES
AREA = 1.15 acres ±

ROUTE 2

Willowbrook Road

Ensign Street

King Court

Hillson Street

Colt Street

Riverside Drive

PARKING

2-STORY MODULAR OFFICE BUILDING

EXISTING STORAGE BUILDING

247

195

211

167

133

125

1–5

84

90

120

SIDEWALK (TYP.)

GOODWIN COLLEGE RIVER CAMPUS & EARLY CHILD CARE CLASSROOMS

GOODWIN COLLEGE RIVER CAMPUS MAIN BUILDING

GOODWIN COLLEGE INCUBATOR SPACE (GRADES ONE TO THREE)

EXISTING PARKING AREA (33 SPACES ON 167/195 RIVERSIDE DRIVE)

EXISTING PARKING AREA (154 SPACES FOR 247 RIVERSIDE DRIVE)

EXISTING PARKING AREA 2 SPACES ON 167/195 RIVERSIDE DRIVE)

EXISTING PARKING AREA (57 SPACES ON 133 RIVERSIDE DRIVE)

EXISTING PARKING AREAS (52 SPACES FOR 125 RIVERSIDE DRIVE)

EXISTING RESTAURANT / LOUNGE TO REMAIN

OFFICE/STORAGE BUILDING

EXISTING PARKING AREA (3 SPACES FOR 120 COLT ST.)

SINGLE DWELLING

MAGNET HIGH SCHOOL CT RIVER ACADEMY

PARKING GARAGE (291 SPACES FOR 1-5 RIVERSIDE DRIVE)

PROPOSED OVERFLOW PARKING (53 SPACES FOR 84-90 COLT STREET)

200' WATERCOURSE BUFFER

100' WETLAND BUFFER

100' WETLAND BUFFER

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

100 YEAR FLOOD LIMIT

500 YEAR FLOOD LIMIT

APPROXIMATE SHORELINE

APPROXIMATE FLOODWAY

LIMITS OF INLAND WETLAND

MATCH LINE

CONNECTICUT RIVER

0 100' 200'
SCALE: 1"=100'

PROJECT NO.:	1562-7
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SHEET CHK'D BY:	TG
CROSS CHK'D BY:	GBS
APPROVED BY:	TG
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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

MASTER PLAN 1

SHEET NO.
MP-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Master Plan.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:55:10 AM

Goodwin College River Campus
Riverside Drive, East Hartford, Connecticut

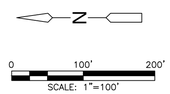
Parking Calculations

	Address	Use	Rate	Quantity	Required	Required Total	Provided	Net
1	120 Colt Street	Single Family Dwelling	2 Spaces/Dwelling	970 sf	2	2	3	1
2	84-90 Colt Street	Proposed Overflow Parking			0	0	53	53
3	1-5 Riverside Drive	Administrative/Classrooms	(Note 4)	(Note 4)	187	187	291	104
4	125 Riverside Drive	Restaurant/Lounge		4,176 sf	52	52	52	0
5	133 Riverside Drive	Office	1 Space/250 sf	3,000 sf	12	15	57	42
		Storage	1 Space/1000 sf	2,120 sf	3			
6	167 Riverside Drive	Administrative	1 Space/250 sf	814 sf	4	28	35 (Note 2)	-47 (Note 3)
		Classrooms	2 Spaces/Teaching Station	12 TS	24			
7	195 Riverside Drive	Administrative	1 Space/250 sf	1,100 sf	5	54		
		Classrooms - Higher Learning	5 Spaces/Teaching Station	9TS	45			
		Classrooms - Child Care (Note 1)	2 Spaces/Teaching Station	2 TS	4			
8	211 Riverside Drive	Administrative	1 Space/250 sf	10,180 sf	41	256	519	263
		Classrooms	5 Spaces/Teaching Station	43 TS	215			
9	247 Riverside Drive	Storage	1 Space/1000 sf	860 sf	1	24	154	130
		Administrative	1 Space/250 sf	5,633 sf	23			
10A	1 Pent Road	Annex	(Note 5)	(Note 5)	(Note 5)	34± (Note 5)	78	44±
10B	1 Pent Road	Labs	5 Spaces/ Teaching Station	16 TS	80	183	109 (Note 6)	-74
		Unused	1 Space/ 250 sf	8,780 sf	35			
		Classrooms	5 Spaces/ Teaching Station	7 TS	35			
		Storage	1 Space/ 1000 sf	4,272 sf	5			
		Administrative/Office	1 Space/ 250 sf	6,801 sf	28			
11	2 Pent Road	Administrative/Classrooms	(Note 4)	(Note 4)	215	215	216	1
12	133/211 Marina	Marina	1 Space/ Boat Slip (Note 7)	31	31	31	31	0

Total Required	1081
Total Provided	1598
Total Net	517

Notes:
1) No defined parking space requirement for Child Care in the Town of East Hartford Zoning Regulations revised to December 3, 2014. Parking space requirement for Schools with Grades K-8 (Section 209.3.w of the Zoning Regulations) applied.
2) 2 parking spaces are located on the north side of 167 Riverside Drive modular building.
3) 53 parking spaces are located at 211 Riverside Drive per approved site plan and access/parking easement (reference Map No. 3234 in the Town of East Hartford Land Records).
4) Please refer to approved and recorded site plan drawings for specific breakdown and used space.
5) Annex building design layout at time of application has not progressed to the level to fully define parking requirements. If there is not sufficient parking for 1 Pent Road at time of site plan application, an easement will be provided for additional parking on the 211 Riverside Drive site.
6) Number of existing parking spaces within lease line to remain.
7) The Marina is anticipated to have 31 boat slips. Proposed parking rate for use is 1 parking space/ slip. Parking will be provided on the 133 (18 spaces) and 211 (13 spaces) Riverside Drive sites.

PATHWAY MAGNET SCHOOL ACADEMY FOR ADVANCED DESIGN AND TECHNOLOGY (AADT)
EXISTING PARKING AREA @ 1 PENT RD. (109 SPACES) (SEE NOTE 5 AND 6)
EXISTING MANUFACTURING BUILDINGS
PROPOSED MANUFACTURING ANNEX BUILDING
1 PENT RD
2 PENT RD
EXISTING PARKING AREA @ 2 PENT RD. (216 SPACES)
PROPOSED PARKING AREA @ 1 PENT RD. (78 SPACES) (SEE NOTE 5)
Pent Road
PARKING
2-STORY MODULAR OFFICE BUILDING
EXISTING STORAGE BUILDING
247
EXISTING PARKING AREA (154 SPACES FOR 247 RIVERSIDE DRIVE)
MATCH LINE
WILLGOOS FACILITY
Riverside Drive
Prestige Park Road
Hemlock Lane
Hemlock Court
Hemlock Circle
Hemlock Terrace
Hemlock Place
Hemlock Drive
Hemlock Road
Hemlock Way
Hemlock Avenue
Hemlock Boulevard
Hemlock Parkway
Hemlock Crescent
Hemlock Square
Hemlock Plaza
Hemlock Park
Hemlock Gardens
Hemlock Meadows
Hemlock Woods
Hemlock Hills
Hemlock Valley
Hemlock Ridge
Hemlock Heights
Hemlock Terrace
Hemlock Place
Hemlock Drive
Hemlock Road
Hemlock Way
Hemlock Avenue
Hemlock Boulevard
Hemlock Parkway
Hemlock Crescent
Hemlock Square
Hemlock Plaza
Hemlock Park
Hemlock Gardens
Hemlock Meadows
Hemlock Woods
Hemlock Hills
Hemlock Valley
Hemlock Ridge
Hemlock Heights

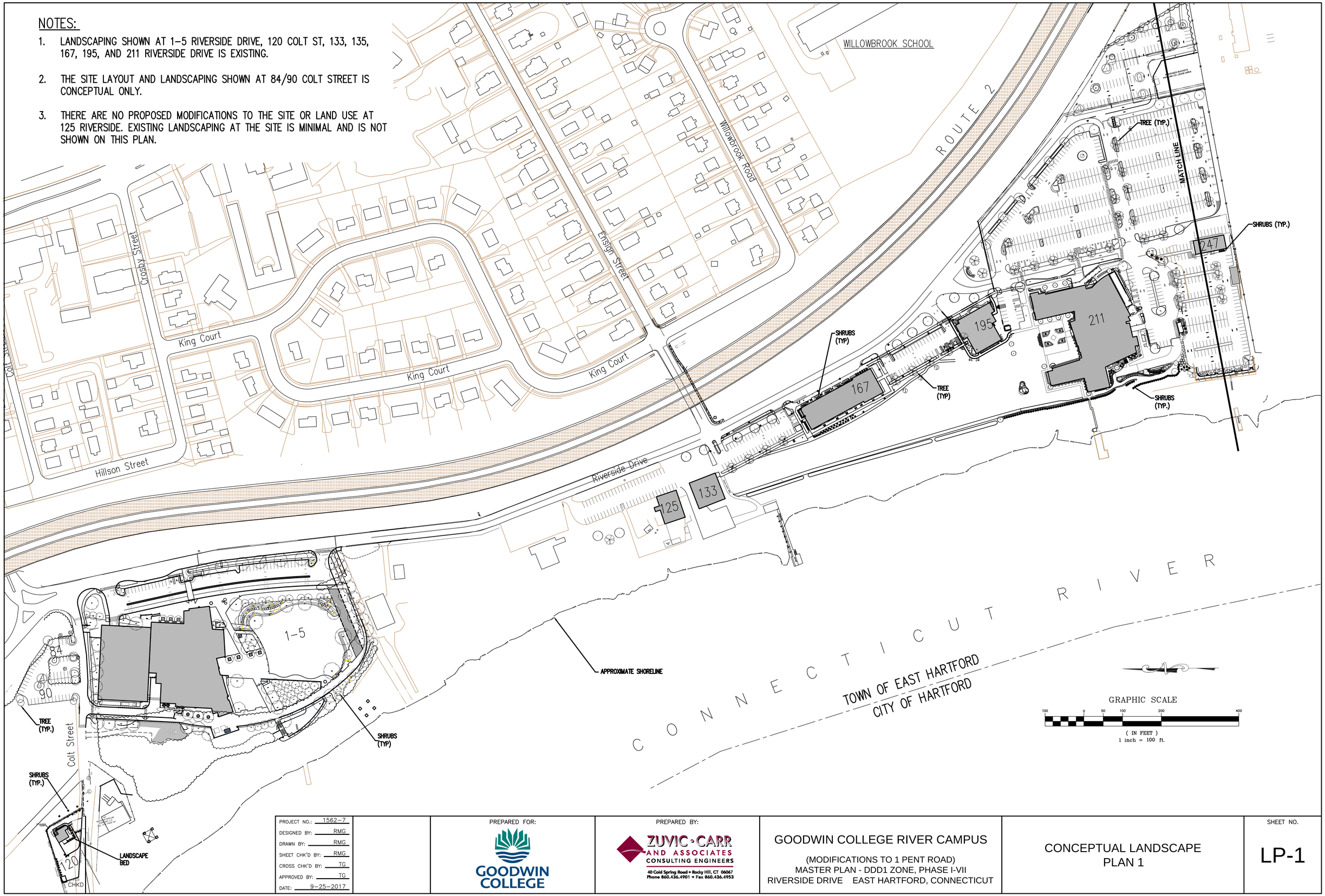


PROJECT NO.: 1562-7 DESIGNED BY: RMG DRAWN BY: RMG SHEET CHK'D BY: TG CROSS CHK'D BY: GBS APPROVED BY: TG DATE: 9-25-2017	PREPARED FOR: GOODWIN COLLEGE	PREPARED BY: ZUVIC·CARR AND ASSOCIATES CONSULTING ENGINEERS 40 Cold Spring Road • Rocky Hill, CT 06067 Phone 860.436.4901 • Fax 860.436.4953	GOODWIN COLLEGE RIVER CAMPUS (MODIFICATIONS TO 1 PENT ROAD) MASTER PLAN - DDD1 ZONE, PHASE I-VII RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT	MASTER PLAN 2	SHEET NO. MP-2

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Master Plan.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:55:39 AM

NOTES:

1. LANDSCAPING SHOWN AT 1–5 RIVERSIDE DRIVE, 120 COLT ST, 133, 135, 167, 195, AND 211 RIVERSIDE DRIVE IS EXISTING.
2. THE SITE LAYOUT AND LANDSCAPING SHOWN AT 84/90 COLT STREET IS CONCEPTUAL ONLY.
3. THERE ARE NO PROPOSED MODIFICATIONS TO THE SITE OR LAND USE AT 125 RIVERSIDE. EXISTING LANDSCAPING AT THE SITE IS MINIMAL AND IS NOT SHOWN ON THIS PLAN.



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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

CONCEPTUAL LANDSCAPE PLAN 1

SHEET NO.
LP-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Landscape 1.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:58:01 AM

NOTES:

1. THE WILLGOOS FACILITY, EXCEPT FOR THE TWO BUILDINGS AT 1 PENT ROAD, HAS BEEN DEMOLISHED. SITE LAYOUT AND BUILDINGS ARE SHOWN BASED ON RECORD OLD DRAWINGS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS

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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

CONCEPTUAL LANDSCAPE PLAN 2

SHEET NO.
LP-2

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Landscape 2.dwg PLOT DATE: 9/26/2017 PLOT TIME: 12:12:06 PM

SIDEWALK EASEMENT 1
AREA = 1065.29sf

SIDEWALK EASEMENT 2
AREA = 1555.99sf

DRAINAGE EASEMENT 1
AREA = 300.00sf

DRAINAGE EASEMENT 2
AREA = 300.00sf

DRAINAGE EASEMENT 3
AREA = 195.75sf

SIDEWALK EASEMENT 3
AREA = 50.00sf

SIDEWALK EASEMENT 4
AREA = 453.32sf

8" SAN PVC

1" W CU

(PRIVATE WAY)

84

90

120

1-5

EXISTING SANITARY FORCE MAIN

Conc. Tower Base (TYP).

Navigation Beacon #142

Wood Dock

NOTE:
THE UTILITY LAYOUT IS BASED ON THE APPROVED SITE PLANS.

LEGEND:

STORM LINE		STORM MANHOLE	
SANITARY LINE		CATCH BASIN	
S	SANITARY LATERAL	S	SANITARY MANHOLE
W	WATER LINE	E	ELECTRIC MANHOLE
G	GAS LINE		UTILITY POLE
T	TELEPHONE LINE		HYDRANT
E	ELECTRIC LINE		
OE	OVERHEAD ELECTRIC		
UE	UNDERGROUND ELECTRIC		
BPL	BUCKEYE PIPELINE		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

UTILITY PLAN 1

SHEET NO.
UTL-1

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Utility 1.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:27:55 AM

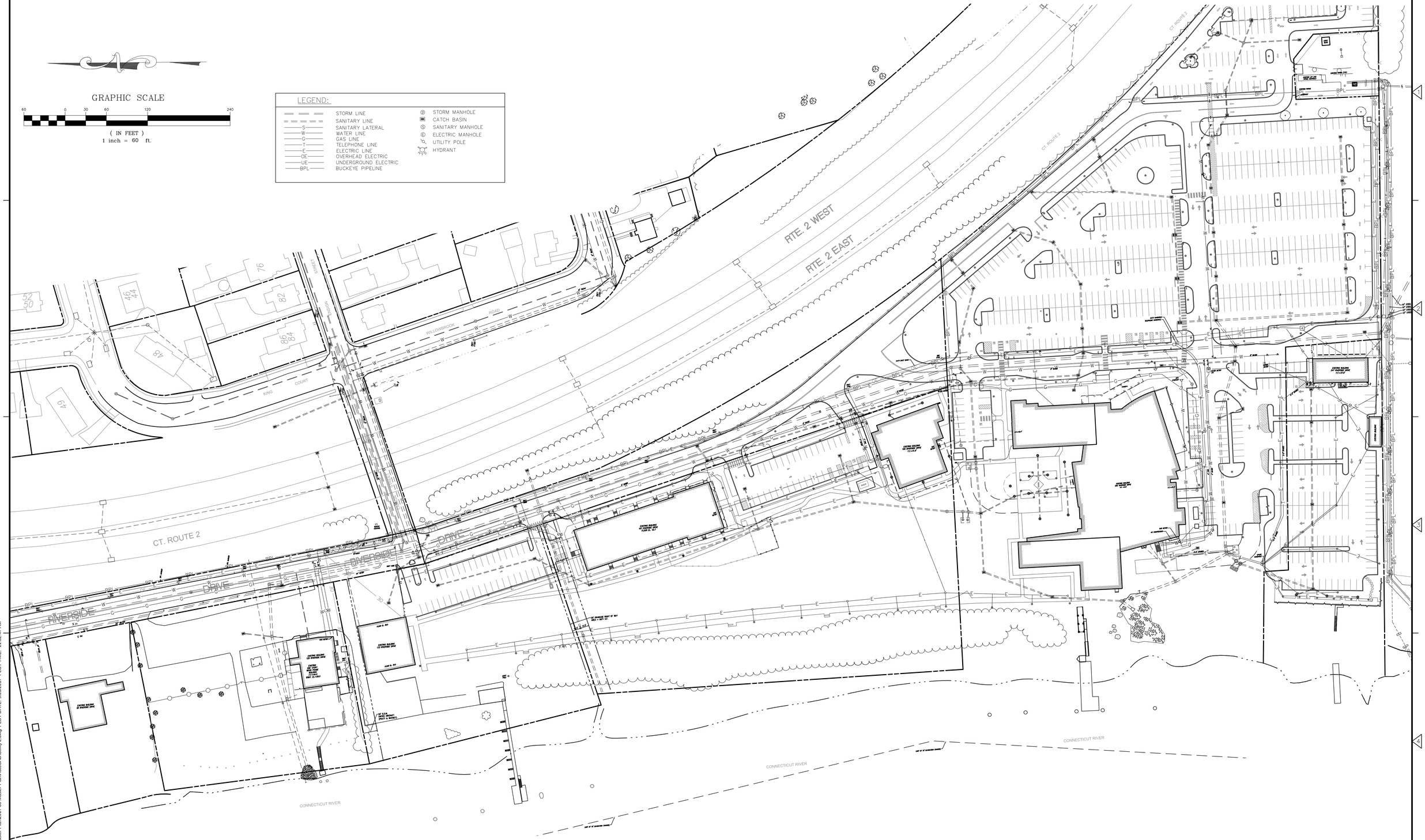
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND:

STORM LINE	STORM MANHOLE
SANITARY LINE	CATCH BASIN
SANITARY LATERAL	SANITARY MANHOLE
WATER LINE	ELECTRIC MANHOLE
GAS LINE	UTILITY POLE
TELEPHONE LINE	HYDRANT
ELECTRIC LINE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
BUCKEYE PIPELINE	



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GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

UTILITY PLAN 2

SHEET NO.
UTL-2

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Utility 2.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:32:47 AM

WATER AND FIRE SERVICE FROM HIGH ST.

ELECTRIC FROM HIGH ST.

GAS FROM HIGH ST.

ACCESS EASEMENT IN FAVOR OF GOODWIN COLLEGE INC. (29,282.98 SF)

SANITARY SEWER TO EXISTING MAIN IN PENT RD.

PROPOSED SANITARY SEWER EASEMENT IN FAVOR OF GOODWIN COLLEGE INC. (1,015.43 SF)

FIRE MAIN EASEMENT IN FAVOR OF UNITED TECHNOLOGIES CORPORATION PRATT & WHITNEY AIRCRAFT DIVISION (16,774.26 SF)

ELECTRICAL EASEMENT IN FAVOR OF UNITED TECHNOLOGIES CORPORATION PRATT & WHITNEY AIRCRAFT DIVISION (8,023.79 SF)

WATER EASEMENT IN FAVOR OF UNITED TECHNOLOGIES CORPORATION PRATT & WHITNEY AIRCRAFT DIVISION (2,076.19 SF)

STORM SEWER EASEMENT IN FAVOR OF GOODWIN COLLEGE INC.

STORM TO EXISTING STORM MH

MATCH LINE "A"

MATCH LINE "A"

STORM SEWER EASEMENT IN FAVOR OF GOODWIN COLLEGE INC.

STORM TO EXISTING STORM MH

STORM SEWER EASEMENT IN FAVOR OF GOODWIN COLLEGE INC.

CONNECTICUT RIVER

LEGEND:

- STORM LINE
- SANITARY LINE
- S SANITARY LATERAL
- W WATER LINE
- G GAS LINE
- T TELEPHONE LINE
- E ELECTRIC LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- BPL BUCKEYE PIPELINE
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- UTILITY POLE
- HYDRANT

NOTE:
THE UTILITY LAYOUT IS BASED ON THE APPROVED SITE PLANS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1562-7
DESIGNED BY: RMG
DRAWN BY: SJH
SHEET CHK'D BY: RMG
CROSS CHK'D BY: TG
APPROVED BY: TG
DATE: 9-25-2017

PREPARED FOR:
GOODWIN COLLEGE

PREPARED BY:
ZUVIC · CARR AND ASSOCIATES
CONSULTING ENGINEERS
40 Cold Spring Road • Rocky Hill, CT 06067
Phone 860.436.4901 • Fax 860.436.4953

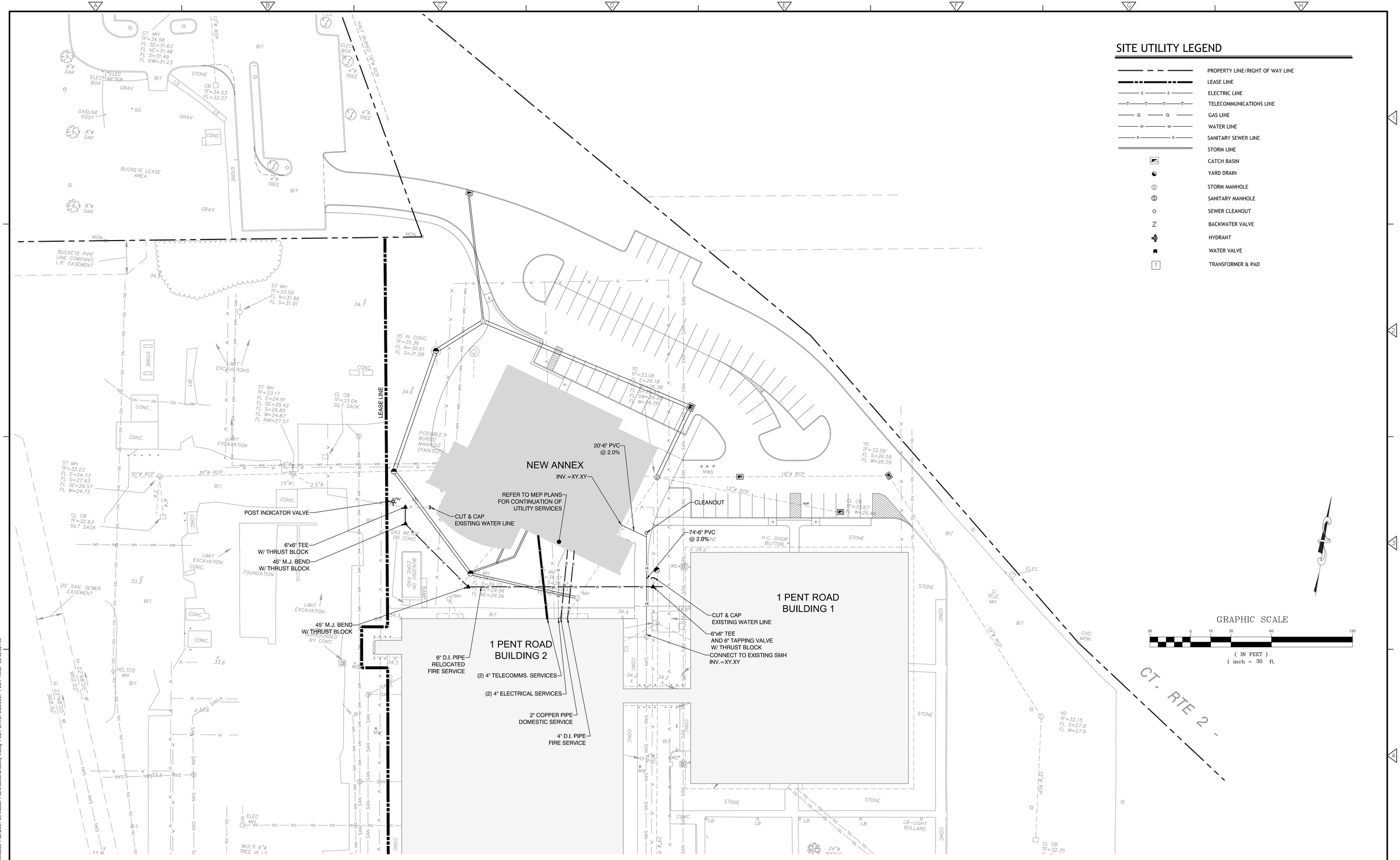
GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

UTILITY PLAN 3

SHEET NO.
UTL-3

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Utility 3.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:38:39 AM



REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1562-7
DESIGNED BY: RMG
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GOODWIN COLLEGE RIVER CAMPUS
(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

UTILITY PLAN 4

SHEET NO.
ULT-4

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Utility 4.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:42:32 AM

NOTES

1. ELUR SUBJECT AREA A
AN ENGINEERED CONTROL IS IN PLACE THAT WAS DESIGNED TO ADDRESS EXCEEDANCES OF DIRECT EXPOSURE CRITERIA FOR ARSENIC, LEAD, ETPH AND PAHS AND EXCEEDANCES OF POLLUTANT MOBILITY CRITERIA FOR LEAD, ETPH, PAHS AND VOCS. THE ENGINEERED CONTROL PHYSICALLY ISOLATES CONTAMINATED SOIL BENEATH A 40-MIL HIGH DENSITY POLYETHYLENE (HDPE) LINER OVERLAIN BY 33 INCHES OF CLEAN FILL. THE PROPERTY WILL NOT BE USED IN A MANNER THAT COULD DISTURB THE ENGINEERED CONTROL AT SUBJECT AREA A OR THE POLLUTED SOIL IN ACCORDANCE WITH RCSA SECTION 22A-133K-2(F)(2)(B).

2. ELUR SUBJECT AREA B
SOIL POLLUTED WITH ETPH, PAHS AND VOCS IS PRESENT BENEATH THE BUILDING AT CONCENTRATIONS EXCEEDING THE RESIDENTIAL DIRECT EXPOSURE AND POLLUTANT MOBILITY CRITERIA. THE POLLUTED SOIL RENDERED INACCESSIBLE AND ENVIRONMENTALLY ISOLATED AT SUBJECT AREA B WILL NOT BE EXPOSED (INCLUDING EXPOSURE TO INFILTRATION OF SOIL WATER) AS A RESULT OF EXCAVATION, DEMOLITION OR OTHER ACTIVITY IN ACCORDANCE WITH RCSA 22A-133K-2(B)(3). THE CONCRETE BUILDING SLAB OR FOUNDATION SHALL NOT BE DISTURBED IN ANY MANNER BY ACTIVITIES SUCH AS DEMOLITION, EXCAVATION, OR OTHER INTRUSIVE ACTIVITIES. THE CONCRETE BUILDING SLAB OR FOUNDATION AT SUBJECT AREA B WILL BE REPAIRED WHEN NECESSARY TO MAINTAIN THE CONDITIONS THAT EXISTED PRIOR TO ANY DISTURBANCES CAUSED BY NATURAL OCCURRENCES. DEMOLITION OF THE BUILDING AT SUBJECT AREA B IS NOT PERMITTED.

3. ELUR SUBJECT AREA C
SOIL POLLUTED WITH ETPH, PAHS AND VOCS IS PRESENT AT DEPTHS OF MORE THAN FOUR FEET BELOW THE GROUND SURFACE AT CONCENTRATIONS EXCEEDING THE RESIDENTIAL DIRECT EXPOSURE CRITERIA. THE POLLUTED SOIL RENDERED INACCESSIBLE AT SUBJECT AREA C WILL NOT BE EXPOSED AS A RESULT OF EXCAVATION, DEMOLITION OR OTHER ACTIVITIES IN ACCORDANCE WITH RCSA 22A-133K-2(B)(3). THE GROUND SURFACE AT SUBJECT AREA C WILL BE REPAIRED WHEN NECESSARY TO MAINTAIN THE ELEVATION AND TOPOGRAPHY THAT EXISTED PRIOR TO ANY DISTURBANCES CAUSED BY NATURAL OCCURRENCES (SUCH AS EROSION AND FROST HEAVES).

4. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS AN AS-BUILT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS TYPE A-2 AND INTENDED TO BE USED TO SHOW AS-BUILT IMPROVEMENTS.

5. AS-BUILT CONDITIONS AND IMPROVEMENTS ARE BASED ON A FIELD SURVEY PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES, P.C. BETWEEN 11-07-13 AND 11-20-13.

6. THE PROPERTY BOUNDARY AS SHOWN ON THIS MAP IS BASED ON THE PROJECT PLANS IN MAP REFERENCES 3.

7. THE APPROXIMATE LATITUDE AND LONGITUDE AT THE CENTER OF THE PROPERTY IS PLOTTED ON THE LOCATION MAP IN DECIMAL DEGREES, REFERRED TO THE NORTH AMERICAN DATUM OF 1983 WITH AN ACCURACY WITHIN 5 METERS.

8. PROPERTY IS ZONED DESIGN DEVELOPMENT DISTRICT I ZONE.

MAP REFERENCES

1. A FIGURE TITLED "REMEDIAL ACTION PLAN SOIL RSR EXCEEDANCE AREAS", BY ZUVIC ASSOCIATES, INC, DATED JULY 20, 2010, SCALE 1" = 40'

2. A FIGURE TITLED "AS BUILT SITE PLAN", BY JOHN PAUL GARCIA AND ASSOCIATES, P.C. ENGINEERS AND SURVEYORS, DATED JULY 20, 2010, SCALE 1" = 40'

3. PROJECT PLANS FOR THE CONNECTICUT RIVER ACADEMY AT GOODWIN COLLEGE, STATE PROJECT NO. 542-0001 MAG/N, 1-5 RIVERSIDE DRIVE, EAST HARTFORD, CONNECTICUT, BY FLETCHER THOMPSON.

METES AND BOUNDS

A CERTAIN PIECE OF PROPERTY CONTAINING 420,011 SQUARE FEET, 9.642 ACRES, SITUATED IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING SHOWN ON A MAP ENTITLED: "EASEMENT MAP, GOODWIN COLLEGE, INC. ONE RIVERSIDE DRIVE, EAST HARTFORD, CT DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT EASEMENT, EXHIBIT C, FIGURE 1" PREPARED BY ZUVIC, CARR AND ASSOCIATES, INC., SCALE 1"=50' AND DATED SEPTEMBER 2014. SAID PIECE OF PROPERTY IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

1. COMMENCING BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET, SAID POINT BEING THE NORTHERLY CORNER OF THE SITE;

2. THENCE SOUTH 74°57'10" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET, 97.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET;

3. THENCE SOUTH 86°14'36" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET, 399.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET;

4. THENCE SOUTH 27°51'06" EAST ALONG THE EASTERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 40.00 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

5. THENCE SOUTH 62°44'54" WEST ALONG THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 42.00 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

6. THENCE SOUTH 06°34'54" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 28.89 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

7. THENCE SOUTH 52°51'54" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 35.53 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

8. THENCE SOUTH 73°48'54" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 46.87 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

9. THENCE NORTH 51°15'06" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 23.10 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P;

10. THENCE SOUTH 62°44'54" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P., 74.76 TO THE NORTH CLOSURE POINT;

11. THENCE SOUTH 62°44'54" WEST ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY BUCKEYE PIPELINE COMPANY, L.P 24 FEET MORE OR LESS TO THE CONNECTICUT RIVER SAID POINT BEING THE NORTHWESTERLY CORNER OF THE SAID PIECE OF PROPERTY;

12. THENCE NORTH 59°33'35" EAST ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY, 9 FEET MORE OR LESS TO THE SOUTH CLOSURE POINT ON THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY;

13. THE BEARINGS AND DISTANCES FROM THE NORTH CLOSURE POINT TO THE SOUTH CLOSURE POINT BEING SOUTH 28°30'06" EAST AND 18.19 FEET THENCE SOUTH 30°19'45" EAST AND 719.81 FEET;

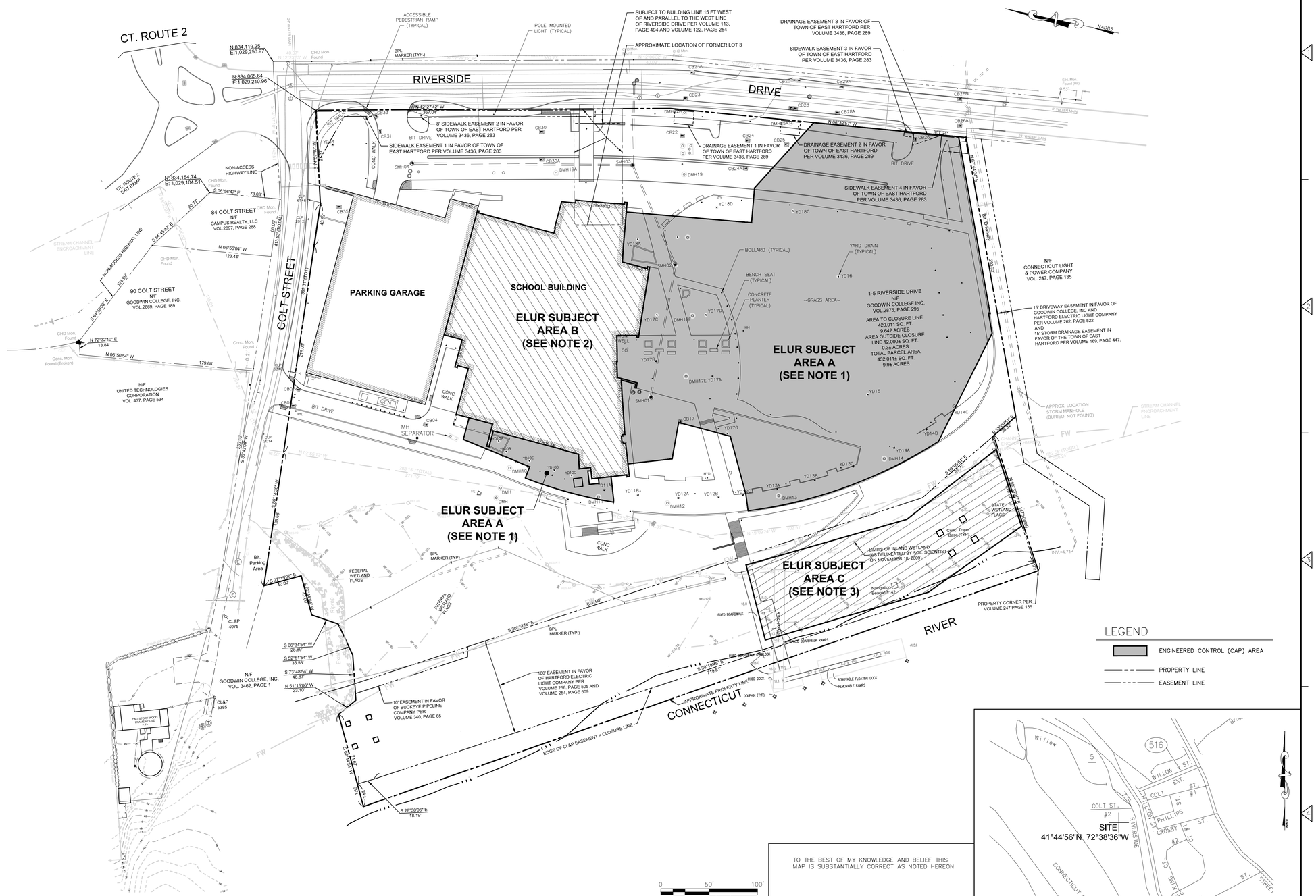
14. THENCE CONTINUING FROM THE SOUTHERLY CLOSURE POINT, NORTH 59°33'35" EAST ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY, 101.18 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY;

15. THENCE SOUTH 53°09'51" EAST ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY, 30.32 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY;

16. THENCE NORTH 67°44'04" EAST ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY CONNECTICUT LIGHT & POWER COMPANY, 293.32 FEET TO THE SOUTHEASTERLY CORNER OF THE SAID PIECE OF PROPERTY AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

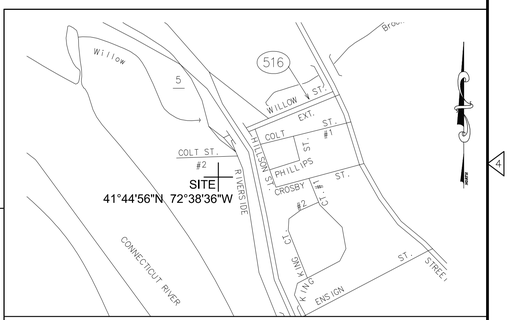
17. THENCE NORTH 06°32'57" WEST ALONG THE EASTERLY PROPERTY LINE OF SAID PIECE OF PROPERTY ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, 307.24 FEET TO A POINT ALONG THE EASTERLY PROPERTY LINE OF SAID PIECE OF PROPERTY ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; AND

18. THENCE NORTH 12°27'42" WEST ALONG THE EASTERLY PROPERTY LINE OF SAID PIECE OF PROPERTY ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, 367.04 FEET TO THE NORTHEASTERLY CORNER OF THE SAID PIECE OF PROPERTY TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COLT STREET TO THE POINT AND PLACE OF BEGINNING.



LEGEND

- ENGINEERED CONTROL (CAP) AREA
- PROPERTY LINE
- EASEMENT LINE



LOCATION PLAN SCALE: 1"=500'

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JOHN F. SCHEARER, JR. L.S. #10370

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1562-7
DESIGNED BY: RC
DRAWN BY: LP
SHEET CHK'D BY: RC
CROSS CHK'D BY: VM
APPROVED BY: RB
DATE: 9-25-2017

PREPARED FOR: GOODWIN COLLEGE

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

GOODWIN COLLEGE RIVER CAMPUS

(MODIFICATIONS TO 1 PENT ROAD)
MASTER PLAN - DDD1 ZONE, PHASE I-VII
RIVERSIDE DRIVE EAST HARTFORD, CONNECTICUT

UTILITY PLAN 5:
DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT

SHEET NO.
UTL-5

FILE PATH: H:\AutoCad Files\GOODWIN\Master Plan\2017 08 Master Plan\AutoCAD\Utility 5.dwg PLOT DATE: 9/26/2017 PLOT TIME: 11:46:32 AM