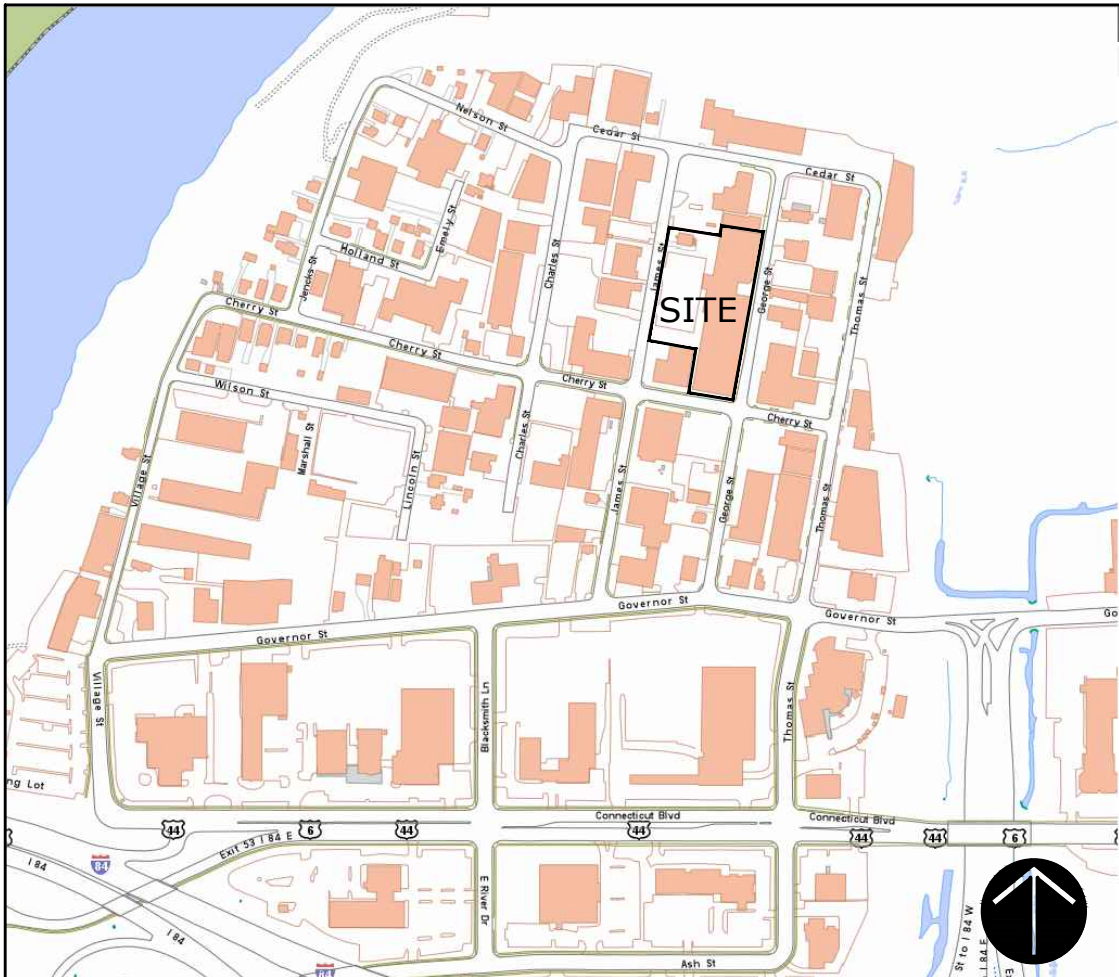




LOCATION MAP
N.T.S.

PLANNING AND ZONING SUBMISSION

SITE PLAN MODIFICATION

NIXON MEDICAL LAUNDRY

EAST HARTFORD, CONNECTICUT

SEPTEMBER 25, 2018

LIST OF DRAWINGS	
SHEET NAME	TITLE
---	TITLE SHEET
BS-1	PROPERTY / TOPOGRAPHIC SURVEY
D-1	DEMOLITION PLAN
SP-1	SITE PLAN
SP-2	GRADING, DRAINAGE AND EROSION CONTROL PLAN
DN-1 TO DN-3	SITE DETAILS
LP-1	PHOTOMETRICS PLAN

OWNER/APPLICANT:

NIXON EAST HARTFORD PROPERTIES, LLC
8106, 500 CENTERPOINT BOULEVARD
NEW CASTLE, DELAWARE 19720
P: 302-463-0100

MAP REFERENCE:

EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "LAND OF NIXON EAST HARTFORD PROPERTIES, LLC. 71 GEORGE STREET AND 80 JAMES STREET EAST HARTFORD, CONNECTICUT, PROPERTY & TOPOGRAPHIC SURVEY" AS PREPARED BY FREEMAN COMPANIES HARTFORD, CONNECTICUT SCALE: 1" = 20' DATE: 8/23/2018.

TOWN APPROVALS:

THE TOWN OF EAST HARTFORD ZONING BOARD OF APPEALS APPROVED A VARIANCE FROM SECTIONS 2019.1 (C,D & E), 209.3(k), 209.7 PARKING, TO REDUCE THE AMOUNT OF REQUIRED PARKING AND DISTANCE TO PROPERTY LINE, REDUCE LANDSCAPING, REDUCE THE SIZE OF PARKING STALLS AND/OR LANDSCAPED BUFFER STRIP AND SECTION 403.5 LOT COVERAGE, REGARDING THE IMPERVIOUS AREA. (ZONE B-3) ON NOVEMBER 7, 2013. (RECORDING DATE: NOVEMBER 29, 2013)

THE TOWN OF EAST HARTFORD PLANNING AND ZONING COMMISSION APPROVED A "SITE PLAN MODIFICATION APPLICATION - 71 GEORGE STREET, INSTALLATION OF ONE ADDITIONAL TRUCK LOADING DOCK, TWO NEW CURB CUTS AND REALIGNMENT OF EXISTING PARKING SPACES" ON DECEMBER 11, 2013.

ZONING INFORMATION

LOCATION: TOWN OF EAST HARTFORD, HARTFORD COUNTY, CONNECTICUT				
ZONE: BUSINESS ZONE 3 (B-3)				
ASSESSOR'S MAP AND LOT NUMBER: 6-74/76, 6-73				
USE: MEDICAL LAUNDRY -- MANUFACTURING PLANT WITH (OFFICE, WAREHOUSE AND PROCESSING) ALLOWED USE				
ITEM #	ITEM	REQUIRED	APPROVED (12/11/2013)	PROPOSED
1	MINIMUM LOT AREA	10,000 SF	88,543± SF	94,793± SF
3	MINIMUM LOT FRONTAGE	60 FEET	250± FEET	300± FEET
3	MINIMUM LOT WIDTH	100 FEET	250± FEET	300± FEET
4	MINIMUM LOT DEPTH	NONE REQUIRED	NA	NA
5	MINIMUM FRONT YARD SETBACK	16.2 FEET~	16.2 FEET~	NO CHANGE
6	MINIMUM SIDE YARD SETBACK	1.25~-, 5 AND 10 FEET	1.25~-, 5 AND 10 FEET	NO CHANGE
7	MINIMUM REAR YARD SETBACK	25 FEET	25.13± FEET	NO CHANGE
8	MAXIMUM BUILDING HEIGHT	50 FEET	35± FEET	NO CHANGE
9	MAXIMUM IMPERVIOUS COVERAGE	85%	88.7±%~	88.7±%~
10	MAXIMUM BUILDING COVERAGE	75%	58±%	NO CHANGE
11	RESIDENTIAL LANDSCAPE BUFFER	25 FEET	NA	NA
12	LANDSCAPE BUFFER/PARKING SETBACK	5 FEET	2.66 FEET~	8 FEET

~VARIANCE GRANTED 11/7/2013

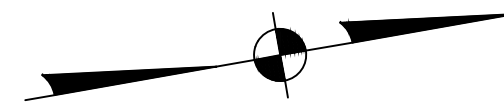
PARKING REQUIREMENTS:

ITEM #	ITEM	REQUIRED	APPROVED (12/11/2013)	PROPOSED
1	MANUFACTURING PLANT (MEDICAL LAUNDRY)	1 SPACE/ 300 S.F. OF FLOOR AREA EXCLUDING STORAGE (35,095 S.F.) 35,095 S.F./300 S.F./SPACE = 117 SPACES	58 SPACES~	66 SPACES
2	MINIMUM SPACE WIDTH	9 FEET	9 FEET	9 FEET
3	MINIMUM SPACE LENGTH	18 / 16 / 20 FEET	18 /16 /20 FEET	18 /16 FEET
4	TRUCK LOADING SPACES	2	6 SPACES	NO CHANGE
5	LOADING SPACE SIZE	12 FEET X 25 FEET	12 X 50 FEET	NO CHANGE
6	HANDICAP SPACES REQUIRED	3 SPACES	3 SPACES	NO CHANGE
7	PARKING LOT INTERIOR LANDSCAPING	10 S.F. PER PARKING SPACE / 66 SPACES = 660 S.F. REQUIRED	187 S.F.~ (FOR 58 SP)	1016 S.F.

~ VARIANCE GRANTED 11/7/2013

LEGEND

	PROPERTY LINE		STREET LIGHT/LAMP POST		CATCH BASIN
	CHAIN LINK FENCE		UTILITY POLE		DRAINAGE MANHOLE
	ELECTRIC LINE		WATER GATE/VALVE		SANITARY MANHOLE
	TELECOMMUNICATIONS LINE		FIRE HYDRANT		MAILBOX
	WATER LINE		GAS GATE VALVE		BOLLARD
	SANITARY LINE		SIGN		BUSH
	GAS LINE		PROPERTY CORNER IRON PIN		DECIDUOUS TREE
	OVERHEAD WIRES				
	DRAINAGE PIPE				



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED BY FREEMAN COMPANIES, LLC, IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- 1.1. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- 1.2. BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- 1.3. THE TYPE OF SURVEY PERFORMED IS PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT PROPERTY LINES WITH RESPECT TO MONUMENTS FOUND, BUILDINGS, STRUCTURES, PARKING AREAS, VISIBLE SURFACE UTILITIES, AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO MAP REFERENCE A.
3. ELEVATIONS REFER TO AN ASSUMED DATUM.
4. THE UNDERGROUND FEATURES DEPICTED HEREON ARE THE RESULT OF COMPILATION OF EXISTING MAPPING AND LOCATION OF UTILITY PAINT, ACTUAL LOCATION OF UNDERGROUND UTILITIES IS TO BE CONSIDERED TO BE APPROXIMATE AT BEST. OTHER UTILITIES MAY EXIST WHICH FREEMAN COMPANIES ARE UNAWARE OF. VERIFY INFORMATION IN THE FIELD BEFORE ANY DIGGING OR SITE EXCAVATION CALL, "CALL BEFORE YOU DIG" 1800-922-4455.
5. PROJECT AREA IS LOCATED IN FLOOD HAZARD ZONE X-SHADED, "AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD" AS DEPICTED ON FIRM MAP NUMBER 09003C0369G, PANEL 369 OF 675, REVISED DATE: SEPTEMBER 16, 2011.

MAP REFERENCES

- A. "SITE PLAN, 79 GEORGE STREET & 82 JAMES STREET, PROPERTY OF MITCHELL REAL ESTATE, LLC, EAST HARTFORD, CONN", SCALE: 1"=20'; DATE: APRIL 22, 2010; PREPARED BY AESCHLIMAN LAND SURVEYING.
- B. "CENTRAL GARDENS, EAST HARTFORD, CONNECTICUT" SCALE: 1"=50'; DATE: DECEMBER, 1915; PREPARE BY C.H. OLMSTEAD.
- C. "PROPERTY/TOPOGRAPHIC SURVEY OF 71 GEORGE STREET, EAST HARTFORD, CONNECTICUT, PREPARED FOR FREEMAN COMPANIES, LLC" SCALE: 1"=20'; DATE: DECEMBER 30, 2009; PREPARED BY OSWALD BLUNT SURVEYING.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

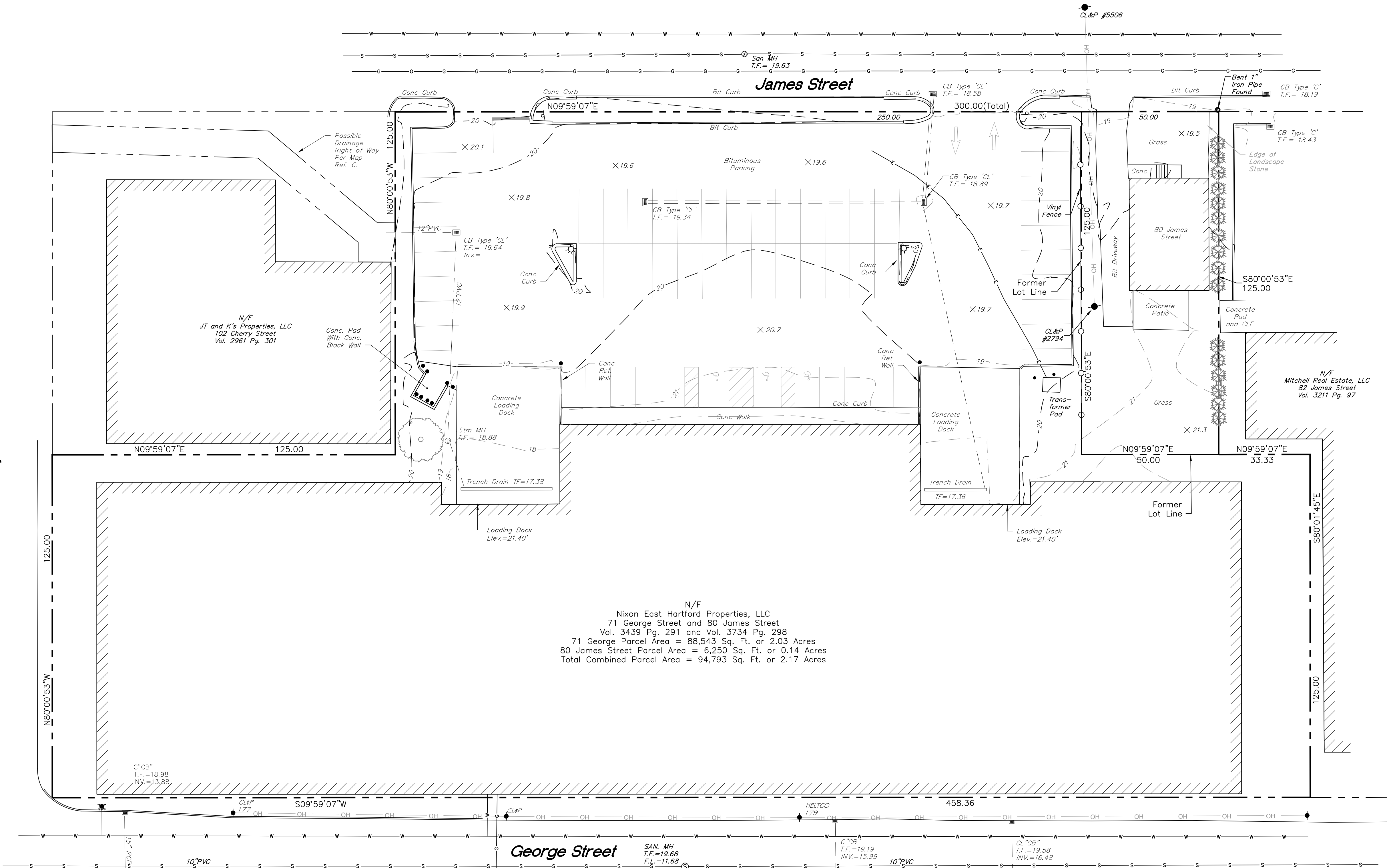
MICHAEL J. GARON L.S. #70366

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Cherry Street



NO.	DATE	DESCRIPTION	REVISIONS

DRE | SBE | MBE | SBA (B) CERTIFIED
LAND DEVELOPMENT
ENGINEERING DESIGN
CONSTRUCTION SERVICESFREEMAN COMPANIES, LLC
36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCO.COM
(860)211-9550
FAX: (860)986-7161LAND OF
NIXON EAST HARTFORD PROPERTIES, LLC.
71 GEORGE STREET AND 80 JAMES STREET
EAST HARTFORD, CONNECTICUTSURVEYED: L.K./R.C.
DRAFTED: M.G.
APPROVED: M.G.
SCALE: 1" = 20'
PROJECT NO.: 2013-1004
DATE: 08/23/2018
CAD FILE: 2013-1004-SV01TITLE:
PROPERTY/
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

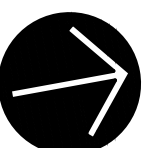
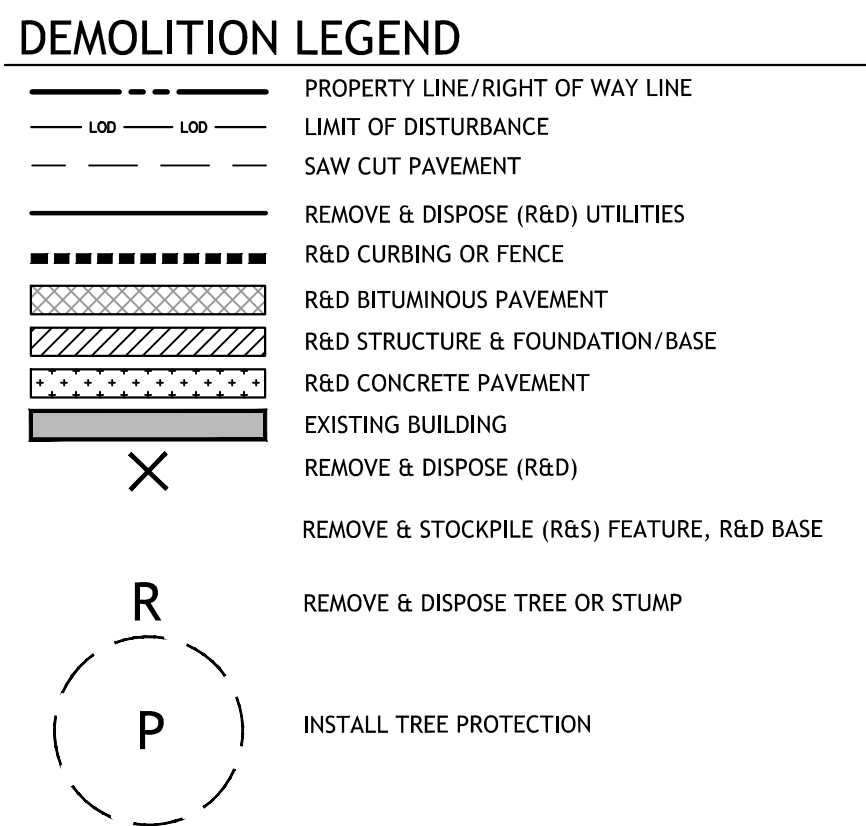
BS-1

[illegible]

SITE PLAN MODIFICATION
NIXON MEDICAL LAUNDRY
71 GEORGE STREET & 80 JAMES STREET
EAST HARTFORD, CONNECTICUT

DEMOLITION PLAN

SHEET NUMBER:
D-1

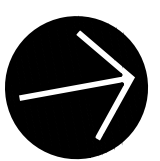
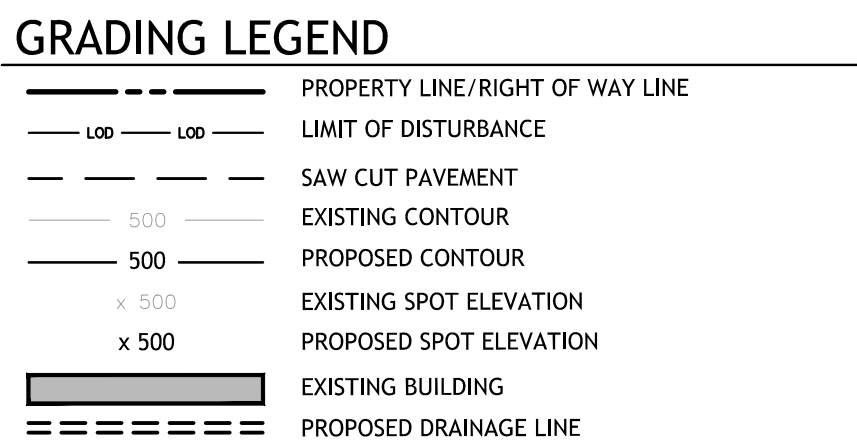


THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

[illegible]

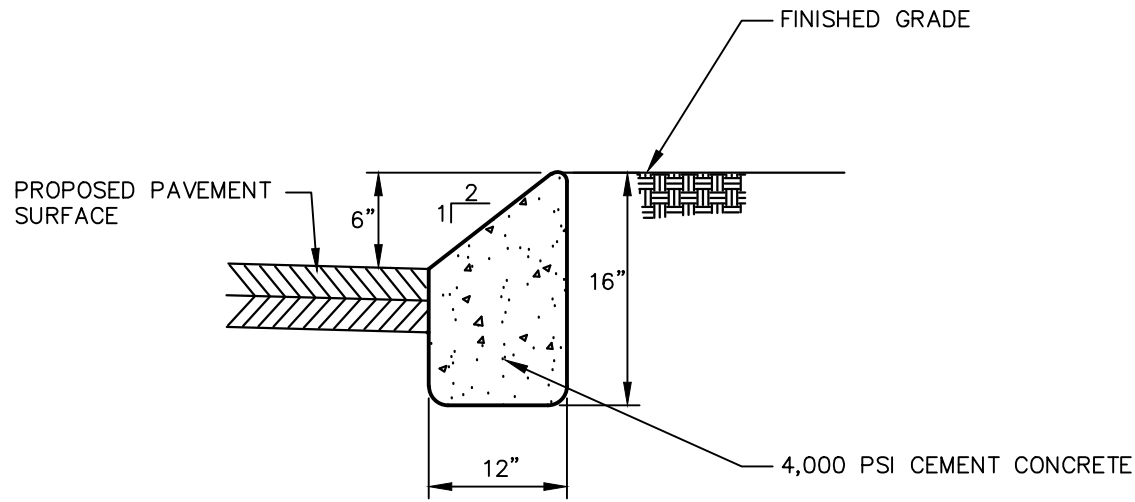
SITE PLAN MODIFICATION
NIXON MEDICAL LAUNDRY
71 GEORGE STREET & 80 JAMES STREET
EAST HARTFORD, CONNECTICUT

**TITLE: GRADING,
DRAINAGE, AND
EROSION CONTROL
PLAN**



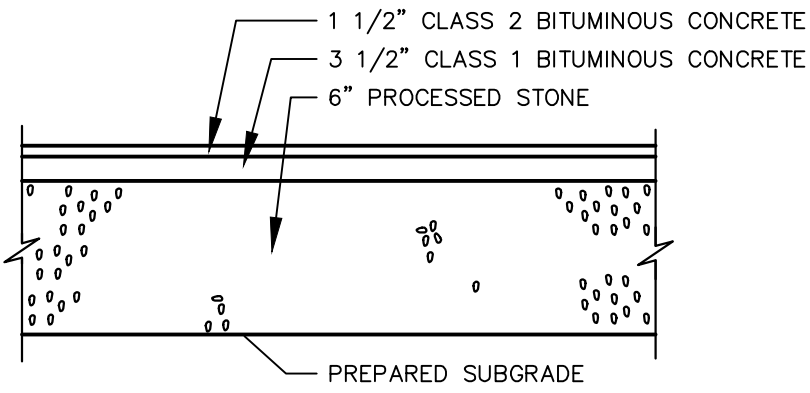
THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

Freeman Companies, LLC - Y:\2013\2013-1004B George Street Parking\00-Parking Expansion (2018)\DWG\Details.dwg Sep 24, 2018 - 6:48pm Plotted By: swatts



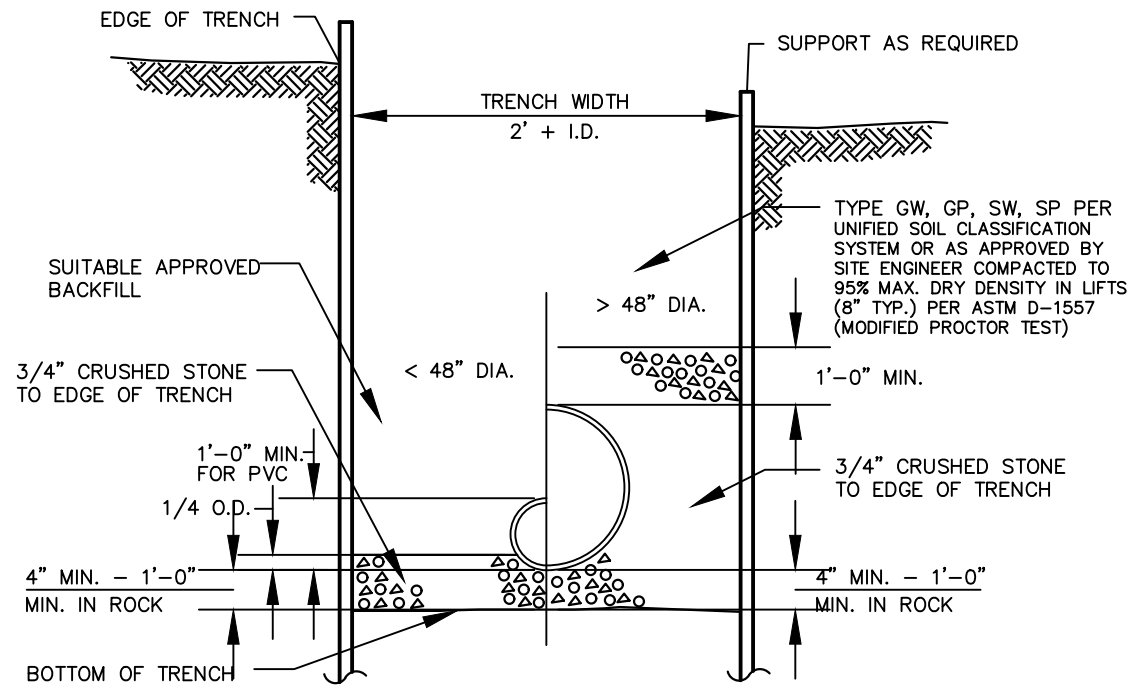
MOUNTABLE CONCRETE CURB

N.T.S.



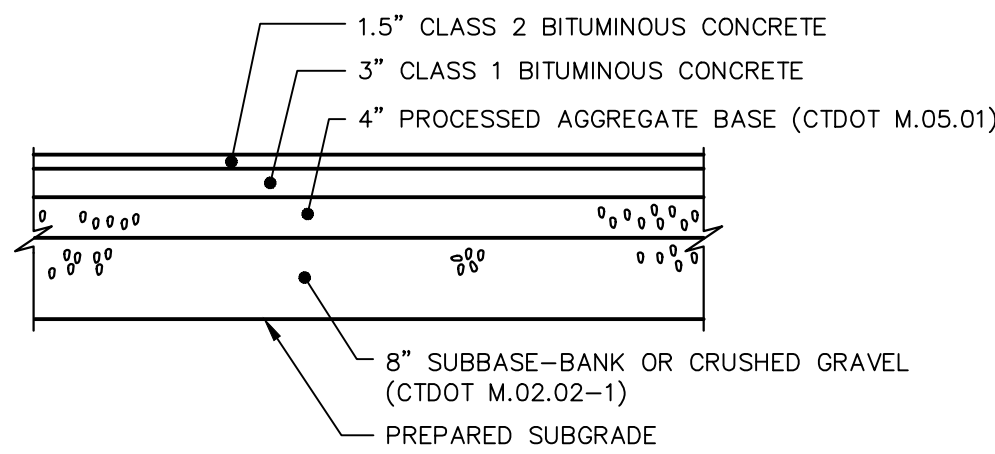
BITUMINOUS PAVEMENT

N.T.S.



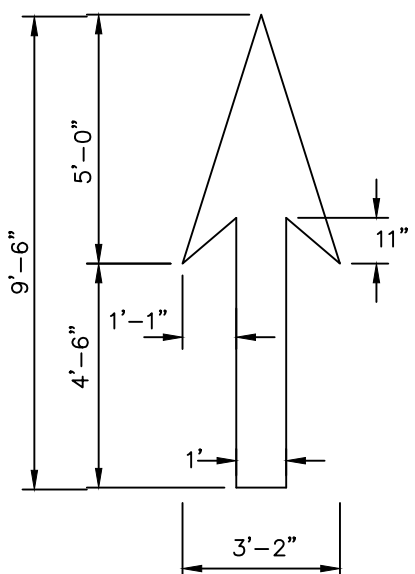
TYPICAL STORM SEWER TRENCH SECTION

N.T.S.



HEAVY DUTY CONCRETE PAVEMENT

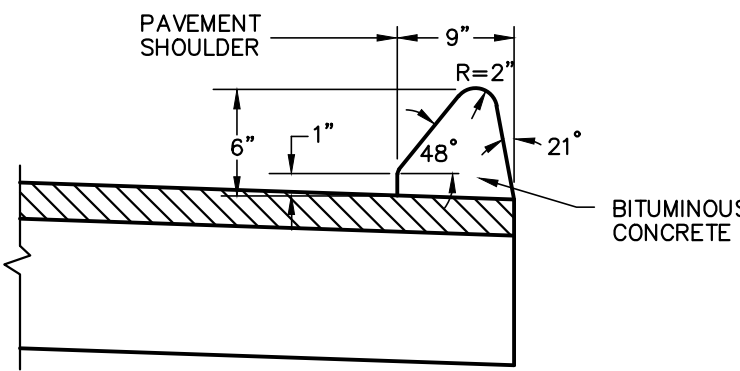
N.T.S.



- NOTE:
1. PAVEMENT ARROWS SHALL BE CENTERED IN TRAVEL LANE.
 2. PAVEMENT ARROWS SHALL BE WHITE.

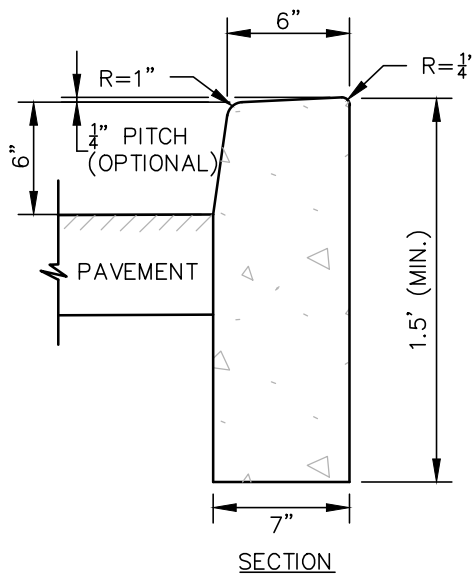
PAVEMENT ARROW

N.T.S.



BITUMINOUS CURBING

N.T.S.

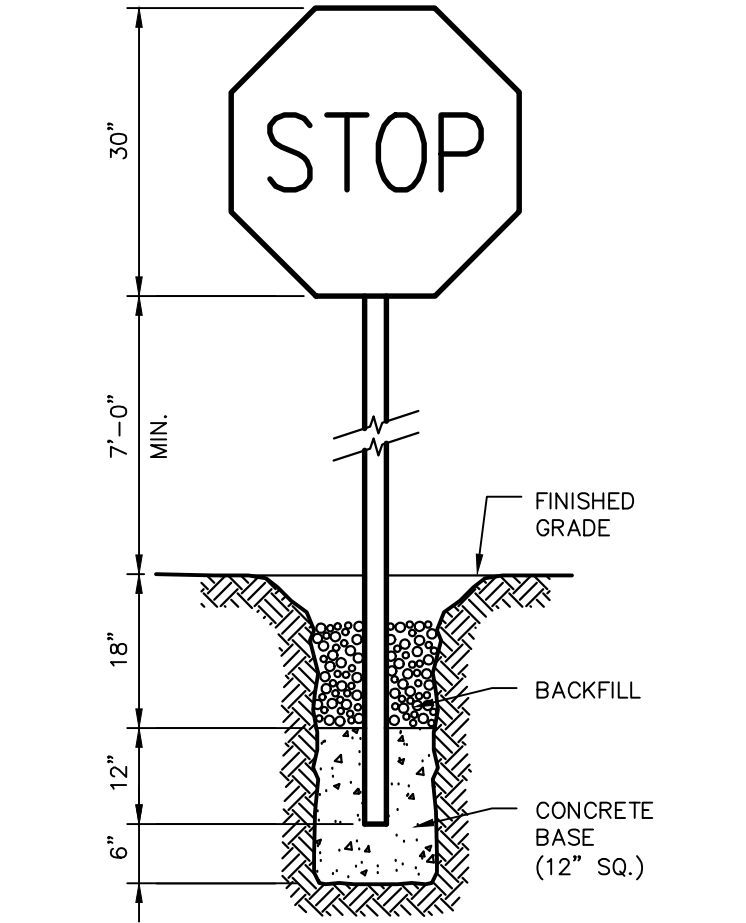


GENERAL NOTE:

- CURB LENGTHS SHALL CORRESPOND TO THE CONCRETE SIDEWALK TILE LENGTH, IF APPLICABLE. 1/2" EXPANSION JOINTS SHALL SEPARATE CURB SECTIONS.

6" CONCRETE CURB DETAIL

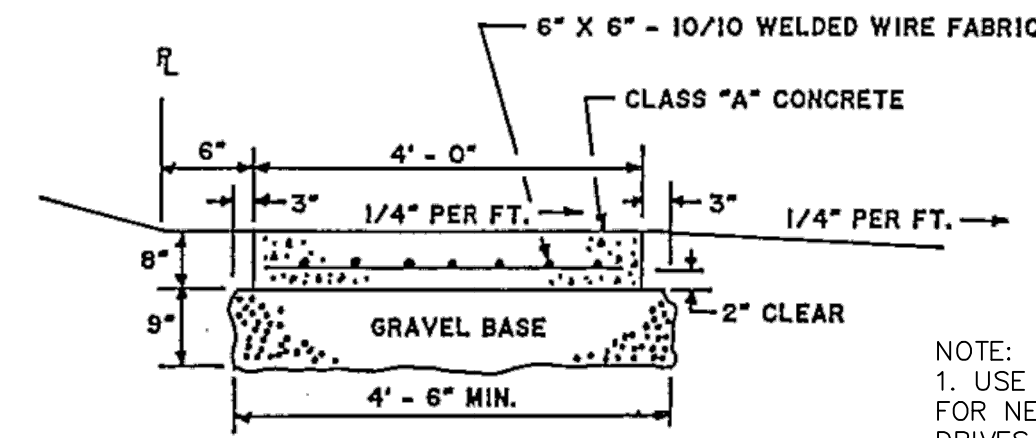
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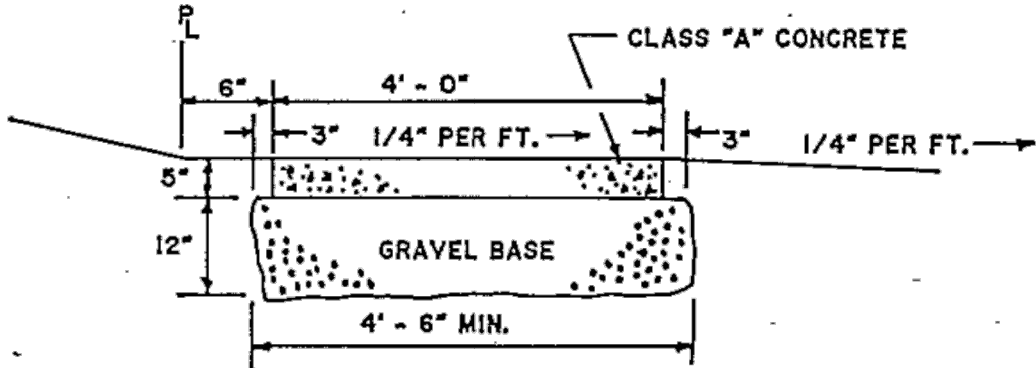
- NOTE:
- CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.

STOP SIGN

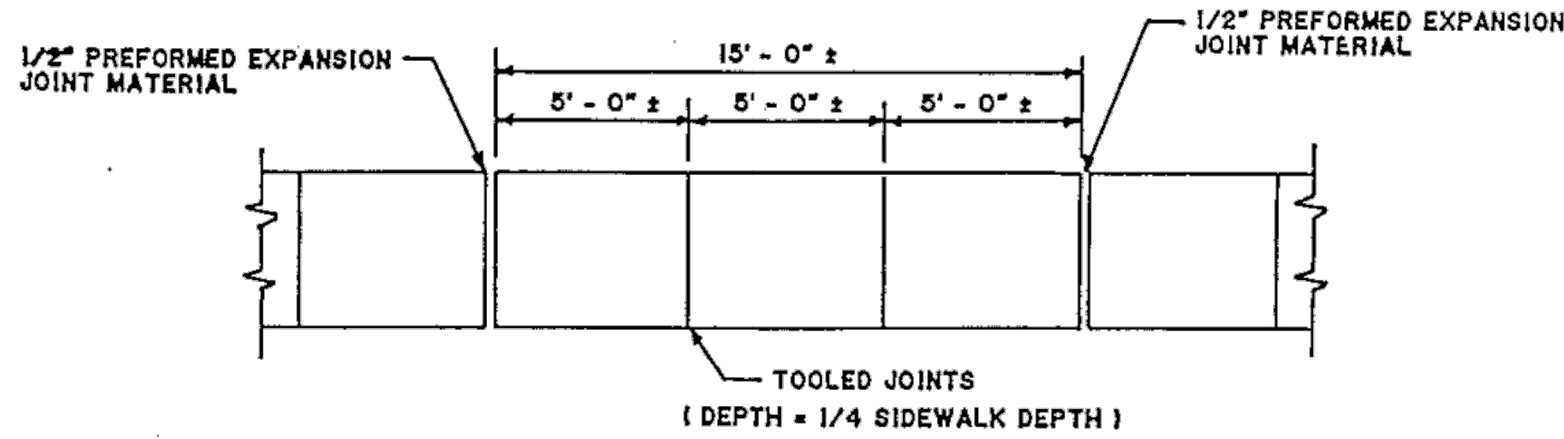
N.T.S.



8" THICK CONCRETE SIDEWALK



5" THICK CONCRETE SIDEWALK



SIDEWALK

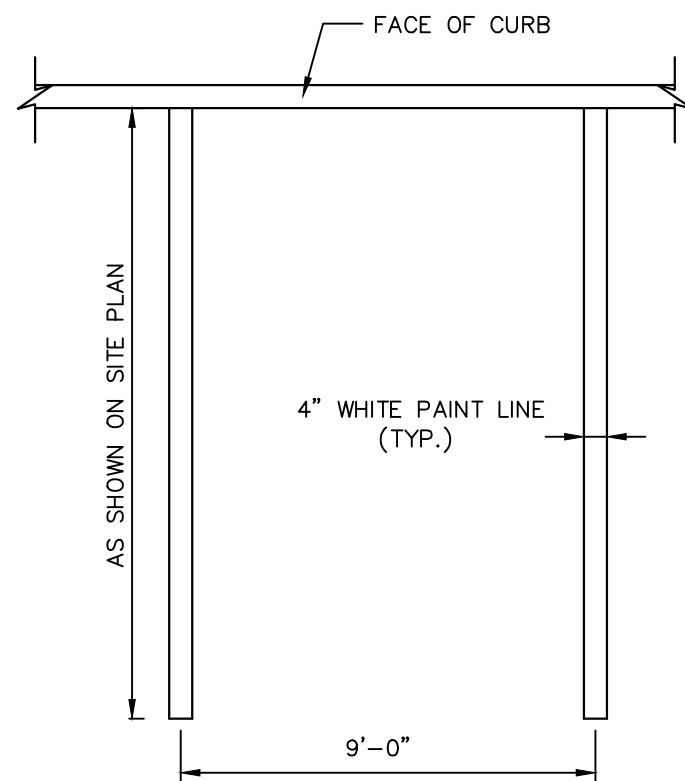
NOTES:

1. FOR SIDEWALK TREATMENT AT INTERSECTIONS SEE STREET TYPICAL CROSS SECTION DETAILS.
2. 8" THICK SIDEWALK IS TO BE USED AT ALL DRIVEWAY CROSSINGS AND IN OTHER AREAS DIRECTED.
3. TOOLED JOINT PATTERN IS TO BE DIRECTED TO CONFORM TO ADJACENT MARKINGS.

TOWN OF EAST HARTFORD
STANDARD DETAIL

SIDEWALK

DATE: JUNE 1993



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

TYPICAL PARKING SPACE DETAIL

N.T.S.

OWNER / APPLICANT:
NIXON EAST HARTFORD
PROPERTIES, LLC
500 CENTER POINT BLVD
NEW CASTLE, DE 19720
302-463-0100

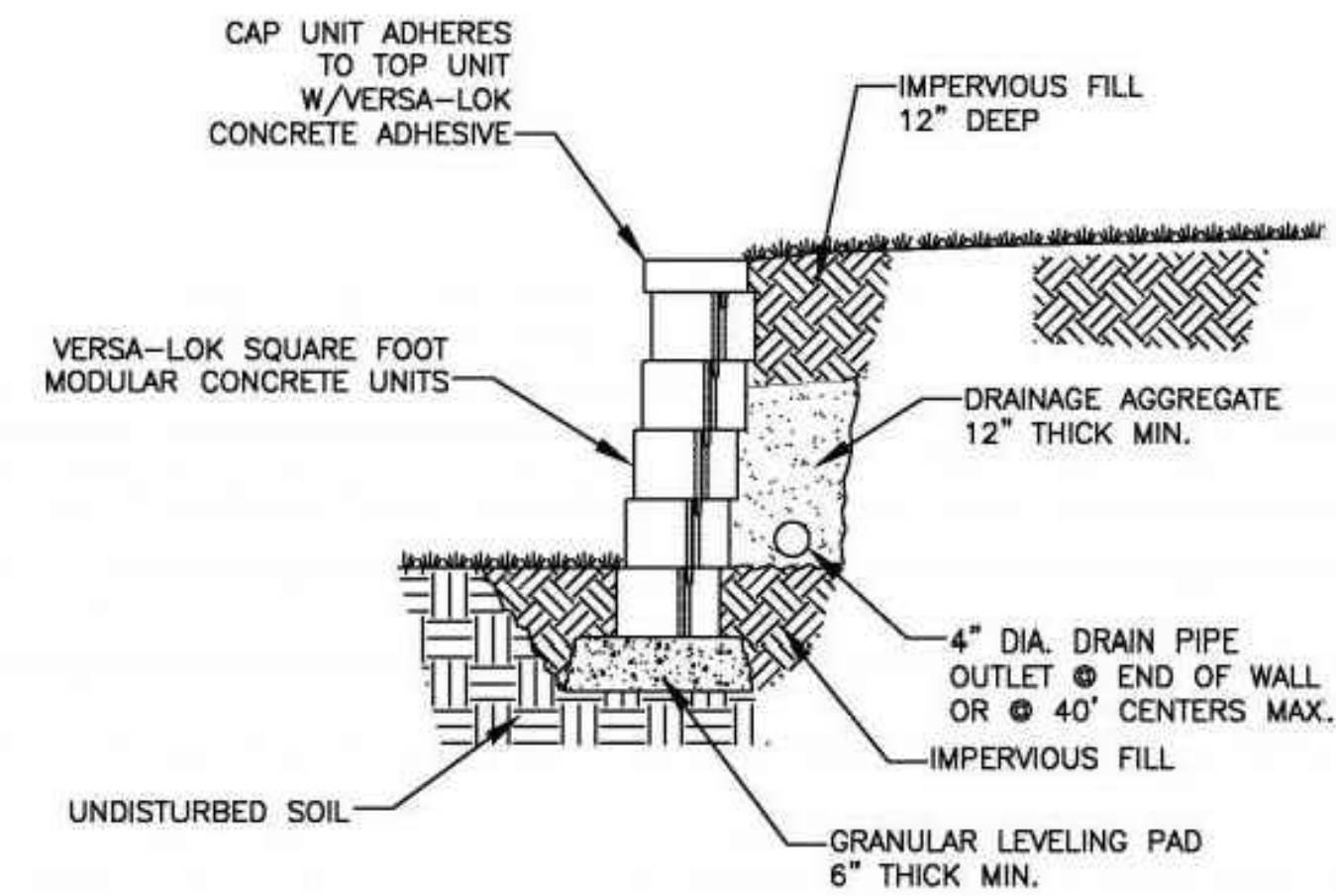
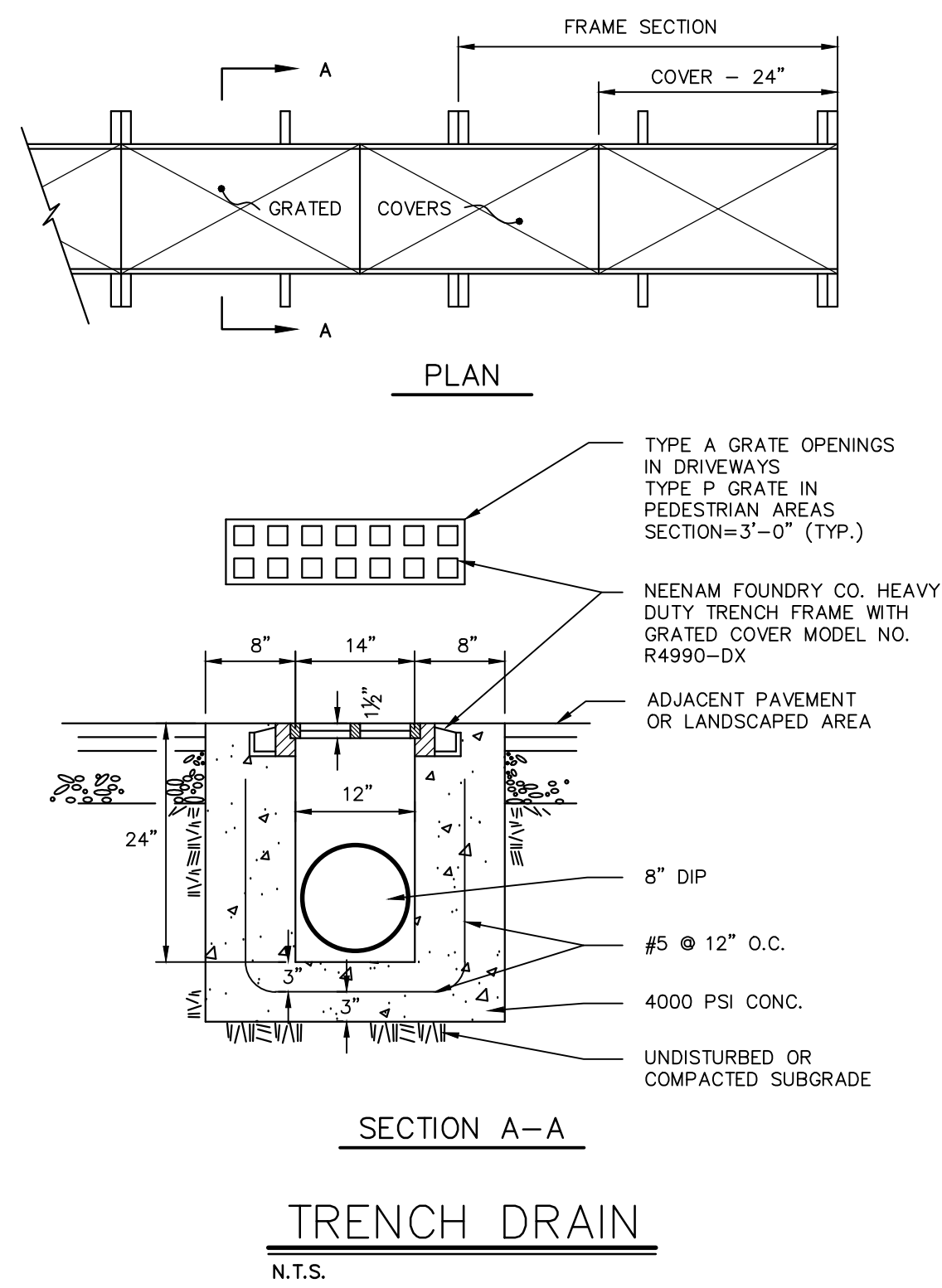
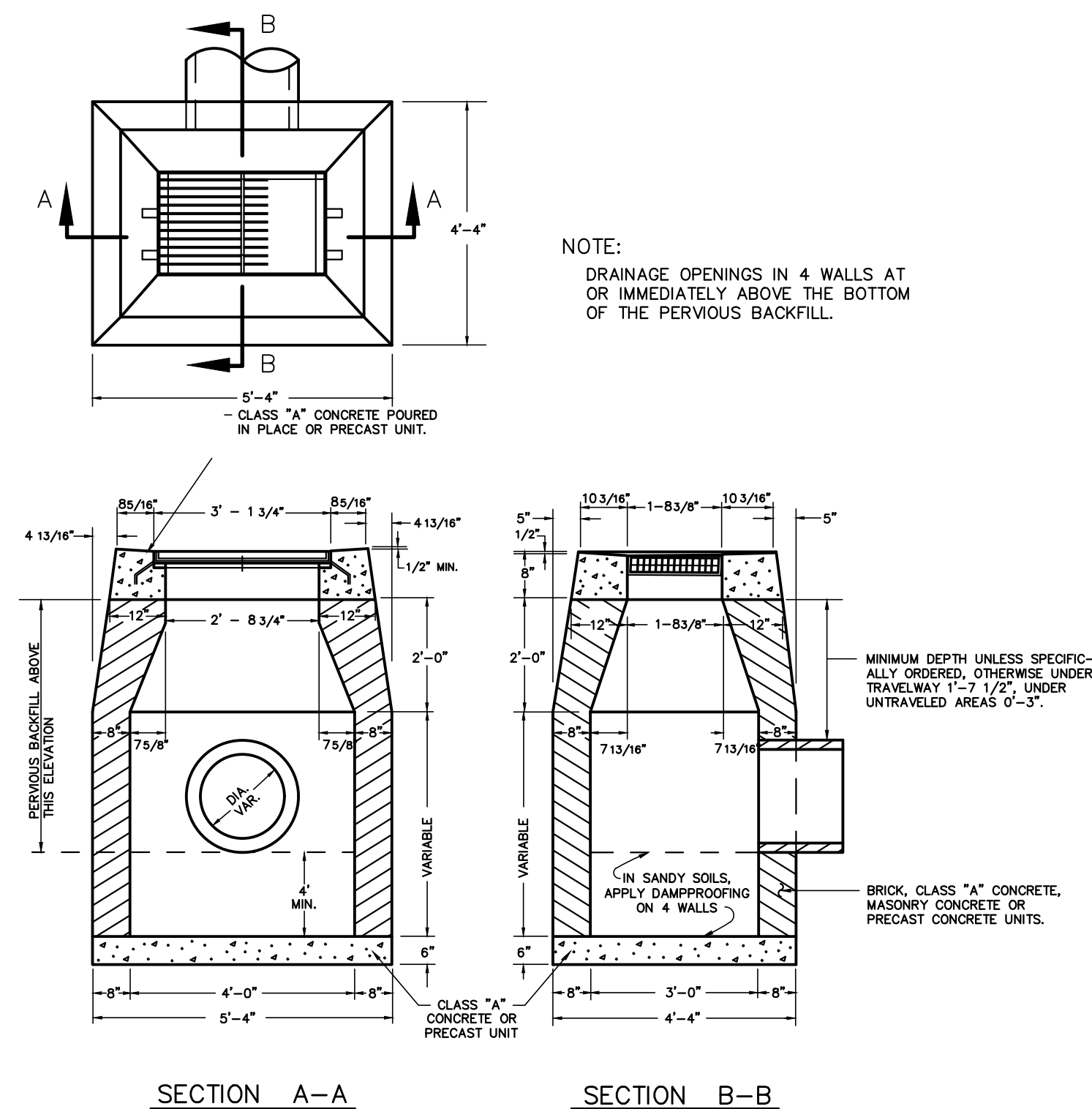
FREEMAN
COMPANIES
LAND DEVELOPMENT ENGINEERING DESIGN CONSTRUCTION SERVICES
34 JOHN STREET, HARTFORD, CT 06105
WWW.FREEMANCO.COM
(860) 253-1950
FAC: (860) 253-1950
ELEVATE YOUR EXPECTATIONS

SITE PLAN MODIFICATION
NIXON MEDICAL LAUNDRY
71 GEORGE STREET & 80 JAMES STREET
EAST HARTFORD, CONNECTICUT

DESIGNED: S.W.
DRAFTED: K.M.
CHECKED: H.H.
APPROVED: R.G.
SCALE:
PROJECT NO.: 2013-1004B
DATE: 9/25/18
CAD FILE:Details

TITLE:
**SITE
DETAILS**

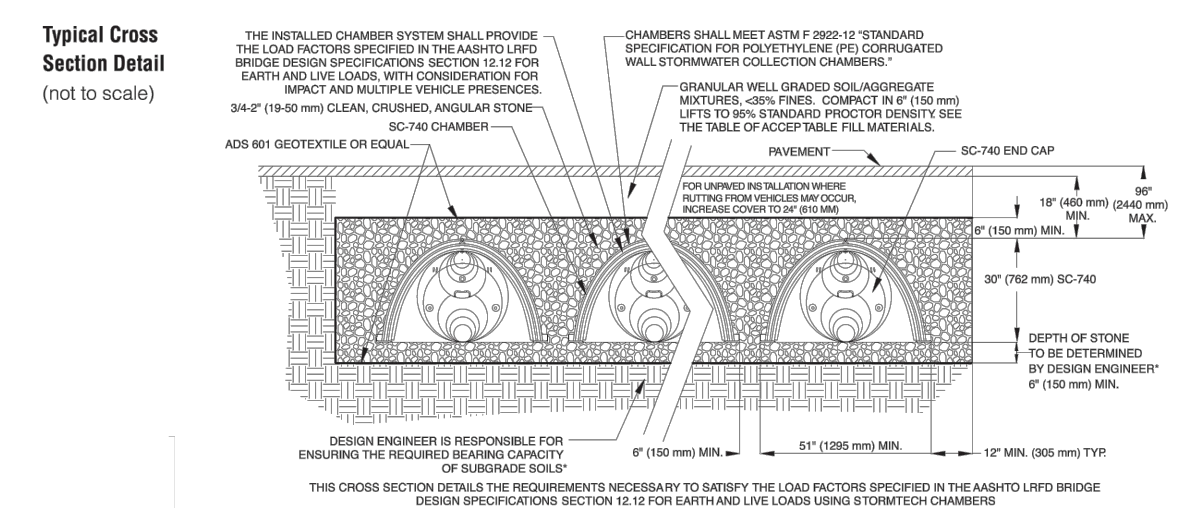
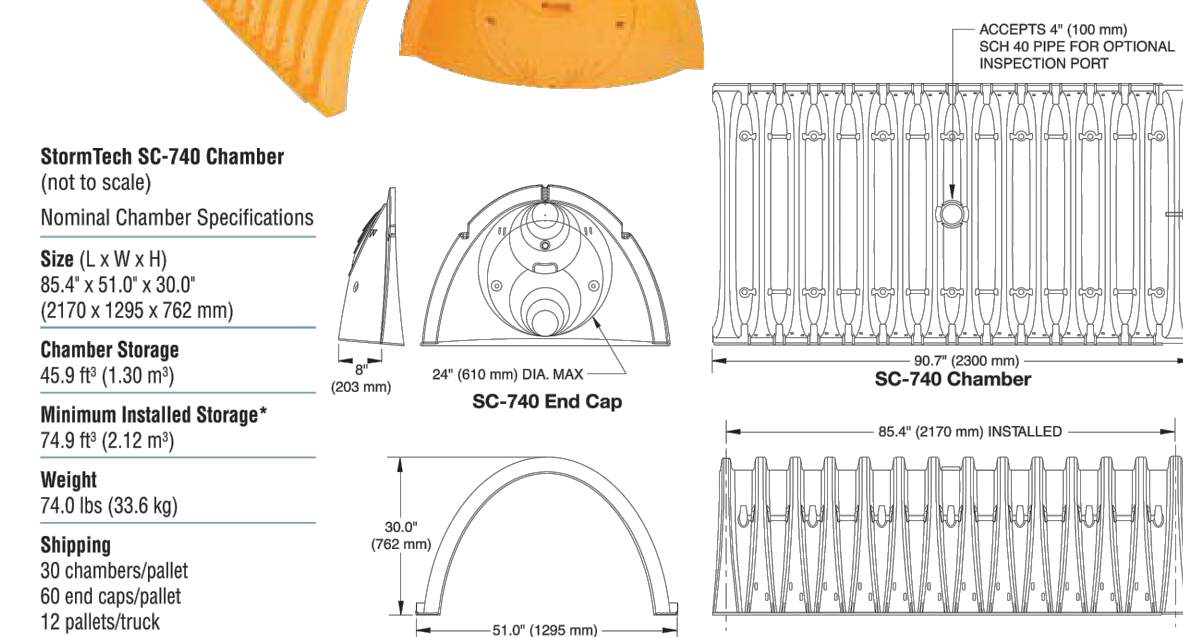
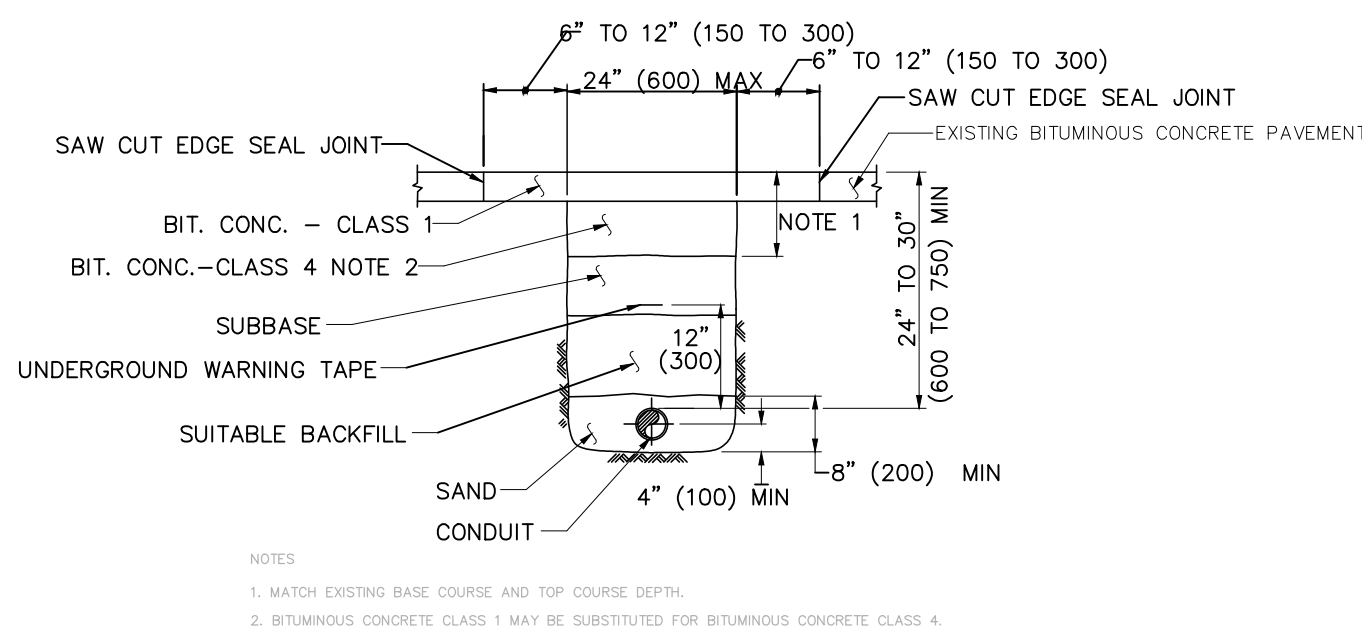
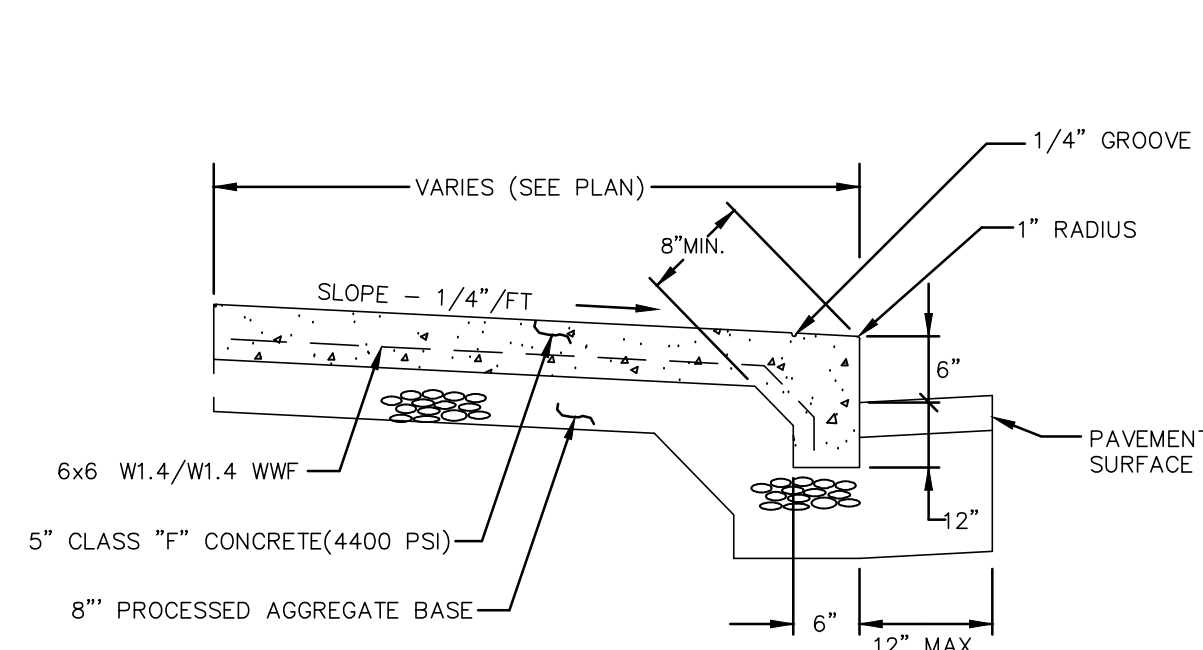
SHEET NUMBER:
DN-1



THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

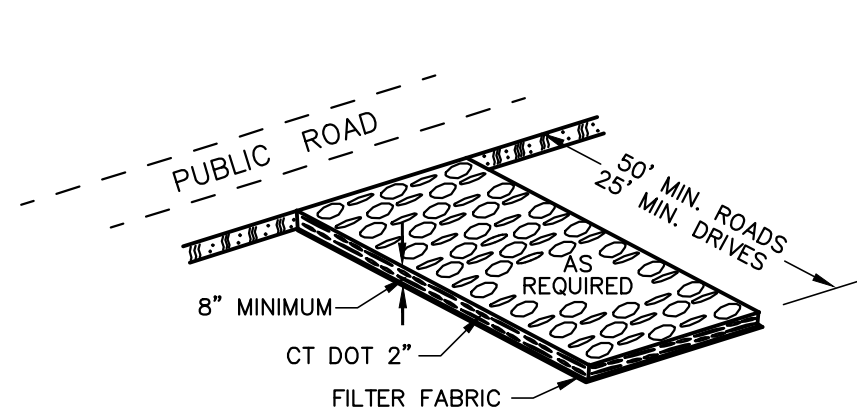


VERSA-LOK SQUARE FOOT DETAILS UNREINFORCED TYPICAL SECTION		DATE: 10/2007 DESIGNED BY:
---	--	-------------------------------



SC-740 CHAMBER
N.T.S.

Freeman Companies, LLC - Y:\2013\2013-1004B George Street Parking\00-Parking Expansion (2018)\DWG\Details.dwg Sep 24, 2018 - 6:56pm Plotted By: swetts



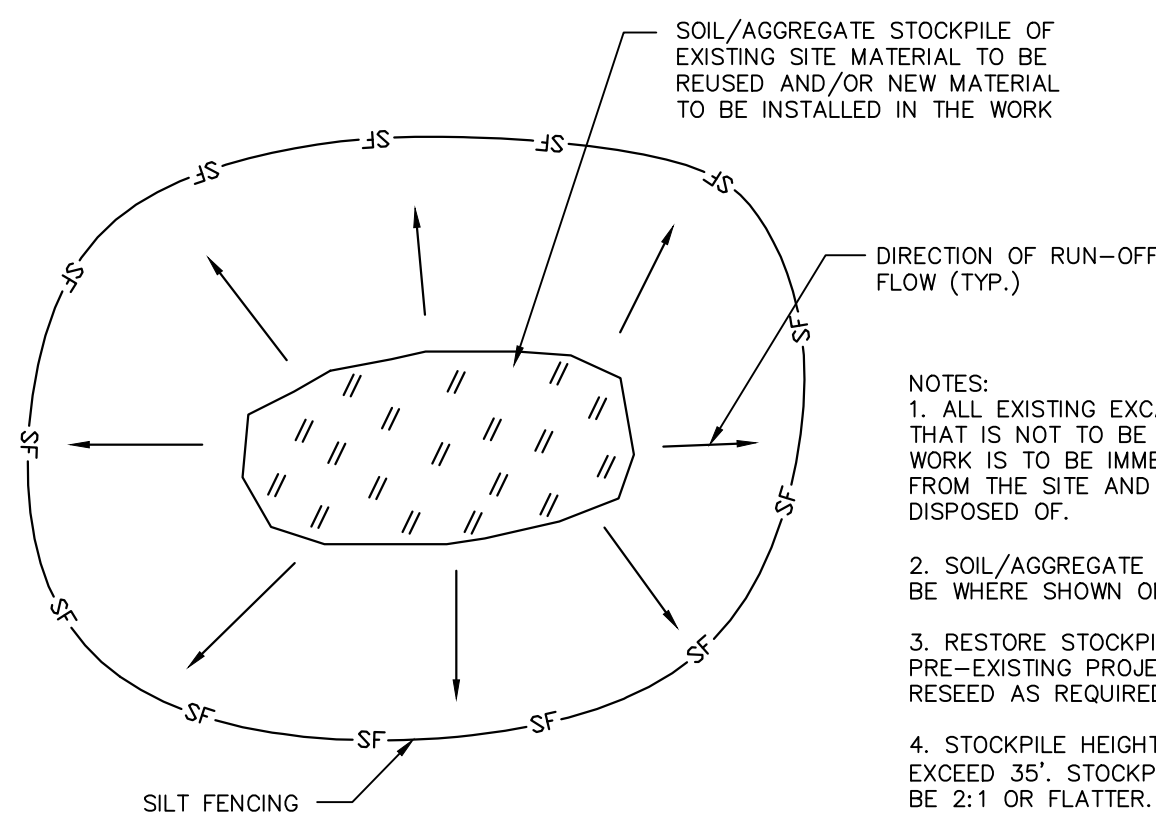
GRADATION TABLE				
SQUARE MESH SIEVES	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3	% FINER
	% FINER	% FINER	% FINER	
2 1/2 INCHES	100	90-100	100	
2 INCHES	95-100	35-70	90-100	
1 1/2 INCHES	35-70	0-15	35-70	
1 1/4 INCHES	0-25	---	---	
1 INCHES	0-10	---	0-15	
3/4 INCHES	---	0-5	---	
1/2 INCHES	---	---	0-5	
3/8 INCHES	---	---	---	

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

ANTI-TRACKING PAD

N.T.S.

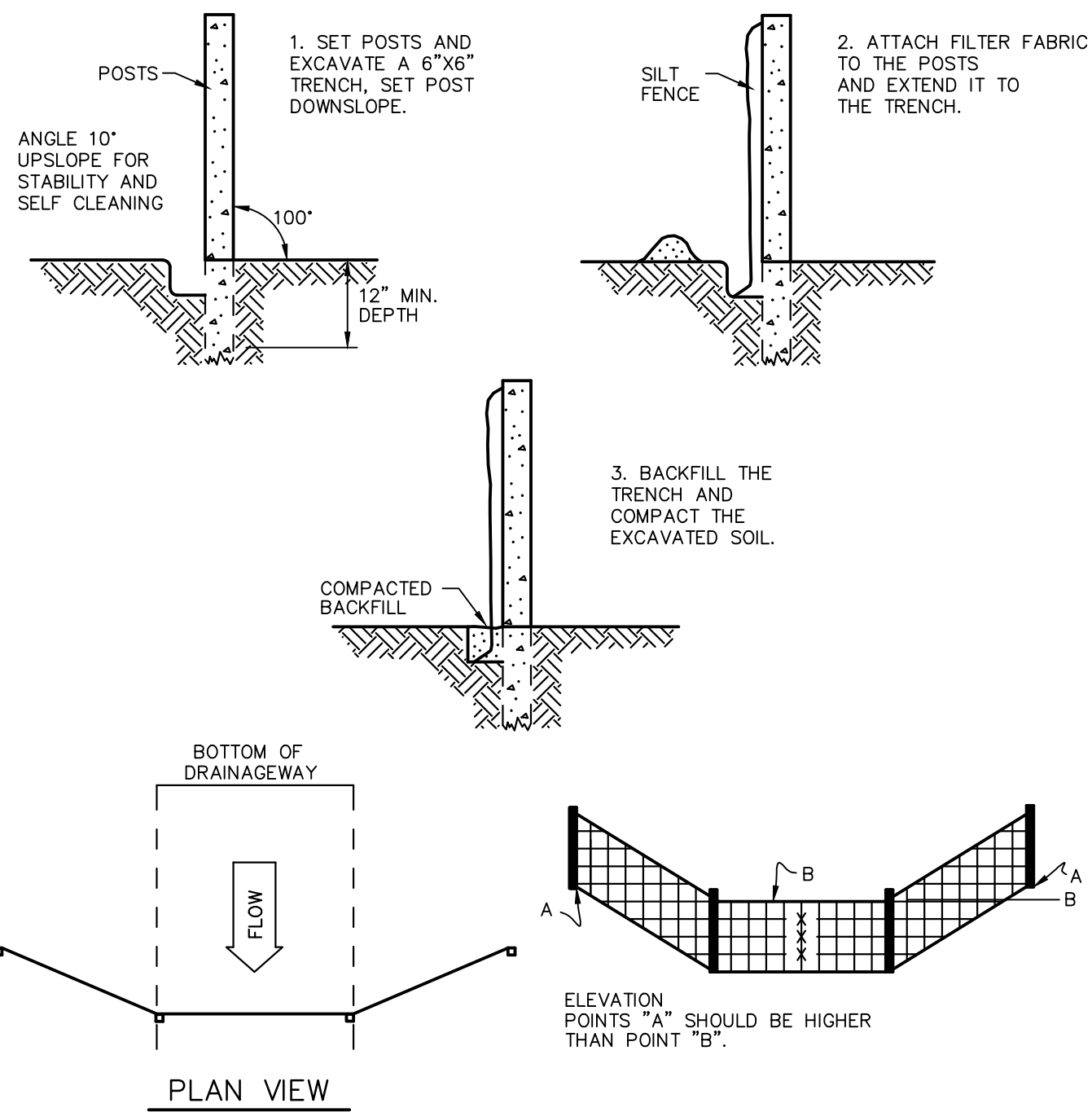
ZEC-009



MATERIALS STOCKPILE DETAIL

N.T.S.

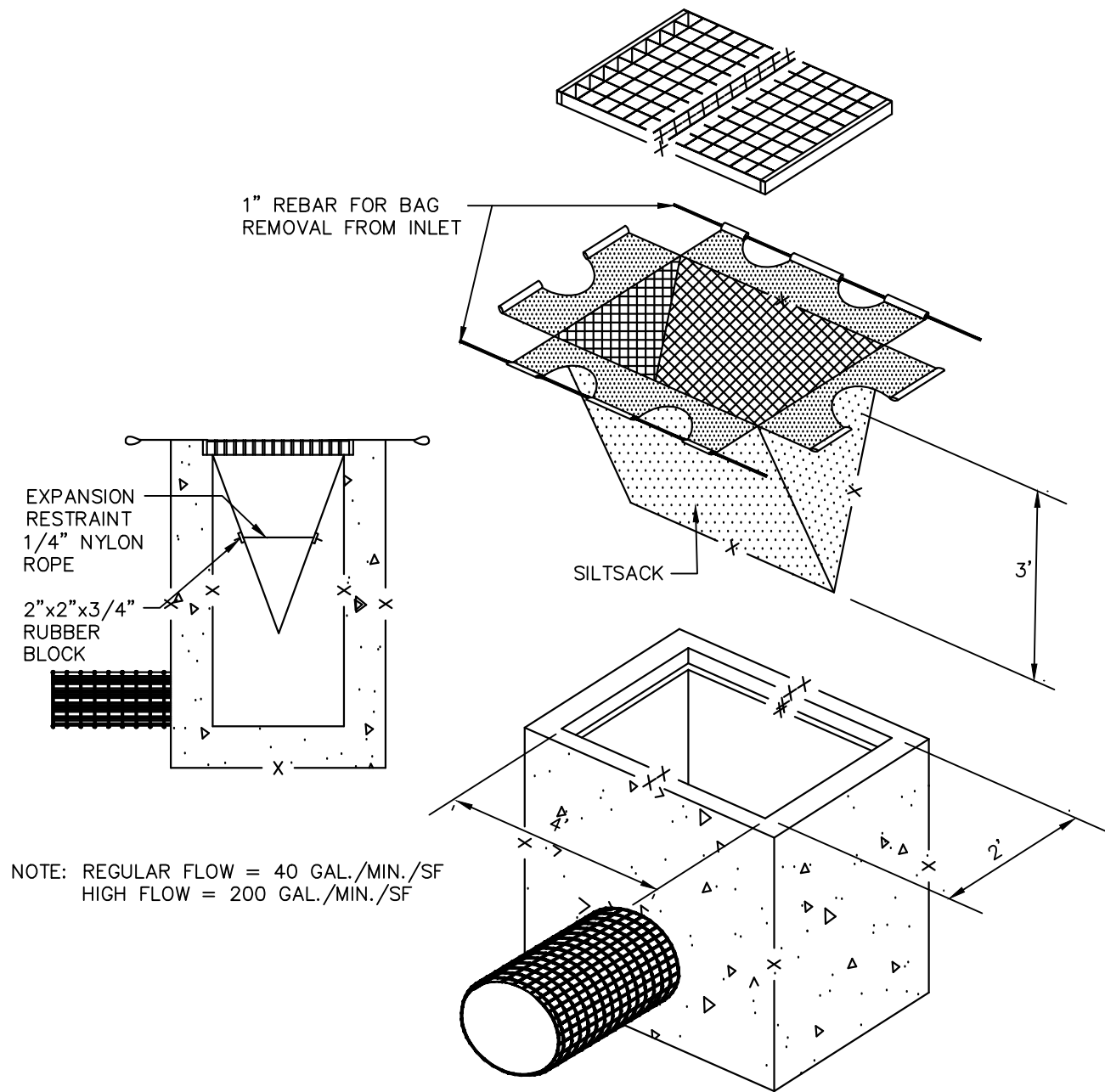
BLEC-006



SILT FENCE BARRIER

N.T.S.

CTEC-003

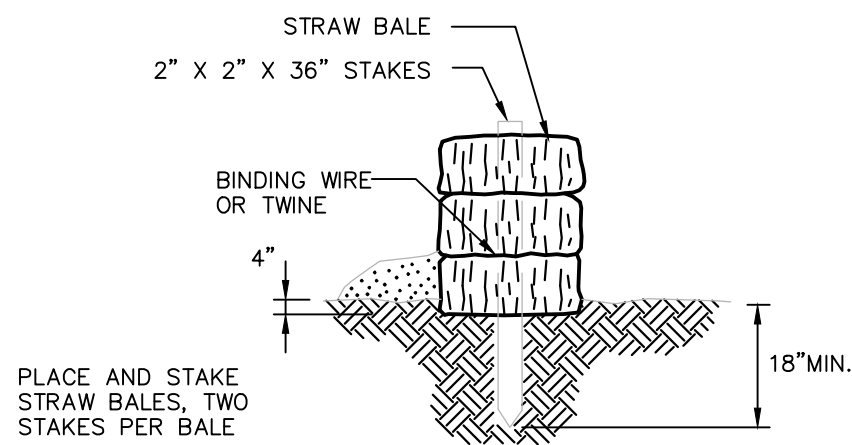


NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILTSACK DETAIL

N.T.S.

BLEC-005



STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.

ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STRAW BALE DETAIL

N.T.S.

BLEC-007



Environ - 120W LED Area Light

Order Code: ENV-120CT4-ABZ



Description
Environss LED area lighting fixtures are low profile, low maintenance and feature long life. Perfect for new construction and easy replacement of existing area lighting fixtures. The robust design paired with a variety of mounting options makes them ideal for area/site, roadway, and security applications.

Construction
Rugged die cast housing finished in a durable powder coat finish and with vandal resistant polycarbonate lens. To ensure weather-tight protection, each optical assembly is sealed with a silicone gasket. Luminaires are rated for an ambient operating temperature range of -40°C to 40°C.

Electrical
The Class II power supply has a range of 120-277V, 50/60 Hz or 347-480V input. LED driver is isolated from the LED light engine for enhanced driver reliability. 0-10V DC dimming capability is standard. The luminaires are rated for wet locations. Each fixture has a builtin 10MA surge protector. Each fixture is supplied with a 7-pin receptacle and a shunting cap. A motion sensor can be factory installed.

Mounting
Twistlock photocell accessory can easily be mounted into the fixture. The fixture is designed for use with various mounting accessories: Square and round pole arms, wall mount, slipfitter or mast arm. The slipfitter and the mast arm fit a 2-3/8" tenon. All mounting accessories are ordered separately.

NOTE:
*Lumen maintenance data is based on LED testing per IESNA LM-80-08 and projected per IESNA TM-21-11



2451 Enterprise Parkway East, Twinsburg, Ohio 44087 | Tel: 800-451-2606 | Fax: 800-451-2605 | www.venturelighting.com

DLC Model# ENV-120CT4-A

Product Performance	
Wattage	120W
Lumen Output	13650
Correlated Color Temperature (CCT)	5000K
Color Rendering Index (CRI)	70+
Lumen Maintenance @50,000 hours*	99%
Calculated L70 @ 25°C Ambient in Hours*	>500,000
Distribution	Type 4
Replaces HID Wattage	175W V, 250W H
Operating Temperature Range	-40°F to 104°F (-40°C to 40°C)

Physical Characteristics	
Fixture Color	Bronze
Weight	13.9 lbs (6.3kg)
EPA	0.67
Width	10.25"
Length	17.5"
Height	6.01"

Electrical Characteristics	
Input Voltage Range	120-277V
Amperage Draw (Input Volts/Amps)	120/1.0 208/0.59 240/0.50 277/0.44
Surge Protection	10MA

Regulatory Qualifications	
cULus Listed, Rated for wet locations	

Accessories	
EN14178 Round pole straight arm - bronze	
EN26814 Square pole mount - bronze	
EN35512 Adjustable slipfitter - bronze	
EN38419 Mast arm - bronze	
EN47832 Wall mount - bronze	
PH12415 3-Pin Twist lock photocell (120-277V)	
PH81975 Replacement shunting cap	
Add suffix "-MT2" to order code for a factory installed fixture with Motion/Dim/Photocell Sensor	
Add suffix "-SH" to order code for a factory installed fixture with backlight shield	
Add suffix "-SHMT2" to order code for a factory installed fixture with backlight shield & Motion/Dim/Photocell sensor	
SP12714 - 120-277V Surge Protector	
PH46224 - Wireless program tool	

NOTES:

PROPOSED PARKING LOT LIGHT FIXTURE

N.T.S.

OWNER / APPLICANT:
NIXON EAST HARTFORD
PROPERTIES, LLC
500 CENTER POINT BLVD
NEW CASTLE, DE 19720
302-463-0100

SITE PLAN MODIFICATION
NIXON MEDICAL LAUNDRY
71 GEORGE STREET & 80 JAMES STREET
EAST HARTFORD, CONNECTICUT

DESIGNED: S.W.
DRAFTED: K.M.
CHECKED: H.H.
APPROVED: R.G.
SCALE: AS SHOWN
PROJECT NO.: 2013-1004B
DATE: 9/25/18
CAD FILE:Details

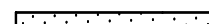
SITE DETAILS

SHEET NUMBER:

DN-3

Calculation Summary				
Label	Units	Avg	Max	Min
Beyond Property Line	Fc	0.08	0.3	0.0
Existing Parking Lot	Fc	1.49	7.2	0.1
New Parking Area	Fc	2.20	8.2	0.1

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	PROPERTY LINE/RIGHT OF WAY LINE
	LIMIT OF DISTURBANCE
	EDGE OF PAVEMENT
	PROPOSED CURB
	CUT PAVEMENT
	BIT. CONC PAVEMENT
	CONC. PAVEMENT
	8" CONC. PAVEMENT
	EXISTING BUILDING



DESIGNED:	S.W.
DRAFTED:	K.M.
CHECKED:	H.H.
APPROVED:	R.G.
SCALE:	1" = 20'
PROJECT NO.:	2013-1004B
DATE:	9/25/18
CAD FILE: Photometrics	
TITLE:	
PHOTOMETRICS PLAN	
SHEET NUMBER:	
LP-1	

