

**Riverside Drive Outfall & Ensign Street Drainage Project**  
**Invitation to Bid**  
**Attachment 11**

This is an adjacent project that is Not-in-Contract, provided for reference.



**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		PERMITTED	PERMITTED	
	RESTAURANT		PERMITTED	PERMITTED	
	MULTI-FAMILY		SPECIAL PERMIT REQUIRES 30' F.Y. SETBACK	PERMITTED	
SET BACKS	FRONT YARD	22' ±	AVERAGE OF BLOCK=30.2' ± VARIANCE REQUIRED	TO REQUEST MODIFICATION TO REGULATIONS WITH MASTER PLAN APPROVAL	
	SIDE YARD	FROM ENSIGN STREET	17' ±	20' ON ENSIGN STREET (211.1) VARIANCE REQUIRED	TO REQUEST MODIFICATION TO REGULATIONS WITH MASTER PLAN APPROVAL
		SOUTH SIDE	72' ±	10' (211.1)	MEETS REGULATIONS
	REAR YARD	435' ±	25' (402.4 C)	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	DRIVE-THROUGH LOCATED WITHIN F.Y.	VARIANCE REQUIRED	TO REQUEST MODIFICATION TO REGULATIONS WITH MASTER PLAN APPROVAL	
	(228.2 F) ACCESS WIDTH AT STREET CANNOT EXCEED 30'	GREATER THAN 30'	NEEDS TO BE APPROVED BY P&Z COMMISSION	NEEDS TO BE APPROVED BY P&Z COMMISSION	
	(228.2 J) # OF QUEUING SPACES	42	24± (NEED P&Z COMMISSION APPROVAL FOR REDUCTION)	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

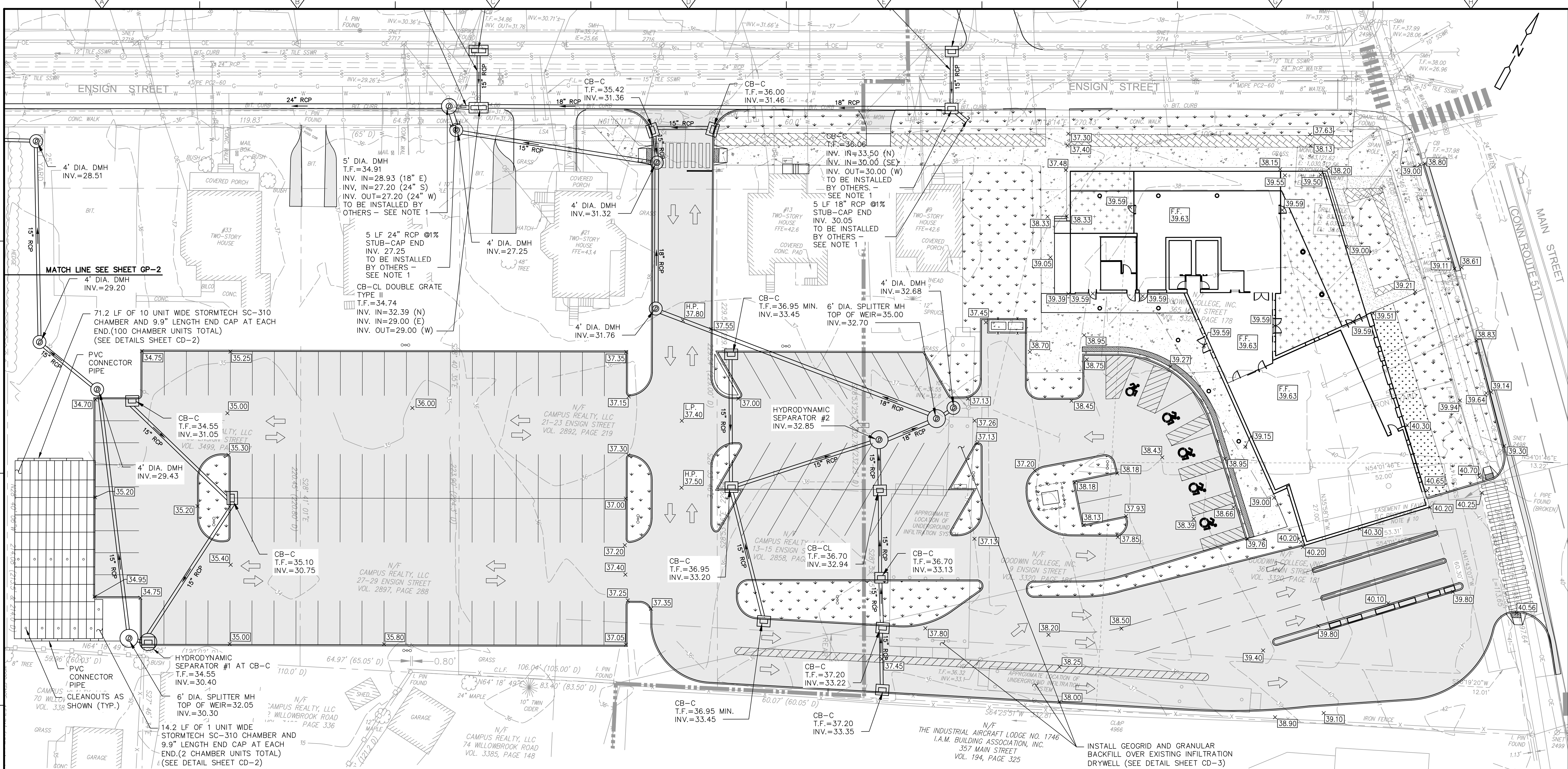


**INSPECTION NOTES**

- 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





PLAN  
SCALE: 1" = 20'-0"

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

**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:



**GOODWIN COLLEGE**  
ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:



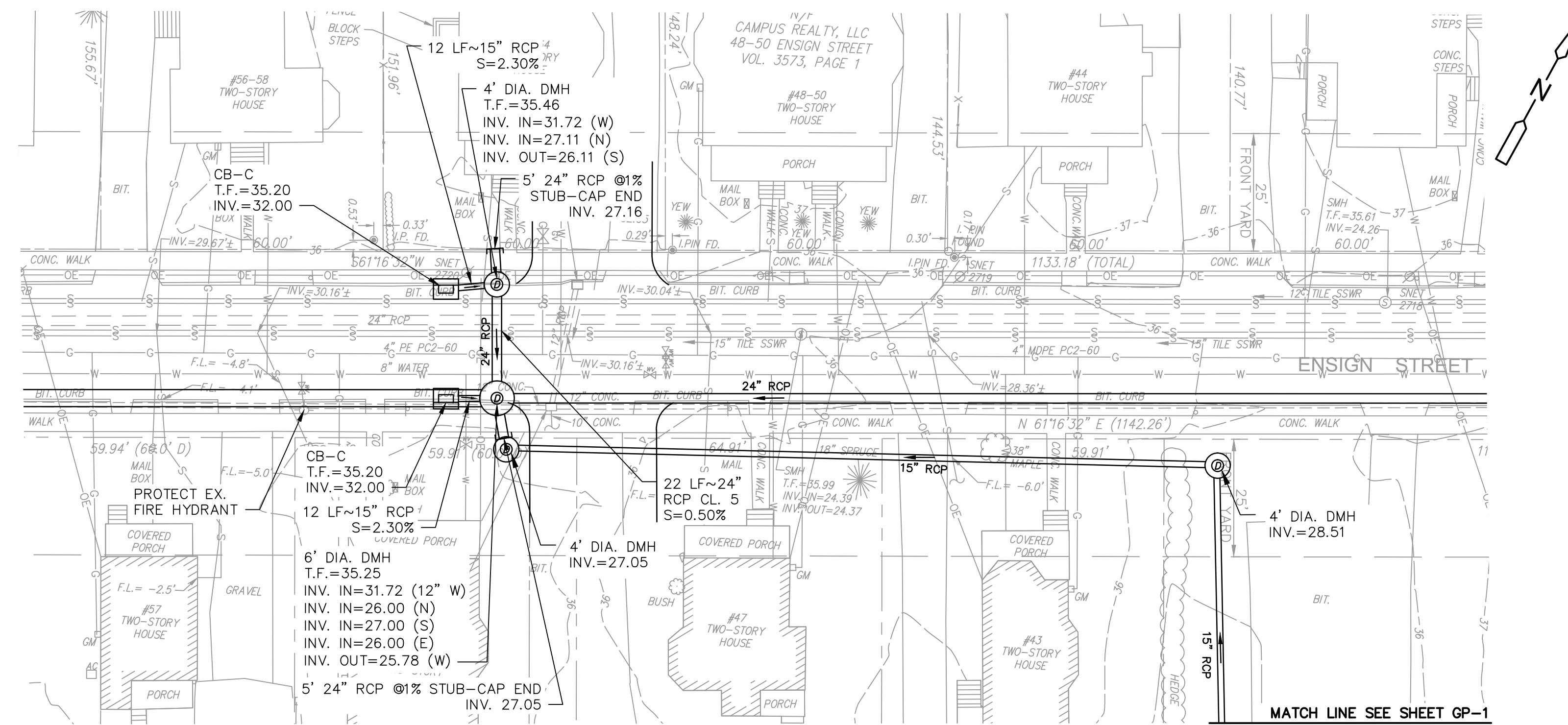
**ZUVIC-CARR AND ASSOCIATES**  
CONSULTING ENGINEERS  
40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

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

**GRADING AND UTILITY PLAN**

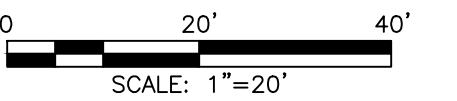
SHEET NO.  
**GP-1**

FILE PATH: H:\Projects\Goodwin College\1850 - Main & Ensign Preliminary Site Design\AutoCAD\1850 - GP-1.dwg PLOT DATE: 4/8/2019 PLOT TIME: 2:56:57 PM



PLAN  
SCALE: 1" = 20'-0"

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

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 ENSIGN STREET & MAIN STREET  
 EAST HARTFORD, CONNECTICUT

**GRADING AND UTILITY PLAN**

SHEET NO.  
**GP-2**