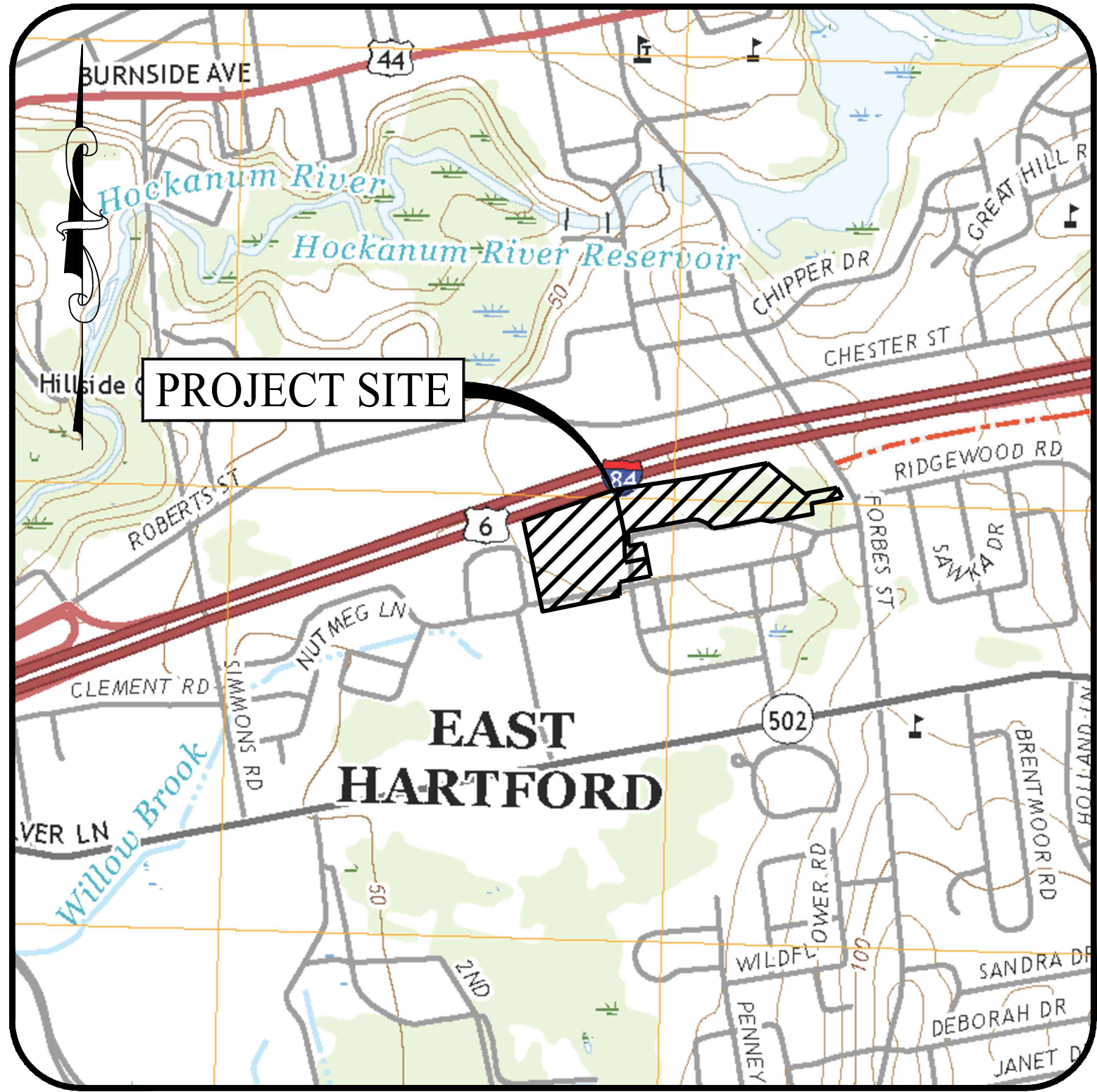
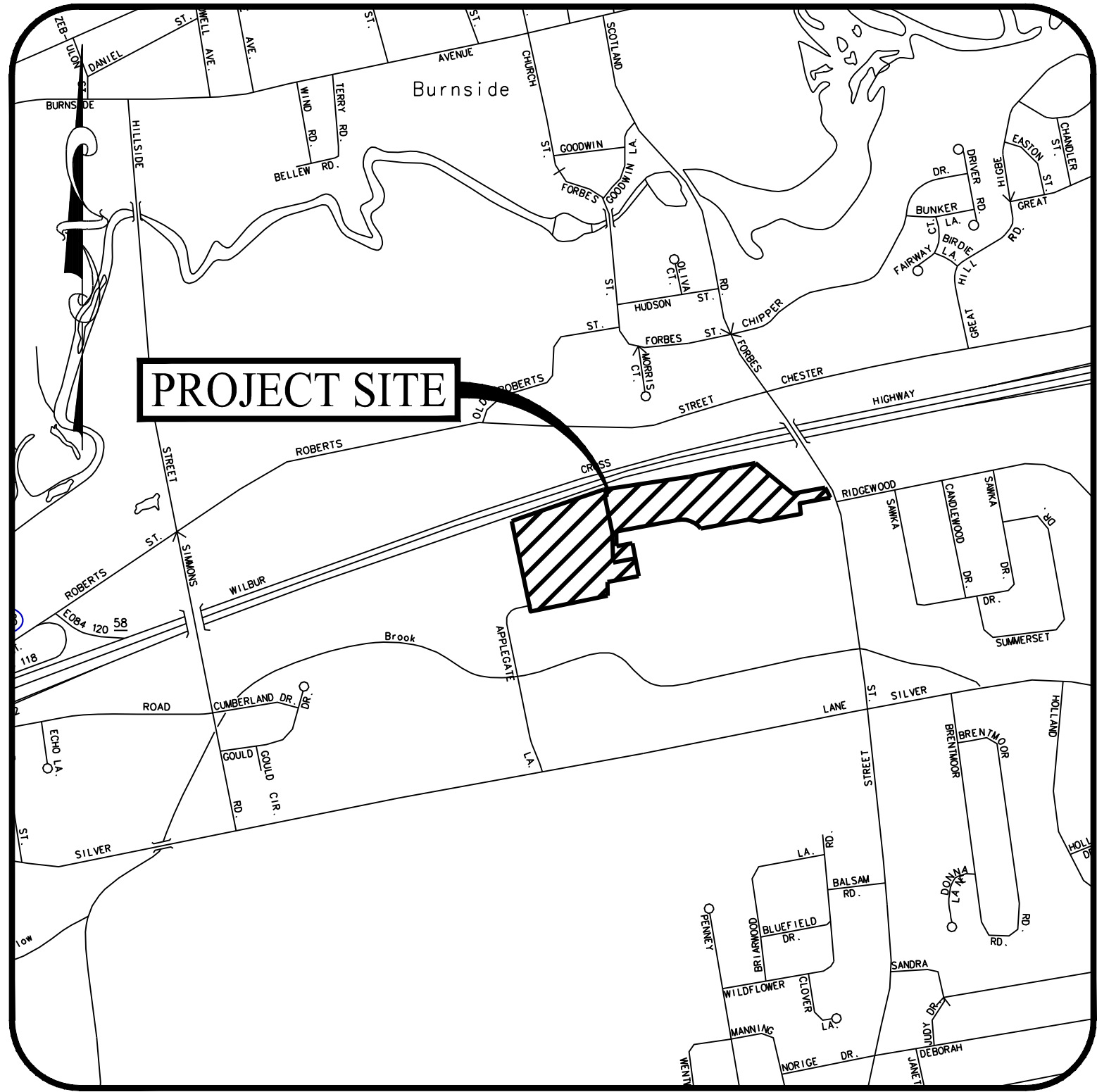




USGS MAP

SCALE: 1" = 1,000'



LOCATION MAP

SCALE: 1" = 1,000'

CONCOURSE PARK

EAST HARTFORD, CONNECTICUT

INFRASTRUCTURE CONSTRUCTION DOCUMENTS CRDA PROJECT# 25-005

DRAWING LIST

CIVIL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	10/01/25	N/A
0.10	GENERAL PROJECT NOTES & LEGENDS	10/01/25	10/30/25
0.11	APPROVALS AND DOCUMENTATION	10/01/25	N/A
1 OF 2	ALTA/NSPS LAND TITLE SURVEY	03/25/25	05/22/25
2 OF 2	ALTA/NSPS LAND TITLE SURVEY	03/25/25	05/22/25
1 OF 1	LOT CONSOLIDATION PLAN	01/19/24	07/17/25
SITE ENABLING PHASE 1A			
2.00	OVERALL DEMOLITION PLAN	10/01/25	10/30/25
2.01	PHASE 1A OVERALL GRADING AND DRAINAGE PLAN	10/01/25	10/30/25
2.02	PHASE 1A OVERALL SITE UTILITY PLAN	10/01/25	10/30/25
2.03	OVERALL SITE LOGISTICS PLAN	10/01/25	N/A
PHASED PLANS PHASES 1B & 2			
2.10	OVERALL SITE PLAN	10/01/25	N/A
2.11.1	PHASE 1B SITE PLAN	10/01/25	10/30/25
2.11.2	PHASE 1B SITE PLAN	10/01/25	N/A
2.12.1	PHASE 2 SITE PLAN	10/01/25	10/30/25
2.12.2	PHASE 2 SITE PLAN	10/01/25	10/30/25
2.20	OVERALL GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.21.1	PHASE 1B GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.21.2	PHASE 1B GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.22.1	PHASE 2 GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.22.2	PHASE 2 GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.30	OVERALL EROSION & SEDIMENTATION CONTROL PLAN	10/01/25	N/A
2.31.1	PHASE 1B EROSION & SEDIMENTATION CONTROL PLAN	10/01/25	N/A
2.31.2	PHASE 1B EROSION & SEDIMENTATION CONTROL PLAN	10/01/25	N/A
2.32.1	PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN	10/01/25	N/A
2.32.2	PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN	10/01/25	N/A
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	10/01/25	N/A
2.50	OVERALL SITE UTILITY PLAN	10/01/25	N/A
2.51.1	PHASE 1B SITE UTILITY PLAN	10/01/25	10/30/25
2.51.2	PHASE 1B SITE UTILITY PLAN	10/01/25	N/A
2.52.1	PHASE 2 SITE UTILITY PLAN	10/01/25	10/30/25
2.52.2	PHASE 2 SITE UTILITY PLAN	10/01/25	N/A
3.01	CONSTRUCTION DETAILS	10/01/25	N/A
3.02	CONSTRUCTION DETAILS	10/01/25	10/30/25
3.03	CONSTRUCTION DETAILS	10/01/25	N/A
3.04	CONSTRUCTION DETAILS	10/01/25	N/A
3.05	CONSTRUCTION DETAILS	10/01/25	N/A
3.06	CONSTRUCTION DETAILS	10/01/25	N/A
3.07	CONSTRUCTION DETAILS	10/01/25	N/A
3.08	CONSTRUCTION DETAILS	10/01/25	N/A
3.09	CONSTRUCTION DETAILS	10/01/25	N/A
ADD/ALTERNATE PLANS			
4.01.1	ADD/ALT PHASE 1B SITE PLAN	10/01/25	N/A
4.01.2	ADD/ALT PHASE 1B SITE PLAN	10/01/25	N/A
4.02.1	ADD/ALT PHASE 2 SITE PLAN	10/01/25	N/A
4.02.2	ADD/ALT PHASE 2 SITE PLAN	10/01/25	N/A
4.03	ADD/ALT OTTO SANITARY SERVICE ALTERNATIVES	10/01/25	N/A
4.04	ADD/ALT OTTO PUMP STATION DETAILS ALTERNATE	10/01/25	10/30/25
4.05	ADD/ALT OVERALL LANDSCAPING PLAN	10/01/25	N/A
4.06.1	ADD/ALT PHASE 1B LANDSCAPE PLAN	10/01/25	N/A
4.06.2	ADD/ALT PHASE 1B LANDSCAPE PLAN	10/01/25	N/A
4.06.3	ADD/ALT PHASE 1B LANDSCAPE DETAILS & NOTES	10/01/25	N/A
4.07.1	ADD/ALT PHASE 2 LANDSCAPE PLAN	10/01/25	N/A
4.07.2	ADD/ALT PHASE 2 LANDSCAPE PLAN	10/01/25	N/A
4.07.3	ADD/ALT PHASE 2 LANDSCAPE DETAILS & NOTES	10/01/25	N/A

MDC DEVELOPMENT PERMIT AGREEMENT SET

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	01/06/25	10/01/25
1 OF 2	ALTA/NSPS LAND TITLE SURVEY	03/25/25	05/22/25
2 OF 2	ALTA/NSPS LAND TITLE SURVEY	03/25/25	05/22/25
1 OF 1	LOT CONSOLIDATION PLAN	01/19/24	07/17/25
0.10	UTILITY GENERAL NOTES	01/06/25	10/01/25
2.50	OVERALL SITE UTILITY PLAN	01/06/25	10/01/25
2.51	WATER MAIN - PLAN AND PROFILE	01/06/25	10/01/25
2.52	WATER MAIN - PLAN AND PROFILE	01/06/25	10/01/25
2.53	WATER MAIN - PLAN AND PROFILE	01/06/25	10/01/25
2.54	SEWER MAIN - PLAN AND PROFILE	01/06/25	10/01/25
3.01	SEWER DETAILS	01/06/25	10/01/25
3.02	WATER DETAILS	01/06/25	10/01/25

DRAWING LIST CONT.

ARCHITECTURAL ELECTRICAL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
E002	ELECTRICAL SITE PLAN - THE OTTO	08/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE OTTO	08/26/22	08/07/25
E002	ELECTRICAL SITE PLAN - THE GATHOUSE	09/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE GATHOUSE	09/26/22	09/03/24
E002	ELECTRICAL SITE PLAN - THE WALLACE	08/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE WALLACE	08/26/22	08/07/25
E002	ELECTRICAL SITE PLAN - THE AMELIA	08/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE AMELIA	08/26/22	08/07/25
E002	ELECTRICAL SITE PLAN - THE LEON	09/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE LEON	08/26/22	08/07/25
E002	ELECTRICAL SITE PLAN - THE SANFORD	08/26/21	08/27/25
E701	ELECTRICAL RISER DIAGRAMS - THE SANFORD	08/26/21	08/27/25
E002	ELECTRICAL SITE PLAN - THE WHITNEY	08/26/21	08/27/25
E701	ELECTRICAL RISER DIAGRAMS - THE WHITNEY	08/26/21	08/27/25
E002	ELECTRICAL SITE PLAN - THE PRATT	08/26/21	08/07/25
E701	ELECTRICAL RISER DIAGRAMS - THE PRATT	08/26/21	08/07/25
E002	ELECTRICAL SITE PLAN - THE AUGUST	08/26/21	08/07/25
E701	ELECTRICAL RISER DIAGRAMS - THE AUGUST	08/26/21	08/07/25
E002	ELECTRICAL SITE PLAN - THE ALLISON	08/26/21	08/07/25
E701	ELECTRICAL RISER DIAGRAMS - THE ALLISON	08/26/21	08/07/25
E002	ELECTRICAL SITE PLAN - MAINTENANCE BUILDING	03/23/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - MAINTENANCE BUILDING	03/23/22	08/07/25
E002	ELECTRICAL SITE PLAN - TRASH ENCLOSURE	03/23/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - TRASH ENCLOSURE	03/23/22	08/07/25

PREPARED FOR:

CAPITAL REGION DEVELOPMENT AUTHORITY

100 COLUMBUS BOULEVARD
HARTFORD, CONNECTICUT 06103

PREPARED BY:



MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA

DESIGN PROFESSIONALS:

SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
LICENSE NO. 23556
ACCURATE LAND SURVEYING
15 RESEARCH DRIVE, SUITE 3
WOODBRIDGE, CONNECTICUT 06525
(203) 881-8145

LANDSCAPE DESIGNER

MARY BLACKBURN, PLA
LICENSE NO. 1499
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

INTERIOR DESIGNER

ADELE SCHACHNER ARCH + INTERIORS
1716 AVENUE M
BROOKLYN, NY 11230
(973) 907-2326

ARCHITECT

DREW A. ROMANIC, AIA, PRINCIPAL / PARTNER
THE MARTIN ARCHITECTURAL GROUP, P.C.
240 N. 22ND STREET
PHILADELPHIA, PA 19103
(215) 665-0880 EXT. 181

GEOTECHNICAL ENGINEER

JOSEPH KIDD, PE
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

WETLAND SCIENTIST

WILLIAM KENNY
WILLIAM KENNY ASSOCIATES
1899 BRONSON ROAD
FAIRFIELD, CT 06824
(203) 366-0588

ENVIRONMENTAL ENGINEER

GZA GEOENVIRONMENTAL, INC.
95 GLASTONBURY BOULEVARD, 3RD FLOOR
GLASTONBURY, CT 06033
(860) 286-8900

PROPERTY INFORMATION

ADDRESS: 936 & 960 SILVER LANE
EAST HARTFORD, CONNECTICUT 06051
MAP: 46
LOTS: 107-3 & 113-2

OWNER

JASKO ZELMAN I, LLC
66 WEST MAIN STREET, SUITE 102
EAST HARTFORD, CONNECTICUT 06108
JZ OTTO, LLC
66 WEST MAIN STREET, SUITE 102
EAST HARTFORD, CONNECTICUT 06108

Rev. #: Date Description

Project:

CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title:

Sheet #:

COVER
SHEET

0.00

GENERAL NOTES

1. REFER TO METROPOLITAN DISTRICT (MDC) ENCROACHMENT PERMIT UNDER SEPARATE COVER.
2. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED JUNE 2025 BY GZA GEOTECHNICAL INC. FOR SOIL MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE COVER.
3. CRDA CONTRACTORS SHALL COORDINATE ALL WORK WITHIN LIMITS OF DISTURBANCE WITH OTHER CONTRACTORS THAT WILL BE CONSTRUCTING WITHIN THEIR WORK.
4. ALL STURBED PITS AND CONDUITS TO BE USED BY OTHERS IN THE FUTURE SHALL BE CAPPED APPROPRIATELY PER UTILITY REQUIREMENTS OR AS REQUIRED BY THE ENGINEER.
5. PAYMENT WITHIN EXISTING 30' RCP WATER TRANSMISSION PRELIMINARY PLAN SHALL BE REQUIRED TO MAINTAIN AND MAINTAIN EXISTING PRACTICE DURING CONSTRUCTION. CONTRACTOR MUST UTILIZE THE TEMPORARY BRIDGE TO CROSS THE MD EASEMENT WITH ALL CONSTRUCTION VEHICLES AT ALL TIMES. CONTRACTOR SHALL NOT STOCKPILE EARTH OR CONSTRUCTION MATERIALS WITHIN THE MDC EASEMENT. ALL EXCAVATION & UTILITY WORK WITHIN THE MDC EASEMENT SHALL BE PROPERLY COORDINATED WITH THE MDC.
6. DETAIL SHEETS APPLY TO BASE BID AND BID ALTERNATES.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY COMMUNICATION DATA SERVICE TO TRAILER LOCATIONS WHICH SHALL BE PROVIDED OVERHEAD AND SHALL NOT IMPACT FUTURE BUILDING LOCATIONS. THE CONTRACTOR SHALL COORDINATE WITH ASKCO CONSTRUCTION AND UTILITY PROVIDERS REGARDING TEMPORARY COMMUNICATION DATA SERVICE.
8. THE CONTRACTOR RESPONSIBLE FOR ALL STAKEOUT: THE SURVEYOR OF RECORD WILL PROVIDE UP TO SEVEN (7) BENCHMARKS ON SITE BEFORE THE START OF CONSTRUCTION AND THE CONTRACTOR SHALL MAINTAIN THE BENCHMARKS THROUGHOUT THE DURATION OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CLEAN AND CONDUCT A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF THE ENTIRE SITE DRAINAGE SYSTEM UPON COMPLETION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE FRAC TANKS) ON SITE AS NEEDED FOR GROUNDWATER DEWATERING DURING CONSTRUCTION. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN (SMPM), DATED JUNE 2025 BY GZA GEOTECHNICAL INC. FOR TESTING REQUIREMENTS. AVAILABLE UNDER SEPARATE COVER.
11. THE CONTRACTOR TO EXCAVATE ENTIRE SITE WITHIN THE LIMITS OF DISTURBANCE TO A DEPTH OF 24" ALL TOPSOIL SHALL BE STOCKPILED, TESTED, AND TO BE REMOVED AND DISPOSED OFF-SITE, UPON COMPLETION OF TESTING PER THE SMPM REPORT. ALL OTHER MATERIALS TO BE RECLAIMED STOCKPILED AND TESTED PER THE SMPM REPORT. UPON COMPLETION OF TESTING THE CONTRACTOR TO REUSE RECLAIMED MATERIAL ON SITE TO ESTABLISH GRADES, PER THE GEOTECHNICAL REPORT AND PHASE 1A GRADING AND DRAINAGE PLAN. THE CONTRACTOR TO PROVIDE OFF-SITE MATERIAL PER THE GEOTECHNICAL REPORT TO ESTABLISH GRADES. IS NOT SUFFICIENT. REFER TO OVERALL SITE LOGISTICS PLAN FOR STOCKPILE LOCATION OF TOPSOIL RECLAIMED MATERIALS. REFER TO SMPM FOR TESTING REQUIREMENTS OF THE TOPSOIL RECLAIMED MATERIALS AND HANDLING REQUIREMENTS.
12. THE CONTRACTOR TO PROVIDE USE OF SPRINKLING IRRIGATION ON EXPOSED SOIL SURFACES DURING CONSTRUCTION TO PREVENT DUST. THE CONTRACTOR SHALL PROVIDE STREET SWEEPING AS NEEDED TO REMOVE SEDIMENT FROM PLAZA DRIVES AND TOWN ROADS.
13. THE CONTRACTOR SHALL PROVIDE SIGNAGE AND ICE REMOVAL FROM WORK AREAS, PARKING AREAS, STOCKPILE STORAGE AREAS, TRAILER AREA, AND TRAVEL PATH AREAS WITHIN THE CONTRACT LIMITS FOR THE DURATION OF THE CONTRACT. IF NEEDED THE CONTRACTOR SHALL DISPOSE THE SNOW AND ICE OFF SITE LEGALLY.
14. GENERAL PAVEMENT BASE BID IS TO THE BASE COURSE PAVEMENT.

EAST HARTFORD INLAND WETLAND ENVIRONMENT COMMISSION APPROVAL NOTES

1. THE PERMIT IS NON-TRANSFERABLE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF EAST HARTFORD INLAND WETLANDS-ENVIRONMENT COMMISSION.
2. SOIL SEDIMENTATION AND EROSION CONTROLS ACCEPTABLE TO THE TOWN ENGINEER ARE TO BE MAINTAINED AT ALL TIMES.
3. ALL WORK IN THE INLAND WETLANDS AND/OR THE INLAND WETLAND UPLAND REVIEW AREA SHALL BE COMMENCED WITHIN FIVE (5) YEARS FROM THE EFFECTIVE DATE. THE ACTIVITY SHALL BE COMPLETED (3) YEARS FROM THE COMMENCEMENT OF THE ACTIVITY.
4. WRITTEN NOTICE SHALL BE SUBMITTED TO THE TOWN ENGINEER 48 HOURS PRIOR TO THE STARTING DATE OF THE APPROVED ACTIVITY.

DEMOLITION NOTES

1. REFER TO THE JANUARY 2024 EDITION OF THE METROPOLITAN DISTRICT (MDC) PROJECT MANUAL FOR INFORMATION REGARDING THE DEMOLITION OF UTILITIES UNDER THE JURISDICTION OF THE MDC OR THE DEMOLITION OF UTILITIES WITHIN EASEMENTS IN FAVOR OF THE MDC.
2. THE DEMOLITION CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UTILITY PIPES 12" OR LARGER WITHIN 5' FEET OF ALL PROPOSED BUILDING FOOTPRINTS AND THE FOOTPRINTS OF UNDERGROUND DETECTION STRUCTURES.
3. FOR UNDERGROUND UTILITIES 12" IN DIAMETER OR GREATER, THE DEMOLITION CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING TASKS:
 1. REMOVE AND DISPOSE OF SAID UNDERGROUND UTILITIES.
 2. ABANDON AND CAP UNDERGROUND UTILITIES WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
4. FOR UNDERGROUND UTILITIES WITH DIAMETERS LESS THAN 12" IN DIAMETER, ALL EXISTING UTILITIES ARE PERMITTED TO REMAIN, CONTINGENT UPON CONFIRMATION OF DEACTIVATION AND COORDINATION WITH THE SITE CIVIL ENGINEER AND APPLICABLE UTILITY PROVIDERS.
5. NO DEMOLITION WORK SHALL COMMENCE WITHIN THE EXISTING 30 FOOT WIDE EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT COMMISSION (MDC) WITHOUT PROPER PRIOR NOTIFICATION TO THE MDC.
6. AT LEAST TWO WEEKS PRIOR TO THE DEMOLITION OR REMOVAL, CONFER WITH THE SITE/CIVIL ENGINEER REGARDING THE PROPOSED SCHEDULE. THE OWNER SHALL INSPECT THE EXISTING EQUIPMENT AND TO IDENTIFY AND MARK THOSE ITEMS WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER. NO REMOVALS SHALL BE STARTED WITHOUT THE PERMISSION OF THE SITE/CIVIL ENGINEER.
7. THE OWNER AND THE SITE/CIVIL ENGINEER HAVE NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF THE UTILITIES AND STRUCTURES TO BE DEMOLISHED OR MODIFIED.
8. SHOULD ANY EXISTING UTILITIES PROPOSED TO REMAIN BE DAMAGED DURING THE DEMOLITION PROCESS, THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPAIR OR REPLACEMENT OF SAID DAMAGED UTILITIES, AT NO COST TO THE OWNER OF SAID UTILITIES. REPAIRS SHALL BE MADE TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
9. DISPOSAL OF ALL DEMOLITION MATERIALS, EQUIPMENT, DEBRIS, AND ALL OTHER ITEMS NOT MARKED BY THE OWNER TO REMAIN, OFF THE SITE AND IN CONFORMANCE WITH ALL EXISTING APPLICABLE LAWS AND REGULATIONS. DEMOLITION DEBRIS MUST BE REUSED OR DISPOSED OF AT A DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION APPROVED CONSTRUCTION AND DEMOLITION VOLUME REDUCTION PLANT. THE SITE/CIVIL ENGINEER MUST APPROVE ANY PLANS TO REUSE THE MATERIAL AT ANOTHER LOCATION. WEIGHT TICKETS MUST BE PROVIDED FOR ANY MATERIALS DISPOSED OF AT A CONSTRUCTION AND DEMOLITION VOLUME REDUCTION PLANT OF THE EXISTING WATER MAINS, SERVICES, MANHOLES, AND LATERALS.
10. ALL EXISTING ELECTRICAL EQUIPMENT AND FIXTURES TO BE REMOVED SHALL BE REMOVED WITH SUCH CARE AS MAY BE REQUIRED TO PREVENT UNNECESSARY DAMAGE, TO KEEP EXISTING SYSTEMS IN OPERATION, AND TO MAINTAIN THE INTEGRITY OF THE GRADING SYSTEMS.
11. WHERE SHOWN OR OTHERWISE REQUIRED, WIRING IN THE UNDERGROUND DOT SYSTEM SHALL BE SALVAGED AND STORED AS DISPOSED AT OWNER'S OPTION. VERIFY THE FUNCTION OF ALL WIRING BEFORE DISSECTION AND REMOVING IT. DUCTS WHICH ARE NOT TO BE REUSED OR REUSED SHALL BE PLUGGED WITH CLSM.
12. LIGHTING FIXTURES SHALL BE REMOVED OR RELOCATED AS SHOWN. FIXTURES NOT RELOCATED SHALL BE REMOVED FROM THE SITE AND DELIVERED TO OWNER OR DISPOSED OF PROPERLY BY THE CONTRACTOR, AT THE OWNER'S OPTION. REMOVE ALL SITE DEBRIS RESULTING FROM THE DEMOLITION OPERATIONS AS IT ACCUMULATES. UPON COMPLETION OF THE WORK, ALL MATERIALS, EQUIPMENT, WASTE, AND DEBRIS OF EVERY SORT SHALL BE REMOVED AND PREMISES SHALL BE LEFT CLEAN, NEAT, AND ORDERLY.
13. SEWER AND STORM MAINS AND MANHOLES BEING ABANDONED THAT ARE REQUIRED TO BE FILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM) ARE SHOWN ON THE DEMOLITION PLANS HEREIN.
14. PUMPABLE CONTROLLED LOW STRENGTH MATERIAL (CLSM) SHALL BE IN ACCORDANCE WITH SECTION 6302 OF THE JANUARY 2017 EDITION OF THE MDC PROJECT MANUAL.
15. THE CONTRACTOR SHALL TAKE ALL MEASURES TO SUPPORT ADJACENT UTILITIES, ABOVE AND BELOW GROUND, DURING REMOVAL OF EXISTING SEWERS, MANHOLES, AND LATERALS.
16. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, REGIONAL, AND LOCAL STATUTES, CODES, ORDINANCES, AND REGULATIONS REGARDING THE PROPER REMOVAL AND DISPOSAL OF EXISTING SANITARY AND STORM SEWERS, MANHOLES, AND LATERALS.
17. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY AND REQUIRED PERMITS AND LICENSES. PROVIDE ALL PERSONNEL AND EQUIPMENT INCLUDING LOADING EQUIPMENT, TRUCKS, EQUIPMENT OPERATORS AND DRIVERS, DOCUMENTATION AND MANIFEST FORMS AND COORDINATION WITH THE PRESIDING GOVERNING AUTHORITIES HAVING JURISDICTION FOR THE PROPER DISPOSAL OF REGULATED MATERIALS AS AT APPROVED SITE, AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL, MANIFEST AND CTDT SPECIFIC REGULATIONS AND ALL DISPOSAL REGULATIONS.
18. CARRY OUT ANY DEWATERING OF PIPE NECESSARY TO ALLOW THE CLSM OPERATION TO PROCEED AS INTENDED AND WITHOUT DILUTION OF THE CLSM MIXTURE BEING INSTALLED.
19. ALL SUBMITTALS SHALL BE APPROVED BY THE OWNER AND/OR SITE/CIVIL ENGINEER PRIOR TO ANY PLACEMENT OF CLSM.
20. THE OWNER AND SITE/CIVIL ENGINEER MUST BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY PLACEMENT OF CLSM.
21. CLEAN ALL AREAS OF SEWER MAIN DEBRIS THAT MAY IMPAIR THE PLACEMENT OF CLSM.
22. REMOVE ALL CLSM MATERIALS AND EXCESS EXCAVATED MATERIAL FROM THE SITE AFTER ABANDONMENT, FILLING OF CLSM IF NEEDED AND BACKFILLING ARE COMPLETED. DISPOSE OF THIS MATERIAL PROPERLY.
23. THE CONTRACTOR SHALL TAKE ALL MEASURES TO SUPPORT ADJACENT UTILITIES, ABOVE AND BELOW GROUND DURING REMOVAL OF EXISTING WATER MAINS, SERVICES, MANHOLES, AND APPURTENANCES.
24. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, REGIONAL, AND LOCAL STATUTES, CODES, ORDINANCES, AND REGULATIONS REGARDING THE PROPER REMOVAL AND DISPOSAL OF THE EXISTING WATER MAINS, SERVICES, MANHOLES, AND APPURTENANCES.
25. ANY UNDOCUMENTED AND UNFORESEEN OBSTRUCTION, PIPES, ETC. ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED AND DISPOSED OF LEGALLY TO THE EXTENT NECESSARY FOR COMPLETION OF THE PROPOSED WORK.

SITE PLAN NOTES

1. EXISTING CONDITIONS BASE PLAN HAS BEEN TAKEN FROM "ALTA/NSPLS LAND TITLE SURVEY OF 936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET, EAST HARTFORD, CONNECTICUT, SCALE 1" = 80', DATED MARCH 25, 2025, REVISED MAY 22, 2025, PREPARED BY ACCURATE LAND SURVEYING."
2. THE SUBJECT PARCELS CONSIST OF A TOTAL AREA OF APPROXIMATELY 25.95+ ACRES, LOCATED IN THE PLANNED DEVELOPMENT DISTRICT (PDD-1) ZONE OF EAST HARTFORD, CONNECTICUT.
3. WETLAND BOUNDARY AND UPLAND REVIEW AREAS TAKEN FROM SURVEYED WETLAND DELINEATION PERFORMED BY WILLIAM KENNY JANUARY 13TH AND 14TH, 2022.
4. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARDOUS AREA. FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 19002-024455, EFFECTIVE SEPTEMBER 26, 2008.
5. ALL PROPOSED SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REGULATING AGENCIES.
6. ALL CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION STANDARDS, TOWN OF EAST HARTFORD STANDARDS, AND CONSTRUCTION DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
7. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONSENT AND TOWN CONSTRUCTION PERMITS, INCLUDING CONNECTICUT DOT & DOT PERMITS AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
8. REFER TO PLANS & DETAILS BY SOLLI ENGINEERING, LLC FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE/CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION INCLUDING SITE CONDITIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PROPOSED MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND SITE/CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
10. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
11. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
12. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
13. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
14. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE SITE/CIVIL ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
16. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL AND THE MANUAL OF CUSTOMER STANDARD TRAFFIC DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2" OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE SPECIFIED OR NOTED.
17. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONSTRUCTION DRAWINGS.
18. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HORSTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTRACTOR MUST PROVIDE TO MAKE ARRANGEMENTS FOR PROPER SAFETY. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MILEAGE PRIOR TO STRIPING.
20. PAVEMENT MARKING KEY:
 - 4" STRIP, 4" SOLID YELLOW DOUBLE LINE
 - 4" SWL, 4" SOLID WHITE LINE
 - 2" SWSL - 12" SOLID WHITE STOP BAR
21. PARKING SPACES SHALL BE STRIPED WITH 4" SWL, HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2" ON CENTER. HATCHING, SYMBOLS, AND OTHER MARKINGS MUST BE PAINTED WHITE OR AS NOTED.
22. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE SITE/CIVIL ENGINEER.
23. THE CONTRACTOR SHALL PROVIDE UNBUILT RECORDS OF ALL CONSTRUCTION INCLUDING UNDERGROUND UTILITIES TO THE OWNER AT THE END OF CONSTRUCTION.
24. THE ARCHITECT AND SITE/CIVIL ENGINEER ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND SITE/CIVIL ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, FOR SITE RESPONSIBILITY, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
25. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
26. ALTERNATIVE METHODS AND PROTECTIVE MEASURES ABOVE THE WATER LINES SHALL BE REVIEWED AND APPROVED BY THE SITE/CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
27. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "800-922-4455" OR "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
28. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CONNECTICUT DOT SPECIFICATIONS, UNLESS WHERE POVOY RESIN PAVEMENT MARKINGS ARE INDICATED.
29. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
30. PRIOR TO OCCUPANCY THIS PROJECT WILL REQUIRE REVIEW AND APPROVAL BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC ADMINISTRATION (OSTA).
31. THE PROPOSED PROJECT IS TO BE REGISTERED UNDER THE CONNECTICUT GENERAL PERMIT FOR STORMWATER AND DEWATERING WASTE WATERS FROM CONSTRUCTION ACTIVITIES.

SOIL AND EROSION CONTROL CERTIFICATE

THE REQUIRED FINANCIAL GUARANTEE IS \$42,900.00. THE FINANCIAL GUARANTEE SHALL BE POSTED, FOR THOSE MEASURES IN THE CERTIFIED SOIL EROSION AND SEDIMENTATION CONTROL PLAN THAT ARE SCHEDULED FOR INSTALLATION, PRIOR TO COMMENCEMENT OF ANY SITE IMPROVEMENTS ON THE PARCEL THAT IS SUBJECT TO THE CERTIFIED SOIL EROSION AND SEDIMENTATION CONTROLS. APPROVED PLANS SHALL BE FILED IN ACCORDANCE WITH ZONING REGULATIONS SECTION 217.7.

UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROLS NECESSARY FOR THIS PROJECT.
2. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SITE/CIVIL ENGINEER.
4. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OTHER UTILITY OR STRUCTURES BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE SITE/CIVIL ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
8. ALL UTILITY WORK PROPOSED WITHIN THE TOWN OF EAST HARTFORD CRDA PROJECT SHALL COMPLY WITH CITY OF EAST HARTFORD DPW AND ENGINEERING STANDARDS AND SPECIFICATIONS. PROPOSED UTILITY WORK WILL REQUIRE LANE CLOSURES. COORDINATION WITH THE SITE/CIVIL ENGINEER WILL BE NEEDED FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE CITY DEPARTMENTS AND CTDT DISTRICT 1 OFFICE PRIOR TO CONSTRUCTION.
9. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
11. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
12. ALL TRENCHING, PIPING LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
13. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
14. ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE WATER SERVICE SHALL BE IN COMPLIANCE WITH THE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
15. ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE ELECTRIC SERVICE SHALL BE IN COMPLIANCE WITH EVERSOURCE ENERGY STANDARDS AND SPECIFICATIONS.
16. ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE GAS SERVICE SHALL BE IN COMPLIANCE WITH CONNECTICUT NATURAL GAS STANDARDS AND SPECIFICATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING OF EXCAVATION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE-ON FEES REQUIRED BY UTILITY PROVIDERS.
19. WHERE THE SANITARY SEWER LINE PASSES LESS THAN 18" BELOW THE WATER LINE, PROVIDE CONCRETE ENCASUREMENT. THE LENGTH OF THE ENCASUREMENT TO BE INCREASED TO THE NEAREST JOINT.
20. WHERE THE SANITARY SEWER LINE PASSES ABOVE THE WATER LINES, ENCASE SEWER IN 6" THICK CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER GASKETED PRESSURE PIPE FOR THE PIPE BEING USED FOR THE SAME DISTANCE.
21. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
22. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
23. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
24. ALL DOMESTIC WATER AND SANITARY SEWER STUDS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
25. SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE METROPOLITAN DISTRICT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF LATERALS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
26. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITIES FOR CONNECTION TO THE EXISTING MAINS AND PAY ALL APPLICABLE FEES.
27. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
28. UTILITY LEADS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. UTILITY CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEADS.
29. CONTRACTOR SHALL PAY ALL COST FOR WATER METER BOXES, VALVES, ETC. TO PROVIDE A COMPLETE JOB PER LOCAL AUTHORITY REQUIREMENTS.
30. THROST BLOCKS SHALL BE PROVIDED AT ALL TIES, ELBOWS, BENDS, AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.E.P.A. - EXISTING SOIL CONDITIONS.
31. ALL UTILITY CONDUITS TO BE INSTALLED WITH PULL STRINGS.
32. ALL UTILITY CONDUITS SHALL BE INSTALLED WITH PULL STRINGS. THE CONTRACTOR SHALL PROVIDE THE MATERIALS AND APPURTENANCES FOR BOTH THE DOMESTIC AND FIRE PROTECTION WATER SERVICE AS REQUIRED BY THE MDC UTILITY SERVICES.

LEGEND

	PROPERTY LINE		MAJOR CONTOURS		GAS LINE
	RIGHT-OF-WAY LINE		MINOR CONTOURS		ELECTRIC CONDUIT
	ADDING-ON LOT LINE		EXISTING MAJOR CONTOURS		FIRE ALARM CONDUIT
	EXISTING BUILDING LIMITS		EXISTING MINOR CONTOURS		FIBER OPTIC CONDUIT
	SAWCUT PAVEMENT LINE		CONTOUR LABEL		WATER MAIN / LATERAL
	CONCRETE CURB		PROPOSED SPOT ELEVATION		FIRE WATER LINE
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT		EXISTING SPOT ELEVATION		SANITARY SEWER PIPE
	CONCRETE SIDEWALK / PAVEMENT		GRADE TO DRAIN		OIL/WATER SEPARATOR
	SIDEWALK LIMITS		STORM DRAIN PIPE		SANITARY SEWER MANHOLE
	CHAIN LINK FENCE		ROOF DRAIN		WATER VALVE
	LIMIT OF WETLANDS		FOOTING DRAIN		GAS VALVE
	100 FT WETLAND BUFFER		CATCH BASIN		ELECTRIC TRANSFORMER
	PAVEMENT STRIPPING - YELLOW		STORM MANHOLE		WATER METER PITS
	PAVEMENT ARROW MARKINGS		WATER QUALITY UNIT		2" DIAMETER CONCRETE LIGHT POLE BASE
	TRAFFIC SIGN		FLARE END SECTION		1X1" CONCRETE BOLLARD LIGHT BASE
	TRAFFIC SIGN DESIGNATION		RIP RAP		UTILITY EASEMENT
	PAVEMENT STRIPPING - WHITE STANDARD AND ADA PARKING SPACES		SILT FENCE PROTECTION		KEYNOTE CALLOUT
	CROSSWALK		STRAW WATTLE PROTECTION		ORANGE SAFETY FENCE
	CONSTRUCTION ENTRANCE		CONSTRUCTION FENCE		LIMIT OF DISTURBANCE
	CONCRETE PAVEMENT DEMOLITION		CURB REMOVAL		PROPOSED TREE LINE
	BITUMINOUS CONCRETE PAVEMENT DEMOLITION		WATER SERVICE REMOVAL		DIVERSIONS SWALE/BERM
	UTILITY STRUCTURE REMOVAL		SILT SACK INLET PROTECTION		

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROLS NECESSARY FOR THIS PROJECT.
2. EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" OR "800-922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
3. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, RECOMMENDED BY THE SITE/CIVIL ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
5. ALL DISTURBANCE TO CITY, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
6. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
7. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
8. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAVING OPERATIONS COMMENCING.
9. THE PROPOSED STORMWATER DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STORMWATER HANDBOOK AND STORMWATER STANDARDS.
10. ALL CATCH BASINS ARE TO BE INSTALLED WITH MINIMUM OF 24" OF SLOPE AND HORIZONTAL OUTLETS.
11. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.
12. GRADES SHOWN ON GRADING AND DRAINAGE SHEETS REFLECT FINAL ELEVATIONS. CONTRACTOR TO ACHIEVE ELEVATIONS REQUIRED IN ACCORDANCE WITH ALL CONTRACTS.
13. FILL WITH FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF SOFT SUBGRADE MATERIAL AS ORDERED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
14. UNDERDRAINS SHALL BE ADDED IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER'S GEOTECHNICAL ENGINEER. AFTER SUBGRADE IS ROUGH-GRADED.
15. THE HORIZONTAL DATUM CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. THE VERTICAL DATUM IS NAVD83. BOTH WERE DERIVED FROM A SURVEY PERFORMED BY ACCURATE LAND SURVEYING, ON SITE.
16. CLEANING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE ENGINEER OF RECORD OR REPRESENTATIVE OF, PRIOR TO THE START OF WORK ON THE SITE.
17. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AND GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "SOIL EROSION & SEDIMENT CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES IF REQUIRED.
18. ALL BUILDING STORM LATERALS WHICH ARE TO BE CONNECTED BY OTHERS SHALL BE CAPPED PER UTILITY COMPANY STANDARDS AND THE LOCATION MARKED WITH GPS (OR APPROVE EQUAL) FOR FUTURE USE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. EXISTING CONDITIONS BASE PLAN HAS BEEN TAKEN FROM "ALTA/NSPLS LAND TITLE SURVEY OF 936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET, EAST HARTFORD, CONNECTICUT, SCALE 1" = 80', DATED MARCH 25, 2025, REVISED MAY 22, 2025, PREPARED BY ACCURATE LAND SURVEYING."
2. THE SUBJECT PARCELS CONSIST OF A TOTAL AREA OF APPROXIMATELY 25.95+ ACRES, LOCATED IN THE PLANNED DEVELOPMENT DISTRICT (PDD-1) ZONING DISTRICT OF EAST HARTFORD, CONNECTICUT.
3. WETLAND BOUNDARY AND UPLAND REVIEW AREAS TAKEN FROM SURVEYED WETLAND DELINEATION PERFORMED BY WILLIAM KENNY JANUARY 13TH AND 14TH, 2022.
4. A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARDOUS AREA. FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 19002-024455, EFFECTIVE SEPTEMBER 26, 2008.
5. THESE PLANS ARE FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
7. TOPSOIL SHALL BE STRIPED AND REMOVED FROM SITE.
8. CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREON IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
10. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
11. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE SITE/CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
13. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
14. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S

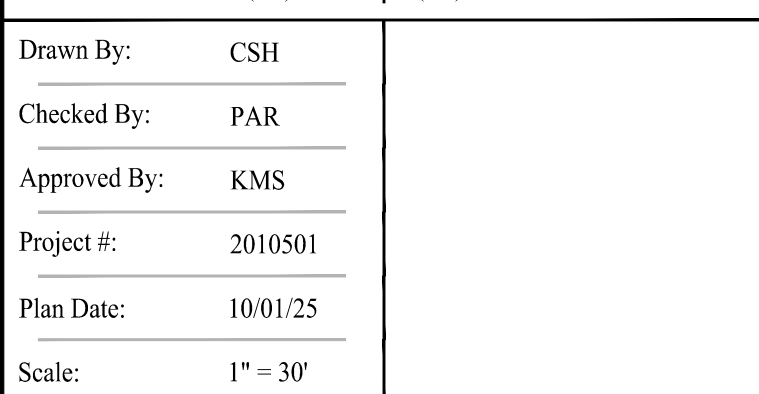


- (1) REMOVE & DISPOSE EXISTING BITUMEN'S PAVEMENT (TYP.)
- (2) REMOVE & DISPOSE EXISTING CURBING (TYP.)
- (3) DEBRIS STOCKPILE AREA (TYP.)
- (4) REMOVE OR CAP/FILL EXISTING UNDERGROUND STRUCTURE IN ACCORDANCE WITH THE DEMOLITION NOTES ON SHEET 0.10. REMOVE-OR CAP/FILL ASSOCIATED EXISTING STORM PIPE IN ACCORDANCE TO NOTE 5.
- (5) REMOVE OR CAP/FILL EXISTING STORM PIPE IN ACCORDANCE WITH THE DEMOLITION NOTES ON SHEET 0.10 AND THE JANUARY 2024 MDC PROJECT MANUAL.
- (6) REMOVE OR CAP/FILL EXISTING WATER PIPE IN ACCORDANCE WITH THE DEMOLITION NOTES ON SHEET 0.10 AND THE JANUARY 2024 MDC PROJECT MANUAL.
- (7) REMOVE OR CAP/FILL EXISTING SANITARY SEWER PIPE IN ACCORDANCE WITH THE DEMOLITION NOTES ON SHEET 0.10 AND THE JANUARY 2024 MDC PROJECT MANUAL.
- (8) REMOVE FIRE HYDRANT IN ACCORDANCE WITH MDC REQUIREMENTS AS OUTLINED IN THE JANUARY 2024 MDC PROJECT MANUAL.
- (9) REMOVE WATER GATE VALVE IN ACCORDANCE WITH MDC REQUIREMENTS AS OUTLINED IN THE JANUARY 2024 MDC PROJECT MANUAL.
- (10) REMOVE WATER METER IN ACCORDANCE WITH MDC REQUIREMENTS AS OUTLINED IN THE JANUARY 2024 MDC PROJECT MANUAL.
- (11) REMOVE EXISTING LIGHT POLE, LIGHT POLE FOUNDATION, AND ANY REMAINING WIRING. ENSURE DEACTIVATION OF ELECTRICAL COMPONENTS BEFORE REMOVAL. REMOVE OR CAP/FILL ELECTRICAL CONDUIT IN ACCORDANCE WITH THE DEMOLITION NOTES ON SHEET 0.10.
- (12) REMOVE EXISTING FENCING/GUIDE RAIL.
- (13) REMOVE OR CAP EXISTING GAS LINE AS REQUIRED.
- (14) REMOVE AND DISPOSE ALL TOPSOIL, TREES & SHRUBS
- (15) INSTALL SILT FENCE
- (16) INSTALL 6' HIGH PERIMETER CONSTRUCTION FENCE (TYP.)
- (17) NOT USED
- (18) INSTALL SILT SACK INLET PROTECTION
- (19) SAWCUT PAVEMENT
- (20) INSTALL SILT FENCE WITH HAIRBALE BACKING
- (21) REMOVE AND DISPOSED EXISTING CONCRETE PAVEMENT (TYP.)
- (22) INSTALL TEMPORARY SEDIMENT TRAP AND DIVERSION SWALES
- (23) STOCKPILE RECLAIMED MATERIAL

REFER TO SHEET 010 FOR ADDITIONAL, NOTES, LEGENDS, SIGN
LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER
DIMENSIONS.
ALL NOTES & DIMENSIONS DESIGNATED "TYP." SHALL APPLY TO
ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE
PROJECT.
ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN
COMPLETE DRAWING PLAN SETS FOR BIDDING AND
CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED
INTO INDIVIDUAL PLAN SETS. THE BIDDING AND
SUBCONTRACTORS OF INDIVIDUAL TRADES, IT SHALL BE THE
CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO
OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND
CONSTRUCTION.
REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED
JUNE 2025 BY GZA GEOTECHNICAL, INC. FOR SOIL
MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE
COVER.

Graphic Scale:

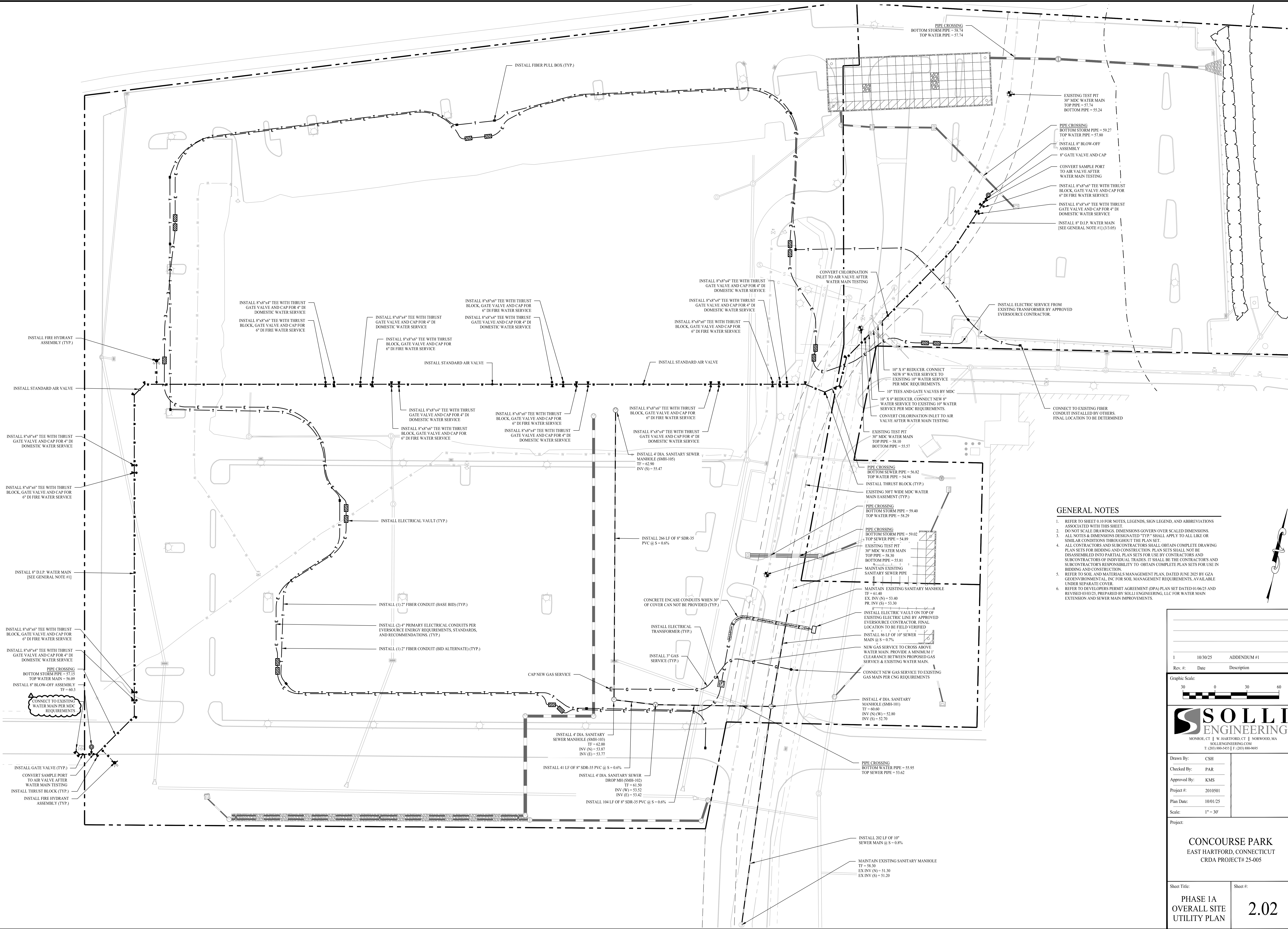
A horizontal scale bar with markings at 30, 0, 30, and 60. The bar is divided into alternating black and white segments. The segments are 10 units long, with the first segment (0-10) being black, the second (10-20) being white, and so on.



Sheet Title:	Sheet #:
OVERALL DEMOLITION PLAN	2.00

2.00

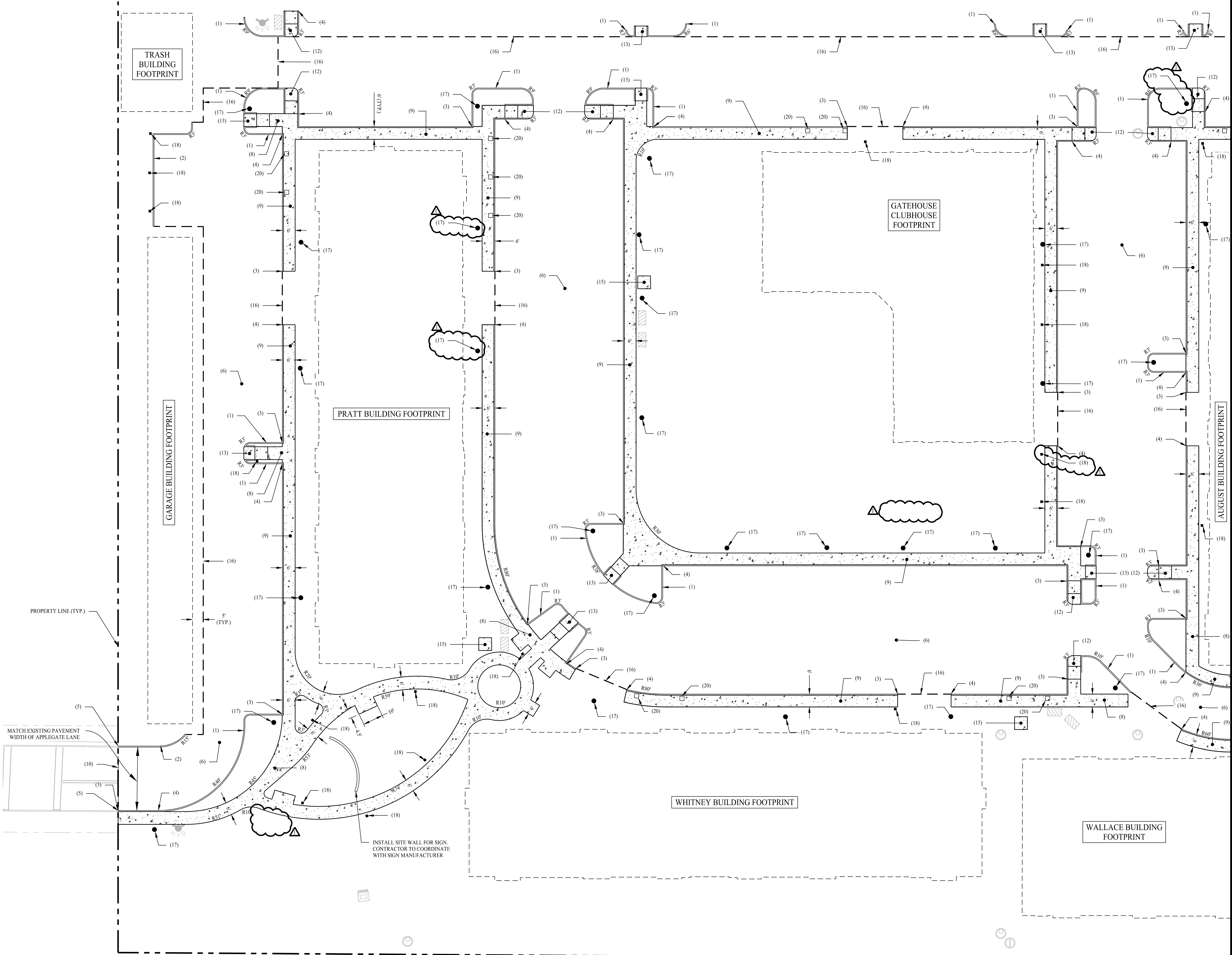
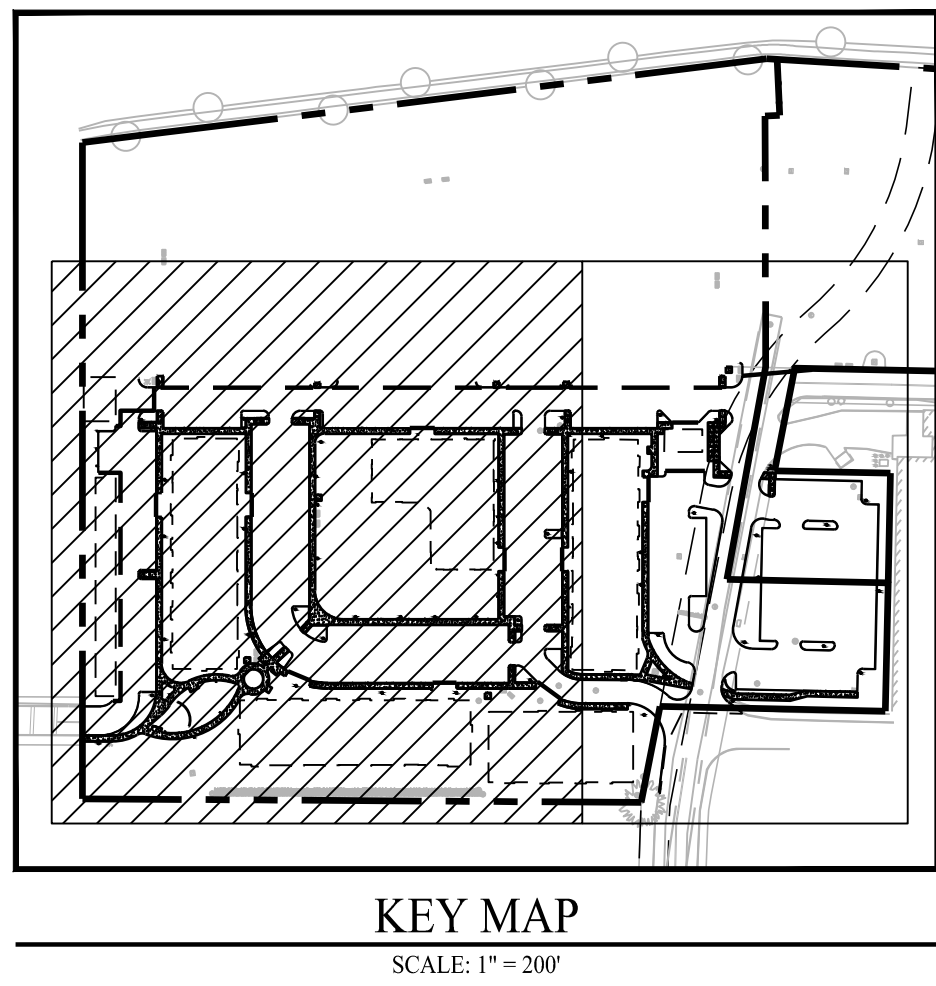
Oct 30, 2025 - 1:05pm - Newell
\\S:\E:\Plan\Project\Draw\2025\2010501 - 2.02-PU1A.dwg - Silver Lake - East Hartford, CT\Crda Data\Crda (2010501 - 2.02-PU1A).dwg



GENERAL NOTES

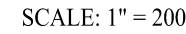
1. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
2. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
3. ALL NOTES & DIMENSIONS DESIGNATED "TYP." SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
5. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED JUNE 2025 BY GZA GEOENVIRONMENTAL, INC FOR SOIL MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE COVER.
6. REFER TO DEVELOPERS PERMIT AGREEMENT (DPA) PLAN SET DATED 01/06/25 AND REVISED 03/03/25, PREPARED BY SOLLI ENGINEERING, LLC FOR WATER MAIN EXTENSION AND SEWER MAIN IMPROVEMENTS.

10-30-25		ADDENDUM #1
Rev. #:	Date	Description
Graphic Scale: 30 0 30 60		
 MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 868-5451 F: (203) 868-9695		
Drawn By:	CSH	
Checked By:	PAR	
Approved By:	KMS	
Project #:	2010501	
Plan Date:	10/01/25	
Scale:	1" = 30'	
Project:		
CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005		
Sheet Title:	Sheet #:	
PHASE 1A OVERALL SITE UTILITY PLAN		2.02



- GENERAL NOTES**
- REFER TO SHEET 0.10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
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- CONSTRUCTION KEY NOTES**
- INSTALL 6" CONCRETE CURB
 - INSTALL BITUMINOUS CONCRETE CURB
 - START OF 6" INTEGRAL CONCRETE CURB
 - END OF 6" INTEGRAL CONCRETE CURB
 - TIE INTO EXISTING CURB. MATCH LINE & GRADE
 - INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
 - INSTALL 4" HIGH, CONCRETE BOLLARD
 - INSTALL CONCRETE SIDEWALK
 - INTEGRAL CURB AND SIDEWALK
 - SAWCUT PAVEMENT
 - ADA RAMP TYPE 9
 - ADA RAMP TYPE 14
 - ADA RAMP TYPE 16
 - ADA RAMP TYPE 10
 - PRE-CAST CONCRETE PAD - THREE PHASE TRANSFORMER
 - EDGE OF PAVEMENT
 - 2" DIAMETER CONCRETE LIGHT POLE BASE
 - 1x1" CONCRETE BOLLARD LIGHT BASE
 - 4" WIDE CHAIN LINK GATE
 - INSTALL EV CHARGING STATION BASE

10-30-25		
Rev. #:	Date	Description
1 10-30-25 ADDENDUM #1		
Graphic Scale:		
SOLLI ENGINEERING		
MONROE, CT W. HARTFORD, CT NORWOOD, MA		
SOLLIENGINEERING.COM		
T: (203) 868-9451 F: (203) 868-9695		
Drawn By:	CSH	
Checked By:	PAR	
Approved By:	KMS	
Project #:	2010501	
Plan Date:	10/01/25	
Scale:	1" = 20'	
Project:		
CONCOURSE PARK		
EAST HARTFORD, CONNECTICUT		
CRDA PROJECT# 25-005		
Sheet Title:	Sheet #:	
PHASE 1B SITE PLAN	2.11.1	

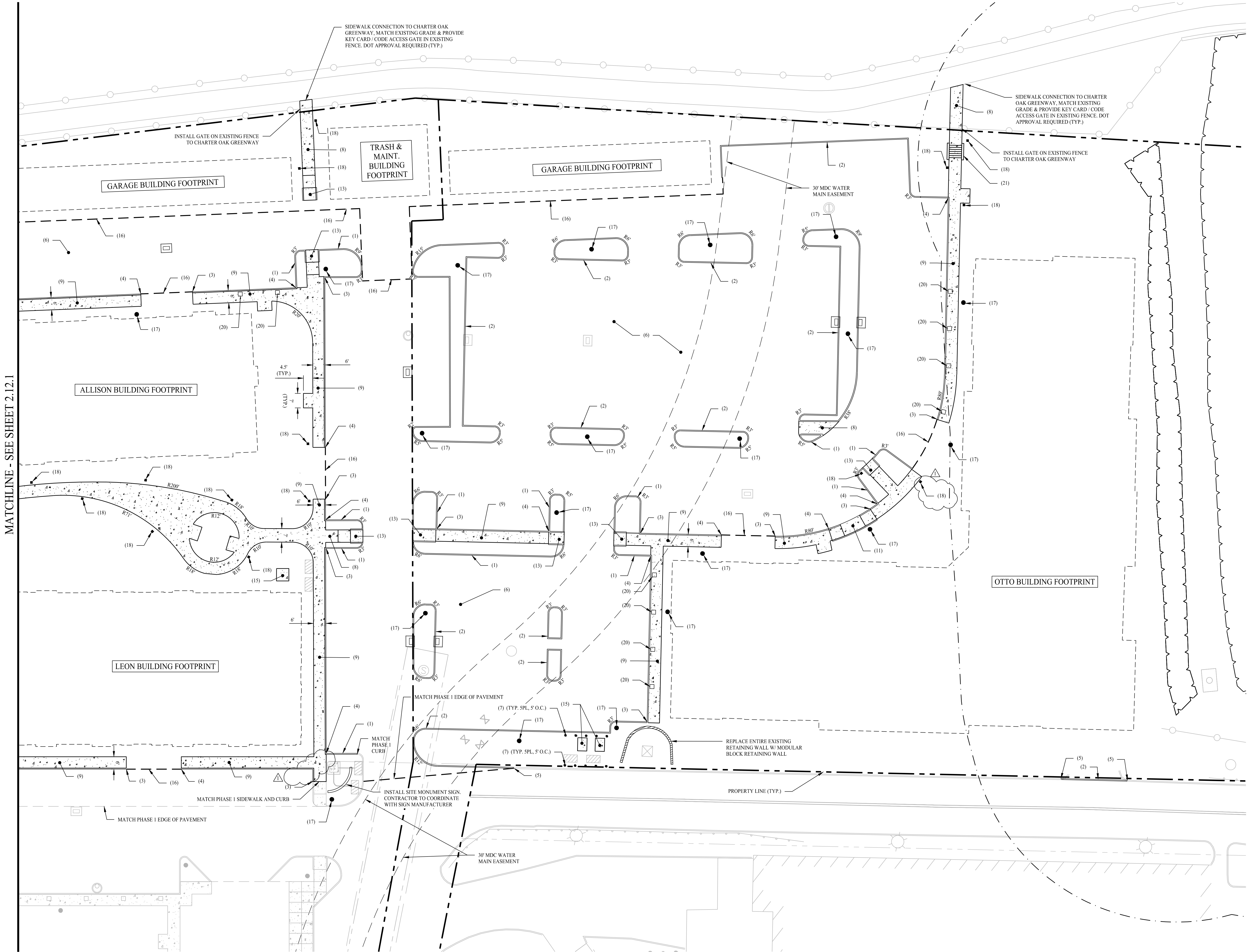
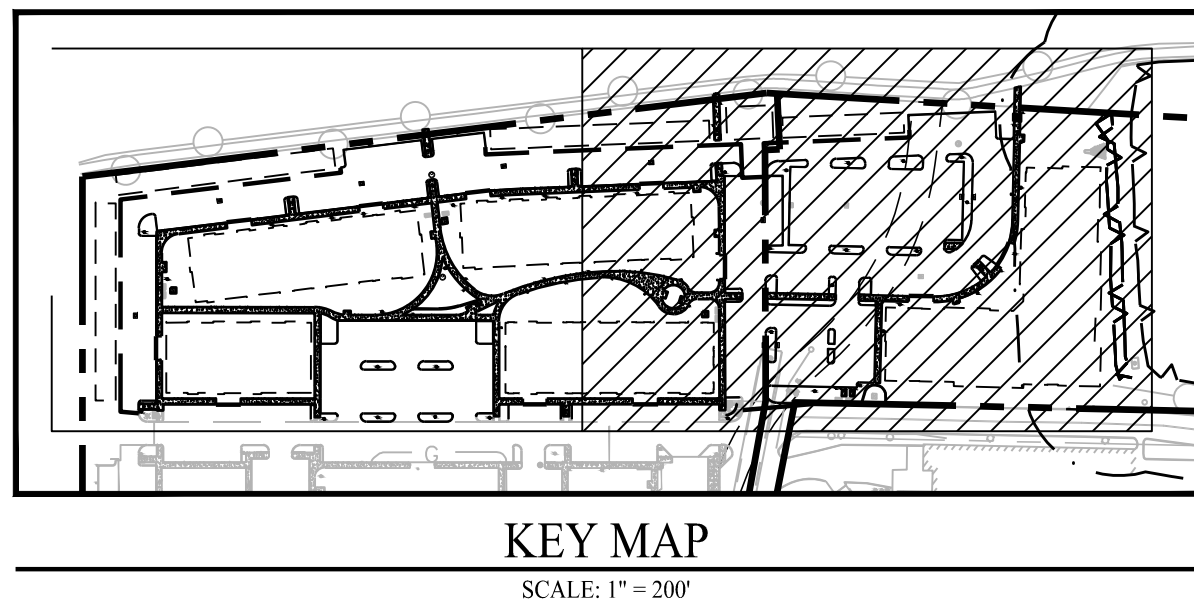


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- (1) INSTALL 6" CONCRETE CURB
- (2) INSTALL BITUMINOUS CONCRETE CURB
- (3) START OF 6" INTEGRAL CONCRETE CURB
- (4) END OF 6" INTEGRAL CONCRETE CURB
- (5) TIE INTO EXISTING CURB, MATCH LINE & GRADE
- (6) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- (7) INSTALL 4" HIGH CONCRETE BOLLARD
- (8) INSTALL CONCRETE SIDEWALK
- (9) INTEGRAL CURB AND SIDEWALK
- (10) SAWCUT PAVEMENT
- (11) ADA RAMP TYPE 9
- (12) ADA RAMP TYPE 14
- (13) ADA RAMP TYPE 16
- (14) ADA RAMP TYPE 10
- (15) PRE CAST CONCRETE PAD - THREE PHASE TRANSFORMER
- (16) EDGE OF PAVEMENT
- (17) 2" DIAMETER CONCRETE LIGHT POLE BASE
- (18) 1"x1" CONCRETE BOLLARD LIGHT POLE
- (19) 4" WIDE CHAIN LINK GATE
- (20) INSTALL EV CHARGING STATION BASE
- (21) INSTALL CONCRETE STEPS AND RAILING



Sheet Title:	Sheet #:
PHASE 2 SITE PLAN	2.12.1



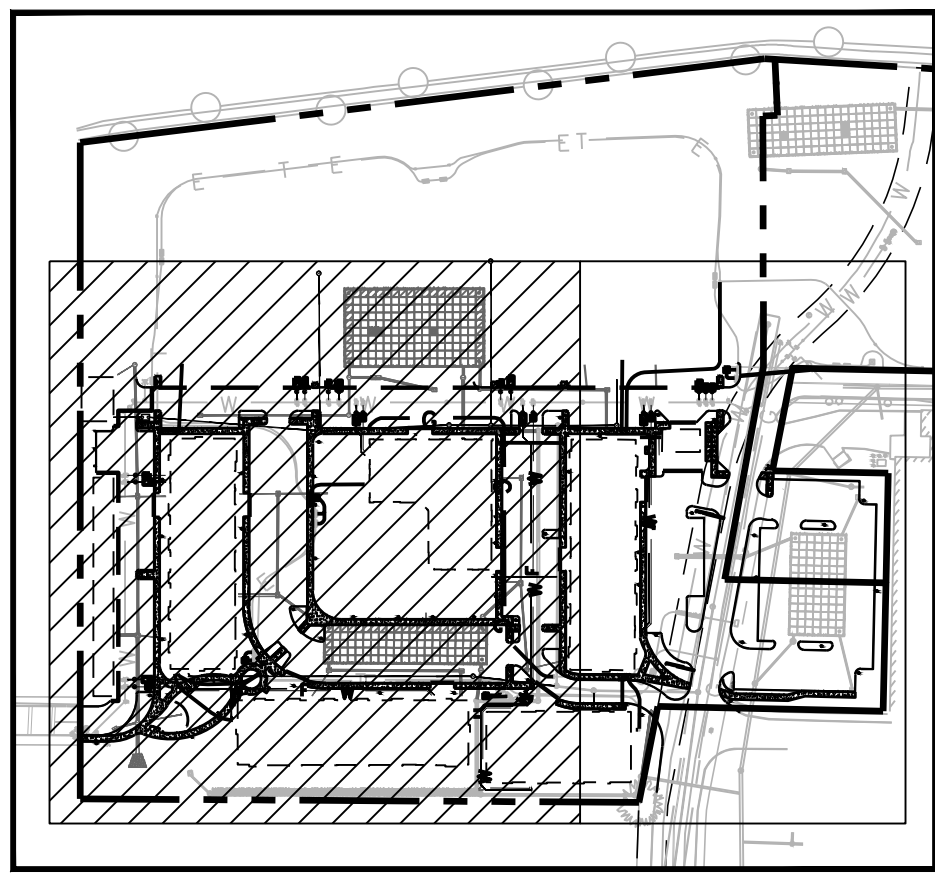
GENERAL NOTES

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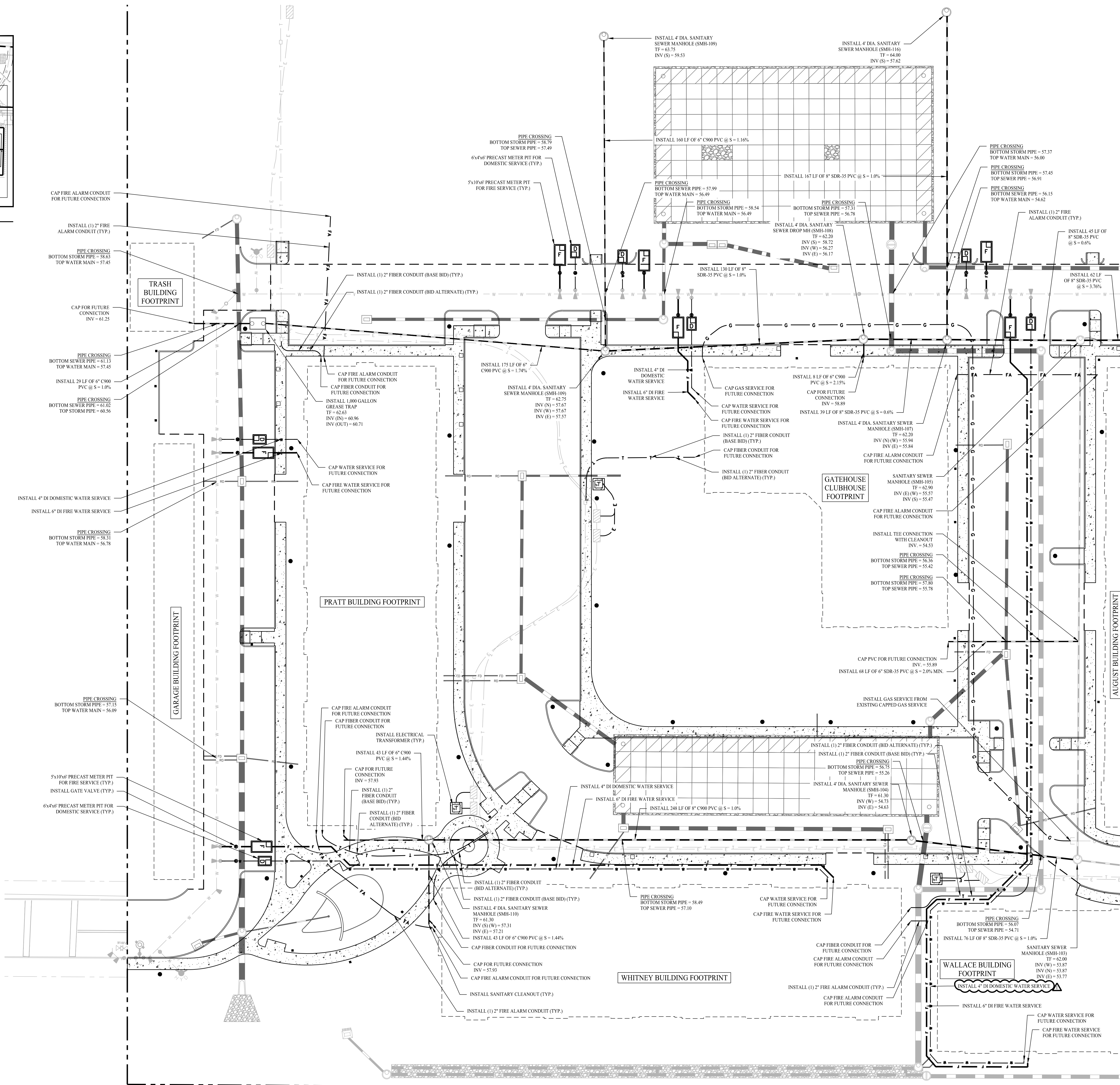
CONSTRUCTION KEY NOTES

- (1) INSTALL 6" CONCRETE CURB
- (2) INSTALL BITUMINOUS CONCRETE CURB
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- (6) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
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- (9) INTEGRAL CURB AND SIDEWALK
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- (18) 1x1' CONCRETE BOLLARD LIGHT BASE
- (19) 4" WIDE CHAIN LINK GATE
- (20) INSTALL EV CHARGING STATION BASE
- (21) INSTALL CONCRETE STEPS AND RAILING

10-30-25			ADDENDUM #1
Rev. #:	Date	Description	
Graphic Scale: 20 0 20 40			
SOLLI ENGINEERING MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 866-9455 F: (203) 866-9695			
Drawn By:	CSH		
Checked By:	PAR		
Approved By:	KMS		
Project #:	2010501		
Plan Date:	10/01/25		
Scale:	1" = 20'		
Project:			
CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005			
Sheet Title:	PHASE 2 SITE PLAN		Sheet #: 2.12.2



KEY MAP
SCALE: 1" = 200'

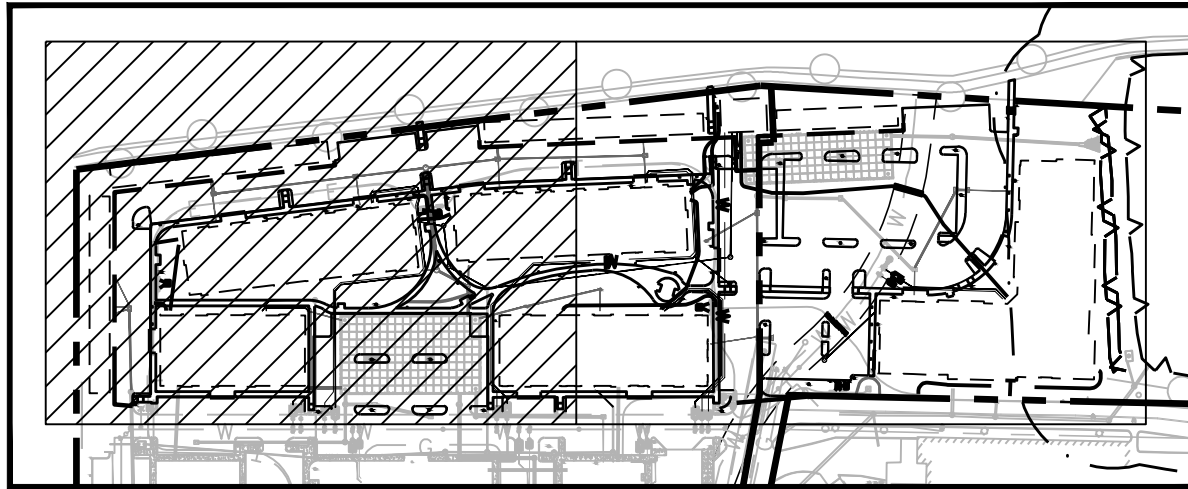


MATCHLINE - SEE SHEET 2.51.2

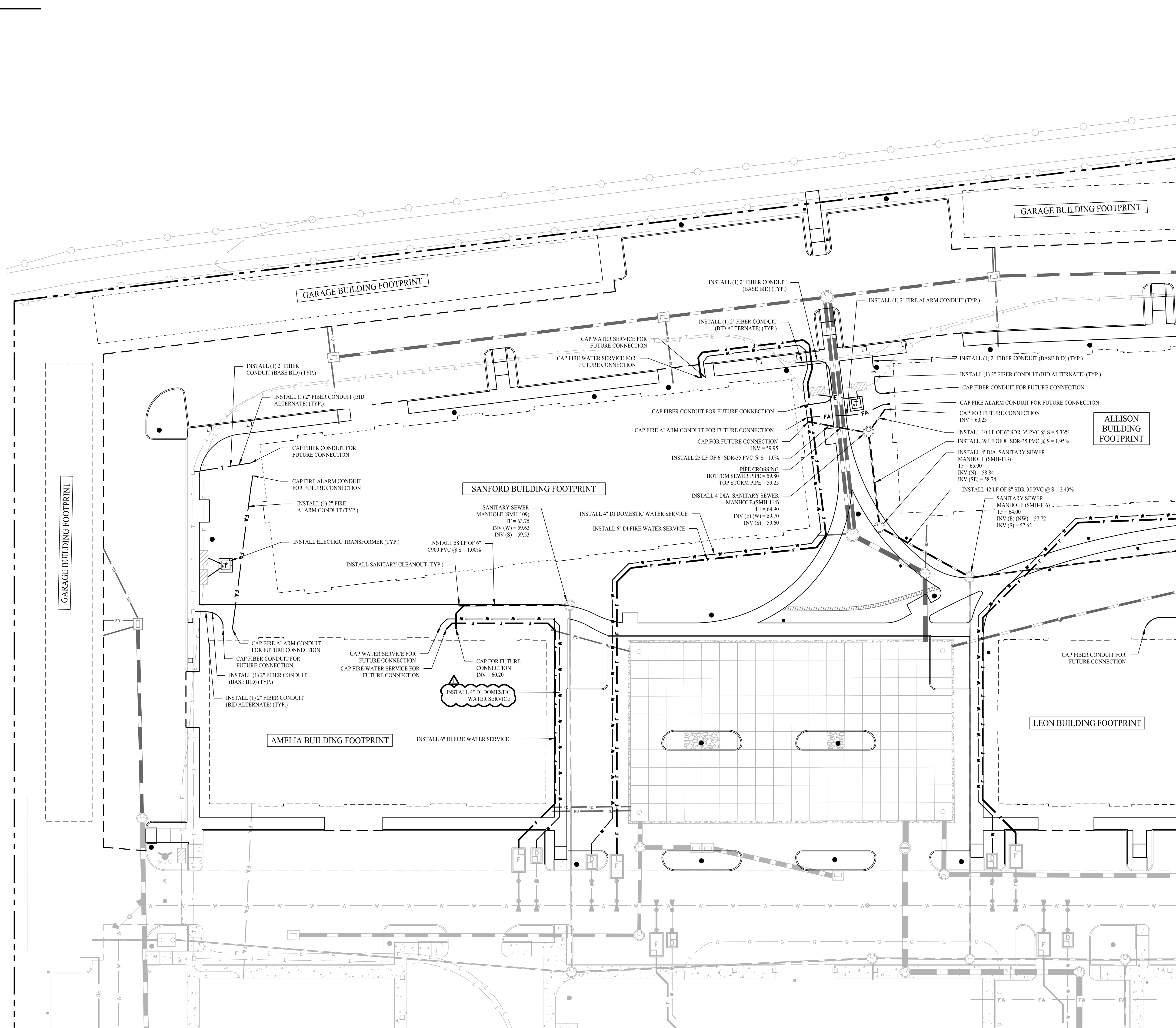
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5. ALL SECONDARY, GARAGE AND MAIL BUILDING PVC ELECTRICAL CONDUITS SIZE AND QUANTITY AS SHOWN ON ELECTRICAL PLANS AND WILL BE CAPPED 5' FROM THE BUILDING LINE FOR FUTURE CONNECTIONS.
6. MONUMENT SIGNS, LIGHT POLES, LIGHTED BOLLARDS AND EV CHARGING STATIONS SHALL BE POWERED FROM PANEL AS SHOWN ON ELECTRICAL PLANS. CONTRACTOR TO INSTALL ELECTRICAL CONDUIT QUANTITY AND SIZE PER ELECTRICAL CONTRACTOR DESIGN AND WILL BE CAPPED 5' FROM THE BUILDING LINE FOR FUTURE CONNECTIONS.

10/30/25			ADDENDUM #1
Rev. #:	Date	Description	
Graphic Scale: 20 0 20 40			
MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 868-9451 F: (203) 868-9695			
Drawn By:	CSH		
Checked By:	PAR		
Approved By:	KMS		
Project #:	2010501		
Plan Date:	10/01/25		
Scale:	1" = 20'		
Project:	CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005		
Sheet Title:	PHASE 1B SITE UTILITY PLAN		Sheet #: 2.51.1



KEY MAP
SCALE: 1" = 20'



MATCHLINE - SEE SHEET 2.52.2

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6. MONUMENT SIGNS, LIGHT POLES, LIGHTED BOLLARDS AND EV CHARGING STATIONS SHALL BE POWERED FROM PANEL AS SHOWN ON ELECTRICAL PLANS. CONTRACTOR TO INSTALL ELECTRICAL CONDUIT QUANTITY AND SIZE PER ELECTRICAL CONTRACTOR DESIGN AND WILL BE CAPPED 5' FROM THE BUILDING LINE FOR FUTURE CONNECTIONS.



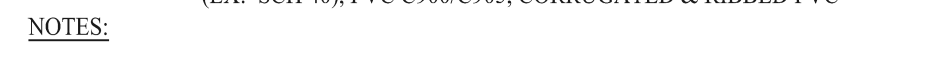
10/30/25		
ADDENDUM #1		
Rev. #:	Date	Description
Graphic Scale:		
MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 868-9451 F: (203) 868-9695		
Drawn By:	CSH	
Checked By:	PAR	
Approved By:	KMS	
Project #:	2010501	
Plan Date:	10/01/25	
Scale:	1" = 20'	
Project:		
CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005		
Sheet Title:	Sheet #:	
PHASE 2 SITE UTILITY PLAN	2.52.1	

NOTES:

1. PRODUCED TO ASTM SPECIFICATIONS.
2. THIS DRAWING IS NOT INTENDED TO SHOW REINFORCEMENT DESIGN. EITHER AS TO PLACEMENT OR STEEL AREA. ACTUAL PROJECT SPECIFICATIONS OR CURRENT ASTM WILL GOVERN.
3. CONSULT HYDRO CONDUIT CORP. LOCAL REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

TULSA PIPE
3200 NORTH 129TH EAST AVENUE
TULSA, OKLAHOMA 74116
P.O. BOX 581524
TULSA, OKLAHOMA 74158-1524
(918) 438-0230

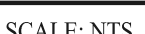
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35
ISSUED 12/93



- NOTES:**
1. 8" - 15" GRATES SHALL BE SOLID BRONZE.
 2. 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" - 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY BUSH. SEE DRAWING NO. 7001-10-045.
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 34" DEEP TO FOLLOW RESTRICTIONS. SEE DRAWING NO. 1001-06-065
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL DUAL), N-12P, & PV SE-12P.
 5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE OF 90° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-10-012.
 6. 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.



- NOTES:
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRADE.
 2. CUSTOM DRAIN BASINS TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
 3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3127 FOR CORRUGATED POLYETHYLENE DRAINAGE PIPES.
 4. STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
 5. DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.



SCALE: NTS

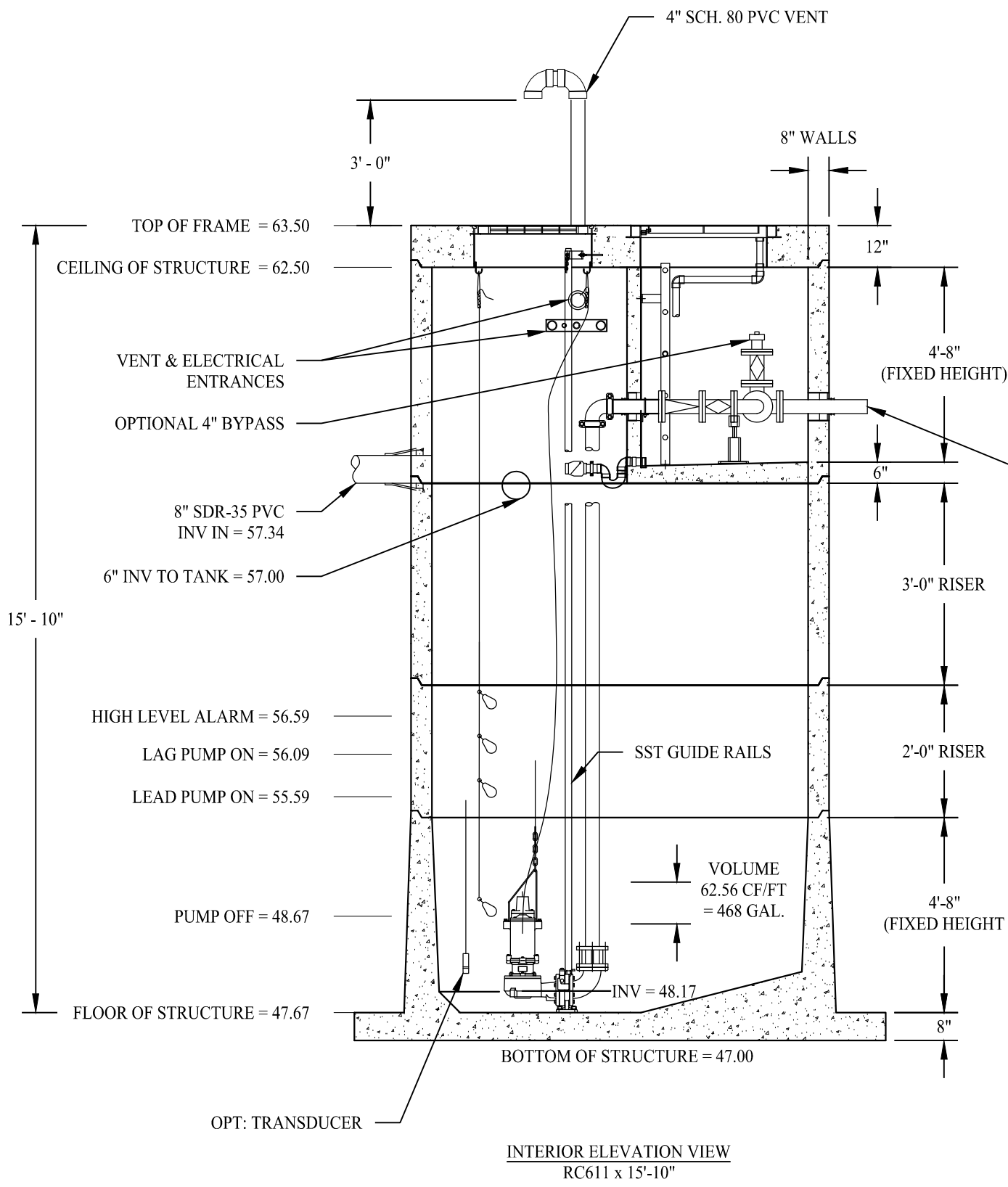
3.02

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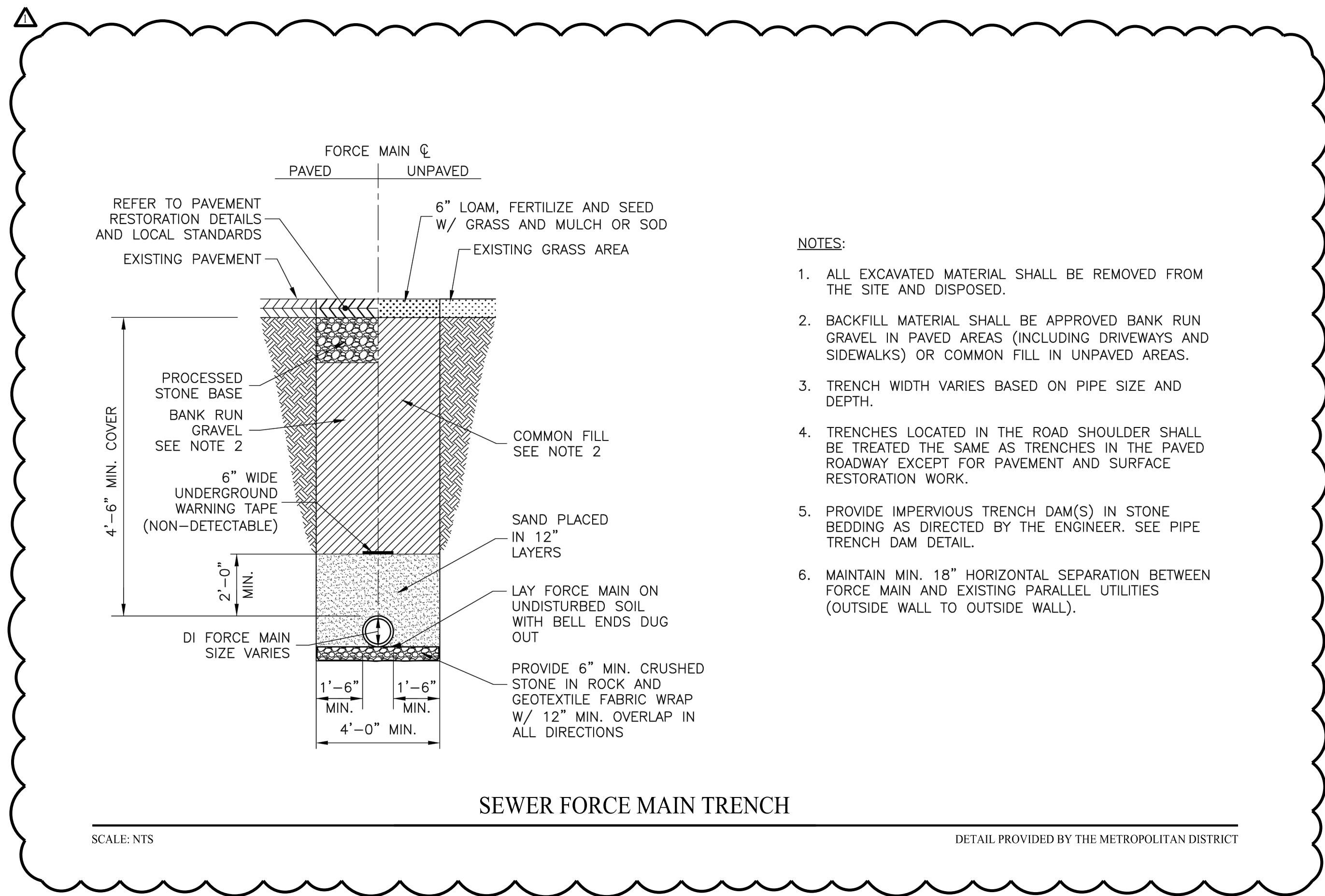
1. PRECAST PUMP STATION STRUCTURE, HS 20 LOAD QUALIFIED.
2. PRECAST PUMP STATION SHIMS, 2, 3 & 4" HEIGHTS AS NEEDED.
3. LIBERTY PUMPS PFG100-SERIES 1 HP SUBMERSIBLE GRINDER PUMPS OR APPROVED EQUAL.
4. THE CONTROL PANEL SHALL BE ITT-CENTRIPRO MODEL A6-2012, OR AS SPECIFIED BY MANUFACTURER, AND LOCATED IN BUILDING.
5. 2" PVC SCH 40 DISCHARGE PIPING WITH PVC SCH 40 FITTINGS.
6. 2" DUPLEX DISCHARGE KIT SUPPLIED BY HOMAX.
7. 1/2" STAINLESS STEEL PUMP REMOVAL GUIDE RAILS MODEL A10-2015 AS SUPPLIED BY CENTRIPRO.
8. 8" SDR-35 PVC INLET PIPE 4".
9. PROVIDE PUMP ACCESS HATCHES AS INDICATED, QUALIFIED FOR HS 20 LOAD.
10. ADJUSTABLE POLYPROPYLENE LEVEL CONTROL FLOAT SWITCHES.
11. LINK SEAL (FOR EACH PIPE LEAVING OR ENTERING MANHOLE AND VALVE VAULT).
12. 2" PVC ASTM D 1785 SCHEDULE 40 PVC PIPE.
13. WATERTIGHT SEALANT REQUIRED ON ALL JOINTS AND SEAMS.



ONELIFT PUMP STATION DETAIL

SCALE: NTS

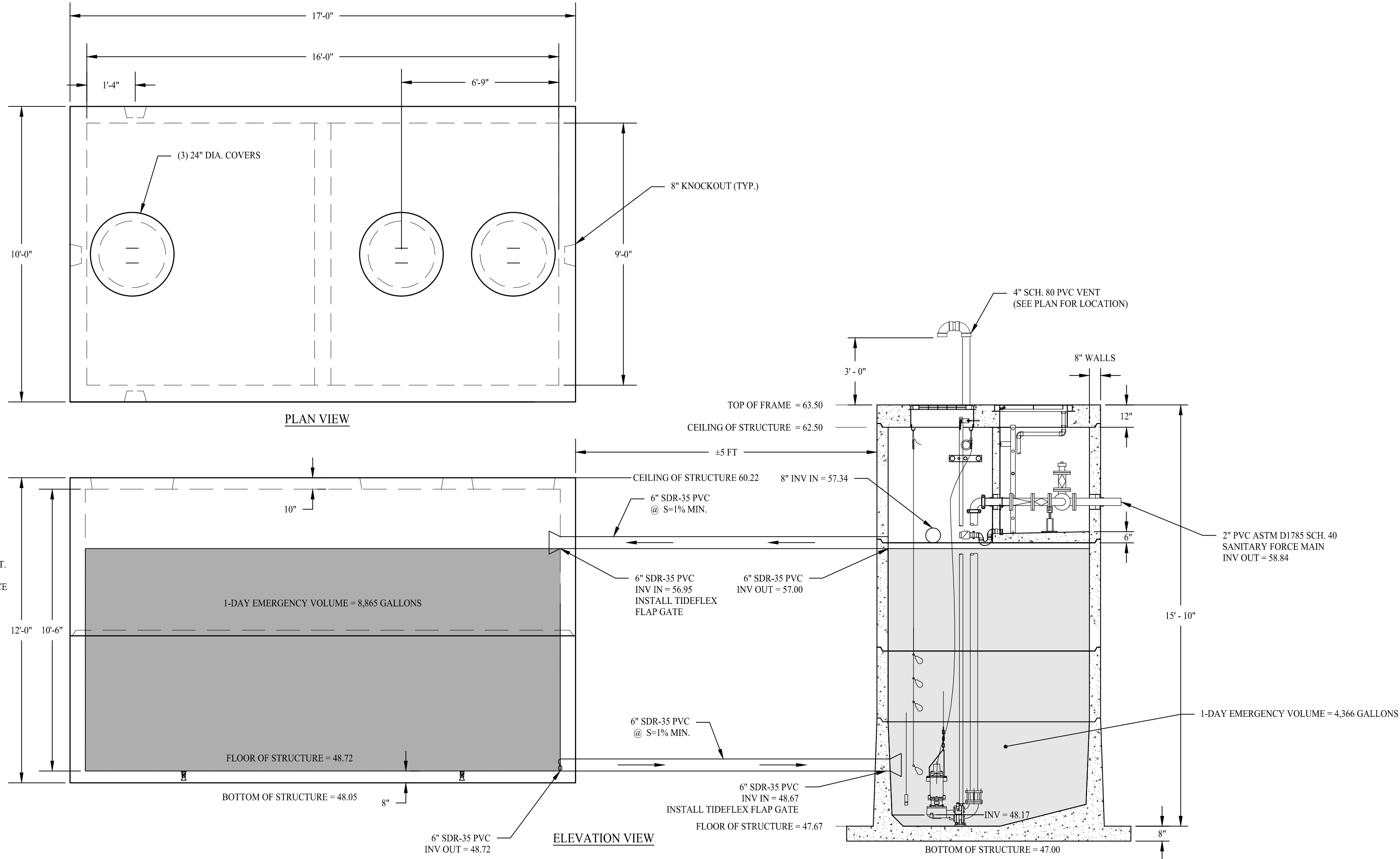
DETAIL PROVIDED BY: OLD CASTLE PRECAST



SEWER FORCE MAIN TRENCH

SCALE: NTS

DETAIL PROVIDED BY: THE METROPOLITAN DISTRICT



10,000 GALLON STORAGE TANK WITH PUMP STATION CONNECTION

SCALE: NTS

NOTES:

1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH = 5,000 PSI.
2. REBAR: GRADE 60 PER ASTM A615 (BLACK).
3. DESIGN LOAD: AASHTO H-20 (2-5' COVER).
4. CONTRACTOR TO VERIFY ALL OPENING SIZES AND LOCATIONS.
5. ALL PIPE AND ROOF OPENINGS HAVE ADDITIONAL REBAR REINFORCEMENT.
6. JOINT TO BE SEALED WITH 1\"/>

1	10/30/25	ADDENDUM #1
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Checked By:	PAR	
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Project #:	2010501	
Plan Date:	10/01/25	
Scale:	N.T.S.	
Project:		
CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005		
Sheet Title:	Sheet #:	
ADD/ALT OTTO PUMP STATION DETAILS	4.04	