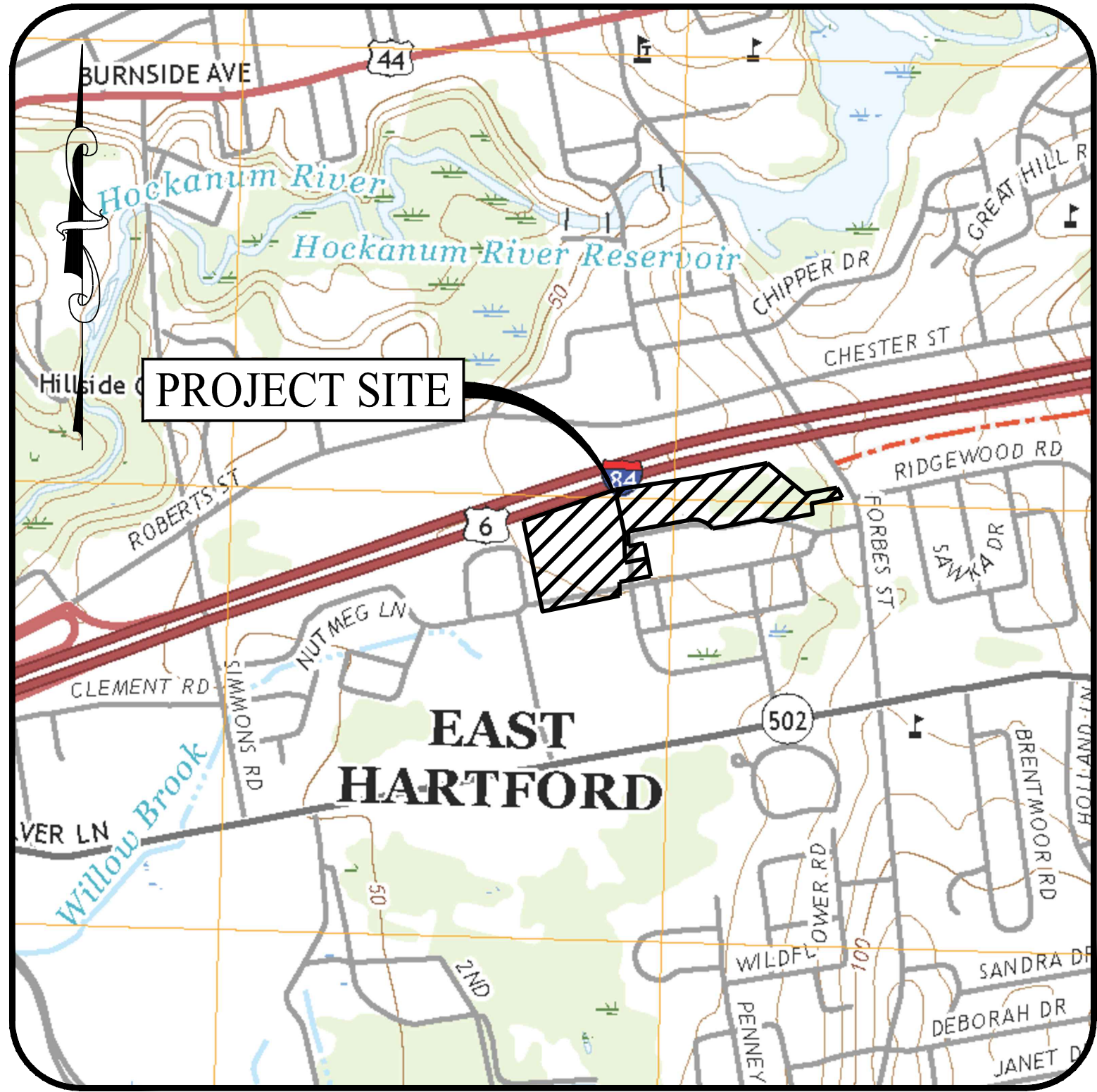
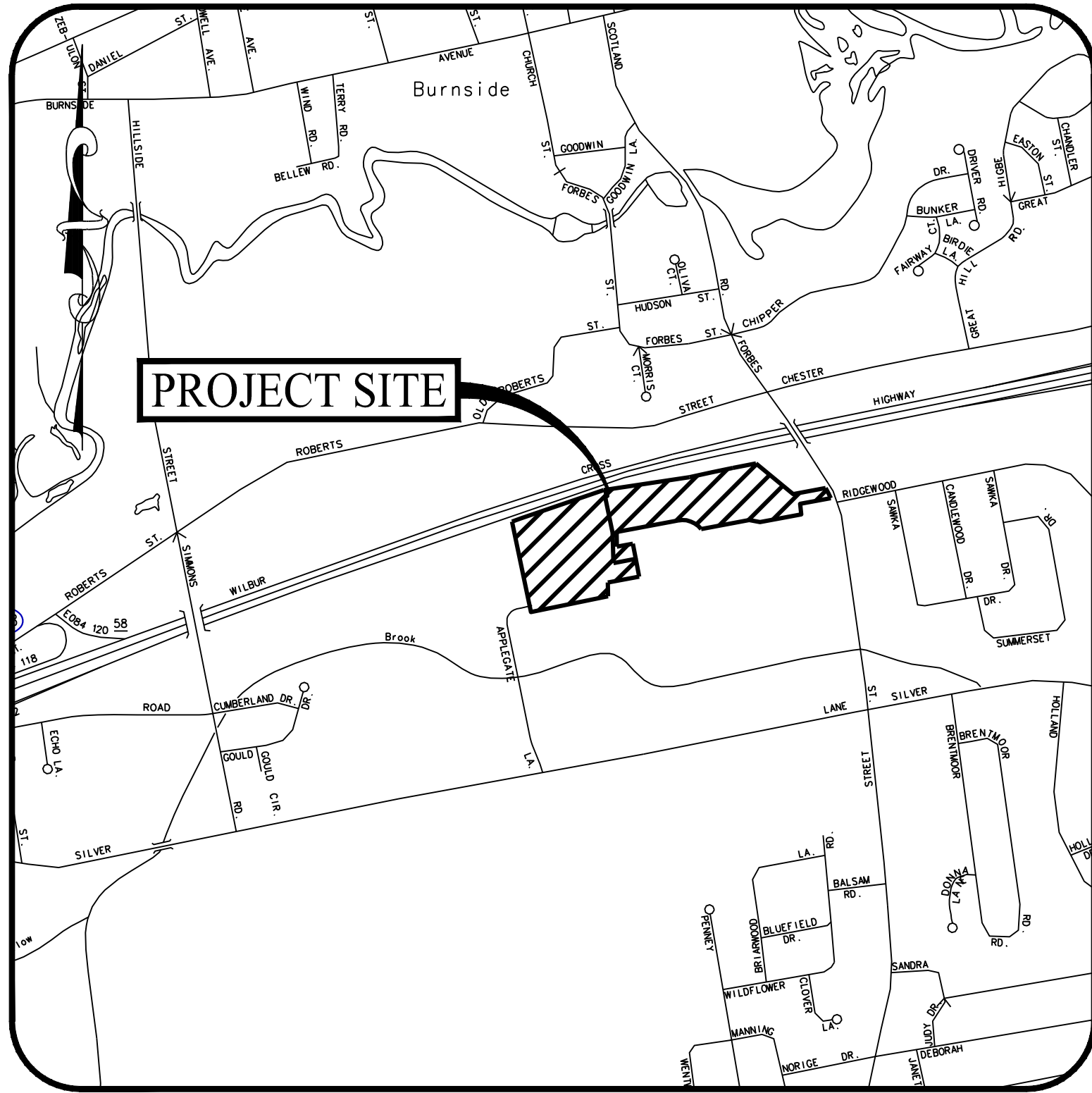




USGS MAP

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	11/07/25
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	11/07/25
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	11/07/25
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	11/07/25
3.02	CONSTRUCTION DETAILS	10/01/25	11/07/25
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	11/07/25
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 GATEHOUSE	09/26/22	08/07/25
E701	ELECTRICAL RISER DIAGRAM - THE GATEHOUSE	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	08/27/25
E701	ELECTRICAL RISER DIAGRAMS - THE PRATT	08/26/21	08/27/25
E002	ELECTRICAL SITE PLAN - THE AUGUST	08/26/21	08/27/25
E701	ELECTRICAL RISER DIAGRAMS - THE AUGUST	08/26/21	08/27/25
E002	ELECTRICAL SITE PLAN - THE ALLISON	08/26/21	08/27/25
E701	ELECTRICAL RISER DIAGRAMS - THE ALLISON	08/26/21	08/27/25
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:

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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:

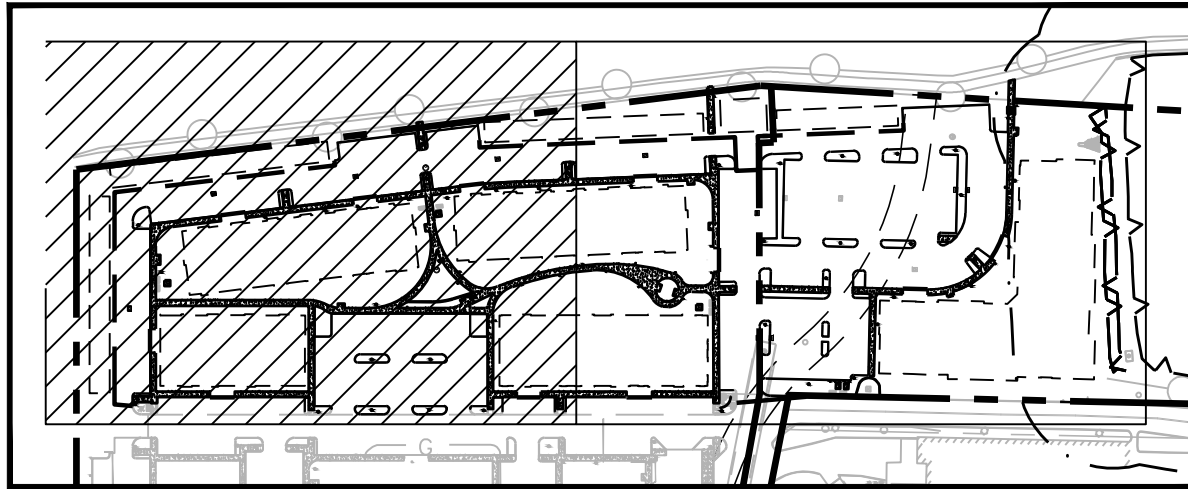
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title:

Sheet #:

COVER
SHEET

0.00



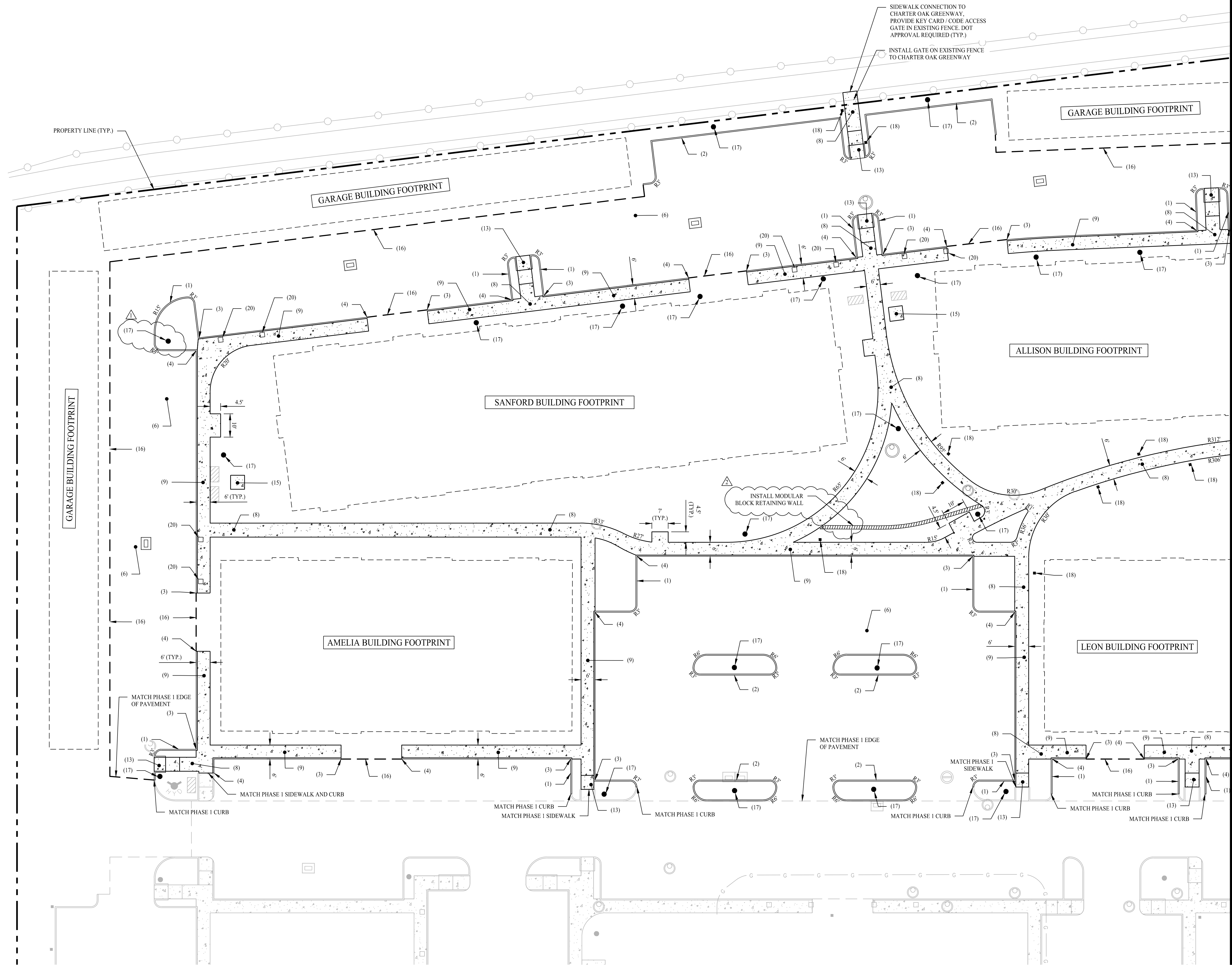
KEY MAP
SCALE: 1" = 20'

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.

CONSTRUCTION KEY NOTES

- (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) 1x1' CONCRETE BOLLARD LIGHT BASE
- (19) 4" WIDE CHAIN LINK GATE
- (20) INSTALL EV CHARGING STATION BASE
- (21) INSTALL CONCRETE STEPS AND RAILING



MATCHLINE - SEE SHEET 2.12.2

Rev. #	Date	Description
2	11/07/25	ADDENDUM #2
1	10/30/25	ADDENDUM #1

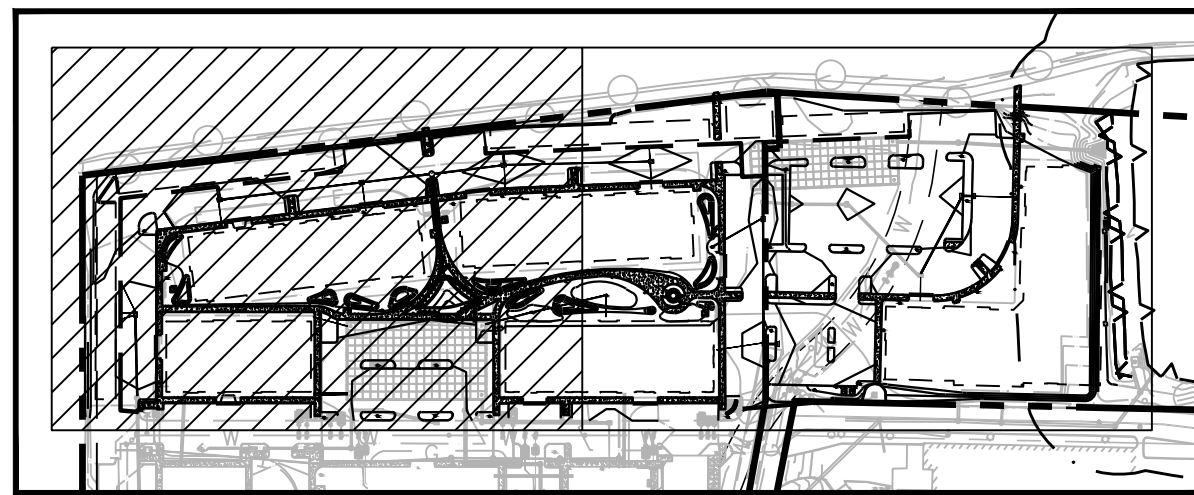


Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 20'

Project:

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

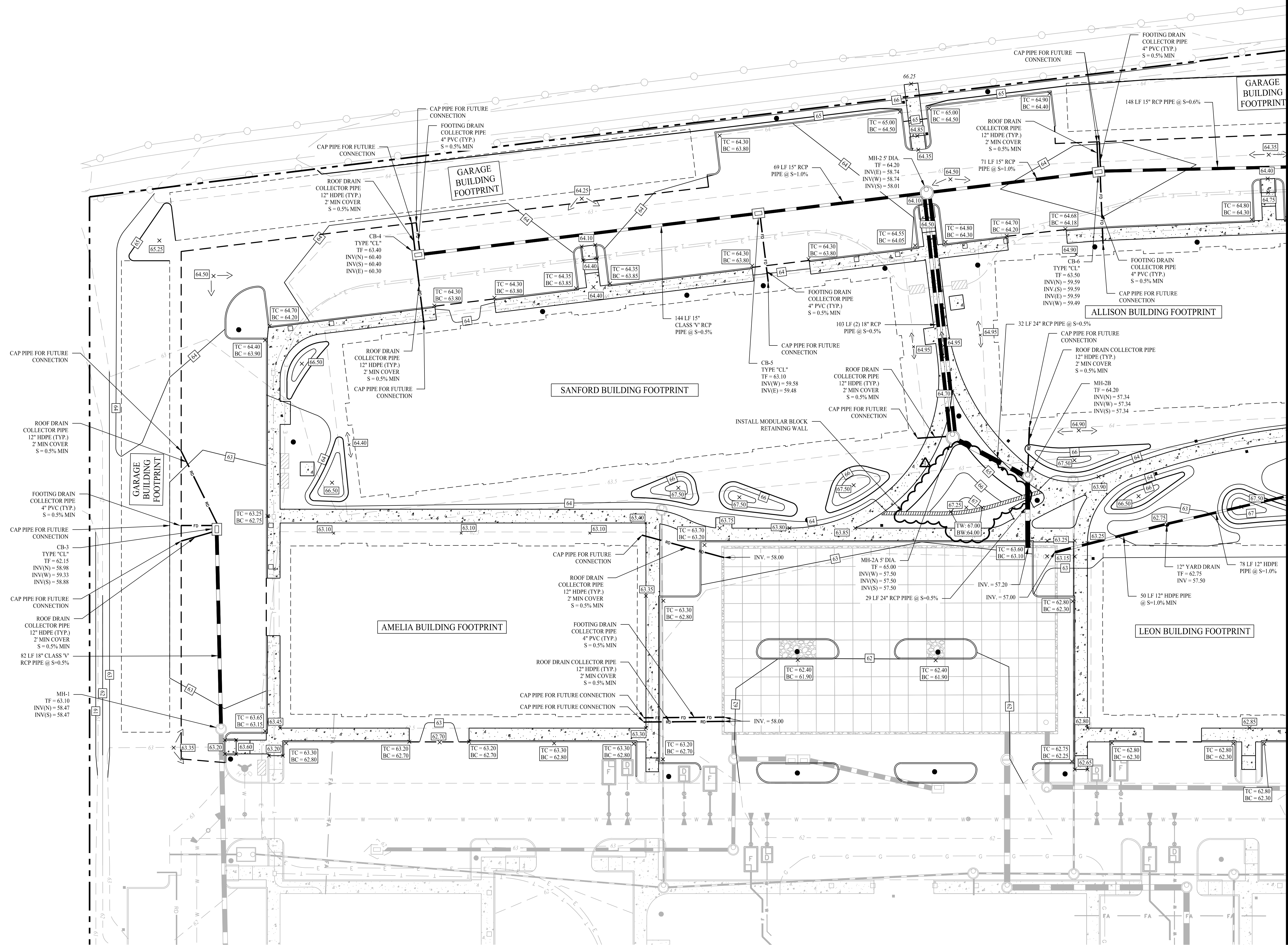
Sheet Title:	Sheet #:
PHASE 2 SITE PLAN	2.12.1



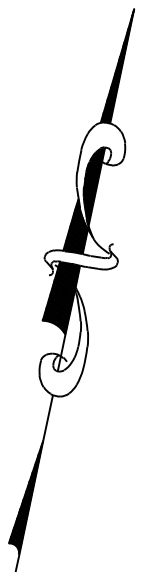
KEY MAP
SCALE: 1" = 200'

GENERAL NOTES

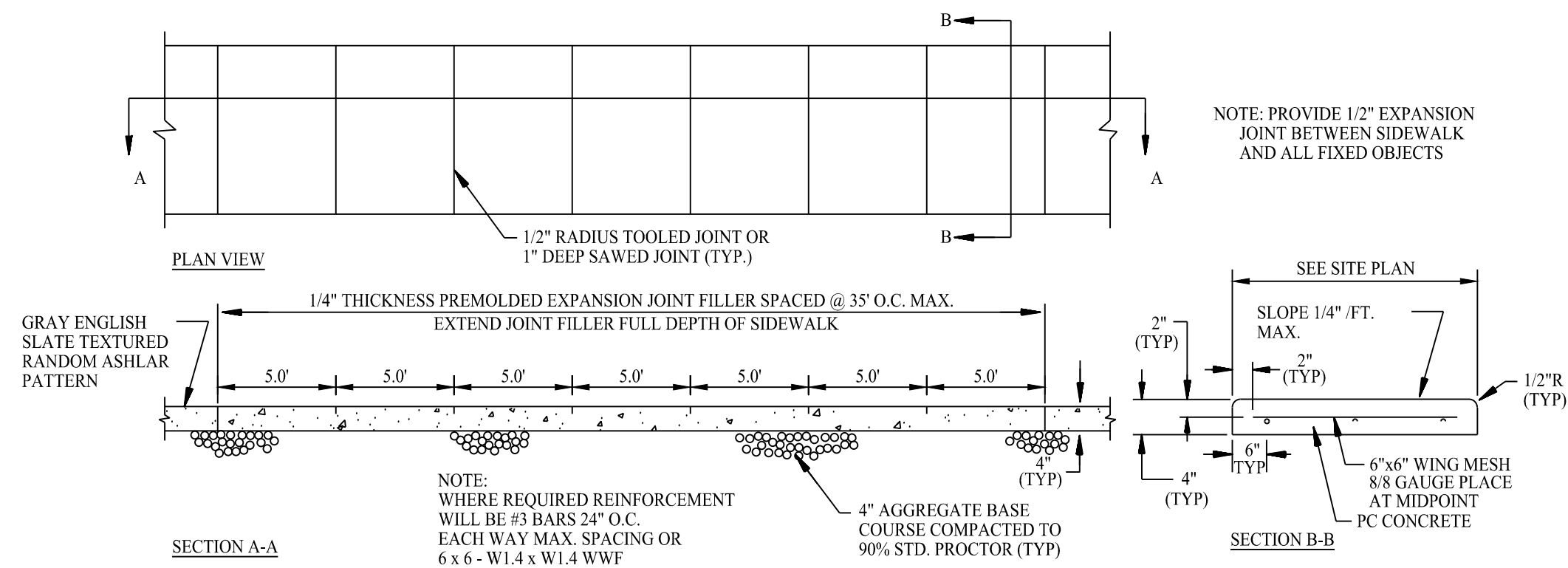
1. REFER TO SHEET 0.10 FOR NOTES, LEGEND, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
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5. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED JUNE 2025 BY GZA GEOTECHNICAL, INC. FOR SOIL MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE COVER.



MATCHLINE - SEE SHEET 2.22.2

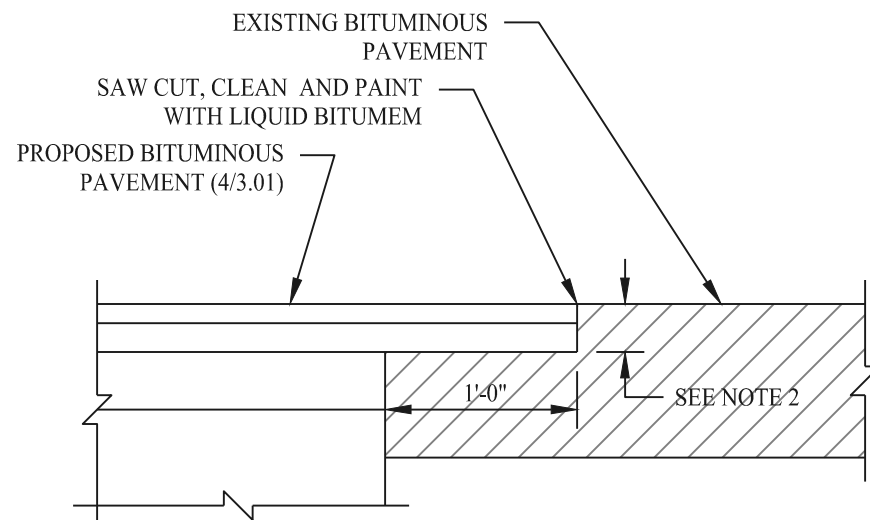


11/07/25			ADDENDUM #2
Rev. #:	Date	Description	
Graphic Scale: 0 20 40			
SOLLI ENGINEERING MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 868-5451 F: (203) 868-9695			
Drawn By:	CSH		
Checked By:	PAR		
Approved By:	KMS		
Project #:	2010501		
Plan Date:	10/01/25		
Scale:	1" = 20'		
Project:			
CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005			
Sheet Title:	PHASE 2 GRADING & DRAINAGE PLAN		Sheet #: 2.22.1



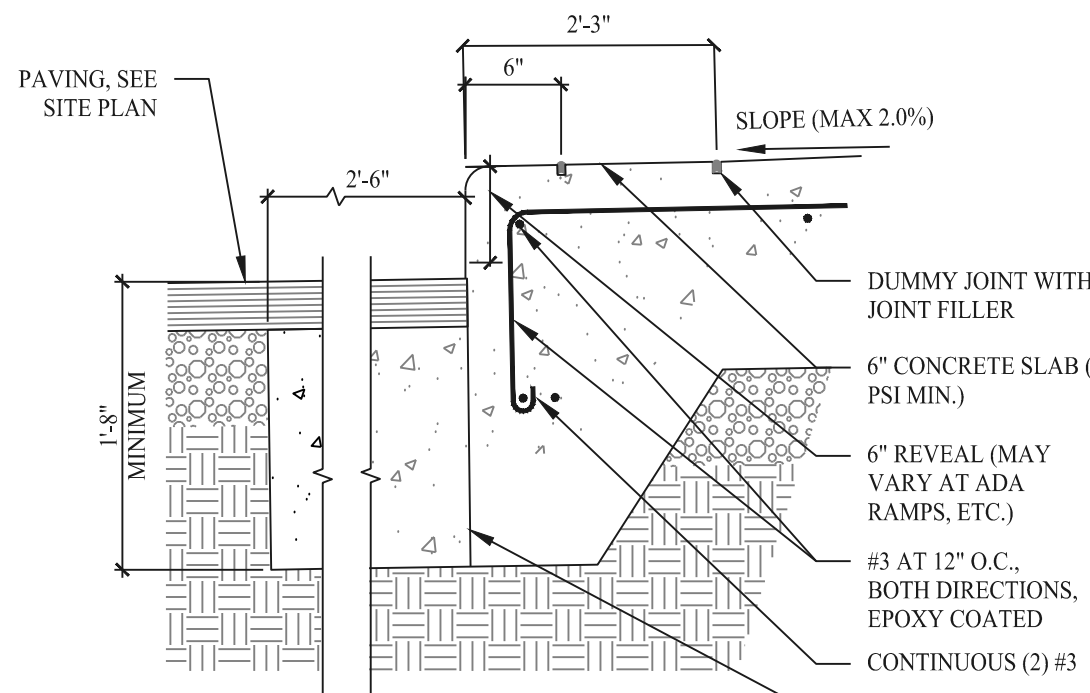
CONCRETE SIDEWALK

SCALE: NTS



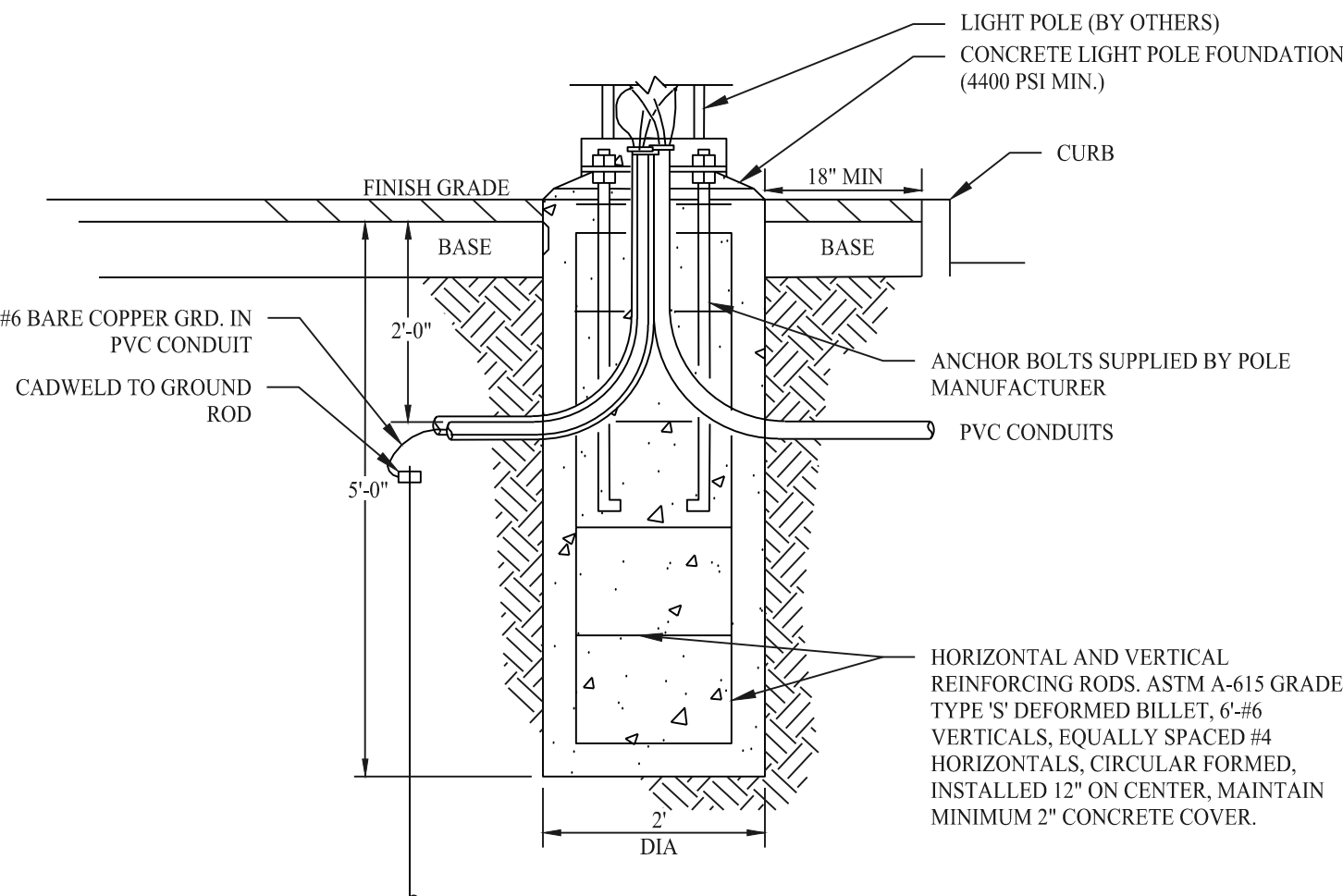
PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS



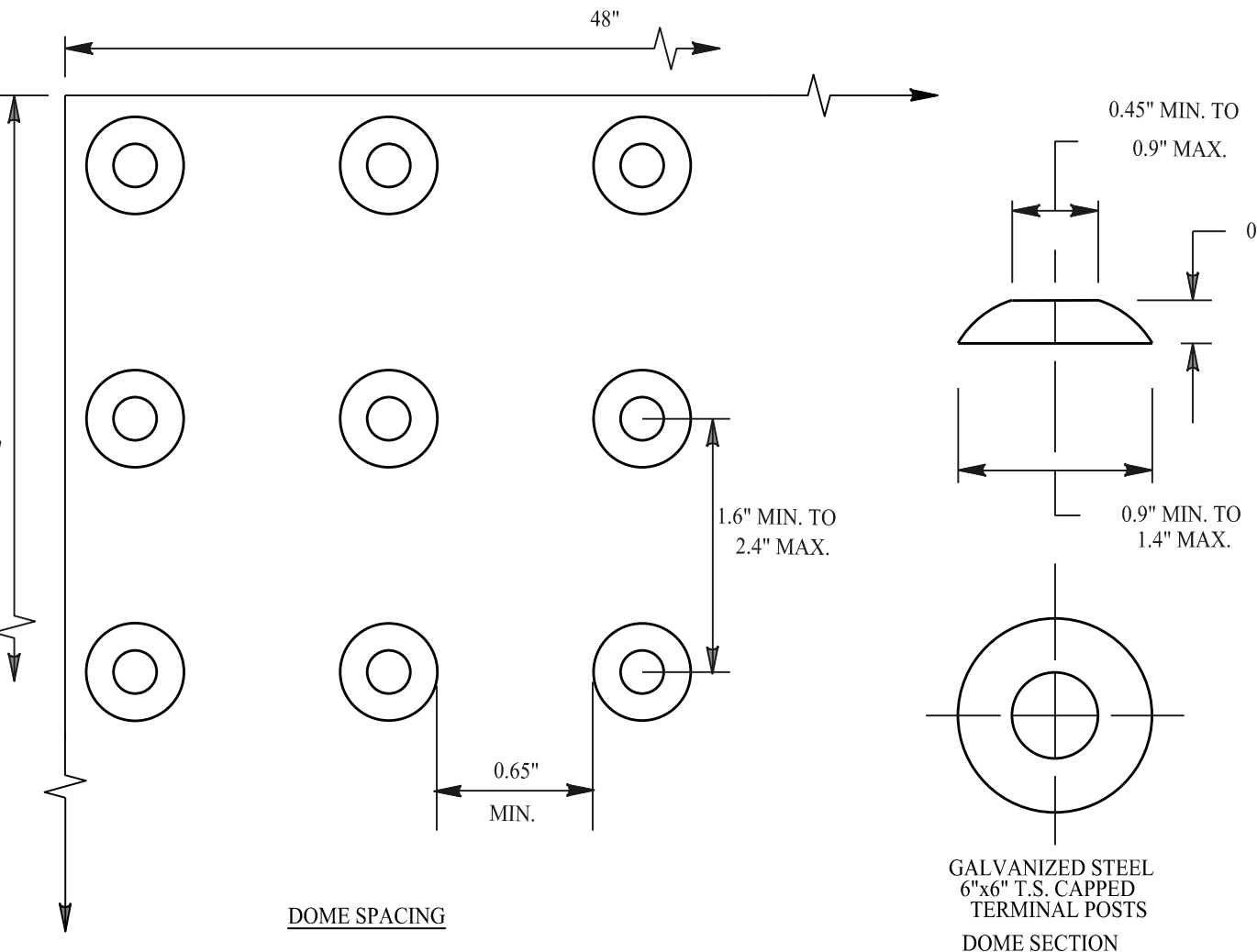
INTEGRAL CURB AT PAVEMENT

SCALE: NTS



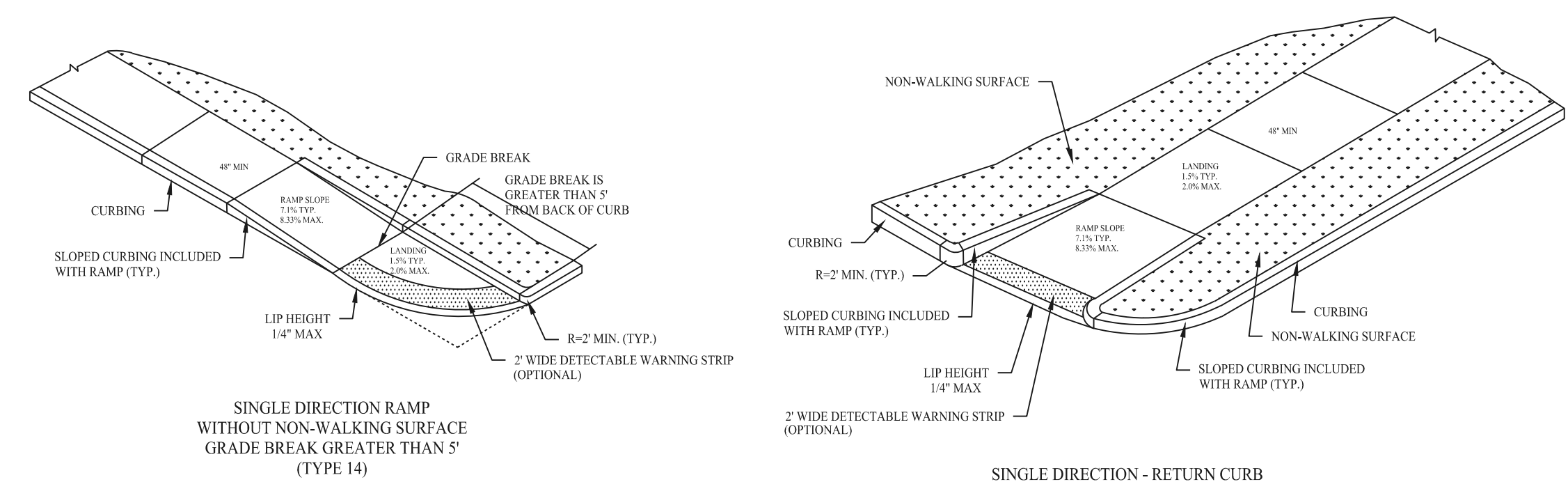
2' DIAMETER CONCRETE LIGHT POLE BASE

SCALE: NTS



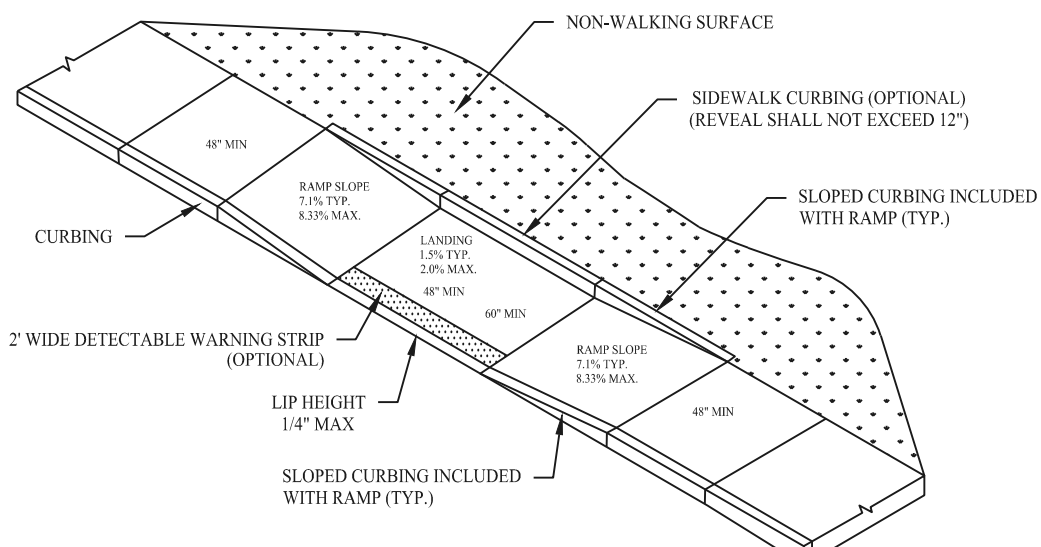
DETECTABLE WARNING TILES

SCALE: NTS

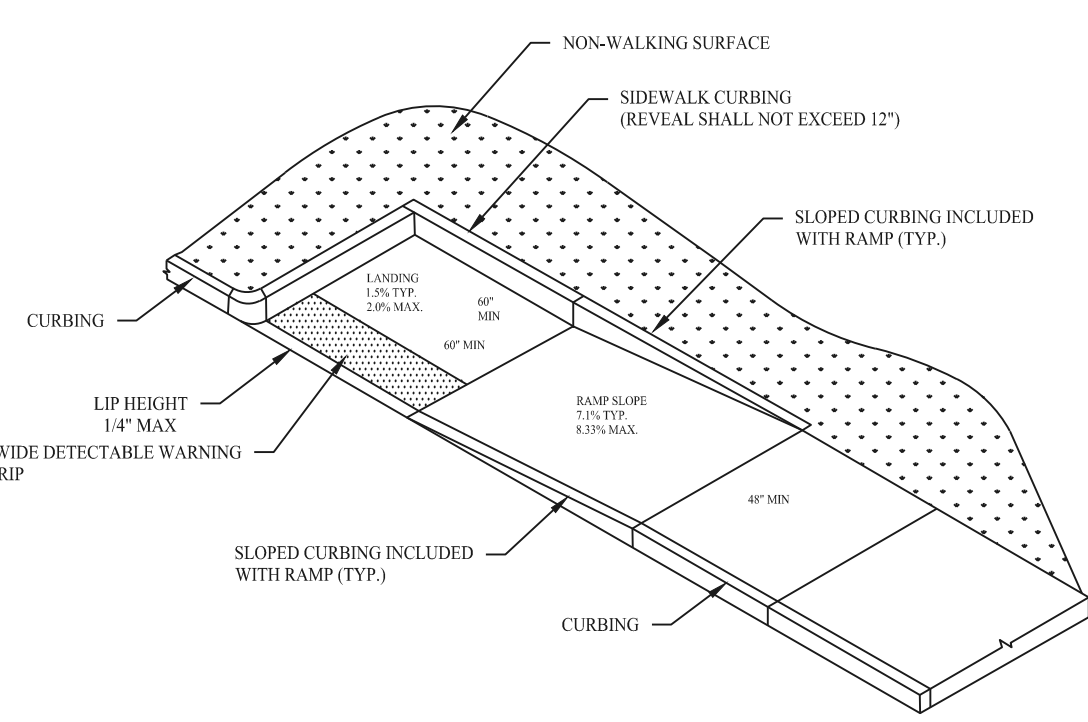


CTDOT ADA STANDARD SIDEWALK DETAILS

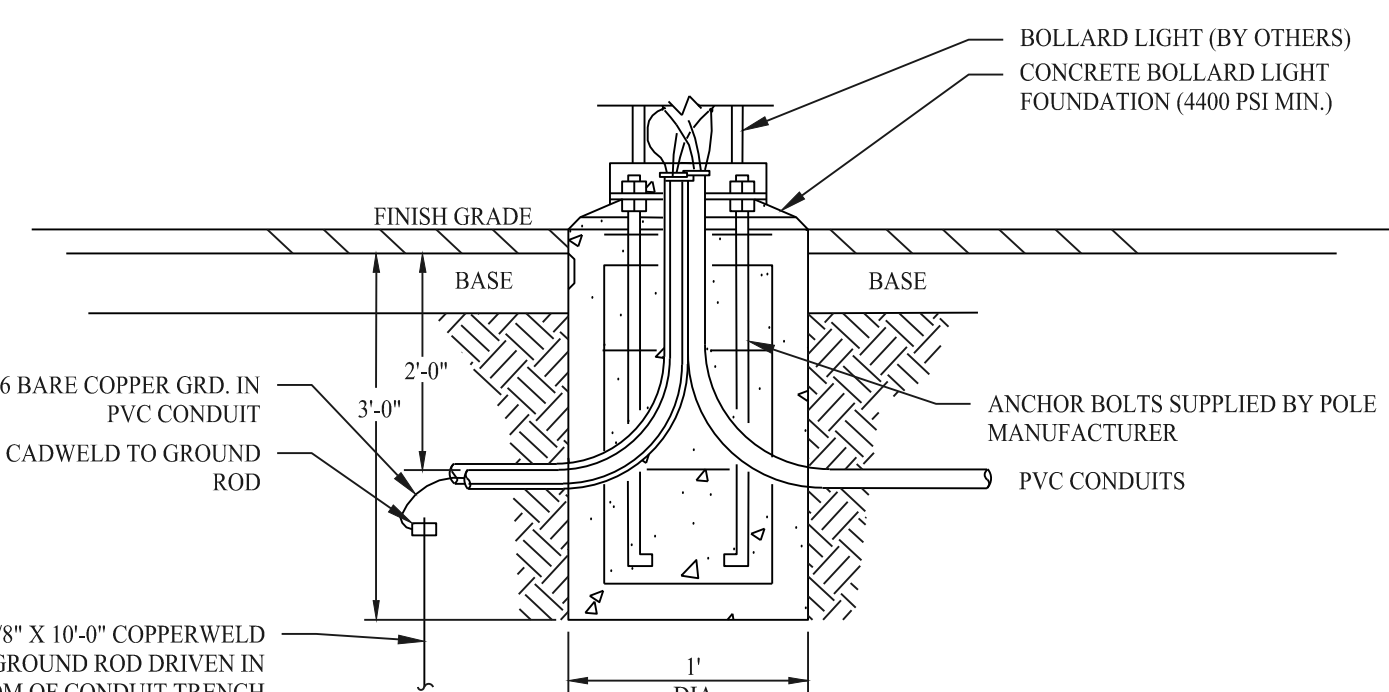
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PARALLEL RAMP WITHOUT NON-WALKING SURFACE (TYPE 9)

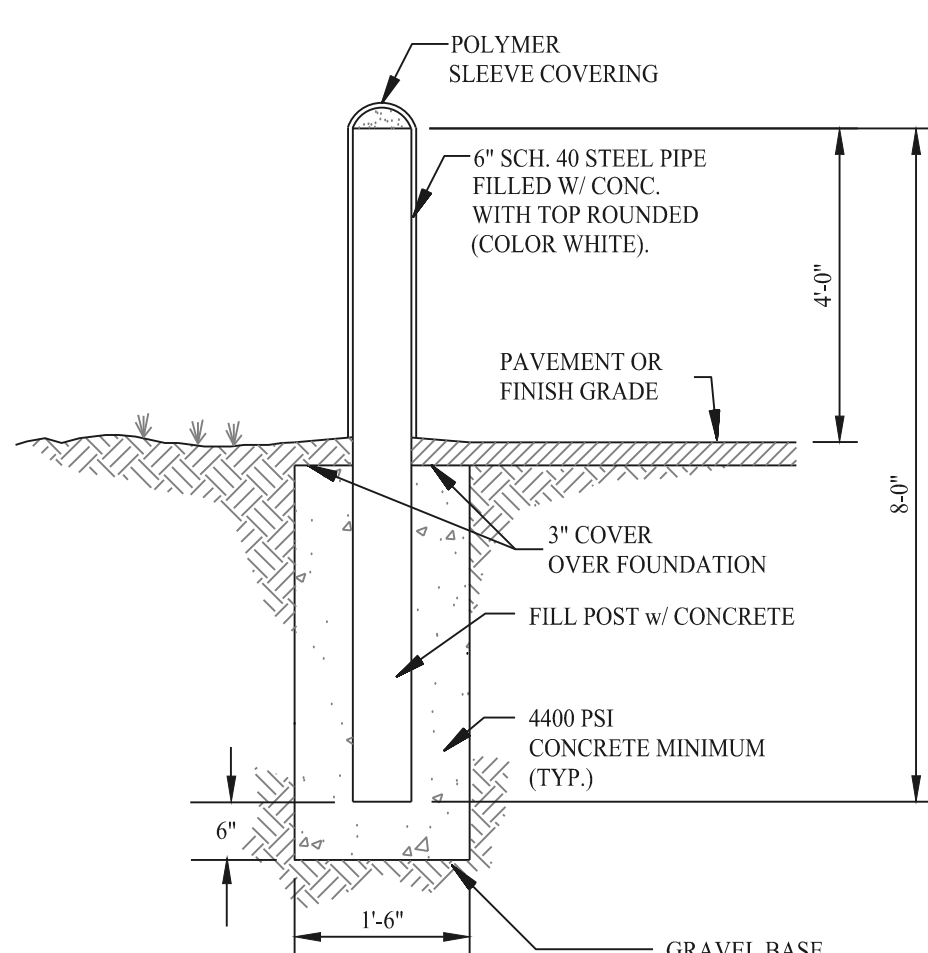


PARALLEL RAMP WITH LANDING AT BOTTOM ON CORNER (TYPE 10)



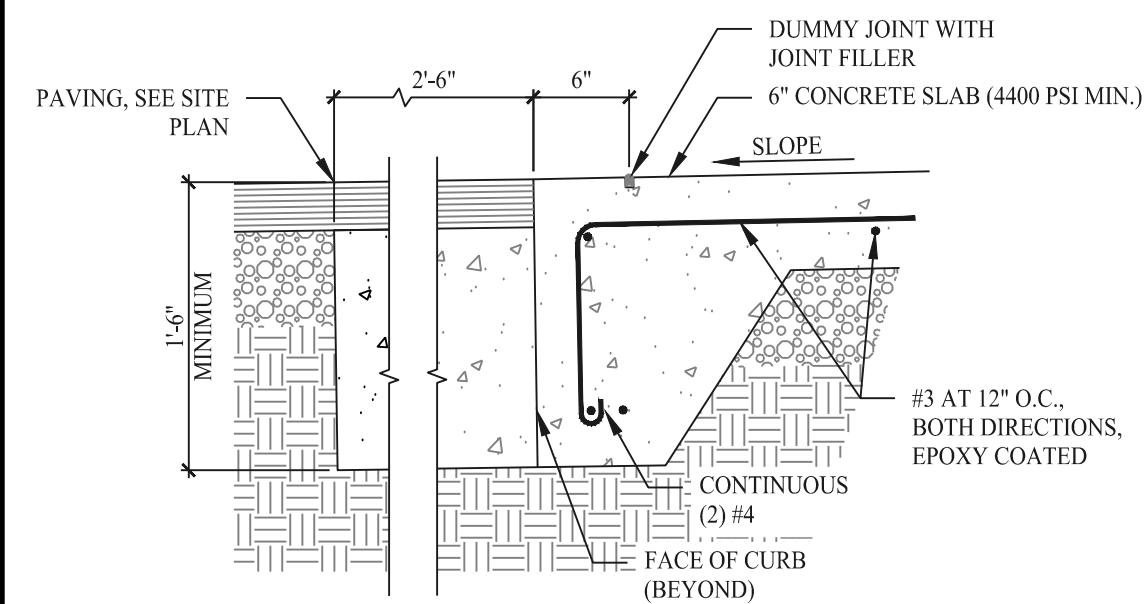
1' DIAMETER CONCRETE BOLLARD LIGHT BASE

SCALE: NTS



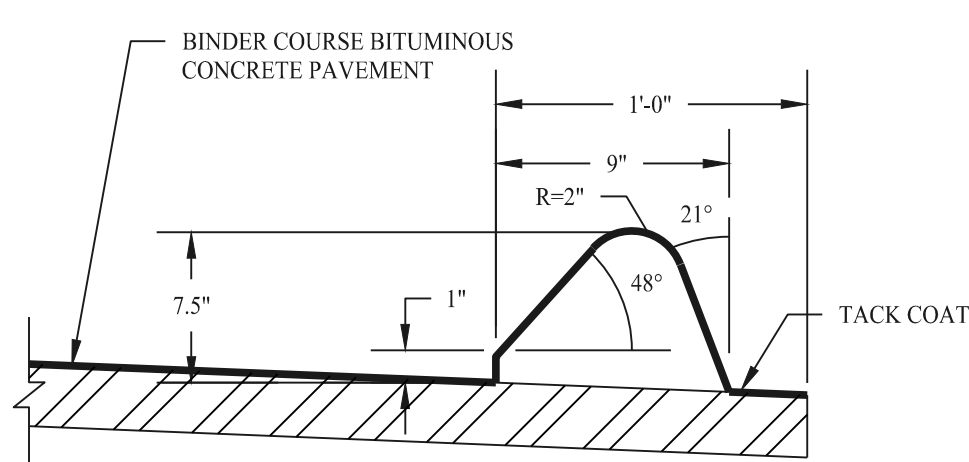
PROTECTION BOLLARD DETAIL

SCALE: NTS



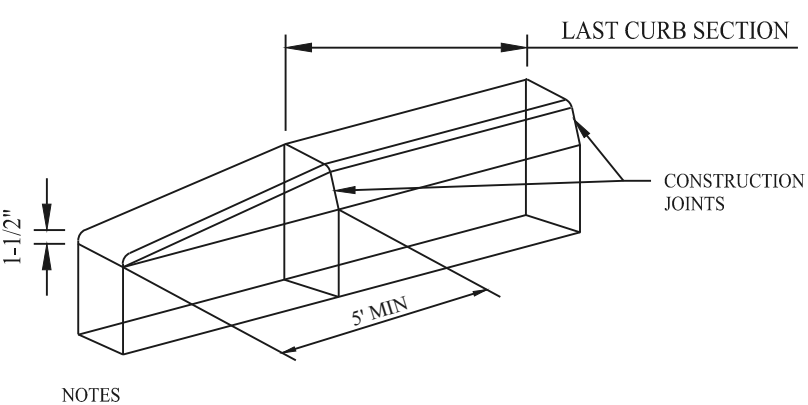
FLUSH CURB AT PAVEMENT

SCALE: NTS



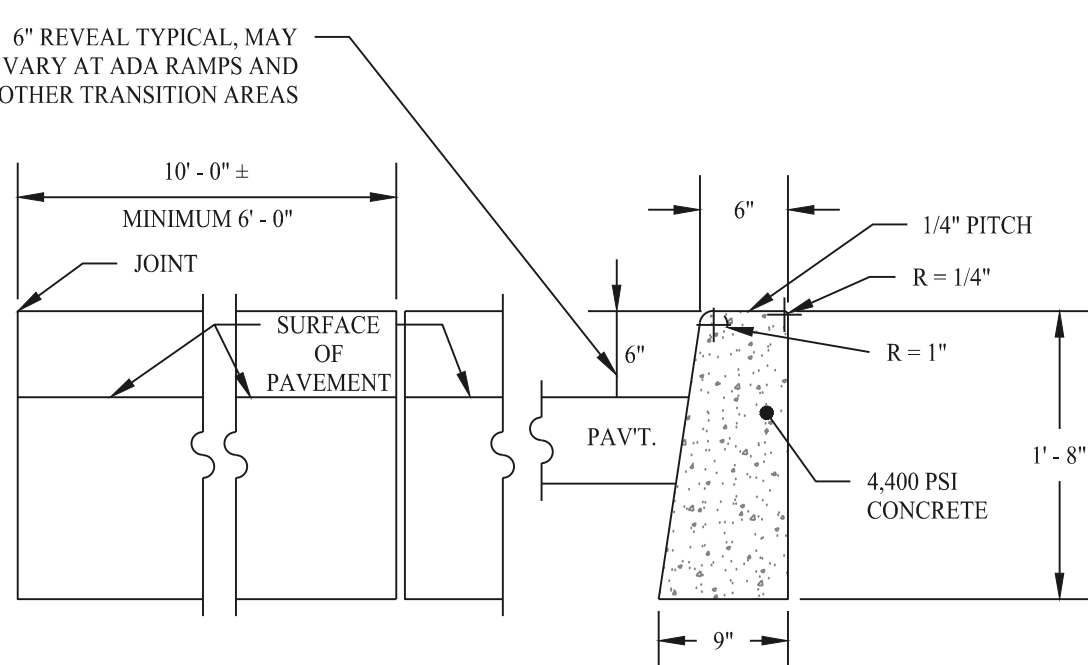
EXTRUDED BITUMINOUS CONCRETE LIP CURBING DETAIL

SCALE: NTS



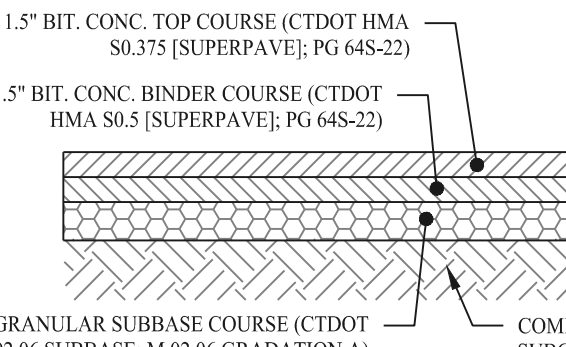
CURB TRANSITION DETAIL

SCALE: NTS



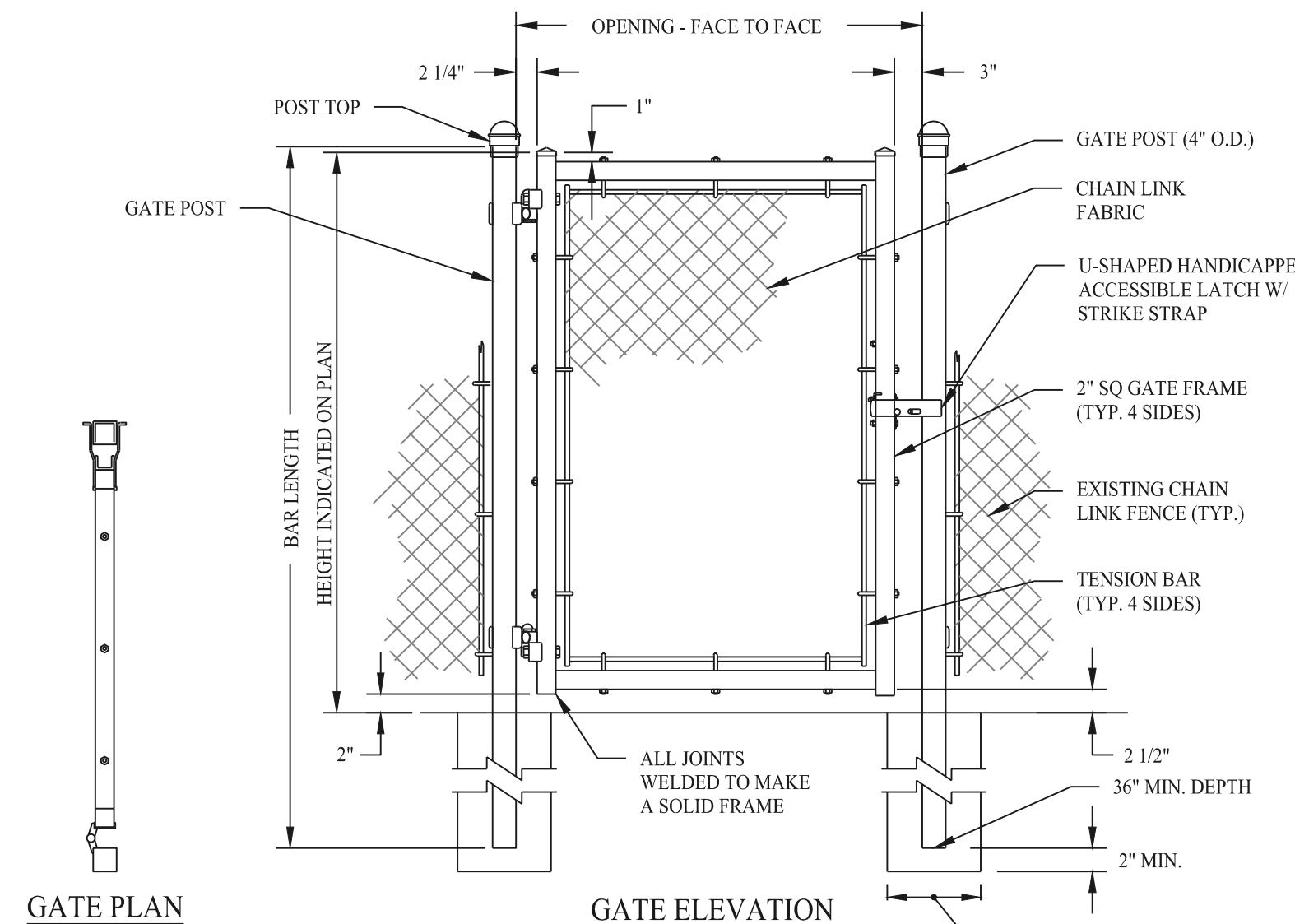
CONCRETE CURBING DETAIL

SCALE: NTS



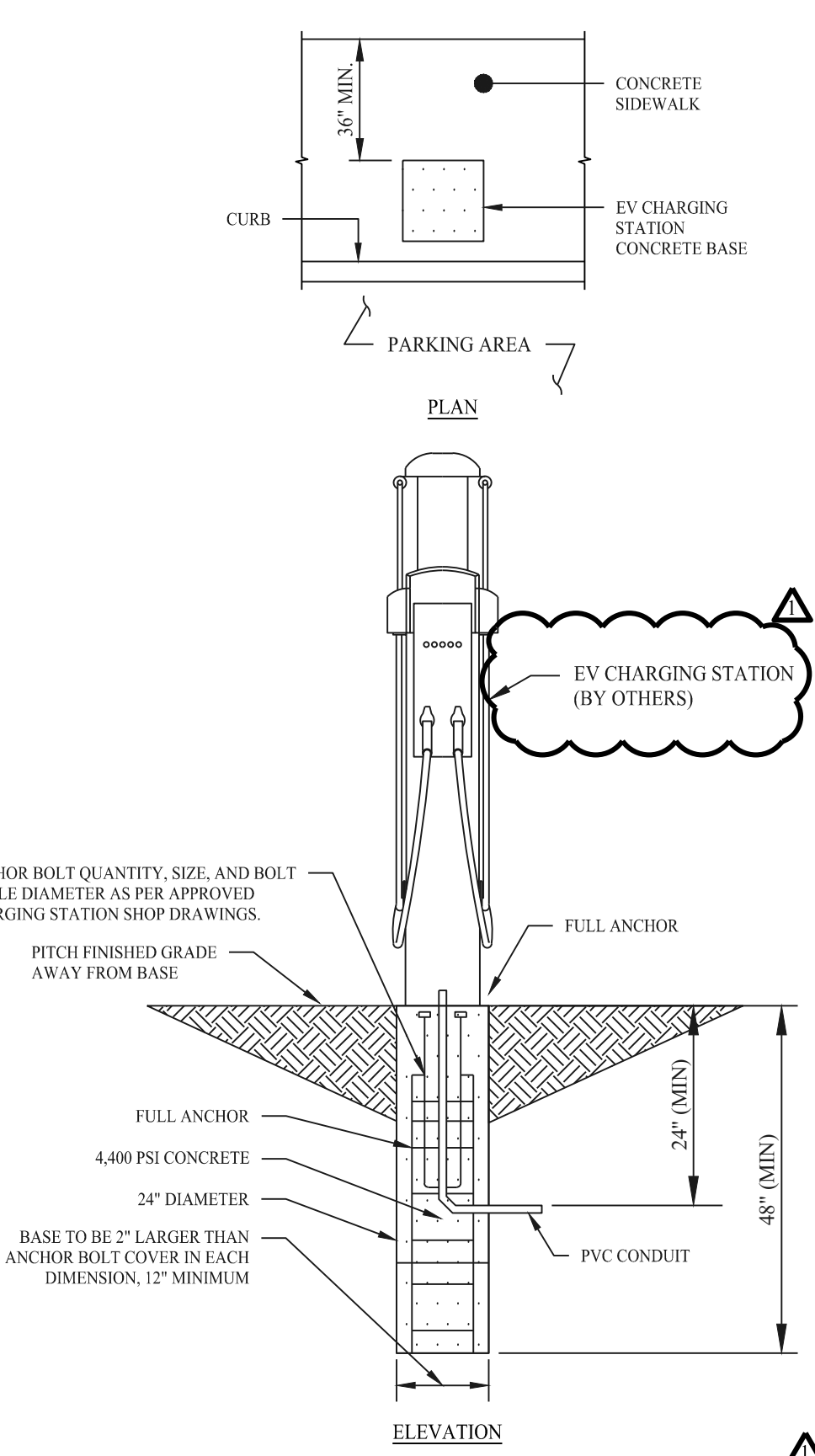
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT DETAIL

SCALE: NTS



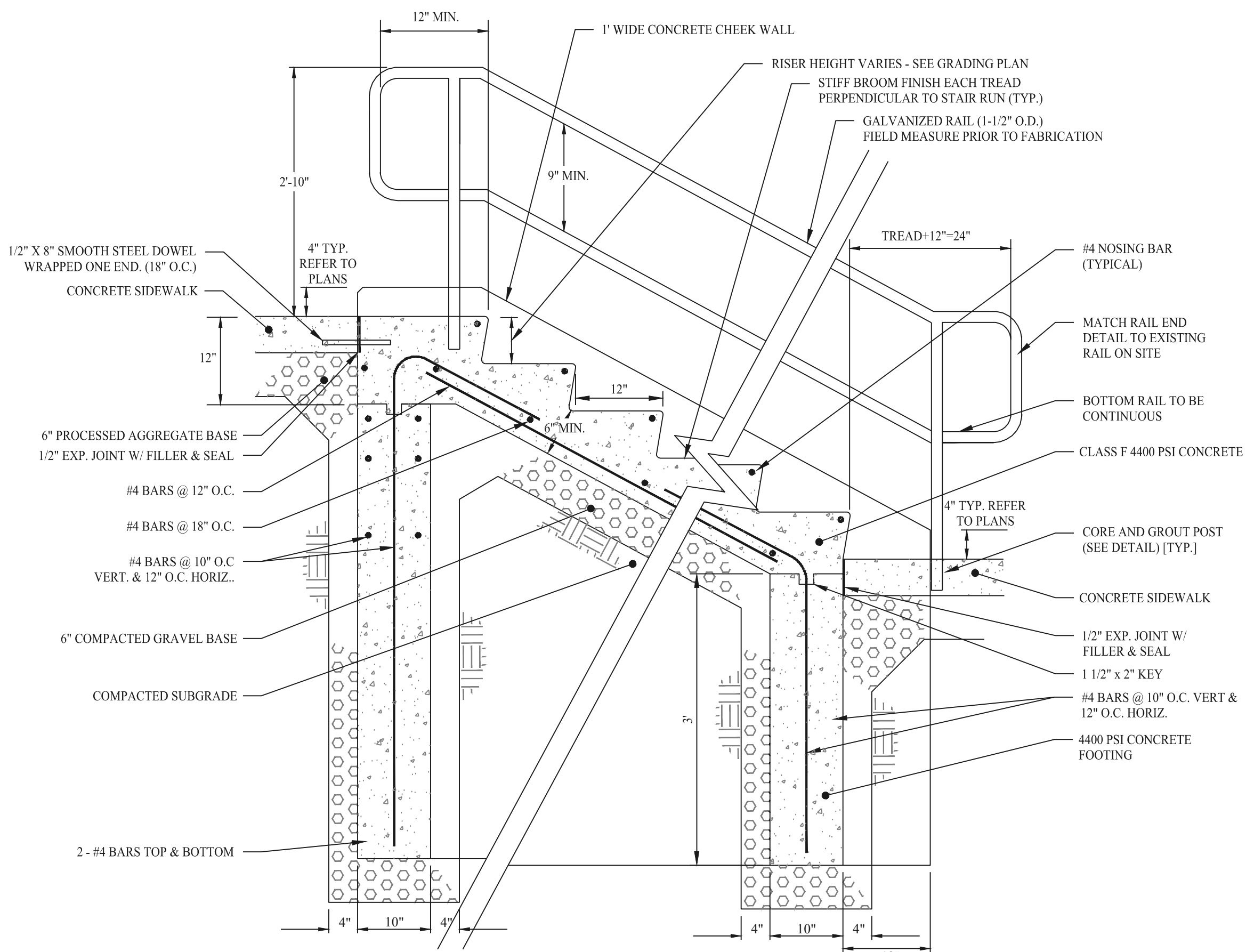
CHAIN LINK FENCE GATE DETAIL

SCALE: NTS



EV CHARGING STATION BASE DETAIL

SCALE: NTS



CONCRETE STEPS AND RAILING

SCALE: NTS

Rev. #	Date	Description
1	11/07/25	ADDENDUM #2

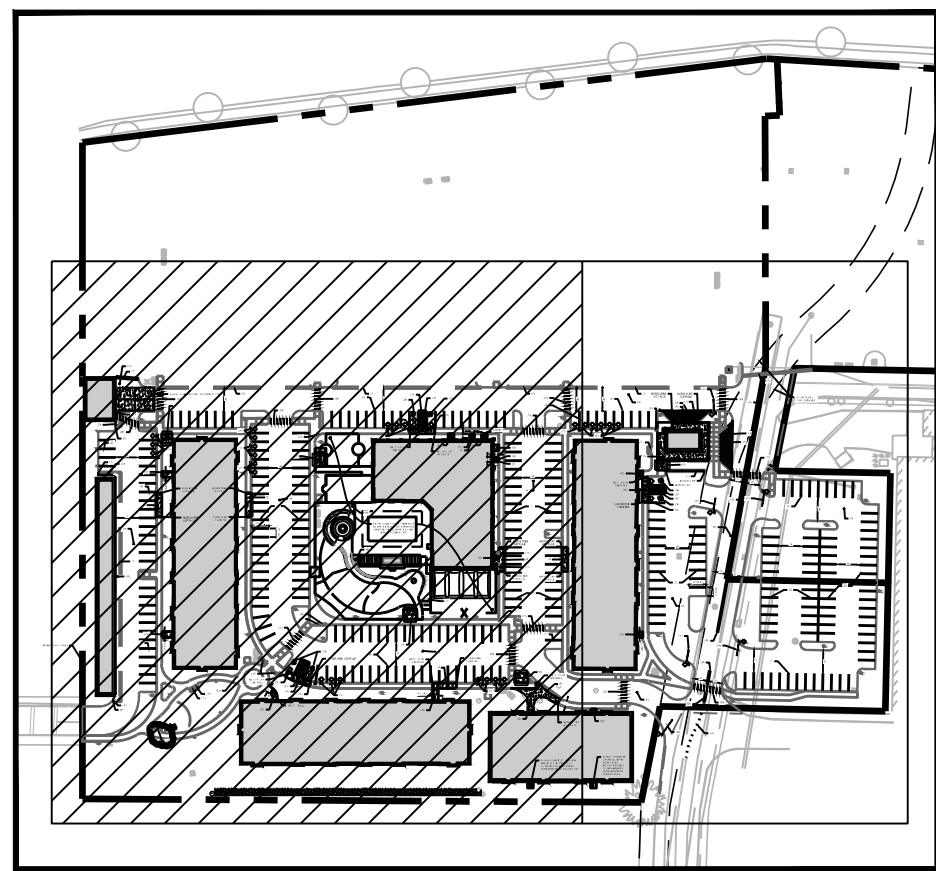


Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	NTS

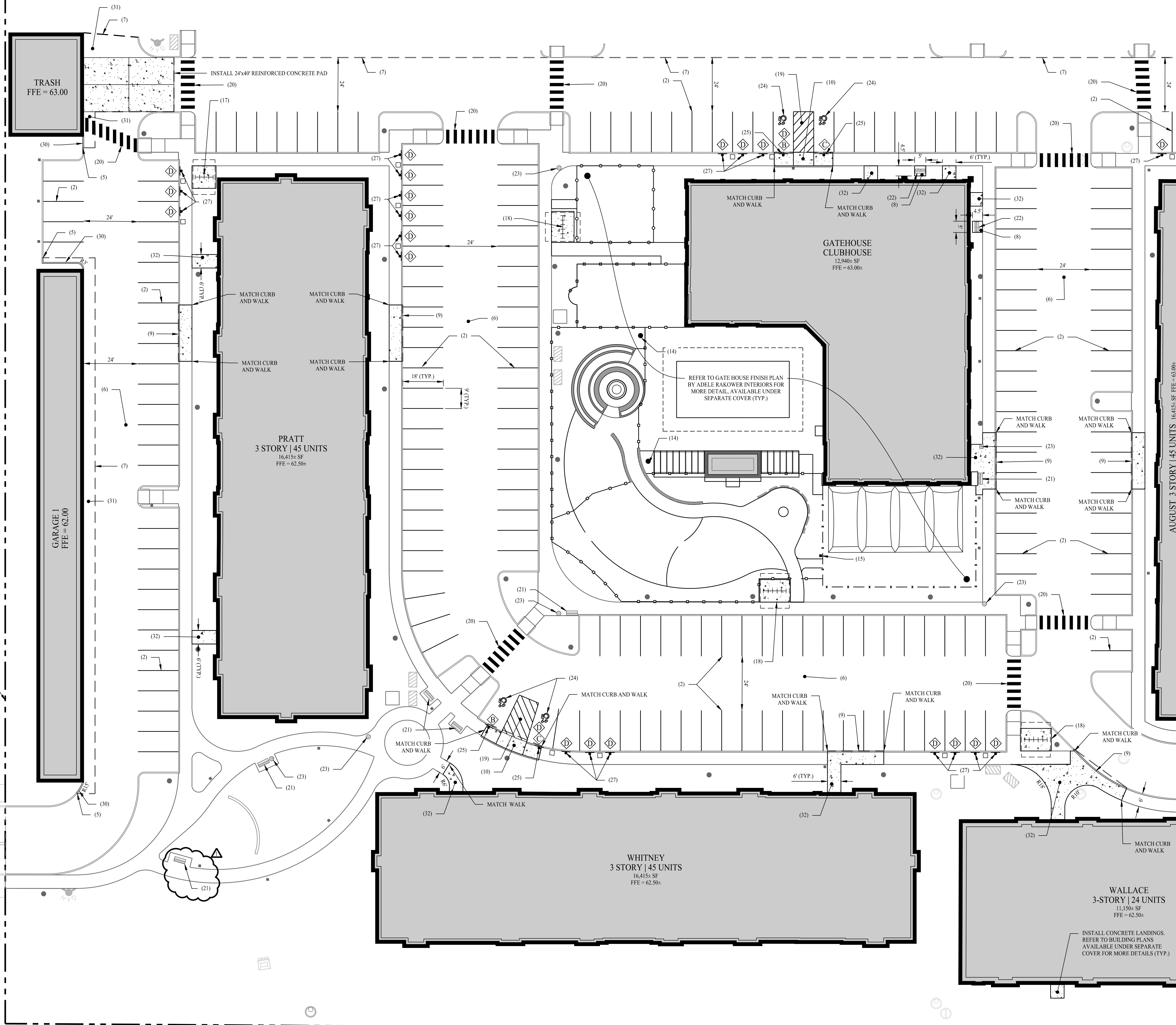
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title:
CONSTRUCTION
DETAILS

Sheet #:
3.01



KEY MAP
SCALE: 1" = 200'



GENERAL NOTES

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CONSTRUCTION KEY NOTES

- (1) INSTALL 6" CONCRETE CURB
- (2) INSTALL 4" PAINTED SOLID WHITE LINE, TO BE HOT APPLIED (TYP.)
- (3) START OF 6" INTEGRAL CONCRETE CURB
- (4) END OF 6" INTEGRAL CONCRETE CURB
- (5) TIE INTO EXISTING CURB. MATCH LINE & GRADE
- (6) INSTALL FINISH COURSE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- (7) MATCH PHASE 1 EDGE OF PAVEMENT
- (8) INSTALL CONCRETE SIDEWALK
- (9) INTEGRAL CURB AND SIDEWALK
- (10) ADA RAMP TYPE 9
- (11) ADA RAMP TYPE 14
- (12) ADA RAMP TYPE 16
- (13) ADA RAMP TYPE 10
- (14) 2" DIAMETER CONCRETE LIGHT POLE BASE
- (15) 1'x1' CONCRETE BOLLARD LIGHT BASE
- (16) 4" WIDE CHAIN LINK GATE
- (17) INSTALL MEDIUM BIKE RACK, CONCRETE PAD AND CANOPY
- (18) INSTALL LONG BIKE RACK, CONCRETE PAD AND CANOPY
- (19) 4" PAINTED SOLID WHITE LINE AT 2" O.C., PAINTED @ 45° ANGLE, TO BE HOT APPLIED (TYP.)
- (20) INSTALL 6" WIDE WHITE PAINTED CROSSWALK (16" BARS, 40" O.C. SPACING, TO BE HOT APPLIED (TYP.)
- (21) INSTALL LARGE (70 1/4") BENCH
- (22) INSTALL SMALL (48") BENCH
- (23) INSTALL TRASH CAN
- (24) ADA PARKING SPACE
- (25) INSTALL ADA ACCESSIBLE SIGN WITH BOLLARD BASE
- (26) 12" WHITE PAINTED STOP BAR, TO BE HOT APPLIED (TYP.)
- (27) INSTALL EV PARKING ONLY SIGN WITH BOLLARD BASE
- (28) INSTALL 4" PAINTED SOLID DOUBLE YELLOW LINE, TO BE HOT APPLIED (TYP.)
- (29) INSTALL 4" PAINTED DOTTED SINGLE YELLOW LINE, TO BE HOT APPLIED (TYP.)
- (30) INSTALL BITUMINOUS CONCRETE CURB
- (31) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

SIGN LEGEND

			
SIZES (IN)		CONN DOT #	SUPPORTS
30"		31-6552	1

	 RESERVED PARKING PERMIT REQUIRED NO ACCESSIBLE		
SIZES (IN)		MUTCD #	SUPPORTS
12"x24" 12"x6"		R7-SP	1

*MODERN INTERNATIONAL SYMBOL OF ACCESSIBILITY STATE OF CONNECTICUT PARKING SIGN.

			
SIZES (IN)		MUTCD #	SUPPORTS
12"x24"		*	1

	 ELECTRIC VEHICLE PARKING ONLY		
SIZES (IN)		CONN DOT #	SUPPORTS
12"x18"		N/A*	1

*USE EQUIVALENT APPROVED SIGN

MATCHLINE - SEE SHEET 4.01.2

AUGUST 3 STORY | 45 UNITS 16,415 SF FFE = 63,000

11/07/25		ADDENDUM #2
Rev. #:	Date	Description
Graphic Scale: 0 20 40		
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" = 20'	
Project:	CONCOURSE PARK EAST HARTFORD, CONNECTICUT CRDA PROJECT# 25-005	
Sheet Title:	ADD/ALT PHASE 1B SITE PLAN	Sheet #: 4.01.1