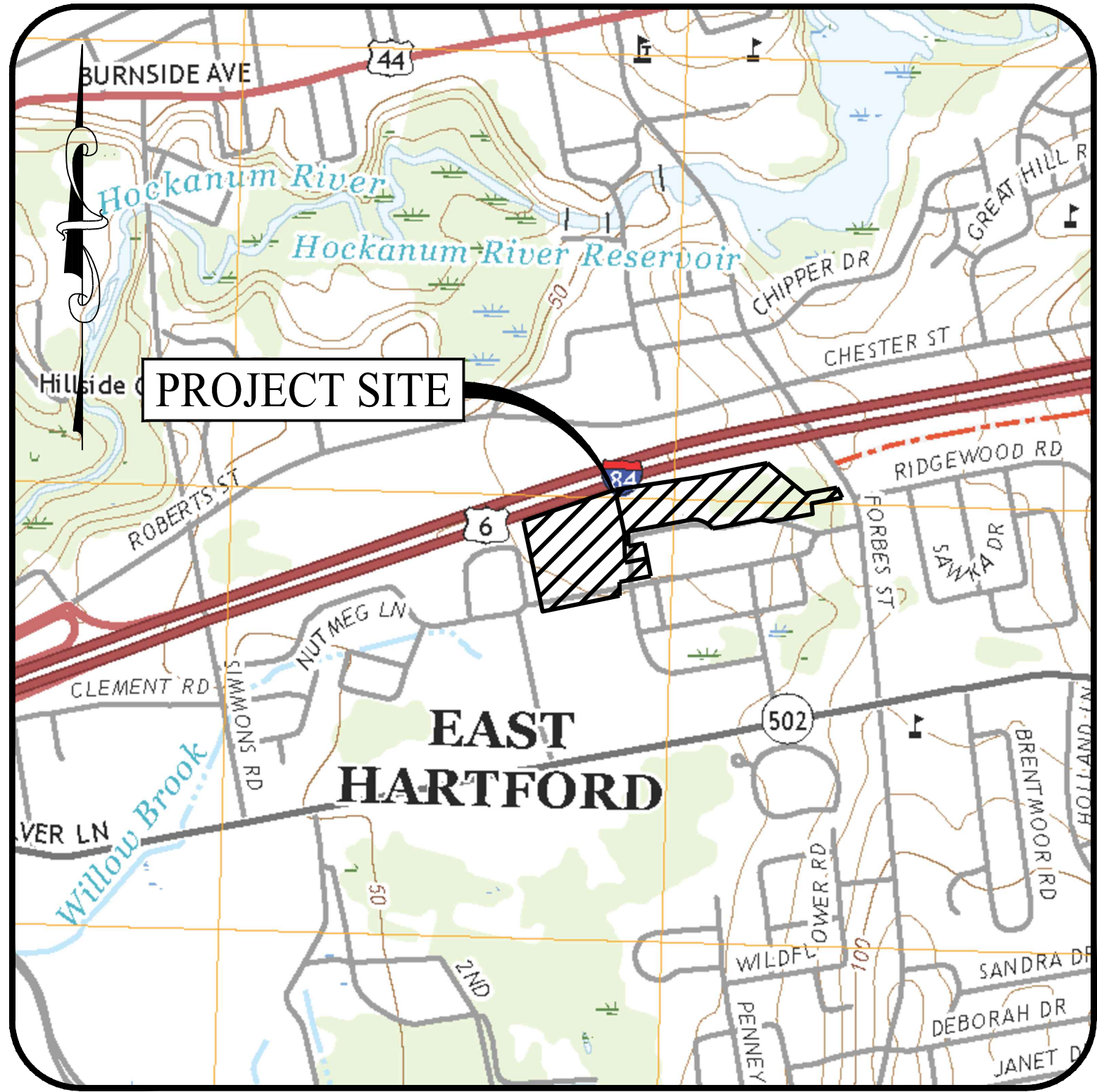
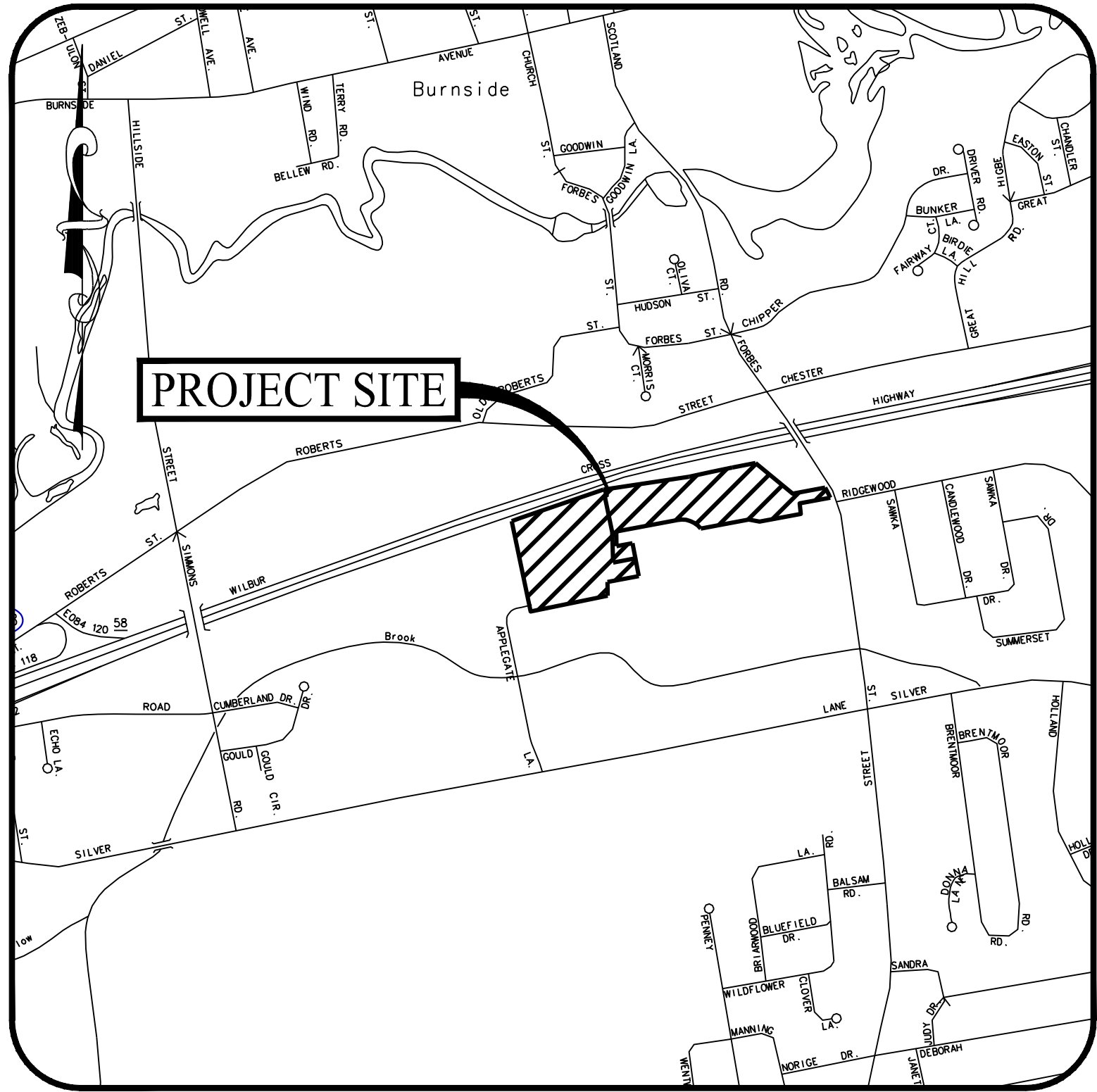




USGS MAP

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	12/18/25
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	12/18/25
2.22.2	PHASE 2 GRADING AND DRAINAGE PLAN	10/01/25	11/20/25
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	12/18/25
2.51.2	PHASE 1B SITE UTILITY PLAN	10/01/25	11/20/25
2.52.1	PHASE 2 SITE UTILITY PLAN	10/01/25	12/18/25
2.52.2	PHASE 2 SITE UTILITY PLAN	10/01/25	11/20/25
3.01	CONSTRUCTION DETAILS	10/01/25	11/20/25
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	08/07/25
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:

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(203) 880-5455

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WILLIAM KENNY ASSOCIATES
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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:

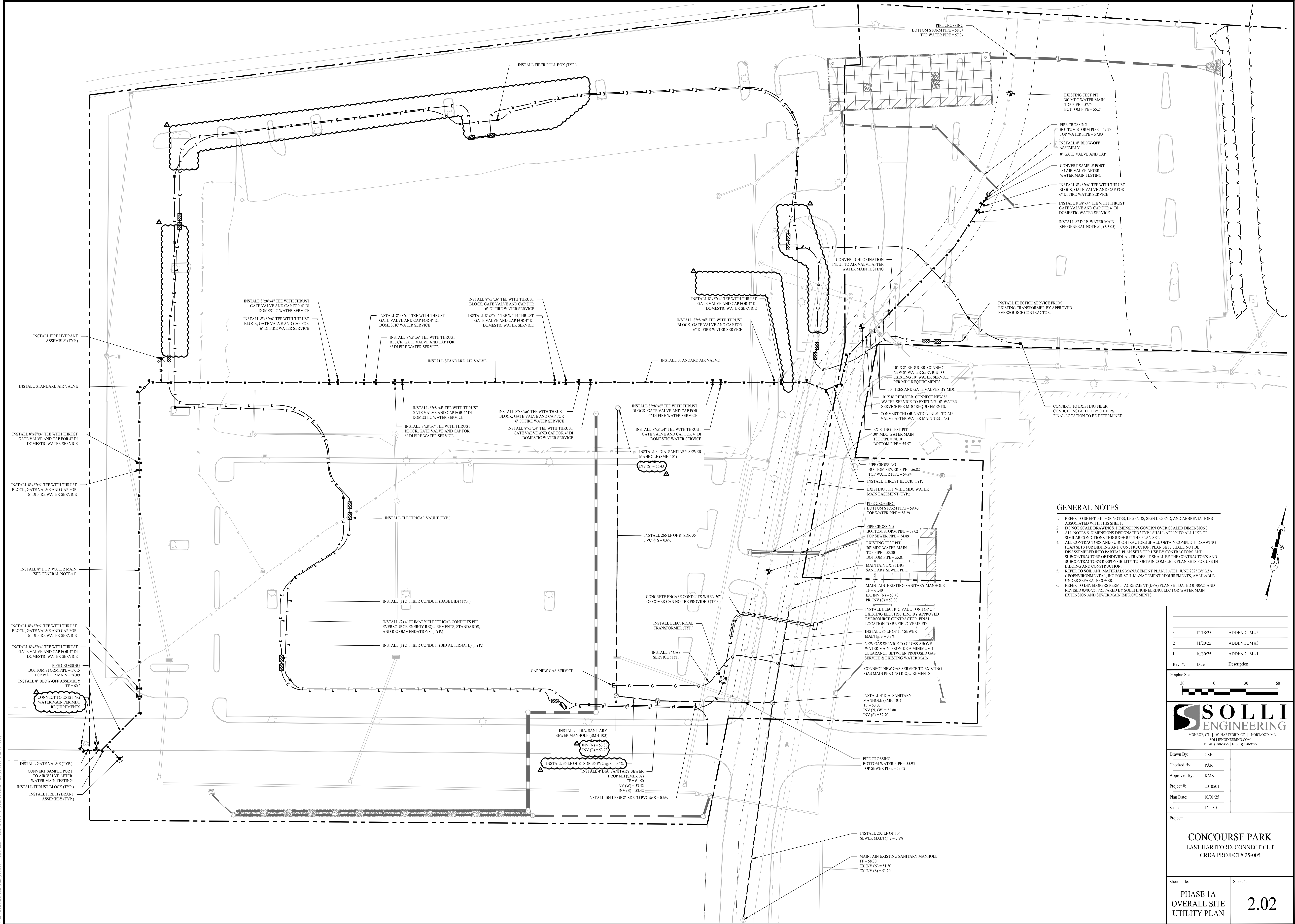
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title:

Sheet #:

COVER
SHEET

0.00



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.

3	12/18/25	ADDENDUM #5
2	11/20/25	ADDENDUM #3
1	10/30/25	ADDENDUM #1
Rev. #:	Date	Description

Graphic Scale:
30 0 30 60

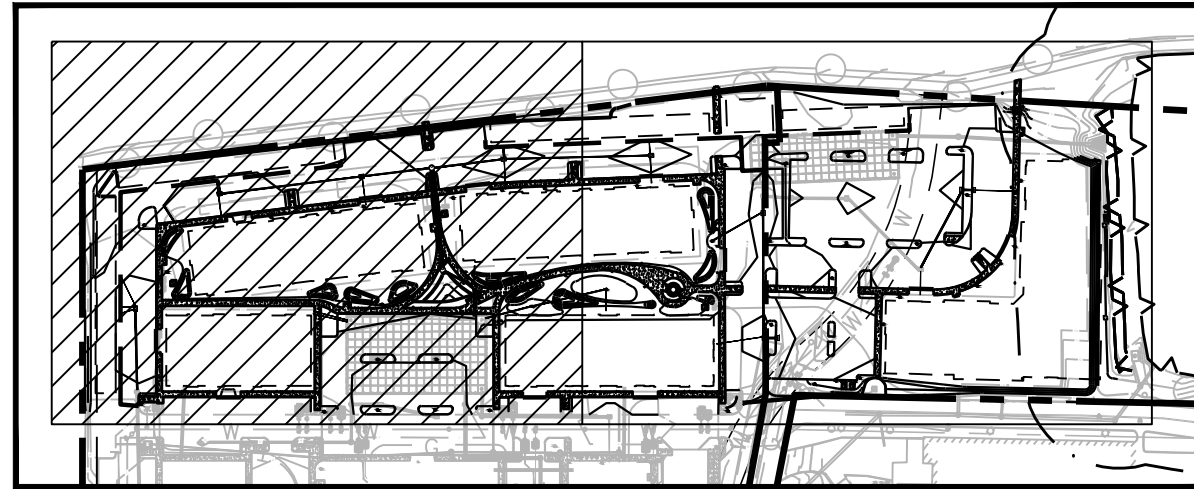
SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 868-5451 | F: (203) 868-9695

Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 30'

Project:

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

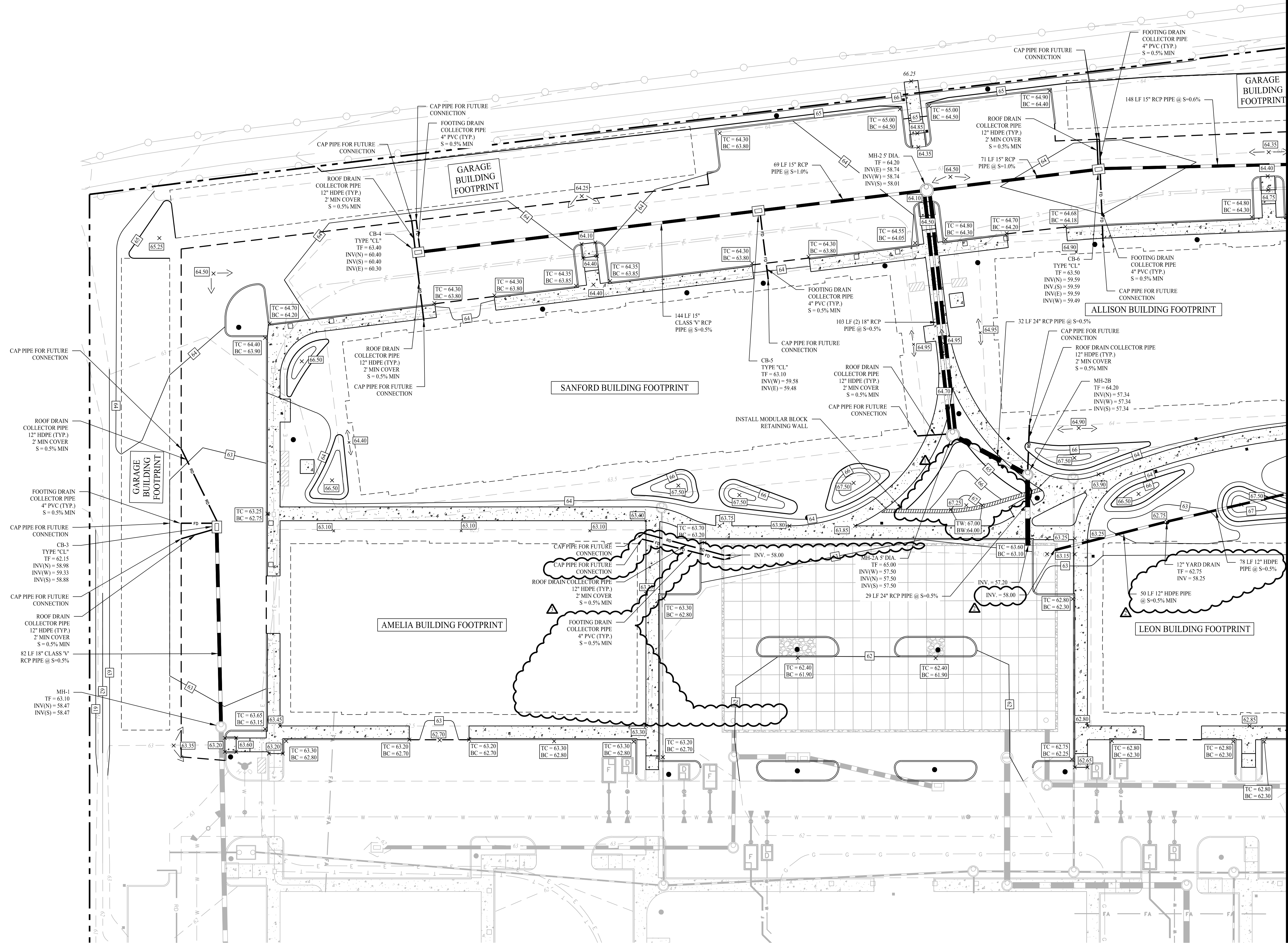
Sheet Title:	Sheet #:
PHASE 1A OVERALL SITE UTILITY PLAN	2.02



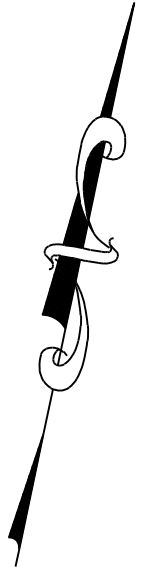
KEY MAP
SCALE: 1" = 200'

GENERAL NOTES

1. REFER TO SHEET 0.10 FOR NOTES, LEGEND, 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 CONTRACTORS AND SUBCONTRACTORS 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 GEOTECHNICAL, INC. FOR SOIL MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE COVER.



MATCHLINE - SEE SHEET 2.22.2



Rev. #	Date	Description
3	12/18/25	ADDENDUM #5
2	11/20/25	ADDENDUM #3
1	11/07/25	ADDENDUM #2



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 GRADING & DRAINAGE PLAN	2.22.1



SCALE: 1" = 200'



1. REFER TO SHEET 010 FOR NOTES, LEGENDS, SIGN, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.

2. ALL NOTED DIMENSIONS ARE IN FEET AND DIMENSIONS GIVEN OVER SCALED DIMENSIONS. ALL NOTES & DIMENSIONS DESIGNATED "TYP" SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS.

3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLANS FOR BIDDING AND CONSTRUCTION. PLANS SHALL NOT BE DISSEMINATED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR.

4. SUBCONTRACTORS OF INDIVIDUAL TRADES IT SHALL BE THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO OBTAIN COMPLETE PLANS SETS FOR USE IN BIDDING AND CONSTRUCTION.

5. ALL SECONDARY GARAGE AND MAIL BUILDING PVC ELECTRICAL CONDUTITS SIZE 1/2" AND 3/4" AND ALL ASSOCIATED ELECTRICAL MATERIALS SHALL BE PROVIDED BY THE BUILDING LINE FOR FUTURE CONNECTIONS.

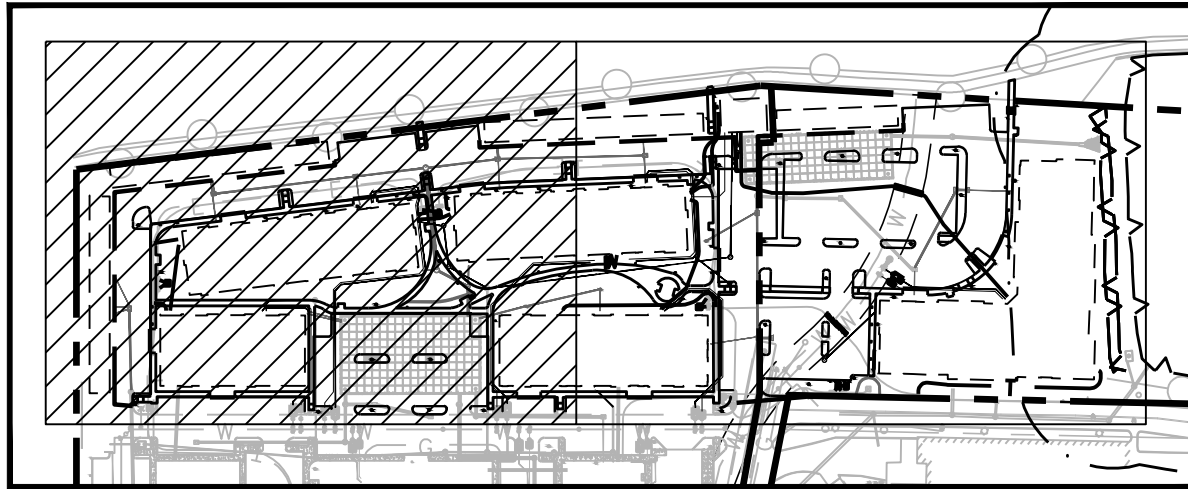
6. ALL SECONDARY GARAGE AND MAIL BUILDING ELECTRICAL PANELS SHALL BE PROVIDED BY THE BUILDING LINE FOR FUTURE CONNECTIONS.

7. MONUMENT SIGNS, LIGHT POLES, LIGHTED BOLLARDS AND EYE CHARGING STATIONS SHALL BE PROVIDED BY THE BUILDING LINE FOR FUTURE CONNECTIONS.

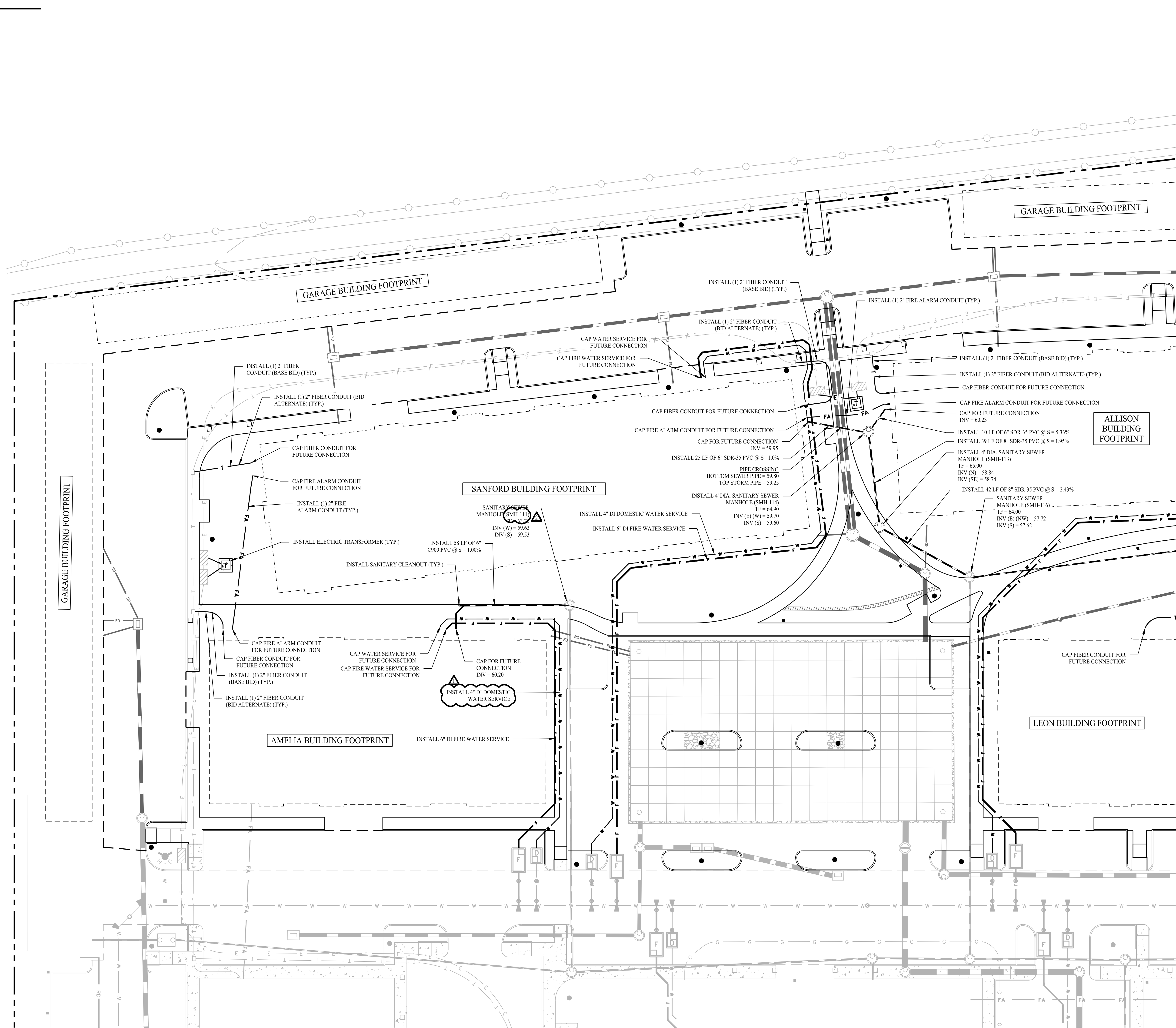
8. TO INSTALL ELECTRICAL CONDUIT QUANTITY AND SIZE PER ELECTRICAL CONTRACTOR DESIGN WILL BE CAPICED FROM THE BUILDING LINE FOR FUTURE CONNECTIONS.

Sheet Title:	Sheet #:
PHASE 1B SITE UTILITY PLAN	2.51.1

Dec 18, 2025 - 1:01pm tkapell
C:\SE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\CRDA CD\2010501-2.51-PH1B.dwg



KEY MAP
SCALE: 1" = 20'



MATCHLINE - SEE SHEET 2.52.2

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 CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
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.

2	12/18/25	ADDENDUM #5
1	10/30/25	ADDENDUM #1
Rev. #:	Date	Description



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