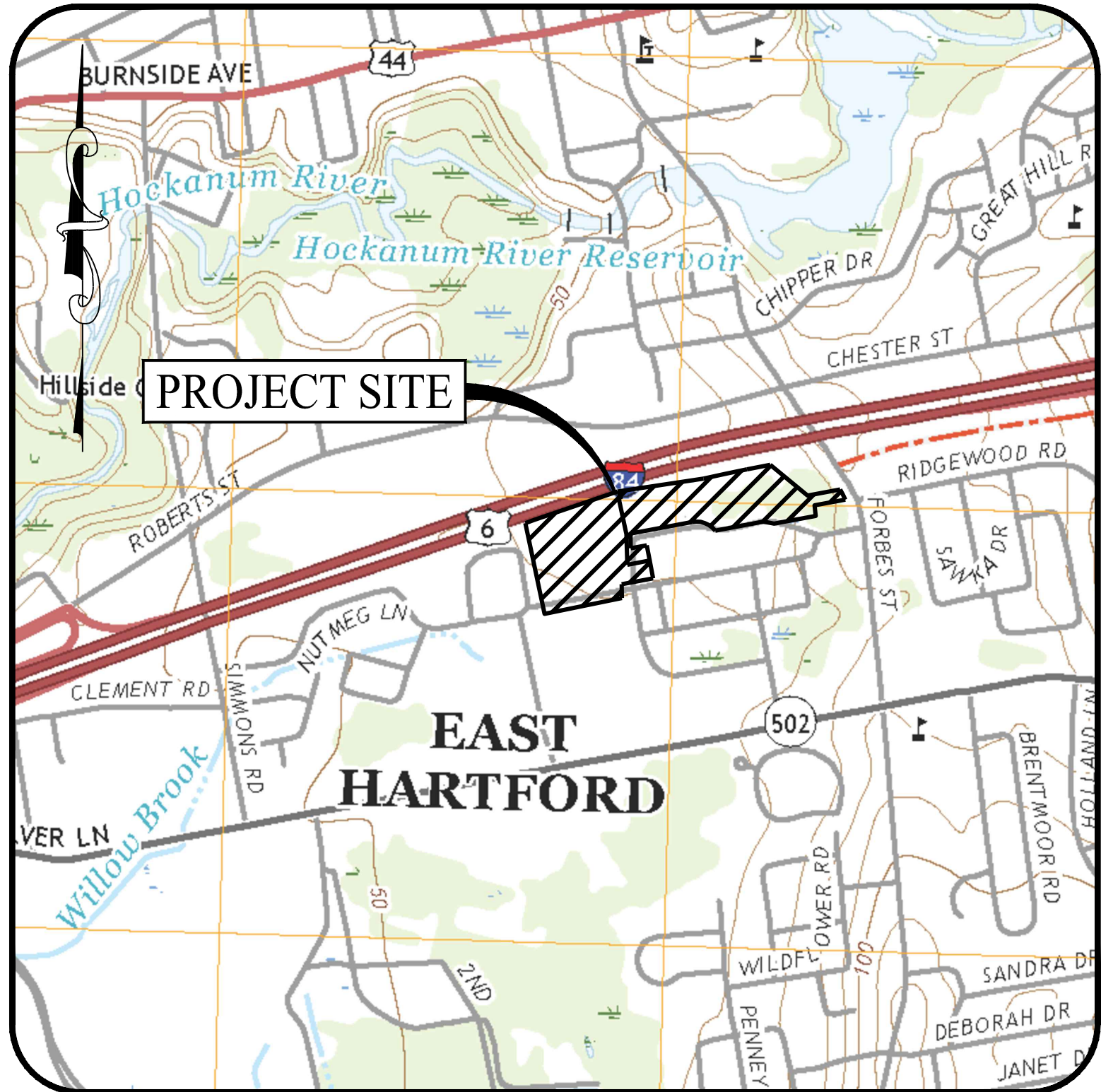
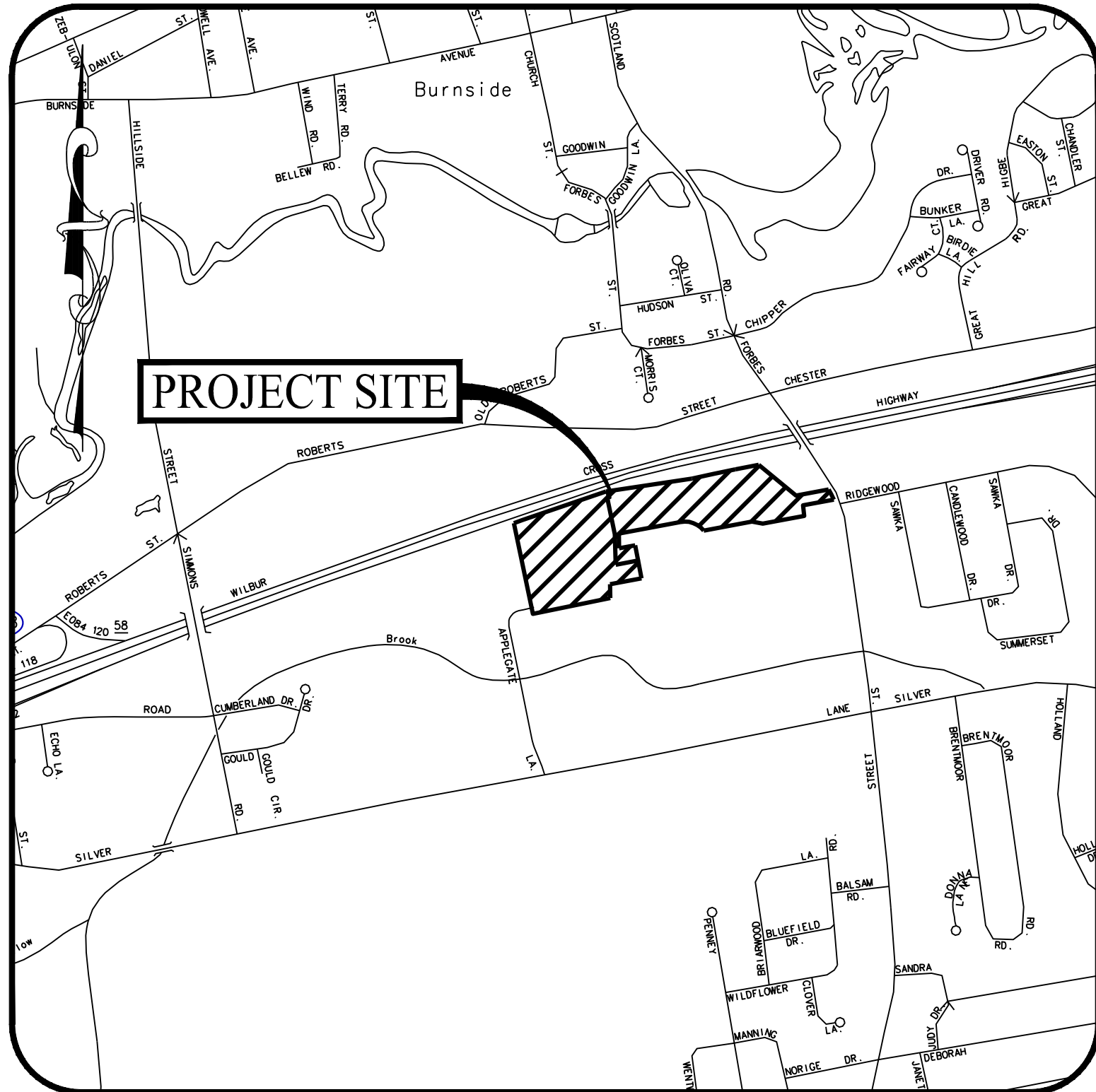




USGS MAP

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	11/20/25
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	11/20/25
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	10/30/25
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	10/30/25
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
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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:

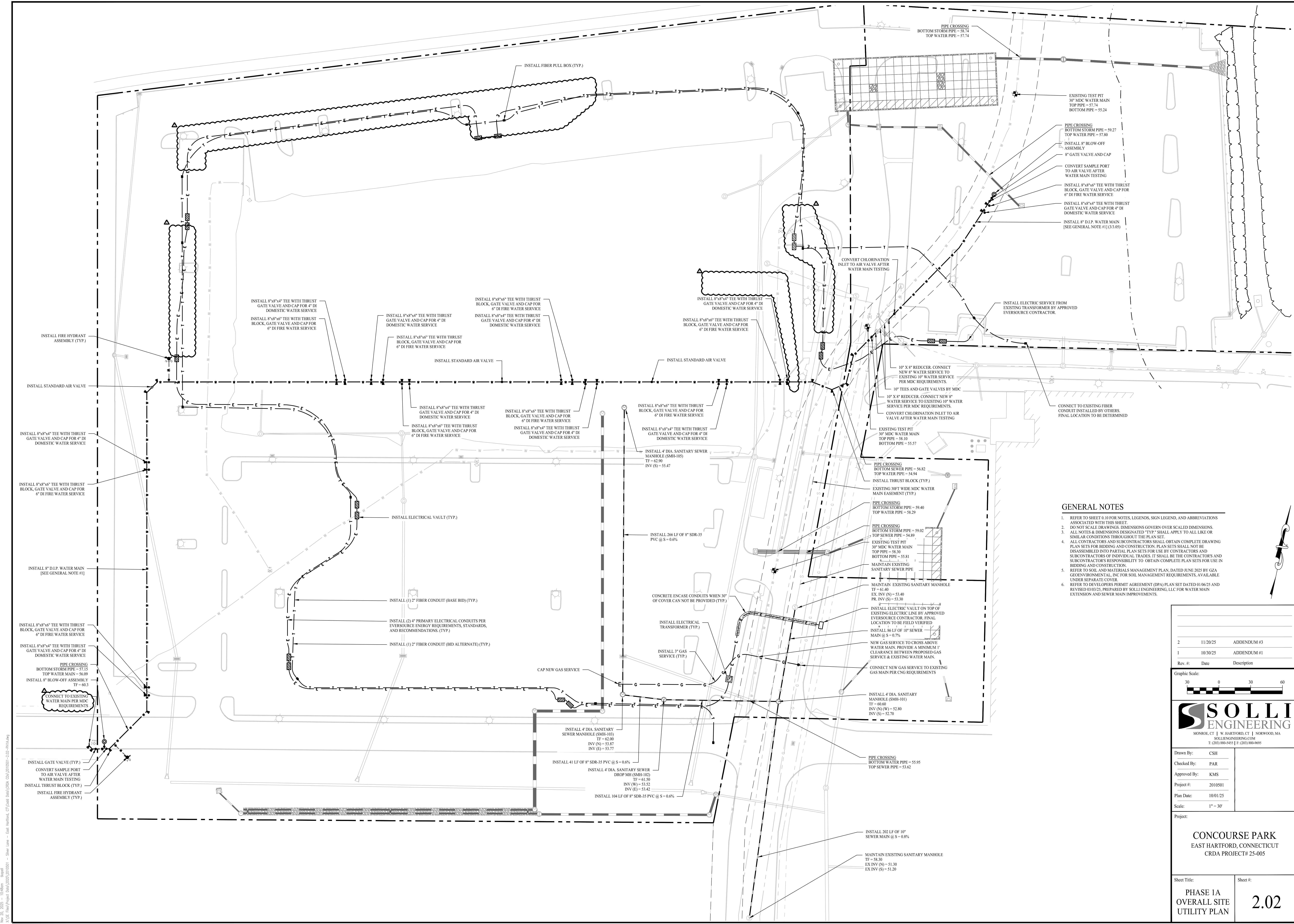
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

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.

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

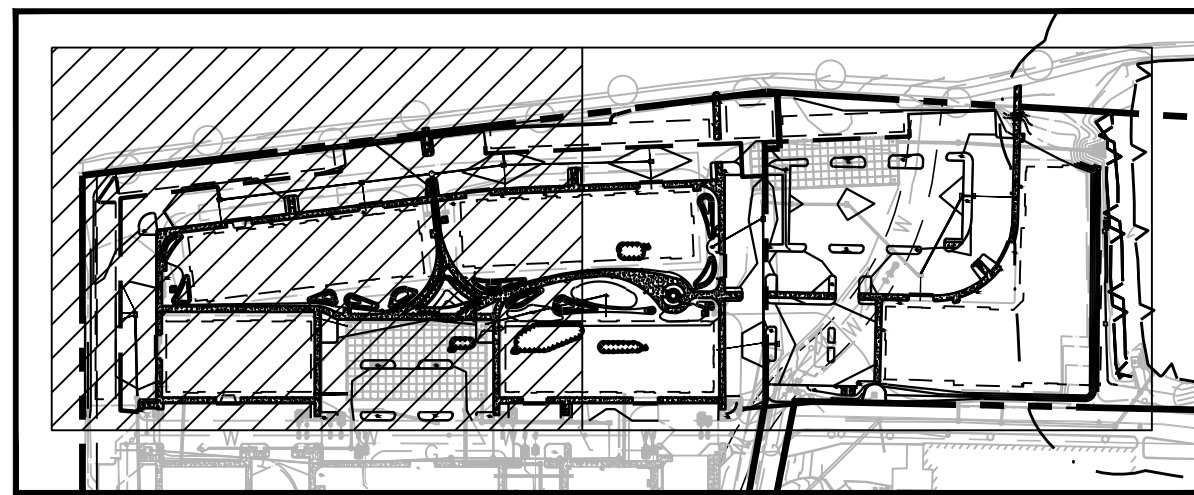


Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
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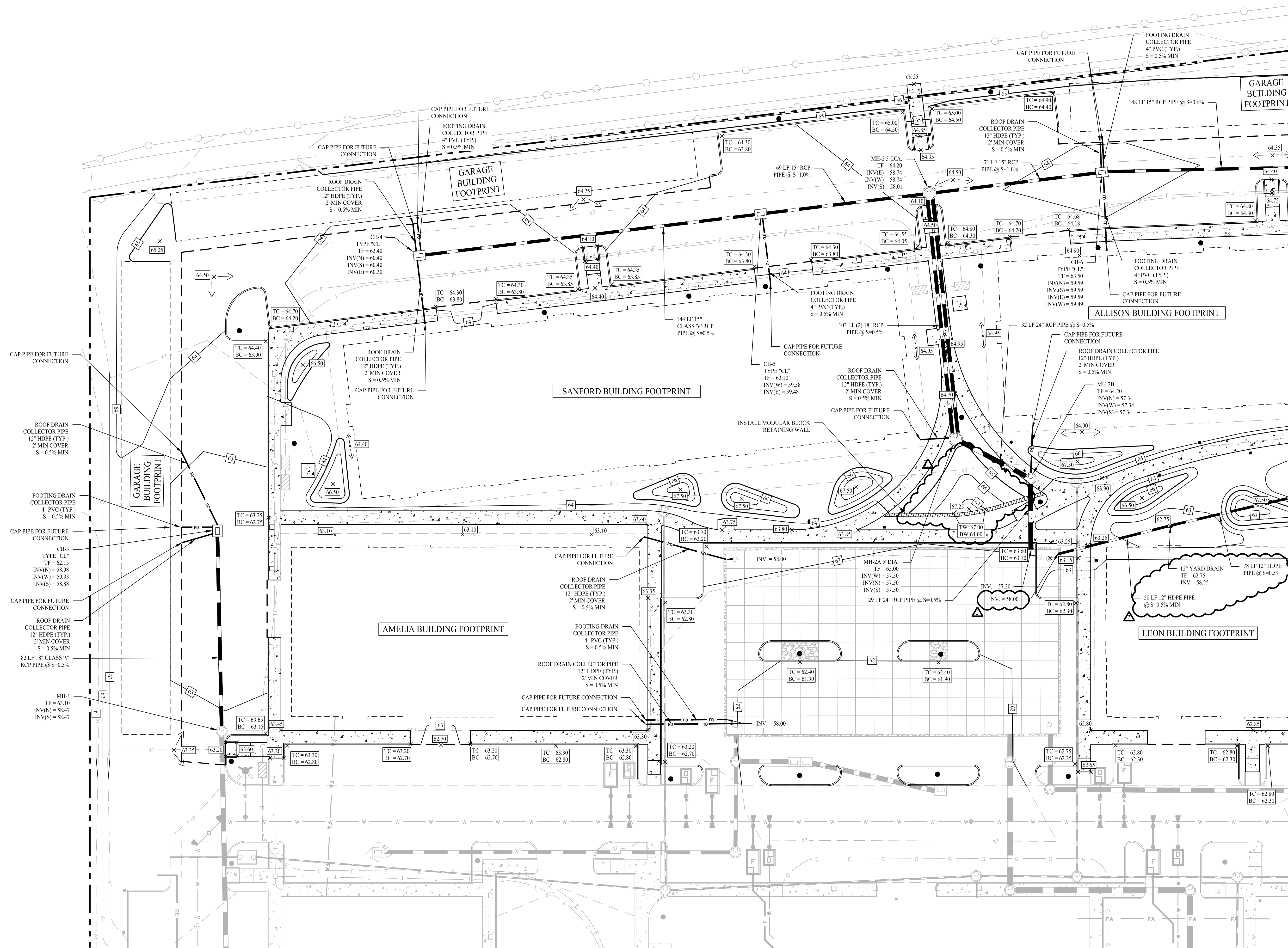
Project:

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

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



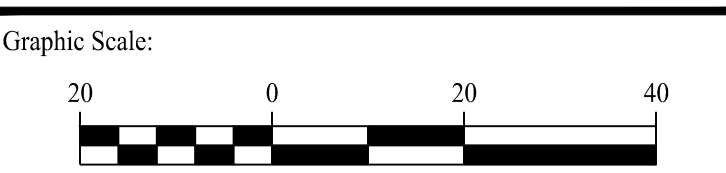
KEY MAP
SCALE: 1" = 200'



MATCHLINE - SEE SHEET 2.22.2

- 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.
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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.

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

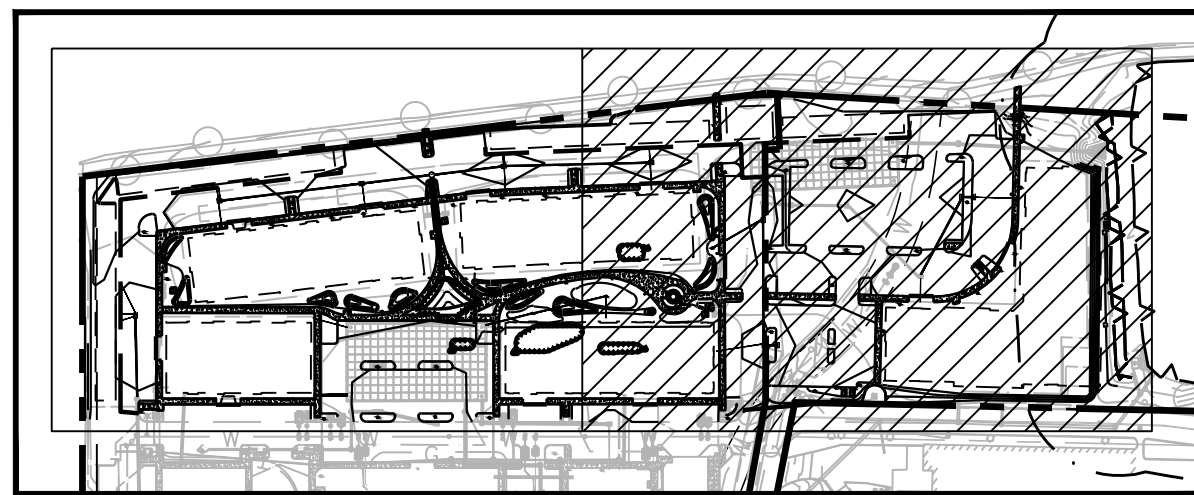


Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 20'

Project:

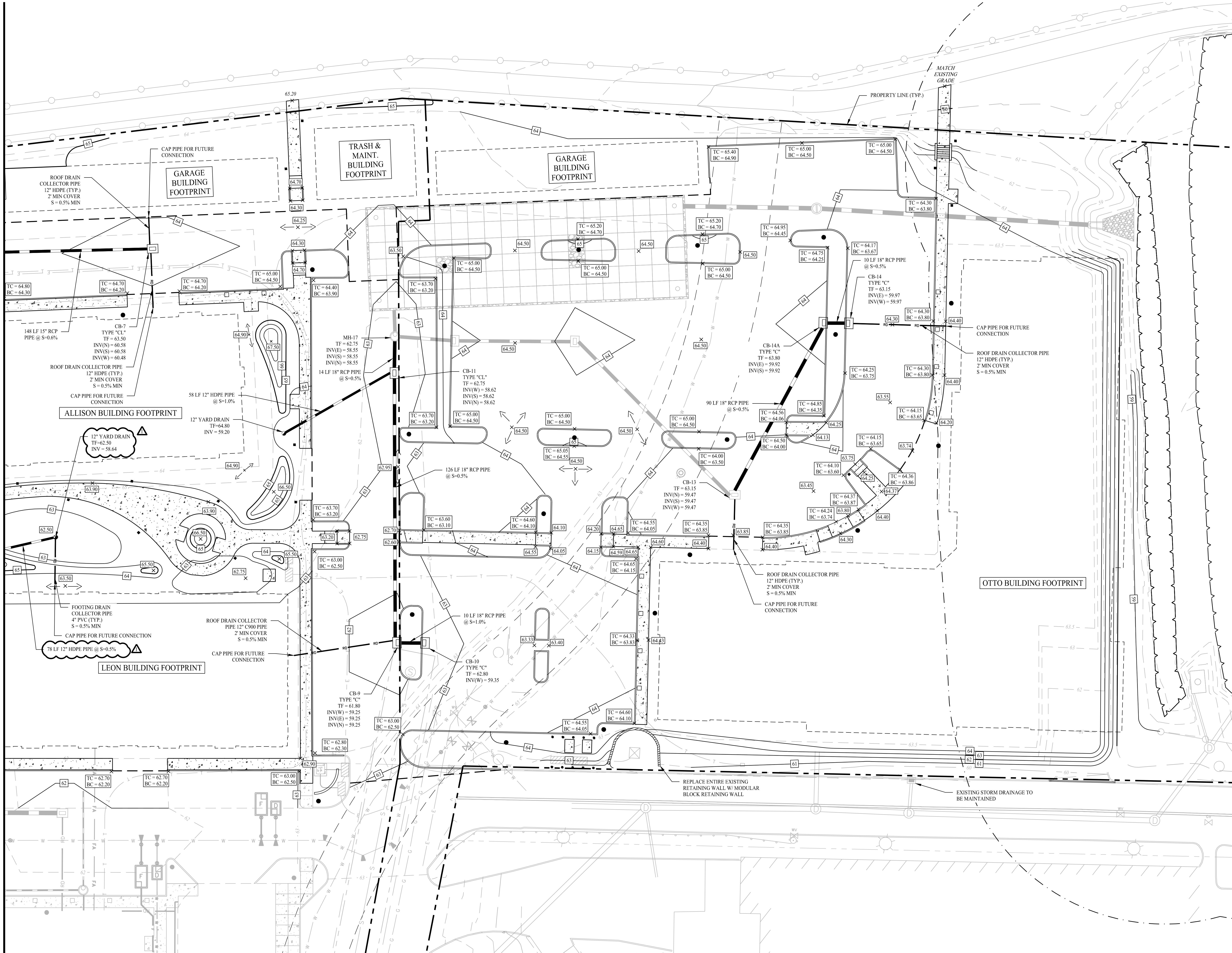
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title:	Sheet #:
PHASE 2 GRADING & DRAINAGE PLAN	2.22.1



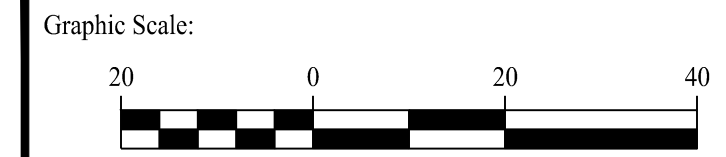
KEY MAP
SCALE: 1" = 200'

MATCHLINE - SEE SHEET 2.22.1



- 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.
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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.

1	11/20/25	ADDENDUM #3
Rev. #:	Date	Description

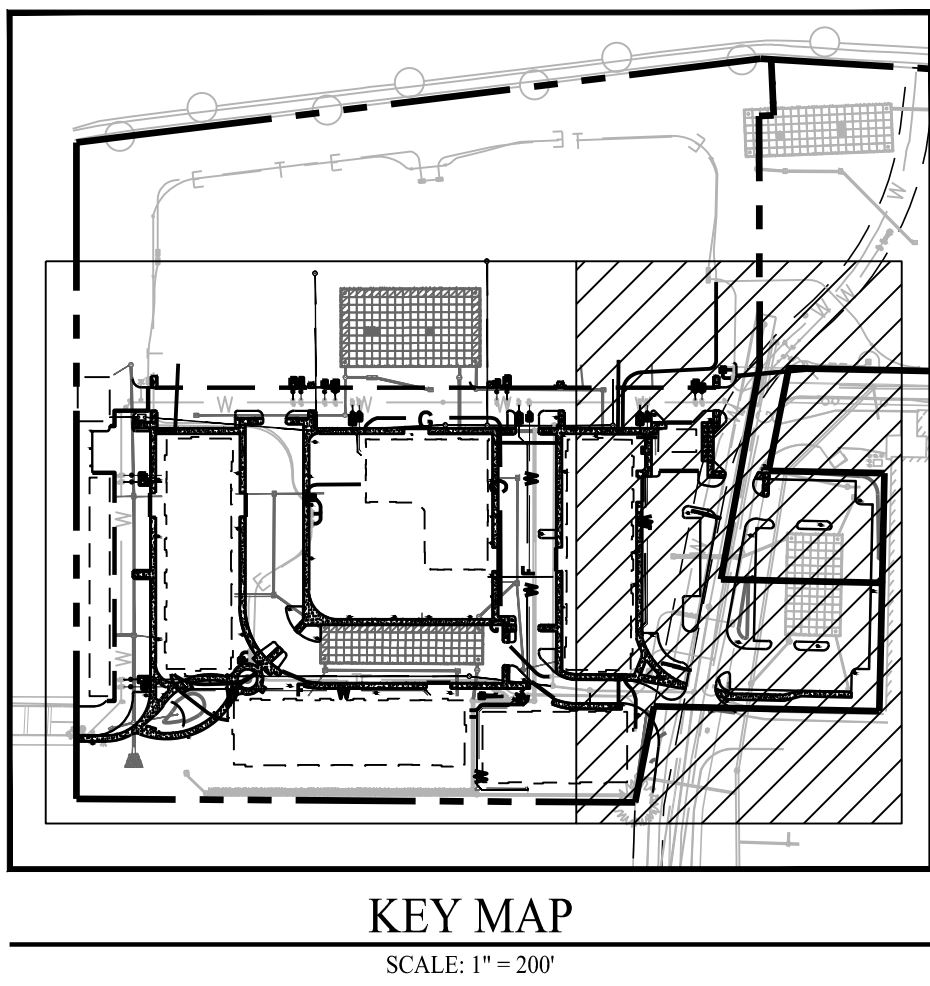


Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 20'

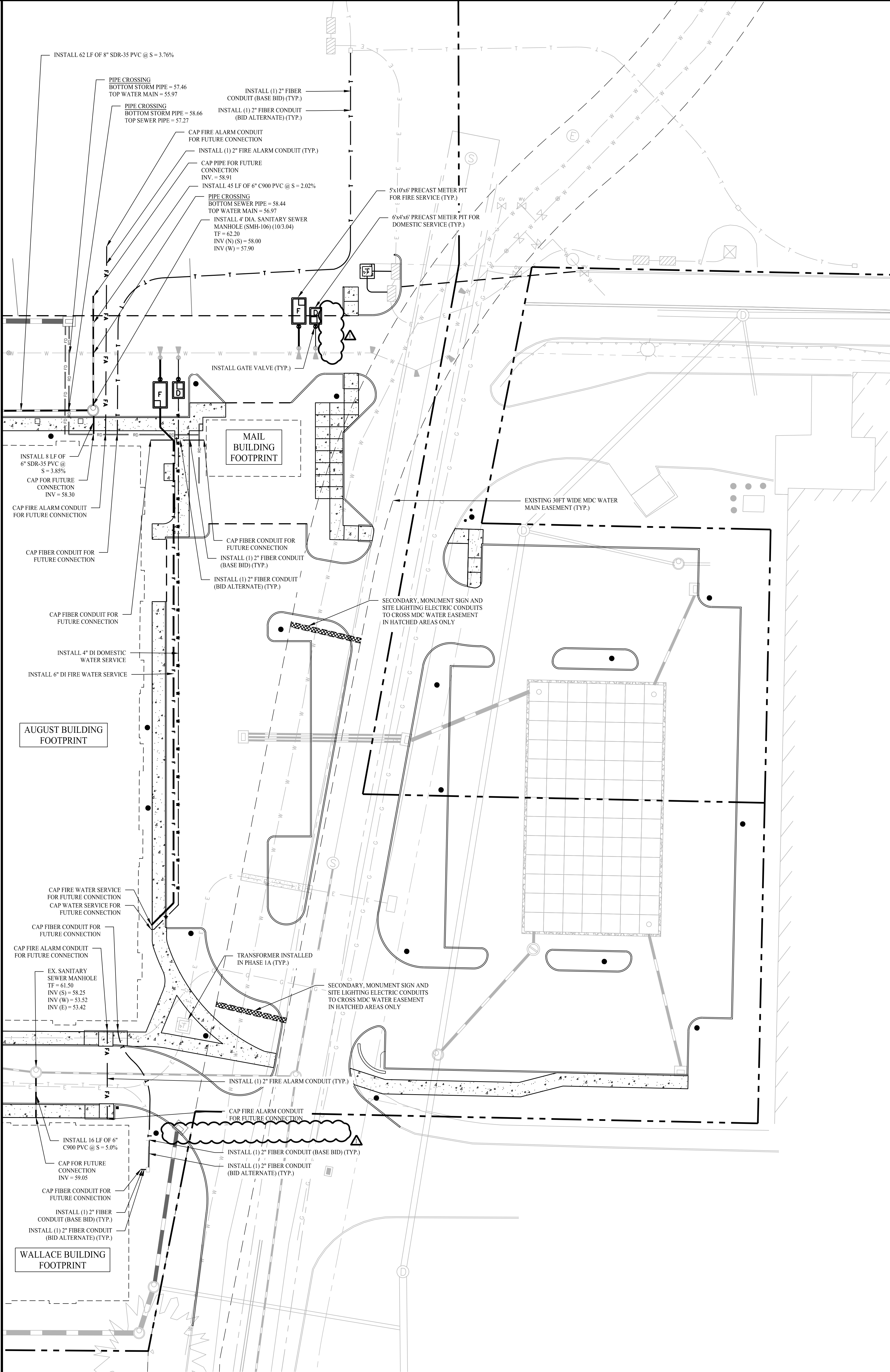
Project:

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

Sheet Title:	Sheet #:
PHASE 2 GRADING & DRAINAGE PLAN	2.22.2



MATCHLINE - SEE SHEET 2.51.1

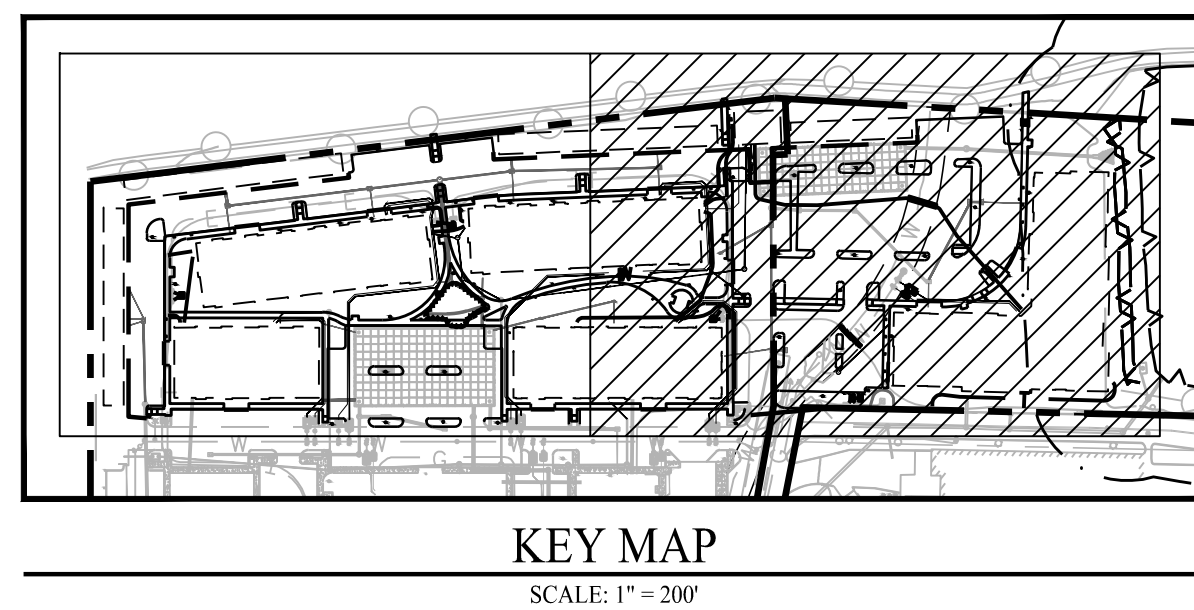


GENERAL NOTES

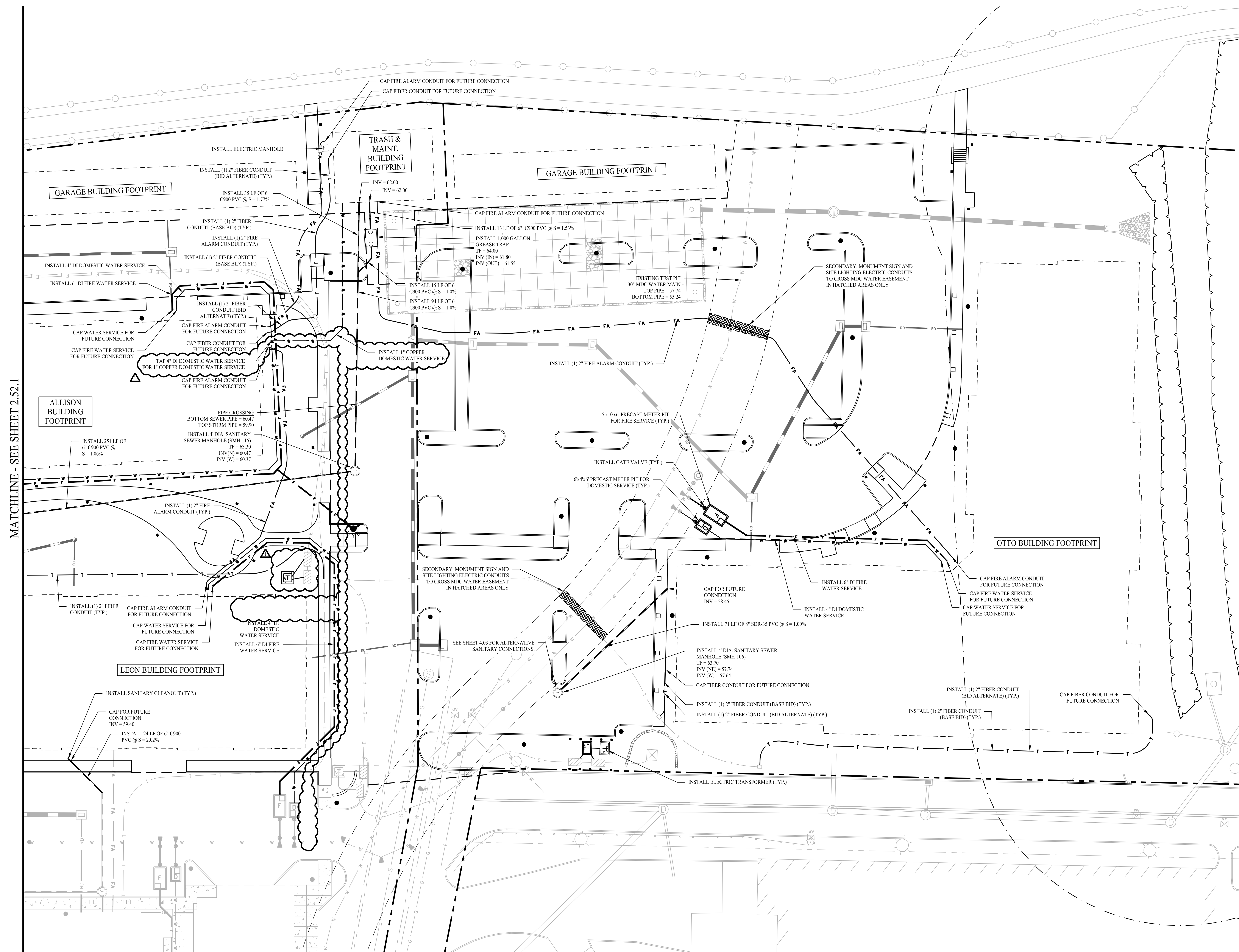
1. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
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5. ALL SECONDARY, GARAGE AND MAIL BUILDING PVC ELECTRICAL CONDUITS SIZE AND QUANTITY AS SHOWN ON ELECTRICAL PLANS AND WILL BE CAPPED 5' FROM THE BUILDING 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.



11/2025		ADDENDUM #3
Rev. #:	Date	Description
Graphic Scale: 0 20 40		
 MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 868-9455 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 UTILITY PLAN	2.51.2	

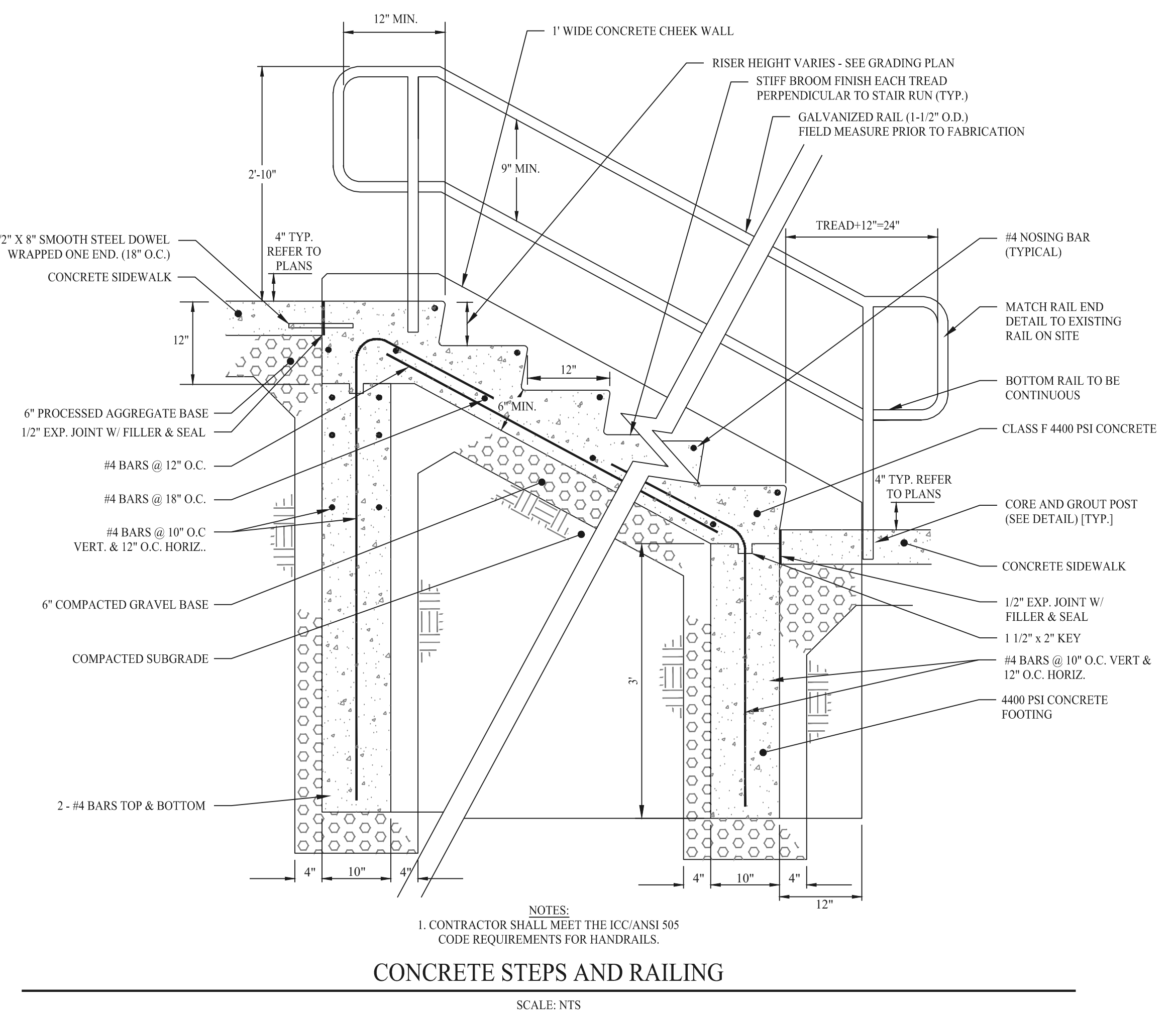
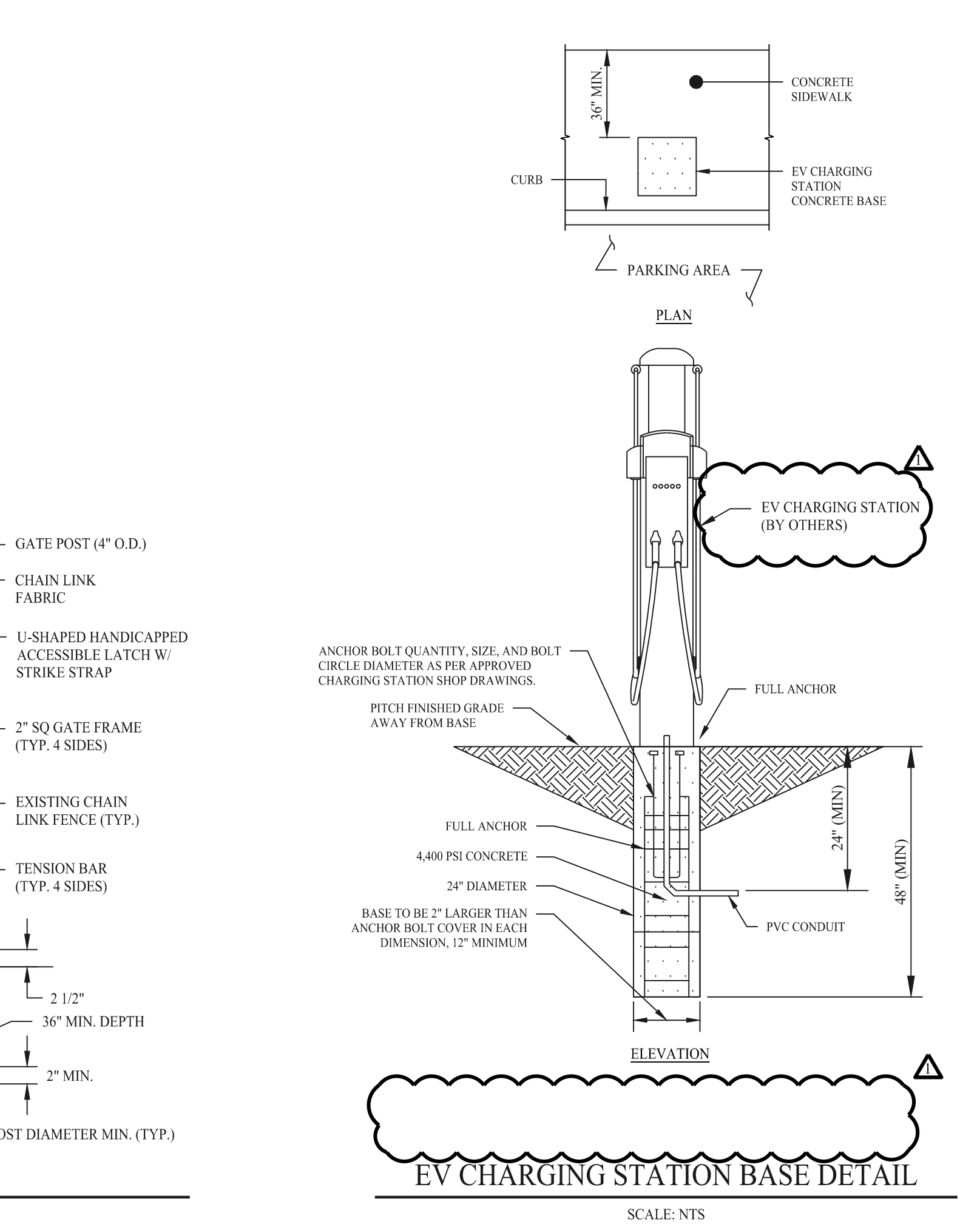
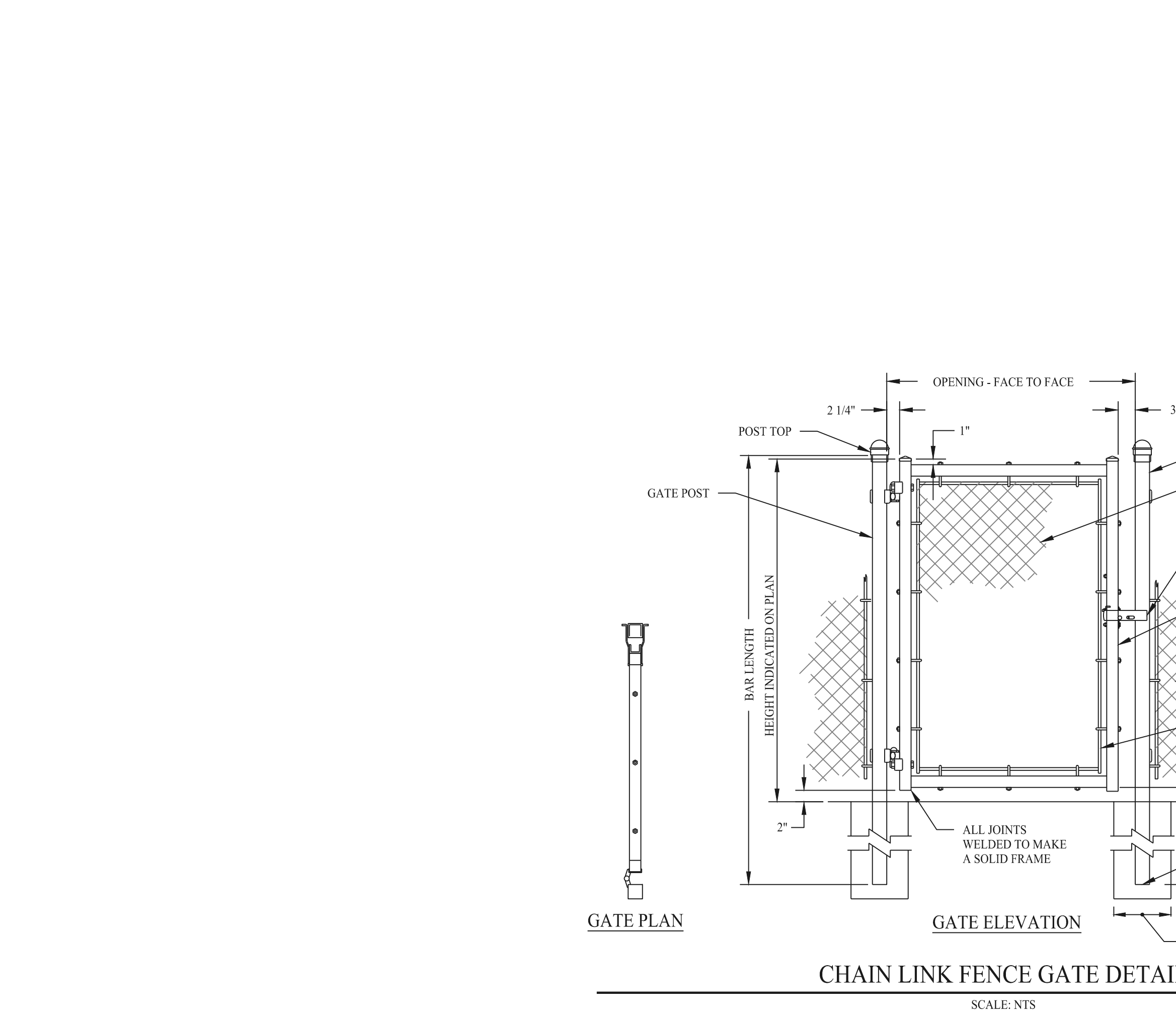
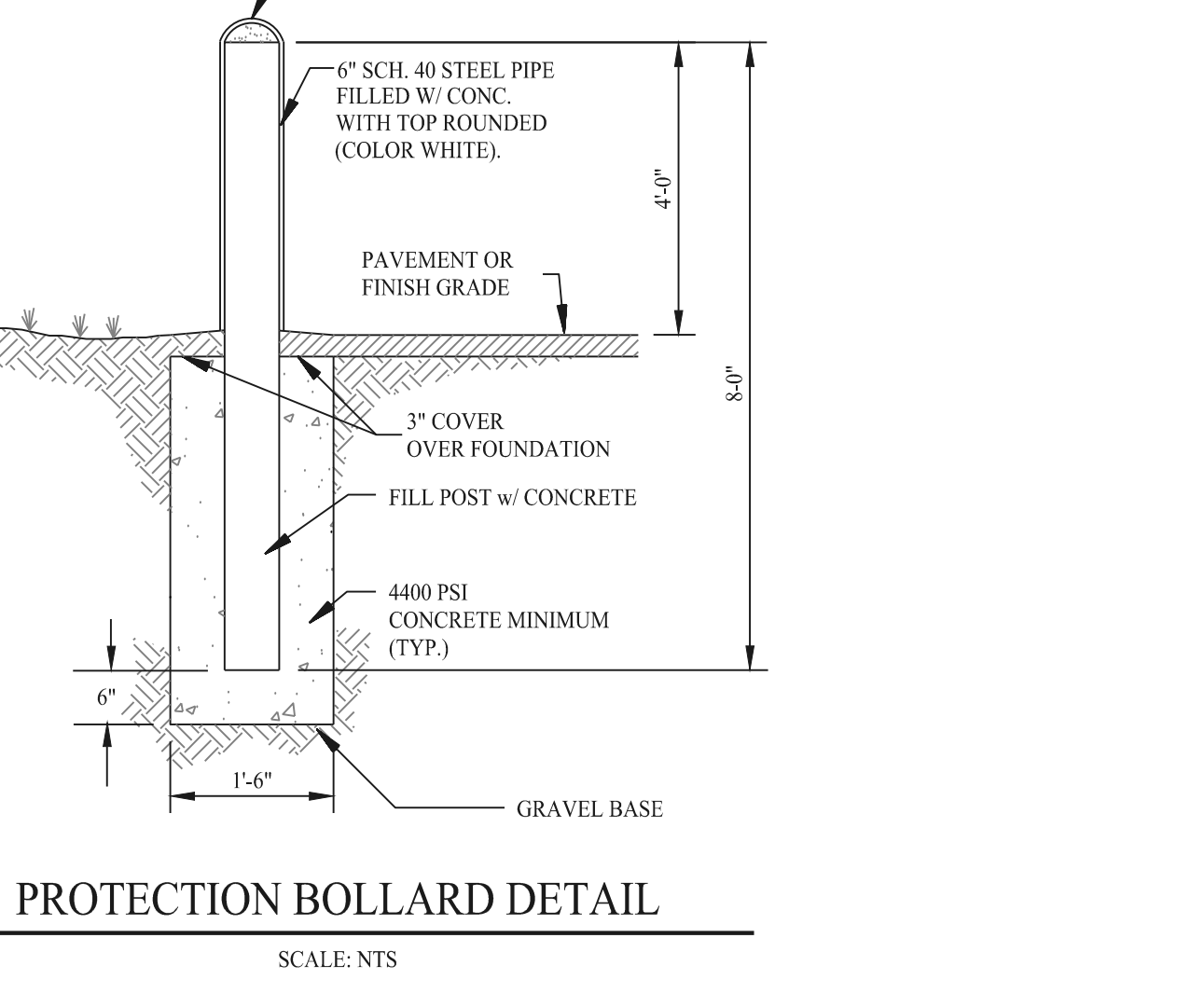
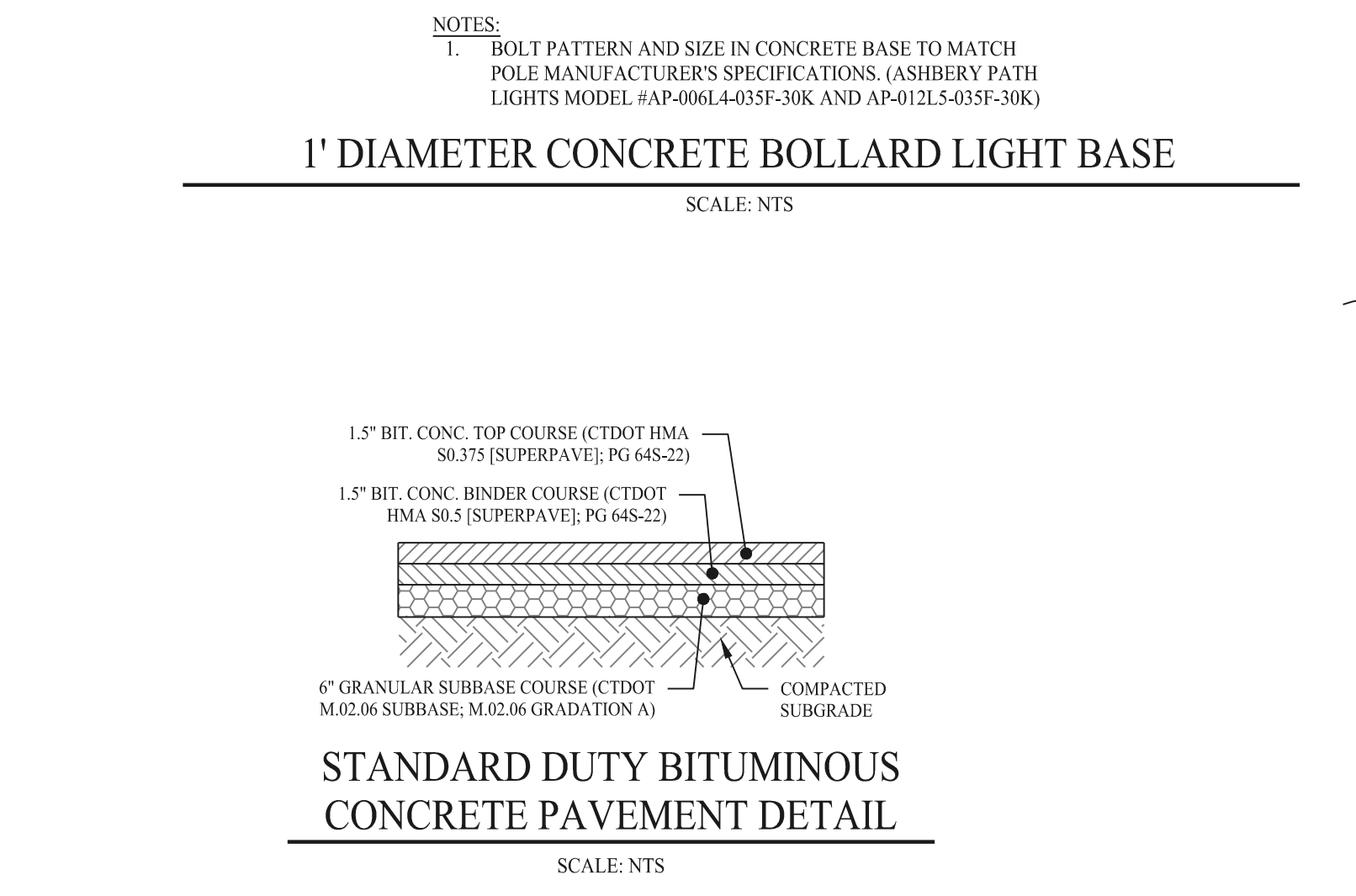
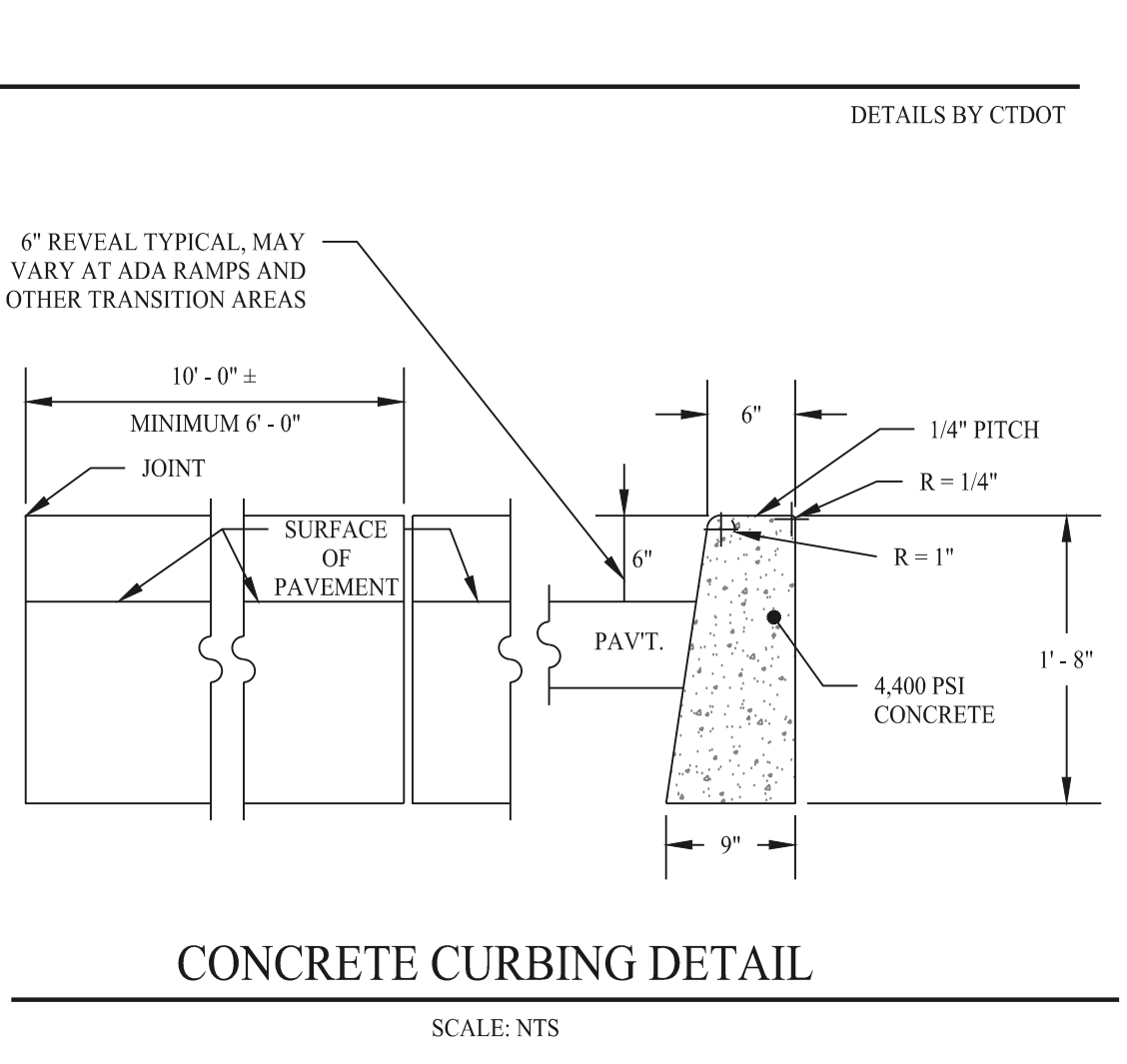
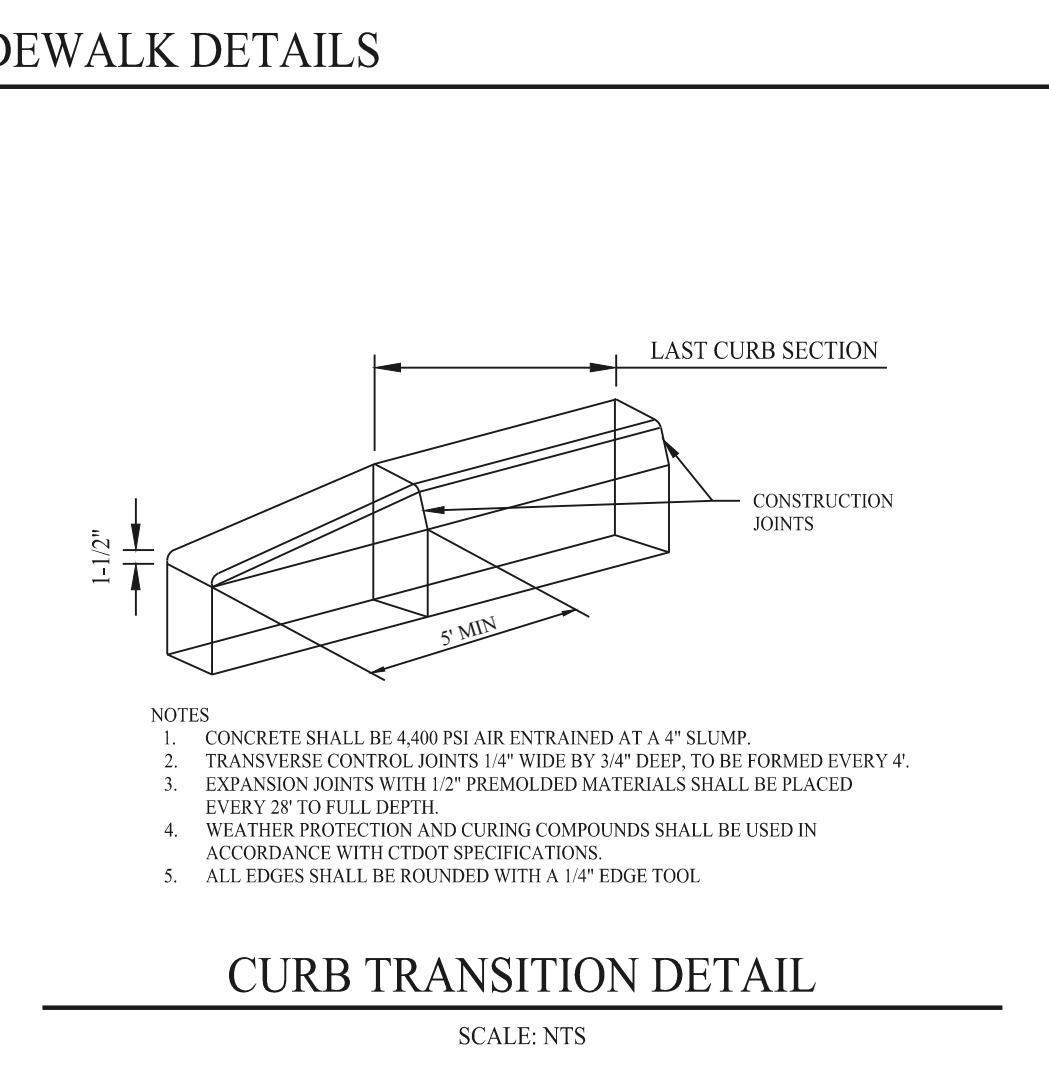
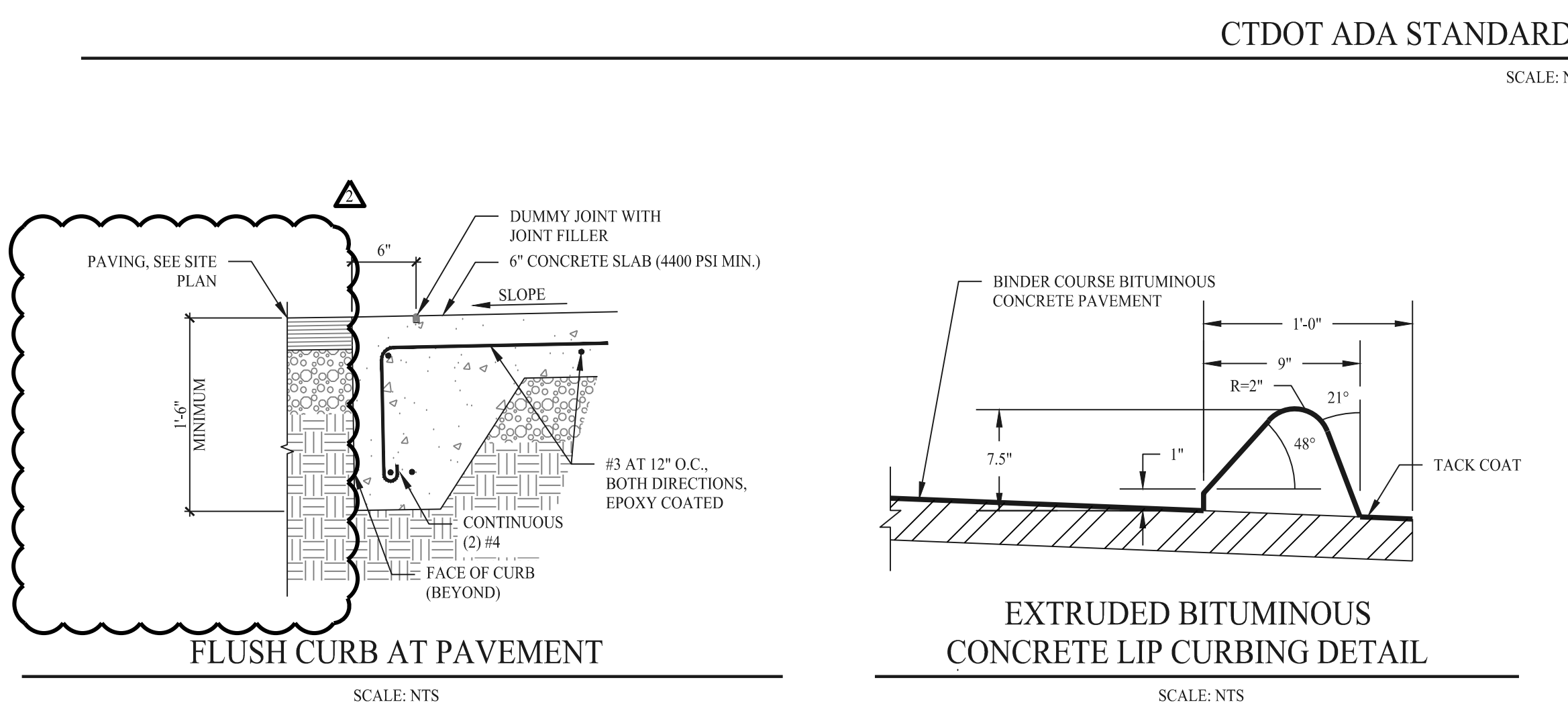
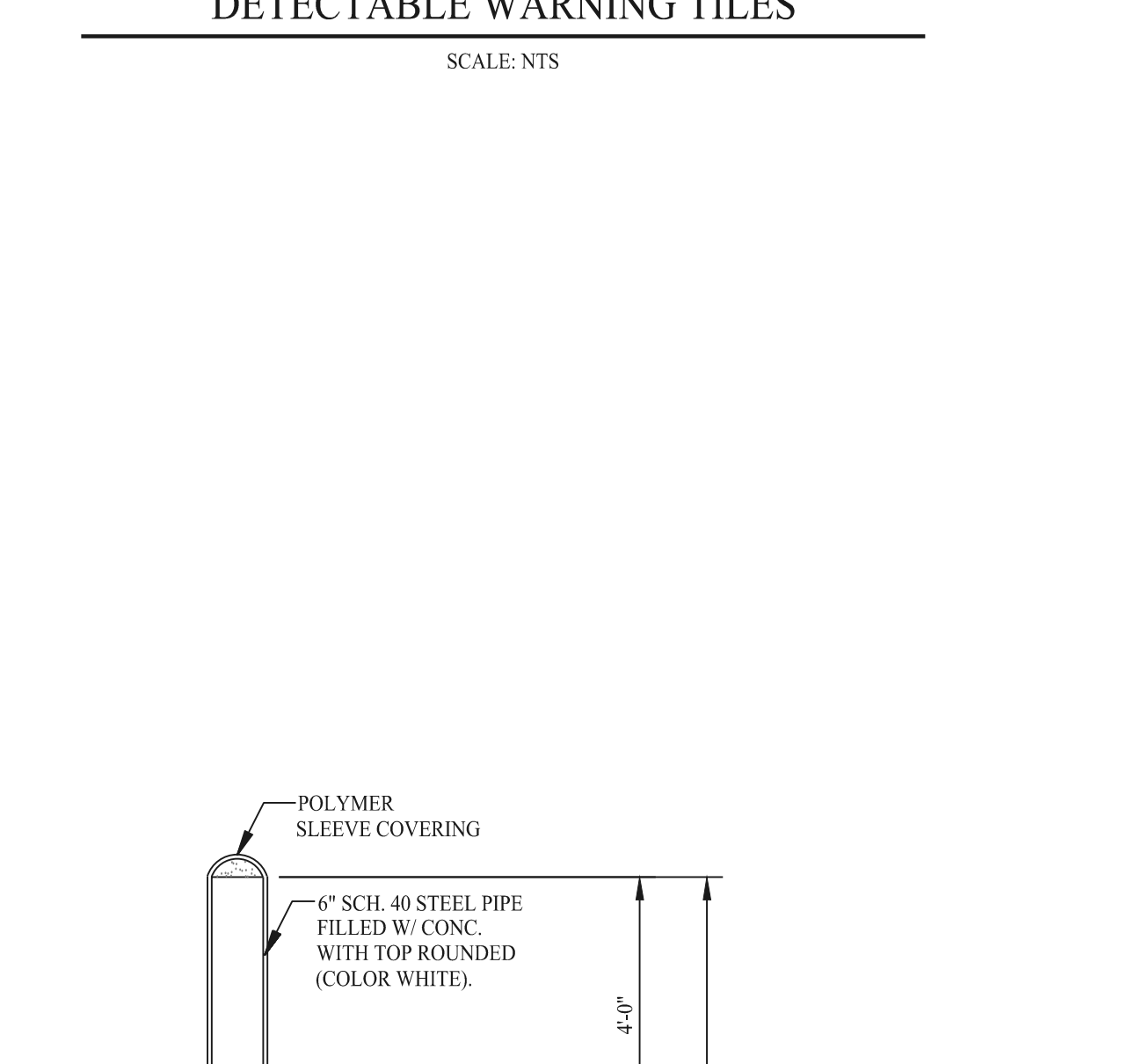
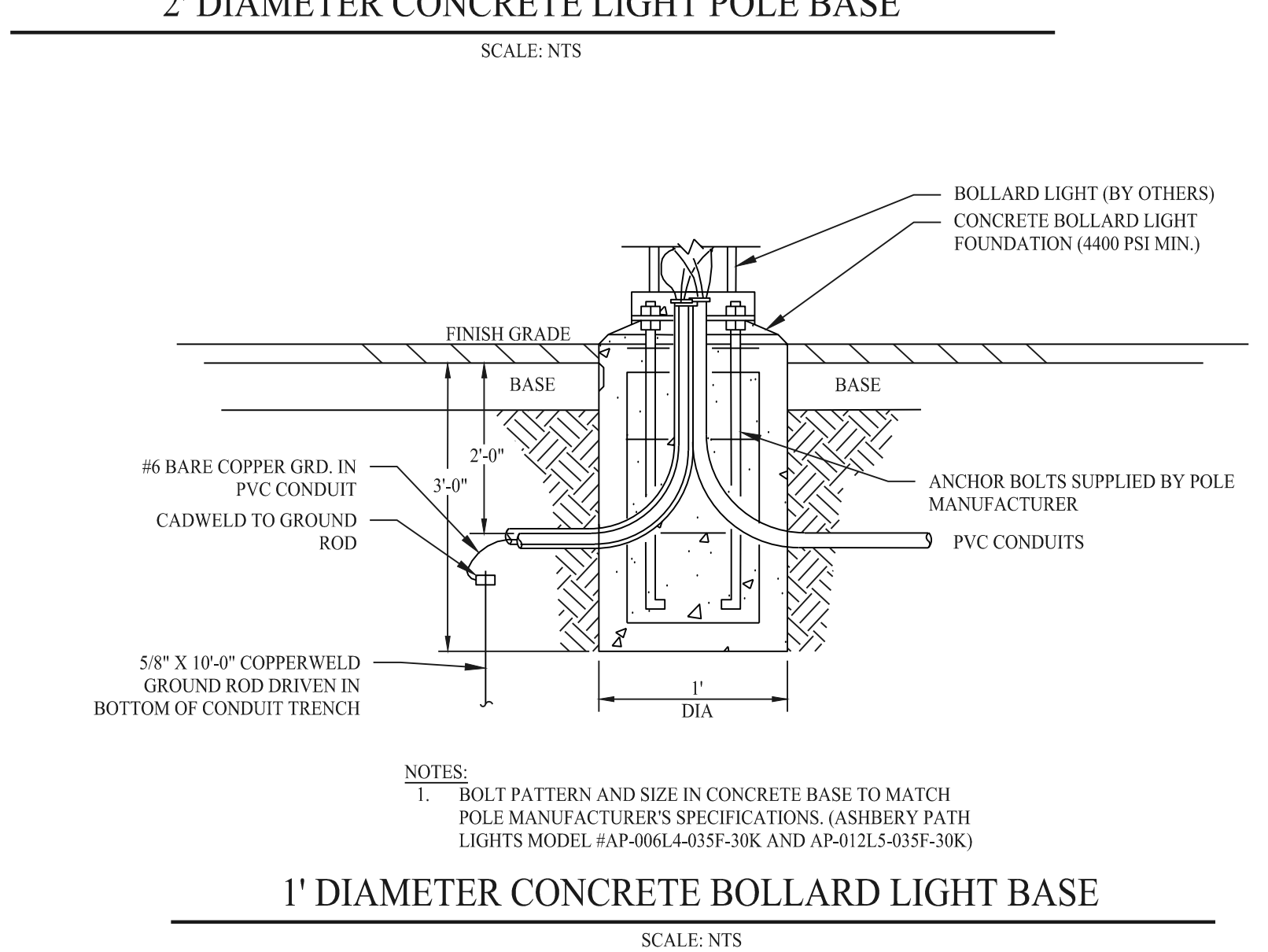
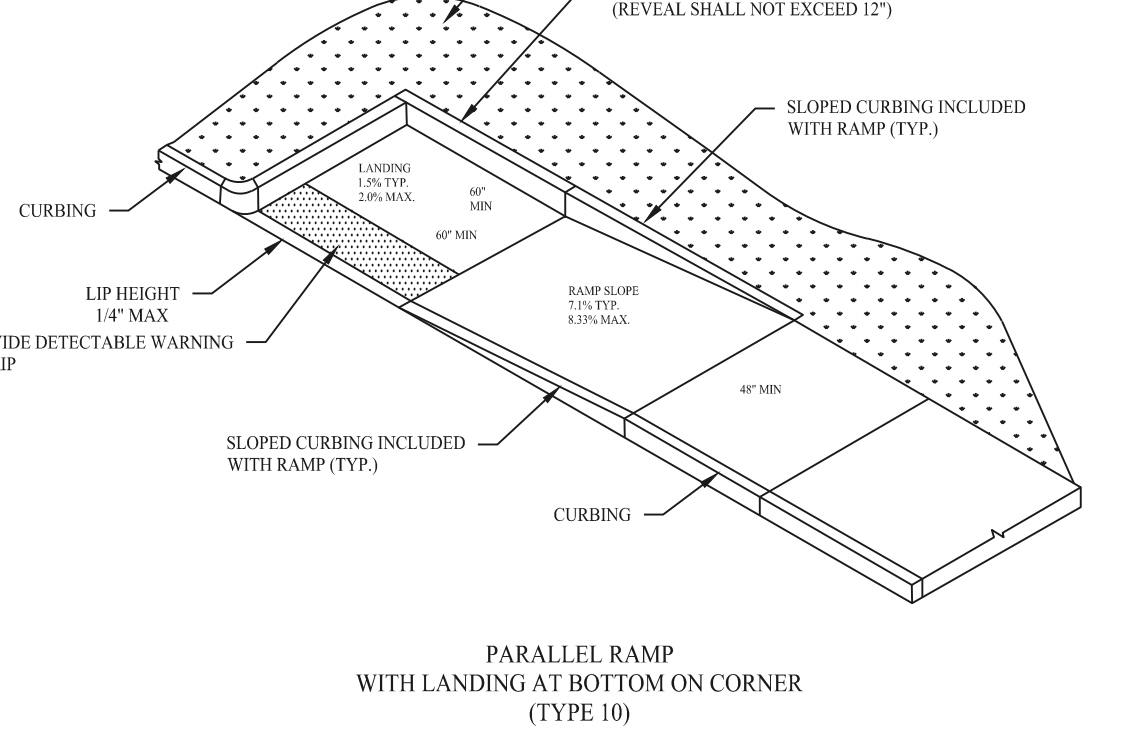
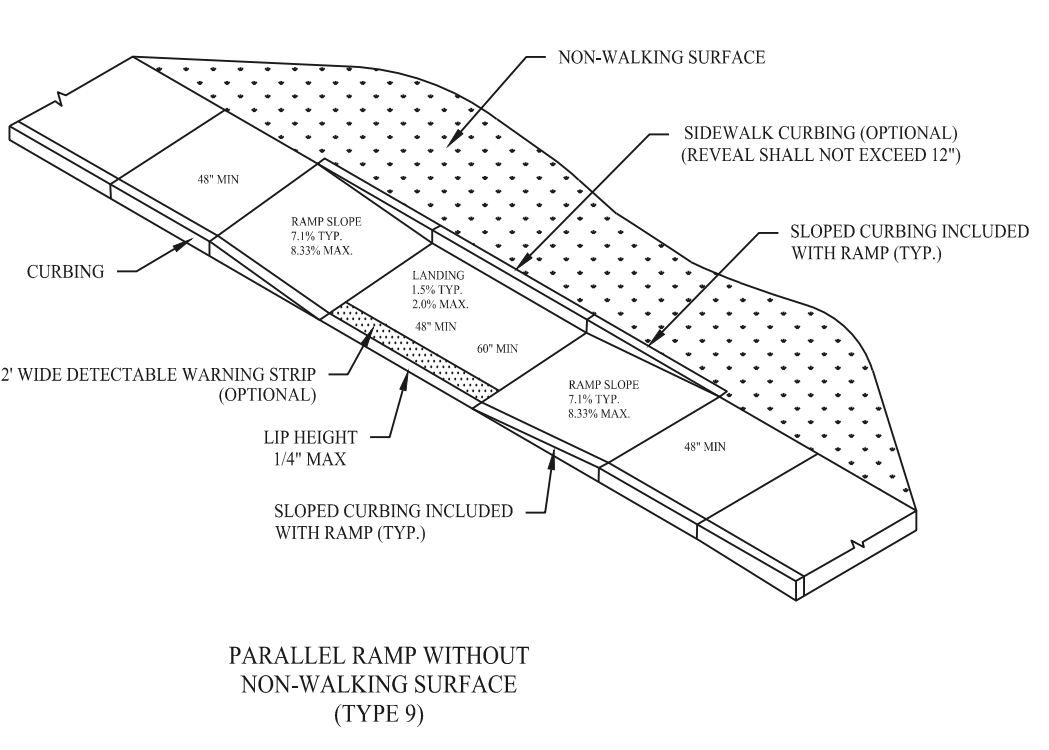
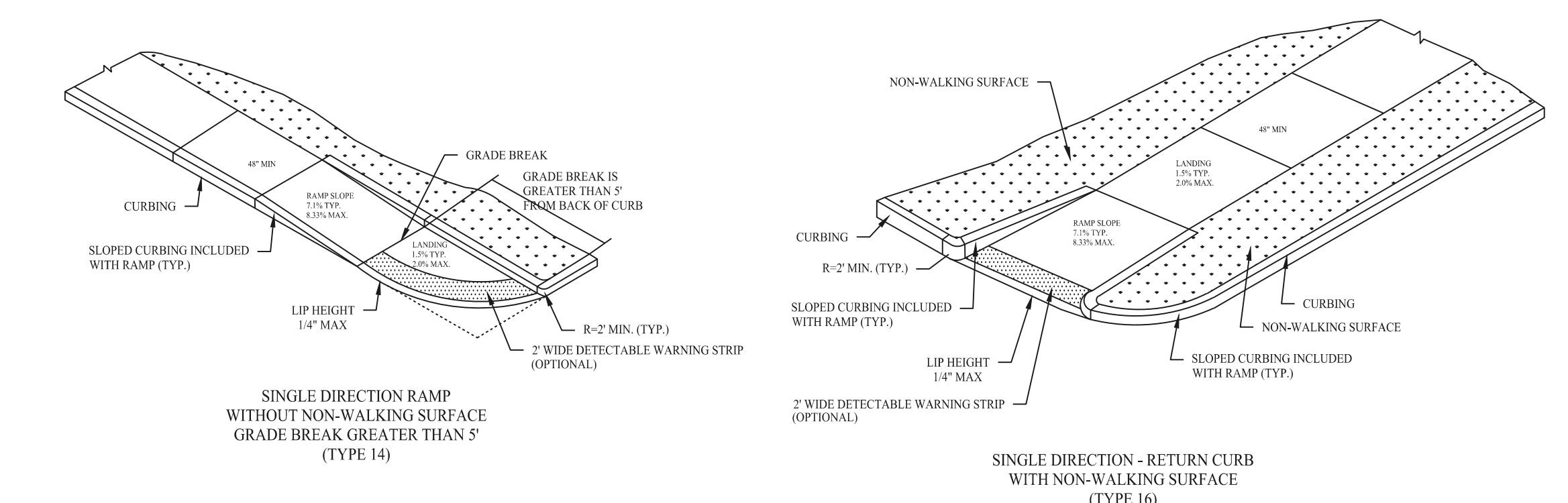
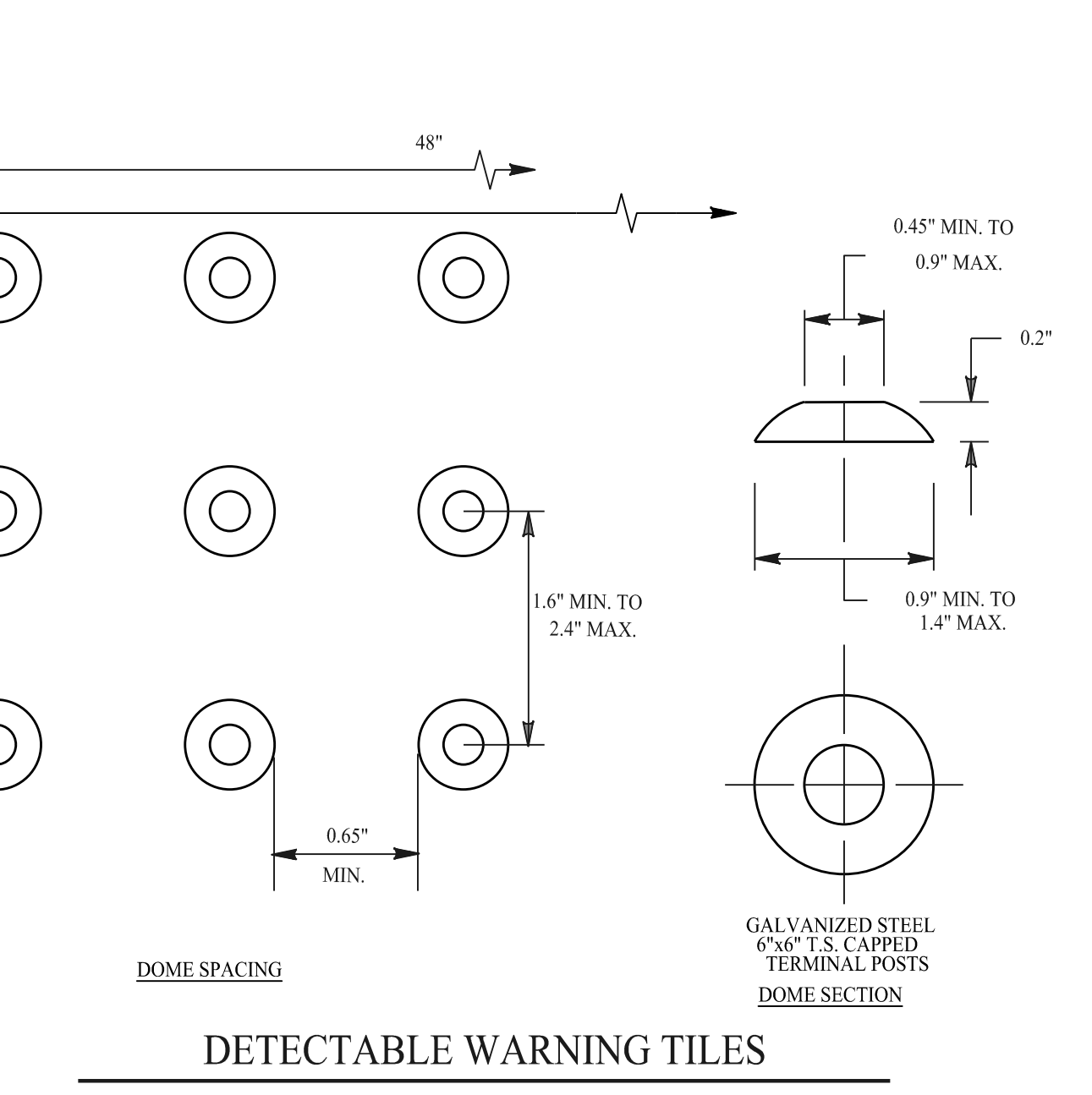
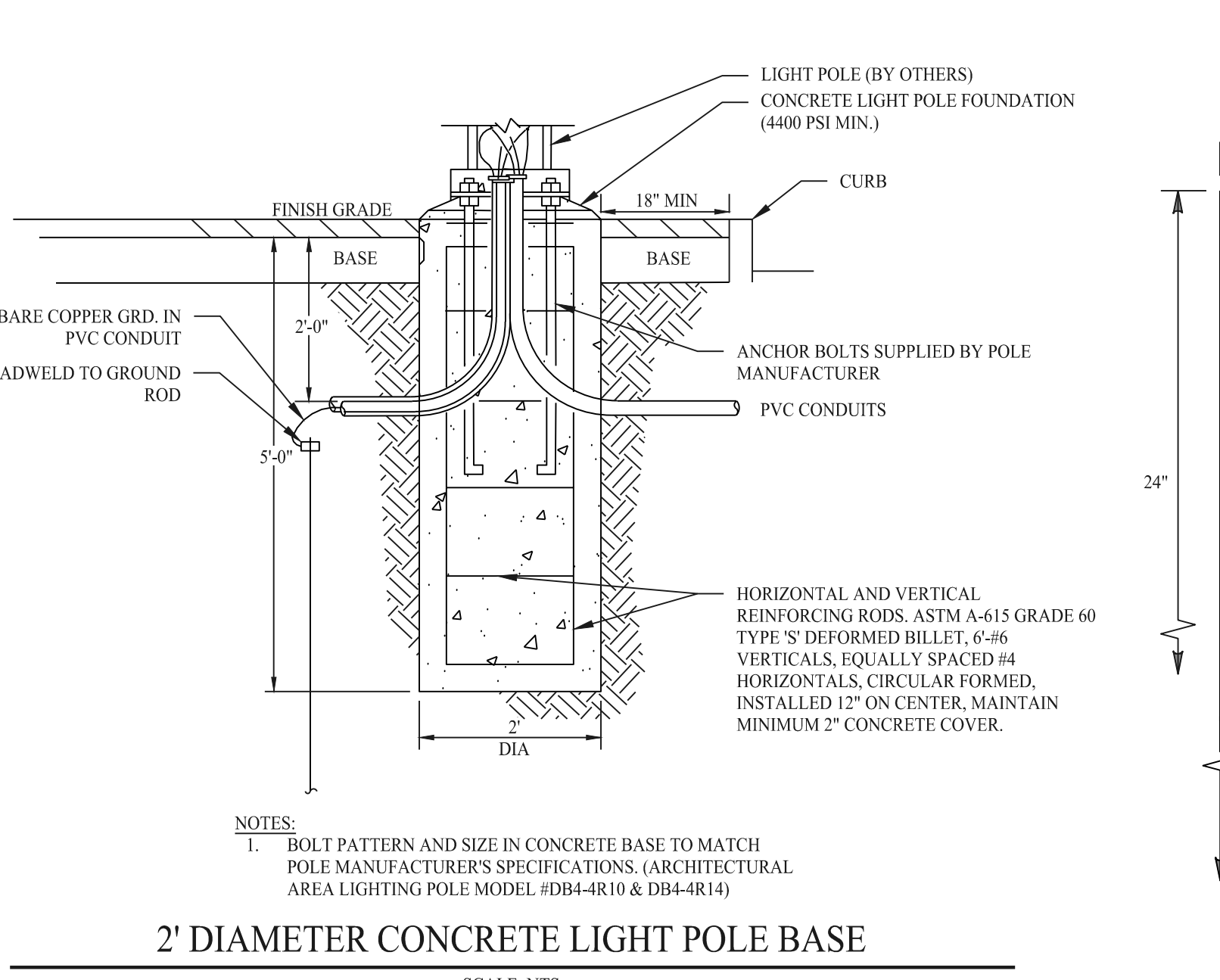
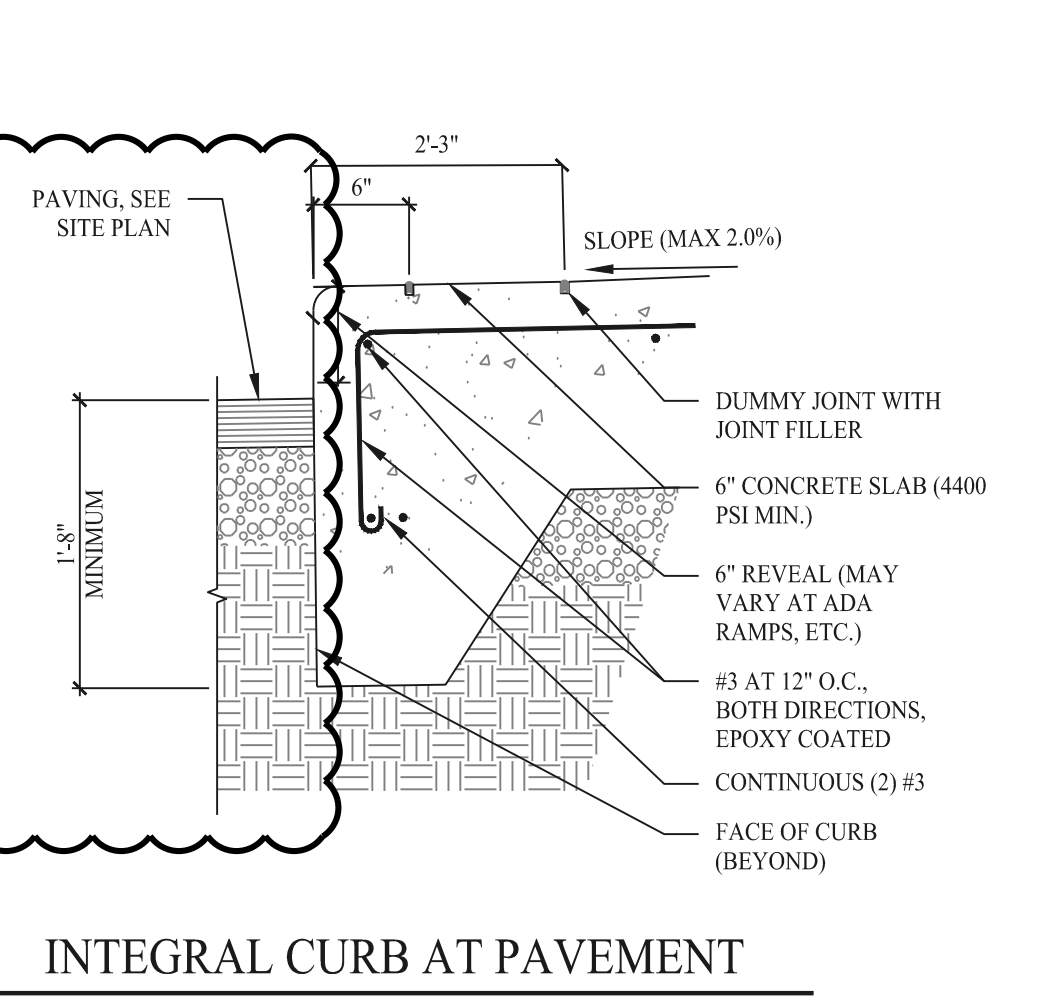
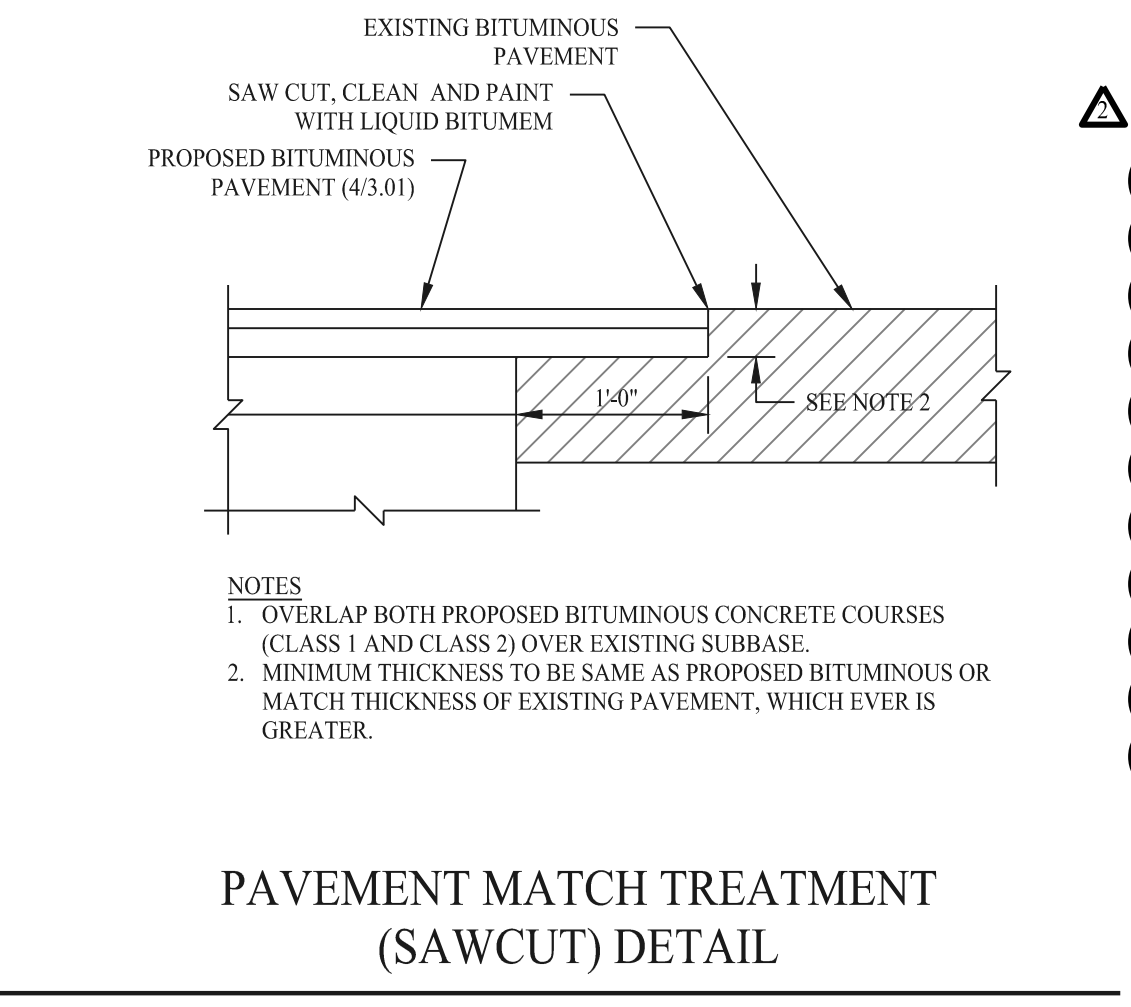
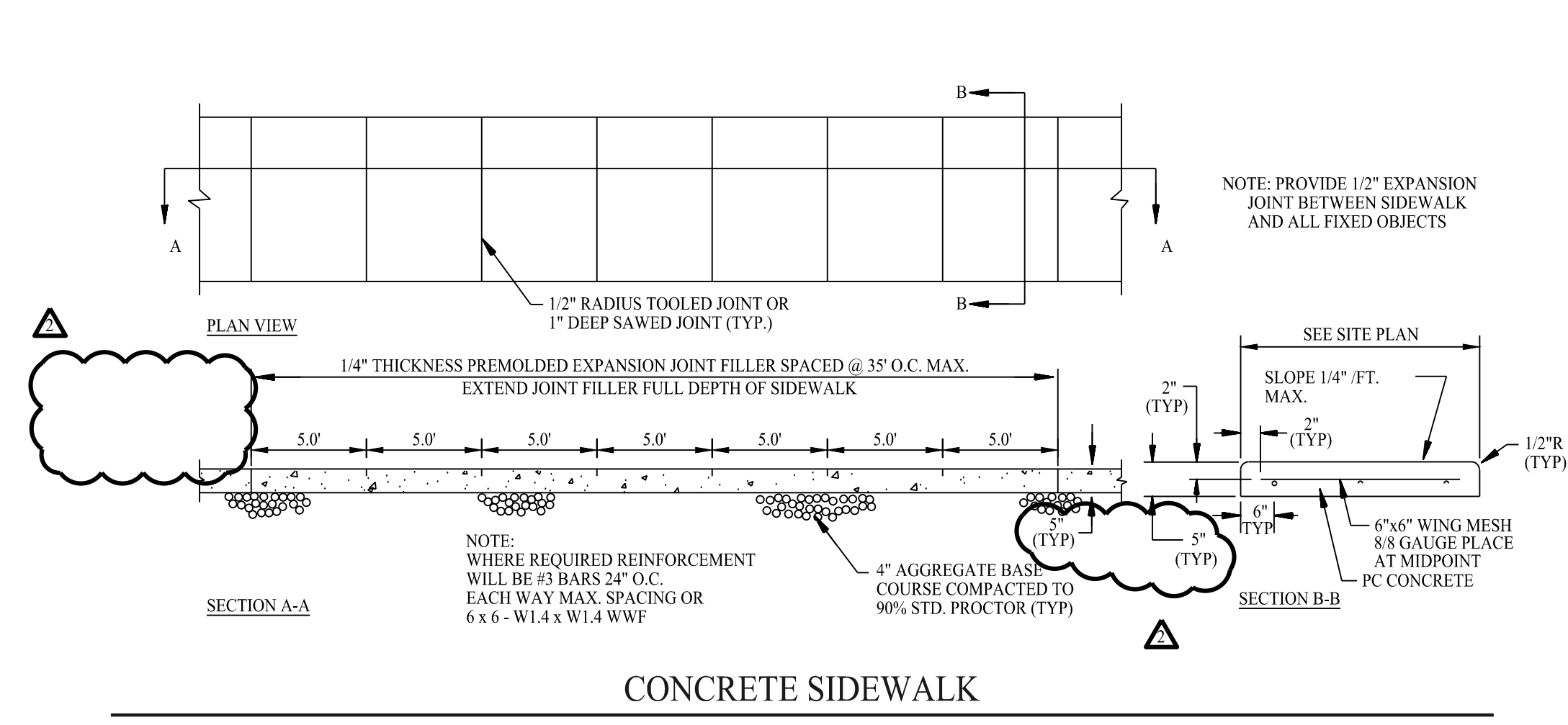


- ## GENERAL NOTES
- REFER TO SHEET 10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
- DO NOT SCALE DRAWINGS. DIMENSIONS GIVEN OVER SCALED DIMENSIONS.
- ALL NOTES & DIMENSIONS DESIGNATED "TYP." SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE ASSIGNED INTO THE 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.
- ALL SECONDARY, GARAGE AND MAIL BUILDING PVC ELECTRICAL CONDITIONS SHALL BE OBTAINED BY THE SUBCONTRACTOR AND WILL BE CAPPE'D 5' FROM THE BUILDING LINE FOR LIGHTED CONNECTIONS.
- MONUMENT SIGNS, LIGHT POLES, LIGHTED BOLLARDS AND EV CHARGING STATIONS SHALL BE PROVIDED BY THE SUBCONTRACTOR AND WILL BE CAPPE'D 5' FROM THE BUILDING LINE FOR LIGHTED CONNECTIONS.
- CONTRACTOR DESIGN AND WILL BE CAPPE'D 5' FROM THE BUILDING LINE FOR LIGHTED CONNECTIONS.



I	11/20/25	ADDENDUM #3
Rev. #:	Date	Description
Graphic Scale:		
SOLLI ENGINEERING MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T. (203) 880-5455 F. (203) 880-9695		
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	2.52.2	

Nov 20, 2025 - 10:50am thapell
C:\SE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\CRDA_C03\2010501-2.52-PH2.dwg



Rev. #	Date	Description
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:	NTS

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

Sheet Title:	CONSTRUCTION DETAILS
Sheet #:	3.01