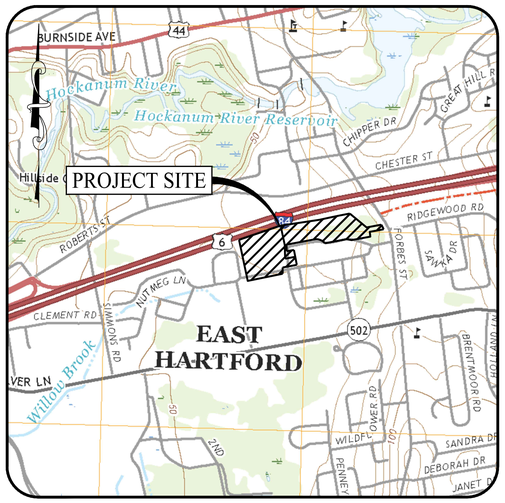


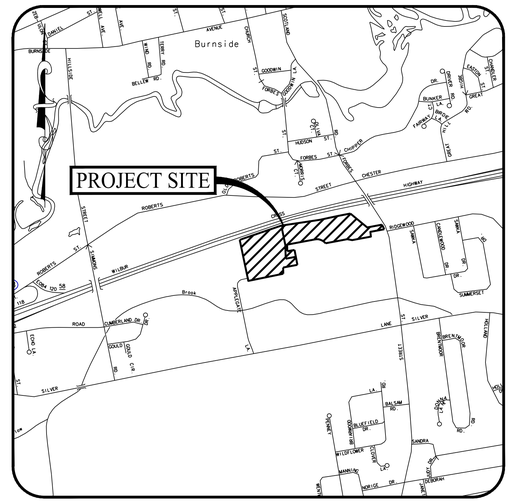
USGS MAP

SCALE: 1" = 1,000'

CONCOURSE PARK

EAST HARTFORD, CONNECTICUT

INFRASTRUCTURE CONSTRUCTION DOCUMENTS
CRDA PROJECT# 25-005



LOCATION MAP

SCALE: 1" = 1,000'

PREPARED FOR:

CAPITAL REGION DEVELOPMENT AUTHORITY

100 COLUMBUS BOULEVARD
HARTFORD, CONNECTICUT 06103

PREPARED BY:

SOLLI ENGINEERING

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

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	N/A
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	N/A
2.01	PHASE 1A OVERALL GRADING AND DRAINAGE PLAN	10/01/25	N/A
2.02	PHASE 1A OVERALL SITE UTILITY PLAN	10/01/25	N/A
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	N/A
2.11.2	PHASE 1B SITE PLAN	10/01/25	N/A
2.12.1	PHASE 2 SITE PLAN	10/01/25	N/A
2.12.2	PHASE 2 SITE PLAN	10/01/25	N/A
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	N/A
2.51.2	PHASE 1B SITE UTILITY PLAN	10/01/25	N/A
2.52.1	PHASE 2 SITE UTILITY PLAN	10/01/25	N/A
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	N/A
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	N/A
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

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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 1, 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: COVER SHEET

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 GEOENVIRONMENTAL, 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 ONSITE AS NOT TO IMPEDE OR HINDER THEIR WORK.
4. ALL STUBBED PIPES AND CONDUITS TO BE USED BY OTHERS IN THE FUTURE SHALL BE CAPPED APPROPRIATELY PER UTILITY REQUIREMENTS OR AS REQUIRED BY THE ENGINEER.
5. PAVEMENT WITHIN EXISTING 30' MDC WATER EASEMENT WITH 30" RCP WATER TRANSMISSION PIPELINE TO BE PROTECTED AND MAINTAINED FOR THE LONGEST EXTENT PRACTICAL DURING CONSTRUCTION. CONTRACTOR MUST UTILIZE THE TEMPORARY BRIDGE TO CROSS THE MDC 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 JASKO CONSTRUCTION AND UTILITY PROVIDERS.
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 TANK(S) ON SITE AS NEEDED FOR GROUNDWATER DEWATERING DURING CONSTRUCTION. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN (SMMP), DATED JUNE 2025 BY GZA GEOENVIRONMENTAL, 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 SMMP REPORT. ALL OTHER MATERIALS TO BE RECLAIMED/STOCKPILED AND TESTED PER THE SMMP 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 OUTSIDE MATERIAL PER THE GEOTECHNICAL REPORT TO ESTABLISH GRADES IF RECLAIMED MATERIAL IS NOT SUFFICIENT. REFER TO OVERALL SITE LOGISTICS PLAN FOR STOCKPILE LOCATION OF TOPSOIL/RECLAIMED MATERIALS. REFER TO SMMP FOR TESTING REQUIREMENTS OF THE TOPSOIL/RECLAIMED MATERIALS AND HANDLING REQUIREMENTS.
12. THE CONTRACTOR TO PROVIDE DUST SUPPRESSION BY 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 SNOW 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 DETENTION STRUCTURES.
3. FOR UNDERGROUND UTILITIES 12" IN DIAMETER OR GREATER, THE DEMOLITION CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING TASKS:
   3.1 REMOVE AND DISPOSE OF SAID UNDERGROUND UTILITIES.
   3.2 ABANDON AND CAP UNDERGROUND UTILITIES WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
4. FOR UNDERGROUND UTILITIES 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, CONFIRM WITH THE SITE/CIVIL ENGINEER IN WRITING OF 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 ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF BUILDINGS AND SITES 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 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. DISPOSE 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.
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 GROUNDING SYSTEMS.
11. WHERE SHOWN OR OTHERWISE REQUIRED, WIRING IN THE UNDERGROUND DUCT SYSTEM SHALL BE REMOVED. ALL SUCH WIRING SHALL BE SALVAGED AND STORED AS SPECIFIED AT OWNER'S OPTION. VERIFY THE FUNCTION OF ALL WIRING BEFORE DISCONNECTION AND REMOVING IT. DUCTS WHICH ARE NOT TO BE REUSED OR REMOVED 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 OWNERS 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 03302 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 AT AN APPROVED SITE, AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL, MUNICIPAL, AND CTDOT 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 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 HINDER THE PLACEMENT OF CLSM.
22. REMOVE ALL CLSM MATERIALS AND EXCESS EXCAVATED MATERIALS 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/NSPS 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 HAZARD AREA. FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER09003C0388F, 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 REVIEWING AGENCIES.
6. ALL CONSTRUCTION SHALL COMPLY WITH CORPORATION STANDARDS, TOWN OF EAST HARTFORD STANDARDS, AND CONNECTICUT 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 GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING CONNECTICUT DOT & DPH 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 DOCUMENTS AND/OR SITE FIELD CONDITIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, 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 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, TRAFFIC CONTROLLERS, 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 SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL 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 DETAILED OR NOTED.
17. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
18. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
20. PAVEMENT MARKING KEY:
   - 4" SYDL - 4" SOLID YELLOW DOUBLE LINE
   - 4" SWL - 4" SOLID WHITE LINE
   - 12" SWSB - 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 SHALL 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 AS-BUILT 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, JOB SITE RESPONSIBILITIES, 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 PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, 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 EPOXY 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 $42,500.00. 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 OR 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 RIGHT-OF-WAY 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 CTDOT DISTRICT 3 OFFICE PRIOR TO CONSTRICTION.
9. ALL DISTURBANCE TO CITY, COUNTY, 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, PIPE 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-IN FEES REQUIRED BY UTILITY PROVIDERS.
19. WHERE THE SANITARY SEWER LINE PASSES LESS THAN 18" BELOW THE WATER LINE, PROVIDE CONCRETE ENCASEMENT. THE LENGTH OF THE ENCASEMENT 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 STUBS 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 LEAD-INS 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 LEAD-INS.
29. CONTRACTOR SHALL PAY ALL COST FOR WATER METER BOXES, VALVES, ETC. TO PROVIDE A COMPLETE JOB PER LOCAL AUTHORITY REQUIREMENTS.
30. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS, AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.

MICHAEL P. WALSH
MAYOR

TOWN OF EAST HARTFORD
740 Main Street
East Hartford, Connecticut 06108

Phone: 860 291-7380
Fax: 860 289-0831

ENGINEERING DIVISION

VIA: CERTIFIED MAIL

July 28, 2022

Jasko Zelman 1, LLC
66 West Mn Street Suite 102
New Britain, CT 06051

Re: Inland Wetland – Environment Commission Application
Building Construction
285, 291 Forbes & 936,944 & 960 Silver Lane
East Hartford, CT

Dear Sirs:

This letter is to notify you that at the July 26, 2022 meeting of the Inland-Wetlands-Environment Commission of the Town of East Hartford, the Commission:

Approved: File #22-13, Application of ND Acquisitions, LLC to conduct a regulated activity in an Inland Wetlands and Inland Wetlands Upland Review area in conjunction with the construction of four buildings at East Hartford Blvd.

In accordance with Section 12.11 of the East Hartford Inland Wetlands-Environment Commission Regulations, *this approval* was advertised in a local newspaper on July 28, 2022 and *becomes effective on August 12, 2022 provided that conditions 7 through 11 inclusive below have been met.*

This approval was granted with the following conditions:

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 Inland Wetland Upland Review Area shall be commenced within five (5) years from the effective date. The activity shall be completed within three (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.
5. In evaluating this application, the Inland Wetlands - Environment Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended, or revoked.
6. Approval is granted based on the maps submitted with the application with plans dated 6/10/22 revised to 7/5/22.
7. Provide the information as required in Sections 8.4.f of the Inland Wetlands Regulations.
8. Per the Manual of Technical Design, "maintain existing drainage patterns" is taken to mean that each drainage catchment area is considered independently, therefore, the post conditions for DA #1 and #3 can not exceed pre-development conditions.
9. Provide E&S sheet for the eastern building off of Forbes.
10. It appears that stormwater run-off from the building and associated parking area by Forbes St is being dumped directly into the wetlands. Provide test pit data demonstrating that the seasonal high water table is at least 2 feet below the bottom of the infiltration system as required by the Manual of Technical Design. Test pits must be witnessed by Engineering staff. Provide details for the infiltration system. Storm drainage summary needs to include information on the proposed infiltration system for the building near Forbes.
11. How will the 4 story 92 unit building be constructed without impacting the wetlands? Provide a detailed narrative describing the nature of the work that is proposed in this wetland, including the duration. Extra E&S measures are warranted so these details need to be included as well as a detail sheet for E&S Control measures with narrative E&S schedule. The recommendations from the William Kenny Associates report of July 19, 2022 should be included in the restoration section.

Sincerely,

Warren W. Disbrow, P.E.
Assistant Town Engineer
Designated Agent for the Inland
Wetlands-Environment Commission

Copy to: Planning

TOWN OF EAST HARTFORD

PLANNING & ZONING COMMISSION

740 MAIN STREET EAST HARTFORD, CT 06108

CERTIFICATE OF ACTION

March 9, 2023

Mary Blackburn

501 Main Street Suite 2A

Monroe CT 06468

RE: East Hartford Planning & Zoning Commission Application

Dear Sir or Madam:

This letter is to notify you of the results of the Planning & Zoning Commission meeting on March 8, 2023 regarding the following: ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1). Applicant: Brian Zelman

Location: 960 SILVER LN

Assessor Map and Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

The Commission voted to **approve** the above Application. This approval is granted subject to conformance with the application materials and submitted plans (as may be modified by the Commission and this approval) and the following:

Conditions/Modifications:

Approved Plans:

Please contact me at shnatuk@easthartfordct.gov if you should have any questions.

Steve Hnatuk, CZEO, East Hartford Town Planner

MICHAEL P. WALSH
MAYOR

TOWN OF EAST HARTFORD
740 Main Street, East Hartford, CT 06108

(860) 291-7300

easthartfordct.gov

DEVELOPMENT
DEPARTMENT

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 9, 2022

Jasko Zelman 1, LLC
66 West Main St, Suite 102
New Britain CT 06051

Attn: Brian Zelman

RE: Town Planning and Zoning Commission
205, 291 Forbes St & 936, 942, 944, 960 Silver Lane – Zoning Map Amendment
East Hartford CT

Dear Sir or Madam:

This letter is to notify you of the results of the Town Planning and Zoning Commission meeting on June 8, 2022, 2022 regarding the following:

ZONING MAP AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Zoning Map amendment from Business 6 (B-6) to proposed Planned Development District 1 (PDD1). Master Plan application for the development of a 26-acre group of parcels located in the Design Development District to include an 8 building multi-family housing complex and associated improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

The Commission voted to **approve** the above Zoning Map Amendment application as presented. The effective date is 15 days after date of publication of decision.

Please contact me at 860-291-7301 if you should have any questions.

Sincerely,

Steve Hnatuk
Town Planner

xc: Bruce Cohen, Interim Director of Permits and Inspections
Eileen Buckheit, Director of Development
File

PDD#1 APPROVED ZONING TEXT

PLANNED DEVELOPMENT DISTRICT #1 (PDD#1)
STATEMENTS OF USES AND STANDARDS
FOR
285 & 291 FORBES STREET & 936, 942, 944 & 960 SILVER LANE
EAST HARTFORD, CONNECTICUT

1. **GENERAL:**
   This Planned Development District is established in accordance with the provisions of Section ~~603~~ 5.7 of the Town of East Hartford Zoning Regulations.

2. **PURPOSE AND INTENT:**
   The purpose and intent of the Planned Development District #1 (PDD1) is to permit the adaptive reuse of underutilized properties in the Silver Lane corridor to eliminate deteriorating conditions and promote the economic development of the community. Specifically, the intent is to permit a multi-family residential housing community as described in these PDD1 regulations.

3. **PERMITTED USES AND ACCESSORY USES:**
   a. Principal Use.
   Multi-Family Residential consisting of four hundred ~~seventy-seven (477)~~ thirty-two **(432)** residential dwelling units in ~~eight (8)~~ ten **(10)** buildings.

~~Building #1~~	~~164 Units~~	**Pratt**	**45 Units**
~~Building #2~~	45 Units	**Whitney**	**45 Units**
~~Building #3~~	24 Units	**Wallace**	**24 Units**
~~Building #4~~	~~24 Units~~	**August**	**45 Units**
~~Building #5~~	~~45 Units~~	**Amelia**	**24 Units**
~~Building #6~~	~~45 Units~~	**Leon**	**36 Units**
~~Building #7~~	~~92 Units~~	**Sanford**	**45 Units**
~~Building #8~~	~~38 Units~~	**Allison**	**45 Units**
		Otto	**50 Units**
		Malcolm	**30 Units**

   b. Accessory Uses.
   Accessory uses, buildings, or structures customarily incidental and accessory to multi-family uses as permitted herein are allowed, including Trash & Maintenance Buildings, Clubhouse, Inground Pool, Shade Structures, Game Area, Fire Pit, Fenced Dog Park, Community Garden, Sign Structures, Covered Bike Racks, Outdoor Kitchen, Mail Building, Garages & Carports, Sidewalk System and Onsite Parking.

4. **SIGNS**
   The PDD1 shall be subject to the general provisions of the sign regulations as set forth in Section ~~210~~ 7.1 Signs of the East Hartford Zoning regulations except as noted below.
   a. Building signage will be permitted as follows:
      i. Multiple signs are allowed on each building.
      ii. The cumulative square footage of individual building signage shall not exceed 1% of the area of all building faces.
      iii. Vertical height of lettering on building signage shall not exceed four (4) feet.

5. **PDD 1 DISTRICT STEANDARDS:**
   a. Lot Area: 25.94 Acres
   b. Yard Requirements:
      i. Front Yard: No residential structure or accessory building shall be located less than twenty (20) feet from a front lot line of the PDD.
      ii. Side & Rear Yards: No residential structure or accessory building shall be located less than half (0.5) a foot from a side or rear lot line of the PDD.
   c. Standards within the PDD 1:
      i. Maximum Number of Stories: 4
      ii. Maximum Height: 60 feet
      iii. Maximum Impervious Surface Coverage: Maximum impervious surface coverage shall not exceed seventy-five (75%) percent of the total PDD lot area.
      iv. Minimum Residential Building Separation: ~~16~~ 17 feet
      v. Maximum Building Coverage: Maximum building coverage shall not exceed sixty (60%) percent of the total PDD lot area.
      vi. Minimum Open Space: A minimum of fifteen (15%) percent of the total PDD acreage shall be set aside as open space for recreation, conservation purposes, landscaped with persistently maintained plantings, or be maintained in natural, vegetated condition.

6. **PARKING:**
   Off-street parking (including garages, **and** outside spaces, **and EV charging spaces**) shall be provided in accordance with the following schedule:
   a. 1.8 parking spaces per dwelling unit.

   Parking Setbacks: No parking spaces shall be located within the front yard setback.

7. **LANDSCAPING:**
   a. Robust landscaping will be provided throughout the development within parking areas, along driveways, in amenity areas, along the property line and near pedestrian paths and will include planted berms, rain gardens and buffers.
   b. The PDD1 shall be subject to the general provisions of the landscaping regulations as set forth in Section ~~227~~ 7.3 Landscaping, and Screening Areas – General Requirements of the East Hartford Zoning regulations except as noted below.
      i. PDD1 will be exempt from Section ~~209.1.d~~ 7.3 **F.** 1 and ~~209.1.e~~ 7.3 **F.**2 of the East Hartford Zoning regulations and the East Hartford Design Manual.

8. **UTILITIES:**
   All utility wiring, including but not limited to electric, telephone and cable television services, shall be installed underground. An AED shall be served by adequate public water supply, public sanitary sewage disposal system and storm sewers. Provision for private trash removal shall be made.

9. **DEVELOPMENT PLANS:**
   Within this Planned Development District, construction shall be in conformance with Conceptual Development Plans titled "Overall ~~Initial Dev.~~ **Site** Plan, prepared for 936-960 Silver Lane & 285-291 Forbes Street, East Hartford, Connecticut" dated ~~04/27/22~~ **02/01/23**, by Solli Engineering, LLC, as approved by the East Hartford Planning & Zoning Commission and as may be modified from time to time by subsequent Planning and Zoning approvals.

10. **MODIFICATION AND AMENDMENT**
    This Planned Development District, consisting of all the elements set forth above, including all the accompanying plans documents, and exhibits, may be modified upon adoption of subsequent alterations or modifications thereto by vote of the East Hartford Planning & Zoning Commission, provided that said modification does not materially alter any basic elements of the Planned Development District as approved. Any material alteration or change in the basic elements of the Planned Development District shall be made only by the East Hartford Planning & Zoning Commission following a duly noticed public hearing on material change.

MICHAEL P. WALSH
MAYOR

TOWN OF EAST HARTFORD
740 Main Street, East Hartford, CT 06108

(860) 291-7300

easthartfordct.gov

DEVELOPMENT
DEPARTMENT

SENT CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 23, 2022

Owner:
Town of East Hartford
740 Main Street
East Hartford, CT 06108

Applicant:
Jasko Zelman 1, LLC
66 West Main Street
New Britain, CT 06051

RE: East Hartford Planning and Zoning Commission
285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Site Plan, Erosion and Sedimentation Control Certificate Approval

Dear Sir or Madam:

This letter is to notify you of the results of the Town Planning and Zoning Commission meeting on September 14, 2022 on the following:

SITE PLAN APPLICATION: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

The Commission voted to **approve** the above Site Plan Permit Application. This approval is granted subject to conformance with the application materials and submitted plans (as may be modified by the Commission and this approval) and the following conditions/modifications.

Conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work and submitted to the Planning and Development Department prior to the issuance of any Building Permit.
2. The Final Plans shall be revised to dimension all aisle widths on sheet 2.13.
3. Prior to construction of the stormwater infiltration system, the applicant shall provide proof that the minimum infiltration rate as required by the CT DEEP Stormwater Quality Manual can be met or exceeded for all proposed infiltration systems.
4. The Erosion and Sedimentation 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.
5. The applicant shall retain an independent party to inspect E&S controls weekly or after a rainfall of greater than 1"and submit the inspection reports to the Town (including Engineering).
6. Additional Erosion & Sedimentation controls may be required by Town Engineering staff if field conditions necessitate.
7. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATION: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

The Commission voted to **approve** the above Soil Erosion and Sedimentation Control Application with the following conditions: The required financial guarantee is **$42,500.00**. 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.

Please contact me at shnatuk@easthartfordct.gov if you should have any questions.

Sincerely,

Steve Hnatuk, Town Planner

xc: Bruce Cohen, Director of Permits and Inspections
Eileen Buckheit, Director of Development
File

TOWN OF EAST HARTFORD

PLANNING & ZONING COMMISSION

740 MAIN STREET EAST HARTFORD, CT 06108

CERTIFICATE OF ACTION

May 16, 2023

Mary Blackburn

501 Main Street Suite 2A

Monroe CT 06468

RE: East Hartford Planning & Zoning Commission Application

Dear Sir or Madam:

This letter is to notify you of the results of the Planning & Zoning Commission meeting on May 10, 2023 regarding the following: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 9.3 and 5.7; Site Plan Modification in accordance with approved Master Plan application for Planned Development District 1 (PDD1)

Location: 936 SILVER LN

Assessor Map and Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

The Commission voted to **approve** the above Application. This approval is granted subject to conformance with the application materials and submitted plans (as may be modified by the Commission and this approval) and the following:

Conditions/Modifications:

Conditions which must be met prior to the endorsement and filing of final plans:
1. The Plans shall be revised to:
a. Incorporate the Certificate of Approval.
b. Incorporate sufficient detail to establish compliance with section 7.10 for stormwater design.

2. The final plans, with all necessary revisions listed above shall be submitted to the Town Planner and Town Engineer for a review of conformance with this approval.

Conditions which must be met prior to the Issuance of an Administrative Zoning Permit, the applicant shall complete the following:
3. File a map combining the subject parcels as identified on the approved plans with the East Hartford Town Clerk. A copy shall be provided to the Planning and Development Department.
4. File a single paper copy and PDF copy of the Final Approved plans incorporating all necessary revisions with the Town Planner to review for conformance with this approval. Plans shall be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the State of Connecticut who is responsible for the work.

Prior to commencement of site activities, the applicant shall complete the following:
5. File an Erosion and Sedimentation Control financial guarantee with the Town, which includes at a minimum, those measures included within the soil-erosion and sedimentation control plan.
6. The applicant shall retain an independent party to inspect E&S controls weekly or after a rainfall of greater than 1"and submit the inspection reports to the Town Development and Engineering Department.
7. Certify to the satisfaction of the Town that all erosion and sedimentation controls measures have been installed per the approved plan.

Conditions which must be met prior to the issuance of a Final Certificate Zoning Compliance:
8. A final A-2 grade as-built survey depicting all structures, parking lots, pins and drainage with spot elevations shall be provided. Performance bonding may be allowed by the Town for outstanding site improvements should a Certificate of Zoning Compliance be requested prior to site completion.

General Conditions:
9. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit may be modified, suspended or revoked.
10. Additional Erosion & Sedimentation controls may be required by Town Engineering staff if field conditions necessitate.

According to Connecticut General Statute Chapter 124 Section 8.3.(j) "In the case of any site plan for a project consisting of four hundred or more dwelling units approved on or after June 19, 1987, all work in connection with such site plan shall be completed within ten years after the approval of the plan."

Approved Plans:

1. "Concourse Park Architectural Plan Set" dated Febraury 1st, 2023
2. "Engineering Report" revised by Solli Engineering April 12th, 2023
3. Bicycle Storage Specs, dated May 3rd, 20230
4. Site Plan for 936-960 Silver Lane & 285-291 Forbes Street, revised May 3rd, 2023
5. Impervious Surface Overlay Exhibit, dated May 3rd, 2023
6. Light Spec Sheets, dated May 3rd, 2023

Please contact me at shnatuk@easthartfordct.gov if you should have any questions.

Steve Hnatuk, CZEO, East Hartford Town Planner

Rev. #:	Date	Description

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:	NTS

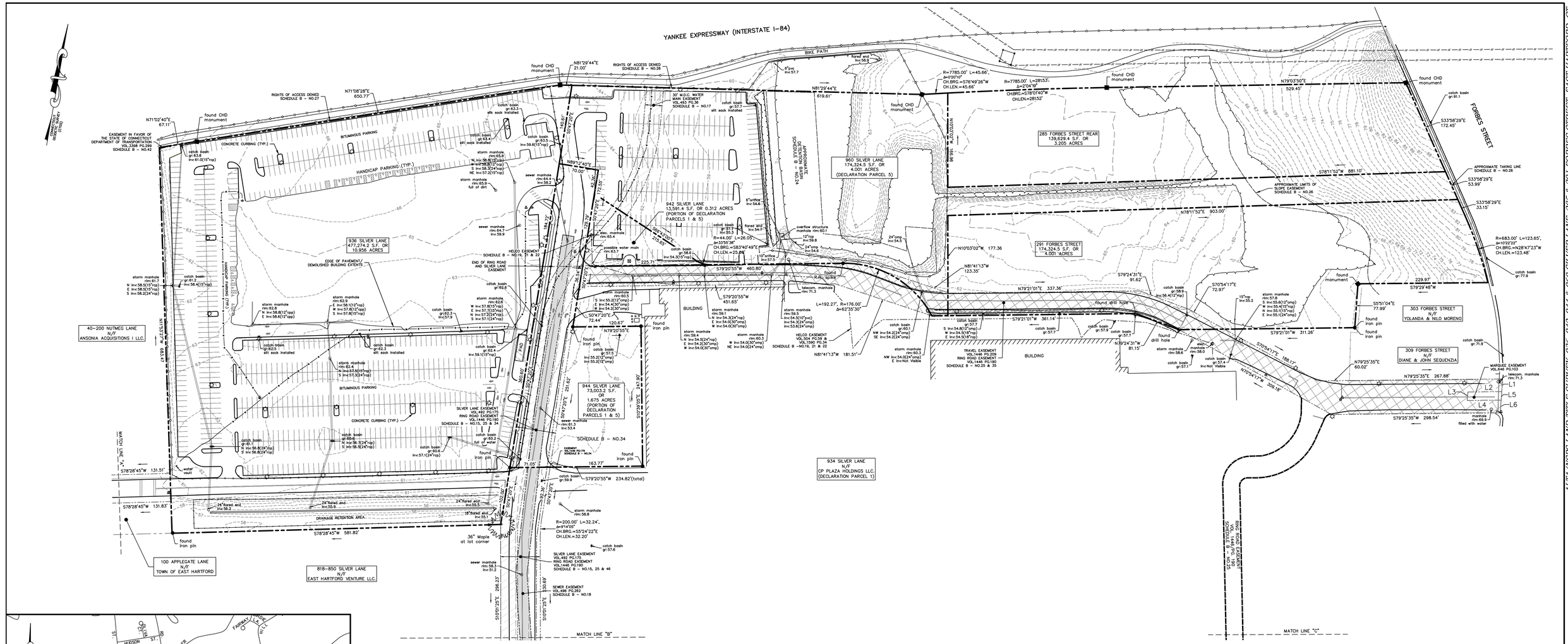
Project:

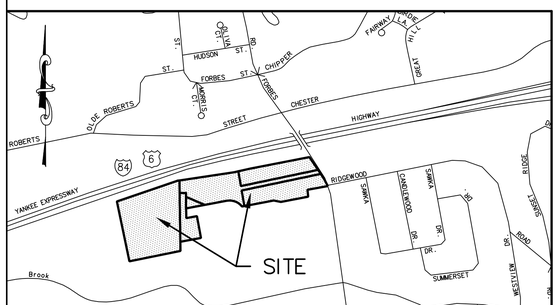
CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: APPROVALS & DOCUMENTATION

Sheet #: 0.11

Sep 29, 2025 - 1:09pm chenery
X:\JE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\Office CDs\2010501-0.11.dwg





LOCATION MAP

SCALE: 1"=800'

LEGEND

- C.H.D. — Conn. Hwy. Dept. Monument
- Mon. — Monument
- Iron Pin to be Set
- Conc. Monument to be Set
- I. Pipe — Iron Pipe
- Iron Pipe
- D.H. — Drill Hole
- Fnd. — Found
- N/F — Now or Formerly
- Property Line
- Property Line (adjoining)
- Building Setback Line
- Easement Line
- Edge of water
- FEMA Flood Zone
- BFE — Base Flood Elevation
- x200.0 — Existing Spot Elevation
- Building (existing)
- Gas gate valve
- Water gate valve
- Water meter
- hyd — Hydrant
- W — Water main (existing)
- 123 — Gas Main (existing)
- SD — Underground Storm Drain Pipes
- S — Sanitary Sewer Main (existing)
- E — Electrical Line (existing)
- Overhead Wires
- TP 100 — Deep Test Pit Location
- S — Sanitary Manhole
- D — Drain Manhole
- E — Electric Manhole
- T — Telecom Manhole
- U — Unknown Manhole
- Chain Link or Split Rail Fence
- Metal/Wire Fence
- Wooden or Vinyl Fence
- Utility Pole with lamp
- Utility Pole
- Evergreen Tree
- Deciduous Tree
- Swamp or Wetlands
- Tree Line
- Watercourse
- Existing Contours
- R.C.P. — Reinforced Concrete Pipe
- C.M.P. — Corrugated Metal Pipe
- O.P.T. A — Percolation Test Location
- Stone Retaining Wall
- Retaining Wall
- Stone Wall
- WL — Wetland Limit
- Wetland Flag Number
- Wetland Setback
- Benchmark
- Monitoring Well
- INV: — Invert Elevation of Pipe
- Existing Catch Basin/Pipe

SCHEDULE B EXCEPTIONS

1. (NOT APPLICABLE) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
2. (NOT APPLICABLE) RIGHTS OR CLAIMS OF PERSONS IN POSSESSION, OTHER THAN THE INSURED, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. (NOT APPLICABLE) ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, TITLE TO FILLED LANDS (IF ANY) AND ALL OTHER FACTS WHICH AN ACCURATE SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. WHEN THE POLICY ISSUED IS ON A FORM HAVING A REVISION DATE OF 6-17-06, THIS EXCEPTION ALSO REFERS TO ALL THOSE MATTERS DESCRIBED IN COVERED RISK 2(C).
4. (NOT APPLICABLE) UNRECORDED MECHANICS LIENS.
5. (NOT APPLICABLE) REAL ESTATE TAXES, MUNICIPAL ASSESSMENTS AND PRIVATE ASSOCIATION ASSESSMENTS, IF ANY, INCLUDING LIENS AND ASSESSMENTS, NOT YET DUE AND PAYABLE.
6. (NOT APPLICABLE) SEWER AND WATER USE CHARGES AS MAY BE DUE AND PAYABLE.
7. (NOT APPLICABLE) REAL ESTATE TAXES TO THE TOWN OF EAST HARTFORD ON THE LIST OF OCTOBER 1, 2023, AND THEREAFTER. NOTE: THE PROPERTY IS REPORTED AS TAX EXEMPT. TAX INFORMATION ATTACHED.
8. (MAY AFFECT SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) WATER PIPE LINE EASEMENT AS SET FORTH IN A GRANT FROM LEONARD H. AND FRANK H. FORBES TO THE EAST HARTFORD FIRE DISTRICT, DATED MARCH 14, 1911 AND RECORDED DECEMBER 6, 1911 IN VOLUME 51, PAGE 415.
9. INTENTIONALLY DELETED.
10. INTENTIONALLY DELETED.
11. (DOES NOT AFFECT SURVEY AREA) PERMANENT RIGHT TO DISCHARGE SURFACE WATER IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF TAKING FROM JAMES J. FUTTNER AND MARY M. FUTTNER, RECORDED FEBRUARY 6, 1948 IN VOLUME 146, PAGE 33; ALSO, AS SET FORTH IN A DEED FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED APRIL 10, 1946 AND RECORDED APRIL 18, 1946 IN VOLUME 146, PAGE 228. (SEE MAPS NO. 10 AND 11)
12. (DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON) WAIVER OF RIGHTS OF ACCESS IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF TAKING FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED OCTOBER 23, 1942 AND RECORDED OCTOBER 26, 1942 IN VOLUME 131, PAGE 499; ALSO AS SET FORTH IN A WARRANTEE DEED FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED APRIL 10, 1946 AND RECORDED IN VOLUME 146, PAGE 227.
13. (DOES NOT AFFECT SURVEY AREA, SHOWN HEREON LOCATED ON DECLARATION PARCEL NO. 4) CERTIFICATE OF CERTAIN RIGHTS ACQUIRED FOR PROPOSED SEWER IN FAVOR OF THE METROPOLITAN DISTRICT, DATED AND RECORDED JULY 21, 1958 IN VOLUME 283, PAGE 339.
14. (AFFECTS SURVEY AREA, NOT SURVEY RELATED) AGREEMENT BETWEEN ABRAHAM D. GOSMAN AND NATIONAL AMUSEMENTS, INC., DATED FEBRUARY 1, 1972 AND RECORDED MAY 5, 1972 IN VOLUME 482, PAGE 20; WHICH AGREEMENT WAS SUPPLEMENTED BY AGREEMENT DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 188. AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS. SEE DEED RELEASING RIGHT-OF-WAY EASEMENT (FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS, AND BY RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS.
15. (PLOTTED) EASEMENTS AND AGREEMENT CONTAINED IN A WARRANTY DEED FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 175; AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS, AND BY RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS; AS CORRECTED BY AGREEMENT BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 103. NOTE: THE EASEMENT IDENTIFIED AS "FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH" WAS RELEASED BY DEED RELEASING RIGHT-OF-WAY EASEMENT FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATION, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 55; SEE ALSO DEED RELEASING EASEMENT FOR MARQUEE FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 58.
16. (NOT SURVEY RELATED) COVENANT NOT TO COMPETE FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 186. (AS TO 936 SILVER LANE).
17. (PLOTTED) WATER MAIN EASEMENT FROM ABRAHAM D. GOSMAN TO THE METROPOLITAN DISTRICT, DATED AUGUST 24, 1972 AND RECORDED SEPTEMBER 14, 1972 IN VOLUME 493, PAGE 36. (AS TO 942, 944 AND 960 SILVER LANE) SEE MAP 510.
18. (PLOTTED) SEWER EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT, DATED OCTOBER 12, 1972 AND RECORDED OCTOBER 25, 1972 IN VOLUME 496, PAGE 262. (AS TO 944 SILVER LANE)
19. (PLOTTED) EASEMENT IN FAVOR OF THE HARTFORD ELECTRIC LIGHT COMPANY, DATED JANUARY 24, 1973 AND RECORDED JANUARY 30, 1973 IN VOLUME 504, PAGE 59, WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 936 SILVER LANE AND 944 SILVER LANE)
20. (DOES NOT AFFECT SURVEY AREA, NOT PLOTTED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND THE METROPOLITAN DISTRICT (REGARDING SANITARY SEWER CONNECTION CHARGES), DATED JULY 25, 1975 AND RECORDED SEPTEMBER 4, 1975 IN VOLUME 576, PAGE 81.
21. (PLOTTED) ELECTRICAL DISTRIBUTION EASEMENT FROM ARGOS ASSOCIATES TO THE HARTFORD ELECTRIC LIGHT COMPANY, DATED DECEMBER 11, 1974 AND RECORDED FEBRUARY 4, 1975 IN VOLUME 560, PAGE 252; WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 960 SILVER LANE)
22. (PLOTTED) ELECTRICAL DISTRIBUTION EASEMENT FROM ARGOS ASSOCIATES TO THE HARTFORD ELECTRIC LIGHT COMPANY, DATED OCTOBER 2, 1975 AND RECORDED OCTOBER 30, 1975 IN VOLUME 580, PAGE 325; WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 960 SILVER LANE)
23. (NOT SURVEY RELATED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND THE STATE OF CONNECTICUT, DATED JANUARY 12, 1976 AND RECORDED MARCH 8, 1976 IN VOLUME 590, PAGE 148.
24. (PLOTTED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED JUNE 9, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 28; WHICH AGREEMENT WAS AMENDED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 50; SEE DEED RELEASING RIGHT-OF-WAY EASEMENT (FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS. SEE ALSO RELEASE OF PAYMENT OBLIGATION BY NATIONAL AMUSEMENTS, INC., DATED MAY 12, 1993 AND RECORDED MAY 10, 1996 IN VOLUME 1617, PAGE 208.
25. (PLOTTED) DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2,1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56.
26. (PLOTTED) WAIVER OF RIGHTS OF ACCESS AND FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ARGOS ASSOCIATES, DATED JUNE 16, 1983 AND RECORDED JUNE 28, 1983 IN VOLUME 825, PAGE 59. SEE MAPS 1227-1228.
27. (PLOTTED) WAIVER OF RIGHTS OF ACCESS IN FAVOR OF THE STATE OF CONNECTIOUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ABRAHAM D. GOSMAN, DATED JULY 6, 1983 AND RECORDED JULY 14, 1983 IN VOLUME 827, PAGE 219. SEE MAP #1234
28. (AFFECTS SURVEY AREA, BLANKET IN NATURE) RESTRICTIONS SET FORTH IN A WARRANTY DEED FROM ARGOS ASSOCIATES TO NORTON H. GOLDSTEIN, DATED JANUARY 2, 1985 AND RECORDED JANUARY 7, 1985 IN VOLUME 896, PAGE 229; AND ALSO IN A WARRANTY DEED FROM NORTON H. GOLDSTEIN TO NATIONAL AMUSEMENTS, INC, DATED AND RECORDED JANUARY 7, 1985 IN VOLUME 896, PAGE 245; AS AFFECTED BY RELEASE OF RESTRICTIVE COVENANT BY CHARTER OAK REALTY HOLDINGS LLC IN FAVOR OF THE TOWN OF EAST HARTFORD DATED JUNE 1, 2022 AND RECORDED IN VOLUME 4116, PAGE 3. (AS TO 960 SILVER LANE)
29. (AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ANGELUS FUTTNER, BLACEY J. FUTTNER, RAYMOND FUTTNER, MARY N. SPOSITO, WILLIAM H. ANDRULAT AND ROSEANNE ANDRULAT, DATED JULY 27, 1983 AND RECORDED AUGUST 4, 1983 IN VOLUME 830, PAGE 74. (AS TO 960 SILVER LANE AND 291 FORBES STREET)
30. (AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM BLACEY J. FUTTNER, ANGELUS FUTTNER, RAYMOND FUTTNER, MARY N. SPOSITO AND ROSEANNE ANDRAULT, DATED AUGUST 16, 1983 AND RECORDED AUGUST 22, 1983 IN VOLUME 833, PAGE 47. (AS TO 960 SILVER LANE AND 291 FORBES STREET)
31. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-B ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MAY 21, 1991 AND RECORDED JUNE 28, 1991 IN VOLUME 1336, PAGE 33.
32. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 206 ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED APRIL 15, 1975 AND RECORDED DECEMBER 31, 1992 IN VOLUME 1426, PAGE 198.
33. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 206-A ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 15, 1992 AND RECORDED DECEMBER 31, 1992 IN VOLUME 1426, PAGE 203.
34. (PLOTTED) RESERVATIONS OF EASEMENTS AS SET FORTH IN A SPECIAL WARRANTY DEED FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY TO NATIONAL AMUSEMENTS, INC., DATED MAY 6, 1993 AND RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 179. (AS TO 944 SILVER LANE)
35. (PLOTTED) TERMS AND PROVISIONS OF AN EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 209. SEE ALSO AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56.
36. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-C ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED AUGUST 16, 1994 AND RECORDED OCTOBER 21, 1994 IN VOLUME 1539, PAGE 166; AS RE-RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 240.
37. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104 ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED JULY 18, 1972 AND RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 233.
38. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-A ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1987 AND RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 237.
39. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-B ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MAY 21, 1991 AND RECORDED JUNE 28, 1991 IN VOLUME 1336, PAGE 33.
40. (NOT SURVEY RELATED) TRAFFIC INVESTIGATION REPORT ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (S.T.C. NO. 042-9103-01) DATED MAY 21, 1991 AND RECORDED FEBRUARY 14, 1995 IN VOLUME 1554, PAGE 70.
41. (NOT SURVEY RELATED) TRAFFIC INVESTIGATION REPORT ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (S.T.C. NO. 042-9503-01) DATED MAY 16, 1995 AND RECORDED MAY 31, 1995 IN VOLUME 1569, PAGE 193.
42. (PLOTTED) EASEMENT TO CONSTRUCT AND MAINTAIN MULTI-USE TRAIL AS SET FORTH IN A CERTIFICATE OF CONDEMNATION BY THE STATE OF CONNECTICUT DATED JUNE 12, 2013 AND RECORDED IN VOLUME 3398, PAGE 299. (SEE MAP NO. 3185 AND 3186)
43. (NOT SURVEY RELATED) CONDITIONS SET FORTH IN CERTIFICATE OF SPECIAL PERMIT GRANTED BY THE TOWN OF EAST HARTFORD PLANNING AND ZONING COMMISSION DATED SEPTEMBER 23, 2015 AND RECORDED IN VOLUME 3561, PAGE 94. (AS TO 936 SILVER LANE)
44. (NOT SURVEY RELATED) NOTICE OF ADMINISTRATIVE DECISION NO. 891 BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DATED DECEMBER 21, 2022 AND RECORDED IN VOLUME 4152, PAGE 70.

THE FOLLOWING EXCEPTIONS AFFECT THE APPURTENANT EASEMENTS ONLY:

45. (DOES NOT AFFECT SURVEY AREA, NOT PLOTTED)DRAINAGE EASEMENT FROM ARGOS ASSOCIATES TO UNITED STATES POSTAL SERVICE, DATED JANUARY 14, 1976 AND RECORDED APRIL 13, 1976 IN VOLUME 592, PAGE 223.
46. (PLOTTED) RIGHT OF WAY EASEMENT AS SET FORTH IN A SPECIAL WARRANTY DEED FROM ARGOS ASSOCIATES TO RED LOBSTER INNS OF AMERICA, DATED JANUARY 24, 1977 AND RECORDED JANUARY 26, 1977 IN VOLUME 619, PAGE 221.
47. (PLOTTED) DEED CONVEYING EASEMENT FOR MARQUEE FROM ARGOS ASSOCIATES TO NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 61.
48. (PLOTTED) AGREEMENT REGARDING EASEMENT FOR GRADING AND SLOPING BETWEEN JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY AND NORTON H. GOLDSTEIN, DATED JUNE 2, 1980 AND RECORDED JULY 18, 1980 IN VOLUME 730, PAGE 333.

No.	Date	REVISION DESCRIPTION
4.	5/22/2025	ADDED LIMIT OF SLOPE EASEMENT
3.	5/21/2025	REVISIONS TO SCHEDULE B EXCEPTIONS
2.	4/14/2025	REVISED ACCESS DENIED LABELS
1.	4/11/2025	ADDED ACCESS DENIED LABELS

SCALE: 1"=80'

0 40 80 160 240

STATE OF CONNECTICUT
BRYAN P. NESTERIAK
#23556
LICENSED
LAND SURVEYOR

ACCURATE
LAND SURVEYING, LLC
15 Research Drive
Wodderidge, CT 06525
Tel: 203.881.8145
501 Main Street
Monroe, CT 06468
Tel: 203.880.5455

SURVEYOR'S CERTIFICATION

TO:
- USC 946 SILVER LANE LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
- CATIC
- JASKO ZELMAN 1, LLC
- JZ OTTO LLC
- JZ FORBES LLC
- CONCOURSE PARK HOLDINGS LLC
- CONCOURSE MEZZ LLC
- UPDIKE, KELLY & SPELLACY, P.C.
- THE TOWN OF EAST HARTFORD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,5,8,13,18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/20/2022

DATE OF MAP: 3/25/2025

BRYAN P. NESTERIAK, PE, LS 23556

ALTA/NSPS LAND TITLE SURVEY

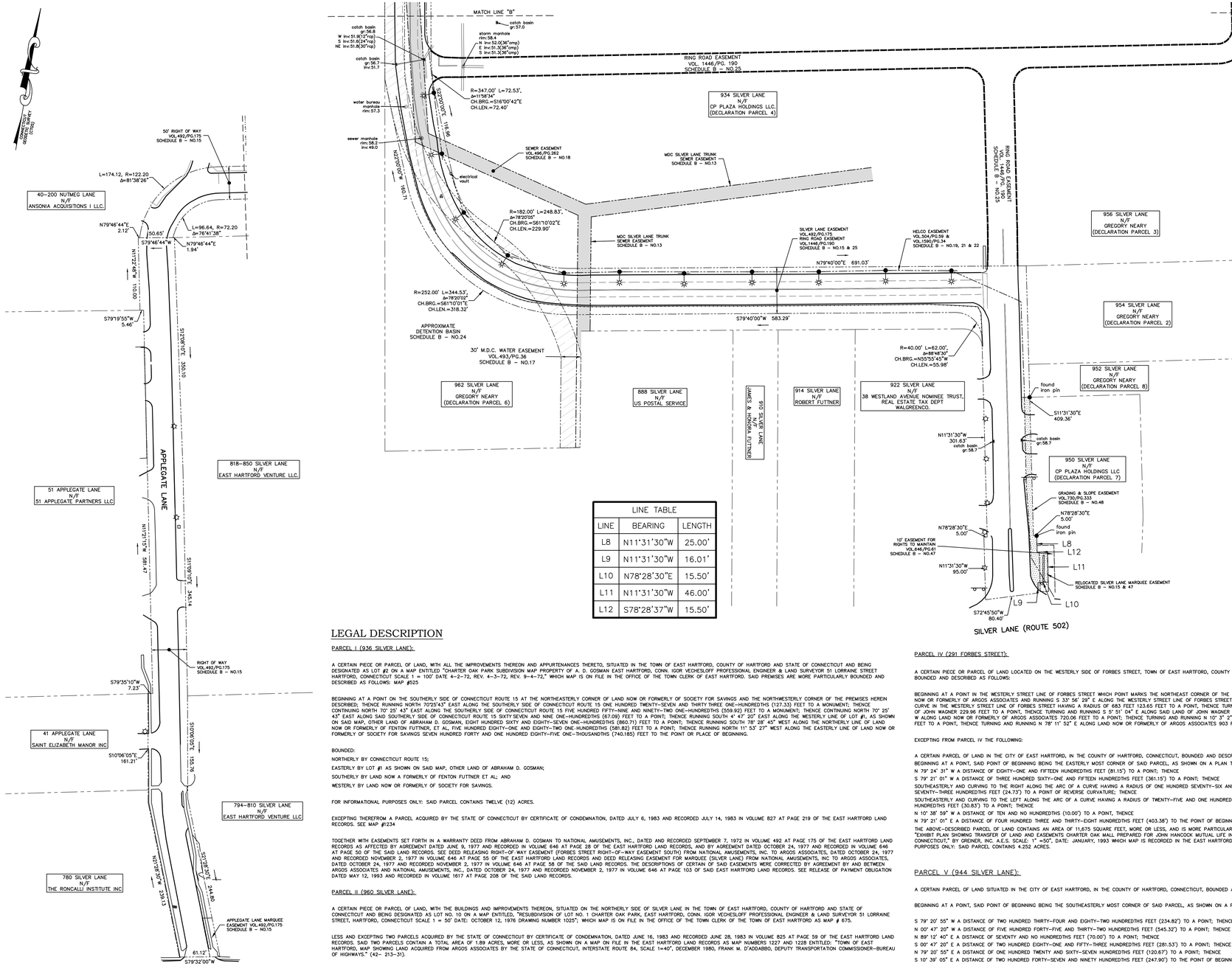
OF

936, 942, 944 & 960 SILVER LANE
AND 285 & 291 FORBES STREET
EAST HARTFORD, CONNECTICUT

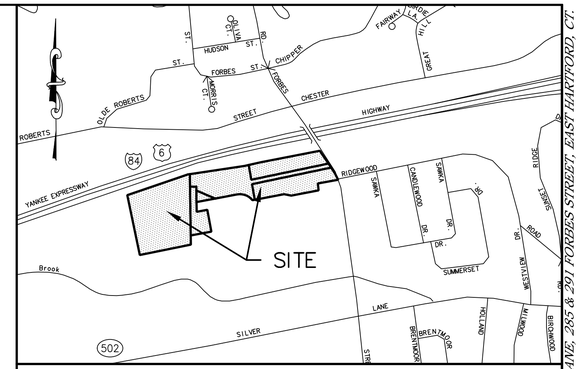
PREPARED FOR
USC SILVER LAKE LLC, ISAOA/ATIMA

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VAUID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE WET STAMP OR EMBOSSED SEAL.

Date	3/25/2025
Scale	1"=80'
Job No.	1155
Drawing No.	1 of 2



LINE TABLE		
LINE	BEARING	LENGTH
L8	N11°31'30"W	25.00'
L9	N11°31'30"W	16.01'
L10	N78°28'30"E	15.50'
L11	N11°31'30"W	46.00'
L12	S78°28'37"W	15.50'



LOCATION MAP
SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20–300b–1 THROUGH 20–300b–20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V–2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T–2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THIS SURVEY AND ITS CONTENTS ARE BASED ON THE PROVIDED TITLE REPORT:
   CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCSH 23–1954, DATE:1/14/2025.
6. PROPERTIES ARE ALSO KNOWN AS CITY OF EAST HARTFORD TAX LOTS 22, 23, 107, 113, 129 & 130 ON ASSESSORS MAP 46.
7. TOTAL AREA = 1,130,229.8 SQ.FT. OR 25.946 ACRES
   936 SILVER LANE = 477,274.2 SQ.FT. OR 10.956 ACRES
   942 SILVER LANE = 13,591.4 SQ.FT. OR 0.312 ACRES
   944 SILVER LANE = 73,003.2 SQ.FT. OR 1.675 ACRES
   960 SILVER LANE = 252,407.1 SQ.FT. OR 5.794 ACRES
   285 FORBES STREET = 139,629.4 SQ.FT. OR 3.205 ACRES
   291 FORBES STREET = 174,324.5 SQ.FT. OR 4.001 ACRES
8. PROPERTIES LIE IN ZONING DISTRICT "B–6".
9. PROPERTIES DO NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
11. RELEASE OF RESTRICTIVE COVENANT WAS FILED ON JULY 14, 2022 IN THE EAST HARTFORD CLERK'S OFFICE, SEE DEED REFERENCE 11.
12. LOAN AMOUNT $57,000,000.

MAP REFERENCES

1. PLAN ENTITLED "PROPERTY SURVEY MAP PREPARED FOR THE TOWN OF EAST HARTFORD 936 SILVER LANE EAST HARTFORD, CONNECTICUT", SCALE 1"=80'. DATED: 8/23/2018. LAST REVISED: 1/2/2019. BY CME ASSOCIATES, INC.

DEED REFERENCES

1. DEED VOLUME 492 PAGE 175, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
2. DEED VOLUME 493 PAGE 36, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
3. DEED VOLUME 496 PAGE 262, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
4. DEED VOLUME 504 PAGE 59, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
5. DEED VOLUME 646 PAGE 61, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
6. DEED VOLUME 646 PAGE 103, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
7. DEED VOLUME 1446 PAGE 209, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
8. DEED VOLUME 1446 PAGE 190, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
9. DEED VOLUME 1590 PAGE 34, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
10. DEED VOLUME 3398 PAGE 299, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
11. DEED VOLUME 4116 PAGE 3, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.

LEGAL DESCRIPTION

PARCEL I (936 SILVER LANE):

A CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO, SITUATED IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING DESIGNATED AS LOT #2 ON A MAP ENTITLED "CHARTER OAK PARK SUBDIVISION MAP PROPERTY OF A. D. GOSMAN EAST HARTFORD, CONN. IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET HARTFORD, CONNECTICUT SCALE 1 = 100' DATE 4–2–72, REV. 4–3–72, REV. 9–4–72," WHICH MAP IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF EAST HARTFORD. SAID PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: MAP #525

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS AND THE NORTHWESTERLY CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE RUNNING NORTH 70°25'43" EAST ALONG THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 ONE HUNDRED TWENTY–SEVEN AND THIRTY THREE ONE–HUNDREDTHS (127.33) FEET TO A MONUMENT; THENCE CONTINUING NORTH 70° 25' 43" EAST ALONG THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 FIVE HUNDRED FIFTY–NINE AND NINETY–TWO ONE–HUNDREDTHS (559.92) FEET TO A MONUMENT; THENCE CONTINUING NORTH 70° 25' 43" EAST ALONG SAID SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 SIXTY SEVEN AND NINE ONE–HUNDREDTHS (67.09) FEET TO A POINT; THENCE RUNNING SOUTH 4° 47' 20" EAST ALONG THE WESTERLY LINE OF LOT #1, AS SHOWN ON SAID MAP, OTHER LAND OF ABRAHAM D. GOSMAN, EIGHT HUNDRED SIXTY AND EIGHTY–SEVEN ONE–HUNDREDTHS (860.71) FEET TO A POINT; THENCE RUNNING SOUTH 78° 28' 45" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF FENTON FUTTNER, ET AL, FIVE HUNDRED EIGHTY–ONE AND EIGHTY–TWO ONE–HUNDREDTHS (581.82) FEET TO A POINT; THENCE RUNNING NORTH 11° 53' 27" WEST ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS SEVEN HUNDRED FORTY AND ONE HUNDRED EIGHTY–FIVE ONE–THOUSANDTHS (740.185) FEET TO THE POINT OR PLACE OF BEGINNING.

BOUNDED:

NORTHERLY BY CONNECTICUT ROUTE 15;

EASTERLY BY LOT #1 AS SHOWN ON SAID MAP, OTHER LAND OF ABRAHAM D. GOSMAN;

SOUTHERLY BY LAND NOW A FORMERLY OF FENTON FUTTNER ET AL; AND

WESTERLY BY LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS.

FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS TWELVE (12) ACRES.

EXCEPTING THEREFROM A PARCEL ACQUIRED BY THE STATE OF CONNECTICUT BY CERTIFICATE OF CONDEMNATION, DATED JULY 6, 1983 AND RECORDED JULY 14, 1983 IN VOLUME 827 AT PAGE 219 OF THE EAST HARTFORD LAND RECORDS. SEE MAP #1234

TOGETHER WITH EASEMENTS SET FORTH IN A WARRANTY DEED FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492 AT PAGE 175 OF THE EAST HARTFORD LAND RECORDS AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, AND BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS. SEE DEED RELEASING RIGHT–OF WAY EASEMENT (FORBES STREET RIGHT–OF–WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS. SEE RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS.

PARCEL II (960 SILVER LANE):

A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF SILVER LANE IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING DESIGNATED AS LOT NO. 10 ON A MAP ENTITLED, "RESUBDIVISION OF LOT NO. 1 CHARTER OAK PARK, EAST HARTFORD, CONN. IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET, HARTFORD, CONNECTICUT SCALE 1 = 50' DATE: OCTOBER 12, 1976 DRAWING NUMBER 1025"; WHICH MAP IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF EAST HARTFORD AS MAP # 675.

LESS AND EXCEPTING TWO PARCELS ACQUIRED BY THE STATE OF CONNECTICUT BY CERTIFICATE OF CONDEMNATION, DATED JUNE 16, 1983 AND RECORDED JUNE 28, 1983 IN VOLUME 825 AT PAGE 59 OF THE EAST HARTFORD LAND RECORDS. SAID TWO PARCELS CONTAIN A TOTAL AREA OF 1.89 ACRES, MORE OR LESS, AS SHOWN ON A MAP ON FILE IN THE EAST HARTFORD LAND RECORDS AS MAP NUMBERS 1227 AND 1228 ENTITLED: "TOWN OF EAST HARTFORD, MAP SHOWING LAND ACQUIRED FROM ARGOS ASSOCIATES BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 84, SCALE 1=40", DECEMBER 1980, FRANK M. D'ADDABBO, DEPUTY TRANSPORTATION COMMISSIONER–BUREAU OF HIGHWAYS." (42– 213–31).

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173, WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

PARCEL III (285 FORBES STREET):

A CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF FORBES STREET, TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF FORBES STREET WHICH POINT MARKS THE SOUTHEAST CORNER OF THE HEREIN–DESCRIBED PREMISES AND THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF ARGOS ASSOCIATES AND RUNNING S 78° 11' 52" W 881.10 FEET TO A POINT; THENCE TURNING AND RUNNING N 10° 3' 02" W ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 166.845 FEET TO A POINT; THENCE TURNING AND RUNNING ALONG THE ARC OF A CURVE HAVING A RADIUS

7,785 FEET ALONG LANDS NOW OR FORMERLY OF THE STATE OF CONNECTICUT 281.41 FEET TO A POINT; THENCE RUNNING N 79° 3' 45" E ALONG LAND NOW OR FORMERLY OF THE STATE OF CONNECTIUT 529.62 FEET TO POINT; THENCE TURNING AND RUNNING S 33° 58' 29" E ALONG THE WESTERLY STREET LINE OF FORBES STREET 172.36 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS 3.203 ACRES.

PARCEL IV (291 FORBES STREET):

A CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF FORBES STREET, TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF FORBES STREET WHICH POINT MARKS THE NORTHEAST CORNER OF THE HEREIN–DESCRIBED PREMISES AND THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF ARGOS ASSOCIATES AND RUNNING S 33° 56' 29" E ALONG THE WESTERLY STREET LINE OF FORBES STREET 33.15 FEET TO A POINT; THENCE RUNNING ALONG THE ARC OF A CURVE IN THE WESTERLY STREET LINE OF FORBES STREET HAVING A RADIUS OF 683 FEET 123.65 FEET TO A POINT, THENCE TURNING AND RUNNING S 79° 29' 48" W ALONG LANDS NOW OR FORMERLY OF JOHN WAGNER 229.96 FEET TO A POINT, THENCE TURNING AND RUNNING S 5° 51' 04" E ALONG SAID LAND OF JOHN WAGNER 77.99 FEET TO A POINT; THENCE TURNING AND RUNNING S 79° 21' 01" W ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 720.06 FEET TO A POINT; THENCE TURNING AND RUNNING N 10° 3' 2" W ALONG LANDS NOW OR FORMERLY OF ARGOS ASSOCIATES 206.76 FEET TO A POINT, THENCE TURNING AND RUNNING N 78° 11' 52" E ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 903 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING FROM PARCEL IV THE FOLLOWING:

A CERTAIN PARCEL OF LAND IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE EASTERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE
N 79° 24' 31" W A DISTANCE OF EIGHTY–ONE AND FIFTEEN HUNDREDTHS FEET (81.15') TO A POINT; THENCE
S 79° 21' 01" W A DISTANCE OF THREE HUNDRED SIXTY–ONE AND FIFTEEN HUNDREDTHS FEET (361.15') TO A POINT; THENCE
SOUTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE HUNDRED SEVENTY–SIX AND NO HUNDREDTHS FEET (176.00'), A LENGTH OF TWENTY–FOUR AND SEVENTY–THREE HUNDREDTHS FEET (24.73') TO A POINT OF REVERSE CURVATURE; THENCE
SOUTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY–FIVE AND ONE HUNDREDTHS FEET (25.01'), A LENGTH OF THIRTY AND EIGHTY–THREE HUNDREDTHS FEET (30.83') TO A POINT; THENCE
N 10° 38' 59" W A DISTANCE OF TEN AND NO HUNDREDTHS (10.00') TO A POINT, THENCE
N 79° 21' 01" E A DISTANCE OF FOUR HUNDRED THREE AND THIRTY–EIGHT HUNDREDTHS FEET (403.38') TO THE POINT OF BEGINNING.
THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 11,675 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCELS B AND BL ON A PLAN ENTITLED, "EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT," BY GREINER, INC. A.E.S. SCALE: 1" =50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204. FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS 4.252 ACRES.

PARCEL V (944 SILVER LANE):

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE

S 79° 20' 55" W A DISTANCE OF TWO HUNDRED THIRTY–FOUR AND EIGHTY–TWO HUNDREDTHS FEET (234.82') TO A POINT; THENCE
N 00° 47' 20" W A DISTANCE OF FIVE HUNDRED FORTY–FIVE AND THIRTY–TWO HUNDREDTHS FEET (545.32') TO A POINT; THENCE
N 89° 12' 40" E A DISTANCE OF SEVENTY AND NO HUNDREDTHS FEET (70.00') TO A POINT; THENCE
S 00° 47' 20" E A DISTANCE OF TWO HUNDRED EIGHTY–ONE AND FIFTY–THREE HUNDREDTHS FEET (281.53') TO A POINT; THENCE
N 79° 20' 55" E A DISTANCE OF ONE HUNDRED TWENTY AND SIXTY–SEVEN HUNDREDTHS FEET (120.67') TO A POINT; THENCE
S 10° 39' 05" E A DISTANCE OF TWO HUNDRED FORTY–SEVEN AND NINETY HUNDREDTHS FEET (247.90') TO THE POINT OF BEGINNING.

THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 73,003 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCEL "AL" ON A PLAN ENTITLED "EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT," BY GREINER, INC. A.E.S. SCALE: 1" =50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204.

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

PARCEL VI (942 SILVER LANE):

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE NORTHERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE S 66° 43' 00" E A DISTANCE OF TWO HUNDRED FIFTEEN AND SIXTY–FIVE HUNDREDTHS FEET (215.65') TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF CURVE HAVING A RADIUS OF FORTY–FOUR AND NO HUNDREDTHS FEET (44.00'), A LENGTH OF TWENTY–SIX AND SIX HUNDREDTHS FEET (26.06') TO A POINT; THENCE

S 79° 20' 55" W A DISTANCE OF TWO HUNDRED TWENTY–FIVE AND SEVENTY–ONE HUNDREDTHS FEET (225.71') TO A POINT; THENCE

N 00° 47' 20" W A DISTANCE OF ONE HUNDRED TWENTY–NINE AND EIGHTY HUNDREDTHS FEET (129.80') TO THE POINT OF BEGINNING.

THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 13,591 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCEL 'A' ON A PLAN ENTITLED 'EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT,' BY GREINER, INC. A.E.S. SCALE: 1" = 50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204.

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument	GV	Gas gate valve
Mon.	Monument	WV	Water gate valve
●	Iron Pin to be Set	W	Water meter
■	Conc. Monument to be Set	hyd	Hydrant
I. Pipe	Iron Pipe	W	Water main (existing)
●	Iron Pin	G	Gas Main (existing)
D.H.	Drill Hole	SD	Underground Storm Drain Pipes
Fnd.	Found	S	Sanitary Sewer Main (existing)
N/F	Now or Formerly	E	Electrical Line (existing)
	Property Line	//	Overhead Wires
	Property Line (adjoining)	S	Sanitary Manhole
	Building Setback Line	D	Drain Manhole
	Easement Line	E	Electric Manhole
	Edge of water	T	Telecom Manhole
	FEMA Flood Zone	U	Unknown Manhole
BFE	Base Flood Elevation		Chain Link or Split Rail Fence
×200.0	Existing Spot Elevation		Metal/Wire Fence
	Building (existing)		Wooden or Vinyl Fence
			Utility Pole with lamp
		Ø	Utility Pole
			Evergreen Tree
			Deciduous Tree
			Swamp or Wetlands
			Tree Line
			Watercourse
		123	Existing Contours
		R.C.P.	Reinforced Concrete Pipe
		C.M.P.	Corrugated Metal Pipe
		O PT A	Percolation Test Location
		TP 100	Deep Test Pit Location
			Stone Retaining Wall
			Retaining Wall
			Stone Wall
		WL	Wetland Limit
			Wetland Flag Number
			Wetland Setback
			Benchmark
			Monitoring Well
		INV:	Invert Elevation of Pipe
			Existing Catch Basin/Pipe

No.	Date	REVISION DESCRIPTION
4.	5/22/2025	ADDED LIMIT OF SLOPE EASEMENT
3.	5/21/2025	REVISIONS TO SCHEDULE B EXCEPTIONS
2.	4/11/2025	REVISED ACCESS DENIED LABELS
1.	4/11/2025	ADDED ACCESS DENIED LABELS

SCALE: 1"=80'
0 40 80 160 240

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED LAND SURVEYOR

ACCURATE LAND SURVEYING, LLC
15 RESEARCH DRIVE WOODBRIDGE, CT 06525 TEL: 203.881.8145
501 MAIN STREET MONROE, CT 06468 TEL: 203.880.5455

ALTA/NSPS LAND TITLE SURVEY
OF
936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET EAST HARTFORD, CONNECTICUT

PREPARED FOR
USC SILVER LAKE LLC, ISAOA/ATIMA

SURVEYOR'S CERTIFICATION

TO:
- USC 946 SILVER LANE LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
- CATIC
- JASON CAPITAL 1, LLC
- JZ OTTO LLC
- JZ FORBES LLC
- CONCOURSE PARK HOLDINGS LLC
- CONCOURSE MEZZ LLC
- UPDIKE, KELLY & SPELLACY, P.C.
- THE TOWN OF EAST HARTFORD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCOR

PROPOSED DRAINAGE EASEMENT #1

LINE TABLE

LINE	BEARING	LENGTH
L1	N75°49'04"E	122.06'
L2	S14°10'56"E	3.21'
L3	N75°49'05"E	6.08'
L4	N81°33'15"E	197.99'
L5	S11°53'21"E	10.02'
L6	S81°33'15"W	198.09'
L7	S75°49'05"W	5.58'
L8	S14°10'48"E	56.46'
L9	S75°49'04"W	139.43'
L10	S75°49'04"W	13.13'
L11	S59°44'55"E	17.74'
L12	S12°03'04"E	152.42'
L13	S77°09'01"W	7.14'
L14	N12°03'04"W	145.50'
L15	N59°44'55"W	37.23'
L16	N14°10'56"W	8.77'
L17	N75°50'55"E	7.85'
L18	N14°09'23"W	54.01'
L19	N75°49'04"E	43.93'
L20	S14°06'09"E	12.00'
L21	S12°03'09"E	57.42'

PROPOSED DRAINAGE EASEMENT #2

LINE TABLE

LINE	BEARING	LENGTH
L22	N02°01'15"W	42.94'
L23	N78°43'58"E	118.10'
L24	S10°39'05"E	71.65'
L25	S10°39'05"E	77.00'
L26	S79°21'09"W	37.12'
L27	S55°44'36"W	81.69'
L28	S07°45'50"W	25.41'
L29	S79°20'55"W	10.54'
L30	N07°45'50"E	29.69'
L31	N20°52'11"W	31.96'
L32	S87°58'45"W	13.06'
L33	N02°01'15"W	73.06'
L34	N02°01'15"W	18.15'
L35	S79°25'58"W	38.90'
L36	N01°35'31"W	10.06'
L37	N79°21'04"E	38.83'
L38	N79°20'55"E	128.77'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20–300b–1 THROUGH 20–300b–20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS.
4. BEARINGS AND COORDINATES ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. PROPERTIES ARE ALSO KNOWN AS CITY OF EAST HARTFORD TAX LOTS 22, 23, 107, 113, 129 & 130 ON ASSESSORS MAP 46.
6. TOTAL AREA = 1,116,638.3 SQ.FT. OR 25.634 ACRES

   EXISTING LOTS
   - 936 SILVER LANE = 477,274.2 SQ.FT. OR 10.956 ACRES
   - 942 SILVER LANE = 13,591.4 SQ.FT. OR 0.312 ACRES
   - 944 SILVER LANE = 73,003.2 SQ.FT. OR 1.675 ACRES
   - 960 SILVER LANE = 238,815.6 SQ.FT. OR 5.482 ACRES
   - 285 FORBES STREET = 139,629.4 SQ.FT. OR 3.205 ACRES
   - 291 FORBES STREET = 174,324.5 SQ.FT. OR 4.001 ACRES

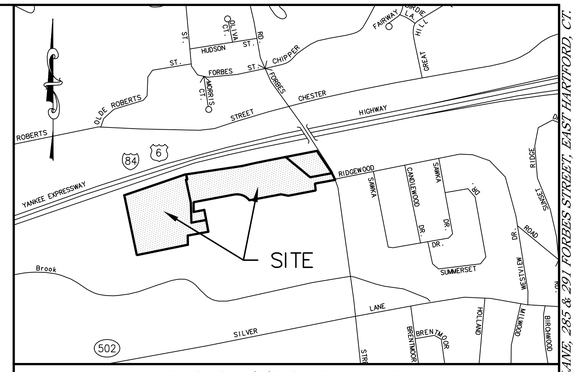
   CONSOLIDATED LOTS
   - PROPOSED LOT 1 = 82,611.8 SQ.FT. OR 1.896 ACRES
   - PROPOSED LOT 2 = 513,882.9 SQ.FT. OR 11.797 ACRES
   - PROPOSED LOT 3 = 520,144.7 SQ.FT. OR 11.940 ACRES
7. PROPERTIES LIE IN ZONING DISTRICT "B–6".
8. PROPERTIES DO NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
9. PROPOSED LOT 1 SHALL HAVE THE RIGHT TO DRAIN STORMWATER DENTON SYSTEM OUTLET ONTO PROPOSED LOT 2.

MAP REFERENCES

1. PLAN ENTITLED "PROPERTY SURVEY MAP PREPARED FOR THE TOWN OF EAST HARTFORD 936 SILVER LANE EAST HARTFORD, CONNECTICUT", SCALE 1"=80'. DATED: 8/23/2018. LAST REVISED: 1/2/2019. BY CME ASSOCIATES, INC.

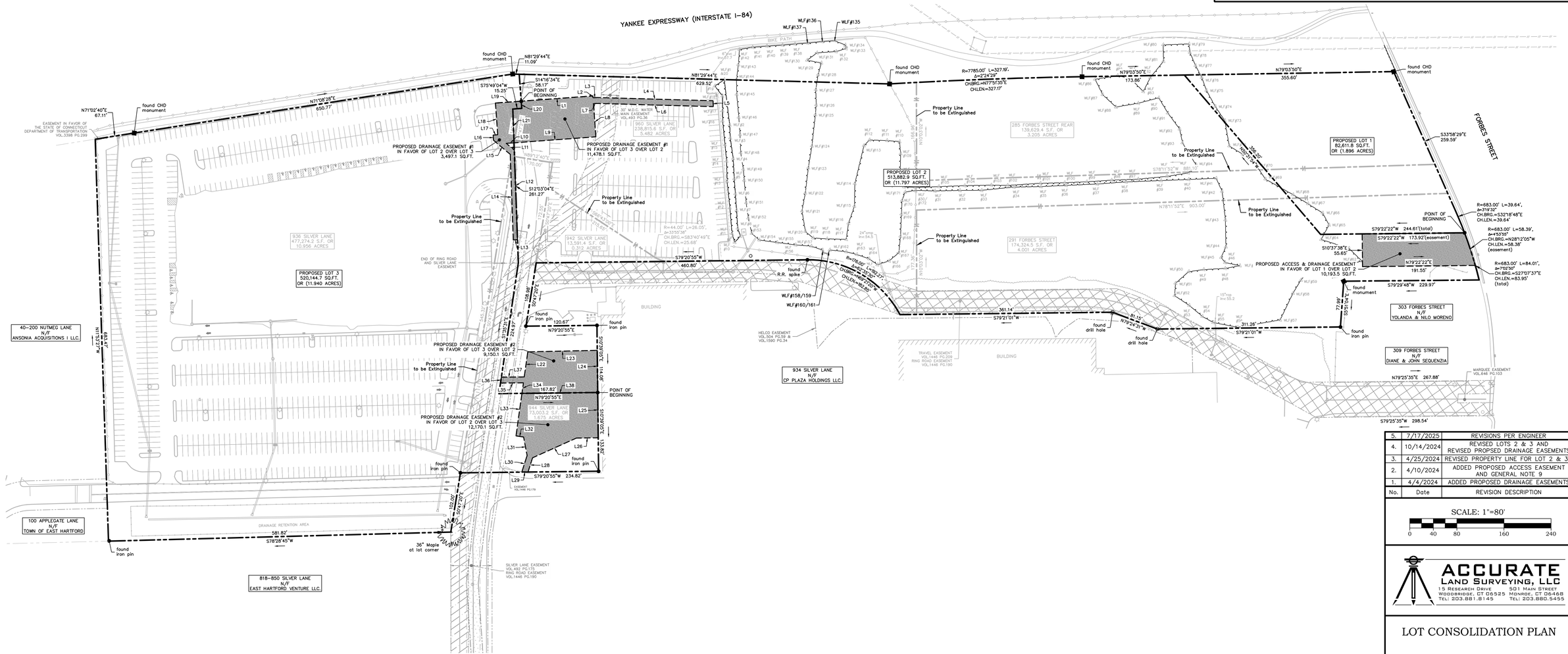
DEED REFERENCES

1. DEED VOLUME 492 PAGE 175, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
2. DEED VOLUME 493 PAGE 36, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
3. DEED VOLUME 496 PAGE 262, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
4. DEED VOLUME 504 PAGE 59, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
5. DEED VOLUME 646 PAGE 61, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
6. DEED VOLUME 646 PAGE 103, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
7. DEED VOLUME 1446 PAGE 209, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
8. DEED VOLUME 1446 PAGE 190, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
9. DEED VOLUME 1590 PAGE 34, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
10. DEED VOLUME 3398 PAGE 299, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
11. DEED VOLUME 4116 PAGE 3, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.



LOCATION MAP

SCALE: 1"=800'



No.	Date	REVISION DESCRIPTION
5.	7/17/2025	REVISIONS PER ENGINEER
4.	10/14/2024	REVISED LOTS 2 & 3 AND REVISED PROPSED DRAINAGE EASEMENTS
3.	4/25/2024	REVISED PROPERTY LINE FOR LOT 2 & 3
2.	4/10/2024	ADDED PROPOSED ACCESS EASEMENT AND GENERAL NOTE 9
1.	4/4/2024	ADDED PROPOSED DRAINAGE EASEMENTS

SCALE: 1"=80'

0 40 80 160 240

ACCURATE LAND SURVEYING, LLC
15 Research Drive Woodbridge, CT 06525 Tel: 203.881.8145
501 Main Street Monroe, CT 06468 Tel: 203.880.5455

LOT CONSOLIDATION PLAN

OF

936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET EAST HARTFORD, CONNECTICUT

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument
Mon.	Monument
●	Iron Pin to be Set
■	Conc. Monument to be Set
I. Pipe	Iron Pipe
●	Iron Pin
D.H.	Drill Hole
	Pile of Stones
	Light Post
Fnd.	Found
N/F	Now or Formerly
	Property Line
	Property Line (adjoining)
	Building Setback Line
	Easement Line
	Edge of water
	FEMA Flood Zone
BFE:	Base Flood Elevation
×200.0	Existing Spot Elevation
GV	Gas gate valve
GM	Water gate valve
W	Water meter
hyd	Hydrant
W	Water main (existing)
WS	Water service lateral
G	Gas Main (existing)
SS	Sanitary Sewer Main (existing)
E	Electrical Line (existing)
S	Sanitary Manhole
D	Drain Manhole
	Chain Link or Split Rail Fence
	Metal/Wire Fence
	Wooden or Vinyl Fence
UP	Utility Pole
INV.	Invert Elevation of Pipe
	Existing Catch Basin/Pipe
	Building (existing)
	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Tree Line
	Watercourse
123	Existing Contours
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
○ PT A	Percolation Test Location
◆ TP 100	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Stone Wall
WL	Wetland Limit
	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (Existing)
○ F.P.	Fence Post

SITE STATISTICS

PROPOSED LOT 1

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	1.896 ACRES (82,611.8 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 20,652.9 S.F.	VACANT LOT
MAX. IMPERVIOUS COVERAGE	75% = 61,958.8 S.F.	

SITE STATISTICS

PROPOSED LOT 2

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	11.797 ACRES (513,882.9 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 128,470.7 S.F.	VACANT LOT
MAX. IMPERVIOUS COVERAGE	75% = 385,412.1 S.F.	

SITE STATISTICS

PROPOSED LOT 3

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	11.940 ACRES (520,144.7 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 130,036.1 S.F.	
MAX. IMPERVIOUS COVERAGE	75% = 390,108.5 S.F.	

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED LAND SURVEYOR

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE WET STAMP OR EMBOSSED SEAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, PE, LS 23556

Date 1/19/2024
Scale 1"=80'
Job No. 1155
Drawing No. 1 of 1

LCP, 936, 942, 944 & 960 SILVER LANE, 285 & 291 FORBES STREET, EAST HARTFORD, CT.

PROTECT & MAINTAIN EXISTING NON ACCESS HIGHWAY FENCE ALONG NORTHERN PROPERTY LINE

PROPERTY LINE (TYP.)

MAINTAIN 24'-WIDE ACCESS/EGRESS DRIVE CLEAR OF DEBRIS AND MATERIAL THROUGHOUT CONSTRUCTION

PAVEMENT WITHIN EXISTING 30' MDC WATER EASEMENT WITH 30" RCP WATER TRANSMISSION PIPELINE TO BE PROTECTED AND MAINTAINED FOR THE LONGEST EXTENT PRACTICAL DURING CONSTRUCTION. CONTRACTOR MUST UTILIZE THE TEMPORARY BRIDGE TO CROSS THE MDC EASEMENT WITH ALL CONSTRUCTION VEHICLESAT 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.

CONTRACT LIMIT LINE EQUALS THE PROPERTY LINE AND LIMITS OF DISTURBANCE. (TYP.)

LIMIT OF WETLANDS (TYP.)

CONTRACTOR TO INSTALL ORANGE SAFETY FENCE ON BOTH SIDES OF THE MDC EASEMENT TO PROTECT WATERMAIN.

INSTALL 14'Wx45'L TEMPORARY BRIDGE SYSTEM ON TIMBER MATTING ABUTMENTS WITH GRAVEL APPROACHES OVER EXISTING MDC EASEMENT (ADM WELDING AND FABRICATING, LLC PORTABLE HYBRID BRIDGE SYSTEM, OR APPROVED EQUAL). LOCATION TO VARY BASED ON CONSTRUCTION SEQUENCE AND CONTRACTOR'S MEANS AND METHODS. CONTRACTOR TO NOTIFY AND COORDINATE WITH MDC BEFORE BOTH INSTALL AND RELOCATION. (11/2.41)

PROTECT & MAINTAIN EXISTING ELECTRICAL MANHOLE

CONSTRUCTION ENTRANCE

PROVIDE LOCKABLE DOUBLE SWING GATE

PROTECT & MAINTAIN EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED

PROTECT & MAINTAIN EXISTING UTILITY STRUCTURE AND RETAINING WALL

CAP STORM PIPE AND ABANDON IN PLACE

100' UPLAND REVIEW AREA

ACCESS TO EXISTING LOADING DOCK MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER .

PROTECT AND MAINTAIN EXISTING STRUCTURE

PROTECT & MAINTAIN EXISTING DRAINAGE STRUCTURE

CAP STORM PIPE AND ABANDON IN PLACE

INSTALL PEDESTRIAN GATE AS NEEDED FOR ACCESS (TYP.)

CONTRACTOR TO MAINTAIN 2-WAY TRAFFIC THROUGHOUT CONSTRUCTION.

24' (MIN.)

PROTECT & MAINTAIN EXISTING DRAINAGE PIPE

CONSTRUCTION ENTRANCE

PROVIDE LOCKABLE DOUBLE SWING GATE

PROTECT & MAINTAIN EXISTING DRAINAGE STRUCTURE

PROTECT AND MAINTAIN EXISTING GAS LINE

REMOVE AND DISPOSE EXISTING SIGN

PROTECT EXISTING TREE

LIMIT OF DISTURBANCE LINE (TYP.)

REMOVE EXISTING MONUMENT

CONSTRUCTION ENTRANCE

PROVIDE LOCKABLE DOUBLE SWING GATE

PROTECT & MAINTAIN EXISTING WATER VALVE

REMOVE & DISPOSE EXISTING BITUMINOUS CONCRETE PAVEMENT AT BOTTOM OF STORM BASIN

REMOVE EXISTING MONUMENT

CAP STORM PIPE AND ABANDON IN PLACE

DEMOLITION KEY NOTES

(1) REMOVE, PULVERIZE & STOCKPILE BITUMINOUS PAVEMENT & SUBBASE TO BE RE-USED ONSITE (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 HAYBALE BACKING

(21) REMOVE AND DISPOSED EXISTING CONCRETE PAVEMENT (TYP.)

(22) INSTALL TEMPORARY SEDIMENT TRAP AND DIVERSION SWALES

(23) STOCKPILE RECLAIMED MATERIAL

LEGEND

- PROPERTY LINE
- MDC WATER EASEMENT LINE
- ADJOINING LOT LINE
- CONCRETE PAVEMENT DEMOLITION
- BITUMINOUS CONCRETE PAVEMENT DEMOLITION
- CURB REMOVAL
- STORM / SANITARY SEWER / WATER PIPE REMOVAL
- UTILITY CONDUIT REMOVAL
- FENCE / ROCK WALL REMOVAL
- STORM / SANITARY STRUCTURE REMOVAL
- TREE TO BE REMOVED
- TREE PROTECTION
- CONSTRUCTION ENTRANCE
- SAWCUT PAVEMENT LINE
- SILT FENCE PROTECTION
- CONSTRUCTION FENCE
- ORANGE SAFETY FENCE
- MATERIAL STOCKPILE AREA
- TEMPORARY SEDIMENT TRAP / BASIN
- SILT SACK INLET PROTECTION

GENERAL NOTES

1. REFER TO SHEET 0.10 FOR ADDITIONAL 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.

Rev. #:	Date	Description

Graphic Scale: 30 0 30 60

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-0695

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: OVERALL DEMOLITION PLAN

Sheet #: 2.00

Sep 29, 2025 - 1:31pm dherdtg
X:\SE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\CRDA CDs\2010501-2.00.dwg

PROPERTY LINE (TYP.)

INSTALL SUB-SURFACE DETENTION SYSTEM (UGS-3)

INV. = 58.75

OCS-3
TF = 64.15
WIER ELEV. = 59.00
INV(W) = 58.75
INV(E) = 58.50

130 LF 24" RCP PIPE @ S=1.15%

62 LF 24" RCP PIPE @ S=0.0%

FLARED END SECTION (O-1)
INV = 57.00±

TYPE 1 RIPRAP APRON

INV. = 58.50

11 LF 18" RCP PIPE @ S=0.5%

MH-17
TF = 62.75
INV(E) = 58.55
INV(N) = 58.55

CB-12
TYPE "CL"
TF = 63.80
INV(E) = 58.95
INV(W) = 58.95

55 LF 18" RCP PIPE @ S=0.5%

CB-11A
TYPE "C"
TF = 63.80
INV(E) = 58.68
INV(W) = 58.68

105 LF 18" RCP PIPE @ S=0.5%

BOTTOM 18" RCP PIPE = 59.27
TOP 30" WATER MAIN = 57.80

26 LF 18" RCP PIPE @ S=0.5%

CB-13
TYPE "CL"
TF = 63.15
INV(W) = 59.47

MH-3
TF = 62.30
INV(S) = 56.82

EXISTING BURIED MANHOLE
RESET MH TO GRADE
TF = 63.50
(INVERTS ARE APPROXIMATE)
INV(E) = 54.57'
INV(W) = 54.2'
INV(NE) = 53.83'
INV(S) = 53.83'

CONVERT EXISTING "TYPE C-L" CATCH BASIN TO MANHOLE
TF=61.90

EXISTING 12" PIPE TO REMAIN (TYP.)

CB-15
TYPE "C"
TF = 61.78
INV(S) = 58.78

INV. = 58.00

54 LF 18" RCP PIPE @ S=1.2%

41 LF 12" RCP PIPE @ S=1.0%

3 - 64 LF 8" C900 PVC PIPE @ S=1.31%

277 LF 30" RCP PIPE @ S=0.3%

INV. = 58.37

CB-17
TYPE 'CL'
TF = 61.50
INV(E) = 59.60

INSTALL SUB-SURFACE DETENTION SYSTEM (UGS-4)

CB-18
TYPE "C"
TF = 61.75
INV(W) = 58.76
INV(E) = 58.66

INV. = 58.00

ACCESS MANHOLE
TF=61.15

INV. = 58.00

5 LF 12" RCP PIPE @ S=0.0%

57 LF 12" RCP PIPE @ S=1.2%

OCS-4
TF = 62.77
WEIR ELEV = 59.50
6" ORIFICE INV = 58.50
INV(N) = 58.00
INV(S) = 58.00

CB-16
TYPE "C"
TF = 61.70
INV(N) = 58.70

MH-4 (DOGHOUSE)
TF = 62.31
INV(N) = 56.88
EX. INV. = 53.17± (TO BE VERIFIED IN THE FIELD)

56 LF 12" RCP PIPE S=2.0%

EXISTING 30" CMP TO REMAIN

60 LF 30" RCP PIPE @ S=0.3%

88 LF 36" RCP PIPE @ S=0.32%

MH-5
TF = 62.35
INV(N) = 55.99
INV(W) = 55.99

MH-6 5' DIA.
TF = 62.30
INV(N) = 55.80
INV(E) = 55.80
INV(S) = 55.80

OCS-6
TF = 60.30
8" ORIFICE INV = 57.30
INV(S) = 56.00

26 LF 12" RCP PIPE @ S=1.85%

MH-21 5'DIA.
TF = 59.00
INV(W) = 55.52
INV(E) = 55.52

275 LF 18" HALF PERFORATED HDPE @ S=0.00%

MH-7A 5' DIA.
TF = 60.00
INV(N) = 55.52
INV(W) = 55.52

OCS-5 5-DIA.
TF = 60.00
WIER = 57.50
8" ORIFICE = 55.52
INV(W) = 55.52
INV(E) = 55.52

2 LF 18" HDPE PIPE @ S=0.00%

275 LF 18" HALF PERFORATED HDPE @ S=0.00%

275 LF LEVEL SPREADER, LIP ELEV. = 58.00

2 LF 18" HDPE PIPE @ S=0.00%

2 LF 18" HDPE PIPE @ S=0.00%

157 LF 24" RCP PIPE @ S=0.3%

MH-8 5' DIA.
TF = 60.25
INV(W) = 55.04
INV(N) = 55.04

MH-9 5' DIA. (DOGHOUSE)
TF = 60.90
INV(S) = 54.99
EX. INV = 54.99 (TO BE VERIFIED IN FIELD)

16 LF 24" RCP PIPE @ S=0.3%

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Rev. #:	Date	Description

Graphic Scale: 30 0 30 60

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

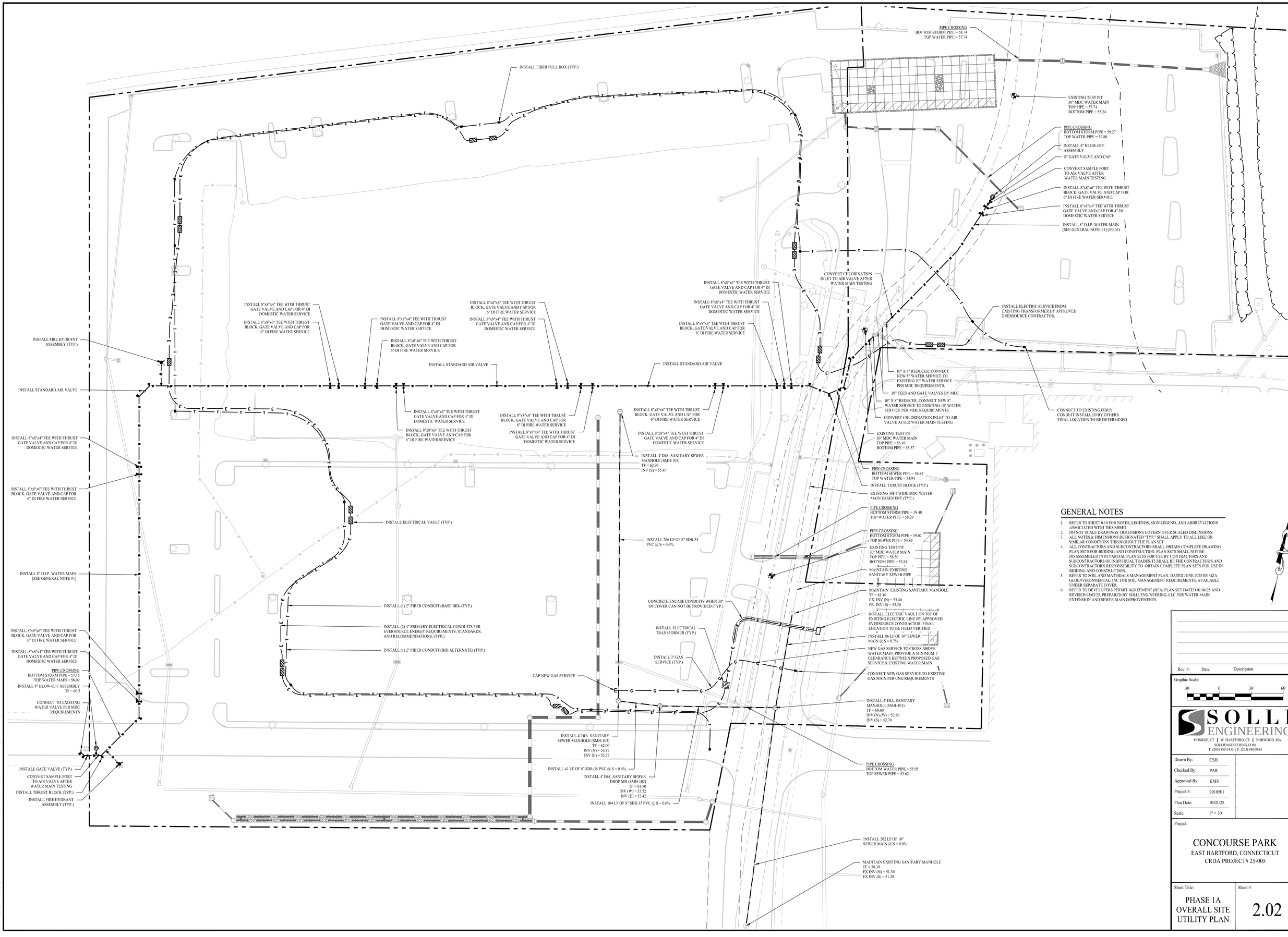
Project:

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

Sheet Title: PHASE 1A OVERALL GRADING & DRAINAGE PLAN

Sheet #: 2.01

Sep 29, 2025 - 1:31pm dhendy
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Project:

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

Sheet Title: PHASE 1A OVERALL SITE UTILITY PLAN

Sheet #: 2.02

Sep 26, 2025 - 1:37pm ehendry
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TEMPORARY POLE LOCATION FOR TEMPORARY POWER. CRDA CONTRACTOR TO COORDINATE WITH EVERSOURCE, PAY ALL UTILITY FEES AND INSTALL ALL NECESSARY MATERIAL AND EQUIPMENT

GARAGE BUILDING FOOTPRINT

TRASH & MAINT. BUILDING FOOTPRINT

GARAGE BUILDING FOOTPRINT

PAVEMENT WITHIN EXISTING 30' MDC WATER EASEMENT WITH 30" RCP WATER TRANSMISSION PIPELINE TO BE PROTECTED AND MAINTAINED FOR THE LONGEST EXTENT PRACTICAL DURING CONSTRUCTION. 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.

PHASE 2 CRDA CONTRACTOR LAY DOWN AND STOCKPILE AREA

JASKO CONSTRUCTION LAY DOWN AND STOCKPILE AREA WITHIN ALLISON BUILDING FOOTPRINT AREA

CRDA CONTRACTOR TRAILER AREA

JASKO CONSTRUCTION TRAILER AREA

JASKO CONSTRUCTION LAY DOWN AND STOCKPILE AREA WITHIN SANFORD BUILDING FOOTPRINT AREA

CONTRACTOR TO INSTALL ORANGE SAFETY FENCE ON BOTH SIDES OF THE MDC EASEMENT TO PROTECT WATERMAIN.

ALLISON BUILDING FOOTPRINT

SANFORD BUILDING FOOTPRINT

OTTO BUILDING FOOTPRINT

GARAGE BUILDING FOOTPRINT

PHASE 2 CRDA CONTRACTOR LAY DOWN AND STOCKPILE AREA

PHASE 1A & 1B CRDA CONTRACTOR LAY DOWN AND STOCKPILE AREA WITHIN LEON BUILDING FOOTPRINT AREA

FRAC TANK LOCATION. LOCATION TO VARY BASED ON CONSTRUCTION SEQUENCE AND CONTRACTOR'S MEANS AND METHODS.

INSTALL 14'W x45'L TEMPORARY BRIDGE SYSTEM ON TIMBER MATTING ABUTMENTS WITH GRAVEL APPROACHES OVER EXISTING MDC EASEMENT (ADM WELDING AND FABRICATING, LLC PORTABLE HYBRID BRIDGE SYSTEM, OR APPROVED EQUAL). LOCATION TO VARY BASED ON CONSTRUCTION SEQUENCE AND CONTRACTOR'S MEANS AND METHODS. CONTRACTOR TO NOTIFY AND COORDINATE WITH MDC BEFORE BOTH INSTALL AND RELOCATION. (11/2.41)

AMELIA BUILDING FOOTPRINT

LEON BUILDING FOOTPRINT

TRASH BUILDING FOOTPRINT

JASKO CONSTRUCTION LAY DOWN AND STOCKPILE AREA WITHIN AMELIA BUILDING FOOTPRINT AREA

CONSTRUCTION ENTRANCE

PROVIDE LOCKABLE DOUBLE SWING GATE

ACCESS TO EXISTING LOADING DOCK MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER .

GARAGE BUILDING FOOTPRINT

GATEHOUSE CLUBHOUSE FOOTPRINT

MAIL BUILDING FOOTPRINT

PRATT BUILDING FOOTPRINT

AUGUST BUILDING FOOTPRINT

24' (MIN.)

WHITNEY BUILDING FOOTPRINT

WALLACE BUILDING FOOTPRINT

CONSTRUCTION ENTRANCE

CONTRACTOR TO MAINTAIN 2-WAY TRAFFIC THROUGHOUT CONSTRUCTION.

PROVIDE LOCKABLE DOUBLE SWING GATE

CRDA CONSTRUCTION LAYDOWN AND CONTRACTOR PARKING AREA

INSTALL CONSTRUCTION AHEAD SIGN AND POST (TYP.)

CONSTRUCTION ENTRANCE

PROVIDE LOCKABLE DOUBLE SWING GATE

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7. TEMPORARY POWER TO TEMPORARY POLE LOCATION SHALL BE OVERHEAD AND SHALL NOT IMPACT FUTURE BUILDING LOCATIONS. CONTRACTOR TO COORDINATE WITH JASKO CONSTRUCTION.
8. ALL TEMPORARY STOCKPILE AREAS TO BE SURROUNDED WITH TEMPORARY COMPOST FILTER SOCK. STOCKPILE AREAS ARE SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE STOCKPILE AREAS WITH OTHER ON-SITE CONTRACTORS TO NOT INTERFERE WITH DIFFERENT STAGES OF CONSTRUCTION.

SIGN LEGEND

A

CONSTRUCTION AHEAD

SIZES (IN)	CONN DOT #	SUPPORTS
36"x36"	80-9933	1

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Project:

CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

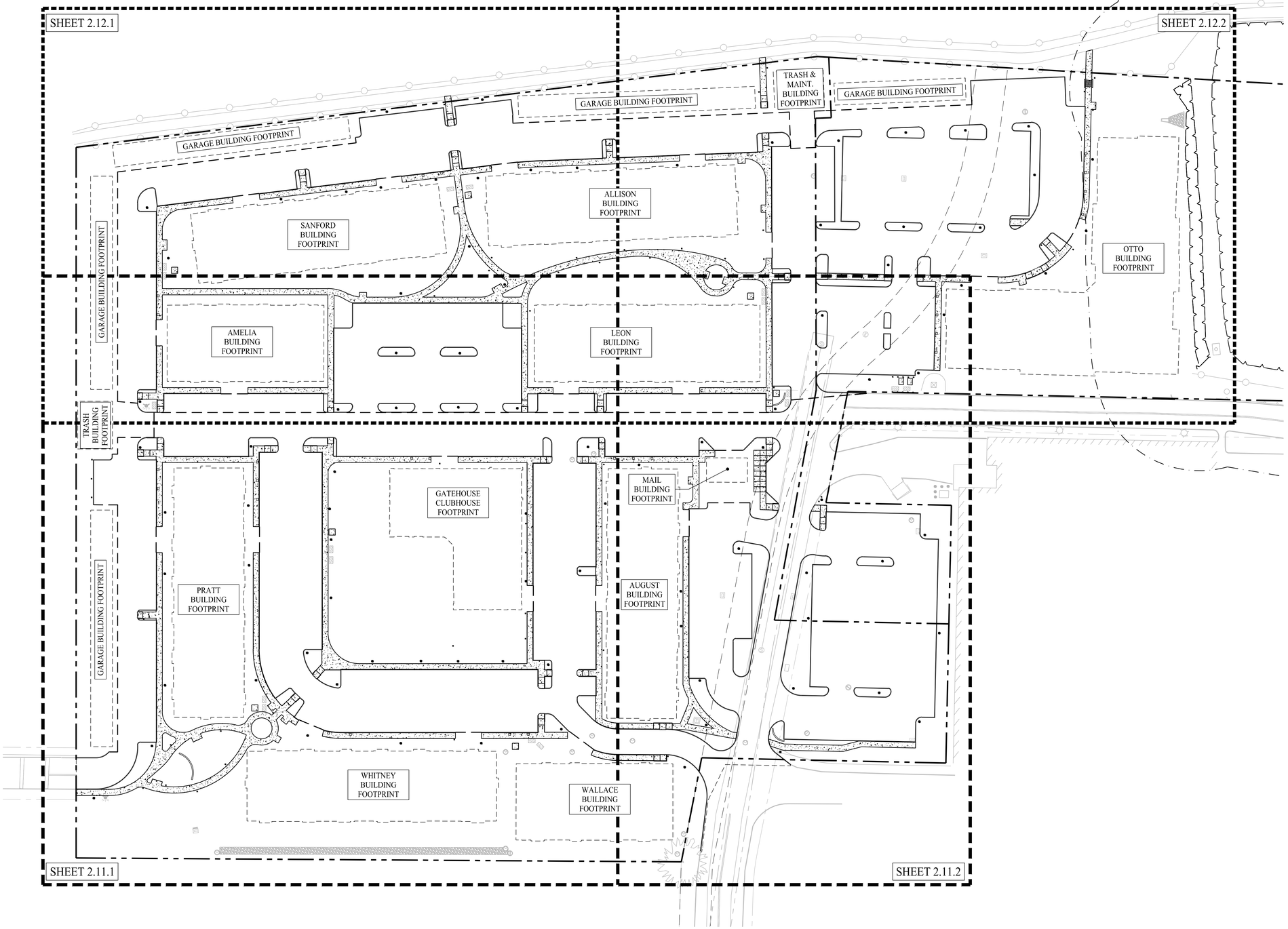
Sheet Title: OVERALL SITE LOGISTICS PLAN

Sheet #: 2.03

Sep 29, 2025 - 1:31pm dhendy
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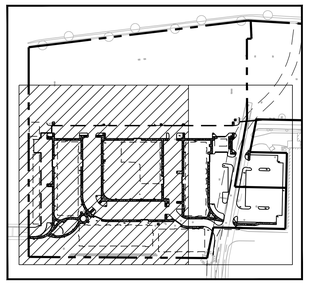
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: OVERALL SITE PLAN

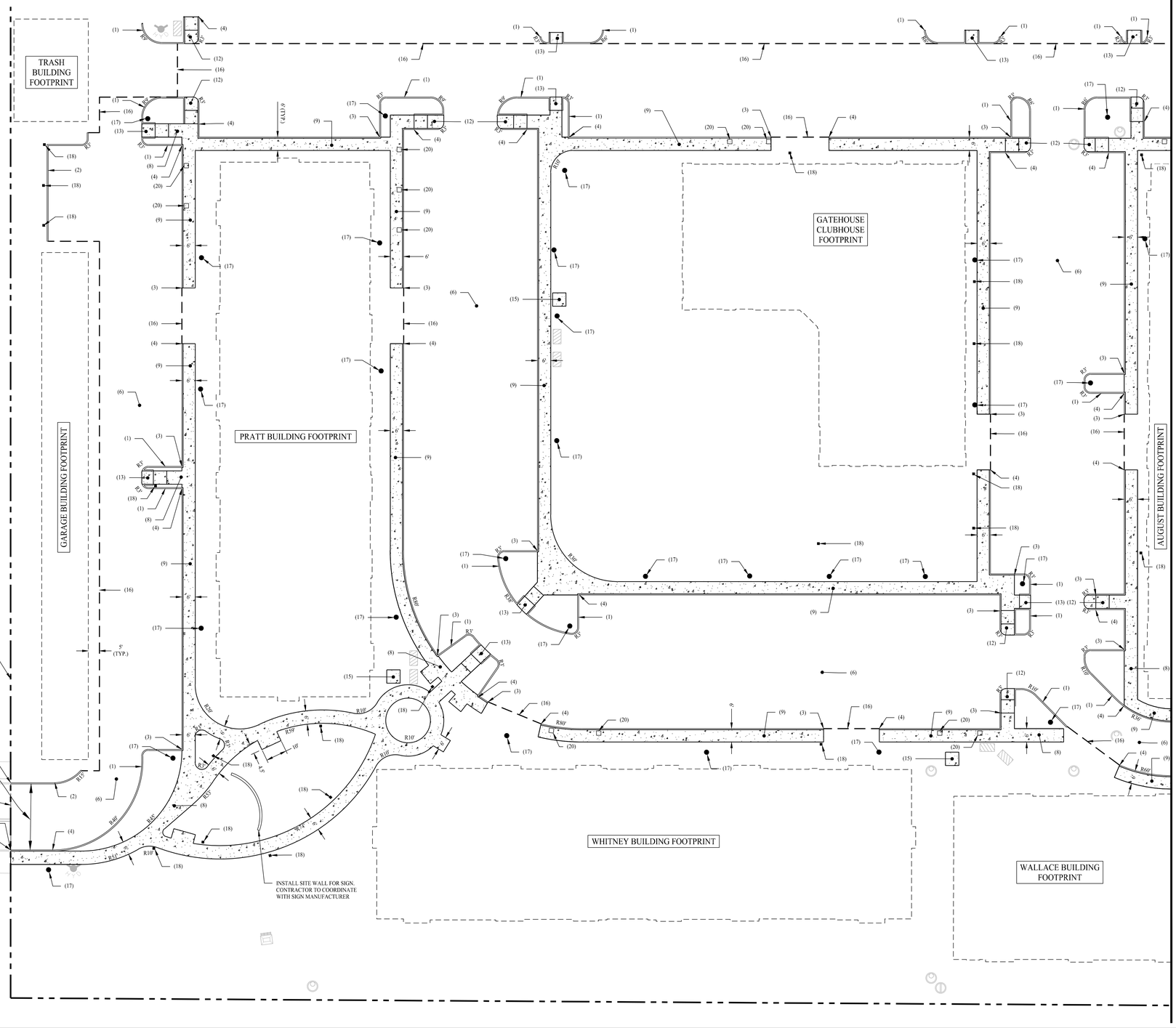
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Sep 29, 2025 - 1:32pm dhendry
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KEY MAP

SCALE: 1" = 200'



MATCHLINE - SEE SHEET 2.11.2

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(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 BASE
(19) 4' WIDE CHAIN LINK GATE
(20) INSTALL EV CHARGING STATION BASE

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Graphic Scale: 20 0 20 40

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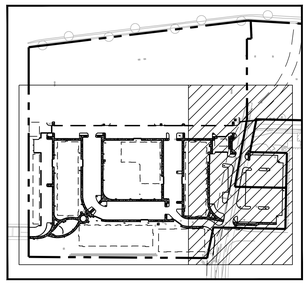
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 1B SITE PLAN

Sheet #: 2.11.1

Sep 29, 2025 - 1:32pm ehendry
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KEY MAP

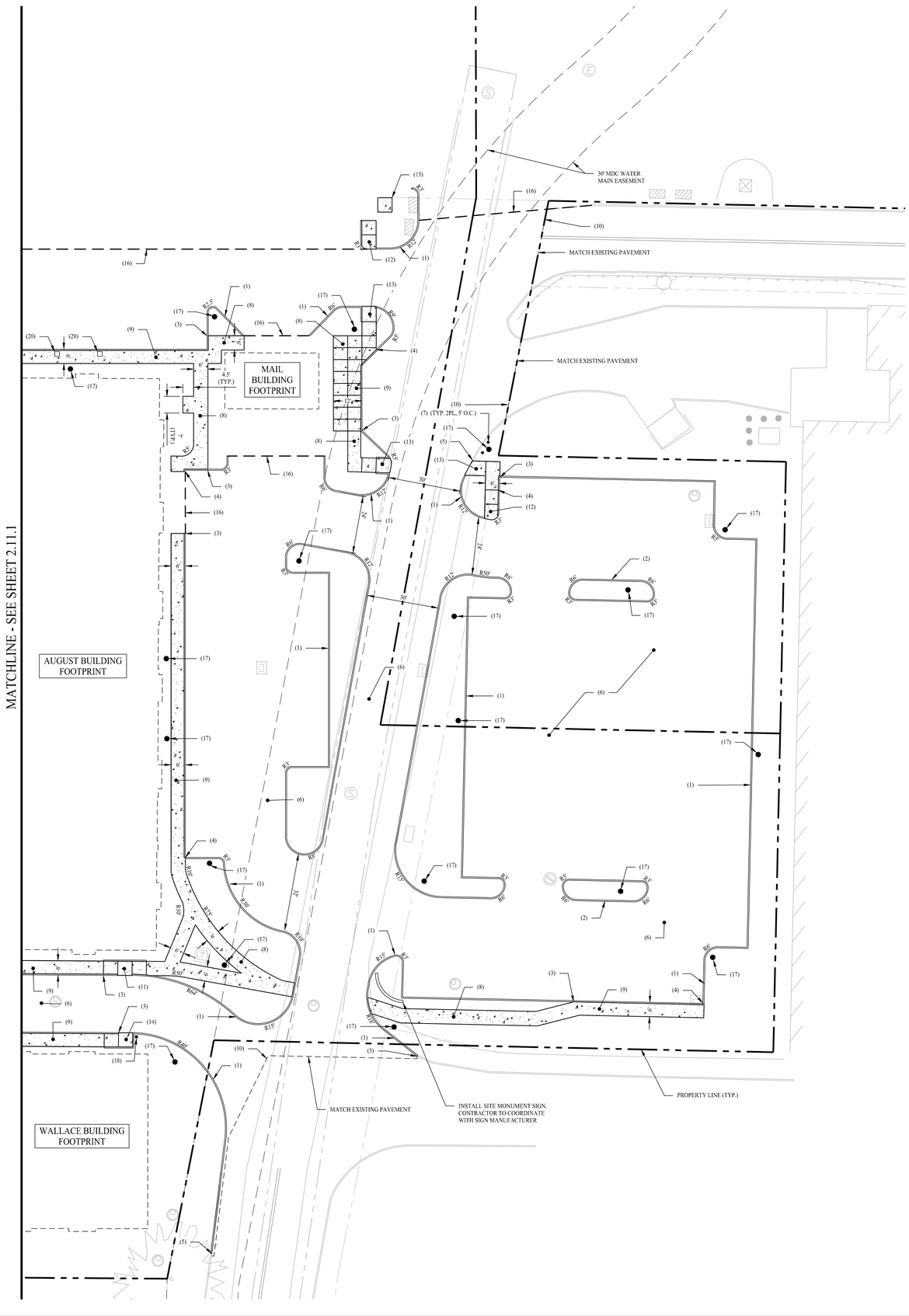
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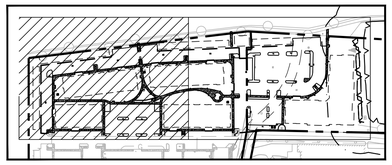
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 1B SITE PLAN

Sheet #: 2.11.2

Sep 29, 2025 - 1:32pm cheesly
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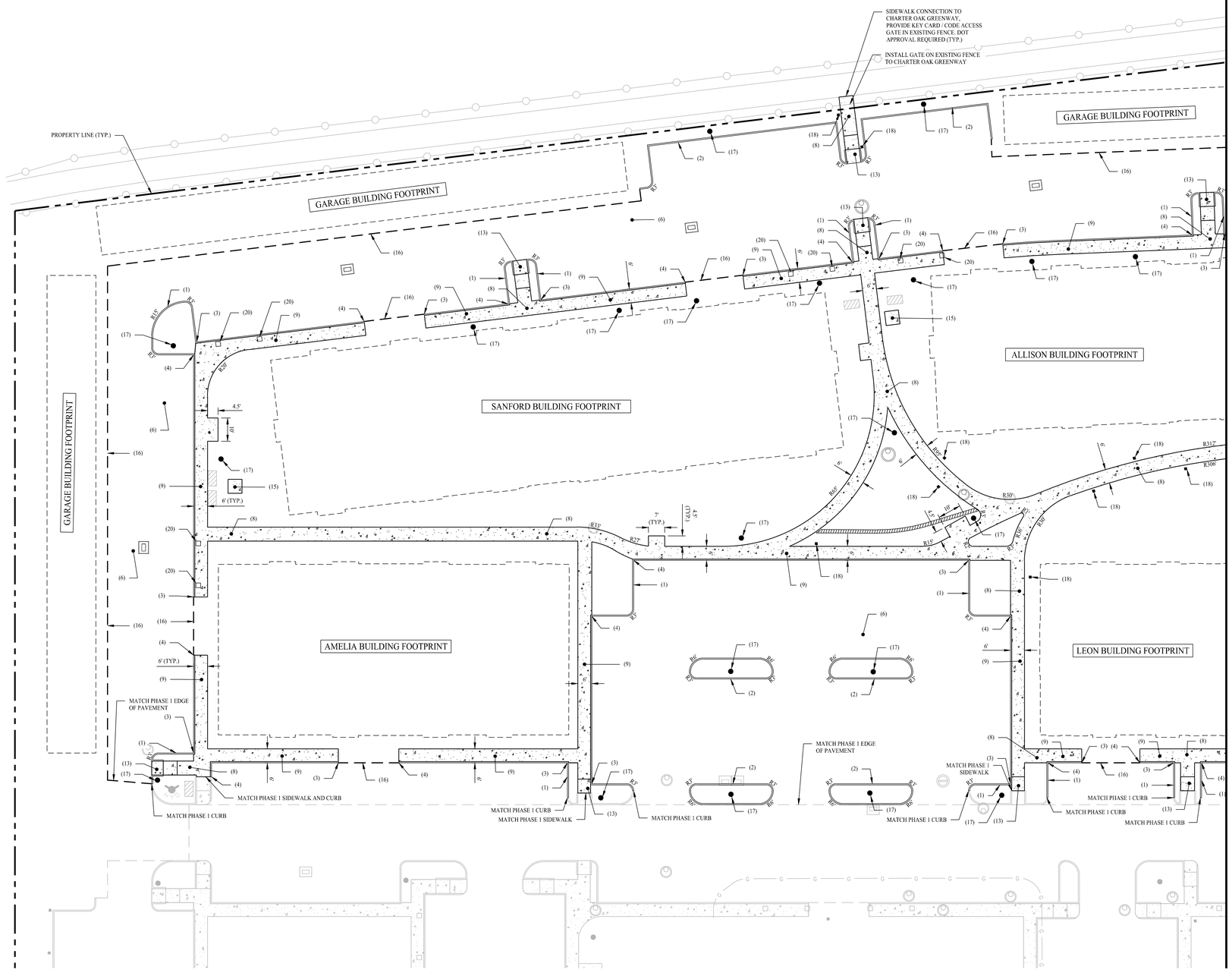


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(2)	INSTALL BITUMINOUS CONCRETE CURB
(3)	START OF 6" INTEGRAL CONCRETE CURB
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(5)	TIE INTO EXISTING CURB. MATCH LINE & GRADE
(6)	INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
(7)	INSTALL 4' HIGH, CONCRETE BOLLARD
(8)	INSTALL CONCRETE SIDEWALK
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(18)	1'x1' CONCRETE BOLLARD LIGHT BASE
(19)	4' WIDE CHAIN LINK GATE
(20)	INSTALL EV CHARGING STATION BASE
(21)	INSTALL CONCRETE STEPS AND RAILING

Rev. #: Date Description

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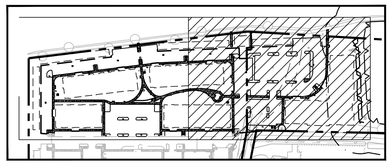
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 SITE PLAN

Sheet #: 2.12.1

Sep 29, 2025 - 1:33pm chendy
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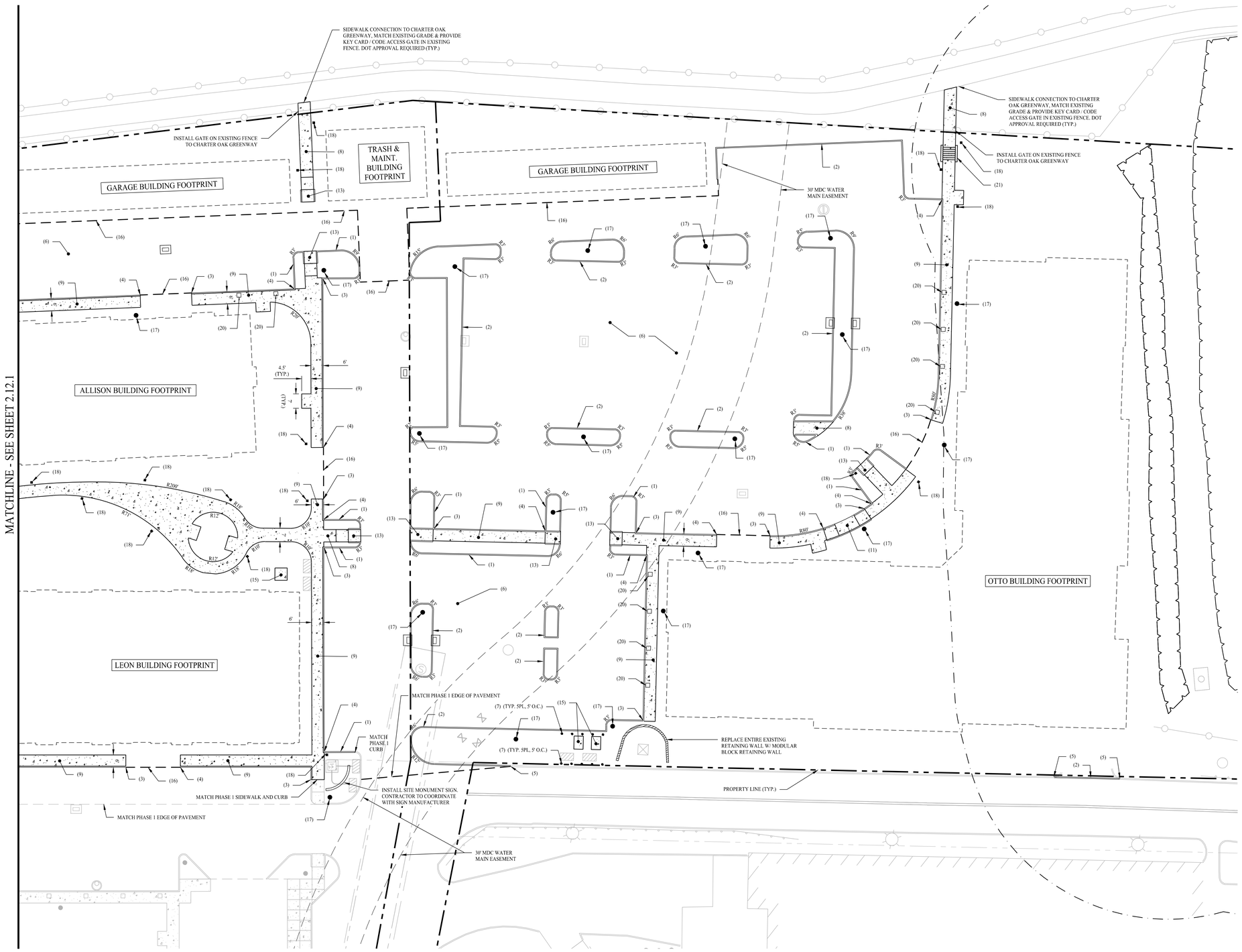


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(7) INSTALL 4' HIGH, CONCRETE BOLLARD
(8) INSTALL CONCRETE SIDEWALK
(9) INTEGRAL CURB AND SIDEWALK
(10) SAWCUT PAVEMENT
(11) ADA RAMP TYPE 9
(12) ADA RAMP TYPE 14
(13) ADA RAMP TYPE 16
(14) ADA RAMP TYPE 10
(15) PRE CAST CONCRETE PAD - THREE PHASE TRANSFORMER
(16) EDGE OF PAVEMENT
(17) 2' DIAMETER CONCRETE LIGHT POLE BASE
(18) 1'x1' CONCRETE BOLLARD LIGHT BASE
(19) 4' WIDE CHAIN LINK GATE
(20) INSTALL EV CHARGING STATION BASE
(21) INSTALL CONCRETE STEPS AND RAILING

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

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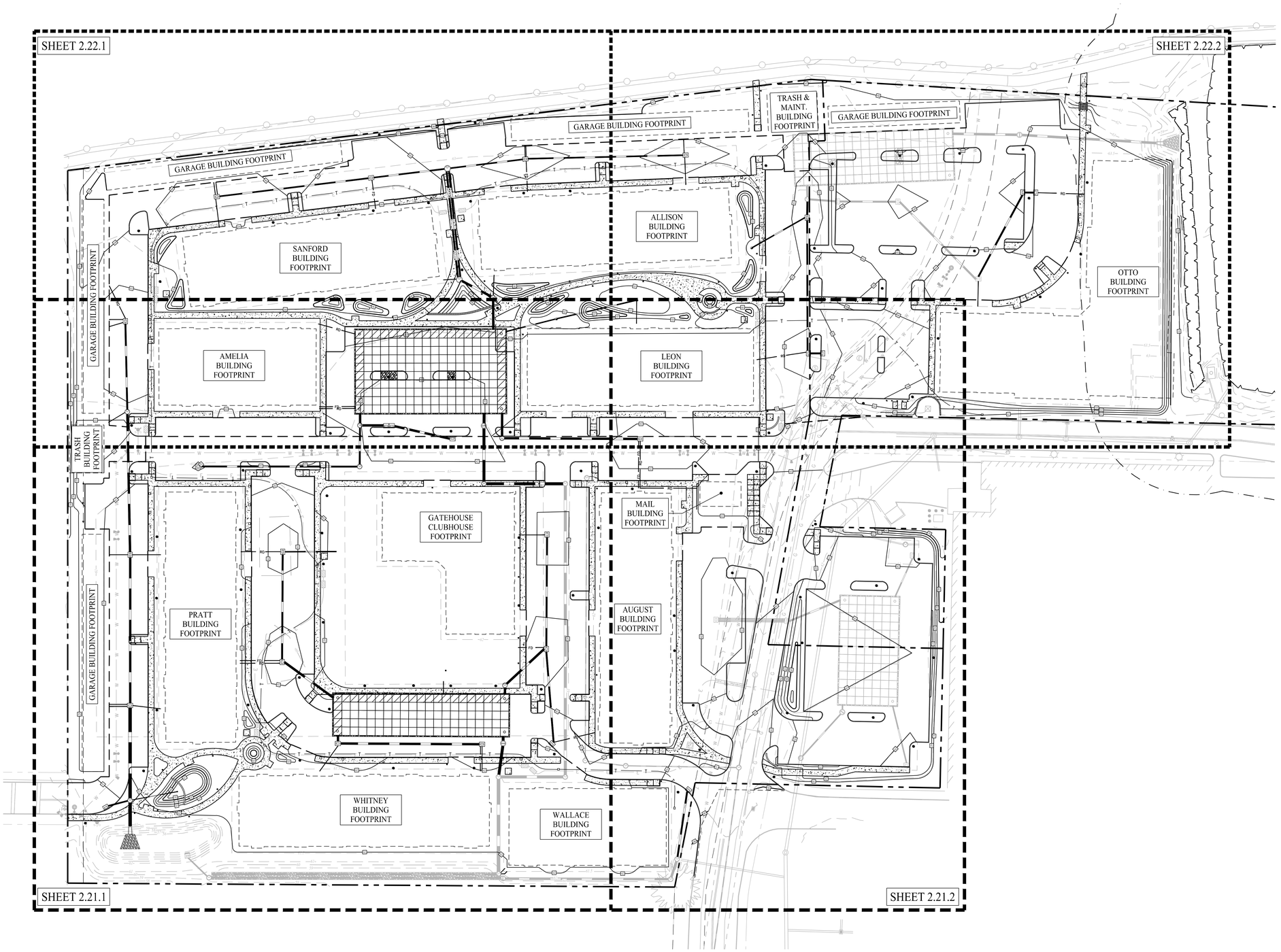
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 SITE PLAN

Sheet #: 2.12.2

Sep 29, 2025 - 1:33pm cheefy
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GENERAL NOTES

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5. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED JUNE 2025 BY GZA GEOENVIRONMENTAL, INC FOR SOIL MANAGEMENT REQUIREMENTS, AVAILABLE UNDER SEPARATE COVER.

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Plan Date:	10/01/25
Scale:	1" = 40'

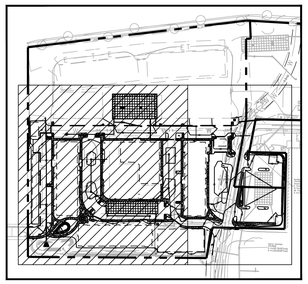
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: OVERALL GRADING & DRAINAGE PLAN

Sheet #: 2.20

Sep 29, 2025 - 1:33pm cheerly
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KEY MAP

SCALE: 1" = 200'

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Scale:	1" = 20'

Project:

CONCOURSE PARK

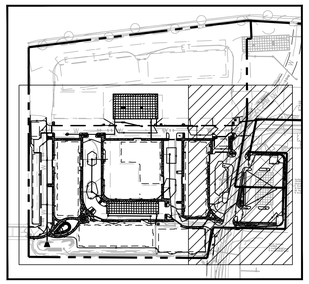
EAST HARTFORD, CONNECTICUT

CRDA PROJECT# 25-005

Sheet Title: PHASE 1B GRADING & DRAINAGE PLAN

Sheet #: 2.21.1

Sep 29, 2025 - 1:53pm dheredy
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KEY MAP

SCALE: 1" = 200'

MATCHLINE - SEE SHEET 2.21.1

128 LF 24" CLASS 'V' RCP PIPE @ S=0.5%

CB-9
TYPE "CL"
TF = 61.30
INV(S) = 58.30
INV(W) = 58.05

FOOTING DRAIN COLLECTOR PIPE
4" PVC (TYP.)
S = 0.5% MIN

ROOF DRAIN COLLECTOR PIPE
12" HDPE (TYP.)
2' MIN COVER
S = 0.5% MIN

CAP PIPE FOR FUTURE CONNECTION

12"x8"x8" TEE FOR FUTURE CONNECTIONS

CAP PIPE FOR FUTURE CONNECTION

ROOF DRAIN COLLECTOR PIPE
8" HDPE (TYP.)
2' MIN COVER
S = 0.5% MIN

MAIL BUILDING FOOTPRINT

AUGUST BUILDING FOOTPRINT

WALLACE BUILDING FOOTPRINT

64 LF 18" RCP PIPE @ S=3.1%

CB-17
TF = 61.50
INV(W) = 59.70
INV(E) = 59.60

CB-22
FIRST DEFENSE HYDRODYNAMIC SEPARATOR W/ TYPE "C" TOP
TF = 60.45
INV(S) = 57.00

MH-9 5' DIA. (DOGHOUSE)
TF = 60.90
INV(N) = 54.99
INV(S) = 54.99
EX. INV = 54.99 (TO BE VERIFIED IN FIELD)

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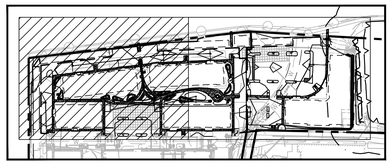
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 1B GRADING & DRAINAGE PLAN

Sheet #: 2.21.2

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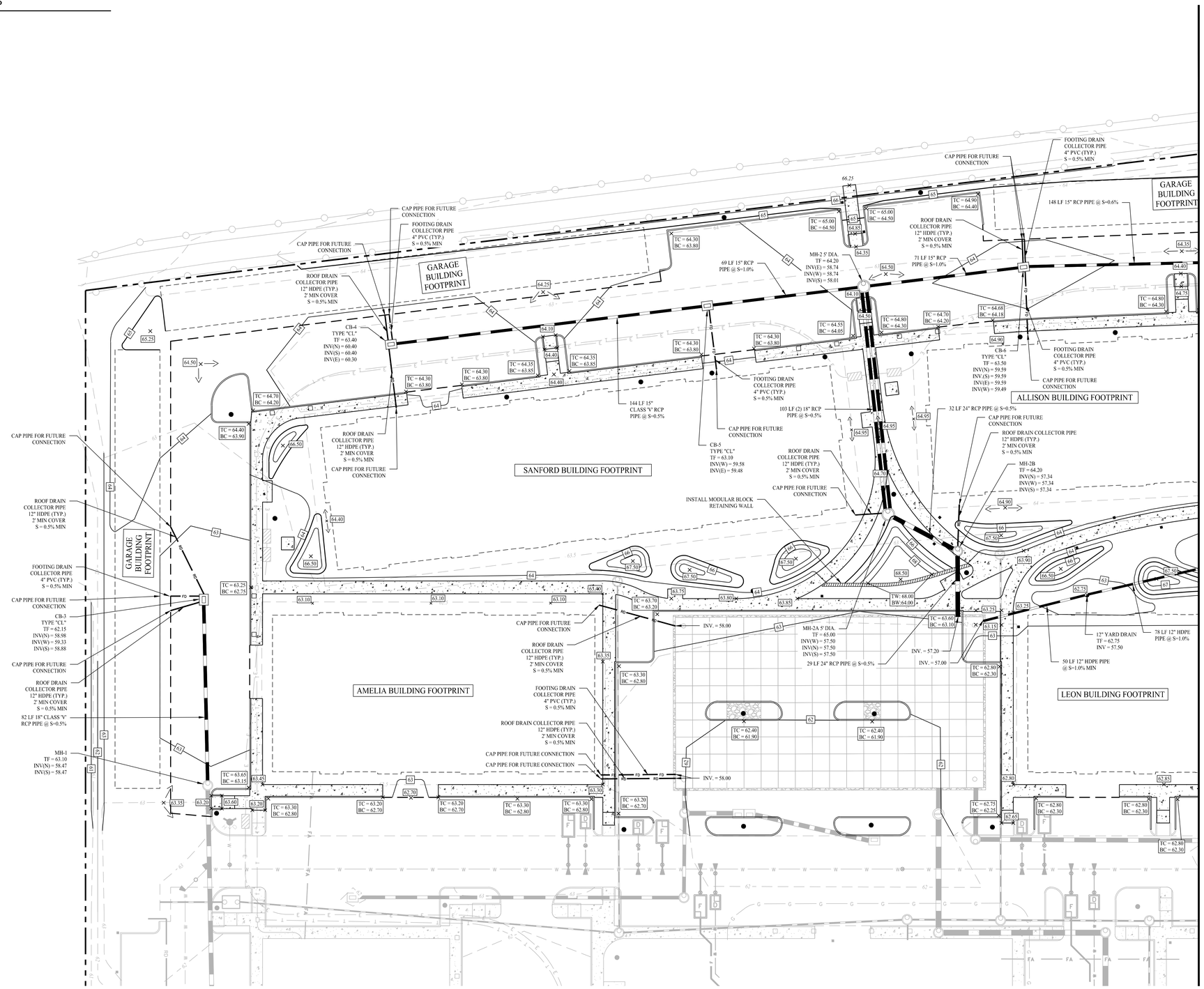


KEY MAP

SCALE: 1" = 200'

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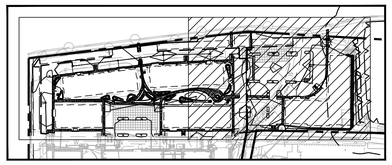
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 GRADING & DRAINAGE PLAN

Sheet #: 2.22.1

Sep 29, 2025 - 1:34pm chandy
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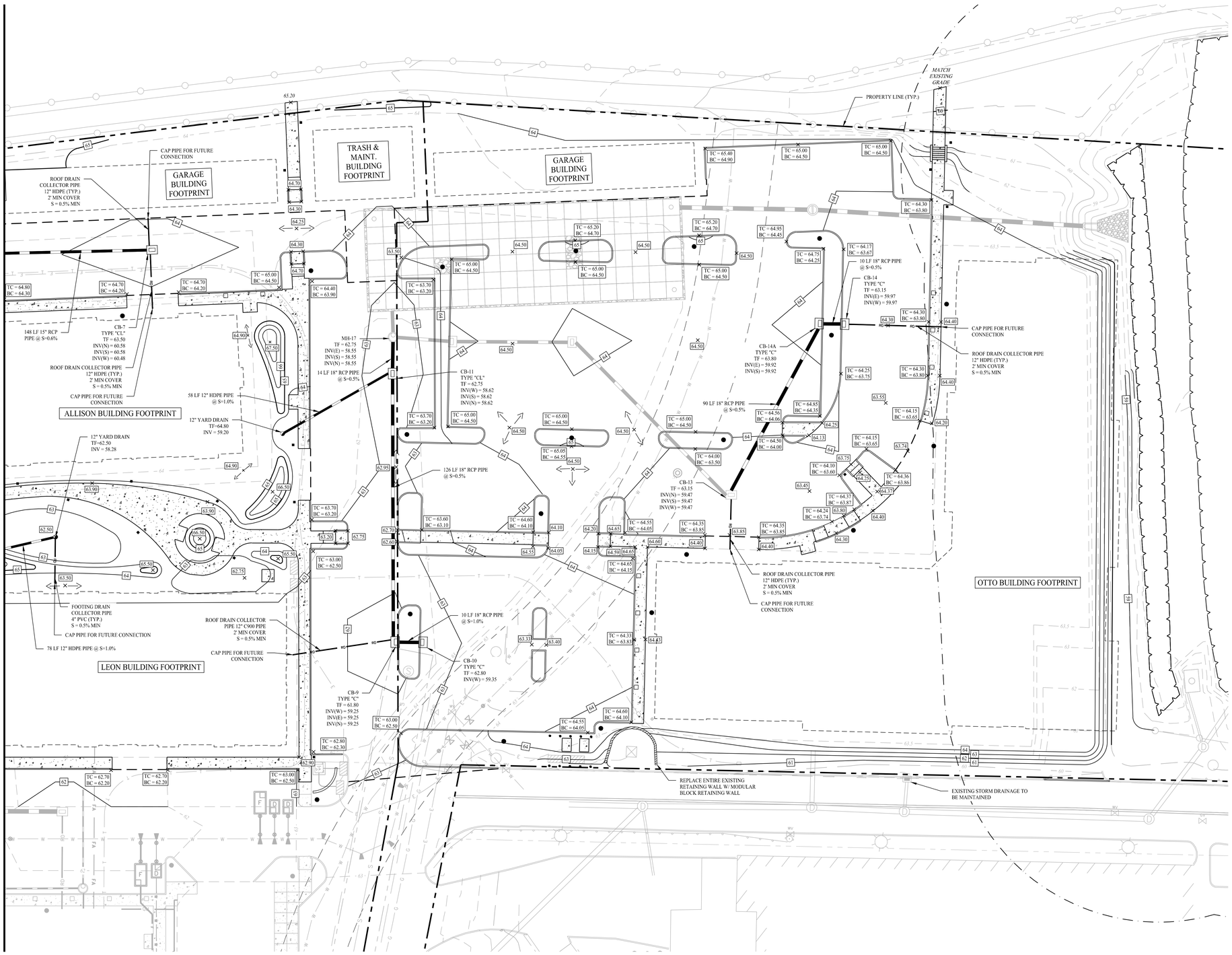


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Project:

CONCOURSE PARK

EAST HARTFORD, CONNECTICUT

CRDA PROJECT# 25-005

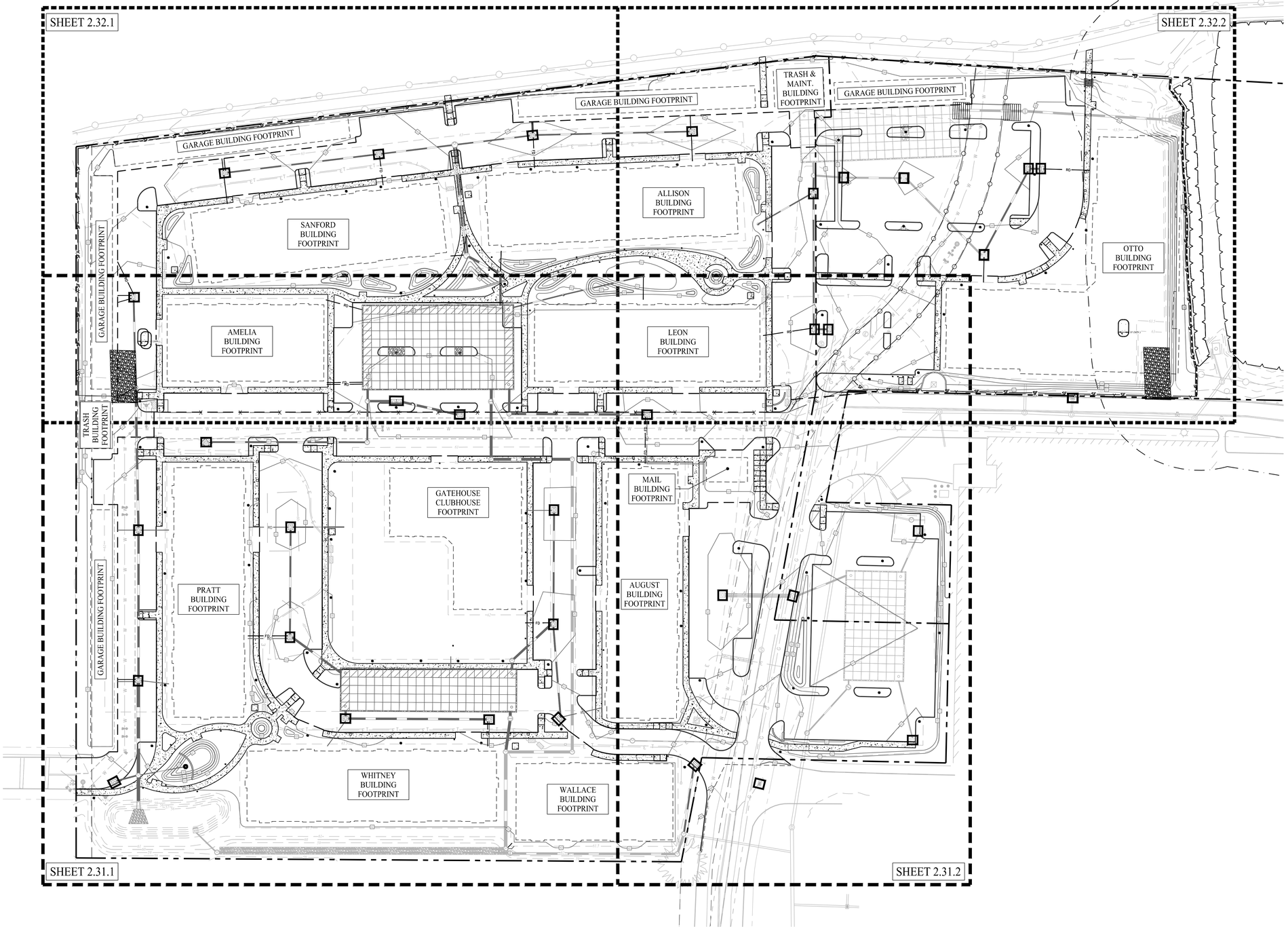
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Sheet #: 2.22.2

Sep 29, 2025 - 1:34pm ehendry
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Rev. #:	Date	Description

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Plan Date:	10/01/25
Scale:	1" = 40'

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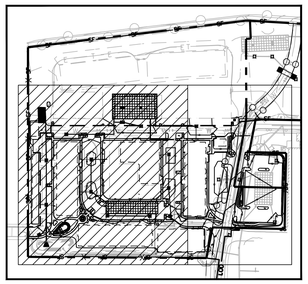
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EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: OVERALL EROSION AND SEDIMENTATION CONTROL PLAN

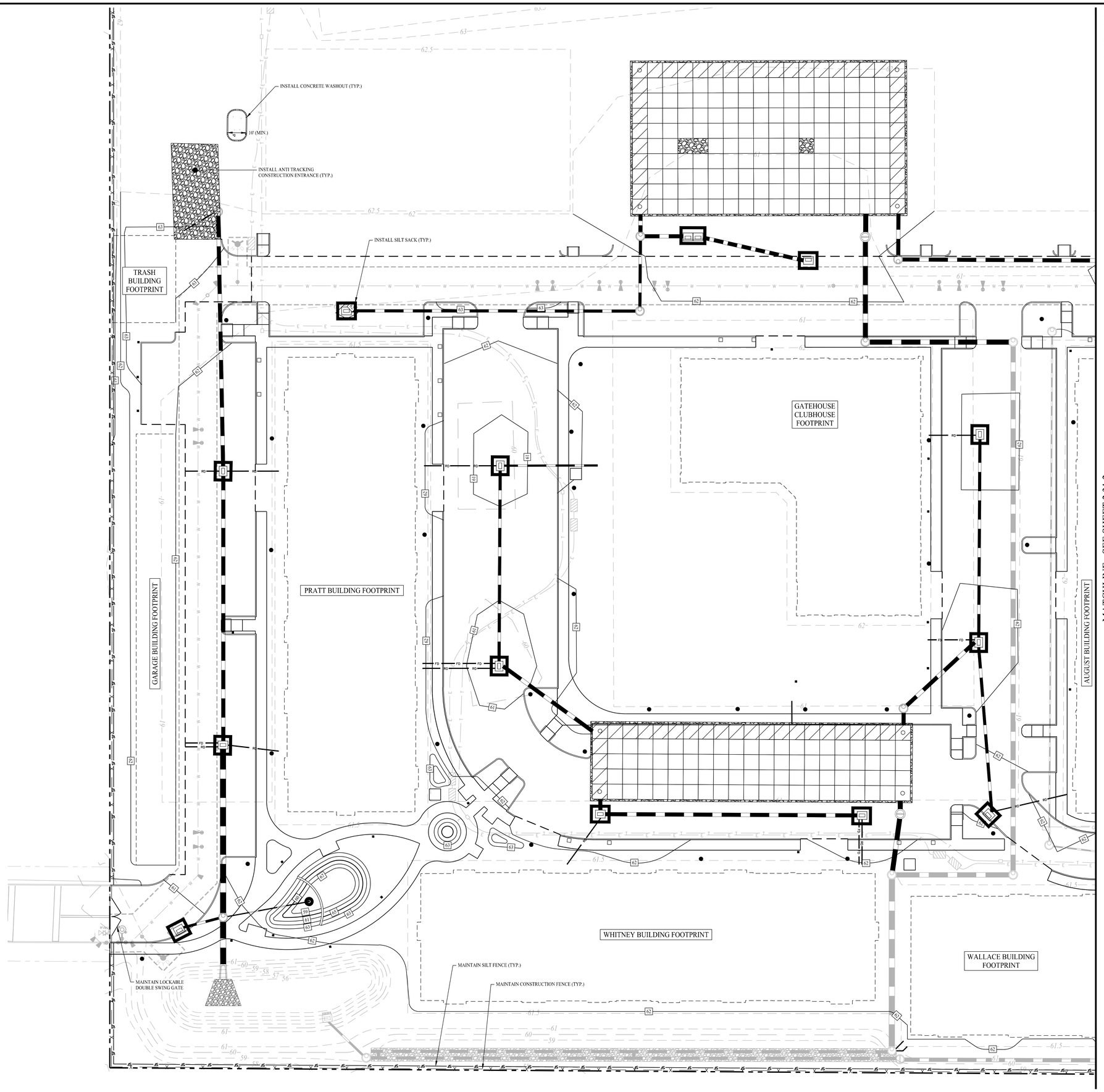
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KEY MAP

SCALE: 1" = 200'



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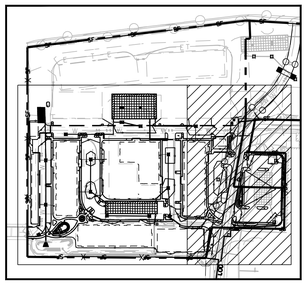
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 1B EROSION AND SEDIMENTATION CONTROL PLAN

Sheet #: 2.31.1

Sep 29, 2025 - 1:34pm chereby
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KEY MAP

SCALE: 1" = 200'

MATCHLINE - SEE SHEET 2.31.1

PAVEMENT WITHIN EXISTING 30' MDC WATER EASEMENT WITH 30" RCP WATER TRANSMISSION PIPELINE TO BE PROTECTED AND MAINTAINED FOR THE LONGEST EXTENT PRACTICAL DURING CONSTRUCTION. 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.

CONTRACTOR TO MAINTAIN ORANGE SAFETY FENCE ON BOTH SIDES OF THE MDC EASEMENT TO PROTECT WATERMAIN.

ACCESS TO EXISTING LOADING DOCK MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER .

MAIL BUILDING FOOTPRINT

INSTALL SILT SACK (TYP.)

MAINTAIN CONSTRUCTION FENCE (TYP.)

MAINTAIN SILT FENCE (TYP.)

AUGUST BUILDING FOOTPRINT

CONTRACTOR TO MAINTAIN ORANGE SAFETY FENCE ON BOTH SIDES OF THE MDC EASEMENT TO PROTECT WATERMAIN AS REQUIRED THROUGHOUT CONSTRUCTION.

24' (MIN.)

CONTRACTOR TO MAINTAIN 2-WAY TRAFFIC THROUGHOUT CONSTRUCTION.

MAINTAIN LOCKABLE DOUBLE SWING GATE (8/2.41)

MAINTAIN SILT SACK (TYP.)

WALLACE BUILDING FOOTPRINT

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Rev. #: Date Description

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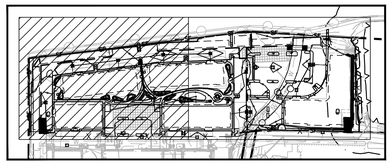
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 1B EROSION AND SEDIMENTATION CONTROL PLAN

Sheet #: 2.31.2

Sep 29, 2025 - 1:34pm cheedy
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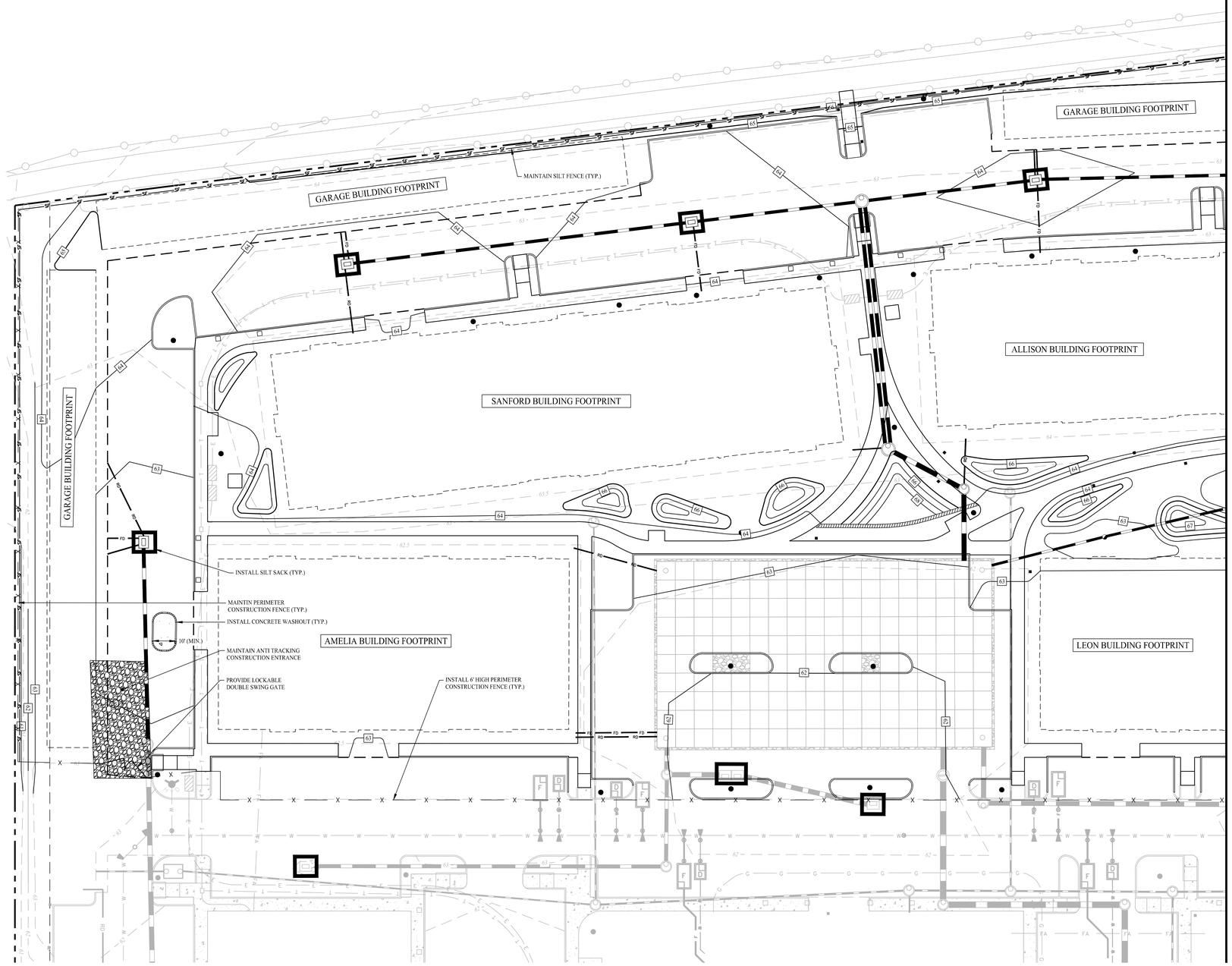


KEY MAP

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MATCHLINE - SEE SHEET 2.32.2

Rev. #: Date Description

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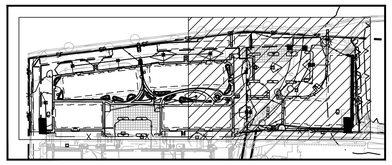
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN

Sheet #: 2.32.1

Sep 29, 2025 - 1:36pm chenchy
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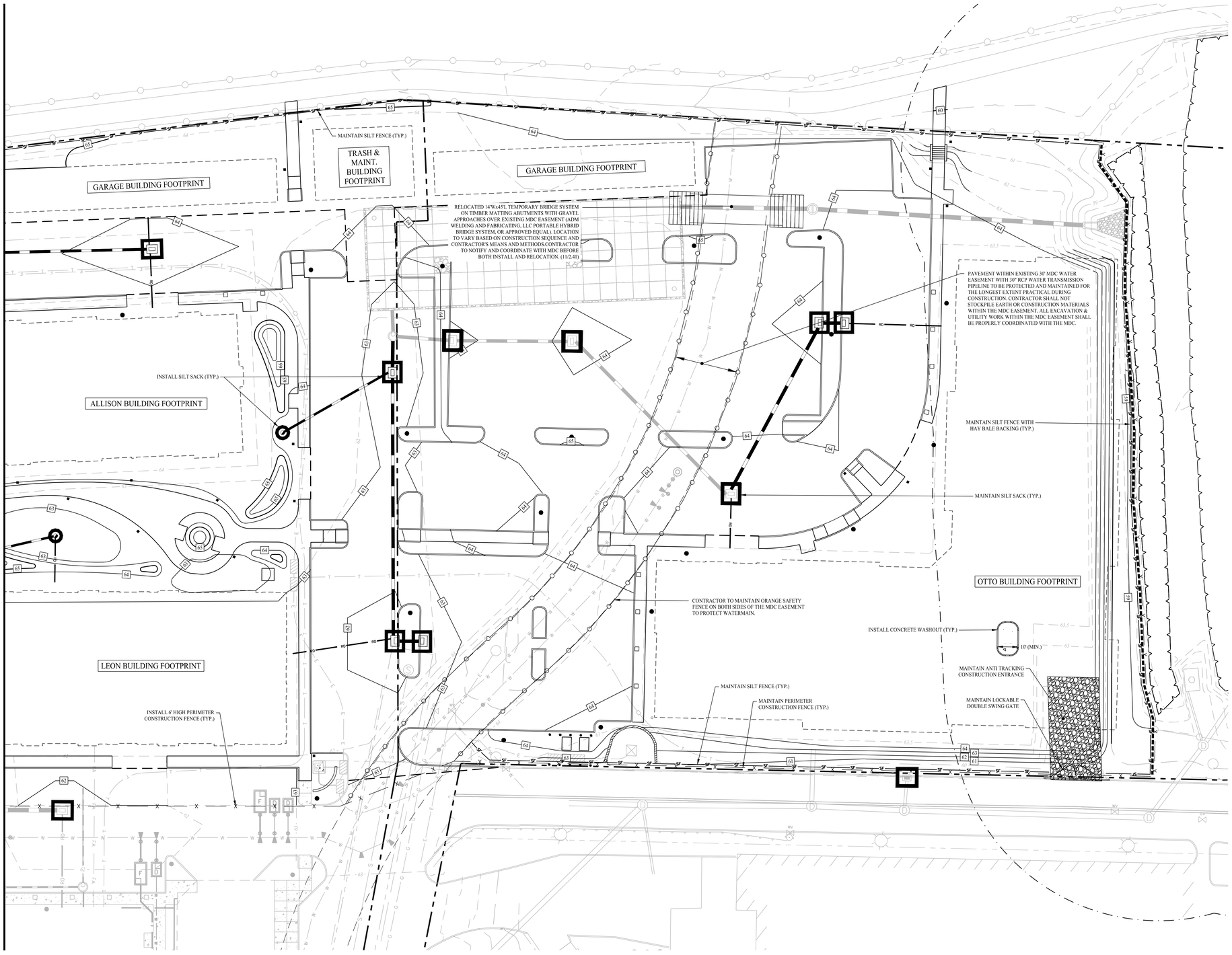


KEY MAP

SCALE: 1" = 200'

GENERAL NOTES

1. REFER TO SHEET 0.10 FOR ADDITIONAL 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.



Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

Project:

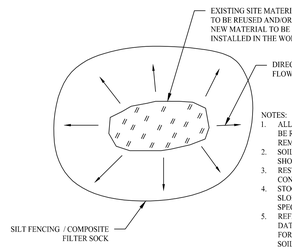
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN

Sheet #: 2.32.2

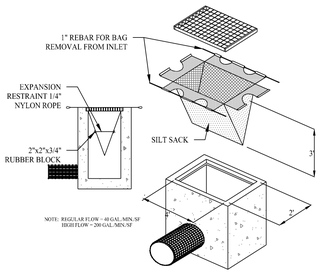
Sep 30, 2025 - 12:31pm Miguel
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NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE EDITS TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER UNLESS OTHERWISE SPECIFIED IN NOTE 5.
5. REFER TO SOIL AND MATERIALS MANAGEMENT PLAN, DATED JUNE 2025 BY GZA GEOENVIRONMENTAL, INC FOR STOCKPILE REQUIREMENTS FOR CONTAMINATED SOIL, AVAILABLE UNDER SEPARATE COVER.

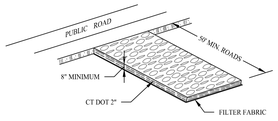
STOCKPILE AREA DETAIL

SCALE: NTS



SILT SACK DETAIL

SCALE: NTS



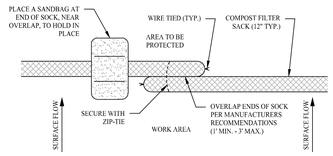
GRADATION TABLE

	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
SQUARE MESH SIEVES	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE:
U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CT

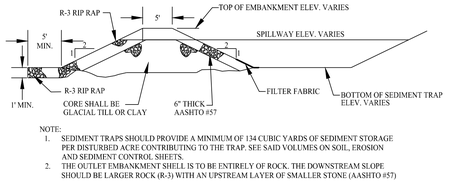
CONSTRUCTION ENTRANCE

SCALE: NTS



COMPOST FILTER SOCK

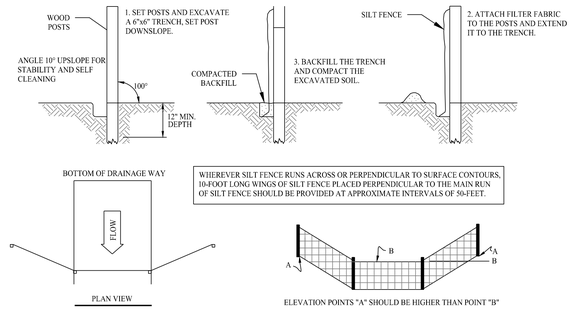
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NOTE:
1. SEDIMENT TRAPS SHOULD PROVIDE A MINIMUM OF 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP. SEE SAID VOLUMES ON SOIL, EROSION AND SEDIMENT CONTROL SHEETS.
2. THE OUTLET EMBANKMENT SHELL IS TO BE ENTIRELY OF ROCK. THE DOWNSTREAM SLOPE SHOULD BE LARGER ROCK (R-3) WITH AN UPSTREAM LAYER OF SMALLER STONE (AASHTO #57)

TYPICAL SEDIMENT TRAP DETAIL

SCALE: N.T.S



WHEREVER SILT FENCE RUNS ACROSS OR PERPENDICULAR TO SURFACE CONTOURS, 10-FOOT LONG WINGS OF SILT FENCE PLACED PERPENDICULAR TO THE MAIN RUN OF SILT FENCE SHOULD BE PROVIDED AT APPROXIMATE INTERVALS OF 50-FEET.

SILT FENCE PROTECTION DETAIL

SCALE: NTS

SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER/FALL 2025 WITH COMPLETION ANTICIPATED BY FALL 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF EAST HARTFORD AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS
CLEARING AND GRUBBING OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
5. ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:
1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:
1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY SEDIMENT TRAP SLOPES, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

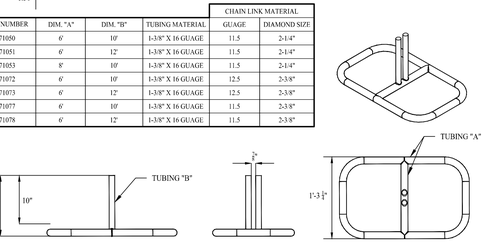
FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF EAST HARTFORD.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE:
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.
II. SILT SACK INLET PROTECTION:
   A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATE SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE:
   A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
II. CHECK DAMS:
   A. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.
III. TEMPORARY/PERMANENT DRAINAGE SWALES:
   A. SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RESEEDED AS NECESSARY.

EROSION AND SEDIMENT CONTROL PLAN
1. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATERS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

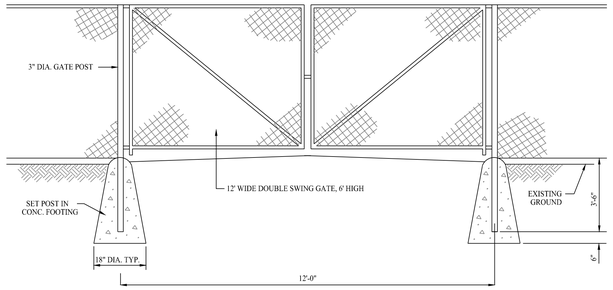
CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
1. THIS CONSTRUCTION SEQUENCE IS PROVISIONAL AND SUBJECT TO FIELD CONSTRUCTION RELATED ADJUSTMENTS AS MAY BE NECESSARY.
2. THE SITE IS TO BE CONSTRUCTED AS A SINGLE PHASE. SOME BUILDINGS AND ASSOCIATED PARKING SPACES MAY BE COMPLETED/OCCUPIED PRIOR TO THE ENTIRE PROJECT BEING COMPLETED. PHASED OCCUPANCY SHALL BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT.
3. CONSTRUCTION SCHEDULE:
   START OF CONSTRUCTION: FALL 2025
   CONSTRUCTION COMPLETION: FALL 2027
4. CONTACT TOWN OF EAST HARTFORD AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
5. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF EAST HARTFORD AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
6. CONSTRUCT STONE CONSTRUCTION ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND WRAP FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
7. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL EROSION CONTROLS AT STOCKPILES.
8. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
9. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE AND RETAINING WALLS. INSTALL ADDITIONAL EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
10. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
11. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
12. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
13. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE TOWN OF EAST HARTFORD AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE TOWN OF EAST HARTFORD IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
14. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
15. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
16. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
17. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENTATION BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
18. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
19. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
20. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
21. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS
22. CONDUCT FINE GRADING.
23. CONSTRUCT OFF SITE ROADWAY IMPROVEMENTS
24. PAVING OF PARKING AREAS AND DRIVEWAYS
25. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
26. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15-JUNE 1 OR AUGUST 15-OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
27. LANDSCAPE ISLANDS INTERIOR NON-PAVED AREA AND PERIMETER AREAS.
28. INSTALL SIGNING AND PAVEMENT MARKINGS
29. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
30. UPON DIRECTION OF THE TOWN OF EAST HARTFORD AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.



PART NUMBER	DIM. "A"	DIM. "B"	TUBING MATERIAL	CHAIN LINK MATERIAL GUAGE	CHAIN LINK MATERIAL DIAMOND SIZE
071050	6'	10'	1-3/8" X 16 GUAGE	11.5	2-1/4"
071051	6'	12'	1-3/8" X 16 GUAGE	11.5	2-1/4"
071053	8'	10'	1-3/8" X 16 GUAGE	11.5	2-1/4"
071072	6'	10'	1-3/8" X 16 GUAGE	12.5	2-3/8"
071073	6'	12'	1-3/8" X 16 GUAGE	12.5	2-3/8"
071077	6'	10'	1-3/8" X 16 GUAGE	11.5	2-3/8"
071078	6'	12'	1-3/8" X 16 GUAGE	11.5	2-3/8"

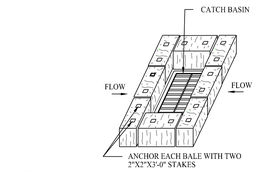
TEMPORARY CONSTRUCTION FENCE

SCALE: NTS



GATE DETAIL

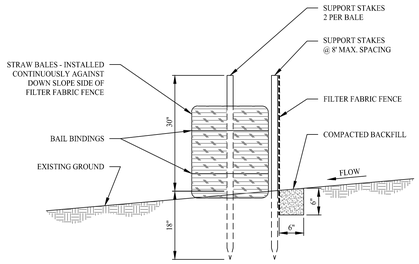
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NOTE:
STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.

HAYBALE INLET PROTECTION

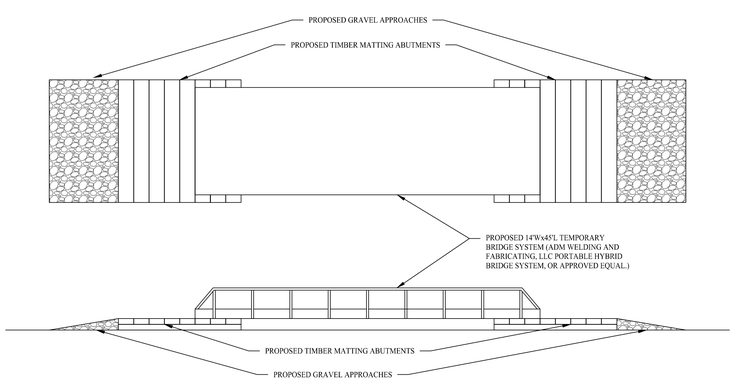
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NOTE:
1. USE 2" x 2" x 48" WOODEN STAKES OR EQUIVALENT STEEL (U OR T) STAKES.

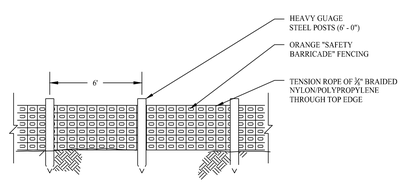
SILT FENCE WITH HAYBALE BACKING

SCALE: NTS



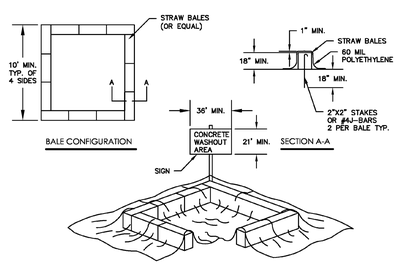
TEMPORARY BRIDGE SYSTEM

SCALE: N.T.S



CONSTRUCTION SAFETY FENCE DETAIL

SCALE: NTS



CONCRETE WASHOUT PIT

SCALE: NTS

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

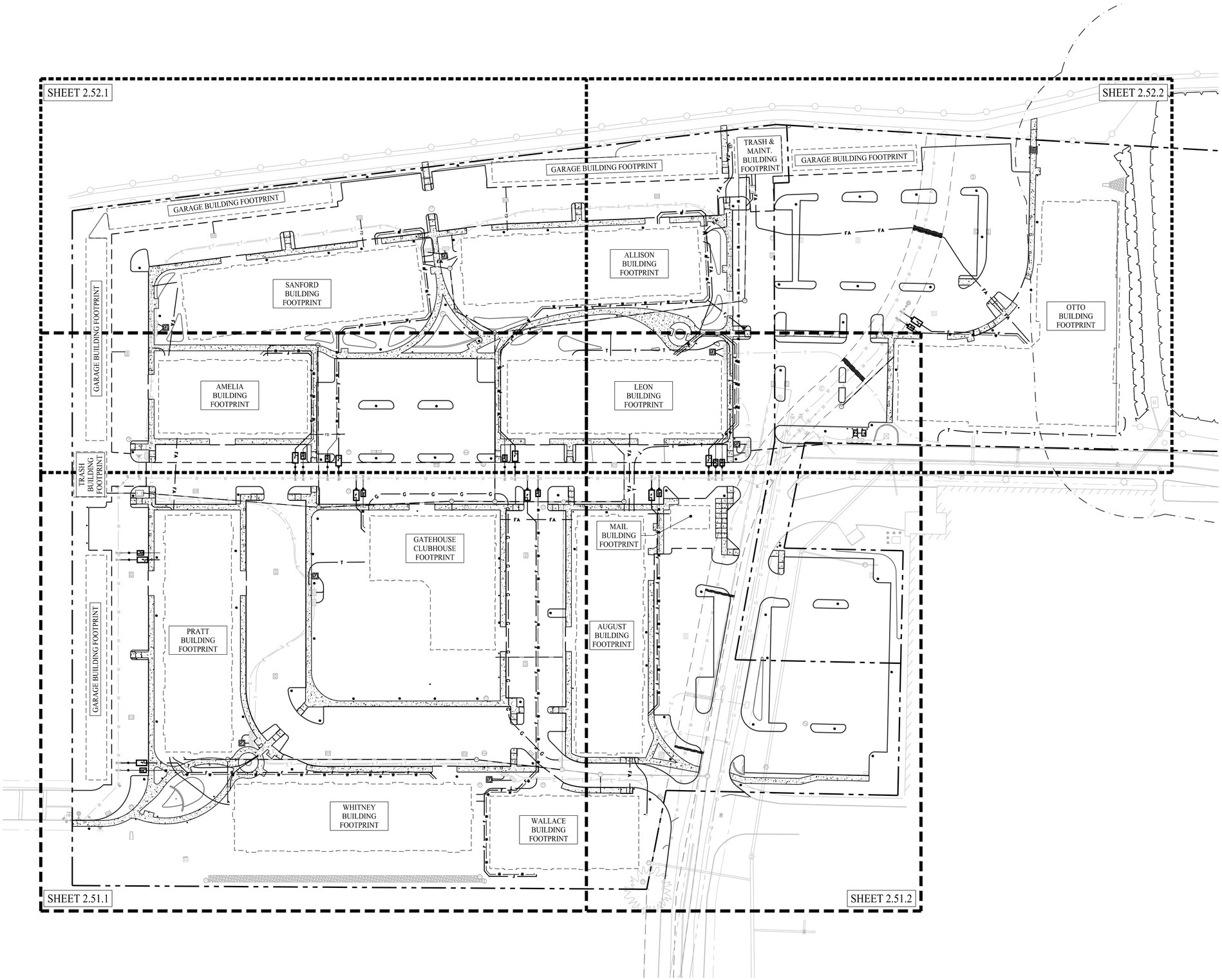
Project:

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

Sheet Title:
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Sheet #:
2.41

Sep 29, 2025 - 1:35pm cheverly
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Graphic Scale: 40 0 40 80

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Plan Date:	10/01/25
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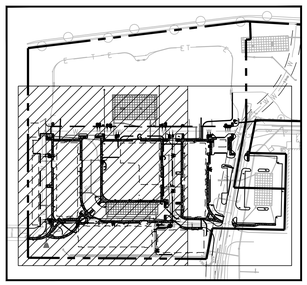
Project:

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

Sheet Title: OVERALL SITE UTILITY PLAN

Sheet #: 2.50

Sep 29, 2025 - 1:36pm cheverly
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KEY MAP

SCALE: 1" = 200'

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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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.

Rev. #: Date Description

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Plan Date:	10/01/25
Scale:	1" = 20'

Project:

CONCOURSE PARK

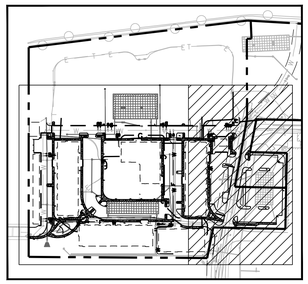
EAST HARTFORD, CONNECTICUT

CRDA PROJECT# 25-005

Sheet Title: PHASE 1B SITE UTILITY PLAN

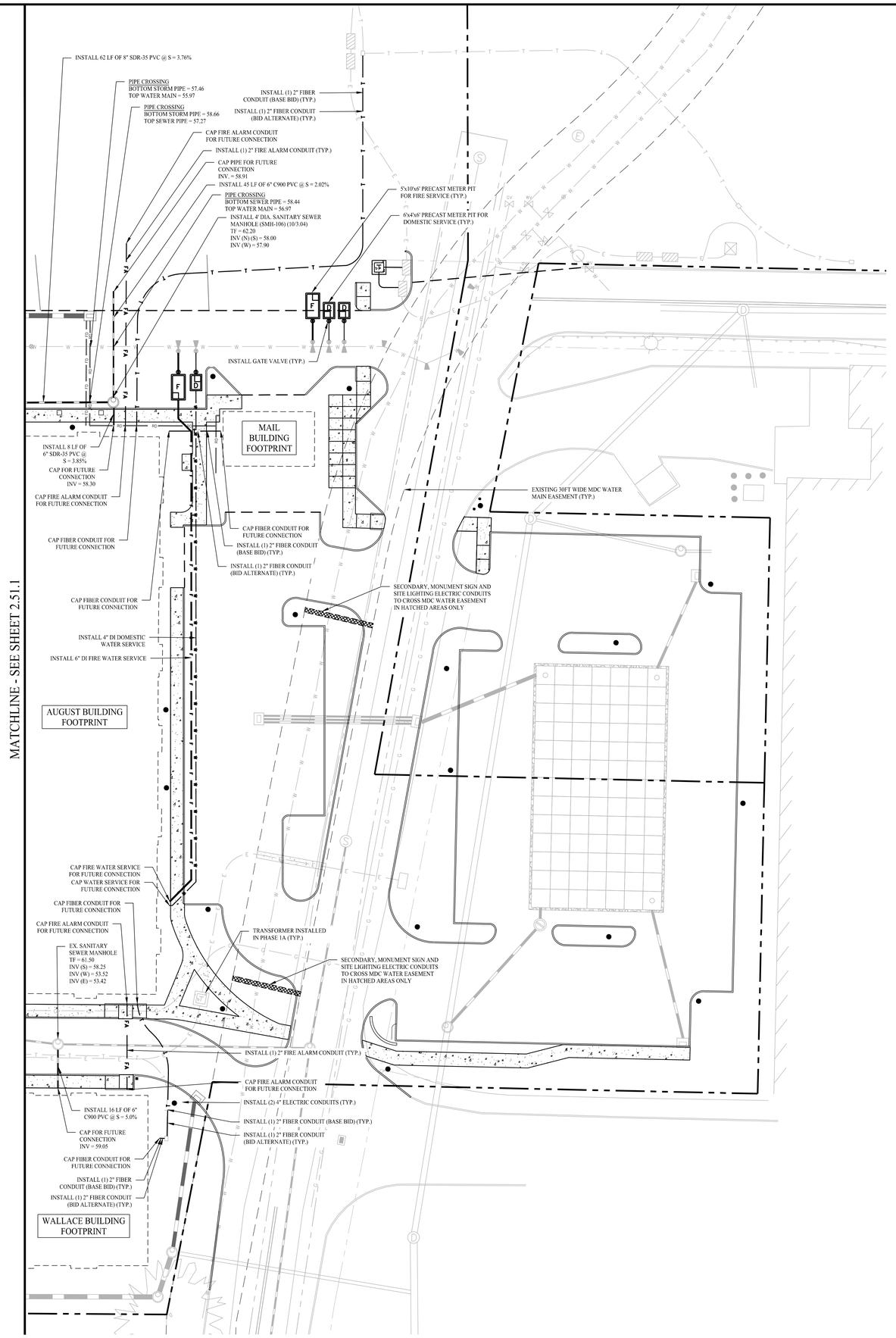
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Sep 30, 2025 - 10:17am kheydt
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KEY MAP

SCALE: 1" = 200'



GENERAL NOTES

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Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 20'

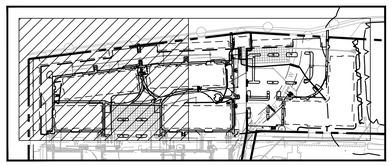
Project:

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CRDA PROJECT# 25-005

Sheet Title: PHASE 1B SITE UTILITY PLAN

Sheet #: 2.51.2

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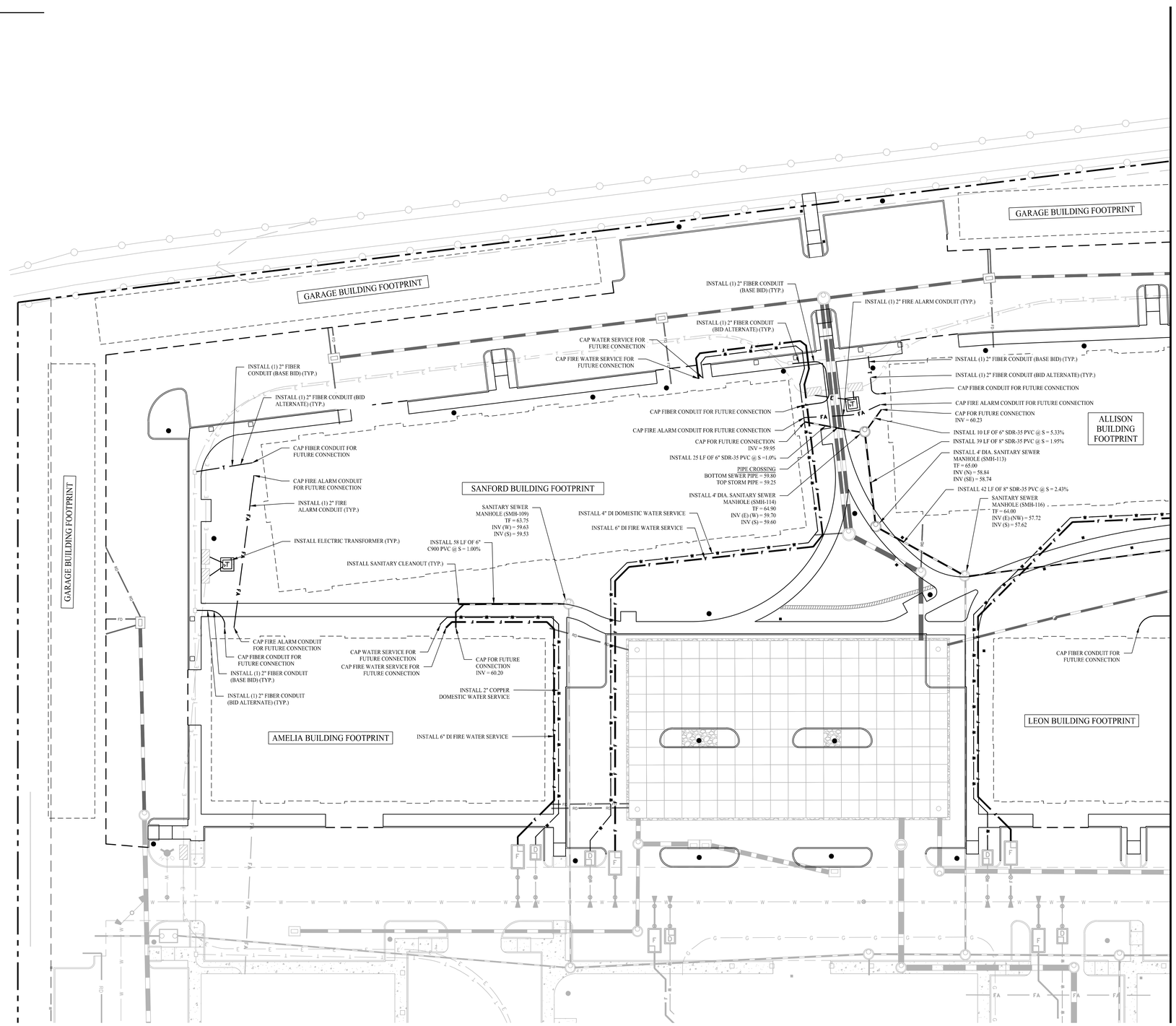


KEY MAP

SCALE: 1" = 200'

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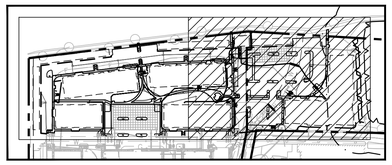
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: PHASE 2 SITE UTILITY PLAN

Sheet #: 2.52.1

Sep 26, 2025 - 1:36pm chereby
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KEY MAP

SCALE: 1" = 200'

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MATCHLINE - SEE SHEET 2.52.1

CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
CAP FIBER CONDUIT FOR FUTURE CONNECTION
INSTALL ELECTRIC MANHOLE
INSTALL (1) 2" FIBER CONDUIT (BID ALTERNATE) (TYP.)
GARAGE BUILDING FOOTPRINT
INSTALL 35 LF OF 6" C900 PVC @ S = 1.77%
TRASH & MAINT. BUILDING FOOTPRINT
INV = 62.00
INV = 62.00
GARAGE BUILDING FOOTPRINT
CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
INSTALL (1) 2" FIBER CONDUIT (BASE BID) (TYP.)
INSTALL (1) 2" FIRE ALARM CONDUIT (TYP.)
INSTALL 13 LF OF 6" C900 PVC @ S = 1.53%
INSTALL 1,000 GALLON GREASE TRAP
TF = 64.00
INV (IN) = 61.80
INV (OUT) = 61.55
INSTALL (1) 2" FIBER CONDUIT (BASE BID) (TYP.)
INSTALL 4" DI DOMESTIC WATER SERVICE
INSTALL 6" DI FIRE WATER SERVICE
INSTALL 15 LF OF 6" C900 PVC @ S = 1.0%
INSTALL 94 LF OF 6" C900 PVC @ S = 1.0%
EXISTING TEST PIT
36" MDC WATER MAIN
TOP PIPE = 57.74
BOTTOM PIPE = 55.24
SECONDARY, MONUMENT SIGN AND SITE LIGHTING ELECTRIC CONDUITS TO CROSS MDC WATER EASEMENT IN HATCHED AREAS ONLY
CAP WATER SERVICE FOR FUTURE CONNECTION
CAP FIRE WATER SERVICE FOR FUTURE CONNECTION
CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
CAP FIBER CONDUIT FOR FUTURE CONNECTION
INSTALL (1) 2" FIBER CONDUIT (BID ALTERNATE) (TYP.)
CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
INSTALL (1) 2" FIRE ALARM CONDUIT (TYP.)
ALLISON BUILDING FOOTPRINT
PIPE CROSSING
BOTTOM SEWER PIPE = 60.47
TOP STORM PIPE = 59.90
INSTALL 4' DIA. SANITARY SEWER MANHOLE (SMH-115)
TF = 63.30
INV(N) = 60.47
INV (W) = 60.37
INSTALL 251 LF OF 6" C900 PVC @ S = 1.06%
INSTALL (1) 2" FIRE ALARM CONDUIT (TYP.)
INSTALL (1) 2" FIBER CONDUIT (TYP.)
CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
CAP WATER SERVICE FOR FUTURE CONNECTION
CAP FIRE WATER SERVICE FOR FUTURE CONNECTION
INSTALL 1" COPPER DOMESTIC WATER SERVICE
INSTALL 4" DI DOMESTIC WATER SERVICE
INSTALL 6" DI FIRE WATER SERVICE
LEON BUILDING FOOTPRINT
INSTALL SANITARY CLEANOUT (TYP.)
CAP FOR FUTURE CONNECTION
INV = 59.40
INSTALL 24 LF OF 6" C900 PVC @ S = 2.02%
INSTALL (1) 2" FIRE ALARM CONDUIT (TYP.)
5'x10'x6' PRECAST METER PIT FOR FIRE SERVICE (TYP.)
INSTALL GATE VALVE (TYP.)
6'x4'x6' PRECAST METER PIT FOR DOMESTIC SERVICE (TYP.)
OTTO BUILDING FOOTPRINT
SECONDARY, MONUMENT SIGN AND SITE LIGHTING ELECTRIC CONDUITS TO CROSS MDC WATER EASEMENT IN HATCHED AREAS ONLY
CAP FOR FUTURE CONNECTION
INV = 58.45
INSTALL 6" DI FIRE WATER SERVICE
INSTALL 4" DI DOMESTIC WATER SERVICE
CAP FIRE ALARM CONDUIT FOR FUTURE CONNECTION
CAP FIRE WATER SERVICE FOR FUTURE CONNECTION
CAP WATER SERVICE FOR FUTURE CONNECTION
INSTALL 71 LF OF 8" SDR-35 PVC @ S = 1.00%
SEE SHEET 4.03 FOR ALTERNATIVE SANITARY CONNECTIONS
INSTALL 4' DIA. SANITARY SEWER MANHOLE (SMH-106)
TF = 63.70
INV (NE) = 57.74
INV (W) = 57.64
CAP FIBER CONDUIT FOR FUTURE CONNECTION
INSTALL (1) 2" FIBER CONDUIT (BASE BID) (TYP.)
INSTALL (1) 2" FIBER CONDUIT (BID ALTERNATE) (TYP.)
INSTALL (1) 2" FIBER CONDUIT (BID ALTERNATE) (TYP.)
INSTALL (1) 2" FIBER CONDUIT (BASE BID) (TYP.)
CAP FIBER CONDUIT FOR FUTURE CONNECTION
INSTALL ELECTRIC TRANSFORMER (TYP.)

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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Scale:	1" = 20'

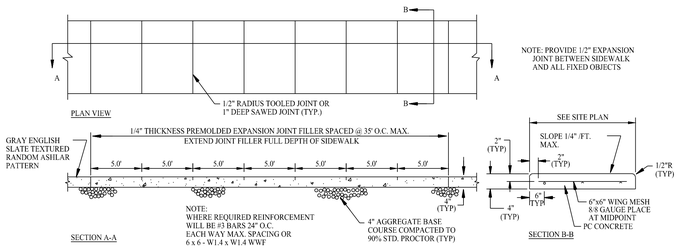
Project:

CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

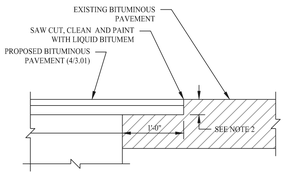
Sheet Title:	Sheet #:
PHASE 2 SITE UTILITY PLAN	2.52.2

Sep 30, 2025 - 10:22am rkpeifi
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CONCRETE SIDEWALK

SCALE: NTS

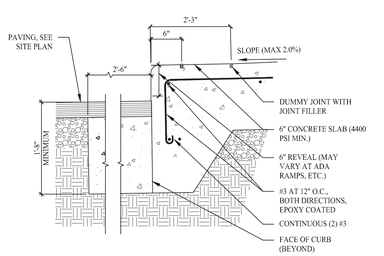


NOTES

1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE
2. MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

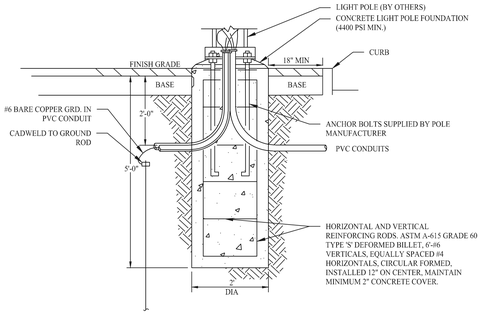
PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS



INTEGRAL CURB AT PAVEMENT

SCALE: NTS

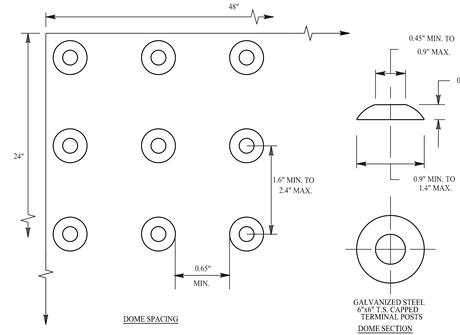


NOTES:

1. BOLT PATTERN AND SIZE IN CONCRETE BASE TO MATCH POLE MANUFACTURER'S SPECIFICATIONS. (ARCHITECTURAL AREA LIGHTING POLE MODEL #DB4-4R10 & DB4-4R14)

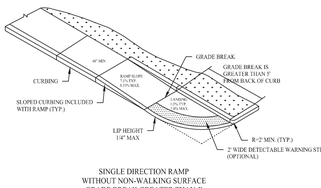
2' DIAMETER CONCRETE LIGHT POLE BASE

SCALE: NTS

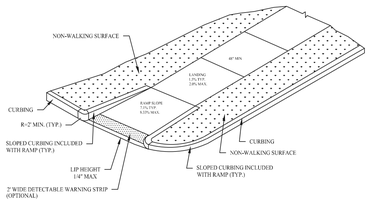


DETECTABLE WARNING TILES

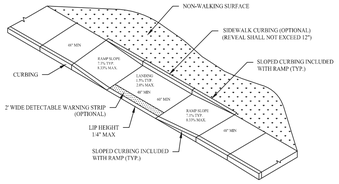
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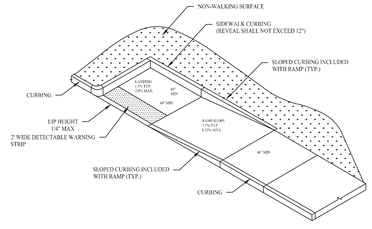
SINGLE DIRECTION RAMP
WITHOUT NON-WALKING SURFACE
GRADE BREAK GREATER THAN 5'
(TYPE 14)



SINGLE DIRECTION - RETURN CURB
WITH NON-WALKING SURFACE
(TYPE 16)



PARALLEL RAMP WITHOUT
NON-WALKING SURFACE
(TYPE 9)

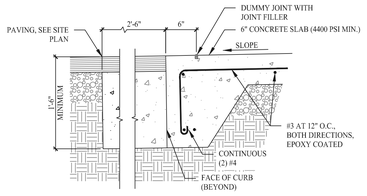


PARALLEL RAMP
WITH LANDING AT BOTTOM ON CORNER
(TYPE 10)

CTDOT ADA STANDARD SIDEWALK DETAILS

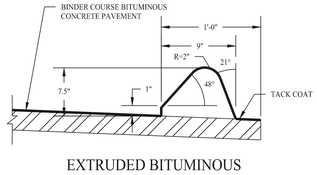
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DETAILS BY CTDOT



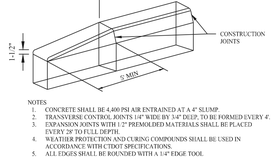
FLUSH CURB AT PAVEMENT

SCALE: NTS



EXTRUDED BITUMINOUS CONCRETE LIP CURBING DETAIL

SCALE: NTS

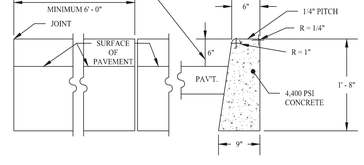


NOTES

1. CONCRETE SHALL BE 4,400 PSI AIR ENTRAINED AT A 4" SLUMP.
2. TRANSVERSE CONTROL JOINTS 1/4" WIDE BY 3/4" DEEP, TO BE FORMED EVERY 4'.
3. EXPANSION JOINTS WITH 1/2" PREMOLDED MATERIALS SHALL BE PLACED EVERY 29' TO FULL DEPTH.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH CTDOT SPECIFICATIONS.
5. ALL EDGES SHALL BE ROUNDED WITH A 1/4" EDGE TOOL

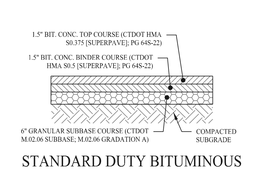
CURB TRANSITION DETAIL

SCALE: NTS



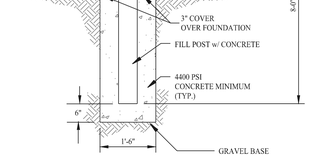
CONCRETE CURBING DETAIL

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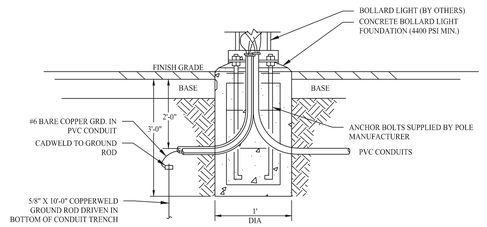
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT DETAIL

SCALE: NTS



PROTECTION BOLLARD DETAIL

SCALE: NTS

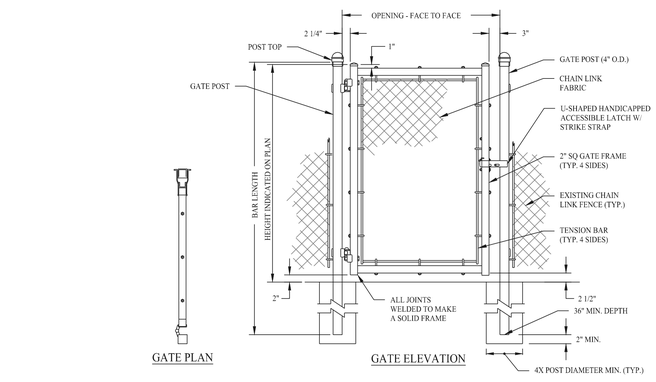


NOTES:

1. BOLT PATTERN AND SIZE IN CONCRETE BASE TO MATCH POLE MANUFACTURER'S SPECIFICATIONS. (ASHBERY PATH LIGHTS MODEL #AP-006L4-035F-30K AND AP-012L5-035F-30K)

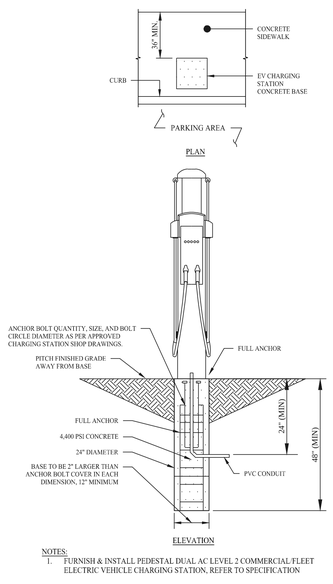
1' DIAMETER CONCRETE BOLLARD LIGHT BASE

SCALE: NTS



CHAIN LINK FENCE GATE DETAIL

SCALE: NTS

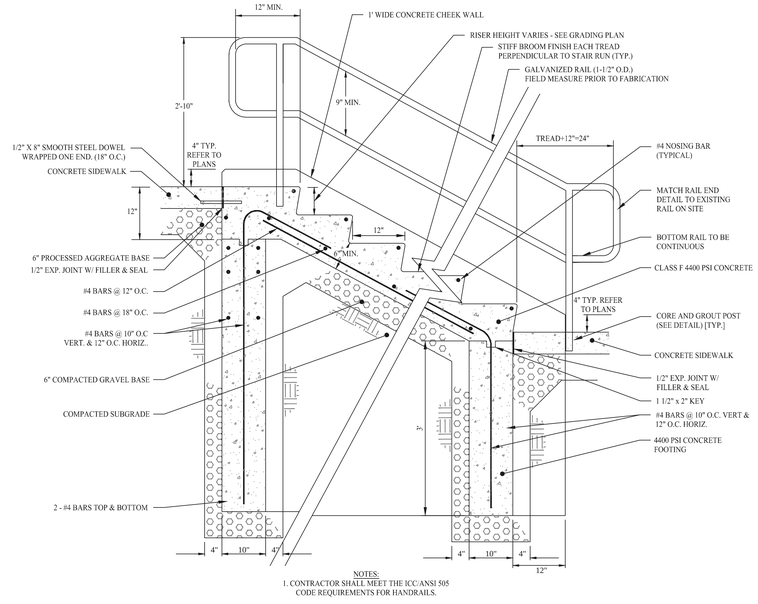


NOTES:

1. FURNISH & INSTALL PEDESTAL DUAL AC LEVEL 2 COMMERCIAL/FLEET ELECTRIC VEHICLE CHARGING STATION, REFER TO SPECIFICATION

EV CHARGING STATION BASE DETAIL

SCALE: NTS



NOTES:

1. CONTRACTOR SHALL MEET THE ICC/ANSI 505 CODE REQUIREMENTS FOR HANDRAILS.

CONCRETE STEPS AND RAILING

SCALE: NTS

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

Project:

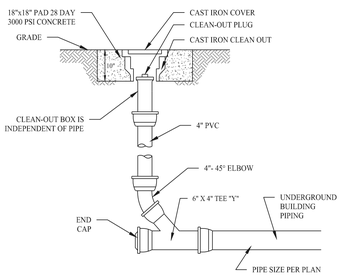
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: CONSTRUCTION DETAILS

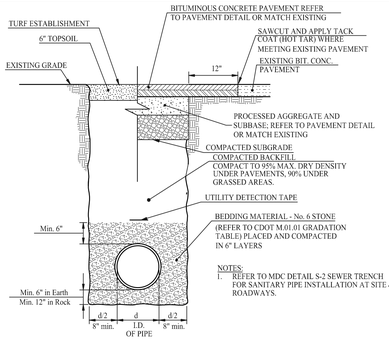
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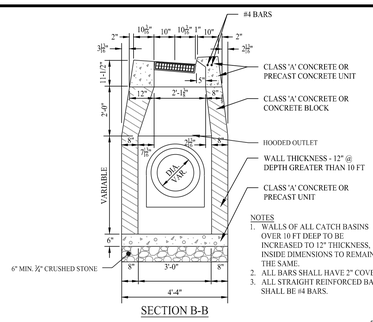
STORM CLEANOUT DETAIL

SCALE: N.T.S

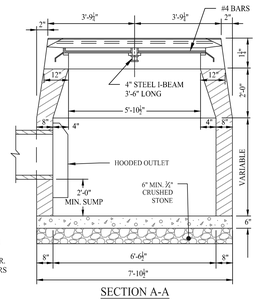


STORM TRENCH DETAIL

SCALE: NTS



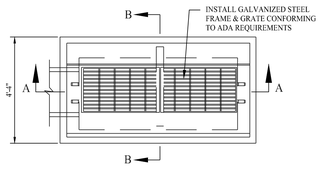
SECTION B-B

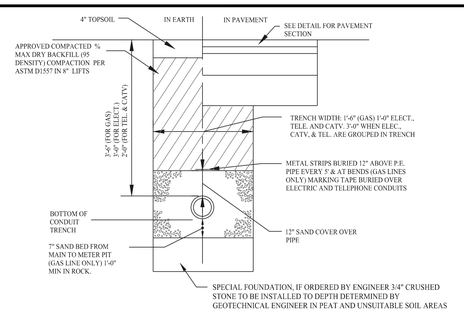


SECTION A-A

TYPE "C" DOUBLE CATCH BASIN (DOUBLE GRATE TYPE II)

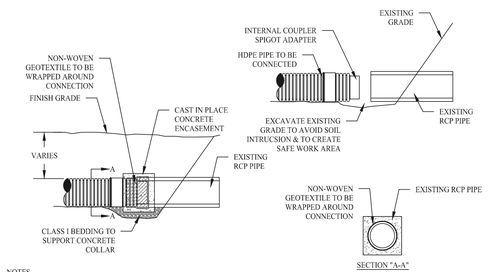
SCALE: NTS





TYPICAL ELECTRICAL/TELEPHONE/CABLE AND GAS TRENCH

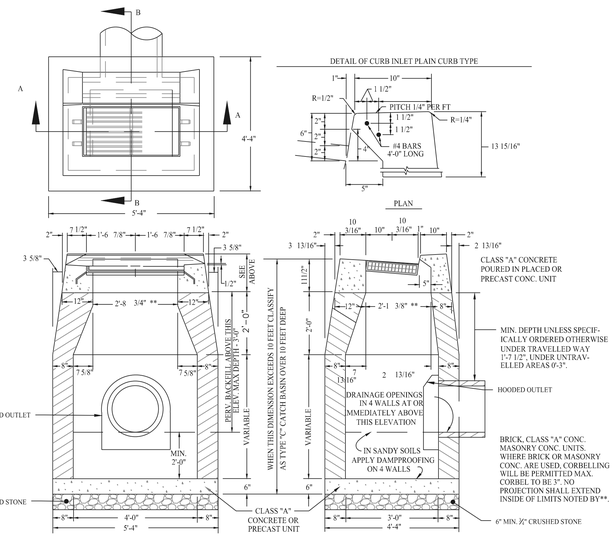
SCALE: NTS



NOTES
1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
2. IN LIEU OF AN INTERNAL CYLINDER, AN HDPE WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO CMP.
3. INTERNAL CYLINDER ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.

HDPE TO RCP CONNECTION (GEOTEXTILE WRAP) DETAIL

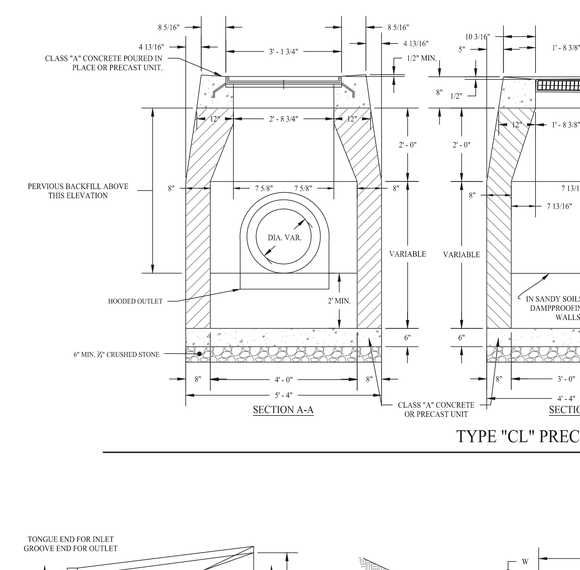
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SECTION A-A SECTION B-B

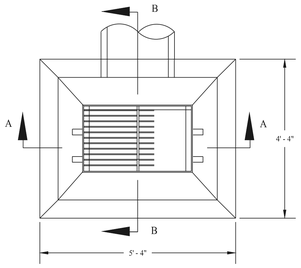
TYPE "C" PRECAST CATCH BASIN DETAIL

SCALE: NTS CT DOT

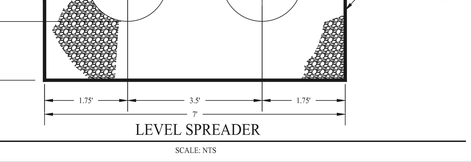


TYPE "CL" PRECAST CATCH BASIN DETAIL

SCALE: NTS

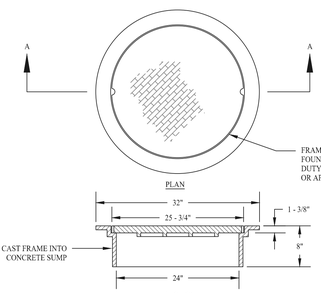


NOTES
DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.



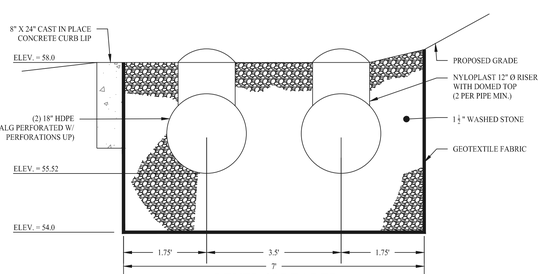
PRECAST STORM MANHOLE DETAIL

SCALE: NTS



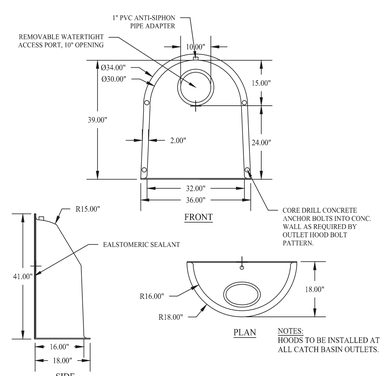
MANHOLE FRAME AND COVER DETAIL

SCALE: NTS



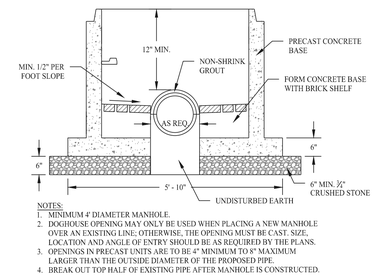
LEVEL SPREADER

SCALE: NTS



HOODED OUTLET

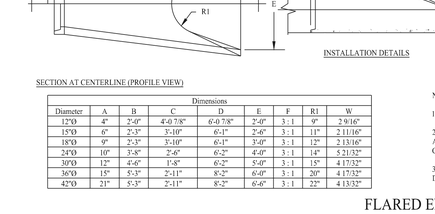
SCALE: NTS



NOTES:
1. MINIMUM 4' DIAMETER MANHOLE.
2. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST. SIZE, LOCATION AND ANGLE OF ENTRY SHOULD BE AS REQUIRED BY THE PLANS.
3. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
4. BREAK OUT TOP HALF OF EXISTING PIPE AFTER MANHOLE IS CONSTRUCTED.

DOGHOUSE MANHOLE (BASE) DETAIL

SCALE: NTS



SECTION AT CENTERLINE (PROFILE VIEW)

Dimensions								
Diameter	A	B	C	D	E	F	R1	W
12"Ø	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	3 : 1	9"	2 9/16"
15"Ø	6"	2'-3"	3'-10"	6'-1"	2'-6"	3 : 1	11"	2 11/16"
18"Ø	9"	2'-3"	3'-10"	6'-1"	3'-0"	3 : 1	12"	2 13/16"
24"Ø	10"	3'-8"	2'-6"	6'-2"	4'-0"	3 : 1	14"	3 21/32"
30"Ø	12"	4'-6"	1'-8"	6'-2"	5'-0"	3 : 1	15"	4 17/32"
36"Ø	15"	5'-3"	2'-11"	8'-2"	6'-0"	3 : 1	20"	4 17/32"
42"Ø	21"	5'-3"	2'-11"	8'-2"	6'-6"	3 : 1	22"	4 13/32"

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.

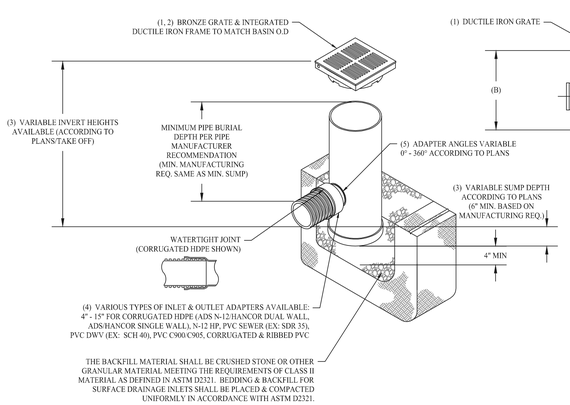
TULSA PIPE
3200 NORTH 129TH EAST AVENUE
TULSA, OKLAHOMA 74116
P.O. BOX 581524
TULSA, OKLAHOMA 74158-1524
(918) 438-0230

CR 170
35
ISSUED 12-93

FLARED END SECTION DETAILS

(WITH PRECAST STD, BASE AND CUSTOMER SPECIFIED OPENINGS)
FLAT TOP ECCENTRIC (CONCENTRIC ALSO AVAILABLE)

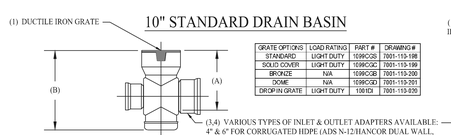
SCALE: NTS



NYLOPLAST DRAIN BASIN (YARD DRAIN) DETAIL

SCALE: NTS

DETAIL PROVIDED BY NYLOPLAST

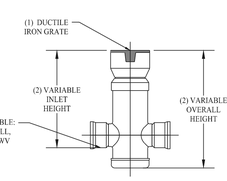


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	10RKCGS	7001-113-198
SOLID COVER	LIGHT DUTY	10RKCGC	7001-113-199
BRONZE	N/A	10RKCGB	7001-113-200
DOME	N/A	10RKCGD	7001-113-201
DROP IN GRATE	LIGHT DUTY	10RIDI	7001-113-830

NOTES:

1. 8" - 15" GRATES SHALL BE SOLID BRONZE.
2. 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A-536 GRADE 70-50-05. 8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 001-110-065
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6. 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.

10" STANDARD DRAIN BASIN



10" CUSTOM DRAIN BASIN

NOTES:

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2. CUSTOM DRAIN BASIN 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 D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
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.

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Drawn By:	CSH
Checked By:	PAR
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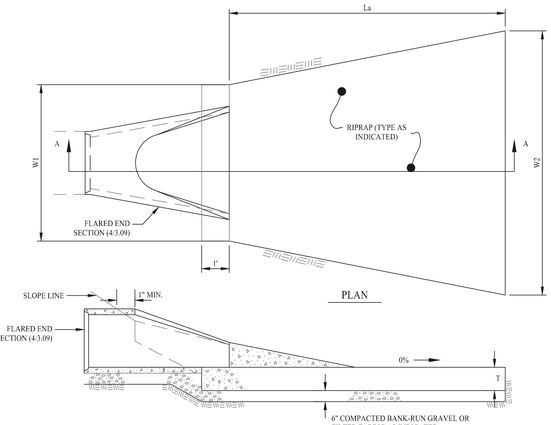
Project:

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

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.02

Sep 29, 2025 - 1:37pm chandy
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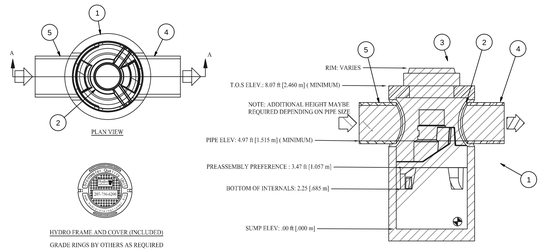
SECTION A-A

OUTLET	La	W1	W2	RIPRAP
O-1	14'	6'	16'	MODIFIED
O-2	14'	9'	19'	MODIFIED

RIPRAP TYPE	"T" (INCHES)
MODIFIED	12
INTERMEDIATE	18
STANDARD	36

TYPE 'A' RIPRAP APRON

SCALE: NTS



SECTION A-A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 18.0 CFS (510 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.7 CU. YD. (.5 CU. M.)
3. OIL STORAGE CAPACITY: 191 GAL. (723 LITERS)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 IN. (600MM)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT http://hydro-int.com/en/products/first defense

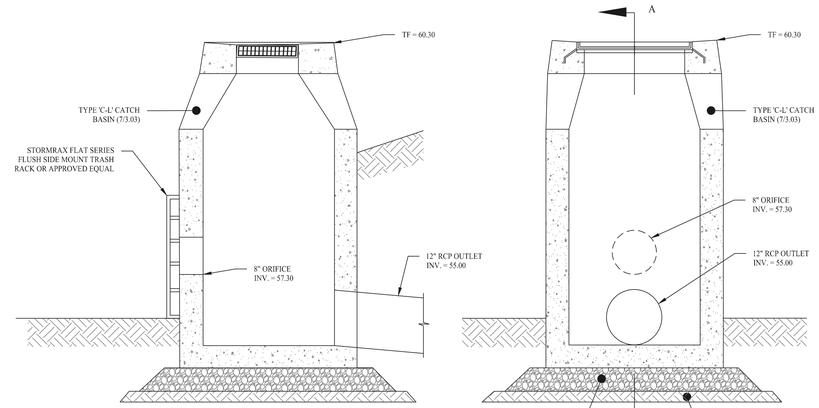
GENERAL NOTES

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES ARE POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO THE PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

1. MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF A STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

FIRST DEFENSE HYDRODYNAMIC SEPARATOR

SCALE: NTS

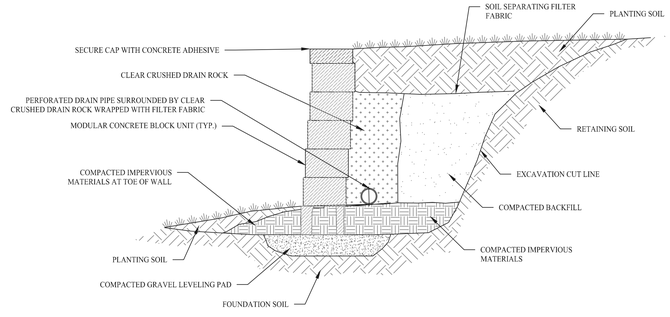


OUTLET CONTROL STRUCTURE 6

SCALE: NTS

OUTLET CONTROL STRUCTURE 1-5 DETAIL

SCALE: NTS



MODULAR BLOCK RETAINING WALL

SCALE: NTS

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

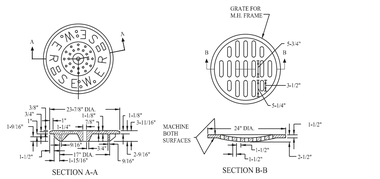
Project:

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

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.03

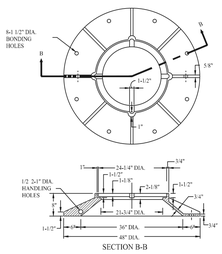
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NOTES
1. MANHOLE COVERS MAY BE DESIGNED WITH OR WITHOUT RIBS. THE TOP SURFACE OF THE MANHOLE COVER SHALL BE FLAT. THE BOTTOM SURFACE MAY OR MAY NOT BE FLAT.
2. PROVIDE ALTERNATIVE INSCRIPTION "STORM DRAIN" WHEN SPECIFIED.
3. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT WITHOUT ANY TENDENCY FOR THE COVER OR GRATE TO ROCK OR RATTLE. THE GAP BETWEEN THE COVER/GRATE AND FRAME SHALL BE NO MORE THAN $\frac{1}{8}$" ALL AROUND.

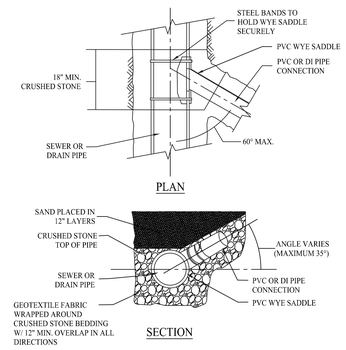
STANDARD MANHOLE COVERS DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



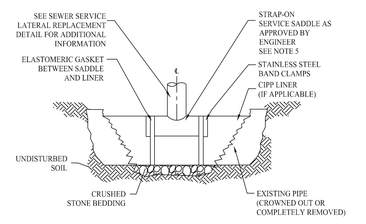
STANDARD MANHOLE FRAMES DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



WYE SADDLE CONNECTION TO EXISTING PIPE DETAIL

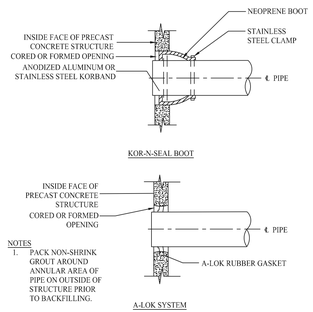
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. THIS DETAIL APPLIES WHENEVER AN EXISTING SERVICE LATERAL MUST BE CONNECTED TO A CIPP LINED SEWER MAIN AND SERVICE LATERAL INSERTA TEE CONNECTION CANNOT BE INSTALLED.
2. WHEN BREAKING OUT EXISTING PIPE CROWN, DO NOT ALLOW DEBRIS TO ENTER SEWER. INSTALL AND COMPACT CRUSHED STONE TO 1-FOOT ABOVE TOP OF PIPE AND OR SERVICE.
3. REFER TO SEWER TRENCH DETAIL FOR BEDDING, BACKFILLING AND RESTORATION REQUIREMENTS.
4. INSTALL FITTINGS, ADAPTERS, AND RUBBER SLEEVE COUPLINGS AS NECESSARY, TO MAKE CONNECTION BETWEEN NEW AND EXISTING SERVICE LATERAL PIPING.
5. NOT ALL LATERAL SIZES ARE KNOWN. CONTRACTOR TO FIELD VERIFY THE SIZE AND TYPE OF THE EXISTING SERVICE LATERAL. EXISTING LATERALS ARE ASSUMED TO BE 6" DIAMETER.

SERVICE LATERAL SADDLE CONNECTION DETAIL

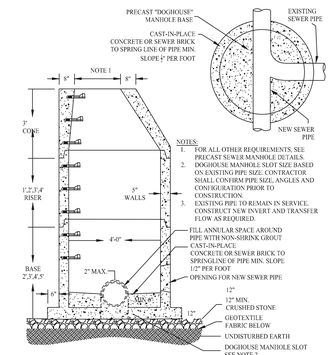
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. PACK NON-SHRINK GROUT AROUND ANNULAR AREA OF PIPE ON OUTSIDE OF STRUCTURE PRIOR TO BACKFILLING.

PIPE CONNECTIONS TO PRECAST CONCRETE STRUCTURES DETAIL

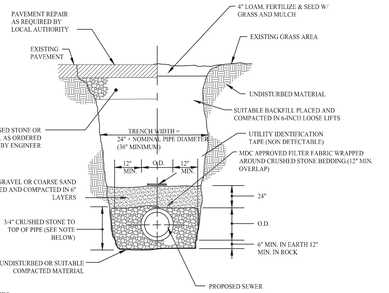
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES:
1. FOR ALL OTHER REQUIREMENTS, SEE PRECAST SEWER MANHOLE DETAILS.
2. DOGHOUSE MANHOLE SLOT SIZE BASED ON EXISTING PIPE SIZE. CONTRACTOR SHALL CONFIRM PIPE SIZE, ANGLES AND CONFIGURATION PRIOR TO CONSTRUCTION.
3. EXISTING PIPE TO REMAIN IN SERVICE. CONSTRUCT NEW INVERT AND TRANSFER FLOW AS REQUIRED.
4. FILL ANNULAR SPACE AROUND PIPE WITH NON-SHRINK GROUT
5. CAST-IN-PLACE CONCRETE OR SEWER BRICK TO SPRINGLINE OF PIPE MIN. SLOPE $\frac{1}{2}$" PER FOOT
6. OPENING FOR NEW SEWER PIPE

PRECAST DOGHOUSE MANHOLE (48" Ø EXTENDED BASE) DETAIL (SANITARY)

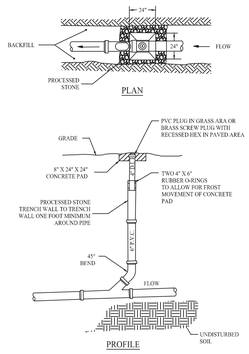
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVED BANK RUN GRAVEL IN PAVED AREAS (INCLUDING DRIVEWAYS AND SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE SIZE AND DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHOULDER SHALL BE TREATED THE SAME AS TRENCHES IN THE PAVED ROADWAY EXCEPT FOR PAVEMENT AND SURFACE RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) IN STONE BEDDING AS DIRECTED BY THE ENGINEER. SEE PIPE TRENCH DAM DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.

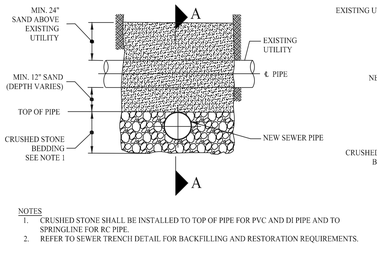
SEWER TRENCH DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



CLEANOUT AT GRADE DETAIL

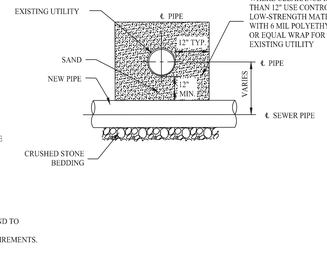
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

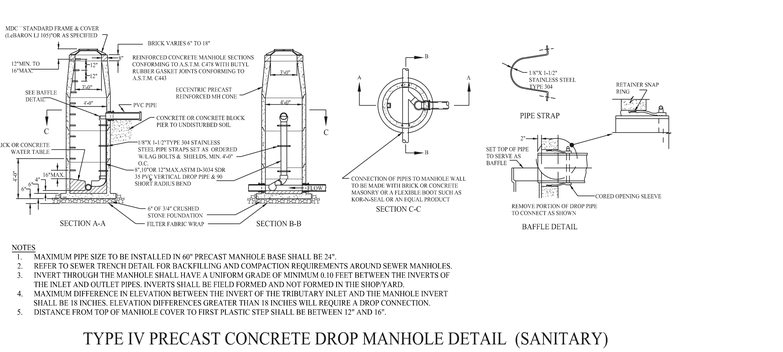


NOTES
1. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND RESTORATION REQUIREMENTS.

EXISTING GAS OR WATER UTILITY CROSSING DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

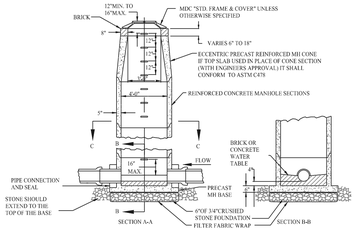


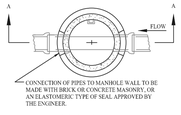


NOTES
1. MAXIMUM PIPE SIZE TO BE INSTALLED IN 60" PRECAST MANHOLE BASE SHALL BE 24".
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND COMPACTION REQUIREMENTS AROUND SEWER MANHOLES.
3. INVERT THROUGH THE MANHOLE SHALL HAVE A UNIFORM GRADE OF MINIMUM 0.10 FEET BETWEEN THE INVERTS OF THE INLET AND OUTLET PIPES. INVERTS SHALL BE FIELD FORMED AND NOT FORMED IN THE SHOP/YARD.
4. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE TRIBUTARY INLET AND THE MANHOLE INVERT SHALL BE 18 INCHES. ELEVATION DIFFERENCES GREATER THAN 18 INCHES WILL REQUIRE A DROP CONNECTION.
5. DISTANCE FROM TOP OF MANHOLE COVER TO FIRST PLASTIC STEP SHALL BE BETWEEN 12" AND 16".

TYPE IV PRECAST CONCRETE DROP MANHOLE DETAIL (SANITARY)

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

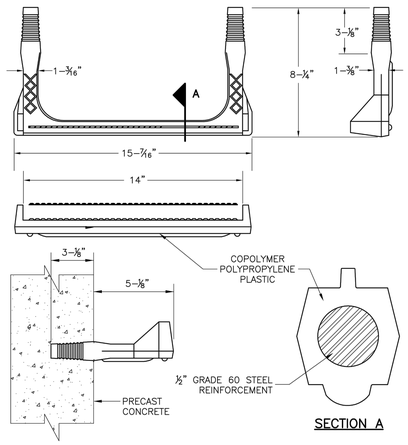




NOTES
1. MAXIMUM PIPE SIZE TO BE INSTALLED IN 48" MANHOLE BASE SHALL BE 18".
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND COMPACTION REQUIREMENTS AROUND SEWER MANHOLES.
3. INVERT THROUGH THE MANHOLE SHALL HAVE A UNIFORM GRADE OF MINIMUM 0.10 FEET BETWEEN THE INVERTS OF THE INLET AND OUTLET PIPES. INVERTS SHALL BE FIELD FORMED AND NOT FORMED IN SHOP/YARD.
4. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE TRIBUTARY INLET AND THE MANHOLE INVERT SHALL BE 18 INCHES. ELEVATION DIFFERENCES GREATER THAN 18 INCHES WILL REQUIRE A DROP CONNECTION.
5. DISTANCE FROM TOP OF MANHOLE COVER TO FIRST PLASTIC STEP SHALL BE BETWEEN 12" AND 16".

TYPE II PRECAST CONCRETE MANHOLE DETAIL (SANITARY)

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



PLASTIC STEP FOR PRECAST CONCRETE MANHOLE

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

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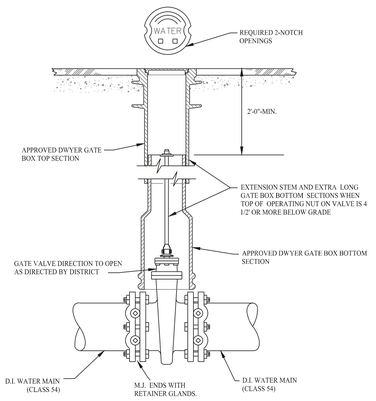
Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	NTS

Project:

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

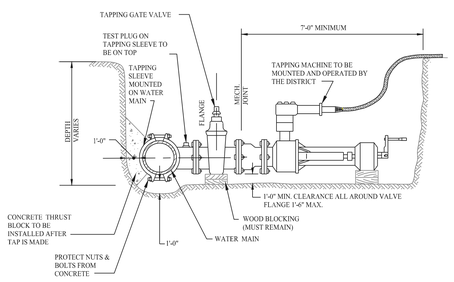
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CONSTRUCTION DETAILS	3.04

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STANDARD GATE VALVE 12" & SMALLER DETAIL

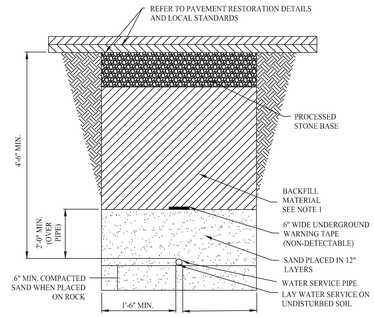
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. TAPPING SLEEVE & TAPPING GATE VALVE TO BE INSTALLED ON WATER MAIN BY THE CONTRACTOR. THE DISTRICT WILL TEST INSTALLATION PRIOR TO MAKING TAP. NO TAP WILL BE MADE IF THERE IS NO TEST PLUG.
2. TAPPING GATE VALVE TO HAVE HAND OF OPERATION AS DIRECTED BY THE DISTRICT. IF VALVE HAND OF OPERATION IS NOT CORRECT, NO TAP WILL BE MADE.
3. CONTRACTOR SHALL COORDINATE WITH THE DISTRICT AND THE PROPERTY OWNER PRIOR TO TRENCH EXCAVATION. THE TRENCH SHALL BE PROPERLY DEWATERED, SUPPORTED AND SHALL COMPLY WITH OSHA REQUIREMENTS FOR TRENCH EXCAVATION.

TRENCH REQUIREMENT FOR 4-INCH TO 12-INCH TAP ON WATER MAIN DETAIL

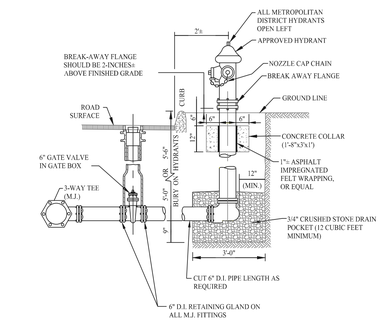
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER SERVICE TRENCH DETAIL

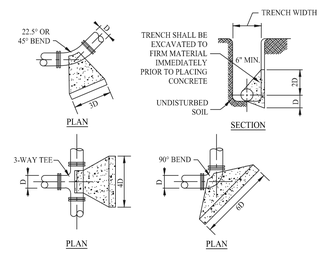
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. INSTALL 6" WIDE UNDERGROUND WARNING TAPE (NON-DETECTABLE) 2-FT ABOVE LENGTH OF HYDRANT BRANCH.
2. DISTANCE SHALL BE 3'± IN BLOOMFIELD, FARMINGTON AND GLASTONBURY AND 2'± IN OTHER MEMBER TOWNS.
3. OFFSET HYDRANT LATERAL AS NECESSARY WHILE MAINTAINING MINIMUM 4.5 FEET OF COVER TO SET FIRE HYDRANT BURY LINE AT GRADE. FURNISH AND INSTALL EXTENSIONS AS NECESSARY ONLY IF A LATERAL OFFSET IS NOT POSSIBLE.

STANDARD FIRE HYDRANT ASSEMBLY DETAIL

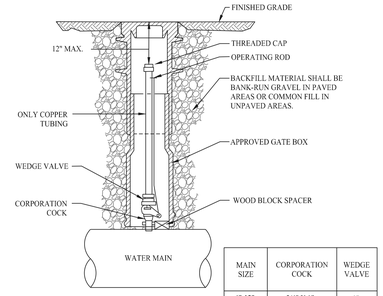
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. THRUST RESTRAINTS SHALL BE EITHER RESTRAINED JOINTS FOR DUCTILE IRON PIPE OR THRUST BLOCKS. THRUST BLOCKS ARE NOT THE PREFERRED METHOD OF THRUST RESTRAINT AND WILL ONLY BE PERMITTED IN SPECIAL CASES AS DIRECTED BY THE ENGINEER OR BY THE DISTRICT.
2. THRUST BLOCKS SHOULD ONLY BE USED WHEN SOIL CONDITIONS ARE STABLE.
3. ANCHORS SHALL BE BASED ON MAXIMUM ALLOWABLE WATER PRESSURED OF 150 PSI.

CONCRETE THRUST BLOCKS FOR 12-INCH AND SMALLER MAINS DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

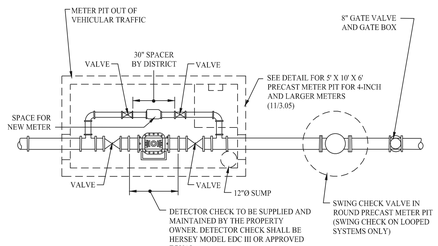


MAIN SIZE	CORPORATION COCK	WEDGE VALVE
6"-12"	3/4" X 1"	1"
16"-42"	1-1/2" X 2"	2"

NOTES:
1. CANNOT BE USED FOR FUTURE SERVICE.
2. A CHLORINATION/SAMPLING ASSEMBLY SHALL BE REMOVED ONCE WATER MAIN PASSES SAMPLING. CORPORATION SHALL EITHER BE CONVERTED TO AIR VALVE OR ABANDONED PRIOR TO FINAL PAVEMENT RESTORATION.

CHLORINATION INLET / BLOW-OFF DETAIL

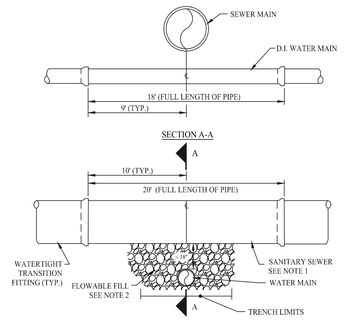
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. BYPASS IS ONLY ALLOWED UNDER CERTAIN CIRCUMSTANCES. AS APPROVED BY THE DISTRICT.

5' x 10' x 6' COMBINED METER LAYOUT DETAIL

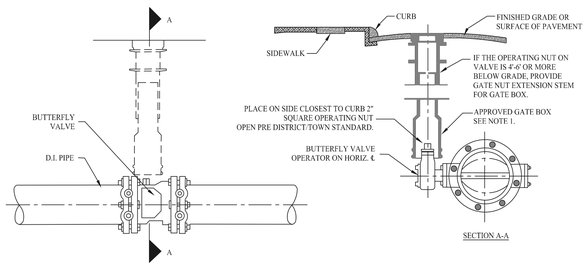
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. SEWER PIPE WITHIN CROSSING LIMITS SHALL BE THE SAME MATERIALS AND WATERTIGHT JOINTS AS NEW WATER MAIN PIPE, CONSTRUCTED IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
2. IF A FULL LENGTH OF WATER PIPE OR SEWER PIPE IS NOT USED, ENCASE SEWER MAIN OF WATER MAIN WITH FLOWABLE FILL WITHIN THE TRENCH LIMITS

WATER CROSSING BELOW SEWER LESS THAN 18-INCH VERTICAL SEPARATION

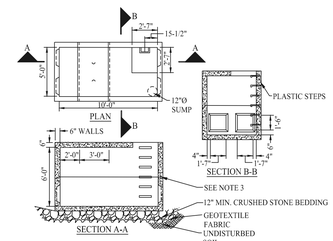
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NOTES:
1. THE GATE BOX SHALL BE SET PLUMB AND CENTERED DIRECTLY OVER THE OPERATING NUT OF THE VALVE. THE CONTRACTOR SHALL USE A COMMERCIALLY AVAILABLE CENTERING DEVICE TO PREVENT DAMAGE TO THE TOP OF THE VALVE AND MAINTAIN ALIGNMENT.

STANDARD BUTTERFLY DETAIL

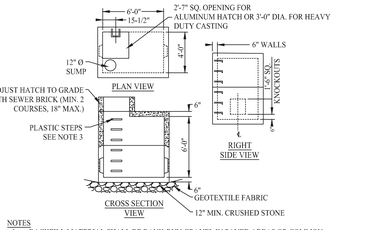
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS
2. CONCRETE STRENGTH SHALL BE MIN. 4,000 P.S.I (28 DAYS). REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET

5' X 10' X 6' PRECAST METER PIT FOR 4-INCH AND LARGER METERS

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



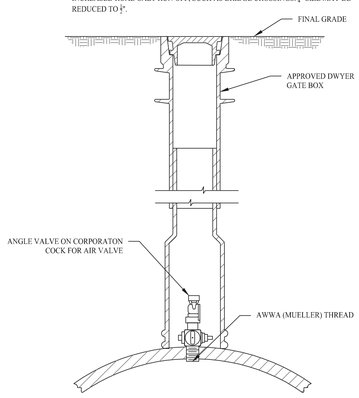
NOTES
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS
2. CONCRETE STRENGTH SHALL BE MIN. 4,000 P.S.I (28 DAYS). REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET

6' X 4' X 6' PRECAST METER PIT FOR 2-INCH THROUGH 4-INCH METERS

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

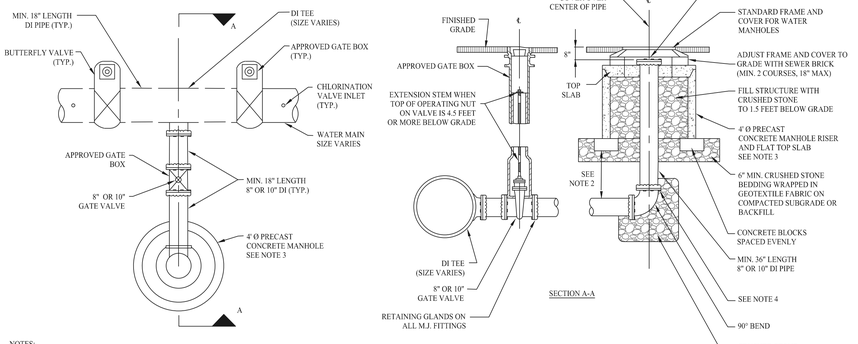
DIA. OF MAIN	MIN. SIZE AIR VALVE	CORPORATION COCK	ANGLE VALVE SIZE
TO 12"(INCL.)	3/4"	3/4"x 1"	1"
16" & 20"	1"	1"x 1"	1"
24" & 30"	1 1/4"	1 1/4"x 1 1/2"	1 1/2"
36" & 42"	1 1/2"	1 1/2"x 2"	2"
48" & 54"	2"	2"x 2"	2"

NOTE:
STAINLESS STEEL AIR VALVES SHALL BE USED IN AREAS SUBJECT TO ATMOSPHERIC EXPOSURE OR IN AREAS SUBJECT TO EXPOSURE FROM INCREASED ROAD SALT RUN OFF, SUCH AS BRIDGE CROSSINGS. 2" SIZE MAY BE REDUCED TO 1".



STANDARD AIR VALVE DETAIL

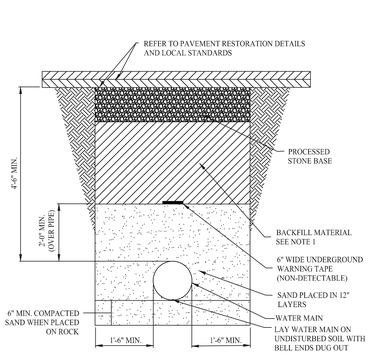
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES:
1. ALL PIPING, FITTINGS AND VALVES SHALL BE RESTRAINED JOINTS.
2. MINIMUM DIMENSION FROM BOTTOM OF CONCRETE BLOCKS TO TOP OF 8" OR 10" DI SHALL BE 18 INCHES.
3. MANHOLE RISER SHALL MEET THE REQUIREMENTS OF TYPE II PRECAST CONCRETE RISER SECTIONS, MANHOLE STEPS ARE NOT REQUIRED.
4. CUT AND REMOVE" OR " SECTION OF GASKET SO WATER WILL DRAIN FROM STANDPIPE.

8-INCH OR 10-INCH BLOW-OFF ASSEMBLY DETAIL

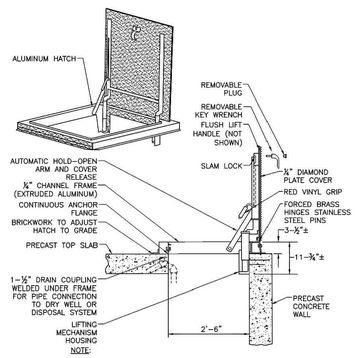
SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTES
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER MAIN TRENCH DETAIL

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT



NOTE:
1. ALUMINUM HATCH SHALL BE 2'-6" x 2'-6" BILCO TYPE "J-ALH20" OR EQUAL.

ALUMINUM HATCH FOR PRECAST METER PITS

SCALE: NTS — DETAIL PROVIDED BY THE METROPOLITAN DISTRICT

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

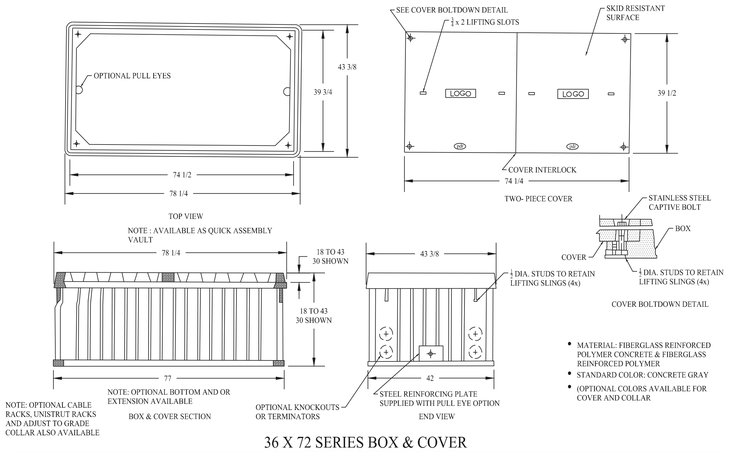
Project:

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

Sheet Title: CONSTRUCTION DETAILS

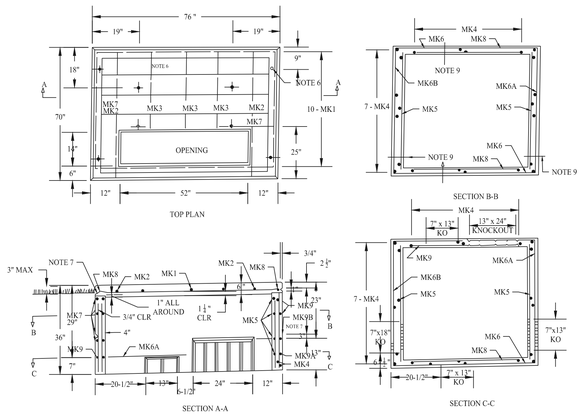
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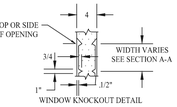


36 X 72 SERIES BOX & COVER

SCALE: NTS — DETAIL PER EVERSOURCE



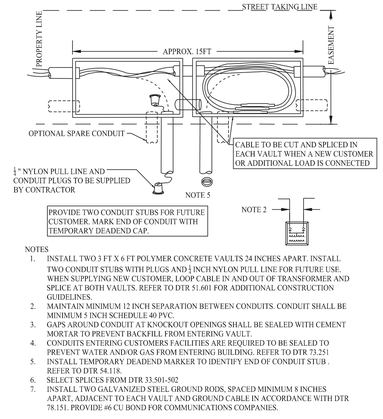
BAR SCHEDULE										
MARK NO	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7	MK8	MK9
SIZE	#5	#4	#4	#3	#4	#4	#4	#4	#4	#4	#4
NO OF BARS	10	2	3	22	8	7	1	1	2	7	1
DIMENSIONS											



NOTE:
1. ROOF DESIGN LOAD: 4000 LBS SPREAD OVER 1-FOOT-SQUARE AREA ANYWHERE ON ROOF
2. WALLS: SOIL PRESSURE OF EQUIVALENT FLUID PRESSURE OF 33 PCF. SURCHARGE OF 2.5 FEET OF SOIL WEIGHING 120 PCF.
3. CONCRETE: 4000 PSI AT 28 DAYS. ENTRAINED AIR 6-9 PERCENT
4. STEEL: ASTM A615-1992, GRADE 40.
5. ALL CONCRETE AND REINFORCEMENT IN ACCORDANCE WITH ACI 318-1999
6. FOR LIFTING TOP OR BOTTOM SECTIONS, CAST IN FOUR 3/4-INCH-DIAMETER DAYTON SUREGRIP (OR APPROVED EQUAL) COIL LOOP INSERTS, GALVANIZED, WITH T21 PLASTIC SETTING PLUGS. INSERTS ARE TO BE SECURED IN PLACE WITH REBAR
   TOP: CATALOG TYPE B16, 3/4 INCH DIAMETER X 4 INCHES LONG
   BOTTOM: CATALOG TYPE B16, 3/4 INCH DIAMETER X 6 INCHES LONG
7. PROVIDE 3-INCH-LONG GROOVE (3/4 INCH X 1 INCH) FOR LIFTING SLING AT EACH CORNER, EACH SIDE.
8. MANUFACTURER'S IDENTIFICATION AND MONTH/YEAR WHEN MANUFACTURED SHALL BE LEGIBLY MARKED IN/ON CONCRETE IN THE SIDE
9. ZINC ALLOY INSERTS 3/4 INCH - 10 INCHES X 3 INCHES FOR CABLE PULLING. TO BE LOCATED 4 INCHES ABOVE (7 INCH X 13 INCH) KNOCKOUTS (FOUR)

THREE PHASE TRANSFORMER DETAIL

SCALE: NTS — DETAIL PER EVERSOURCE



NOTES
1. INSTALL TWO 3 FT X 6 FT POLYMER CONCRETE VAULTS 24 INCHES APART. INSTALL TWO CONDUIT STUBS WITH PLUGS AND 1 INCH NYLON PULL LINE FOR FUTURE USE. WHEN SUPPLYING NEW CUSTOMER, LOOP CABLE IN AND OUT OF TRANSFORMER AND SPLICE AT BOTH VAULTS. REFER TO DTR 51.601 FOR ADDITIONAL CONSTRUCTION GUIDELINES.
2. MAINTAIN MINIMUM 12 INCH SEPARATION BETWEEN CONDUITS. CONDUIT SHALL BE MINIMUM 5 INCH SCHEDULE 40 PVC.
3. GAPS AROUND CONDUIT AT KNOCKOUT OPENINGS SHALL BE SEALED WITH CEMENT MORTAR TO PREVENT BACKFILL FROM ENTERING VAULT.
4. CONDUITS ENTERING CUSTOMERS FACILITIES ARE REQUIRED TO BE SEALED TO PREVENT WATER AND/OR GAS FROM ENTERING BUILDING. REFER TO DTR 73.251
5. INSTALL TEMPORARY DEADEND MARKER TO IDENTIFY END OF CONDUIT STUB . REFER TO DTR 54.118.
6. SELECT SPLICES FROM DTR 33.501-502
7. INSTALL TWO GALVANIZED STEEL GROUND RODS, SPACED MINIMUM 8 INCHES APART, ADJACENT TO EACH VAULT AND GROUND CABLE IN ACCORDANCE WITH DTR 78.151. PROVIDE #6 CU BOND FOR COMMUNICATIONS COMPANIES.

FUTURE LOOPED TRANSFORMER OR EXTENSION DETAIL

SCALE: NTS — DETAIL PER EVERSOURCE

TYPICAL SECTION
SHOWING MANHOLE FRAME INSTALLATION

ELECTRIC MANHOLE DETAIL

SCALE: NTS — DETAIL PROVIDED BY EVERSOURCE

SECTION A-A

NOTES:
1. INSTALL POLYMER CONCRETE VAULT. VAULT IS RATED FOR OCCASIONAL VEHICULAR TRAFFIC, HOWEVER, DO NOT INSTALL IN ROADWAY APPLICATIONS. VAULT SHALL BE USED TO SPLICE ONE THREE-PHASE CABLE, MAXIMUM #4/0 AL
2. THE EXCAVATION SHALL BE CARRIED TO A MINIMUM DEPTH OF 6" BELOW THE BOTTOM AND 12" BEYOND THE EDGE.
3. INSTALL TWO 8' GALVANIZED STEEL GROUND RODS ADJACENT TO THE VAULT AND GROUND PER DTR 78.151. PROVIDE #6 CU BOND FOR COMMUNICATION COMPANIES.
4. SELECT SPLICES FROM DTR 33.501-502
5. INSTALL WARNING TAPE 12" ABOVE TOP OF CONDUIT.
6. INSTALL SCHEDULE 40 PVC CONDUIT, MINIMUM 4" DIAMETER. INSTALL CONDUIT PLUGS IN SPARE CONDUITS.

ELECTRIC PULL BOX DETAIL

SCALE: NTS — DETAIL PROVIDED BY EVERSOURCE

Quazite®

Box, Polymer Concrete, 17"x30"x12"

By Quazite
Catalog # PD1730BA12

Quazite® ANSI/SCTE 77 certified enclosure boxes, feature a high quality polymer concrete construction in a multitude of sizes and depths allowing customization for any application.

*Representative Image

Features

- Stronger and lighter weight than regular concrete
- Cost effective
- Durable and long lasting
- Fire and chemical resistant
- Standard sizes are UL certified
- ANSI/SCTE77 certified
- Multiple styles and sizes available

General

Catalog Number	PD1730BA12
Material	Polymer Concrete
Type	Below Ground Boxes

Dimensions	30 in x 17 in x 12 in
Height	12 in
Length	30 in
Width	17 in

Certifications And Compliance

Buy America(n) Qualified	TAA Compliant (All status valid till December 2024)

Product Assets

Specifications - PD1730BA12
Video - Hubbell Power Systems In Depth: ANSI vs AASHTO
Video - PenCell® Enclosures
Video - Hubbell Power Systems How to Install Large Enclosures

FIBER PULL BOX DETAIL

SCALE: NTS — DETAIL PROVIDED BY GONETSPEED

Rev. #:	Date	Description

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MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-0695

Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	20105O1
Plan Date:	10/01/25
Scale:	NTS

Project:

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

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.06

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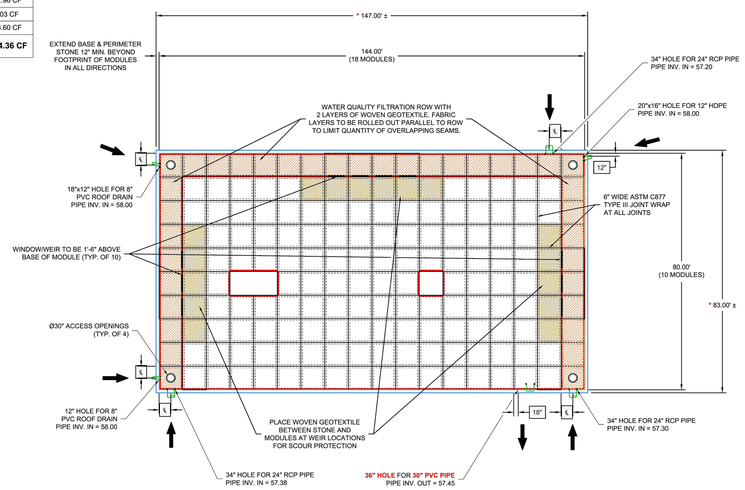
RETAIN-IT MODULE QUANTITIES

MODULE SIZE = 8' x 8' x 3'-0"		STORAGE VOLUME
115	CENTER MODULES (TYPE 1) @ 168.94 CF/MODULE =	19,428.10 CF
26	PERIMETER MODULES (TYPE 2) @ 164.99 CF/MODULE =	4,289.61 CF
2	CORNER MODULES (TYPE 3) @ 161.03 CF/MODULE =	322.06 CF
32	SINGLE ROW CENTER MODULES (TYPE 6) @ 161.03 CF/MODULE =	5,152.96 CF
2	SINGLE ROW END MODULES (TYPE 7) @ 154.02 CF/MODULE =	308.03 CF
	STORAGE IN 12" OF STONE BASE @ 40% VOIDS =	4,853.60 CF
TOTAL STORAGE VOLUME PROVIDED =		**34,354.36 CF**

PROPOSED ELEVATIONS / MODULE SIZE = 8' x 8' x	3'-0"
MAXIMUM ALLOWABLE ELEVATION	63.00
MINIMUM ALLOWABLE ELEVATION	62.00
TOP OUTSIDE OF MODULE/CONCRETE	60.87
TOP INSIDE OF MODULE	60.20
INVERT OF MODULE	57.20
BOTTOM OF STONE	56.20

DEPTH OF BASE STONE =	12 in
AREA OF SYSTEM =	12,134 sf
HEAVIEST PICK WEIGHT =	12,424 lbs

NOTE:
* OVERALL DIMENSIONS ALLOW FOR ANY GAPS ≤1/2" BETWEEN MODULES



RETAIN-IT STORMWATER SYSTEMS®

CONCOURSE PARK

EAST HARTFORD, CT

REVISION DESCRIPTION	BY	CHECK	DATE
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PLAN LAYOUT
UGS-1

DATE: 06/04/2025 DRAWN BY: ITP
SCALE: NTS CHECKED BY: MDK

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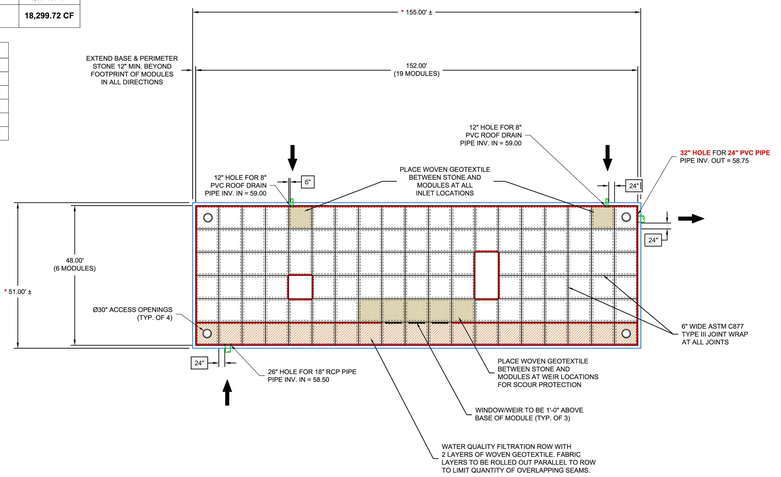
RETAIN-IT MODULE QUANTITIES

MODULE SIZE = 8' x 8' x 2'-6"		STORAGE VOLUME
55	CENTER MODULES (TYPE 1) @ 138.91 CF/MODULE =	7,640.05 CF
38	PERIMETER MODULES (TYPE 2) @ 136.27 CF/MODULE =	5,178.26 CF
2	CORNER MODULES (TYPE 3) @ 133.63 CF/MODULE =	267.26 CF
14	SINGLE ROW CENTER MODULES (TYPE 6) @ 133.63 CF/MODULE =	1,870.82 CF
2	SINGLE ROW END MODULES (TYPE 7) @ 128.07 CF/MODULE =	256.13 CF
	STORAGE IN 12" OF STONE BASE @ 40% VOIDS =	3,087.20 CF
TOTAL STORAGE VOLUME PROVIDED =		**18,299.72 CF**

PROPOSED ELEVATIONS / MODULE SIZE = 8' x 8' x	2'-6"
MAXIMUM ALLOWABLE ELEVATION	65.00
MINIMUM ALLOWABLE ELEVATION	63.00
TOP OUTSIDE OF MODULE/CONCRETE	61.67
TOP INSIDE OF MODULE	61.00
INVERT OF MODULE	58.50
BOTTOM OF STONE	57.50

DEPTH OF BASE STONE =	12 in
AREA OF SYSTEM =	7,718 sf
HEAVIEST PICK WEIGHT =	11,454 lbs

NOTE:
* OVERALL DIMENSIONS ALLOW FOR ANY GAPS ≤1/2" BETWEEN MODULES



RETAIN-IT STORMWATER SYSTEMS®

CONCOURSE PARK

EAST HARTFORD, CT

REVISION DESCRIPTION	BY	CHECK	DATE
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PLAN LAYOUT
UGS-3

DATE: 06/04/2025 DRAWN BY: ITP
SCALE: NTS CHECKED BY: MDK

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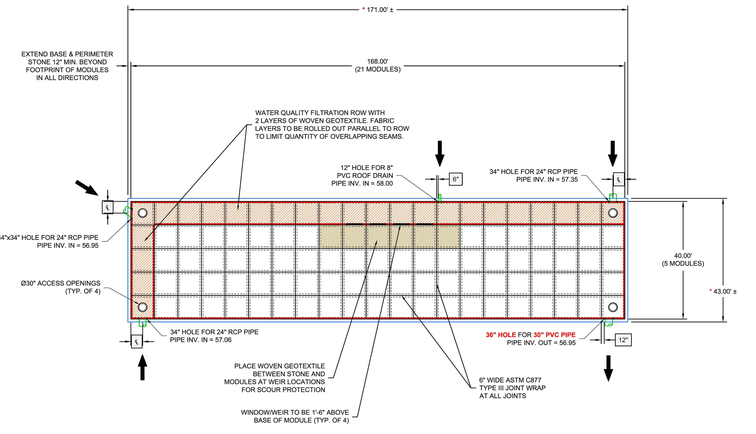
RETAIN-IT MODULE QUANTITIES

MODULE SIZE = 8' x 8' x 3'-0"		STORAGE VOLUME
57	CENTER MODULES (TYPE 1) @ 168.94 CF/MODULE =	9,629.58 CF
22	PERIMETER MODULES (TYPE 2) @ 164.99 CF/MODULE =	3,629.67 CF
2	CORNER MODULES (TYPE 3) @ 161.03 CF/MODULE =	322.06 CF
22	SINGLE ROW CENTER MODULES (TYPE 6) @ 161.03 CF/MODULE =	3,542.66 CF
2	SINGLE ROW END MODULES (TYPE 7) @ 154.02 CF/MODULE =	308.03 CF
	STORAGE IN 12" OF STONE BASE @ 40% VOIDS =	2,933.60 CF
TOTAL STORAGE VOLUME PROVIDED =		**20,365.60 CF**

PROPOSED ELEVATIONS / MODULE SIZE = 8' x 8' x	3'-0"
MAXIMUM ALLOWABLE ELEVATION	62.00
MINIMUM ALLOWABLE ELEVATION	61.60
TOP OUTSIDE OF MODULE/CONCRETE	60.62
TOP INSIDE OF MODULE	59.95
INVERT OF MODULE	56.95
BOTTOM OF STONE	55.95

DEPTH OF BASE STONE =	12 in
AREA OF SYSTEM =	7334 sf
HEAVIEST PICK WEIGHT =	12,424 lbs

NOTE:
* OVERALL DIMENSIONS ALLOW FOR ANY GAPS ≤1/2" BETWEEN MODULES



RETAIN-IT STORMWATER SYSTEMS®

CONCOURSE PARK

EAST HARTFORD, CT

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PLAN LAYOUT
UGS-2

DATE: 06/04/2025 DRAWN BY: ITP
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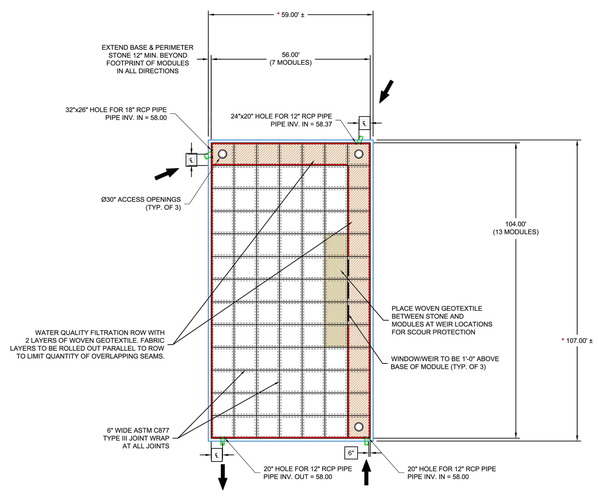
RETAIN-IT MODULE QUANTITIES

MODULE SIZE = 8' x 8' x 2'-6"		STORAGE VOLUME
50	CENTER MODULES (TYPE 1) @ 138.91 CF/MODULE =	6,945.50 CF
24	PERIMETER MODULES (TYPE 2) @ 136.27 CF/MODULE =	3,270.48 CF
2	CORNER MODULES (TYPE 3) @ 133.63 CF/MODULE =	267.26 CF
13	SINGLE ROW CENTER MODULES (TYPE 6) @ 133.63 CF/MODULE =	1,737.19 CF
2	SINGLE ROW END MODULES (TYPE 7) @ 128.07 CF/MODULE =	256.13 CF
	STORAGE IN 9" STONE BASE @ 40% VOIDS =	1,893.00 CF
TOTAL STORAGE VOLUME PROVIDED =		**14,369.56 CF**

PROPOSED ELEVATIONS / MODULE SIZE = 8' x 8' x	2'-6"
MAXIMUM ALLOWABLE ELEVATION	63.00
MINIMUM ALLOWABLE ELEVATION	62.50
TOP OUTSIDE OF MODULE/CONCRETE	61.17
TOP INSIDE OF MODULE	60.50
INVERT OF MODULE	58.00
BOTTOM OF STONE	57.25

DEPTH OF BASE STONE =	9 in
AREA OF SYSTEM =	6,310 sf
HEAVIEST PICK WEIGHT =	11,454 lbs

NOTE:
* OVERALL DIMENSIONS ALLOW FOR ANY GAPS ≤1/2" BETWEEN MODULES



RETAIN-IT STORMWATER SYSTEMS®

CONCOURSE PARK

EAST HARTFORD, CT

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PLAN LAYOUT
UGS-4

DATE: 06/04/2025 DRAWN BY: ITP
SCALE: NTS CHECKED BY: MDK

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SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-0695

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

Project:

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

Sheet Title:

CONSTRUCTION DETAILS

Sheet #:

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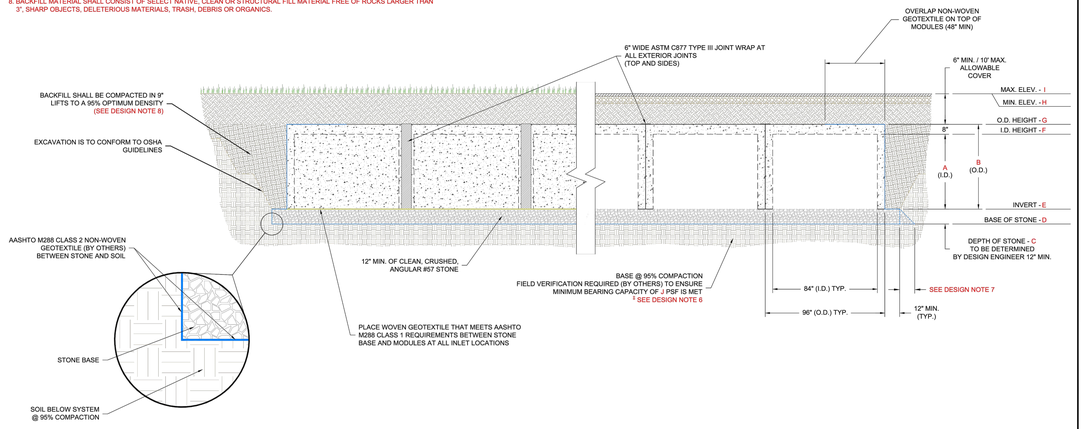
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DESIGN NOTES:

1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615
3. H-20 DESIGN LOADING PER AASHTO HS-20-44
4. EACH MODULE SHALL BE EQUIPPED WITH FOUR LIFTING POINTS FOR USE WITH A 4-HOOK WIRE ROPE OR CHAIN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SYSTEM TO MEET PROJECT SPECIFICATIONS ON WATERTIGHTNESS. RETAIN-IT MANUFACTURE AND SUPPLIER WILL NOT ACCEPT RESPONSIBILITY NOR PROVIDE A GUARANTEE IN REGARD TO WATERTIGHTNESS REQUIREMENTS.
6. [‡] MINIMUM SUBSOIL BEARING CAPACITY IS BASED ON MAXIMUM GRADE OVER SYSTEM AND DEPTH OF BASE STONE. INCREASING BASE STONE WILL REDUCE BEARING PRESSURE AT BOTTOM OF STONE LAYER. CONTACT RETAIN-IT FOR PROJECT SPECIFIC BEARING PRESSURES.
7. STONE BASE SHALL BE SUPPORTED BY A VERTICAL EXCAVATION 12" FROM MODULES EDGE OR STONE BASE SHALL BE SLOPED DOWNWARD AT A 45 DEGREE ANGLE STARTING 12" FROM MODULES.
8. BACKFILL MATERIAL SHALL CONSIST OF SELECT NATIVE, CLEAN OR STRUCTURAL FILL MATERIAL FREE OF ROCKS LARGER THAN 3", SHARP OBJECTS, DELETERIOUS MATERIALS, TRASH, DEBRIS OR ORGANICS.

SYSTEM ELEVATIONS & MINIMUM BEARING CAPACITIES

SYSTEM #	A	B	C	D	E	F	G	H	I	J
UGS-1	3'-0"	44"	12"	56.20	57.20	60.20	60.87	62.00	63.00	3,200
UGS-2	3'-0"	44"	12"	55.95	56.95	59.95	60.62	61.60	62.00	3,200
UGS-3	2'-6"	38"	12"	57.50	58.50	61.00	61.67	63.00	65.00	3,200
UGS-4	2'-6"	38"	9"	57.25	58.00	60.50	61.17	62.50	63.00	4,200



RETAIN-IT CROSS SECTION
(UPRIGHT MODULES ON CRUSHED STONE BASE)

* ANY MODIFICATIONS TO THE DESIGN DEPICTED ON THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF LID TECHNOLOGIES SHALL RENDER THE DESIGN INVALID AND UNUSABLE.

RETAIN-IT STORMWATER SYSTEMS

CONCOURSE PARK

EAST HARTFORD, CT

REVISION DESCRIPTION	BY	CHECK	DATE
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RETAIN-IT CROSS SECTION

DATE: 06/04/2025 DRAWN BY: ITP

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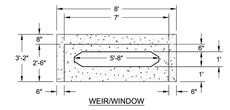
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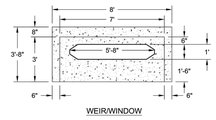
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2'-6" RETAIN-IT MODULE WITH WEIR/WINDOW DIMENSIONS
(WATER QUALITY FILTRATION ROW)



3'-0" RETAIN-IT MODULE WITH WEIR/WINDOW DIMENSIONS
(WATER QUALITY FILTRATION ROW)

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RETAIN-IT STORMWATER SYSTEMS

CONCOURSE PARK

EAST HARTFORD, CT

REVISION DESCRIPTION	BY	CHECK	DATE
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RETAIN-IT DETAILS

DATE: 06/04/2025 DRAWN BY: ITP

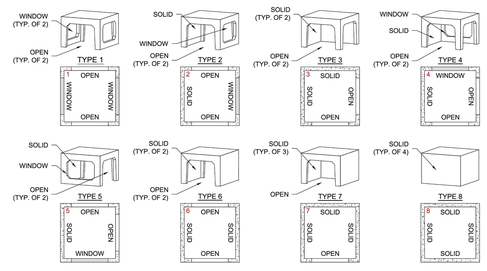
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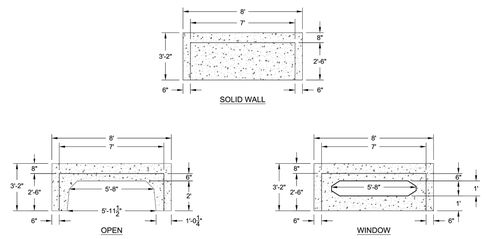
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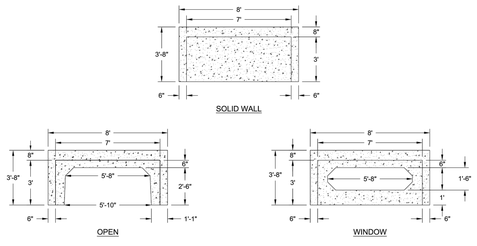
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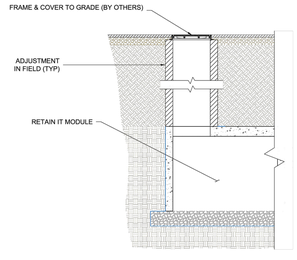
1'-6" to 4'-6" RETAIN-IT MODULE TYPES



TYPICAL 2'-6" RETAIN-IT MODULE DIMENSIONS



TYPICAL 3'-0" RETAIN-IT MODULE DIMENSIONS



ACCESS RISER DETAIL

RETAIN-IT STORMWATER SYSTEMS

CONCOURSE PARK

EAST HARTFORD, CT

REVISION DESCRIPTION	BY	CHECK	DATE
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RETAIN-IT DETAILS

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

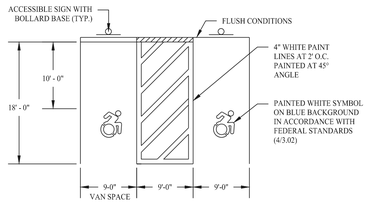
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: CONSTRUCTION DETAILS

Sheet #: 3.08

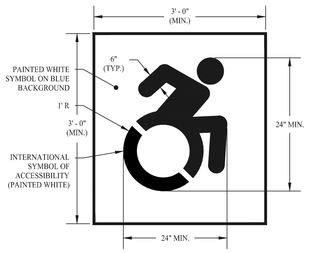
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NOTES
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

ACCESSIBLE PARKING SPACE DETAIL

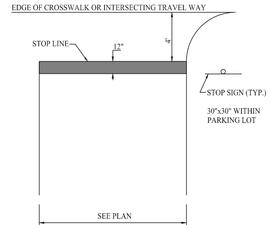
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NOTE
LOCATE AT 3' FROM EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

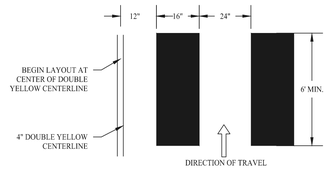
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NOTE:
1. LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. BAR IS TO BE PAINTED RETROREFLECTIVE WHITE.

STOP SIGNAGE AND MARKING

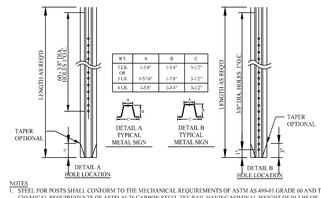
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NOTES
1. MARKINGS FOR STREET SHALL BE IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK MARKINGS

SCALE: NTS

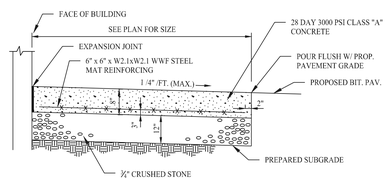


WT	A	B	C
1LB	1.5/8"	1.5/4"	3-1/2"
2LB	1.5/8"	1.5/8"	3-1/2"
3 LB	1.5/8"	1.5/8"	3-1/2"
4 LB	3.5/8"	3.0/4"	3-1/2"

NOTES
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM AS 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AS-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

TYPICAL METAL SIGN POSTS

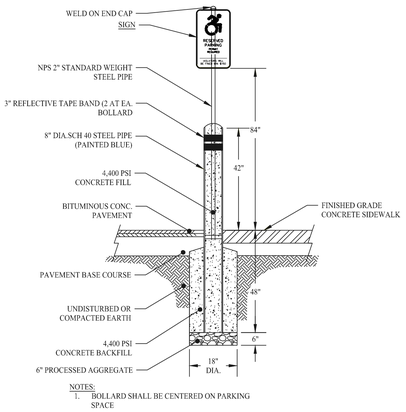
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SECTION VIEW

CONCRETE PAD

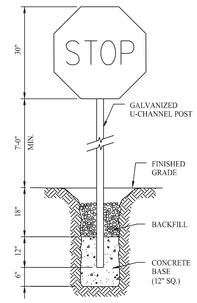
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NOTES:
1. BOLLARD SHALL BE CENTERED ON PARKING SPACE

ACCESSIBLE PARKING SIGN BOLLARD

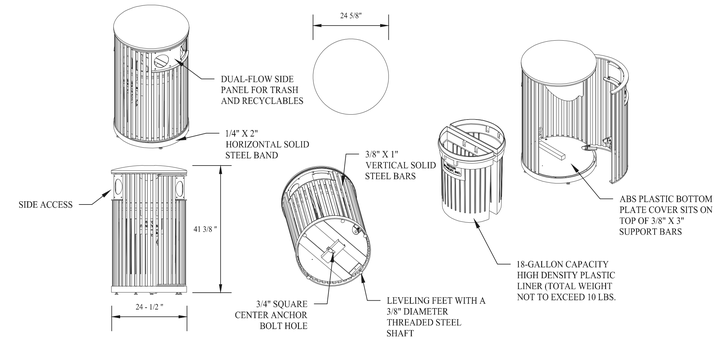
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NOTE:
CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.

TYPICAL STOP SIGN

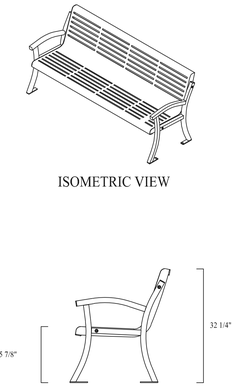
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STEEL RECYCLING STATION

SCALE: NTS

DETAIL PER VICTOR STANLEY

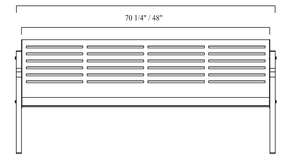


ISOMETRIC VIEW



TOP VIEW

SIDE VIEW

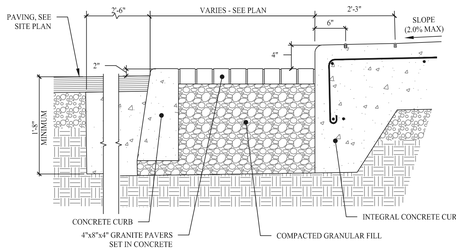


FRONT VIEW

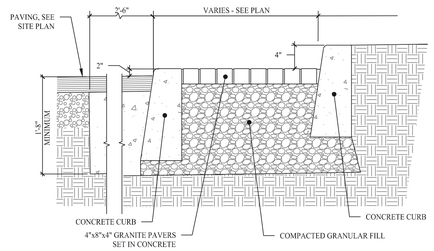
PROTABLE CASINO HORIZONTAL BENCH

SCALE: NTS

DETAIL PER SUPERIOR



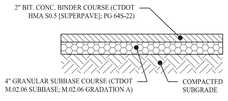
MOUNTABLE ISLAND WITH INTEGRAL CURB



MOUNTABLE ISLAND WITH CONCRETE CURB

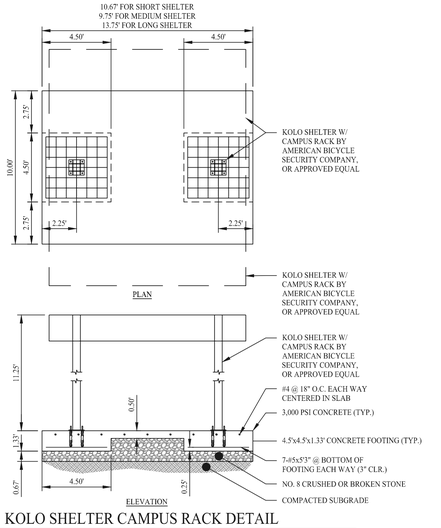
MOUNTABLE ISLAND

SCALE: NTS



BITUMINOUS CONCRETE SIDEWALK

SCALE: NTS



KOLO SHELTER CAMPUS RACK DETAIL

SCALE: NTS

DETAIL PROVIDED BY AMERICAN BICYCLE SECURITY COMPANY

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Checked By:	PAR
Approved By:	KMS
Project #:	2010501
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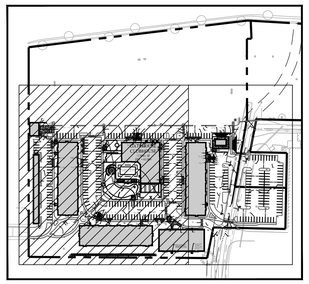
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: CONSTRUCTION DETAILS

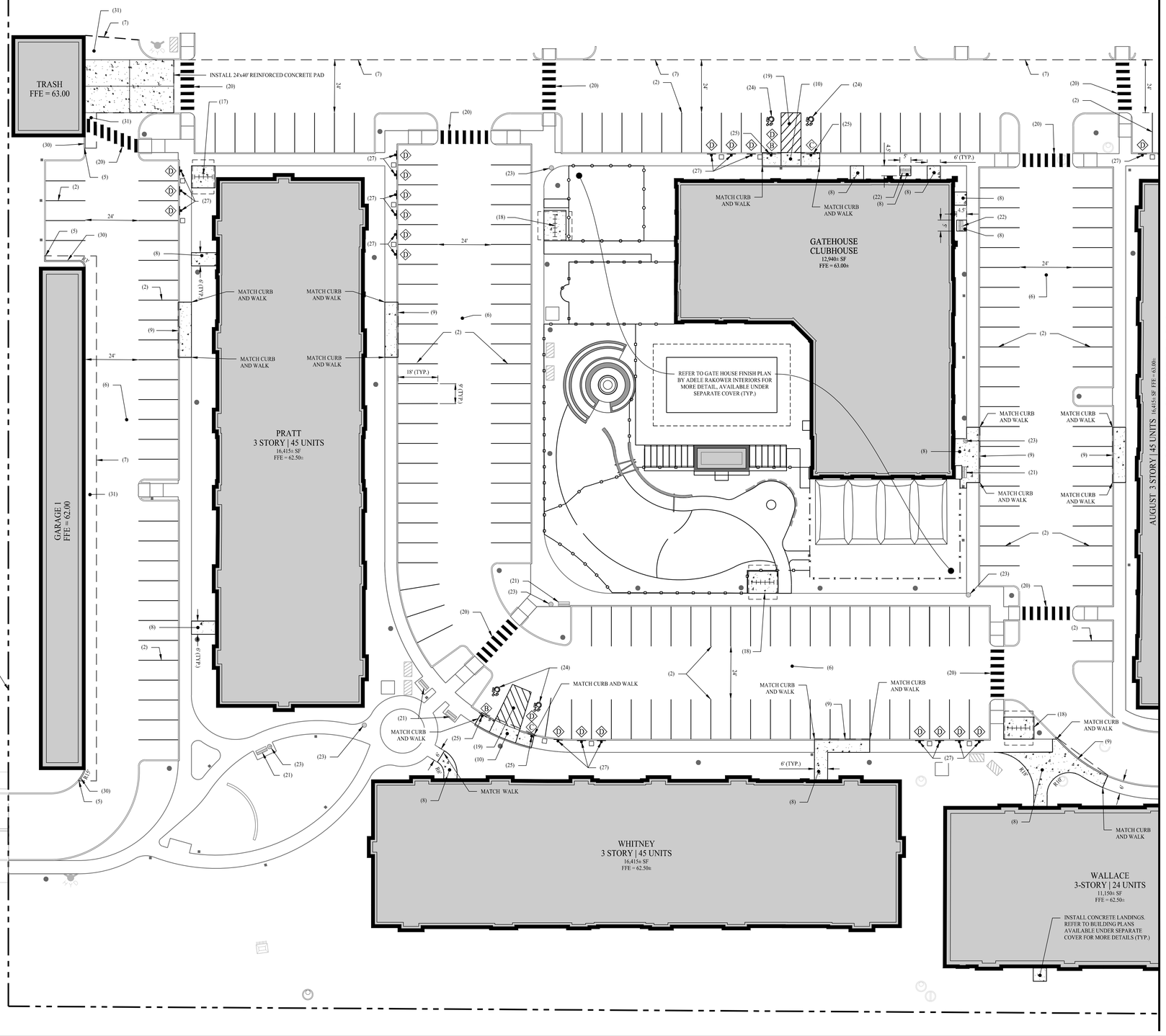
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KEY MAP

SCALE: 1" = 200'



GENERAL NOTES

1. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
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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

A



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

B

SIZES (IN)	MUTCD #	SUPPORTS
12"x24" 12"x6"	* R7-8P	1

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

C



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

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

D

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

*USE EQUIVALENT APPROVED SIGN

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

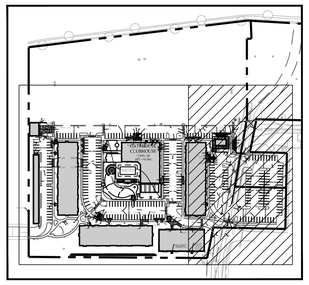
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: ADD/ALT PHASE 1B SITE PLAN

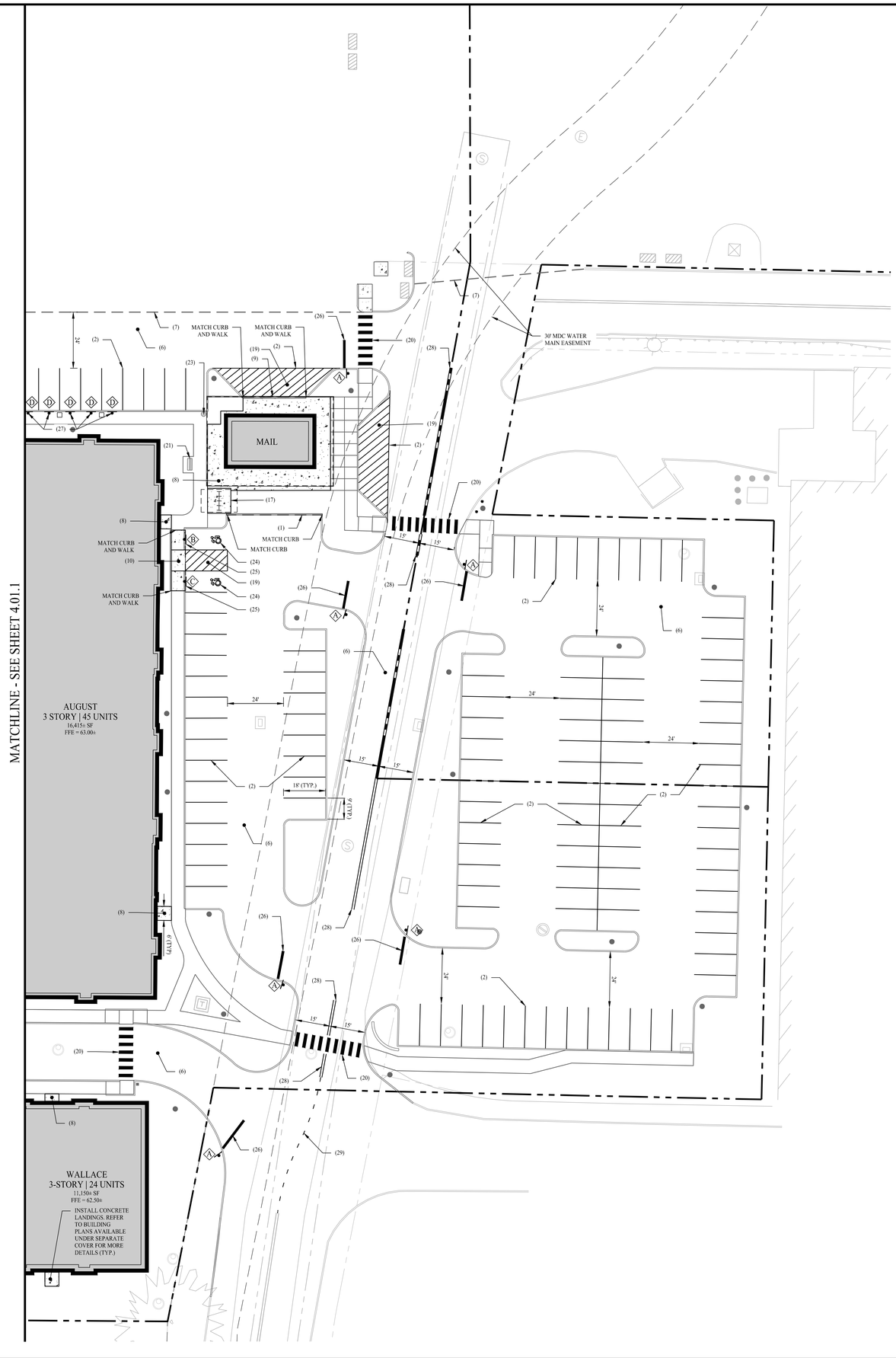
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KEY MAP

SCALE: 1" = 200'



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(5) TIE INTO EXISTING CURB. MATCH LINE & GRADE

(6) INSTALL FINISH COURSE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

(7) MATCH PHASE 1 EDGE OF PAVEMENT

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(30) INSTALL BITUMINOUS CONCRETE CURB

(31) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

SIGN LEGEND

A



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

B

SIZES (IN)	MUTCD #	SUPPORTS
12"x24" 12"x6"	*	1
	R7-8P	

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

C



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

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

D

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

*USE EQUIVALENT APPROVED SIGN

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

Project:

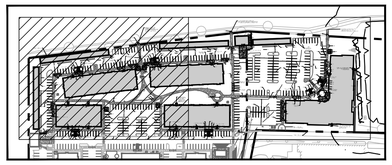
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EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

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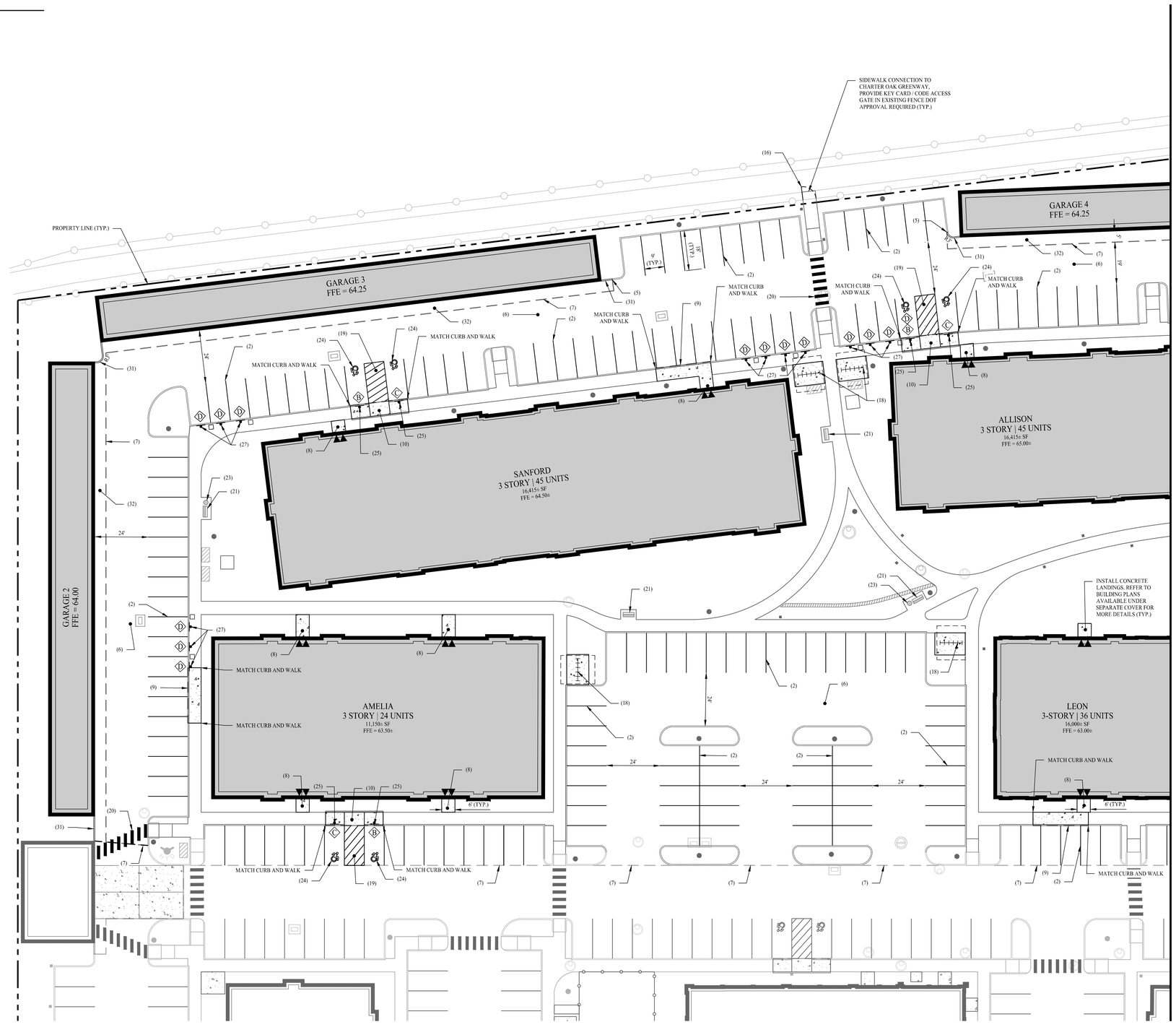
Sheet #: 4.01.2

Sep 29, 2025 - 1:40pm - cheedy
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KEY MAP

SCALE: 1" = 200'



MATCHLINE - SEE SHEET 4.02.2

GENERAL NOTES

1. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, SIGN LEGEND, AND ABBREVIATIONS ASSOCIATED WITH THIS SHEET.
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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 4' WIDE BITUMINOUS CONCRETE SIDEWALK
(31) INSTALL BITUMINOUS CONCRETE CURB
(32) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

SIGN LEGEND

A — STOP

SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

B — RESERVED PARKING (FORMAT REQUIRED) VAN ACCESSIBLE

SIZES (IN)	MUTCD #	SUPPORTS
12"x24" 12"x6"	* R7-8P	1

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

C — RESERVED PARKING (FORMAT REQUIRED)

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

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

D — ELECTRIC VEHICLE PARKING ONLY

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

*USE EQUIVALENT APPROVED SIGN

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

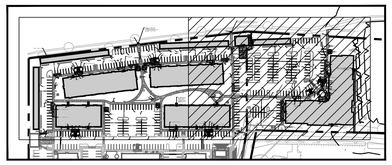
Project:

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

Sheet Title: ADD/ALT PHASE 2 SITE PLAN

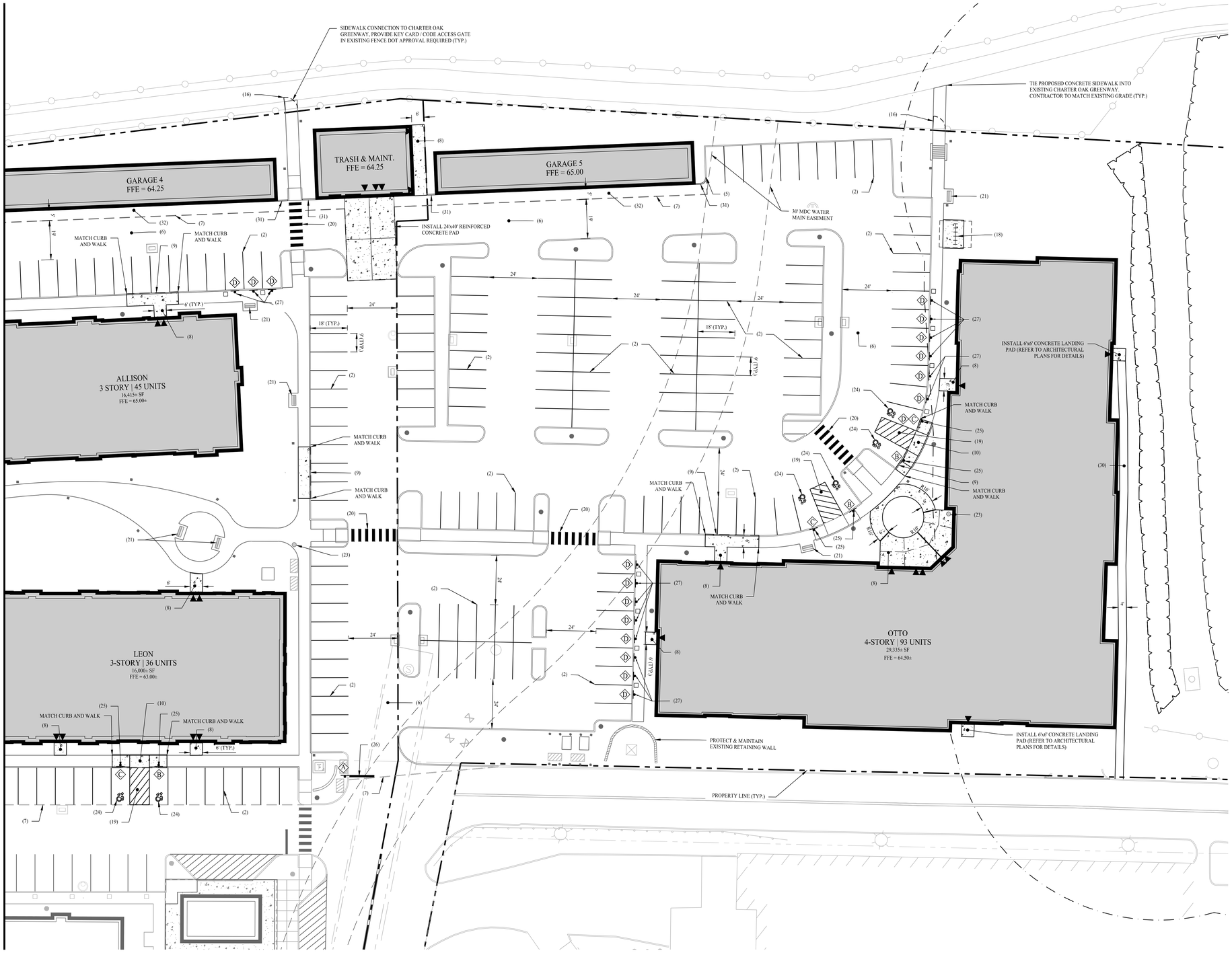
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KEY MAP

SCALE: 1" = 200'



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SIGN LEGEND

A



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

B



SIZES (IN)	MUTCD #	SUPPORTS
12"x24" 12"x6"	* R7-8P	1

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

C



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

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

D



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

*USE EQUIVALENT APPROVED SIGN



Rev. #:	Date	Description

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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

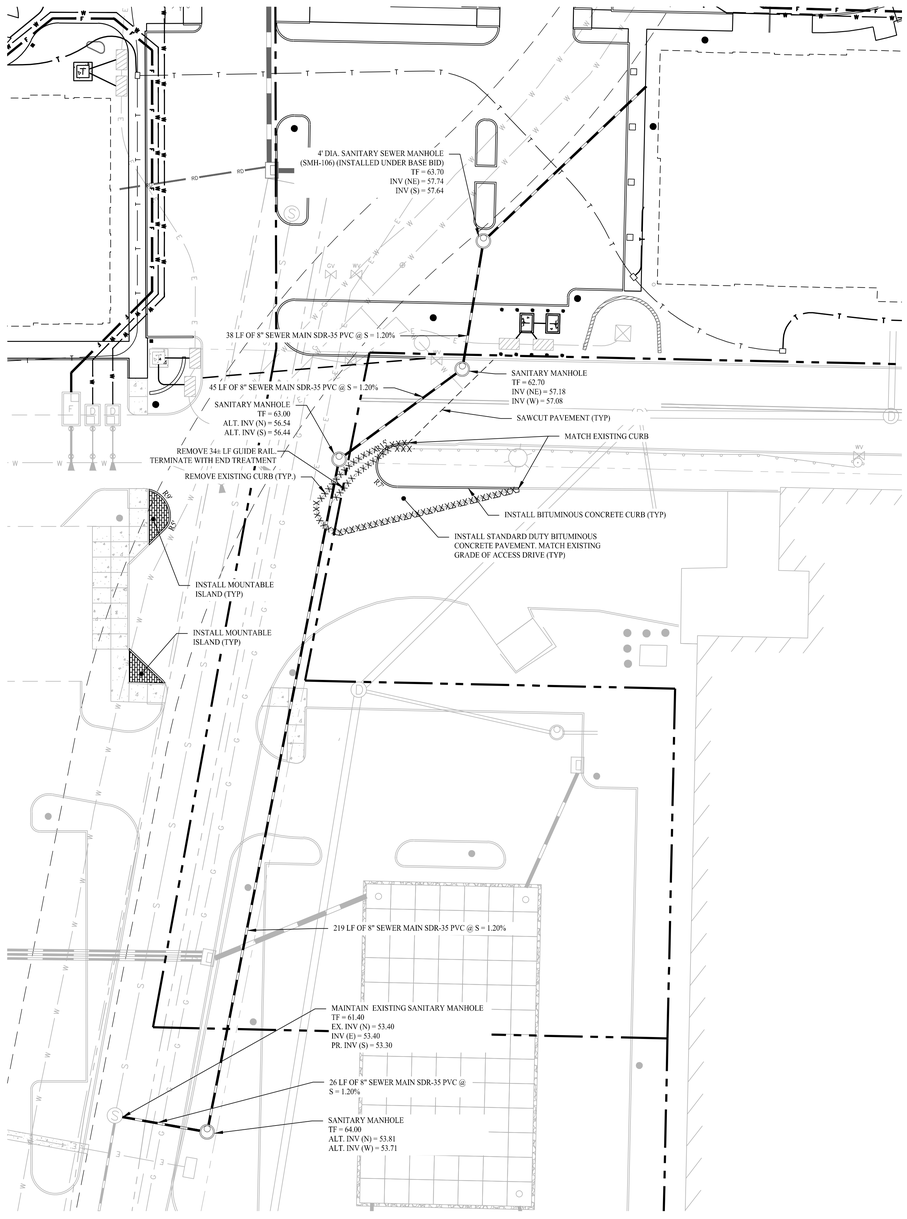
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Sheet #: 4.02.2

Sep 29, 2025 - 1:40pm - ahenchy
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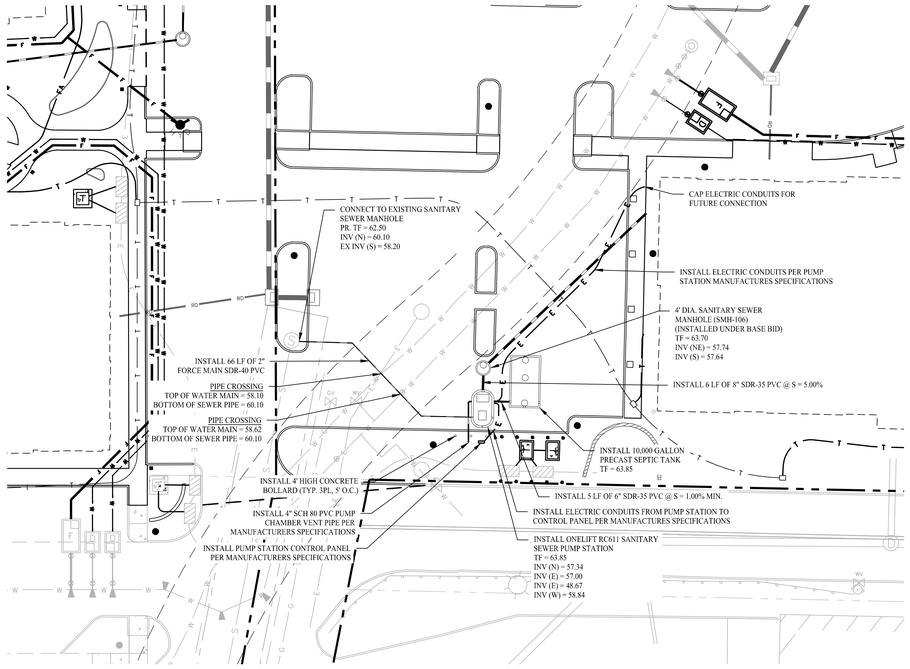
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OTTO GRAVITY SANITARY SEWER CONNECTION ALTERNATIVE

SCALE: 1" = 20'



OTTO PUMP STATION SANITARY SEWER CONNECTION ALTERNATIVE

SCALE: 1" = 20'

Rev. #:	Date	Description

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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 OTTO SANITARY SERVICE

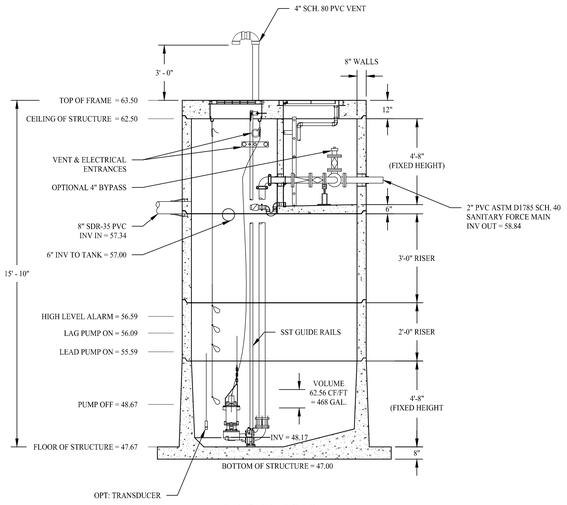
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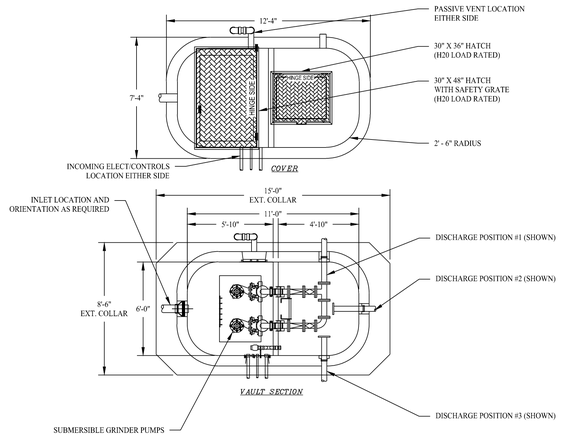
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NOTES:
1. PRECAST PUMP STATION STRUCTURE. HS 20 LOAD QUALIFIED.
2. PRECAST PUMP STATION SHIMS, 2", 3" & 4" HEIGHTS AS NEEDED.
3. LIBERTY PUMPS PRG100-SERIES 1 HP SUBMERSIBLE GRINDER PUMPS OR APPROVED EQUAL.
4. THE CONTROL PANEL SHALL BE ITT-CENTRIPRO MODEL A6-2012, OR AS SPECIFIED BY MANUFATURER, AND LOCATED IN BUILDING.
5. 2" PVC SCH 40 DISCHARGE PIPING WITH PVC SCH 40 FITTINGS.
6. 2" DUPLEX DISCHARGE KIT SUPPLIED BY HOMA.
7. 1¼" STAINLESS STEEL PUMP REMOVAL GUIDE RAILS MODEL A10-2015 AS SUPPLIED BY CENTRIPRO.
8. 8" SDR-35 PVC INLET PIPE.**
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.



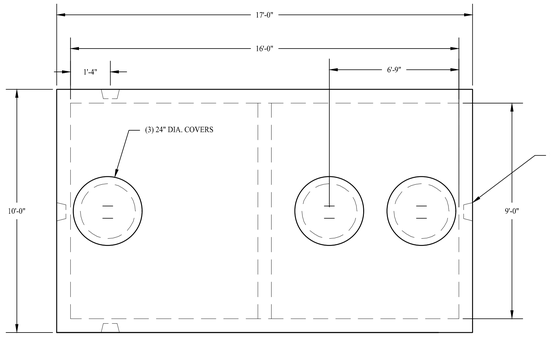
INTERIOR ELEVATION VIEW
RC611 x 15'-10"



ONELIFT PUMP STATION DETAIL

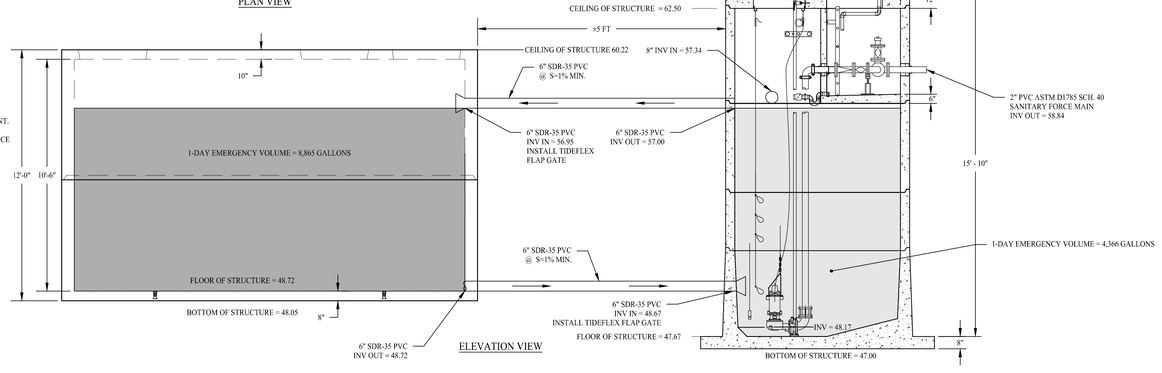
1 SCALE: NTS

DETAIL PROVIDED BY: OLD CASTLE PRECAST



PLAN VIEW

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" BUTYL RUBBER.
7. ALL HARDWARE SHOWN BUT NOT DIMENSIONED IS FOR VISUAL REFERENCE ONLY. DO NOT SCALE FOR PLACEMENT.
8. PROVIDE MANHOLE RISERS TO GRADE.
9. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FIXED.
10. WATERTIGHT SEALANT REQUIRED ON ALL JOINTS AND SEAMS.



ELEVATION VIEW

10,000 GALLON STORAGE TANK WITH PUMP STATION CONNECTION

2 SCALE: NTS

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Drawn By:	CSH
Checked By:	PAR
Approved By:	KMS
Project #:	20110501
Plan Date:	10/01/25
Scale:	N.T.S.

Project:

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

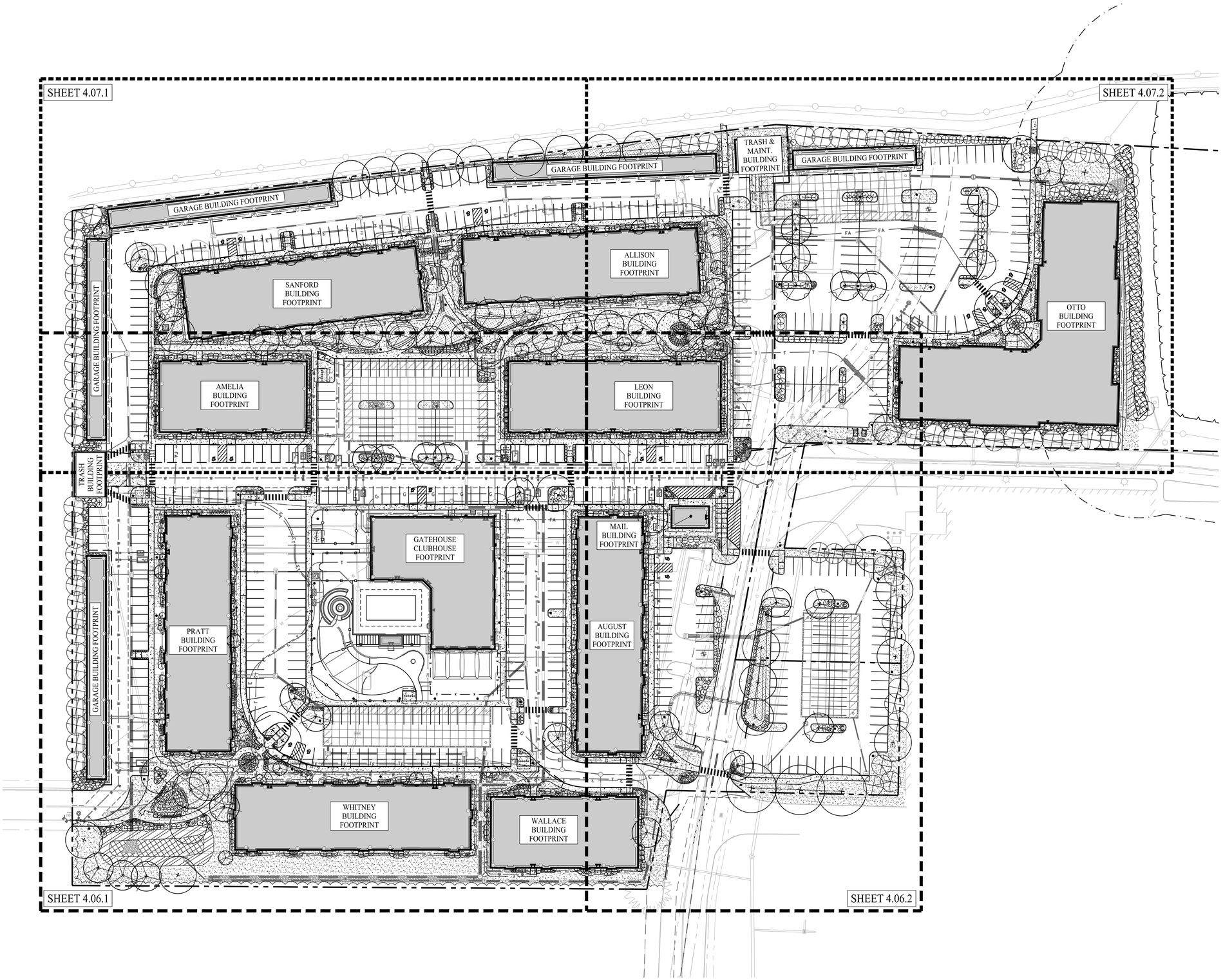
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Sheet #: 4.04

Sep 29, 2025 - 1:41pm dherdy
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Rev. #:	Date	Description

Graphic Scale: 40 0 40 80

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Drawn By:	MMH
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	1" = 40'

Project:

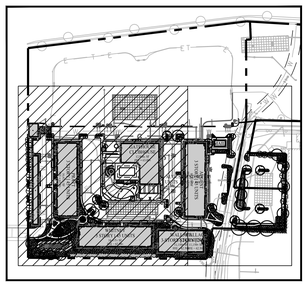
CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

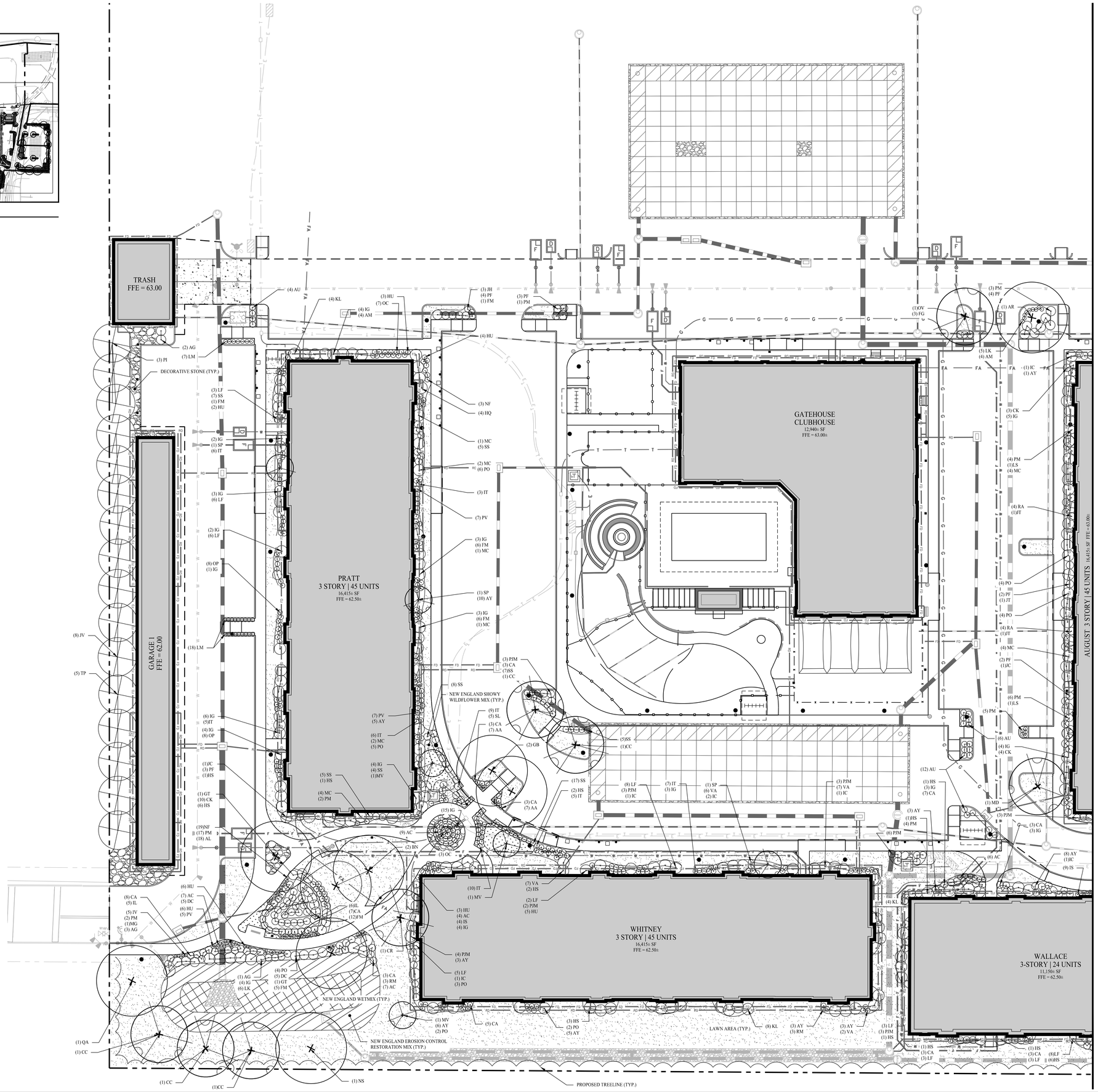
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Sheet #: 4.05

Oct. 03, 2025 - 9:25am Matthew
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KEY MAP
SCALE: 1" = 200'



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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TREE
- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUBS & GROUNDCOVER
- LAWN
- NEW ENGLAND WETMIX
- NEW ENGLAND EROSION CONRTOL/RESTORATION MIX
- NEW ENGLAND SHOWY WILDFLOWER MIX
- DECORATIVE STONE

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

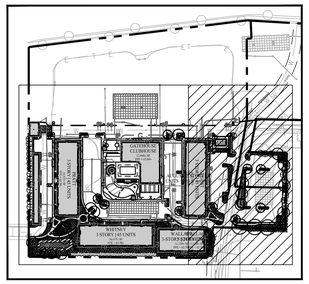
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CONCOURSE PARK
EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: ADD/ALT PHASE 1B LANDSCAPE PLAN

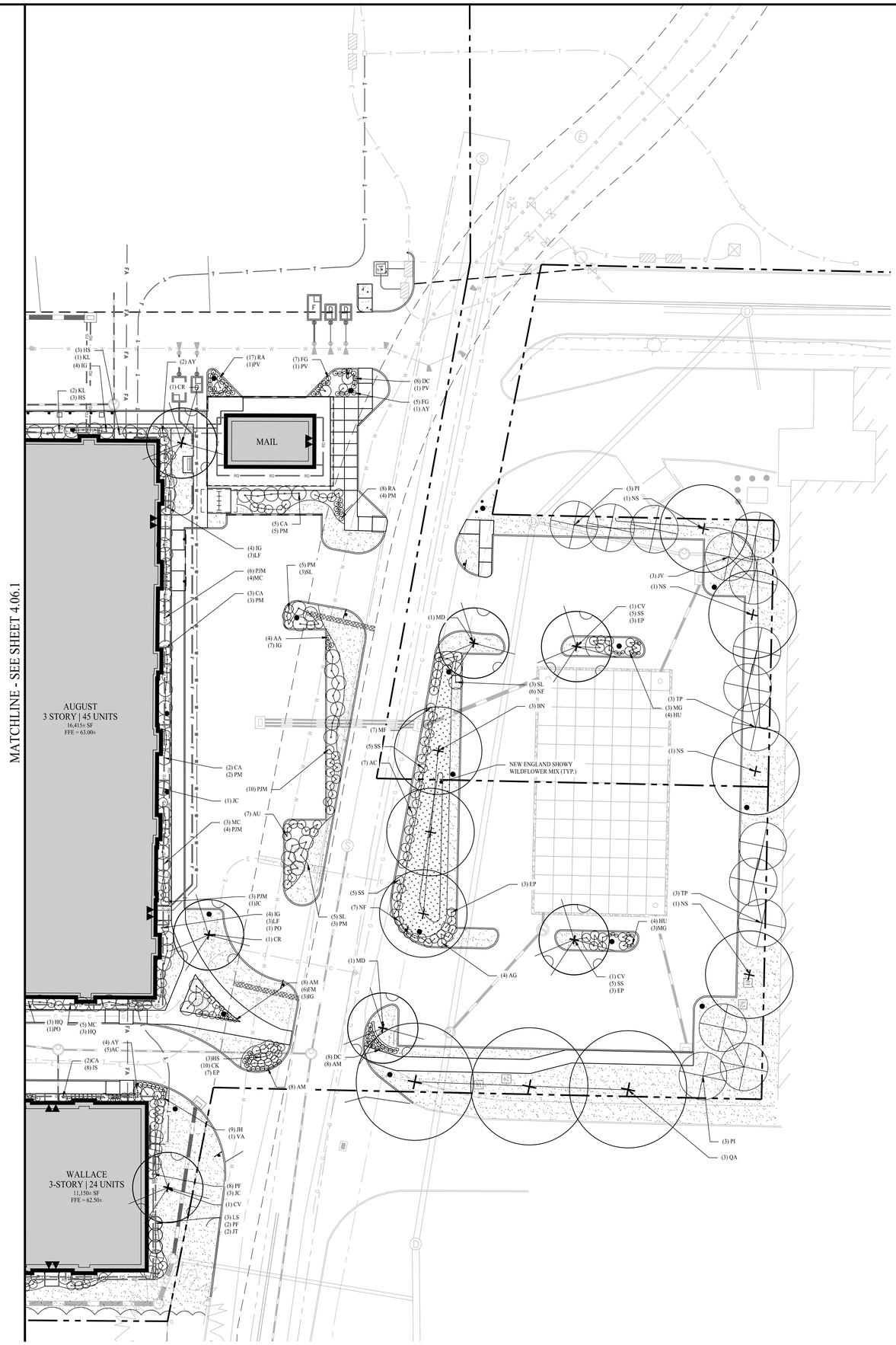
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Sep 30, 2025 - 1:19pm Matthew
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KEY MAP

SCALE: 1" = 200'



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Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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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 LANDSCAPE PLAN

Sheet #: 4.06.2

Sep 30, 2025 - 1:20pm Matthew
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PHASE 1B PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AR	1	ACER RUBRUM	RED MAPLE	B&B	2"-3" CAL	FULL, EXTRA HEAVY
BN	5	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	8-10' HT	MULTI-STEM
GB	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B&B	2"-3" CAL	FULL, EXTRA HEAVY
GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	THORNLESS COMMON HONEYLOCUST	B&B	2"-3" CAL	FULL, EXTRA HEAVY
JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	B&B	5'-6' HT	FULL, EXTRA HEAVY
JT	5	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	B&B	8'-10' HT	FULL, EXTRA HEAVY
JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	8'-10' HT	FULL, EXTRA HEAVY
LS	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SWEETGUM	B&B	2"-3" CAL	FULL, EXTRA HEAVY
NS	5	NYSSA SYLVATICA	BLACK TUPELO	B&B	2"-3" CAL	FULL, EXTRA HEAVY
TP	11	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B&B	8'-10' HT	FULL, EXTRA HEAVY
PI	9	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	8'-10' HT	FULL, EXTRA HEAVY
QA	4	QUERCUS ALBA	WHITE OAK	B&B	2"-3" CAL	FULL, EXTRA HEAVY
UNDERSTORY TREES						
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2"-3" CAL	FULL, EXTRA HEAVY
CR	3	CORNUS X RUTGERSENSIS	FLOWERING DOGWOOD 'RUTGAN'	B&B	2"-3" CAL	FULL, EXTRA HEAVY
CV	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2"-3" CAL	FULL, EXTRA HEAVY
MA	0	MALUS DOMESTICA	FRUITING APPLE	B&B	2 -2 1/2" CAL	FULL, EXTRA HEAVY
MDE	0	MALUS DOMESTICA 'ESPALIER'	ESPALIER FRUITING APPLE	B&B	2 -2 1/2" CAL	FULL, EXTRA HEAVY
MD	3	MALUS 'DONALD WYMAN'	DONALD WYMAN FLOWERING CRABAPPLE	B&B	2"-3" CAL	FULL, EXTRA HEAVY
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B	2"-3" CAL	FULL, EXTRA HEAVY
OV	1	OSTRAYA VIRGINIANA	AMERICAN HORNBEAM	B&B	2"-3" CAL	FULL, EXTRA HEAVY
SP	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2"-3" CAL	FULL, EXTRA HEAVY
ZS	0	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B	3 - 3 1/2" CAL	FULL, EXTRA HEAVY
UPLAND SHRUBS						
AA	18	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
AY	54	AZALEA 'YUKA'	YUKA AZALEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
CA	60	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	CONT	18"-24" HT	FULL, EXTRA HEAVY
FM	37	FOTHERGILLIA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLIA	CONT	18"-24" HT	FULL, EXTRA HEAVY
HQ	10	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	CONT	24"-30" HT	FULL, EXTRA HEAVY
HS	35	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'	OAKLEAF HYDRANGEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
ICR	0	ILEX CRENATA 'HOOGENDORN'	JAPANESE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
IC	7	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IM	0	ILEX MESERVEAE 'BLUE PRINCESS'	BLUE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
IG	95	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IS	21	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IL	11	ILEX VERTICILLATA	WINTERBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IT	51	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	CONT	18"-24" HT	FULL, EXTRA HEAVY
KL	15	KALMIA LATIFOLIA 'LITTLE LINDA'	HYBRID MOUNTAIN LAUREL	CONT	18"-24" HT	FULL, EXTRA HEAVY
LF	53	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	CONT	18"-24" HT	FULL, EXTRA HEAVY
MG	7	MYRICA GALE	SWEETGALE	CONT	18"-24" HT	FULL, EXTRA HEAVY
PF	28	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	18"-24" HT	FULL, EXTRA HEAVY
PM	66	PINUS MUGO 'MOPS'	DWARF MUGO PINE	CONT	18"-24" HT	FULL, EXTRA HEAVY
PO	32	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	DWARF COMMON NINEBARK	CONT	18"-24" HT	FULL, EXTRA HEAVY
PJM	50	RHODODENDRON PJM	PJM RHODODENDRON	CONT	18"-24" HT	FULL, EXTRA HEAVY
RC	0	RHODODENDRON 'CUNNINGHAMS WHITE'	CUNNINGHAMS WHITE RHODODENDRON	CONT	24"-30" HT	FULL, EXTRA HEAVY
RM	6	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	CONT	18"-24" HT	FULL, EXTRA HEAVY
SL	16	SPIREA LATIFOLIA	MEADOWSWEET	CONT	18"-24" HT	FULL, EXTRA HEAVY
VA	23	VIBURNUM ACERIFOLIUM	MAPLE-LEAF VIBURNUM	CONT	18"-24" HT	FULL, EXTRA HEAVY
GROUNDCOVER						
AU	29	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	CONT	#1 CONT	FULL, EXTRA HEAVY
JH	12	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	#1 CONT	FULL, EXTRA HEAVY
LM	25	LIRIOPE MUSCARI	LILY TURF	CONT	#1 CONT	FULL, EXTRA HEAVY
RA	33	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT	#1 CONT	FULL, EXTRA HEAVY
PERENNIALS + FERNS						
AC	45	ASTILBE CHINENSIS	ASTILBE	CONT	1 GAL	FULL, EXTRA HEAVY
AL	18	ALCHEMILLA MOLLIS	LADY'S MANTLE	CONT	1 GAL	FULL, EXTRA HEAVY
AM	32	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	CONT	1 GAL	FULL, EXTRA HEAVY
DC	26	DELOSPERMA	ICE PLANT	CONT	1 GAL	FULL, EXTRA HEAVY
EP	16	ECHINACEA PURPUREA	CONE FLOWER	CONT	1 GAL	FULL, EXTRA HEAVY
FG	15	FESTUCA GLAUCA 'ELIJAH BLUE'	FESCUE GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
HU	37	HEUCHERA 'CARAMEL'	CORAL BELLS	CONT	1 GAL	FULL, EXTRA HEAVY
IV	5	IRIS VERSICOLOR	BLUE FLAG IRIS	CONT	1 GAL	FULL, EXTRA HEAVY
LK	11	LIATRIS SPICATA 'KOBOLD'	KOBOLD LIATRIS	CONT	1 GAL	FULL, EXTRA HEAVY
MF	7	MONARDA FISTULOSA	BEE BALM	CONT	1 GAL	FULL, EXTRA HEAVY
NF	35	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT	1 GAL	FULL, EXTRA HEAVY
OC	10	OSMUNDA CINNAMOMEA	CINNAMON FERN	CONT	1 GAL	FULL, EXTRA HEAVY
GRASSES						
AG	10	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BIG BLUESTEM	CONT	1 GAL	FULL, EXTRA HEAVY
CK	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
MC	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
OP	16	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
PV	22	PANICUM VIRGATUM	SWITCHGRASS	CONT	1 GAL	FULL, EXTRA HEAVY
SS	78	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT	1 GAL	FULL, EXTRA HEAVY
SEED MIXES						
NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)						
	APPLICATION RATE: 1 LB/2,500 S.F.					
NEW ENGLAND SHOWY WILDFLOWER MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
	APPLICATION RATE: 1 LB/1,900 S.F.					
NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
	APPLICATION RATE: 1 LB/2,500 S.F.					
LAWN: PENNINGTON SMART SEED SUN AND SHADE						
	APPLICATION RATE NEW LAWNS: 9 LB/1,000 S.F.					

PLANTING SOIL NOTES

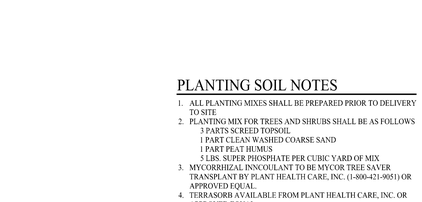
1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   3 PARTS SCREED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

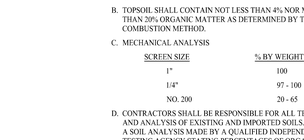
1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS. ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. PLANTING SHALL ONLY BE DONE BETWEEN MARCH 15TH TO MAY 15TH OR SEPTEMBER 1ST TO NOVEMBER 15TH.



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT PITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF PITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES.

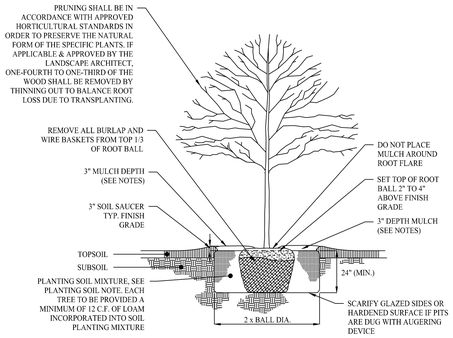
SHRUB PLANTING

SCALE: NTS



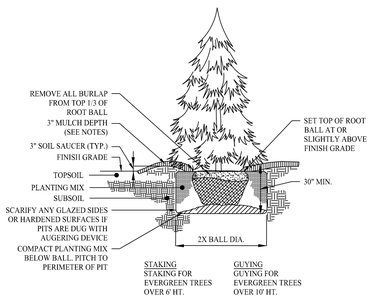
DECORATIVE STONE WITH METAL EDGE

SCALE: NTS



DECIDUOUS TREE PLANTING

SCALE: NTS



EVERGREEN TREE PLANTING

SCALE: NTS

Rev. #:	Date	Description

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Checked By:	MFB
Approved By:	KMS
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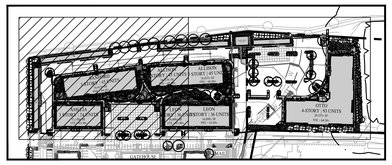
Project:

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

Sheet Title: ADD/ALT PHASE 1B LANDSCAPE DETAILS & NOTES

Sheet #: 4.06.3

Sep 29, 2025 - 1:42pm dhendry
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KEY MAP

SCALE: 1" = 200'

GENERAL NOTES

1. REFER TO SHEET 4.07.3 FOR NOTES, PLANT SCHEDULE, AND DETAILS 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.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING TREE
- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUBS & GROUNDCOVER
- NATIVE WETLAND TREE
- LAWN
- NEW ENGLAND WETMIX
- NEW ENGLAND EROSION CONRTOL/RESTORATION MIX
- NEW ENGLAND SHOWY WILDFLOWER MIX
- DECORATIVE STONE

MATCHLINE - SEE SHEET4.07.2

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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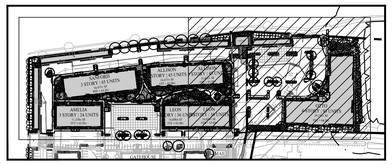
Project:

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

Sheet Title: ADD/ALT PHASE 2 LANDSCAPE PLAN

Sheet #: 4.07.1

Sep 30, 2025 - 1:16pm Matthew
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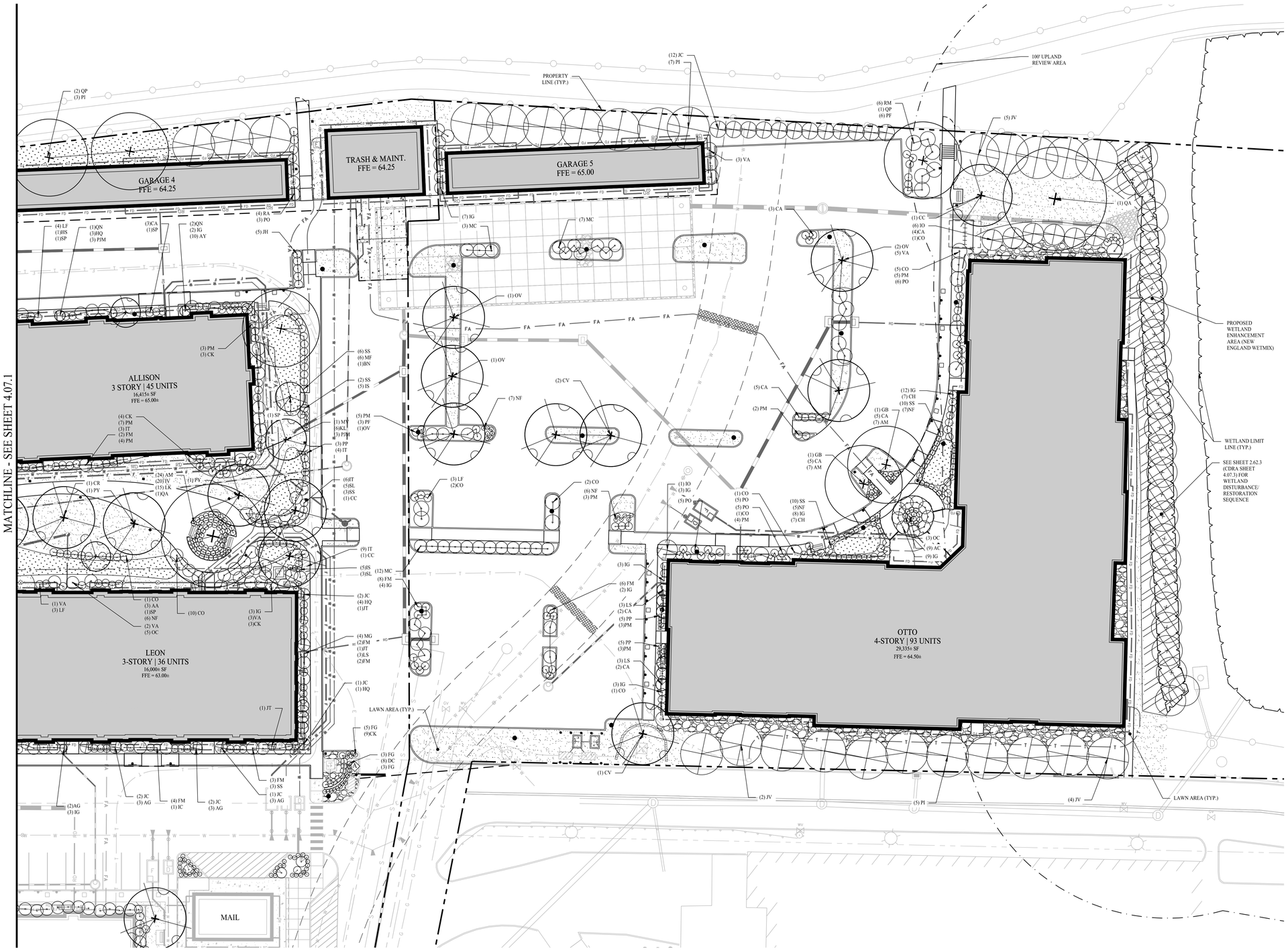


KEY MAP

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- NEW ENGLAND SHOWY WILDFLOWER MIX
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Graphic Scale: 20 0 20 40

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CONCOURSE PARK

EAST HARTFORD, CONNECTICUT
CRDA PROJECT# 25-005

Sheet Title: ADD/ALT PHASE 2 LANDSCAPE PLAN

Sheet #: 4.07.2

Oct 02, 2025 - 9:08am Matthew K:\SE Files\Project Data\2020\2010501 — Silver Lane — East Hartford, CT\Cadd Data\ID\04 CDs\2010501-4.07-LAND-PKG.dwg

PHASE 2 PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AR	1	ACER RUBRUM	RED MAPLE	B&B	2"-3" CAL	FULL, EXTRA HEAVY
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	8-10' HT	MULTI-STEM
GB	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B&B	2 1/2"-3" CAL	FULL, EXTRA HEAVY
GT	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	THORNLESS COMMON HONEYLOCUST	B&B	2"-3" CAL	FULL, EXTRA HEAVY
IO	7	ILEX OPACA 'PATERSON'	PATERSON' AMERICAN HOLLY	B&B	6'-7' HT	FULL, EXTRA HEAVY
JC	30	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT' JUNIPER	B&B	5'-6' HT	FULL, EXTRA HEAVY
JT	6	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	B&B	8'-10' HT	FULL, EXTRA HEAVY
JV	19	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	8'-10' HT	FULL, EXTRA HEAVY
LS	24	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SWEETGUM	B&B	2"-3" CAL	FULL, EXTRA HEAVY
PI	21	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	8'-10' HT	FULL, EXTRA HEAVY
QA	2	QUERCUS ALBA	WHITE OAK	B&B	2"-3" CAL	FULL, EXTRA HEAVY
QN	14	QUERCUS 'NADLER' KINDRED SPIRIT	KINDRED SPIRIT HYBRID OAK	B&B	2"-3" CAL	FULL, EXTRA HEAVY
QP	8	QUERCUS PALUSTRIS	PIN OAK	B&B	2"-3" CAL	FULL, EXTRA HEAVY
UNDERSTORY TREES						
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2"-3" CAL	FULL, EXTRA HEAVY
CR	5	CORNUS X RUTGERSENSIS	FLOWERING DOGWOOD 'RUTGAN'	B&B	2"-3" CAL	FULL, EXTRA HEAVY
CV	5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2"-3" CAL	FULL, EXTRA HEAVY
MD	1	MALUS 'DONALD WYMAN'	DONALD WYMAN FLOWERING CRABAPPLE	B&B	2"-3" CAL	FULL, EXTRA HEAVY
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B	2"-3" CAL	FULL, EXTRA HEAVY
OV	11	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B	2"-3" CAL	FULL, EXTRA HEAVY
PY	7	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO CHERRY	B&B	2"-3" CAL	FULL, EXTRA HEAVY
SP	7	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2"-3" CAL	FULL, EXTRA HEAVY
UPLAND SHRUBS						
AY	48	AZALEA 'YUKA'	YUKA AZALEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
CA	37	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	CONT	18"-24" HT	FULL, EXTRA HEAVY
CO	24	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	CONT	18"-24" HT	FULL, EXTRA HEAVY
FM	50	FOTHERGILLA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLA	CONT	18"-24" HT	FULL, EXTRA HEAVY
HQ	39	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
HS	5	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'	OAKLEAF HYDRANGEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
IC	8	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IG	84	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IS	30	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JANANESE HOLLY	CONT	18"-24" HT	FULL, EXTRA HEAVY
IT	36	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	CONT	18"-24" HT	FULL, EXTRA HEAVY
KL	26	KALMIA LATIFOLIA 'LITTLE LINDA'	HYBRID MOUNTAIN LAUREL	CONT	18"-24" HT	FULL, EXTRA HEAVY
LF	35	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	CONT	18"-24" HT	FULL, EXTRA HEAVY
MG	8	MYRICA GALE	SWEETGALE	CONT	18"-24" HT	FULL, EXTRA HEAVY
PF	21	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	18"-24" HT	FULL, EXTRA HEAVY
PJM	43	RHODODENDRON PJM	PJM RHODODENDRON	CONT	18"-24" HT	FULL, EXTRA HEAVY
PM	61	PINUS MUGO 'MOPS'	DWARF MUGO PINE	CONT	18"-24" HT	FULL, EXTRA HEAVY
PO	31	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	DWARF COMMON NINEBARK	CONT	18"-24" HT	FULL, EXTRA HEAVY
RM	6	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	CONT	24"-30" HT	FULL, EXTRA HEAVY
SL	15	SPIREA LATIFOLIA	MEADOWSWEET	CONT	18"-24" HT	FULL, EXTRA HEAVY
VA	20	VIBURNUM ACERIFOLIUM	MAPLE-LEAF VIBURNUM	CONT	18"-24" HT	FULL, EXTRA HEAVY
GROUNDCOVER						
AU	23	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	CONT	#1 CONT	FULL, EXTRA HEAVY
JH	21	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	#1 CONT	FULL, EXTRA HEAVY
LM	71	LIRIOPE MUSCARI	LILY TURF	CONT	#1 CONT	FULL, EXTRA HEAVY
RA	7	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT	#1 CONT	FULL, EXTRA HEAVY
PERENNIALS + FERNS						
AA	7	ASTILBE X ARENDSII 'FANAL'	FANAL ASTILBE	CONT	1 GAL	FULL, EXTRA HEAVY
AC	9	ASTILBE CHINENSIS	ASTILBE	CONT	1 GAL	FULL, EXTRA HEAVY
AM	50	ALCHEMILLA MOLLIS	LADY'S MANTLE	CONT	1 GAL	FULL, EXTRA HEAVY
AN	18	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	CONT	1 GAL	FULL, EXTRA HEAVY
CH	14	CHELONE OBLIQUA 'ROSEA'	PINK TURTLEHEAD	CONT	1 GAL	FULL, EXTRA HEAVY
DC	8	DELOSPERMA	ICE PLANT	CONT	1 GAL	FULL, EXTRA HEAVY
EP	13	ECHINACEA PURPUREA	CONE FLOWER	CONT	1 GAL	FULL, EXTRA HEAVY
FG	23	FESTUCA GLAUCA 'ELIJAH BLUE'	FESCUE GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
HU	3	HEUCHERA 'CARAMEL'	CORAL BELLS	CONT	1 GAL	FULL, EXTRA HEAVY
IV	20	IRIS VERSICOLOR	BLUE FLAG IRIS	CONT	1 GAL	FULL, EXTRA HEAVY
LK	26	LIATRIS SPICATA 'KOBOLD'	KOBOLD LIATRIS	CONT	1 GAL	FULL, EXTRA HEAVY
MF	21	MONARDA FISTULOSA	BEE BALM	CONT	1 GAL	FULL, EXTRA HEAVY
NF	39	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT	1 GAL	FULL, EXTRA HEAVY
OC	23	OSMUNDA CINNAMOMEA	CINNAMON FERN	CONT	1 GAL	FULL, EXTRA HEAVY
PP	13	PHLOX PANICULATA 'GLAMOUR GIRL'	GARDEN PHLOX	CONT	1 GAL	FULL, EXTRA HEAVY
GRASSES						
AG	40	ANDROPOGON GERARDII 'RED OCTOBER'	BIG BLUESTEM	CONT	1 GAL	FULL, EXTRA HEAVY
CK	28	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
MC	40	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT	1 GAL	FULL, EXTRA HEAVY
SS	85	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT	1 GAL	FULL, EXTRA HEAVY
NATIVE WETLAND TREES						
ARw	5	ACER RUBRUM	RED MAPLE	CONT	4'-6' HT	FULL, EXTRA HEAVY
NSw	5	NYSSA SYLVATICA	BLACK TUPELO	CONT	4'-6' HT	FULL, EXTRA HEAVY
POw	2	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B&B	2 1/2"-3" CAL	FULL, EXTRA HEAVY
QBw	5	QUERCUS BICOLOR	SWAMP WHITE OAK	CONT	4'-6' HT	FULL, EXTRA HEAVY
QPw	6	QUERCUS PALUSTRIS	PIN OAK	CONT	4'-6' HT	FULL, EXTRA HEAVY
UAw	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON' AMERICAN ELM	B&B	2 1/2"-3" CAL	FULL, EXTRA HEAVY
SEED MIXES						
NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)						
		APPLICATION RATE: 1 LB/2,500 S.F.				
NEW ENGLAND SHOWY WILDFLOWER MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
		APPLICATION RATE: 1 LB/1,900 S.F.				
NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)						
		APPLICATION RATE: 1 LB/2,500 S.F.				
LAWN: PENNINGTON SMART SEED SUN AND SHADE						
		APPLICATION RATE: NEW LAWNS: 9 LB/1,000 S.F.				

WETLAND DISTURBANCE/ RESTORATION SEQUENCE:

1. INSTALL PERIMETER SEDIMENT BARRIER IN THE AREA OF PROPOSED WETLAND DISTURBANCE.
2. REMOVE ANY SMALL MAMMALS, REPTILES, AND AMPHIBIANS FROM THE AREA TO BE DISTURBED AND RELOCATE THEM TO THE ADJACENT STORMWATER WETLAND AREA.
3. REMOVE INVASIVE VEGETATION IN THE AREA OF DISTURBANCE AND INTO THE STORMWATER WETLAND.
4. CONTRACTOR TO REMOVE ACCUMULATED SANDS, SILTS, AND OTHER DEBRIS FROM THE AREA OF PROPOSED DISTURBANCE AND DISPOSE OF.
5. CONTRACTOR SHALL STRIP AND STOCKPILE THE ORGANIC SOILS/TOPSOIL WITHIN THE PROPOSED AREA OF DISTURBANCE FOR LATER RE-USE.
6. CONTRACTOR SHALL INSTALL TWO LAYERS OF FILTER FABRIC OVER THE EXPOSED SUBSOIL WITHIN THE AREA OF DISTURBANCE.
7. TEMPORARY FILL SHALL BE PLACED TO FACILITATE CONSTRUCTION OF THE PROPOSED BUILDING.
8. ONCE BUILDING AND SITE CONSTRUCTION ADJACENT TO THE WETLANDS IS COMPLETED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY FILL AND FILTER FABRIC LAYERS. LIGHTLY SCARIFY SURFACE IN PREPARATION OF WETLAND RESTORATION WORK.
9. REINSTALL NATIVE TOPSOIL/ ORGANIC SOIL THAT WAS PREVIOUSLY REMOVED TO A MINIMUM DEPTH OF 12", AUGMENT THE NATIVE TOPSOIL WITH IMPORTED, SCREENED TOPSOIL AS REQUIRED TO ACHIEVE MINIMUM PLANTING DEPTH.
10. REVEGETATE THE DISTURBED AREAS WITH NATIVE, HERBACEOUS VEGETATION AS INDICATED ON THE PLANT SCHEDULE.
11. ONCE DISTURBED AREAS HAVE BEEN STABILIZED, TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED.
12. A THREE-YEAR MONITORING PROGRAM SHALL BE PUT IN PLACE THAT WILL PROVIDE STATUS UPDATES ON THE EFFECTIVENESS OF CONTROLLING INVASIVE VEGETATION AND THE ESTABLISHMENT OF NATIVE VEGETATION AND TO PROVIDE MAINTENANCE RECOMMENDATIONS ACCORDINGLY TO MEET THESE REQUIREMENTS.

PLANTING SOIL NOTES

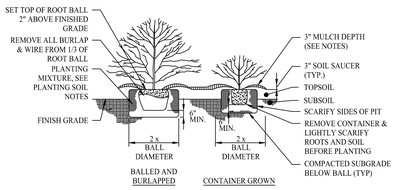
1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   3 PARTS SCREED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNOCULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

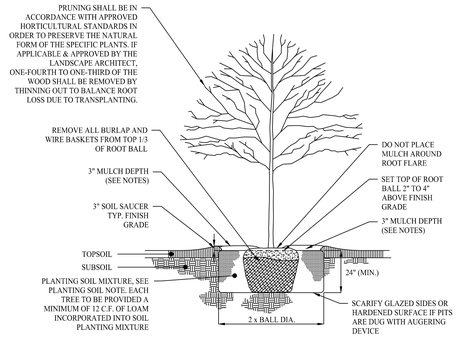
1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS. ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. PLANTING SHALL ONLY BE DONE BETWEEN APRIL 1ST TO JUNE 15TH OR SEPTEMBER 1ST TO OCTOBER 1ST.



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT PITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF PITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES.

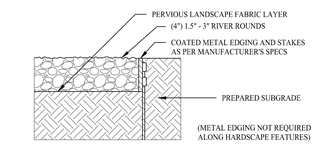
SHRUB PLANTING

SCALE: NTS



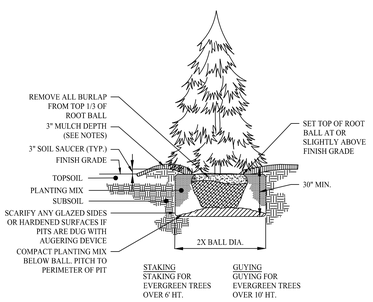
DECIDUOUS TREE PLANTING

SCALE: NTS



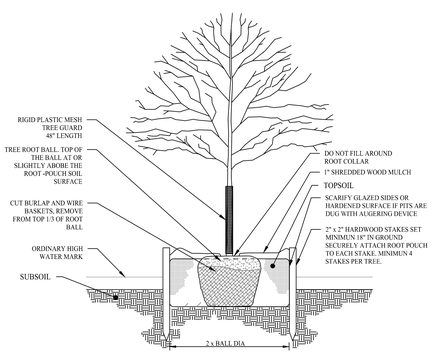
DECORATIVE STONE WITH METAL EDGE

SCALE: NTS



EVERGREEN TREE PLANTING

SCALE: NTS



WETLAND TREE PLANTING

SCALE: NTS

Rev. #:	Date	Description

SOLLI ENGINEERING
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Drawn By:	JJS
Checked By:	MFB
Approved By:	KMS
Project #:	2010501
Plan Date:	10/01/25
Scale:	NTS

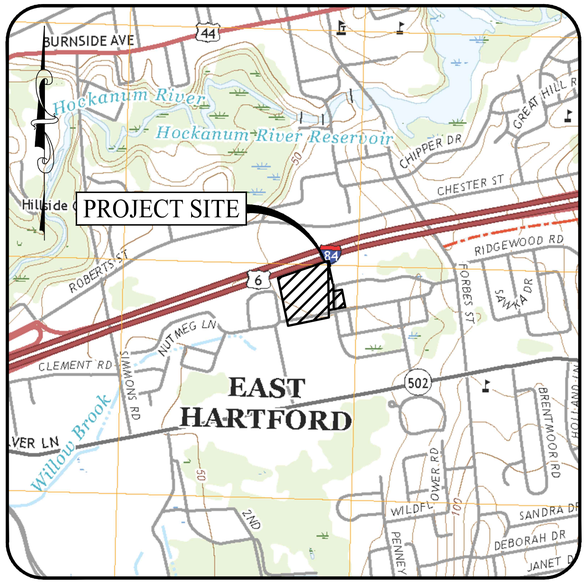
Project:

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

Sheet Title: ADD/ALT PHASE 2 LANDSCAPE DETAILS & NOTES

Sheet #: 4.07.3

Oct. 02, 2025 - 8:26am Matthew
X:\JSE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\CRDA Cds\2010501-4-07-LAND-PH2.dwg



USGS MAP

SCALE: 1" = 1,000'

CONCOURSE PARK

SILVER LANE
EAST HARTFORD, CONNECTICUT

DEVELOPER'S PERMIT AGREEMENT PLAN SET

PREPARED FOR:

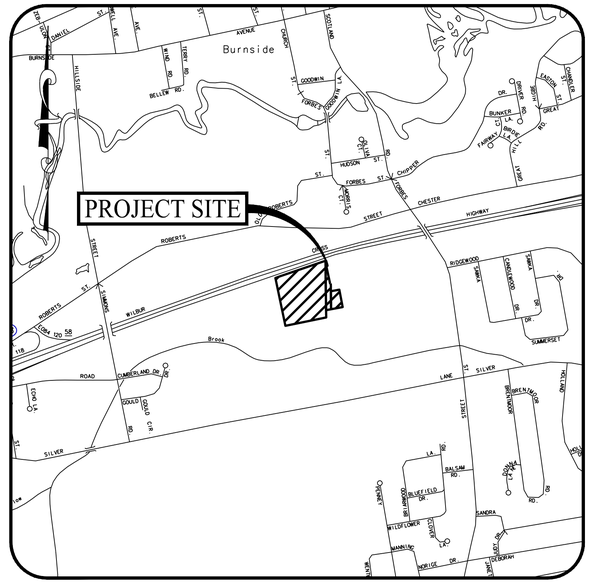
JASKO ZELMAN 1, LLC
JZ OTTO, LLC

114 WEST MAIN STREET, SUITE 206
NEW BRITAIN, CT 06051

PREPARED BY:

SOLLI ENGINEERING

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



LOCATION MAP

SCALE: 1" = 1,000'

DESIGN PROFESSIONALS:

SITE/CIVIL ENGINEER

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LICENSE NO. 25759
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(203) 880-5455

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
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ACCURATE LAND SURVEYING
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WETLAND SCIENTIST

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

PROPERTY INFORMATION

ADDRESS:	936, 942, 944, & 960 SILVER LANE, CONNECTICUT 06051
MAP:	46
LOT:	23, 107, 129, 130, & 113

APPLICANT

JASKO ZELMAN 1, LLC
66 WEST MAIN STREET, SUITE 102
EAST HARTFORD, CONNECTICUT 06108

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

DRAWING LIST

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

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL _____ DATE _____

NOTE: APPROVAL OF DPA DRAWINGS FOR PUBLIC HYDRANTS ONLY. HYDRANTS CONNECTED TO THE PUBLIC MAIN - THE MAIN WITHIN THE PUBLIC RIGHTS OF WAY OR WITHIN AN EASEMENT PROVIDED TO THE MDC - ARE PUBLIC.

FOR STORM, SEWER, & WATER MAIN ACKNOWLEDGEMENT AND TRENCH RESTORATION ONLY

JASKO ZELMAN 1, LLC, AVNER KROHN, PRES. _____ DATE _____

JZ OTTO, LLC, AVNER KROHN, PRES. _____ DATE _____

SITE CONTRACTOR _____ DATE _____

TOWN ENGINEER _____ DATE _____

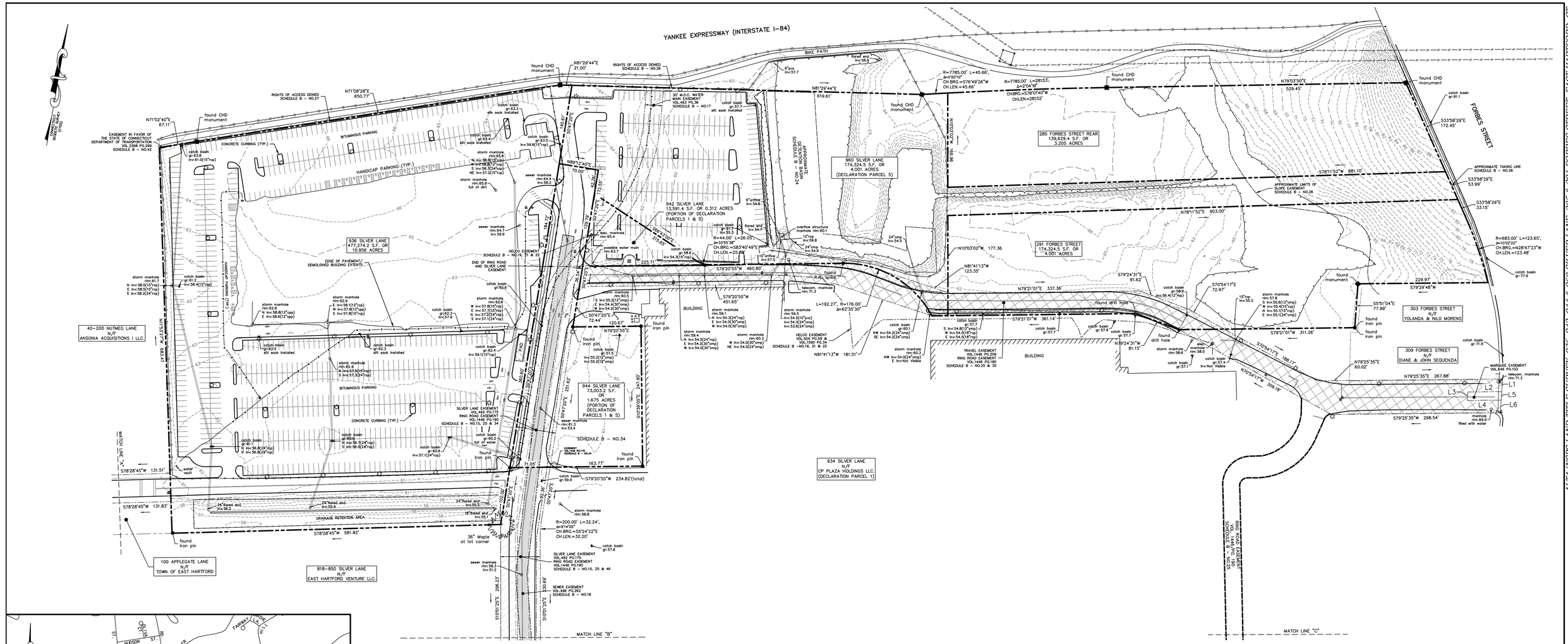
Rev. #:	Date	Description
6	10/01/25	Response To MDC Comments
5	03/03/25	Response To MDC Comments
4	02/24/25	Response To MDC Comments
3	02/20/25	Response To MDC Comments
2	02/10/25	Response To MDC Comments
1	01/23/25	Response To MDC Comments

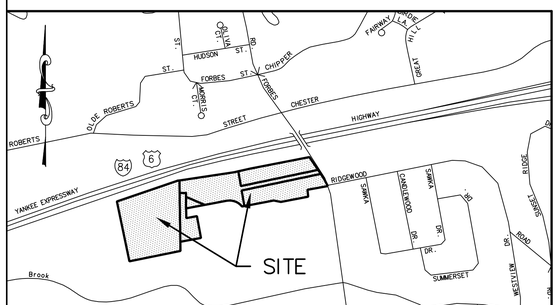
Project:

CONCOURSE PARK
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: COVER SHEET

Sheet #: 0.00





LOCATION MAP

SCALE: 1"=800'

LEGEND

- C.H.D. — Conn. Hwy. Dept. Monument
- Mon. — Monument
- Iron Pin to be Set
- Conc. Monument to be Set
- I. Pipe — Iron Pipe
- Iron Pipe
- D.H. — Drill Hole
- Fnd. — Found
- N/F — Now or Formerly
- Property Line
- Property Line (adjoining)
- Building Setback Line
- Easement Line
- Edge of water
- FEMA Flood Zone
- BFE — Base Flood Elevation
- x200.0 — Existing Spot Elevation
- Building (existing)
- Gas gate valve
- Water gate valve
- Water meter
- hyd — Hydrant
- W — Water main (existing)
- 123 — Gas Main (existing)
- SD — Underground Storm Drain Pipes
- S — Sanitary Sewer Main (existing)
- E — Electrical Line (existing)
- Overhead Wires
- TP 100 — Deep Test Pit Location
- S — Sanitary Manhole
- D — Drain Manhole
- E — Electric Manhole
- T — Telecom Manhole
- U — Unknown Manhole
- Chain Link or Split Rail Fence
- Metal/Wire Fence
- Wooden or Vinyl Fence
- Utility Pole with lamp
- Utility Pole
- Evergreen Tree
- Deciduous Tree
- Swamp or Wetlands
- Tree Line
- Watercourse
- Existing Contours
- R.C.P. — Reinforced Concrete Pipe
- C.M.P. — Corrugated Metal Pipe
- O.P.T. A — Percolation Test Location
- Stone Retaining Wall
- Retaining Wall
- Stone Wall
- WL — Wetland Limit
- Wetland Flag Number
- Wetland Setback
- Benchmark
- Monitoring Well
- INV: — Invert Elevation of Pipe
- Existing Catch Basin/Pipe

SCHEDULE B EXCEPTIONS

1. (NOT APPLICABLE) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
2. (NOT APPLICABLE) RIGHTS OR CLAIMS OF PERSONS IN POSSESSION, OTHER THAN THE INSURED, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. (NOT APPLICABLE) ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, TITLE TO FILLED LANDS (IF ANY) AND ALL OTHER FACTS WHICH AN ACCURATE SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. WHEN THE POLICY ISSUED IS ON A FORM HAVING A REVISION DATE OF 6-17-06, THIS EXCEPTION ALSO REFERS TO ALL THOSE MATTERS DESCRIBED IN COVERED RISK 2(C).
4. (NOT APPLICABLE) UNRECORDED MECHANICS LIENS.
5. (NOT APPLICABLE) REAL ESTATE TAXES, MUNICIPAL ASSESSMENTS AND PRIVATE ASSOCIATION ASSESSMENTS, IF ANY, INCLUDING LIENS AND ASSESSMENTS, NOT YET DUE AND PAYABLE.
6. (NOT APPLICABLE) SEWER AND WATER USE CHARGES AS MAY BE DUE AND PAYABLE.
7. (NOT APPLICABLE) REAL ESTATE TAXES TO THE TOWN OF EAST HARTFORD ON THE LIST OF OCTOBER 1, 2023, AND THEREAFTER. NOTE: THE PROPERTY IS REPORTED AS TAX EXEMPT. TAX INFORMATION ATTACHED.
8. (MAY AFFECT SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) WATER PIPE LINE EASEMENT AS SET FORTH IN A GRANT FROM LEONARD H. AND FRANK H. FORBES TO THE EAST HARTFORD FIRE DISTRICT, DATED MARCH 14, 1911 AND RECORDED DECEMBER 6, 1911 IN VOLUME 51, PAGE 415.
9. INTENTIONALLY DELETED.
10. INTENTIONALLY DELETED.
11. (DOES NOT AFFECT SURVEY AREA) PERMANENT RIGHT TO DISCHARGE SURFACE WATER IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF TAKING FROM JAMES J. FUTTNER AND MARY M. FUTTNER, RECORDED FEBRUARY 6, 1948 IN VOLUME 146, PAGE 33; ALSO, AS SET FORTH IN A DEED FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED APRIL 10, 1946 AND RECORDED APRIL 18, 1946 IN VOLUME 146, PAGE 228. (SEE MAPS NO. 10 AND 11)
12. (DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON) WAIVER OF RIGHTS OF ACCESS IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF TAKING FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED OCTOBER 23, 1942 AND RECORDED OCTOBER 26, 1942 IN VOLUME 131, PAGE 499; ALSO AS SET FORTH IN A WARRANTEE DEED FROM JAMES J. FUTTNER AND MARY M. FUTTNER, DATED APRIL 10, 1946 AND RECORDED IN VOLUME 146, PAGE 227.
13. (DOES NOT AFFECT SURVEY AREA, SHOWN HEREON LOCATED ON DECLARATION PARCEL NO. 4) CERTIFICATE OF CERTAIN RIGHTS ACQUIRED FOR PROPOSED SEWER IN FAVOR OF THE METROPOLITAN DISTRICT, DATED AND RECORDED JULY 21, 1958 IN VOLUME 283, PAGE 339.
14. (AFFECTS SURVEY AREA, NOT SURVEY RELATED) AGREEMENT BETWEEN ABRAHAM D. GOSMAN AND NATIONAL AMUSEMENTS, INC., DATED FEBRUARY 1, 1972 AND RECORDED MAY 5, 1972 IN VOLUME 482, PAGE 20; WHICH AGREEMENT WAS SUPPLEMENTED BY AGREEMENT DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 188. AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS. SEE DEED RELEASING RIGHT-OF-WAY EASEMENT (FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS, AND BY RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS.
15. (PLOTTED) EASEMENTS AND AGREEMENT CONTAINED IN A WARRANTY DEED FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 175; AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS, AND BY RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS; AS CORRECTED BY AGREEMENT BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 103. NOTE: THE EASEMENT IDENTIFIED AS "FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH" WAS RELEASED BY DEED RELEASING RIGHT-OF-WAY EASEMENT FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATION, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 55; SEE ALSO DEED RELEASING EASEMENT FOR MARQUEE FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 58.
16. (NOT SURVEY RELATED) COVENANT NOT TO COMPETE FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492, PAGE 186. (AS TO 936 SILVER LANE).
17. (PLOTTED) WATER MAIN EASEMENT FROM ABRAHAM D. GOSMAN TO THE METROPOLITAN DISTRICT, DATED AUGUST 24, 1972 AND RECORDED SEPTEMBER 14, 1972 IN VOLUME 493, PAGE 36. (AS TO 942, 944 AND 960 SILVER LANE) SEE MAP 510.
18. (PLOTTED) SEWER EASEMENT IN FAVOR OF THE METROPOLITAN DISTRICT, DATED OCTOBER 12, 1972 AND RECORDED OCTOBER 25, 1972 IN VOLUME 496, PAGE 262. (AS TO 944 SILVER LANE)
19. (PLOTTED) EASEMENT IN FAVOR OF THE HARTFORD ELECTRIC LIGHT COMPANY, DATED JANUARY 24, 1973 AND RECORDED JANUARY 30, 1973 IN VOLUME 504, PAGE 59, WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 936 SILVER LANE AND 944 SILVER LANE)
20. (DOES NOT AFFECT SURVEY AREA, NOT PLOTTED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND THE METROPOLITAN DISTRICT (REGARDING SANITARY SEWER CONNECTION CHARGES), DATED JULY 25, 1975 AND RECORDED SEPTEMBER 4, 1975 IN VOLUME 576, PAGE 81.
21. (PLOTTED) ELECTRICAL DISTRIBUTION EASEMENT FROM ARGOS ASSOCIATES TO THE HARTFORD ELECTRIC LIGHT COMPANY, DATED DECEMBER 11, 1974 AND RECORDED FEBRUARY 4, 1975 IN VOLUME 560, PAGE 252; WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 960 SILVER LANE)
22. (PLOTTED) ELECTRICAL DISTRIBUTION EASEMENT FROM ARGOS ASSOCIATES TO THE HARTFORD ELECTRIC LIGHT COMPANY, DATED OCTOBER 2, 1975 AND RECORDED OCTOBER 30, 1975 IN VOLUME 580, PAGE 325; WHICH EASEMENT WAS AMENDED BY AMENDMENT TO EASEMENTS RECORDED OCTOBER 30, 1995 IN VOLUME 1590, PAGE 34. (AS TO 960 SILVER LANE)
23. (NOT SURVEY RELATED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND THE STATE OF CONNECTICUT, DATED JANUARY 12, 1976 AND RECORDED MARCH 8, 1976 IN VOLUME 590, PAGE 148.
24. (PLOTTED) TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED JUNE 9, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 28; WHICH AGREEMENT WAS AMENDED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 50; SEE DEED RELEASING RIGHT-OF-WAY EASEMENT (FORBES STREET RIGHT-OF-WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS. SEE ALSO RELEASE OF PAYMENT OBLIGATION BY NATIONAL AMUSEMENTS, INC., DATED MAY 12, 1993 AND RECORDED MAY 10, 1996 IN VOLUME 1617, PAGE 208.
25. (PLOTTED) DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2,1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56.
26. (PLOTTED) WAIVER OF RIGHTS OF ACCESS AND FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ARGOS ASSOCIATES, DATED JUNE 16, 1983 AND RECORDED JUNE 28, 1983 IN VOLUME 825, PAGE 59. SEE MAPS 1227-1228.
27. (PLOTTED) WAIVER OF RIGHTS OF ACCESS IN FAVOR OF THE STATE OF CONNECTIOUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ABRAHAM D. GOSMAN, DATED JULY 6, 1983 AND RECORDED JULY 14, 1983 IN VOLUME 827, PAGE 219. SEE MAP #1234
28. (AFFECTS SURVEY AREA, BLANKET IN NATURE) RESTRICTIONS SET FORTH IN A WARRANTY DEED FROM ARGOS ASSOCIATES TO NORTON H. GOLDSTEIN, DATED JANUARY 2, 1985 AND RECORDED JANUARY 7, 1985 IN VOLUME 896, PAGE 229; AND ALSO IN A WARRANTY DEED FROM NORTON H. GOLDSTEIN TO NATIONAL AMUSEMENTS, INC, DATED AND RECORDED JANUARY 7, 1985 IN VOLUME 896, PAGE 245; AS AFFECTED BY RELEASE OF RESTRICTIVE COVENANT BY CHARTER OAK REALTY HOLDINGS LLC IN FAVOR OF THE TOWN OF EAST HARTFORD DATED JUNE 1, 2022 AND RECORDED IN VOLUME 4116, PAGE 3. (AS TO 960 SILVER LANE)
29. (AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM ANGELUS FUTTNER, BLACEY J. FUTTNER, RAYMOND FUTTNER, MARY N. SPOSITO, WILLIAM H. ANDRULAT AND ROSEANNE ANDRULAT, DATED JULY 27, 1983 AND RECORDED AUGUST 4, 1983 IN VOLUME 830, PAGE 74. (AS TO 960 SILVER LANE AND 291 FORBES STREET)
30. (AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT) FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SUPPORT OF THE HIGHWAY IN FAVOR OF THE STATE OF CONNECTICUT, AS SET FORTH IN A CERTIFICATE OF CONDEMNATION FROM BLACEY J. FUTTNER, ANGELUS FUTTNER, RAYMOND FUTTNER, MARY N. SPOSITO AND ROSEANNE ANDRAULT, DATED AUGUST 16, 1983 AND RECORDED AUGUST 22, 1983 IN VOLUME 833, PAGE 47. (AS TO 960 SILVER LANE AND 291 FORBES STREET)
31. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-B ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MAY 21, 1991 AND RECORDED JUNE 28, 1991 IN VOLUME 1336, PAGE 33.
32. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 206 ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED APRIL 15, 1975 AND RECORDED DECEMBER 31, 1992 IN VOLUME 1426, PAGE 198.
33. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 206-A ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 15, 1992 AND RECORDED DECEMBER 31, 1992 IN VOLUME 1426, PAGE 203.
34. (PLOTTED) RESERVATIONS OF EASEMENTS AS SET FORTH IN A SPECIAL WARRANTY DEED FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY TO NATIONAL AMUSEMENTS, INC., DATED MAY 6, 1993 AND RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 179. (AS TO 944 SILVER LANE)
35. (PLOTTED) TERMS AND PROVISIONS OF AN EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 209. SEE ALSO AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56.
36. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-C ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED AUGUST 16, 1994 AND RECORDED OCTOBER 21, 1994 IN VOLUME 1539, PAGE 166; AS RE-RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 240.
37. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104 ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED JULY 18, 1972 AND RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 233.
38. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-A ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 20, 1987 AND RECORDED JANUARY 25, 1995 IN VOLUME 1551, PAGE 237.
39. (NOT SURVEY RELATED) TERMS AND CONDITIONS OF CERTIFICATE 104-B ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MAY 21, 1991 AND RECORDED JUNE 28, 1991 IN VOLUME 1336, PAGE 33.
40. (NOT SURVEY RELATED) TRAFFIC INVESTIGATION REPORT ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (S.T.C. NO. 042-9103-01) DATED MAY 21, 1991 AND RECORDED FEBRUARY 14, 1995 IN VOLUME 1554, PAGE 70.
41. (NOT SURVEY RELATED) TRAFFIC INVESTIGATION REPORT ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (S.T.C. NO. 042-9503-01) DATED MAY 16, 1995 AND RECORDED MAY 31, 1995 IN VOLUME 1569, PAGE 193.
42. (PLOTTED) EASEMENT TO CONSTRUCT AND MAINTAIN MULTI-USE TRAIL AS SET FORTH IN A CERTIFICATE OF CONDEMNATION BY THE STATE OF CONNECTICUT DATED JUNE 12, 2013 AND RECORDED IN VOLUME 3398, PAGE 299. (SEE MAP NO. 3185 AND 3186)
43. (NOT SURVEY RELATED) CONDITIONS SET FORTH IN CERTIFICATE OF SPECIAL PERMIT GRANTED BY THE TOWN OF EAST HARTFORD PLANNING AND ZONING COMMISSION DATED SEPTEMBER 23, 2015 AND RECORDED IN VOLUME 3561, PAGE 94. (AS TO 936 SILVER LANE)
44. (NOT SURVEY RELATED) NOTICE OF ADMINISTRATIVE DECISION NO. 891 BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DATED DECEMBER 21, 2022 AND RECORDED IN VOLUME 4152, PAGE 70.

THE FOLLOWING EXCEPTIONS AFFECT THE APPURTENANT EASEMENTS ONLY:

45. (DOES NOT AFFECT SURVEY AREA, NOT PLOTTED)DRAINAGE EASEMENT FROM ARGOS ASSOCIATES TO UNITED STATES POSTAL SERVICE, DATED JANUARY 14, 1976 AND RECORDED APRIL 13, 1976 IN VOLUME 592, PAGE 223.
46. (PLOTTED) RIGHT OF WAY EASEMENT AS SET FORTH IN A SPECIAL WARRANTY DEED FROM ARGOS ASSOCIATES TO RED LOBSTER INNS OF AMERICA, DATED JANUARY 24, 1977 AND RECORDED JANUARY 26, 1977 IN VOLUME 619, PAGE 221.
47. (PLOTTED) DEED CONVEYING EASEMENT FOR MARQUEE FROM ARGOS ASSOCIATES TO NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 61.
48. (PLOTTED) AGREEMENT REGARDING EASEMENT FOR GRADING AND SLOPING BETWEEN JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY AND NORTON H. GOLDSTEIN, DATED JUNE 2, 1980 AND RECORDED JULY 18, 1980 IN VOLUME 730, PAGE 333.

No.	Date	REVISION DESCRIPTION
4.	5/22/2025	ADDED LIMIT OF SLOPE EASEMENT
3.	5/21/2025	REVISIONS TO SCHEDULE B EXCEPTIONS
2.	4/14/2025	REVISED ACCESS DENIED LABELS
1.	4/11/2025	ADDED ACCESS DENIED LABELS

SCALE: 1"=80'

0 40 80 160 240

STATE OF CONNECTICUT
BRYAN P. NESTERIAK
#23556
LICENSED
LAND SURVEYOR

ACCURATE
LAND SURVEYING, LLC
15 Research Drive
Wodderidge, CT 06525
Tel: 203.881.8145
501 Main Street
Monroe, CT 06468
Tel: 203.880.5455

SURVEYOR'S CERTIFICATION

TO:
- USC 946 SILVER LANE LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
- CATIC
- JASKO ZELMAN 1, LLC
- JZ OTTO LLC
- JZ FORBES LLC
- CONCOURSE PARK HOLDINGS LLC
- CONCOURSE MEZZ LLC
- UPDIKE, KELLY & SPELLACY, P.C.
- THE TOWN OF EAST HARTFORD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,5,8,13,18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/20/2022

DATE OF MAP: 3/25/2025

BRYAN P. NESTERIAK, PE, LS 23556

ALTA/NSPS LAND TITLE SURVEY

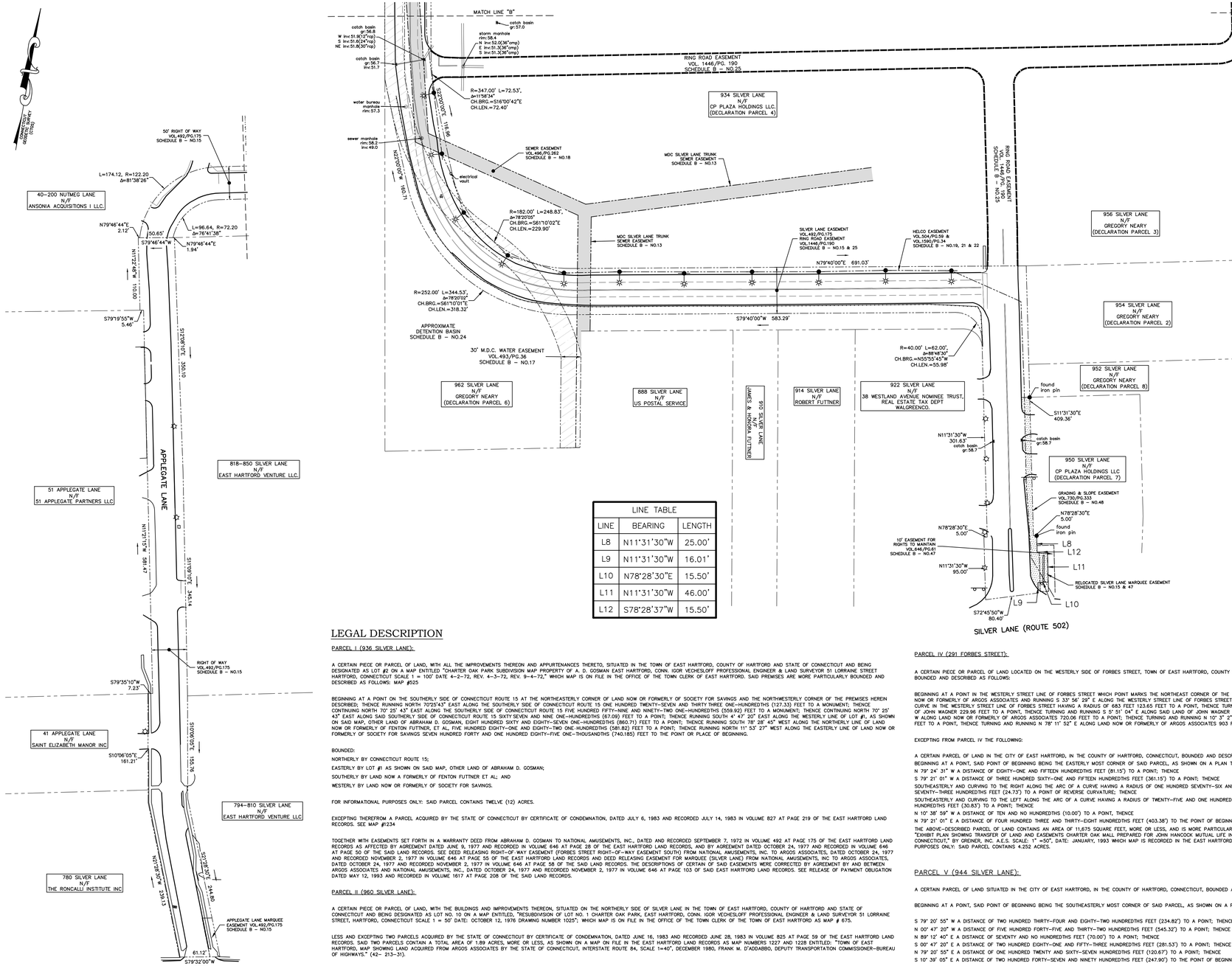
OF

936, 942, 944 & 960 SILVER LANE
AND 285 & 291 FORBES STREET
EAST HARTFORD, CONNECTICUT

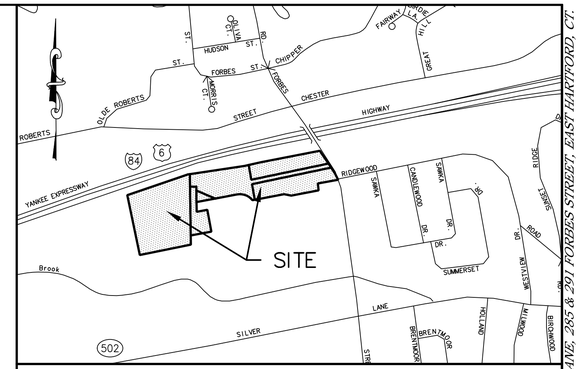
PREPARED FOR
USC SILVER LAKE LLC, ISAOA/ATIMA

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VAUID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE WET STAMP OR EMBOSSED SEAL.

Date	3/25/2025
Scale	1"=80'
Job No.	1155
Drawing No.	1 of 2



LINE TABLE		
LINE	BEARING	LENGTH
L8	N11°31'30"W	25.00'
L9	N11°31'30"W	16.01'
L10	N78°28'30"E	15.50'
L11	N11°31'30"W	46.00'
L12	S78°28'37"W	15.50'



LOCATION MAP
SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20–300b–1 THROUGH 20–300b–20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V–2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T–2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THIS SURVEY AND ITS CONTENTS ARE BASED ON THE PROVIDED TITLE REPORT:
   CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCSH 23–1954, DATE:1/14/2025.
6. PROPERTIES ARE ALSO KNOWN AS CITY OF EAST HARTFORD TAX LOTS 22, 23, 107, 113, 129 & 130 ON ASSESSORS MAP 46.
7. TOTAL AREA = 1,130,229.8 SQ.FT. OR 25.946 ACRES
   936 SILVER LANE = 477,274.2 SQ.FT. OR 10.956 ACRES
   942 SILVER LANE = 13,591.4 SQ.FT. OR 0.312 ACRES
   944 SILVER LANE = 73,003.2 SQ.FT. OR 1.675 ACRES
   960 SILVER LANE = 252,407.1 SQ.FT. OR 5.794 ACRES
   285 FORBES STREET = 139,629.4 SQ.FT. OR 3.205 ACRES
   291 FORBES STREET = 174,324.5 SQ.FT. OR 4.001 ACRES
8. PROPERTIES LIE IN ZONING DISTRICT "B–6".
9. PROPERTIES DO NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
11. RELEASE OF RESTRICTIVE COVENANT WAS FILED ON JULY 14, 2022 IN THE EAST HARTFORD CLERK'S OFFICE, SEE DEED REFERENCE 11.
12. LOAN AMOUNT $57,000,000.

MAP REFERENCES

1. PLAN ENTITLED "PROPERTY SURVEY MAP PREPARED FOR THE TOWN OF EAST HARTFORD 936 SILVER LANE EAST HARTFORD, CONNECTICUT", SCALE 1"=80'. DATED: 8/23/2018. LAST REVISED: 1/2/2019. BY CME ASSOCIATES, INC.

DEED REFERENCES

1. DEED VOLUME 492 PAGE 175, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
2. DEED VOLUME 493 PAGE 36, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
3. DEED VOLUME 496 PAGE 262, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
4. DEED VOLUME 504 PAGE 59, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
5. DEED VOLUME 646 PAGE 61, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
6. DEED VOLUME 646 PAGE 103, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
7. DEED VOLUME 1446 PAGE 209, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
8. DEED VOLUME 1446 PAGE 190, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
9. DEED VOLUME 1590 PAGE 34, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
10. DEED VOLUME 3398 PAGE 299, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
11. DEED VOLUME 4116 PAGE 3, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.

LEGAL DESCRIPTION

PARCEL I (936 SILVER LANE):

A CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO, SITUATED IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING DESIGNATED AS LOT #2 ON A MAP ENTITLED "CHARTER OAK PARK SUBDIVISION MAP PROPERTY OF A. D. GOSMAN EAST HARTFORD, CONN. IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET HARTFORD, CONNECTICUT SCALE 1 = 100' DATE 4–2–72, REV. 4–3–72, REV. 9–4–72," WHICH MAP IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF EAST HARTFORD. SAID PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: MAP #525

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS AND THE NORTHWESTERLY CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE RUNNING NORTH 70°25'43" EAST ALONG THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 ONE HUNDRED TWENTY–SEVEN AND THIRTY THREE ONE–HUNDREDTHS (127.33) FEET TO A MONUMENT; THENCE CONTINUING NORTH 70° 25' 43" EAST ALONG THE SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 FIVE HUNDRED FIFTY–NINE AND NINETY–TWO ONE–HUNDREDTHS (559.92) FEET TO A MONUMENT; THENCE CONTINUING NORTH 70° 25' 43" EAST ALONG SAID SOUTHERLY SIDE OF CONNECTICUT ROUTE 15 SIXTY SEVEN AND NINE ONE–HUNDREDTHS (67.09) FEET TO A POINT; THENCE RUNNING SOUTH 4° 47' 20" EAST ALONG THE WESTERLY LINE OF LOT #1, AS SHOWN ON SAID MAP, OTHER LAND OF ABRAHAM D. GOSMAN, EIGHT HUNDRED SIXTY AND EIGHTY–SEVEN ONE–HUNDREDTHS (860.71) FEET TO A POINT; THENCE RUNNING SOUTH 78° 28' 45" WEST ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF FENTON FUTTNER, ET AL, FIVE HUNDRED EIGHTY–ONE AND EIGHTY–TWO ONE–HUNDREDTHS (581.82) FEET TO A POINT; THENCE RUNNING NORTH 11° 53' 27" WEST ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS SEVEN HUNDRED FORTY AND ONE HUNDRED EIGHTY–FIVE ONE–THOUSANDTHS (740.185) FEET TO THE POINT OR PLACE OF BEGINNING.

BOUNDED:

NORTHERLY BY CONNECTICUT ROUTE 15;

EASTERLY BY LOT #1 AS SHOWN ON SAID MAP, OTHER LAND OF ABRAHAM D. GOSMAN;

SOUTHERLY BY LAND NOW A FORMERLY OF FENTON FUTTNER ET AL; AND

WESTERLY BY LAND NOW OR FORMERLY OF SOCIETY FOR SAVINGS.

FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS TWELVE (12) ACRES.

EXCEPTING THEREFROM A PARCEL ACQUIRED BY THE STATE OF CONNECTICUT BY CERTIFICATE OF CONDEMNATION, DATED JULY 6, 1983 AND RECORDED JULY 14, 1983 IN VOLUME 827 AT PAGE 219 OF THE EAST HARTFORD LAND RECORDS. SEE MAP #1234

TOGETHER WITH EASEMENTS SET FORTH IN A WARRANTY DEED FROM ABRAHAM D. GOSMAN TO NATIONAL AMUSEMENTS, INC., DATED AND RECORDED SEPTEMBER 7, 1972 IN VOLUME 492 AT PAGE 175 OF THE EAST HARTFORD LAND RECORDS AS AFFECTED BY AGREEMENT DATED JUNE 9, 1977 AND RECORDED IN VOLUME 646 AT PAGE 28 OF THE EAST HARTFORD LAND RECORDS, AND BY AGREEMENT DATED OCTOBER 24, 1977 AND RECORDED IN VOLUME 646 AT PAGE 50 OF THE SAID LAND RECORDS. SEE DEED RELEASING RIGHT–OF WAY EASEMENT (FORBES STREET RIGHT–OF–WAY EASEMENT SOUTH) FROM NATIONAL AMUSEMENTS, INC. TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 55 OF THE EAST HARTFORD LAND RECORDS AND DEED RELEASING EASEMENT FOR MARQUEE (SILVER LANE) FROM NATIONAL AMUSEMENTS, INC TO ARGOS ASSOCIATES, DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 58 OF THE SAID LAND RECORDS. THE DESCRIPTIONS OF CERTAIN OF SAID EASEMENTS WERE CORRECTED BY AGREEMENT BY AND BETWEEN ARGOS ASSOCIATES AND NATIONAL AMUSEMENTS, INC., DATED OCTOBER 24, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646 AT PAGE 103 OF SAID EAST HARTFORD LAND RECORDS. SEE RELEASE OF PAYMENT OBLIGATION DATED MAY 12, 1993 AND RECORDED IN VOLUME 1617 AT PAGE 208 OF THE SAID LAND RECORDS.

PARCEL II (960 SILVER LANE):

A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF SILVER LANE IN THE TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING DESIGNATED AS LOT NO. 10 ON A MAP ENTITLED, "RESUBDIVISION OF LOT NO. 1 CHARTER OAK PARK, EAST HARTFORD, CONN. IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET, HARTFORD, CONNECTICUT SCALE 1 = 50' DATE: OCTOBER 12, 1976 DRAWING NUMBER 1025"; WHICH MAP IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF EAST HARTFORD AS MAP # 675.

LESS AND EXCEPTING TWO PARCELS ACQUIRED BY THE STATE OF CONNECTICUT BY CERTIFICATE OF CONDEMNATION, DATED JUNE 16, 1983 AND RECORDED JUNE 28, 1983 IN VOLUME 825 AT PAGE 59 OF THE EAST HARTFORD LAND RECORDS. SAID TWO PARCELS CONTAIN A TOTAL AREA OF 1.89 ACRES, MORE OR LESS, AS SHOWN ON A MAP ON FILE IN THE EAST HARTFORD LAND RECORDS AS MAP NUMBERS 1227 AND 1228 ENTITLED: "TOWN OF EAST HARTFORD, MAP SHOWING LAND ACQUIRED FROM ARGOS ASSOCIATES BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 84, SCALE 1=40", DECEMBER 1980, FRANK M. D'ADDABBO, DEPUTY TRANSPORTATION COMMISSIONER–BUREAU OF HIGHWAYS." (42– 213–31).

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173, WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

PARCEL III (285 FORBES STREET):

A CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF FORBES STREET, TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF FORBES STREET WHICH POINT MARKS THE SOUTHEAST CORNER OF THE HEREIN–DESCRIBED PREMISES AND THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF ARGOS ASSOCIATES AND RUNNING S 78° 11' 52" W 881.10 FEET TO A POINT; THENCE TURNING AND RUNNING N 10° 3' 02" W ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 166.845 FEET TO A POINT; THENCE TURNING AND RUNNING ALONG THE ARC OF A CURVE HAVING A RADIUS

7,785 FEET ALONG LANDS NOW OR FORMERLY OF THE STATE OF CONNECTICUT 281.41 FEET TO A POINT; THENCE RUNNING N 79° 3' 45" E ALONG LAND NOW OR FORMERLY OF THE STATE OF CONNECTIUT 529.62 FEET TO POINT; THENCE TURNING AND RUNNING S 33° 58' 29" E ALONG THE WESTERLY STREET LINE OF FORBES STREET 172.36 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS 3.203 ACRES.

PARCEL IV (291 FORBES STREET):

A CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF FORBES STREET, TOWN OF EAST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF FORBES STREET WHICH POINT MARKS THE NORTHEAST CORNER OF THE HEREIN–DESCRIBED PREMISES AND THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF ARGOS ASSOCIATES AND RUNNING S 33° 56' 29" E ALONG THE WESTERLY STREET LINE OF FORBES STREET 33.15 FEET TO A POINT; THENCE RUNNING ALONG THE ARC OF A CURVE IN THE WESTERLY STREET LINE OF FORBES STREET HAVING A RADIUS OF 683 FEET 123.65 FEET TO A POINT, THENCE TURNING AND RUNNING S 79° 29' 48" W ALONG LANDS NOW OR FORMERLY OF JOHN WAGNER 229.96 FEET TO A POINT, THENCE TURNING AND RUNNING S 5° 51' 04" E ALONG SAID LAND OF JOHN WAGNER 77.99 FEET TO A POINT; THENCE TURNING AND RUNNING S 79° 21' 01" W ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 720.06 FEET TO A POINT; THENCE TURNING AND RUNNING N 10° 3' 2" W ALONG LANDS NOW OR FORMERLY OF ARGOS ASSOCIATES 206.76 FEET TO A POINT, THENCE TURNING AND RUNNING N 78° 11' 52" E ALONG LAND NOW OR FORMERLY OF ARGOS ASSOCIATES 903 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING FROM PARCEL IV THE FOLLOWING:

A CERTAIN PARCEL OF LAND IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE EASTERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE
N 79° 24' 31" W A DISTANCE OF EIGHTY–ONE AND FIFTEEN HUNDREDTHS FEET (81.15') TO A POINT; THENCE
S 79° 21' 01" W A DISTANCE OF THREE HUNDRED SIXTY–ONE AND FIFTEEN HUNDREDTHS FEET (361.15') TO A POINT; THENCE
SOUTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE HUNDRED SEVENTY–SIX AND NO HUNDREDTHS FEET (176.00'), A LENGTH OF TWENTY–FOUR AND SEVENTY–THREE HUNDREDTHS FEET (24.73') TO A POINT OF REVERSE CURVATURE; THENCE
SOUTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY–FIVE AND ONE HUNDREDTHS FEET (25.01'), A LENGTH OF THIRTY AND EIGHTY–THREE HUNDREDTHS FEET (30.83') TO A POINT; THENCE
N 10° 38' 59" W A DISTANCE OF TEN AND NO HUNDREDTHS (10.00') TO A POINT, THENCE
N 79° 21' 01" E A DISTANCE OF FOUR HUNDRED THREE AND THIRTY–EIGHT HUNDREDTHS FEET (403.38') TO THE POINT OF BEGINNING.
THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 11,675 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCELS B AND BL ON A PLAN ENTITLED, "EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT," BY GREINER, INC. A.E.S. SCALE: 1" =50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204. FOR INFORMATIONAL PURPOSES ONLY: SAID PARCEL CONTAINS 4.252 ACRES.

PARCEL V (944 SILVER LANE):

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE

S 79° 20' 55" W A DISTANCE OF TWO HUNDRED THIRTY–FOUR AND EIGHTY–TWO HUNDREDTHS FEET (234.82') TO A POINT; THENCE
N 00° 47' 20" W A DISTANCE OF FIVE HUNDRED FORTY–FIVE AND THIRTY–TWO HUNDREDTHS FEET (545.32') TO A POINT; THENCE
N 89° 12' 40" E A DISTANCE OF SEVENTY AND NO HUNDREDTHS FEET (70.00') TO A POINT; THENCE
S 00° 47' 20" E A DISTANCE OF TWO HUNDRED EIGHTY–ONE AND FIFTY–THREE HUNDREDTHS FEET (281.53') TO A POINT; THENCE
N 79° 20' 55" E A DISTANCE OF ONE HUNDRED TWENTY AND SIXTY–SEVEN HUNDREDTHS FEET (120.67') TO A POINT; THENCE
S 10° 39' 05" E A DISTANCE OF TWO HUNDRED FORTY–SEVEN AND NINETY HUNDREDTHS FEET (247.90') TO THE POINT OF BEGINNING.

THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 73,003 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCEL "AL" ON A PLAN ENTITLED "EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT," BY GREINER, INC. A.E.S. SCALE: 1" =50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204.

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

PARCEL VI (942 SILVER LANE):

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF EAST HARTFORD, IN THE COUNTY OF HARTFORD, CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT OF BEGINNING BEING THE NORTHERLY MOST CORNER OF SAID PARCEL, AS SHOWN ON A PLAN TO BE REFERENCED HEREAFTER; THENCE S 66° 43' 00" E A DISTANCE OF TWO HUNDRED FIFTEEN AND SIXTY–FIVE HUNDREDTHS FEET (215.65') TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF CURVE HAVING A RADIUS OF FORTY–FOUR AND NO HUNDREDTHS FEET (44.00'), A LENGTH OF TWENTY–SIX AND SIX HUNDREDTHS FEET (26.06') TO A POINT; THENCE

S 79° 20' 55" W A DISTANCE OF TWO HUNDRED TWENTY–FIVE AND SEVENTY–ONE HUNDREDTHS FEET (225.71') TO A POINT; THENCE

N 00° 47' 20" W A DISTANCE OF ONE HUNDRED TWENTY–NINE AND EIGHTY HUNDREDTHS FEET (129.80') TO THE POINT OF BEGINNING.

THE ABOVE–DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 13,591 SQUARE FEET, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS PROPOSED PARCEL 'A' ON A PLAN ENTITLED 'EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS CHARTER OAK MALL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY SILVER LANE AND FORBES STREET EAST HARTFORD, CONNECTICUT,' BY GREINER, INC. A.E.S. SCALE: 1" = 50', DATE: JANUARY, 1993 WHICH MAP IS RECORDED IN THE EAST HARTFORD LAND RECORDS IN VOLUME 1446 AT PAGE 204.

TOGETHER WITH EASEMENTS SET FORTH IN A DECLARATION OF EASEMENTS BY ARGOS ASSOCIATES, DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 2, 1977 IN VOLUME 646, PAGE 173; WHICH DECLARATION OF EASEMENTS WAS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS BY AND AMONG NATIONAL AMUSEMENTS, INC., JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, MARK R. DRAYMORE, TRUSTEE AND DENNY'S, INC., RECORDED MAY 12, 1993 IN VOLUME 1446, PAGE 190. SEE AFFIDAVIT OF FACTS RELATING TO TITLE BY CARL J. HOHMANN, INVESTMENT OFFICER OF JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, RECORDED MARCH 25, 1996 IN VOLUME 1609, PAGE 56. FURTHER TOGETHER WITH EASEMENT AGREEMENT REGARDING CONSTRUCTION OF RELOCATED ACCESSWAY, RIGHTS OF PASSAGE THEREON AND OTHER RIGHTS WITH RESPECT THERETO BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DATED AND RECORDED MAY 12, 1993 IN VOLUME 1446 AT PAGE 209 OF THE EAST HARTFORD LAND RECORDS.

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument	GV	Gas gate valve
Mon.	Monument	WV	Water gate valve
●	Iron Pin to be Set	W	Water meter
■	Conc. Monument to be Set	hyd	Hydrant
I. Pipe	Iron Pipe	W	Water main (existing)
●	Iron Pin	G	Gas Main (existing)
D.H.	Drill Hole	SD	Underground Storm Drain Pipes
Fnd.	Found	S	Sanitary Sewer Main (existing)
N/F	Now or Formerly	E	Electrical Line (existing)
	Property Line	//	Overhead Wires
	Property Line (adjoining)	S	Sanitary Manhole
	Building Setback Line	D	Drain Manhole
	Easement Line	E	Electric Manhole
	Edge of water	T	Telecom Manhole
	FEMA Flood Zone	U	Unknown Manhole
BFE	Base Flood Elevation		Chain Link or Split Rail Fence
×200.0	Existing Spot Elevation		Metal/Wire Fence
	Building (existing)		Wooden or Vinyl Fence
			Utility Pole with lamp
		Ø	Utility Pole
			Evergreen Tree
			Deciduous Tree
			Swamp or Wetlands
			Tree Line
			Watercourse
		123	Existing Contours
		R.C.P.	Reinforced Concrete Pipe
		C.M.P.	Corrugated Metal Pipe
		O PT A	Percolation Test Location
		TP 100	Deep Test Pit Location
			Stone Retaining Wall
			Retaining Wall
			Stone Wall
		WL	Wetland Limit
			Wetland Flag Number
			Wetland Setback
			Benchmark
			Monitoring Well
		INV:	Invert Elevation of Pipe
			Existing Catch Basin/Pipe

No.	Date	REVISION DESCRIPTION
4.	5/22/2025	ADDED LIMIT OF SLOPE EASEMENT
3.	5/21/2025	REVISIONS TO SCHEDULE B EXCEPTIONS
2.	4/11/2025	REVISED ACCESS DENIED LABELS
1.	4/11/2025	ADDED ACCESS DENIED LABELS

SCALE: 1"=80'
0 40 80 160 240

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED LAND SURVEYOR

ACCURATE LAND SURVEYING, LLC
15 RESEARCH DRIVE WOODBRIDGE, CT 06525 TEL: 203.881.8145
501 MAIN STREET MONROE, CT 06468 TEL: 203.880.5455

ALTA/NSPS LAND TITLE SURVEY
OF
936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET EAST HARTFORD, CONNECTICUT

PREPARED FOR
USC SILVER LAKE LLC, ISAOA/ATIMA

SURVEYOR'S CERTIFICATION

TO:
- USC 946 SILVER LANE LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
- CATIC
- JASON CAPITAL 1, LLC
- JZ OTTO LLC
- JZ FORBES LLC
- CONCOURSE PARK HOLDINGS LLC
- CONCOURSE MEZZ LLC
- UPDIKE, KELLY & SPELLACY, P.C.
- THE TOWN OF EAST HARTFORD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCOR

PROPOSED DRAINAGE EASEMENT #1

LINE TABLE

LINE	BEARING	LENGTH
L1	N75°49'04"E	122.06'
L2	S14°10'56"E	3.21'
L3	N75°49'05"E	6.08'
L4	N81°33'15"E	197.99'
L5	S11°53'21"E	10.02'
L6	S81°33'15"W	198.09'
L7	S75°49'05"W	5.58'
L8	S14°10'48"E	56.46'
L9	S75°49'04"W	139.43'
L10	S75°49'04"W	13.13'
L11	S59°44'55"E	17.74'
L12	S12°03'04"E	152.42'
L13	S77°09'01"W	7.14'
L14	N12°03'04"W	145.50'
L15	N59°44'55"W	37.23'
L16	N14°10'56"W	8.77'
L17	N75°50'55"E	7.85'
L18	N14°09'23"W	54.01'
L19	N75°49'04"E	43.93'
L20	S14°06'09"E	12.00'
L21	S12°03'09"E	57.42'

PROPOSED DRAINAGE EASEMENT #2

LINE TABLE

LINE	BEARING	LENGTH
L22	N02°01'15"W	42.94'
L23	N78°43'58"E	118.10'
L24	S10°39'05"E	71.65'
L25	S10°39'05"E	77.00'
L26	S79°21'09"W	37.12'
L27	S55°44'36"W	81.69'
L28	S07°45'50"W	25.41'
L29	S79°20'55"W	10.54'
L30	N07°45'50"E	29.69'
L31	N20°52'11"W	31.96'
L32	S87°58'45"W	13.06'
L33	N02°01'15"W	73.06'
L34	N02°01'15"W	18.15'
L35	S79°25'58"W	38.90'
L36	N01°35'31"W	10.06'
L37	N79°21'04"E	38.83'
L38	N79°20'55"E	128.77'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20–300b–1 THROUGH 20–300b–20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS.
4. BEARINGS AND COORDINATES ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. PROPERTIES ARE ALSO KNOWN AS CITY OF EAST HARTFORD TAX LOTS 22, 23, 107, 113, 129 & 130 ON ASSESSORS MAP 46.
6. TOTAL AREA = 1,116,638.3 SQ.FT. OR 25.634 ACRES

   EXISTING LOTS
   - 936 SILVER LANE = 477,274.2 SQ.FT. OR 10.956 ACRES
   - 942 SILVER LANE = 13,591.4 SQ.FT. OR 0.312 ACRES
   - 944 SILVER LANE = 73,003.2 SQ.FT. OR 1.675 ACRES
   - 960 SILVER LANE = 238,815.6 SQ.FT. OR 5.482 ACRES
   - 285 FORBES STREET = 139,629.4 SQ.FT. OR 3.205 ACRES
   - 291 FORBES STREET = 174,324.5 SQ.FT. OR 4.001 ACRES

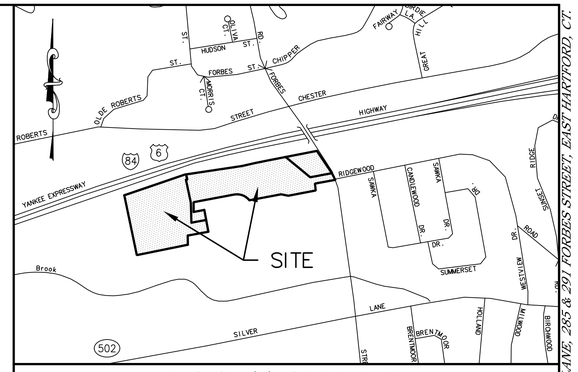
   CONSOLIDATED LOTS
   - PROPOSED LOT 1 = 82,611.8 SQ.FT. OR 1.896 ACRES
   - PROPOSED LOT 2 = 513,882.9 SQ.FT. OR 11.797 ACRES
   - PROPOSED LOT 3 = 520,144.7 SQ.FT. OR 11.940 ACRES
7. PROPERTIES LIE IN ZONING DISTRICT "B–6".
8. PROPERTIES DO NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
9. PROPOSED LOT 1 SHALL HAVE THE RIGHT TO DRAIN STORMWATER DENTON SYSTEM OUTLET ONTO PROPOSED LOT 2.

MAP REFERENCES

1. PLAN ENTITLED "PROPERTY SURVEY MAP PREPARED FOR THE TOWN OF EAST HARTFORD 936 SILVER LANE EAST HARTFORD, CONNECTICUT", SCALE 1"=80'. DATED: 8/23/2018. LAST REVISED: 1/2/2019. BY CME ASSOCIATES, INC.

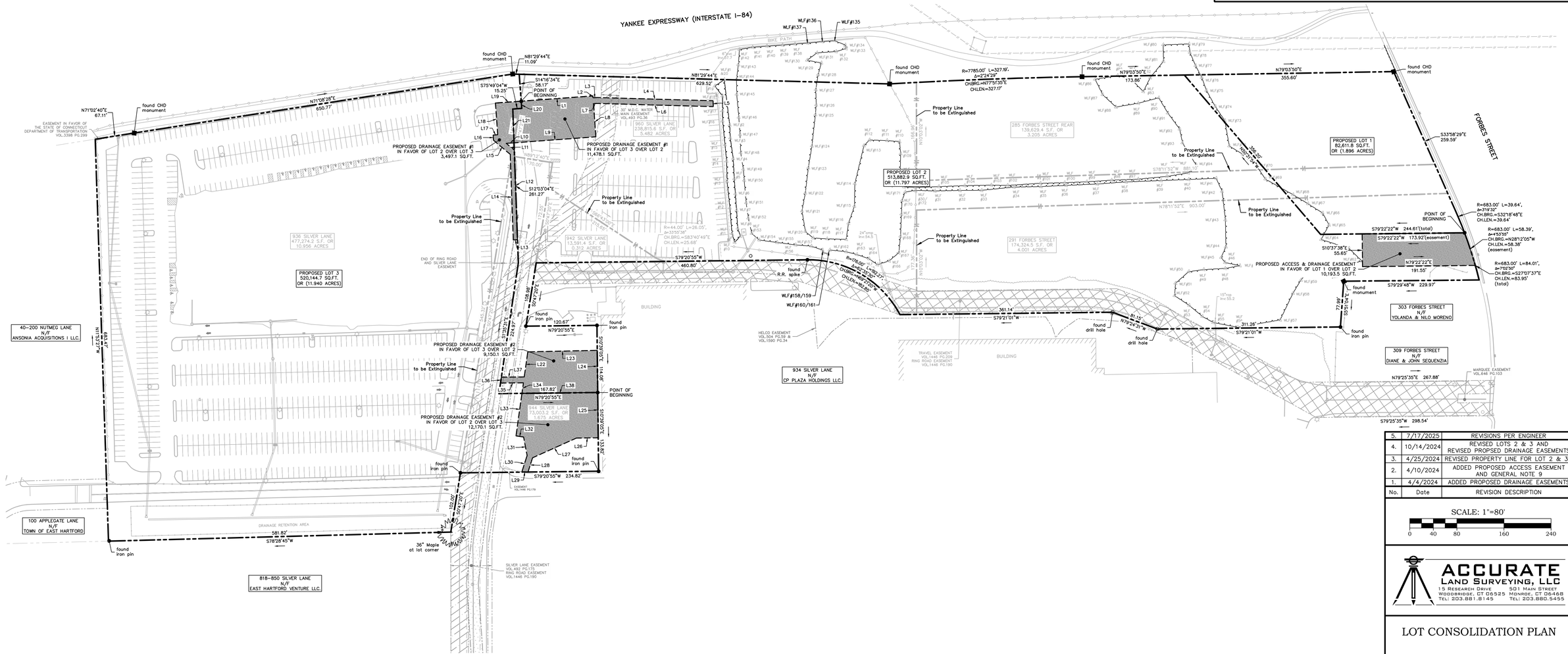
DEED REFERENCES

1. DEED VOLUME 492 PAGE 175, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
2. DEED VOLUME 493 PAGE 36, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
3. DEED VOLUME 496 PAGE 262, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
4. DEED VOLUME 504 PAGE 59, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
5. DEED VOLUME 646 PAGE 61, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
6. DEED VOLUME 646 PAGE 103, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
7. DEED VOLUME 1446 PAGE 209, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
8. DEED VOLUME 1446 PAGE 190, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
9. DEED VOLUME 1590 PAGE 34, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
10. DEED VOLUME 3398 PAGE 299, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.
11. DEED VOLUME 4116 PAGE 3, ON FILE IN THE CITY OF EAST HARTFORD CLERK'S OFFICE.



LOCATION MAP

SCALE: 1"=800'



No.	Date	REVISION DESCRIPTION
5.	7/17/2025	REVISIONS PER ENGINEER
4.	10/14/2024	REVISED LOTS 2 & 3 AND REVISED PROPSED DRAINAGE EASEMENTS
3.	4/25/2024	REVISED PROPERTY LINE FOR LOT 2 & 3
2.	4/10/2024	ADDED PROPOSED ACCESS EASEMENT AND GENERAL NOTE 9
1.	4/4/2024	ADDED PROPOSED DRAINAGE EASEMENTS

SCALE: 1"=80'

0 40 80 160 240

ACCURATE LAND SURVEYING, LLC
15 Research Drive Woodbridge, CT 06525 Tel: 203.881.8145
501 Main Street Monroe, CT 06468 Tel: 203.880.5455

LOT CONSOLIDATION PLAN

OF

936, 942, 944 & 960 SILVER LANE AND 285 & 291 FORBES STREET EAST HARTFORD, CONNECTICUT

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument
Mon.	Monument
●	Iron Pin to be Set
■	Conc. Monument to be Set
I. Pipe	Iron Pipe
●	Iron Pin
D.H.	Drill Hole
	Pile of Stones
	Light Post
Fnd.	Found
N/F	Now or Formerly
	Property Line
	Property Line (adjoining)
	Building Setback Line
	Easement Line
	Edge of water
	FEMA Flood Zone
BFE:	Base Flood Elevation
×200.0	Existing Spot Elevation
GV	Gas gate valve
GM	Water gate valve
W	Water meter
hyd	Hydrant
W	Water main (existing)
WS	Water service lateral
G	Gas Main (existing)
SS	Sanitary Sewer Main (existing)
E	Electrical Line (existing)
S	Sanitary Manhole
D	Drain Manhole
	Chain Link or Split Rail Fence
	Metal/Wire Fence
	Wooden or Vinyl Fence
UP	Utility Pole
INV.	Invert Elevation of Pipe
	Existing Catch Basin/Pipe
	Building (existing)
	Evergreen Tree
	Deciduous Tree
	Swamp or Wetlands
	Tree Line
	Watercourse
123	Existing Contours
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
○ PT A	Percolation Test Location
◆ TP 100	Deep Test Pit Location
	Stone Retaining Wall
	Retaining Wall
	Stone Wall
WL	Wetland Limit
	Wetland Flag Number
	Wetland Setback
	Benchmark
	Well (Existing)
○ F.P.	Fence Post

SITE STATISTICS

PROPOSED LOT 1

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	1.896 ACRES (82,611.8 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 20,652.9 S.F.	VACANT LOT
MAX. IMPERVIOUS COVERAGE	75% = 61,958.8 S.F.	

SITE STATISTICS

PROPOSED LOT 2

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	11.797 ACRES (513,882.9 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 128,470.7 S.F.	VACANT LOT
MAX. IMPERVIOUS COVERAGE	75% = 385,412.1 S.F.	

SITE STATISTICS

PROPOSED LOT 3

ZONING DISTRICT "B–6"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.459 ACRES (20,000 S.F.)	11.940 ACRES (520,144.7 S.F.)
MIN. LOT FRONTAGE	70'	<70'
MIN. LOT WIDTH	100'	<100'
MIN. BUILDING SETBACK (FRONT)	40'	VACANT LOT
MIN. BUILDING SETBACK (SIDE)	25'	VACANT LOT
MIN. BUILDING SETBACK (REAR)	30'	VACANT LOT
MAX. HEIGHT	50'	VACANT LOT
MAX. BUILDING COVERAGE	25% = 130,036.1 S.F.	
MAX. IMPERVIOUS COVERAGE	75% = 390,108.5 S.F.	

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED LAND SURVEYOR

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE WET STAMP OR EMBOSSED SEAL.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, PE, LS 23556

Date 1/19/2024
Scale 1"=80'
Job No. 1155
Drawing No. 1 of 1

LCP, 936, 942, 944 & 960 SILVER LANE, 285 & 291 FORBES STREET, EAST HARTFORD, CT.

STANDARD SANITARY SEWER NOTES
FOR DEVELOPER'S PERMIT-AGREEMENT PROJECTS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
2. THE SANITARY SEWER SHALL BE CONSTRUCTED UNDER A DEVELOPER'S PERMIT AGREEMENT BETWEEN ___ JASKO ZELMAN 1, LLC, JZ OTTO, LLC _____ AND THE METROPOLITAN DISTRICT, AND SHALL BE BUILT BY A LICENSED DRAIN LAYER UNDER PERMIT BY AND UNDER THE SUPERVISION OF THE DIRECTOR OF ENGINEERING AND PLANNING OR THEIR DESIGNEE.
3. "CALL BEFORE YOU DIG" - THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION OF THE UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL CALL 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING THE EXCAVATION.
4. SANITARY SEWERS ARE FOR SANITARY SEWAGE ONLY. ALL STORM WATER, COOLING WATER, AND SUBSOIL DRAINAGE ARE EXCLUDED FROM SANITARY SEWERS BY DISTRICT ORDINANCES.
5. SANITARY SEWER DISCHARGES MUST MEET ALL APPLICABLE STATE, FEDERAL, METROPOLITAN DISTRICT AND LOCAL REGULATIONS. THIS MAY INCLUDE, BUT IS NOT LIMITED TO PERMITTING, SAMPLING AND REPORTING REQUIREMENTS.
6. SUBSOIL AND SURFACE DRAINAGE SHALL BE CONNECTED TO THE NEAREST STORM DRAIN OR WATERCOURSE, AS APPROVED BY THE APPROPRIATE AUTHORITY.
7. ALL FEDERAL AND STATE OSHA SAFETY STANDARDS MUST BE FOLLOWED DURING SEWER INSTALLATION AND TESTING, INCLUDING 29 CFR 1926.650 – 1926.652, THAT ADDRESS EXCAVATION WORK AND REQUIREMENTS FOR PROTECTIVE SYSTEMS.
8. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A MATERIALS LIST AND SUBMITTALS, FOR REVIEW AND APPROVAL, PRIOR TO THE INSTALLATION OF THE PROPOSED SEWER.
9. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
10. HORIZONTAL COORDINATES SHALL BE IN CONNECTICUT STATE PLANE COORDINATES (NORTH AMERICAN DATUM [NAD]' 83).
11. ALL SEWER PIPE AND APPURTENANCES SHALL BE STAKED (SURVEYED) OUT BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. THE SURVEY SHALL INCLUDE AN OFFSET LINE EVERY EVEN FIFTY FEET (50'0"), BENCHES AND CUT SHEETS.
12. ANY PROPOSED WATER MAINS SHALL BE INSTALLED AFTER THE SANITARY SEWER, WHERE POSSIBLE.
13. WHENEVER POSSIBLE THE SANITARY SEWER SHALL BE LOCATED A MINIMUM OF TEN FEET (10'0") HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHEN LOCAL CONDITIONS PREVENT THIS A LESSER DISTANCE IS ALLOWED IF (A) THE WATER MAIN IS IN A SEPARATE TRENCH, OR (B) IT IS LOCATED IN THE SAME TRENCH TO ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH AT LEAST TWELVE INCHES (12"), AND PREFERABLY EIGHTEEN INCHES (18") HORIZONTAL SEPARATION BETWEEN THE EDGES OF THE SEWER PIPE AND THE WATER MAIN. IN EITHER CASE, THE BOTTOM OF THE WATER MAIN SHALL BE EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER PIPE.

Rev October 2019

14. ANY CONFLICT BETWEEN THE PROPOSED SANITARY SEWER, EXISTING OR PROPOSED UTILITIES AND/OR STORM DRAINS WILL BE RESOLVED AT THE EXPENSE OF THE DEVELOPER.
15. ROADWAYS REQUIRING FILL SHALL HAVE A MINIMUM OF THREE FEET (3'0") OF ACCEPTABLE FILL PLACED ABOVE THE TOP OF THE PROPOSED PIPE ELEVATION OR TO ESTABLISHED GRADE, AND COMPACTED TO 95% DENSITY PRIOR TO INSTALLATION OF THE SANITARY SEWER.
16. TRENCH BACKFILL UNDER ROADWAYS AND WALKWAYS SHALL BE BANK RUN GRAVEL, SAND, OR ACCEPTABLE NATURAL SOIL, SATISFACTORY TO THE TOWN, CITY AND/OR STATE AUTHORITY HAVING JURISDICTION.
17. PRIOR TO PLACING BACKFILL, THE CRUSHED STONE FOUNDATION AND THE STONE HAUNCHING ALONG THE MAIN SEWER PIPES AND LATERALS SHALL BE WRAPPED IN A DISTRICT APPROVED FILTER FABRIC AND SHALL BE LAPPED CLOSED AT THE TOP A MINIMUM OF ONE FOOT (1'0"). THE FILTER FABRIC SHALL BE PLACED UNDER THE CRUSHED STONE FOUNDATION FOR MANHOLES AND EXTENDED ABOVE THE PIPE.
18. AFTER PLACING APPROXIMATELY TWO FEET (2'0") OF BACKFILL OVER ALL SEWER PIPING, THE CONTRACTOR SHALL PLACE A SIX-INCH WIDE STRIP OF DURABLE, NON-DETECTABLE COLOR CODED (GREEN FOR SANITARY SEWER AND STORM SEWER) UNDERGROUND UTILITY LOCATION TAPE IMPRINTED WITH AN APPROPRIATE WARNING INDICATING THE PRESENCE OF THE BURIED UTILITY CONDUIT.
19. THE CONTRACTOR IS RESPONSIBLE, AT HIS OWN EXPENSE, FOR VERIFYING FIELD COMPACTION OF BACKFILL UTILIZING AASHTO T180 METHOD D. TEST RESULTS MAY BE REQUIRED BY THE METROPOLITAN DISTRICT.
20. TEMPORARY AND PERMANENT PAVING RESTORATION SHALL BE IN ACCORDANCE WITH DISTRICT AND/OR TOWN AND/OR STATE SPECIFICATIONS.
21. THE SEWER LINE SHALL BE TESTED FOR LEAKAGE USING LOW PRESSURE AIR IN ACCORDANCE WITH SPECIFICATIONS FURNISHED BY THE METROPOLITAN DISTRICT. ANY SECTION OF PIPELINE FAILING THE TEST SHALL BE REPAIRED OR REPLACED AND RETESTED BEFORE INDIVIDUAL BUILDING CONNECTIONS WILL BE PERMITTED.
22. CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION(S) SHALL BE DONE BY THE CONTRACTOR UPON COMPLETION OF THE SEWER, AND AGAIN AT THE END OF THE ONE-YEAR MAINTENANCE PERIOD AT THE DEVELOPER'S EXPENSE. A DISTRICT REPRESENTATIVE SHALL BE PRESENT DURING THE INSPECTIONS.
23. ALL SANITARY SEWER LATERALS SHALL BE A MINIMUM OF SIX INCHES (6") IN DIAMETER AND SHALL BE INSTALLED AT NOT LESS THAN TWO PERCENT (2%) GRADE. THE MAXIMUM GRADE ALLOWED SHALL BE TEN PERCENT (10%), LATERALS TO THE EDGE OF THE RIGHT-OF-WAY OR EASEMENT SHALL BE BUILT IN CONJUNCTION WITH THE MAIN SEWER CONSTRUCTION.
24. APPROVAL FOR THE SEWER IS FOR THE MAIN LINE AND LATERALS (FROM THE MAIN LINE TO THE EDGE OF THE RIGHT-OF-WAY OR THE EDGE OF THE EASEMENT) ONLY. CONNECTIONS FROM THE LATERALS AT THE EDGE OF THE RIGHT-OF-WAY OR THE EDGE OF THE EASEMENT TO THE BUILDING(S) SHALL BE CONSTRUCTED UNDER INDIVIDUAL HOUSE CONNECTION PERMITS ISSUED BY THE UTILITY SERVICES DEPARTMENT OF THE METROPOLITAN DISTRICT, LOCATED AT 60 MURPHY ROAD, HARTFORD, CONNECTICUT.
25. ALL WORK SHALL FOLLOW STATE PLUMBING CODE TO INCLUDE INTERNAL INDIVIDUAL FIXTURE BACKFLOW PROTECTION

Rev October 2019

LEGEND

★ POSSIBLE CONNECTION CHARGE OR OTHER MONETARY CHARGE IS DUE IN AN AMOUNT BASED UPON PREVAILING RATES IN EFFECT AT THE TIME OF ISSUANCE OF THE HOUSE CONNECTION PERMIT.

✪ DEFERRED DEVELOPER'S OUTLET CHARGE IS DUE IN AN AMOUNT BASED UPON PREVAILING RATES IN EFFECT AT THE TIME OF ISSUANCE OF THE HOUSE CONNECTION PERMIT.

Rev October 2019

STANDARD WATER MAIN NOTES
FOR DEVELOPER'S PERMIT-AGREEMENT PROJECTS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
2. WATER MAIN TO BE INSTALLED IN ACCORDANCE WITH THE METROPOLITAN DISTRICT'S "THE METROPOLITAN DISTRICT GUIDANCE MANUAL DEVELOPER'S PERMIT-AGREEMENTS (DPA)".
3. THE WATER MAIN SHALL BE CONSTRUCTED UNDER A DEVELOPER'S PERMIT AGREEMENT BETWEEN ___ JASKO ZELMAN 1, LLC, JZ OTTO, LLC _____ AND THE METROPOLITAN DISTRICT AND SHALL BE BUILT BY A LICENSED PLUMBER UNDER PERMIT BY AND UNDER THE SUPERVISION OF THE DIRECTOR OF ENGINEERING AND PLANNING OR THEIR DESIGNEE.
4. "CALL BEFORE YOU DIG" - THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION OF THE UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL CALL 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING THE EXCAVATION.
5. ALL FEDERAL AND STATE OSHA SAFETY STANDARDS MUST BE FOLLOWED DURING WATER MAIN INSTALLATIONS AND TESTING, INCLUDING 29 CFR 1926.650 – 1926.652, THAT ADDRESS EXCAVATION WORK AND REQUIREMENTS FOR PROTECTIVE SYSTEMS.
6. TEST PITS SHALL BE DUG WELL IN ADVANCE OF THE WATER MAIN INSTALLATION TO DETERMINE POSSIBLE OFFSETS ABOVE OR BELOW OTHER UTILITIES, STRUCTURES OR OBSTACLES.
7. EXTREME CARE MUST BE EXERCISED BY THE CONTRACTOR TO PROTECT EXISTING SANITARY SEWERS, SANITARY SEWER LATERALS, STORM DRAINS AS WELL AS OTHER UTILITIES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A MATERIALS LIST AND SUBMITTALS, FOR APPROVAL, PRIOR TO THE INSTALLATION OF THE PROPOSED WATER MAIN.
9. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
10. HORIZONTAL COORDINATES SHALL BE IN CONNECTICUT STATE PLANE COORDINATES (NORTH AMERICAN DATUM [NAD] '83).
11. ALL WATER MAIN AND APPURTENANCES SHALL BE STAKED (SURVEYED) OUT BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. THE SURVEY SHALL INCLUDE AN OFFSET LINE OR STREET LINE EVERY FIFTY FEET (50'0"), FINAL ROAD OR SURFACE ELEVATION.
12. TEST PRESSURE SHALL BE 150 PSI, AS CONFIRMED BY THE METROPOLITAN DISTRICT INSPECTOR ON SITE.
13. GATE OPERATIONS FOR THIS PROJECT SHALL BE "OPEN LEFT ___ ".
14. HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN FIRE MARSHAL.
15. MINIMUM DEPTH OF COVER OVER PROPOSED WATER MAIN SHALL BE 4.5 FEET AS MEASURED FROM THE UNDERSIDE OF THE PAVEMENT TO THE TOP OF THE PIPE.
16. ALL WATER MAINS SHALL BE CLASS 54 ANSI/AWWA C151/A21.51-81 DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.
17. WHERE ROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE PROPOSED WATER MAIN, THE PROPOSED MAIN SHALL BE LAID ON A PRE-COMPACTED BED OF APPROVED MATERIAL A MINIMUM SIX INCHES (6") IN DEPTH.
18. ALL FITTINGS, UNLESS OTHERWISE SPECIFIED, SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RESTRAINT IN EACH DIRECTION.
19. WHERE RESTRAINT IS INDICATED, APPROVED LOCKING TYPE PUSH ON GASKETS MAY BE UTILIZED.
20. WHERE "PULLING" OR DEFLECTING PIPE IS INDICATED, SUCH DEFLECTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF "THE DIPRA HANDBOOK." IN NO CASE SHOULD THE DEFLECTION BE GREATER THAN FIVE DEGREES (3 DEGREES IF RESTRAINED).
21. ALL GATE VALVES, AIR VALVES AND BLOWOFFS SHALL BE INSTALLED COMPLETE WITH DISTRICT APPROVED GATE BOXES AND APPURTENANCES UNLESS OTHERWISE NOTED.
22. GATE NUT EXTENSION STEMS REQUIRED WHERE GATE VALVE NUTS ARE PLACED AT A DEPTH GREATER THAN 4.5 FEET BELOW FINAL GRADE.
23. CONCRETE COLLARS FOR FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO THE METROPOLITAN DISTRICT PLACING THE WATER MAIN INTO SERVICE.
24. MAINTAIN A MINIMUM DISTANCE OF 10 FEET (10'0") HORIZONTAL BETWEEN THE WATER MAIN AND ANY EXISTING OR PROPOSED SANITARY SEWER. WHEN LOCAL CONDITIONS PREVENT THIS, A LESSER DISTANCE IS ALLOWED IF (A) THE WATER MAIN IS IN A SEPARATE TRENCH, OR (B) IT IS LOCATED IN THE SAME TRENCH TO ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH AT LEAST TWELVE INCHES (12"), AND PREFERABLY EIGHTEEN INCHES (18") HORIZONTAL SEPARATION BETWEEN THE EDGES OF THE SEWER PIPE AND THE WATER MAIN. IN EITHER CASE, THE BOTTOM OF THE WATER MAIN SHALL BE EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER PIPE.
25. WHERE THE WATER MAIN IS TO BE INSTALLED BELOW DRAIN PIPE, MAINTAIN A MINIMUM OF 18 INCHES BETWEEN THE BOTTOM OF STORM DRAIN AND THE CROWN OF THE WATER MAIN.
26. ANY CONFLICT BETWEEN THE PROPOSED WATER MAIN, EXISTING OR PROPOSED UTILITIES AND/OR STORM DRAINS SHALL BE RESOLVED AT THE EXPENSE OF THE DEVELOPER.
27. AFTER PLACING APPROXIMATELY TWO FEET (2'0") OF BACKFILL MATERIAL OVER THE WATER MAIN, THE CONTRACTOR SHALL PLACE A SIX-INCH WIDE STRIP OF DURABLE, NON-DETECTABLE, COLOR CODED (BLUE FOR WATER) UNDERGROUND UTILITY DETECTION TAPE IMPRINTED WITH THE APPROPRIATE WARNING INDICATING THE PRESENCE OF A BURIED UTILITY CONDUIT.

Revised January 2022

28. TRENCH BACKFILL UNDER ROADWAYS AND WALKWAYS SHALL BE BANK RUN GRAVEL, SAND, OR ACCEPTABLE NATIVE SOIL SATISFACTORY TO THE TOWN, CITY, AND/OR STATE AUTHORITY HAVING JURISDICTION.
29. ROADWAYS REQUIRING FILL SHALL HAVE A MINIMUM OF THREE FEET (3'0") OF ACCEPTABLE FILL PLACED ABOVE THE TOP OF THE PROPOSED PIPE ELEVATION OR TO ESTABLISHED GRADE, AND COMPACTED TO 95% DENSITY PRIOR TO INSTALLATION OF THE WATER MAIN.
30. TEMPORARY AND PERMANENT PAVING RESTORATION SHALL BE MADE IN ACCORDANCE WITH DISTRICT AND/OR TOWN AND/OR STATE SPECIFICATIONS.
31. CHLORINATION BY INJECTION METHOD AND DECHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ABIDE BY THE DISTRICT'S STANDARDS FOR DISINFECTING WATER MAINS, INCLUDING PROPERLY NEUTRALIZING THE CHLORINATED WATER AND DISCHARGING THE WATER ACCORDINGLY. ALL WORK TO BE COORDINATED WITH THE METROPOLITAN DISTRICT.
32. APPROVAL IS FOR THE MAIN LINE ONLY. INDIVIDUAL PERMITS FOR DOMESTIC AND FIRE SERVICES AND HYDRANTS SHALL BE OBTAINED AT THE MDC UTILITY SERVICES DEPARTMENT, 60 MURPHY ROAD, HARTFORD, CONNECTICUT.
33. ALL WEDGE VALVES SHALL BE REMOVED UPON COMPLETION OF WATER MAINS UNLESS OTHERWISE INSTRUCTED TO REMAIN AND/OR TO BE CONVERTED.
34. CONTRACTOR SHALL CALL MDC SYSTEMS REPAIR (860-278-7850 EXT. 3627) AFTER JOB CONFERENCE WITH DISTRICT TO SCHEDULE ANY REQUIRED TAPS OF MDC WATER MAINS.

LEGEND

★ POSSIBLE MONETARY CHARGE IS DUE IN AN AMOUNT BASED UPON PREVAILING RATES IN EFFECT AT THE TIME OF ISSUANCE OF THE WATER SERVICE PERMIT.

Revised January 2022

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL DATE

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FOR STORM, SEWER, & WATER MAIN ACKNOWLEDGEMENT AND TRENCH RESTORATION ONLY

JASKO ZELMAN 1, LLC, AVNER KROHN, PRES. DATE

JZ OTTO, LLC, AVNER KROHN, PRES. DATE

SITE CONTRACTOR DATE

TOWN ENGINEER DATE

Rev. #:	Date	Description
6	10/01/25	Response To MDC Comments
5	03/03/25	Response To MDC Comments
4	02/24/25	Response To MDC Comments
3	02/20/25	Response To MDC Comments
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1	01/23/25	Response To MDC Comments

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Drawn By:	CJS
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	01/06/25
Scale:	NTS

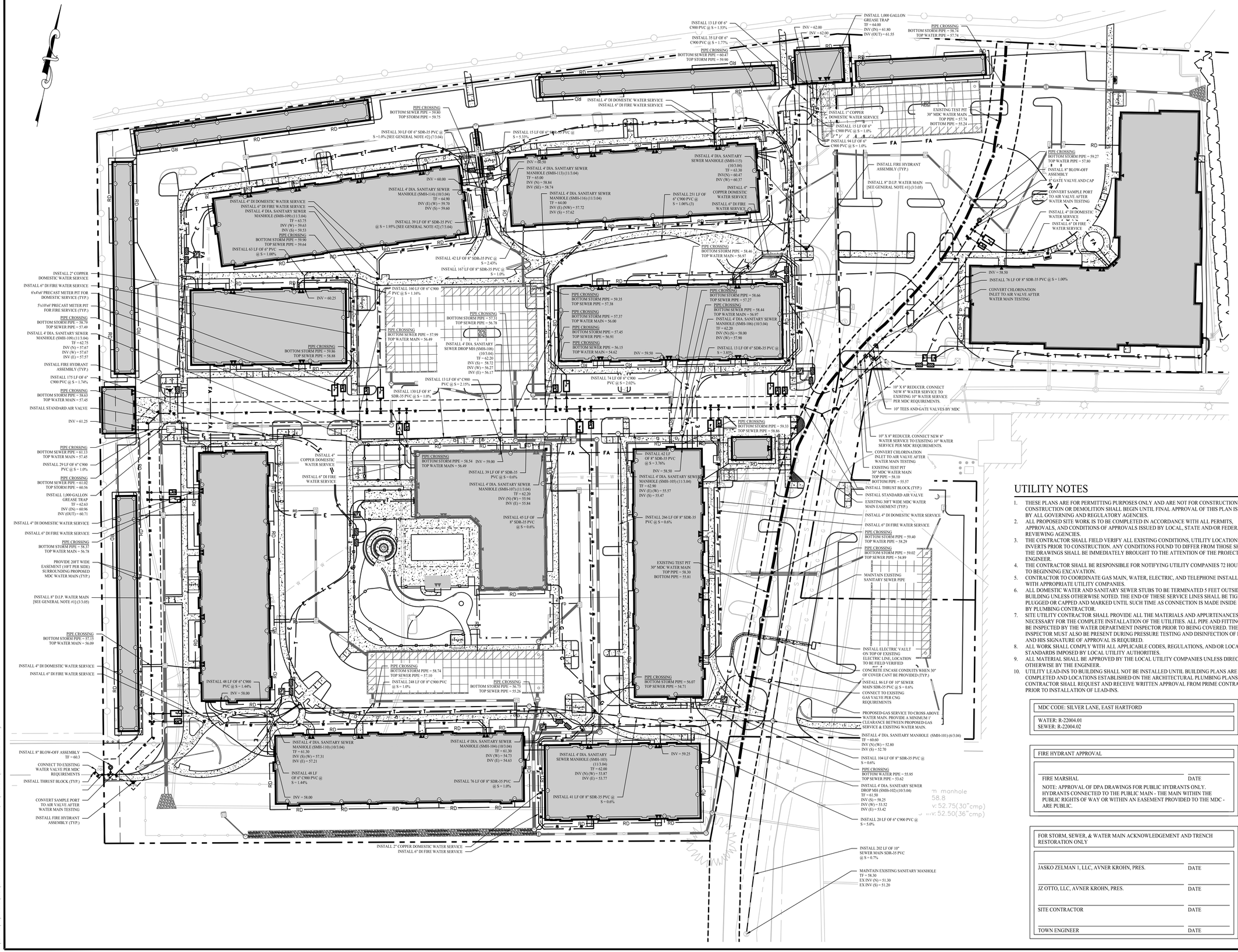
Project:

CONCOURSE PARK 309
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: UTILITY GENERAL NOTES

Sheet #: 0.10

Sep 29, 2025 – 11:56am chendry
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LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- WATER MAIN / LATERAL (3/3.05)
- FIRE SERVICE LATERAL (6/3.05)
- GAS LINE (4/3.03)
- OVERHEAD ELECTRIC LINE
- ELECTRIC CONDUIT (4/3.03)
- SANITARY SEWER PIPE (7/3.04)
- SANITARY SEWER MANHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- UTILITY HANDHOLE
- ELECTRIC TRANSFORMER
- 36"x72" ELECTRIC VAULT
- ELECTRIC METERS
- WATER METER PITS
- CONCRETE THRUST BLOCK
- TEST PIT
- GREASE TRAP

UTILITY NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
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 PROJECT ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
5. CONTRACTOR TO COORDINATE GAS MAIN, WATER, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
6. ALL DOMESTIC WATER AND SANITARY SEWER STUBS 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.
7. 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 WATER DEPARTMENT 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.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
9. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
10. UTILITY LEAD-INS 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 LEAD-INS.

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL — DATE

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SITE CONTRACTOR — DATE

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Project #:	2010501
Plan Date:	01/06/25
Scale:	1" = 40'

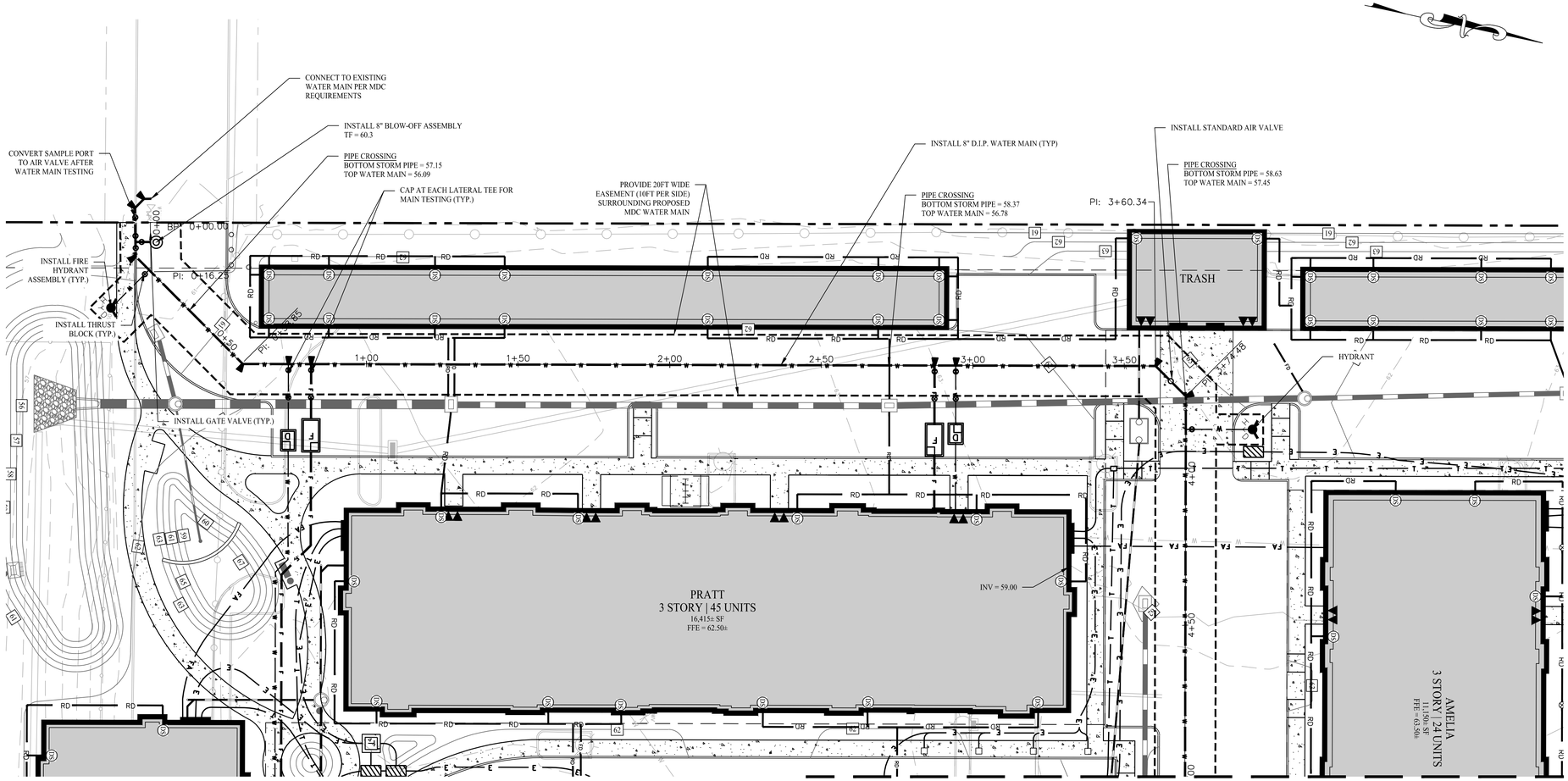
Project:

CONCOURSE PARK
SILVER LANE
EAST HARTFORD, CONNECTICUT

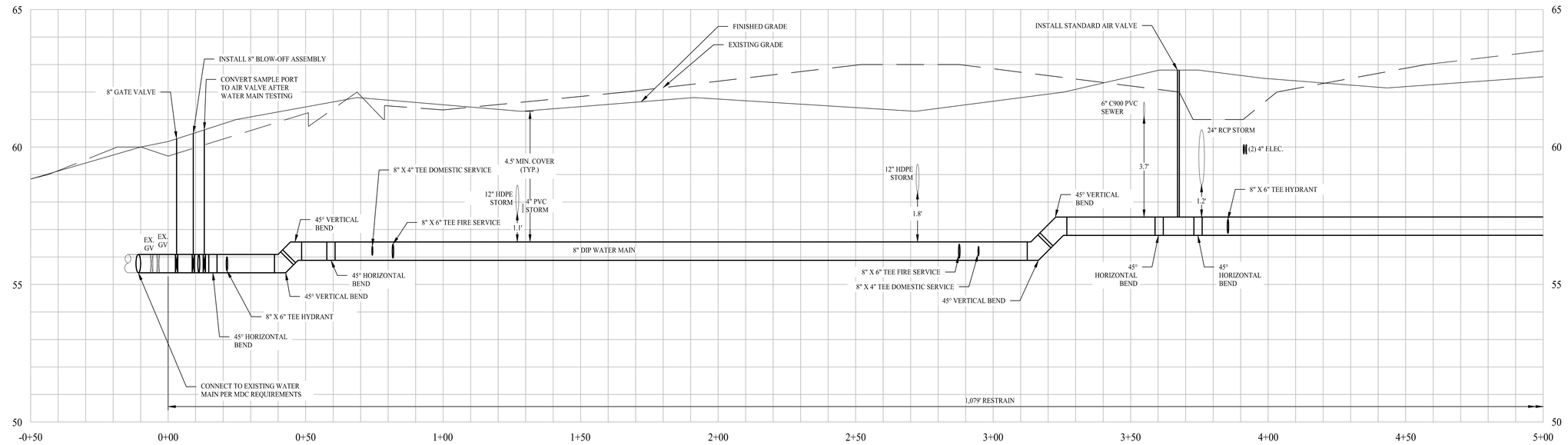
Sheet Title: OVERALL SITE UTILITY PLAN

Sheet #: 2.50

Sep 30, 2025 - 11:42am kkopell
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MATCHLINE - SEE SHEET 2.52



PROFILE

SCALE : 1" = 20' HORIZONTAL
1" = 2' VERTICAL

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL — DATE

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SITE CONTRACTOR — DATE

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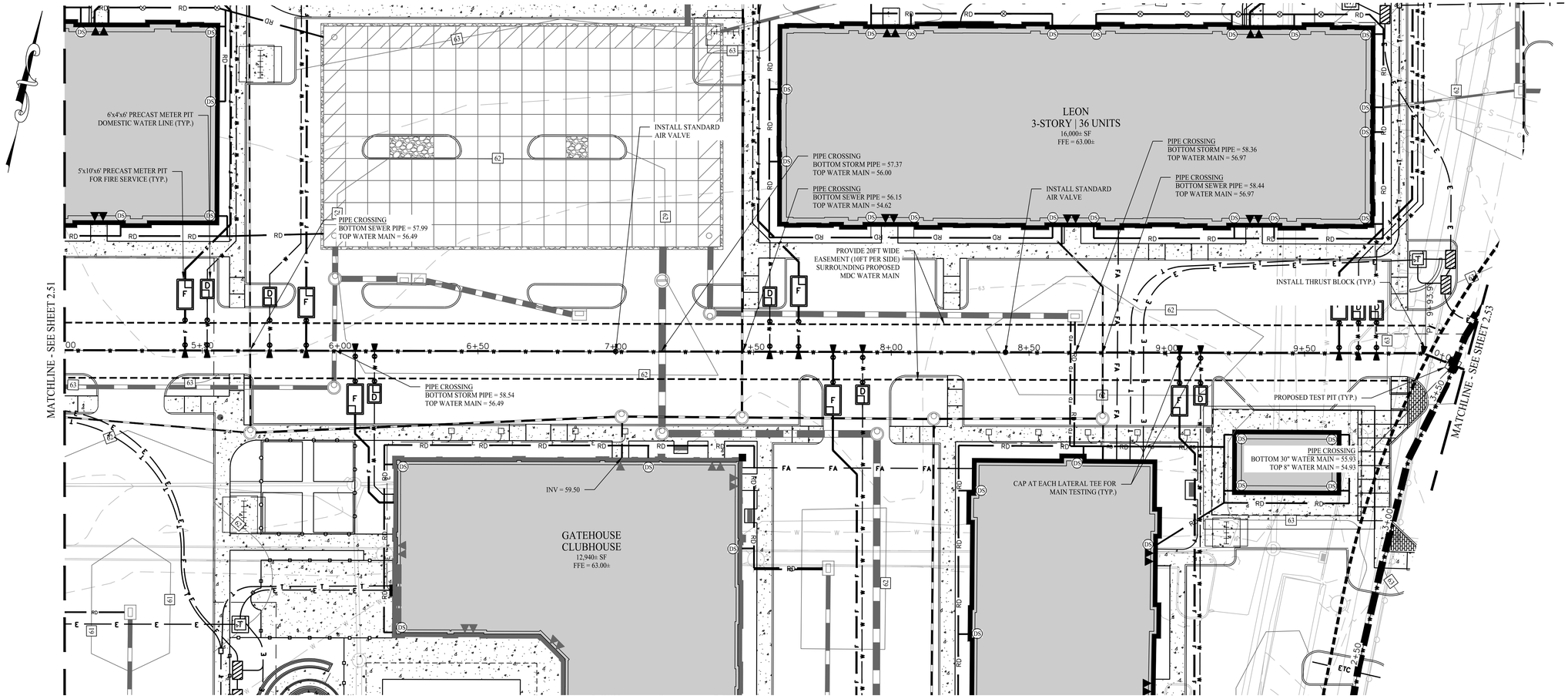
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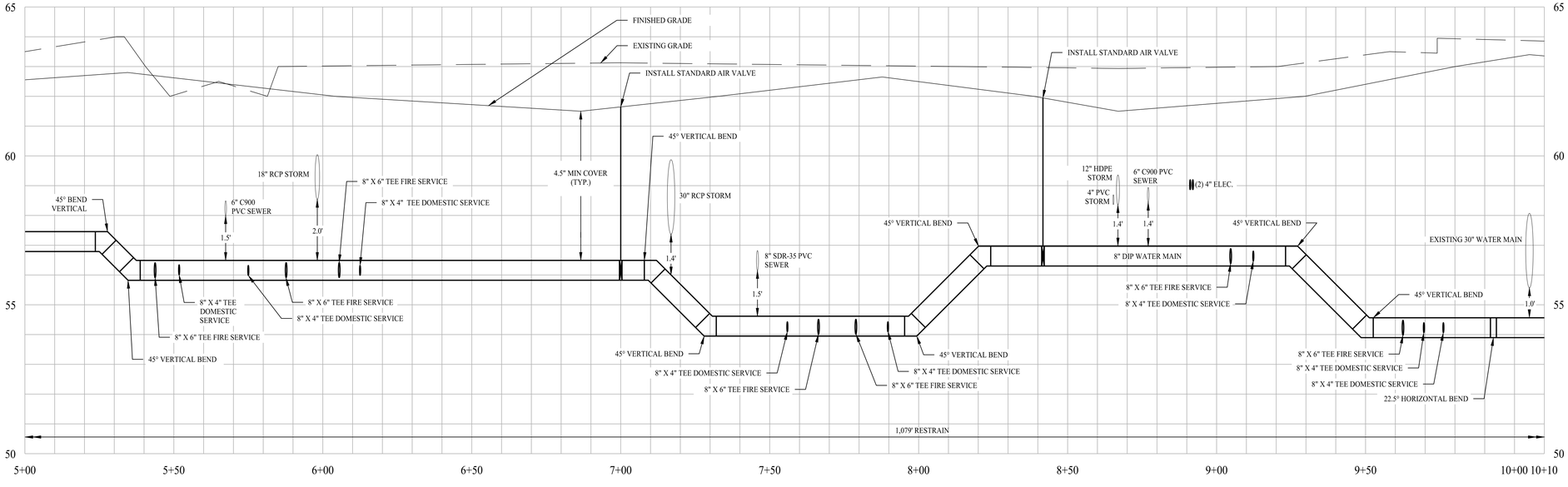
CONCOURSE PARK
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: WATER MAIN - PLAN AND PROFILE

Sheet #: 2.51

Sep 30, 2025 - 12:44pm tkapell
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PROFILE

SCALE : 1" = 20' HORIZONTAL
1" = 2' VERTICAL

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

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JZ OTTO, LLC, AVNER KROHN, PRES. — DATE

SITE CONTRACTOR — DATE

TOWN ENGINEER — DATE

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Graphic Scale: 20 0 20 40

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Scale:	1" = 20'

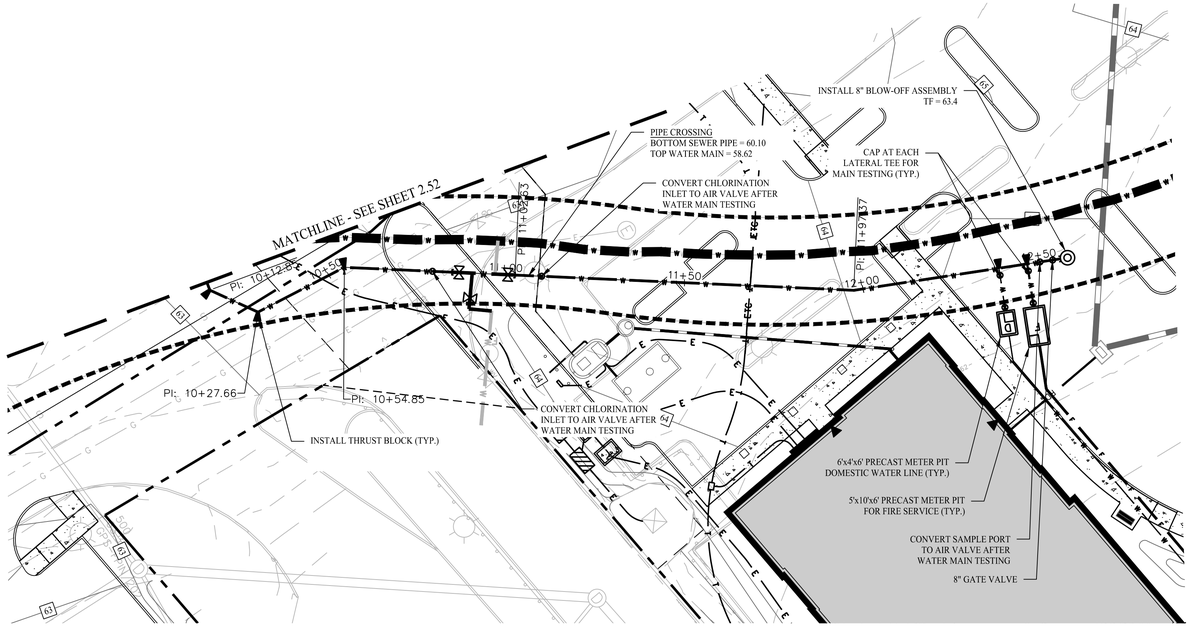
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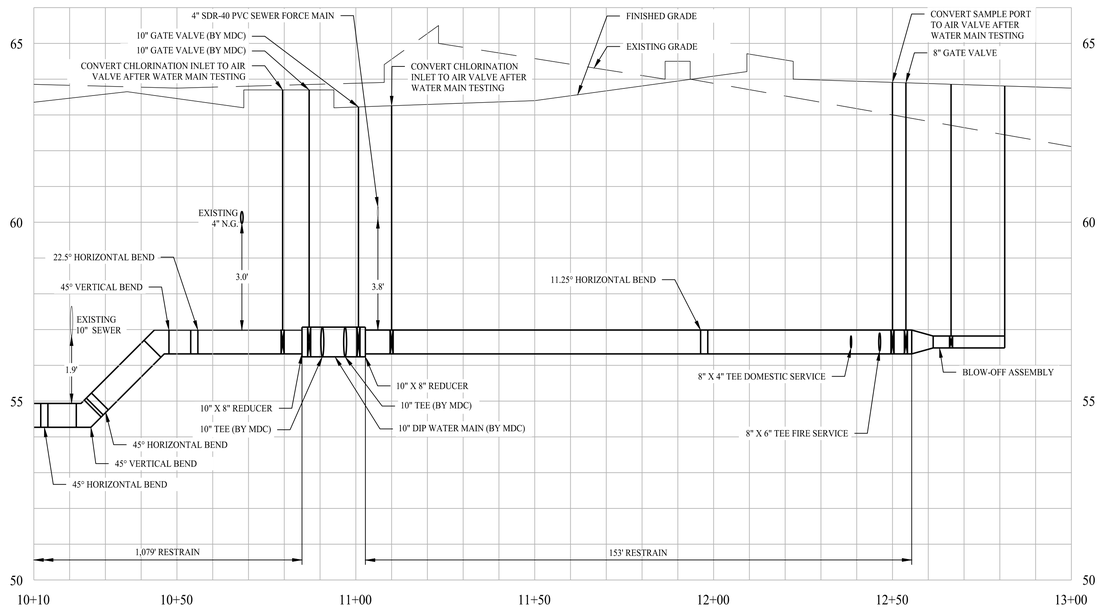
CONCOURSE PARK
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: WATER MAIN - PLAN AND PROFILE

Sheet #: 2.52

Sep. 30, 2025 – 11:43am kspell
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PROFILE

SCALE : 1" = 20' HORIZONTAL
1" = 2' VERTICAL

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

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SITE CONTRACTOR — DATE

TOWN ENGINEER — DATE

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Graphic Scale: 20 0 20 40

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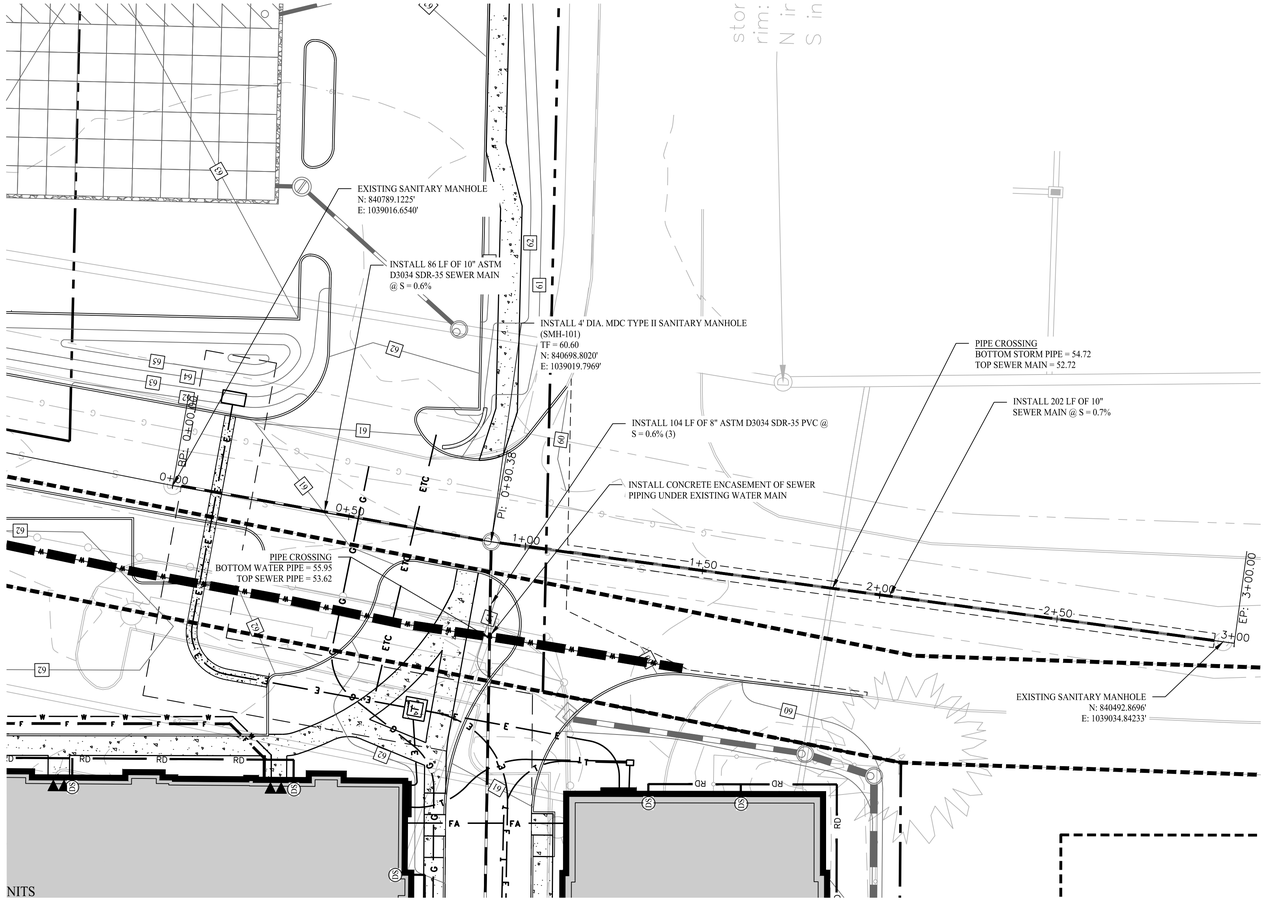
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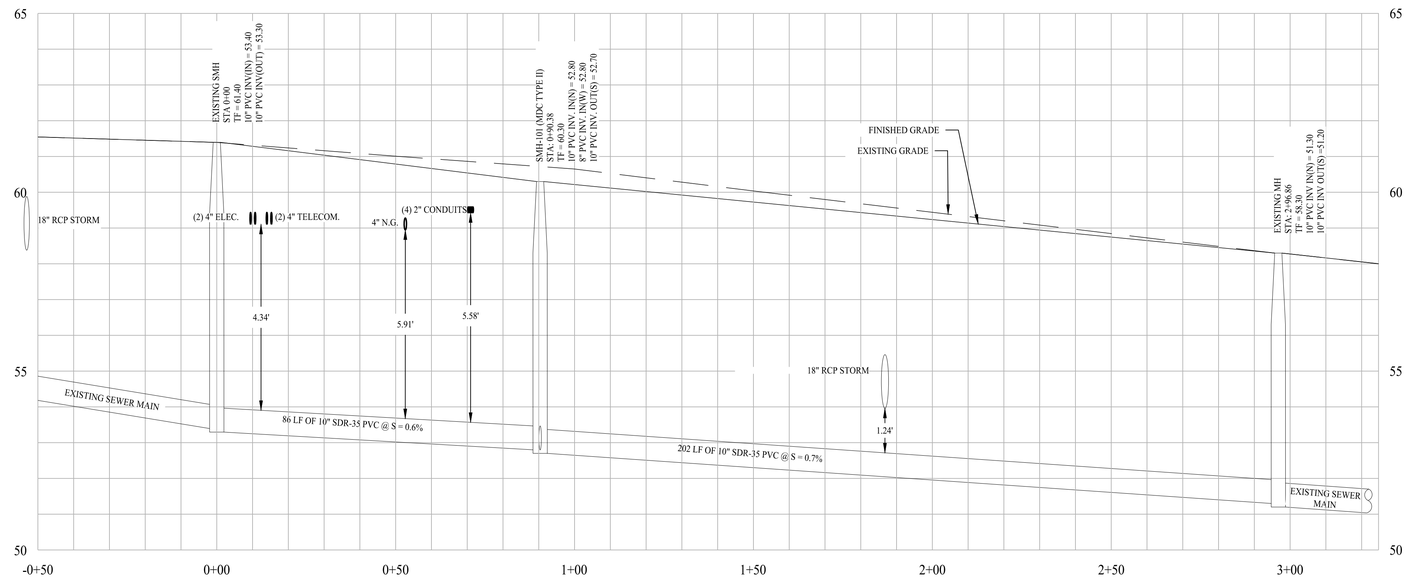
CONCOURSE PARK
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: WATER MAIN - PLAN AND PROFILE

Sheet #: 2.53

Sep 30, 2025 - 11:43am kkapell
X:\SE Files\Project Data\2020\2010501 - Silver Lane - East Hartford, CT\Cadd Data\2010501-2.50-MDC.dwg





PROFILE

SCALE : 1" = 20' HORIZONTAL
1" = 2' VERTICAL

LEGEND

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- WATER MAIN / LATERAL (3/3.05)
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MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL — DATE

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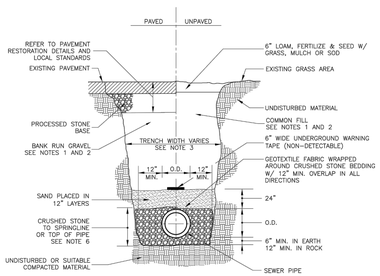
Project:

CONCOURSE PARK
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EAST HARTFORD, CONNECTICUT

Sheet Title: SEWER MAIN - PLAN AND PROFILE

Sheet #: 2.54

Sep 30, 2025 - 11:44am tkopell
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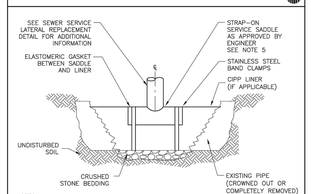
SEWER TRENCH

DETAIL S 2

NTS

NOTES:

1. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVED BANK RUN GRAVEL IN PAVED AREAS (INCLUDING DRIVEWAYS AND SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE SIZE AND DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHOULDER SHALL BE TREATED THE SAME AS TRENCHES IN THE PAVED ROADWAY EXCEPT FOR PAVEMENT AND SURFACE RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) IN STONE BEDDING AS DIRECTED BY THE ENGINEER. SEE PIPE TRENCH DAM DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.



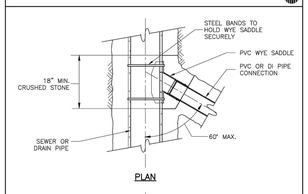
NOTES:

1. THIS DETAIL APPLIES WHENEVER AN EXISTING SERVICE LATERAL MUST BE CONNECTED TO A CIPP LINED SEWER MAIN AND SERVICE LATERAL INSERTA TEE CONNECTION CANNOT BE INSTALLED.
2. WHEN BREAKING OUT EXISTING PIPE CROWN, DO NOT ALLOW DEBRIS TO ENTER SEWER. INSTALL AND COMPACT CRUSHED STONE TO 1-FOOT ABOVE TOP OF PIPE AND/OR SERVICE.
3. REFER TO SEWER TRENCH DETAIL FOR BEDDING, BACKFILLING AND RESTORATION REQUIREMENTS.
4. INSTALL FITTINGS, ADAPTERS, AND RUBBER SLEEVE COUPLINGS AS NECESSARY, TO MAKE CONNECTION BETWEEN NEW AND EXISTING SERVICE LATERAL PIPING.
5. NOT ALL LATERAL SIZES ARE KNOWN. CONTRACTOR TO FIELD VERIFY THE SIZE AND TYPE OF THE EXISTING SERVICE LATERAL. EXISTING LATERALS ARE ASSUMED TO BE 6" DIAMETER.

SERVICE LATERAL SADDLE CONNECTION

DETAIL S 11

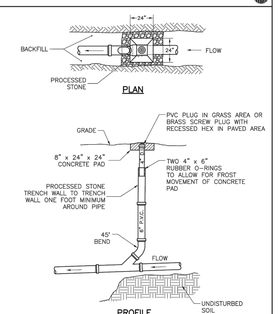
NTS



WYE SADDLE CONNECTION TO EXISTING PIPE

DETAIL S 16

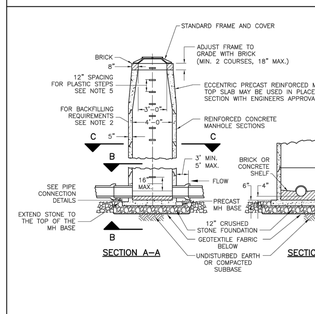
NTS



CLEANOUT AT GRADE

DETAIL S 17

NTS



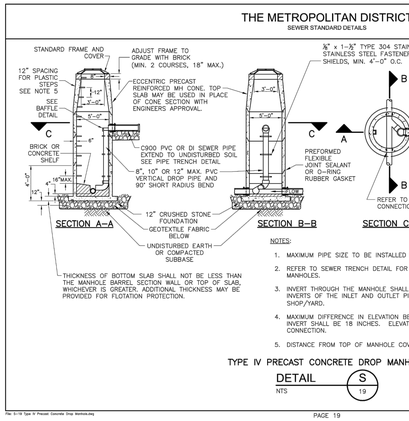
NOTES:

1. MAXIMUM PIPE SIZE TO BE INSTALLED IN 48" MANHOLE BASE SHALL BE 18".
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND COMPACTION REQUIREMENTS AROUND SEWER MANHOLES.
3. INVERT THROUGH THE MANHOLE SHALL HAVE A UNIFORM GRADE OF MINIMUM 0.10 FEET BETWEEN THE INVERTS OF THE INLET AND OUTLET PIPES. INVERTS SHALL BE FIELD FORMED AND NOT FORMED IN SHOP/YARD.
4. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE TRIBUTARY INLET AND THE MANHOLE INVERT SHALL BE 18 INCHES. ELEVATION DIFFERENCES GREATER THAN 18 INCHES WILL REQUIRE A DROP CONNECTION.
5. DISTANCE FROM TOP OF MANHOLE COVER TO FIRST PLASTIC STEP SHALL BE BETWEEN 12" AND 16".

TYPE II PRECAST CONCRETE MANHOLE

DETAIL S 18

NTS



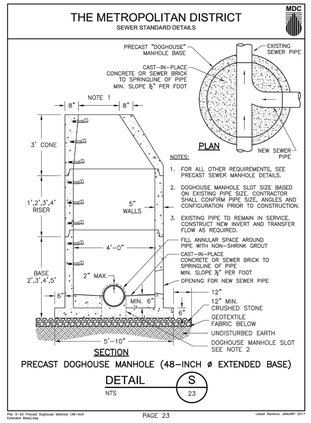
NOTES:

1. MAXIMUM PIPE SIZE TO BE INSTALLED IN 60" PRECAST MANHOLE BASE SHALL BE 24".
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND COMPACTION REQUIREMENTS AROUND SEWER MANHOLES.
3. INVERT THROUGH THE MANHOLE SHALL HAVE A UNIFORM GRADE OF MINIMUM 0.10 FEET BETWEEN THE INVERTS OF THE INLET AND OUTLET PIPES. INVERTS SHALL BE FIELD FORMED AND NOT FORMED IN SHOP/YARD.
4. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE TRIBUTARY INLET AND THE MANHOLE INVERT SHALL BE 18 INCHES. ELEVATION DIFFERENCES GREATER THAN 18 INCHES WILL REQUIRE A DROP CONNECTION.
5. DISTANCE FROM TOP OF MANHOLE COVER TO FIRST PLASTIC STEP SHALL BE BETWEEN 12" AND 16".

TYPE IV PRECAST CONCRETE DROP MANHOLE

DETAIL S 19

NTS



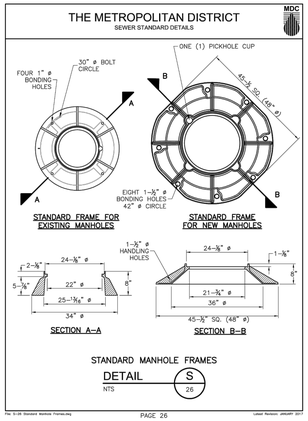
NOTES:

1. FOR ALL OTHER REQUIREMENTS, SEE PRECAST SEWER MANHOLE DETAILS.
2. DOGHOUSE MANHOLE SLOT SIZE BASED ON EXISTING PIPE SIZE. CONTRACTOR SHALL CONFIRM PIPE SIZE, ANGLES AND CONFIGURATION PRIOR TO CONSTRUCTION.
3. EXISTING PIPE TO REMAIN IN SERVICE. CONSTRUCT NEW INVERT AND TRANSFER FLOW AS REQUIRED.

PRECAST DOGHOUSE MANHOLE (48-INCH ø EXTENDED BASE)

DETAIL S 23

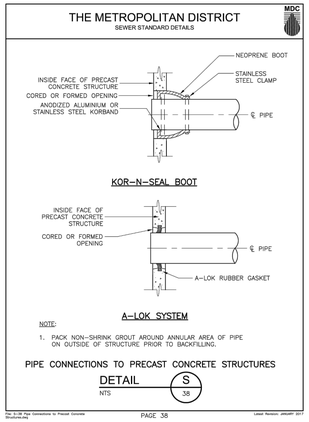
NTS



STANDARD MANHOLE FRAMES

DETAIL S 26

NTS



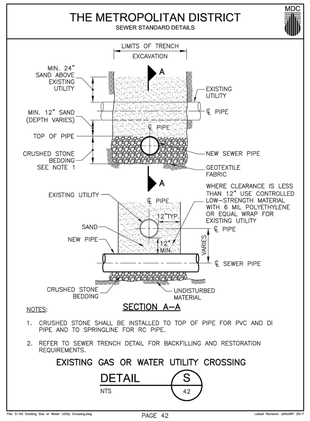
NOTE:

1. PACK NON-SHRINK GROUT AROUND ANNULAR AREA OF PIPE ON OUTSIDE OF STRUCTURE PRIOR TO BACKFILLING.

PIPE CONNECTIONS TO PRECAST CONCRETE STRUCTURES

DETAIL S 38

NTS



NOTES:

1. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND RESTORATION REQUIREMENTS.

EXISTING GAS OR WATER UTILITY CROSSING

DETAIL S 42

NTS

Rev. #:	Date	Description
6	10/01/25	Response To MDC Comments
5	03/03/25	Response To MDC Comments
4	02/24/25	Response To MDC Comments
3	02/20/25	Response To MDC Comments
2	02/10/25	Response To MDC Comments
1	01/23/25	Response To MDC Comments

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Drawn By:	CJS
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	01/06/25
Scale:	NTS

Project:

CONCOURSE PARK 309
SILVER LANE
EAST HARTFORD, CONNECTICUT

Sheet Title: SEWER DETAILS

Sheet #: 3.01

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL DATE

NOTE: APPROVAL OF DPA DRAWINGS FOR PUBLIC HYDRANTS ONLY. HYDRANTS CONNECTED TO THE PUBLIC MAIN - THE MAIN WITHIN THE PUBLIC RIGHTS OF WAY OR WITHIN AN EASEMENT PROVIDED TO THE MDC - ARE PUBLIC.

FOR STORM, SEWER, & WATER MAIN ACKNOWLEDGEMENT AND TRENCH RESTORATION ONLY

JASKO ZELMAN 1, LLC, AVNER KROHN, PRES. DATE

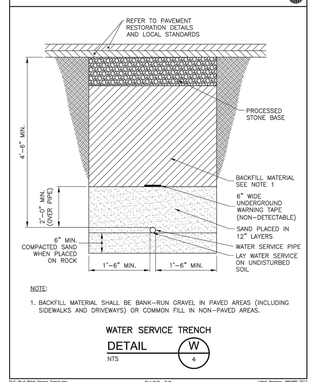
JZ OTTO, LLC, AVNER KROHN, PRES. DATE

SITE CONTRACTOR DATE

TOWN ENGINEER DATE

Sep 29, 2025 - 11:53am chentry
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THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

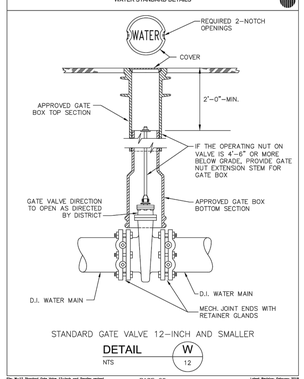
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER SERVICE TRENCH

DETAIL W 4

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS

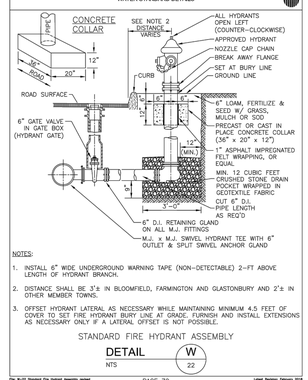


STANDARD GATE VALVE 12-INCH AND SMALLER

DETAIL W 12

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

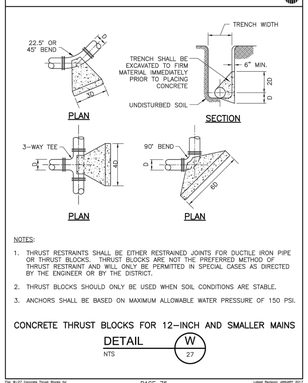
1. INSTALL 6" WIDE UNDERGROUND WARNING TAPE (NON-DETECTABLE) 2-FT ABOVE LENGTH OF HYDRANT BRANCH.
2. DISTANCE SHALL BE 3'± IN BLOOMFIELD, FARMINGTON AND GLASTONBURY AND 2'± IN OTHER MEMBER TOWNS.
3. OFFSET HYDRANT LATERAL AS NECESSARY WHILE MAINTAINING MINIMUM 4.5 FEET OF COVER TO SET FIRE HYDRANT BURY LINE AT GRADE. FURNISH AND INSTALL EXTENSIONS AS NECESSARY ONLY IF A LATERAL OFFSET IS NOT POSSIBLE.

STANDARD FIRE HYDRANT ASSEMBLY

DETAIL W 22

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

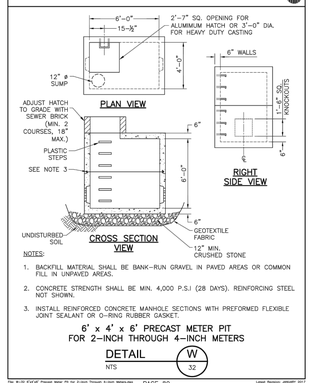
1. THRUST RESTRAINTS SHALL BE EITHER RESTRAINED JOINTS FOR DUCTILE IRON PIPE OR THRUST BLOCKS. THRUST BLOCKS ARE NOT THE PREFERRED METHOD OF THRUST RESTRAINT AND WILL ONLY BE PERMITTED IN SPECIAL CASES AS DIRECTED BY THE ENGINEER OR BY THE DISTRICT.
2. THRUST BLOCKS SHOULD ONLY BE USED WHEN SOIL CONDITIONS ARE STABLE.
3. ANCHORS SHALL BE BASED ON MAXIMUM ALLOWABLE WATER PRESSURE OF 150 PSI.

CONCRETE THRUST BLOCKS FOR 12-INCH AND SMALLER MAINS

DETAIL W 27

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

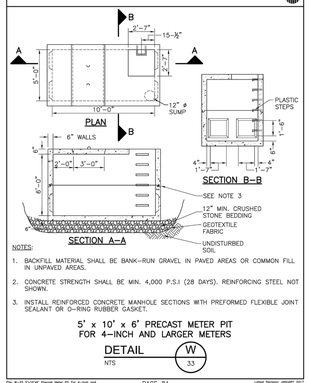
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS.
2. CONCRETE STRENGTH SHALL BE MIN. 4,000 P.S.I (28 DAYS). REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET.

6' x 4' x 6' PRECAST METER PIT
FOR 2-INCH THROUGH 4-INCH METERS

DETAIL W 32

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

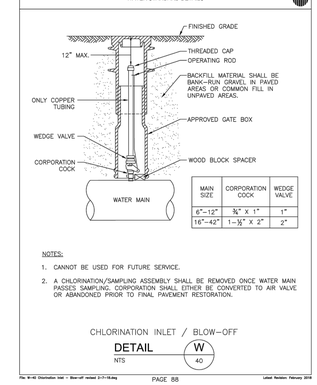
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS.
2. CONCRETE STRENGTH SHALL BE MIN. 4,000 P.S.I (28 DAYS). REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET.

5' x 10' x 6' PRECAST METER PIT
FOR 4-INCH AND LARGER METERS

DETAIL W 33

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



MAIN SIZE	CORPORATION COCK	WEDGE VALVE
6"-12"	¾" X 1"	1"
16"-42"	1-½" X 2"	2"

NOTES:

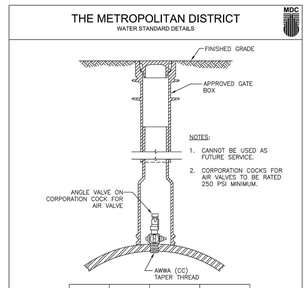
1. CANNOT BE USED FOR FUTURE SERVICE.
2. A CHLORINATION/SAMPLING ASSEMBLY SHALL BE REMOVED ONCE WATER MAIN PASSES SAMPLING. CORPORATION SHALL EITHER BE CONVERTED TO AIR VALVE OR ABANDONED PRIOR TO FINAL PAVEMENT RESTORATION.

CHLORINATION INLET / BLOW-OFF

DETAIL W 40

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

1. CANNOT BE USED AS FUTURE SERVICE.
2. CORPORATION COCKS FOR AIR VALVES TO BE RATED 250 PSI MINIMUM.

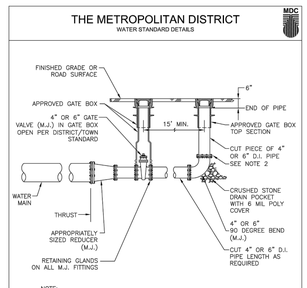
MAIN SIZE	MIN. SIZE AIR VALVE	CORPORATION COCK	ANGLE VALVE SIZE
6"-12"	¾"	¾" x 1"	1"
16" & 20"	1"	1" x 1"	1"
24" & 30"	1-¼"	1-¼" x 1-½"	1-½"
36" & 42"	1-½"	1-½" x 2"	2"
48" & 54"	2"	2" x 2"	2"

STANDARD AIR VALVE

DETAIL W 41

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

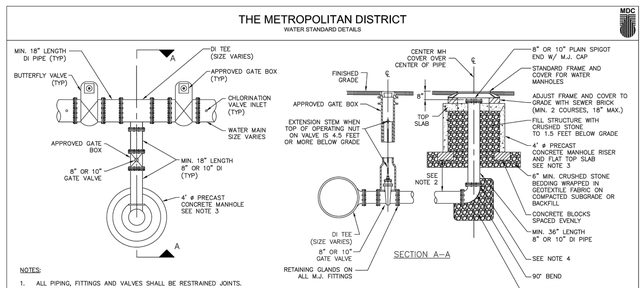
1. TO BE USED AT END OF MAIN ONLY WHEN THERE IS NO PROBABILITY OF FUTURE MAIN EXTENSION.
2. CUT AND REMOVE ⅜" OR ¾" SECTION OF GASKET SO WATER WILL DRAIN FROM STANDPIPE

4-INCH OR 6-INCH BLOW-OFF ASSEMBLY (END OF MAIN)

DETAIL W 42

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

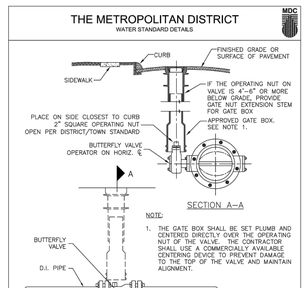
1. ALL PIPING, FITTINGS AND VALVES SHALL BE RESTRAINED JOINTS.
2. MINIMUM DIMENSION FROM BOTTOM OF CONCRETE BLOCKS TO TOP OF 8" OR 10" DI SHALL BE 18 INCHES.
3. MANHOLE RISER SHALL MEET THE REQUIREMENTS OF TYPE II PRECAST CONCRETE RISER SECTIONS. MANHOLE STEPS ARE NOT REQUIRED.
4. CUT AND REMOVE ⅜" OR ¾" SECTION OF GASKET SO WATER WILL DRAIN FROM STANDPIPE.

8-INCH OR 10-INCH BLOW-OFF ASSEMBLY

DETAIL W 45

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

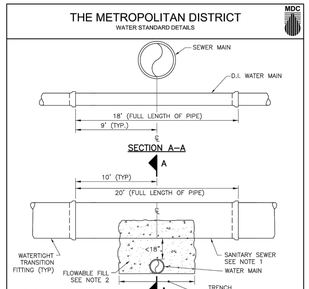
1. THE GATE BOX SHALL BE SET PLUMB AND CENTERED DIRECTLY OVER THE OPERATING NUT OF THE VALVE. THE CONTRACTOR SHALL USE A COMMERCIALLY AVAILABLE CENTERING DEVICE TO PREVENT DAMAGE TO THE TOP OF THE VALVE AND MAINTAIN ALIGNMENT.

STANDARD BUTTERFLY VALVE

DETAIL W 46

NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

1. SEWER PIPE WITHIN CROSSING LIMITS SHALL BE THE SAME MATERIALS AND WATERTIGHT JOINTS AS NEW WATER MAIN PIPE, CONSTRUCTED IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
2. IF A FULL LENGTH OF WATER PIPE OR SEWER PIPE IS NOT USED, ENCASE SEWER MAIN OR WATER MAIN WITH FLOWABLE FILL WITHIN THE TRENCH LIMITS.

WATER CROSSING BELOW SEWER
LESS THAN 18-INCH VERTICAL SEPARATION

DETAIL W 47

NTS

Rev. #:	Date	Description
6	10/01/25	Response To MDC Comments
5	03/03/25	Response To MDC Comments
4	02/24/25	Response To MDC Comments
3	02/20/25	Response To MDC Comments
2	02/10/25	Response To MDC Comments
1	01/23/25	Response To MDC Comments

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Drawn By:	CJS
Checked By:	PAR
Approved By:	KMS
Project #:	2010501
Plan Date:	01/06/25
Scale:	NTS

Project:

CONCOURSE PARK 309
SILVER LANE
EAST HARTFORD, CONNECTICUT

MDC CODE: SILVER LANE, EAST HARTFORD

WATER: R-22004.01
SEWER: R-22004.02

FIRE HYDRANT APPROVAL

FIRE MARSHAL DATE

NOTE: APPROVAL OF DPA DRAWINGS FOR PUBLIC HYDRANTS ONLY. HYDRANTS CONNECTED TO THE PUBLIC MAIN - THE MAIN WITHIN THE PUBLIC RIGHTS OF WAY OR WITHIN AN EASEMENT PROVIDED TO THE MDC - ARE PUBLIC.

FOR STORM, SEWER, & WATER MAIN ACKNOWLEDGEMENT AND TRENCH RESTORATION ONLY

JASKO ZELMAN 1, LLC, AVNER KROHN, PRES. DATE

JZ OTTO, LLC, AVNER KROHN, PRES. DATE

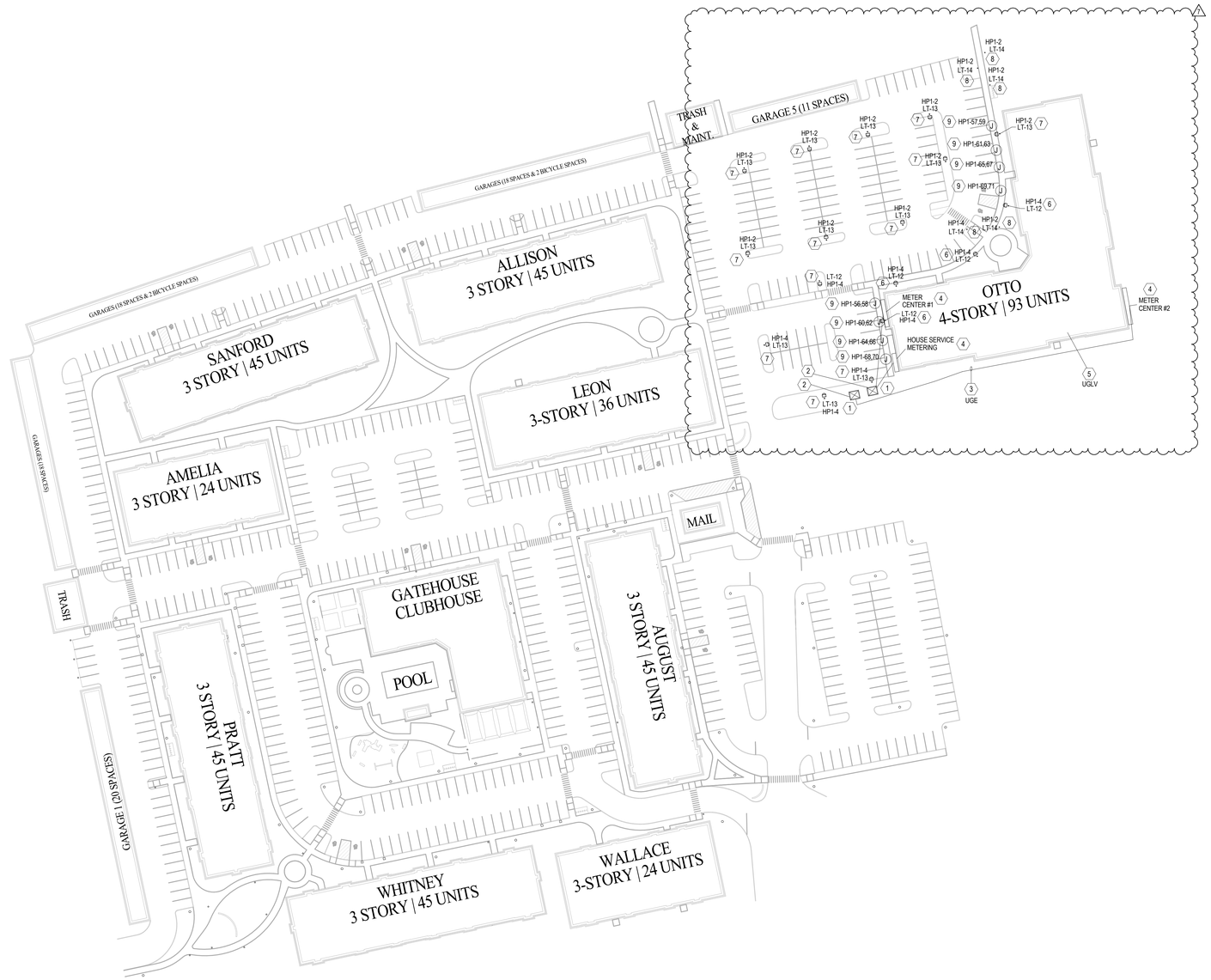
SITE CONTRACTOR DATE

TOWN ENGINEER DATE

Sheet Title: WATER DETAILS

Sheet #: 3.02

Sep 29, 2025 - 11:53am chemistry
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1 ELECTRICAL SITE PLAN
1" = 50'-0"

N

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

1. PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. PROTECTION BOLLARDS SHALL BE BY GENERAL CONTRACTOR. FINAL LOCATION SHALL BE AS DETERMINED BY LOCAL UTILITY COMPANY.
2. PROVIDE (2) 4" CONDUITS TO UTILITY EASEMENT FOR PRIMARY ELECTRIC CABLING. COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY COMPANY. PRIMARY ELECTRIC CABLING, INSTALLATIONS, TERMINATIONS, ETC. BY LOCAL UTILITY COMPANY.
3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.
4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.
5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.
6. REFERENCE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.
7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.
8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.
9. INSTALL OWNER-FURNISHED EV CHARGER IN THE LOCATION AS SHOWN. PROVIDE 50A, 208V, 1PH ELECTRICAL CIRCUIT TO SERVE EV CHARGER.

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STATE OF CONNECTICUT · ROBERT R. RUDOLPH · No. 34407 · LICENSED PROFESSIONAL ENGINEER

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	PERMIT & CONSTRUCTION	04/28/23
3	PERMIT SUBMISSION SET	06/03/24
7	Addendum #1	08/07/25

ISSUED FOR PERMIT

ELECTRICAL SITE PLAN

CONCOURSE PARK

THE OTTO
EAST HARTFORD, CT

SCALE:
DATE: 08/26/22

THE OTTO

E002

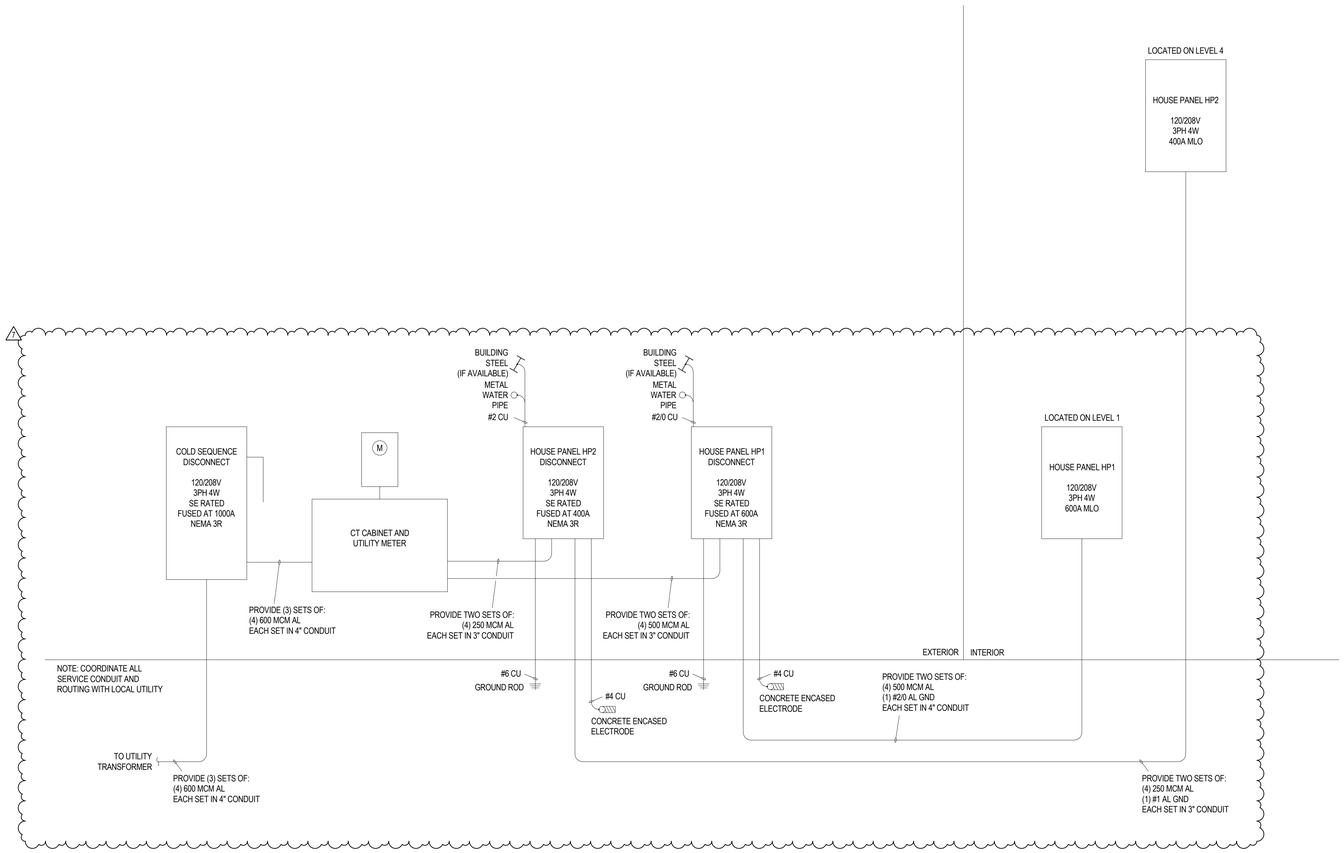
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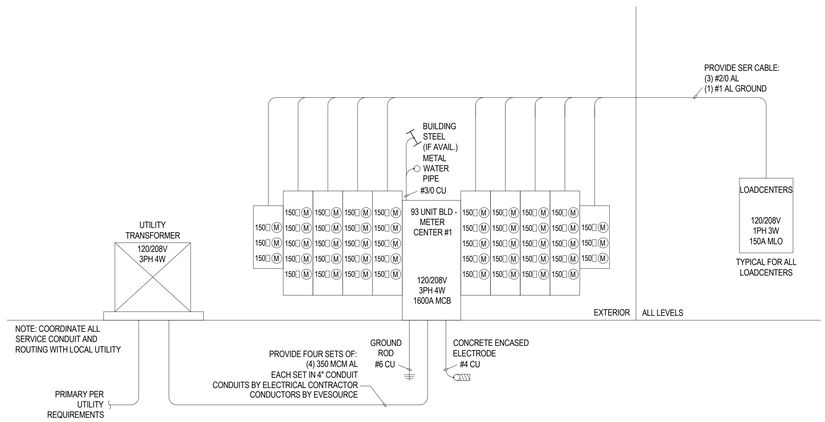
PEServices
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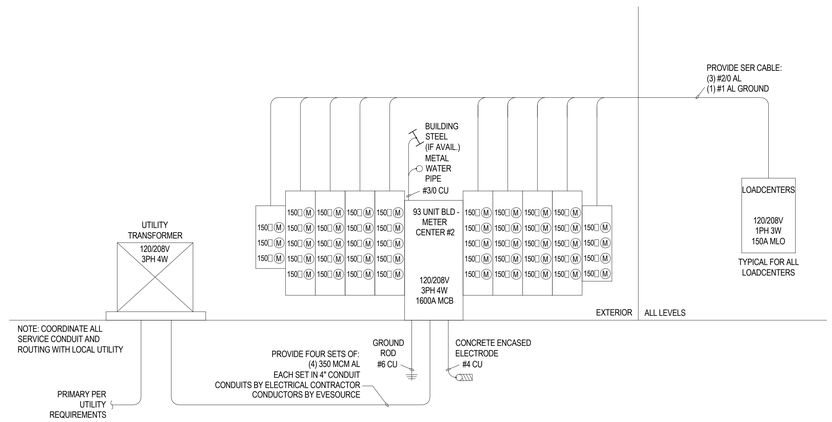
CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

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1 ELECTRICAL RISER DIAGRAMS

NTS

GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

I. IN OTHER THAN TYPE III,IV, & V CONSTRUCTION, ALL SER CABLE MUST BE INSTALLED IN RACEWAY IN ACCORDANCE WITH 338.10(B)(4)(a) AND (b) AS WELL AS 334.10(5).

J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.

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STATE OF CONNECTICUT · ROBERT R. RUDOLPH · No. 34407 · LICENSED PROFESSIONAL ENGINEER

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	PERMIT SUBMISSION SET	08/01/24
2	Addendum #1	08/07/25

ISSUED FOR PERMIT

ELECTRICAL RISER DIAGRAM

CONCOURSE PARK

THE OTTO
EAST HARTFORD, CT

SCALE:	
DATE:	08/26/22

THE OTTO

E701

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
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GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

1. PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. PROTECTION BOLLARDS SHALL BE BY GENERAL CONTRACTOR. FINAL LOCATION SHALL BE AS DETERMINED BY LOCAL UTILITY COMPANY.
2. PROVIDE (2) 4" CONDUITS TO UTILITY EASEMENT FOR PRIMARY ELECTRIC CABLING. COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY COMPANY. PRIMARY ELECTRIC CABLING, INSTALLATIONS, TERMINATIONS, ETC. BY LOCAL UTILITY COMPANY.
3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.
4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.
5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.
6. REFERENECE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.
7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.
8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.
9. INSTALL OWNER-FURNISHED EV CHARGER IN THE LOCATION AS SHOWN. PROVIDE 50A, 208, 1PH ELECTRICAL CIRCUIT TO SERVE EV CHARGER.



1 ELECTRICAL SITE PLAN
1" = 50'-0"

N

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	12/09/22
3	PERMIT SUBMISSION SET	05/09/24
5	REVISED PERMIT SETS	03/09/25
7	ADDENDUM #1	08/07/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN

CONCOURSE PARK

THE GATEHOUSE
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	09/26/22

THE GATEHOUSE

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

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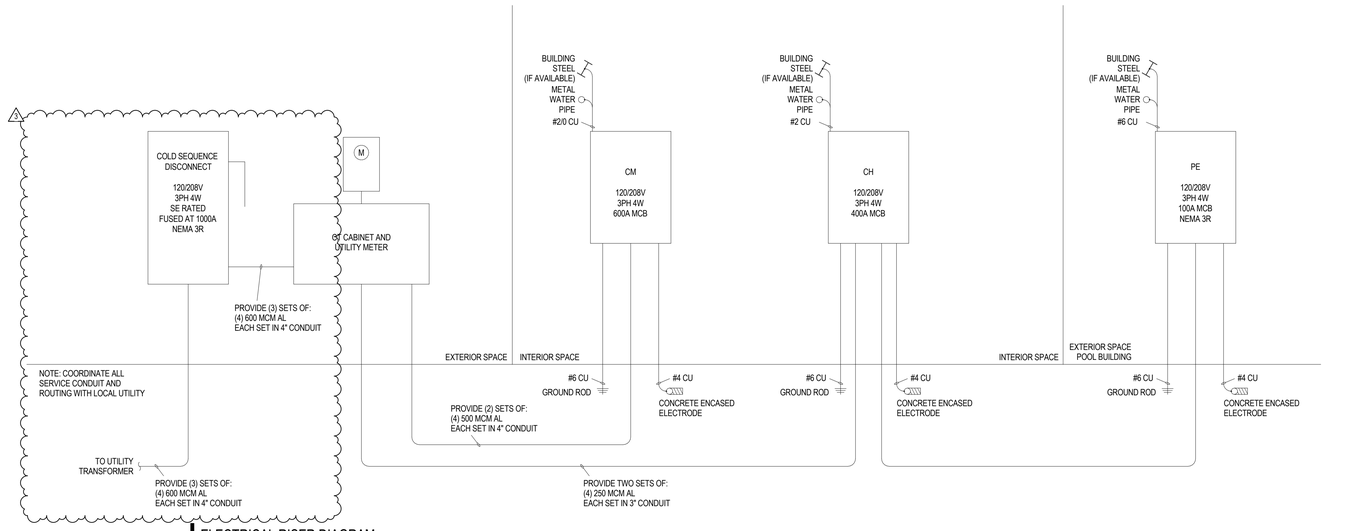
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

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N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAM
NTS

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	4/28/23
3	PERMIT SUBMISSION SET	09/26/24

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAM

CONCOURSE PARK

THE GATEHOUSE
EAST HARTFORD, CT

SCALE:	
DATE:	09/26/22

THE GATEHOUSE

E701

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GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

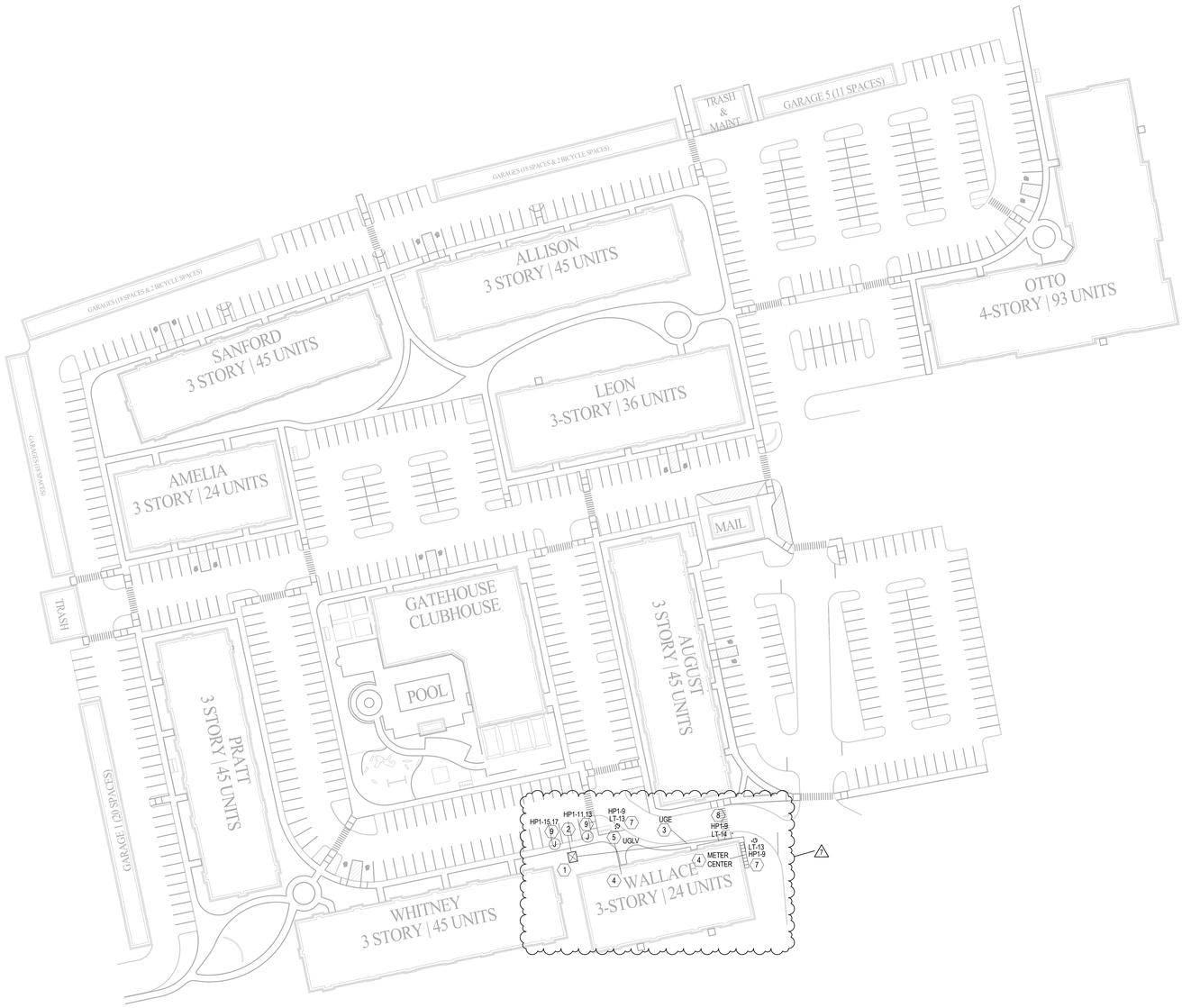
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1 ELECTRICAL SITE PLAN
1" = 50'-0"

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	07/07/23
2	200% REVISED PERMIT SUBMISSION	02/14/25
5	IFC	Date 6.
6	Revision 6.	08/07/25
7	Addendum # 1	

ISSUED FOR PERMIT
09/26/22

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
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ELECTRICAL SITE PLAN

CONCORSE PARK

THE WALLACE
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	08/26/22

THE WALLACE

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

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N. PROVIDE SURGE PROTECTION PER NEC 230.67.

1 ELECTRICAL RISER DIAGRAM

NTS

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUE FOR CONTRUCTION	10/04/23
5	BP	02/14/25
7	Addendum #1	08/07/25

ISSUED FOR PERMIT
09/26/22

ELECTRICAL RISER DIAGRAM

CONCORSE PARK

THE WALLACE
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	08/26/22

THE WALLACE

E701

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CONTRACTOR NOTE

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GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

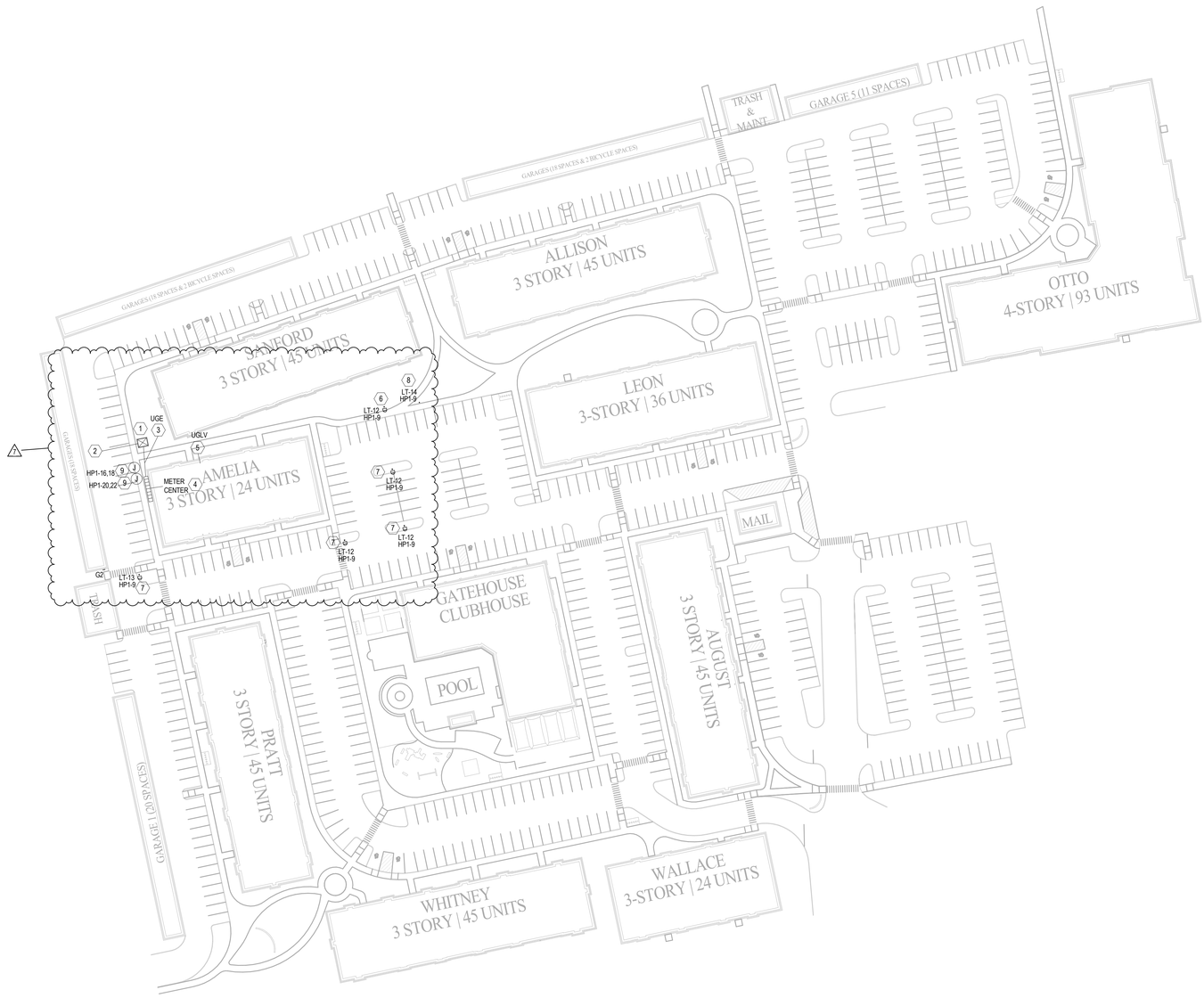
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N

1 ELECTRICAL SITE PLAN
1" = 50'-0"

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P (215) 665-1600 F (215) 561-5064

P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	4/07/23
2	ISSUED REVISED PERMIT SUBMISSION	07/05/24
5	IFC	02/14/25
7	Addendum #1	08/07/2025

ISSUED FOR PERMIT
09/26/22

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CONTRACTOR NOTE

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ELECTRICAL SITE PLAN
CONCORSE PARK
THE AMELIA
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	08/26/22

THE AMELIA

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

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H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

I. IN OTHER THAN TYPE III, IV, & V CONSTRUCTION, ALL SER CABLE MUST BE INSTALLED IN RACEWAY IN ACCORDANCE WITH 338.10(B)(4)(a) AND (b) AS WELL AS 334.10(5).

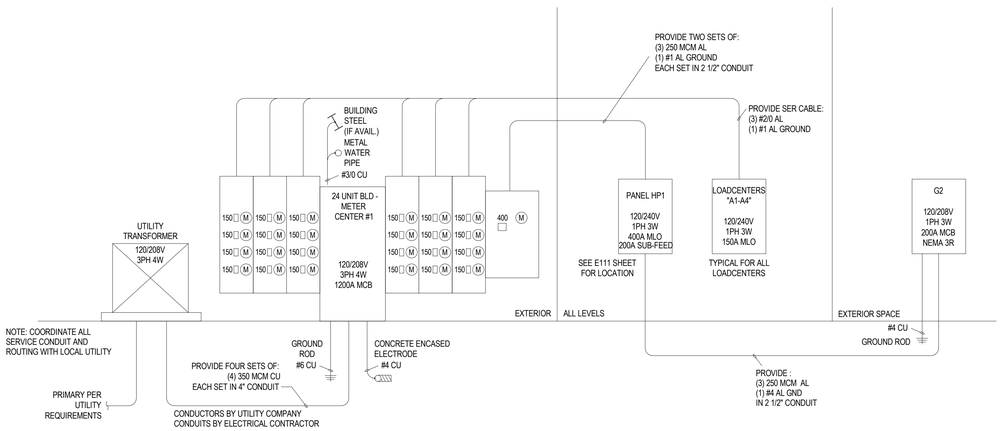
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAM
NTS

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ARCHITECTS AND LAND PLANNERS
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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUE FOR CONTRUCTION	07/14/25
2	BCC	08/07/2025
7	Addendum #1	

ISSUED FOR PERMIT
09/26/22

ELECTRICAL RISER DIAGRAM

CONCORSE PARK

THE AMELIA
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	08/26/22

THE AMELIA

E701

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CONTRACTOR NOTE

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Printed: 8/28/2025 11:25:02 AM

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

1. PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. PROTECTION BOLLARDS SHALL BE BY GENERAL CONTRACTOR. FINAL LOCATION SHALL BE AS DETERMINED BY LOCAL UTILITY COMPANY.

2. PROVIDE (2) 4" CONDUITS TO UTILITY EASEMENT FOR PRIMARY ELECTRIC CABLING. COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY COMPANY. PRIMARY ELECTRIC CABLING, INSTALLATIONS, TERMINATIONS, ETC. BY LOCAL UTILITY COMPANY.

3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.

4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.

5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.

6. REFERENECE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.

7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.

8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.

9. PROVIDE WP JUNCTION BOX AND 120V CONNECTION FOR POWER TO MONUMENT SIGN. ROUTH CIRCUIT THROUGH LIGHTING CONTROL PANEL. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH-IN.



N

1 ELECTRICAL SITE PLAN
1" = 50'-0"

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	CONSTRUCTION	07/28/23
3	25% REVISED PERMIT SUBMISSION	02/14/24
6	IFC	08/07/2025
7	ADDENDUM #1	

ISSUED FOR PERMIT
09/26/22

ELECTRICAL SITE PLAN

CONCORSE PARK

THE LEON
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	09/26/22

THE LEON

E002

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CONTRACTOR NOTE

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Printed: 8/28/2025 2:15:43 PM

GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

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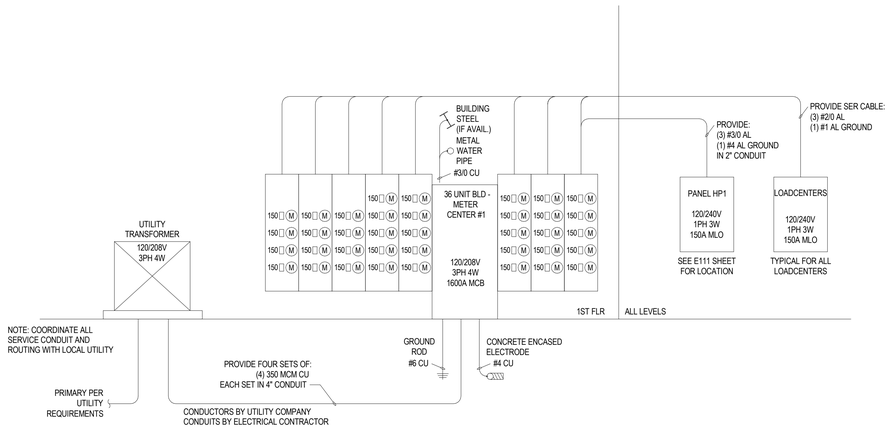
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAM

NTS

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ROBERT R. RUDOLPH
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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	50% CONSTRUCTION	07/05/23
2	ZBA REVISED PERMIT SUBMISSION	02/14/25
6	IFC	08/07/2025
7	ADDENDUM #1	

ISSUED FOR PERMIT
09/26/22

ELECTRICAL RISER DIAGRAM

CONCORSE PARK

THE LEON
EAST HARTFORD, CT

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CONTRACTOR NOTE

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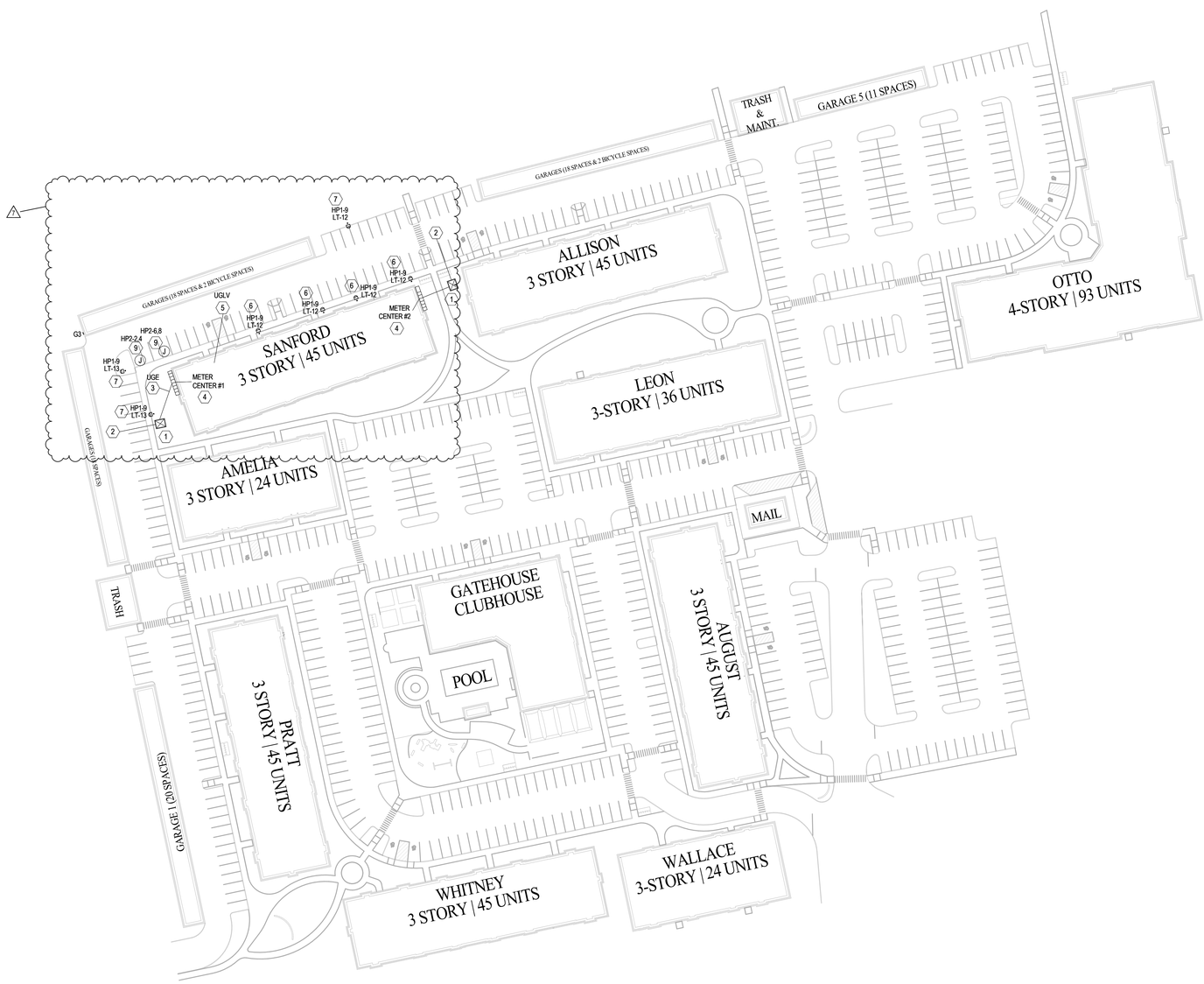
SCALE:	AS NOTED
DATE:	08/26/22

THE LEON

E701

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1 ELECTRICAL SITE PLAN

1" = 50'-0"

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

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3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.
4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.
5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.
6. REFERENECE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.
7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.
8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.
9. INSTALL OWNER-FURNISHED EV CHARGER IN THE LOCATION AS SHOWN. PROVIDE 50A, 208V, 1PH ELECTRICAL CIRCUIT TO SERVE EV CHARGER.

CONTRACTOR NOTE

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	2ND SUBMITTAL PERMIT SUBMISSION	07/19/2022
3	2ND REVISED PERMIT SUBMISSION	02/14/2025
6	IPC	08/27/2025
7	Addendum #1	

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN

CONCOURSE PARK

THE SANFORD

EAST HARTFORD, CT

SCALE:

DATE: 08/26/21

THE SANFORD

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

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E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

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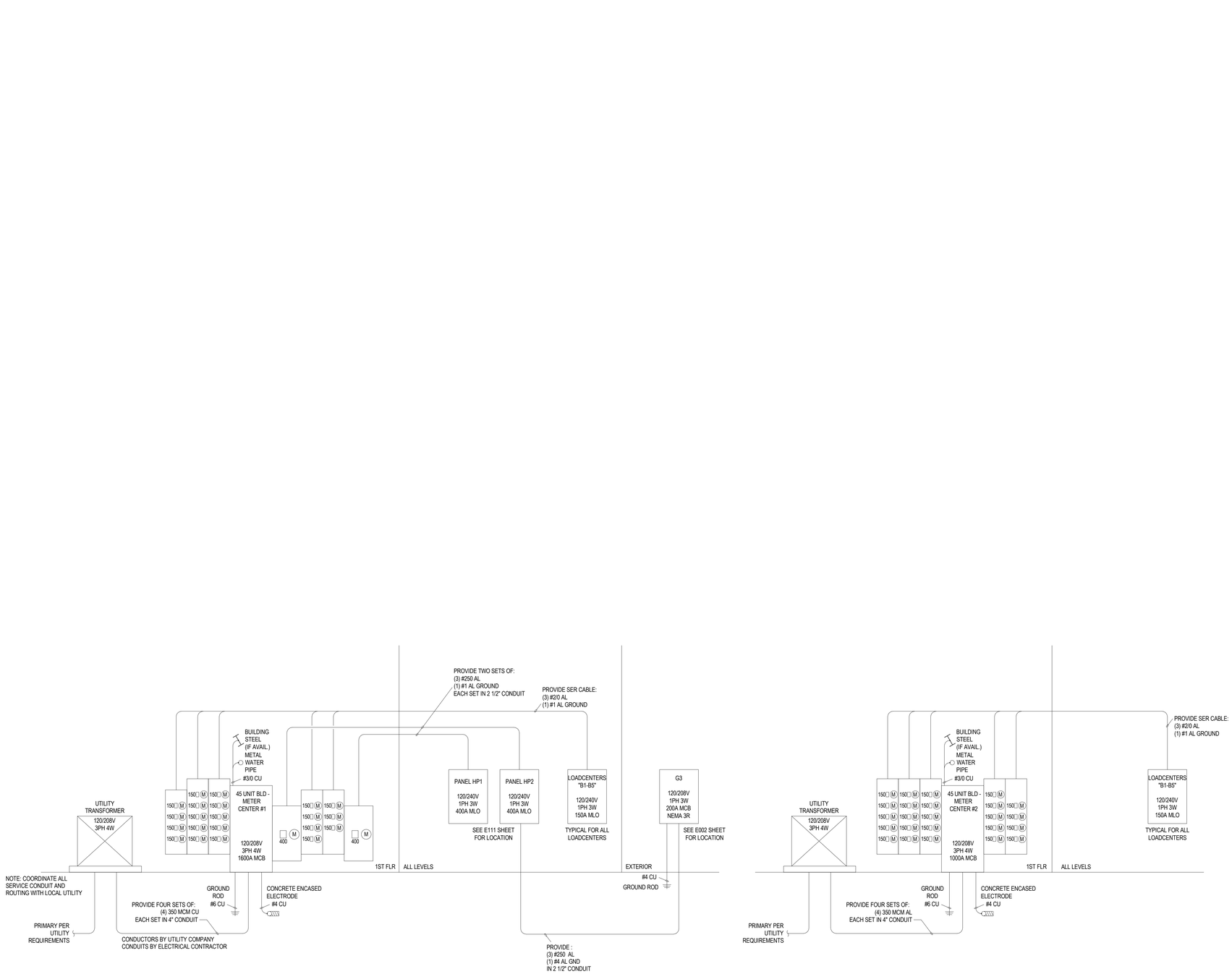
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAMS

NTS

CONTRACTOR NOTE

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
5	REVISED PERMIT SUBMISSION	6/19/2023
6	BP SET	08/14/2025
7	Addendum #1	08/27/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAMS

CONCOURSE PARK
THE SANFORD
EAST HARTFORD, CT

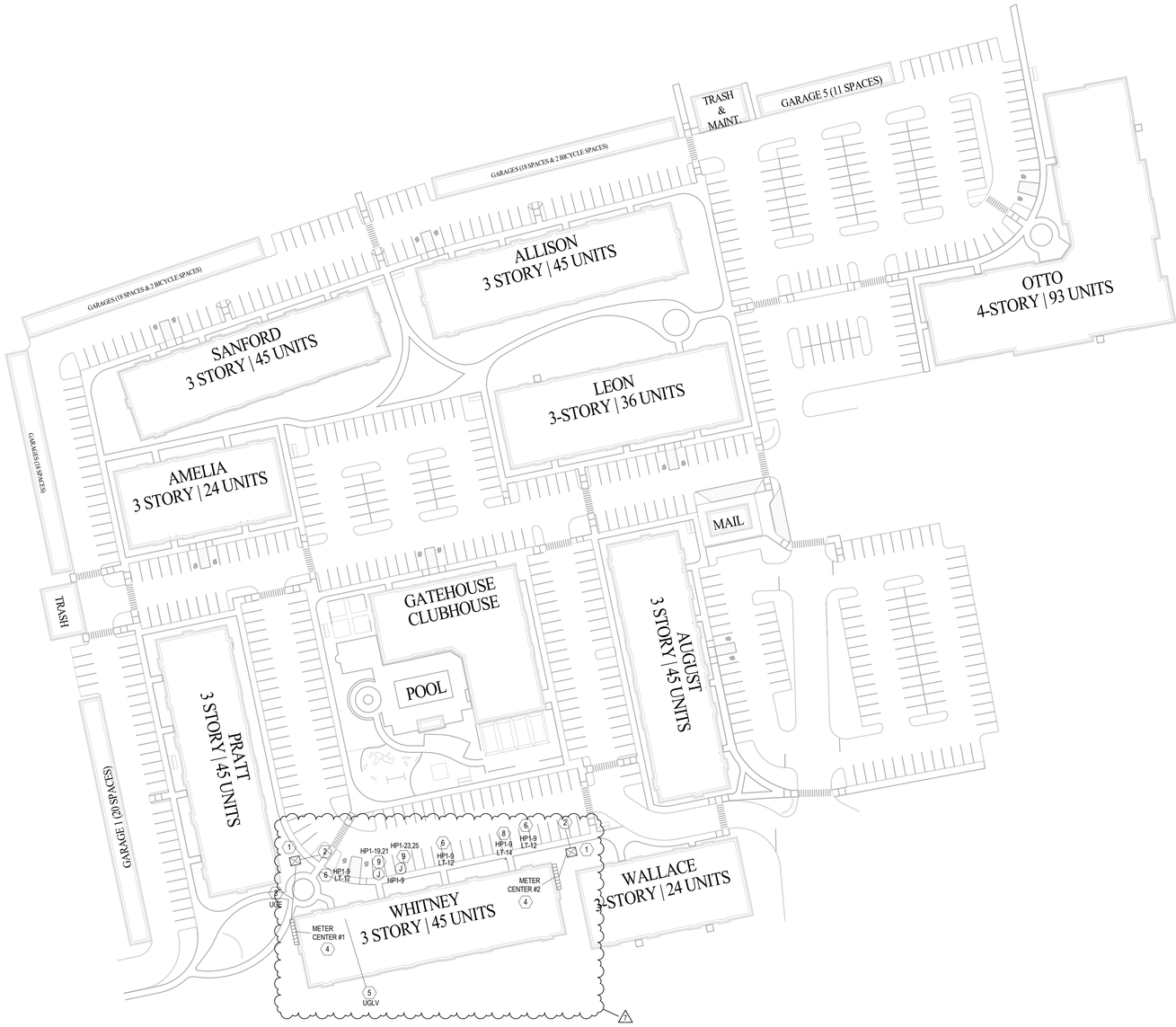
SCALE:
DATE: 08/26/21

THE SANFORD

E701

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1 ELECTRICAL SITE PLAN

1" = 50'-0"

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

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D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

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8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.
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STATE OF CONNECTICUT · ROBERT R. RUDOLPH · No. 34407 · LICENSED PROFESSIONAL ENGINEER

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR PERMIT SUBMISSION	01/06/2023
3	2ND REVISED PERMIT SUBMISSION	07/05/2024
6	IPC	02/14/2025
7	Addendum #1	08/27/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN

CONCOURSE PARK

THE WHITNEY

EAST HARTFORD, CT

SCALE:

DATE: 08/26/21

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
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THE WHITNEY

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

I. IN OTHER THAN TYPE III, IV, & V CONSTRUCTION, ALL SER CABLE MUST BE INSTALLED IN RACEWAY IN ACCORDANCE WITH 338.10(B)(4)(a) AND (b) AS WELL AS 334.10(5).

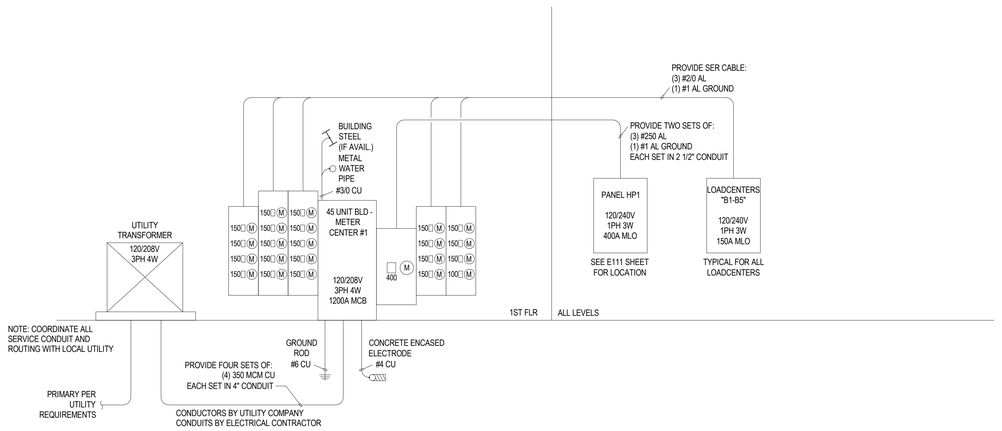
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

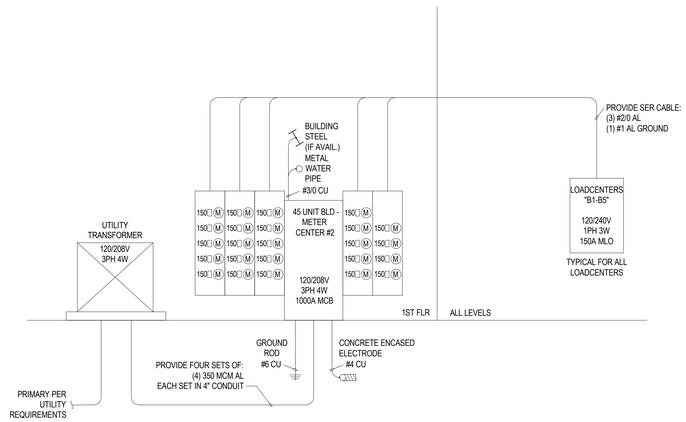
K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.





1 ELECTRICAL RISER DIAGRAMS

NTS

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CONTRACTOR NOTE

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PROJECT NO:	22075

NO.	REVISION	DATE
4	REVISED PERMIT SUBMISSION	6/19/2023
5	BCL	07/14/2025
7	Addendum #1	08/27/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAMS
CONCOURSE PARK
THE WHITNEY
EAST HARTFORD, CT

SCALE:
DATE: 08/26/21

THE WHITNEY

E701

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1 ELECTRICAL SITE PLAN
1" = 50'-0"

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

1. PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. PROTECTION BOLLARDS SHALL BE BY GENERAL CONTRACTOR. FINAL LOCATION SHALL BE AS DETERMINED BY LOCAL UTILITY COMPANY.

2. PROVIDE (2) 4" CONDUITS TO UTILITY EASEMENT FOR PRIMARY ELECTRIC CABLING. COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY COMPANY. PRIMARY ELECTRIC CABLING, INSTALLATIONS, TERMINATIONS, ETC. BY LOCAL UTILITY COMPANY.

3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.

4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.

5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.

6. REFERENECE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.

7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.

8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.

9. INSTALL OWNER-FURNISHED EV CHARGER IN THE LOCATION AS SHOWN. PROVIDE 50A, 208V, 1PH ELECTRICAL CIRCUIT TO SERVE EV CHARGER.

10. PROVIDE WP JUNCTION BOX AND 120V CONNECTION FOR POWER TO MONUMENT SIGN. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH-IN.

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PROJECT NO:	22075

NO.	REVISION	DATE
1	1ST RESUBMITTAL PERMIT SUBMISSION	01/05/2023
3	2ND REVISED PERMIT SUBMISSION	02/14/2024
6	IPC	02/14/2025
7	Addendum #1	08/07/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN
CONCOURSE PARK
THE PRATT
EAST HARTFORD, CT

SCALE:
DATE: 08/26/21

THE PRATT

E002

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CONTRACTOR NOTE

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

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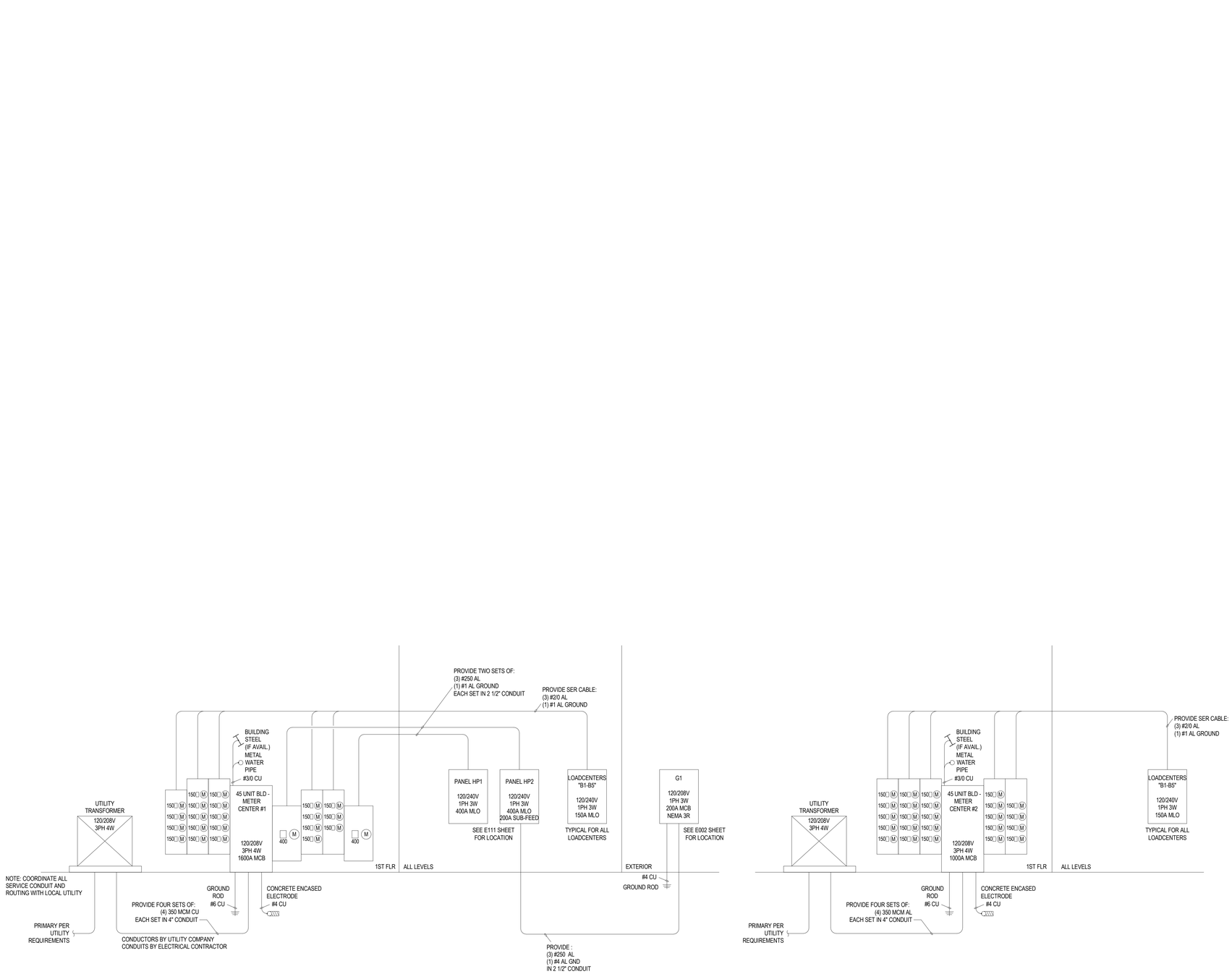
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAMS

NTS

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P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
4	REVISED PERMIT SUBMISSION	6/19/2023
5	BCL	07/17/2025
7	Addendum #1	08/07/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAMS

CONCOURSE PARK

THE PRATT

EAST HARTFORD, CT

SCALE:

DATE: 08/26/21

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CONTRACTOR NOTE

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THE PRATT

E701

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1 ELECTRICAL SITE PLAN

1" = 50'-0"

N

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

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3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.
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10. PROVIDE WP JUNCTION BOX AND 120V CONNECTION FOR POWER TO MONUMENT SIGN. ROUTH CIRCUIT THROUGH LIGHTING CONTROL PANEL. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH-IN.

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P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR PERMIT SUBMISSION	07/06/2023
3	2ND REVISED PERMIT SUBMISSION	01/05/24
6	IPC	02/14/2025
7	Addendum #1	08/07/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN

CONCOURSE PARK

THE AUGUST

EAST HARTFORD, CT

SCALE:

DATE: 08/26/21

THE AUGUST

E002

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CONTRACTOR NOTE

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GENERAL NOTES

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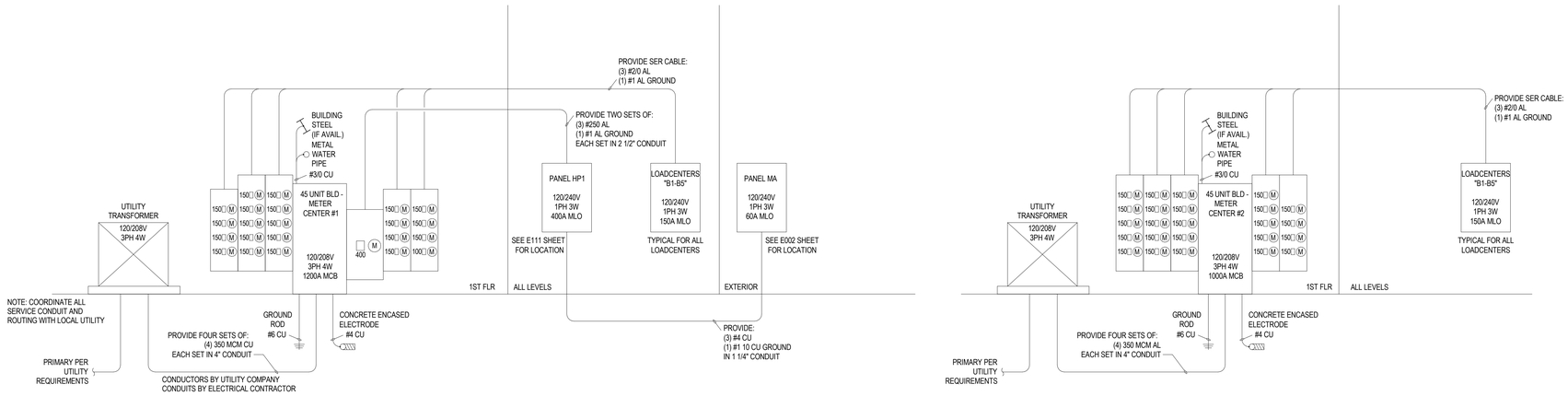
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAMS

NTS

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09-26-22

ELECTRICAL RISER DIAGRAMS

CONCOURSE PARK

THE AUGUST

EAST HARTFORD, CT

SCALE:

DATE: 08/26/21

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CONTRACTOR NOTE

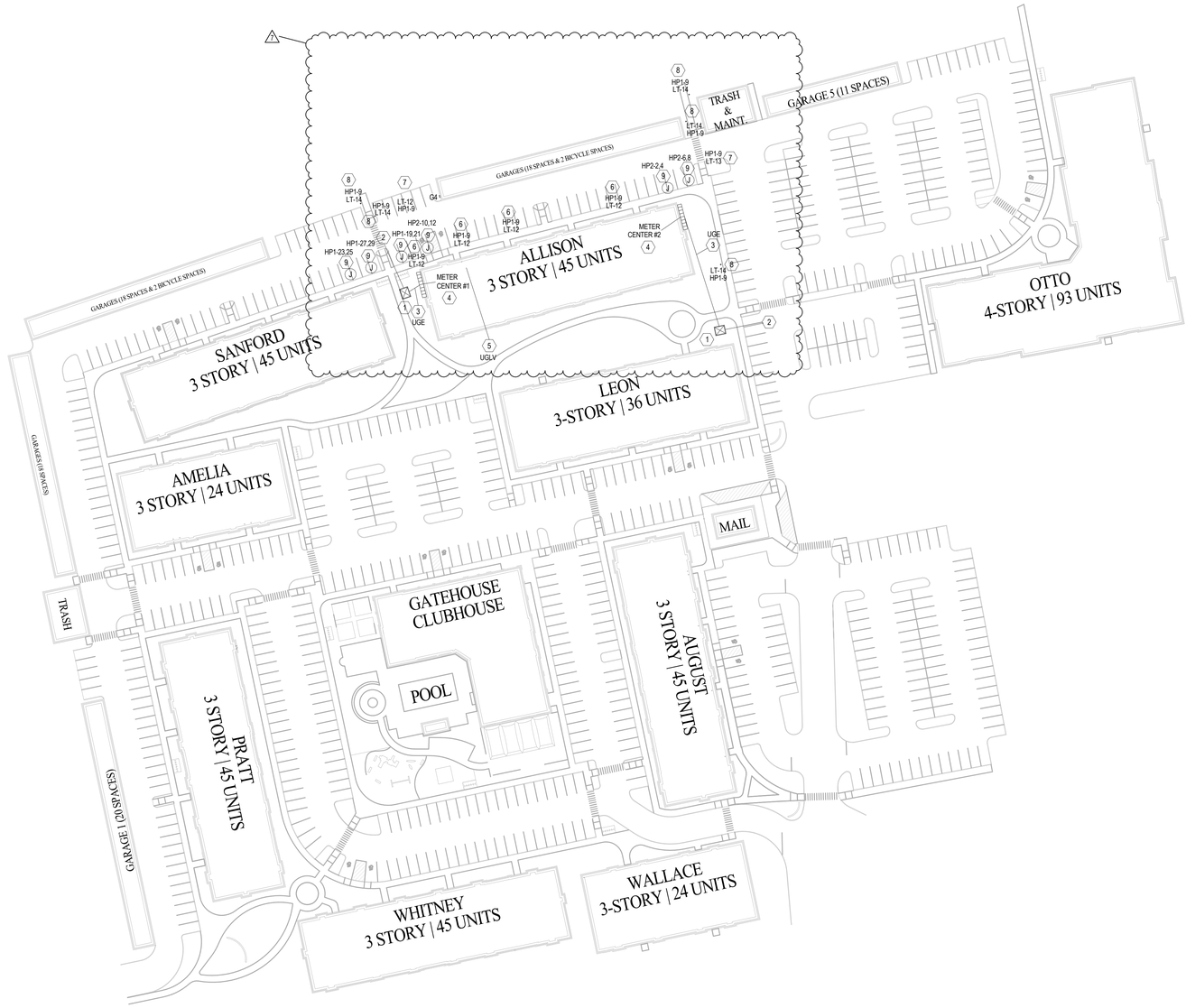
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THE AUGUST

E701

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1 ELECTRICAL SITE PLAN
1" = 50'-0"

GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

1. PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. PROTECTION BOLLARDS SHALL BE BY GENERAL CONTRACTOR. FINAL LOCATION SHALL BE AS DETERMINED BY LOCAL UTILITY COMPANY.

2. PROVIDE (2) 4" CONDUITS TO UTILITY EASEMENT FOR PRIMARY ELECTRIC CABLING. COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY COMPANY. PRIMARY ELECTRIC CABLING, INSTALLATIONS, TERMINATIONS, ETC. BY LOCAL UTILITY COMPANY.

3. PROVIDE CONDUIT AND SECONDARY SERVICE CONDUCTORS FOR ELECTRICAL SERVICE. SEE RISER DIAGRAM FOR CONDUIT AND FEEDER SIZES.

4. PROPOSED LOCATION OF ELECTRICAL SERVICE EQUIPMENT.

5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS.

6. REFERENCE CIVIL DESING DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR SIDEWALK LOCATIONS.

7. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE POLE BASE DETAIL FOR PARKING LOT LOCATIONS.

8. REFERENCE CIVIL DESIGN DOCUMENTS FOR CONCRETE BASE DETAIL FOR LIGHT BOLLARD.

9. INSTALL OWNER-FURNISHED EV CHARGER IN THE LOCATION AS SHOWN. PROVIDE 50A, 208V 1PH ELECTRICAL CIRCUIT TO SERVE EV CHARGER.

CONTRACTOR NOTE

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUED FOR PERMIT SUBMISSION	9/15/2023
3	2ND REVISED PERMIT SUBMISSION	07/02/24
6	IPC	02/14/2025
7	Addendum #1	08/07/25

ISSUED FOR PERMIT
09-26-22

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ELECTRICAL SITE PLAN
CONCOURSE PARK
THE ALLISON
EAST HARTFORD, CT

SCALE:
DATE: 08/26/21

THE ALLISON

E002

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GENERAL NOTES

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. EC SHALL VERIFY ALL WIRE SIZING DUE TO IN FIELD ROUTING AND VOLTAGE DROP.

C. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.

D. PROVIDE APPROPRIATELY RATED EQUIPMENT, BREAKERS, FUSES, ETC. BASED ON SHORT CIRCUIT CALCULATIONS AND FAULT CURRENT INFORMATION FROM LOCAL UTILITY.

E. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY FOR EACH PANELBOARD.

F. PROVIDE PLACARD ON EACH PIECE OF DISTRIBUTION EQUIPMENT INDICATING EQUIPMENT DESIGNATION, VOLTAGE AND PHASE IDENTIFICATION. PLACARD SHALL BE ENGRAVED PHENOLIC WITH 1/4" TALL LETTERS.

G. PROVIDE INTERSYSTEM BONDING PROVISIONS IN ACCORDANCE WITH NEC 250.94 FOR ALL SERVICES.

H. LOADCENTER FEEDERS SIZED USING 75C COLUMN FROM NEC 310.15(B)(16). CONTRACTOR TO VERIFY THAT ALL TERMINATIONS ARE RATED FOR 75C. IF ANY FEEDER IS INSTALLED IN THERMAL INSULATION OR HAS TERMINATIONS NOT RATED FOR 75C, CONTRACTOR SHALL SIZE FEEDERS USING 60C COLUMN.

I. IN OTHER THAN TYPE III, IV, & V CONSTRUCTION, ALL SER CABLE MUST BE INSTALLED IN RACEWAY IN ACCORDANCE WITH 338.10(B)(4)(a) AND (b) AS WELL AS 334.10(5).

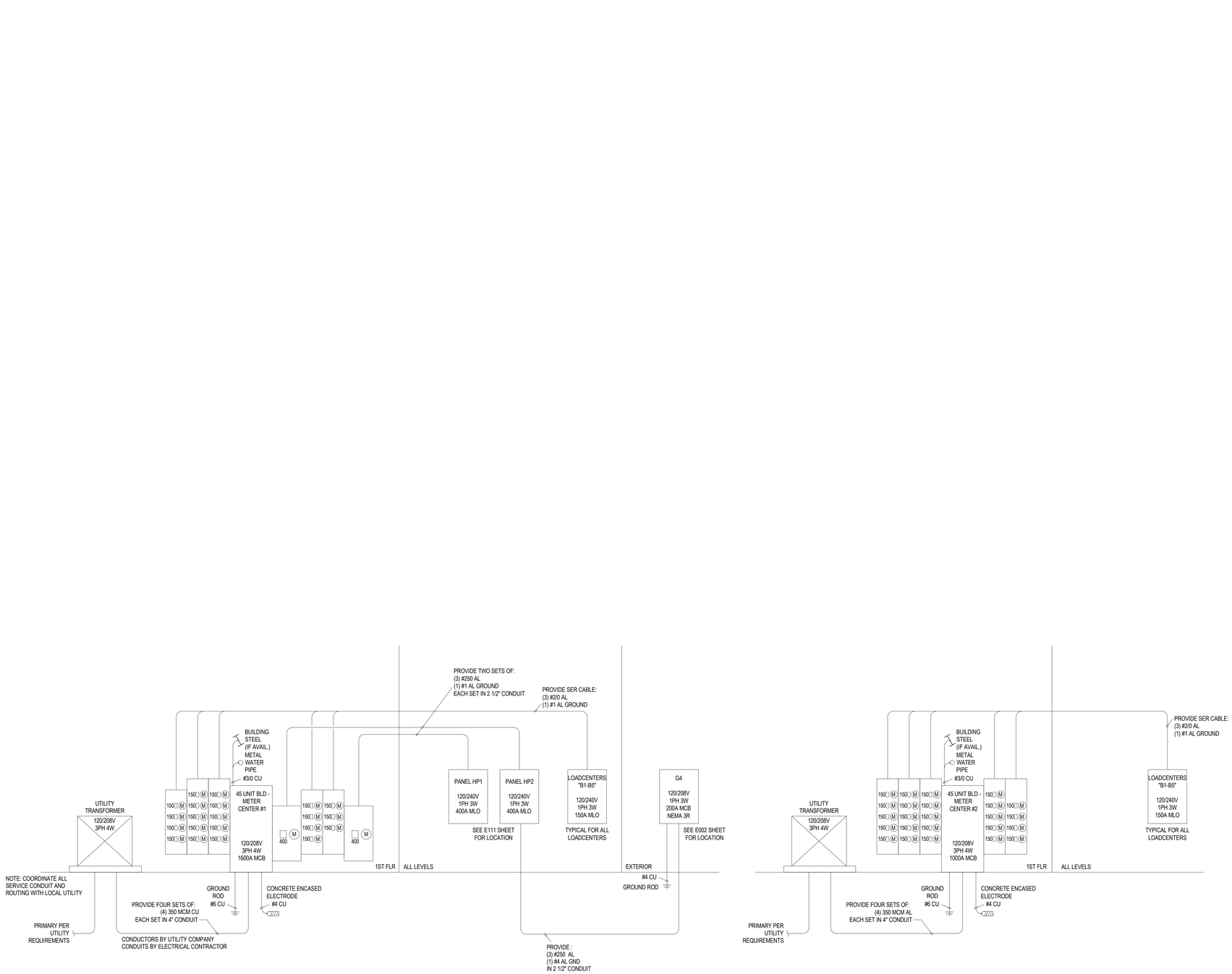
J. COORDINATE THE ALLOWABLE MOUNTING HEIGHT OF HIGHEST METER WITH LOCAL UTILITY.

K. SEE OVERALL BUILDING PLANS FOR DETERMINING WHICH RESIDENCE BELONG ON WHICH METER CENTER.

L. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAMS

NTS

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DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
4	REVISED PERMIT SUBMISSION	6/19/2023
5	BP	07/14/2023
7	Addendum #1	08/07/25

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAMS
CONCOURSE PARK
THE ALLISON
EAST HARTFORD, CT

SCALE:
DATE: 08/26/21

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CONTRACTOR NOTE

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THE ALLISON

E701

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GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

E. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

F. PROVIDE PHOTOCELL CONTROL THROUGH THE LIGHTING CONTROL PANEL FOR ALL EXTERIOR LIGHTING AND SIGNAGE. COORDINATE ALL SETTINGS WITH OWNER.

G. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE THE EXACT LOCATIONS OF ALL UTILITY COMPANY CONNECTION POINTS AND REQUIREMENTS. VERIFY ALL REQUIREMENTS WITH LOCAL UTILITY COMPANIES.

PLAN NOTES:

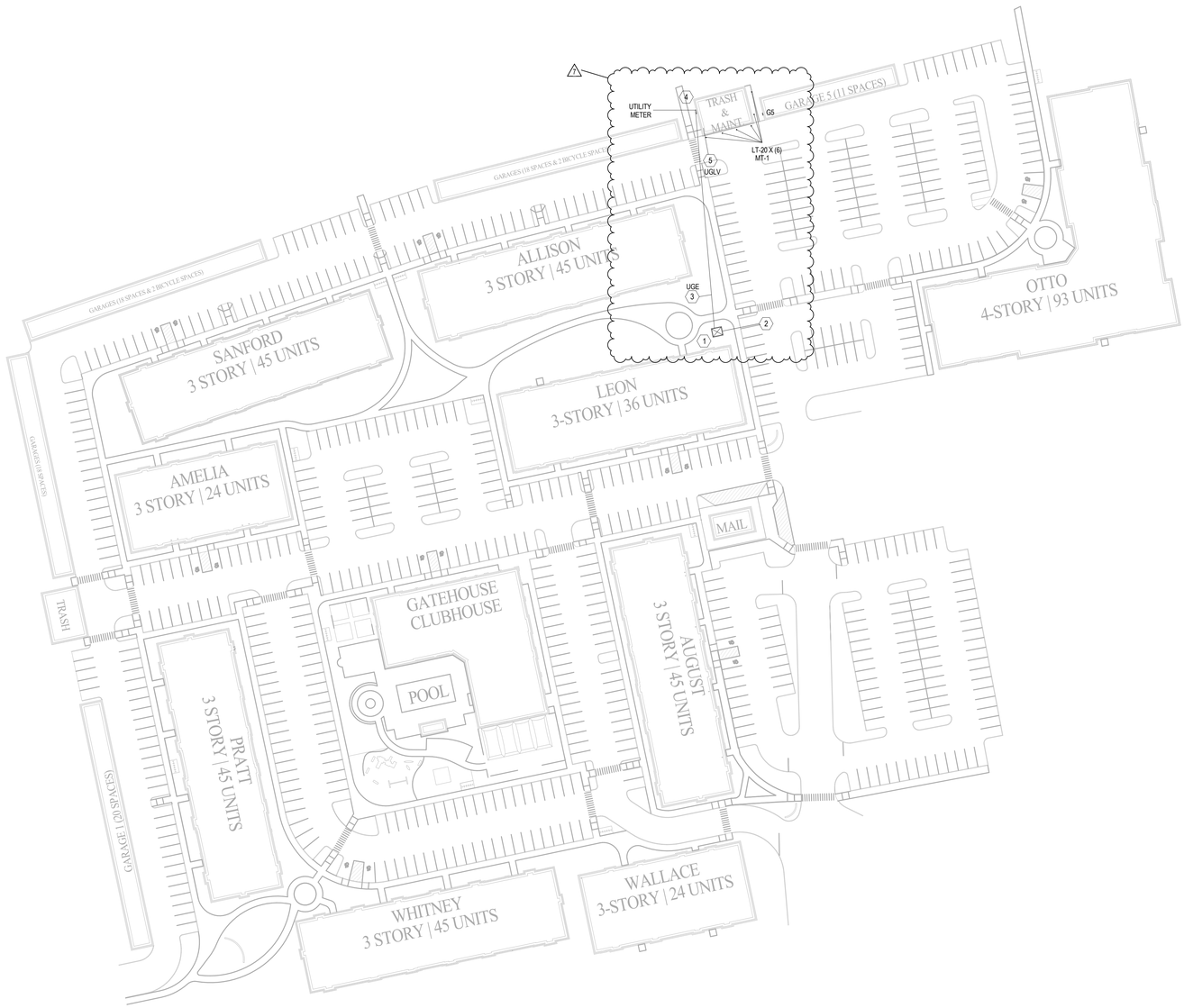
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5. REFERENCE CIVIL DESIGN DOCUMENTS FOR REQUIRED TELECOMMUNICATIONS SERVICE CONDUITS



1 ELECTRICAL SITE PLAN
1" = 50'-0"

N

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUE FOR CONSTRUCTION	4/20/23
2	PLAN REVIEW COMMENTS	11/10/23
4	IPC	02/21/25
7	ADDENDUM #1	08/07/2025

ISSUED FOR PERMIT
09-26-22

ELECTRICAL SITE PLAN

CONCOURSE PARK

MAINTENANCE BUILDING
EAST HARTFORD, CT

SCALE:
DATE: 03/23/22

MAINTENANCE BUILDING

E002

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CONTRACTOR NOTE

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Printed: 9/15/2025 4:15:47 PM

GENERAL NOTES

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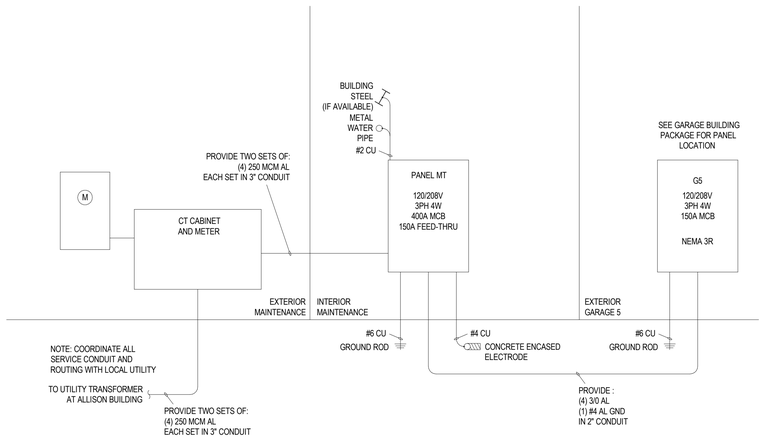
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H. COORDINATE ALL SERVICE CONDUIT AND ROUTING WITH LOCAL UTILITY.

M. EC SHALL PROVIDE MAIN CIRCUIT BREAKERS TO MEET THE REQUIREMENTS OF NEC 240.87.

N. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAM

NTS

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P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
1	ISSUE FOR CONSTRUCTION	11/10/23
2	PLAN REVIEW COMMENTS	02/21/25
4	IPC	08/07/2025
7	ADDENDUM #1	

ISSUED FOR PERMIT
09-26-22

ELECTRICAL RISER DIAGRAM

CONCOURSE PARK

MAINTENANCE BUILDING
EAST HARTFORD, CT

SCALE:
DATE: 03/23/22

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CONTRACTOR NOTE

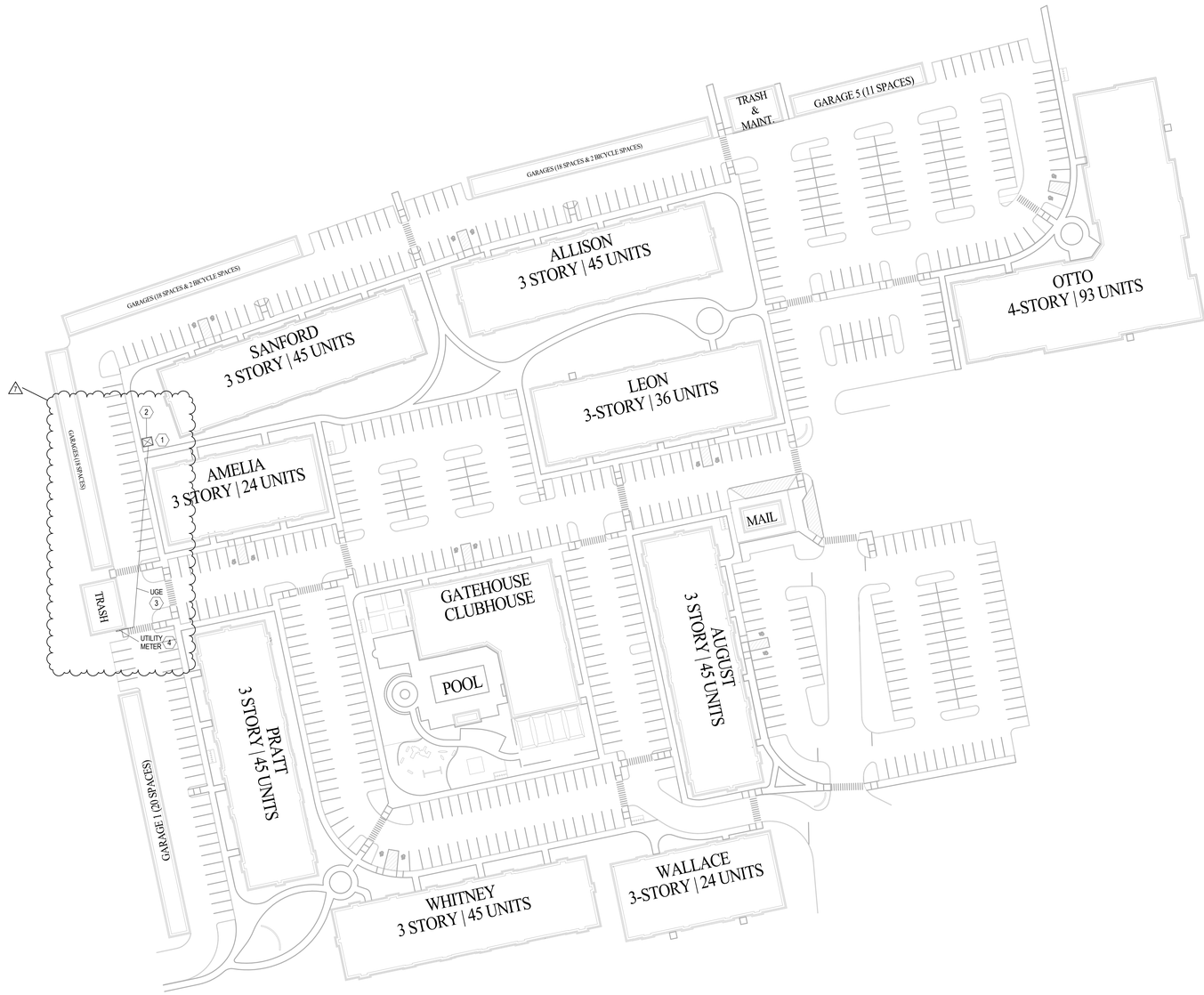
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MAINTENANCE BUILDING

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1 SITE ELECTRICAL PLAN
1" = 50'-0"

N

GENERAL NOTES:

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C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

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P.E.:	ROB RUDOLPH
P.M.:	BRAD McGHEE
DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
4	ISSUED FOR CONSTRUCTION	06/06/23
5	PERMIT ADDENDUM	08/07/2025
7	ADDENDUM #1	

ISSUED FOR PERMIT
ADENDUM

SITE ELECTRICAL PLAN

CONCOURSE PARK

TRASH ENCLOSURE
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	03/23/22

TRASH ENCLOSURE

E002

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GENERAL NOTES

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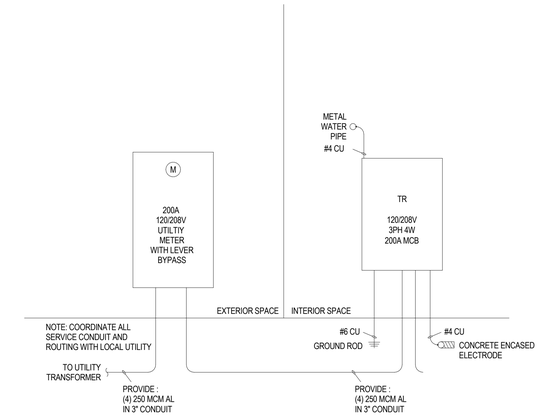
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J. PROVIDE SURGE PROTECTION PER NEC 230.67.



1 ELECTRICAL RISER DIAGRAM

NTS

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REGISTERED
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DRAWN BY:	STAFF
PROJECT NO:	22075

NO.	REVISION	DATE
	65% CONSTRUCTION	06/09/23
1	PERMIT ADENDUM	08/07/2025
2	ADDENDUM #1	08/07/2025

ISSUED FOR PERMIT
ADENDUM

ELECTRICAL RISER DIAGRAM

CONCOURSE PARK

TRASH ENCLOSURE
EAST HARTFORD, CT

SCALE:	AS NOTED
DATE:	03/23/22

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

TRASH ENCLOSURE

E701

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