City of Bristol
Planning Commission

SPECIAL MEETING — THURSDAY, FEBRUARY 26, 2026
CITY HALL — MEETING ROOM 1-3 — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/88302162124?pwd=NwOUGUtVN8kq3v7VY7ZMFljrTv4cy7.1

Meeting ID:
883 0216 2124
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

   a. Regular Meeting — October 27, 2025

   b. Special Meeting - December 15, 2025

5. Receipt of New Applications

   a. Application #444 — Site Plan for 1. Fitness Club; 2. High Technology Business; 3. Manufacturing Facility; 4. Microbrewery; 5. Printing Shop; 6. Specialty Trade Contractor; 7. Wholesale Business; 8. Wholesale or Distribution Facility requiring the construction of eight structures of varying sizes totaling 66,625 sq. ft. at 894 Middle Street; Assessor's Map 4, Lots 17-3 & 17-4-1; IP-1 (Industrial Park) zone; Carrier Construction Incorporated, applicant; City of Bristol, owner.

6. Old Business

a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.

b. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

7. New Business

a. Application #442 — Site Plan for a warehousing and distribution facility to include: 1. the conversion of 209k SF of office space and 2. the reconfiguration of the existing building and site features to accommodate 36 new truck loading docks at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.

8. Zoning Commission Referrals

a. Application #2555 — Change of Zone from IP-3 (Industrial Park) zone to A (Multi-Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant - ITEM WILL BE DISCUSSED AT THE MARCH 23, 2026, PLANNING COMMISSION MEETING.

9. City Council and Other Referrals

a. C.G.S. 8-24 Referral:
81 Church Avenue — Map 43, Lot 22

b. C.G.S. 8-24 Referral:
112 Ambler Road — Map 20, Lot 220

10. Staff Reports

a. 2028 Bristol Plan of Conservation and Development (POCD) — Preliminary discussion on pre-planning activities associated with the update of the POCD. Anticipated Start Date: July 1, 2026.

b. H.B. 8002: An Act Concerning Housing Growth — Discussion on new legislation passed by the CT General Assembly.

c. Subdivision Status Report — January 2026.

d. New Commissioner Appointment — D. Wynn.

11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, March 23, 2026.

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 27, 2025
DRAFT MINUTES

CALL TO ORDER:

By: Chairman Veits Time: 6:00 P.M. Place: City Hall
111 North Main Street
Room 3-1 (Third Floor)

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)		X
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small		X
	Greg Klimek	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X
	Andrew Armstrong, Assistant City Planner	X	

Chairman Veits called the meeting to order at 6:00 P.M.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose and Rasmussen-Tuller to vote this evening.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, November 24, 2025.

1. Call to Order

2. Pledge of Allegiance

3. Public Participation – None.

4. Approval of Minutes

a. Regular Meeting - September 22, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose and Rasmussen-Tuller to vote on the September 22, 2025, regular minutes.

MOTION: Move to approve the minutes of the September 22, 2025, regular meeting.
By: Pose Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.
Abstain: None

a. 8-24 City Council Referral: Map 41, Lot 10 - 135 East Main Street

MOTION: Move to send a positive referral to the Real Estate Committee. The Planning Commission finds that the 8-24 referral as presented is generally consistent with the goals and policies of the 2015 Plan of Conservation of Development, amended to April 21, 2018.

By: Pose Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

5. Public Hearings

a. Application #440 — Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 22, 2025.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose and Rasmussen-Tuller to vote on Application #440.

Staff explained that the application was continued from last meeting. City staff continues to work with the applicant which has been a pleasant process.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained there was a change of zone approximately one year ago, they developed a site plan that is consistent with the plan shown at the rezoning meeting. He highlighted the Engineering site plan review comment regarding sightline view and explained they have obtained Scott Hesketh to investigate the sightline concern. He asked Green & Associates to do topographic surveying. He has provided a supplemental report verifying the sightline is safe and adequate. He reviewed the report with the Commission. He then reviewed various review comments including handicap parking location and proximity to handicap units, landscaping, potential for conservation area and state approval for access on a State roadway is pending, limits of clearing and EV chargers.

Staff noted that due to the regulation changes for lighting it would help the developer provide a more appropriate lighting plan and also the regulations were refined to allow this development proposal as a site plan rather than a special permit.

Charles Talmadge of Development Planning Solutions, 225 North Main St., reviewed the layout of the proposed floor plans. There would be 2 ADA spaces per building for a total of 4. Mr. Talmadge confirmed the requirement for ADA was 10% of parking spaces. If the units would be apartments or condos has not yet been determined but could be either. He did not expect any phasing, a 12–14-month construction project they expect to start in the Spring of 2026.

Kim Doucet, 47 Old Wolcott, inquired if the entrance shown on Wolcott Street is waiting on the State to make a decision.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, replied that based on the plans and reviews that they expect to take access in this location on Route 69. Though, if for some reason the State disagrees with this location then they would have to return to this Commission for additional review to evaluate and approve.
The applicant does not want or intend to take access off Old Wolcott as it would be a change to all the work and plans prepared.

No one else spoke in favor of the application.
No one spoke against the application.

MOTION: To close the public hearing for Application #440.

By: Pose Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The hearing is closed.

MOTION: Move to approve Application #440 — Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Crown Estates 525 Wolcott Street (CT. Route 69) & Old Wolcott Road Bristol, Connecticut Assessor's Map/Lot: 7/45."

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Pose Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The application is approved.

7. New Business

a. Application #413 – Subdivision - Laurentide Glen - Phase 5 & 6 - south of Arcadia Road and Martin Road, north of Farrell Avenue (26 lots); Assessor's Map 67, Lot 85 and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/ Open Space Development) zone. Request for: A two-year extension from October 24, 2025 to October 24, 2027 for the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Rasmussen-Tuller to vote on Application #413.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the project has been going for a few years now. At this point, approximately 56 lots have been completed and had 4 to be completed in Phase 1, 2 and 3. Phases 5 and 6 had only a 2-year extension period and has been completing the necessary earth removal during that time.
He expects that after the earth removal is completed, estimated to be in July and based on the market, they can begin the buildout of Phases 5 and 6. He explained they have begun the process working with the City to get the roads accepted for Phases 1-3.

Staff explained the roads targeted for acceptance. A referral to the Board of Water Commissioners was forwarded for review. He recommended a two-year extension to 2027 leaving one year left on the timeline. The conditional approval would be to complete 30 lots total.

Commissioner Klimek inquired about the standard period for extensions. A discussion ensued with Staff. Commissioner Pose stated he would be comfortable with a 2-year extension. Attorney Ziogas explained the contractor has done a good job with earth removal work.

MOTION: Move to approve a two-year extension of Application #413 – Subdivision - Laurentide Glen - Phase 5 & 6 - south of Arcadia Road and Martin Road, north of Farrell Avenue (26 lots); Assessor's Map 67, Lot 85 and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/ Open Space Development) zone. Request for: A two-year extension from October 24, 2025 to October 24, 2027 for the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

By: Bacchus Seconded: Rasmussen-Tuller

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The extension of the application is approved.

MOTION: To send a referral to the Board of Water Commissioners & the Board of Public Works for the study and report of street acceptances of Application #413 – Laurentide Glen subdivision for the following:

1. Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive (approximately STA 30+15 – STA 40+50).

2. Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street (approximately STA 50+00 – STA 56+26).

3. Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive (approximately STA 60+00 – STA 68+00).

4. Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive (approximately STA 11+55 – STA 21+60).

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: November 24, 2025 at 6:00 PM in the Council Chambers.

By: Bacchus Seconded: Pose

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

There was a discussion of the on-going phishing scam emails and the efforts taken by the City to alert the public.

A discussion of a new agenda item ensued for Application #431.

Request to amend the Subdivision Map for Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant.

MOTION: Add new item to the agenda, Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9.

By: Pose Seconded: Bacchus

DRAFT

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The new agenda item was added to the agenda.

Rich Green, Robert Green Associates, 6 Old Waterbury Road, Terryville, representing the applicant, explained the plans and request. When the subdivision was approved the and was not part of Lot 2 but is now being merged and maintained with Lot 2. It was determined that Lot 2 has been sold and deeded to maintain it. The easement language will need to be amended and re-recorded on the land records to become effective.

MOTION: To approve an amendment for Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9. In order for the change to become effective:

1. A revised map shall be filed on the City of Bristol Land Records, showing the removal of the turf paver area.

By: Pose Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The amended application change was approved.

8. Zoning Commission Referrals

a. Referral of Zoning Applications 2547 & 2548 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - THIS ITEM WILL BE REVIEWED BY THE PLANNING COMMISSION AT THE NOVEMBER 24th PLANNING MEETING.

Staff explained this item is a referral that will be heard at the November 24th meeting. There is not vote this evening it is an informational item only.

MOTION: Add new item to the agenda, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

By: Nardi Seconded: Rasmussen-Tuller

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

Staff explained the request to amend the zoning map. The amendment removes the access management corridor and adds it across the entire city. It is a voluntary program that promotes the reduction of the number of curb cuts on properties. This access management option could occur within any zone.

MOTION: To send a positive referral to the Zoning Commission, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol. The Planning Commission finds that the Zoning Map Amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.
No one else spoke in favor of the application.
No one spoke against the application.

A positive referral was sent to the Zoning Commission for Application #AZR-25-08.

9. Old Business

10. Staff Reports

a. Subdivision Status Report - October 2025.

Staff reviewed the monthly Subdivision Status report for October 2025 and noted there were no changes since last month.

MOTION: To accept the October 2025 subdivision report.

By: Pose Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

12. Adjournment

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Rasmussen-Tuller to vote on the adjournment.

Motion was made by Commissioner Nardi to adjourn.
Motion seconded by Commissioner Pose.
Motion carried 5-0.

The meeting adjourned at 7:04 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Andrew Armstrong

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William Veits
Chairman
City Planning Commission

DRAFT

BRISTOL PLANNING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY DECEMBER 15, 2025

By: Chairman Veits Time: 6:00 P.M. Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi		X
		X	
ALTERNATE MEMBERS:	Kiana Small	X	
	Greg Klimek		
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X

1. Call to Order

Per the order of Chairman Veits, the meeting was called to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, January 26, 2026.

2. Public Participation

There was no public participation.

3. Election of Officers

MOTION: Move to approve to re-elect the slate of officers for the 2025 calendar year:
William Veits as Chairman; John Soares as Vice Chairman and elect Christopher Nardi as Secretary.

By: Pose Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The re-election of the current slate of officers for the 2025 calendar year is approved.

4. Approval of Minutes

a. Regular Meeting - October 27, 2025 Regular Meeting

Staff noted that corrections were made to the October 27, 2025, regular minutes but were not included in the packet. Staff said the corrected minutes would be ready for the January 26, 2026, regular meeting.

Chairman Veits designated regular Commissioner's Soares, Pose, Bacchus and Veits with alternate Commissioner Small as voting members this evening. The Chairman designated alternate Commissioner Small as Acting Secretary this evening.

5. Receipt of New Applications

a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.

MOTION: Move that Application #441 to be moved to New Business on the agenda for this evening.

By: Small Seconded: Bacchus.

For: Small, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

6. New Business

a. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the request was to extend Village St. to be accepted as a city street. Attorney Ziogas verified the street and the public improvements were finished. The attorney said there was a bond in place but the maintenance bond would take its place for one-year after acceptance. If approved, Attorney Ziogas indicated the Real Estate Committee and the City Council would review the request.

Staff noted the Commission would make a referral to the Board of Water Commissioners and to the Board of Public Works for City infrastructure.

Raymond Rogozinski, P.E., Director of Public Works, indicated the procedure was to refer these items to at least one of the Boards or the Board of Public Works or the Sewer and Water Board. Mr. Rogozinski stated it was unnecessary to refer the application to the Real Estate Committee.

MOTION: Move to make a referral to the Board of Water Commissioners and the Board of Public Works for a report on the proposed street acceptances for: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

The report will be accepted by the Planning Commission at the next Regular Meeting on January 26, 2026.

By: Soares Seconded: Small.

For: Small, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is referred.

Application #441 was resumed at this time.

a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.

MOTION: Move that Applications #441 be moved to Old Business at the Monday, January 26, 2026, Regular Meeting of the Planning Commission.

By: Soares Seconded: Small.

For: Small, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is moved to the January 26, 2026, meeting.

7. Old Business

a. Application #413 – Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive; Phase 2: Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street; Phase 3: Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive; Phase 4: Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive; R-15/OSD (Single-Family Residential/ Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners.

Staff reminded the Commission of their request to the Board of Public Works and the Board of Water and Sewer Department to review the street acceptance for Pequabuck St., Stellas Way, Wiegert Way and Gino Dr. Staff noted the response received from the Water Dept. was a water main application for construction on Barlow St. The Commission agreed to table the item until the Board of Water Commissioners has responded.

Raymond Rogozinski, P.E., Director of Public Works, informed the Commission that the Board of Public Works reviews the water and sewer components so the next street acceptance may be potentially approved. Mr. Rogozinski said the Public Works Board tabled a response until the Board of Water Commissioners can respond to the request. The Director stated that after the PW Board and the BW Commissioners respond to the referrals, the Planning Commission could then hold a vote on the street acceptance.

MOTION: Move that Applications #413 Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street; Phase 2: Wiegert Way; Phase 3: Stellas Way; Phase 4: Gino Drive – be tabled until such time as the developer satisfies the concerns of the Bristol Water and Sewer Department and the Board of Public Works. Once that occurs, the item will be added back to the next Regular Meeting Agenda

By: Soares Seconded: Small.

For: Small, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is tabled.

8. Zoning Commission Referrals

a. Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant -

Commissioner Klimek recused himself from Zoning Commission Referral for Applications #2547 and #2548 to avoid an appearance of potential conflict of interest. Commissioner Klimek left the Council Chambers for this application.

Staff indicated after comparing the POCD to the two applications for the Zoning Commission, there were concerns on the scenic views on the community character map. Staff contacted the Engineering Dept. and the City Surveyor. Staff noted he distributed a report from the City Surveyor.

Raymond Rogozinski, P.E., Director of Public Works, explained the item was referred to Public Works Dept. added some content to the report. Mr. Rogozinski assigned the City Surveyor, Ryan Heller, to make an assessment of the property views, the trail network and trail angles. The Director described the email from Mr. Heller was the assessment of the property.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, read into the record from the City Surveyor's report, #6 Conclusion. Attorney Ziogas' view of the conclusion was the potential use of the property would not impact the scenic view. The attorney said he has never dealt with the recommendation of "scenic view" in the POCD. Attorney Ziogas pointed out if there were ridge line considerations it would be in the Zoning Regulations. The attorney reviewed photographs of why the property needed to be cleaned up. Attorney Ziogas reviewed the proposed plans that included 100,049 cu. yds. of earth removal, demolition of 4 houses and construction of 4 or 5 single-family houses.

In response to Staff, the attorney noted the plan showed the grading plan and the detention basins at Grassy Rd.

Commission inquiries: Staff verified the tree protection regulation did not get accepted yet into the Rewrite of the Zoning Regulations. Attorney Ziogas noted the tree harvesting/tree harvesting application was removed from the Zoning Regulations. The attorney agreed this would be a significant cut of trees but there would be a 30 ft. buffer. Attorney Ziogas said the slope is 3:1 so there was not much area to construct a lot of houses.

No one else spoke in favor of the application.

The following persons spoke against the application: Michelle Rudy, president of the Friends of the Hoppers-Birge Pond Nature Preserve, 102 Henderson St.; Erik Madsen, 70 Oak Hill Dr.; and Janice Gatzuras, 517 Churchill St., Southington.

Ms. Rudy noted there was much to be said about the earth removal but the topic was the scenic views. The president felt the Dept. of Public Works conclusion was questionable with no sweeping scenic views on the site. Ms. Rudy argued the rolling kame formations, glacial hills and rolling hills were the scenic views.

Ms. Ruddy reviewed the technical reasons the areas were important to the Hopper's Preserve on a map with 5 to 7 kames undisturbed for 14,000 years on the proposed site. Ms. Ruddy added that assessments were difficult without 3D AutoCAD modeling. Ms. Rudy confirmed she is a landscape architect. She invited the Commission and applicant for a guided tour of the site. Ms. Rudy pointed out sections in the POCD and the Zoning Regulations vital to the discussion this evening.

In response to Ms. Rudy, Mr. Rogozinski explained the DPW report was a response to a referral from the Planning Commission that the area in question was not a designated scenic view. The Director described the report in further detail.

Mr. Madsen commented on the different descriptions of scenic views which was similar to this property. The resident was unsure why the 4 designated scenic vistas were not identified in this area. If the earth removal application is approved, Mr. Madsen's view was the kames would be removed and the scenic view would be distracted with views of houses, streets and lighting. The resident encouraged the Commission to go on guided tour of the site.

Attorney Ziogas observed the Friends of the Hoppers nor residents had never complained for years on the debris on the property.

Ms. Gatzuras agreed this was a junkyard property but the mining would destroy the beauty of the area. The former resident stated the grant was not received for the property when former Mayor Caggiano refused to purchase the property by the City. Ms. Gatzuras claimed the former Mayor never informed the Park Board of the property for sale.

MOTION: Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548.

The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Small Seconded: Bacchus.

For: Small, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application receives a non-binding negative referral.

Chairman inquiries: Staff verified the Applications #2547 and #2548 would be referred to the Zoning Commission for a non-binding vote.

b. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, presented the request for a change of zone for the site with frontages on Matthew St., Clark Ave. (IP-3 zone), and Minor St. (IP-3 zone.) Attorney Ziogas noted the property the applicant wanted to develop is an R-40 zone without frontages surrounded by IP-3 zone properties.

The attorney described the features of the part of the property that is subject to the zone change consisted of a railroad track and a Eversource utility easement, so a residential development was not possible. Attorney Ziogas stressed the property might only be used for parking. The attorney indicated the property owners were approached to sell the property to a manufacturing company.

Attorney Ziogas specified the manufacturing company wanted a zone change to make it a uniform IP-3 zone. The attorney outlined the existing businesses and existing structures in the area.

Commissioner Klimek resumed his seat at this time.

Staff stated that the application was referred to the Planning Commission. Staff mentioned the R-40 zone was a protection for the neighbors for a long time and the neighbors would likely oppose the application for property values.

Staff inquiries: The attorney was unsure yet how the property would be utilized with the inland wetlands on the site. Attorney Ziogas noted the R-40 was not designed to be a buffer but the Regulations had alternatives for buffers.

The attorney emphasized the property had to be utilized in some way with the property limitations for the property owners.

MOTION: Make a motion to send a positive referral to the Zoning Commission.

The Planning Commission finds that the Zoning referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares Seconded: Bacchus.

For: Bacchus, Soares and Veits.
Against: Pose and Small.
Abstain: None.

The application received a positive referral.

9. Staff Reports

a. Subdivision Status Report
November 2025

Staff reviewed the Subdivision Status report for the month of November 2025. The Commission was reminded that the Cold Spring Subdivision, Phase 4, App. #433, was sent for a referral this evening to the Board of Water Commissioners and the Board of Public Works.

10. Adjournment

Motion was made by Commissioner Small to adjourn.
Motion seconded by Commissioner Soares.
Motion carried 5-0.

The meeting adjourned at 8:01 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

_____

William Veits
Chairman
City Planning Commission

DRAFT

Application #444

For Office Use Only	
APPLICATION NO.	444
DATE FILED:	2/12/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Fitness Clubs; High Technology Business; Manufacturing Facility; Microbrewery; Printing Shop; Specialty Trade Contractor; Wholesale Business; Wholesale or Distribution Facility, a [✓] permitted use [ ] Special Permit use

under Section(s) Article II Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 894 Middle Street

Assessor's Map No.: 4 Assessor's Lot No.(s): 17-3 & 17-4-1

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 16.3

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 11/3/25 [ ] no

Other comments: IWWA App. #2064 - Approved - February 2, 2026

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Carrier Construction Incorporated

Address: 161 Birch Street City: Soutington State: CT Zip: 06489

Telephone No.: 860-883-5388 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Gino Carrier

CHECK ONE: [ ] owner [✓] other (specify): Optionee

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-6250 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Ellen Zoppo-Sassu, Mayor

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only
APPLICATION NO. 444

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 894 Middle Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4343 E-Mai.. _____

1/24 - LUO

Narrative

Project Narrative

Project Title: Bristol Business Hub

General Information

Project Name: Bristol Business Hub **Project Location: 894 Middle Street** **Zone: IP-1** **Project Type: Industrial Park** **Date Submitted: February 12, 2026** **Variances Required: No** **Wetlands Approval Required: Yes, approved 2-2-2026** **Special Permit Required: No** **Site Plan Approval Required: Yes**	**Developer: Carrier Construction Inc.** **Site Engineer: Robert Green Associates LLC** **Architectural Design: Development Planning Solutions LLC and Schalder Selnau Associates LLC** **Landscape Design: Country Gardens and BL Companies** **Lighting Design: Langlias Group Inc.** **Project Consultant: Development Planning Solutions LLC** **Legal Representative: Attorney Timothy Furey**

Project Overview

Carrier Construction Incorporated is excited to have the opportunity to present this proposal for the Bristol Business Hub. The site itself is uniquely situated along Connecticut Route 229 and is in close proximity to I-84, as well as to similar industrial and business parks. The property is currently constrained by wetlands soils, environmental contaminations, and several utility easements that make development of the parcel a unique undertaking. Through flexible design and the construction of modern facilities, this new business park will attract business growth to the Bristol market.

This two phased development will become the future home to between 25 and 46 small businesses, depending on the space needs of each individual tenant. The proposed tenant mix will range from specialty trade contractors to business and professional services to breweries and indoor athletic facilities. Carrier Construction Incorporated's plan for development of the site calls for seven structures, of varying tenant spaces, totaling just over 66,000 square feet of leasable space. The buildings are situated to be able to house a variety of business types and other personal service type establishments.

This project is estimated to be a five-year project, two years for design and three years of construction, and will be privately financed through Carrier Capital Incorporated. Based on an estimated per square foot construction cost, this development will require an 8-to-10-million-dollar total investment to complete.

The building design is based off of a set of standard dimensions establishing bays ranging from 20 feet to 25 feet in total width, and ranging in total area from 1,000 to 1,300 square feet. Through this method, we have established a total of 55 bays which we feel can be combined and adapted to support the needed of the tenants.

Given the nature of the development, the project will be designed and built in phases to accommodate customizations for specific tenant needs. In the interest of minimizing the impact of construction on tenants, the project's first phase will be the three westerly most structures. The second phase will complete the project to the east. The development aims to both maximize the potential of the site as well as to work within the constraints of the property.

It is the goal of Carrier Construction Inc. to provide quality commercial space that will not only help to retain businesses in Bristol but also to attract new enterprises to Bristol. There are several similar developments in neighboring communities that have already proven the viability of such developments in the Central Connecticut Market. This is consistent with the goals laid out in Section 9 of Bristol's Plan of Conservation and Development.

Once completed, the Carrier Family will retain ownership and manage this property in a similar manner to which they maintain all of their other investment properties in the City of Bristol.

With this development the City of Bristol will realize an increase in the Grand List from both the development itself as well as from personal property and vehicle taxes from the holdings of the individual tenants who occupy the new space. This will provide a long-lasting benefit to the city from this innovative development.

Southington Notification

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: February 17, 2026

TO: Town Clerk - Southington

FROM: Bristol Zoning Commission

Re: Referral of Proposed Site Plan Application

Pursuant to Section 8-7d (f) of the Connecticut General Statutes, as amended, the following Site Plan application is hereby referred to your agency:

Application #444

Description of proposal:
Site Plan for: 1. Fitness Club; 2. High Technology Business; 3. Manufacturing Facility; 4. Microbrewery; 5. Printing Shop; 6. Specialty Trade Contractor; 7. Wholesale Business; 8. Wholesale or Distribution Facility requiring the construction of eight structures of varying sizes totaling 66,625 sq. ft. at 894 Middle Street; Assessor's Map 4, Lots 17-3 & 17-4-1; IP-1 (Industrial Park) zone; Carrier Construction Incorporated, applicant; City of Bristol, owner.

The Public Hearing for this proposal will be scheduled for: March 23, 2026.

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Digital Background File Sent via email to Town Clerk townclerk@southington.org:
https://www.bristolct.gov/DocumentCenter/View/50922/App-444---894-Middle-St_ForAgenda

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS
APP. #444 – 894 MIDDLE STREET

Site Plan for 1. Fitness Club; 2. High Technology Business; 3. Manufacturing Facility; 4. Microbrewery; 5. Printing Shop; 6. Specialty Trade Contractor; 7. Wholesale Business; 8. Wholesale or Distribution Facility: February 20, 2026 *(First Review)* March 5, 2026 *(Second Review)*

ENGINEERING/PUBLIC WORKS (Bill Stango):

1. Label property owners for the subject parcel and all abutting parcels.

2/26/26 Applicant Response: Will do.

2/26/26 City Response: No further comment.

2. Install sidewalks across the property frontage in accordance with City of Bristol Standards.

2/26/26 Applicant Response: Will do. A deferral of sidewalks will be requested by the applicant.

2/26/26 City Response: No further comment.

3. City of Bristol Standards details for sidewalk construction to be added to the plans.

2/26/26 Applicant Response: Will do.

2/26/26 City Response: No further comment.

4. Provide a parking table/summary detailing the required parking for each unit.

2/26/26 Applicant Response: Will do once summary approved by Commission.

2/26/26 City Response: No further comment.

5. Clarify the use of the S1 rainfall distribution**.** The standard per the CTDOT Stormwater Quality Manual, Chapter 4, specifies NOAA_D (NRCS Type D)**.** The NRCS Type III distribution is also commonly used for projects of this size in Bristol.

2/26/26 Applicant Response: Will review and respond accordingly.

2/26/26 City Response: No further comment.

6. The Drainage Design Report dated December 2025 indicates storm drainage piping is sized for the 10-yr storm event. Clarify Drainage Report Narrative or revise calculation to size pipe for 25-yr storm.

2/26/26 Applicant Response: Will review and respond accordingly.

2/26/26 City Response: No further comment.

7. The project narrative and drainage calculations reference 4:1 side slopes for the proposed drainage swales, while the plans depict 2:1 side slopes**.** 4:1 Slopes are preferred. Revise for consistency.

2/26/26 Applicant Response: Clarification required. All side slopes for drainage swale 1 and 2 are 4:1 or shallower. Majority of all proposed sloping is 4:1 or shallower with the exception of the area adjacent to the proposed retaining wall and Eversource utility towers.

2/26/26 City Response: No further comment.

8. Include a detail for an 18-foot long by 10-foot-wide sediment forebay, consistent with GM2's recommendation presented in the Drainage Report dated December 2025, or provide justification for deviation from this recommendation.

2/26/26 Applicant Response: Will review and respond accordingly.

2/26/26 City Response: No further comment.

9. Erosion control matting shall be installed on all slopes 2:1 or steeper, with special attention to grading behind the precast concrete block retaining wall.

2/26/26 Applicant Response: Agreed and will show accordingly.

2/26/26 City Response: No further comment.

10. A note shall be added to the plan which indicates that a stability analysis shall be performed for the proposed retaining wall and submit to the City during the building permit process. Said calculation shall accounting for the inclined slope shown on the grading plans.

2/26/26 Applicant Response: Will do.

2/26/26 City Response: No further comment.

11. Install riprap along the emergency spillway to protect slopes from erosion.

2/26/26 Applicant Response: Will do.

2/26/26 City Response: No further comment.

12. Confirm the weir configuration. The Drainage Report indicates a V-notch weir; however, details on Sheet 16 show both a rectangular weir and a V-notch. Revise accordingly.

2/26/26 Applicant Response: Will review and respond accordingly.

2/26/26 City Response: Applicant response seems to be a copy paste of original comment. Please review and revise details accordingly. No further comment.

13. Revise top of control structure to elevation equal to or below emergency spillway.

2/26/26 Applicant Response: Will review and respond accordingly.

2/26/26 City Response: No further comment.

14. Provide a standard detail for sediment and erosion controls around stockpiled material.

2/26/26 Applicant Response: Will do.

2/26/26 City Response: No further comment.

CITY PLANNER (Robert Flanagan):

1. Provide project narrative.

2/26/26 Applicant Response: Provided.

3/5/26 City Response:

2. List all proposed uses on the Site Plan.

2/26/26 Applicant Response: Will add to final plans.

3/5/26 City Response:

3. Provide a parking a calculation for all proposed uses in a separate table on the Site Plan.

2/26/26 Applicant Response: Will be provided on final plans awaiting approval of calculations in memorandum provided by Attorney Furey.

3/5/26 City Response:

4. Provide the height of all proposed buildings on the elevation drawings.

2/26/26 Applicant Response: Will verify on plans or add if necessary.

3/5/26 City Response:

5. Provide Landscaping Plan.

2/26/26 Applicant Response: Completed but being merged with planting plan approved by the City of Bristol Inland Wetlands Commission.

3/5/26 City Response:

6. Provide Traffic Impact Study.

2/26/26 Applicant Response: Proposed use are all permitted in the IP-1 Zone. All means of egress and ingress to Enterprise Drive are controlled by signalized intersections. Applicant does not feel a traffic study is warranted but regardless the applicant will have to receive approval from the State of Connecticut given the number of parking spaces proposed.

3/5/26 City Response:

7. Provide hours and days of operation for each use.

2/26/26 Applicant Response: Proposed use are all permitted in the IP-1 Zone.

3/5/26 City Response:

8. Six different building options have been depicted on the elevation drawings and eight building footprints have been proposed on the Site Plan; indicate/label on the Site Plan where each option will be built.

2/26/26 Applicant Response: Will do on final plans.

3/5/26 City Response:

9. Provide photometric diagram and luminaire details; details for pole heights and placement of poles should be added to the Site Plan and Landscaping Plan. Add notation to plan that all parking lot lighting will be properly shielded to prevent light trespass onto adjoining properties and adjoining streets.

2/26/26 Applicant Response: Will provide.

3/5/26 City Response:

10. Loading zones have not been provided for any of the buildings or the site; how will the businesses receive tractor trailer and other large deliveries? Minimum width for loading zones is 10 feet.

2/26/26 Applicant Response: Applicant will review.

3/5/26 City Response:

11. No identification signage has been proposed; how will the various businesses on site be identified for deliveries and emergencies?

2/26/26 Applicant Response: Applicant will be seeking of approval of an alternate signage program permitted by Section 14.9 of the Zoning Regulations. The applicant will address this issue with the Staff and Commission at the time of submission. the regulations and will address this issue with staff and the…….

3/5/26 City Response:

12. All drive aisles may be 24’ ft. with two-way traffic.
    Provide dimensions for all drive aisles if not already shown on plan.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

13. Will there be dedicated employee and/or visitor parking? If so, show on plan.

2/26/26 Applicant Response: Unknow at this time the applicant will regulate based on tenant needs.

3/5/26 City Response:

14. While there is no separation distance regulation between buildings, staff is concerned with the buildings being clustered too close together. The distance between Buildings 3 & 4 appears to be 23.6’ ft. Provide dimensions that show the closest distance between each building proposed.

2/26/26 Applicant Response: Proposed distances are permitted by the zoning regulations. There was no concern about proximity by the Fire Marshall.

3/5/26 City Response:

15. Provide a listing of LID features and show compliance with the Regulations.

2/26/26 Applicant Response: Stormwater quality chambers are proposed on-site to treat the site stormwater prior to discharge to the detention pond. The detention pond will then store, slow and allow for percolation and groundwater recharge.

3/5/26 City Response:

16. Provide EV spaces and show on plan.

2/26/26 Applicant Response: Owner to designate EV space location and EV space infrastructure will be added to the plans.

3/5/26 City Response:

17. Final As-Built for each building required prior to C.O. being issued.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

18. We reserve the right to offer additional comments based on the responses received from the applicant.

2/26/26 Applicant Response: No response.

3/5/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

BUILDING: Comments pending.

ZEO Comments

1. I see two dumpster enclosures on the plan. The question mark regarding the identity of future tenants should be considered – especially in an industrial setting. In accordance to Section 16.3.13.I, there should be several more screened dumpster areas added to the plan dependent on the projected usage of future tenants.

2/26/26 Applicant Response:

3/5/26 City Response:

2. I do not see any freestanding sign near the road for the purpose of advertising/listing out each tenant. Will there be a sign erected for this property? Please include it and reference Section 14.7.3.E.2 for size limitations.

2/26/26 Applicant Response:

3/5/26 City Response:

3. I do not see a landscaping plan. Parking areas should be landscaped in accordance to Section 13.7.5.B with trees and shrubs required along the perimeter and withing islands in parking areas. I see it under the list of drawings. Does that plan exist?

2/26/26 Applicant Response:

3/5/26 City Response:

Does that plan exist?

2/26/26 Applicant Response:

3/5/26 City Response:

4. I see wholesale/distribution as a use applied for. Is there going to be large trucks using the property for these uses? Are there designated spaces/areas for these vehicles to park and/or load.

2/26/26 Applicant Response:

3/5/26 City Response:

5. It would be helpful for parking to be broken down by use/occupant to demonstrate compliance with the regulations on a per-use basis.

2/26/26 Applicant Response:

3/5/26 City Response:

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Many of the proposed occupancy uses shall require a sprinkler system. Please plan accordingly.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Regarding this project, the concept works. There are some general comments for water and sewer:

Water:

1. Bristol Water and Sewer will tap the 12 inch main on Enterprise Dr. for a fee to be determined at the time of construction.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

2. After the 8 inch valve, this project becomes private. Although it is private, Bristol Water and Sewer would charge normal inspection feels as they apply.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

3. The 8 inch water main throughout, with 8 X 6 T's for hydrants. Hydrant locations to be discussed at a later date.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

4. Division valves are required at locations to be determined at a later date.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

5. Water connection fee is based on service size.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

6. Bristol Water and Sewer does not tap private mains, but we do inspect the process.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

7. All Bristol Water and Sewer rules and regulations apply

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

Sewer:

8. Sewer connection fees are based on water meter sizes.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

9. Sewer manholes must be to farther than 300 feet apart.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

10. All Bristol Water and Sewer regulations apply.

2/26/26 Applicant Response: Acknowledged.

3/5/26 City Response:

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri/Erica Mikulak)
Comments pending.

Site Parking Calculations For Each Use

Provided by: Attorney Furey

Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1032-2020)
William Tracy (1954-2024)

LAW OFFICES

FUREY, DONOVAN,

COONEY & DYER, P. C.

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

Fax No. (860) 583-8674

tfurey@fureydonovan.com

February 20, 2026

City of Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

Attn: Robert Flanagan City Planner
Via email

Re: Site Plan Carrier Construction Inc. 894 Middle Street Bristol Ct

Dear Robert:

Pursuant to our discussions regarding calculation of parking for this mixed use development I would provide the following analysis.

The project proposes buildings with a total of 66,625 square feet of improved space
The plan currently includes 55 unit garage doors each space averaging 1,200 sq ft. Some units will be consolidated depending on tenant needs.

The site plan proposes 219 total parking spaces.

The requirement for parking for the proposed permitted uses are:

Fitness Club: 5 spaces per 1k square feet.
High Tech Business: 3 spaces per 1k square feet.
Manufacturing: .5 per 1k production, 3 per 1k office.
Microbrewery: 8 per 1k visitor, 3 per 1k office, 1 per 1k production.
Specialty Trade Contractor: 2 per 1k square feet.
Wholesale Bus and/ or Distribution: .5 per 1k dist/storage, 3 per 1k office.

The applicant anticipates and proposes as a condition of approval:

1. Not less than 31,625 square feet available shall be used for Specialty Trade Contractors unless otherwise approved by the Commission or the Planning Staff. This would require 64 parking spaces.
2. Not more than 5,000 sq feet of the available square footage available shall be used for a Microbrewery unless otherwise approved by the Commission or the Planning Staff. At worst this would be 40 parking spaces.
3. Not more than 5,000 sq feet of the available square footage available shall be used for a Fitness Club unless otherwise approved by the Commission or the Planning Staff. This would require 25 spaces.
4. Not more than 5,000 square feet of the available square footage shall be used for High Tech Business unless otherwise approved by the Commission or the Planning Staff. This would require 15 parking spaces.
5. Not more than 5,000 square feet of the available square footage shall be used for Manufacturing unless otherwise approved by the Commission or the Planning Staff. This would require 15 parking spaces if the whole space was used for office space in the worst case scenario.
6. Not more than 15,000 square feet of the available square footage shall be used for Wholesale Bus and/ or Distribution unless otherwise approved by the Commission or the Planning Staff. This would require 45 parking spaces if the whole space was used for office space in the worst case scenario.

The above calculation totals 204 spaces leaving 15 additional parking spaces which are not reserved for any specific use but are available if there were a deviation requiring a greater number of spaces which would not be absorbed by the other square footage and/or uses. Further as noted above we have assumed the worst case scenarios which would obviously be significantly reduced by production areas, dist/storage areas, manufacturing areas etc. None of these proposed uses typically have large office areas, if any and have uses that do not typically have the same peak usage times.

Very truly yours,

Timothy W. Furey

TWF
CC: Carrier Construction Inc.
Bill Stango

IWWA Approval

City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

CERTIFIED MAIL

February 3, 2026

Carrier Construction Co.
161 Birch Street
Bristol, CT 06010

RE: Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 &17-4-1; Carrier Construction Incorporated, applicant.

Dear Applicant,

The Inland Wetlands & Watercourses Agency of the Conservation Commission at its meeting held on February 2, 2026, voted to deem the applicant a non- significant activity and approved Application #2064 with standard stipulations.

1. Standard stipulations 1 through 21 absent the stipulation (16.e.) for the subsurface retention would not be applicable (attached.)
2. The Engineering Department shall review the plan to confirm the sizing of the storm drainage system.
3. The stormwater management plan shall be filed with the City Land Records.
4. An evasive species management plan shall be submitted for the site.

Please send two copies of the final plans to the Engineering Department, ATTN: Zachary Norton, after which one stamped approved plan will be returned to you.

This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activities on the site.

Please contact any representatives as necessary.
Should you have any further questions or comments, please contact the Land Use Office at 860-584-6225.

Sincerely,

Raymond Rogozinski, P.E.

Raymond Rogozinski, P.E., Director of Public Works
Public Works Department
RR/nk

C: Robert Green Associates, LLC (via email)
William Stango, P.E., City Engineer (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)
Attorney Timothy Furey (via email)

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Stormwater

Bristol Business Hub
894 Middle Street
Bristol, CT

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50938/GM2-HH-Report_2025-12-22

Prepared for:

Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, CT 06786

Prepared by:

GM2 Associates Inc.
115 Glastonbury Boulevard
Glastonbury, CT 06033
860.659.1415 | gm2inc.com

Date: December 2025
Rev:

Prepared By: Nicole Bibeau

Checked By: Paul Brand

Approved By: Matthew Vail, PE



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

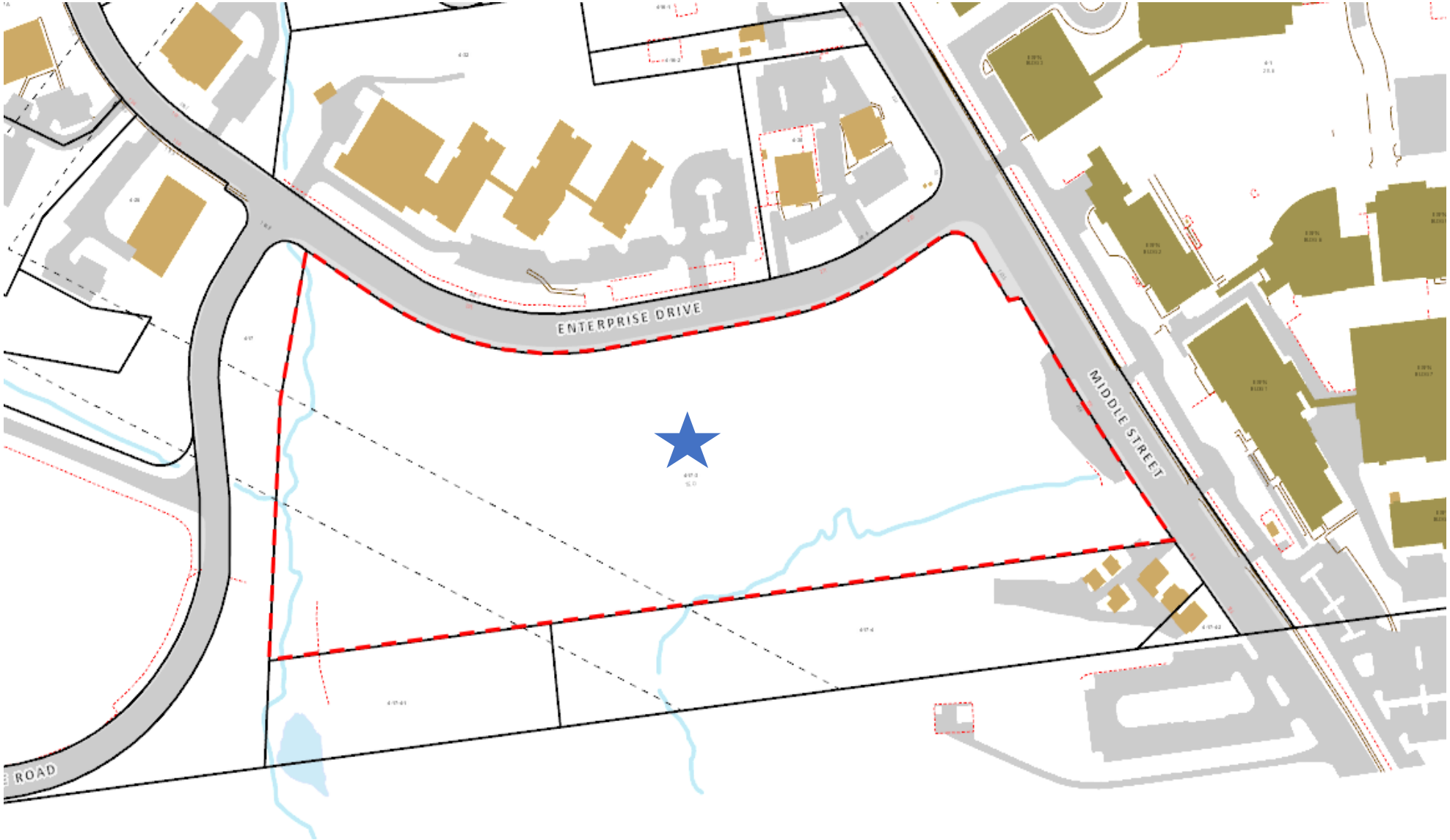
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

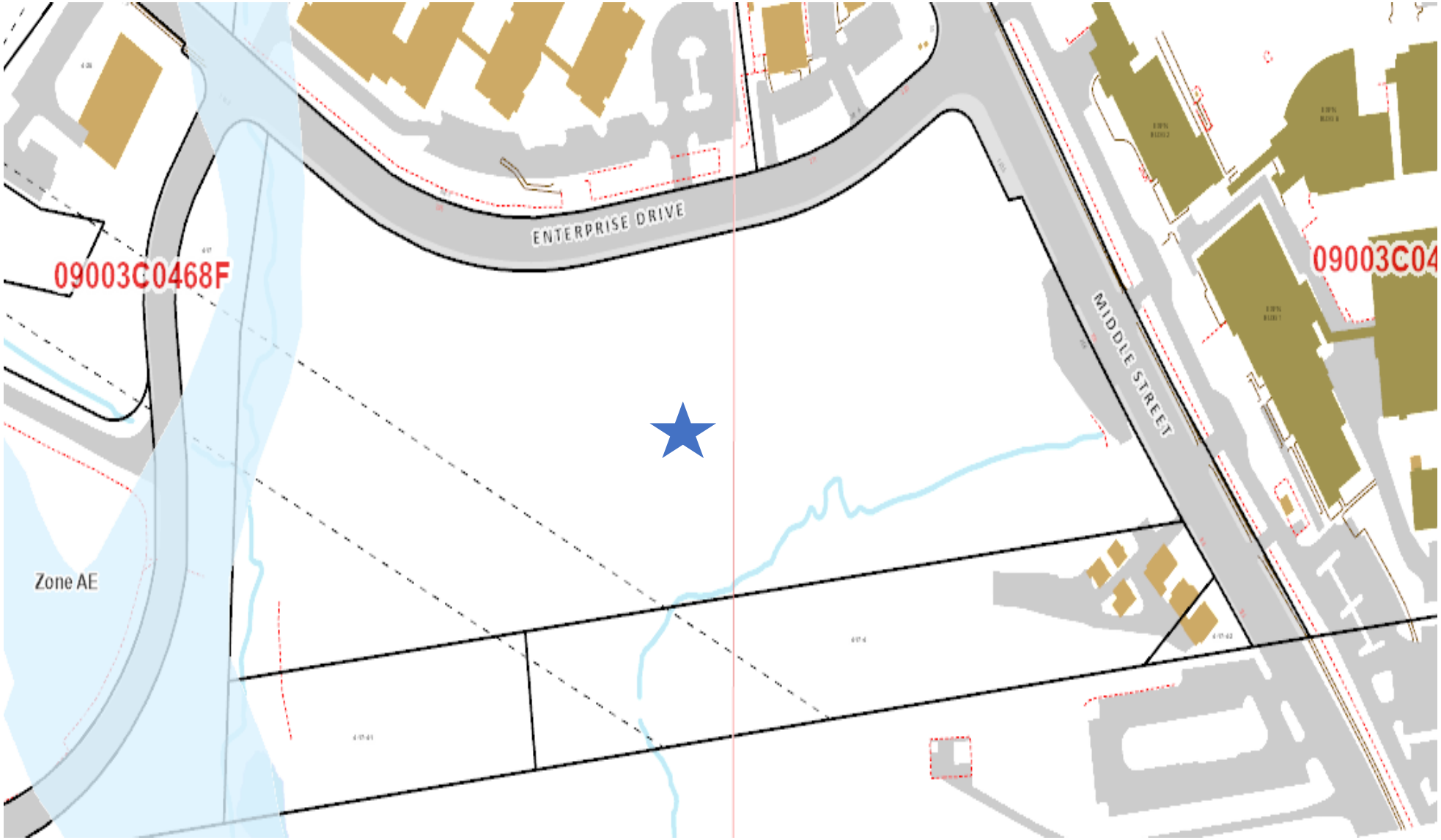
Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

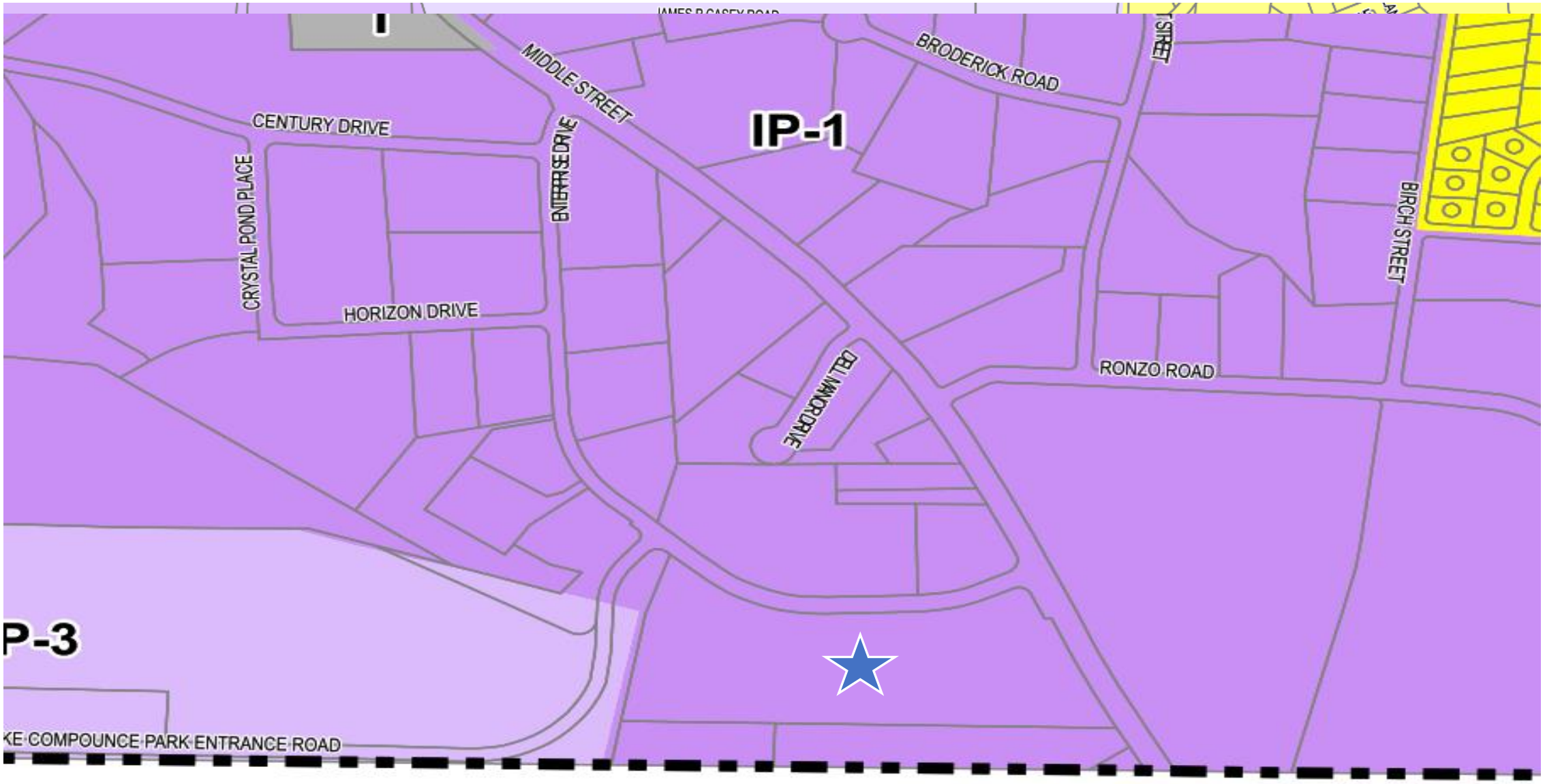
GIS Maps and Photos



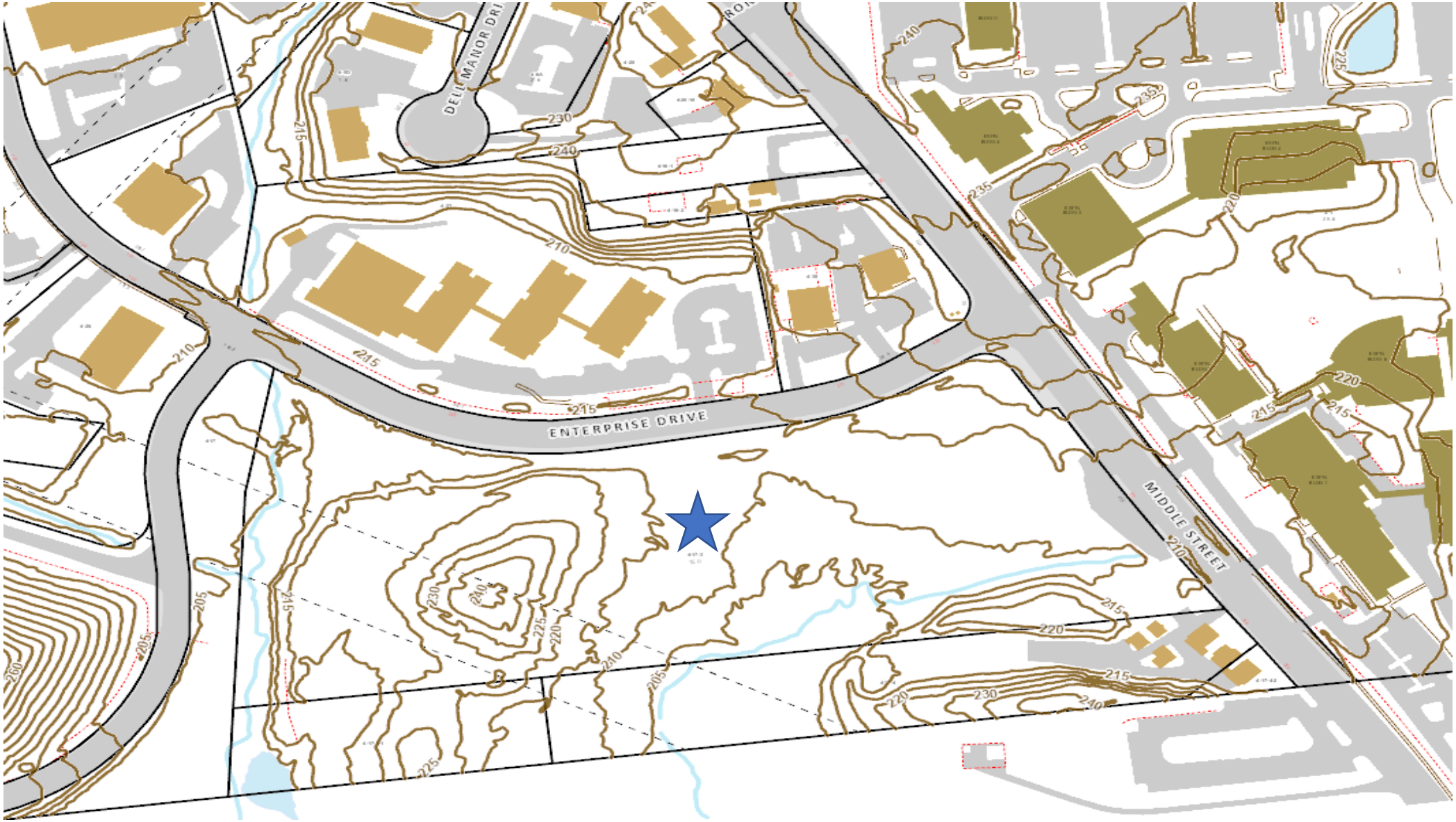
894 Middle Street – Location
Map 4, Lot 17-3 & 17-4



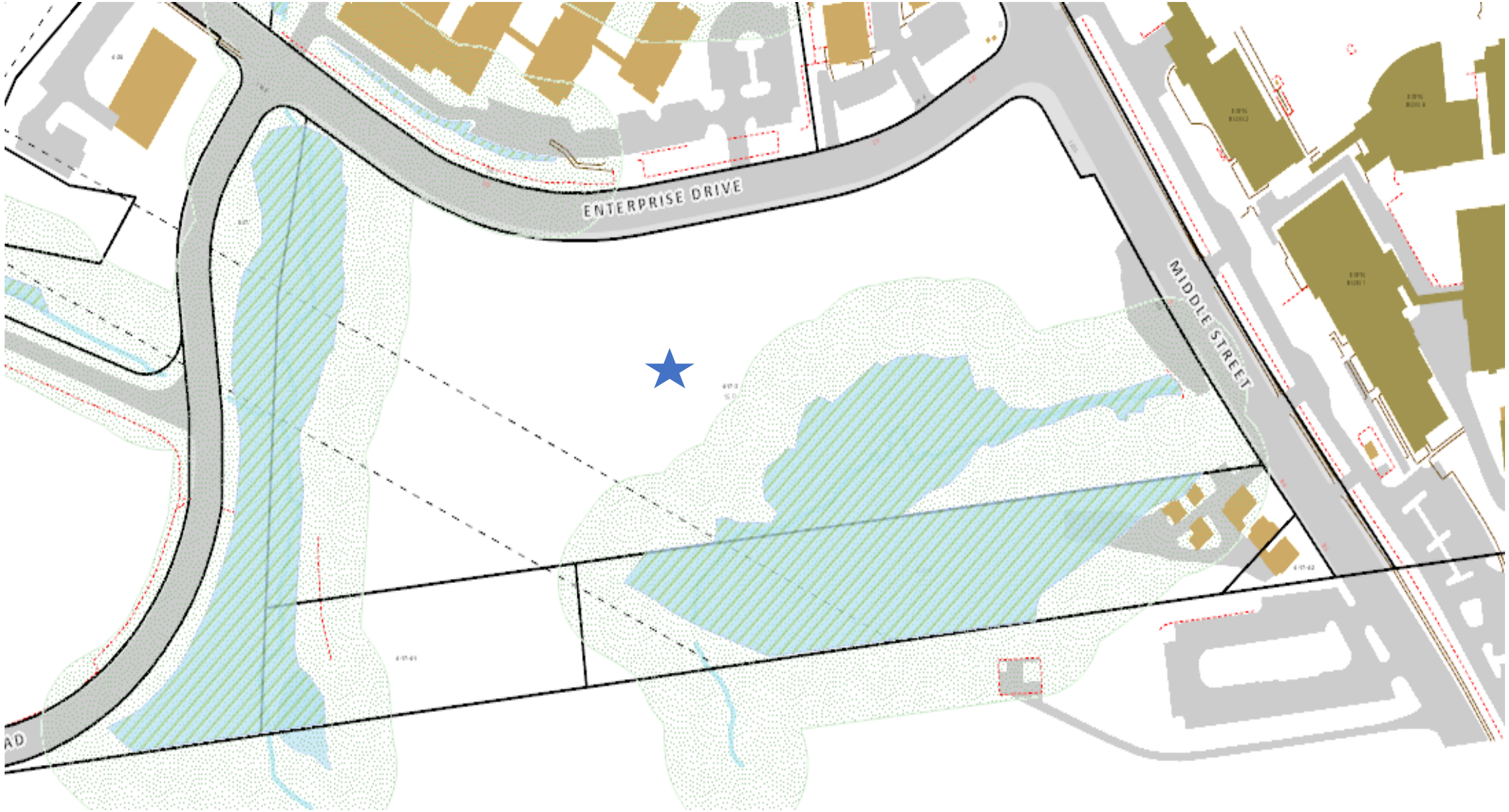
894 Middle Street – Floodplain
Map 4, Lot 17-3 & 17-4



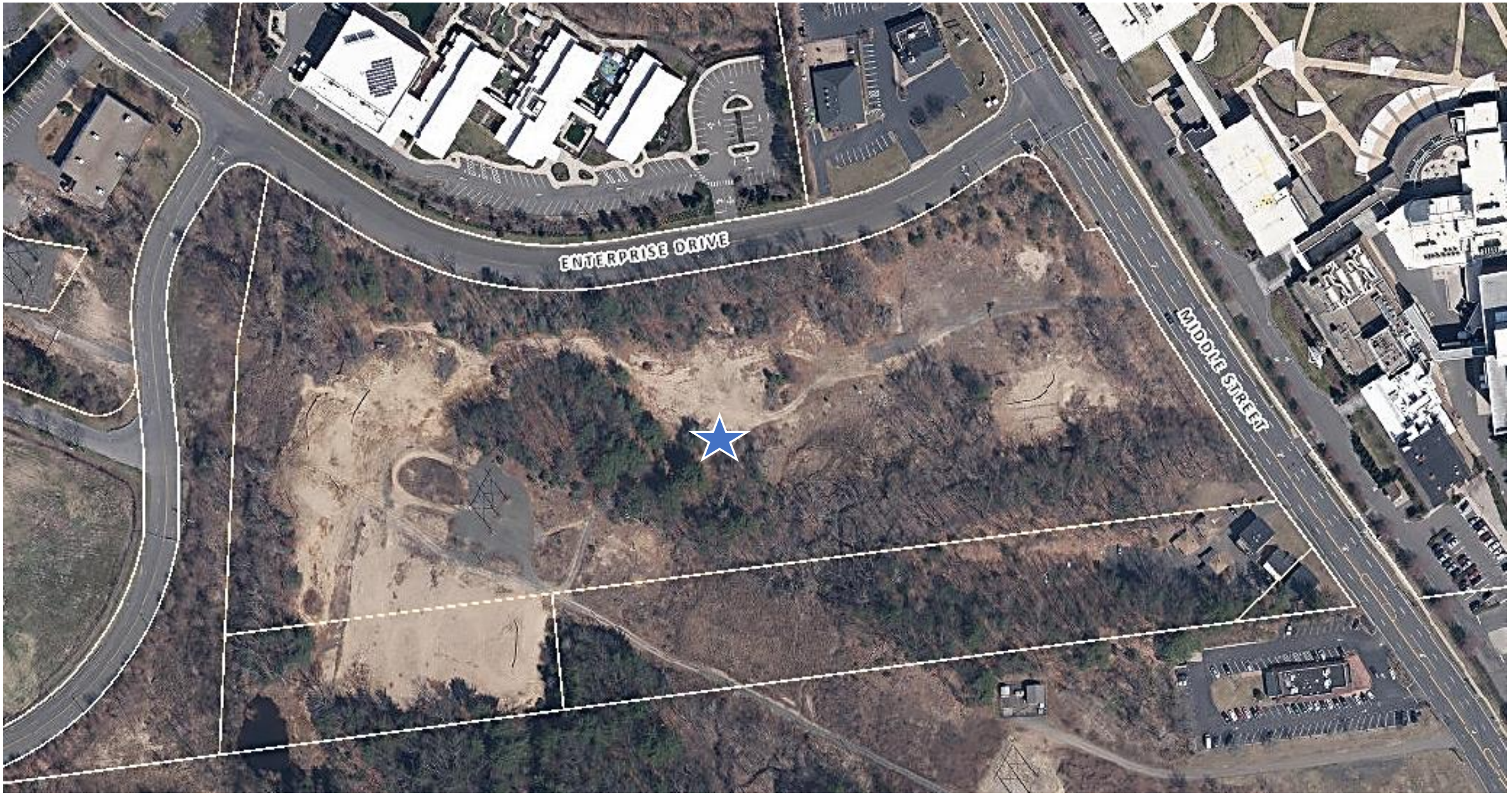
894 Middle Street – Zoning – IP-1
Map 4, Lot 17-3 & 17-4



894 Middle Street – Topography
Map 4, Lot 17-3 & 17-4



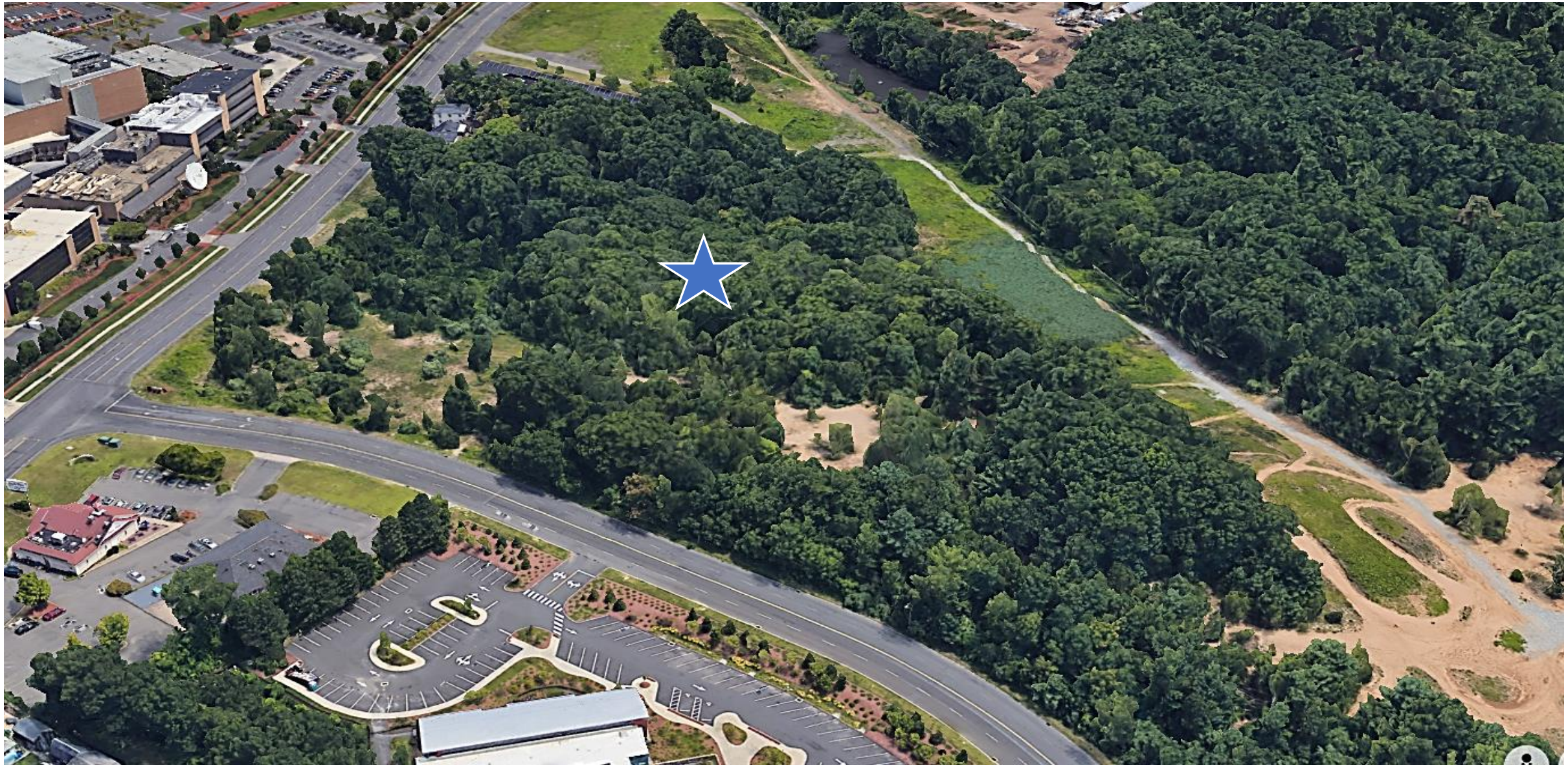
894 Middle Street – IWWA Upland Review
Map 4, Lot 17-3 & 17-4



894 Middle Street – Aerial
Map 4, Lot 17-3 & 17-4



894 Middle Street – Google Aerial
Map 4, Lot 17-3 & 17-4



894 Middle Street – Google Aerial
Map 4, Lot 17-3 & 17-4



894 Middle Street – Google Aerial
Map 4, Lot 17-3 & 17-4

Plan Set

BRISTOL BUSINESS HUB

MIDDLE STREET (CT. ROUTE 229)

BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT'S: 4 / 17-3 & 17-4-1

OCTOBER 23, 2025

APPLICATION:

SITE PLAN FOR THE CONSTRUCTION OF A
NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

GRANTED:

APPLICATION: #2064

WETLANDS APPLICATION FOR THE CONSTRUCTION
OF A NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- AREA OF PROPOSED EROSION CONTROL MATTING
- CURBING (TYPE AS NOTED)
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- S PROPOSED 8" PVC (SDR 35) SEWER MAIN
- SS PROPOSED 6" PVC (SDR 35) SEWER LATERAL
- W PROPOSED 8" D.I. WATERMAIN
- WS PROPOSED 2" COPPER (TYPE 'K') WATER SERVICE
- GS PROPOSED GAS SERVICE
- F PROPOSED 4" PVC FOUNDATION DRAIN
- RL PROPOSED 4" PVC ROOF LEADER
- U PROPOSED 4" PERF. PVC UNDERDRAIN
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- ACCESSIBLE ROUTE
- MAPPED WETLAND LIMIT
- 100' UPLAND REVIEW LINE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	OVERALL SITE PLAN
5-6	LAYOUT, SIGNS & PAVEMENT MARKINGS PLAN
7-8	DRAINAGE & UTILITIES PLAN
9-10	GRADING PLAN
11-12	EROSION & SEDIMENTATION CONTROL PLAN
13	PHASING PLAN
14-17	MISCELLANEOUS NOTES & DETAILS
	LIGHTING PLAN
	LANDSCAPING PLAN

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

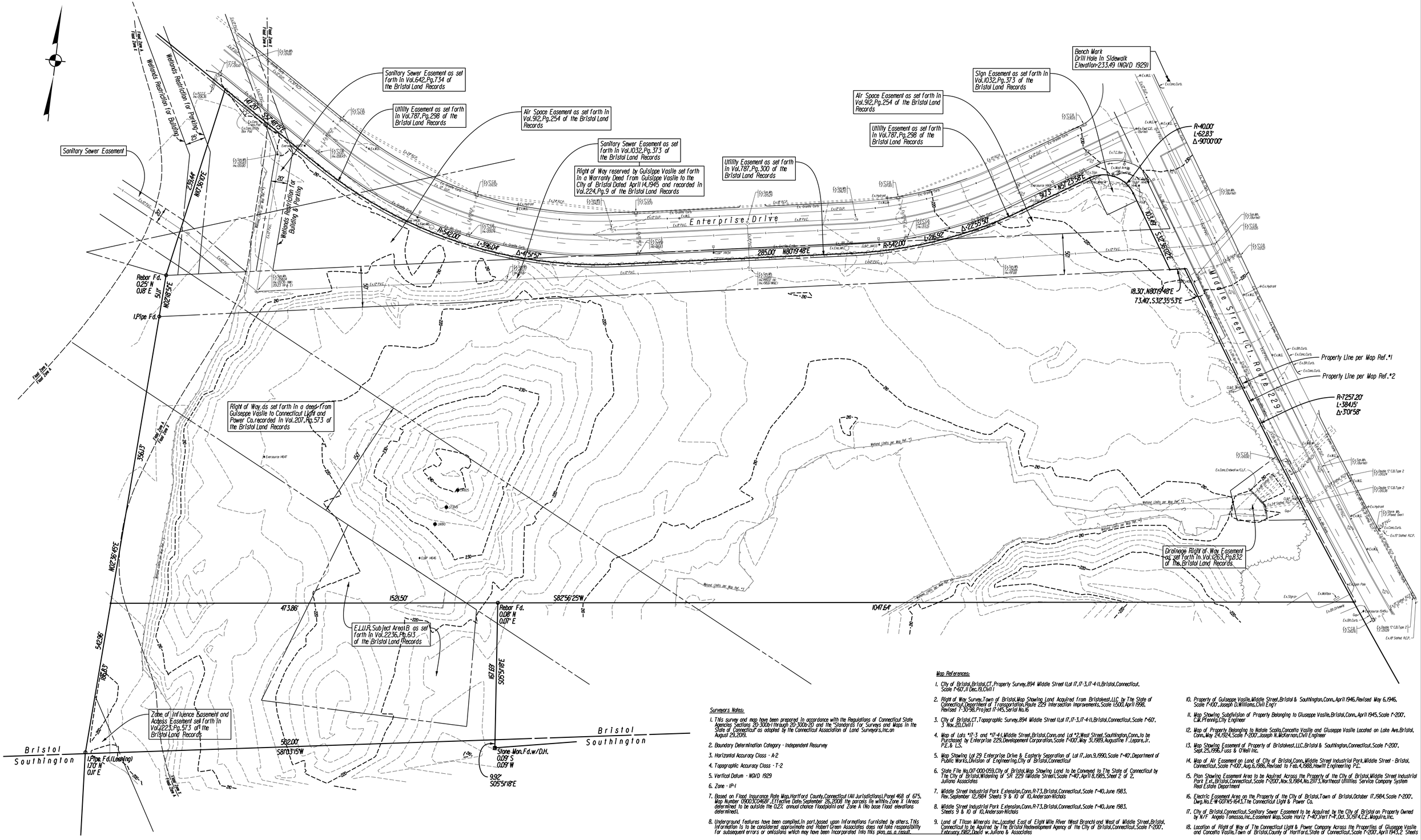
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Country Gardens of Bristol
600 Middle Street
Bristol, CT 06010
(860) 584-8997

Lighting:

Connecticut Lighting Centers
312 Murphy Road
Hartford, CT 06114
(860) 249-7631


Sanitary Sewer Easement as set forth in Vol.642,Pg.734 of the Bristol Land Records
Utility Easement as set forth in Vol.787,Pg.298 of the Bristol Land Records
Air Space Easement as set forth in Vol.912,Pg.254 of the Bristol Land Records
Sanitary Sewer Easement as set forth in Vol.1032,Pg.373 of the Bristol Land Records
Right of Way reserved by Guiseppe Vasile set forth in a Warranty Deed from Guiseppe Vasile to the City of Bristol Dated April 14,1945 and recorded in Vol.224,Pg.9 of the Bristol Land Records
Utility Easement as set forth in Vol.787,Pg.300 of the Bristol Land Records
Sign Easement as set forth in Vol.1032,Pg.373 of the Bristol Land Records
Utility Easement as set forth in Vol.787,Pg.298 of the Bristol Land Records
Bench Mark
Drill Hole In Sidewalk
Elevation=233.49 (NGVD 1929)
Sanitary Sewer Easement
Wetlands Restriction for Building
Wetlands Restriction for Parking
Wetlands Restriction for Building & Parking
Enterprise Drive
Middle Street (Ct. Route 229)
Rebar Fd. 0.25' N 0.18' E
I.Pipe Fd.
Right of Way,as set forth in a deed from Guiseppe Vasile to Connecticut Light and Power Co.recorded in Vol.207,Pg.573 of the Bristol Land Records
E.L.U.R. Subject Area1B as set forth in Vol.2236,Pg.613 of the Bristol Land Records
Zone of Influence Easement and Access Easement set forth in Vol.1223,Pg.573 of the Bristol Land Records
Drainage Right of Way Easement as set forth in Vol.1263,Pg.352 of the Bristol Land Records
Rebar Fd. 0.08' N 0.07' E
Stone Mon.Fd.w/D.H. 0.09' S 0.09' W
I.Pipe Fd.(Leaning) 1.70' N 0.11' E
Bristol
Southington
Property Line per Map Ref.*1
Property Line per Map Ref.*2
Wetland Limits per Map Ref.*3
R=40.00' L=62.83' Δ=90°00'00"
R=7257.20' L=384.15' Δ=3°01'58"
R=542.00' L=396.04' Δ=41°51'57"
R=542.00' L=216.92' Δ=22°55'50"
141.20' S35°40'15"E
239.44' N07°36'10"E
356.13' N02°38'46"E
542.36' N02°38'46"E
166.43'
473.86'
1521.50' S82°56'25"W
1047.64'
285.00' N80°19'48"E
167.69' S05°51'18"E
592.00' S8°03'15"W
403.88' S5°36'02"E
18.30',N80°19'48"E
73.40',S32°35'53"E
97.13' N57°23'58"E
20'
30'
50'
100'
150'
200'
250'
300'
Eversource H647
Eversource H648
CLWP H654
CLWP H655
CLWP H656
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CLWP H663
CLWP H664
CLWP H665
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CLWP H667
CLWP H668
CLWP H669
CLWP H670
CLWP H671
CLWP H672
CLWP H673
CLWP

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 4/17-3 & 4/17-4-1
2. PROPERTY ADDRESS: 894 MIDDLE STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: IP-1
6. ASSESSORS LOT 17-3 AREA = 634,242 S.F.
   ASSESSORS LOT 17-4-1 AREA = 85,664 S.F.
7. WETLANDS IDENTIFIED IN THE FIELD BY BL COMPANIES
   2601 MARKET PLACE, SUITE 350, HARRISBURG, PA 17110

   AREA OF WETLANDS: 1,498 ACRES
   AREA OF WETLANDS DISTURBED: 0.107 ACRES
   AREA DISTURBED WITH 160' UPLAND REVIEW: 4.758 ACRES
   NEAREST ACTIVITY TO WETLANDS: 0 FT
   NEAREST ACTIVITY TO A WATERCOURSE: 108 FT
   FILL PLACED WITHIN WETLANDS: 210 YDS

   UPLAND REVIEW CALCULATION
   AVG. SLOPE = (2.7% + 5.2% + 7.2% + 5% + 5.9% + 6% + 13.8% + 12% + 4%) / 9 = 7%
   ADDITIONAL REVIEW = 50FT + ((7% - 5%) x 5)) = 60 FT
   TOTAL UPLAND REVIEW = 160FT
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 468 OF 675, MAP NUMBER 09003C0468F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCELS LIE WITHIN: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING'S TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 819) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
15. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: SPECIALTY TRADE CONTRACTOR

PARKING REQUIREMENT: 2.0 SPACES PER KSF
66,825 TOTAL S.F. = 66.7 KSF x 2.0 = 134 REQUIRED SPACES

PARKING PROPOSED: 219 SPACES

IP-1' Industrial Park Zone
Area and Dimensional Requirements

Standard	Required	Proposed
A) Minimum Lot Area (sf or acres if noted)	50,000	634,242
B) Minimum Lot Frontage (ft)	N/A	1,760
C) Minimum Lot Width (ft)	160	415
D) Minimum Front Yard on a State highway (ft)	50	51.4*
F) Minimum Front Yard on a City Street (ft)	35	39*
G) Minimum Side Yard (ft)	15	188.4*
I) Minimum Rear Yard (ft)	15	100.4*
K) Maximum Building Height (ft)	50	24*
L) Maximum Building Coverage (%)	40	10.5
M) Maximum Impervious Coverage (%)	80	23.7

* Minimum distance applicable to all buildings proposed

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDINGS TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF EACH BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY, TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

   https://www.conteches.com/Portals/0/Documents/MaIntenance%20Guides/CDS-MaIntenance-Guide.pdf?ver=2018-05-31-143259-453

INSPECTION AND MAINTENANCE GUIDELINES FOR DETENTION BASIN

INSPECTIONS

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT, OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.
4. MOWING WHEN GRASS HEIGHT EXCEEDS 6".

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
5. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
6. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
4. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT KRAIG KEEGAN FOR ALL WATERWAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK, BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.
5. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
6. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
7. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
8. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT.
9. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
10. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
11. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE, AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
12. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/NWEO.
6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL

   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

   C) SEED MIX:
      - CREEPING RED FESCUE 49# / ACRE
      - TALL FESCUE 20# / ACRE

   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 222-7098 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 222-7098 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION 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, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

TEMPORARY SEDIMENT TRAP:

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.

THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025
SCALE: AS NOTED

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. P.E.N. 0026232 — LICENSED PROFESSIONAL ENGINEER

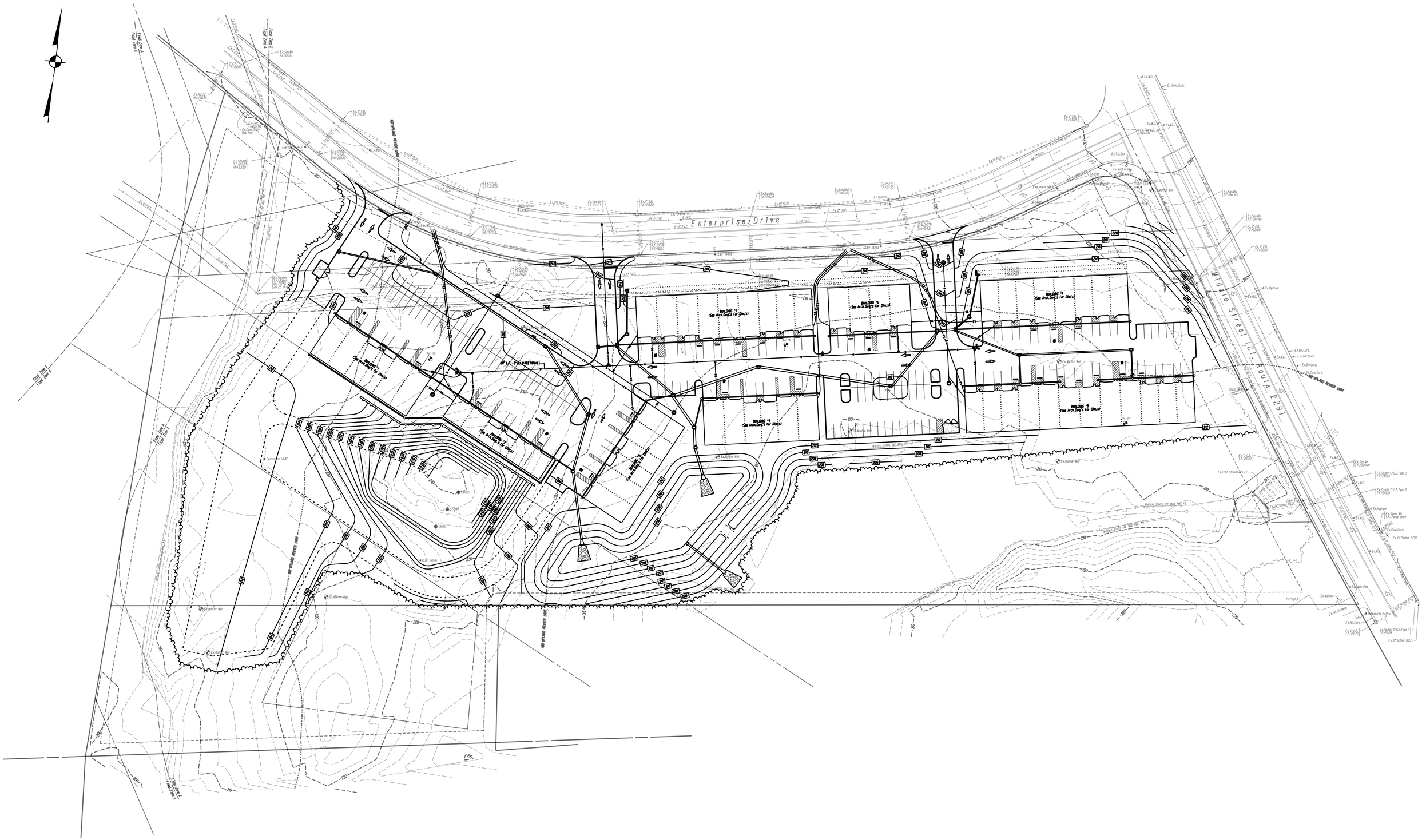
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3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Middle Street (Rt. 229)
BUILDING #5
(See Arch.Dwg's for Details)
BUILDING #6
(See Arch.Dwg's for Details)
BUILDING #7
(See Arch.Dwg's for Details)
BUILDING #4
(See Arch.Dwg's for Details)
BUILDING #3
(See Arch.Dwg's for Details)
BUILDING #2
(See Arch.Dwg's for Details)
BUILDING #1
(See Arch.Dwg's for Details)
Retaining Wall
Ex.Conc.Curb
Ex.Guide Rail
Ex.Hydrant
Ex.Utility Pole
Ex.Sign
Ex.Conc.Endwall
Ex.Conc.Curb
Ex.Bit.Curb
Ex.Bit.Curb
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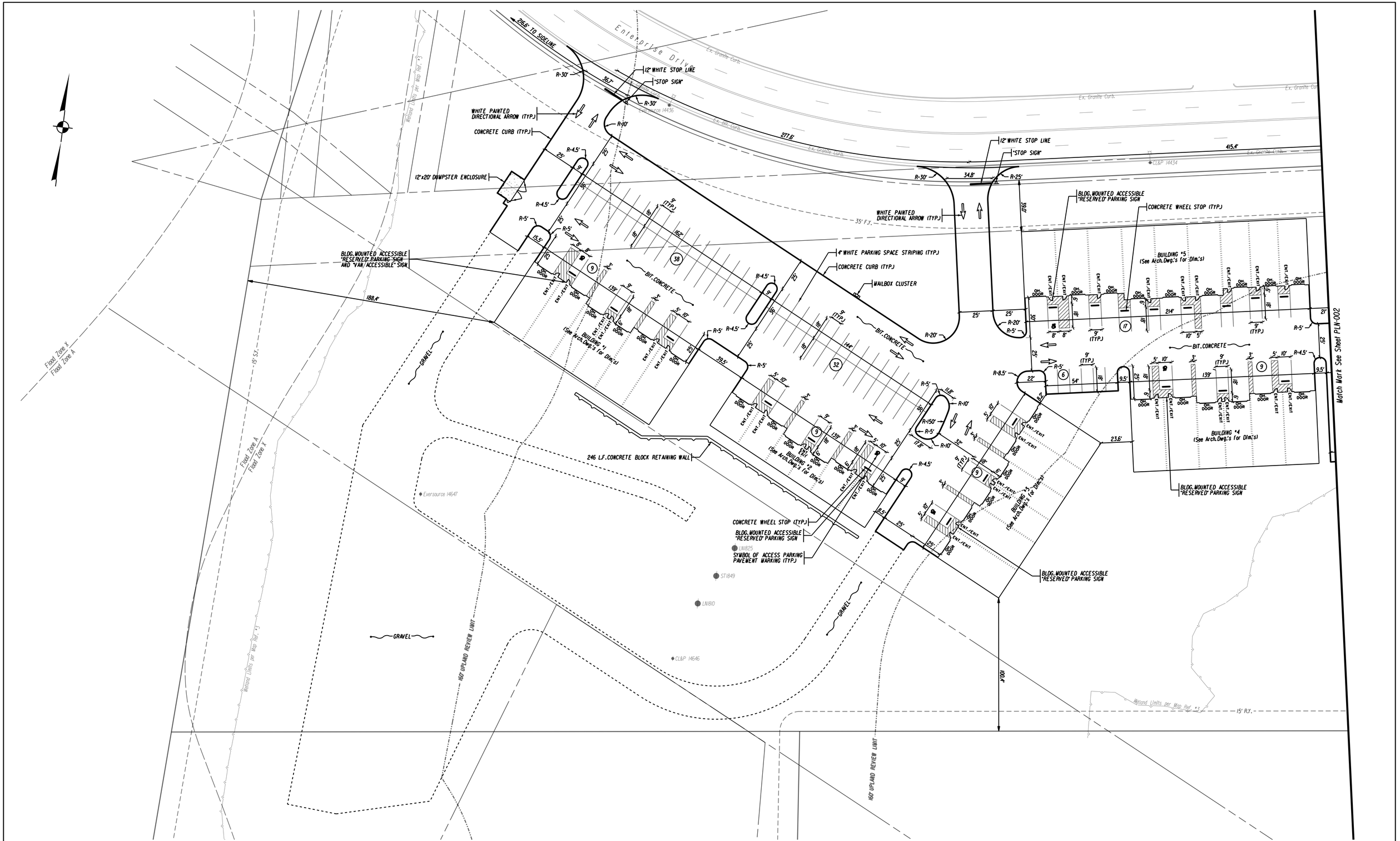

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: SCALE IN FEET 0 30 60 — SCALE 1"=30'

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ENGINEER SIGNATURE/BLOCK:

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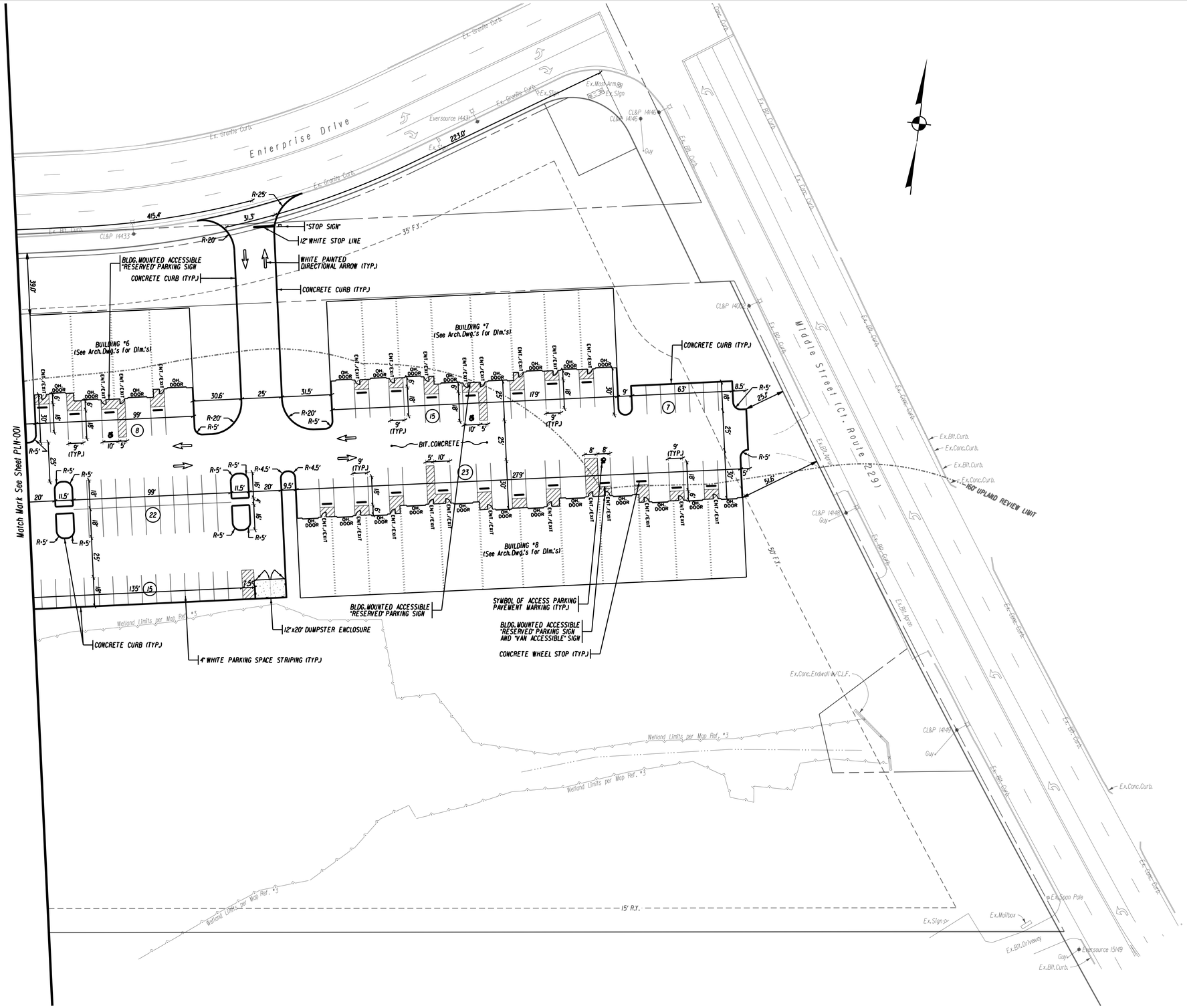
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 5



REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: SCALE IN FEET 0 30 60 — SCALE 1"=30'

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ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0028230 — LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

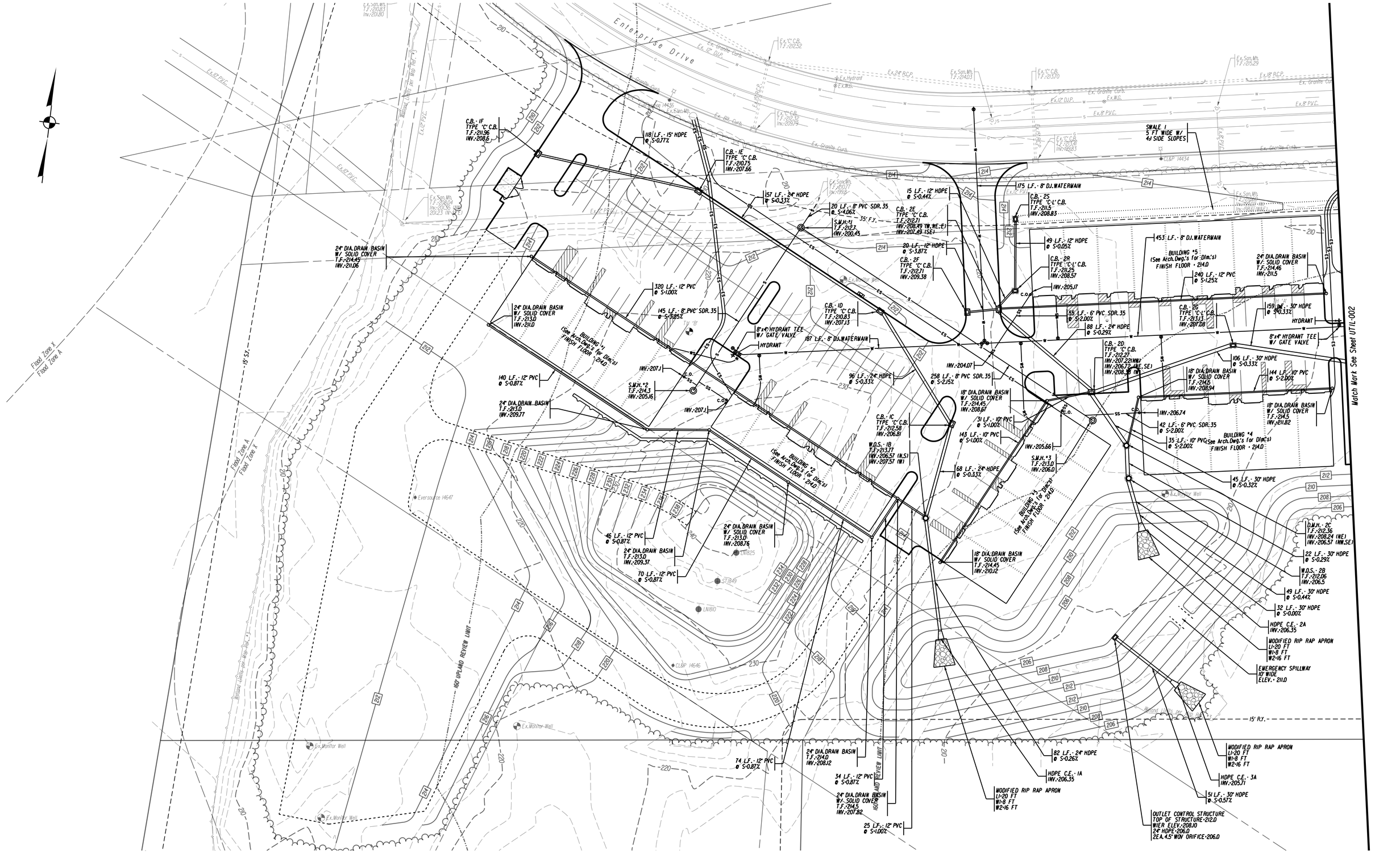
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

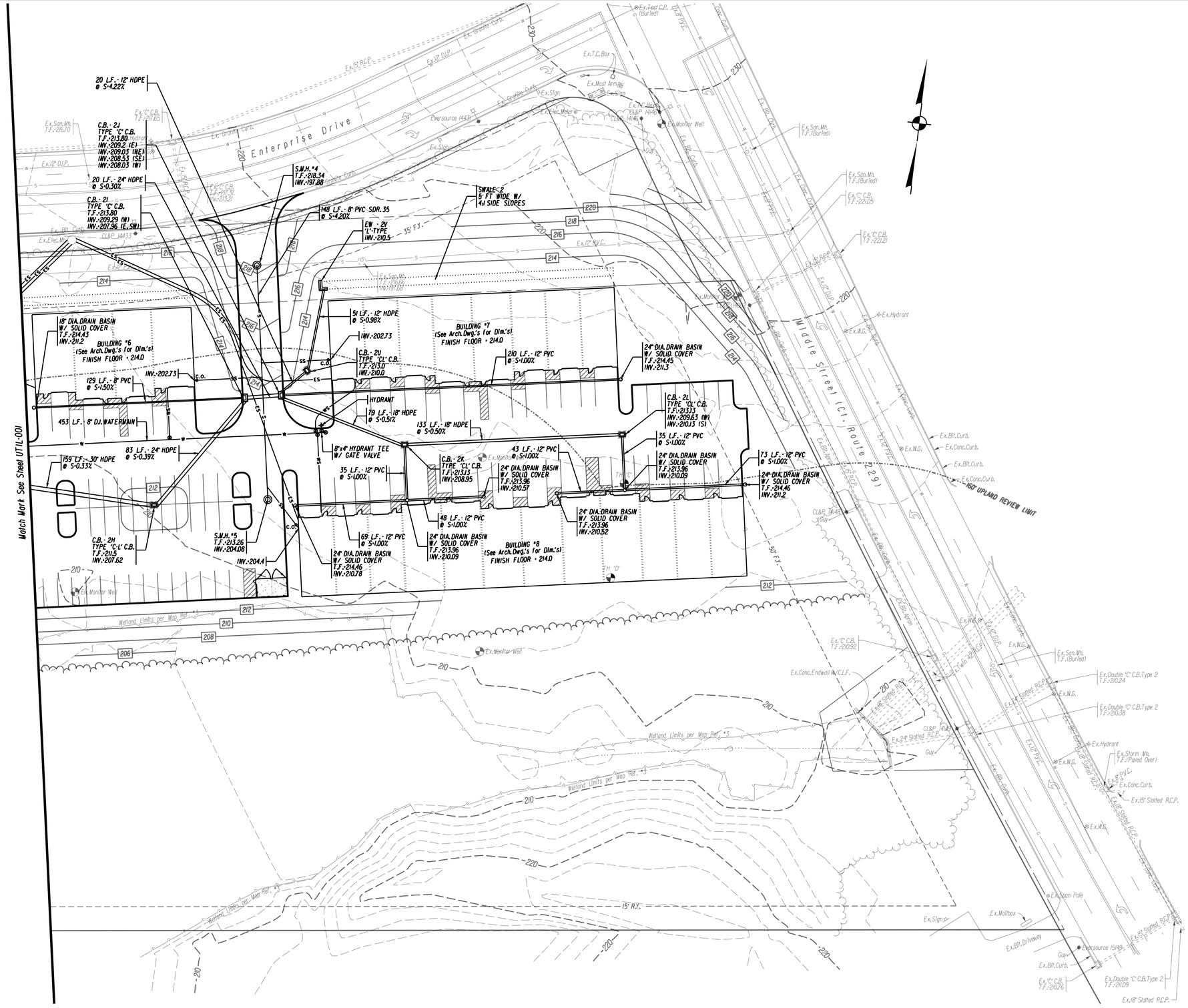
ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: PLN-002

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 6


Enterprise Drive
C.B.- 1F TYPE 'C' C.B. T.F.-211.96 INV.-208.6
118 L.F.- 15" HDPE @ S=0.77%
C.B.- 1E TYPE 'C' C.B. T.F.-210.75 INV.-207.66
157 L.F.- 24" HDPE @ S=0.33%
20 L.F.- 8" PVC SDR. 35 @ S=4.06%
S.M.H.-1 T.F.-212.7 INV.-200.45
35' F.Y.
24" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.45 INV.-211.06
320 L.F.- 12" PVC @ S=1.00%
145 L.F.- 8" PVC SDR. 35 @ S=3.25%
24" DIA. DRAIN BASIN W/ SOLID COVER T.F.-213.0 INV.-211.0
BUILDING #1 (See Arch.Dwg.'s for Dim.'s) FINISH FLOOR = 214.0
140 L.F.- 12" PVC @ S=0.87%
S.M.H. #2 T.F.-214.3 INV.-205.16
24" DIA. DRAIN BASIN T.F.-213.0 INV.-209.77
INV.-207.1
INV.-207.1
46 L.F.- 12" PVC @ S=0.87%
24" DIA. DRAIN BASIN T.F.-213.0 INV.-209.37
70 L.F.- 12" PVC @ S=0.87%
24" DIA. DRAIN BASIN W/ SOLID COVER T.F.-213.0 INV.-208.76
74 L.F.- 12" PVC @ S=0.87%
24" DIA. DRAIN BASIN T.F.-214.0 INV.-208.32
34 L.F.- 12" PVC @ S=0.87%
24" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.5 INV.-207.82
25 L.F.- 12" PVC @ S=1.00%
C.B.- 1D TYPE 'C' C.B. T.F.-210.83 INV.-207.13
8"x4" HYDRANT TEE W/ GATE VALVE
HYDRANT
187 L.F.- 8" DI. WATERMAIN
96 L.F.- 24" HDPE @ S=0.33%
C.B.- 1C TYPE 'C' C.B. T.F.-212.58 INV.-206.81
W.O.S.- 1B T.F.-213.71 INV.-206.57 (N,S) INV.-207.57 (W)
BUILDING #2 (See Arch.Dwg.'s for Dim.'s) FINISH FLOOR = 214.0
15 L.F.- 12" HDPE @ S=0.44%
C.B.- 2E TYPE 'C' C.B. T.F.-212.71 INV.-208.49 (W,NE,E) INV.-207.49 (SE)
20 L.F.- 12" HDPE @ S=3.87%
C.B.- 2F TYPE 'C' C.B. T.F.-212.71 INV.-209.38
175 L.F.- 8" DI. WATERMAIN
C.B.- 2S TYPE 'C-L' C.B. T.F.-211.5 INV.-208.83
49 L.F.- 12" HDPE @ S=0.05%
C.B.- 2R TYPE 'C-L' C.B. T.F.-211.25 INV.-208.57
INV.-205.17
453 L.F.- 8" DI. WATERMAIN
BUILDING #5 (See Arch.Dwg.'s for Dim.'s) FINISH FLOOR = 214.0
240 L.F.- 12" PVC @ S=1.25%
24" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.46 INV.-211.5
55 L.F.- 6" PVC SDR. 35 @ S=2.00%
88 L.F.- 24" HDPE @ S=0.29%
C.B.- 2G TYPE 'C-L' C.B. T.F.-213.3 INV.-207.08
159 L.F.- 30" HDPE @ S=0.33%
HYDRANT
8"x4" HYDRANT TEE W/ GATE VALVE
C.B.- 2D TYPE 'C' C.B. T.F.-212.27 INV.-207.22 (NW) INV.-206.72 (NE,SE) INV.-208.32 (W)
106 L.F.- 30" HDPE @ S=0.33%
18" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.5 INV.-208.94
144 L.F.- 10" PVC @ S=2.00%
INV.-204.07
258 L.F.- 8" PVC SDR. 35 @ S=2.15%
18" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.45 INV.-208.67
31 L.F.- 10" PVC @ S=1.00%
143 L.F.- 10" PVC @ S=1.00%
INV.-205.66
S.M.H. #3 T.F.-213.0 INV.-206.0
68 L.F.- 24" HDPE @ S=0.33%
BUILDING #3 (See Arch.Dwg.'s for Dim.'s) FINISH FLOOR = 214.0
18" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.45 INV.-210.02
INV.-206.74
42 L.F.- 6" PVC SDR. 35 @ S=2.00%
35 L.F.- 10" PVC @ S=2.00%
BUILDING #4 (See Arch.Dwg.'s for Dim.'s) FINISH FLOOR = 214.0
18" DIA. DRAIN BASIN W/ SOLID COVER T.F.-214.5 INV.-211.82
45 L.F.- 30" HDPE @ S=0.32%
D.M.H.- 2C T.F.-212.36 INV.-208.24 (NE) INV.-206.57 (NW,SE)
22 L.F.- 30" HDPE @ S=0.29%
W.O.S.- 2B T.F.-212.06 INV.-206.5
49 L.F.- 30" HDPE @ S=0.44%
32 L.F.- 30" HDPE @ S=0.00%
HDPE C.E.- 2A INV.-206.35
MODIFIED RIP RAP APRON LI-20 FT W1-8 FT W2-16 FT
EMERGENCY SPILLWAY 10' WIDE ELEV.- 211.0
82 L.F.- 24" HDPE @ S=0.26%
HDPE C.E.- 1A INV.-206.35
MODIFIED RIP RAP APRON LI-20 FT W1-8 FT W2-16 FT
HDPE C.E.- 3A INV.-205.71
51 L.F.- 30" HDPE @ S=0.57%
OUTLET CONTROL STRUCTURE TOP OF STRUCTURE-212.0 WIER ELEV.-208.10 24" HDPE-206.0 2E.A.4.5" WOV ORIFICE-206.0
SWALE 1 5 FT WIDE W/ 4:1 SIDE SLOPES
180' UPLAND REVIEW LIMIT
15' R.Y.
Ex.Monitor Well
Eversource 14647
CLBP 14646
CLBP 14434
LN1825
ST1849
LN1810
Flood Zone X
Flood Zone A
Ex.San.Mh. T.F.-210.83 Inv.-201.80
Ex.San.Mh. T.F.-210.24 Inv.-201.36 Inv.-201.23
Ex.San.Mh. T.F.-210.77 Inv.-199.81
Ex.San.Mh. T.F.-210.77 Inv.-200.77 Inv.-199.81
Ex.San.Mh. T.F.-214.03
Ex.San.Mh. T.F.-215.29
Ex.C.B. T.F.-212.52
Ex.C.B. T.F.-210.70 Inv.-209.70
Ex.C.B. T.F.-213.50 Inv.-199.83
Ex.C.B. T.F.-213.50 Inv.-199.83
Ex.C.B. T.F.-213.70
Ex.C.B. T.F.-213.70
Ex.C.B. T.F.-213.70



REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

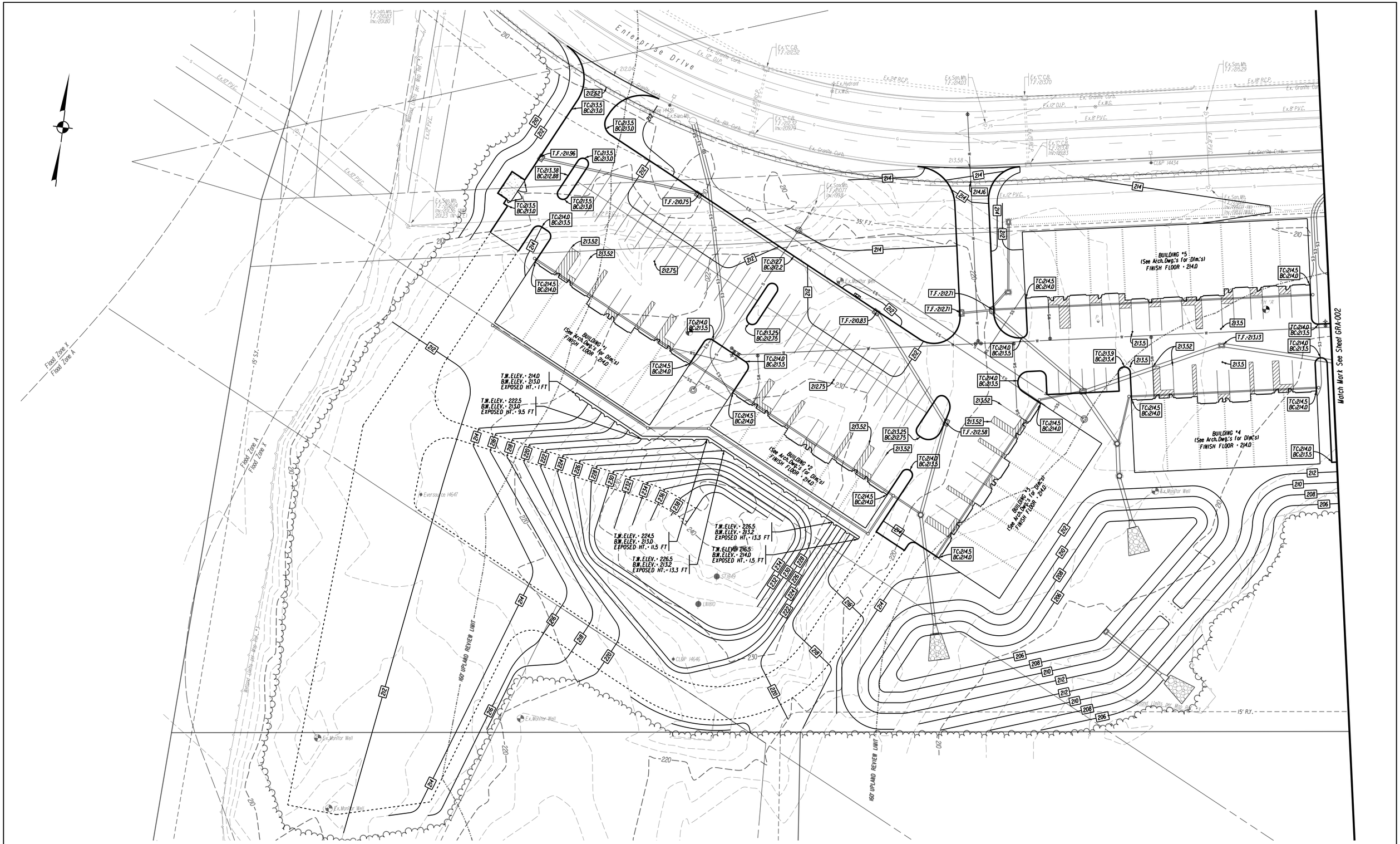
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: UTIL-002

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

SHEET NO.: 8



REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE:

SCALE IN FEET — SCALE 1"=30'

0 30 60

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ENGINEER SIGNATURE/BLOCK:

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JOSEPH M. GREEN
No. PEN.0023
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO. GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO. 9

Match Mark See Sheet GRA-001

Enterprise Drive

Middle Street (Route 229)

BUILDING #6
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

BUILDING #7
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

BUILDING #8
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

Wetland Limits per Map Ref. #3

150' UPLAND REVIEW LIMIT

REV.	DATE	REVISION DESCRIPTION
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SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

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ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026232
LICENSED PROFESSIONAL ENGINEER

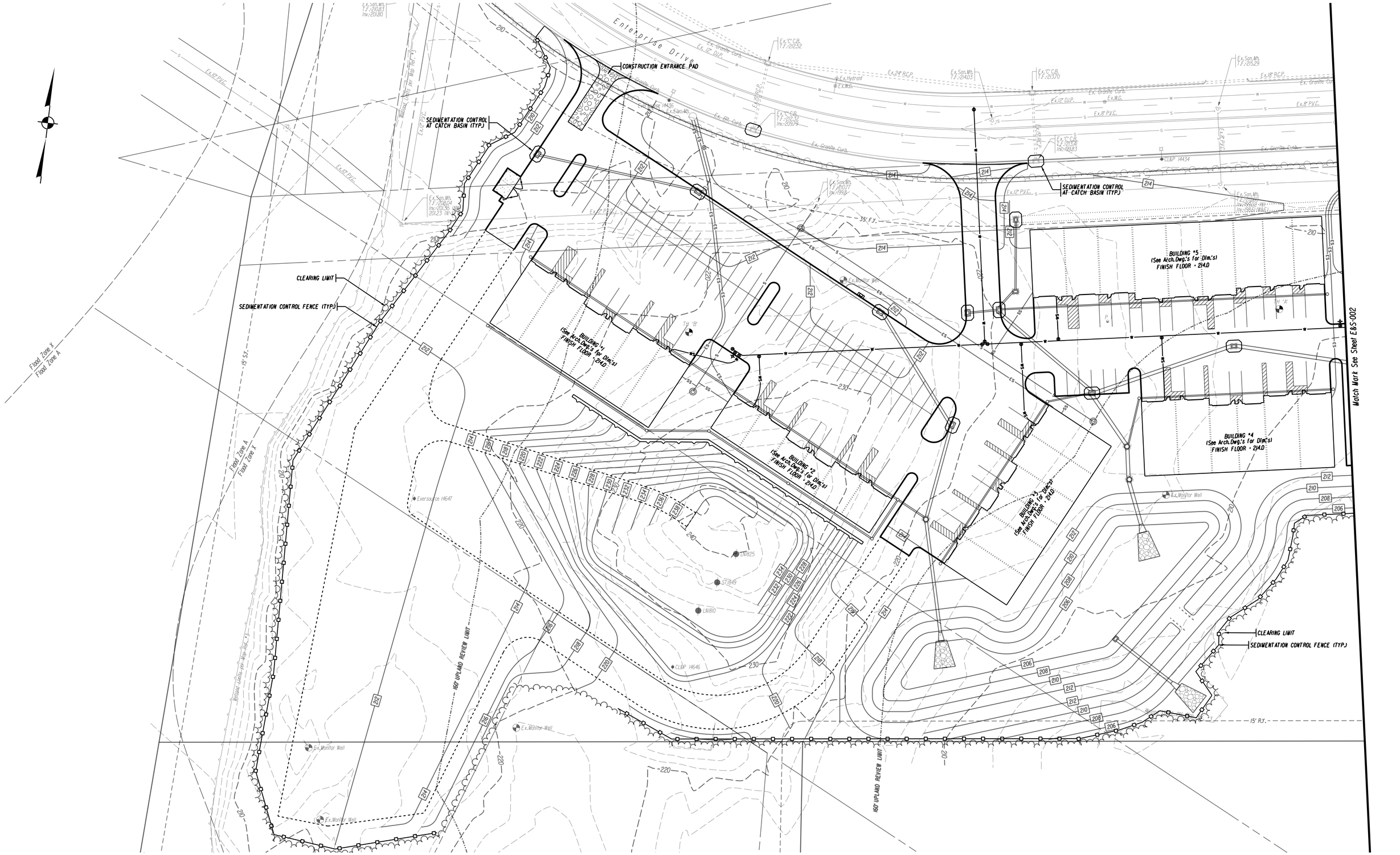
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: GRA-002

DRAWING TITLE: GRADING PLAN

SHEET NO.: 10



REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: SCALE IN FEET 0 30 60 — SCALE 1"=30'

Robert Green Associates L.L.C.
Surveyors and Engineers
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Phone: (860)-589-0135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: E&S-001

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.: 11

Match Mark See Sheet E&S-001

Enterprise Drive

BUILDING #6
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

BUILDING #7
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

BUILDING #8
(See Arch.Dwg.'s for Dim.'s)
FINISH FLOOR = 214.0

SEDIMENTATION CONTROL FENCE (TYP.)

SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)

CLEARING LIMIT

160' UPLAND REVIEW LIMIT

Middle Street (Ct. Route 229)

Wetland Limits per Map Ref. #3

38' F.Y.

15' R.Y.

50' F.Y.

Ex.Monitor Well

Ex.Hydrant

Ex.W.G.

Ex.Bit.Curb.

Ex.Conc.Curb.

Ex.Mailbox

Ex.Sign

Ex.Bit.Driveway

Ex.Utility Pole

Ex.Guy

Ex.Conc.Endwall w/C.L.F.

Ex.Conc.Curb.

Ex.Bit.Apron

Ex.Bit.Curb.

Ex.Bit.Curb.

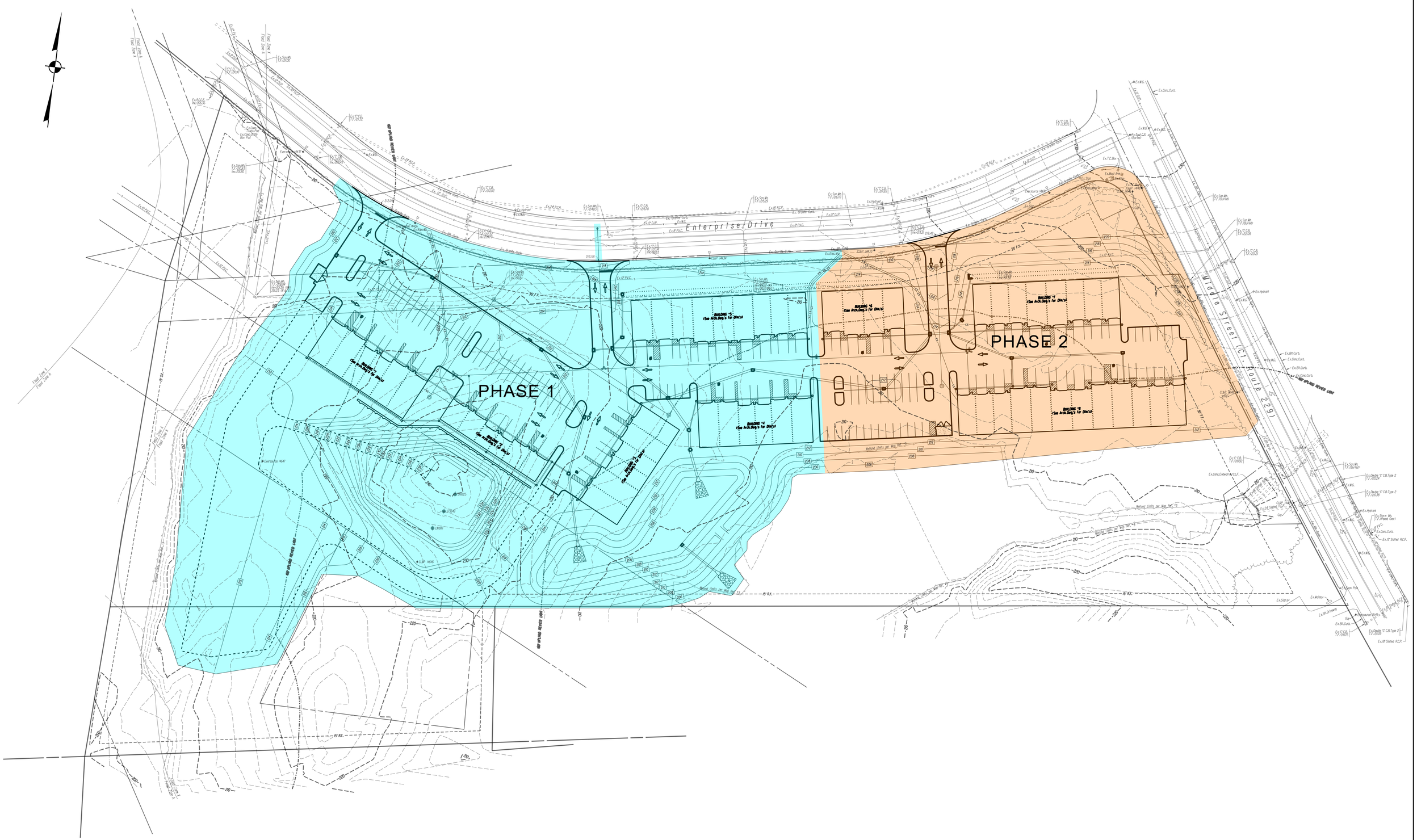
Ex.Conc.Curb.

Ex.Bit.Curb.

Ex.Conc.Curb.

Ex.Bit.Curb.

Ex.Conc



REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE:

SCALE IN FEET 0 50 100 SCALE 1"=50'

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ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN 25 78 79 No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1

DRAWING NO.: PHA-001

DRAWING TITLE: PHASING PLAN

SHEET NO.: 13

Test Hole Data (11-04-2025)

Test Hole A

0-11" Sand FIll
11-16 Orange/Brown Topsoil
16-45 Very Fine Orange/Brown Sandy Loam
45-77 Medium Tan Sand

No Observed Mottling
No Water
No Ledge

Test Hole B

0-14" Red/Brown Medium Sand
14-78 Medium Tan Sand

No Observed Mottling
No Water
No Ledge

Test Hole C

0-54" FIll
54"-58 Original Topsoil
58-70 Coarse Sand
70-80 Light Gray Very Fine Sand

Water at 65"
No Ledge

Test Hole D

0-40" FIll
40"-48 Original Topsoil
48-70 Very Moist Gray Sand

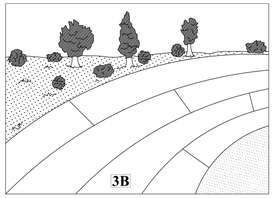
Water at 37"
No Ledge

Percolation Test Data (11-14-2025)

Depth - 28"

2:45	3"
2:48	16"
2:51	Dry

Percolation Rate - Faster Than 1 Min/Inch



REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs),INCLUDING ANY NECESSARY APPLICATION OF LIME,FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm) WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.

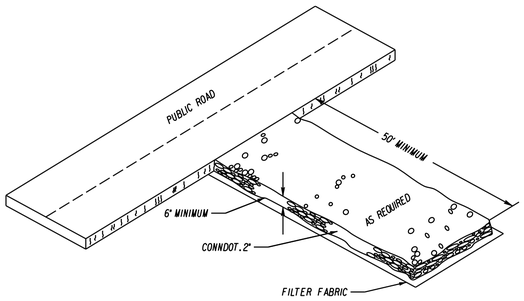
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5"(5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

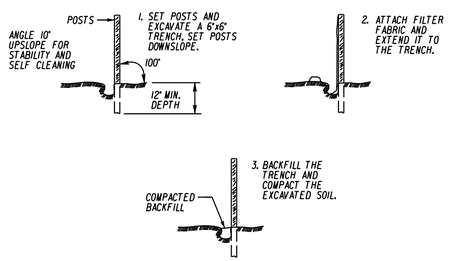
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA,APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS,THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

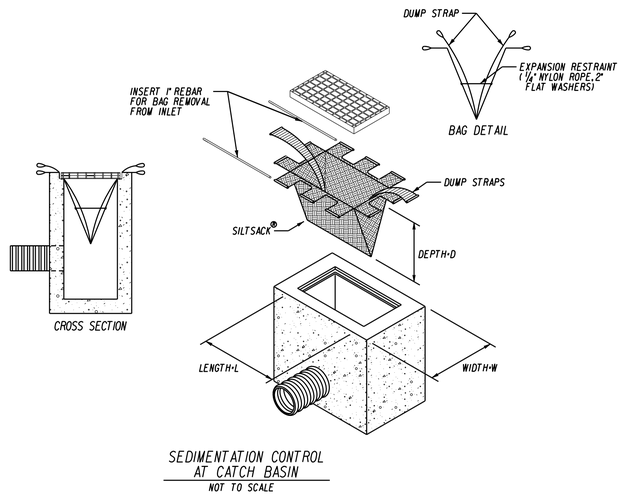
ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE



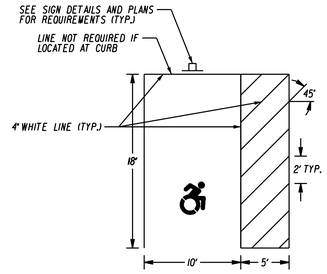
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

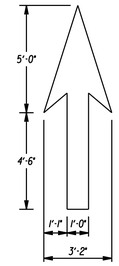


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED** MIN $250.00

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	31-0648		.080

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: AS NOTED

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Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.GO28232 LICENSED PROFESSIONAL ENGINEER

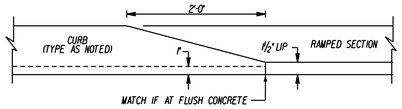
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1

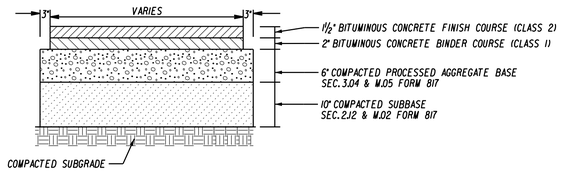
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

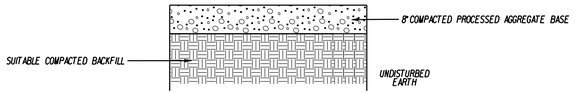
SHEET NO.: 14



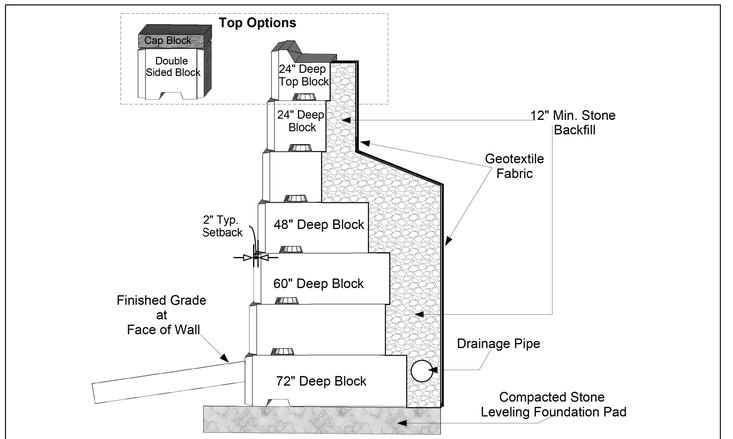
CURBING TAPER
(NOT TO SCALE)



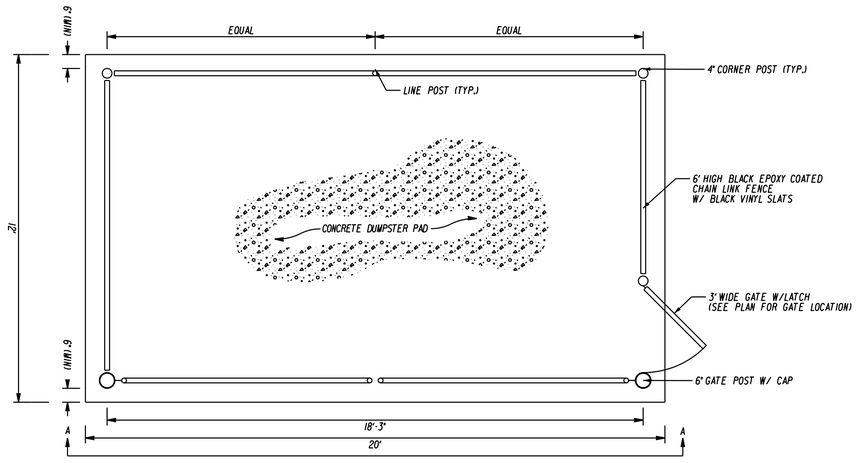
BITUMINOUS CONCRETE DRIVEWAY
AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



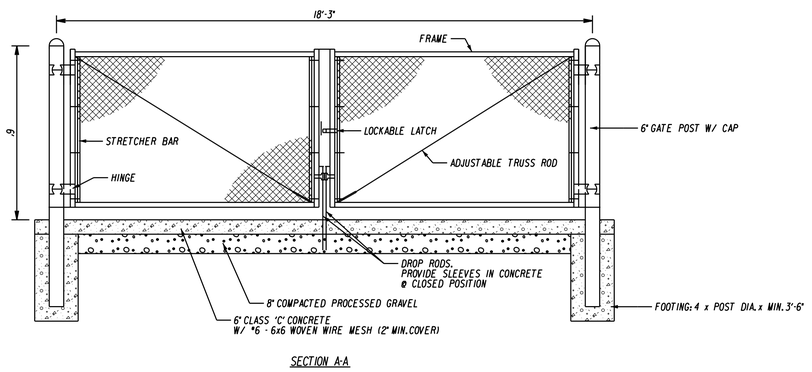
PROCESSED AGGREGATE "GRAVEL" DRIVEWAY
AND OUTDOOR STORAGE AREA SECTION
(NOT TO SCALE)



ATLAS CONCRETE PRODUCTS www.AtlasConcrete.com 65 Burritt St. New Britain CT 06053	800-774-1112 860-224-2244 860-224-2255 Fax	ATLAS CONCRETE PRODUCTS
Atlas Retaining Wall Typical Section		
14' Height Wall		

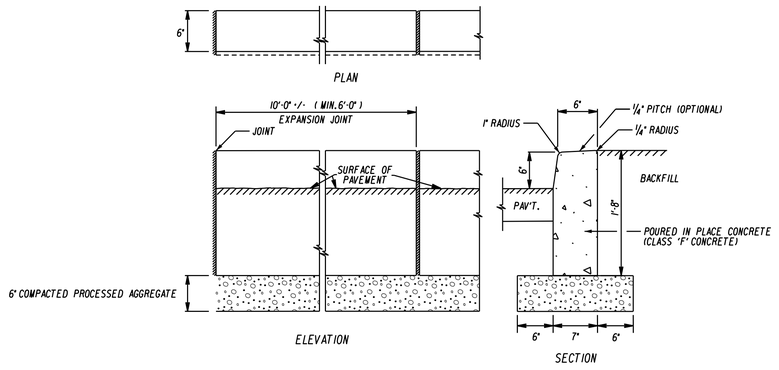


PLAN

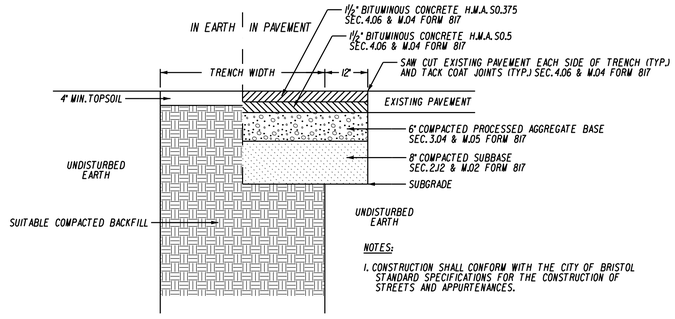


SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



TRENCH RESTORATION DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: AS NOTED

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ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026232 · LICENSED PROFESSIONAL ENGINEER

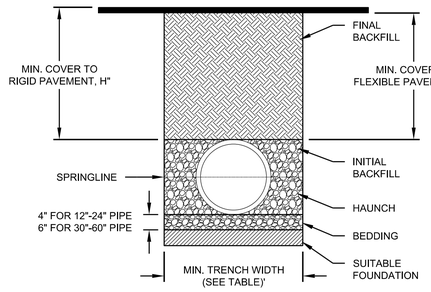
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 15



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

RECOMMENDED MINIMUM TRENCH WIDTHS

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	SURFACE LIVE LOADING CONDITION HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

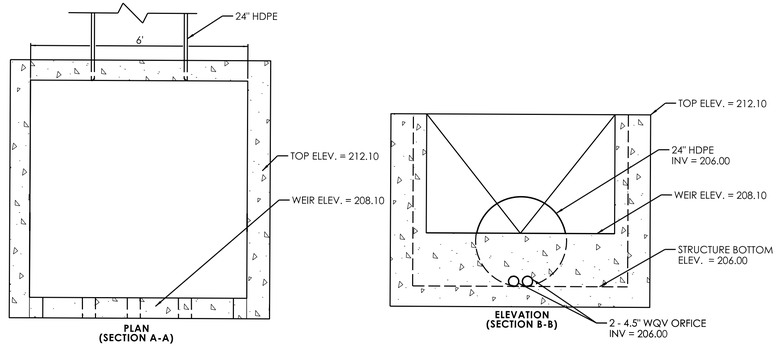
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

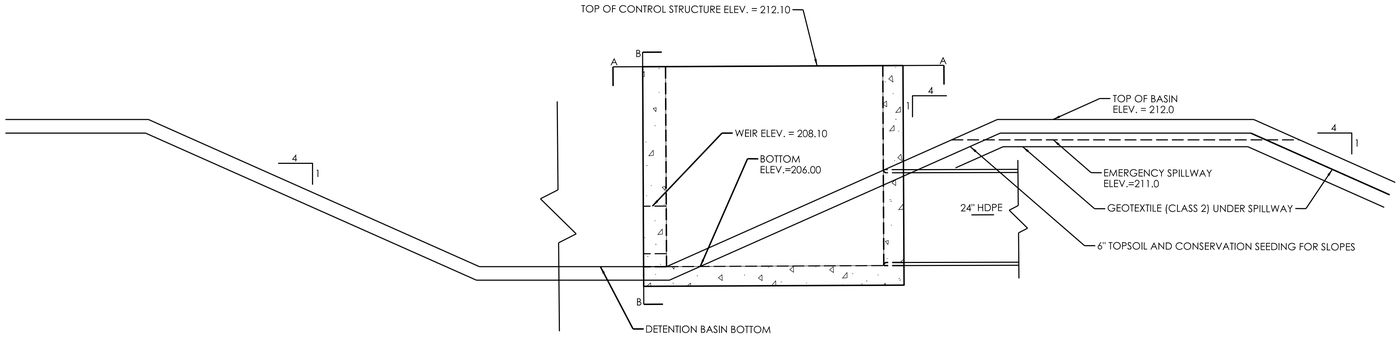
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

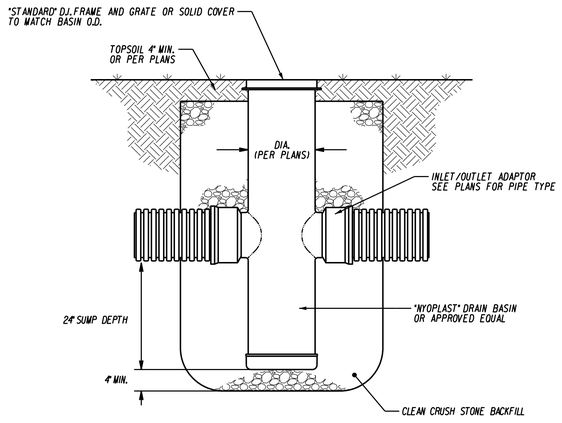
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

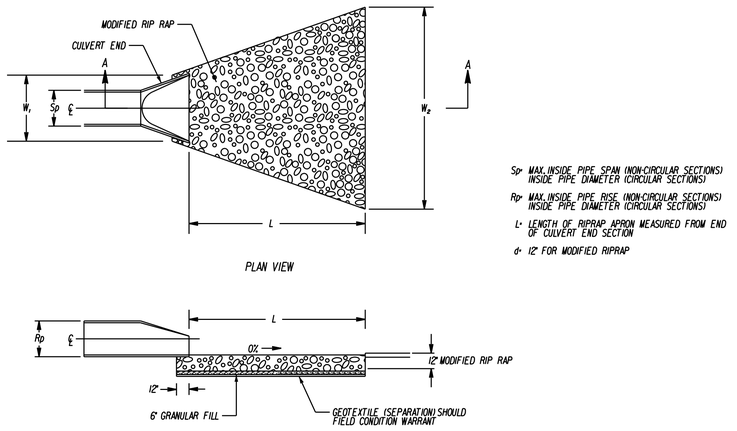




OUTLET CONTROL STRUCTURE
SIDE VIEW ELEVATION

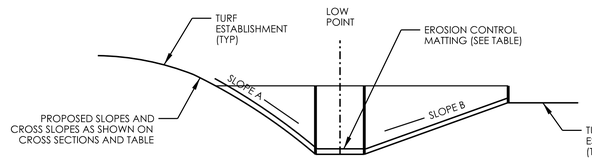


DRAIN BASIN
NOT TO SCALE



Sp= MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
Rp= MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
L= LENGTH OF RIPRAP APRON MEASURED FROM END OF CULVERT END SECTION
d= 12" FOR MODIFIED RIPRAP

MODIFIED RIP RAP APRON
(NOT TO SCALE)



TYPICAL GRASS SWALE WITH TEMPORARY EROSION CONTROL MATTING
NOT TO SCALE

GRASS DITCH SUMMARY						
ID	TEMPORARY EROSION CONTROL MATTING TYPE	SIDE SLOPES		LINEAR WIDTH		
		SLOPE A	SLOPE B	A	B	C
SWALE 1	E	2	2	2	2	2
SWALE 2	E	2	2	2	2	2

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025
SCALE: AS NOTED

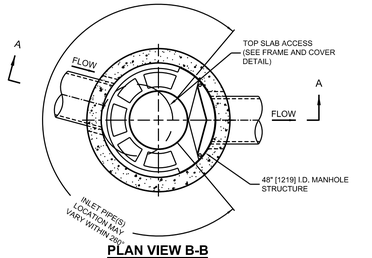
Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

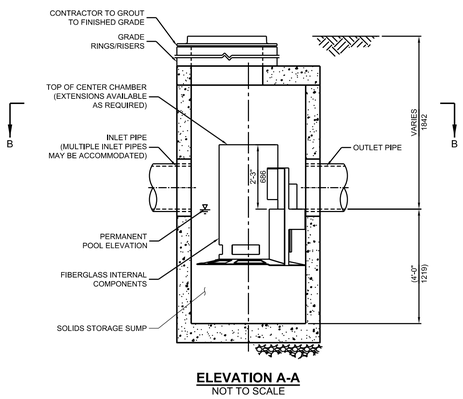
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026920 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1
DRAWING NO.: MISC-003
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS
SHEET NO.: 16



PLAN VIEW B-B
NOT TO SCALE



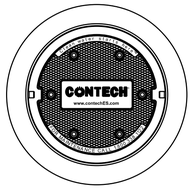
ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

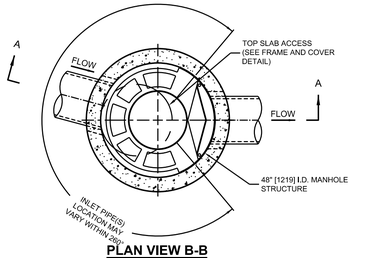
STRUCTURE ID			WQS #1B
WATER QUALITY FLOW RATE (cfs [L/s])			### cfs
PEAK FLOW RATE (cfs [L/s])			### cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			213.77
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	206.57	HDPE	24"
INLET PIPE 2	207.57	HDPE	12"
OUTLET PIPE	206.57	HDPE	24"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

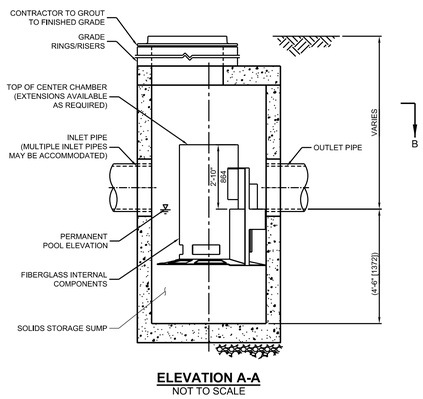
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL



PLAN VIEW B-B
NOT TO SCALE



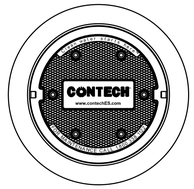
ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS #2B
WATER QUALITY FLOW RATE (cfs [L/s])			### cfs
PEAK FLOW RATE (cfs [L/s])			### cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			212.06
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	206.5	HDPE	30"
INLET PIPE 2			
OUTLET PIPE	206.5	HDPE	30"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
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800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE: OCTOBER 23, 2025

SCALE: AS NOTED

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. P.E.N.0026232
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

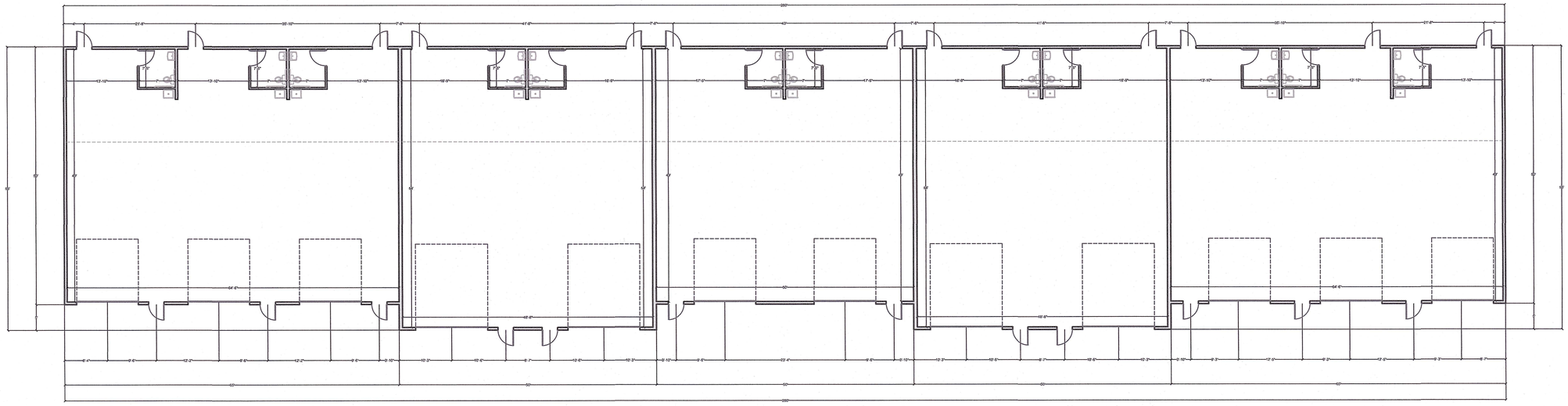
ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1

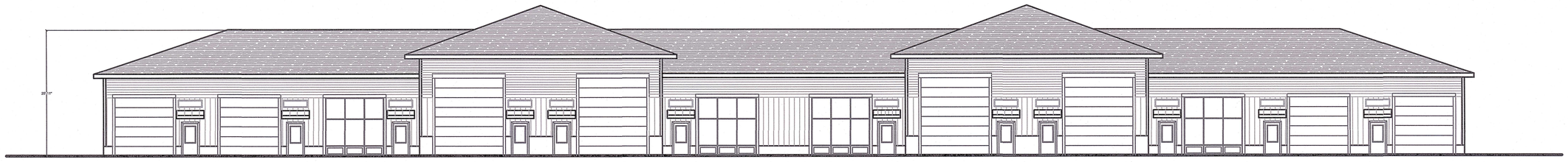
DRAWING NO.: MISC-004

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 17

Elevation Drawings



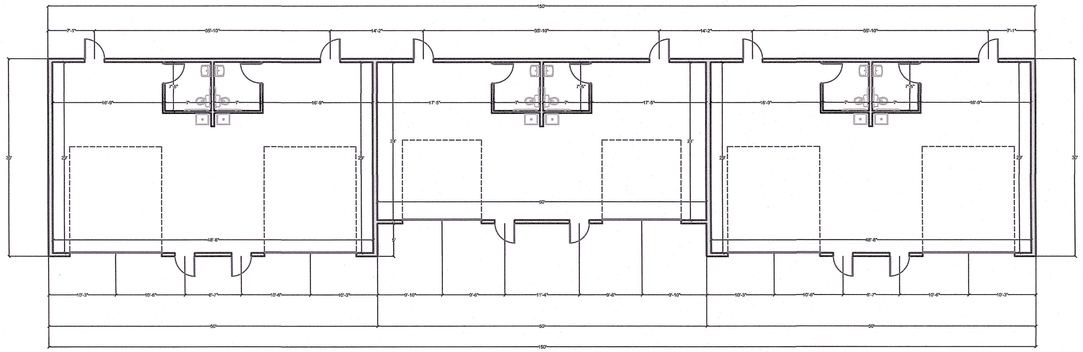


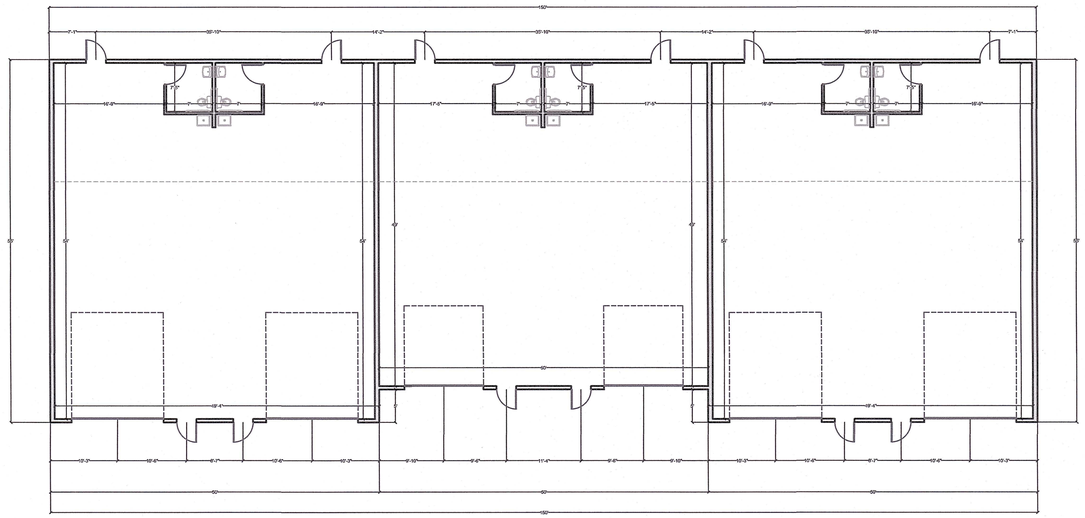
Drawing Title	Scale	
BRISTOL BUSINESS HUB **894 MIDDLE STREET BRISTOL CT** **BUILDING TYPE 1**	$\frac{3}{32}" = 1' - 0"$	225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_CARRIER CONSTRUCTION INC_BRISTOL_894 MIDDLE	Project Number 2024-40	

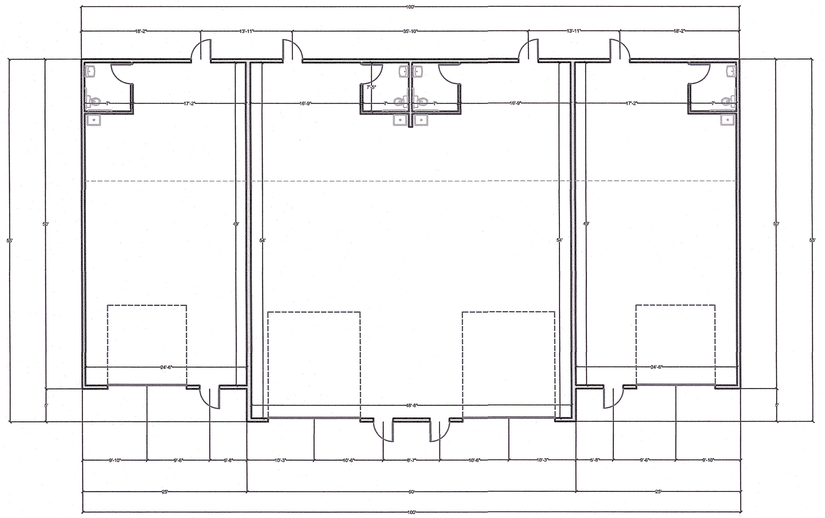
BUILDING BAY DISTRIBUITION

BUILDING TYPE	QUANTITY	24X30 BAYS	24X24 BAYS	24X54 BAYS	24X50 BAYS
BUILDING TYPE 1	1	0	0	4	8

SHEET A.1











Drawing Title	Scale
BRISTOL BUSINESS HUB **894 MIDDLE STREET BRISTOL CT** **BUILDING TYPE 2** **BUILDING TYPE 3** **BUILDING TYPE 4**	$\frac{3}{32}$" = 1' - 0"
DPS_CLIENTS_CARRIER CONSTRUCTION INC_BRISTOL_894 MIDDLE	Project Number 2024-40

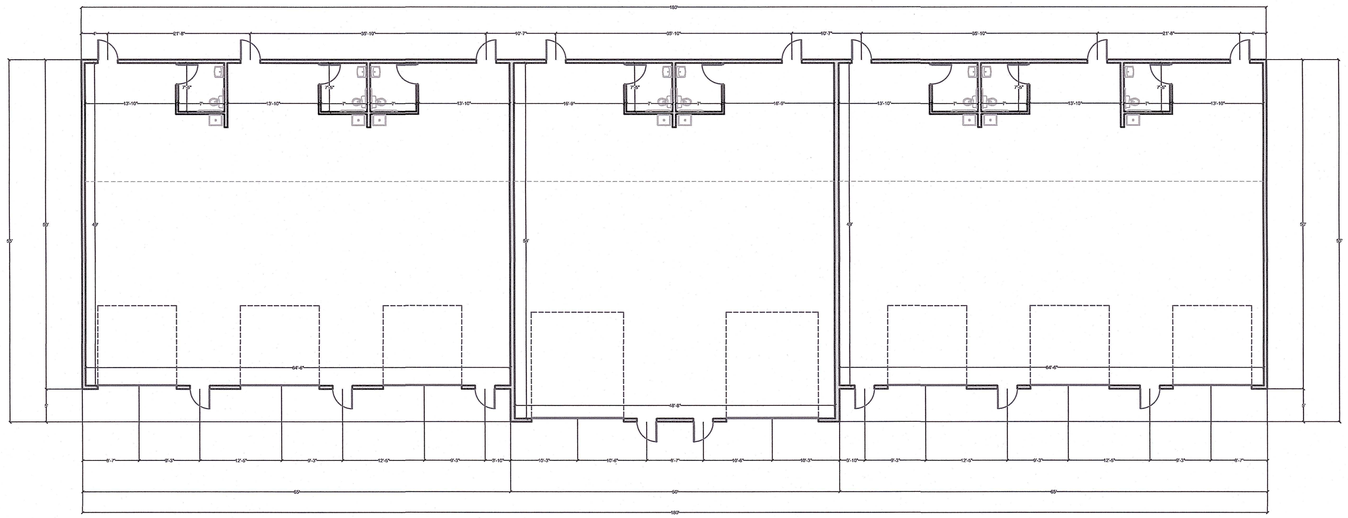
D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268

BUILDING BAY DISTRIBUITION

BUILDING TYPE	QUANTITY	24X30 BAYS	24X24 BAYS	24X54 BAYS	24X50 BAYS
BUILDING TYPE 2	1	4	2	0	0
BUILDING TYPE 3	3	0	0	4	2
BUILDING TYPE 4	1	0	0	2	2

SHEET A.2





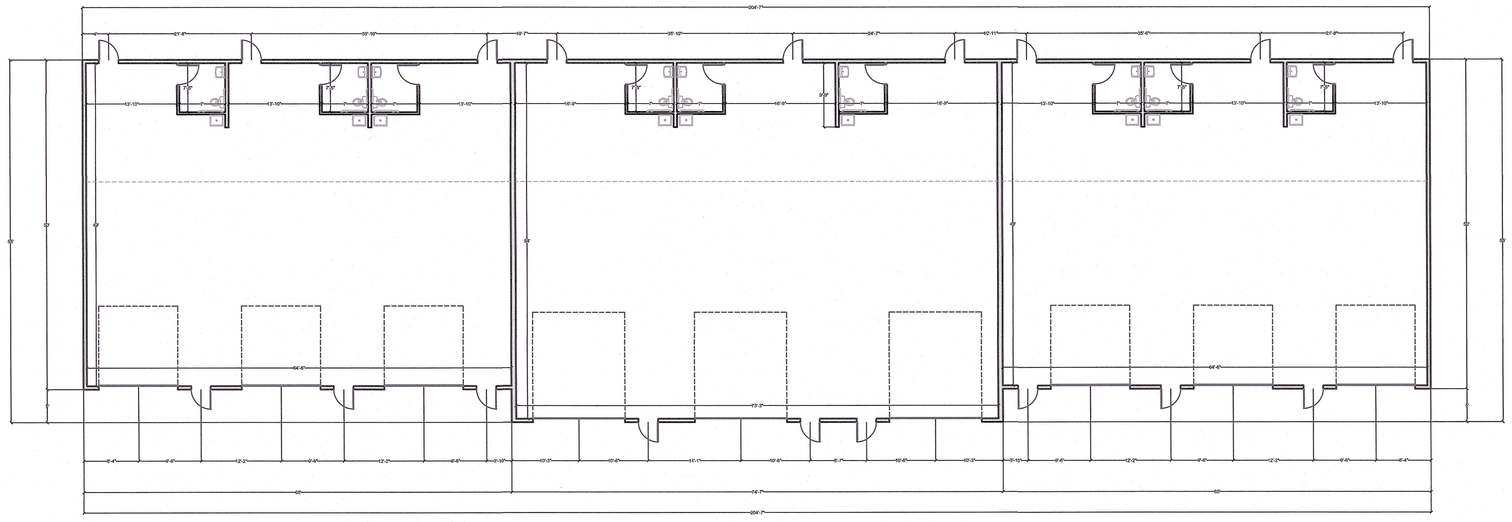
Drawing Title	Scale
BRISTOL BUSINESS HUB **894 MIDDLE STREET BRISTOL CT** **BUILDING TYPE 5**	$\frac{3}{32}$" = 1' - 0"
DPS_CLIENTS_CARRIER CONSTRUCTION INC_BRISTOL_894 MIDDLE	Project Number 2024-40

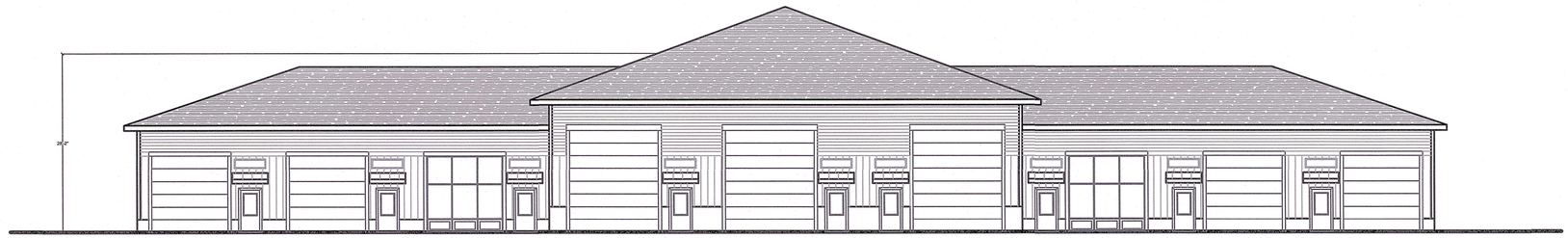
D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268

BUILDING BAY DISTRIBUITION

BUILDING TYPE	QUANTITY	24X30 BAYS	24X24 BAYS	24X54 BAYS	24X50 BAYS
BUILDING TYPE 5	1	0	0	2	6

SHEET A.3





Drawing Title	Scale
Bristol Business Hub **894 Middle Street Bristol Ct** **Building Type 6**	$\frac{3}{32}$" = 1' - 0"
DPS_CLIENTS_CARRIER CONSTRUCTION INC_BRISTOL_894 MIDDLE	Project Number 2024-40

D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268

Building Bay Distribuition

Building Type	Quantity	24x30 Bays	24x24 Bays	24x54 Bays	24x50 Bays
Building Type 6	1	0	0	3	6

SHEET A.4

Application #441

For Office Use Only
APPLICATION NO. 441
DATE FILED: 11/26/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

manufactuirng facility, a [✓] permitted use [ ] Special Permit use

under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 300 Broad Street

Assessor's Map No.: 43 Assessor's Lot No.(s): 100

Zone of the Property: (I) Industrial Size of the Property (in acres or square feet): _____

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/23/25 [ ] no

Other comments: Reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces

Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed future parking.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: 300 Broad Street Property, LLC c/o Armen Boyajian

Address: 534 Hudson Street, Suite 3A City: New York State: NY Zip: 10014

Telephone No.: 212-686-5650 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Armen Boyajian

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only
APPLICATION NO. 441

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 300 Broad Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Rock Emond - SLR

Address: 99 Realty Drive City: Cheshire State: CT Zip: 06410

Telephone No.: 203-271-1773 E-Mail: _____

1/24 - LUO

Narrative

Project Narrative

To: Robert M. Flanagan
City Planner
City of Bristol
1 Hope Street
Bristol, Connecticut 06010

From: Thomas J. Daly, PE
US Manager of Civil & Structural Engineering

Rock Emond
Senior Civil Engineer

SLR International Corporation

Date: January 20, 2026

Project No. 141.16003.00018

RE: Project Narrative
300 Broad Street – Proposed Site Improvements
Bristol, Connecticut

300 Broad Street Property, LLC is seeking to reconfigure existing paved areas on-site to accommodate additional parking spaces for a total of 161 spaces on the main property south of the Pequabuck River. The parking spaces will be distributed across the site based upon the approved variance request parking ratios of application #3812. Furthermore, of those 161 spaces, 75 (or 47%) of those spaces are requested to be "Future Parking Spaces" pursuant to Section 13.5 of the City of Bristol Zoning Regulations and to be built at a later date if they are so deemed necessary for use by the owner/applicant. Additional improvements include the construction of two 45' wide drive-in-doors to Building A, expansions of two loading docks by 1 bay at Building A and multiple stormwater/floodplain compensation areas for the proposed and future parking improvements. The plans have been reviewed by and approved by the City of Bristol Inland Wetlands and Watercourses Commission acting in their capacity as the wetlands and floodplain authority on December 1, 2025.

Please do not hesitate to contact me at (203) 271-1773 should you have any questions regarding this matter.

Very truly yours,

SLR INTERNATIONAL, INC.

Thomas J. Daly, PE
Manager of Civil & Structural Engineering

Rock Emond
Senior Civil Engineer

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Application #441

Drainage Report

SLR

Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:
Armen Boyajian

300 Broad Street Property, LLC
534 Hudson Street, Suite 3A
New York, NY 10014

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025

Hyperlink for Full Report

https://www.bristolct.gov/DocumentCenter/View/50532/Drainage-Report_300-Broad

Making Sustainability Happen

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

IWWA Application #2062 Approval

City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

CERTIFIED MAIL

December 2, 2025

300 Broad Street Property, LLC
c/o Armen Boyajian
534 Hudson St., Suite 3A
New York, NY 10014

RE: Application #2062 - Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.

Dear Applicant,

The Inland Wetlands & Watercourses Agency of the Conservation Commission at its meeting held on December 1, 2025, voted to deem the applicant a non- significant activity and approved Application #2062 with standard stipulations.

1. Standard stipulations 1 through 21 (attached.)
2. The plans were approved based on the maps dated November 26, 2025.
3. The fence shall be moved outside the floodway.

Please send two copies of the final plans to the Engineering Department, ATTN: Zachary Norton, after which one stamped approved plan will be returned to you.

The Commission also voted to recommend to the Zoning Commission to endorse the deferment of the parking if not needed would be a positive aspect for the property.

This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activities on the site.

City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

Should you have any further questions or comments, please contact the Land Use Office at 860-584-6225.

Sincerely,

William Stango, P.E.
City Engineer, Public Works Department
WS/nk

C: Armen Boyajian (via e-mail)
Robert Green Associates, LLC (via e-mail)
Zoning Commission
Raymond Rogozinski, P.E., Director of Public Works (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)
Andrew Armstrong, Assistant City Planner (via email)
Anthony Lorenzetti, P.E. (via e-mail)
Attorney Timothy Furey

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer (IWEO) shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.

2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.

3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.

4. This permit shall not be transferable without the written consent of the Department of Public Works – Engineering Division. Prior to the Transfer of the permit a new application from the applicant shall certify in writing that they are familiar with all the permit conditions and shall comply accordingly. Said transfers shall be reported to the commission by the DPW Engineering Division on a routine (monthly) basis.

5. In evaluating this application, the 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. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.

7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.

8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.

9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.

11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.

12. All siltation and sedimentation control measures shall be removed once all upgradient site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.

13. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.

14. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Conservation Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Conservation Easement". Signs shall be installed prior to any activity and maintained in perpetuity.

15. Conservation easement language shall be submitted for City's review prior to recording. Conservation easement shall include provisions for restrictions of fertilizers, pesticides, and herbicide use in and adjacent to conservation easement, unless related to an approved invasive species management plan.

16. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
    a. Contact IWEO (584-6116)
    b. Clearly designate limits of construction.
    c. Install conservation easement signs (if required)
    d. Install erosion control measures
    e. Install storm drainage (At a minimum, all retention and detention areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediments must be removed from the storage area prior to final grading and stabilization.)
    f. Construct regulated activity in accordance with approved plan
    g. Once stabilized, remove erosion control measures

17. Where mitigation is proposed, areas shall be planted prior to any of the following events (whichever comes first); issuance of the first certificate of occupancy, use of the infrastructure for its intended use, or transfer of the responsibility for operation and maintenance to the City or other responsible entity.

18. Stabilization shall be initiated as soon as practicable in portions of site where construction activities have temporarily or permanently ceased, but in no more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

19. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any final operation or maintenance documents, shall be submitted to the City for approval. Deed restrictions, easements and other operation and maintenance documents which require recordation must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by the City, final operation and maintenance documents shall be submitted when the maintenance operation is accepted by the City. Failure to submit the appropriate documents will result in the Permittee remaining liable for carrying out maintenance and operation of the permitted system.

20. Each phase of independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located in the area served by that portion or phase of the system. Each phase of independent portion of the system must be completed in accordance with the permitted plan and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to the City or responsible entity.

21. The roof leaders from the proposed construction shall be connected to a water quality/groundwater recharge system, designed for site-specific groundwater and soil conditions, in accordance with CT Stormwater Quality Manual, as approved by the Engineering Department.

Application #441

Site Plan Comments 2/18/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS
Application #441

SITE PLAN: Site Plan improvements and reconfiguration of an existing site at 300 Broad Street, Assessor's Map 43, Lot 100; I (General Industrial Zone; 300 Broad Street LLC c/o Armen Boyajian, applicant.
Plans Dated: October 23, 2025; Date of Committee Review: December 30, 2025 (first review)
Plans Dated: January 20, 2026; Date of Committee Review: 1/28/26 (second review) (2/17/26 Eng.)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The plan set does not provide any outdoor lighting as required under section 11.2 of the zoning regulations, not some lighting details are provided in the plan set.

   1/21/26 Applicant Response – The existing lighting has been determined to be adequate for the majority of the site, additional building mounted lighting along north drive will be constructed if the future parking is determined to be required to be built.

   2/17/26 City Response – I do not see any existing lighting shown on SLR's plan set nor do I see a photometric plan analyzing the existing system. The applicant shall provide documentation to support existing lighting to be adequate.

2. Include the relocated fence that will now be outside the floodway as per the conditional Inland Wetlands and Conservation Commission approval.

   1/21/26 Applicant Response – Fence line adjusted on the revised plans.

   2/17/26 City Response – No Further Comment.

CITY PLANNER (Robert Flanagan):

1. Provide a written narrative that explains all proposed changes.

   1/21/26 Applicant Response – See attachment.

   1/28/26 City Response – Comment addressed.

2. Indicate one-way or two-way traffic throughout site. Provide appropriate signage and painted directional arrows.

   1/21/26 Applicant Response – Painted directional arrows have been added throughout the site to indicate two-way traffic.

   1/28/26 City Response – Comment addressed.

3. North of Building A, a row of 13 parking spaces is shown and labeled as 4 future parking spaces. Please clarify.

   1/21/26 Applicant Response – The callout for those spaces has been updated to accurately reflect the number of spaces, 13, in that area of proposed future parking.

   1/28/26 City Response – Comment addressed.

4. 18 new proposed parking spaces are shown at Building B. 6 feet of separation is required from spaces to the building. A review of a recent aerial shows bituminous concrete is in extremely poor condition.

   1/21/26 Applicant Response – The location of the 18 new proposed parking spaces shown at Building B has been updated to now include a 6' separation between building and parking. See revised plans.

   1/28/26 City Response – Comment addressed.

5. Provide stop signs and stop bars for vehicles turning the corners around Building B.

   1/21/26 Applicant Response – Stop bars and stop signs have been added as noted, see revised plans.

   1/28/26 City Response – Comment addressed.

6. Provide details of how 28 parking spaces will be accessed inside the building. It appears the first space inside may conflict with the operation of the loading dock. Will these internal parking spaces be accessible 24 hours per day?

   1/21/26 Applicant Response – The internal parking spaces are located adjacent to the at grade overhead doors, they will enter through the overhead drive-in-door into the building.

   1/28/26 City Response – Comment addressed.

7. The proposed parking spaces are only 47% of the parking required. A reduction of up to 50% of the required spaces may be granted by the Commission.

   1/21/26 Applicant Response – The applicant is seeking a reduction of 47% of the required parking spaces to be allocated as "future parking".

   1/28/26 City Response – Comment addressed.

8. It appears all proposed ADA spaces are shown at Building A. Why are there no ADA spaces proposed for Buildings B and C?

   1/21/26 Applicant Response – An ADA space has been added to the proposed parking lot outside Building C.

   1/28/26 City Response – Comment addressed.

9. Provide Photometric diagram for review.

   1/21/26 Applicant Response – The existing lighting has been determined to be adequate for the majority of the site, additional building mounted lighting along north drive will be constructed if the future parking is determined to be required to be built, subsequently a photometric plan will be provided prior to building permit of those spaces.

   1/28/26 City Response – Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments received.

2. (ZEO) What are the new proposed uses?

   1/21/26 Applicant Response – No changes in use at this time.

   1/28/26 City Response – Comment addressed.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Will there be at least 6 ADA spaces?

   1/21/26 Applicant Response – An ADA space has been added to the parking lot outside Building C. Total ADA spaces across the site now total 6.

   1/28/26 City Response – PD is satisfied with that response and has no further comments.

FIRE MARSHAL (Kristopher Lambert):

1. How will the Fire Department access the proposed security gate?

   1/21/26 Applicant Response – The existing gated entry is currently open to all, but shall be removed as part of the revised plans.

   1/28/26 City Response – Comment addressed.

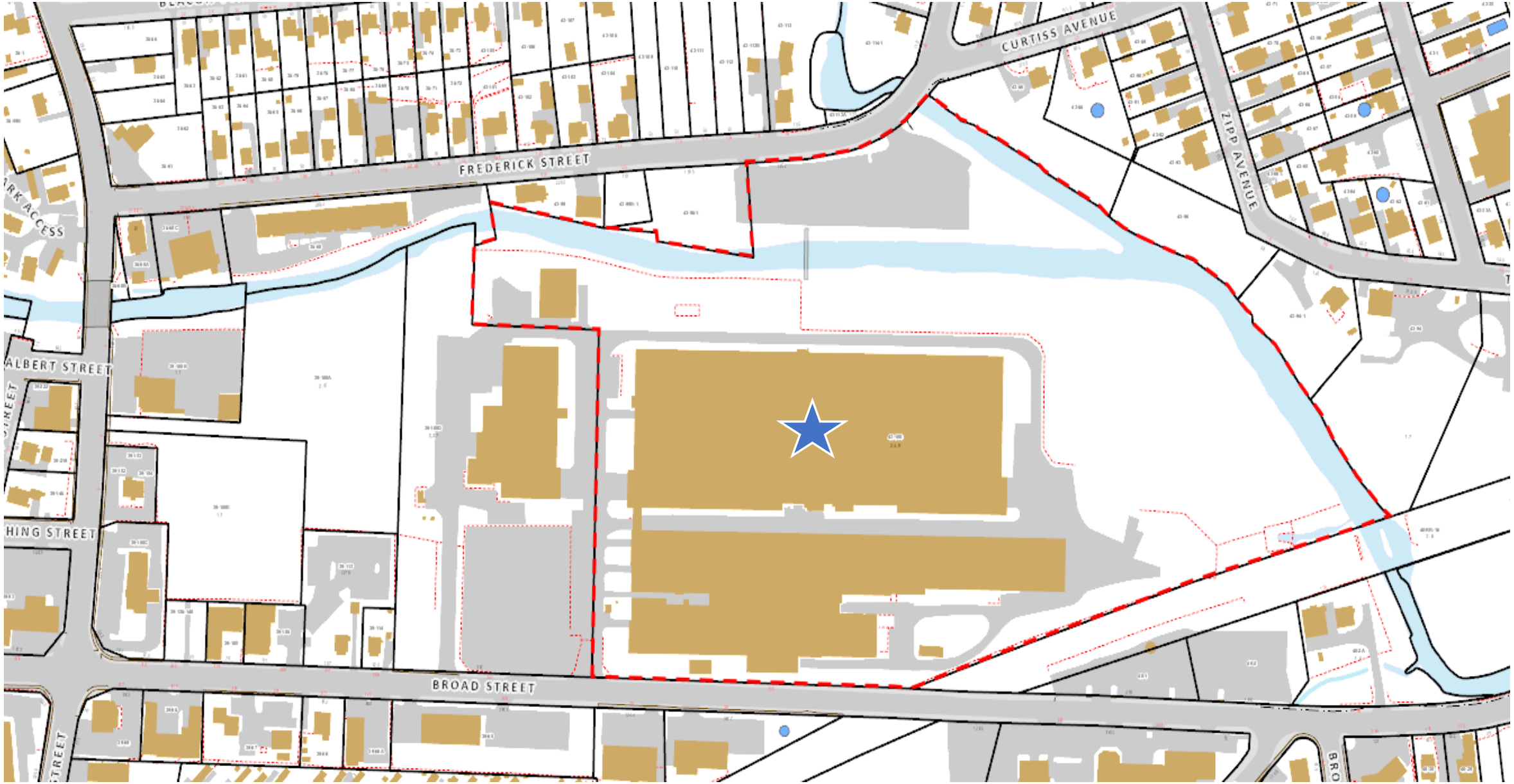
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. This plan does not call for any changes to Water or Sewer so Bristol Water and Sewer have no comment at the time.

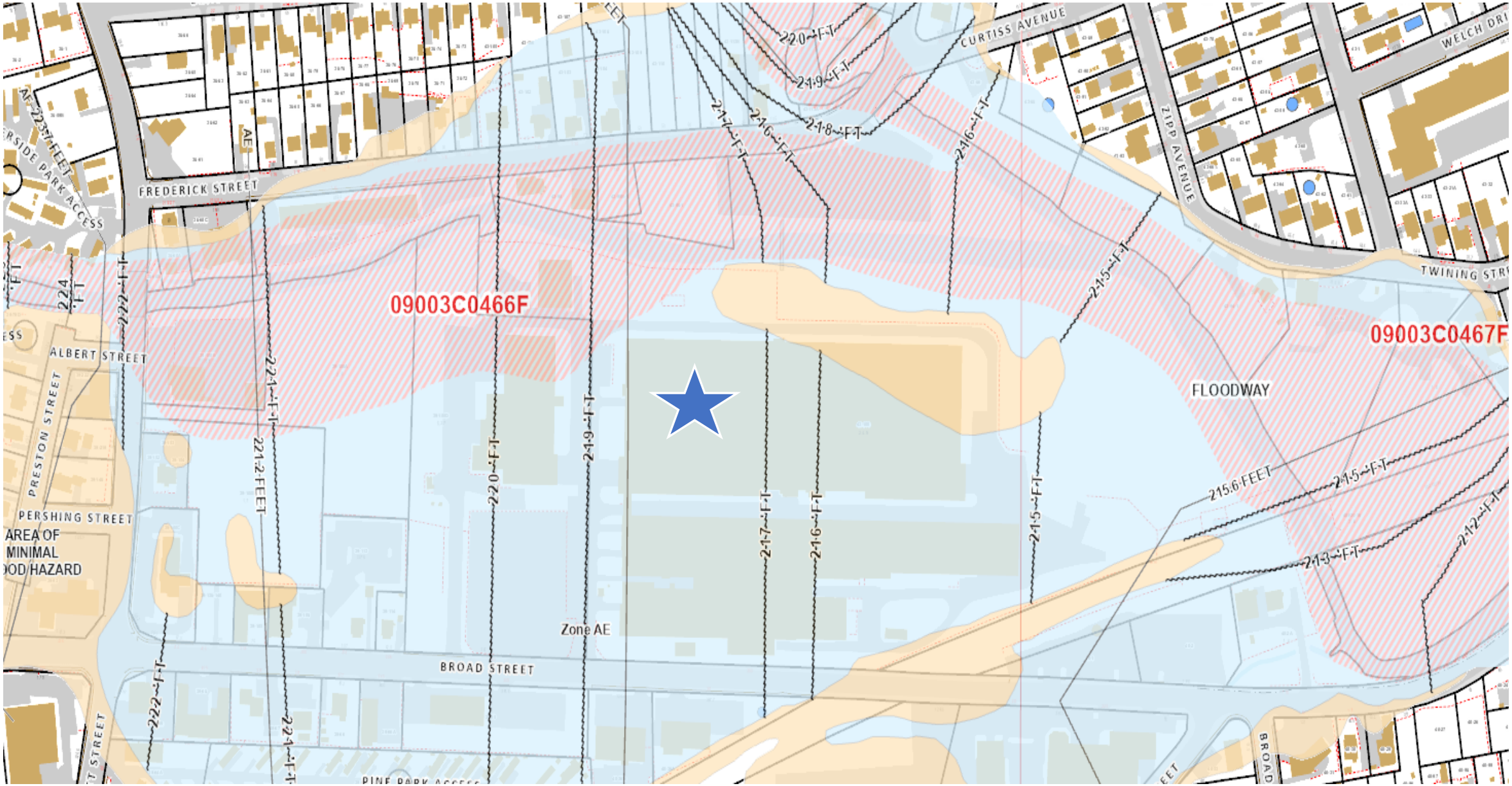
   1/21/26 Applicant Response – Comment noted.

   1/28/26 City Response – No comments.

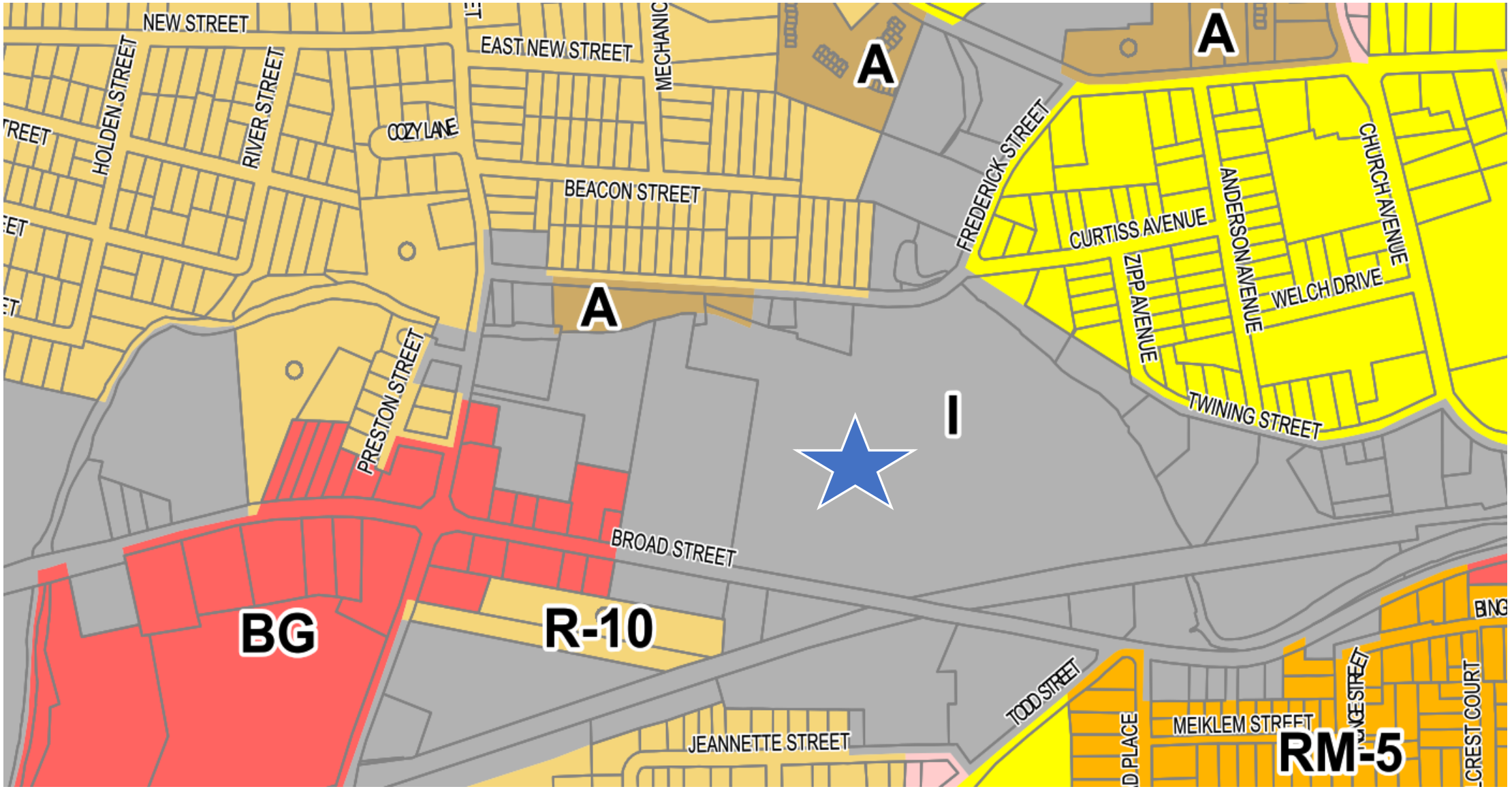
GIS Maps and Photos



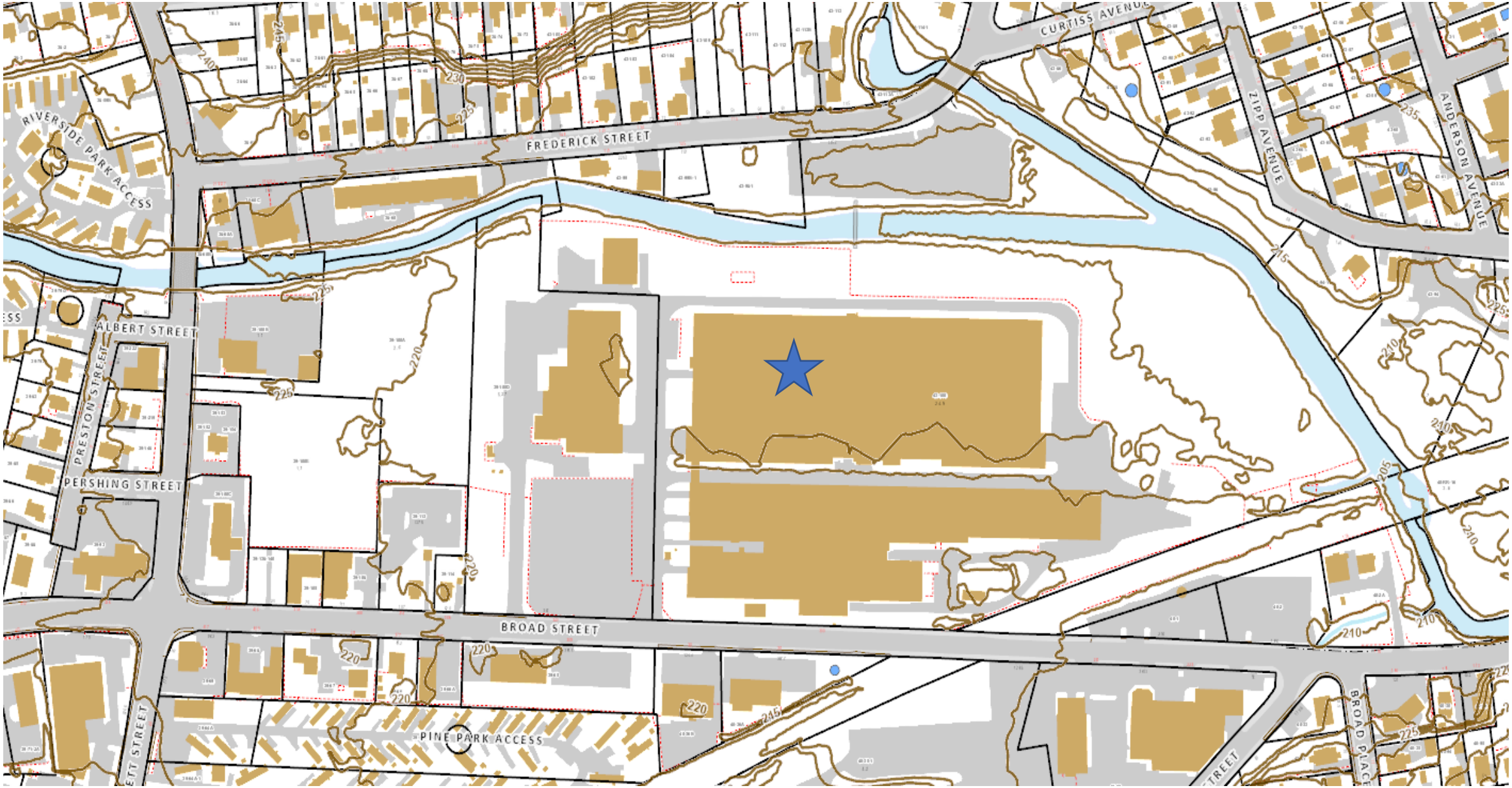
300 Broad St – Location
Map 43 Lot 100



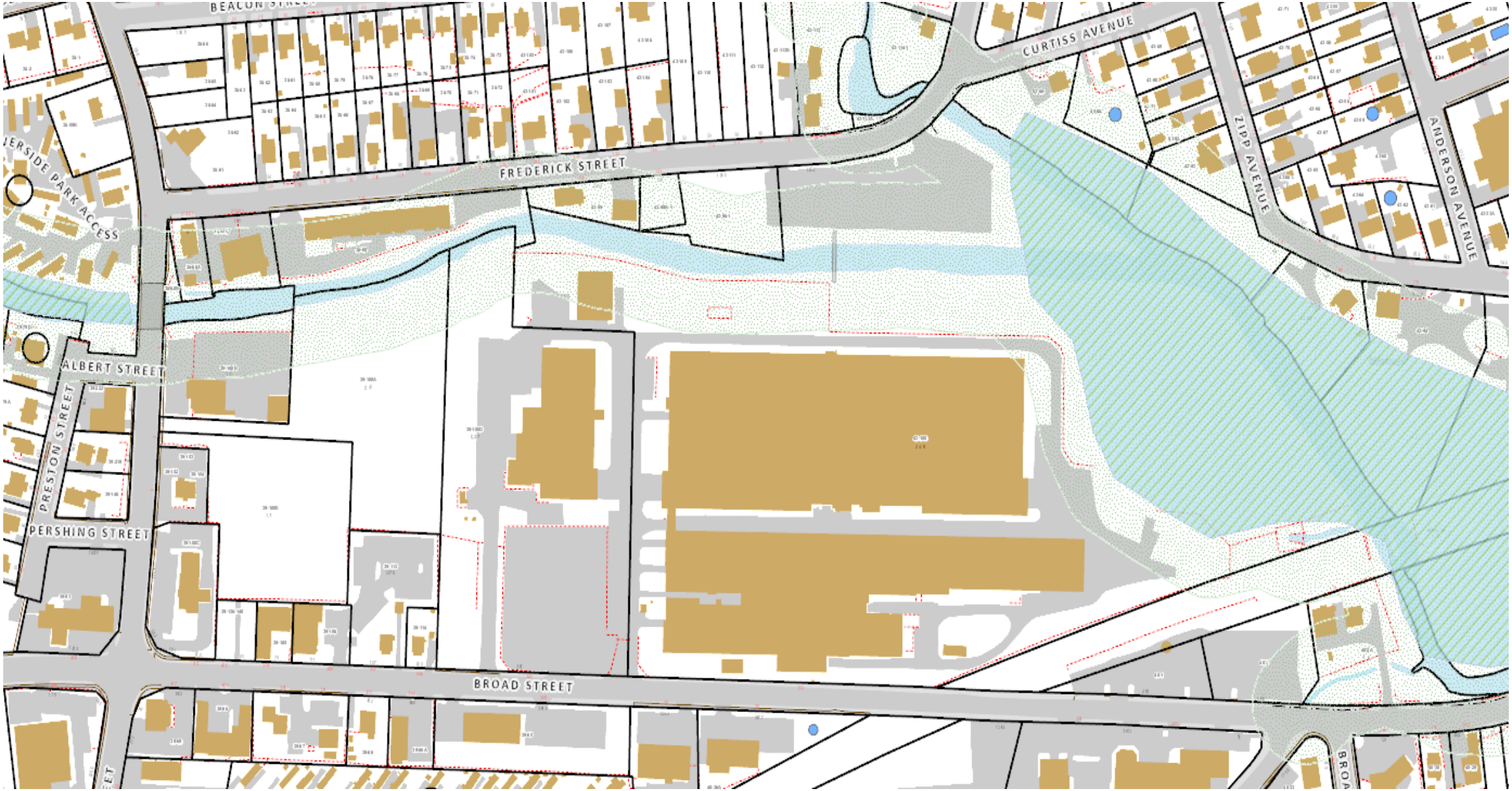
300 Broad St – Floodplain
Map 43 Lot 100



300 Broad St – Zoning
Map 43 Lot 100



300 Broad St – Topography
Map 43 Lot 100



300 Broad Street – Inland Wetlands/Upland Review
Map 43 Lot 100



300 Broad St – Aerial 2023
Map 43 Lot 100



300 Broad St – Google Earth
Map 43 Lot 100



300 Broad St – Google Earth
Map 43 Lot 100

Site Plan

Rev. 1/20/26

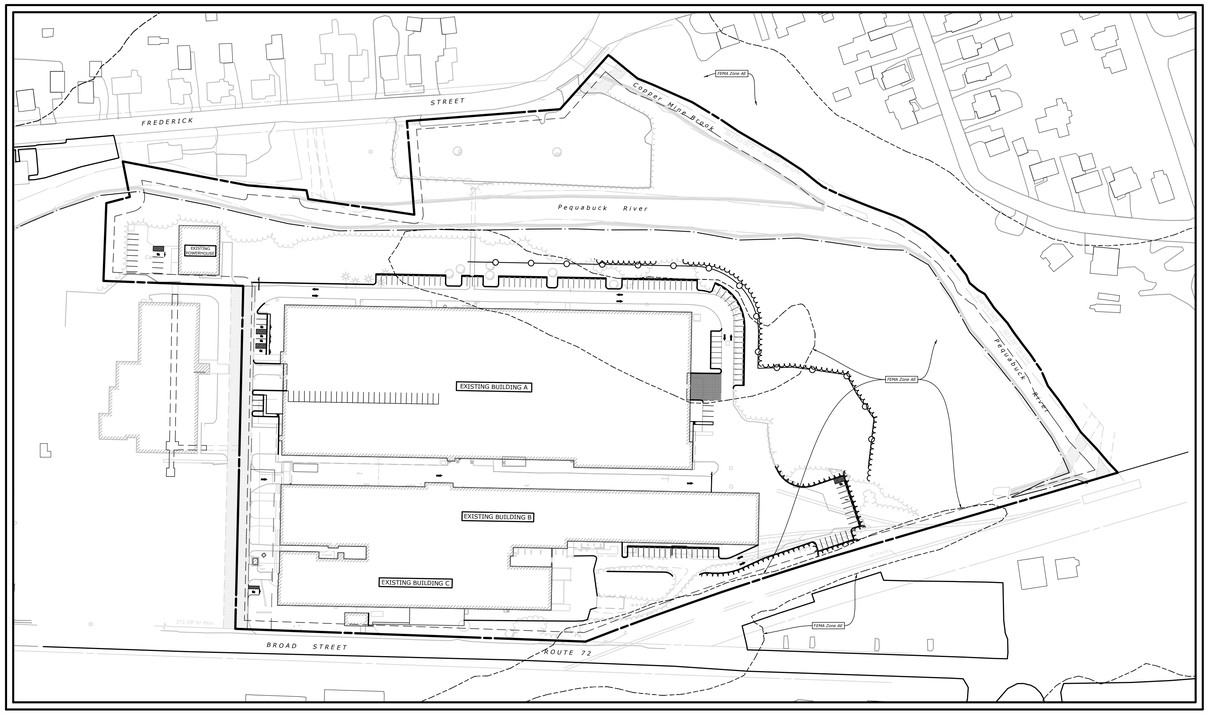
PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

20363.00001
OCTOBER 23, 2025
REVISED: NOVEMBER 26, 2025 (CITY COMMENTS)
REVISED: JANUARY 20, 2026 (CITY COMMENTS)

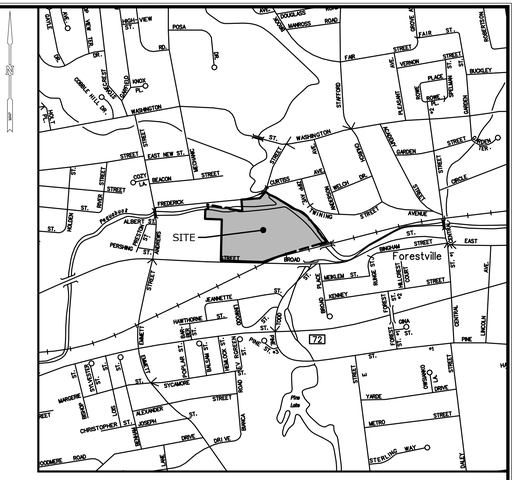
GENERAL NOTES:

1. PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL CORPORATION
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988)
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
6. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL
8. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, OR AS SHOWN ON THE PLANS.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
10. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
11. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
12. ALL SIDEWALK RAMPS SHALL BE DESIGNED IN ACCORDANCE WITH ADA REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION. THE PLANS SHALL INCLUDE HANDICAP RAMP DETAILS, AND THE SPECIFIC RAMP TYPE SHOULD BE CALLED OUT AT EACH RAMP. SEE CONNDOT STANDARD SIDEWALK RAMP DETAILS.
13. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL,THE CITY OF BRISTOL REQUIREMENTS, THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 AND ADDENDUMS, AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL PERFORM IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
14. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL UTILITY, STATE, AND CITY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
15. CONTRACTOR TO PROVIDE AS-BUILT SURVEY BY A CT LICENSED LAND SURVEYOR TO THE CITY OF BRISTOL PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.
16. APPLICATION #3811 - VARIANCE REQUEST FOR MINIMUM REAR YARD AND MINIMUM SIDE YARD WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
17. APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
18. SITE ACTIVATES LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN PER DFIRM PANELS 09003C0466F AND 09003C0467F EFFECTIVE 9/26/2008.



PROJECT SITE VICINITY MAP:

0' 60' 120'
0 1/2" 1"



LOCATION MAP:

0' 500' 1000'
0 1/2" 1"

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
70	MAJOR CONTOUR	100
68	MINOR CONTOUR	98
× 70.5	SPOT GRADE	+ 70.5
	TREE LINE	
	TREE/ SHRUB	
	STONEWALL	
	SITE LIGHT	
	HYDRANT	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	CATCH BASIN	
	MANHOLE/YARD DRAIN	
SAN	SANITARY SEWER W/MANHOLE	SAN
	STORM DRAIN	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
ETC	ELECTRIC, TELEPHONE, CABLE	ETC
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	GUARD RAIL	
	CHAIN LINK FENCE	
	WATERCOURSE	
	WETLAND	

PARKING GENERATION

	BUILDING AREA	TOTAL REQUIRED PARKING*	TOTAL PROPOSED PARKING	PARKING RATIO
BUILDING A	174,974 SF	88 SPACES	37 SPACES	0.5 SPACES/1000 SF
BUILDING B	78,627 SF	40 SPACES	34 SPACES	0.5 SPACES/1000 SF
BUILDING C	43,173 SF	22 SPACES	0 SPACES	0.5 SPACES/1000 SF
POWERHOUSE	5,631 SF	11 SPACES	11 SPACES	1.97 SPACES/1000 SF
FUTURE PARKING SPACES		50% MAX,	75 SPACES (47%)	
TOTAL PARKING SPACES		161 SPACES	161 SPACES	

*APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.

GENERAL INDUSTRIAL ZONE (I)

	REQUIRED	PROPOSED
LOT AREA (SF)	25000	1,010,600
MIN FRONTAGE (FT)	N/A	NO CHANGE
MIN LOT WIDTH (FT)	100	NO CHANGE
FRONT SETBACK (FT)	15	NO CHANGE
SIDE SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE
REAR SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	90	47.2
MAX BUILDING COVERAGE (%)	50	NO CHANGE

811 Know what's below. Call before you dig. www.cbyd.com

PREPARED FOR:

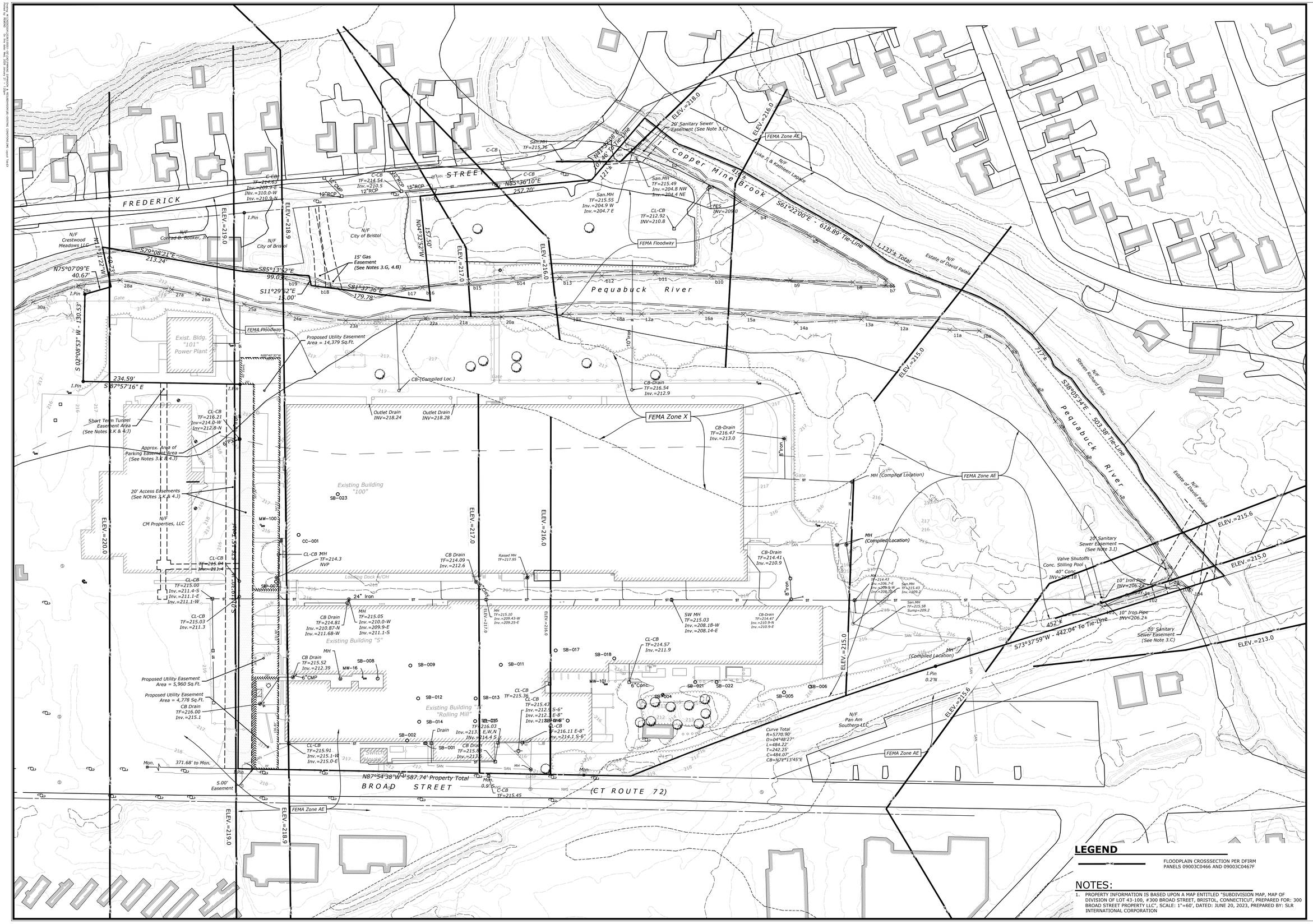
ARMEN BOYAJIAN
300 BROAD STREET PROPERTY, LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014

PREPARED BY:

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	IN	INDEX PLAN
04-05	LA-1, LA-2	SITE PLAN - LAYOUT AND LANDSCAPING
06-07	GR-1, GR-2	SITE PLAN - GRADING
08-09	UT-1, UT-2	SITE PLAN - UTILITIES
10-11	SE-1, SE-2	SEDIMENT AND EROSION CONTROL PLAN
12	SE-3	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
13-14	SD-1 - SD-2	SITE DETAILS
15	--	PROPERTY & TOPOGRAPHIC SURVEY



LEGEND

FLOODPLAIN CROSSSECTION PER DFIRM PANELS 09003C0466 AND 09003C0467F

NOTES:

1. PROPERTY INFORMATION IS BASED UPON A MAP ENTITLED "SUBDIVISION MAP, MAP OF DIVISION OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 20, 2023, PREPARED BY: SLR INTERNATIONAL CORPORATION

N
W E
S

0' 30' 60'
0 1/2" 1"

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DESCRIPTION	DATE	BY
CITY COMMENTS	11/20/2025	LCD

EXISTING CONDITIONS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

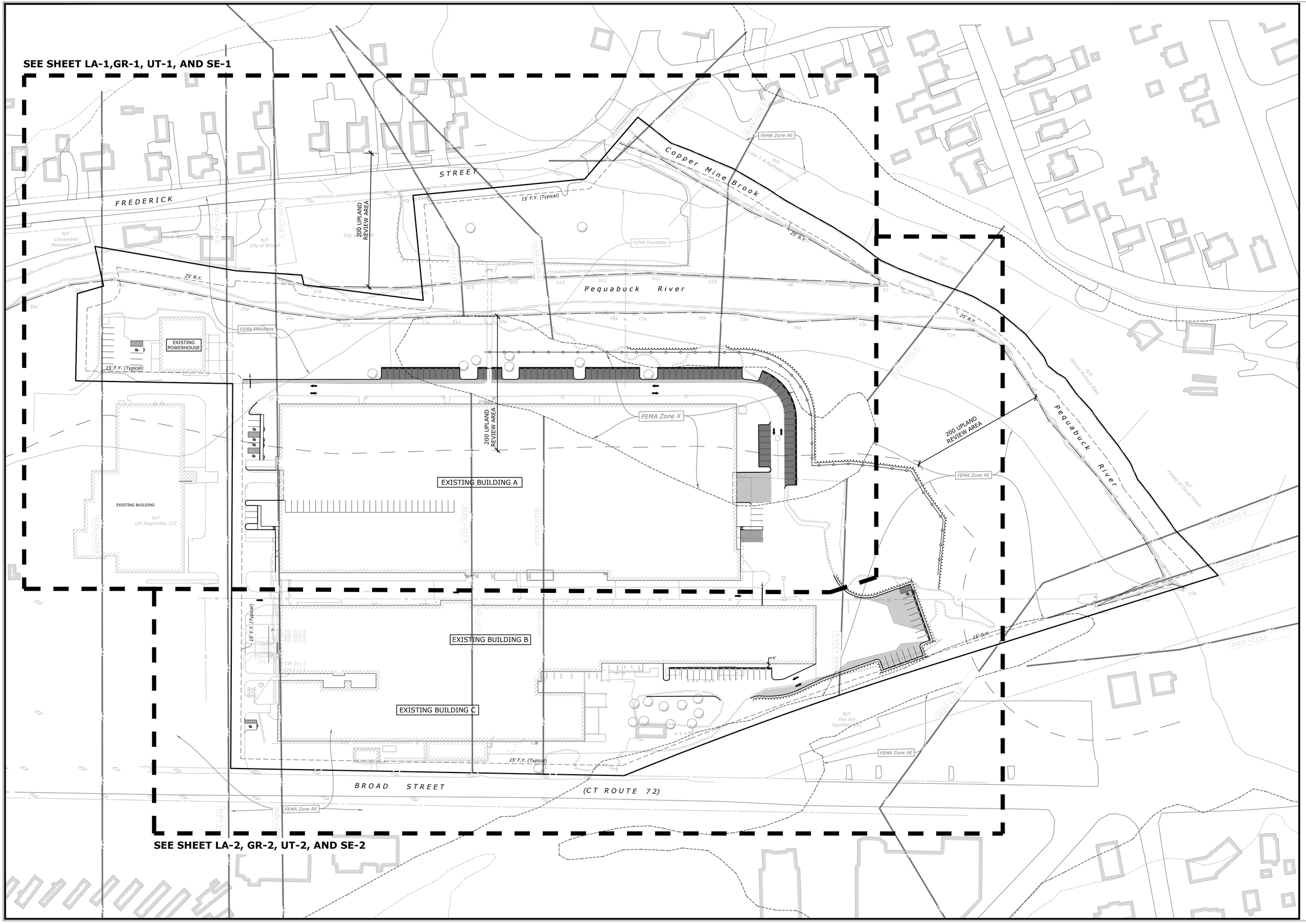
1"=60'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

02 OF 14
SHEET NO.

EX
SHEET NAME



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DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

INDEX PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=60'
SCALE

OCTOBER 23, 2025
DATE

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PROJECT NO.

03 OF 14
SHEET NO.

IP
SHEET NAME

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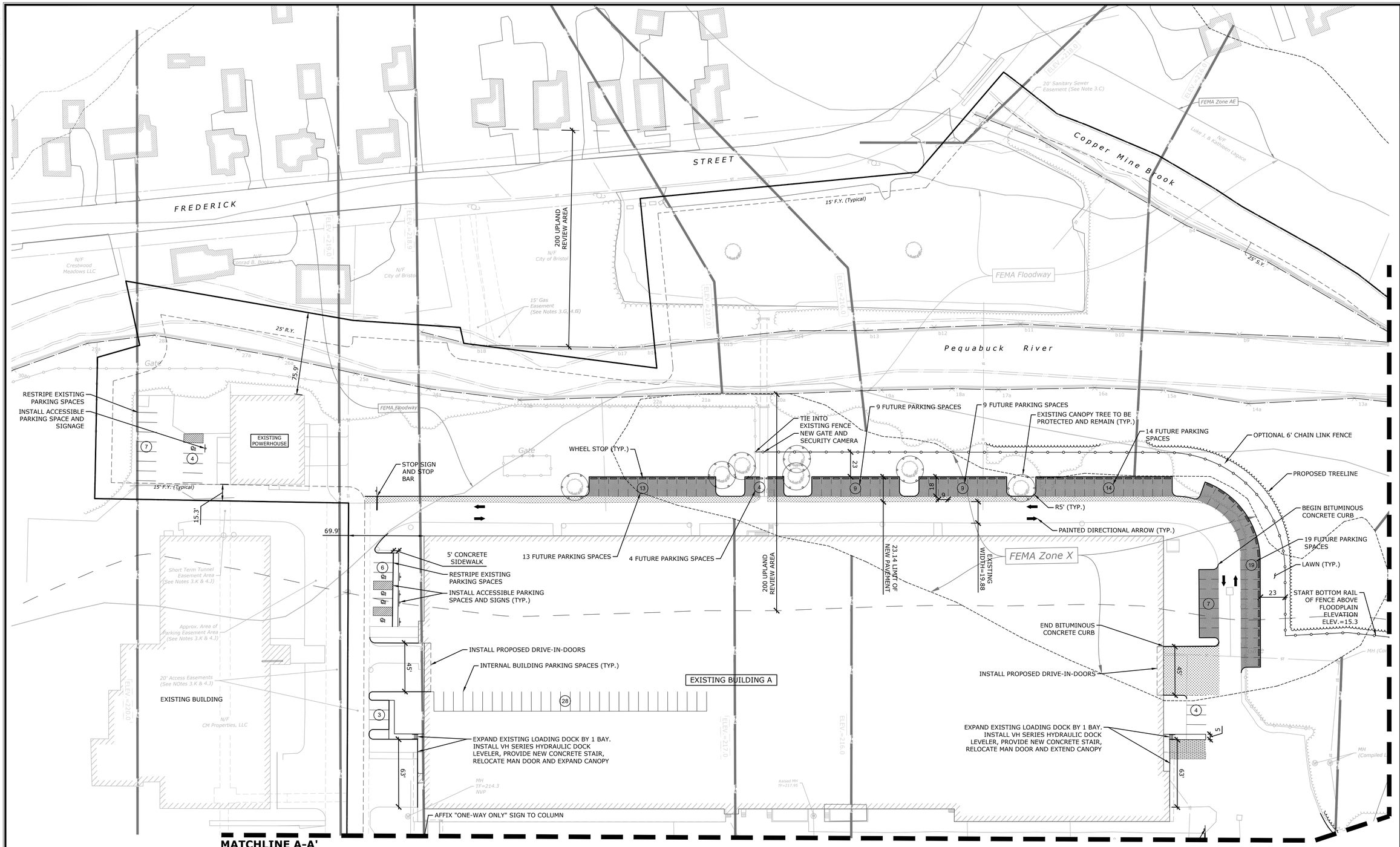

LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.
2. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.

PAVEMENT LEGEND:

- NEW PAVEMENT AREA
- FUTURE PAVEMENT AREA

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CITY COMMENTS	1/20/2026	RYE

SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

04 OF 14
SHEET NO.

LA-1
SHEET NAME

LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.
2. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.

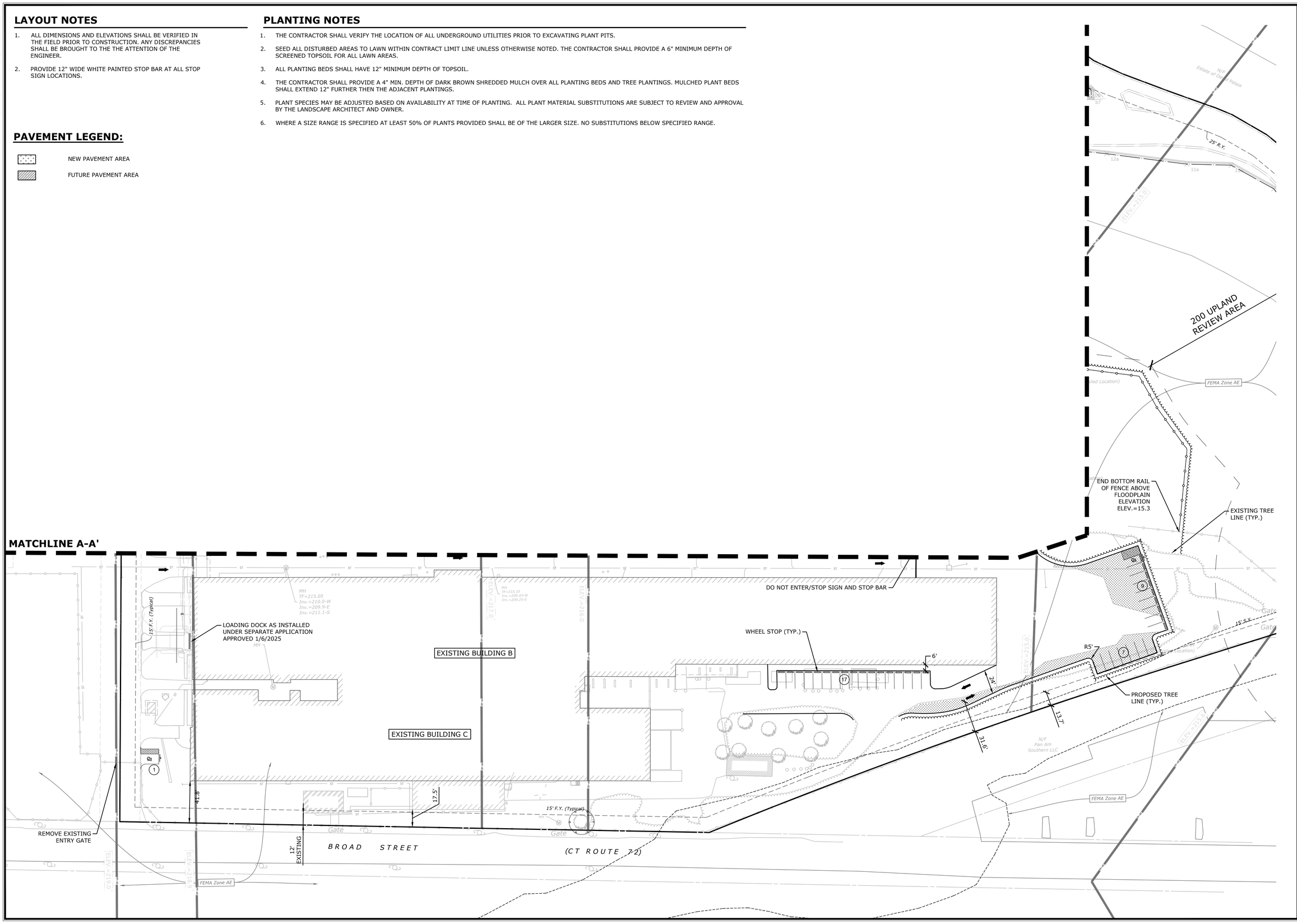
PAVEMENT LEGEND:

NEW PAVEMENT AREA

FUTURE PAVEMENT AREA

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.



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CITY COMMENTS	11/26/2025	LCD
CITY COMMENTS	1/20/2026	RYE

SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

DESIGNED	DRAWN	CHECKED
RYE	LCD	TD

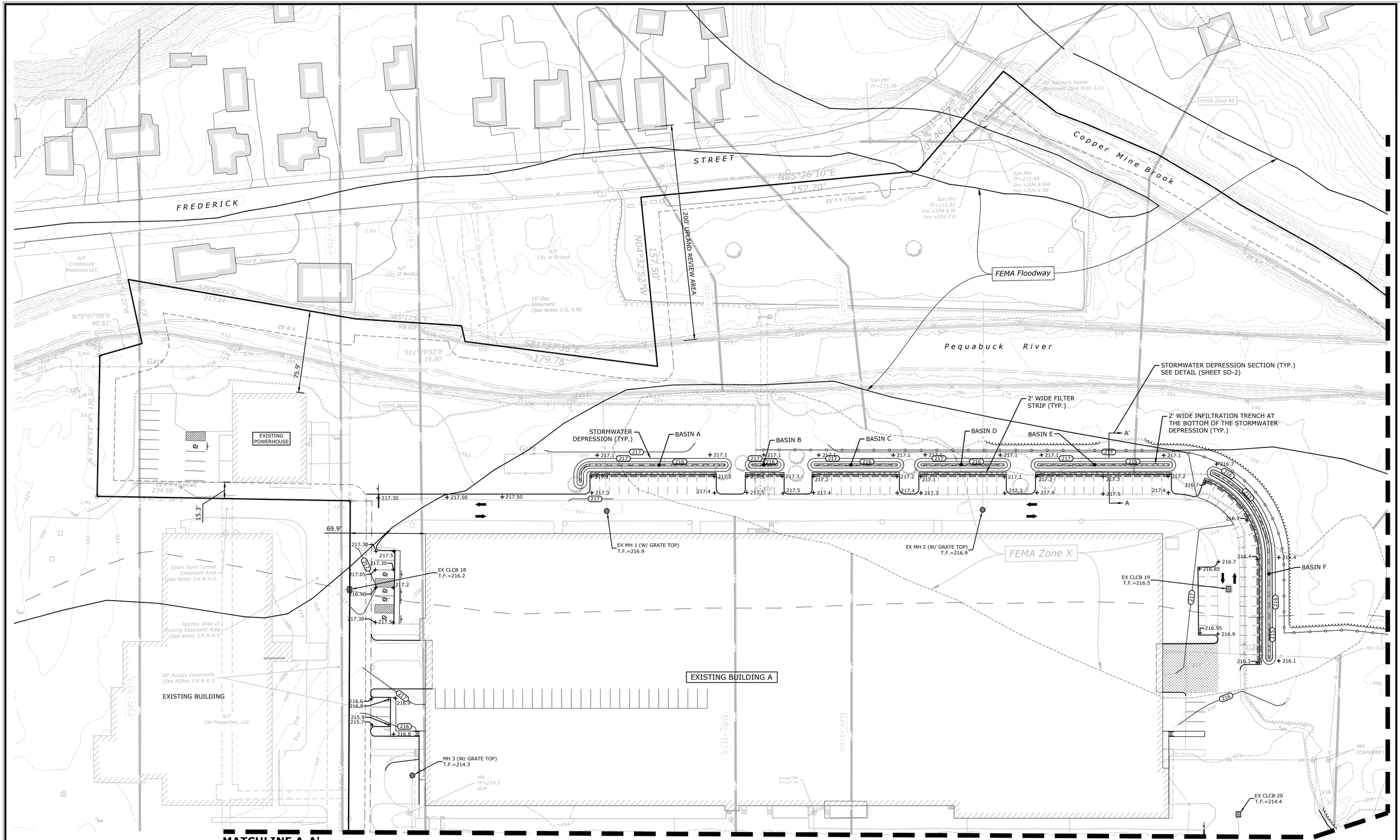
SCALE: 1"=40'

DATE: OCTOBER 23, 2025

PROJECT NO.: 20363.00001

SHEET NO.: 05 OF 14

SHEET NAME: LA-2



GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

NOTES:

1. EXISTING AND PROPOSED FINISHED GRADES COMPARED TO FEMA DFIRM PANELS 09003C0466F AND 09003C0467F CROSS SECTION CROSS SECTION AD OF 218.9 FEET, AC OF 215.6 FEET AND INTERMEDIATE DELINEATION AS MAPPED.
2. ALL VOLUMES SHOULD BE CONSIDERED APPROXIMATE.

FLOODPLAIN COMPUTATIONS	
EXISTING 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,344 CU. YDS.
PROPOSED 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,934 CU. YDS.
NET INCREASE IN FLOODPLAIN VOLUME	590 CU. YDS.

GRADING LEGEND:

× 70.5	EXISTING SPOT ELEVATION
+ 70.5	PROPOSED SPOT ELEVATION
——70——	EXISTING CONTOUR
124	PROPOSED CONTOUR
TC 120.0 / BC 119.5	TOP OF CURB / BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

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DESCRIPTION	DATE	BY
CITY COMMENTS	1/20/2026	RYE

SITE PLAN - GRADING
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

06 OF 14
SHEET NO.

GR-1
SHEET NAME

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
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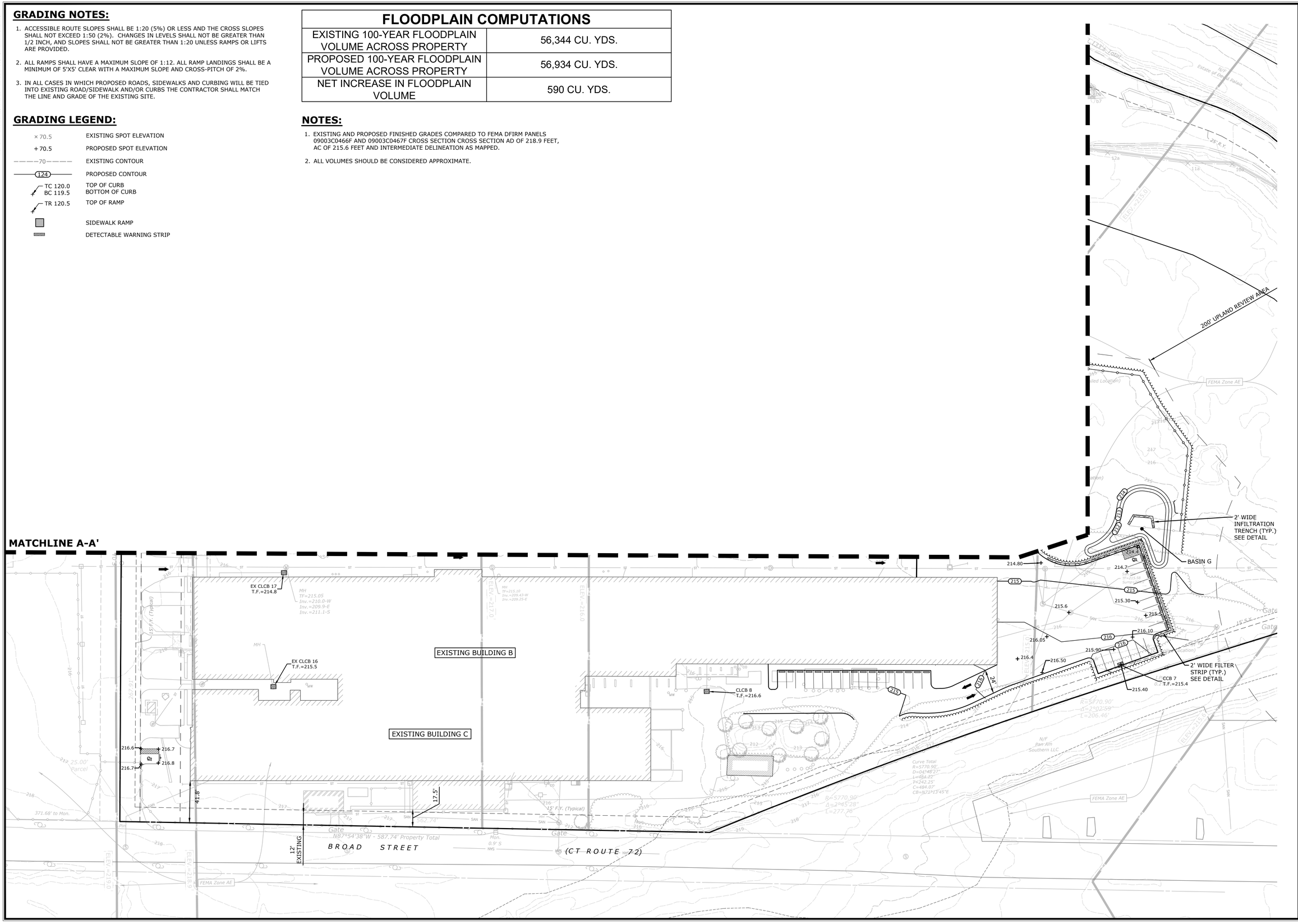
GRADING LEGEND:

× 70.5	EXISTING SPOT ELEVATION
+ 70.5	PROPOSED SPOT ELEVATION
——70——	EXISTING CONTOUR
——124——	PROPOSED CONTOUR
TC 120.0 BC 119.5	TOP OF CURB BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

FLOODPLAIN COMPUTATIONS	
EXISTING 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,344 CU. YDS.
PROPOSED 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,934 CU. YDS.
NET INCREASE IN FLOODPLAIN VOLUME	590 CU. YDS.

NOTES:

1. EXISTING AND PROPOSED FINISHED GRADES COMPARED TO FEMA DFIRM PANELS 09003C0466F AND 09003C0467F CROSS SECTION CROSS SECTION AD OF 218.9 FEET, AC OF 215.6 FEET AND INTERMEDIATE DELINEATION AS MAPPED.
2. ALL VOLUMES SHOULD BE CONSIDERED APPROXIMATE.



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DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD
CITY COMMENTS	1/20/2026	RYE

SITE PLAN - GRADING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

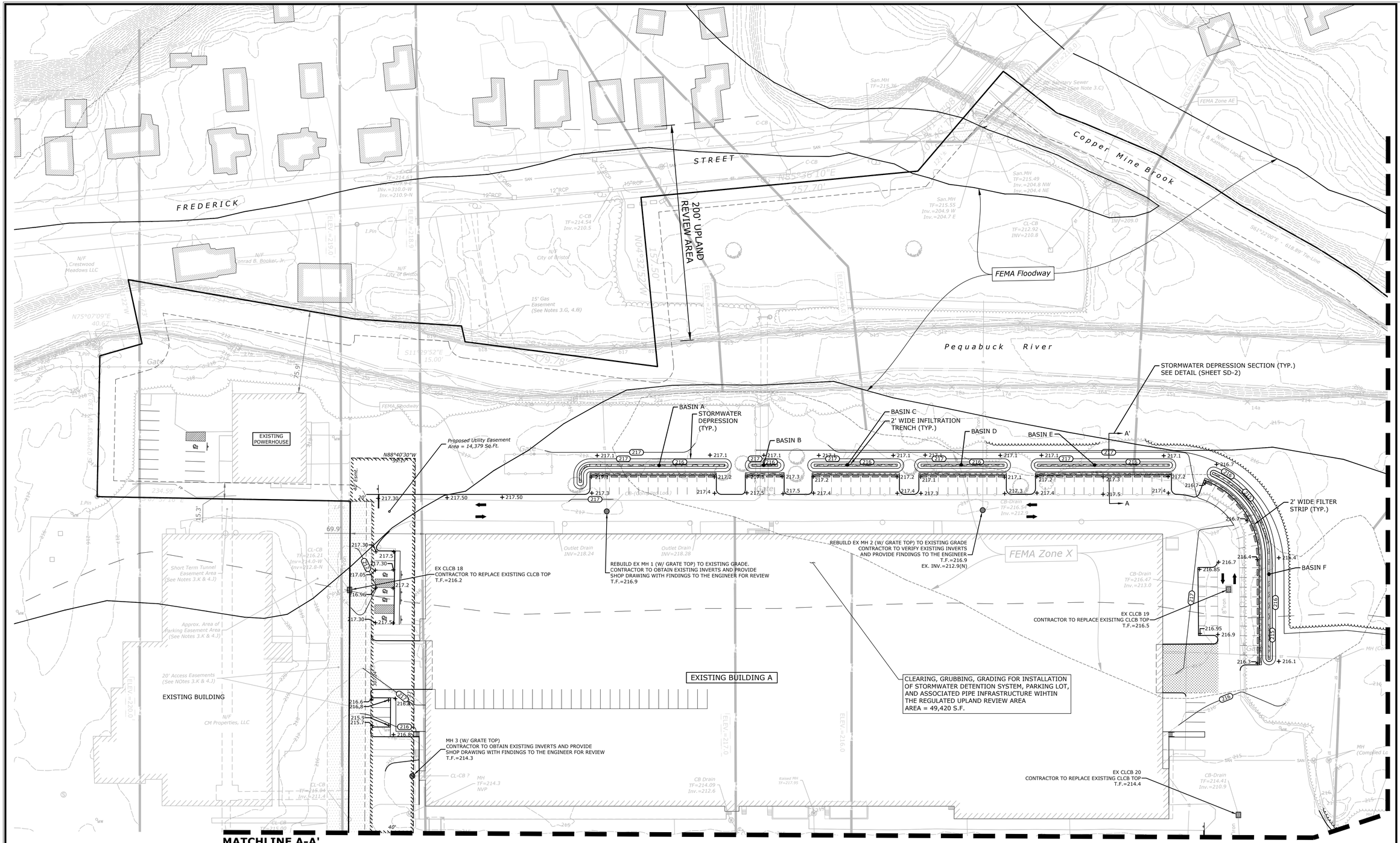
1"=40'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

07 OF 14
SHEET NO.

GR-2
SHEET NAME

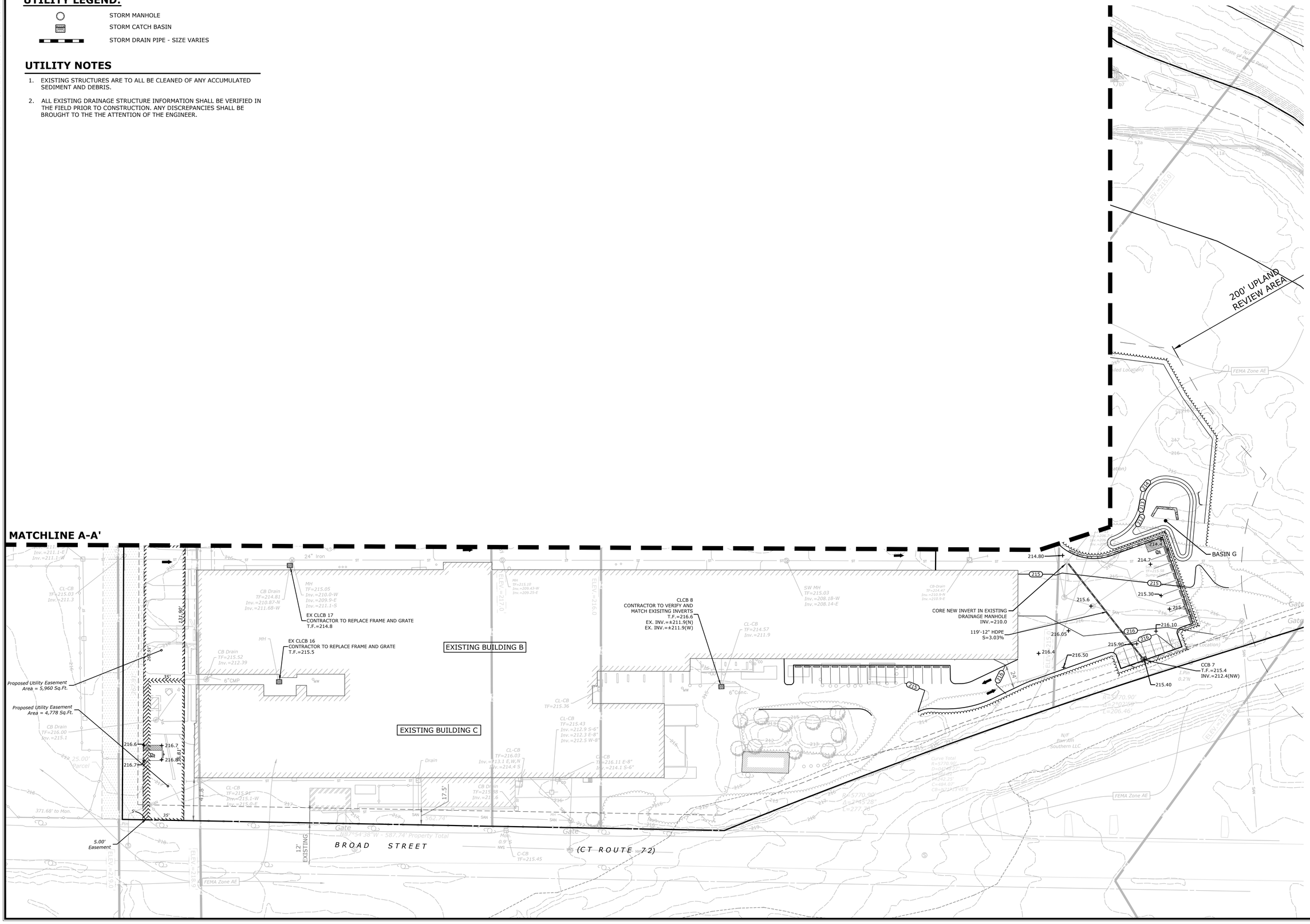

FREDERICK STREET
200' UPLAND REVIEW AREA
Copper Mine Brook
Pequabuck River
FEMA Floodway
FEMA Zone AE
FEMA Zone X
EXISTING POWERHOUSE
EXISTING BUILDING
EXISTING BUILDING A
Gate
Proposed Utility Easement Area = 14,379 Sq.Ft.
15' Gas Easement (See Notes 3.G, 4.B)
Short Term Tunnel Easement Area (See Notes 3.K & 4.J)
Approx. Area of Parking Easement Area (See Notes 3.K & 4.J)
20' Access Easements (See NOtes 3.K & 4.J)
BASIN A
STORMWATER DEPRESSION (TYP.)
BASIN B
BASIN C
2' WIDE INFILTRATION TRENCH (TYP.)
BASIN D
BASIN E
BASIN F
STORMWATER DEPRESSION SECTION (TYP.)
SEE DETAIL (SHEET SD-2)
2' WIDE FILTER STRIP (TYP.)
EX CLCB 18
CONTRACTOR TO REPLACE EXISTING CLCB TOP
T.F.=216.2
REBUILD EX MH 1 (W/ GRATE TOP) TO EXISTING GRADE.
CONTRACTOR TO OBTAIN EXISTING INVERTS AND PROVIDE
SHOP DRAWING WITH FINDINGS TO THE ENGINEER FOR REVIEW
T.F.=216.9
REBUILD EX MH 2 (W/ GRATE TOP) TO EXISTING GRADE
CONTRACTOR TO VERIFY EXISTING INVERTS
AND PROVIDE FINDINGS TO THE ENGINEER
T.F.=216.9
EX. INV.=212.9(N)
EX CLCB 19
CONTRACTOR TO REPLACE EXISITNG CLCB TOP
T.F.=216.5
EX CLCB 20
CONTRACTOR TO REPLACE EXISTING CLCB TOP
T.F.=214.4
MH 3 (W/ GRATE TOP)
CONTRACTOR TO OBTAIN EXISTING INVERTS AND PROVIDE
SHOP DRAWING WITH FINDINGS TO THE ENGINEER FOR REVIEW
T.F.=214.3
CLEARING, GRUBBING, GRADING FOR INSTALLATION
OF STORMWATER DETENTION SYSTEM, PARKING LOT,
AND ASSOCIATED PIPE INFRASTRUCTURE WIHTIN
THE REGULATED UPLAND REVIEW AREA
AREA = 49,420 S.F.
MATCHLINE A-A'
N88°40'30"W 69.9'
S11°19'52"E 15.00'
N04°32'25"W 157.50'
S61°22'00"E - 618.89' Tie-Line
N75°07'09"E 40.62'
S20°08'43"W 210.30'
234.50' S 20° 30' E
25.9'
15.3'
69.9'
40'
20'
N/F Crestwood Meadows LLC
N/F Conrad B. Booker, Jr.
N/F City of Bristol
N/F CM Properties, LLC
N/F Luke J. & Kathleen Lapke
CL-CB TF=216.21 Inv=214.0-W Inv=212.8-N
C-CB TF=214.62 Inv=214.4 Inv.=210.0-W Inv.=210.9-N
C-CB TF=214.54 Inv.=210.5
CL-CB TF=212.92 INV=210.8
San.MH TF=215.36
San.MH TF=215.49 Inv.=204.8 NW Inv.=204.4 NE
San.MH TF=215.55 Inv.=204.9 W Inv.=204.7 E
CB-Drain TF=216.47 Inv.=213.0
CB-Drain TF=216.5 Inv.=212.5
CB-Drain TF=214.41 Inv.=210.9
CB Drain TF=214.09 Inv.=212.6
Outlet Drain INV=218.24
Outlet Drain INV=218.28
Raised MH TF=217.95
MH TF=214.3 NVP
CL-CB ?
CB (Donated Lot)
Rip Sanitary Sewer Easement (See Note 3.C)
ELEV=218.9'
ELEV=216.0'
ELEV=220.0'
ELEV=217.0'
ELEV=216.0'
ELEV=218.0

UTILITY LEGEND:

- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES

UTILITY NOTES

1. EXISTING STRUCTURES ARE TO ALL BE CLEANED OF ANY ACCUMULATED SEDIMENT AND DEBRIS.
2. ALL EXISTING DRAINAGE STRUCTURE INFORMATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.



N

W E

S

0' 20' 40'

0 1/2" 1"

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DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

SITE PLAN - UTILITIES

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

09 OF 14
SHEET NO.

UT-2
SHEET NAME

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

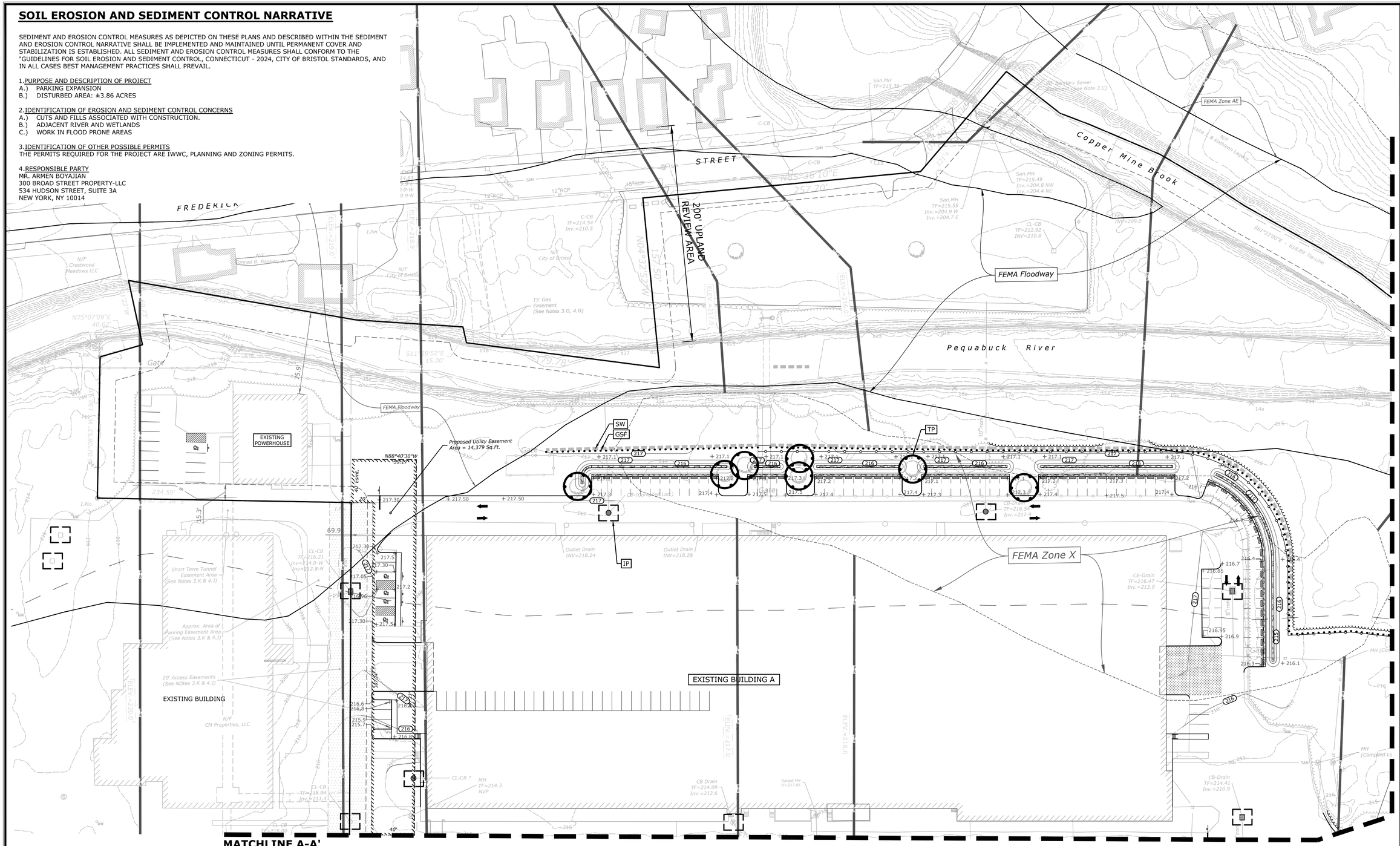
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, CITY OF BRISTOL STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1.PURPOSE AND DESCRIPTION OF PROJECT
A.) PARKING EXPANSION
B.) DISTURBED AREA: ±3.86 ACRES

2.IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) ADJACENT RIVER AND WETLANDS
C.) WORK IN FLOOD PRONE AREAS

3.IDENTIFICATION OF OTHER POSSIBLE PERMITS
THE PERMITS REQUIRED FOR THE PROJECT ARE IWWC, PLANNING AND ZONING PERMITS.

4.RESPONSIBLE PARTY
MR. ARMEN BOYAJIAN
300 BROAD STREET PROPERTY-LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014



EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
4. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
5. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

- IP — INLET PROTECTION (TYP. OF ALL INLETS)
- GSF — SEDIMENT FILTER FENCE
- SW — STRAW WATTLES
- TP — TREE PROTECTION

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DESCRIPTION	DATE	BY

SEDIMENT AND EROSION CONTROL PLAN
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 23, 2025
DATE

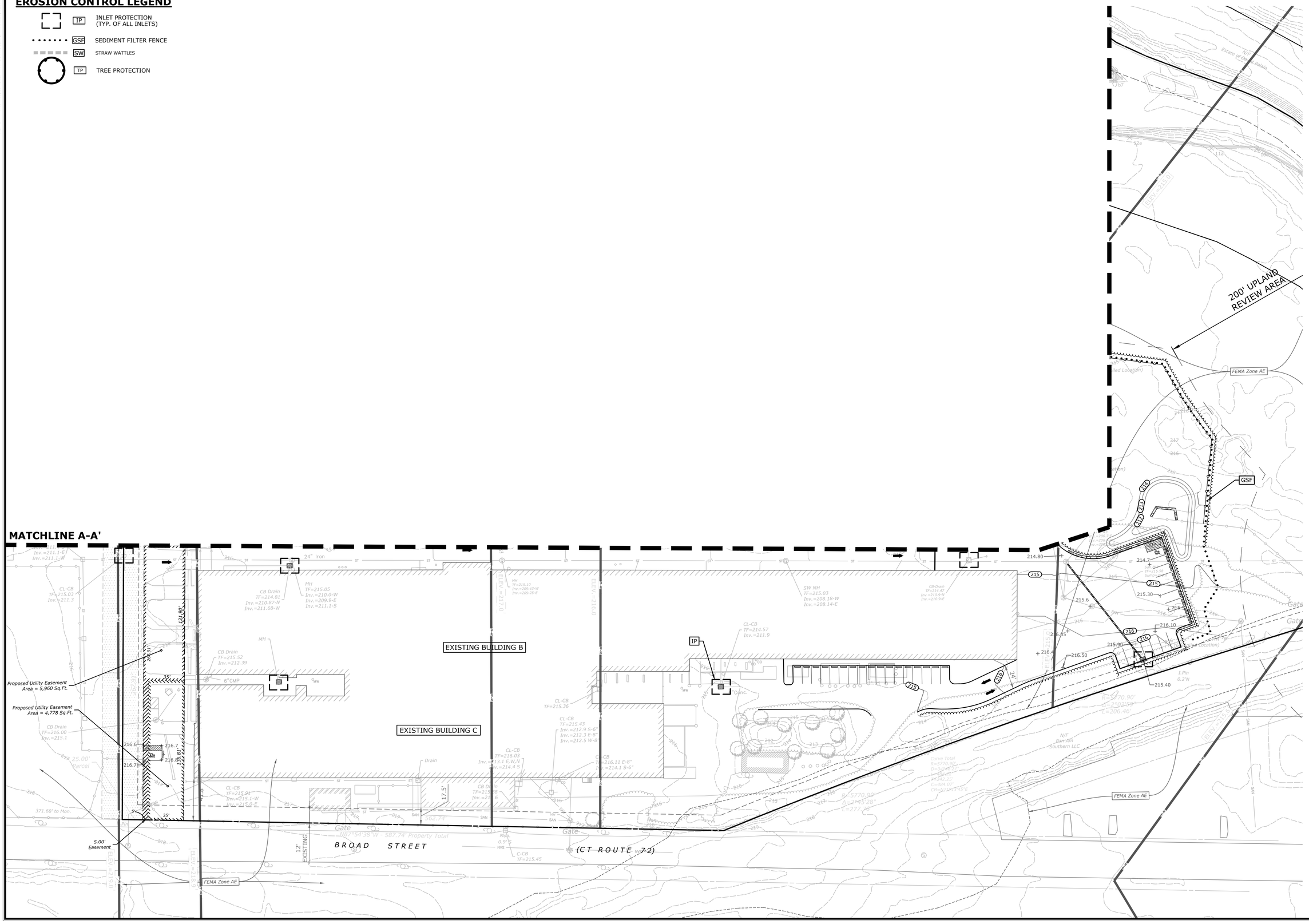
20363.00001
PROJECT NO.

10 OF 14
SHEET NO.

SE-1
SHEET NAME

EROSION CONTROL LEGEND

- IP — INLET PROTECTION (TYP. OF ALL INLETS)
- GSF — SEDIMENT FILTER FENCE
- SW — STRAW WATTLES
- TP — TREE PROTECTION



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DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

SEDIMENT AND EROSION CONTROL PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

11 OF 14
SHEET NO.

SE-2
SHEET NAME

SEDIMENT AND EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
   d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
   e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
   f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
   g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
4. APPLY SOIL AMENDMENTS AS NECESSARY.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES , LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
6. THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY SOIL AMENDMENTS AS FOLLOWS:
   LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.
   ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE
4. UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST INTO THE SOIL - APPLY IT EVENLY TO SOIL SURFACE AS A SEED BED.
5. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3%%% OR WHERE NEEDED.

PERMANENT VEGETATIVE COVER

GENERAL:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY SOIL AMENDMENTS AS NECESSARY.
6. UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST

VEGETATED COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

* PERMANENT VEGETATIVE COVER:

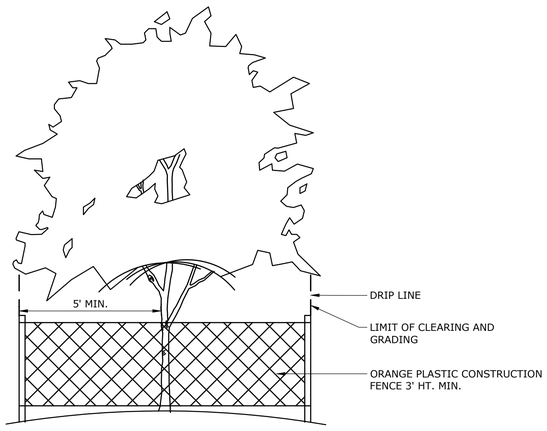
DUTCH WHITE CLOVER 30%
BARON KENTUCKY BLUEGRASS 30%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED RATE/TIME SEEDING.
SPRING SEEDING: 4/1 to 5/31
FALL SEEDING: 8/16 to 10/15

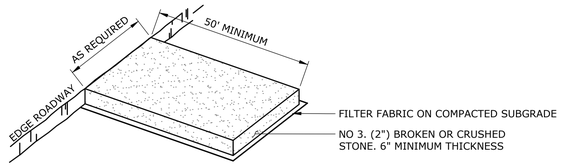
TEMPORARY MULCHING:

STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:
1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INOCULAT ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.



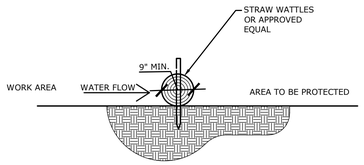
TREE PROTECTION
NOT TO SCALE



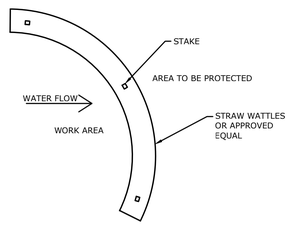
NOTES:

1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF MUD.

CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

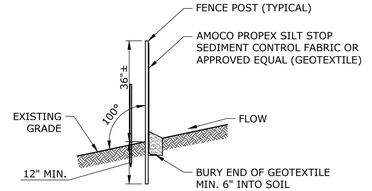


SECTION VIEW



PLAN VIEW

STRAW WATTLES (SW)
NOT TO SCALE



SEDIMENT FILTER FENCE
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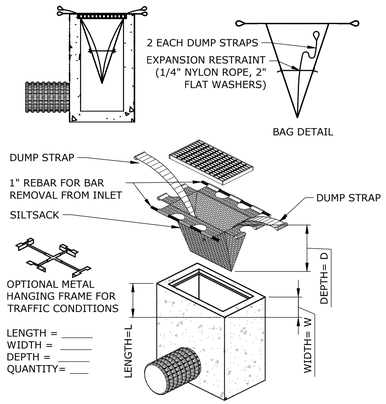
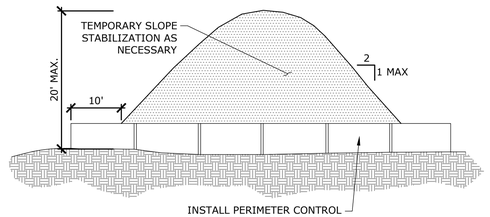


INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



NOTES:
1. INSTALL A GEOTEXTILE SILT FENCE AND/OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF SLOPE.
2. SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1. STOCKPILES THAT REMAIN INACTIVE FOR MORE THAN 30 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION
3. DISTANCE FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS AND STEEP SLOPES SHALL BE MAXIMIZED. RUNOFF SHALL BE DIVERTED AWAY FROM STOCKPILE AREA

TEMPORARY SOIL STOCKPILE
NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
STRAW WATTLES (SW)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIMENT IS EQUAL TO ½ THE HEIGHT OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	STRAW WATTLES MAY BE REMOVED AFTER UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE) / ANTI-TRACKING APRON	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6' OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION (DC)	-TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS. WILDLIFE AND PLANT LIFE OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE. IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LING AS THERE IS AIRBORNE DUST.

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SEDIMENT AND EROSION CONTROL DETIALS AND SPECIFICATIONS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

AS NOTED
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

12 OF 14
SHEET NO.

SE-3
SHEET NAME

A Division of Systems, LLC
POWERAMP Premium Loading Dock Systems

VH Series Hydraulic Dock Leveler Specification Sheet and Submittal



VH Series, 7' x 8', 35,000 CIR, with Clean Sweep frame and stand-alone push button shown



Controller type and size vary with options

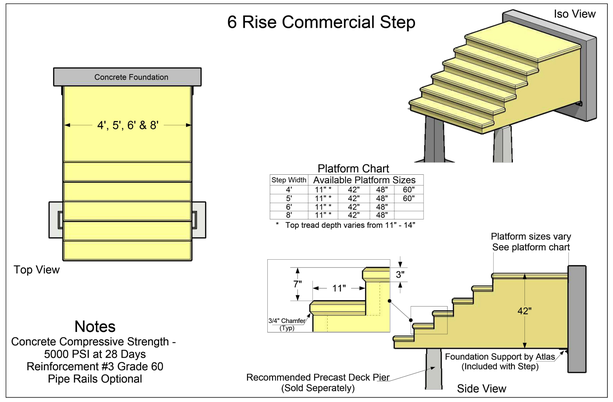
STANDARD FEATURES FOR THE VH SERIES HYDRAULIC DOCK LEVELER

- Push Button Control Box
- Structural Steel Support Members
- Fluid Logic Block
- Hollow Ram Hoist Cylinder
- Automatic Retracting Lip Cylinder
- Low Pressure Hydraulic System
- Integral Tamperproof Velocity Safety Stop
- Lockout Tagout Maintenance Strut
- Night Locks/Cross Traffic Support
- 3-wheel Fork Truck Protection
- Overhead Door Interlocks (Dry Terminal)
- Full Range Toe Guards
- B410-14 Laminated Bumpers
- Made in the USA

POWERAMP • W194 N11481 McCormick Dr. • Germantown, WI 53022
Phone: 800.643.5424 • Email: sales@poweramp.com • www.poweramp.com

VH SERIES HYDRAULIC DOCK LEVELER
NOT TO SCALE

6 Rise Commercial Step

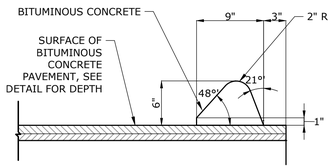


Notes
Concrete Compressive Strength - 5000 PSI at 28 Days
Reinforcement #3 Grade 60
Pipe Rails Optional

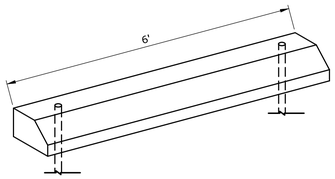
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244

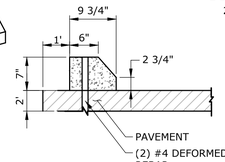
ATLAS CONCRETE PRODUCTS

6 Rise Commercial Step Available in 4', 5', 6' & 8' Widths



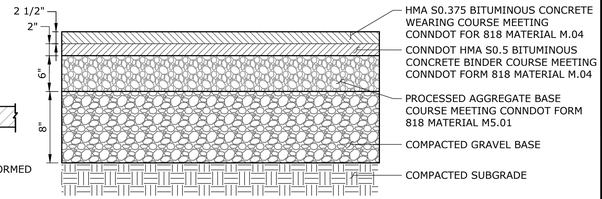
BITUMINOUS CONCRETE CURB
NOT TO SCALE



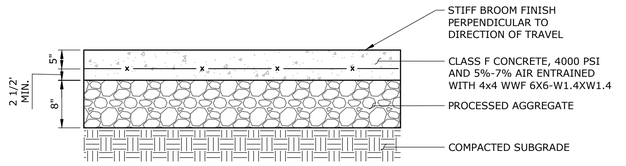


NOTES:
1. CONCRETE: 4000 PSI, 28 DAYS
2. WEIGHT, 300 LBS.
3. REINFORCEMENT, (2) #4 BARS
4. (2) 3/4" HOLES CAST IN FOR ANCHORING
5. (2) PROVIDE 5/8" x 30" REBAR FOR ANCHORING

PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

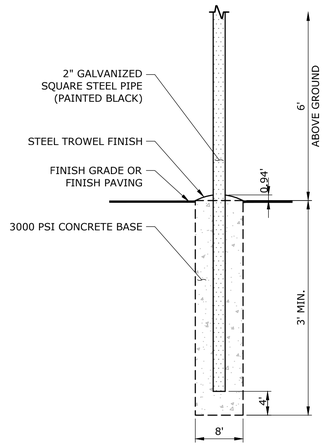


BITUMINOUS CONCRETE ROADWAY PAVEMENT
NOT TO SCALE



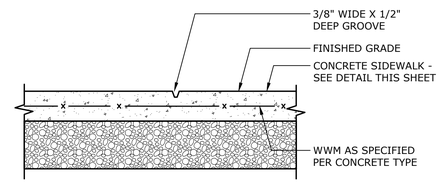
NOTES:
1. USE 5" CONCRETE OVER 8" PROCESSED AGGREGATE FOR SIDEWALKS ALONG CITY STREETS.
2. EXP. JOINTS 20' O.C. MAX CONSTRUCTION JOINTS 5' O.C. TYPICAL (SEE JOINT DETAILS)

CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST
NOT TO SCALE



SCORE JOINT
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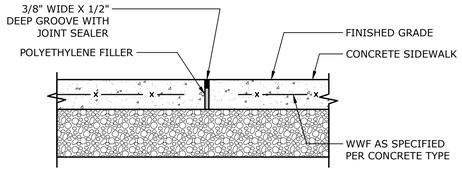

EXPANSION JOINT
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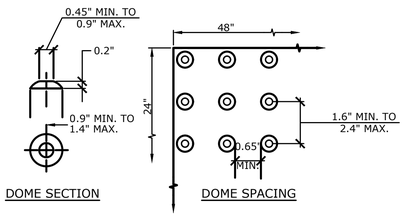
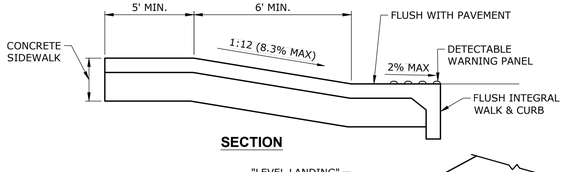


DOME SECTION DOME SPACING

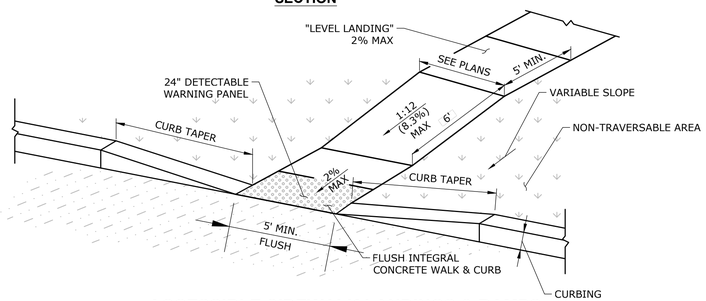
NOTES:

THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTTILE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD 595A COLOR #2144 OR APPROVED EQUAL

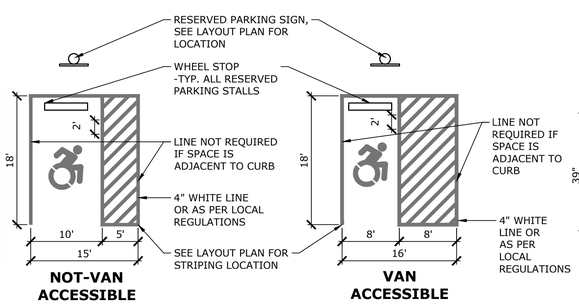
DETECTABLE WARNING STRIP



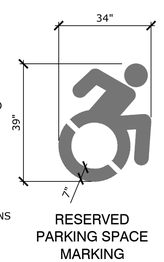
SECTION

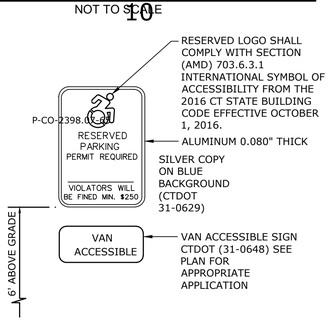


ACCESSIBLE SIDEWALK LANDINGS & RAMPS
NOT TO SCALE

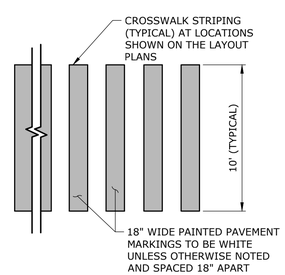


RESERVED PARKING
NOT TO SCALE





RESERVED PARKING SIGN
NOT TO SCALE



CROSSWALK PAVEMENT MARKING
NOT TO SCALE

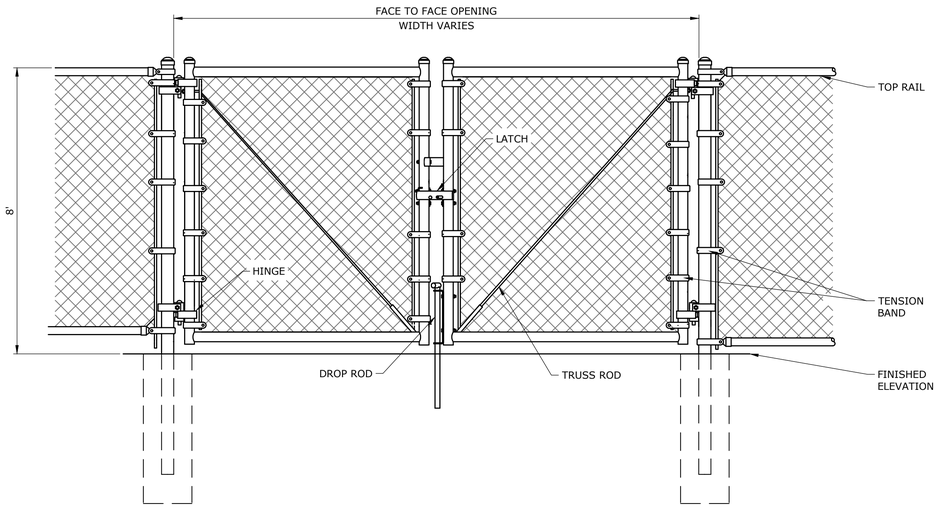
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
CITY COMMENTS	1/20/2026	RYE

SITE DETAILS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

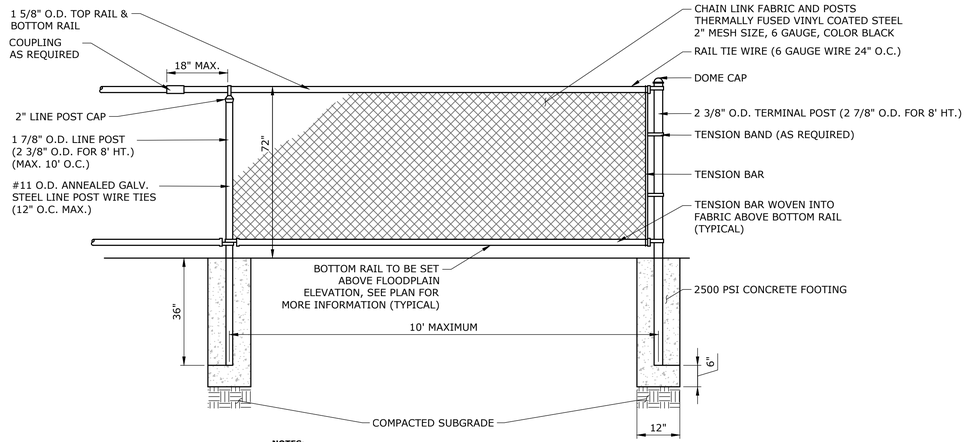
LCD DESIGNED	LCD DRAWN	TD CHECKED

SCALE: AS NOTED
DATE: OCTOBER 23, 2025
PROJECT NO.: 20363.00001
SHEET NO.: 13 OF 14
SHEET NAME: SD-1



CHAIN LINK FENCE GATE - BASIC

NOT TO SCALE

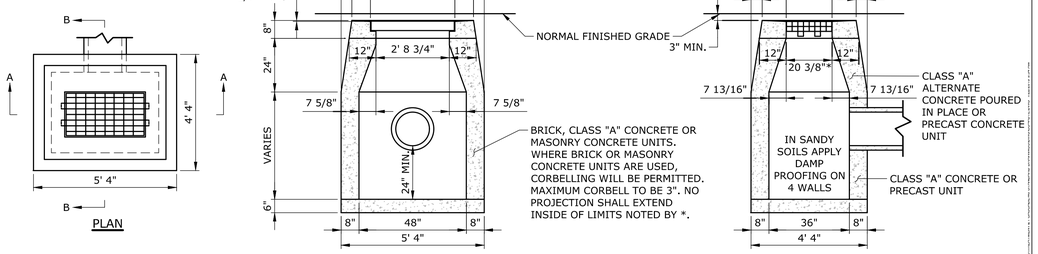


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

CHAIN LINK FENCE

NOT TO SCALE

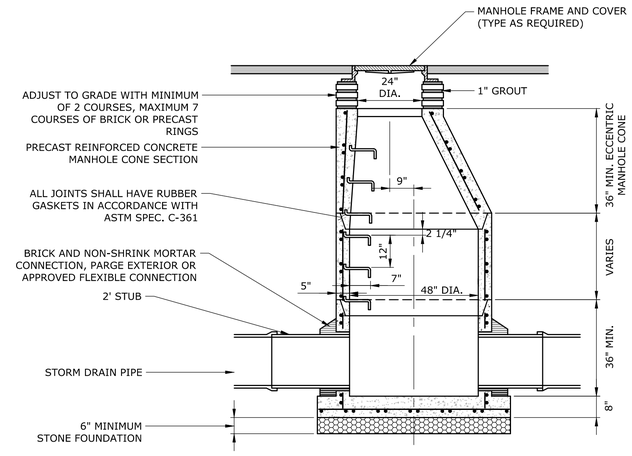


NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C-L" CATCH BASIN

NOT TO SCALE

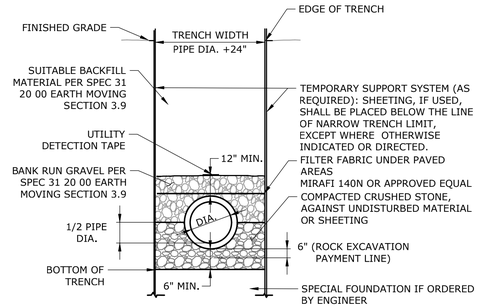


NOTES:

1. 5' OR 6' DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

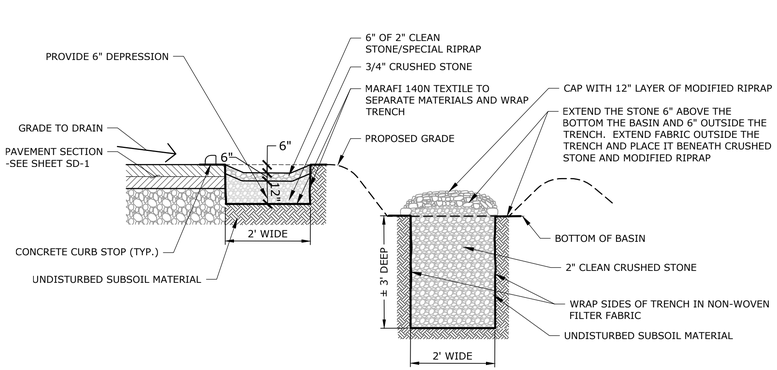
PRECAST CONCRETE STORM DRAINAGE MANHOLE

NOT TO SCALE



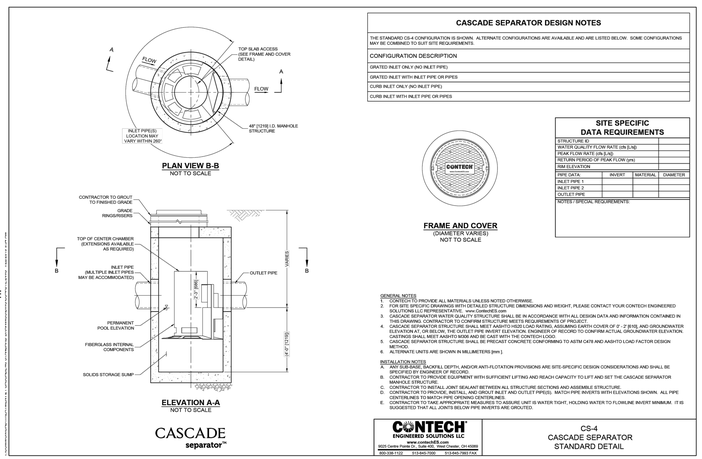
STORM DRAINAGE TRENCH

NOT TO SCALE



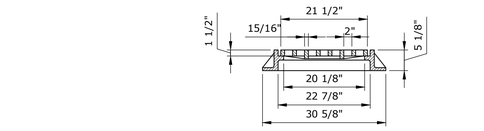
STORMWATER DEPRESSION SECTION A-A'

NOT TO SCALE



HYDRODYNAMIC SEPARATOR

NOT TO SCALE

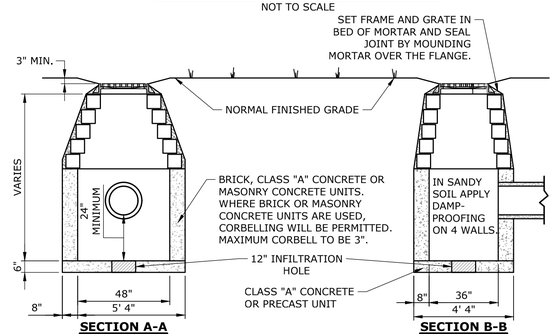


NOTES:

1. YARD DRAIN FRAMES & GRATES SHALL BE PATTERN #R-3404 AS MANUFACTURED BY THE "NEENAH FOUNDRY COMPANY" OF NEENAH, WISCONSIN, OR APPROVED EQUAL.

YARD DRAIN FRAME & GRATE

NOT TO SCALE



NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

YARD DRAIN

NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

SITE DETAILS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

AS NOTED
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

14 OF 14
SHEET NO.

SD-2
SHEET NAME

Street Acceptance Request

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

November 18, 2025

City of Bristol
Planning Commission
111 North main St.
Bristol, CT 06010

Re: Village Street acceptance. application #433

Dear Mr. Chairman:

On behalf of my client Industrial Builders & Realty, LLC, we hereby request street acceptance of the extension of Village Street, Bristol, Ct. This subdivision was approved by the Planning Commission as application #433. All Public improvements have been completed in accordance with the approved plan and an As Built has been submitted to the City Planner on a previous occasion. Please process this request to the Public Works Board and the Water Department so that it may appear on your agenda as soon as possible.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Application #433

Cold Springs Phase 4 Village Street

For Office Use Only	
APPLICATION NO.	433
DATE FILED:	6-14-23
DECISION DATE:	
DECISION:	

BRISTOL PLANNING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SUBDIVISION APPROVAL

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): COLD SPRINGS PHASE 4

Address or Location of the Subdivision: Village Street and Silo Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 7B Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 9.74 No. of Lots in the Subdivision: 20

Water Supply: [✓] city water [ ] private well(s) Sanitary Sewer: [✓] city sewer [ ] on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? [ ] no [✓] yes, Town of Southington

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? [ ] yes [✓] no

NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.

APPLICANT (If more than one, list each separately)

Name: Industrial Builders & Realty, LLC

Address: 785 Middle Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 729 9930 E-Mail:

Signature: William Delfino *Signature – (Printed/Typed)* William Delfino

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $125 per lot; $250 minimum, *plus* $60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BPC – 08/17

For Office Use Only
APPLICATION NO. 433

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Village Street and Silo Road

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

this subdivision was originally by the Planning Comission and the approval was allowed to lapse due to market conditions. The Open Space required by the entire project has reviously been provided.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

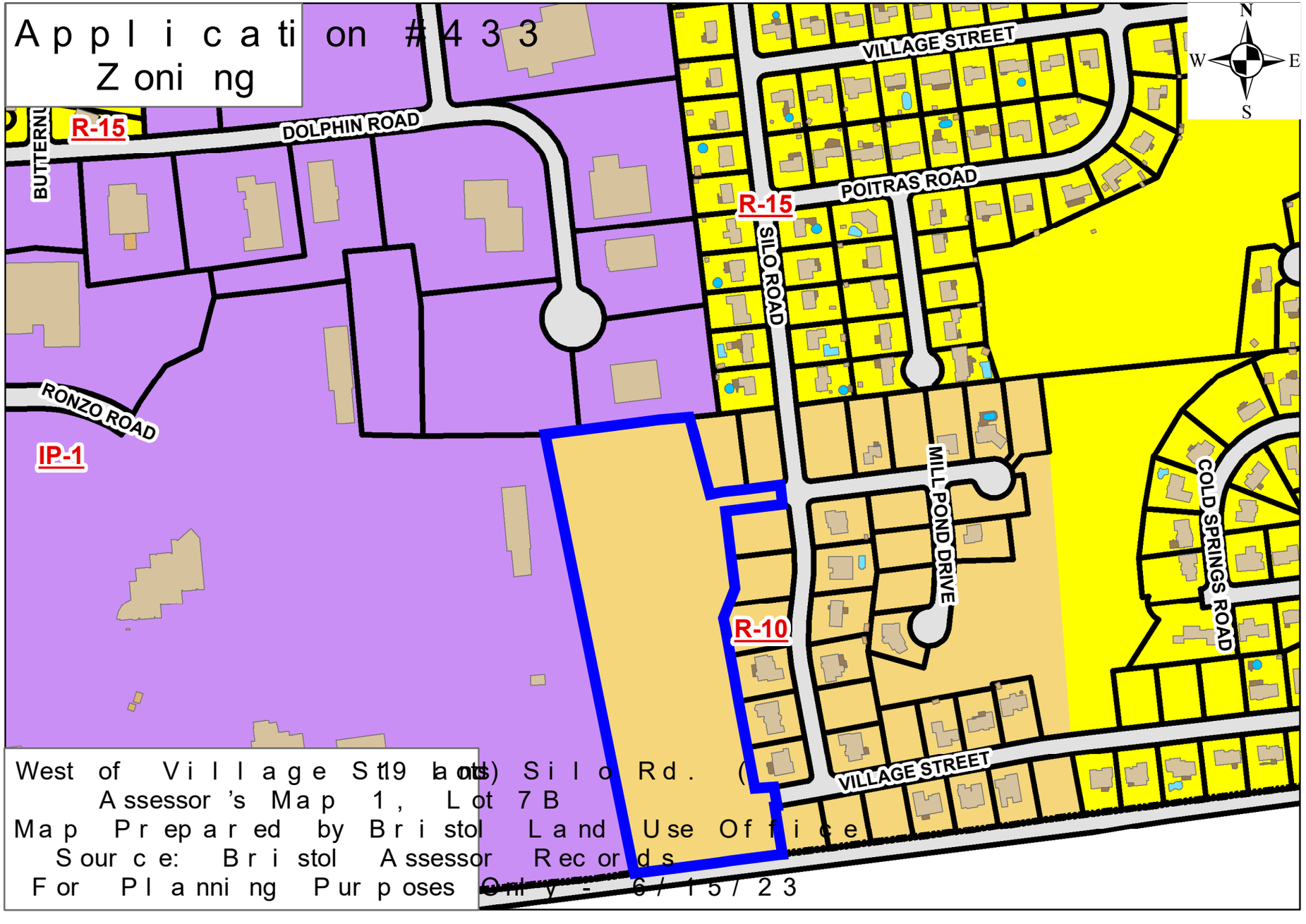
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

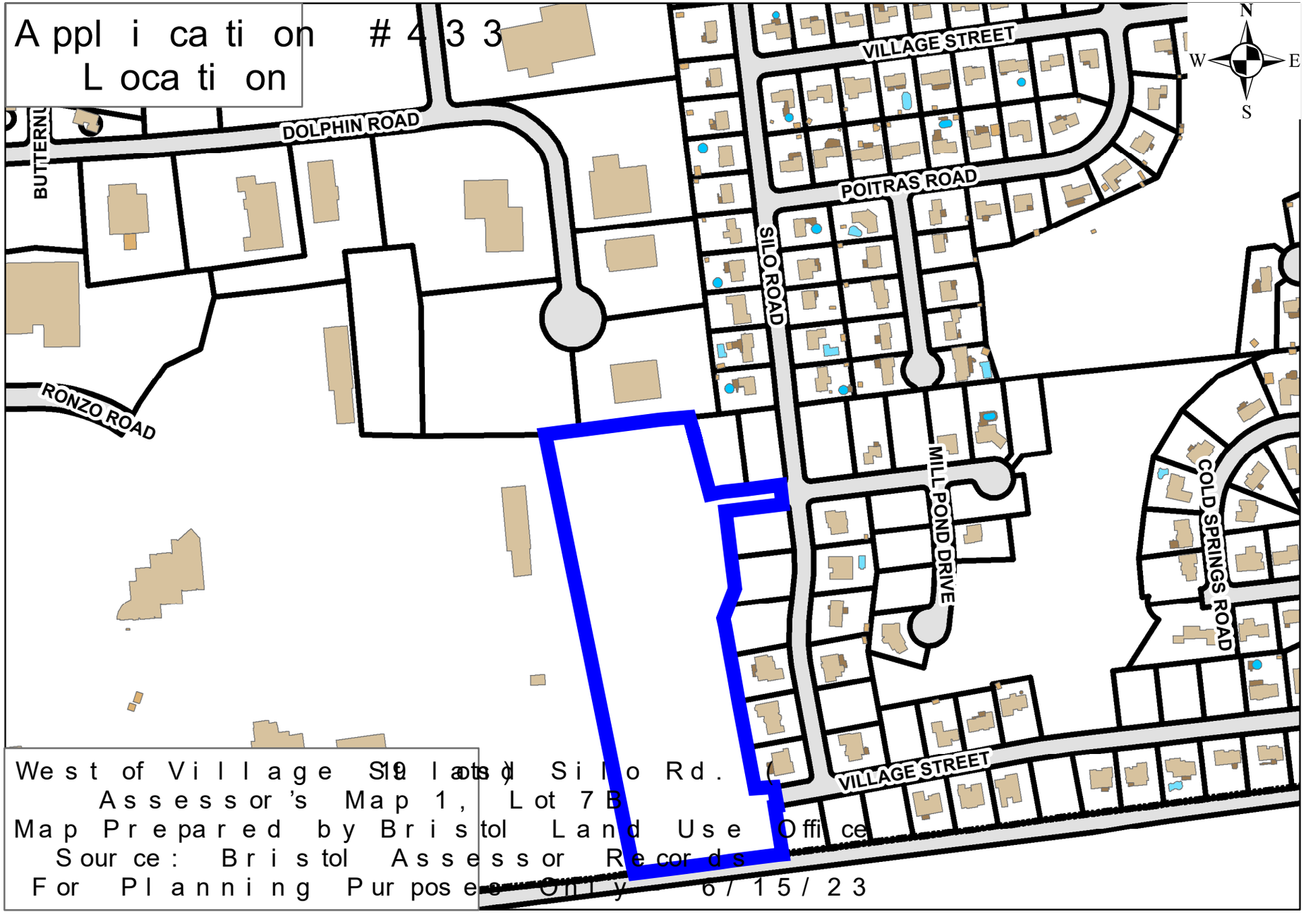
Name: j Ziogas

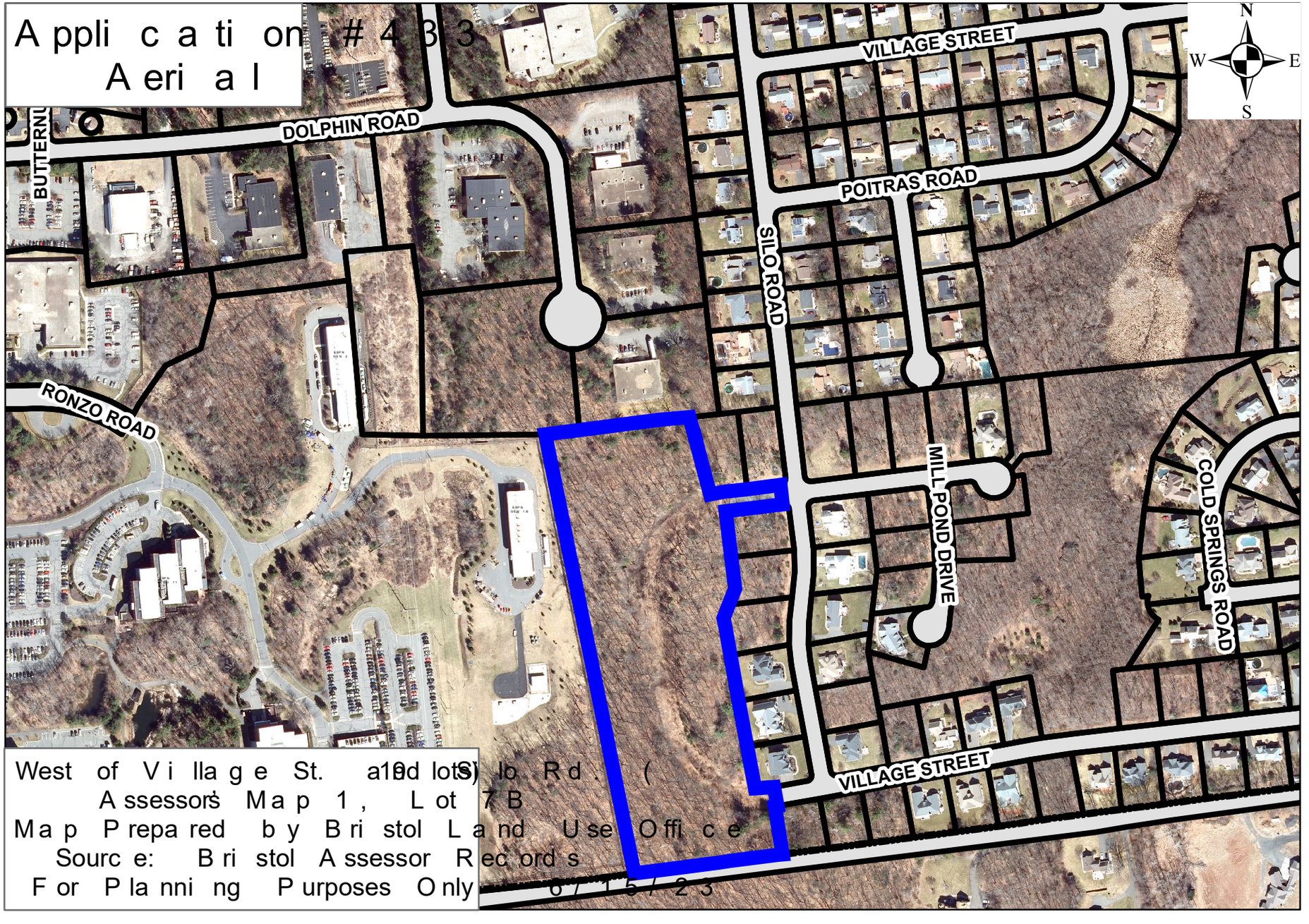
Address: _____ City: _____ State: ____ Zip: _____

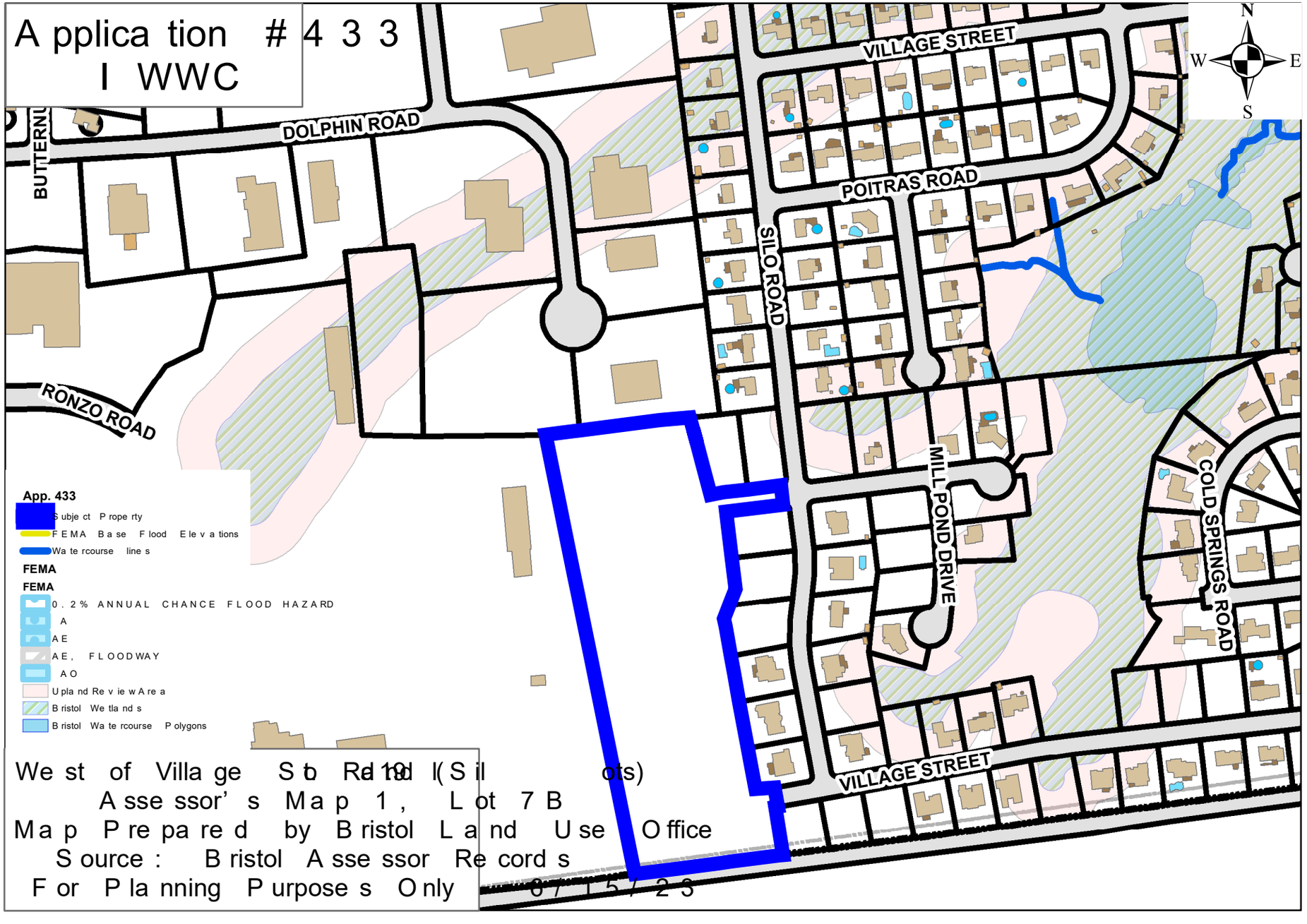
Telephone No.: _____ E-Mail _____

08/17 - LUO

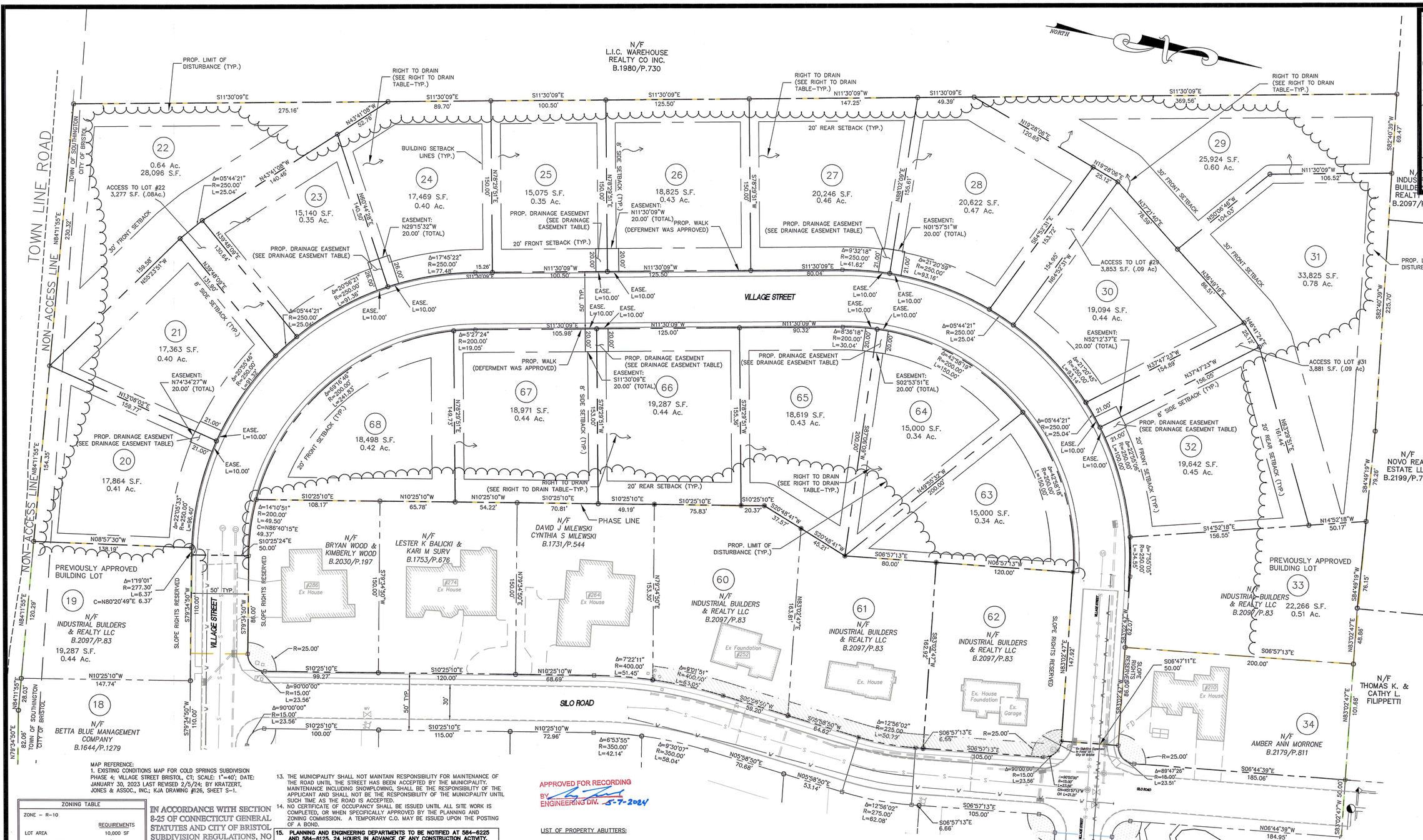

Application #433
Zoning
BUTTERNU
R-15
DOLPHIN ROAD
VILLAGE STREET
POITRAS ROAD
R-15
SILO ROAD
RONZO ROAD
IP-1
MILLPOND DRIVE
COLD SPRINGS ROAD
R-10
VILLAGE STREET
N
W
E
S
West of Village St (19 lots) Silo Rd. (
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23


Application #433
Location
DOLPHIN ROAD
BUTTERNUT
VILLAGE STREET
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILLPOND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
West of Village St. and Silo Rd. (19 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only 6/15/23


Application #433
Aerial
VILLAGE STREET
DOLPHIN ROAD
BUTTERNUT
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILLPOND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
West of Village St. and South of Silo Rd. (
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only
8/15/23


Application # 433
I WWC
DOLPHIN ROAD
BUTTERNU
RONZO ROAD
VILLAGE STREET
POITRAS ROAD
SILO ROAD
MILL POND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
App. 433
Subject Property
FEMA Base Flood Elevations
Watercourse lines
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
Upland Review Area
Bristol Wetlands
Bristol Watercourse Polygons
West of Village St Rd 19 (Silots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only
07/15/23

Recorded
Approved
Mylar


N/F
L.I.C. WAREHOUSE
REALTY CO INC.
B.1980/P.730
NORTH
TOWN LINE ROAD
NON-ACCESS LINE
TOWN OF SOUTHINGTON
CITY OF BRISTOL
PROP. LIMIT OF DISTURBANCE (TYP.)
RIGHT TO DRAIN (SEE RIGHT TO DRAIN TABLE-TYP.)
BUILDING SETBACK LINES (TYP.)
VILLAGE STREET
SILO ROAD
22
0.64 Ac.
28,096 S.F.
23
15,140 S.F.
0.35 Ac.
24
17,469 S.F.
0.40 Ac.
25
15,075 S.F.
0.35 Ac.
26
18,825 S.F.
0.43 Ac.
27
20,246 S.F.
0.46 Ac.
28
20,622 S.F.
0.47 Ac.
29
25,924 S.F.
0.60 Ac.
30
19,094 S.F.
0.44 Ac.
31
33,825 S.F.
0.78 Ac.
32
19,642 S.F.
0.45 Ac.
33
22,266 S.F.
0.51 Ac.
21
17,363 S.F.
0.40 Ac.
20
17,864 S.F.
0.41 Ac.
19
19,287 S.F.
0.44 Ac.
18
N/F
BETTA BLUE MANAGEMENT COMPANY
B.1644/P.1279
67
18,971 S.F.
0.44 Ac.
68
18,498 S.F.
0.42 Ac.
66
19,287 S.F.
0.44 Ac.
65
18,619 S.F.
0.43 Ac.
64
15,000 S.F.
0.34 Ac.
63
15,000 S.F.
0.34 Ac.
60
N/F
INDUSTRIAL BUILDERS & REALTY LLC
B.2097/P.83
61
N/F
INDUSTRIAL BUILDERS & REALTY LLC
B.2097/P.83
62
N/F
INDUSTRIAL BUILDERS & REALTY LLC
B.2097/P.83
N/F
INDUSTRIAL BUILDERS & REALTY LLC
B.2097/P.83
N/F
INDUSTRIAL BUILDERS & REALTY LLC
B.2097/P.115
N/F
NOVO REAL ESTATE LLC
B.2199/P.727
N/F
THOMAS K. & CATHY L. FILIPPETTI
N/F
AMBER ANN MORRONE
B.2179/P.811
N/F
DAVID J. MILEWSKI
CYNTHIA S MILEWSKI
B.1731/P.544
N/F
BRYAN WOOD & KIMBERLY WOOD
B.2030/P.197
N/F
LESTER K BALICKI & KARI M SURV
B.1753/P.676
#286 Ex House
#274 Ex House
#264 Ex House
#252 Ex Foundation
Ex. House
Ex. House Foundation
Ex. Garage
#210 Ex House
ACCESS TO LOT #22
3,277 S.F. (.08Ac.)
ACCESS TO LOT #29
3,853 S.F. (.09 Ac)
ACCESS TO LOT #31
3,881 S.F. (.09 Ac)
PREVIOUSLY APPROVED BUILDING LOT
PHASE LINE
SLOPE RIGHTS RESERVED
50' TYP.
30' FRONT SETBACK
20' FRONT SETBACK (TYP.)
20' REAR SETBACK (TYP.)
8' SIDE SETBACK (TYP.)
PROP. DRAINAGE EASEMENT (SEE DRAINAGE EASEMENT TABLE)
PROP. WALK (DEFERMENT WAS APPROVED)
EASEMENT: N29°15'32"W 20.00' (TOTAL)
EASEMENT: N11°30'09"W 20.00' (TOTAL)
EASEMENT: N01°57'51"W 20.00' (TOTAL)
EASEMENT: N74°34'27"W 20.00' (TOTAL)
EASEMENT: S11°30'09"E 20.00' (TOTAL)
EASEMENT: S02°53'51"E 20.00' (TOTAL)
EASEMENT: N52°12'37"E 20.00' (TOTAL)
EASE. L=10.00'
S11°30'09"E 275.16'
S11°30'09"E 89.70'
S11°30'09"E 100.50'
S11°30'09"E 125.50'
N11°30'09"W 147.25'
S11°30'09"E 49.39'
S11°30'09"E 369.56'
N43°41'08"W 52.76'
N43°41'08"W 140.46'
N60°14'28"E 140.60'
N84°11'55"E 230.32'
N84°11'55"E 154.35'
N84°11'55"E 120.29'
N84°11'55"E 28.03'
N79°34'50"E 82.06'
S82°40'39"W 69.47'
S82°40'39"W 225.70'
S84°49'19"W 79.26'
S84°49'19"W 76.15'
N19°28'06"E 120.65'
N19°28'06"E 25.12'
N37°22'10"E 78.58'
N50°06'46"W 104.05'
N11°30'09"W 106.52'
S84°53'21"E 154.72'
N64°52'37"W 154.95'
N36°48'18"E 86.51'
N37°47'23"W 154.69'
N37°47'23"W 156.05'
N53°29'51"E 161.44'
N65°41'10"E 25.12'
S14°52'18"E 156.55'
N14°52'18"W 50.17'
S06°57'13"E 200.00'
S06°47'11"E 50.00'
N83°02'47"E 48.66'
N83°02'47"E 101.68'
N83°02'47"E 147.92'
S83°02'47"W 147.92'
S83°02'47"W 162.07'
S83°02'47"W 162.29'
S83°02'47"W 163.81'
S83°02'47"W 50.00'
S83°02'47"W 50.00'
N06°44'39"W 184.95'
S06°44'39"E 185.06'
N79°34'50"E 110.00'
S79°34'50"W 110.00'
S79°34'50"W 86.00'
N10°25'10"W 147.74'
S10°25'10"E 99.27'
S10°25'10"E 120.00'
N10°25'10"W 68.69'
S10°25'10"E 100.00'
S10°25'10"E 115.00'
N10°25'10"W 72.96'
S10°25'10"E 108.17'
N10°25'10"W 65.78'
N10°25'10"W 54.22'
S10°25'10"E 70.81'
S10°25'10"E 49.19'
S10°25'10"E 75.83'
S10°25'10"E 20.37'
S20°48'41"W 37.57'
S20°48'41"W 45.21'
S06°57'13"E 80.00'
N06°57'13"W 120.00'
N08°57'30"W 138.19'
N12°08'02"E 156.71'
N39°48'09"E 130.64'
N39°48'09"E 131.80'
N53°23'51"W 159.58'
N68°14'28"E 150.00'
S12°39'51"E 150.00'
N12°39'51"E 150.00'
S12°39'51"W 150.00'
N12°39'51"E 150.00'
S12°39'51"W 150.00'
S12°39'51"W 150.00'
N88°02'09"E 155.61'
N49°56'30"W 200.00'
N80°50'46"W 200.00'
S79°34'50"W 110.00'
S79°34'50"W 86.00'
Δ=17°45'22" R=250.00' L=77.48'
Δ=20°56'21" R=250.00' L=91.36'
Δ=05°44'21" R=250.00' L=25.04'
Δ=20°55'46" R=200.00' L=73.07'
Δ=69°16'46" R=200.00' L=241.83'
Δ=5°27'24" R=200.00' L=19.05'
Δ=9°32'18" R=250.00' L=41.62'
Δ=21°20'59" R=250.00' L=93.16'
Δ=8°36'18" R=200.00' L=30.04'
Δ=42°58'19" R=200.00' L=150.00'
Δ=21°30'45" R=250.00' L=93.84'
Δ=42°25'06" R=200.00' L=147.99'
Δ=42°25'06" R=200.00' L=150.00'
Δ=75°05' R=250.00' L=34.95'
Δ=14°10'51" R=200.00' L=49.50' C=N86°40'15"E 49.37'
Δ=27°05'33" R=200.00' L=94.56'
Δ=1°19'01" R=277.30' L=6.37' C=N80°20'49"E 6.37'
Δ=90°00'00" R=15.00' L=23.56'
Δ=90°00'00" R=15.00' L=23.56'
Δ=6°53'55" R=350.00' L=42.14'
Δ=9°30'07" R=350.00' L=58.04'
Δ=7°22'11" R=400.00' L=51.45'
Δ=9°01'51" R=400.00' L=63.02'
Δ=12°56'02" R=225.00' L=50.73'
Δ=12°56'02" R=275.00' L=62.08'
Δ=89°47'28" R=15.00' L=23.51'
R=25.00'
S06°57'13"E 6.55'
S06°57'13"E 105.00'
S06°57'13"E 6.66'
S06°57'13"E 105.00'
S05°58'50"E 59.20'
S05°58'50"E 64.62'
N05°58'50"W 70.68'
N05°58'50"W 53.14'
S10°25'10"E 108.17'
S10°25'10"E 49.19'
S10°25'10"E 75.83'
S10°25'10"E 20.37'
S06°57'13"E 80.00'
N06°57'13"W 120.00'
N08°57'30"W 138.19'
N10°25'10"W 147.74'
N10°25'10"W 68.69'
N10°25'10"W 72.96'
S10°25'10"E 99.27'
S10°25'10"E 120.00'
S10°25'10"E 100.00'
S10°25'10"E 115.00'
N10°25'10"W 65.78'
N10°25'10"W 54.22'
S10°25'10"E 70.81'
S10°25'10"E 49.19'
S10°25'10"E 75.83'
S10°25'10"E 20.37'
S06°57'13"E 80.00'
N06°57'13"W 120.00'
S14°52'18"E 156.55'
N14°52'18"W 50.17'
S06°44'39"E 185.06'
N06°44'39"W 184.95'
S83°02'47"W 50.00'
S79°34'50"E 82.06'
N84°11'55"E 154.35'
N84°11'55"E 120.29'
N84°11'55"E 28.03'
S82°40'39"W 69.47'
S82°40'39"W 225.70'
S84°49'19"W 79.26'
S84°49'19"W 76.15'
S83°02'47"W 147.92'
S83°02'47"W 162.07'
S83°02'47"W 162.29'
S83°02'47"W 163.81'
S83°02'47"W 50.00'
S83°02'47"W 50.00'
N83°02'47"E 48.66'
N83°02'47"E 101.68'
N83°02'47"E 147.92'
N06°44'39"W 184.95'
S06°44'39"E 185.06'
S06°47'11"E 50.00'
S06°57'13"E 200.00'
N14°52'18"W 50.17'
S14°52'18"E 156.55'
N65°41'10"E 25.12'
N53°29'51"E 161.44'
N37°47'23"W 156.05'
N37°47'23"W 154.69'
N36°48'18"E 86.51'
N64°52'37"W 154.95'
S84°53'21"E 154.72'
N19°28'06"E 25.12'
N19°28'06"E 120.65'
N11°30'09"W 106.52'
N50°06'46"W 104.05'
N37°22'10"E 78.58

Planning Commission Referral to Board of Water Commissioners

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: December 16, 2025

TO: Board of Water Commissioners

FROM: Bristol Planning Commission

RE: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

The Bristol Planning Commission, at its special meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Move to make a referral to the Board of Water Commissioners and the Board of Public Works for a report on the proposed street acceptance for: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant. The report will be accepted by the Planning Commission at the next Regular Meeting on January 26, 2026."

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: January 26, 2026 at 6:00 P.M. in the Council Chamber.

Hyperlink for application information:
https://www.bristolct.gov/DocumentCenter/View/50574/App433_Subdivision_ForAgenda_121025_a

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

cc: Raymond Rogozinski, P.E., Director of Public Works
Elizabeth Phelan, Chair of Board of Water Commissioners
Attorney James Ziogas (via e-mail)

Response from Board of Water Commissioners

December 30, 2025

City of Bristol
Bristol Planning Commission
Attn: Robert Flanagan
111 North Main Street
Bristol, CT 06011-1659

Subject: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

Dear Planning Commissioners,

The Bristol Water and Sewer Department has reviewed the water and sewer infrastructure in the above referenced subdivision and recommends the streets be accepted by the City of Bristol.

If you have any questions or need any additional information, please feel free to contact me at (860) 582-7431.

Sincerely,

Robert J. Longo, Superintendent
Bristol Water and Sewer Department

Cc: File

Planning Commission Referral to Board of Public Works

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: December 16, 2025

TO: Board of Public Works

FROM: Bristol Planning Commission

RE: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

The Bristol Planning Commission, at its special meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Move to make a referral to the Board of Water Commissioners and the Board of Public Works for a report on the proposed street acceptance for: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant. The report will be accepted by the Planning Commission at the next Regular Meeting on January 26, 2026."

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: January 26, 2026 at 6:00 P.M. in the Council Chamber.

Hyperlink for application information:
https://www.bristolct.gov/DocumentCenter/View/50574/App433_Subdivision_ForAgenda_121025_a

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

cc: Raymond Rogozinski, P.E., Director of Public Works
Elizabeth Phelan, Chair of Board of Water Commissioners
Attorney James Ziogas (via e-mail)

Board of Public Works

Street Acceptance Memo

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Sent: Friday, February 6, 2026 9:56 AM
To: James Ziogas <jziogas@ziogaslaw.com>
Cc: Ryan Heller <RyanHeller@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Joseph Palmisano <JosephPalmisano@bristolct.gov>
Subject: Village Street - Street Acceptance and Lighting Cost

BPW approved recommendation to Planning to accept the road. Once Planning receives approval from BPW and Water & Sewer Board, Planning will forward a proposed action to City Council to accept the road.

With respect to Village St light, yes developer pays lighting cost until road is accepted. Once accepted the DPW has to write a letter to Eversource. Please notify DPW when City Council accepts the road as a reminder for DPW to issue the Eversource letter.

Available to discuss 203-592-3497.

Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 8, 2025

TO: Mayor Ellen Zoppo-Sassu
Board of Public Works
FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: PLANNING COMMISSION REFERAL – STREET ACCEPTANCE OF VILLAGE STREET – COLD SPRING FARM SUBDIVISION

The City's Planning Commission has received a request from the developers Industrial Builders & Realty Co., LLC to accept the following road:

> Village Street – fifty-feet in width and running from the west line of Silo Road from station right [25-feet] 16+74.94, in a westerly and northerly direction approximately 1,305.70 feet back to meet Silo Road again on its west side at station right [25-feet] 24+42.15 with all connecting curves and intersections as a public highway to be so named.

The Department of Public Works Engineering Division has inspected construction of the referenced roads including, but not limited to, the formation of rough grades, stormwater utilities, gravel and process base, street lights, along with asphalt pavement installation of the binder and finish course and sidewalk construction. Installation of potable water and sanitary sewer utilities is not part of DPW oversight and review, but are part of the Water/Sewer Commission's acceptance process.

The Planning Commission has referred this matter to the Board of Public Works to confirm that the referenced roadways comply with and were constructed in accordance with the approved subdivision plan and City street roadway ordinance. Based on DPW inspections, the roadway is in general compliance with the plans and City street ordinance.

The formal recommendation for Street acceptance will be forwarded to City Council by the Planning Commission once the Planning Commission receives a positive referral from both the Board of Public Works and Water/Sewer Commission. Once accepted, the current subdivision

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

bond provided by the developer for construction of the road will be converted to maintenance bond that will be retained by the City to cover any roadway defects observed within the first year of City Council street acceptance.

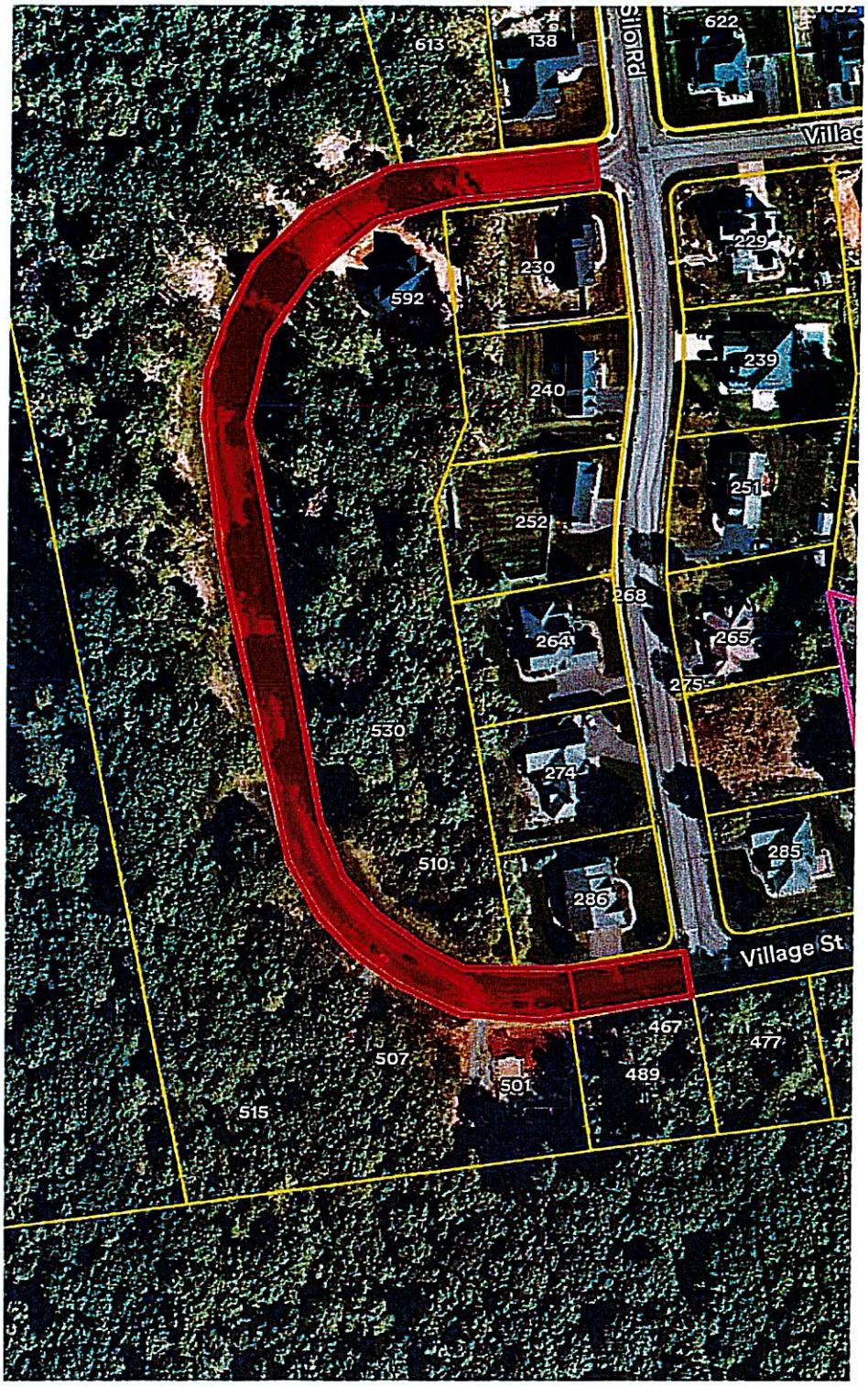
Based on the roadway inspection performed by the Department of Public Works Engineering Division, DPW recommends the following BPW action accepting all requested roads except Gino Drive:

> **Forward a positive referral to the Planning Commission accepting the following roads:**
>
> **Village Street – fifty-feet in width and running from the west line of Silo Road from station right [25-feet] 16+74.94, in a westerly and northerly direction approximately 1,305.70 feet back to meet Silo Road again on its west side at station right [25-feet] 24+42.15 with all connecting curves and intersections as a public highway to be so named.**
>
> **Final road acceptance is contingent upon the Department of Public Works – Engineering Division acceptance and the filing of mylars on the City of Bristol City Clerk Land Records.**

If approved, the Board's action shall NOT be effective until City Council formally accepts the City streets. The roads shall remain the responsibility of the developer until City acceptance of roads as City streets is complete.

Please feel free to contact me with any questions or concerns at 860-584-6113.

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov



Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119
RyanHeller@bristolct.gov

Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 22, 2026

TO: Robert Flanagan, City Planner
Planning Commission
FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: PLANNING COMMISSION REFERAL – STREET ACCEPTANCE OF VILLAGE STREET – COLD SPRING FARM SUBDIVISION

The Board of Public Works voted on January 15, 2026 to take the following action approving the 1,305 ft section of Village St (Silo Dive to Silo Drive) as an accepted City street.

> **Forward a positive referral to the Planning Commission accepting the following roads:**
>
> **Village Street – fifty-feet in width and running from the west line of Silo Road from station right [25-feet] 16+74.94, in a westerly and northerly direction approximately 1,305.70 feet back to meet Silo Road again on its west side at station right [25-feet] 24+42.15 with all connecting curves and intersections as a public highway to be so named.**
>
> **Final road acceptance is contingent upon the Department of Public Works – Engineering Division acceptance and the filing of mylars on the City of Bristol City Clerk Land Records.**

Board of Public Works correspondence attached for reference purposes.

Please feel free to contact me with any questions or concerns at 860-584-6113.

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

Planning Commission

Letter to Applicant

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

December 16, 2025

Industrial Builders & Realty Co., LLC
785 Middle Street
Bristol, CT 06010

Re: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

Dear Applicant:

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Move to make a referral to the Board of Water Commissioners and the Board of Public Works for a report on the proposed street acceptances for: Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.
The report will be accepted by the Planning Commission at the next Regular Meeting on January 26, 2026."

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: January 26, 2026 at 6:00 PM in the Council Chamber.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan - AICP
City Planner

Cc: Attorney James Ziogas (via e-mail)

Bond Information

City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: January 29, 2025

TO: Ryan Bodley, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Application #433 – Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone.
Industrial Builders & Realty Co., LLC.

Enclosed for your safekeeping is the following Subdivision Performance Bond, in the amount of $106,066.00 that has been submitted for compliance with the Subdivision Regulations to bond for infrastructure improvements associated with the above-referenced approval for Cold Spring Farm – Phase 4 – 19-lot Subdivision, which was originally approved by the Planning Commission on August 28, 2023.

With the acceptance of this bond, Phase 4 becomes a Final Approval, with an expiration date of: August 28, 2028.

Type of Bond: check
Check Number: 1202239
Payer: Industrial Builders
Drawn on: Webster Bank
Date: January 28, 2025
Amount: $106,066.00

cc: City of Bristol Planning Commission
Richard Brown, Chief Building Inspector
Anthony Lorenzetti, Engineering Division

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

January 28, 2025

City of Bristol
111 North Main Street
Bristol, CT 06010

Re: application #433 Village Street, Cold Springs Phase 4

Dear Mr. Flanagan;

Enclosed you will find a check made payable to the City of Bristol in amount of $106,066.0. This Is the revised bond approved by the Planning Commission January 27, 2025, for the Cold Springs subdivision phase 4.

When the improvements are completed and the bond is to be released it should be returned to

Industrial Builders & Realty, LLC
785 Middle Street
Bristol, Ct 06010

We would anticipate completion of the final items referenced in our budget as soon as possible this spring.

Sincerely

James Ziogas Jr.

From: Robert Flanagan
Sent: Tuesday, February 17, 2026 12:11 PM
To: William Stango <WilliamStango@bristolct.gov>
Cc: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Subject: RE: Maintenance Bond - Cold Springs - 19 Lots - Phase 4 - Village Street

All work for the village Street Subdivision has been completed. This estimate is from our contractor for the job, Trademark Construction.

Infrastructure costs Phase 4.

Sediment & Erosion Controls for Roadway Phase 4 $4,000.00
Strip Topsoil/Clearing for Roadway Phase 4 $10,000.00
Earth Excavation/Grading $10,000.00
Sanitary Sewers Phase 4 $99,500.00
Storm Drainage Phase 4 $85,000.00
Water Main Phase 4 $98,000.00
Road Subbase $25,000.00
Underground Utilities (Electric) $40,000.00
Bit. Paving & Curbs $65,000.00
Restoration $10,000.00
Survey/As-Built $7,000.00

Total $500,500.00

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

Phase 4

Address	Street	Map	Lot
530	Village Street	01	67
501	Village Street	01	20
507	Village Street	01	21
510	Village Street	01	68
515	Village Street	01	22
519	Village Street	01	23
527	Village Street	01	24
537	Village Street	01	25
542	Village Street	01	66
547	Village Street	01	26
554	Village Street	01	65
561	Village Street	01	27
568	Village Street	01	64
575	Village Street	01	28
581	Village Street	01	29
589	Village Street	01	30
592	Village Street	01	63
595	Village Street	01	31
603	Village Street	01	32

Cold Springs Subdivision Phase 4 - LC Estimate

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	$4,000.00	$2,000.00	$2,000.00
tackcoat			$1,765.00
milling			$2,000.00
Sidewalks	$18,000.00	$0.00	$39,444.00
Light Poles & Bases	$15,000.00	$7,500.00	$7,500.00
Bit. Paving & Curbs	$65,000.00	$45,000.00	$29,523.00
Restoration	$10,000.00	$5,000.00	$5,000.00
Survey/As-Built/lot pins & monuments	$5,000.00	$2,000.00	$5,000.00
Subtotal	$117,000.00	$0.00	$92,232.00
Contingency	$17,550.00	$0.00	$13,834.00
Totals	**$134,550.00**	**$0.00**	**$106,066.00**

Bond Amount 106,066.00

NORTH

N/F
L.I.C. WAREHOUSE
REALTY CO INC.
B.1980/P.730

PROP. SILT FENCE
(SEE DETAIL)

PROP. 100'L x 4'W x 3'D
STONE STRENCH
PROP. INV.=317.5
(PROVIDE MOD. RIP RAP)
PROP. 55 LF- 8" PVC
S=0.009 FT/FT

N/F
INDUSTRIAL
BUILDERS &
REALTY LLC
B.2097/P.115

PROP. Y.D.
T.F.=319.7'
INV.=318.0'

N/F
NOVA REAL
ESTATE LLC
B.2199/P.727

TOWN OF SOUTHINGTON
CITY OF BRISTOL

PROP. WATER MAIN

SHOW PROP. SPOT GRADES PER PLAN

GRADE TO DRAIN

SLOPE RIGHTS RESERVED

VILLAGE STREET

SILO ROAD

PHASE LINE

N/F
BRYAN-WOOD &
KIMBERLY WOOD
B.2030/P.197

N/F
LESTER K BALICKI &
KARI M SURV
B.1753/P.676

N/F
DAVID J MILEWSKI
CYNTHIA S MILEWSKI
B.1731/P.544

N/F
INDUSTRIAL BUILDERS
& REALTY LLC
B.2097/P.83

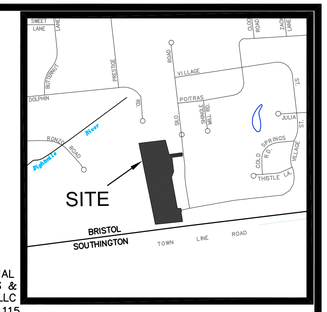
N/F
THOMAS K. &
CATHY L.
FILIPPETTI

N/F
AMBER ANN MORRONE
B.2179/P.811

N/F
BETTA BLUE MANAGEMENT
COMPANY
B.1644/P.1279

BENCHMARK:
Ex. CB-C
ELEV.=338.89'

BENCHMARK:
Ex. CB-C
ELEV.=318.46'



KEYMAP: SCALE: 1"=1000'

EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4"MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
5. **ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.**
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
7. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, STRAW WATTLES OR STRAW BALES.
8. SEDIMENTATION BARRIERS TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
9. BRING ANY UNFORESEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430** IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430** IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION 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, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
13. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING STRAW BALES, STRAW WATTLES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
14. SILT FENCE AND/OR STRAW WATTLES & STRAW BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE GEOTEXTILE SILT FENCE WHERE IT DOES NOT FOLLOW THE CONTOUR AT THE TOE OF SLOPE. FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET; FOR 3:1 TO 5:1 EVERY 75 FEET; AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
15. PURSUANT TO THE REGULATIONS: A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
16. CATCH BASIN MAINTENANCE SCHEDULE:
    SEDIMENT TO BE EXTRACTED FROM SUMP(S) TWCE YEARLY (IN THE SPRING AND FALL) AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
17. MATERIAL FROM THE TEMPORARY STOCKPILE WHICH IS NOT USED DURING CONSTRUCTION SHALL HAULED OFF-SITE.
18. **ADDITIONAL E&S MEASURES WILL BE REVIEWED AT THE TIME OF THE ZONING PERMIT APPLICATION FOR INDIVIDUAL LOTS.**
19. **PROVIDE STONE CHECK DAMS EVERY 50' ACROSS ALL TEMPORARY DIVERSION SWALES (IF NECESSARY).**
20. **ALL DEWATERING MUST BE DIRECTED INTO FILTER BAGS.**
21. **DUST CONTROL MEASURES, INCLUDING THE USE OF MULCHES, SPRAY ADHESIVES, WATER AND CALCIUM CHLORIDE SHALL BE UTILIZED WHENEVER ORDERED OR WHEN WINDS ARE FORECAST TO EXCEED 30MPH.**
    PUBLIC RIGHTS-OF-WAY SHALL BE KEPT CLEAN DURING EARTH MOVING.
    EROSION CONTROL MATTING TO BE USED FOR IMMEDIATE STABILIZATION ON SLOPES GREATER THAN 3:1
22. CONTACT BRISTOL ENGINEERING/PUBLIC WORKS AT (860) 584-6125

GRADING NOTES:

1. CONTOUR INTERVAL = 1'
2. ELEVATIONS BASED ON NGVD29.
3. **TOPOGRAPHY IS FROM CITY TOPOGRAPHY AUGMENTED BY FIELD SURVEY.**
4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
7. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
9. DEVELOPMENT OF INDIVIDUAL LOT(S) SHOWN ON THESE PLANS IS INTENDED TO BE CONCEPTUAL IN NATURE TO FACILITATE HOUSE PLANNING. DEVELOPER SHALL NOT BE PRECLUDED FROM REVISING THIS PLAN TO ACCOMMODATE ACTUAL HOUSE STYLE CHOSEN AND FIELD CONDITIONS FOUND ON EACH LOT.
10. SEE EROSION AND SEDIMENTATION CONTROL NOTES.
11. **CONTRACTOR TO VERIFY BY TEST PIT EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.**
12. **IF NECESSARY, USE DEWATERING BAG (SEE DETAIL).**
13. **STREET LIGHTS TO BE LED's**
14. **MAXIMUM DRIVEWAY GRADE SHALL NOT EXCEED 15% WITH A TRANSITION UP TO THE STREET LINE**
15. **GENERAL CONTRACTOR TO CALL THE WATER DEPARTMENT OFFICE AND SCHEDULE A MEETING TO GO OVER THE RULES, REGULATIONS AND EXPECTATIONS**
16. **DRIVEWAY LOCATIONS MUST BE A MINIMUM OF 3' AWAY FROM CATCH BASINS**

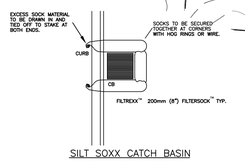
DESIGN FOR ROOF DRAINAGE
DESIGN UNDERGROUND STORAGE FOR 1" OF WATER OVER ROOF AREA
ROOF AREA ON EACH LOT = 2,033 S.F.
REQUIRED CAPACITY = 2,033 S.F. x (1 FT/12 IN.) = 169.4 CF
CAPACITY PROVIDED BY 6 SC-310 STORMTECH UNITS =185.98 CF

CONSTRUCTION SEQUENCE:

1. **AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.**
1A. **LIMITS OF CLEARING SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.**
1B. **THE STORMWATER BASIN SHOULD BE CONSTRUCTED FIRST AND IMMEDIATELY STABILIZED (SHAPED, SEEDED, AND BLANKETED). ALL SLOPES > 3:1 SHOULD BE EITHER MATTED OR HYDRO SEEDED WITH A TACKIFIER.**
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1-800-922-4455.
4. CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
5. STRIP AND STOCKPILE TOPSOIL FROM ROADWAY AREA. ANCHOR WITH STRAW MULCH AND AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEN THEY SHOULD BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
6. ROUGH GRADE ROAD RIGHT OF WAY PURSUANT TO THE APPROVED PLAN.
7. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STRAW WATTLES OR STRAW BALES, AND FILTER FABRIC ON GRATES TO TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
8. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 3:1 BANKS AND GREATER.
9. FINISH GRADE ROADWAY AND PLACE GRAVEL BASE FOR BINDER COURSE OF PAVING.
10. PAVED APRONS TO BE CONSTRUCTED TO THE RIGHT OF WAY LINE AT ALL PROPOSED CURB CUTS.
11. ROUGH GRADE AREA BETWEEN CURB AND RIGHT OF WAY LINE.
12. PLACE FINISH COURSE OF PAVING.
13. FINISH GRADE RIGHT OF WAY; SPREAD TOPSOIL (4" MIN.) AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS	5	0.10
	45	1.00

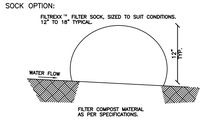
14. REMOVE SEDIMENT AND DISPOSE OF OFF SITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
15. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
16. AFTER DISTURBED AREAS HAVE HAD VEGETATION REESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.
17. KRATZERT, JONES & ASSOC., INC. DOES NOT ADVISE IN SAFETY REQUIREMENTS DURING CONSTRUCTION AND KJA IS NOT AN EXPERT ON SAFETY REQUIREMENTS DURING CONSTRUCTION. CONSTRUCTION PERSONNEL SHALL VERIFY THAT ALL OSHA REQUIREMENTS ARE MET OR RETAIN QUALIFIED OSHA EXPERTS TO ADVISE ON SAME.



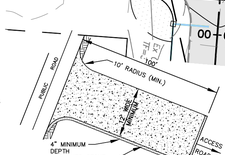
SILT SOXX CATCH BASIN
APPLICATION DETAIL

NOTES:
1. ALL MATERIAL TO MEET FILTREXX™ SPECIFICATIONS.
2. SECURE FILTERSOCK TO GROUND AT EACH END.

SOCK OPTION:

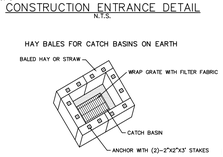


SILT SOXX DETAIL
NTS

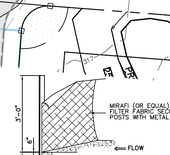


NOTES:
1. STRIP GROUND, REMOVE TOP SOIL AND ORGANICS PRIOR TO STONE PLACEMENT
2. CRUSHED GRAVEL GRADATION SHALL BE DOT NO.3 OR ASTM C-33 NO. 3

CONSTRUCTION ENTRANCE DETAIL
N.T.S.



SEDIMENTATION BARRIER INSTALLATION
N.T.S.



SILT FENCE DETAIL
N.T.S.

SYMBOLS LEGEND

- (C) PROP. CONSTRUCTION ENTRANCE
- (S) PROP. ROOF LEADER TO 6" SC-310 STORMTECH UNITS
- (G) PROP. SILT FENCE
- (M) PROP. MULCH LOGS (SILT SOXX) AROUND CATCH BASIN
- (FC) PROP. FOOTING DRAIN OUTLET TO CATCH BASIN
- (FD) PROP. FOOTING DRAIN OUTLET TO RIP RAP AT DAYLIGHT
- (I) PROP. SUMP
- (ST) PROP. SOIL STOCKPILES

LEGEND

PROPERTY LINE	PROP. PROPERTY LINE
PROPERTY CORNER	PROP. IRON PIN
EXISTING IRON PIN	PROP. MONUMENT
EXISTING MONUMENT	PROP. SANITARY MANHOLE
EXISTING SANITARY MANHOLE	PROP. STORM MANHOLE
EXISTING STORM MANHOLE	PROP. YARD DRAIN
EXISTING CATCH BASIN	PROP. CATCH BASIN
EXISTING LIGHT	PROP. LIGHT
EXISTING HYDRANT	PROP. HYDRANT
EXISTING UTILITY POLE	PROP. EDGE OF ROAD
EX. EDGE OF ROAD	PROP. EDGE OF BIT. CURB
EX. EDGE OF BIT CURB	PROP. EDGE OF CONC CURB
EX. EDGE OF CONC CURB	PROP. SANITARY SEWER LINE
EX. SANITARY SEWER LINE	PROP. WATER LINE
EX. WATER LINE	PROP. STORM PIPE
EX. CONTOUR	PROP. CONTOUR
	PROP. SPOT GRADE
	PROP. SILT FENCE
	PROP. FOOTING DRAIN

REVISION:
REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 7/25/23 - TOWN COMMENTS
REVISION: 06/07/23 - UPDATES
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB

SEAL:

"I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF BRISTOL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

JAMES N. SAKONCHICK CT P.E. & L.S. #11302
(NAME) (CERTIFICATION NO.)

"THE PLANNING AND ZONING COMMISSION CERTIFIES THAT THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF BRISTOL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

DATE OF APPROVAL

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJAS@AOL.COM

GRADING & EROSION CONTROL MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET,
BRISTOL, CT

M:\2023\Sub2\INDUSTR-203285-PHASE2_dwg\dwg\ARCHIVE\PRESENTATION PHASE 4 C-1 8-28-23.dwg
LAYOUT: G-1 DATE: Aug 28, 2023 - 9:59am

SCALE: 1" = 40'
DATE: JANUARY 30, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

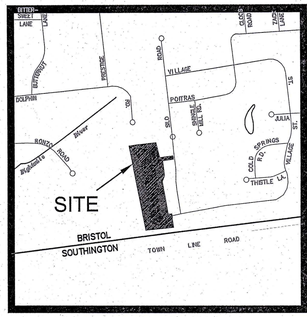
DRAWING NO. : G-1

SUBDIVISION PLANS PREPARED FOR

COLD SPRINGS PHASE IV

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.



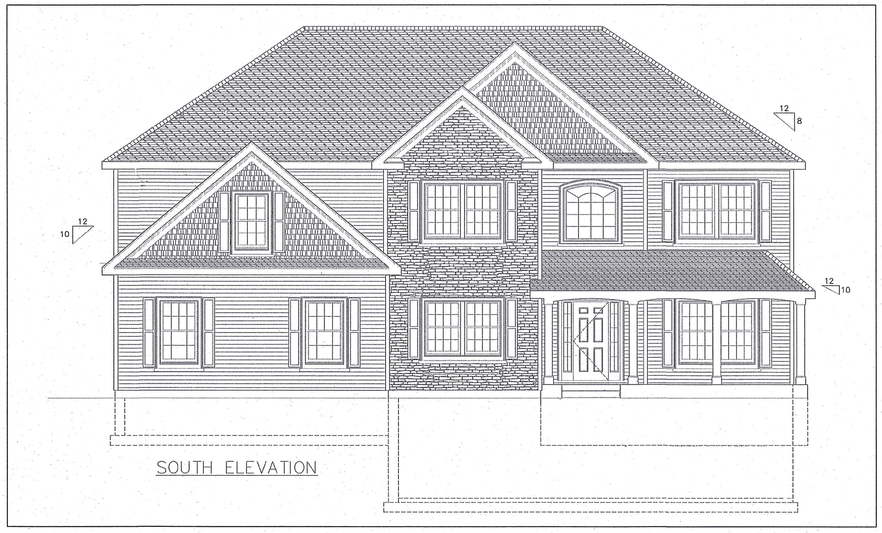
KEYMAP: SCALE: 1"=1000'

ZONING COMPLIANCE TABLE
BASED ON ZONE R-10

LOT #	REQUIRED AREA (MIN.S.F.)		FRONTAGE (MIN.)*		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
20	10,000	17,864	85'	104.11'	85'	96.40'	20'	20'	8'	8'	20'	20'
21	10,000	17,363	85'	100.64'	85'	91.32'	20'	20'	8'	8'	20'	20'
22	15,000**	28,096	85'	301.02'	**	25.04'**	30'**	30'	8'	8'	20'	20'
23	10,000	15,140	85'	98.67'	85'	91.36'	20'	20'	8'	8'	20'	20'
24	10,000	17,469	85'	98.94'	85'	92.74'	20'	20'	8'	8'	20'	20'
25	10,000	15,075	85'	100.50'	85'	100.50'	20'	20'	8'	8'	20'	20'
26	10,000	18,825	85'	125.50'	85'	125.50'	20'	20'	8'	8'	20'	20'
27	10,000	20,246	85'	124.99'	85'	121.66'	20'	20'	8'	8'	20'	20'
28	10,000	20,622	85'	102.62'	85'	93.16'	20'	20'	8'	8'	20'	20'
29	15,000**	25,924	85'	185.07'	**	25.04'**	30'**	30'	8'	8'	20'	20'
30	10,000	19,094	85'	102.60'	85'	93.14'	20'	20'	8'	8'	20'	20'
31	15,000**	33,825	85'	291.68'	**	25.04'**	30'**	30'	8'	8'	20'	20'
32	10,000	19,642	85'	108.00'	85'	100.00'	20'	20'	8'	8'	20'	20'
63	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
64	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
65	10,000	18,619	85'	117.36'	85'	120.36'	20'	20'	8'	8'	20'	20'
66	10,000	19,287	85'	125.00'	85'	125.00'	20'	20'	8'	8'	20'	20'
67	10,000	18,971	85'	125.03'	85'	125.03	20'	20'	8'	8'	20'	20'
68	10,000	18,498	85'	210.66'	85'	241.83	20'	20'	8'	8'	20'	20'

* FRONTAGE MEASURED AT BUILDING LINE
** REAR LOT

OPEN SPACE TABLE
THE COMMISSION MAY REQUIRE THAT UP TO 15 PERCENT OF THE TOTAL AREA OF A SUBDIVISION BE SET ASIDE FOR OPEN SPACES, PARKS OR PLAYGROUNDS (5.09)
TOTAL AREA OF SUBDIVISION (ALL PHASES) = 58.8± ACRES AREA OF OPEN SPACE = 8.85 ACRES
PROVIDED OPEN SPACE PERCENT = 8.85 ACRES/58.8 ACRES = 15.1%



SOUTH ELEVATION

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
E-1	EXISTING CONDITIONS MAP	40' SCALE
S-1	PHASE IV SUBDIVISION MAP	40' SCALE
G-1	GRADING AND EROSION CONTROL PLAN	40' SCALE
P-1	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
P-2	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
D-1	SITE DETAILS	N.T.S.
D-2	SITE DETAILS	N.T.S.
D-3	SITE DETAILS	N.T.S.
D-4	SITE DETAILS	N.T.S.
D-5	SITE DETAILS	N.T.S.

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

WETLAND APPROVAL OF OVERALL WETLAND IMPACT

OCTOBER 25, 2004 _____
DATE OF APPROVAL

SUBDIVISION APPLICATION #433
ASSESSOR'S MAP 01, LOT 7B

AUGUST 28, 2023 _____
DATE OF APPROVAL

APPLICANT

INDUSTRIAL BUILDERS & REALTY, LLC
785 MIDDLE STREET
BRISTO, CT 06010
860 583-2430

REVISION: 4/29/24 – REVISIONS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 6/07/23
REVISION: 1/20/06 CORRECTION NOTE
REVISION: 8/12/05
REVISION: 8-25-04- TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR-203285-P
DRAWN BY: CVZ/MBR/RB
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, in
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEER
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

COVER SHEET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: JANUARY 30, 202

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : C-1

M:\203\Sub2\INDUSTR-203285-PHASE2 - IBR Living Johnson-4 (2023).dwg
LAST SAVED: Mon Oct 30 09:42:12 2023 BY: CVZ

STATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
   OFFICE OF SPECIAL SERVICES & PERMITS
   1107 CROMWELL AVENUE
   ROCKY HILL, CT 06067
   (860) 258-4541

2. STATE D.E.P.
   79 ELM STREET
   HARTFORD, CT 06106
   (860) 424-3245

MISCELLANEOUS

1. CALL BEFORE YOU DIG
   (800) 922-4455

IN ACCORDANCE WITH SECTION 8-25 OF CONNECTICUT GENERAL STATUTES AND CITY OF BRISTOL SUBDIVISION REGULATIONS, NO LOTS IN THIS SUBDIVISION MAY BE SOLD OR OFFERED FOR SALE UNLESS FINAL APPROVAL HAS BEEN ENDORSED HEREON.

App. 433
Plan Granted Conditional Approval by City Planning Commission, Bristol, Conn August 28 20 23
Attested _____ Secretary
Or
Attested _____ Chairman

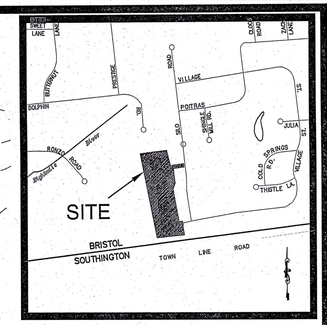
SUBDIVISION

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzertjones.com
www.kratzertjones.com

KJA
kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

APPROVED



KEYMAP: SCALE: 1"=1000'

N/F
L.I.C. WAREHOUSE
REALTY CO INC.
B.1980/P.730

N/F
INDUSTRIAL
BUILDERS &
REALTY LLC
B.2097/P.115

N/F
NOVO REAL
ESTATE LLC
B.2199/P.727

N/F
THOMAS K. &
CATHY L.
FILIPPETTI

N/F
AMBER ANN MORRONE
B.2179/P.811

N/F
BRYAN WOOD &
KIMBERLY WOOD
B.2030/P.197

N/F
LESTER K BALICKI &
KARI M SURV
B.1753/P.676

N/F
DAVID J MILEWSKI
CYNTHIA S MILEWSKI
B.1731/P.544

N/F
INDUSTRIAL BUILDERS
& REALTY LLC
B.2097/P.83

N/F
BETTA BLUE MANAGEMENT
COMPANY
B.1644/P.1279

TOWN LINE ROAD
NON-ACCESS LINE
TOWN OF SOUTHINGTON
CITY OF BRISTOL
N84°11'55"E 230.32'
N84°11'55"E 154.35'
S11°30'09"E 275.16'
S11°30'09"E 89.70'
S11°30'09"E 100.50'
S11°30'09"E 125.50'
N11°30'09"W 147.25'
S11°30'09"E 49.39'
S11°30'09"E 369.58'
S82°40'39"W 69.47'
S82°40'39"W 225.70'
S84°46'19"W 79.26'
N14°52'18"W 50.17'
S14°52'18"E 156.55'
S06°57'13"E 80.00'
N06°57'13"W 120.00'
S20°48'41"W 37.57'
S20°48'41"W 45.21'
S10°25'10"E 108.17'
N10°25'10"W 65.78'
N10°25'10"W 54.22'
S10°25'10"E 70.81'
S10°25'10"E 49.19'
S10°25'10"E 75.83'
S10°25'10"E 20.37'
Δ=14°10'51" R=200.00' L=49.50' C=N86°40'15"E 49.37'
S10°25'24"E 50.00'
N08°57'30"W 138.19'
Δ=1°19'01" R=277.30' L=6.37' C=N80°20'49"E 6.37'
Δ=7°55'05" R=250.00' L=34.55'
N83°02'47"E 147.92'
S06°47'11"E 50.00'
PHASE LINE
SILO ROAD
VILLAGE STREET
SLOPE RIGHTS RESERVED
Ex Drive
Ex Conc. Walk
Ex Conc. Curb (Approx.)
Ex Bit Road (Approx.)
Ex. Hydrant
Ex Topsoil Pile
Ex Trans. Pole
Ex Utility Pole
Ex Sign
Ex Tree
Ex Guide Rail
Ex 15" RCP
Ex 8" S PVC
Ex 8" W
Ex 12" W
Ex 15" RCP
Ex 24" RCP
Ex 36" RCP
Ex Gas Line
Ex Overhead Electric
Ex Underground Electric
Ex Gas Valve
Ex Water Valve
Ex Drain Manhole
Ex Electric Manhole
Ex Telephone Manhole
Ex Catch Basin
Ex Light
Ex Water Line
Ex Guide Rail
Ex Contour
Ex San MH TF=342.11' Inv.=335.28'
Ex CB-C TF=339.41' Inv(E&W)=334.09' Inv(S)=333.98'
Ex CB-C TF=339.50' INV.=335.62' INV.=335.9'-6" PVC INV.=335.8'-6" PVC
Ex San MH TF=337.86' Inv.=329.01'
Ex CB-C TF=322.65' Inv(E24")=313.48' Inv.(30")=313.45'
Ex San MH TF=322.63' Inv=310.58'
Ex CB-C TF=318.46' Inv(S)=311.60' Inv(E&W)=310.52'
Ex DMH TF=317.85' Inv(N&S)=310.74' Inv(W&E)=309.99'
Ex San MH TF=318.92' Inv=306.6'
Ex CB-C TF=318.54' Inv.=313.05'
Ex CB TF=318.82' Inv(N)=313.21' Inv(E&S)=313.50'
#286 Ex House
#274 Ex House
#264 Ex House
#252 Ex Foundation
Ex. House
Ex. House Foundation
Ex. Garage
Ex Drive
Ex Shed
Ex Tree
BENCHMARK: Ex. CB-C ELEV.=338.89'
BENCHMARK: Ex. CB-C ELEV.=318.46'
AREA 444,889 S.F. 10.21 Ac.
NORTH
19
18
60
61
62
33
34

NOTES:
1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
   – SEE VOL 2097 AT PG 0083 OF TOWN OF BRISTOL LAND RECORDS
2. ADDRESS: VILLAGE STREET, BRISTOL, CT
3. AREA: 10.2± ACRES
4. ZONE: R–10
5. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
6. ELEVATIONS BASED ON NGVD29.
7. CONTOUR INTERVAL= 1 FT.
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY JANUARY 25, 2023. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS JANUARY 25, 2023.
9. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1–800–922–4455.
10. A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.

ZONING TABLE	
ZONE – R–10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale: 1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

APPROVED

LEGEND
- PROPERTY LINE
- IRON PIN TO BE SET
- Ex IP EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- 98 EX. CONTOUR

REVISION: 4/29/24 – REVISIONS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR–203285–PHASE2
DRAWN BY: CVZ/MBR/RB
SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20–300b–1 TO 20–300b–20).

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A–2/T–3

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

James N. Sokonchick
James N. Sokonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN–WATERBURY RD.
MILLDALE, CT 06467–0337
PHONE: (860) 621–3638
FAX: (860) 621–9609
EMAIL: KJA5@AOL.COM

EXISTING CONDITIONS MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'
DATE: JANUARY 30, 2023

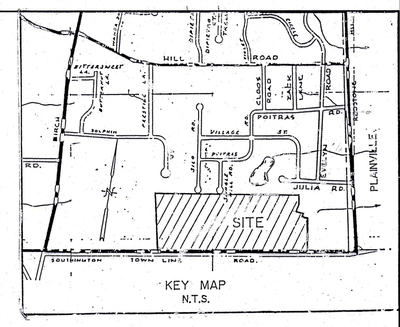
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : E-1

M:\2021\Sub2\INDUSTR–203285–PHASE2–4 (2023).dwg
LAYOUT: E-1 DATE: May 07, 2024 - 12:58pm

NOTE:

Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.



May 5, 2004

Industrial Builders & Realty Company
785 Middle Street
Bristol, Ct. 06010

Re: 1373 – Subdivision south of Village St., shingle Mill Rd. and Silo Rd./north of Southington Town Line Rd.; Assessor's Map 1, Lots 6 and 7:

Dear Applicant:

The Inland Wetland Commission at its meeting of April 19, 2004 voted to grant final approval to the subject application, with the following stipulations:

1-17 Attached

18. Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.
19. No construction on lot 35 shall be closer than twenty five feet to wetlands.
20. Conservation easements shall be established for all wetland areas within the subdivision. Prior to any activity construction fencing shall be installed to delineate the referenced conservation areas. In addition split rail fences shall be installed to indicate the limits of the easement on lot 35. Referenced easements shall be filed on City land records.
21. The mitigation plan prepared by the soil scientist shall be incorporated into the subdivision plans.
22. Provide a maintenance plan for the existing detention pond on the Chimney Crest Condominium property. The maintenance plan shall be incorporated into the subdivision plans and include a schedule for sediment removal.
23. Construct wetland mitigation area prior to issuance of building permits. Provide a temporary easement in favor of the City encompassing the mitigation area. Referenced easement shall be terminated upon acceptance of the mitigation area by the City.
24. The last drainage structure prior to an outfall shall be a sedimentation tank/structure. Final design to be approved by the Engineering Department.
25. Provide a $10,000 bond to the City for the purpose of insuring proper erosion control measures prior to any activity.
26. Record all conditions of Inland Wetland approval on the approved subdivision map filed on City land records.

Please submit five (5) copies of revised plans.

In addition, please be advised that in accordance with the Inland Wetland and Watercourse Regulations, this permit shall be valid for a period of five (5) years unless otherwise extended by the Commission.

Sincerely

Jon Guglietta, Vice Chairman
Inland Wetland Commission

GENERAL NOTE:
REFERENCE REVIEW OF OVERALL PLAN FROM ANTHONY J. TRANQUILLO, SOUTHINGTON TOWN ENGINEER, TO CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY, DATED 10-04-90 FOR COMMENTS PERTAINING TO PHASES II THRU IV.

TOTAL AREA = 58.8± Ac.
ZONE = R10 & R15
PROP. NO. OF LOTS = 73
EXIST. NO. OF LOTS = 23 PHASE ONE = 11.3 AC.

BRISTOL ZONING REQUIREMENTS

	R-10	R-15
MIN. AREA (SF)	10,000	15,000
MIN. FRONTAGE (FT)	85	100
MIN. DEPTH (FT)	90	120
MIN. SETBACK (FT)		
FRONT	25	25
REAR	25	25
SIDE	10	10

MIN. AREA, REAR LOTS (SF) = 20,000 & 30,000

APPROVED

REV. 8-27-04
REV., 2-5-04 BUFFER
REV. 01-5-04
REV. 01-10-91
REV. 12-10-90
REV. 11-27-90
REV. 11-9-90
REV. 06-19-90
REV. 04-12-90
REV. 04-06-90
REV. 2-20-90
REV. 01-30-90
REV. 01-11-90
REV. 12-06-89

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OVERALL SUBDIVISION LAYOUT

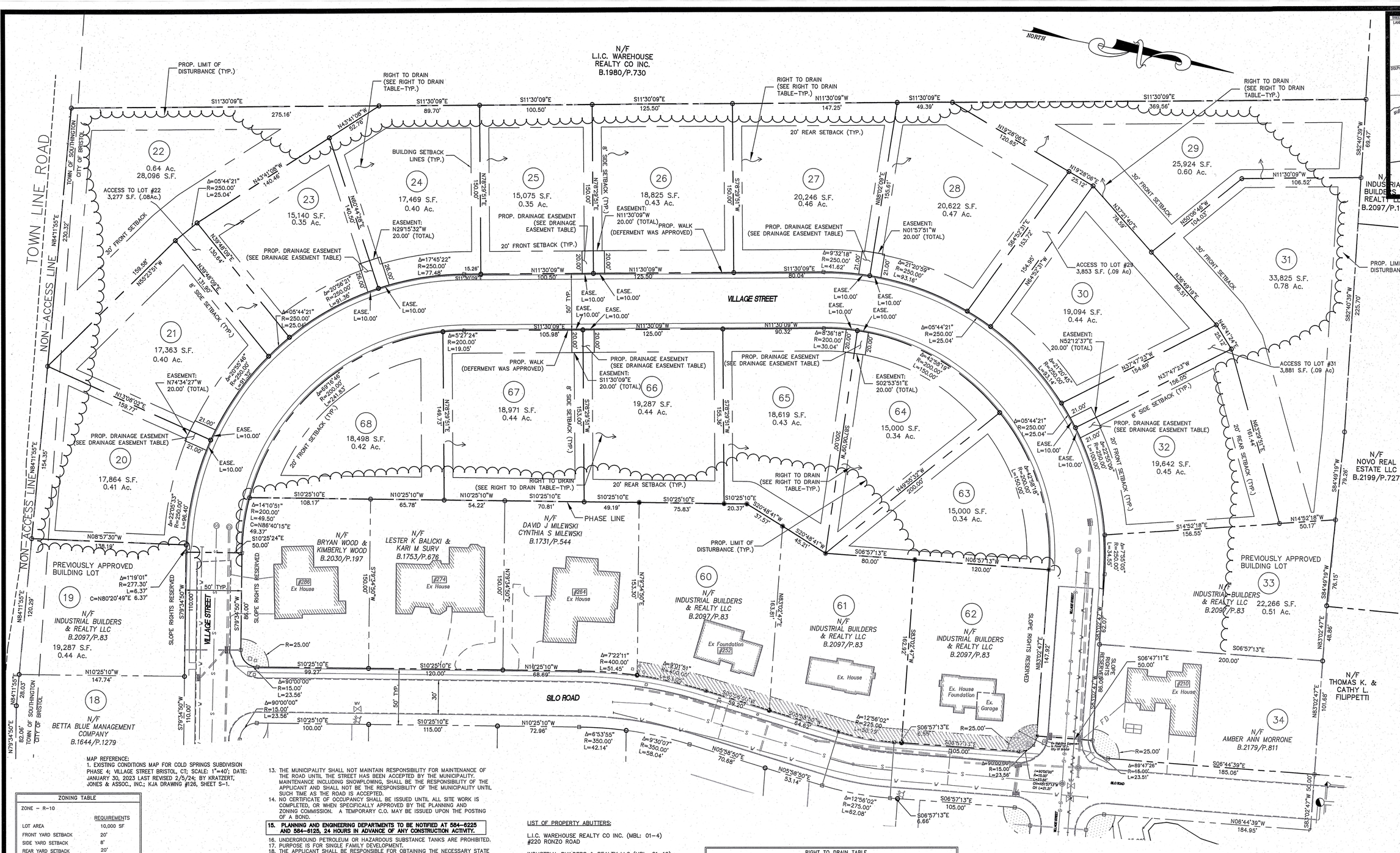
COLD SPRINGS FARM

OWNED BY
INDUSTRIAL BUILDERS, REALTY Co
BRISTOL, CONNECTICUT

SCALE: 1"= 100' OCTOBER 19, 1989

KRATZERT, JONES & ASSOC. INC.
CIVIL ENGINEERS – LAND SURVEYORS – SITE PLANNERS
1755 MERIDEN–WATERBURY TURNPIKE, MILLDALE, CT. TEL 621–3638

DR. 126



MAP REFERENCE:
1. EXISTING CONDITIONS MAP FOR COLD SPRINGS SUBDIVISION PHASE 4; VILLAGE STREET BRISTOL, CT; SCALE: 1"=40'; DATE: JANUARY 30, 2023 LAST REVISED 2/5/24; BY KRATZERT, JONES & ASSOC., INC.; KJA DRAWING #126, SHEET S-1.

ZONING TABLE	
ZONE – R-10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
2. AREA: ±10.2 Ac TOTAL
3. ADDRESS: VILLAGE STREET, BRISTOL, CT
4. ZONE: SEE ZONING TABLE
5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. **THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.**
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
11. **INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. LIGHTING LAYOUT TO BE PER TOWN ENGINEER. LIGHTING TO BE LEDs PER CITY OF BRISTOL STANDARDS.**
12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BE THE BRISTOL POLICE DEPARTMENT.
13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. **PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 584-6225 AND 584-6125, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. PRESERVE AS MANY TREES AS POSSIBLE.
20. CITY STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER CITY OF BRISTOL REGULATIONS.
22. **PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
23. **THE APPLICANT IS RESPONSIBLE FOR ANY ADDITIONAL PERMITS THAT MAY BE REQUIRED BY THE STATE.**
24. **AN AS-BUILT OF THE ROADWAY INCLUDING UTILITIES AND LATERALS SHALL BE REQUIRED.**
25. **PLOT PLANS AND AS-BUILTS SHALL BE REQUIRED FOR ALL LOTS.**
26. **A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.**
27. **ALL LOTS THAT HAVE RIGHTS TO FLOW OVER OTHER LOTS CUMULATIVELY IN CASE A LOT REMAINS UNDEVELOPED FOR A PERIOD OF TIME.**

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01–4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01–57)
#286 SILO ROAD'

LESTER K. & KARI M. BALICKI (MBL: 01–58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01–59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01–34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01–09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01–08)
DOLPHIN ROAD

RIGHT TO DRAIN TABLE
LOT 21 RIGHT TO DRAIN OVER AND ACROSS LOTS, 22, 23, 24, 25, 26, 27, 28 & 29.
LOT 22 RIGHT TO DRAIN OVER AND ACROSS LOTS, 23, 24, 25, 26, 27, 28 & 29.
LOT 23 RIGHT TO DRAIN OVER AND ACROSS LOTS, 24, 25, 26, 27, 28 & 29.
LOT 24 RIGHT TO DRAIN OVER AND ACROSS LOTS, 25, 26, 27, 28 & 29.
LOT 25 RIGHT TO DRAIN OVER AND ACROSS LOTS, 26, 27, 28 & 29.
LOT 26 RIGHT TO DRAIN OVER AND ACROSS LOTS, 27, 28 & 29.
LOT 27 RIGHT TO DRAIN OVER AND ACROSS LOTS, 28 & 29.
LOT 28 RIGHT TO DRAIN OVER AND ACROSS LOTS, 29.
LOT 68 RIGHT TO DRAIN OVER AND ACROSS LOTS 67,66,65&64.
LOT 67 RIGHT TO DRAIN OVER AND ACROSS LOTS 66,65&64.
LOT 66 RIGHT TO DRAIN OVER AND ACROSS LOTS ,65&64.
LOT 65 RIGHT TO DRAIN OVER AND ACROSS LOTS 64.

DRAINAGE EASEMENT TABLE
THE GRANTOR RESERVES THE FOLLOWING PROPOSED DRAINAGE EASEMENTS FOR THE BENEFIT OF THE FUTURE OWNERS OF SAID PARCELS AS FOLLOWS:
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 23 & 24.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 25& 26.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 27& 28
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 29&32
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 66&67
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 64&65

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EX. IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

Utilities Disclaimer:
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APPROVED

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale: 1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

REVISION: 5/2/24 – REVISIONS
REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR–203285–PHASE2
DRAWN BY: CVZ/MBR/RB

SURVEY NOTES:
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THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A–2

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

James N. Sokonchik
James N. Sokonchick
CT P.E. & L.S. #11302

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SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

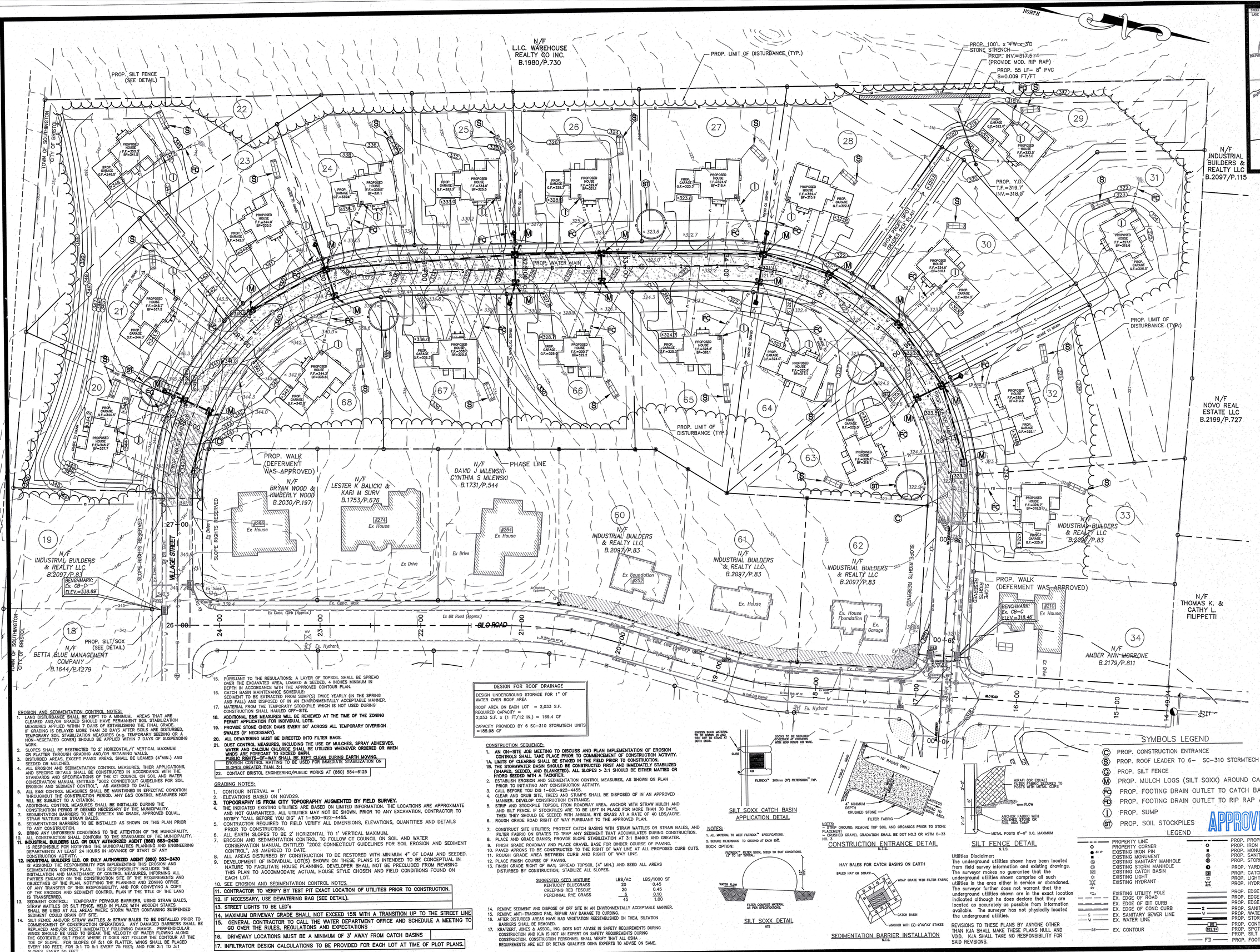
DATE: JANUARY 30, 2023

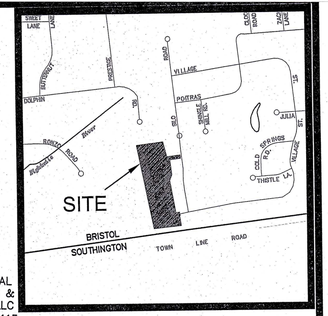
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : S-1

M:\2031\Sub2\INDUSTR–203285–PHASE2 – BR\dwg\sheet2–4 (2023).dwg
LAYOUT: S–1 DATE: May 07, 2024 – 10:37am




SITE
BRISTOL
SOUTHINGTON
TOWN LINE ROAD
VILLAGE

LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62

LEGEND
- PROPERTY LINE
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- Ex IP EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
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- EXISTING HYDRANT
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- S EX. SANITARY SEWER LINE
- W EX. WATER LINE
- GR EX. GUIDE RAIL
- 98 EX. CONTOUR
- PROP. PROPERTY LINE
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. LIGHT
- PROP. HYDRANT
- PROP. GATE VALVE
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REVISIONS AND ISSUE RECORD
REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06-07-23 – UPDATES
REVISION: 01-07-05 – TOWN COMMENTS
REVISION: 10-22-2004 – TOWN COMMENTS
PROJECT: 203\SUB2\INDUSTR-203285-...
DRAWN BY: TJM
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
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FAX: (860) 621–9609
EMAIL: INFO@KRATZERTJONES.COM

PLAN AND PROFILE FOR VILLAGE STREET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

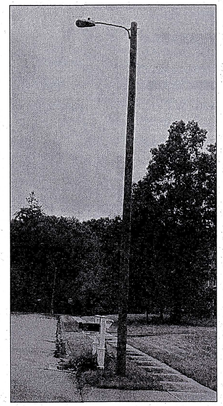
SCALE: 1"=40'(P&H)/4'(V)

DATE: FEBRUARY 14, 2023

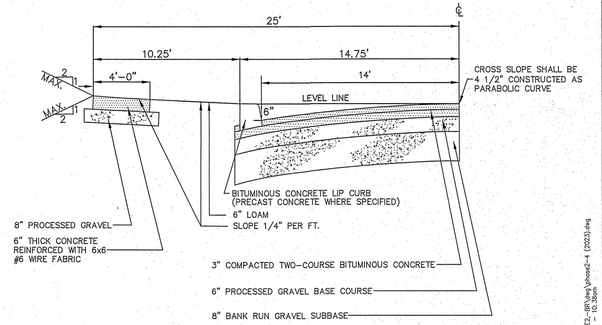
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : P-1



LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)

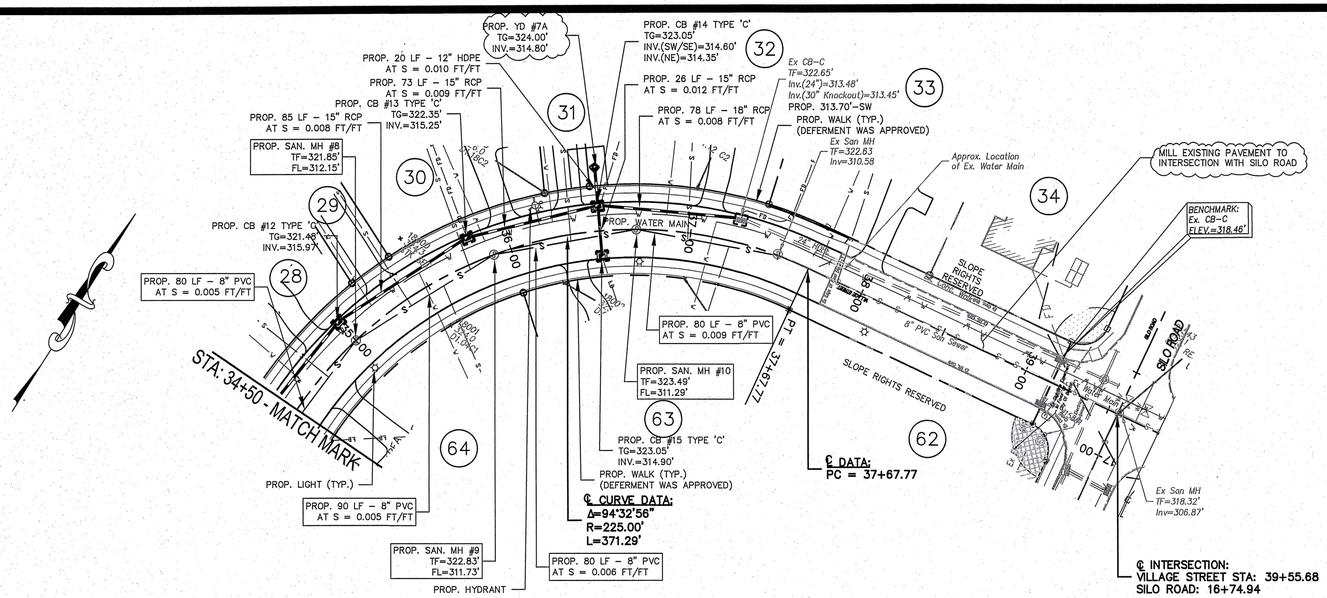


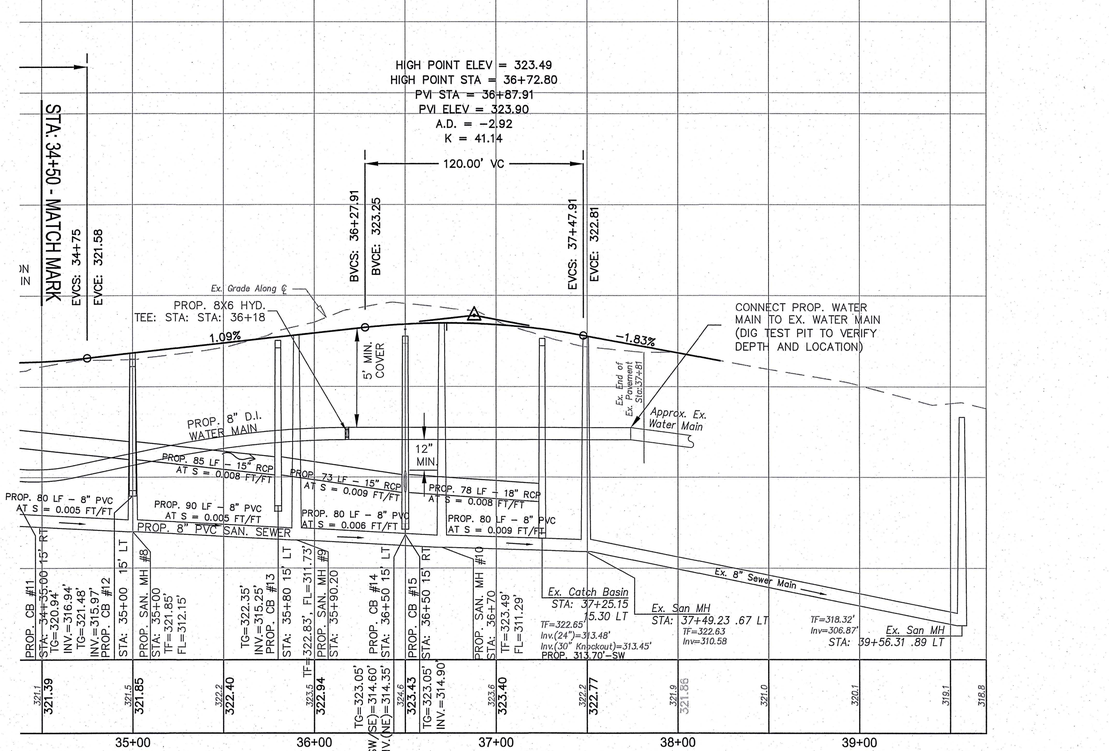
STANDARD ROAD SECTION
(N.T.S.)

NOTE: STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS AND APPURTANENCES IN THE CITY OF BRISTOL, CT. EFF. 2/20/70 AND AS AMMENDED 4/10/01

APPROVED

PLAN & PROFILE NOTES:
1.) THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1–800–922–4455.
2.) CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
3.) ELEVATIONS BASED ON NGVD29.
4.) ALL CONSTRUCTION TO CONFORM TO C.D.O.T. FORM 818 AS AMENDED TO DATE.
5.) ALL CATCH BASINS TO BE C.H.D. TYPE 'C' UNLESS OTHERWISE NOTED. ALL CB'S SHALL HAVE A 2' DEEP (MIN.) SUMP.
6.) ALL STORM DRAINAGE PIPE TO BE CLASS IV RCP UNLESS OTHERWISE NOTED.
7.) ALL SANITARY SEWER PIPE TO CONFORM TO LOCAL BUILDING AND/OR ENGINEERING SPECIFICATIONS.
8.) ALL PIPE SLOPES ARE DELINEATED IN FT/FT UNITS.
9.) ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL OR THE APPROVAL IS NO LONGER VALID.
10.) LAND USE AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860)584–6225 AND (860)584–6124, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
11.) ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLAND AREA NOT A PART OF THIS PLAN SHALL REQUIRE A PERMIT.
12.) UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITIES ENGINEER.
13.) HYDRANTS SHALL BE SET PLUMB WITH OUTLETS 18" (0.46m) ABOVE THE GROUND.
14.) INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
15.) ON–SITE SAFETY AND REGULATORY SIGNAGE AS DEEMED NECESSARY BY THE POLICE DEPARTMENT SHALL BE INSTALLED AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL MEET WITH THE POLICE DEPARTMENT TO REVIEW SIGNAGE NEEDS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT.
16.) THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY OR MAINTENANCE OFTHE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTAINANCE, INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.





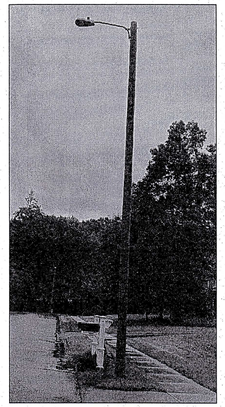
LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- Ex IP — EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- S — EX. SANITARY SEWER LINE
- W — EX. WATER LINE
- EX. GUIDE RAIL
- 98 — EX. CONTOUR
- PROP. PROPERTY LINE
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. LIGHT
- PROP. HYDRANT
- WV — PROP. GATE VALVE
- PROP. EDGE OF ROAD
- PROP. EDGE OF ROAD (CURBED)
- PROP. EDGE OF DRIVEWAY
- S — PROP. SANITARY SEWER LINE
- W — PROP. WATER LINE

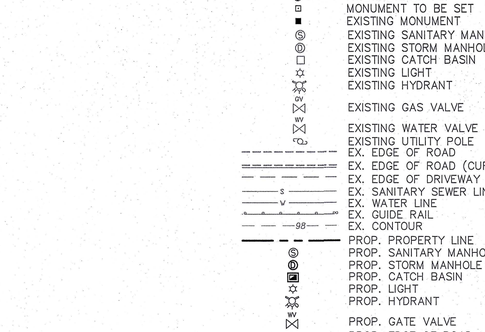
LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62



LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)



STANDARD ROAD SECTION
(N.T.S.)

NOTE: STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS AND APPURTANENCES IN THE CITY OF BRISTOL, CT. EFF. 2/20/70 AND AS AMMENDED 4/10/01

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Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06-07-23 – UPDATES
REVISION: 01-07-05 – TOWN COMMENTS
REVISION: 10-22-2004 – TOWN COMMENTS
PROJECT: 203\SUB2\INDUSTR-203285-...
DRAWN BY: TJM
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

PLAN AND PROFILE FOR VILLAGE STREET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1"=40'(P&H)/4'(V)

DATE: FEBRUARY 14, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

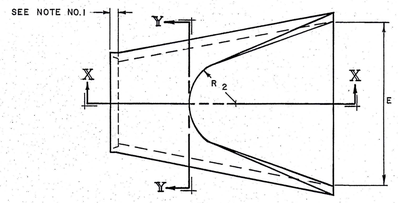
KJA FILE NO. : DRAW #126

DRAWING NO. : P-2

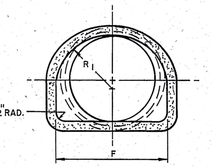
M:\2023\Sub2\INDUSTR-203285-PHASE2-REV\Dwg\Terrain2-4 (2023).dwg
LAYOUT: P-2 | DATE: May 20, 2024 - 10:39am | tjmead

NOTE

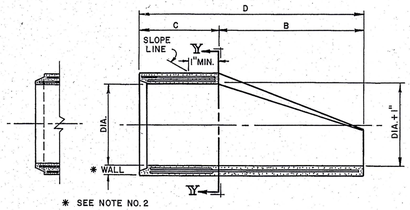
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.



PLAN

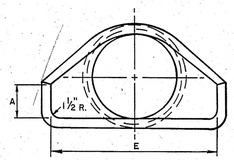


SECTION Y-Y



* SEE NOTE NO.2

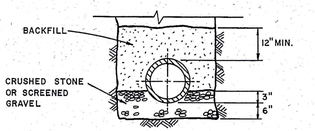
SECTION X-X



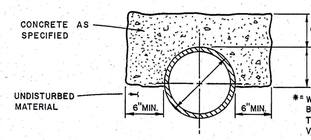
END VIEW

DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARED REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R1	R2	MIN. AREA OF LONGITUDINALS SQ.IN/FT	MIN. AREA OF TRANSVERSE STEEL SQ.IN./FT.
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-0 1/2"	11"	0.054	0.054
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-5"	1'-3 1/2"	1'-0"	0.060	0.060
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 7/16"	1'-4 7/16"	1'-2"	0.072	0.072
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3'-1"	1'-6 1/2"	1'-3"	0.084	0.084

REINFORCED CONCRETE CULVERT END

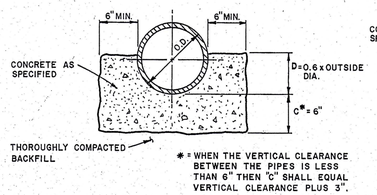


SCREENED GRAVEL PIPE SUPPORT



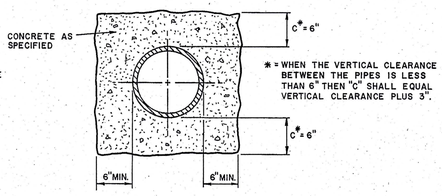
* = WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN "C" SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

CONCRETE ARCH



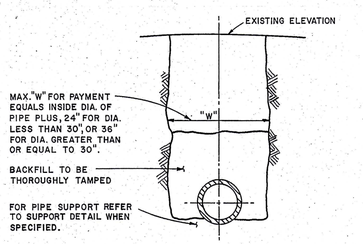
* = WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN "C" SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

CONCRETE CRADLE

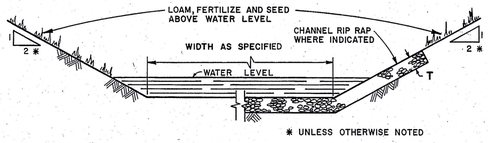


* = WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN "C" SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

CONCRETE ENCASEMENT



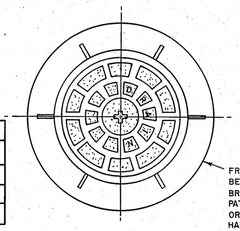
TYPICAL TRENCH DETAIL



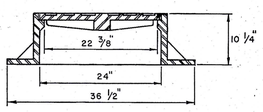
* UNLESS OTHERWISE NOTED

TYPICAL CHANNEL DETAIL

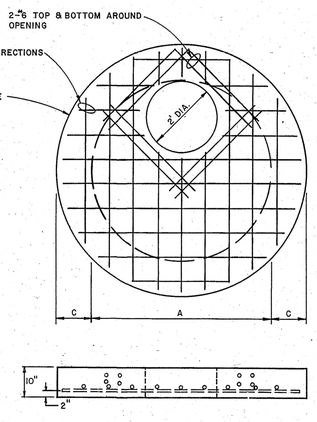
RIP RAP	
TYPE	T INCHES
STANDARD	36"
INTERMEDIATE	18"
MODIFIED	12"



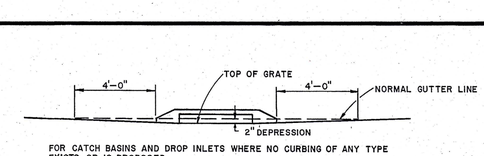
PLAN



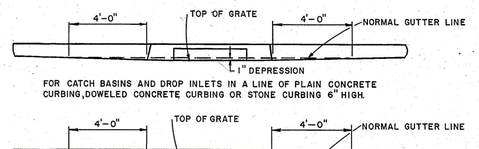
FRAME AND COVER DETAIL



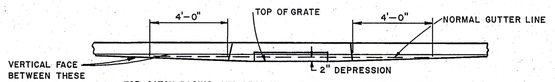
MANHOLE SLAB



FOR CATCH BASINS AND DROP INLETS WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED.



FOR CATCH BASINS AND DROP INLETS IN A LINE OF PLAIN CONCRETE CURBING, DOWELED CONCRETE CURBING OR STONE CURBING 6" HIGH.

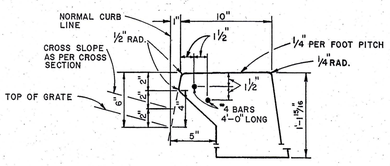


FOR CATCH BASINS AND DROP INLETS IN A LINE OF BITUMINOUS CONCRETE LIP CURBING (MACHINE FORMED) 6" HIGH.

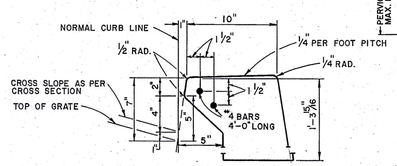
NOTE

1. GRADE 6'-0" ON UP GRADE SIDE OF CONTINUOUS GRADE, 1'-0" ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
2. VARY CROSS SLOPE OF GUTTER TO MATCH CROSS OF GRATE.

DEPRESSED GUTTER STRIP DETAILS

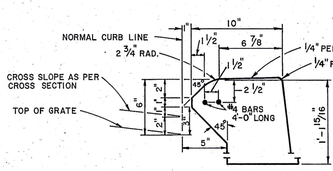


TO BE USED WHEN CURB INLET IS CONSTRUCTED WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED.

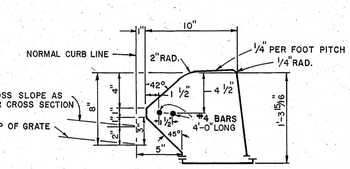


TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF PLAIN CONCRETE CURBING, DOWELED CONCRETE CURBING, OR STONE CURBING, 6" HIGH.

CURB INLET — PLAIN CURB TYPE

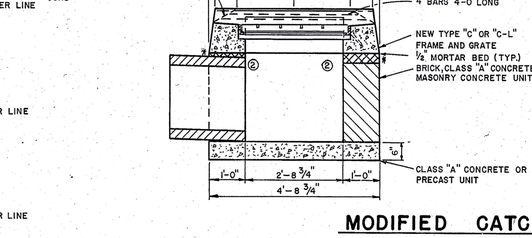


TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF CONCRETE PARK CURBING OR DOWELED CONCRETE PARK CURBING, 4" HIGH.

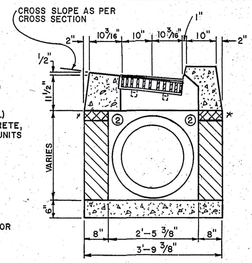


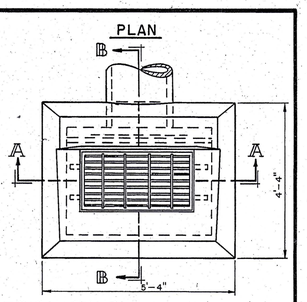
TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF BITUMINOUS CONCRETE LIP CURBING 6" HIGH.

CURB INLET — PARK CURB TYPE

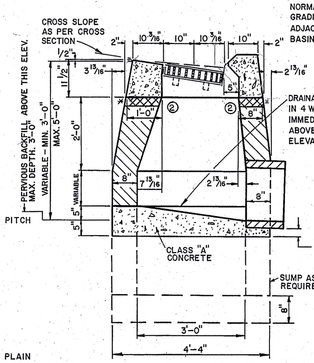


MODIFIED CATCH BASIN



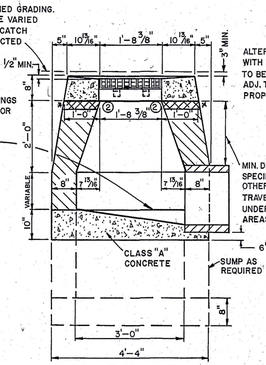


TYPE "C" OR "C-L" FRAME & GRATE



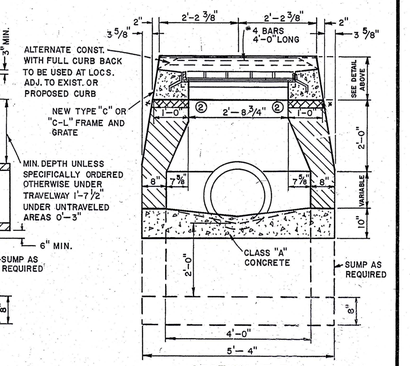
SECTION B-B

TYPE "C" CATCH BASIN



SECTION B-B

TYPE "C-L" CATCH BASIN



SECTION A-A

TYPE "C" OR "C-L" CATCH BASIN

GENERAL NOTES

1. BACKFILL ALL STRUCTURES WITH BANK-RUN GRAVEL.
2. STRUCTURE BASES ARE TO BE CLASS "A" CONCRETE.
3. STRENGTH OF CLASS "A" CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAYS.
4. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVERS.
5. MANHOLE FRAME & COVER TO BE SET FLUSH WITH PAVEMENT OR 6" ABOVE FINISHED GRADE IN UNPAVED AREAS.
6. FOR CHANGE OF DIRECTION OF MAIN FLOW IN MANHOLE, INVERT OF 1/2 DIA. OF PIPE MUST BE CONSTRUCTED.
7. CATCH BASIN FRAME AND GRATE SHALL CONFORM TO THE STATE OF CONN. STANDARD DRAWING NO. 228-D FOR STEEL FRAME AND GRATE - TYPE A (STANDARD).
8. ALL REINFORCEMENT SHALL BE GRADE 60 STEEL.
9. FOR PRECAST CONCRETE STRUCTURES, MINIMUM 2 COURSES OF BRICK (MAXIMUM 12") REQUIRED BETWEEN STRUCTURE AND FRAME. *

STANDARD MANHOLE		BLOCK	PRECAST
A		4'-0"	4'-0"
B	MIN.**	2'-6"	3'-0"
	MAX.	4'-0"	4'-0"
C	0-10' DEEP	8"	5"
	0-10' DEEP	12"	5"

** VERTICAL DISTANCES LESS THAN THESE WILL REQUIRE THE USE OF PRECAST CONCRETE SLABS. SEE DETAIL.

OVERSIZED MANHOLE		BLOCK	PRECAST
A		5'-0"	5'-0"
B	MIN.**	5'-0"	6'-0"
	MAX.	6'-0"	6'-0"
C	0-10' DEEP	10"	6"
	0-10' DEEP	12"	6"

STORM WATER MANHOLE

APPROVED **D-1**

REVISIONS		
NO.	DATE	BY
①	10/20/82	JEG
②	7/21/87	RJB

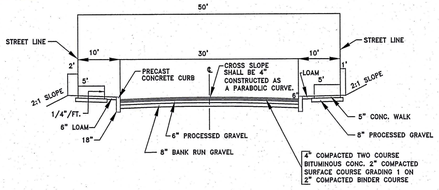
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

STORM DRAINAGE STANDARDS

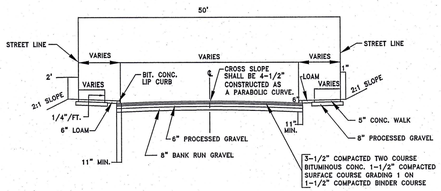
DESIGNED	G.M.W.	CONTRACT NO.	DATE JULY, 1979
DRAWN	J.E.G.	FIELD BOOK	SCALE NONE
CHECKED			SHEET 5 OF

STD-28

STD-28

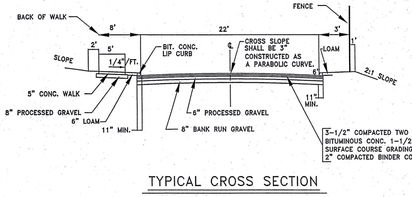


TYPICAL CROSS SECTION



TYPICAL CROSS SECTION

LOCAL RESIDENTIAL STREETS



TYPICAL CROSS SECTION

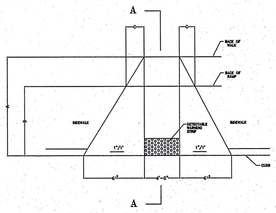


NOTE:
WHITE SIGN, RED LETTERING UNLESS OTHERWISE NOTED.

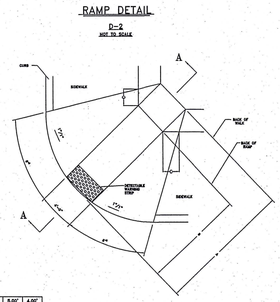
ALL LETTERING SHALL BE 2" HIGH UNLESS OTHERWISE NOTED.

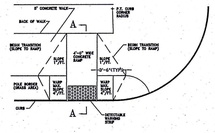
HANDICAPPED SIGN DETAIL

RAMP DETAIL
D-1
NOT TO SCALE



RAMP DETAIL
D-2
NOT TO SCALE

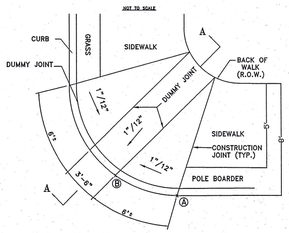


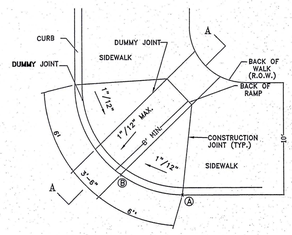


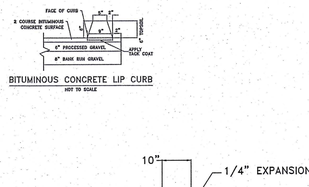
PLAN

A	7.00'	6.00'	5.00'	4.00'
B	7.00'	6.00'	5.00'	4.00'
C	5.19'	1.50'	3.50'	3.00'

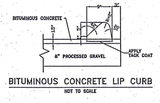
RAMP DETAIL



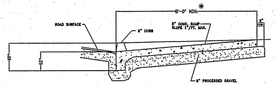




BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE



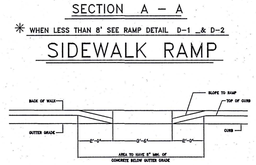
BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE



SECTION A – A

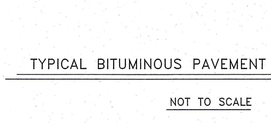
✳ WHEN LESS THAN 8' SEE RAMP DETAIL D-1 & D-2

SIDEWALK RAMP



ELEVATION

ELEVATION



ELEVATION



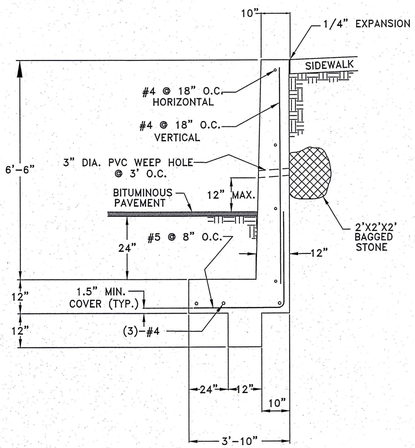
SECTION A – A

SIDEWALK RAMP

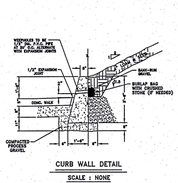
1 1/2" CLASS I BITUMINOUS PAVEMENT
2" CLASS II BITUMINOUS PAVEMENT
6" PROCESSED GRAVEL
8" BANK RUN GRAVEL
COMPACTED EXISTING GROUND

TYPICAL BITUMINOUS PAVEMENT CROSS SECTION

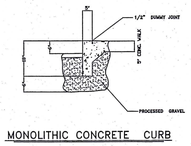
NOT TO SCALE



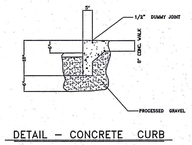
RETAINING WALL DETAIL
SCALE: NONE



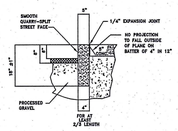
CURB WALL DETAIL
SCALE : NONE



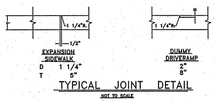
MONOLITHIC CONCRETE CURB



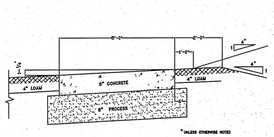
DETAIL – CONCRETE CURB



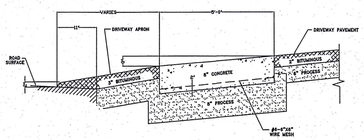
PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
NTS



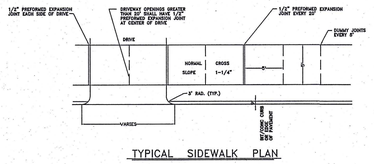
TYPICAL JOINT DETAIL
NOT TO SCALE



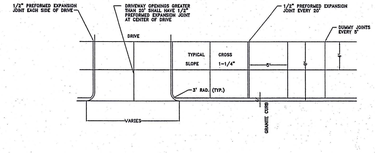
TYPICAL 5' WIDE SIDEWALK SECTION
NOT TO SCALE



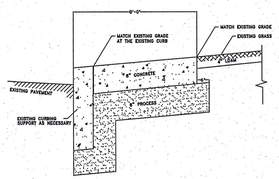
TYPICAL BITUMINOUS DRIVEWAY & SIDEWALK SECTION
NOT TO SCALE



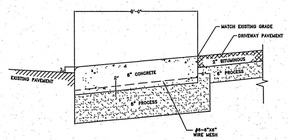
TYPICAL SIDEWALK PLAN
NOT TO SCALE



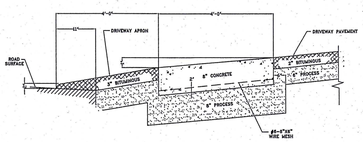
TYPICAL 8' WIDE SIDEWALK PLAN
NOT TO SCALE



TYPICAL 8" WIDE SIDEWALK SECTION
NOT TO SCALE



TYPICAL 8' WIDE DRIVEWAY APRON CROSS SECTION
NOT TO SCALE



TYPICAL BITUMINOUS DRIVEWAY & SIDEWALK SECTION
NOT TO SCALE

APPROVED

D-2

PREPARED BY:

City of Bristol
Department of Public Works
111 North Main Street
Bristol, Connecticut 06010
Tel. 860-584-6125
Fax 860-584-3838
ci.bristol.ct.us

No.	DATE	COMMENTS:
X		

DESIGN BY: DJC
DRAFTED BY: XXX
CHECKED BY: XXX
SCALE: XXX
DATE: XXX
CONTRACT No:

PROJECT NAME LINE 1
ROADWAY STANDARDS
Bristol Connecticut

CITY STANDARD DETAILS

DRAWING NUMBER:

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a (Capital Letter) may occur concurrently:

1. Conduct a preconstruction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER.
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations.
4. After each rainstorm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location.
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6 in diameter, and not to remain, shall be chipped and stored on site for mulch.
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited.
7. Construct all temporary sedimentation and erosion control structures, including but not limited to Sedimentation Basin, swales, stone check dams and water breaks. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction.
8. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet Job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles.
9. Bring proposed site entrance surface areas to rough subgrade.
10. Install a six inch (6") deep crushed stone anti-tracking pad as detailed and dimensioned on the drawings. At the end of each working day or as required, accumulated soil is to be swept from existing streets.
11. Conduct all rough cuts and fills for proposed building, parking and swales. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials.
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having Jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted.
13. Provide temporary seeding measures on all exposed soils which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan.
14. Excavate for and construct infiltration trenches.
15. Excavate for and install storm drainage systems. Install silt soxx sediment barriers at all catch basin locations.
16. Bring proposed driveway areas to pavement subgrade with processed gravel and install binder course and curbing. Refer to details.
17. Construct all driveway entrance improvements as indicated on plans.
18. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of six inches (6") of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame.
19. Exercise final landscaping plan and permanent seeding to provide long-term stabilization.
20. Complete final paving with top course and paint surfaces with pavement markings.

21. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner.
22. Remove temporary measures once permanent measures have matured as approved by the Municipalities enforcement officer.
23. Conduct final inspection with Municipality to identify deficiencies and establish punch list; complete some to the satisfaction of the Municipality.
24. Construction Staging:
a. Stage #1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures.
b. Stage #2 - Install subsurface stormwater systems, install underground utilities.
c. Stage #3 - Erect building, complete driveway, finish grade site and loam and seed all disturbed areas.

B. REGULATORY COMPLIANCE

1. The OWNER of record or its agent shall be responsible for registering the project with the CTDEP for 'Discharge of Stormwater and Dewatering Wastewaters' per Section 22a-430b of the Connecticut General Statutes whenever five acres or more of accumulated disturbance will occur with the parcels boundaries.
2. The OWNER of record shall be responsible for retaining a licensed Professional Engineer or Certified Soil Erosion & Sediment Control Specialist to inspect the site periodically in accordance with CTDEP guidelines. Monitoring reports shall be prepared and filed with the OWNER, contractor and Inland-Wetland office of the town.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the contractor where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that contractor shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER.
2. Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
3. Maintenance of all drainage facilities and watercourses within any subdivision or land development shall be the responsibility of the OWNER OF RECORD until they are accepted by the Municipality. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of in an environmentally acceptable manner at an approved location consistent with the plan.
4. Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER to their point of open discharge at the property line or at a communal watercourse within the property.
5. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Municipality.
Department of Environmental Protection General Permit for Stormwater Discharges.

INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION 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, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY

A. INTRODUCTION

The primary function of erosion and sedimentation control management is to absorb stormwater energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area (ie) wetlands or watercourses). Soil erosion and sedimentation control principles are all formulated on the premise that it is easier, cheaper and less environmentally damaging to reduce soil detachment in the first place than it is to control its transport and deposition or to remediate the damage after it occurs. Therefore, a comprehensive soil erosion and sedimentation control plan has been prepared for the project utilizing both temporary and permanent devices to minimize impacts. The plan is based on the Connecticut Guidelines for Soil Erosion and Sediment Control as amended to date and that of the Connecticut Department of Environmental Protection General Permit for Stormwater Discharges.

B. PRINCIPLES FOR SOIL EROSION AND SEDIMENT CONTROL

1. Control erosion at its source with temporary control structures, minimize the runoff from areas of disturbance, and disperse and distribute stormwater runoff through natural vegetation before discharge to critical zones such as streams or wetlands.
2. Keep land disturbances to a minimum - The more land that is kept in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. This design approach minimizes the required earthwork, thereby lowering the erosion potential.
3. Time grading and construction to minimize soil exposure - The development will be phased to minimize the extent of cleared soil at any particular time. Within the scheduled phasing, only areas under active construction will be exposed. Residential lots, for example, will remain undisturbed until actual construction of the house is to begin.
4. Retain existing vegetation wherever feasible - Silt fencing and in some cases construction/snow fencing will be used to physically define the limit of work, thereby protecting and preserving existing vegetation from the act of construction.
5. Stabilize disturbed or unstable areas as soon as possible - In areas where work is not expected to occur for one (1) to twelve (12) months, soil stabilization by temporary seeding or mulching must be done within seven (7) days of the suspended clearing or excavation/grading operation.
6. Minimize the length and steepness or slopes - The project has engineered the steepness and length of slopes to minimize runoff velocities and to control concentrated flow. Where concentrated (aware) flow from exposed surfaces is expected to be greater than three feet per second, hay bale or stone check dams will be installed in the aware. The check dams will be placed so that unchecked flow lengths will not be greater than 100 feet.
7. Maintain low runoff velocities - To protect disturbed areas from stormwater runoff, hay bale and/or soil diversion berms will be installed wherever runoff is likely to traverse newly exposed soil. Immediately following the clearing and stripping of topsoil, rough grading for the post-construction swales will take place. The swales will direct runoff so that it can be checked or impounded. Stormwater outlets will be designed to reduce velocities and dissipate energy.
8. Trap sediment on-site and prior to reaching critical areas such as wetlands - Silt fences, haybale check dams, filter strips, sediment traps, and catch basin filters will be used to either impound sediment-laden runoff or to filter the runoff as it flows through an area. Reference is made to the Soil Erosion and Sediment Control Plan for location of silt fences, hay bales, etc. Stabilized construction entrances will be installed at all construction entrances to prevent construction vehicles from tracking sediment onto off-site roadways. All temporary erosion control devices will be installed prior to the commencement of construction.
9. Establish a thorough maintenance and repair program - Soil Erosion and Sediment Control measures will be inspected at least once weekly and within twenty four (24) hours of the end of a storm with a rainfall amount of 1/2 inch or greater, and maintained and/or repaired as needed to ensure proper function.
10. Assign responsibility for the maintenance program - The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liaison to the Owner's representative. The Owner will retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the SE&S controls. The municipality will be copied on all inspection reports prepared on behalf of the project.
11. All construction equipment, when not in use, should be stored a safe distance from all inland wetlands and watercourses. All petroleum products used for operation and maintenance of construction equipment shall not be stored on-site. When fueling or maintaining equipment on-site, it shall be done at a minimum of two hundred Feet (200') from any inland wetlands or watercourses. It is required that absorbent pads be kept on-site in event of a spill, it is important that spills be avoided at all costs. In case of an emergency, the Connecticut Department of Environmental Protection emergency spill reporting hotline shall be contacted at (860) 424-3338.
12. Portable sanitary facilities shall be operational on-site throughout the duration of the construction process.

5-2 PRESERVE AND CONSERVE SOIL

TO - TOP SOILING

1. Definition
The application of topsoil to promote the growth of vegetation following the establishment of final grades.
2. Purpose
To provide a suitable growth medium for final site stabilization with vegetation.
3. Applicability
Where the texture, pH, or nutrient balance of the available soil (sands, gravels or other unconsolidated materials) cannot be modified by reasonable means to provide an adequate growth medium.

Where the existing soil material is too shallow to provide an adequate root zone and to supply necessary moisture and nutrients for plant growth.

Where high quality turf is desirable to prevent erosion and withstand intensive use and/or meet aesthetic requirements.

Where landscape plantings are planned.

Where extensive filling and cutting of slopes has occurred.
Only on slopes no steeper than 2:1.

4. Specifications:
Stockpiling
Stockpile topsoil that is stripped from the site in such a manner that natural site drainage is not
obstructed and no oft-site sediment damage results. In all cases, locate stockpiles to maximize distance from wetlands and/or watercourses.
The side slopes of all stockpiles shall not exceed 2:1. Install a sediment barrier down slope to trap sediments eroding from the stockpile. Stabilize the stockpiled material if it is to remain for a period of 30 days or longer (see Temporary Soil Protection, Temporary Seeding, Permanent Seeding, and Mulch for Seed measures for application timing requirements).

Application of Topsoil
Site Preparation: Install and/or repair erosion and sediment control measures such as diversions, grade stabilization structures, waterways, silt fence and sediment basin before topsoiling. Maintain these measures during topsoiling.

Bonding: After bringing the subsoil to grade (and immediately prior to spreading the topsoil), the subgrade shall be loosened by discing, scarifying or tracking to a depth of at least 4 inches to ensure bonding of the topsoil and subsoil. For a tracking description, see Surface Roughening measure.

Applying Topsoil: Distribute the topsoil uniformly to a minimum depth of 4 inches. Maintain approved grades when spreading topsoil. Correct any irregularities in the surface resulting from topsoiling or other operations in order to prevent the formation of depressions or water pockets.

Note. Do not place topsoil if the subgrade or the topsoil is frozen or excessively wet.

Ensure good contact with the underlying soil and obtain a uniform firm seedbed for the establishment of vegetation. Avoid excessive compaction as it increases runoff velocity and volume, and inhibits seed germination.

Liming: Where the pH at the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test to attain a pH of 6.0 to 6.5 or to attain a pH as required by the vegetative establishment practice being used.

5. Maintenance Inspect and maintain in accordance with the surface protection measure(s) used.

LG - LAND GRADING

1. Definition
Reshaping of the ground surface by excavation or filling or both, to obtain planned grades.
2. 2. Purpose
To control surface runoff and reduce erosion potential. To prepare for the establishment of a vegetative cover on those areas where the existing land surface is to be reshaped by grading.
3. Applicability
Where grading to planned elevations is practical for the purposes set forth above. On slopes no steeper than 2:1. For slopes steeper than 2:1, see the slope stabilization measures in the Stabilization Structures Functional Group, does not apply to bedrock cuts or faces.
4. Maintenance
Inspect and maintain all erosion and sediment measures implemented during land grading operations according to their respective requirements.

SR - SURFACE ROUGHENING

1. Definition
A rough soil surface with horizontal depressions created by operating a tillage or other suitable implement on the contour) or by leveling slopes in a roughened condition by not fine-grading them.
2. Purpose
To promote the establishment of vegetative cover with seed, reduce storm water runoff velocity, increase infiltration, and to reduce sheet erosion and provide for sediment trapping.
3. Applicability
On disturbed slopes whose gradients are between 2:1 and 4:1 inclusive.

4. Specifications
For Areas Which Will Not Be Mowed
Cut Slope Applications:
Cut slopes between 2:1 and 4:1, inclusive, shall be tracked or grooved using machinery to create a series of ridges and depressions which run perpendicular to the direction of the slope (on the contour). Grooves may be made with any approximate implement which can be safely operated on the slope and which will not cause undue compaction.

Fill Slope Applications:
Fill slopes between 2:1 to 4:1, inclusive, shall be grooved or allowed to remain rough as they are constructed. As lifts of the fill are constructed, soil and rock materials may be allowed to fall naturally onto the slope surface after filling is completed if the surface is not sufficiently roughened. After filling is completed, if the surface is not sufficiently roughened, groove or track surface the sane as for cut slopes. Slopes shall not be bladed or scraped to produce a smooth, hard surface, except where slopes are meant to be used as a travel way for vehicles and additional erosion and sediment controls are installed.
Areas Which Will Be Mowed
Mowed slopes should not be steeper than 3:1. Excessive roughness is undesirable where mowing is planned and surface roughening is not recommended for areas to be sodded. Areas to be seeded and mowed may be roughened with shallow depressions such as those that remain after harrowing, raking, or using a cultipacker-seeded.

Roughening With Tracked Machinery
Roughening with tracked machinery on soils with a high clay content is not recommended unless no alternatives are available. Undue compaction of surface soil results from this practice. Sandy soils do not compact severally, and may be tracked. In sandy soils tracking may not be as effective as the other roughening methods described.
When tracking is the chosen surface roughening technique, it shall be done by operating tracked machinery up and down the slope to leave horizontal depressions in the soil. As few passes as possible of the machinery should be made to minimize compaction.

5. Maintenance
Inspect and maintain in accordance with the surface protection measure(s) used.

DC - DUST CONTROL

1. Definition
The control of dust on construction sites, construction roads and other areas where dust is generated.
2. Purpose
To prevent the movement of dust from exposed soil surfaces, which may cause both off-site and on-site a health hazard to humans, wildlife and plant life, or create a safety hazard by reducing traffic visibility.
3. Applicability
On unstable soils subject to construction traffic. Where unstable soils are located on hill tops or long reaches of open ground and can be exposed to high winds.
4. Specifications
Mechanical Sweeping Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage, and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily trafficked areas, water periodically to moisten exposed soil surfaces on unpaved travelways and to keep the travelway damp.
5. Maintenance
Repeat application of dust control measures when fugitive dust becomes evident.

5-3 VEGETATIVE SOIL COVER

PS - PERMANENT SEEDING

1. Definition
Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.
2. Purpose
To permanently stabilize the soil, to reduce damages from sediment and runoff and to enhance the environment.
3. Applicability
On exposed soils that have a potential for producing sediment and causing on or off-site damages.
4. Planning Considerations
Provisions shall be made for surface and subsurface drainage, as needed, and for disposal of runoff without causing erosion. Facilities may include diversions, grade stabilization structures, stream bank stabilization or waterways. Consider establishing permanent seeding in stages.
5. Installation Requirements
Site Preparation - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. All grading should be done in accordance with the measure for Land Grading.

Seedbed Preparation
Apply limestone and fertilizer according to soil tests such in those offered by the University of Connecticut Soil Testing Laboratory. Soft sample mailers are available from the local Cooperative Extension Service Office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square Feet using 10-10-10 or equivalent. In addition, 300 pounds of 38-0-0 per acre or equivalent of slow release nitrogen may be used for topdressing. Apply ground limestone (equivalent to 50 percent calcium plus magnesium oxide) as follows:

Soil Texture	Tons/Ac.	Lbs/1000 sq. ft
Clay, clay loan and high organic soil	4	180
Sandy loam, loam, silt loan	3	135
Loamy sand, sand	2	90

Refer to county soil survey report for soil textures at the site.

Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable material.

Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.

Seeding Dates

Spring seedings usually give the best results. Spring seedings of all seed mixes with legumes is recommended, however late summer seedings prior to September 15 can be made. When crown vetch is seeded in late summer at least 35 percent of the seed should be hard seed (unscarified). The recommended seeding dates are:

April 15 through June 15
August 15 through September 15

With the exception of crown vetch, the final seeding date may be extended 15 days in the coastal towns of New London, Middlesex, New Haven and Fairfield counties.

Seeding

Select a mixture from reference pgs. 5-3-8 thru 11 or use mixture recommended by the Soil Conservation Service. Inoculate all legume seed with the correct type and amount of inoculant.

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydroseedings which are mulched may be left on soil surface.

Where feasible, except where either a cultipacker type seeder or hydroseeder is used, the seedbed should be firmed following seeding operations with a roller, or light drag. Seeding operations should be on the contour.

Frost crack seeding is an effective way to plant seed during late or early spring. Suitable weather conditions are freezing nights and thawing days with little or no snow cover that works the seed into the soil for good contact. This method is most effective on areas that have a seedbed prepared, or areas that have been disturbed but where topsoil exists and vegetation has not been established. Frost crack seeding can be used to reseed or overseed an area already seeded, but where the catch was poor. The existing plants can remain undamaged by mechanical raking, while the frost works the seed into the soil in bare areas.

This method works particularly well with legumes, such as crown fetch and flat pea, which have a hard seed coat. The natural freezing action breaks down the seed coat to allow for germination. Seeding rates must be increased 10 percent when using frost crack seeding.

Hydraulic application (hydroseeding), is a suitable method for use on critical areas. When hydroseeding, a seedbed is prepared in the conventional way or by hand raking to loosen and smooth the soil and to remove surface stones larger than six inches in diameter. Slopes must be no steeper than 2 to 1 (2 feet horizontally to 1 foot vertically). Lime and fertilizer may be applied simultaneously with the seed. The use of fiber mulch on critical areas is not recommended. Fiber mulch does not provide adequate seedbed protection. Better protection is gained by using straw mulch and holding it with adhesive materials or 500 pounds per acre of wood fiber mulch. Seeding rates must be increased 10 percent when hydroseeding. If seeding cannot be done within the seeding dates, use the Temporary Mulching measure to protect the site and delay seeding until the next recommended seeding period.

6. Maintenance
Lime according to a soil test or at a minimum of every five years using a rate of two tons per acre (100 pounds per 1,000 square feet). Where grasses predominate, fertilize according to a soil test or broadcast biannually, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet). Where legumes predominate, fertilize according to a soil test or broadcast every three years 300 pounds of 0-20-20 or equivalent per acre (7.5 pounds per 1,000 square feet).

LP - LANDSCAPE PLANTING

1. Definition
Planting trees, shrubs, or ground covers for stabilization of disturbed areas.
2. Purpose
To aid in protecting and stabilizing soil. To intercept precipitation and retard runoff while providing increased plant diversity, food and shelter for wildlife, and improved a?eâ^ir quality, to develop high quality riparian buffers and enhanced site aesthetics.
3. Applicability
On steep or irregular terrain, where mowing to maintain an herbaceous plant cover is not feasible. Where ornamental plantings are desired to improve site aesthetics. In shady areas where turf establishment is difficult. Where woody plants are desirable for soil conservation, plant diversity, or to create or enhance wildlife habitat. Where permanent plantings will reduce the extent of lawn and lawn maintenance requirements. Where riparian or other functional buffers needed to be extended, reestablished or created. Where wind breaks are needed.
4. Specifications

Timing of Transplanting

When plants may be transplanted depends on how they are grown and supplied. Balled and burlapped and container grown plants can be planted any time of the year, provided that the soil at the planting site is not waterlogged or frozen. Trees are normally dug and balled for the transplanting in the early spring, before flowers or leaves develop. Normally, spring flowering trees are not dug while flowering, so summer availability of field grown balled and burlapped trees is usually somewhat restricted to those dug early in the season. Depending on the species of the plant, method and time of transplanting can vary. Trees and shrubs to be planted as bare-root plants should be handled only when dormant in spring, or after leaf fall in autumn.

Handling and Setting the Plants
Set the plant in the planting site so that it is plumb, level, and centered. When the plant is properly positioned in the planting site, cut all twines and other tying material encircling the trunk.

Backfilling, Watering and Mulching
After all tying materials and wire baskets are removed as appropriate, backfill the site to original grade with original soil. Water the backfill soil allowing the water to settle the soil, removing air pockets. Do not pack thoroughly, with feet or tools. Use enough water to ensure thorough saturation of the soiln mode

Transplanting container Grown Plants
Containerized stock should have well developed roots, but pot bound, which caused roots to encircle the container, resulting in difficulties in establishment. If this has occurred either loosen the roots or slice the root ball with a sharp knife vertically three or four times, cutting about an inch deep. This will promote new roots to develop and spread out, rather than continuing to follow the circular rooting pattern.

5. Maintenance
Inspect plants until they are established or at least monthly for 1 year following planting, an inspector should check for soil moisture and general plant condition such as bud break and leaf fall. Prune to remove only dead or damaged limbs on newly planted trees unless an arborist has recommended otherwise.

5-4 NON-LIVING SOIL PROTECTION

TSP - TEMPORARY SOIL PROTECTION

1. Definition
Application of a degradable material that will protect the soil surface on a temporary basis without the intention of promoting plant growth.
2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encourage sheet flow over the soil surface.
3. Applicability
When grading of the disturbed area will be suspended for a period of 30 or more consecutive days, but less than 5 months, stabilize the site within 7 days of the suspension of grading through the use of mulch or other materials appropriate for use as a temporary soil protector. For surfaces that are not to be reworked within 5 months but will be reworked within 1 year, use Temporary Seeding, Mulch for Seed or when slopes are less than 3:1, wood chips, bark chips or shredded bark. For surfaces that are to be reworked after 1 year, use Permanent Seeding and Mulch for Seed.
4. Application
Suggested Temporary Soft Protection Application Rates for 100% Cover ved a

Mulch Hay/Straw	Rate 2-3 Tons/acre
Wood Chips/Shredded Bark	6 cu. yds/1000 sq. ft.

5. Maintenance
Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 Inch or greater for mulch movement and root erosion. Where soil protection fails below 100%, reapply soil protection within 48 hours. If mulch failure was the result of wind, consider applying a tackifier or netting. If it is caused by concentrating water, install additional measures to control water and sediment movement, repair erosion damage, re-apply mulch with anchoring or use Temporary Erosion Control Blankets. Inspections should take place until work resumes.

LM - LANDSCAPE MULCH

1. Definition
Application of a mulch that protects the soil surface on a long term basis and promotes the growth of landscape plantings.

2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encouraging infiltration. To promote growth of plantings and woody vegetation by reducing evaporation of water, enhancing absorption of water, controlling weeds, providing protection against extreme heat and cold and improving soil texture. To provide a temporary cover for disturbed soil.

3. Applicability
Used only with landscape plantings and existing woody vegetation.

4. Specifications

Mulch materials must be:

a.) Biodegradable over a period of several years but without substantial degradation within 1 year.
b.) Free of contaminants that pollute the air or waters of the State when applied.
c.) Free of foreign material, and any substance toxic to plant growth.
d.) Capable of being applied evenly such that it provides 100% soil coverage and still adheres to the soil surface without a mulch anchor, does not slip on slopes when it rains or is watered, does not blow off site, dissipates raindrop splash, retains soil moisture, moderates soil temperatures and inhibits the growth of herbaceous plants.

Suggested Landscape Mulch Application Rates for 100% Cover

Mulch	Rate
Wood Chips/Shredded Bark	10 cu. yds/1000 sq. ft.

5. Maintenance
Inspect 2 to 3 months after the first application and then once a year for mulch movement, rill erosion and decay. Where mulch has been moved by concentrated waters, install additional measures to control water and sediment movement, repair erosion damage, remove any unwanted vegetation and re-apply mulch. If mulch has decayed exposing underlying soil, repair any erosion damage, remove any unwanted vegetation and reapply mulch.

APPROVED

REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 7/25/23 - TOWN COMMENTS
DRAWN BY: MPT
SEAL:

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

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SITE PLANNERS • BUILDING ENGINEERS
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EROSION CONTROL NARRATIVE & NOTES

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: FEBRUARY 14, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : D-3

GENERAL NOTES

1) LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, COST TO REPAIR ANY DAMAGE SHALL BE BORNE BY THE CONTRACTOR.

2) ALL GAS, TELEPHONE, ELECTRIC AND DOMESTIC WATER WORK TO BE DONE BY OTHERS THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ADJUSTMENT TO GRADE OF ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN AT NO EXPENSE TO THE CITY.

3) ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OFF THE PROJECT LIMITS.

4) EXTRA CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY ITEMS SHOWN OUTSIDE THE SLOPE LIMITS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

5) THE AREA BETWEEN THE FRONT EDGE OF WALK AND CURB LINE SHALL BE GRADED TO A UNIFORM SLOPE, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND A LAYER OF LOAM SHALL BE SPREAD THROUGHOUT. THIS AREA SHALL THEN BE SEEDED AND FERTILIZED.

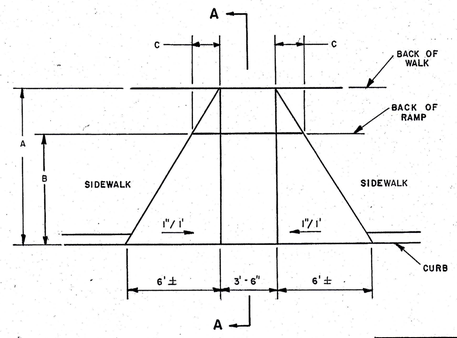
6) ALL SIGNS REMOVED DURING SIDEWALK CONSTRUCTION SHALL BE REPLACED IN APPROXIMATELY THE SAME LOCATION. REMOVAL AND REPLACEMENT OF SIGNS SHALL BE PAID FOR AS PART OF "SITE PREPARATION AND CLEAN-UP."

7) CONTRACTOR SHALL TRIM ALL OVERHANGING TREE BRANCHES TO A HEIGHT OF 7' ABOVE THE PROPOSED SIDEWALK GRADE.

8) ALL EXISTING HIGHWAY MONUMENTS TO BE RESET BY OTHERS.

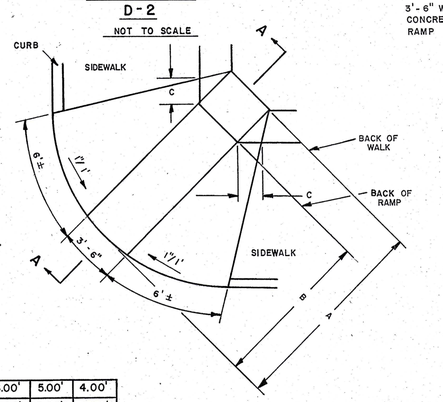
RAMP DETAIL D-1

NOT TO SCALE

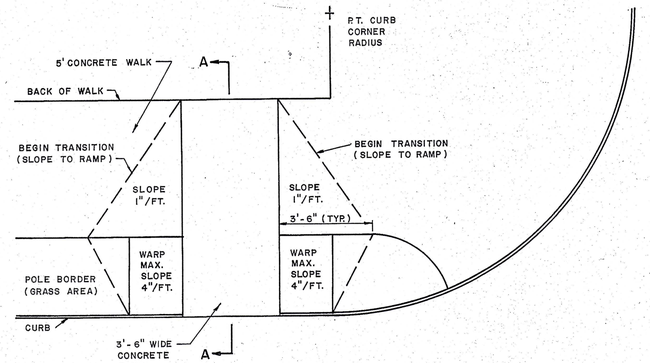


RAMP DETAIL D-2

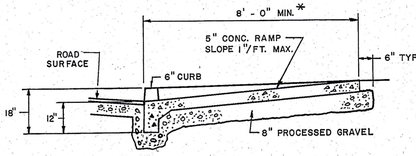
NOT TO SCALE



A	7.00'	6.00'	5.00'	4.00'
B	7.00'	6.00'	5.00'	4.00'
C	0.75'	1.50'	2.25'	3.00'



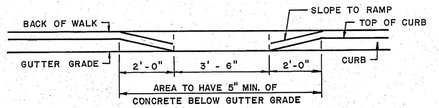
PLAN



SECTION A-A

* WHEN LESS THAN 8' SEE RAMP DETAIL D-1 & D-2

SIDEWALK RAMP



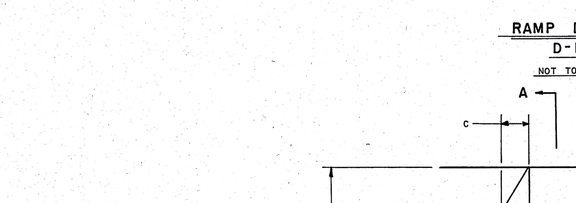
ELEVATION



* UNLESS OTHERWISE NOTED

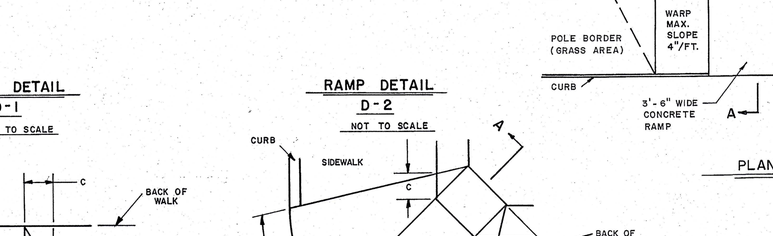
TYPICAL SIDEWALK SECTION

NOT TO SCALE



TYPICAL DRIVEWAY & SIDEWALK SECTION

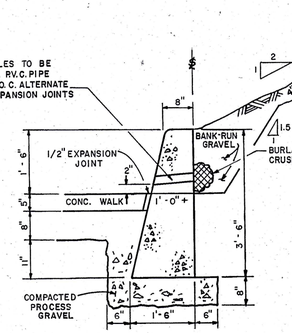
NOT TO SCALE



TYPICAL SIDEWALK PLAN

NOT TO SCALE

DETAIL - CONCRETE CURB



DETAIL - CURB WALL

NOT TO SCALE

TYPICAL JOINT DETAIL

NOT TO SCALE

APPROVED

D-4

REVISIONS		
NO.	DATE	BY

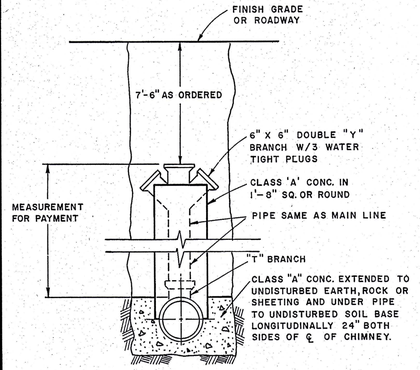
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SIDEWALK STANDARDS

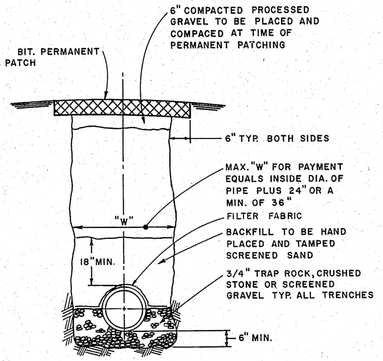
DESIGNED	CONTRACT NO.	DATE
DRAWN	FIELD BOOK	SCALE
CHECKED		SHEET OF

STD-33

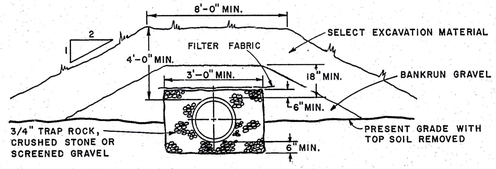
STD-33



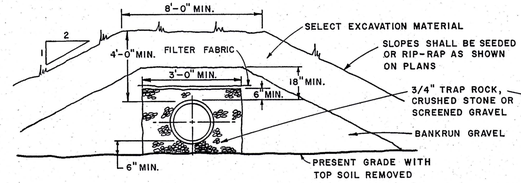
TYPICAL CHIMNEY



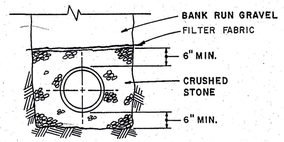
TYPICAL TRENCH



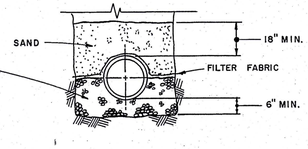
SHALLOW EARTH TRENCH



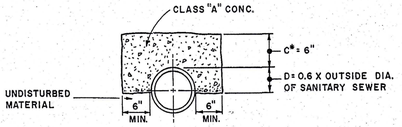
PIPE ABOVE PRESENT GRADE



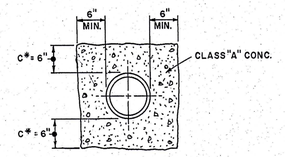
P.V.C. PIPE TRENCH



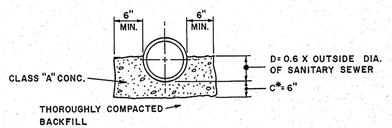
ROCK TRENCH



CONCRETE ARCH



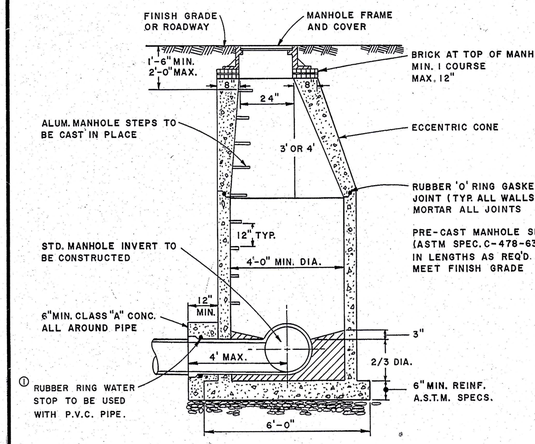
CONCRETE ENCASEMENT



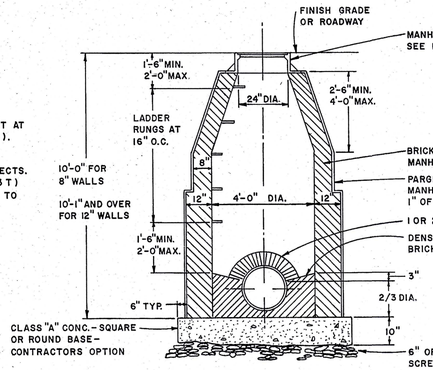
CONCRETE CRADLE

✳ WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN 'C' SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

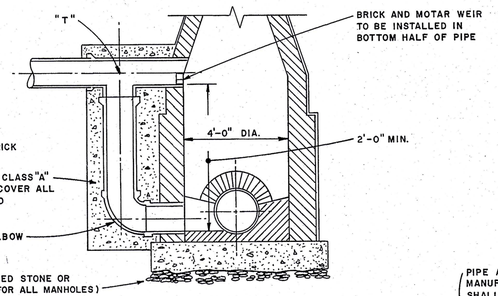
TYPICAL TRENCH DETAILS



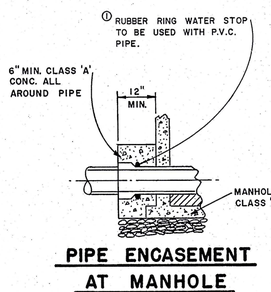
PRECAST MANHOLE DETAIL



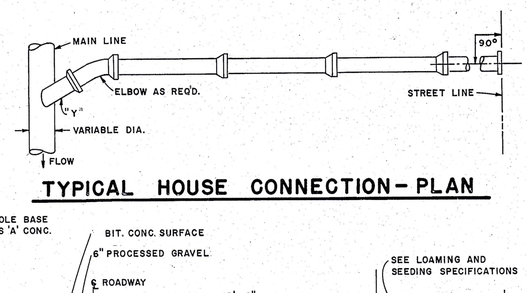
TYPICAL MANHOLE DETAIL



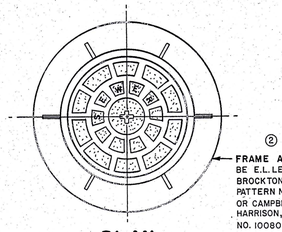
TYPICAL OUTSIDE DROP MANHOLE



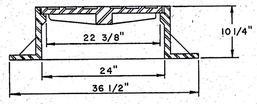
PIPE ENCASEMENT AT MANHOLE



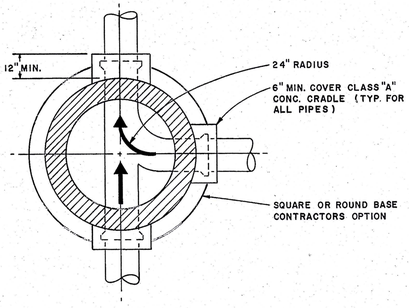
TYPICAL HOUSE CONNECTION - PLAN



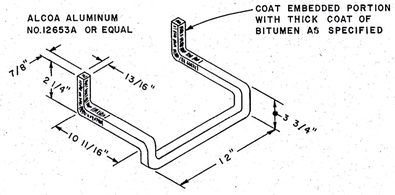
PLAN



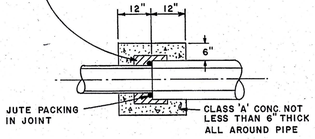
FRAME AND COVER DETAIL



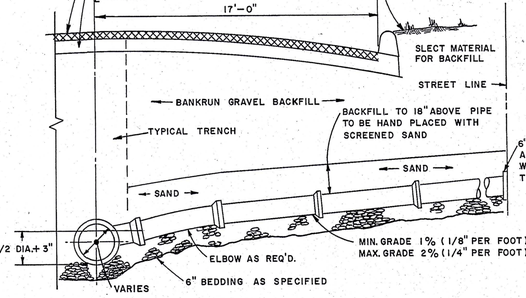
TYPICAL MANHOLE PLAN



PRECAST MANHOLE STEP



TYPICAL JOINT DETAIL



TYPICAL HOUSE CONNECTION LATERAL

GENERAL NOTES FOR MANHOLES

1. MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARGING, TWO COATS OF BITUMINOUS WATERPROOFING MAY BE BRUSHED ON OR SPRAYED ON. INERTOL, TREMCO OR APPROVED EQUAL MAY BE USED TO OBTAIN DESIRED RESULTS. DO NOT BACKFILL UNTIL LAST COAT IS DRY.
2. BACKFILL ALL MANHOLES WITH BANK-RUN GRAVEL.
3. MANHOLE BASES ARE TO BE CLASS 'A' CONC.
4. ALL PIPE, CHIMNEY, AND DROP ENCASEMENT TO BE CLASS 'A' CONC.
5. CLASS 'A' SHALL BE 3,000 P.S.I. STRENGTH AT 28 DAYS.
6. TYPICAL JOINT DETAIL TO BE USED WHEN JOINING DIFFERENT ACCEPTABLE PIPE TYPES WITH A COMMON I.D.
7. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVER.

APPROVED

TYPICAL MANHOLE DETAILS

D-5

REVISIONS		
NO.	DATE	BY
①	5-6-81	D.C.
②	10/21/82	JEG
③	1993	
④	7/25/95	DRB

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SANITARY SEWER STANDARDS

DESIGNED	R.H.S.	CONTRACT NO. 01-059	DATE AUGUST, 1977
DRAWN	J.G.	FIELD BOOK	SCALE NONE
CHECKED	W.H.K.		SHEET 2 OF 2

STD-31

STD-31

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 433

SITE PLAN: Subdivision - Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-15 (Single-Family Residential) zone.
Date of Committee Review: 7/20/23 – First Review; 8/28/23 – Second Review 8/28/23; Eng. Review 11/15/23 Third Review: 2/12/24; Eng. Review: 4/15/24

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate status of HELCO/Eversource easement. One of the proposed houses is indicated within the easement. Provide a copy of the deed if the easement is abandoned and reference on Subdivision Plan.

7/24/23 Applicant Response: The original easement is found in Volume 84 at page 247 of the Bristol Land Records. In the third paragraph of the easement, it is stated "if line is abandoned for over three years, this right of way, shall revert to the Grantors." An affidavit was filed in volume 1523 at page 765 of the land records setting forth the factual basis that the easement has been abandoned at least since 1998. Based upon the forgoing the easement no longer is effective and should be removed from the plans.

11/15/23 City Response: Easement removed. Provide note from E-1 on S-1 and provide Map Reference of E-1 on S-1.

2/5/24 Applicant Response: The easement note has been added on Sheet S-1 under "Subdivision Notes" as note #27. A Map Reference for E-1 has been added on Sheet S-1.

4/15/24 City Response: Comment addressed.

2. Verify existing elevations of Silo Road at the connection points to Village Street for the roadway and utilities. Sidewalk on the west side of Silo Rd is not indicated on the existing conditions.

7/24/23 Applicant Response: WE WILL, THE ATTY WILL DISCUSS A WAIVER.

11/15/23 City Response: Comments Addressed. Existing walk has been indicated on the survey. Sidewalk Caveat to be filed on the Land Records for lots 63-68. Document provided by Attorney Ziogas.

3. In order to meet current requirements, infiltrators shall be required and sized per each individual lot/plot plan.

7/24/23 Applicant Response: WE WILL REVISE IT.

11/15/23 City Response: Comment addressed – the calculations shall be provided on each individual plot plan reflecting proposed conditions.

2/5/24 Applicant Response: A note has been added on Sheet G-1 under "Grading Notes" as Note #17.

4/15/24 City Response: Comment addressed.

4. Update the drainage details to current standards. Refer to CT DOT Form 818 not 814.

7/24/23 Applicant Response: WE WILL REVISE IT.

11/15/23 City Response: Provide pdf for review prior to final printing.

2/5/24 Applicant Response: Note #4 under "Plan and Profile Notes" on sheets P-1 and P-2 has been revised to change CT DOT Form 814 to Form 818. A pdf will be provided for review prior to final printing.

4/15/24 City Response: Comment addressed. Letter provided from contractor requesting the use of HDPE pipe versus RCP. This is an acceptable substitution.

5. Subdivision Plan Notes: Note 2 on the subdivision plan has a placeholder for the total lot area; Remove all references to Southington and update to Bristol requirements.

7/24/23 Applicant Response: WE WILL.

11/15/23 City Response: Comment addressed.

6. Stormwater for Lots 22-30 is being directed toward Lot 29 and the lot to the west. How will adverse impacts to those lots be avoided?

7/24/23 Applicant Response: WE WILL LOOK AT THAT, IT IS CUREENTLY BY SHEET RUN OFF. WE DO NOT WANT TO CHANGE WATERSHED, SOME YARD DRAIN MAY HAVE TO BE PROVIDED.

11/15/23 City Response: Indicate cross-easements for the yard drains. If two lots have access to the yard drains, both need access for installation/maintenance purposes.

2/5/24 Applicant Response: A yard drain is proposed under the Lot 29 driveway. The yard drain is entirely on Lot 29 so no easement is needed. Right to flows have been added on Sheet S-1.

4/15/24 City Response: The rights to drain need to be permanent across all of the lots. I realize this is cumbersome for notes, but maybe this can be done via a chart versus notes on the subdivision plan. If any one lot is blocking the drainage flow then any of the upstream lots should be able to have recourse. Drainage easements for yard drains must clearly indicate the grantee lot. These are not drainage easements to the City of Bristol.

7. Check the FF for Lot 32. Proposed driveway grading is labeled as "0" for lot 22.

7/24/23 Applicant Response: THE ELEVATION SHOULD BE 328.3, IT WILL BE REVISED. ELEV. FOR 22 WILL BE ADDED.

11/15/23 City Response: Comment addressed.

8. Type 2 CB's shall be proposed in the sag vertical curves.

7/24/23 Applicant Response: WE WILL.

11/15/23 City Response: Comment addressed.

9. Label piping, inverts, slopes and include proposed water main on profiles.

7/24/23 Applicant Response: WE WILL.

11/15/23 City Response: Comment not completely addressed.

2/5/24 Applicant Response: The water main has been added to the profile. The pipe sizes, inverts and slopes for the drainage and sewer is on the plan portion on Sheets P-1 and P-2. It is our policy to not repeat this information on the profile portion.

4/15/24 City Response: It is City of Bristol standard to include the information on the profile.

10. Footing drains are not indicated on all of the lots.

7/24/23 Applicant Response: WE WILL REVIEW, SOME MAY NEED A SUMP WITH A DISCHARGE POINT.

11/15/23 City Response: Comment addressed – to be verified with plot plans.

11. Provide phone number for erosion control contact. The phone number for Bristol Engineering/Public Works is 860-584-6125.

7/24/23 Applicant Response: WE WILL.

11/15/23 City Response: Comment addressed.

12. Indicate the correct applicant and contact on the Erosion Control Narrative and Notes sheet.

7/24/23 Applicant Response: WE WILL.

11/21//23 City Response: Comment addressed.

13. Sidewalks are required per City Ordinance.

7/24/23 Applicant Response: WAIVER WILL BE DISCUSSED BY ATTY ZIOGAS.

11/15/23 City Response: Comment addressed. Waiver granted and caveat as provided by Attorney Ziogas to be filed.

14. The applicant is responsible for any additional permits that may be required at the State level.

7/24/23 Applicant Response: AGREED.

11/15/23 City Response: Comment addressed. A copy of the DEEP General Permit shall be provided to the City.

15. An as-built of the roadway including utilities and laterals shall be required.

7/24/23 Applicant Response: AGREED.

11/15/23 City Response: Comment addressed.

16. For clarity, remove the bearings and distances from the grading and erosion control plan. Provide construction entrances at each access and indicate the erosion control at each catch basin, topsoil stockpiles and associated measures etc…..

7/24/23 Applicant Response: AGREED.

11/15/23 City Response: Comment addressed.

17. Driveway locations must be a minimum of 3’ away from catch basins.

7/24/23 Applicant Response: AGREED.

11/15/23 City Response: Comment addressed. Final review to be provided on Plot Plans.

18. Provide a bond estimate for review by the City Engineer.

7/24/23 Applicant Response: IT WILL BE PROVIDED.

11/15/23 City Response: Comment stands.

2/5/24 Applicant Response: Bond estimate has been provided.

2/12/24 City Response: Comment addressed.

19. Plot plans and as-builts shall be required for all lots.

7/24/23 Applicant Response: AGREED.

11/15/23 City Response: Comment addressed.

SHEET C-1
20. Update building elevation.

Applicant RESPONSE: THE BUILDING ELEVATION HAS BEEN REVISED TO REMOVE THE ILLEGIBLE TEXT AND THE SCALE HAS BEEN REMOVED.

11/15/23 City Response: Comment addressed.

21. Add applicant information.

8/21/23 Applicant RESPONSE: THE APPLICANT INFORMATION HAS BEEN ADDED.

11/15/23 City Response: Comment addressed.

22. Please consider improving the readability of the key map.

8/21/23 Applicant RESPONSE: THE KEY MAP HAS BEEN UPDATED ON SHEETS C-1, E-1, S-1 AND G-1.

11/15/23 City Response: Comment addressed.

23. Update certifications.

8/21/23 Applicant RESPONSE: THE CERTIFICATIONS HAVE BEEN UPDATED ON ALL SHEETS. NO CERTICATIONS ARE NECESSARY ON SHEETS C-1, G-1, P-1, P-2 OR THE DETAIL SHEETS.

11/15/23 City Response: Comment addressed.

24. Add KJA file number.

8/21/23 Applicant RESPONSE: THE KJA FILE NUMBER HAS BEEN ADDED ON ALL SHEETS.

11/15/23 City Response: Comment addressed.

SHEET E-1:
25. Remove all proposed layers.

8/21/23 Applicant RESPONSE: ALL PROPOSED LAYERS HAVE BEEN REMOVED.

11/15/23 City Response: Comment addressed.

26. Verify vertical datum (Note #6)

8/21/23 Applicant RESPONSE: THE VERTICAL DATUM (NGVD29) HAS BEEN UPDATED ON ALL SHEETS WHERE IT APPEARS.

11/15/23 City Response: Comment addressed.

27. Revise zoning table from R-15 to R-10.

8/21/23 Applicant RESPONSE: THE ZONING TABLE HAS BEEN REVISED ON ALL SHEETS.

11/15/23 City Response: Comment addressed.

28. Add centerline on Silo Road.

8/21/23 Applicant RESPONSE: THIS INFORMATION IS NOT NECESSARY ON SHEET E-1. THE CENTERLINE AND STATIONS ARE SHOW ON SHEET G-1. THE STATIONS HAVE BEEN REMOVED FROM SHEET E-1

11/15/23 City Response: Comment addressed.

SHEET S-1:

29. Please center parcel area labels within each parcel.

8/21/23 Applicant RESPONSE: THE LOT NUMBERS AND AREAS HAVE BEEN MOVED.

11/15/23 City Response: Comment addressed.

30. Add centerline and PT and PC stations.

8/21/23 Applicant RESPONSE: THIS INFORMATION IS NOT NECESSARY ON SHEET S-1. THE CENTERLINE AND STATIONS ARE SHOW ON SHEET G-1 AND THE PT AND PC STATIONS ARE ON THE PROFILE SHEETS. THE STATIONS HAVE BEEN REMOVED FROM SHEET S-1.

11/15/23 City Response: Comment addressed.

31. Remove proposed spot grades.

8/21/23 Applicant RESPONSE: THE SPOT GRADES HAVE BEEN REMOVED.

11/15/23 City Response: Comment addressed.

32. Remove roof drain splash pads.

8/21/23 Applicant RESPONSE: THE ROOF DRAIN SPLASH PADS HAVE BEEN REMOVED.

11/15/23 City Response: Comment addressed.

33. Remove silt fence.
8/21/23 Applicant RESPONSE: THE SILT FENCE HAS BEEN REMOVED.
11/15/23 City Response: Comment addressed.

34. Please align and center all curve labels and all bearing/distance labels.

11/15/23 City Response: Comment addressed.

8/21/23 Applicant RESPONSE: THE PROPERTY LINE LABELS HAVE BEEN REVISED PER THE MARKUP.

11/15/23 City Response: Comment addressed.

35. Revise viewport to show information that was cut off.

8/21/23 Applicant RESPONSE: THE VIEWPORT WAS REVISED.

11/15/23 City Response: Comment addressed.

36. Revise all text from Southington to Bristol.

8/21/23 Applicant RESPONSE: ALL REFERENCES TO SOUTHINGTON HAS BEEN REVISED TO BRISTOL.

11/15/23 City Response: Comment addressed.

37. Add the length at the setbacks.
    a. Indicate Non-Highway Access Line along the Southington Town Line.
    b. Stray lines on lots 21 and 68.
    c. Hydrants still indicated.
    d. Check spelling on abutter NOVA or NOVO – spelled two different ways on plan.
    e. Indicate all lots that have rights to flow over other lots cumulatively in case a lot remains undeveloped for a period of time.

8/21/23 Applicant RESPONSE: THE PURPOSE OF SHOWING THE LENGTH OF THE FRONT SETBACK IS TO ACHIEVE THE REQUIRED LOT FRONTAGE IF IT IS NOT BEING MET AT THE RIGHT OF WAY. ALL LOTS ARE MEETING THE LOT FRONTAGE REQUIREMENT AT THE RIGHT OF WAY SO SHOWING THE LENGTHS AT THE SETBACK IS NOT NECESSARY. THIS INFORMATION HAS BEEN REMOVED.

11/15/23 City Response: Comment addressed.

SHEET G-1:

38. Review grading on south side of subdivision. Add missing contours and revise incorrect first floors.

8/21/23 Applicant RESPONSE: THE GRADING AND FIRST FLOORS HAVE BEEN REVISED.

11/15/23 City Response: Comment addressed.

39. Show road centerlines.

8/21/23 Applicant RESPONSE: THE ROAD CENTERLINES HAVE BEEN ADDED.

11/15/23 City Response: Comment addressed.

40. Fix footing drain linetypes.

8/21/23 Applicant RESPONSE: THE LINETYPES HAVE BEEN FIXED.

11/15/23 City Response: Comment addressed.

41. Revise the legend.

8/21/23 Applicant RESPONSE: THE LEGEND HAS BEEN REVISED PER THE MARKUP.

11/15/23 City Response: Comment addressed.

42. Remove the bearings and distances.

8/21/23 Applicant RESPONSE: THE BEARINGS AND DISTANCES HAVE BEEN REMOVED.

11/15/23 City Response: Comment addressed.

43. A stone trench is recommended on Lot #29.

8/21/23 Applicant RESPONSE: A STONE TRENCH HAS BEEN ADDED.

11/15/23 City Response: Comment addressed.

44. Add swales and yard drains between lots.

8/21/23 Applicant RESPONSE: YARD DRAINS HAVE BEEN ADDED.

11/15/23 City Response: Comment addressed.

45. Show existing pavement at entrances to the new road to be milled.

8/21/23 Applicant RESPONSE: A NOTE HAS BEEN ADDED ON SHEET P-1 FOR THE SOUTHERN ENTRANCE. A NOTE HAS BEEN ADDED ON SHEET P-2 FOR THE EXISTING PAVEMENT TO REMAIN FOR THE NORTHERN ENTRANCE.

11/15/23 City Response: The northern entrance shall also be milled to Village Street to avoid old pavement for 100+feet.

2/5/25 Applicant RESPONSE: A note to mill the existing pavement for the northern entrance has been added on Sheet P-2.

2/12/24 City Response: Comment addressed.

46. Move roof drain outlets to catch basins.

8/21/23 Applicant RESPONSE: THE ROOF DRAIN OUTLETS HAVE BEEN ADDED THE CATCH BASINS EXCEPT FOR THE REAR LOTS.

11/15/23 City Response: Comment addressed. To be verified during plot plan review process.

SHEET P-1:
47. Label hatch at northern entrance to proposed road.

8/21/23 Applicant RESPONSE: THE HATCH IS FOR A CONSTRUCTION ENTRANCE. THIS IS SHOWN ON SHEET G-1 SO IT WAS REMOVED FROM SHEET P-1.

11/15/23 City Response: Comment addressed.

48. Revise viewport to show information that is cut off.

8/21/23 Applicant RESPONSE: THE VIEWPORT HAS BEEN REVISED.

11/15/23 City Response: Comment addressed.

49. Verify the stations for CB #1 and #2.

8/21/23 Applicant RESPONSE: THE STATION INFORMATION HAS BEEN UPDATED ON THE PROFILE.

11/15/23 City Response: Comment addressed.

SHEET D-3:

50. "Final Approval" block contains incorrect information.

8/21/23 RESPONSE: THE FINAL APPROVAL BLOCK IS NOT NECESSARY AND HAS BEEN REMOVED.

11/15/23 City Response: Comment addressed.

11/15/23 New Comments:

51. Have the southern property line (Southington – Town Line Road) designated as a "non-access" highway line and show this designation on the subdivision plan.

2/5/24 Applicant Response: The wording "NON-ACCESS" has been added on sheets E-1 and S-1.

2/12/24 City Response: Comment addressed.

52. Add to the subdivision plan a right to drain from Lot 23 to Lot 29, with each lot having a legal right to drain on the next.

2/5/24 Applicant Response: Right to Drains have been added.

2/12/24 City Response: Comment addressed.

53. Create cross easements for access to drains on adjoining lots.

2/5/24 Applicant Response: Easements have been added on sheet S-1.

2/12/24 City Response: Comment addressed.

54. The subdivider must show all sidewalks on both sides of the road, on the subdivision plan, irrespective of any deferment request(s).

2/5/24 Applicant Response: A proposed sidewalk was added on both sides of the road on sheets S-1, G-1, P-1 and P-2 with the wording "deferment was approved".

2/12/24 City Response: Comment addressed.

55. Indicate the limit of disturbance along the back of Lots 63 to 68. Grading is shown but the limit of disturbance has not been delineated on the subdivision plan.

2/5/24 Applicant Response: The limit of disturbance has been added on Sheet S-1 and Sheet G-1.

2/12/24 City Response: Comment addressed.

56. Stray lines on lots 21 and 68.

2/5/24 Applicant Response: The stray lines have been removed.

2/12/24 City Response: Comment addressed.

57. Hydrants still indicated.

2/5/24 Applicant Response: On Sheet G-1, proposed hydrants are shown in front of Lot 25 and Lot 30. Existing hydrants have been added to the south side of Silo Road.

2/12/24 City Response: Comment addressed.

58. Check spelling on abutter NOVA or NOVO – spelled two different ways on plan.

2/5/24 Applicant Response: The correct spelling is NOVO. The map has been revised.

2/12/24 City Response: Comment addressed.

59. Indicate all lots that have rights to flow over other lots cumulatively in case a lot remains undeveloped for a period of time.

2/5/24 Applicant Response: A note has been added on Sheet S-1 under "Subdivision Notes" as Note #28.

2/12/24 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Ed Spyros):

1. On Drawing G-1, you will see that on lot #31, the dwelling is completely located within the 100' easement. I was in the understanding that just fences & sheds could go in the easement but not a "structure". (R.B.)

7/24/23 Applicant Response: The original easement is found in Volume 84 at page 247 of the Bristol Land Records. In the third paragraph of the easement, it is stated "if line is abandoned for over three years, this right of way, shall revert to the Grantors." An affidavit was filed in volume 1523 at page 765 of the land records setting forth the factual basis that the easement has been abandoned at least since 1998. Based upon the forgoing the easement no longer is effective and should be removed from the plans.

8/28/23 City Response: Comment addressed.

2. No comments from ZEO (E.S.)

CITY PLANNER (Robert Flanagan):

1. On cover sheet, indicate application number and if subdivision is approved, approval date; Wetland Agency approvals should also be listed in this area.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment remains. List prior 2004 wetland agency approval.

2/5/24 Applicant Response: Approvals have been on sheet C-1.

2/12/24 City Response: Comment addressed.

2. In table format, provide a Zoning Compliance chart listing all proposed lots and the easement areas associated with each lot and how each lot and associated easement areas comply with the Zoning Regulations. The chart shall also include the proposed Open Space parcel.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment remains. Provide information requested.

2/5/24 Applicant Response: A zoning compliance table has been added on Sheet C-1.

2/12/24 City Response: Comment addressed.

3. In table format, provide abutting property owners listing.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment addressed.

4. In Subdivision notes, correct the total area of the subdivision (blank, no entry). Additionally, notations on plan refer to the zone of the property as R-15, but should be corrected to show "R-10."

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment addressed.

5. Provide a listing of the LID (Low Impact Development) features that have been incorporated into this phase of the Subdivision plan design.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment remains. Provide a listing LID (Low Impact Development) features listed.

2/5/24 Applicant Response: The LID Features are underground storage for each home, sheet runoff from the lots, grass swales, silt fence, silt soxx on catch basins, construction entrances and an oil grit separator on the previous phase.

2/12/24 City Response: Comment addressed.

6. Prior to the issuance of a building permit for any lot in Phase 4, bonding, to complete public improvements, shall be in place.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: Comment remains. Provide bond amount for review.

2/5/24 Applicant Response: Bond estimate has been provided.

2/12/24 City Response: Comment addressed.

7. The applicant should address the lack of street trees on the plan. Enhancing the aesthetic of the proposed neighborhood should be given serious consideration and an appropriate street tree planting plan should be provided for review.

7/24/23 Applicant Response: The proposed subdivision is heavily wooded and the developer will makes every effort to maintain as many existing trees as possible. The planting of trees in the street border presents issue for underground utilities and disruption of sidewalks as the root systems of the trees expand.

8/28/23 City Response: Comment addressed.

8. A street lighting plan should be submitted for review. Details should also be provided on of each type of lighting fixture that will be used, along with pole heights and placement of poles on the subdivision plan.

7/24/23 Applicant Response: Acknowledged, lighting plan will be consistent with previous phases of the subdivision.

8/28/23 City Response: Comment remains. Provide street lighting photometric plan for review.

2/5/24 Applicant Response: Acknowledged, lighting plan will be consistent with previous phases of the subdivision and will be in accordance with city specifications.

2/12/24 City Response: Comment addressed.

9. The Commission may require up to 15% of the land in the proposed subdivision to be dedicated as open space, parks or playgrounds. The applicant should offer comment on how this requirement has been achieved with the previous application and other applications from 2004. Additionally, the recorded subdivision map from 2004 for this development should be made part of this plan set in order to provide a context to the Commission and the public with respect to the open space that has been provided previously.

7/24/23 Applicant Response: At the time the original subdivision was laid out. It consisted of 58.8 acres. When the Planning Commission approved the overall plan for the subdivision, the developer set aside 8.85 acres of "Open Space" slightly in excess of the 15% requirement.

8/28/23 City Response: The recorded subdivision map from 2004 for this development should be made part of this plan set in order to provide a context to the Commission and the public with respect to the open space and other subdivision features and improvements that the applicant/developer is laying claim to for this application.

2/5/24 Applicant Response: The recorded subdivision map from 2004 is provided.

2/12/24 City Response: Comment addressed.

10. Sidewalks are shown on the plan submitted; a deferment request should be submitted if that is the intention of the applicant.

7/24/23 Applicant Response: The Applicant will submit a sidewalk waiver on one side of the street that is consistent with the overall subdivision plan.

8/28/23 City Response: Comment addressed.

Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots)
7/20/23 – First Review; 8/28/23 – Second Review; Eng. Review 11/15/23; 2/12/24 – Third Review; 4/15/24 – Engineering.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)
1. PD sees no issues at this time.

FIRE MARSHAL (Kristopher Lambert):
1. Number of proposed fire hydrants and their location.

7/24/23 Applicant Response: To be provided.

8/28/23 City Response: Thank you for the update. The Fire Marshal's Office does not have any additional comments at this time. Fire Marshal Lambert may have additional comments after reviewing the revised plans.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Robert Longo)
1. I do not see any details of water or sewer main extensions or related services on the plan. My suggestion is the General Contractor call the office and schedule a meeting to go over our rules, regulations and expectations. A meeting between parties is best in these projects.

7/24/23 Applicant Response: Acknowledged.

8/28/23 City Response: I have read the Note added under grading notes #15. That works for us.

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

Sidewalk Deferral Request

July 24, 2023

City of Bristol
Planning Commission
111 North Main Street
Bristol, Ct 06010

Re: Cold Spring Farm Phase 4 Application number 433

Dear Mr. Chairman:

Please be advised that my office represents Industrial Builders & Realty, LLC regarding a request for subdivision approval of 20 lots located at the proposed extension of Village Street. We have proposed sidewalks on only one side of the proposed road. This is consistent with the other 4 phases already approved and developed in this overall subdivision plan. We are requesting a waiver in accordance with the submitted plans. Under the current Subdivision Regulations the Commission has the authority to grant the deferment requested upon the consideration of the following;

1. The proximity of the subdivision to schools, parks, playgrounds or other such public facilities.

2. The proximity of the subdivision to shopping facilities.

3. The presence of other sidewalks in the area.

We will be prepared to discuss this issue at the hearing schedule for July 24, 2023.This application

Sincerely;

James Ziogas Jr.

From: Robert Flanagan
To: Richard Brown
Cc: Nancy Levesque
Subject: App. 433 - Phase 4 CL&P Easement
Date: Friday, June 30, 2023 9:32:00 AM
Attachments: DOC_20230627105241.PDF
DOC_20230627105231.PDF

Attorney Ziogas is stating that the Easement for Phase 4 has been released by CL&P.

We will verify prior to any decision by the Planning Commission.
Easement for Phase 4 has been released by CL&P.

Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

From: jziogas@ziogaslaw.com [mailto:jziogas@ziogaslaw.com]
Sent: Tuesday, June 27, 2023 10:55 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: cold springs

Robert:

See attached documents that created the easement and subsequently released it.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is

M2179

VOLUME 84 247

See Affidavit VOL. 1523 PAGE 245

RIGHT-OF-WAY DEED

RALPH I. SCOVILLE ETAL TO THE CONNECTICUT POWER COMPANY

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING: KNOW YE THAT, We, Ralph I. Scoville, Carrie E. Scoville, Elizabeth M. Scoville and Frederick F. Scoville, of the Town of Bristol, County of Hartford, Connecticut, hereinafter known and designated as "Grantor", for the consideration of the sum of one dollar and other valuable considerations to me in hand paid by The Connecticut Power Company, a corporation organized under the laws of the State of Connecticut, hereinafter known and designated as "Grantee", receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said Grantee, and Grantee's successors and assigns:-

The perpetual right, privilege and easement to enter upon and to erect, maintain, inspect, operate, replace, repair and patrol not more than one line of towers with cross arms, and other usual fixtures and appurtenances used or adapted for the transmission of electricity and for telephone or telegraph use upon, over and across property owned by Grantor in Town of Bristol, Hartford County, Connecticut, described as follows:-

1st Parcel: Bounded North by James Burns; East and South by Highways; West by Denzie B. Hoadley;

2nd Parcel: Bounded North by James Burns; East by Denzie B. Hoadley; South by Highway; West by Sophie Bush and Highway.

The wood on this property is to be cut up to 4 foot cord wood or in longer lengths if desired by the Grantors. Brush to be burned and land left clear. Trees to be cut within 8 inches of the ground. No fruit trees shall be cut or damaged unless necessary; if such trees are cut or damaged the Grantee agrees to pay fair market price for them. Grantee agrees to pay for all damage caused by construction or maintenance of the above mentioned line. If line is abandoned for over three years, this right of way, shall revert to the Grantors. The above clause with reference to damage is intended to cover damage to animals as well as crops etc.

The said right-of-way being a strip of land 100 feet in width, running over and across the above described property in a southeasterly and northeasterly direction, which right of way is particularly shown and described in a volume of maps or blue prints on file in the Town Clerk's Office of the Town of Bristol, Connecticut, to which reference is hereby made, which volume of maps or blue prints is entitled, "Maps showing Property and Rights-of-Way of The Connecticut Power Company in the Town of Bristol, Connecticut, March, 1915." The blue print in said volume, showing the particular right-of-way granted in this deed, is entitled, "Exhibit A, Right-of-Way The Connecticut Power Co. across the property of Ralph I. Scoville, Town of Bristol, County of Hartford, State of Connecticut, Scale 1 inch = 500 feet, March, 1915."

The Grantor hereby grants to the Grantee, its successors and assigns, the right to trim or remove such trees and underbrush upon or adjacent to the land covered by said right-of-way as would interfere with or endanger said line or lines or the operation thereof when erected. The Grantor and Grantor's heirs or assigns, may use the said right-of-way for their own purposes so long as said uses do not interfere with any of the rights conveyed under the terms of this deed.

TO HAVE AND TO HOLD, the above granted and bargained easements, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof; and also we, the said Grantors, do for ourselves, our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, we are well seized/ of the above easements and premises as a good indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, and furthermore, we, the said Grantors do by these presents bind ourselves, and our heirs forever to warrant and defend the above granted and bargained easements to The Connecticut Power Company, the said Grantee, its successors and assigns, against all claims and demands whtsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22nd day of April, 1915.

Signed, sealed and delivered in the presence of

L. P. Winchell..... witness to R.I.S.

E. L. Guthrie.....

J. H. Willoughby

Carleton W. Buell

Ralph I. Scoville (Seal)

Carrie E. Scoville (Seal)

Frederick F. Scoville (Seal)

Elizabeth M. Scoville (Seal)

STATE OF NEW YORK:
ss.
COUNTY OF TOMPKINS:

Personally appeared Ralph I. Scoville, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me, on this 22nd day of April, 1915.

(NOTARY SEAL) L. E. Post, Notary Public.

STATE OF CONNECTICUT:
COUNTY OF HARTFORD:

Personally appeared Carrie E. Scoville, Frederick F. Scoville and Elizabeth M. Scoville, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me, on this 27th day of April.

(THREE FIFTY CENT REVENUE STAMPS AFFIXED.) Carleton W. Buell, Notary Public.

Received for record July 20, 1915 at 3:55 P.M. and recorded by

Thomas R. Steele
TOWN CLERK.

MORTGAGE DEED.

JOHN L. FITZPATRICK TO THE INTERNATIONAL MILL AND TIMBER CO.

Mr. John L. Fitzpatrick of the City of Bristol, State of Connecticut, mortgagor.

MORTGAGES AND WARANTS

To the International Mill and Timber Company, a corporation of Bay City, Michigan, mortgagee, its successors or assigns, all that certain piece or parcel of land, situated and being in the City of Bristol, in the County of Hartford and State of Connecticut; known and described as follows, to wit:-

Bounded South by highway Terryville Road fifty (50) feet,

East by land of the heirs of Ellen G. Fitzpatrick,

North by land of The New York, New Haven and Hartford Railroad Company, about fifty (50) feet, and

West by land of the heirs of Ellen G. Fitzpatrick.

The easterly line of the land herein described is sixty feet westerly of the west line of the Dwelling House "known as the Fitzpatridk Homestead". The East and West lines are parallel and fifty feet distant from one another. See Bristol Land Records, Volume 85, Page 211 for reference.

Together with the building to be erected thereon, to secure the payment to the mortgagee, its successors or assigns of Three Hundred fourteen dollars sixty cents ($314.60) Dollars, payable as follows:-

$13.30 upon August 15, 1915
$13.10 upon September 15, 1915
$13.10 upon October 15, 1915
$13.10 upon November 15, 1915
$13.10 upon December 15, 1915
$13.10 upon January 15, 1916
$13.10 upon February 15, 1916
$13.10 upon March 15, 1916
$13.10 upon April 15, 1916
[illegible] 1916

$13.10 upon June 15, 1916
$13.10 upon July 15, 1916
$13.10 upon August 15, 1916
$13.10 upon September 15, 1916
$13.10 upon October 15, 1916
$13.10 upon November 15, 1916
$13.10 upon December 15, 1916
$13.10 upon January 15, 1917
$13.10 upon February 15, 1917
$13.10 upon March 15, 1917

Old Colonial Vol. 11 Page 70 Thomas R. Steele

VOL 1523 PAGE 0765

18450

AFFIDAVIT OF FACTS RELATING TO
TITLE OR INTEREST IN REAL ESTATE GIVEN
UNDER SECTION 47-12(a) OF THE CONNECTICUT GENERAL STATUTES

STATE OF CONNECTICUT

ss: Oct 6, 2003

COUNTY OF HARTFORD

Peter J. Del Mastro, being duly sworn, deposes and says as follows:

1. I am over the age of 18 and understand the obligations of an oath.

2. This affidavit is given with regard to the real property that constitutes Chimney Crest Condominiums ("Condominium"), created by a Declaration by Chimney Crest Development Corporation dated July 28, 1986 and recorded July 30, 1986 in Volume 835 at Page 478 of the Bristol Land Records ("Declaration").

3. The association of unit owners for Chimney Crest Condominiums is Chimney Crest Condominiums Association, Inc. ("Association")

4. I am the president of the Association, and am familiar with the Association's affairs.

5. The common elements of the Condominium are owned by the unit owners of the Condominium as tenants in common.

6. By an instrument recorded on July 20, 1915 in Volume 84 at Page 247 of the Bristol Land Records ("Grant"), Ralph I. Scoville, Carrie E. Scoville, Elizabeth M. Scoville and Frederick F. Scoville ("Grantors") granted an easement and right-of-way to The Connecticut Power Company over land that is now part of the common elements of the Condominium, for the purpose of erecting and maintaining one line of towers with cross arms, and other usual fixtures and appurtenances used or adapted for the transmission of electricity and for telephone or telegraph use.

7. Under the terms of the Grant, the easement and right-of-way shall revert to the Grantors if the line is abandoned for over three years.

8. I have lived at the Condominium since 1998, and I am familiar with the common elements of the Condominium as well as the structures on the common elements.

9. In 1998, the line of towers described in the Grant did not exist.

D:\FILES\195\000U-1 CL&P\Del Mastro affidavit.wpd

10. No such towers have been installed during the past five years.

11. By the terms of the Grant, the easement and right-of-way are terminated and the interest granted in the Grant has reverted to the unit owners of the Condominium as tenants in common, as the unit owners at the Condominium are the successors to the Grantors.

Peter J. Del Mastro

Subscribed and sworn to before me
this 6 day of Oct 2003

Notary Public
My Commission Expires: 10/31/2004

Received Bristol Land Records @ 12:15PM

OCT 14 2003

Town Clerk

D:\FILES\195\000U-1 CL&P\Del Mastro affidavit.wpd

SUBDIVISION REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

FOR: NOTIFICATION OF PROPOSED SUBDIVISION AT MUNICIPAL BOUNDARY

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☑ Planning Commission ☐ Planning and Zoning Commission

Municipality: Bristol

TO: Capitol Region Council of Governments
Policy Development & Planning Department
241 Main Street
Hartford, CT 06106

Date of Referral:

Pursuant to the provisions of Section 8-26 of the General Statutes of Connecticut, as amended, the following proposed subdivision is referred to the Capitol Region Council of Governments for comment:

The proposed subdivision is entitled: Cold Spring Farms – Phase 4

Number of Acres: 9.74

Number of Lots to be Created: 20

☑ will include or abut land in the following Capitol Region Municipalities:
Southington

☐ will include or abut land in the following towns in adjacent regions:

Name, Mailing Address, and e-mail of the Subdivision Applicant is:

Industrial Builders and Realty, LLC
785 Middle Street
Bristol, CT 06010

Additional Comments:
This was a previously approved subdivision phase that lapsed in 2014.

DATE PUBLIC HEARING, IF ANY, IS SCHEDULED FOR: 07/24/2023

MATERIAL SUBMITTED HEREWITH (at a minimum, a plot plan should be provided):

☑ Application Form	☐ Engineering Plans/Profiles	☐ Other Specify:
☑ Plot Plan	☐ Grading Plan	

HAS THIS SUBDIVISION BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☑ YES ☐ NO. IF YES, ON WHAT DATE: 05/28/2004

(FOR USE BY CRCOG)	
Date Received:	
Sent certified/e-mail?	
File Number	

Name: Robert M. Flanagan, AICP
Title: City Planner
Address: 111 North Main Street
Bristol, CT 06010
Phone: 860-584-6227
Email: robertflanagan@bristolct.gov

BY LAW, THE PLANNING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 20, 2023

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Planning Commission

Re: Notice of Pending Application within 500 Feet of the Bristol-Southington Line

In accordance with the provisions of Section 8-26b of the Connecticut General Statutes, as amended, notice is hereby given that the Bristol Planning Commission has received the following application that may affect the Town of Southington:

Application #433 – Subdivision – Assessors Map 1, & Lot 7B; R-10 (Single-Family Residential) zone

Location: West of Village St. and Silo Rd.; north of Southington Town Line Rd.

Description of proposal: 20-lot residential subdivision (Cold Spring Farms – Phase 4)

Initiated by: Industrial Builders & Realty Co.

Tentative Review Date: July 24, 2023

(Note: This was a previously approved subdivision phase that lapsed in 2014; Application #433 will be reviewed by the Bristol Planning Commission at the above date, but a Public Hearing may not be scheduled.)

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosures (application/map)

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: June 20, 2023

TO: Town Clerk, Town of Southington

FROM: Bristol Planning Commission

Re: Notice of Pending Application within 500 Feet of the Bristol-Southington Line

In accordance with the provisions of Section 8-26f of the Connecticut General Statutes, as amended, notice is hereby given that the Bristol Planning Commission has received the following application that may affect the Town of Southington:

Application #433 – Subdivision – Assessors Map 1, & Lot 7B; R-10 (Single-Family Residential) zone

Location: West of Village St. and Silo Rd.; north of Southington Town Line Rd.

Description of proposal: 20-lot residential subdivision (Cold Spring Farms – Phase 4)

Initiated by: Industrial Builders & Realty Co.

Tentative Review Date: July 24, 2023

(Note: This was a previously approved subdivision phase that lapsed in 2014; Application #433 will be reviewed by the Bristol Planning Commission at the above date, but a Public Hearing may not be scheduled.)

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosures (application/map)

Original Approval
092204

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

September 22, 2004

Industrial Builders & Realty Company
785 Middle Street
Bristol, CT 06010

RE: Application #268 – Subdivision ("Cold Spring Farms", Secs. 2-4), south of Village St. and Silo Rd. (73 lots); Assessor's Map 1, Lots 6 and 7; R-10 and R-15 (Residential) zones; Industrial Builders & Realty Co., applicant

Dear Applicant:

The Planning Commission at its meeting of July 28, 2004, voted to grant conditional approval of the above application with the following stipulations:

1. All remaining staff comments shall be satisfactorily addressed prior to filing the subdivision maps.
2. Minor adjustments may be made to the proposed phase limits with the approval of the Engineering Division.
3. No access shall be allowed from the subdivision or any of its lots to Southington Town Line Road.

Please make the necessary modifications to the plans and submit seven revised paper copies, along with two Mylar copies of the subdivision map suitable for filing, to the City Engineer's office within 90 days.

Additionally, please provide legal documents for any easements in favor of the City that will result from this subdivision. Please note that the appropriate fees will be required to file these maps and documents once final approval has been granted.

Finally, it should be noted that final approval of this subdivision cannot be granted, **and that no lots may be offered for sale nor building permits issued**, until either all associated public improvements have been completed or a subdivision bond covering these improvements has been filed by you.

Very truly yours,

Paul A. Strawderman
Secretary
City Planning Commission

PAS/nm
C: Attorney Timothy Furey
City Clerk
City Surveyor
P.W. Coordinator
Building Official
Water Dept.
Fire Dept.
Highway Inspector

Subdivision Expiration
100814

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

October 8, 2014

William Delfino
Industrial Builders & Realty Company
785 Middle Street
Bristol, CT 06010

RE: Application #268, Expiration of Cold Springs Farm, Sect. 4 subdivision, Cold Spring Farm Subdivision, Section IV, Village St., Industrial Builders, Inc., applicant.

Dear Mr. Delfino:

The Planning Commission at its meeting of September 23, 2014, voted to affirm that Section 4 of the Cold Springs Farm subdivision, initially approved by the Commission on July 28, 2004, has expired per the provisions of Section 8-26c of the Connecticut General Statutes.

The Planning Commission further voted that the Commission direct its staff to file notification of such expiration on the Bristol Land Records and on the subdivision plan on file in the office of the Town and City Clerk.

Very truly yours,

Paul A. Strawderman
City Engineer

PAS/nk

C; Assessor's Office
City Clerk

Minutes
September 2014

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 23, 2014

ATTENDANCE: Commissioner John Soares (Acting Vice Chairman)
Commissioner Gary Harrigan
Commissioner Gary Lawton (Alternate)
Commissioner Jodi Zils Gagne (Alternate)
Commissioner Roland Loranger (Alternate)
City Planner, Alan Weiner
City Engineer, Paul Strawderman

ABSENT: Commissioners Anthony Dell'Aera, Marie Keeton, and William Veits.

Acting Chairman Soares designated Commissioners Harrigan, Lawton, Gagne, Loranger and himself as voting Commissioners.

The meeting was called to order at 7:01 P.M.

I. Minutes
1. Regular Meetings of June 25, 2014, July 30, 2014, August 6, 2014 (special), and September 3, 2014 (special).

Motion was made by Commissioner Harrigan to accept the minutes of June 25, 2014 as presented.
Motion seconded by Commissioner Gagne.
Motion carried 5-0.

Motion was made by Commissioner Harrigan to accept the minutes of July 30, 2014 as presented.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

The Commission agreed to postpone action on the August 6, 2014 special minutes to the October 29, 2014, regular meeting.

Motion was made by Commissioner Harrigan to accept the special minutes of September 3, 2014 as presented.
Motion seconded by Commissioner Gagne.
Motion carried 5-0.

II. Pending Applications
There were no pending applications.

III. New Applications
1. Application #377 – Site Plan for firehouse (expansion), 17 Vincent P. Kelly Rd.; Assessor's Map 3, Lot 31B; I (General Industrial) zone; City of Bristol, applicant.

The Commission acknowledged receipt of the second set of Site Plan Comments dated September 16, 2014.

James Sperry, P.E., Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, on behalf of the applicant, explained the request to redesign the existing Fire Station #4 to redevelop the site and the existing building. Mr. Sperry explained that there would be one entrance to the site and the site would be used as a fire training facility. He explained that the parking spaces would be for staff and for the training facility, which had a proposed thirty two parking spaces in front of the building for public parking and the rear parking spaces would be for staff and fire training facility. He explained the existing fire tower would remain with a proposed addition and the smoke house would be demolished. He reviewed the sand storage shelter that was used for emergencies that would be redesigned. He explained the proposed concrete vehicle rescue pad for training purposes. He reviewed the dumpster area and that the landscaping plans were reduced because of the facilities purposes. Mr. Sperry explained the site would have new water connections and new sanitary sewer lines because currently they were undersized. He described the storm drainage system that would have an overflow system to a city system.

Paul Dominov, P.E., Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, on behalf of the applicant, reviewed the existing 35,000 square foot building, proposed building, and proposed building facades. He explained the building purpose was for the storage of equipment, trailers, and vehicles. There would be three garage bays that included a maintenance bay for City vehicles. The proposed building would contain administrative offices and a training area.

for roof areas. After inquiry by Mr. Strawderman, Mr. Hiltbrand explained there would likely be sufficient building area because there was not many buildings, but the parking areas and the inland wetlands would affect the plan designs.

Attorney Ziogas explained the site had two acres but sixteen building units were the maximum amount the applicant would construct because of the site limitations.

Mr. Weiner explained the map provided an overview of the site. He reviewed the Assessor's records, noting the errors on the applicant's map of 371 King Street (single family house) and 375 King Street (two family house). Also, Lot 25 was a two family house and Lot 26 was a single family house. He requested a revised map be submitted for the Zoning Commission meeting. He reviewed the various zones and mixed uses in the area. He reviewed Page 82, item #4 of the Plan of Conservation and Development for Future Land Use Plans recommendations for Route 229 and Route 72, which recommended the area not to turn into an excessive commercial area, but to be used as a residential area with residential character.

Motion was made by Commissioner Harrigan to recommend approval of Application #2172 to the Zoning Commission, Change of Zone from R-10 (Single-Family Residential) to A (Multi-Family Residential) for Lots 4 (pt.), 4A (pt.) and 4B, east side of King Street between Stonecrest Drive and Holt Street, based on item number four of the Route 229 Corridor Study to maintain the predominantly residential character of Route 229 between Broad Street and Route 6.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

V. City Council and Other Referrals
There were no City Council and other referrals.

VI. Old Business
There was no old business.

VII. New Business
1. Expiration of Cold Springs Farm, Sect. 4 subdivision, Application #268

The Commission acknowledged receipt of the following items: a letter dated August 12, 2014, from Paul Strawderman, City Engineer and a letter dated April 9, 2014, from Peter Forrest, former City Surveyor.

The following item was submitted into the record: a map dated September 23, 2014, entitled *"For Planning Purposes Only, Map Prepared by Bristol Land Use Office, Source: Bristol Assessor's Records, dated 09/23/14"* , regarding the Cold Springs Farm Subdivision and a draft motion, undated, to vote on the application (submitted by Alan Weiner, City Planner).

Mr. Weiner read into the record the letter dated August 12, 2014.

Mr. Weiner explained to the Commission that they reviewed this item at their July 2014 meeting. He explained the application was approved July 2004 and there was ten years of conditional approvals. He explained because of the State laws the subdivision was valid for another four years, but the conditional approvals have expired for the site. Mr. Weiner explained the Commission requested at their July 2014 that a letter be sent to the applicant regarding the site.

Mr. Weiner read into the record the letter dated August 12, 2014.

Mr. explained there has been no correspondence or no conversations with the applicant. He reviewed the State Statute, Section VIII.26.c. and that the State Statute considered the subdivision automatically expired. Mr. Weiner explained that no action was required by the Commission, but the Commission had previous applications that they voted on to declare subdivisions null and void. He suggested that the Commission not declare the subdivision null and void, but affirm the subdivision null and void and direct Staff the Commissions directions for the subdivision.

After inquiries by the Commission, Mr. Weiner explained his submitted map had the Cold Springs Farm, Section 5 subdivision because it was a similar situation as the Cold Springs Farm, Section 4 subdivision. He explained the applicant was likely affected by the economy and that it was not economically feasible to bond the site.

Mr. Weiner explained that the land would be considered raw land and the property would be taxed as land property. He explained if the applicant wanted to reactivate the subdivision, the applicant was required to file a new application. He explained the last four years of the subdivision had to be bonded, which the applicant has not completed.

Motion was made by Commissioner Gagne that Application #268, affirm that Section 4 of the Cold Springs Farm subdivision, initially approved by the Commission on July 28, 2004, has expired per the provisions of Section 8-26c of the Connecticut General Statutes. Commissioner Gagne further moved that the Commission direct its staff to file notification of such expiration on the Bristol Land Records and on the subdivision plan on file in the office of the Town and City Clerk.

Motion seconded by Commissioner Harrigan.
Motion carried 5-0.

VIII. Staff Reports

1. Monthly Subdivision Status Report

The commission acknowledged receipt of the monthly subdivision status report dated September 18, 2014.

Mr. Weiner explained the Commission reviewed the Expiration of Cold Springs Farm, Section 4 subdivision (App. #268) would be removed from the subdivision report next month. He explained that Mr. Rock has begun the construction of a street for the Jerome Avenue subdivision (App. #372).

2. Update of 2000 Plan of Conservation and Development

Mr. Weiner reminded the Commission of the special meeting on Wednesday, October 1, 2014, at 7:00 P.M., in the First Floor Meeting Room, with Glen Chalder of Planimetrics. He explained the Commission would receive an agenda this week. Acting Chairman Soares encouraged the Commission members to attend these meetings because they were this was a comprehensive review of the update of the 2000 Plan of Conservation and Development.

IX. Communications

Motion was made by Commissioner Gagne to adjourn.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

The meeting adjourned at 8:20 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

_____

Marie Keeton
Secretary
City Planning Commission

JOB: COLD SPRING FARM
CLIENT: INDUSTRIAL BUILDERS
ADDRESS: SOUTH OF VILLAGE ROAD, BRISTOL
DATE: Mar-90
EXISTING POND FOR REDUCED AREA
FILE F_IND_B5

ATTACHED IS AN ENGINEERING COMPUTER ANALYSIS OF A DETENTION POND TO REDUCE PEAK FLOW AFTER DEVELOPMENT.

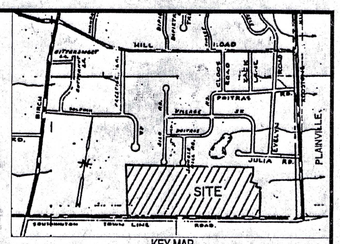
KRATZERT, JONES AND ASSOCIATES, INC.
Engineers Surveyors Site Planners
1457 Meriden Waterbury Road
Milldale (Southington), Ct. 06467

203-621-3638

Hyperlink for Report:

https://ct-bristol2.civicplus.com/DocumentCenter/View/41607/Cold-Springs-Drainage

2004 - Original Approved Subdivision Map



KEY MAP
SCALE 1" = 1000'

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION:	8-25-04- TOWN COMMENTS
REVISION:	
REVISION:	
REVISION:	
PROJECT:	
DRAWN BY:	CVZ

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS A:
IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON:
A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A:
CLASS A-2

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

James N. Sokonchick
James N. Sokonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

OVERALL SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASES 2 & 4

BRISTOL, CT

SCALE: 1" = 80'
DATE: NOVEMBER 29, 2003

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : 0 OF 5

NOTES:

1. THIS SUBDIVISION IS SUBJECT TO STIPULATION AS SET FORTH BY INLAND WETLANDS COMMISSION IN PERMIT #492.
2. THE WETLANDS REVIEW AREA IS 100' FROM THE WETLANDS BOUNDARY.

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS
2. AREA: 59.8 ACRES
3. ADDRESS:
4. ZONE: R-10 & R-15
   ZONING REQUIREMENTS:
   LOT FRONTAGE: 85' (R-10) & 100' (R-15)
   FRONT YARD: 20' (R-10) & 25' (R-15)
   SIDE YARD: 8' (R-10) & 10' (R-15)
   REAR YARD: 20' (R-10) & 25' (R-15)
   LOT AREA: 10,000 S.F. (R-10) & 15,000 S.F. (R-15)
5. SITE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
6. PRIOR TO EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
9. OWNER IS RESPONSIBLE TO MAINTAIN WATERCOURSE.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD
- PROP. EDGE OF ROAD
- EDGE OF EASEMENT
- LOT NUMBER
- HOUSE NUMBER

Application #442

For Office Use Only
APPLICATION NO. **442**
DATE FILED: **1/15/26**
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Wholesale or Distrubution Facility, a [✔] permitted use [ ] Special Permit use

under Section(s) Article II Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 383 Middle Street

Assessor's Map No.: 3 Assessor's Lot No.(s): 35

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 36.90

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✔] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Routine Properties

Address: 2005 Palmer Avenue #111 City: Larchmont State: NY Zip: 10583

Telephone No.: (631) 235-2039 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Aaron Marcus

CHECK ONE: [ ] owner [✔] other (specify): Purchaser

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Bristol Sports Center DST

Address: 2901 Buttefield Road City: Oak Brook State: IL Zip: 60523

Telephone No.: (630) 586-6649 E-Mail: _____

Signature: DocuSigned by: Dan Zatloukal *Signature – (Printed/Typed)* Dan Zatloukal - Authorized Signatory

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

Docusign Envelope ID: 09BF8401-DBEC-4A4D-B291-756DBC4AE867

For Office Use Only
APPLICATION NO. **442**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 383 Middle Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

- Proposed modification of site plan to add 36 truck loading docks for conversion of 209,780 SF existing office space to light industrial uses. 247 existing parking spaces are being removed to reduce overall impervious surface on the site.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Brian Baker - Civil 1

Address: 43 Sherman Hill Road City: Woodbury State: CT Zip: 06798

Telephone No.: (203) 266-0778 E-Mail: _____

1/24 - LUO

Narrative

PROJECT NARRATIVE
383 MIDDLE STREET
ASSESSOR MAP 3 LOT 35
BRISTOL, CONNECTICUT

This application being submitted to the City of Bristol's Planning Board is regarding proposed site improvements to a 39.6 acre property located at 383 Middle Street (the "Property") in the Industrial Park (IP-1) Zoning District. The proposed project is led by Aaron Marcus and Evan Goldfine of Routine Properties, a Westchester, New York based real estate investment firm focused on industrial acquisitions, development, and redevelopment throughout Connecticut. Upon closing in Q1 2026, Routine Properties will become the fee-simple owner and landlord of the Property.

The property is currently entirely developed and has most recently been ESPN's north campus. The existing main building on site is approximately 411,260 sf in size and is the structure subject of the proposed project. The other two buildings consist of a bank and storage/utility building, approximately 2,709 sf and 6,013 sf respectively. Both buildings are to remain. Currently, the Property is 42% leased to ESPN, occupying two units of 74,073 sf and 94,141 sf located in the main building on the Property. Additional tenancy consists of a national credit union branch in the southwest corner of the property that will remain, and two antenna leases. The remaining +/-212,000 sf of the primary building is vacant, representing the primary opportunity for repositioning and redevelopment.

This proposal intends to convert approximately 209,780 sf of existing office space into warehousing and distribution, which are an allowable use via Site Plan Approval by the Planning Commission in IP-1 Districts. This conversion will require additional truck loading docks to service the proposed businesses. In addition to the loading docks, the excessive parking – well beyond the requirements and needs of the proposed uses – will be reduced, and a more functional parking-circulation configuration will be implemented, reducing the amount of impervious material surface on the site by 14,243 sf. A landscaping plan is being provided for the areas of impervious surface that are being removed.

Only minor regrading of the site will be required for the site improvements. The existing side driveways from Business Park Drive and Redstone Hill Road will continue to be used for site access. The exact starting date of construction is unknown but is anticipation to commence shortly after permits are granted and is expected to take approximately 4-6 months.

Site Plan Comments 2/24/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS
APPLICATION 442

Site Plan for Loading Docks: 383 Middle Street; *February 18, 2026 – (First Review)*
February 26, 2026 – (Second Review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The designer shall adjust the hydraulic analysis to utilize a Type III Rainfall Distribution (as discussed).

2/23/26 Applicant Response: We have revised the analysis to utilize a Type III rainfall distribution and we are still providing no increase in post development stormwater flow rates. Results are included in the Stormwater Management Report as revised 2-20-26.

2/26/26 City Response:

2. The designer shall include missing pages of soil report (as discussed).

2/23/26 Applicant Response: The additional pages of soil descriptions have been included in the Stormwater Management Report as revised 2-20-26.

2/26/26 City Response:

3. The designer shall include typical lighting details which shall include installation elevation, typical spacing, fixture type/product information.

2/23/26 Applicant Response: The proposed project includes relocation of 4 existing parking lot light poles varying from 5'-25' from their current location. No new light poles are anticipated to be installed however should replacement become necessary due to their condition details have been provided on Sheet L-1.2 of the plan set for any new lights.

2/26/26 City Response:

CITY PLANNER (Robert Flanagan):

1. Indicate application number, approval date, and nature of Site Plan associated with this project.

2/23/26 Applicant Response: The application number, a space for the approval date and the nature of the project have been added to the cover sheet in the plan set.

2/26/26 City Response:

2. Show/label on Site Plan the location of all proposed building entrances and exits.

2/23/26 Applicant Response: The existing entrances to the building are to remain. They are shown with a blue triangle along the building face and have been added to the legends on Sheets C-2.1 through C-2.4.

2/26/26 City Response:

3. All drive aisles must be 24’ ft. with two-way traffic. Provide dimensions for all drive aisles if they have not already been provided.

2/23/26 Applicant Response: All existing and proposed two-way drive aisles are at least 24’ wide and have been labeled on the site plan sheets.

2/26/26 City Response:

4. The Traffic Impact Report does not mention that the increased in vehicles using the loading docks will be tractor trailers of various sizes entering the local road network. Perhaps a review of these larger vehicles entering to local roads needs to be studied with additional information about these specific vehicles be provided to the Commission.

2/23/26 Applicant Response: At this time, specific tenants are not yet known. However, the physical configuration and design of the building significantly limit the type and intensity of operations that can be accommodated. The facility is not designed as a high-bay or bulk distribution warehouse, nor does it include the clear heights, cross-dock configuration, or trailer storage required by high-volume distribution or e-commerce fulfillment operations (e.g., Amazon-style logistics). Based on the building's layout, dock configuration, and intended market positioning, we anticipate lighter industrial tenants that generate substantially fewer tractor-trailer trips than high-cube logistics facilities.

The number of proposed new dock doors is to provide tenant flexibility and operational efficiency. With up to four potential tenants, each tenant requires multiple dock positions to accommodate staggered receiving and shipping, vendor scheduling, alternative dock door uses, occasional peak days, and operational redundancy, even though daily activity is expected to be modest. Some of the docks may be dedicated to specific delivery vendors (i.e. Fed Ex, UPS, etc.). This dock configuration supports a range of light industrial users without generating the sustained or concentrated truck volumes typically associated with high-bay distribution facilities.

We have provided a traffic study that indicates that changing the use from office space to the proposed industrial use will result in 269 less vehicle trips in the AM peak hour and 267 less vehicle trips in the PM peak hour. Based in the Institute of Traffic Engineers (ITE) Manual, the additional truck traffic for the proposed industrial use will be 3 truck trips during the AM peak hour and 4 truck trips during the PM peak hour. The proposed change in use will have no measurable adverse impact on the adjacent road network.

2/26/26 City Response:

5. The parking counts should be based on the parking requirements in the Zoning Regulations by calculating each individual use and the square footage associated with that use to determine the amount of parking required. For example: the office use could be classified as Business and Professional Offices for parking purposes; there is also a parking requirement for Wholesale and Distribution, which is the current application in front of the Commission.

2/23/26 Applicant Response: The parking count chart on Sheet C-2.1 has been updated per the request. There will be 43 excess parking spaces based on the proposed uses.

2/26/26 City Response:

6. How may loading docks are on-site now? How many loading docks are proposed with the final plan?

2/23/26 Applicant Response: There are 7 existing loading docks at the site currently. There will be 42 total loading docks after redevelopment, 38 for the proposed tenant space and 4 existing to remain for the existing tenant space.

2/26/26 City Response:

7. The dimensions for the proposed loading docks appear to vary in size across the property; provide a chart with each loading dock numbered and the dimensions of each dock. From the Zoning Regulations (for Loading):
    a. Each loading space shall be a minimum of 10 feet wide by 25 feet long, exclusive of access drives and maneuvering areas. Such spaces shall be unobstructed to a height of at least 14 feet. Please confirm.

2/23/26 Applicant Response: A loading dock dimension table has been added to Sheet C-2.1 of the pan set. All proposed loading spaces are larger than required by the Zoning Regulations.

2/26/26 City Response:

    b. No loading space, including any loading bay, ramp or dock, shall be designed or constructed in a manner that would require a vehicle to use any part of a public street to enter, back into and/or exit from such space.

2/23/26 Applicant Response: All truck maneuvering will take place within the property. The closest loading space is over 430' away from a public street.

2/26/26 City Response:

    c. No loading space, access drive or maneuvering area shall be arranged in such a manner as to block the use of parking spaces or traffic circulation within parking areas when such loading space is in use.

2/23/26 Applicant Response: The proposed loading spaces do not block any parking spaces or traffic circulation.

2/26/26 City Response:

8. The applicant should provide the rationale for the placement of accessible spaces to the rear of Unit 2. Staff suggests moving this spot to a safer area of the property.

2/23/26 Applicant Response: We have reconfigured the spaces to move two of the three spaces against the building.

2/26/26 City Response:

9. No identification signage has been proposed; how will businesses be identified for deliveries and emergencies?

2/23/26 Applicant Response: There is an existing monument sign on Redstone Hill Road that will be modified once new tenants are secured. We have shown truck directional signage within the site to direct truck traffic to the loading areas, this will include identification of the tenants for each of the units once they are secured.

2/26/26 City Response:

10. Are any EV parking spaces being proposed or currently on-site?

2/23/26 Applicant Response: There are no existing or proposed EV parking spaces.

2/26/26 City Response:

11. Provide a statement that the historical illumination on-site is adequate for the new uses proposed.

2/23/26 Applicant Response: The existing historical lighting on-site is adequate for the proposed vehicle and pedestrian movement throughout the site. Four existing poles withing the parking area will be relocated slightly but will still provide adequate lighting. Should any additional wall-pack lights be added to the building in the future they will be dark-sky compliant full-cutoff fixtures.

2/26/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. No comments
   No response required.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. I do not see any issues with this, and respectfully have no comments at this time.
   No response required.

FIRE MARSHAL (Kristopher Lambert):

1. Please provide the proposed relocation for the hydrant on the south side of the property. New location shall require my approval.

2/23/26 Applicant Response: The existing and proposed hydrant location is shown on Sheets C-2.3 and C-3.3 of the plan set. It is being shifted 10’ south to be behind the proposed curb line.

2/26/26 City Response:

2. Confirm if any trees or shrubs will be planted near any of the fire hydrants, and if so, what is the distance to the hydrants?

2/23/26 Applicant Response: There is no proposed landscaping adjacent to the hydrant locations. The closest distance between a shrub and a hydrant is 25’ away.

2/26/26 City Response:

3. Will any of the proposed improvements impact the turning radius of fire apparatus?

2/23/26 Applicant Response: No, in fact some of the internal curb radii are being enlarged so if anything emergency vehicle access will be better after the improvements.

2/26/26 City Response:

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. No comments
   No response required.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. 383 Middle Street was ESPN'S second location with a full-service kitchen. Rick Brown and Kris Lambert did inform me after the last site plan meeting that ESPN did take all the remaining kitchen equipment out of the space. They also mentioned to me that the space was demo'd completely and is now more office space.

2/23/26 Applicant Response: We concur, kitchen has been removed.

2/26/26 City Response:

2. If the applicant wants to put in a full-service kitchen for the employees they would have to submit a food service plan review application and architectural drawings to BBHD.

2/23/26 Applicant Response: We concur, there are no plans for a full-service kitchen at this time.

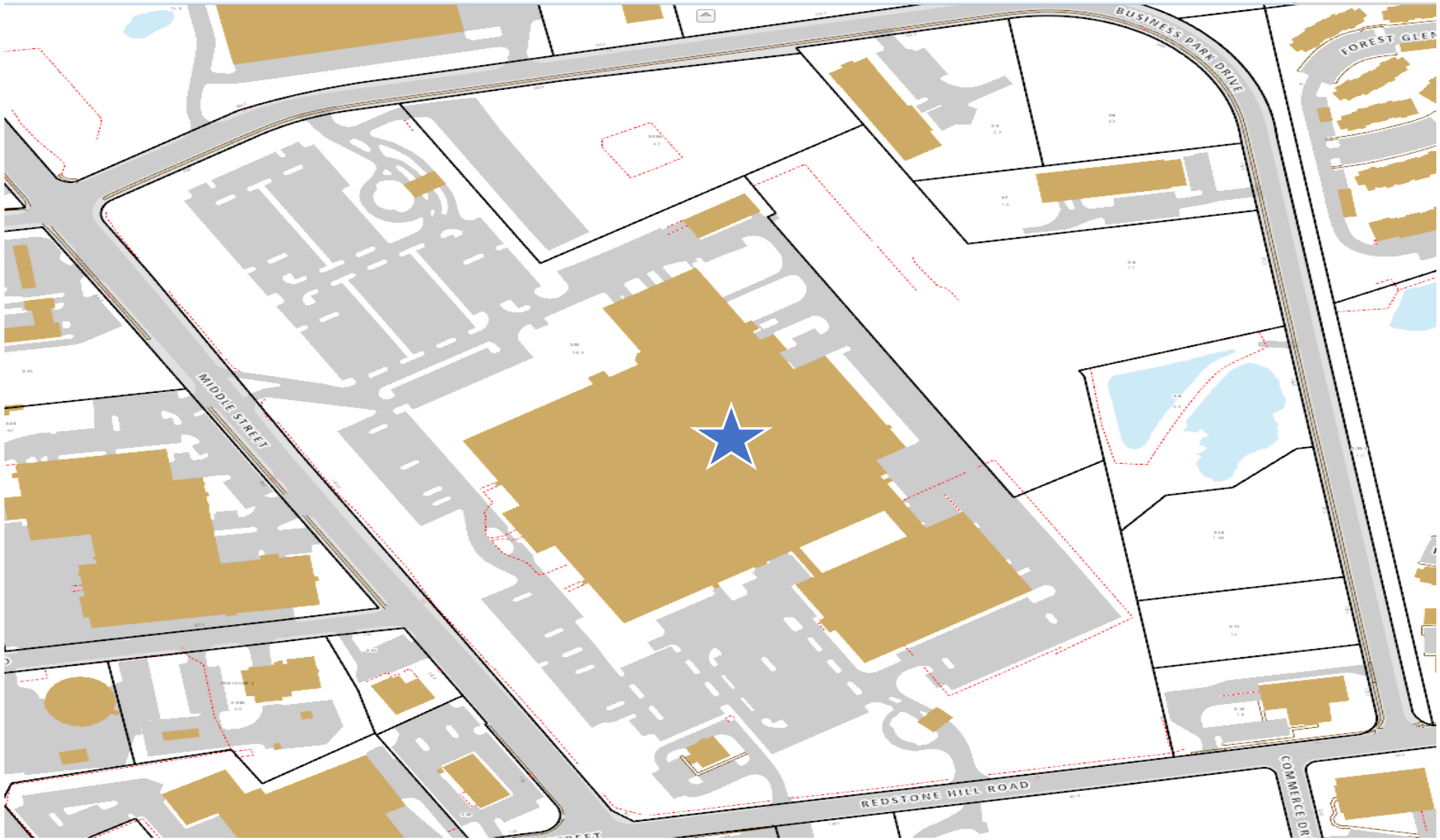
2/26/26 City Response:

3. Since ESPN had a full-service kitchen on this campus, I am not sure if there is an underground grease trap. I just wanted to mention this to you so the applicant is aware of that once they begin the excavation process.

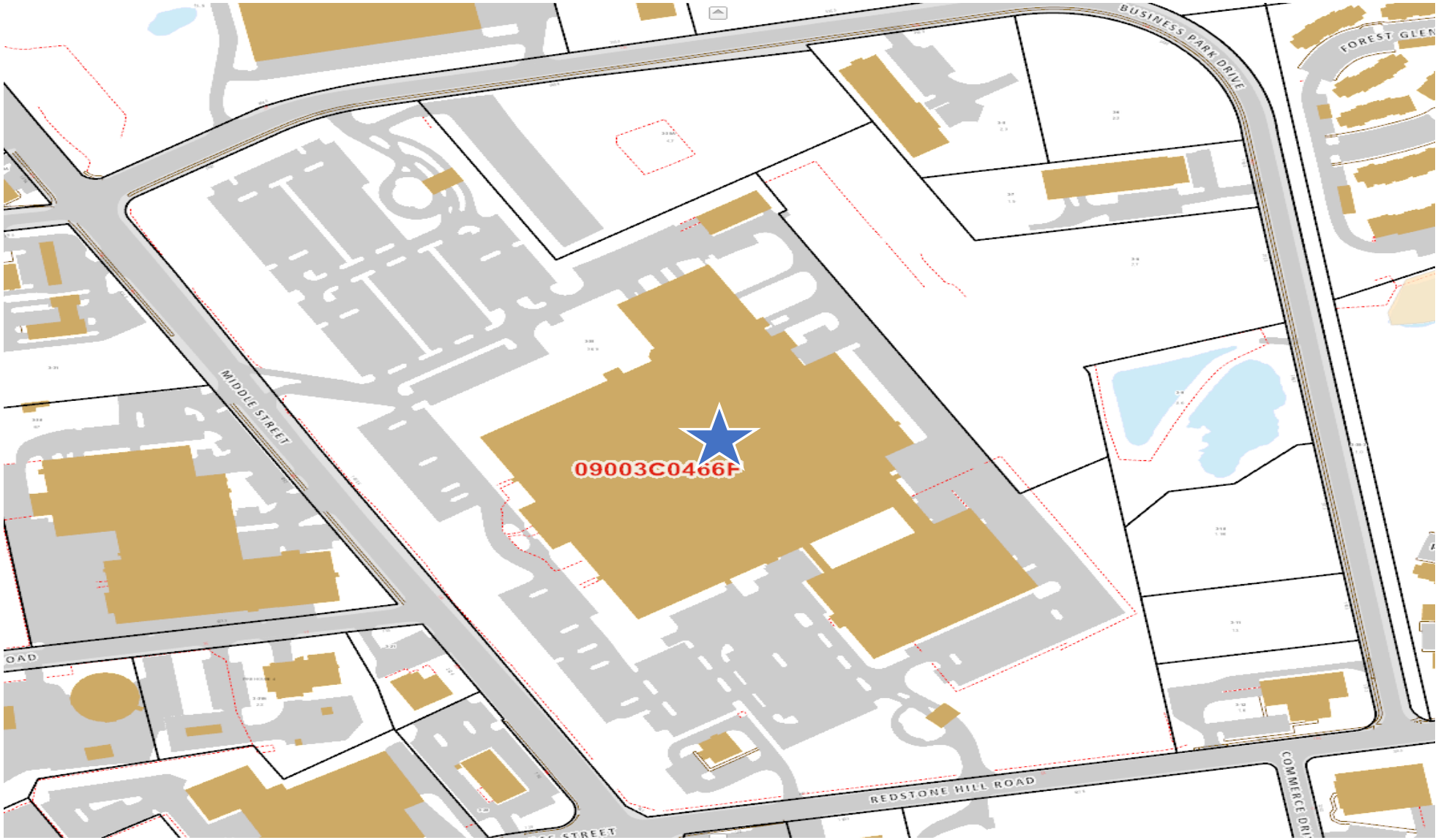
2/23/26 Applicant Response: We concur, there is no significant excavation or grading nor modifications to the sanitary sewer system associated with the project.

2/26/26 City Response:

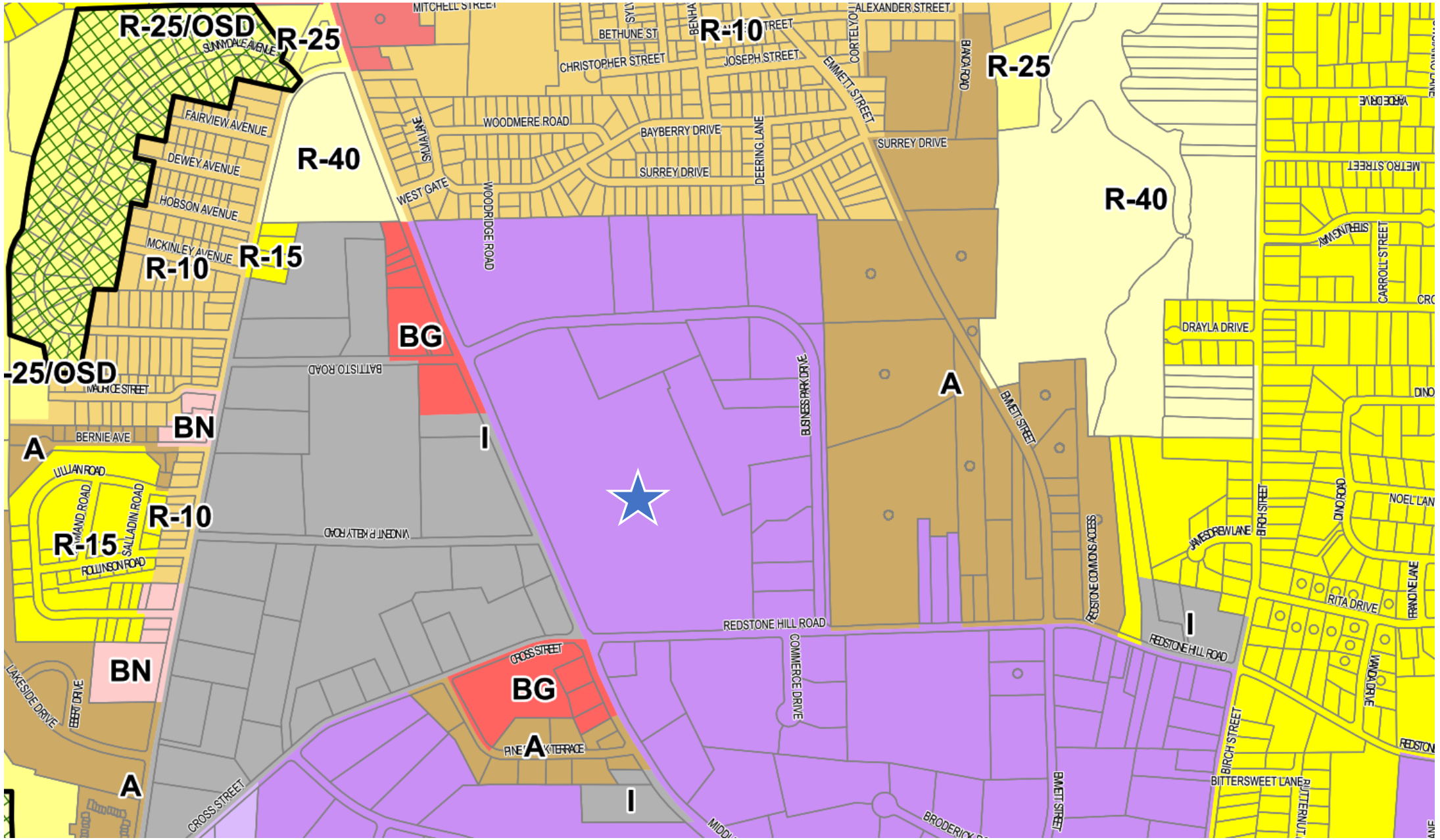
Various GIS and Google Maps



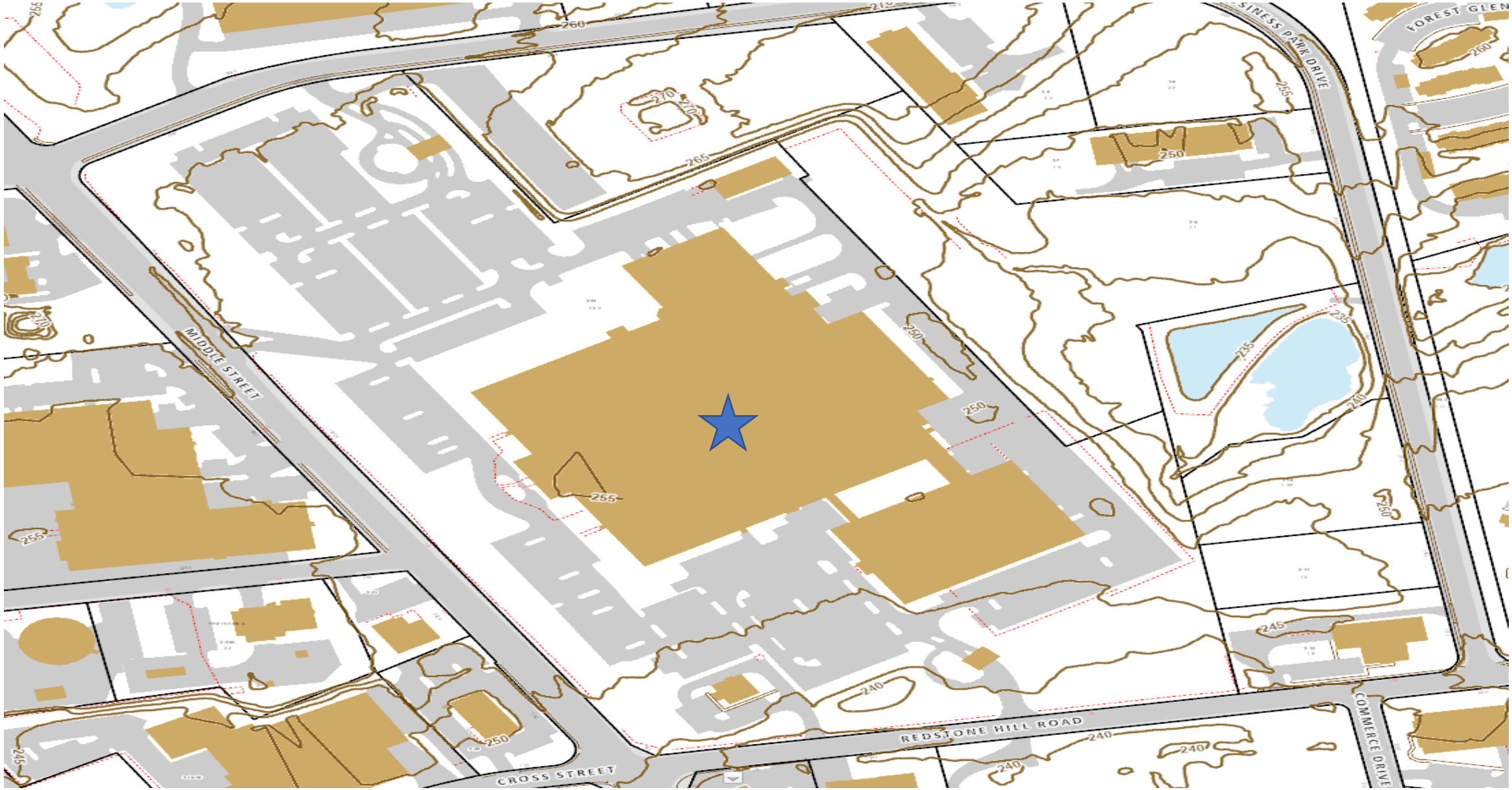
383 Middle Street – Location
Map 3, Lot 35



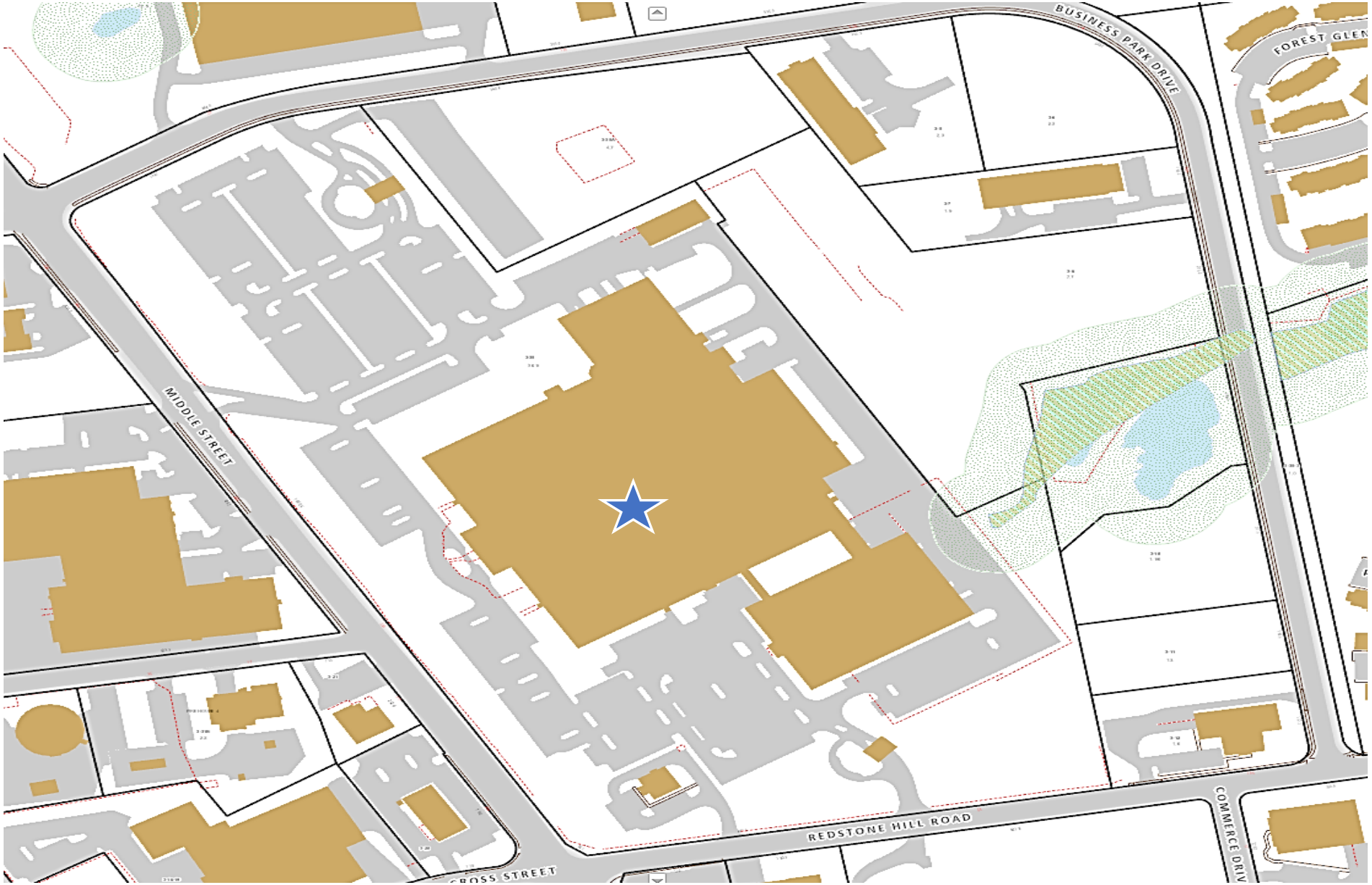
383 Middle Street – Floodplain
Map 3, Lot 35



383 Middle Street – Zoning
Map 3, Lot 35



383 Middle Street – Topography
Map 3, Lot 35



383 Middle Street – Inland Wetlands and Upland Review Area
Map 3, Lot 35



383 Middle Street – GIS Aerial
Map 3, Lot 35



383 Middle Street – Google Aerial - South
Map 3, Lot 35



383 Middle Street – Google Aerial - North
Map 3, Lot 35

IWWA Determination

Sent: Friday, January 9, 2026 9:16 AM
To: William Stango <WilliamStango@bristolct.gov>
Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 383 Middle Street

Bill – I just left you a message on this one. We intend to submit to Planning next week for a Site Plan approval and Bob indicated that we would need wetlands sign off prior to going to Planning. The project will be to convert 210,000 SF of existing office space that is currently vacant at the site to light industrial uses. As such we need to add some truck loading docks for the new units. We are also proposing to remove 247 of the existing parking spaces in order to reduce the overall impervious surface on the site by 14,243 SF. Please see the attached:

- Survey
- Overall Site Plan 2.1
- Site Plan Sheet 2.4

You can see that that there is no proposed activity within the 100' wetlands regulated area and the closest activity is 126' away and that will be for milling and repaving of existing pavement in the northeast corner of the property. A full set of plans including grading & drainage will be submitted as part of the Planning submission and obviously you will get to review the entire package as part of that submission. Please advise if you could give an administrative sign off on this in order for us to proceed with Planning or if there is anything else you need. Our submission deadline for Planning is next Thursday.

Thanks – Brian

Brian J. Baker, P.E.
Director of Engineering
Civil1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798
203-266-0778 x103

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Stormwater Report

STORMWATER MANAGEMENT REPORT

383 MIDDLE STREET
ASSESSOR'S MAP 3 LOT 35
BRISTOL, CONNECTICUT

Prepared by:

CIVIL 1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798



Rev. 2/20/26

January 14, 2026

CIVIL 1
Civil Engineers

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50756/4389-Stormwater-Management-Report-1-14-26

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

Traffic Impact Report

TRAFFIC IMPACT REPORT

383 MIDDLE STREET
ASSESSOR MAP 3 LOT 35
BRISTOL, CONNECTICUT

Prepared by:

CIVIL 1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798

CIVIL 1
Civil Engineers

Rev. 2/20/26

January 14, 2026



Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50757/4389-383-Middle-Street-Traffic-Report-with-Appendix

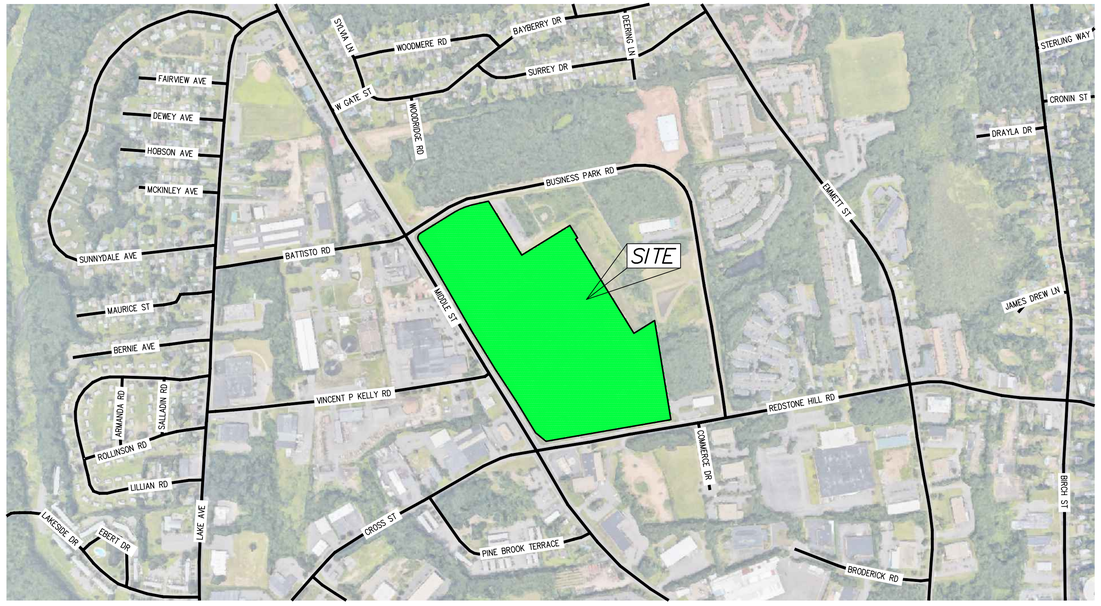
Plan Set Revised: 02/20/26

PROPOSED SITE PLAN

PERMITTING SET

NOT FOR CONSTRUCTION

383 MIDDLE STREET
BRISTOL, CT
MAP BLOCK LOT - 03-35



VICINITY MAP

500 0 250 500 1000

1 inch = 500 ft.

OWNER
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL 60523

APPLICANT
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY 10538

SURVEYOR
ALL SEASONS LAND SURVEYING
44 FAIR STREET
WALLINGFORD, CT 06492

ENGINEER
CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT 06798

APPLICATION # 442 – SITE PLAN FOR PROPOSED LOADING DOCKS

APPROVAL DATE: _____

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

JANUARY 14, 2026
REVISED FEBRUARY 20, 2026

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17208 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER	DESCRIPTION
S 1.1	ZONING LOCATION SURVEY
C 1.1	DEMOLITION PLAN
C 2.1	OVERALL SITE PLAN
C 2.2	SITE PLAN
C 2.3	SITE PLAN
C 2.4	SITE PLAN
C 3.1	OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.2	GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.3	GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.4	GRADING, DRAINAGE & EROSION CONTROL PLAN
L 1.1	LANDSCAPING PLAN
L 1.2	LANDSCAPING & LIGHTING DETAILS
C 4.1	STORM DRAINAGE PROFILES
C 5.1	DETAILS
C 5.2	DETAILS
C 6.1	EROSION CONTROL NARRATIVE & PROJECT NOTES

PROPERTY DESCRIPTION:

All that certain piece or parcel of land, with the buildings and improvements located thereon, situated on the easterly side of Middle Street in the City of Bristol, County of Hartford and State of Connecticut, and being shown on a certain survey entitled "ALTA/ACSM Land Title Survey and Property/Boundary Survey Plan Prepared for WE 383 Middle Street, L.L.C. 383 Middle Street (Conn. Rte 229) Bristol, Conn. Scale: 1" = 100' Date: Nov. 11, 2005" last revised October 15, 2013, made by Meehan & Goodin, Engineers – Surveyors, P.C., which survey is on file in the Office of the Town Clerk of Bristol as Map No. Q–68. Said premises are more particularly bounded and described as follows:

Beginning at a point on the easterly line of Middle Street, which point is located 1660.49 feet northerly of the northerly line of Redstone Hill Road which point marks the northwesterly corner of the herein described parcel;

Thence along a curve to the right having a radius of 38.00 feet and an arc distance of 59.81 feet along land now or formerly of the City of Bristol to a point;

Thence N 58° 13' 29" E along land now or formerly of the City of Bristol, a distance of 268.33 feet to a point;

Thence along a curve to the right having a radius of 470.00 feet an arc distance of 157.29 feet along land now or formerly of the City of Bristol to a point;

Thence N 77° 23' 57" E along land now or formerly of the City of Bristol, a distance of 335.30 feet to a point;

Thence N 80° 29' 35" E along land now or formerly of the City of Bristol, a distance of 39.36 feet to a point; Thence N 80° 29' 57" E along land now or formerly of the City of Bristol, a distance of 400.09 feet to a point; Thence S 31° 43' 48" E along land now or formerly of the City of Bristol, a distance of 894.74 feet to a point;

Thence S 09° 19' 05" E along land now or formerly of the City of Bristol, a distance of 900.45 feet to a point; Thence S 80° 11' 08" W along the northerly line of Redstone Hill Road, a distance of 885.54 feet to a point;

Thence N 50° 47' 14" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 94.46 feet to a point; Thence N 31° 23' 35" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 263.20 feet to a point; Thence N 33° 19' 49" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 262.57 feet to a point; Thence N 31° 43' 35" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 316.05 feet to a point; Thence N 29° 59' 29" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 585.34 feet to a point;

Thence N 31° 57' 21" W along the easterly line of Middle Street (Conn. Rte. 299), a distance of 144.30 feet to the point or place of beginning.

Together with an easement to drain water as reserved in a Warranty Deed from The Superior Electric Company to Vetrano Development Corporation dated as of June 30, 1987 and recorded in Volume 879 page 983 of the Bristol Land Records.

Together with the easements as more particularly set forth in a Drainage Easement Agreement by and between the City of Bristol, Connecticut and WE 383 Middle Street, L.L.C. dated September 29, 2009 and recorded in Volume 1817 page 369 of the Bristol Land Records.

NOTES:

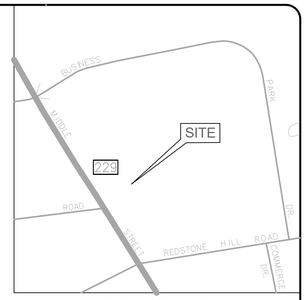
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A–2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V–2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T–2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS LOT 35 ON ASSESSOR'S MAP 3.

MAP REFERENCES:

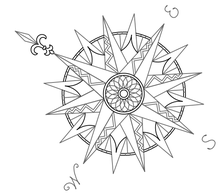
1. "PLAN PREPARED FOR BRISTOL SPORTS CENTER DST. 383 MIDDLE STREET (CONN. RTE 229) BRISTOL, CONN" SCALE: 1"=100' NOV. 11, 2005 REV. TO JULY 14, 2019 B.L.R. Q–68
2. "PLAN PREPARED FOR WE 383 MIDDLE STREET, LLC 90 BUSINESS PARK DRIVE / 383 MIDDLE STREET (CONN. RTE 229) BRISTOL, CONN." SCALE: 1"=100' APR. 30, 2006 B.L.R. P–4
3. "SUBDIVISION MAP FOR CITY OF BRISTOL SOUTHEAST BRISTOL BUSINESS PARK BRISTOL, CT." SCALE: 1"=100' SEPT. 2005 B.L.R. 0–84
4. "BOUNDARY SURVEY PREPARED FOR SE MIDDLE LLC" SCALE: 1"=40' MAY 8, 2022 B.L.R. Q–603–606
5. B.L.R. 0–86–88, J–991, 0–120, 0–175, P–9, P–10, P–26, Q–219

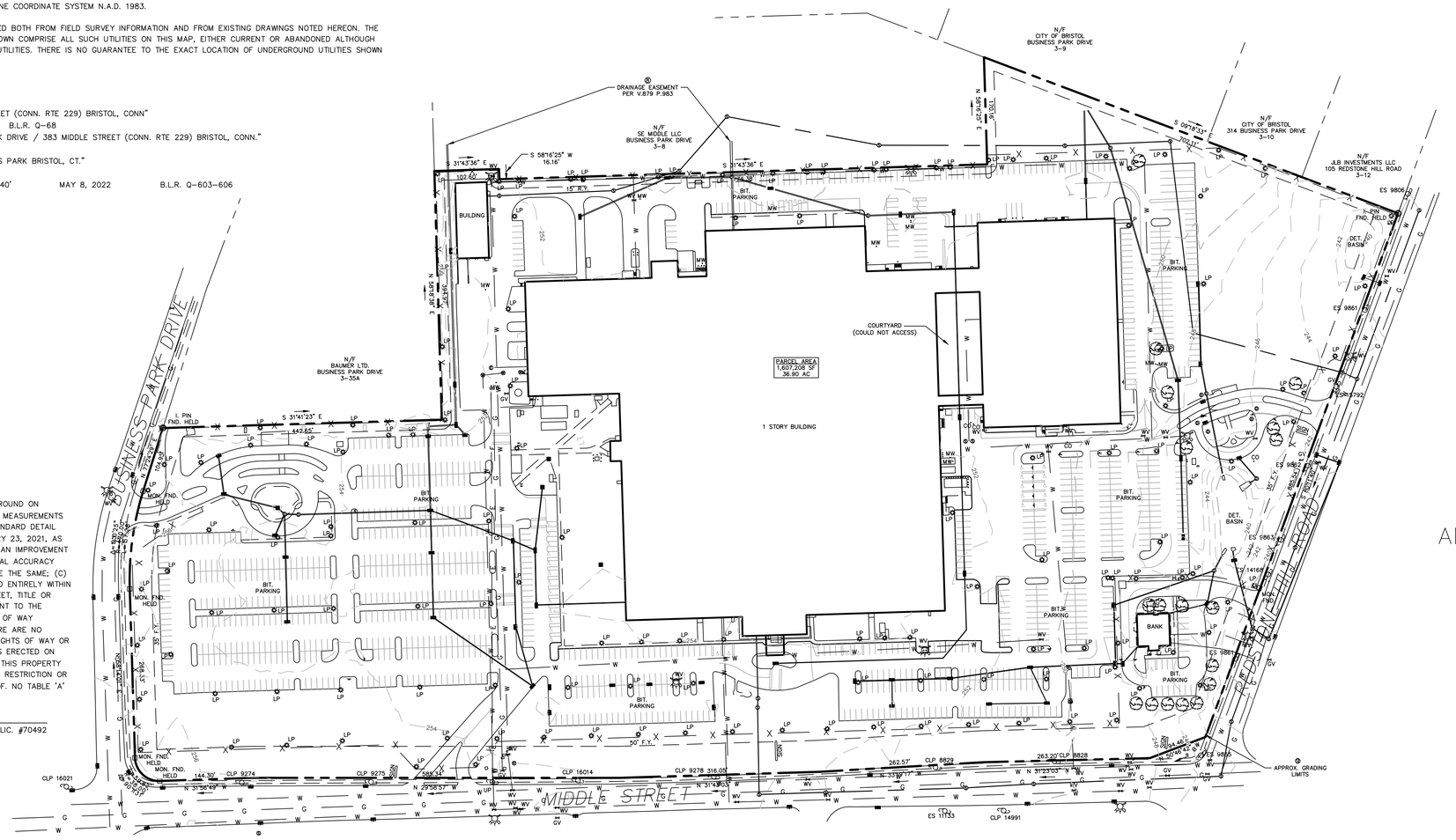
EXCEPTIONS:

7. Flood and flowage rights as contained in a Quit–Claim Deed from Morton C. Treadway, Edward Ingraham and Fuller F. Barnes to William J. Malone dated July 21, 1930 and recorded in Volume 154 page 290 of the Bristol Land Records. – BLANKET IN NATURE NOT DEPICTED
8. Drainage easement as reserved in a Warranty Deed from The Superior Electric Company to Vetrano Development Corporation dated June 30, 1987 and recorded in Volume 879 page 983 of the Bristol Land Records. (As to the appurtenant easement property) – AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, DEPICTED
9. Possible rights in favor of the State of Connecticut as set forth in a Certificate of Taking dated September 18, 1998 and recorded in Volume 1263 page 836 of the Bristol Land Records. – APPROX. LOCATION DEPICTED
10. Term and provisions of a Lease wherein WE 383 Middle Street, L.L.C. is the Lessor and Select Energy Contracting, Inc. is the Lessee, a Notice of which was recorded on October 18, 2002 in Volume 1446 page 607 of the Bristol Land Records – NOT A SURVEY MATTER
11. Declaration of Restrictive Covenant by the City of Bristol, Connecticut dated September 12, 2003 and recorded in Volume 1517 page 272 of the Bristol Land Records. (As to appurtenant easement property) – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
12. Traffic Investigation Report issued by the State of Connecticut Department of Transportation dated July 17, 2003 and recorded in Volume 1523 page 119 of the Bristol Land Records. See also conditions set forth in Certificate No. 1586 issued July 15, 2003 and recorded in Volume 1534 page 645 of the said Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED
13. Traffic Investigation Report issued by the State of Connecticut Department of Transportation dated October 23, 2003 and recorded in Volume 1527 page 776 of the Bristol Land Records. See also conditions set forth in Certificate No. 1586–A issued October 21, 2003 and recorded in Volume 1534 page 649 of the said Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED.
14. Terms and provisions set forth in a Hold Harmless Agreement by and between WE 383 Middle Street, L.L.C. and the City of Bristol dated July 12, 2005 and recorded in Volume 1632 page 140 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
15. Possible rights in favor of the State of Connecticut as more particularly set forth in a Warranty Deed from 383 Middle Street, L.L.C. dated February 5, 2008 and recorded in Volume 1765 page 404 of the Bristol Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED
16. Declaration of Easement and Operation Agreement by WE 383 Middle Street, L.L.C. dated September 17, 2008 and recorded in Volume 1784 page 394 of the Bristol Land Records. – AFFECTS PROPERTY, RELATED TO REF. MAP #2, PARKING, EGRESS/INGRESS, DRAINAGE, WATER, SEWER
17. Notice of the State of Connecticut Department of Transportation dated October 5, 2012 and recorded October 9, 2012 in Volume 1913 page 706 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
18. Notice of License by and between WE 383 Middle Street, L.L.C. (Licensor) and Altus Power Funds SAI, LLC (Licensee) dated July 16, 2013 and recorded August 14, 2013 in Volume 1945 page 1196 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
19. Grant of Easement for Environental Management Purposes by and between WE 383 Middle Street, L.L.C., Superior Electric Holding Group LLC, PACSCI Motion Control, Inc. and Danaher Corporation dated December 11, 2013 and recorded on December 13, 2013 in Volume 1956 page 238 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
20. Terms and provisions set forth in an unrecorded Lease Agreement by and between WE 383 Middle Street, L.L.C. as Landlord and ESPN, Inc. as Tenant dated May 26, 2005, as amended; as affected by a Subordination, Non–Disturbance and Attornment Agreement by and among People's United Bank, ESPN, Inc. and Bristol Sports Center DST dated December 11, 2013 and recorded on December 13, 2013 in Volume 1956 page 293 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
21. A certain survey entitled "ALTA/ACSM Land Title Survey and Property/Boundary Survey Plan Prepared for WE 383 Middle Street, L.L.C. 383 Middle Street (Conn. Rte 229) Bristol, Conn. Scale: 1" = 100' Date: Nov. 11, 2005" last revised October 15, 2013, made by Meehan & Goodin, Engineers – Surveyors, P.C., and recorded as Map Q–68, discloses the following:
    - Fifteen (15') foot rear yard line and thirty–five (35') and fifty (50') foot front yard lines;
    - Pavement encroachment in the northerly portion of the premises;
    - Various overhead wires, sanitary and storm drainage lines throughout the premises;
    - Swale located in the southeasterly portion of the premises;
    - Taking line, subject to changes, located in the northwesterly corner of the premises.
22. Memo of Lease by and between Bristol Sports Center Lease Company LLC, as landlord and New Cingular Wireless PCS LLC dated February 14, 2014 and recorded in Volume 1969 page 597; as subordinated by Subordination, Non Disturbance and Attornment Agreement by and between People's United Bank, N.A., Bristol Sports Center DST and New Cingular Wireless PCS LLC dated March 14, 2014 and recorded in Volume 1966 page 671; all in the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
23. City of Bristol Water lien against Bristol Sports Center DST in the amount of $9,413.88 dated 3/390/22 and ecorded 4/4/22 in Volume 2219 at Page 859 of the Bristol Land Records. – NOT A SURVEY MATTER
24. Affidavit of Facts by Inland Private Capital Corporation regarding right of first offer recorded March 22, 2019 in Volume 2102 at Page 1093 of the Bristol Land Records. – NOT A SURVEY MATTER



LOCATION MAP
NTS





LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- HYDRANT
- WATER VALVE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING FENCE
- EXISTING SITE LIGHT
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- EXISTING TREE
- UTILITY POLE
- MONUMENT
- IRON PIN
- SIGN

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON NOVEMBER 21, 2025, AND (A) THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021, AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS FOR AN IMPROVEMENT LOCATION SURVEY, LIMITED PROPERTY/BOUNDARY SURVEY WITH HORIZONTAL ACCURACY CLASS A–2; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C) ALL BUILDING AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCROACH OVER, OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREON; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; AND (F) THAT THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED RESTRICTION OR OTHER REGULATION OR REQUIREMENT RELATING TO THE LOCATION THEREOF. NO TABLE 'A' ITEMS ARE INCLUDED AS PART OF THIS SURVEY.

DATE OF MAP: _____

_____
DANIEL C. LAFERRIERE LIC. #70492

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

_____
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

BLOOM UTICA GENERAL PARTNERS LLC

D/B/A ROUTINE PROPERTIES

383 MIDDLE STREET

BRISTOL, CONNECTICUT

COPYRIGHT © 2025

SCALE: 1" = 100' DECEMBER 19, 2025

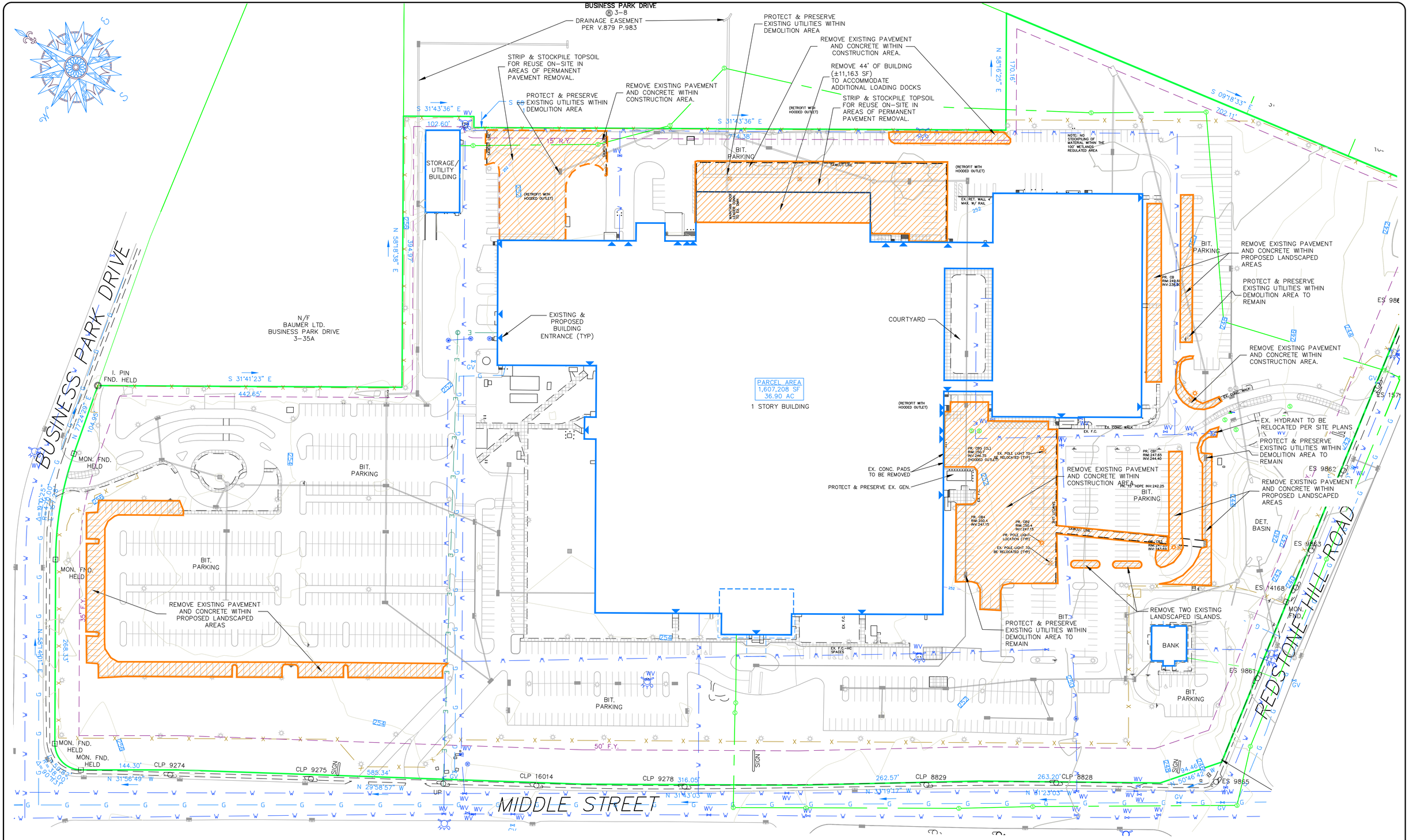
PROJ. NO.: 1253

ALL SEASONS Land Surveying

LAND SURVEYING - LAND PLANNING

44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546

Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com



NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

60 0 30 60 120

1 inch = 60 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

DEMOLITION PLAN

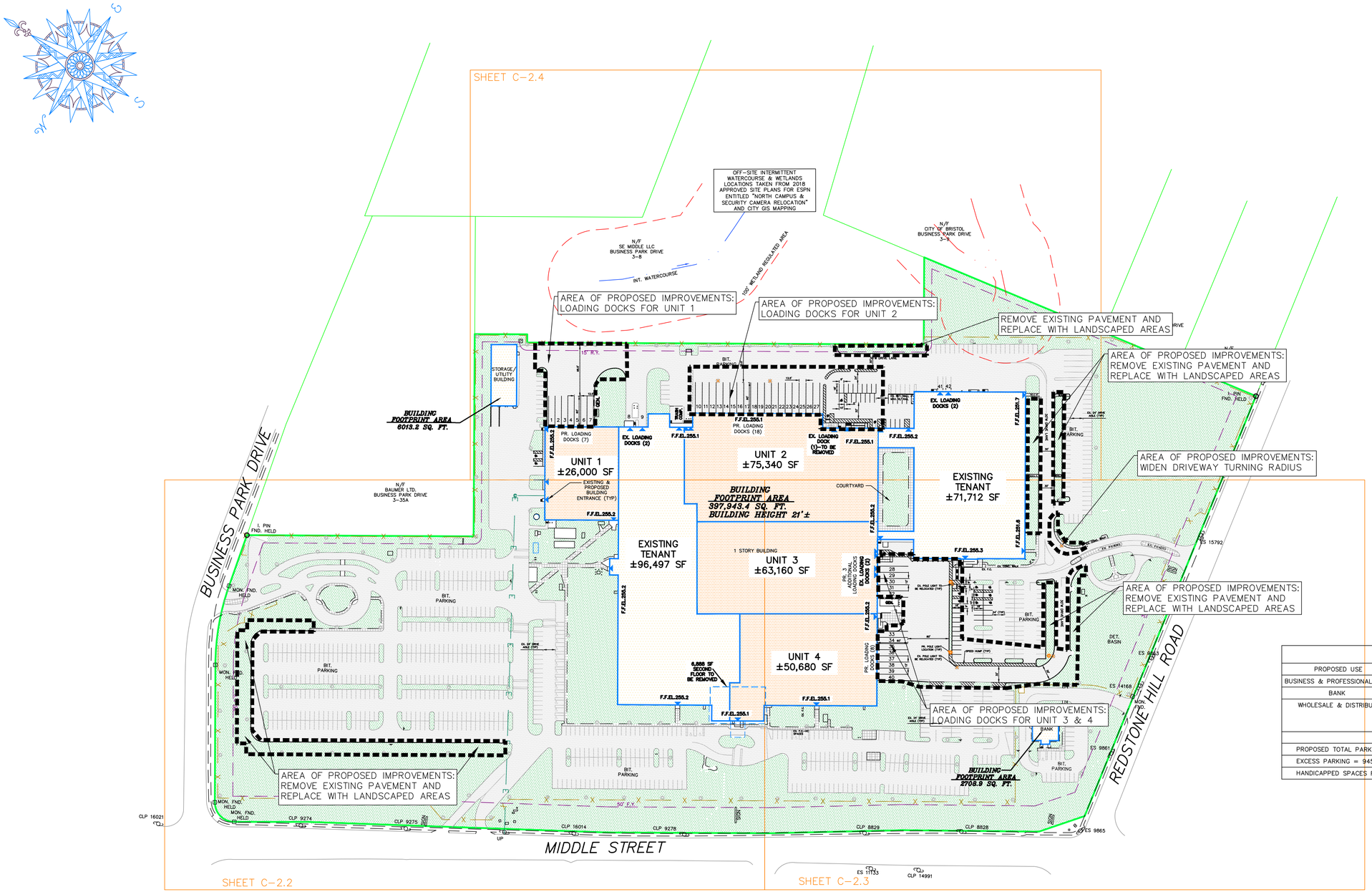
383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17006 LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
SCALE:	1" = 60'
DATE:	14 JAN 26
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C -1.1



ZONING CHART – IP-1

REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	50,000 SF	1,607,208 SF
MIN. LOT WIDTH	160 FT.	1,705 FT.
MIN. FRONT YARD–HIGHWAY	50 FT.	154 FT.
MIN. FRONT YARD–CITY ST.	35 FT.	103 FT.
MIN. SIDE YARD – ABUTTING A RESIDENTIAL ZONE	50 FT.	N/A
MIN. REAR YARD	15 FT.	20 FT.
MAX. BUILDING HEIGHT	58 FT.	22 FT.
MAX. BUILDING COVERAGE	40%	24.1%*
MAX. IMPERVIOUS COVERAGE	80%	63.0%**

*EXISTING BUILDING COVERAGE BEING REDUCED FROM 24.8% TO 24.1%
**EXISTING IMPERVIOUS COVERAGE BEING REDUCED FROM 63.9% TO 63.0% (14,243 SF REDUCTION)

LOADING DOCK DIMENSION TABLE

DOCK NUMBERS	MIN. SIZE REQUIRED	SIZE PROVIDED
1–7 (UNIT 1)	10' X 25'	12.5' X 60'
8–9 (EXISTING TENANT)	10' X 25'	12.5' X 60'
10–27 (UNIT 2)	10' X 25'	13.5' X 60'
28–32 (UNIT 3)	10' X 25'	12' X 60'
33–40 (UNIT 4)	10' X 25'	12' X 60'
41–42 (EXISTING TENANT)	10' X 25'	10' X 30'

PARKING TABLE

PROPOSED USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING REQUIRED	PARKING PROVIDED
BUSINESS & PROFESSIONAL OFFICE	168,209 SF	4 PER 1,000 SF = 673	673	673
BANK	2,709 SF	5 PER 1,000 SF = 14	14	21
WHOLESALE & DISTRIBUTION	215,180 SF TOTAL 172,144 SF STORAGE 43,036 SF OFFICE	0.5 PER 1,000 SF STORAGE + 3 PER 1,000 SF OFFICE	86 129	86 165
TOTALS			902	945
PROPOSED TOTAL PARKING SPACES = 945 (247 EX. SPACES TO BE REMOVED)				
EXCESS PARKING = 945 – 902 = 43 EXCESS SPACES				
HANDICAPPED SPACES REQUIRED = 2% OF TOTAL = 19 SPACES (32 SPACES PROVIDED)				

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE
- PROPOSED AREA OF CONSTRUCTION IMPROVEMENTS SEE SHEETS 2.2–2.4 FOR SITE PLAN DETAILS

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

100 0 50 100 200
1 inch = 100 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

OVERALL SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 19208 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 100'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 2.1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE

SEE SHEET C-2.4

BUSINESS PARK

N/F
BAUMER LTD.
BUSINESS PARK DRIVE
3-35A

I. PIN
FND. HELD

MON. FND.
HELD

MON. FND.
HELD

EXISTING & PROPOSED BUILDING ENTRANCE (TYP)

UNIT 1
±26,000 SF

F.F.EL.255.2

EXISTING
TENANT

1 STORY BUI

UNIT 3
±63,160 SF

F.F.EL.255.2

UNIT 4
±50,680 SF

F.F.EL.255.2

F.F.EL.255.1

SEE SHEET C-2.3

BIT.
PARKING

BIT.
PARKING

BIT.
PARKING

EX. 24' DRIVE
AISLE (TYP)

LIMITS OF
CONSTRUCTION (TYP)

EX. PARKING TO
BE REMOVED AND
REPLACED WITH
LANDSCAPING

PR. ASPHALT
CURB (TYP)

MATCH EX.
ASPH. CURB

MATCH EXISTING
GRADES WITH NEW
LANDSCAPED AREA

MON. FND.
HELD

MON. FND.
HELD

MON. FND.
HELD

CLP 9274

CLP 9275

SIGN

UP

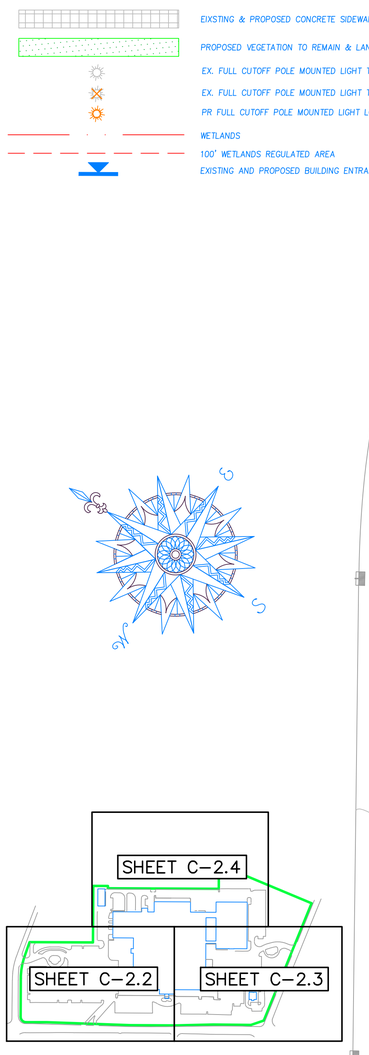
CLP 16014

CLP 9278

50' F.Y.

SIGN

MIDDLE STREET



SHEET INDEX

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

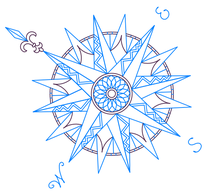
SITE PLAN

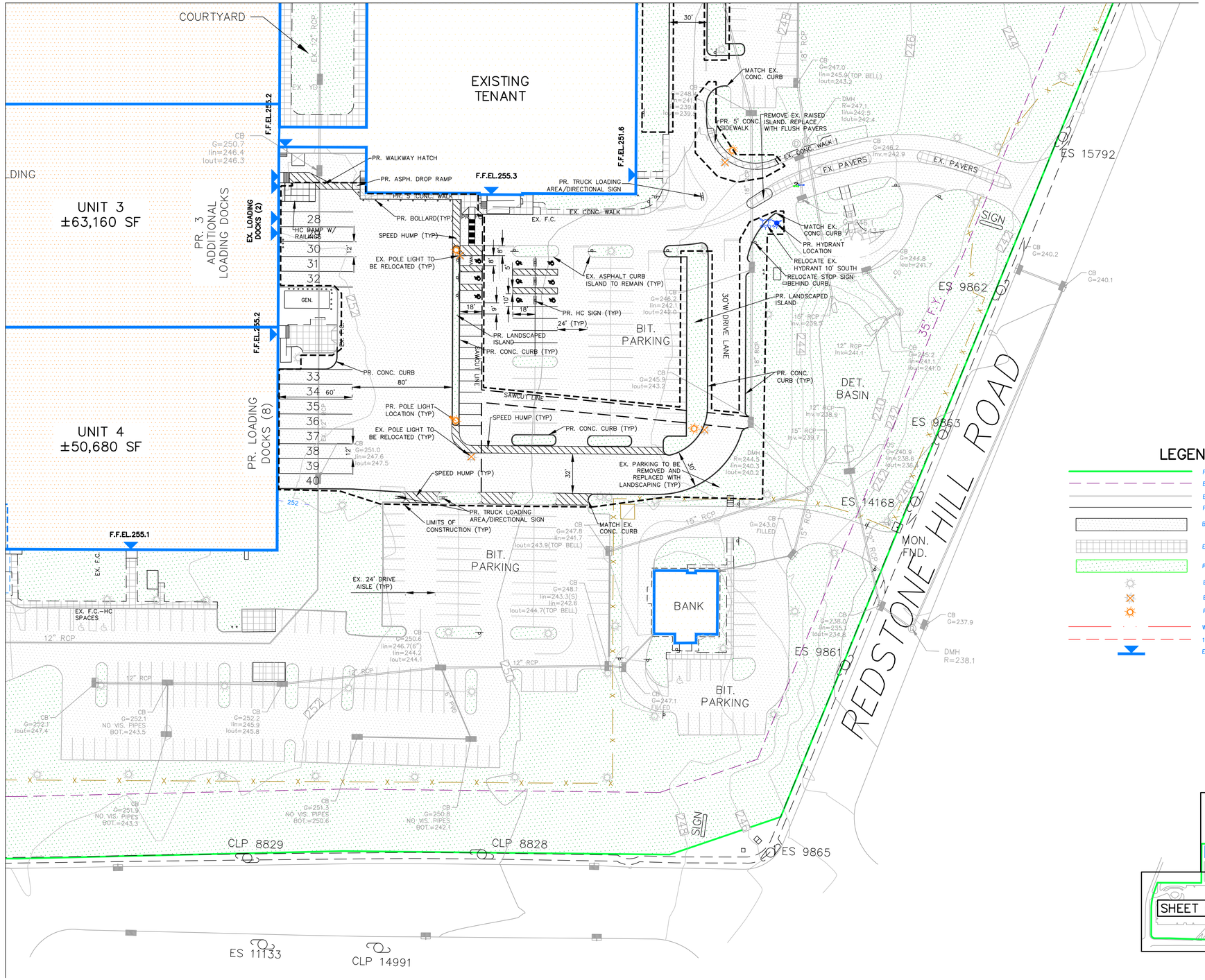
383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17206
LICENSED
PROFESSIONAL ENGINEER

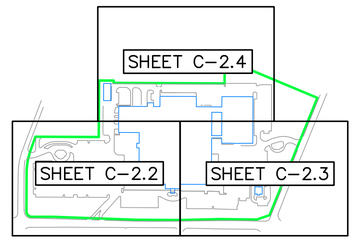
DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 2.2





LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE



SHEET INDEX

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17208 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 2.3

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
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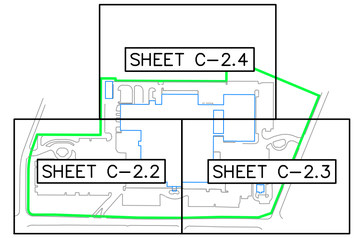
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE



SHEET INDEX

OFF-SITE INTERMITTENT WATERCOURSE & WETLANDS LOCATIONS TAKEN FROM 2018 APPROVED SITE PLANS FOR ESPN ENTITLED "NORTH CAMPUS & SECURITY CAMERA RELOCATION" AND CITY GIS MAPPING

N/F
SE MIDDLE LLC
BUSINESS PARK DRIVE
3-8

N/F
CITY OF BRISTOL
BUSINESS PARK DRIVE
3-9

WETLANDS

INT. WATERCOURSE

100' WETLAND REGULATED AREA

125' CLOSES ACTIVITY TO INT. WATERCOURSE MILLING AND REPAVING EXISTING PAVED DRIVEWAY AREA

150' CLOSES ACTIVITY TO INT. WATERCOURSE PAVEMENT REMOVAL

24" RCP

18" RCP

CB G=249.5 Iin=244.5 Iout=244.3

CB G=248.8 Iin=244.1 Iout=244.0

DMH R=250.0 Inv.=243.6 Iout=243.3

DMH R=250.5 UNABLE TO OPEN

DMH R=251.5 Iin=236.4 Iout=236.0

Inv.=235.8

SLOPE Inv.=236.9

LIMITS OF CONSTRUCTION ACTIVITY (TYP)

MATCH EX. CONC. CURB (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

30' W DRIVE LANE

SPEED HUMP (TYP)

PR. TRUCK LOADING AREA/DIRECTIONAL SIGN

CB G=249.4 Iout=249.2

CB G=250.0 Iin=245.1 Iout=245.0

CB G=248.8 Iin=245.8 Iout=245.4

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

STORAGE / UTILITY BUILDING

SAWCUT LINE

PR. CONC. CURB

PR. NO TRUCK TRAFFIC DIRECTIONAL SIGN

LIMITS OF CONSTRUCTION (TYP)

15' R.Y.

38.5'

CB G=250.2 Iout=245.0

12.5'

60'

GEN.

1 2 3 4 5 6 7

PR. LOADING DOCKS (7)

UNIT 1
±26,000 SF

F.F.EL.255.2

8 9

EX. LOADING DOCKS (2)

EXISTING TENANT

TRASH COMP.

F.F.EL.255.1

BIT. PARKING

70.5'

13.5'

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

PR. LOADING DOCKS (18)

UNIT 2
±75,340 SF

EX. LOADING DOCK (1)-TO BE REMOVED

F.F.EL.255.1

9'

24'

18'

PR. HC SIGN (TYP)

10'

5'

32'

HC RAMP W/ RAILINGS

EX. RET. WALL 4' MAX. W/ RAIL

F.F.EL.255.2

41 42

EX. LOADING DOCKS (2)

EXISTING TENANT

F.F.EL.251.7

WALK

PR. CONC. CURB (TYP)

EX. 24' DR AISLE (TY

30' W DRIVE LANE

BIT. PARKING

CB G=248.5 Iout=246.5

PR. LANDSCAPED ISLAND

PR. LANDSCAPED ISLAND

SEE SHEET C-2.2

SEE SHEET C-2.3

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

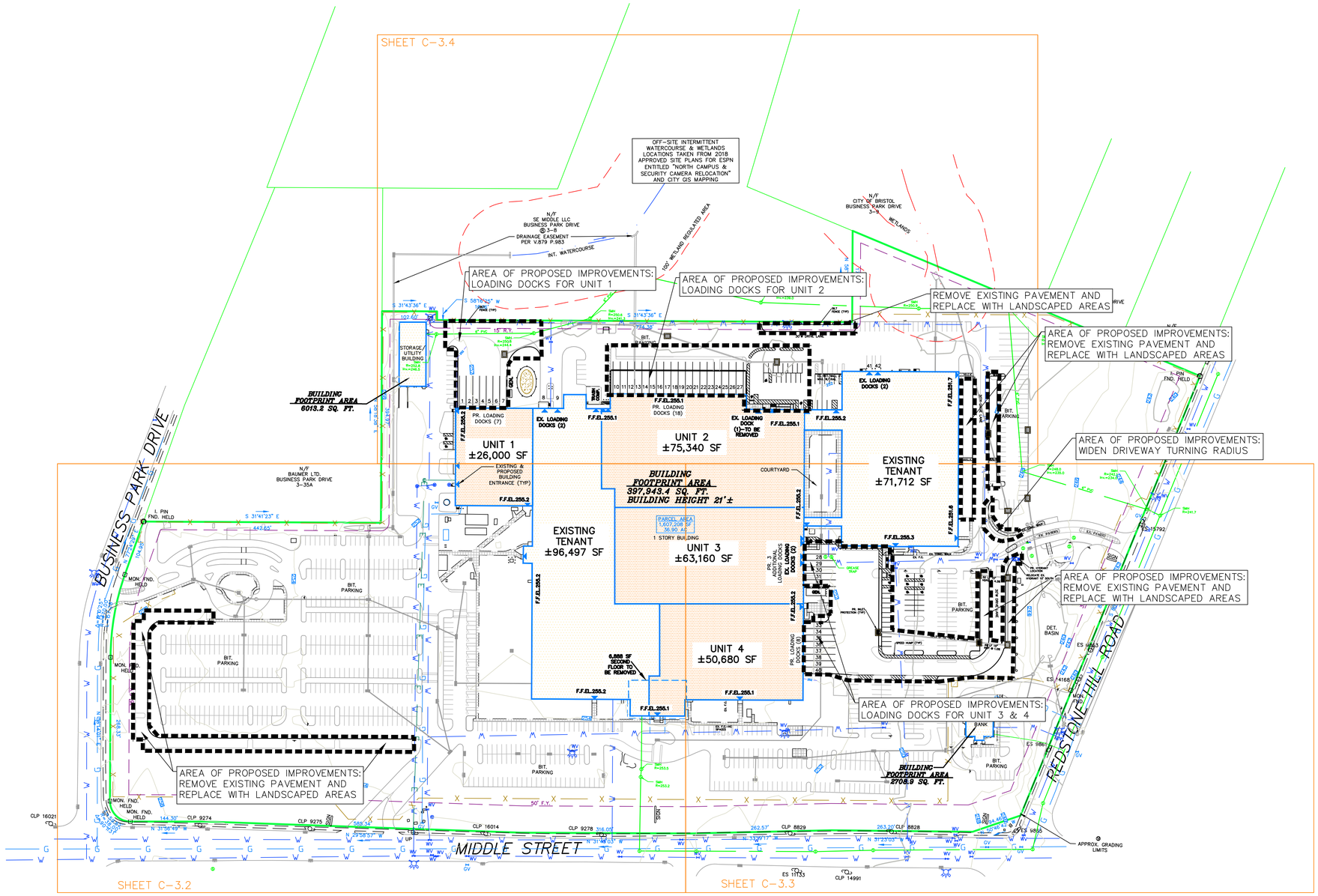
SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17006 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 2.4



LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRIC SERVICE
- EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA
- PROPOSED AREA OF CONSTRUCTION IMPROVEMENTS SEE SHEETS 3.2-3.4 FOR SITE PLAN DETAILS

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

100 0 50 100 200
1 inch = 100 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

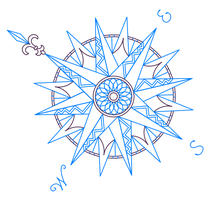
CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

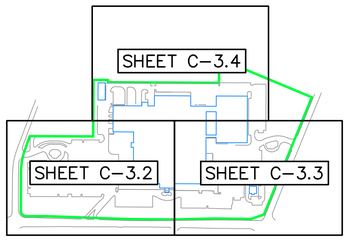
STATE OF CONNECTICUT CHRISTOPHER JOSEPH CURTIS NO. 31208 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 100'
DATE:	14 JAN 26
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 3.1

LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- x 255.93 — EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- +255.93 — PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRIC SERVICE
- EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA





SHEET INDEX

SEE SHEET C-3.4

N/F
BAUMER LTD.
BUSINESS PARK DRIVE
3-35A

BUSINESS PARK

I. PIN FND. HELD

MON. FND. HELD

MON. FND. HELD

MON. FND. HELD

EXISTING & PROPOSED BUILDING ENTRANCE (TYP)

UNIT 1
±26,000 SF

F.F.EL.255.2

EXISTING TENANT

1 STORY BUI

UNIT 3
±63,160 SF

UNIT 4
±50,680 SF

F.F.EL.255.2

F.F.EL.255.2

F.F.EL.255.1

SEE SHEET C-3.3

BIT. PARKING

BIT. PARKING

BIT. PARKING

LIMITS OF CONSTRUCTION (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING

PR. ASPHALT CURB (TYP)

MATCH EX. ASPH. CURB

MATCH EXISTING GRADES WITH NEW LANDSCAPED AREA

50' F.Y.

CLP 9274

CLP 9275

CLP 16014

CLP 9278

SIGN

SIGN

MIDDLE STREET

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

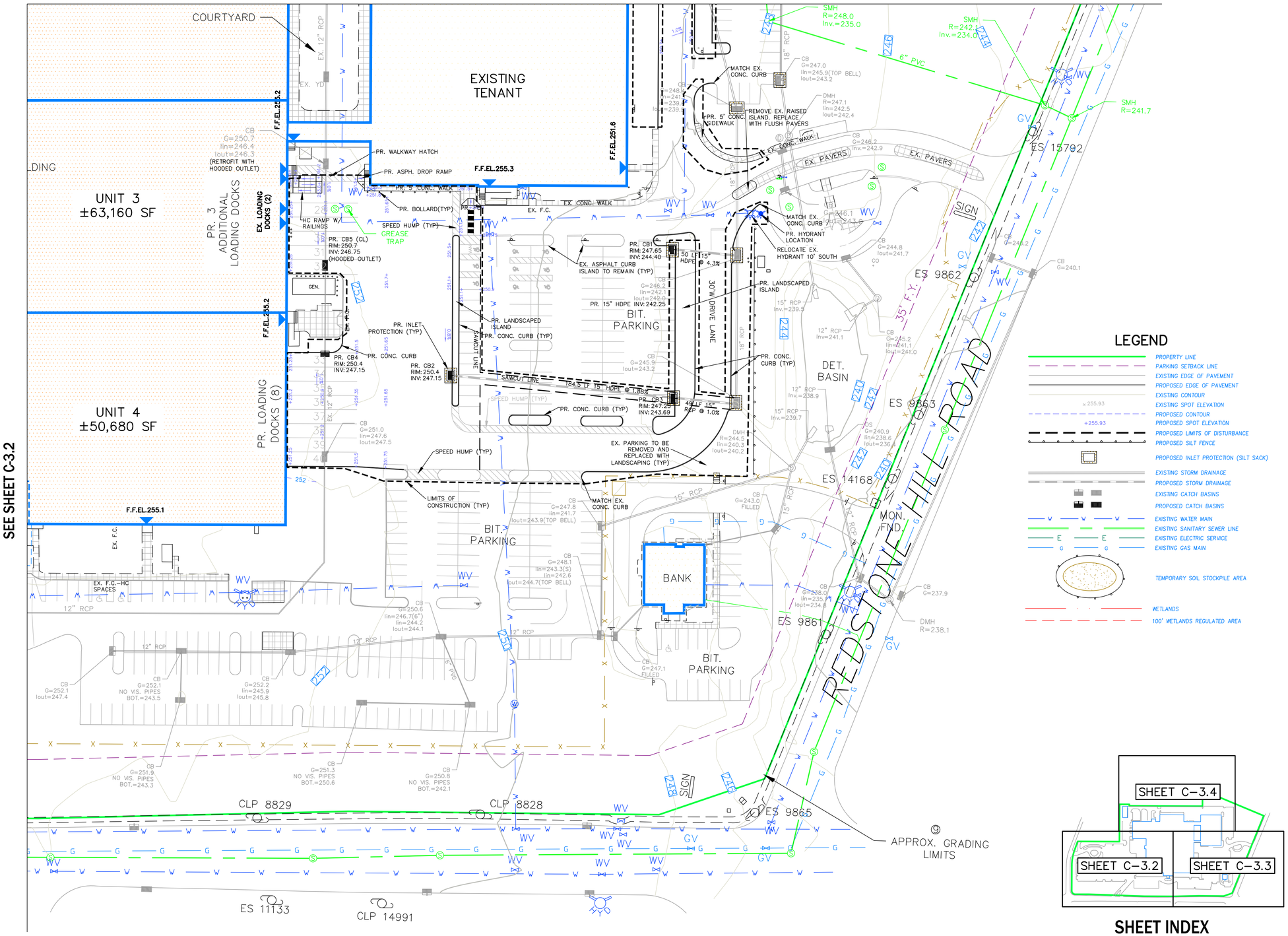
GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JOHNSON
No. 17206
LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 3.2



NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80

1 inch = 40 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

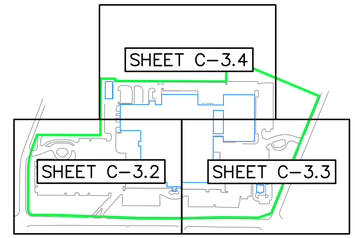
STATE OF CONNECTICUT · CURTIS C. JONES · No. 17008 · LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
SCALE:	1" = 40'
DATE:	14 JAN 26
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 3.3

LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- x 255.93 EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- +255.93 PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- W W W EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- E E EXISTING ELECTRIC SERVICE
- G G EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA

SHEET INDEX



OFF-SITE INTERMITTENT WATERCOURSE & WETLANDS LOCATIONS TAKEN FROM 2018 APPROVED SITE PLANS FOR ESPN ENTITLED "NORTH CAMPUS & SECURITY CAMERA RELOCATION" AND CITY GIS MAPPING

N/F
SE MIDDLE LLC
BUSINESS PARK DRIVE
⑧ 3-8

DRAINAGE EASEMENT
PER V.879 P.983

INT. WATERCOURSE

100' WETLAND REGULATED AREA

N/F
CITY OF BRISTOL
BUSINESS PARK DRIVE
3-9

WETLANDS

24" RCP

125' CLOSES ACTIVITY TO INT. WATERCOURSE MILLING AND REPAVING EXISTING PAVED DRIVEWAY AREA

SILT FENCE (TYP)

SMH R=250.6 Inv.=241.3

CB G=248.8 Inv=244.1 Iout=244.0 (RETROFIT WITH HOODED OUTLET)

SMH R=246.6 Inv.=239.0

LIMITS OF CONSTRUCTION ACTIVITY (TYP)

SILT FENCE (TYP)

150' CLOSES ACTIVITY TO INT. WATERCOURSE PAVEMENT REMOVAL

SMH R=250.9

RIP-RAP Inv.=236.9

Inv.=235.8

DMH R=251.9 Inv=236.4 Iout=236.0

CB G=249.5 Iin=244.5 Iout=244.3

WV

6" PVC 15' R.Y.

SMH R=250.6 Inv.=244.4

WP

STORAGE / UTILITY BUILDING SMH R=252.8 Inv.=246.5

SAWCUT LINE

PR. CONC. CURB

LIMITS OF CONSTRUCTION (TYP)

CB G=250.2 Iout=245.0 (RETROFIT WITH HOODED OUTLET)

GEN.

MAINTAIN ROOF DRAIN FLOW TO EX. DMH

TRASH COMP.

BIT. PARKING

DMH R=250.0 Inv.=243.8 Iout=243.3

DMH R=250.5 UNABLE TO OPEN

SPEED HUMP (TYP)

CB G=249.4 Iin=244.9 Iout=244.8 (RETROFIT WITH HOODED OUTLET)

30'W DRIVE LANE

MATCH EX. CONC. CURB (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

NOTE: NO STOCKPILING OF MATERIAL WITHIN THE 100' WETLANDS REGULATED AREA

CB G=248.8 Iin=245.8 Iout=245.4

CB G=250.0 Iin=245.1 Iout=245.0

EX. RET. WALL 4' MAX. W/ RAIL

EX. LOADING DOCKS (2)

F.F.EL.251.7

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

WALK

PR. CONC. CURB (TYP)

6" PVC

BIT. PARKING G=248.5 Iout=246.5

PR. CB RIM: 249.69 INV: 238.39

PR. LANDSCAPED ISLAND

PR. LANDSCAPED ISLAND

PR. LOADING DOCKS (7)

UNIT 1 ±26,000 SF

F.F.EL.255.2

EX. LOADING DOCKS (2)

EXISTING TENANT

F.F.EL.255.1

PR. LOADING DOCKS (18)

UNIT 2 ±75,340 SF

EX. LOADING DOCK (1)-TO BE REMOVED

HC RAMP W/ RAILINGS

F.F.EL.255.2

EXISTING TENANT

SEE SHEET C-3.2

SEE SHEET C-3.3

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

40 0 20 40 80

1 inch = 40 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17006 · LICENSED PROFESSIONAL ENGINEER

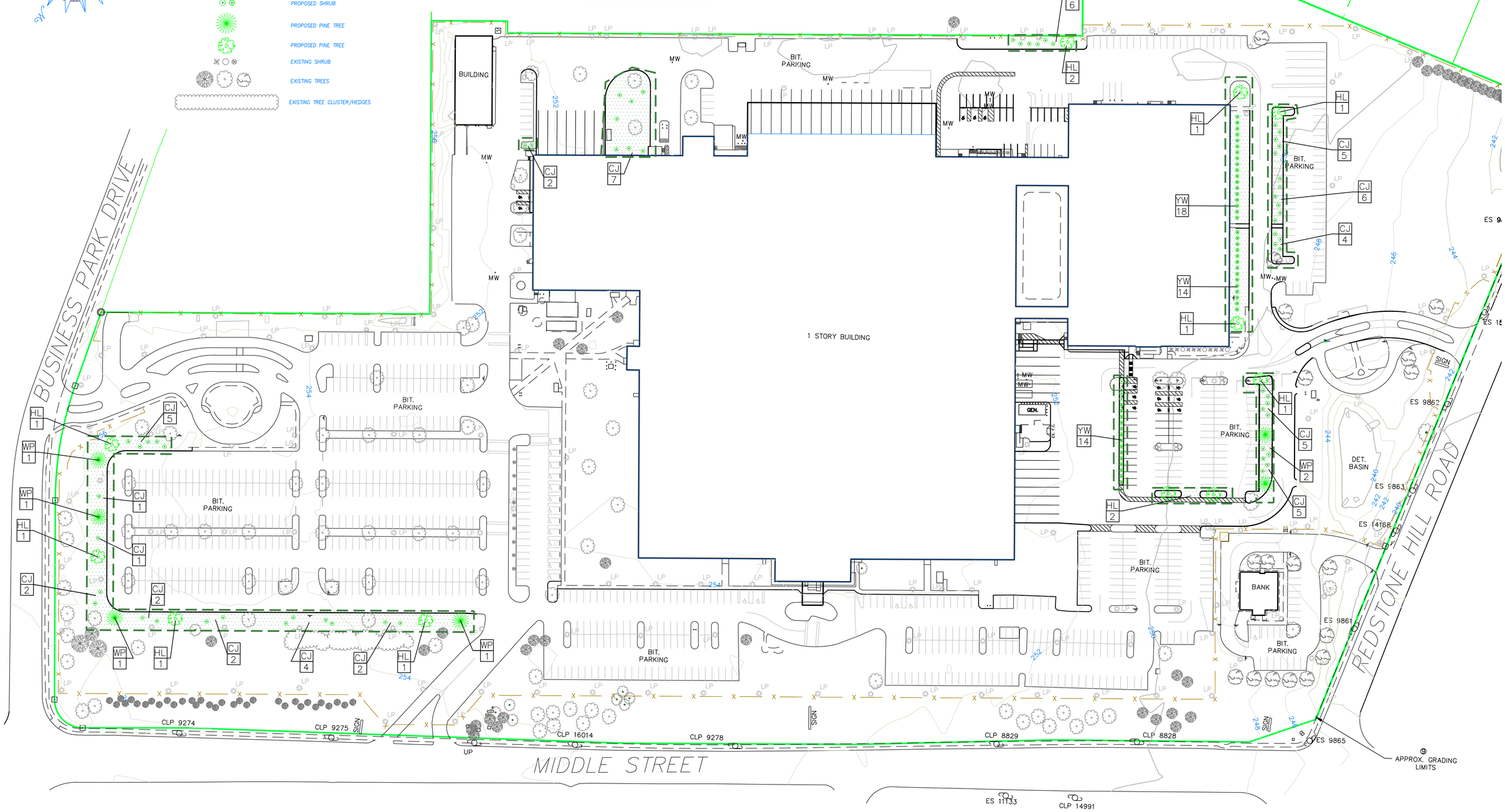
DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: **C - 3.4**

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED VEGETATION OR LANDSCAPED AREAS
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SHRUB
- PROPOSED PINE TREE
- PROPOSED PINE TREE
- EXISTING SHRUB
- EXISTING TREES
- EXISTING TREE CLUSTER/HEDGES

PLANT LIST

KEY	BOTANICAL / COMMON NAME	QTY.	SIZE	SPACING
TREES				
HL	GLEDITSIA TRIACANTHOS / HONEY LOCUST	11	2.5" CAL.	N/A
WP	PINUS STROBUS / EASTERN WHITE PINE	6	6' HIGH	N/A
SHRUBS				
CJ	JUNIPERUS COMMUNIS / COMMON JUNIPER	59	2 GAL	N/A
YW	TAXUS CUSPIDATA 'FASTIGIATA' / CAPTAIN UPRIGHT PYRAMIDAL YEW	46	24"–30" HT.	8' ON CENTER



NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

60 0 30 60 120

1 inch = 60 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

LANDSCAPING PLAN

383 MIDDLE STREET

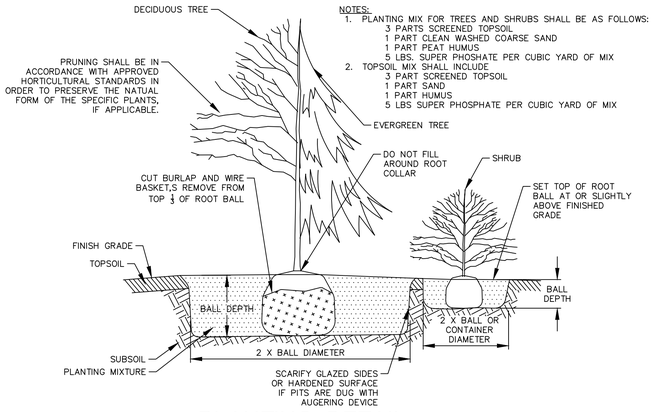
BRISTOL CONNECTICUT

CIVIL 1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17206
LICENSED PROFESSIONAL ENGINEER

DRAWN: KC APPROVED: CJ
SCALE: 1" = 60
DATE: 14 JAN 2025
PROJ. NO.: 4389
CADD FILE NAME: 4389-DAMAP&LA
DRAWING NO.: L - 1.1



NOTES:
1. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
   3 PARTS SCREENED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSHATE PER CUBIC YARD OF MIX
2. TOPSOIL MIX SHALL INCLUDE
   3 PART SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS SUPER PHOSPHATE PER CUBIC YARD OF MIX

PLANTING DETAIL

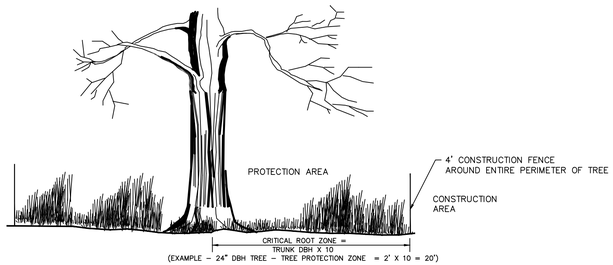
N.T.S

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 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. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
6. 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.
7. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATION TO OWNERS APPROVAL.
8. 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 ON ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND AND ALL PLANTS NOT IN A VIGOROUS THRIVING CONDITION, AS DETERMINED BY THE OWNER/ENGINEER 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.
9. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST AND THE PLAN, USE THE QUANTITIES FROM THE PLAN.
10. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR APPROVAL PRIOR TO DELIVERING TO SITE.
11. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A MINIMUM OF 3" DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DELIVERING TO SITE.
12. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

LANDSCAPE PLAN GENERAL NOTES

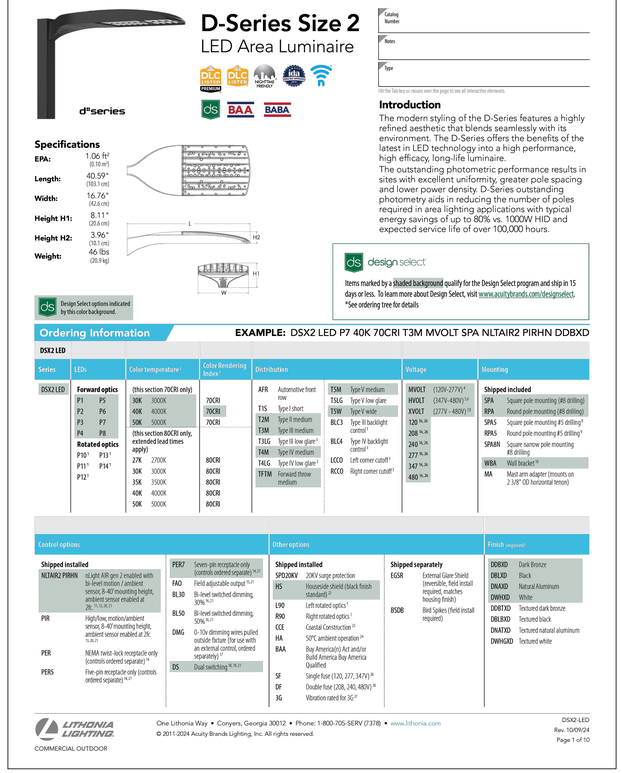
1. PROPOSED LAYOUT OF LANDSCAPING PLANTINGS IS GENERAL IN NATURE AND THE LOCATION OF PLANTS CAN BE ALTERED HOWEVER THE OWNER DEEMS NECESSARY FOR COHERENCE WITH EXISTING LANDSCAPE.
2. ALL EXISTING LANDSCAPING AND VEGETATION UNAFFECTED BY PROPOSED SITE IMPROVEMENTS ARE TO REMAIN.
3. PLANT SELECTIONS DETERMINED TO BEST MATCH PREVIOUS PLANS AND WHAT CURRENTLY EXISTS ON SITE. OWNER RESERVES THE RIGHT TO REPLACE ANY SPECIFIED PLANT WITH A COMPARABLE SPECIES.
4. ALL DISTURBED AREAS NOT BEING PLANTED SHALL BE SEEDED WITH NATIVE GRASS BLENDS. AREAS AROUND PLANTINGS SHOULD BE SEEDED, MULCHED, OR FINISHED SIMILARLY IN A MANNER THAT PROMOTES HEALTHLY PLANT GROWTH.



TREE PROTECTION

N.T.S.

NOTE: TREE PROTECTION IS ONLY REQUIRED FOR EXISTING TREES ADJACENT TO CONSTRUCTION AREA



D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information **EXAMPLE:** DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10 P13 P11 P14 P12	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare T4M Type IV medium T4LG Type IV low glare TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (120V-277V) HVOLT (347V-480V) YVOLT (277V - 480V) 120 277 208 240 347 480	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling RPA5 Round pole mounting #5 drilling SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc PER NEMA twist-lock receptacle only (controls ordered separate) PERS Five-pin receptacle only (controls ordered separate)	PER7 Seven-pin receptacle only (controls ordered separate) FAO Field adjustable output BL30 Bi-level switched dimming, 30% BLS0 Bi-level switched dimming, 50% DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) DS Dual switching	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard) L90 Left rotated optics R90 Right rotated optics CCE Coastal Construction HA 50°C ambient operation BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) 3G Vibration rated for 3G	**Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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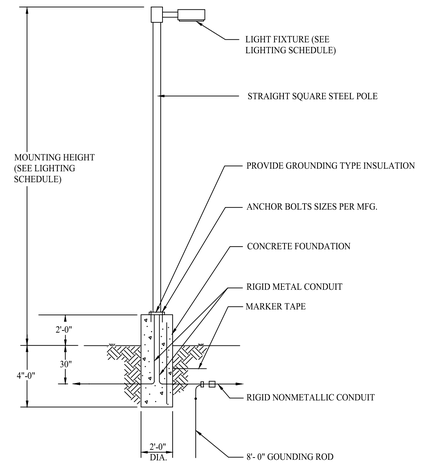
DSX2-LED
Rev. 10/09/24
Page 1 of 10



LIGHT POLE AND BASE

SCALE: NTS

LIGHTING SCHEDULE – LITHONIA LIGHTING

QTY.	SYMBOL	HT.	CATALOG NUMBER	DESCRIPTION
4 MAX.		MOUNTING HT=30'	DSX2 LED P1 30K 70CRI T5M EGS-F	D-SERIES SIZE 2 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 5 MEDIUM FORWARD EXTERNAL GLARE SHIELD

LIGHTING NOTES

1) THE PROPOSED PROJECT INCLUDES RELOCATION OF 4 EXISTING PARKING LOT LIGHT POLES VARYING FROM 5'-25' FROM THEIR CURRENT LOCATION. NO NEW LIGHT POLES ARE ANTICIPATED TO BE INSTALLED HOWEVER SHOULD REPLACEMENT BECOME NECESSARY DUE TO THEIR CONDITION THESE DETAILS ARE PROVIDED FOR REPLACEMENT PURPOSES.
2) ANY NEW LIGHTING FIXTURES SHALL BE EQUIPPED WITH ADJUSTABLE LIGHTING HEADS AND SHIELDS. UPON INSTALLATION, LIGHTING SHALL BE VERIFIED THAT LIGHT IS NOT TRESPASSING ON NEIGHBORING PROPERTIES AND ADJUSTED AS NECESSARY. SITE LIGHTING TEMPERATURE SHALL BE 30K.
3) MAX. POLE SPACING SHALL BE 140' WHICH IS WHAT CURRENTLY EXITS ON SITE.

NO.	REVISION	DATE
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OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

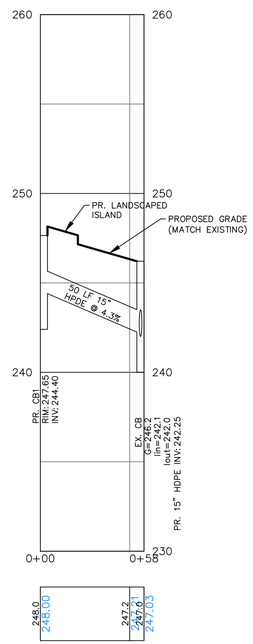
LANDSCAPING DETAILS

383 MIDDLE STREET
BRISTOL CONNECTICUT

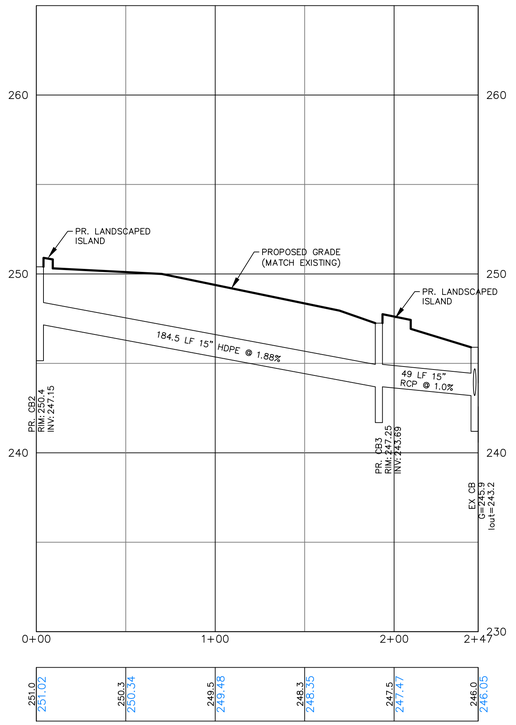
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 31006 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 2025
PROJ. NO.:	4389
CADD FILE NAME:	4389-DAMAP&LA
DRAWING NO.:	L - 1.2



PR CB1 TO EX CB



PR CB2 TO EX CB

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

STORM DRAINAGE PROFILES

383 MIDDLE STREET

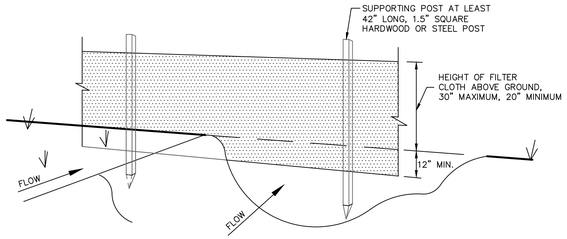
BRISTOL CONNECTICUT

CIVIL 1

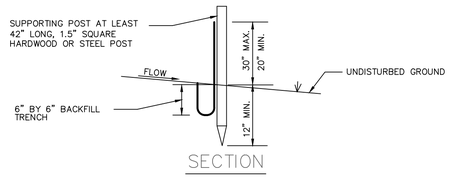
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17208 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 4' VER. 1" = 40' HOR.
DATE: 14 JAN 26
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 4.1



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

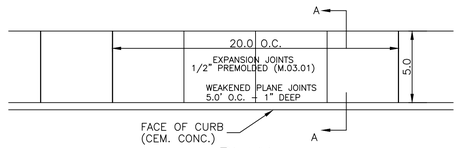
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

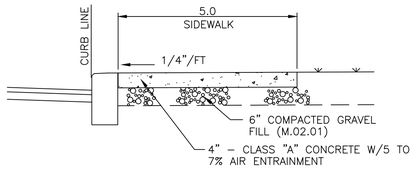
POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: MIRAFI 100X, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE DETAIL



PLAN



SECTION A-A

CONCRETE SIDEWALK DETAIL

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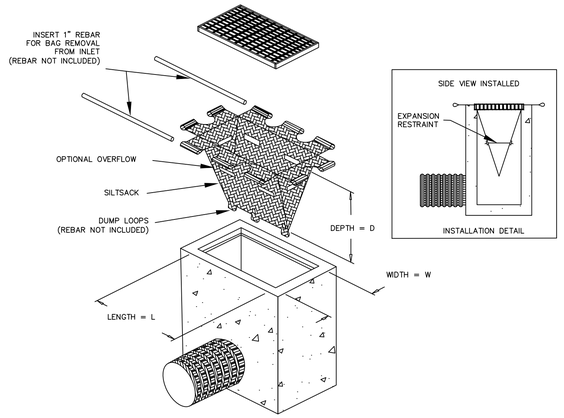
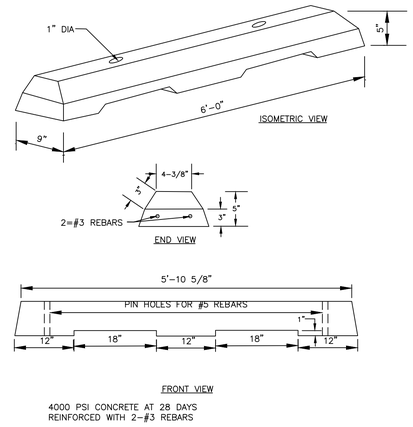


SILT SACK DETAIL-INLET PROTECTION

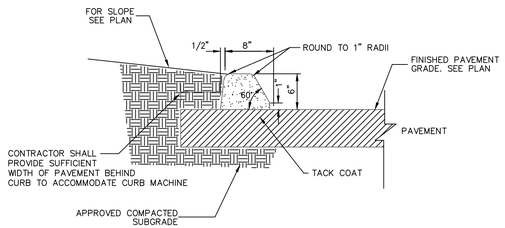
N.T.S.



4000 PSI CONCRETE AT 28 DAYS
REINFORCED WITH 2-#3 REBARS

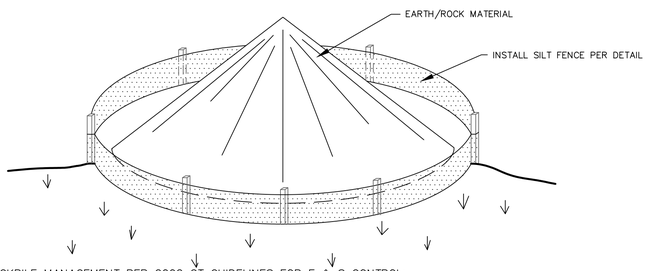
PRE-CAST CONCRETE WHEEL STOP

N.T.S.



BITUMINOUS CURB DETAIL

N.T.S.

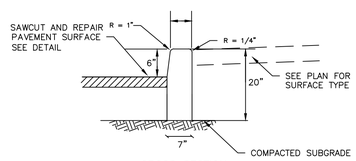


STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:

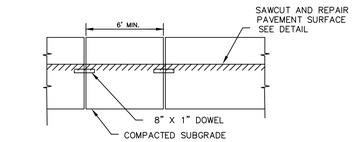
1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.
2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.
5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

TEMPORARY MATERIAL STOCKPILE

N.T.S.



CROSS SECTION



LONGITUDINAL SECTION

NOTES
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.

6" PRE-CAST CONCRETE CURB

N.T.S.

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26
	Previous Editions Obsolete	

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
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APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
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DETAILS

383 MIDDLE STREET

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JOINES
No. 17208
LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 26
PROJ. NO.:	4389
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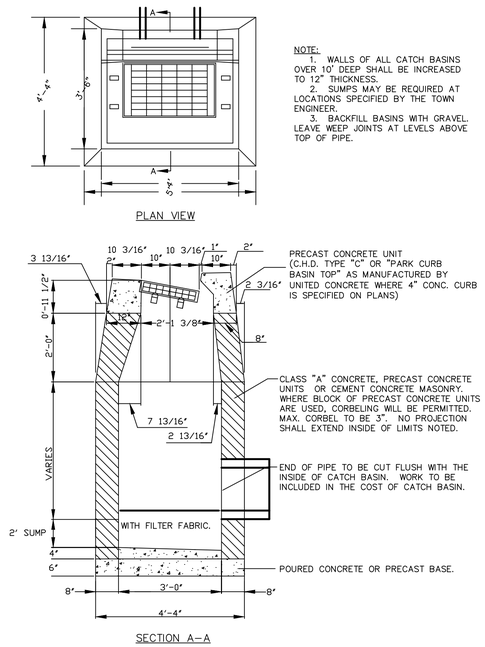
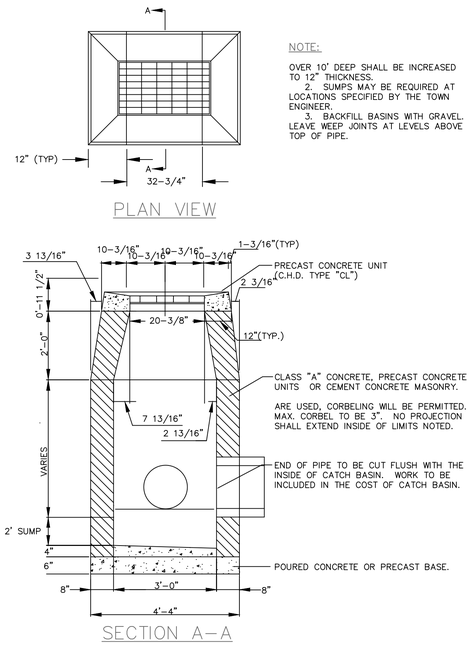
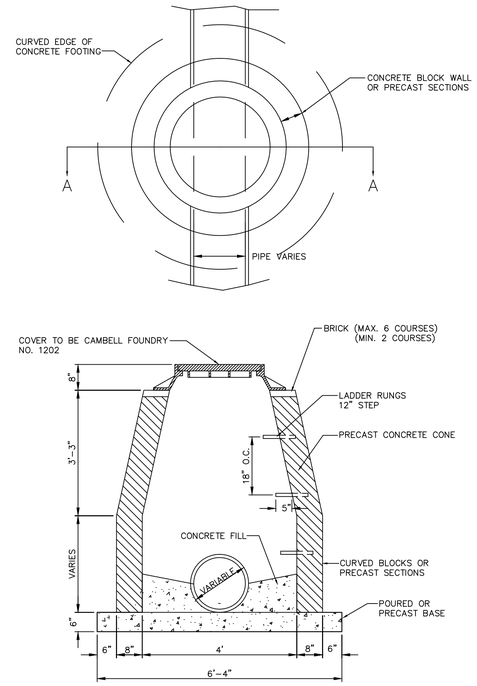


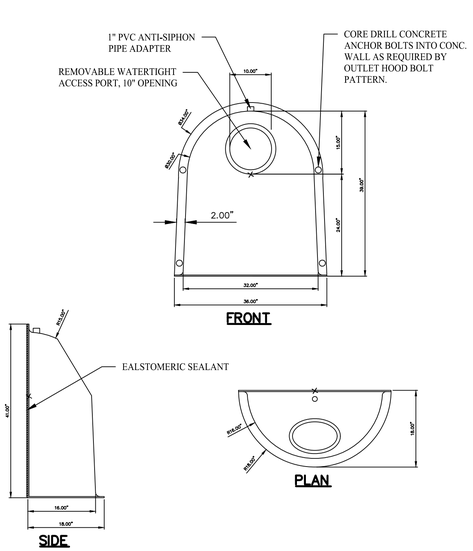
STANDARD TYPE
"C" CATCH BASIN



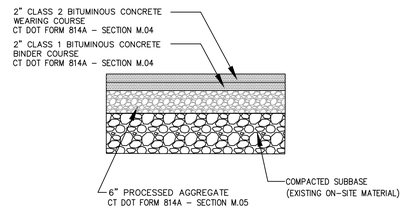
STANDARD TYPE
"CL" CATCH BASIN



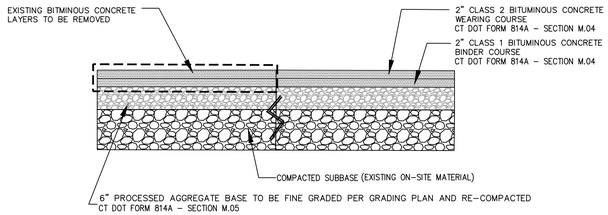
DRAINAGE MANHOLE
without sump



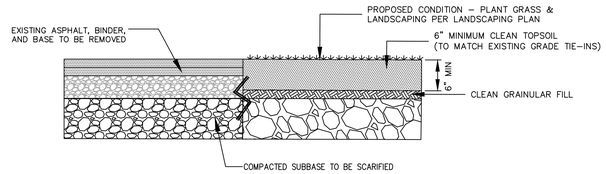
HOODED OUTLET
N.T.S.
NOTE: PRODUCT TO BE "SNOUT SYSTEM" OR APPROVED EQUAL. CONTRACTOR TO SUPPLY SHOPE DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION



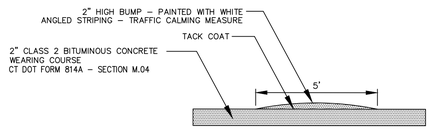
TYPICAL ASPHALT CROSS SECTION
NEWLY PAVED AREAS
N.T.S.



TYPICAL ASPHALT CROSS SECTION–RESURFACING
N.T.S.



TYPICAL ASPHALT REMOVAL CROSS SECTION
N.T.S.



SPEED HUMP CROSS SECTION
N.T.S.

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26
	Previous Editions Obsolete	

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

DETAILS

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES JR. · No. 17208 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 26
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 5.2

EROSION CONTROL NARRATIVE

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of haybale filters, silt fence, silt sacks or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and to dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 1 acre will be disturbed at any one time.

Catch basins will be protected with haybale filters & silt sacks throughout the construction period and until all disturbed areas are thoroughly stabilized.

All control measures will be maintained in effective condition throughout the construction period. Inspections of all erosion control measures will take place on a weekly basis and within 24 hours of a storm event of 0.1 inches or greater. Silt that has accumulated will be removed.

The responsibility for implementing the erosion and sediment control plan will rest with the contractor of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan, for notifying the owner of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Excavation and Fills --

Slopes created by cuts or fills shall not be steeper than 2:1 unless they are reinforced with riprap, erosion control blankets or other generally accepted techniques.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cut and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

During grading operations, necessary measures for dust control shall be exercised.

CONSTRUCTION SEQUENCE

PHASE 1: Staging & Preparation (2-3 weeks)
A) Review the Sediment and Erosion Control Plan with the construction team and site engineer. Have surveyor delineate areas of disturbance, saw cut lines in pavement and limits of clearing for silt fence and construction fence installation.
B) "Call Before You Dig" telephone number - 1-800-922-4455.
C) Install construction fence to establish area of construction while maintaining access past construction site along sidewalk areas to the greatest extent practicable.
D) Remove vegetation as staked in field by surveyor
E) Install sediment controls.

PHASE 2: Demolition (3-4 weeks)
A) Removed portion of existing building along eastern (rear) side as indicated on Demolition Plan. Building materials to be taken off site for proper disposal.
B) Sawcut pavement in areas where it is to be removed. Remove pavement and other concrete pads in areas of proposed construction as indicated on the Demolition Plan. Pavement to be taken off site for proper disposal.
C) Protect & preserve existing utilities to remain within the construction area.
D) Removed existing parking light poles where indicated and store on site for replacement during Phase 4.

PHASE 3: Site Grading (Minor regrading required 4-6 Weeks)
A) Ensure that all erosion & sediment controls listed in Phase 1 item E above are in place and in good working order.
B) Begin earthwork by excavating topsoil from areas of proposed pavement and temporarily stockpiling the material in areas indicated on the site plans and in accordance with the site plan details. Additional areas on the site may be used for stockpiling of material as needed.
C) Import necessary clean, gravel base fill material for areas to be newly paved and compact to subgrade elevations.
D) Install proposed storm drainage catch basins and piping where indicated on Grading & Drainage Plans, catch basin inlets shall be protected from sedimentation with staked haybales or silt sacks.

PHASE 4: Building Construction & Finished Grading (8-12 Weeks)
A) Construct new building face along eastern side of building for new loading docks. Cut out areas of building face and install new loading dock doors. Install and fine grade processed gravel base for proposed paved areas.
B) Install any necessary utilities into site including relocation of conduit for proposed parking area lighting locations.
C) Stabilize all disturbed areas as soon as possible.
D) Fine grade gravel base, install bituminous pavement, concrete, sidewalks around building and other surface treatments.
E) Install landscaping, sidewalks, bollards, fencing and any other exterior hardware, seed all disturbed areas.
F) Maintain erosion & sediment controls until site is permanently stabilized and then remove the controls.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

CATCH BASINS AND PIPE OUTFALLS:

Catch basins & all pipe outfalls will be inspected on an annual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

EXISTING ON-SITE DETENTION BASIN:
Semi-Annual: (Generally Spring and Fall).

1. Cut or mow grass lined slopes and swales. Areas with slopes steeper than 3H:1V shall be cut with a line trimmer.

2. Clean and remove any trash or debris paying particular attention to inlet and outlet areas.

3. Remove sediment once it has built up to a depth of 2" or greater near the inlets in the forebay area.

4. Remove excess leaves and debris. Plant matter shall be left in place over winter months to insulate the soil and add organic matter to the soil. Removal criteria shall include when plant matter is smothering or killing vegetation and aesthetics.

5. Add supplemental plantings or seed as needed to maintain 80% area cover for turf areas and 50% area cover for tree/shrub areas.

RESPONSIBILITY:
The land owner will be responsible for the long term maintenance of the storm drainage system as listed above. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the City Land Use Offices at a minimum on an annual basis after the maintenance & inspections have occurred.

The the on-site catch basins, detention basins and all aspects of the storm drainage system must be maintained in good working condition in accordance with the intent of these site plans.

NO.	REVISION	DATE
1	REVISED PER STAFF COMMENTS	20 FEB 26
	Previous Editions Obsolete	

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

EROSION CONTROL NARRATIVE & PROJECT NOTES

383 MIDDLE STREET

BRISTOL CONNECTICUT

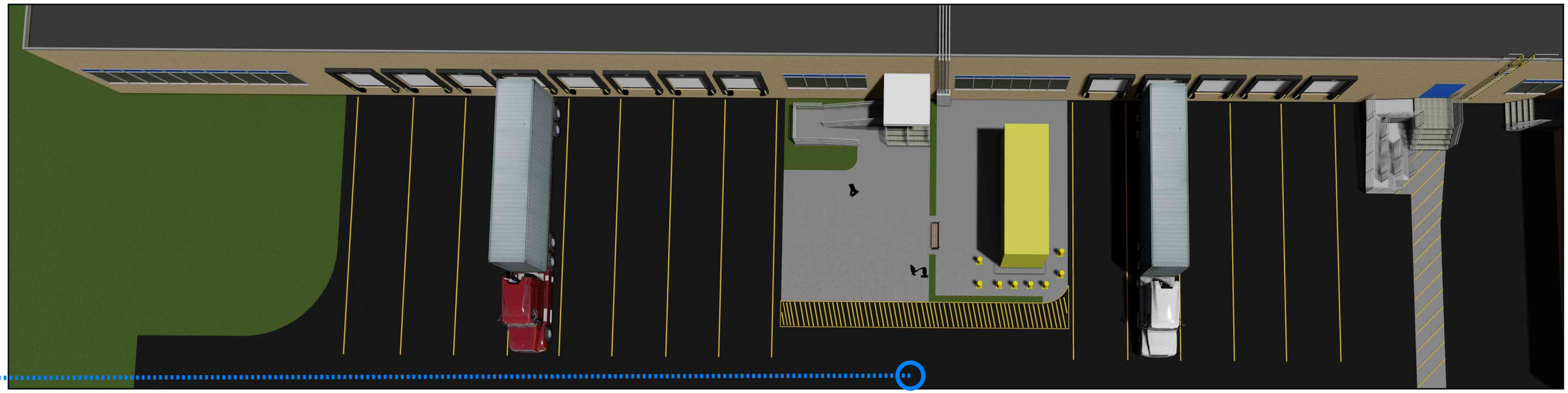
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17208
LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 26
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 6.1

Elevation Drawings



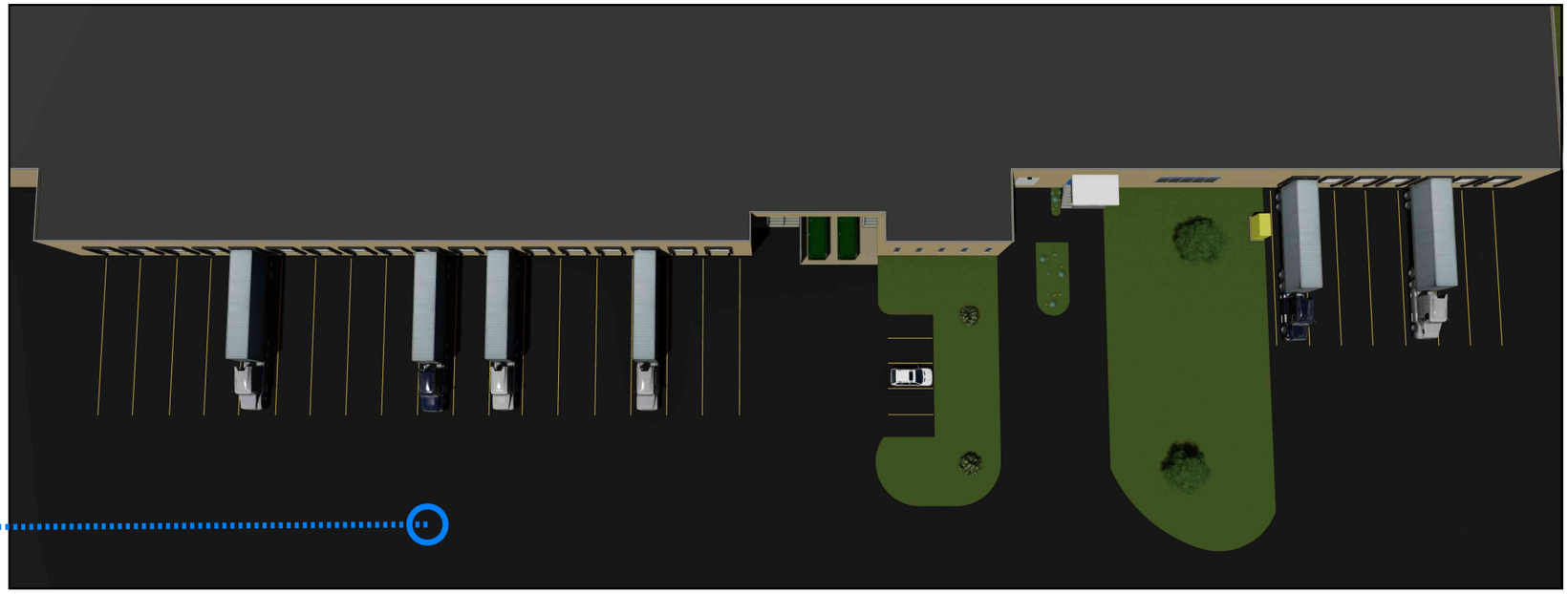


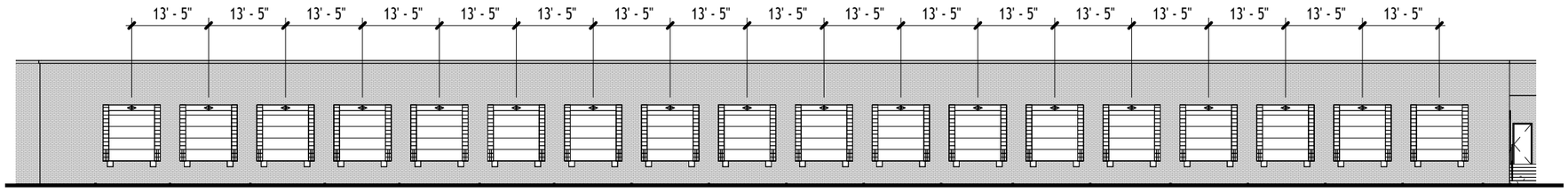


1 South Dock
3/64" = 1'-0"

1/2/2026 1:14:39 PM



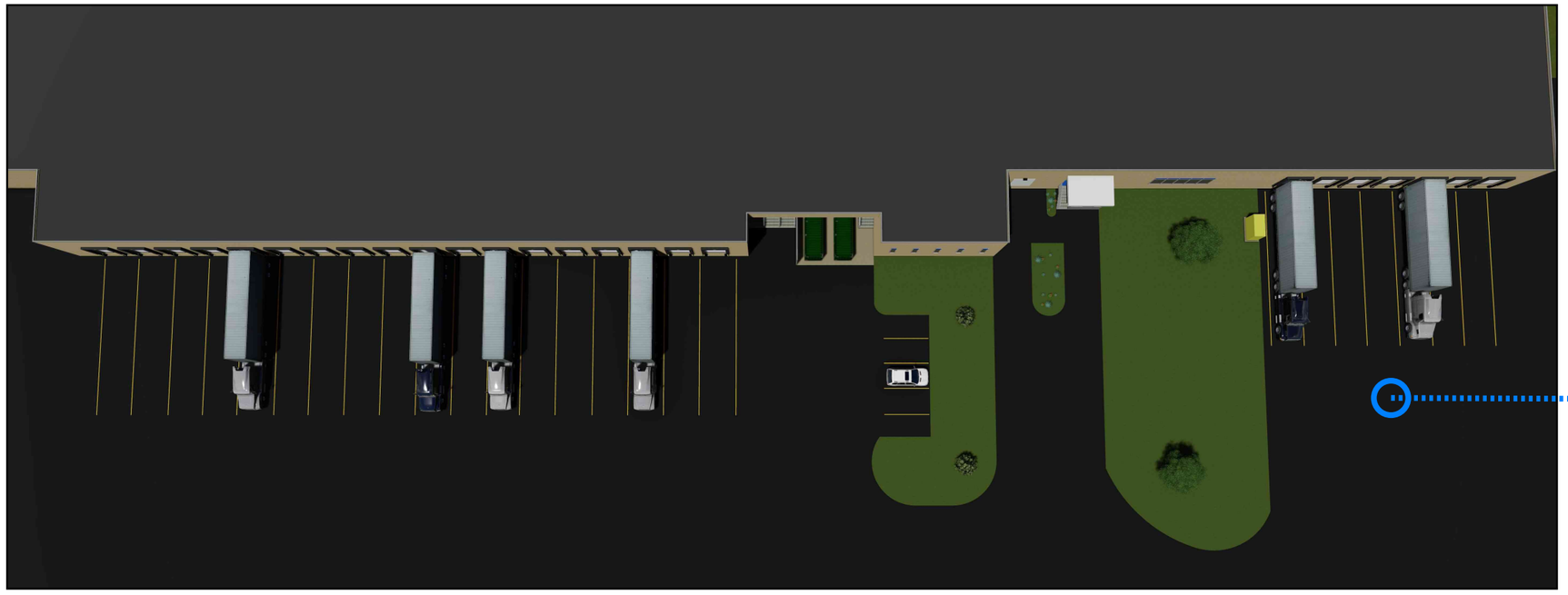


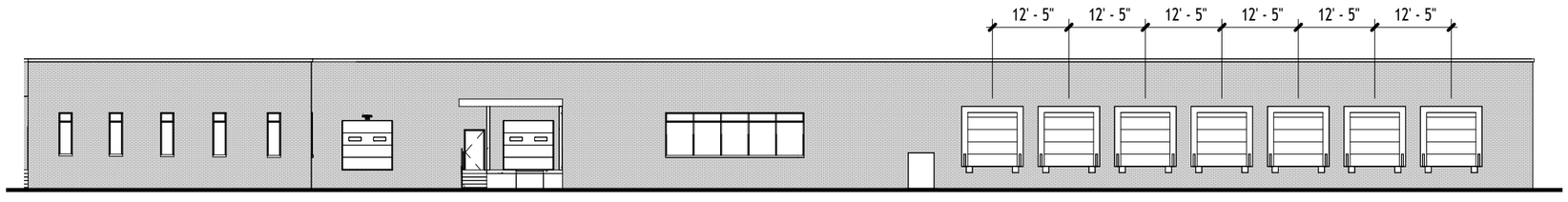


1 East Dock Reno #2
3/64" = 1'-0"

12/31/2025 1:23:36 PM







1 East Dock Reno #1
3/64" = 1'-0"

12/31/2025 1:23:36 PM

Application #2555

For Office Use Only	
APPLICATION NO.	2555
DATE FILED:	1/15/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 Proposed zone of the Property: A

Address or Location of the Property: 625 Clark Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 264

Size of the Property (in acres or square feet): 3.3 Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 2 acres

Reason for the proposed zone change:
current use of the property are doctors offices have all been moved to the Pro Health building on Farmington Ave.
This request is an adaptive re use of the propertyfor residential units within the existing building and also to additional units to be built to the rear of the property.

Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Chippen's Hill Office Park LLC

Address: 234 Middle Street City: Middletown State: CT Zip: 06457

Telephone No.: 860 346 1923 E-Mail:

Signature: Jerry Martorelli Signature – (Printed/Typed) Jerry Martorelli

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2555

Address or location of property: 625 Clark Avenue

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Hoggs

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicant Narrative

NARRATIVE

To: Bristol Zoning Commission

From: James Ziogas, Jr.

Date: January 12, 2026

Subject: Narrative for Zone Change from I-3 Industrial to an A zone for Property located at (Lot #264) 625 Clark Avenue

1. Introduction and Property Description

This narrative accompanies an application for a zone change for the property located at 625 (lot 264) Clark Ave. currently classified within the I-3 Industrial zoning district. The applicant seeks to reclassify the property to the Residential A zoning district. The property consists of 3.28 acres and currently features a vacant office building, which is no longer viable for an industrial use or the existing office use in the current market conditions.

2. Justification for Zone Change

The proposed zone change is necessary and appropriate for the following reasons:

- Consistency with the Plan of Conservation and Development (POCD): The existing I-3 zoning is inconsistent with the evolving land use patterns and goals for this specific area as articulated in the City of Bristol's POCD. The surrounding neighborhood has seen a transition toward mixed-use, residential development, making a residential A zone a more suitable and integrated use. This property borders an existing A zone across the street on Clark Ave.
- The current office space has been vacant due to the recent development of Pro Health Physicians currently located on Farmington Ave., in Bristol. There is a lack of demand for office space in the community. Re-purposing the site for residential use would prevent the building from falling into disrepair and contribute to the tax base and housing stock of the community.
- Compatibility with Surrounding Area: A residential zone would be compatible with adjacent properties located on Calrk Avenue and on Matthews Street.
- Public Need and Welfare: The development of the property for residential purposes addresses a demonstrated need for housing in Bristol and promotes the public welfare by optimizing the use of existing infrastructure (water, sewer, utilities). The proposed use does not create a nuisance and aligns with the public health, safety, and property values of the surrounding area.

3. Impact Statement

The proposed zone change to an A zone is anticipated to have a positive impact:

- Traffic: Residential use is expected to generate less intensive, more predictable traffic patterns compared to potential heavy industrial uses, particularly during off-peak hours.
- Environment: The change from industrial to residential use will improve the environmental profile of the area, with appropriate landscaping and site features to enhance aesthetic considerations.
- Infrastructure: The proposed development will utilize existing public water and sewer facilities effectively.

4. Conclusion

The applicant respectfully requests that the Bristol Zoning Commission approve the proposed zone change. This change represents a logical and beneficial transition for the property, aligning with the community's evolving needs and the City's long-term planning objectives.

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Referral to Planning

DATE: February 9, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2555

Proposal: Change of Zone from IP-3 (Industrial Park) zone to A (Multi- Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

Initiated by: Chippens Hill Office Park, LLC,

Tentative Hearing Date: April 13, 2026

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

Referral to Town and City Clerk

DATE: February 9, 2026

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2555

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee

Tentative Hearing Date: April 13, 2026

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Letters

January 28, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010

RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan,

Our names are Paul and Cheri Duquette, we have lived at 2014 Matthews Street, Bristol, CT for 40 years. We have seen may changes to this area, some benefiting it and some not. When we purchased our home in 1985 there were families with horses, a dairy farm, and much beautiful open space. Over the years, we have had 7 homes built in the western section of Matthews Street area that switches from Bristol to Terryville, CT; the building of Tyler Ridge Condos; two manufacturing buildings on Clark Avenue, an public school; and most recently a fuel transfer station on Minor Road. Additionally, we have observed the removal of trees from the state-owned reservoir property.

We oppose this Zoning change for several reasons:

- Enough manufacturing has taken place on Clark Avenue with the AG Russell building and the McInter not to mention the old New Departure building on James P. Casey
- Matthews Street from Clark Avenue to Terryville is a residential neighborhood and needs to stay as such
- An increase of traffic has occurred especially tractor trailers, on both Clark Avenue and Matthews Street, this has created an increased risk to the local neighbors who walk the area for exercise. We do not have sidewalks to keep pedestrians safe when on Matthews Street
- We have an elementary school just down the street from this site, increased traffic equals increased danger to our children of Bristol
- A fully blind homeowner, who is in the process of obtaining a guide dog, has been told that the busyness of the street and lack of sidewalks is of great concern to the guide dog organization when determining getting the dog
- Three of the homes on Matthews Street have their property butting up to this land, which currently is a buffer. Should a manufacturing company be built, it will be right in their backyards. We know how this can be a disturbance for currently we are affected by the Bristol Technical School on Minor Road. We can hear the daily noise, including the loudspeaker, drivers racing in the parking lots and seeing the parking lot lights on at night
- At the December 15, 2025, Planning Commission meeting, this issue was passed with a 3-2 vote to be given a positive referral to the Zoning Commission, there wasn't much

support from the Planning Commission when discussing this application, and we'd like to ask that be of some weight in your decision.

At this time, we are not aware of any traffic studies or water table studies having been done. Has anyone looked to see if this land is in wetlands?

Of most importance is the ecology impact this will have. There is a lot of wildlife that calls this land its home, with the recent tree clearing for the fuel transfer station we have all seen an increase in deer, fox, and bear, wild turkeys, rabbits and birds of prey in our yards, some of this wildlife causing property damage. Developing this land will only exacerbate this issue and **MUST be considered**.

Plain and simple, another manufacturing building is not what we want nor need in our residential neighborhood.

We urge you to not approval this change in zoning,
Paul and Cheri Duquette

January 29, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010
RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan and Zoning Committee,

Bristol's representation of character as defined by the Bristol City website, is a small town vibe with a big heart, an "all heart city." The maps of the area you are interested in rezoning, the part that currently defines our area as residential zone is the heart that Bristol recognizes as its foundation. The people that make up the neighborhood in this community.

Planning to rezone an area from a residential zone to an industrial zone goes against protecting the heart of the city, the elderly, the children, and families that live here. The current residential zoning is in place to protect this community. It is clear what you are asking is to revoke protections to support an industrial project and steps that have already been carried into motion within the last two years to provide more land for this private industry. Plans that have already begun impacting the people who live here.

You have the power to now provide them with more access to our backyards, our roads, and opportunity to increase the difficulties neighbors already have with a high water table.

Though you also have the power to protect us; the residents, the people, the elderly, the children, the teachers, the walkers and the runners who are already impacted by the increase of commercial traffic by the current industrial construction.

You have the power to keep our residential zoning in place to protect the children who attend the nearby school, and the people who gather at the health facility in our area.

You have the power to protect the wetlands which historically have been in this area for generations, and you have the power to preserve the land and its history rooted in farmland.

You have the power to show up for us as our neighbor.

My family moved here in 2021 during the pandemic so our children could experience access to fresh air, be closer to farmland and small town communities. I am asking on behalf of my family, and our neighbors to protect our residential zoning, and deny access to plans that would increase this industrial project and harm our community.

We request a denial for a zoning change
Rosario and Jonathan Soriano

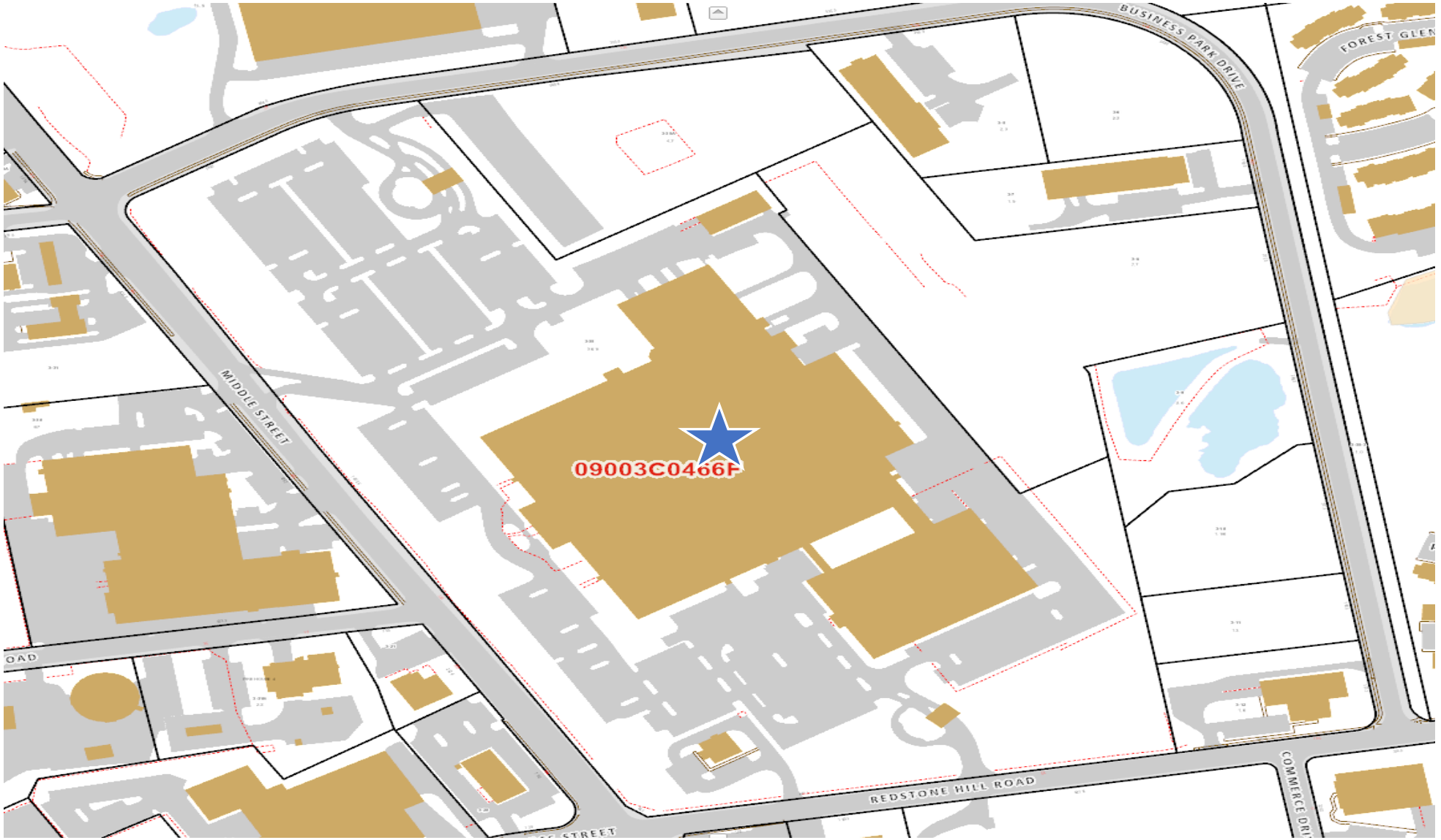
Various GIS Maps

and

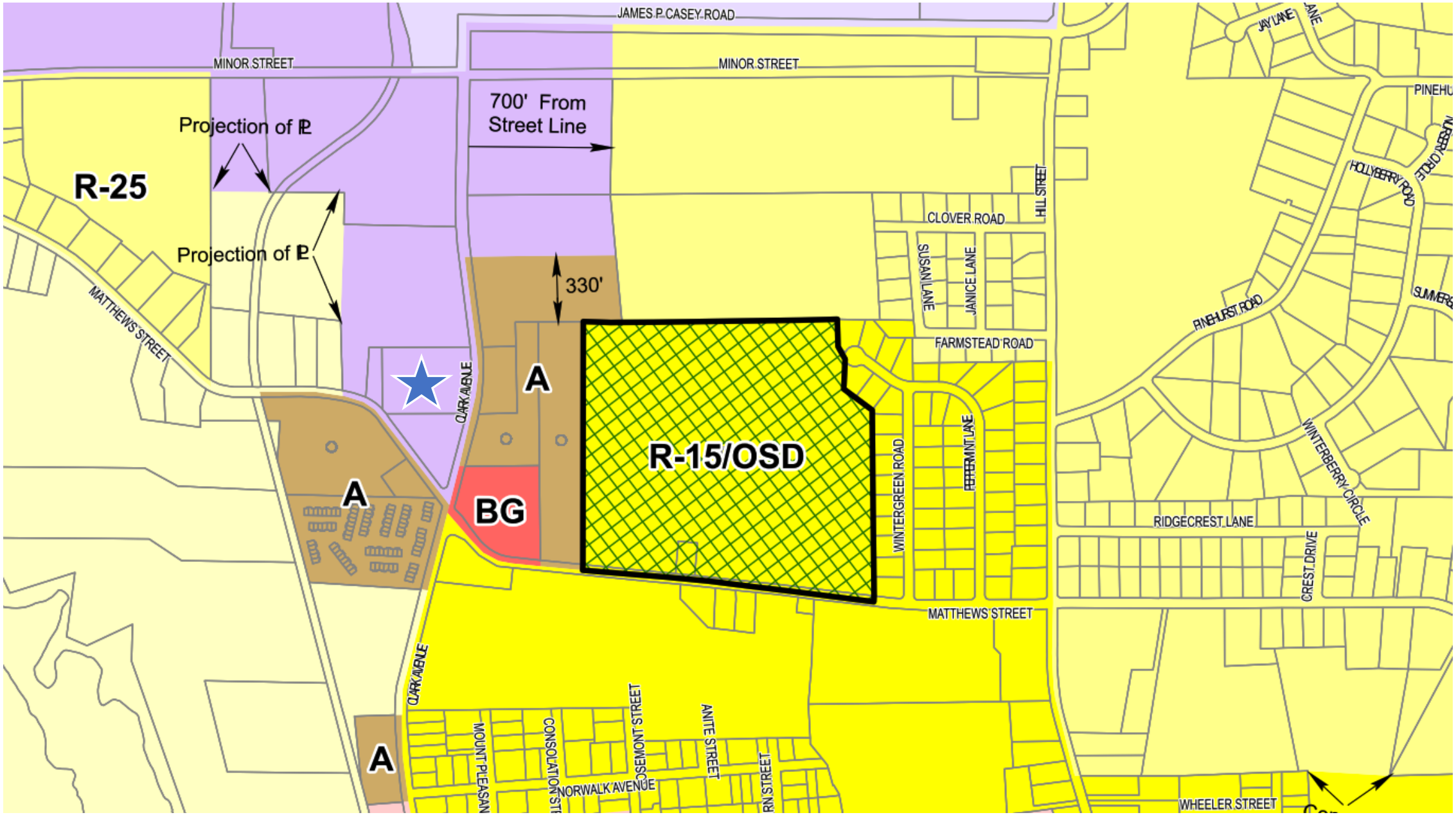
Google Aerials



625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Floodplain
Map 66, Lot 264



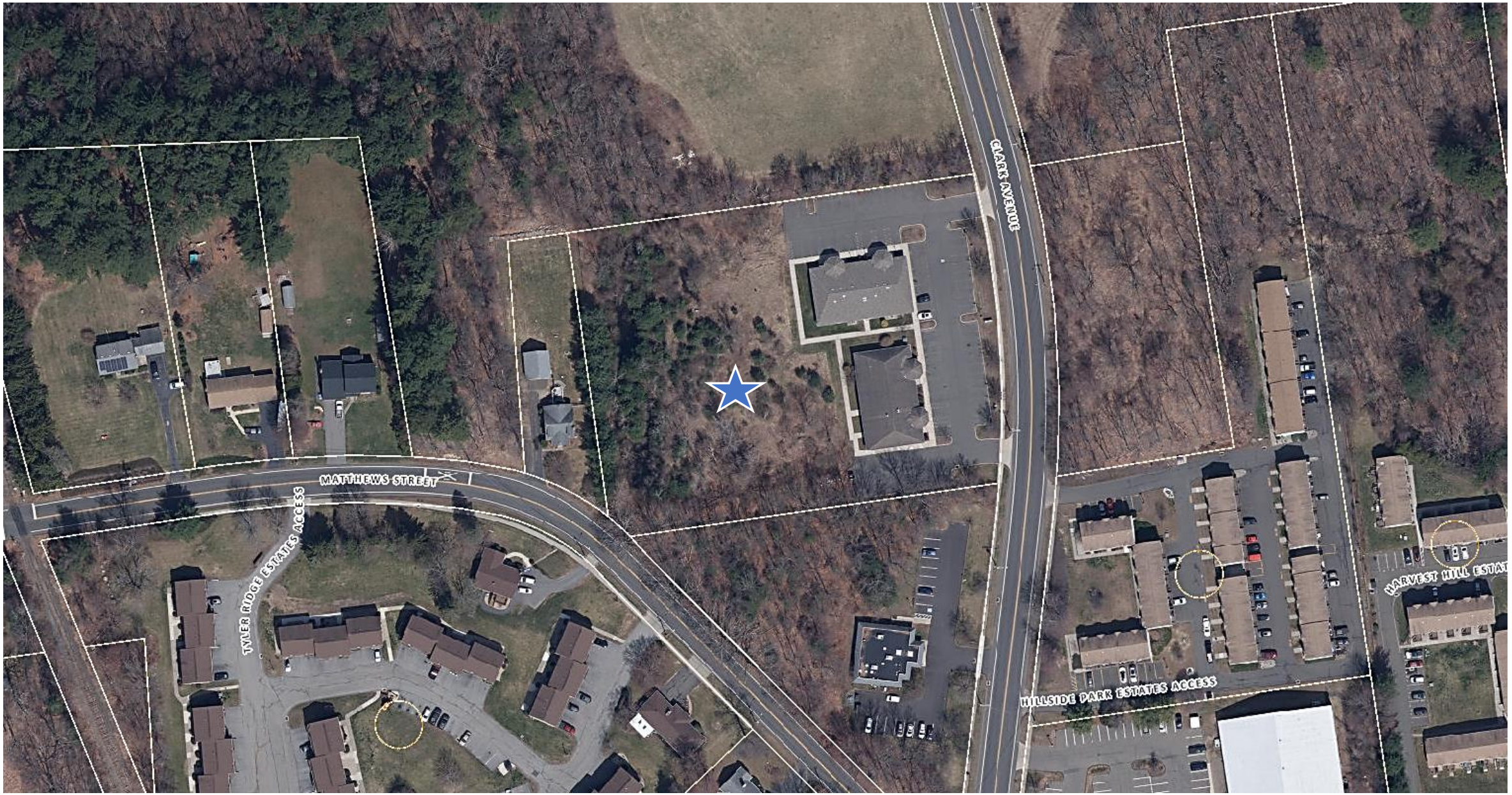
625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Topography
Map 66, Lot 264



625 Clark Avenue – Inland Wetlands and Upland Review
Map 66, Lot 264



625 Clark Avenue – Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

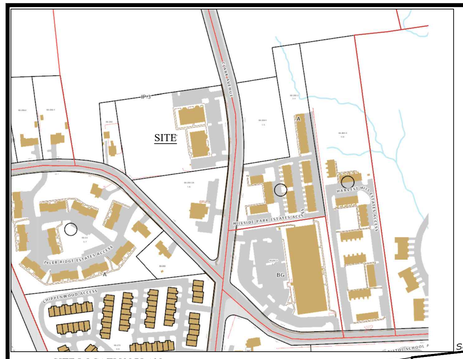


625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

Zone Change Map



SITE LOCATION PLAN
SCALE: 1" = 600'±

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut " as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is a Zone Change Map.
3. The map conforms to the Horizontal Accuracy of a Class 'D' Map.
4. Basis for North is Map Reference No. 1.

MAP REFERENCE:

1. "Improvement Location Survey, Existing Site Conditions, On Land n/f Landon Morris Sahlin, To Be Conveyed to Chippin's Hill Office Park, LLC, Located at #851 Matthews Street, Bristol, Connecticut, Scale 1"=40', Date: March 5, 2002." Prepared by Rosalind C. Page LS, Winterbourne Land Services.

N/F
STEPHAN ALLAIRE
LOT 261A-1 & 261A-2
CLARK AVENUE
ZONE IP-3

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 261A CLARK AVENUE
ZONE A

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 264-1 CLARK AVENUE
ZONE A

N/F
SHANE BAILLARGEON &
EMILY SHAPCOTT
#920 MATTHEWS STREET
ZONE IP-3

N/F
CHIPPEN'S HILL OFFICE PARK LLC
EXISTING ZONE IP-3
PROPOSED TO BE CHANGED
TO ZONE A
LOT AREA = 142,815 S.F.
(3.28 ACRES)

N/F
LINNETZ REALTY LLC
#595 CLARK AVENUE
ZONE IP-3

N/F
JANETTE MOLIER
#600 CLARK AVENUE
ZONE A

N/F
THE SIDOTI IRREVOCABLE
TRUST
"TYLER RIDGE CONDOMINIUMS"
#895 MATTHEWS STREET
ZONE A

EXISTING BUILDING
#641 CLARK AVE.

EXISTING BUILDING
#625 CLARK AVE.

CLARK AVENUE

MATTHEWS ST.

N81°14'36"E 126.33'
N83°53'13"E 114.00'
N80°19'55"E 68.42'
N81°39'09"E 96.56'
S83°38'06"W 29.78'
S09°09'00"E 310.24'
S82°01'09"W 399.01'
N38°12'20"W 22.85'

25' BL
60' BL
25' BL
60' BL
25' BL

GRAPHIC SCALE
20 10 0 20 40
1 Inch = 20 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "D" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Chippen's Hill Office Park LLC
234 Middle Street
Middletown, CT 06457

R. R. HILTBRAND
Engineers and Surveyors

ZONE CHANGE MAP
Lot #264
Clark Avenue
Bristol, Connecticut
November 12, 2025

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

BRISTOL CITY COUNCIL
REAL ESTATE COMMITTEE
GREG HAHN, CHAIRMAN

FEBRUARY 10, 2026

MOTION

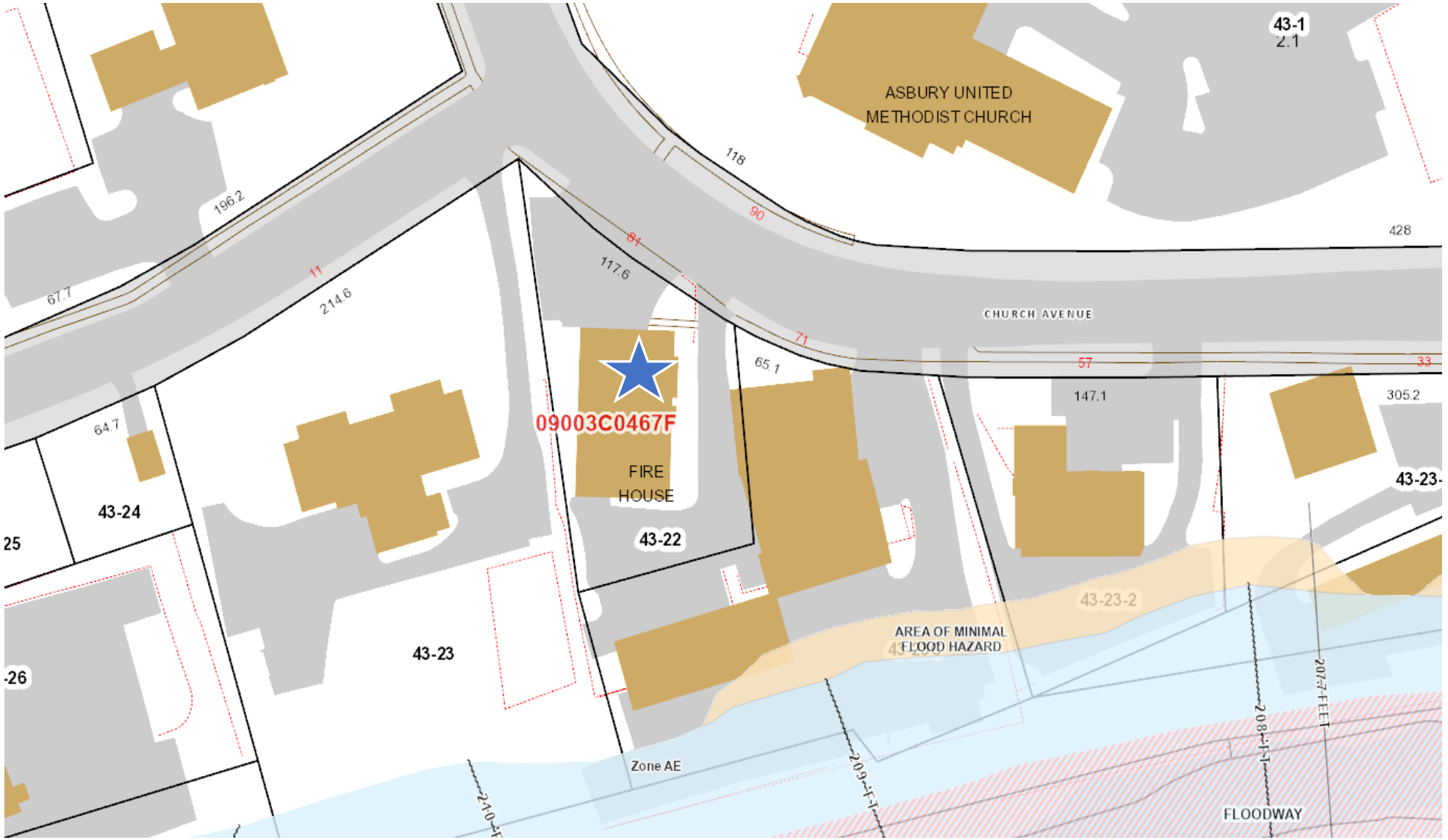
I HEREBY MOVE that the city owned property known as 81 Church Avenue, Lot 22 on Tax Assessor's Map 43, aka Fire House No. 3 Forestville be referred to the Planning Commission for a Connecticut General Statute Section 8-24 report. Specifically, to address whether this city building, should be sold.

I FURTHER MOVE that this property be referred to the Tax Assessor and Purchasing Agent to conduct an appraisal to determine a Fair Market Value should this property be sold by an outside real estate agent or through the "RFP" (Request for Proposals) process.

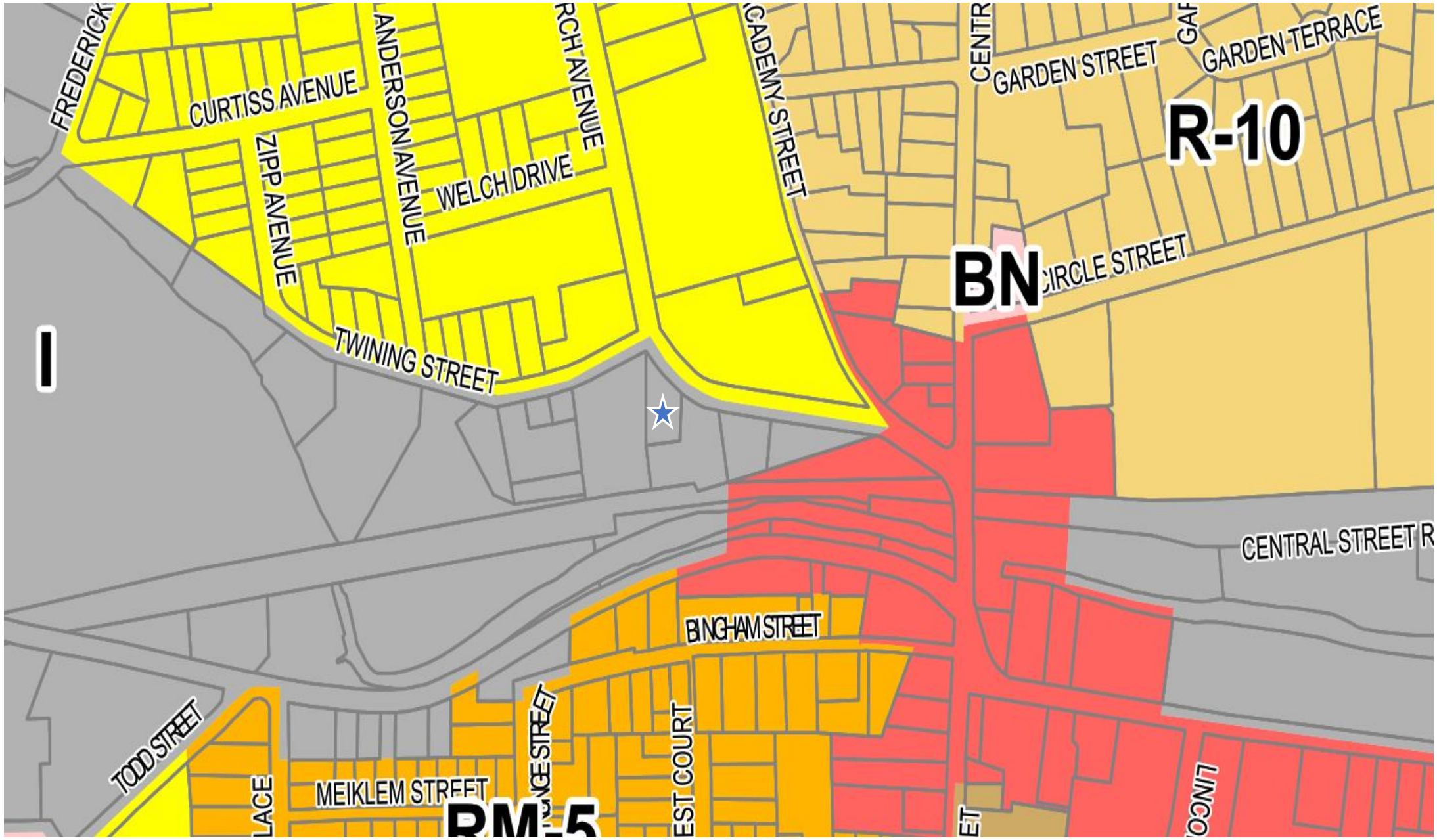
I FURTHER MOVE that this matter be referred to Parks, Recreation, Youth & Community Services, Public Works and Bristol Water & Sewer to determine if any of the aforementioned departments have an interest in utilizing this property.



81 Church Avenue – Location
Map 43, Lot 22



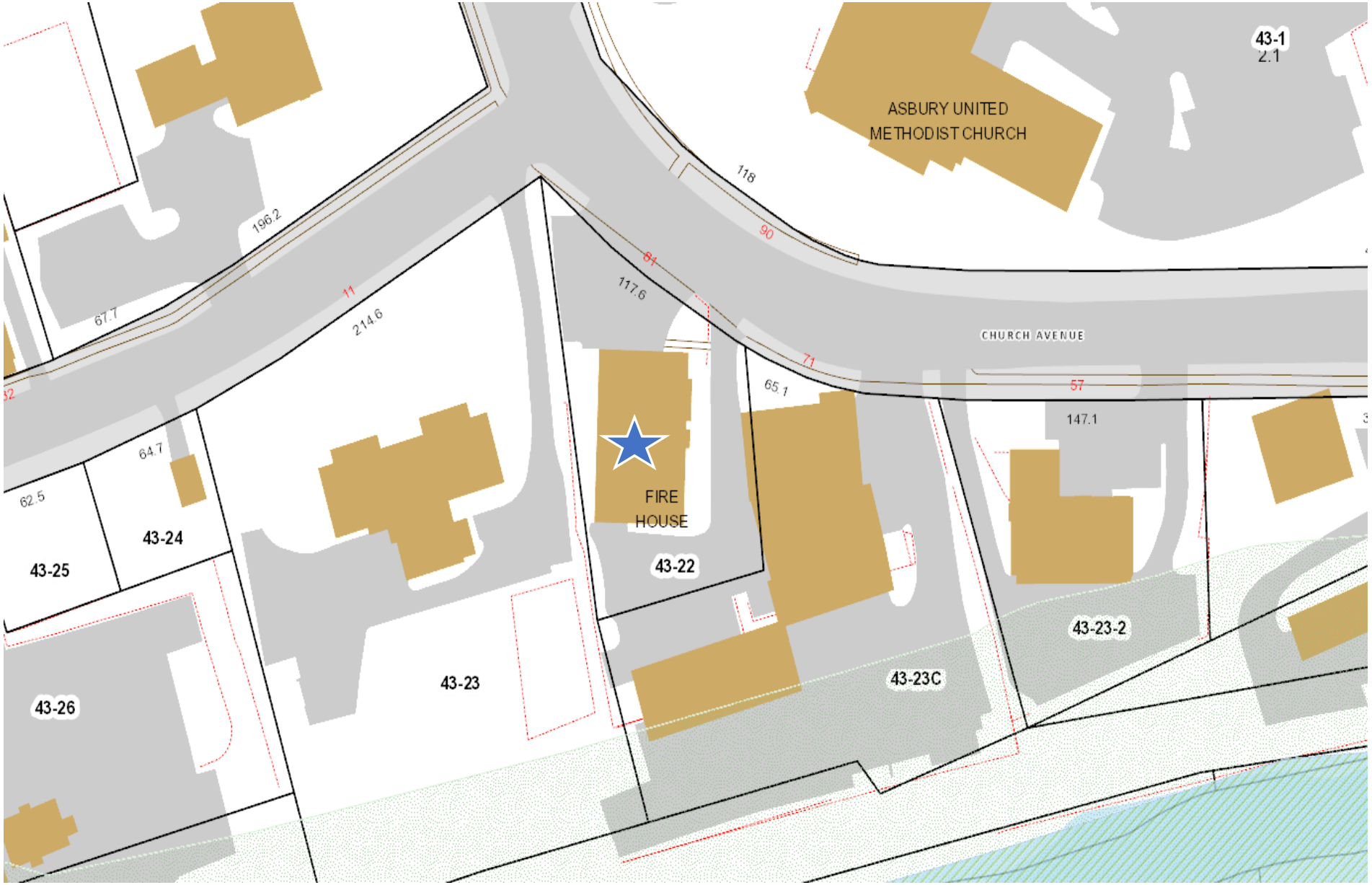
81 Church Avenue – Floodplain
Map 43, Lot 22



81 Church Avenue – Zoning – I (Industrial) zone
Map 43, Lot 22



81 Church Avenue – Topography
Map 43, Lot 22



81 Church Avenue– Inland Wetlands and Upland Review Area
Map 43, Lot 22



81 Church Avenue – Aerial
Map 43, Lot 22



383 Middle Street – Google Aerial
Map 3, Lot 35



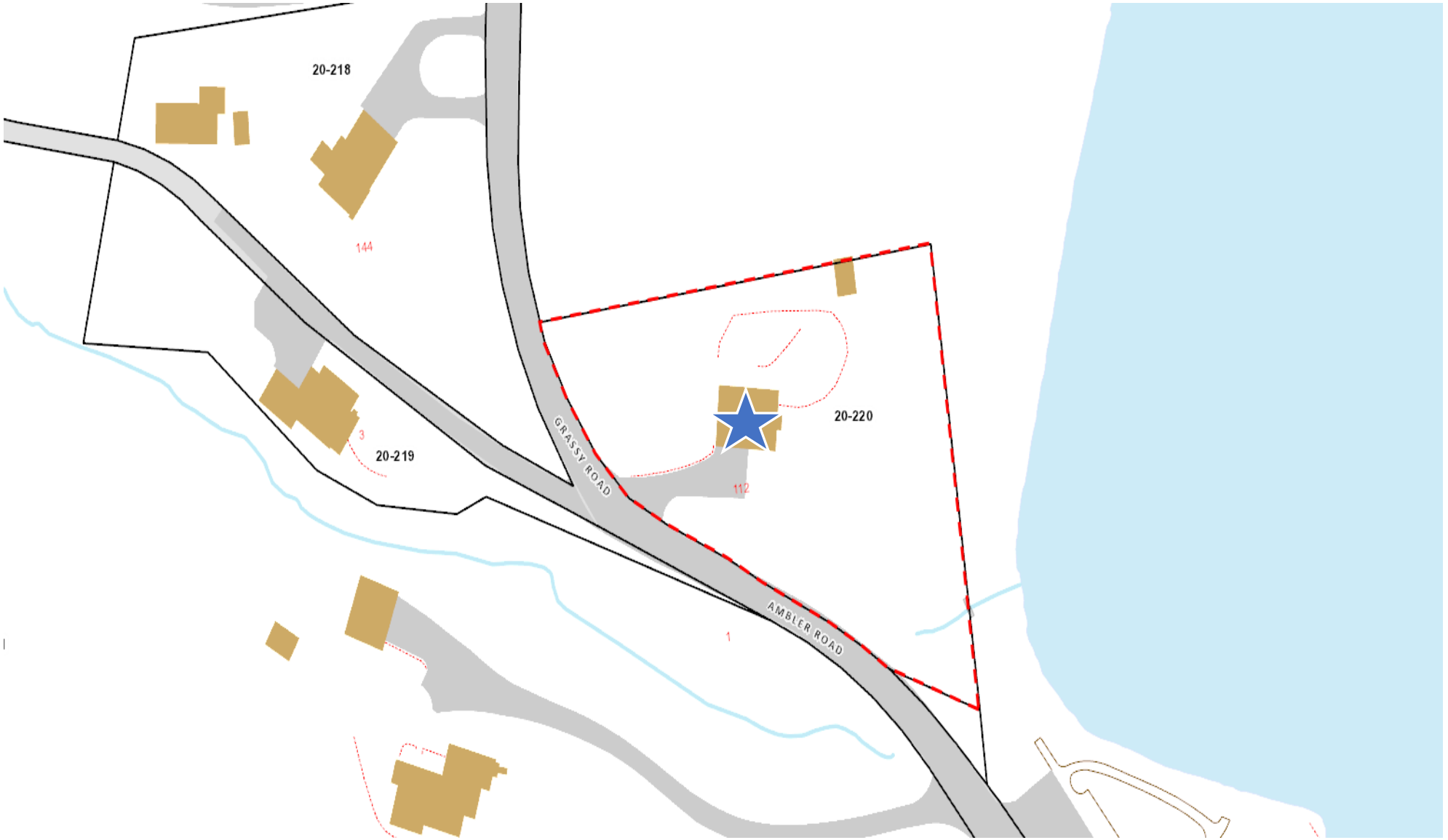
383 Middle Street – Google Aerial - North
Map 3, Lot 35

BRISTOL CITY COUNCIL
REAL ESTATE COMMITTEE
GREG HAHN, CHAIRMAN

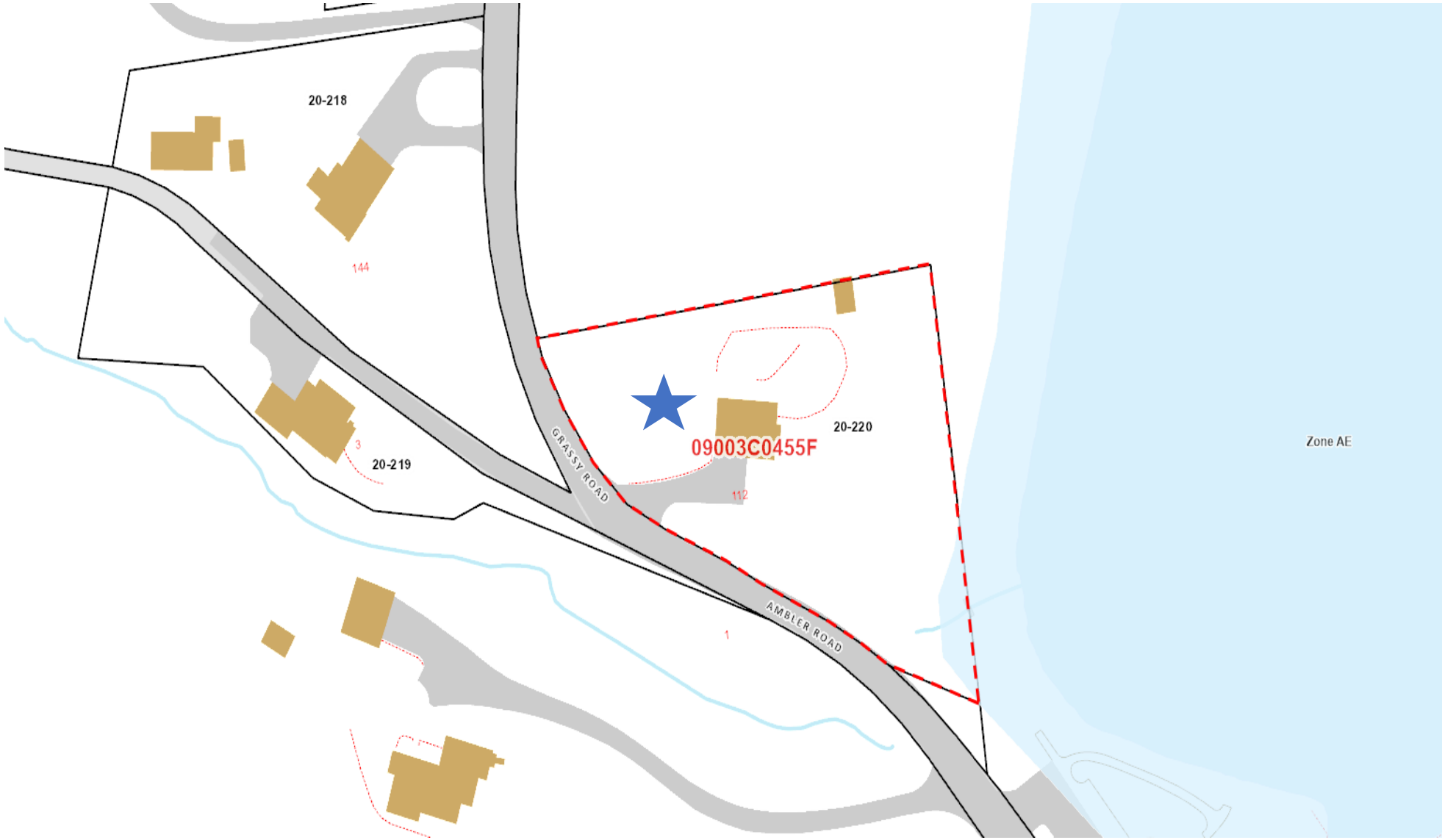
FEBRUARY 10, 2026

MOTION

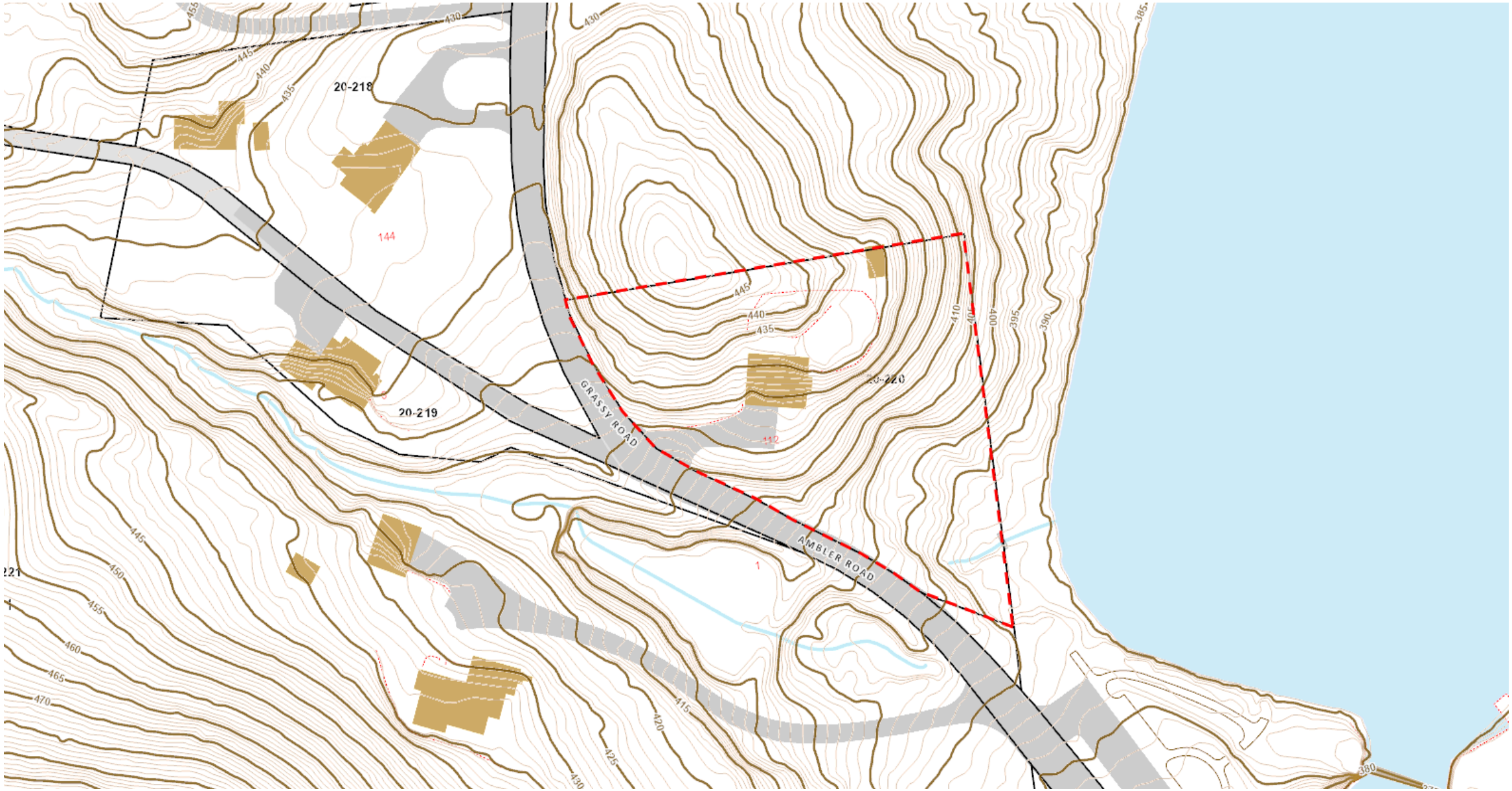
I HEREBY MOVE that the real property known as 112 Ambler Road, Lot 220 on Tax Assessor's Map 20, be referred to the Planning Commission for a Connecticut General Statute Section 8-24 report. Specifically, to address the Board of Park Commissioners possible interest in acquiring this property to help preserve the Hoppers-Birge Pond and to allow for a future indoor programming space and/or maintenance building to support the park.



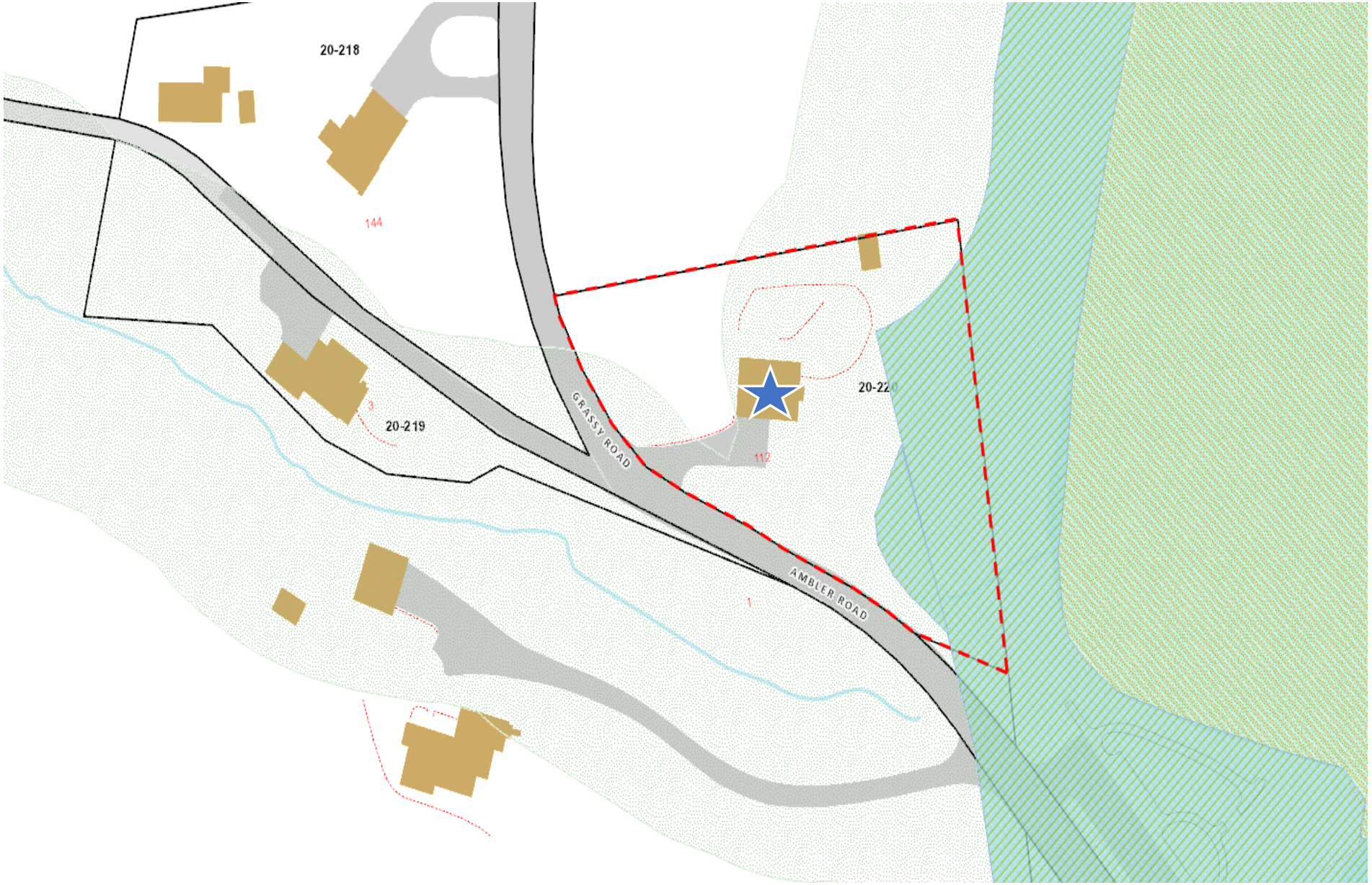
112 Ambler Road – Location
Map 20, Lot 220



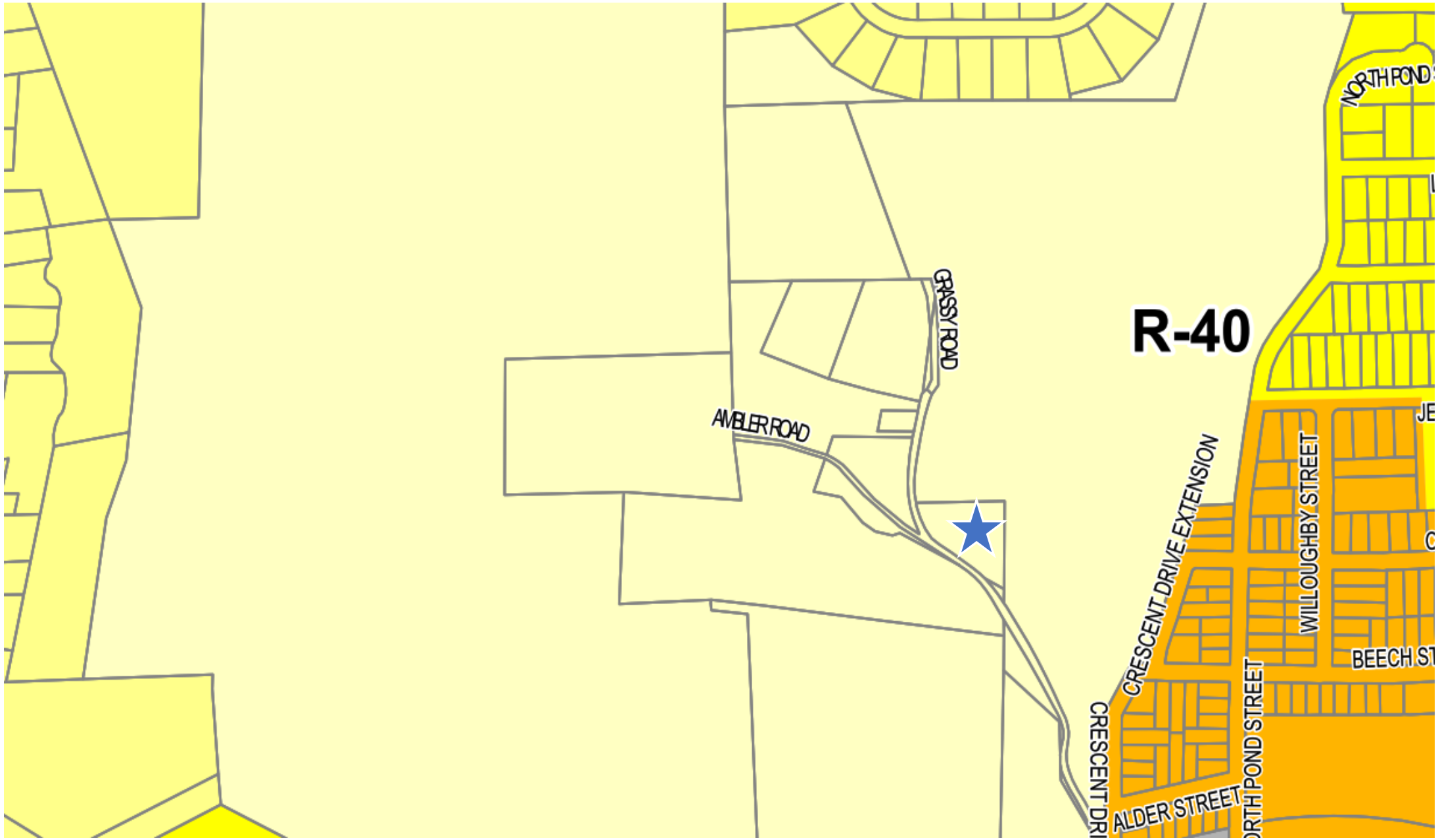
112 Ambler Road – Floodplain
Map 20, Lot 220



112 Ambler Road – Topography
Map 20, Lot 220



81 Church Avenue– Inland Wetlands and Upland Review Area
Map 43, Lot 22



112 Ambler Road – Map 20, Lot 220
Zoning – R-40



112 Ambler Road – Aerial
Map 20, Lot 220



383 Middle Street – Google Aerial
Map 3, Lot 35



BRISTOL

2015 Plan of Conservation and Development

Hyperlink For Full Plan:

https://www.bristolct.gov/DocumentCenter/View/6668/Bristol-POCD-Effective-063015-RFS

Planning Commission

City of Bristol, CT

Revised April 1, 2018

Follow this hyperlink for a full analysis from the Office of Legislative Research (OLR):

https://www.bristolct.gov/DocumentCenter/View/50769/2025HB-08002-OLR

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Analysis of H.B. 8002—An Act Concerning Housing Growth

- November 13, 2025
- Housing Affordability, Housing Choice, Housing Creation, Housing Stability, Session Updates

Analysis of H.B. 8002—An Act Concerning Housing Growth

H.B. 8002—An Act Concerning Housing Growth lays out a framework for how Connecticut will plan for and support housing growth in the years ahead. Connecticut continues to face a deep housing shortage, rising costs, and widening disparities that require bold, sustained policy action. The bill recognizes that housing is central to Connecticut's long-term affordability, economic strength, and community well-being.

This complete analysis is designed to help advocates, municipal leaders, policymakers, journalists, and residents understand what the bill does. Below, you will find a detailed summary of the bill's provisions, with implementation timelines where specified.

Affordability

Initiatives for Homebuying Residents

- ***First-Time Homebuyers Savings Program.*** Creates new tax-benefited savings accounts for first-time homebuyers and their employers to save money for down payments and other home purchase costs. *Sec 1-3.*
- ***CHFA Smart Rate Pilot for Homebuyers*.** Instructs CHFA to reinstate the Smart Rate program, which allows for reduced mortgage interest rates for first-time homebuyers with student debt. The program will operate within existing bonding authorizations for homeownership loan programs. *Sec 36.*

Creates or Reestablishes Various Rental Assistance Programs

- ***Direct Rental Assistance Pilot.*** DOH and PHAs can, within existing appropriations, grant funds to nonprofits who will make cash payments for housing assistance to households eligible for state RAP vouchers or on a waitlist for federal Section 8 vouchers. *Sec 28.*
- ***Reestablishes Open Choice Voucher Pilot Program.*** DOH must re-establish this program which allows disadvantaged students across the state to be eligible for a state housing voucher; up to 20 vouchers from available appropriations may be used for this 2-year pilot. *Sec 29.*

New Housing Authority Reporting Requirements

- ***Public Housing Authority Annual Reporting***. PHAs must post required annual reports sent to DOH on their websites. Starting in 2026, these reports must include additional information related to income-targeting of their units and housing waitlist counts. *Sec 44.*

Creation

New Housing Creation Incentive Programs

- ***Regional Planning Incentive Account Modifications.*** Effective immediately (pro-rated), COGs are eligible for an additional $400K each – $200K for housing planning and technical support, and $200K for storm management/flood mitigation or waste/recycling management. *Sec 30.*
- ***Housing Growth Grant Program***. Beginning in FY28, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA can apply for funds for housing-related public infrastructure projects, including water and sewer, roads, and pedestrian, bike, and transit infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*
- ***New Water Quality Loan Program.*** Beginning in FY28, municipalities who have a population of <50,000 people and (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA are eligible for loans for wastewater system improvements. *47.*

- ***School Construction Reimbursement Rate***. Beginning in FY27, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA may receive a 5% increase to their state school construction grant reimbursement rate. *Sec 46.*
- ***New COG Transit Infrastructure Grant.*** OPM may establish a grant program for COGs for public transit, bicycle, or pedestrian infrastructure projects, within available appropriations. *Sec 25.*
- ***Greyfield Revitalization Program Modification*.** DECD will prioritize towns who have already adopted zoning regulations for conversion of commercial to residential as of right for funding from the Greyfield Revitalization Program. *Sec 49.*

Creates or Reestablishes Various Housing Development Programs

- ***Middle Housing Development Grant Program.*** Public Housing Authorities (PHAs) can receive grants to develop middle housing (duplexes, triplexes, quads, cottage clusters, or townhomes) in towns with fewer than 50,000 people. Bonding of $50M annually already authorized in PA 25-174. *Sec 27.*
- ***Affordable Housing Program for Construction Industry Employment Program***. DOH will create a program to fund proposed affordable housing development projects that are creating employment opportunities in the construction industry; projects must include workforce training programs, have a project labor agreement, and be co-funded by a union pension fund. Bonding of $12.5M annually through FY29 has already been authorized in PA 25-174. *Sec 34.*
- ***Affordable Housing Real Estate Investment Trust Pilot Program***. DOH will provide grants for CHFA, PHAs, or nonprofits to buy existing homes and impose deed-restrictions on the units of up to 80% AMI. Bonding of $2M already authorized in PA 25-174. *Sec 43.*

Parking

- ***Minimum Parking Requirements Applicability.*** Prohibits towns from enforcing minimum parking requirements for residential developments with less than 16 homes. For residential development with at least 16 units, applicants must submit a parking needs assessment. *Sec 18, 19, 53.*
- ***Conservation and Traffic Mitigation Districts.*** A municipality may create up to two "conservation and traffic mitigation districts" where a town can extend parking minimums to development of less than 16 units. These districts may cover a combined total of no more than 8 percent of the municipality's land area. *Sec 19.*
- ***Fees in Lieu of Parking Changes.*** Planning and zoning commissions may adopt regulations allowing applicants subject to a minimum parking requirement to pay a fee instead of providing the required parking spaces in commercial developments and residential or mixed-use developments with at least 16 dwelling units. *Sec 21.*

Streamlining Housing Development

- ***Middle Housing Development As of Right.*** Middle housing developments (2-9 units) are allowed by summary process (similar to as of right approval) on any area zoned for commercial or mixed-use developments; towns may also opt in to allow middle housing by summary process in any area zoned for residential use for points towards their 8-30g moratorium (see 8-30g updates below). *Sec 16-17.*

- ***Tiny Home Protections.*** Prohibits manufactured homes from being treated differently under municipal zoning than other similar residential developments, regardless of size – potentially adding additional flexibility to the use of tiny homes. *Sec 18.*
- ***Protest Petition Modifications***. Limits ability of protest petitions to prevent housing development by requiring changes to be opposed by at least half of impacted residents and neighbors, up from 20%. *Sec 24.*
- ***Zoning Under a Special Act***. Zoning updates in bill apply to all towns, both those zoning under GS 8-2 and those zoning under special actions. *Sec 20.*
- ***DOH as Statewide Housing Authority.*** DOH may, with approval from the Council on Housing Development, develop housing projects on state land. It may also sell or lease land for housing projects, while giving right of first refusal to that jurisdiction's PHA. *Sec 48.*
- ***Statewide Wastewater Study.*** Requires OPM, DEEP, and the Council on Housing Development to conduct a statewide wastewater capacity study, which must be completed by July 1, 2026. *Sec 33.*
- ***Connecticut Municipal Development Authority***. Technical changes to CMDA law. *Sec 50.*

Choice

Housing Growth Planning

- ***Housing Growth Planning.*** Municipalities must create their own housing growth plan, or participate in a Council of Government (COG)-directed regional housing growth plan, that provides detailed information on how a town will increase the number of affordable (deed-restricted) units. *Sec 4-6, 41, 51-53.*
- ***Council on Housing Development***. Establishes the Council on Housing Development, which together with the Secretary of the Office of Policy and Management (OPM), will evaluate and enforce towns' housing growth plans and coordinate housing growth policies statewide. *Sec 5-6, 14.*
- ***Regional Housing Needs***. Assigns COGs the responsibility to set affordable housing unit goals for each town in its planning region, informed by OPM housing needs assessments and technical support. *Sec 7, 53.*
- ***Housing Growth Grant Program***. Creates the Housing Growth Grant Program, beginning FY28, where municipalities making progress towards their housing growth plans can apply for funds to build necessary public infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*

Transit-Oriented Development

- ***Zoning for Transit Oriented Development.*** Towns with rail or regular bus service can create a transit-oriented district (TOD) that allows for denser housing development as of right within ½ mile of the transit station. *Sec 11, 13, 22.*
- ***Transit Oriented Development Funding Incentives***. Towns with TODs automatically qualify for additional financial incentives, including the new Housing Growth Grant Program, funding from the CT Municipal Development Authority (CMDA), higher reimbursement rates for school construction projects, and loans for sewer projects. *Sec 13, 15, 45, 46.*

8-30g Updates

- ***Easier Path Towards 8-30g Moratoriums.*** Towns will have an easier path to an 8-30g moratorium if they zone for additional 8-30g-eligible housing by creating "priority housing development zones," which require as-of-right construction. The threshold to achieve a moratorium is reduced from 2% to 1¾% of the town's housing stock. Sec 8-10 and 41. Towns can also gain additional ¼ unit points toward an 8-30g moratorium by allowing neighboring municipality housing authorities to build within their town boundaries. Sec 41.
- ***Moratorium Points for Middle Housing.*** Clarifies the applicability of 1/4 HUE moratorium point incentive for middle housing (2-9 units) built through a process of summary review in transit communities. *Sec. 16.*
- ***Evaluate Exemption Methods.*** Initiates a study to evaluate other state methodologies of calculating exemptions under 8-30g in place of the current 10% standard. *Sec 42.*

Stability

Fair Rent Commissions

- ***Fair Rent Commission Expansion***. All municipalities with populations above 15,000 must create a Fair Rent Commission (FRC) before 2028 (up from 25,000 threshold requirement). Smaller municipalities are still permitted to create an FRC but are not required. Municipalities may also choose to join a regional FRC or create a joint FRC with a neighboring municipality. *Sec 35.*

Tenant Protections and Housing Quality

- ***Ban on Algorithmic Rent Setting***. Prevents companies to use a revenue management device to set rental rates or occupancy levels for residential buildings, subject to $100K penalty for individuals and $1M penalty for businesses. *Sec 32.*
- ***Eviction Protections Due to Landlord Error***. Prevents landlords from beginning eviction for nonpayment of rent if nonpayment is due to problems using the online rental payment system. If online system is down, the grace period to pay rent is extended. *Sec 37-39.*
- ***Increased Elevator Inspections for Elderly Housing Projects.*** All multifamily housing developments that contain age-restricted apartments and are >15 stories must have their elevators inspected at least once a year (currently, these types of private housing projects have no inspection requirements). In PA 25-168, the FY26-27 budget already authorized 2 new Department of Administrative Services staff positions for elevator inspectors to comply with these requirements at $205K annually.
- ***Fire Hydrant Reporting for Mobile Manufactured Home Parks.*** Park owners must annually report on fire hydrant capacity and flow levels to local fire marshals, who will assess for safety and, if needed, file a complaint to the Department of Consumer Protection. *Sec 45.*
- ***Housing Discrimination Relief.*** The Attorney General may seek injunctive relief, punitive damages, or civil penalties in housing discrimination cases; previously, these remedies were only available to cases filed with the Commission on Human Rights and Opportunities. *Sec 31*.
- ***Expands Use of Healthy Homes Fund***. Expands use of Health Homes Fund to abate any contaminants (radon, asbestos); repealed law required at least 15% of funds to be used for lead-removal activities. *Sec 53.*

Initiatives for Homeless Residents

- ***Portable Showers and Laundry Facilities Pilot Program.*** Funding of $150K annually was already appropriated in PA 25-168. *Sec 23*.
- ***Hostile Architecture Prevention.*** Beginning January 2026, prohibits municipalities from constructing “hostile architecture,” or structures designed to prevent homeless individuals from sitting or lying down. *Sec 26.*

Updated as of: **2/20/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes
												Performance Bond[4]		Maintenance Bond													
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / Ownership	Transaction Complete (x)	Date Approved by Planning Comm. / Expiration Date of Subdivision[1]	Due Date for Filing on Land Records / Date Filed on Land Records	Expiration Date of Conditional Approval[2] / Date of Final Approval[3]	Not Required (x)	Original Bond Amount ($) / Current Bond Amount ($)	Date Bond Expires / Date Bond Released	Maintenance Bond Amount ($) / Current Maint. Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
324[6]	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				$583,660	May 18, 2026							x						
									Jun 25, 2027	Feb 20, 2009	Mar 08, 2019		$583,660														
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x				
									May 30, 2028	Aug 06, 2018	May 30, 2020		$59,370														
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x		x	x	
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		$127,075														
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		$1,725														
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		$4,025														
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		$34,500														
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2027																
									Oct 24, 2025	Aug 06, 2019																	
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				$202,075	n/a												x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		$202,075														
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				$9,600						x	x							
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		$9,600														
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				$175,052			x	x	x	x		x	x	x				
									Aug 25, 2026	May 04, 2022	Feb 24, 2025		$175,052														
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a													
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a													
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a													
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a													
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023																		
									Aug 28, 2028	May 09, 2024	Jan 29, 2025		$106,066			x	x	x		x	x	x	x	x				

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable

Updated as of: **2/20/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**													Notes
												Performance Bond[4]			Maintenance Bo														
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							Ownership		Expiration Date of Subdivision[1]	Date Filed on Land Records	Date of Final Approval[3]		Current Bond Amount ($)	Date Bond Released	Current Maint. Bond Amount ($)														

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

December 10, 2025

DeWayne K. Wynn
42 Redwood Drive
Bristol, CT 06010

Dear Mr. Wynn:

This is to officially notify you that at a meeting of the City Council on December 9, 2025 you were appointed as an alternate member to the Planning Commission for a term to July, 2028.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath. ***Enclosed is the Conflict of Interest Acknowledgement form that must be filled out*** and handed in at the time of your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, calendar of meetings and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should you change your address, or resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

Erica Cabiya

Erica Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan