



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — MONDAY, APRIL 6, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85158823751?pwd=VcO3FVCLb0ii9qe2bJ0CySuvZVTtQk.1>

Meeting ID:

851 5882 3751

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - March 2, 2026
 - b. Special Meeting — March 25, 2026
4. Public Hearings
 - a. Application #2066 — Wetlands Application for the development of a 2-story - 7,279 s.f. Data Center, with associated utility interconnection, landscaping improvements and parking areas within the upland review area at 234 Riverside Avenue; Assessor's Map 30, Lot 117A; ReNew Riverside, LLC, applicant & owner.
5. Receipt of New Applications
 - a. Application #2068 — Wetlands Application for the construction of a single-family dwelling unit at 111 Fox Hollow Lane; Map 58, Lot 24; Mark and Deborah Tiso, applicants/owners.

- b. Application #2069 — Wetlands Application for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building and site improvements to include milling, paving, curbing reparation/replacement of storm structures and sidewalk repairs at 345 Mix Street; Map 53, Lot 140; Bristol Board of Education, applicant; City of Bristol, owner.
 - c. Application #26-458F-315 — Floodplain Application for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building and site improvements to include milling, paving, curbing reparation/replacement of storm structures and sidewalk repairs at 345 Mix Street; Map 53, Lot 140; Bristol Board of Education, applicant; City of Bristol, owner.
 - d. Application #2070 — Wetlands Application to build up the existing grade/elevate the backyard within the upland review area with the placement of concrete blocks at 40 Janice Lane; Map 66, Lot 29; Joshua Greco, applicant/owner.
- 6. Old Business
- 7. New Business
- 8. Staff Reports
 - a. IWWA Report - March 2026
 - b. Appointments - G. Klimek
 - c. Appointments - E. Jarboe
- 9. Communications
 - a. Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.
- 10. Conservation Topics
- 11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, May 4, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY MARCH 2, 2026**

By: Chairman Fisk

Time: 6:30 P.M.

Place: City Hall
Council Chambers
111 North Main St.
First Floor

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette		X
	Laura Valentino	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Joseph Longo	X	
	Justin Bridges	X	
STAFF	William Stango, P.E., City Engineer		X
	Lukasz Burkacki, E.I.T., Engineer	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 6:30 P.M.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular – February 2, 2026

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo, and Bridges alternating to vote for each item.

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek to vote on the February 2, 2026, regular minutes.

MOTION: Move to approve the minutes of the February 2, 2026, regular meeting, as written.

By: Klimek

Seconded: Robinson

For: Duquette, Valentino, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

b. Special – February 5, 2026

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the February 5, 2026, special meeting minutes.

Chairman Fisk, pointed out a correction for the final motion, instead of the final line reading indications of wetland limits along the eastern property line from the applicant's soil scientist, per our regulation. It should state as discussed prior to the motion indications of wetland limits based on the new delineation from their soil scientist and or their buffer, per our regulation.

MOTION: Move to approve the minutes of the February 5, 2026, special meeting, with corrections to the motion.

By: Klimek

Seconded: Robinson

For: Valentino, Robinson, Carros, Massaro, Rooks, Klimek, and Fisk.

Against: None.

Abstained: None.

4. Public Hearings

There were no public hearings.

5. Pending Applications

There was no pending application.

6. Receipt of New Applications

- a. Application #2066 — Wetlands Application for the development of a 2-story - 7,279 s.f. Data Center, with associated utility interconnection, landscaping improvements and parking areas within the upland review area at 234 Riverside Avenue; Assessor's Map 30, Lot 117A; ReNew Riverside, LLC, applicant & owner. *Application Note: The Data Center will be supported on-site by a 7,016 s.f. fuel cell facility, which is permitted by the CT Siting Council*

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the Application # 2066.

The Commission received the following items in their electronic packets:

- a. application form
- b. cover letter, dated February 17, 2026
- c. drainage report, dated February 2026
- d. site plan
- e. mapping: floodplain, wetlands, topo and aerial
- f. property listing report, City of Bristol, dated February 18, 2026
- g. City of Bristol Inland Wetland Application, Narrative dated February 16, 2026
- h. Statewide Inland Wetlands & Watercourses Activity Reporting Form, undated

Chairman Fisk asked if it was a complete application.
Lukasz Buracki, stated it was a complete application.

MOTION: Move to receive #Application #2066.

By: Klimek

Seconded: Rooks

For: Valentino, Robinson, Carros, Massaro, Rooks, Klimek and Fisk.
Against: None.
Abstained: None.

The application is received.

Matt Ranelli, Attorney Shipman and Goodwin, One Constitution Plaza, Hartford, addressed the commission on behalf of the applicant. The building will not be closer to the street. There will be no disturbance near the wetlands. There will be a stormwater system as well.

Matt Gustafson, Registered Soil Scientist and wetland scientist with All-Points Technology Corporation, 571 Jerusalem Rd, Windham CT. Shared his report on the area.

Chairman Fisk questioned why the Pequabuck River did not get a score for Visual quality aesthetics

Matt Gustafson, one of the things that can diminish, specifically that, as well as the educational, scientific value of those, is public accessibility to this portion of it. Obviously, if you reversed this and we were on the other side of the river, where the park is, I would agree with you, and you might even find that at a principal level, because it's publicly available. One of the other things that diminishes this quality is the condition of the buffer habitat in this area being a vacant and previously disturbed lot. That's why we determined that it was not supported at that level. Again, if you moved, you know, just 30 feet on the other side of the river, I think I would change that assessment.

Ubadah Abdullah, Site Civil Engineer, All-Points Technology Corporation, 571 Jerusalem Rd, Windham CT, In the existing condition on the property, we have the building foundation. Alongside paved areas to the west side and the east side of the building, and previous areas come out to approximately 34,000 square feet. There is a slope with some trees along the southern side of the property leading into the Pequabuck River. In the proposed condition, we're proposing a data center going east to west, closer to Riverside Avenue. There is a fuel cell pad located on the northwest side, equipment on the eastern side, parking lot on the southern side of the building, as well as a backup generator to the west. The total impervious comes out to approximately 27,000 square feet. This is a roughly 6,587 square foot reduction. The runoff from the proposed parking lot would be collected via the trench drain and the catch basin. Catch basin has a 2-foot sump, as well as a hooded outlet. Runoff is conveyed to the isolator row initially. All the water from the driveway is treated within that isolator row, before it extends out into the rest of the system, and eventually into the soil below.

Chairman Fisk asked City Staff if Regulations based on slope, the upland review area may be extended greater than 100 feet?

Lukasz Burkacki, E.I.T., City of Bristol, typically, if the site is steep, the 100-foot will be extended, and if it's generally flatter, then, you know, 100 foot can be a little shorter.

MOTION: Move to declare Application #2066 a significant activity and set a public hearing for the April 6, 2026, meeting and schedule an onsite inspection.

By: Robinson

Seconded: Klimek

For: Valentino, Robinson, Massaro, Rooks, Klimek, and Fisk.
Against: Carros
Abstained: None.

The application was declared significant activity.

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

MOTION: Move to schedule an onsite walk on March 25, 5:30pm.

By: Robinson

Seconded: Rooks

For: Valentino, Robinson, Massaro, Carros, Rooks, Klimek, and Fisk.

Against: None.

Abstained: None.

The onsite was scheduled for March 25, 5:30pm.

7. Old Business

None.

8. New Business

None.

9. Staff Reports

a. IWWA Report - February 2026

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the IWEO February 2026, monthly report.

Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

a. Inland Wetlands Enforcement Officer report, dated February 26, 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

10. Communications

None.

11. Conservation Topics

None

Before adjournment Chairman Fisk notified the Commission that he will be stepping down as Chair and Commissioner of the Inland Wetlands & Watercourses Agency of the Conservation Commission.

12. Adjournment

MOTION: Move to adjourn at 7:36 P.M.

By: Robinson

Seconded: Carros

For: Valentino, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary

DRAFT

Application
#2066

Data Center
234 Riverside Ave.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	<u>2066</u>
DATE FILED:	<u>2-18-26</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: ReNew Riverside LLC Signature: [Signature], MEMBER
Address: 123 Salem Road City: Colchester State: CT Zip: 06415
Telephone No.: (860) 543-9432 [] home ☒ work Email: john@renewdevelopers.com

2. PROPERTY OWNER(S):

Name: ReNew Riverside LLC Signature: [Signature], MEMBER
Address: 123 Salem Road City: Colchester State: CT Zip: 06415
Telephone No.: (860) 543-9432 [] home ☒ work Email: john@renewdevelopers.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 234 Riverside Avenue
Assessor's Map No.: 30 Assessor's Lot No.(s): 117A
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Perennial watercourse
identified as Pequabuck River with narrow bordering wetlands located along the southern property
boundary. No wetlands proposed to be directly impacted, all impacts are limited to the upland review area.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Development of a 2-story data center with
associated utility interconnection, landscaping improvements, and parking areas. Activity will be
supported by a fuel cell facility which will be covered under a separate application to the Connecticut Siting Council.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [X] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [X] within 100 feet of a wetlands or watercourse; | area of impact: <u>25,235</u> SF (<u>0.58</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[X] yes [] no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

Statewide Inland Wetlands and Watercourses Activity Reporting Form



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
2. CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Bristol
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): [USGS quad map name](#): Bristol or [quad number](#): 50
[subregional drainage basin number](#): 4315
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): ReNew Riverside, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): Bristol Technology Center, 234 Riverside Avenue
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: data center and energy servers
9. ACTIVITY PURPOSE CODE (see instructions for code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, NA
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 0.58 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Tax Card and Map



Property Information

Property Location	234 RIVERSIDE AVE
Owner	RENEW RIVERSIDE LLC
Co-Owner	
Mailing Address	123 SALEM RD COLCHESTER CT 06415
Land Use	337 Parking Lot
Land Class	C
Zoning Code	BHC
Census Tract	04061

Neighborhood	
Acreage	1.52
Utilities	All Public
Lot Setting/Desc	Level
Book / Page	2225/524
Additional Info	

Primary Construction Details

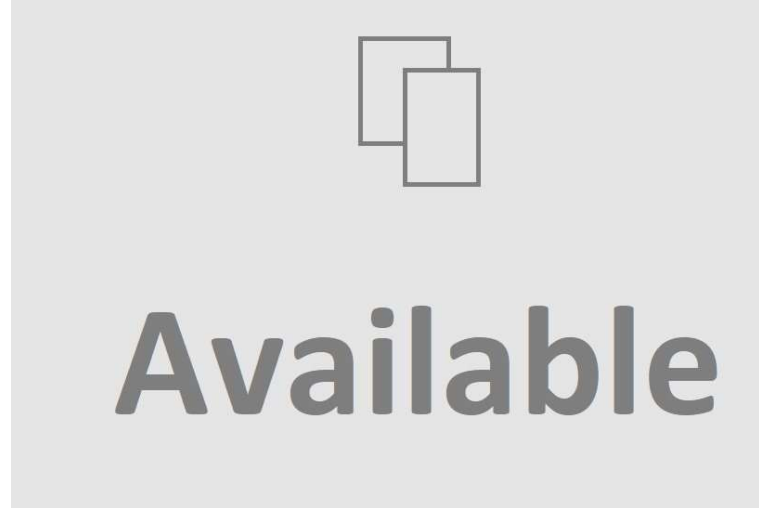
Year Built	0
Building Desc.	Parking Lot
Building Style	UNKNOWN
Building Grade	NA
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	NA
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	NA
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	0
Fireplaces	0

Photo



Sketch



(*Industrial / Commercial Details)

Building Use	Vacant
Building Condition	
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA



City of Bristol, CT

Property Listing Report

Map Block Lot

30-117A

Building #

1

PID

1896

Account

0076333

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	0	0			
Extras	0	0			
Improvements					
Outbuildings	3100	2170			
Land	209200	146440			
Total	212300	148610			

Sub Areas

Outbuilding and Extra Features

Type	Description
Paving Asph.	15400 S.F.

Total Area

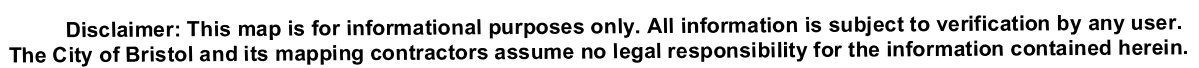
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Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
RENEW RIVERSIDE LLC	2225/524	2022-05-23	500000
SACHEM CAPITAL CORP	2085/0265	2018-07-18	370000
BREAK N' RUN BILLIARDS LLC	1987/0700	2015-02-27	430000
MASSARO DAVID J	1807/0558	2009-06-22	50000
FOLEY CHARLES E + MASSARO DAVID J	1316/0977	2000-02-24	0
FOLEY CHARLES E + MASSARO BERTH K	1085/0764	1993-04-28	0



Address: 234 RIVERSIDE AVE



Stormwater Management Report



STORMWATER MANAGEMENT REPORT

**PROPOSED
BRISTOL TECHNOLOGY CENTER**

**234 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT
HARTFORD COUNTY**

Prepared for:

**ReNew Riverside, LLC
123 Salem Road
Bristol, CT 06010**

Prepared by:

**All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension, Suite 311
Waterford, CT 06385**

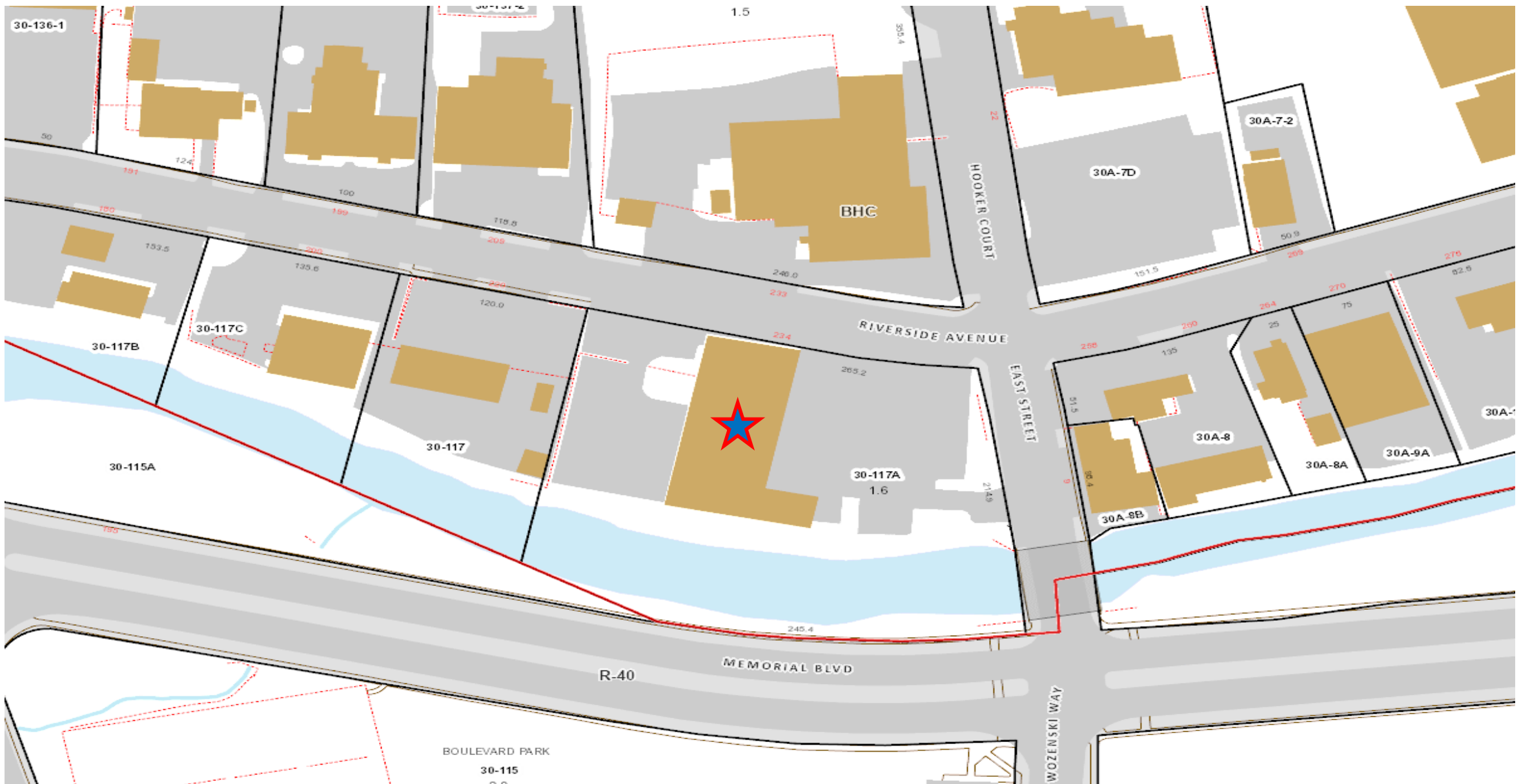
FEBRUARY 2026



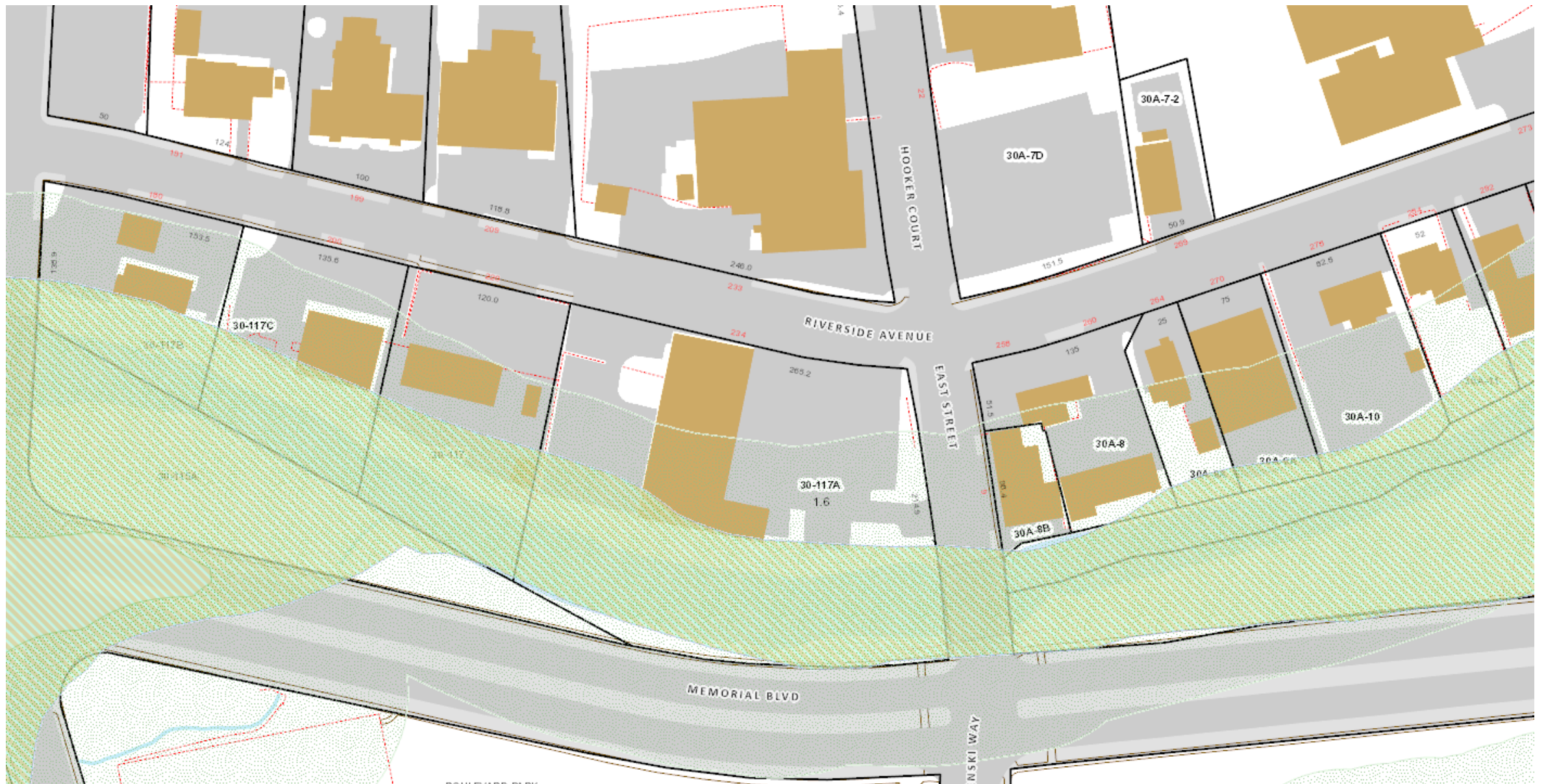
Hyperlink for Full Report:

[https://www.bristolct.gov/DocumentCenter/View/50968/CT716120 Bristol DrainageReport 02172026](https://www.bristolct.gov/DocumentCenter/View/50968/CT716120_Bristol_DrainageReport_02172026)

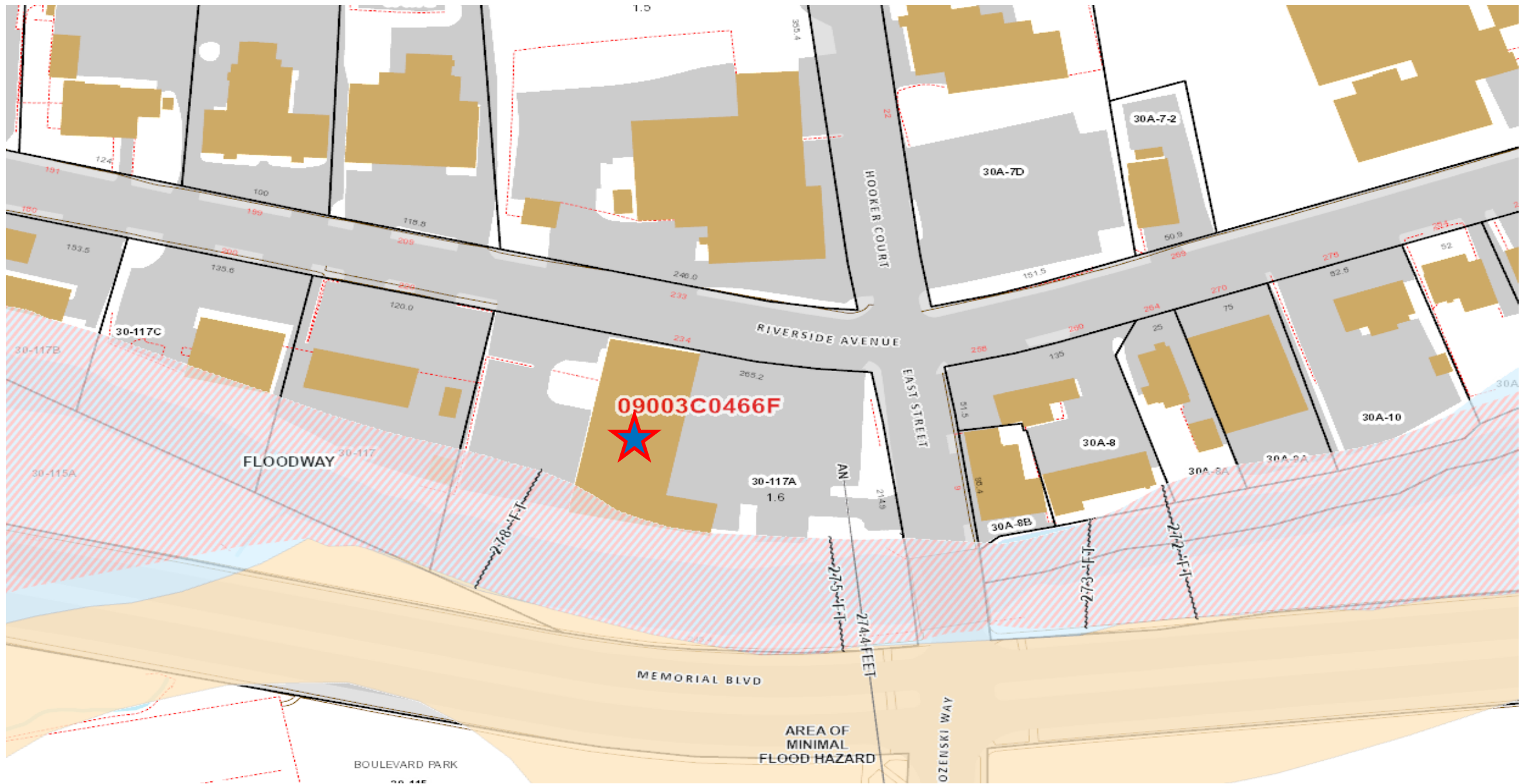
Various GIS and Aerial Maps



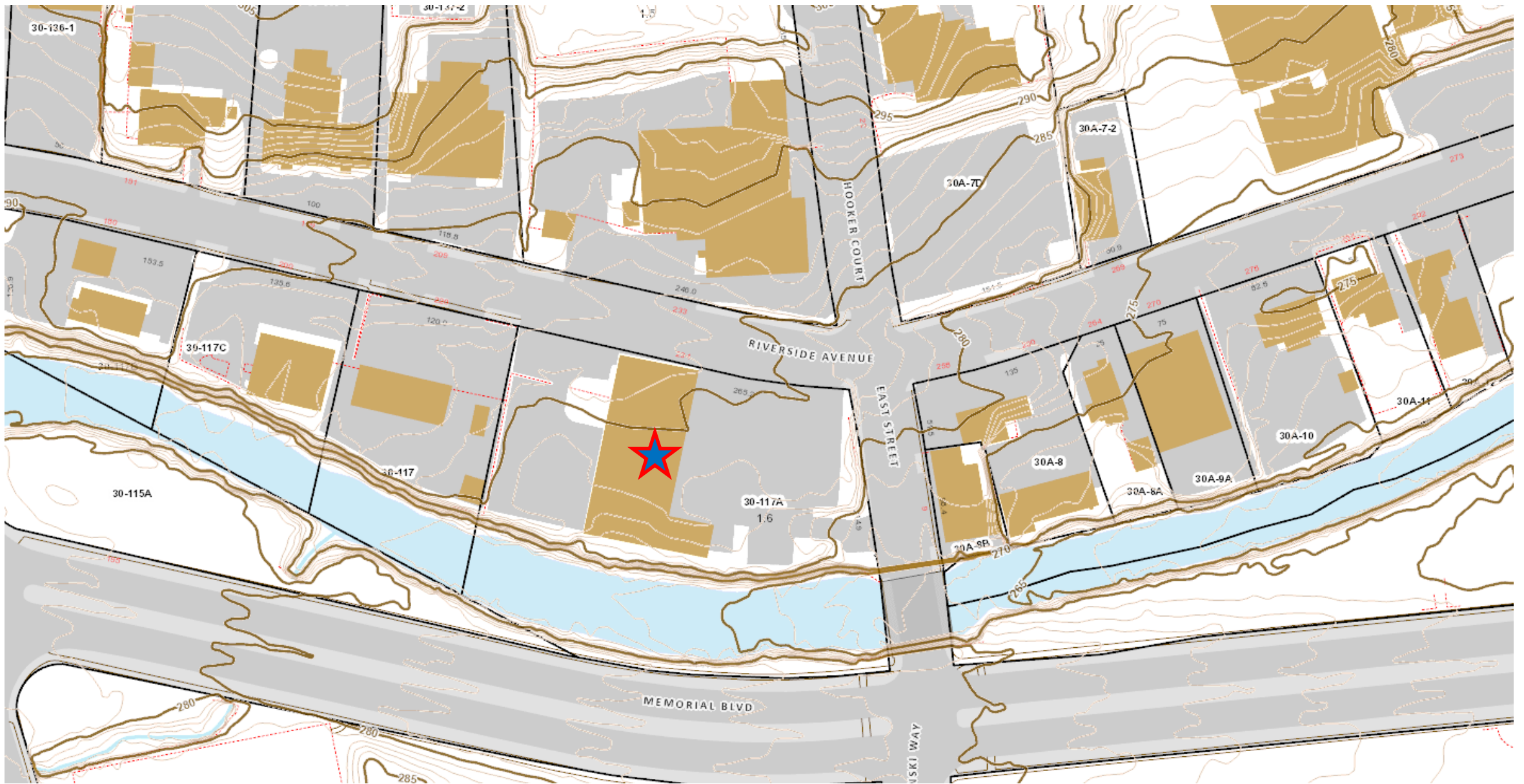
234 Riverside Avenue – Location
Map 30 Lot 117A



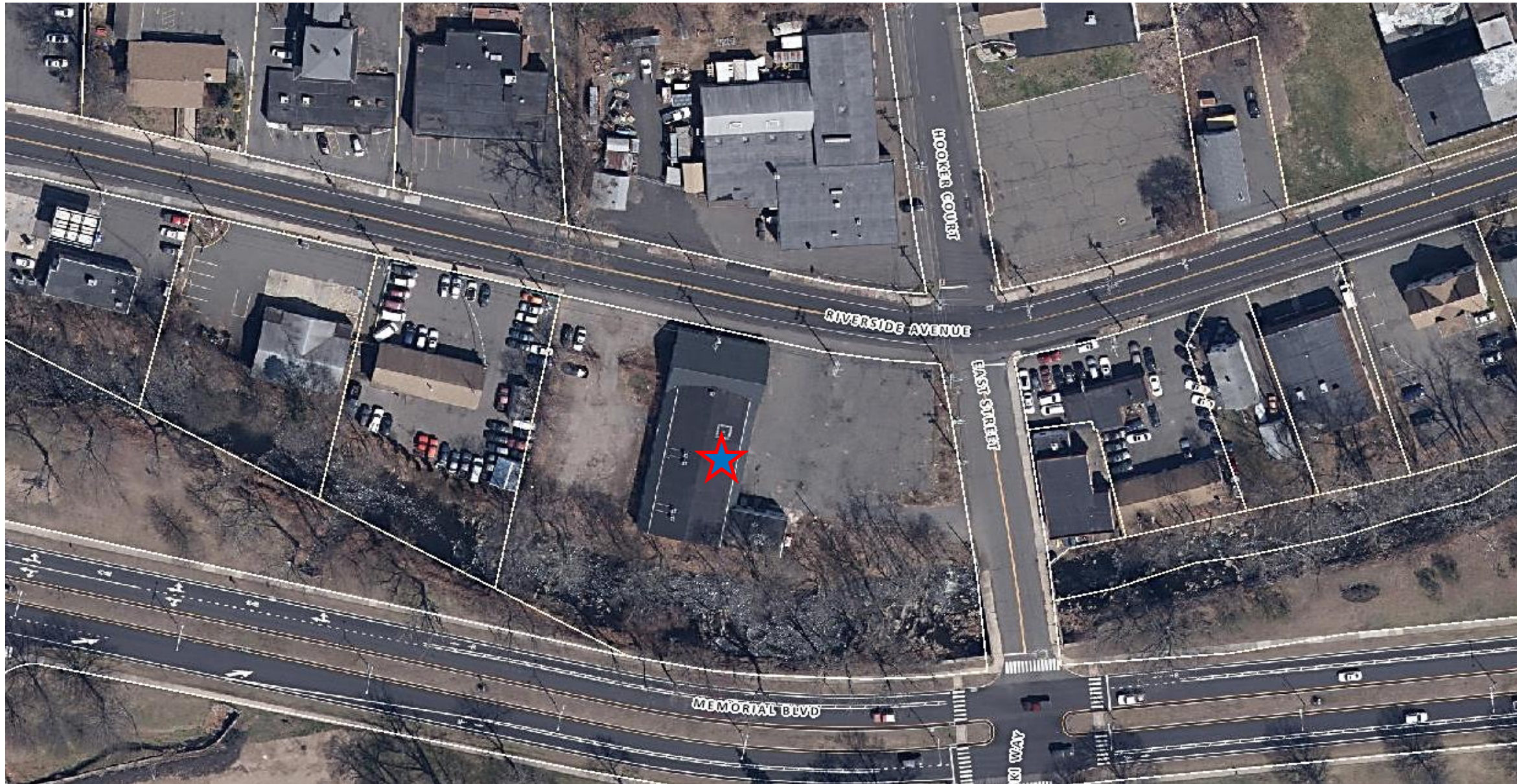
234 Riverside Avenue – Wetlands, Floodplain and Upland Review
Map 30 Lot 117A



234 Riverside Avenue – Floodplain
Map 30 Lot 117A



234 Riverside Avenue – Topography
Map 30 Lot 117A

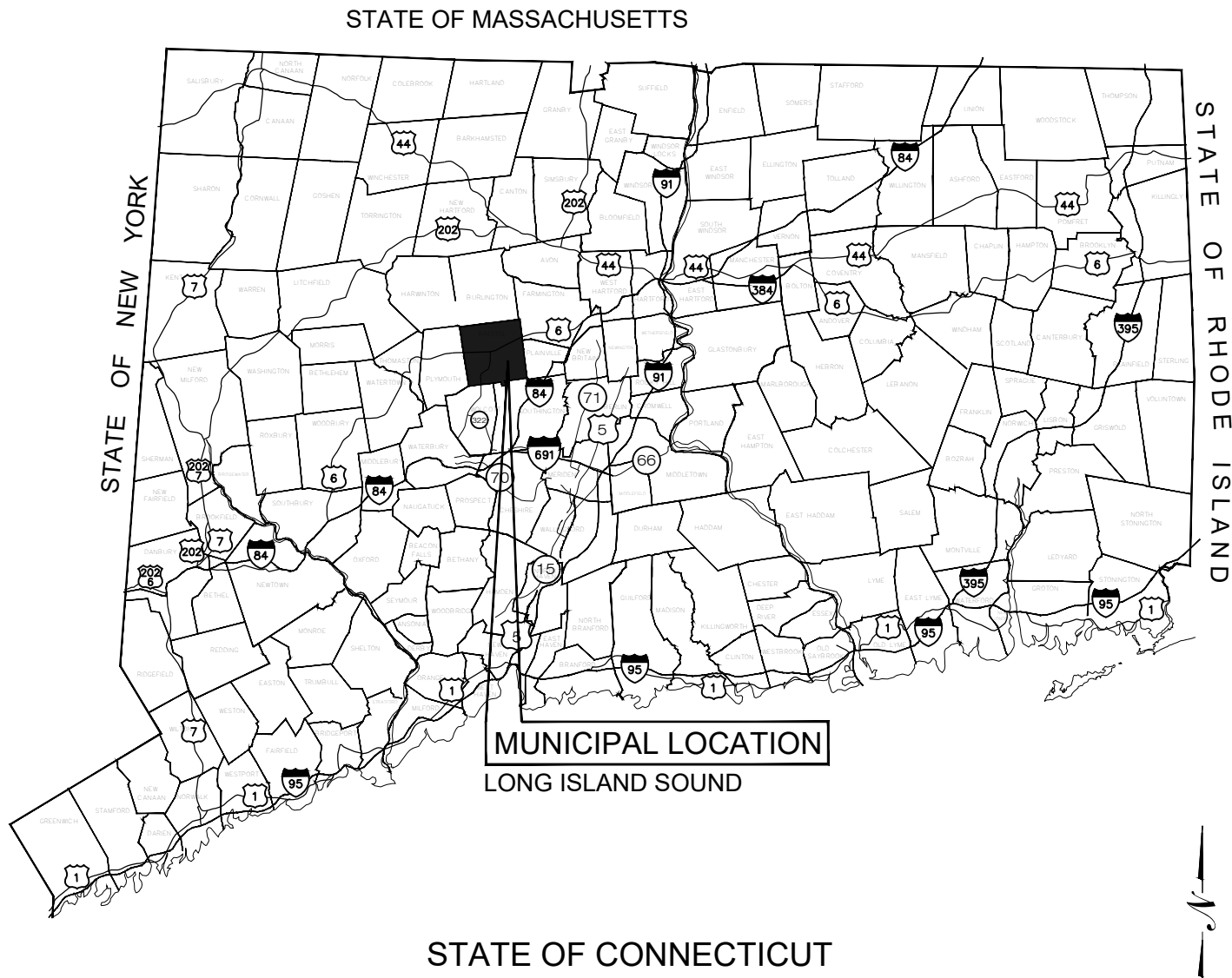


234 Riverside Avenue – Aerial - 2023
Map 30 Lot 117A



234 Riverside Avenue – Aerial – 2025
Map 30 Lot 117A

Site Plan



"BRISTOL TECHNOLOGY CENTER"

RENEW RIVERSIDE, LLC

234 RIVERSIDE AVENUE BRISTOL, CT

REVISED PLAN - 4/6/26

LIST OF DRAWINGS

T-1 TITLE SHEET

EX-1 PROPERTY & TOPOGRAPHIC SURVEY

GN-1 GENERAL NOTES & LEGEND

OP-1 OVERALL SITE PLAN

EN-1 ENVIRONMENTAL NOTES

RE-1 PEQUABUCK RIVER RIVERFRONT ENHANCEMENT PLAN

ES-1 EROSION & SEDIMENT CONTROL PLAN

ES-2 & 3 EROSION & SEDIMENT NOTES & DETAILS

U-1 SITE & UTILITY PLAN

SP-1 SITE PLAN

GD-1 GRADING & DRAINAGE PLAN

DN-1 TO DN-2 DETAILS & NOTES

DN-3 TO DN-7 CT DOT STANDARD DETAILS

LS-1 LANDSCAPE PLAN

CF-1 CUT AND FILL PLAN

SITE INFORMATION

SITE NAME: "BRISTOL TECHNOLOGY CENTER"

LOCATION: 234 RIVERSIDE AVENUE
BRISTOL, CT

SITE TYPE/DESCRIPTION: PROPOSED MICRO CLOUD
TECHNOLOGY BUILDING AND ENERGY
SERVERS W/ ASSOCIATED EQUIPMENT

PROPERTY OWNER: RENEW RIVERSIDE, LLC
123 SALEM ROAD
COLCHESTER, CT 06415

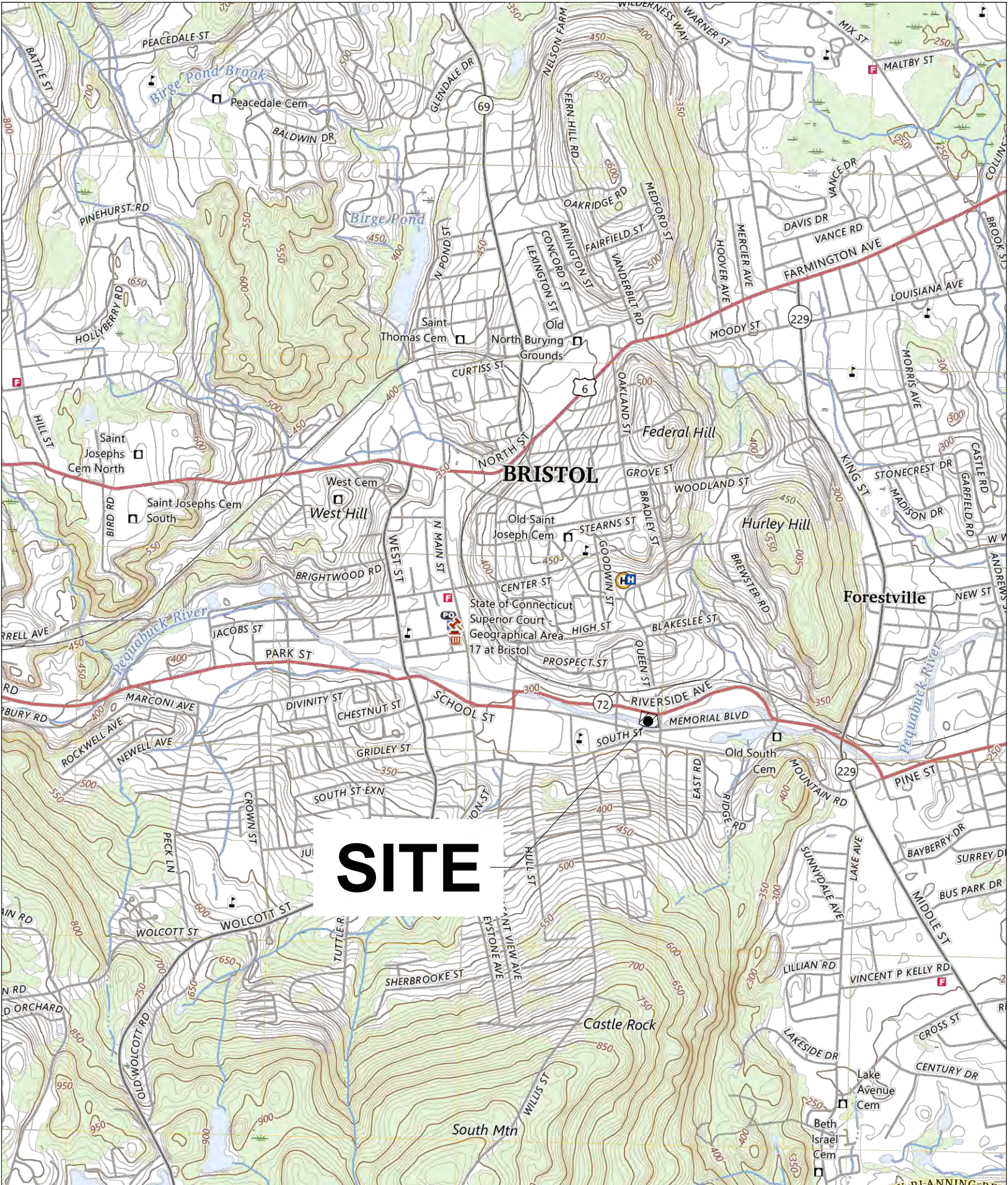
APPLICANT: RENEW RIVERSIDE, LLC
123 SALEM ROAD
COLCHESTER, CT 06415

ENGINEER CONTACT: THOMAS E. LITTLE, P.E.
(860) 552-2046

LATITUDE: N 41° 30' 43.16"
LONGITUDE: W 72° 40' 14.81"

MBLU: 30-117A
ZONE: BHC

TOTAL SITE ACREAGE: 1.62± AC.
TOTAL DISTURBED AREA: 1.05± AC.



SOURCE: USGS 7.5 QUADRANGLE MAP, BRISTOL, CT 2024

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS		
NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

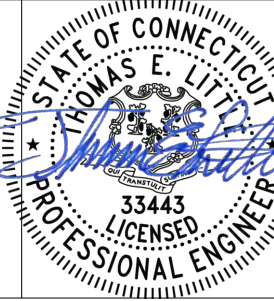
	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

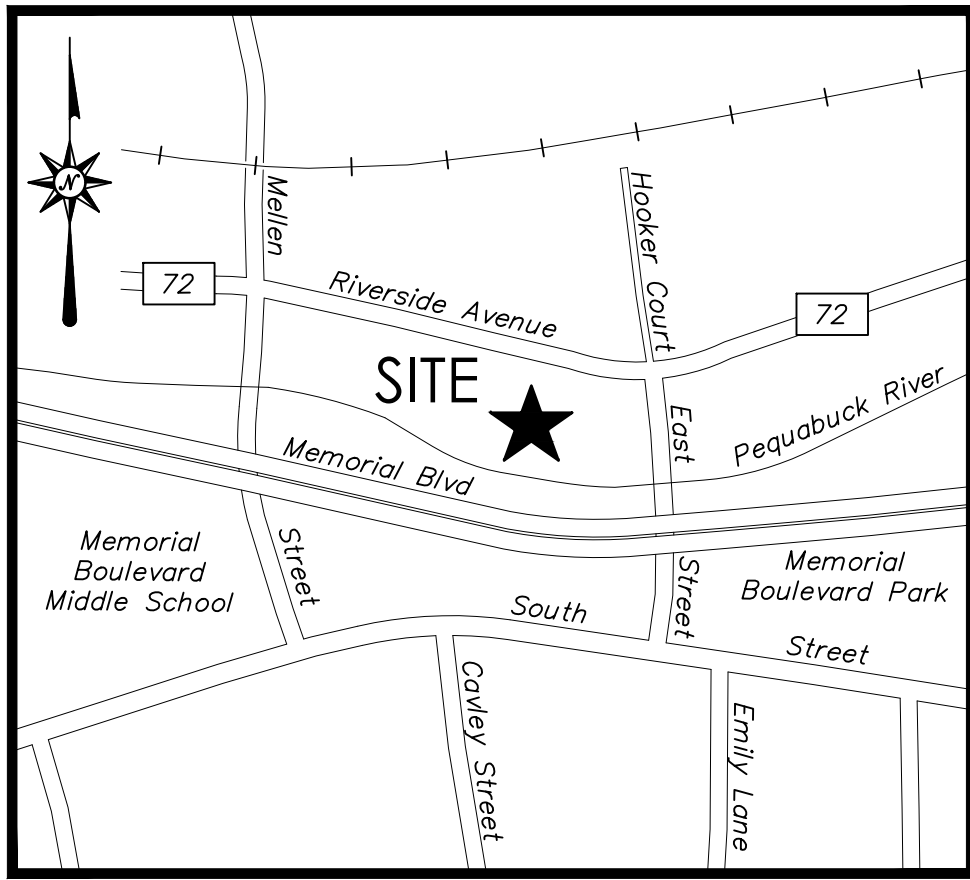
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

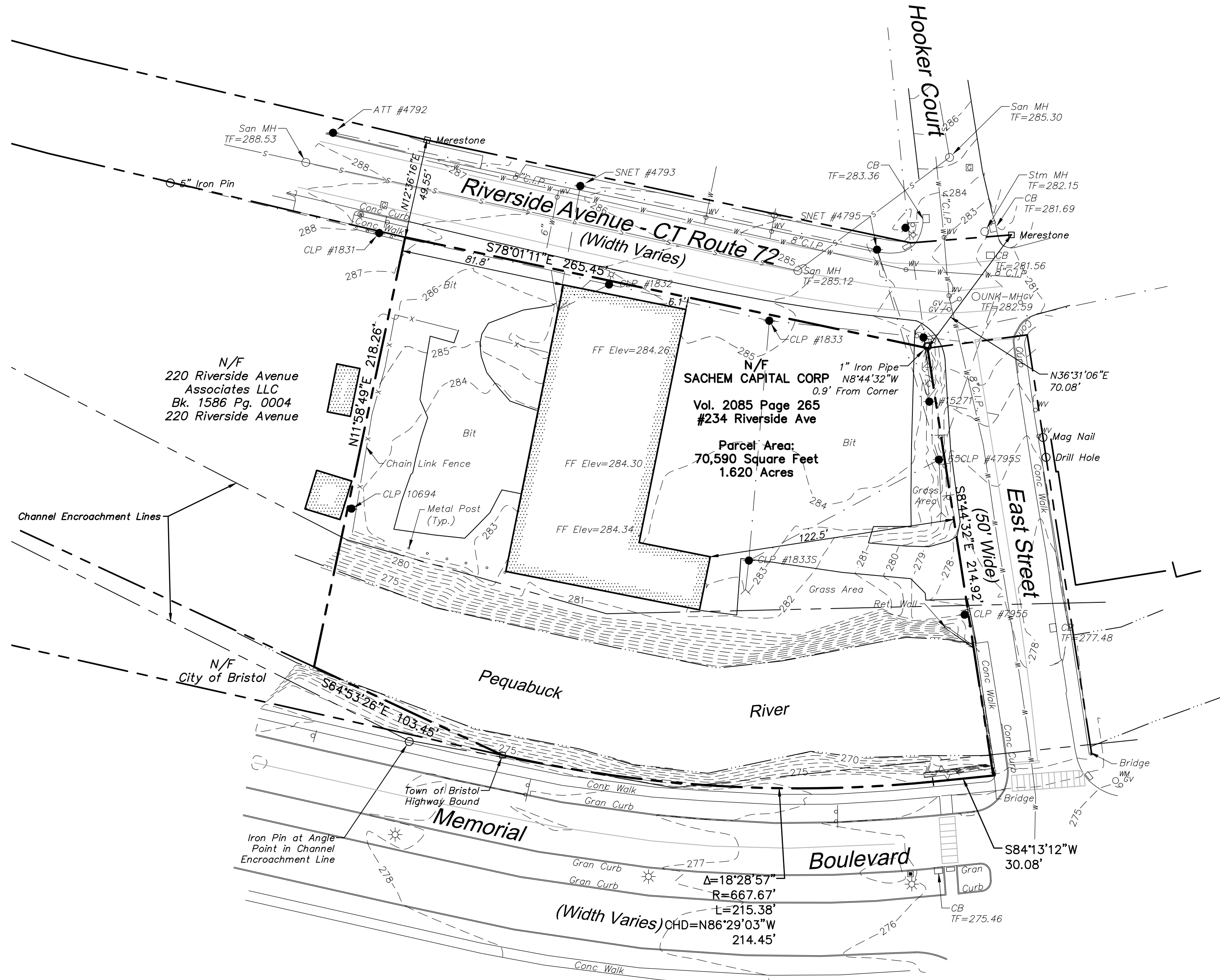
T-1





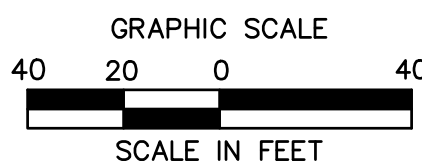
LOCATION MAP

NOT TO SCALE



LEGEND

	Property Line		Handhole
	Easement Line		Utility Pole
	Setback Line		Utility Pole w/ Light
	Edge of Water		Guy Wire
	Major Contour		Light Pole
	Minor Contour		Gas Valve
	Retaining Wall		Gas Test Station
	Guide Rail		Catch Basin
	Fence		Manhole
	Overhead Wires		Fire Hydrant
	Water Line		Water Valve
			Sign
			Monitoring Well



GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- E) NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING OCTOBER 2021.
- F) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- G) ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). THE DATUM WAS DETERMINED BY USING (GEOD 18) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN OCTOBER 2021 AND REFERENCED TO THE C.O.R.S. BASE STATION "CTW" LOCATED IN WINCHESTER, CT HAVING THE FOLLOWING PUBLISHED VALUES:
STATION: CTW (DH5839)
COORDINATES (US FT): N: 888.006, E: 912.956
ELLIPSOID HEIGHT (US FT): 630.21 (192.08 M)
- H) PARCEL IS LOCATED IN A FLOOD HAZARD AREA "AE", (BASE FLOOD ELEVATION DETERMINED), IN A FLOODWAY AREAS IN ZONE "AE", IN A FLOOD AREA "X SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND IN A FLOOD AREA "X NOT SHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0900300466F PANEL 466 OF 675 EFFECTIVE DATE: SEPTEMBER 26, 2008.
- I) THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- J) THE CURRENT DEED FOR THE SUBJECT PARCEL (VOL 2085 PAGE 265) MENTIONS A RIGHT OF WAY FOR SEWER DATED MAY 4, 1895 AND DESCRIBED IN VOL 48 PAGE 589 OF THE BRISTOL LAND RECORDS. NO EVIDENCE OF SAID RIGHT OF WAY COULD BE FOUND AT THE TIME OF THE SURVEY.

MAP REFERENCES

- "MAP SHOWING PORTION OF PROPERTY BELONGING TO A.L. SESSIONS EST. BRISTOL, CONN." SCALE: 1"=50'. DATE: SEPT. 1937. PREPARED BY SPERRY & BUELL, INC. CIVIL ENGINEERS.
- "MAP SHOWING PROPERTY OF A.L. SESSIONS, ESTATE. EAST OF MELLETT ST. BRISTOL, CONN." SCALE: 1"=50'. DATE: APRIL 1940. PREPARED BY SPERRY & BUELL, INC. ENGINEERS.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-1". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-2". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BRISTOL, RIVERSIDE AVENUE, FROM THE BOULEVARD WESTERLY TO MAIN ST., ROUTE U.S.6, NUMBER 17-05, SHEET NO. 2 OF 3" SCALE: 1"=40'. DATE: MAR. 31, 1939.
- "MAP OF MEMORIAL BOULEVARD BRISTOL, CT, SHEET 1 OF 4" SCALE 1"= 40'. DATE: JUNE 2009, PREPARED BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT AND FILED AS MAP 35-92A IN THE CITY OF BRISTOL.



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

11/5/2021
PATRICK J. CORLESS, JR., L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT DEVELOPER STANDARDS, CITY OF BRISTOL STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. IF NO PROJECT CONSTRUCTION SPECIFICATION PACKAGE IS PROVIDED BY THE PROJECT DEVELOPER OR THEIR REPRESENTATIVE, THE CONTRACTOR SHALL COMPLY WITH THE SURFACTURE, CITY OF BRISTOL, OR CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND BE IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. THE PROJECT DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING AND STORMWATER PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CITY OF BRISTOL CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
4. REFER TO PLANS, DETAILS AND REPORTS PREPARED BY ALL-POINTS TECHNOLOGY CORPORATION FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE PROJECT DEVELOPER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING/CONSTRUCTION. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS, AND SPECIFICATIONS TO THE PROJECT DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
6. SHOULD ANY UNKNOWN OR INCORRECTLY LOCATED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE PROJECT DEVELOPER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE PROJECT DEVELOPER OR OTHERS DURING OCCUPIED HOURS, EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE PROJECT DEVELOPER AND THE LOCAL MUNICIPALITY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
8. THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
9. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL COMPLY WITH OSHA CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
11. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OF PERSONNEL OR TO SUPERVISE SAFETY AND DO NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
12. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PROJECT DEVELOPER OR CITY OF BRISTOL.
13. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE PROJECT DEVELOPER AT THE END OF CONSTRUCTION.
14. ALTERNATIVE METHODS AND PRODUCTS, OTHER THAN THOSE SPECIFIED, MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING/CONSTRUCTION PROCESS.
15. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS AND PERMITS ARE GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

SITE PLAN NOTES

1. THE PROPERTY & TOPOGRAPHIC SURVEY WAS PROVIDED BY BL COMPANIES DATED NOVEMBER 2, 2021.
2. ONE (1) WETLANDS IS PRESENT ON THE PROPERTY ALONG THE SOUTHERN PROPERTY BOUNDARY (PEQUABUCK RIVER). WETLAND DELINEATION COMPLETED BY EMILY PERKO, REGISTERED SOIL SCIENTIST, ALL-POINTS TECHNOLOGY CORP., P.C., ON MARCH 23, 2022 AND JANUARY 10, 2025.
3. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDED SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE GENERAL NOTES SHEET (GN-1) OR SUBMIT AN ALTERNATE PLAN FOR APPROVAL BY THE ENGINEER AND/OR PERMITTING AGENCIES PRIOR TO THE START CONSTRUCTION. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
4. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR BVWS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. IN ADDITION, THE CONTRACTOR SHALL ADHERE TO THE "SEDIMENTATION EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY GOVERNMENT AGENCIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
5. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK, SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 95% PERCENT OF OPTIMUM MOISTURE CONTENT.
6. ALL DISTURBANCE INCURRED TO PUBLIC, MUNICIPAL, COUNTY, STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF BRISTOL AND STATE OF CONNECTICUT.
7. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPERS ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPERS ENVIRONMENTAL CONSULTANT.
8. PROPOSED WORK IN CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH STATE DOT STANDARDS AND IN-LINE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION PLANS FOR RIVERSIDE AVENUE (CT ROUTE 72) DEVELOPED BY GM2 ASSOCIATES

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE TO TWELVE MONTHS.

THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
2. A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS.
3. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR TRANSITIONING TO THE NEXT PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS. THE SITE SUPERVISOR OR A QUALIFIED THIRD-PARTY INSPECTOR SHALL CONDUCT A FIELD INSPECTION TO VERIFY THE INTEGRITY AND FUNCTIONALITY OF THESE CONTROLS. NO ADDITIONAL LAND-DISTURBING ACTIVITIES OR PHASE TRANSITIONS SHALL OCCUR UNTIL THE EROSION CONTROL MEASURES ARE DOCUMENTED AS COMPLIANT WITH LOCAL JURISDICTIONAL STANDARDS AND PROJECT SPECIFICATIONS.
4. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF BRISTOL WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
6. CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
7. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, CITY OF BRISTOL, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
8. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
9. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
10. ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
11. HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

1. SURVEY AND MARK LIMITS OF DISTURBANCE.
2. EXISTING AND PROPOSED ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
3. INSTALL EROSION AND SEDIMENT CONTROL CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURERS DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
4. PERFORM EARTHWORK AND SHAPING ON THE SITE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM AREAS PROPOSED FOR REGRADING. EXCESS SOIL WHICH IS NOT REUSED IN PROPOSED SITE GRADING AS DEPICTED ON PLANS CAN BE HAULED OFF-SITE.
5. TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEEDD WITHIN 72 HOURS OF COMPLETION.
6. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.

CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT AND EROSION CONTROLS (SEE SHEET ES-1).
2. EXISTING FOUNDATION AND BITUMINOUS PAVEMENT TO BE DEMOLISHED AND DISPOSED OF OFF-SITE.
3. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
4. INSTALL STABILIZED GRAVEL PAD.
5. CONSTRUCT PROPOSED BUILDING.
6. INSTALL SUBSURFACE INFILTRATION SYSTEM.
7. INSTALL TRENCH DRAIN AND DRAIN INLETS.
8. INSTALL CURB AND SUB-BASE COURSES
9. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
10. INSTALL BITUMINOUS ASPHALT TOP COURSE
11. INSTALL SITE FENCING.
12. RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
13. AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNERS REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED

UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF BRISTOL TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
2. REFER TO DRAWINGS BY PROJECT DEVELOPER FOR THE ONSITE ELECTRICAL DRAWINGS AND INTERCONNECTION TO EXISTING ELECTRICAL GRID. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT. THESE DETAILS ARE NOT INCLUDED IN THESE PLANS.
3. UTILITY LOCATIONS AND PENETRATIONS ARE SHOWN FOR THE CONTRACTORS INFORMATION AND SHALL BE VERIFIED WITH THE ELECTRICAL ENGINEER AND THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROP. SANITARY SEWERS AND WHERE PROP. STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE PROJECT DEVELOPER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE CITY OF BRISTOL.
9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
10. RELOCATION OF UTILITY PROVIDER FACILITIES, SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
13. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
14. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER. A 6-INCH TO 18-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE SANITARY PIPING.
15. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE PROJECT DEVELOPER AND CITY OF BRISTOL.
16. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 811 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROP. UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
17. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
18. ELECTRIC DRAWINGS AND REQUIREMENTS ARE NOT INCLUDED AS PART OF THIS DRAWING SET AND SHOULD BE OBTAINED FROM THE PROJECT DEVELOPER.
19. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
20. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE PROJECT DEVELOPER, CITY OF BRISTOL, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

GENERAL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	=====	
BUILDING SETBACK	-- -- -- -- --	
EASEMENT	=====	
TREE LINE	~ ~ ~ ~ ~	~~~~~
WETLAND	∨ ∨ ∨	
WETLAND BUFFER	-----	
VERNAL POOL	=====	
VERNAL POOL BUFFER	-----	
WATERCOURSE	-----	
WATERCOURSE BUFFER	-----	
MAJOR CONTOUR	-- -- -- -- --	
MINOR CONTOUR	- - - - -	
UNDERGROUND ELECTRIC		_____ UGE _____
OVERHEAD ELECTRIC		_____ OHE _____
BASIN		- . . - - . . - . . -
SWALE		== > ===== > ==
8' FENCE		—○—○—○—
8' FENCE		—□—□—
LIMIT OF DISTURBANCE		_____ LOD _____
FILTER SOCK		_____ FS _____ FS _____
SILT FENCE		_____ SF _____
SANITARY SEWER	_____ S _____	_____ SAN _____
STORM SEWER	_____ SS _____ SS _____	
TELECOMMUNICATION	_____ TEL _____ TEL _____	
GAS	_____ GAS _____ GAS _____	_____ GAS _____ GAS _____
CONCRETE SIDEWALK		[RENDERED]
CONCRETE CURB		[RENDERED]
GRAVEL PAD		[RENDERED]
BUILDING		[RENDERED]
SOUND WALL		[RENDERED]
CONSTRUCTION ENTRANCE		[RENDERED]
ASPHALT DRIVEWAY		[RENDERED]
RIVERFRONT ENHANCEMENT AREA		[RENDERED]
UTILITY POLE W/ GUY	[RENDERED]	
UTILITY POLE	[RENDERED]	



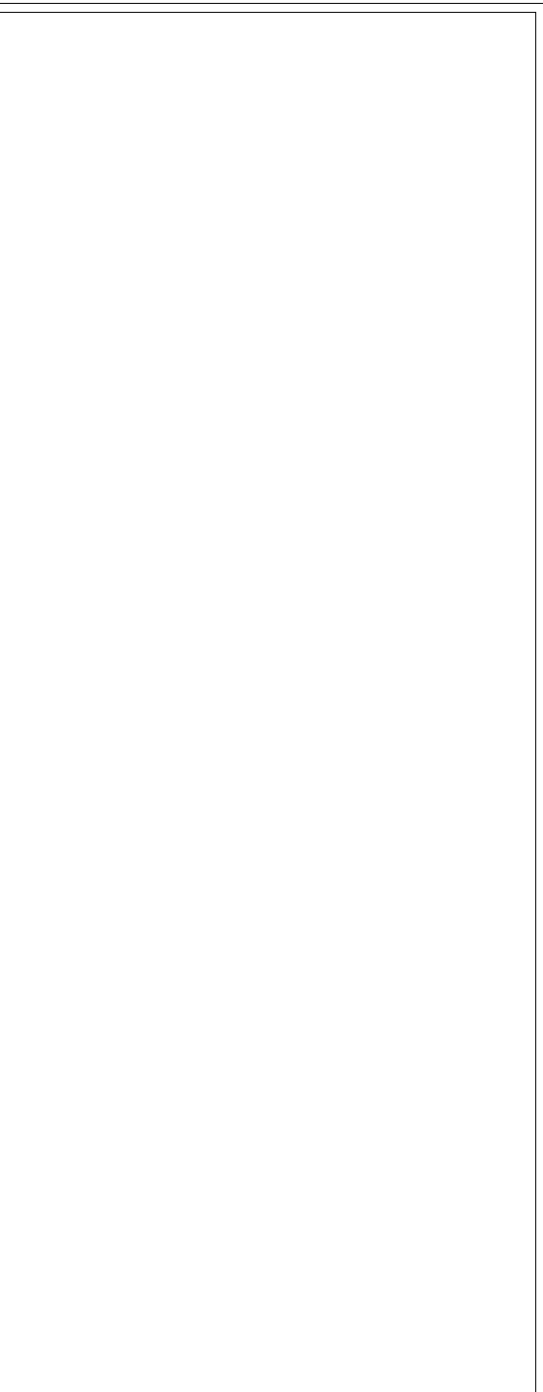
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PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
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APT FILING NUMBER: C7716120

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SHEET TITLE:

GENERAL NOTES & LEGEND

SHEET NUMBER:

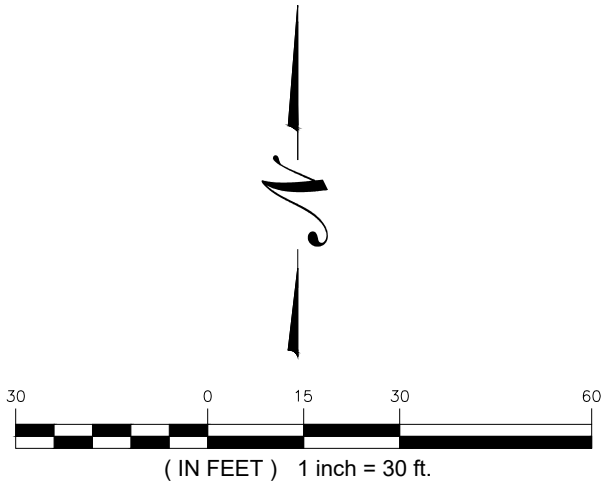


GN-1

FOR PERMITTING PURPOSES ONLY



PR. ENERGY SERVERS ON GRAVEL PAD (APPROVED UNDER SEPARATE APPLICATION BY CONNECTICUT SITING COUNCIL (PETITION #1540))



1
OP-1

OVERALL SITE PLAN

SCALE : 1" = 40'

NOTE:
SEE LEGEND ON GN-1



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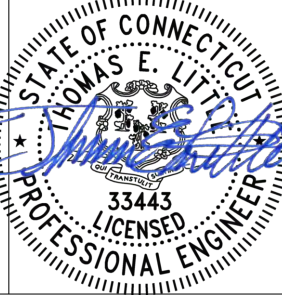
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OVERALL SITE PLAN

SHEET NUMBER:

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FOR PERMITTING PURPOSES ONLY

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND SPECIES PROTECTION PROGRAM

THE PROPOSED PROJECT IS LOCATED PROXIMATE TO HABITATS INCLUDING WETLAND RESOURCE AREAS. AS A RESULT, THE FOLLOWING PROTECTIVE MEASURES SHALL BE FOLLOWED TO HELP AVOID DEGRADATION OF NEARBY WETLAND/WATERCOURSES.

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENT FOR IMPLEMENTATION OF THESE PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE WETLAND PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

ALL-POINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY. APT WILL PROVIDE AN EDUCATION SESSION FOR THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON NEARBY SENSITIVE WETLAND RESOURCES. THE CONTRACTOR SHALL CONTACT MATT GUSTAFSON, SENIOR BIOLOGIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES TO SCHEDULE A PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 617-0613 OR VIA EMAIL AT MGUSTAFSON@ALLPOINTSTECH.COM.

THIS PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS: EDUCATION OF ALL CONTRACTORS AND SUB-CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE; PROTECTIVE MEASURES; PERIODIC INSPECTION OF THE CONSTRUCTION PROJECT; AND, REPORTING.

1. CONTRACTOR EDUCATION
- a. PRIOR TO WORK ON SITE, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF AN INTRODUCTORY MEETING WITH APT TO EMPHASIZE THE ENVIRONMENTALLY SENSITIVE NATURE OF THE PROJECT, THE VARIOUS WETLAND, AND THE REQUIREMENT TO DILIGENTLY FOLLOW THE PROTECTIVE MEASURES AS DESCRIBED IN SECTIONS BELOW. WORKERS WILL ALSO BE PROVIDED INFORMATION REGARDING THE IDENTIFICATION OF OTHER TURTLES, SNAKES, AND COMMON HERPETOFAUNA SPECIES THAT COULD BE ENCOUNTERED. THE MEETING WILL FURTHER EMPHASIZE THE NON-AGGRESSIVE NATURE OF THESE SPECIES, THE ABSENCE OF NEED TO DESTROY SUCH ANIMALS AND THE NEED TO FOLLOW PROTECTIVE MEASURES AS DESCRIBED IN FOLLOWING SECTIONS. THE CONTRACTOR WILL DESIGNATE ONE OF ITS WORKERS AS THE "PROJECT MONITOR", WHO WILL RECEIVE MORE INTENSE TRAINING ON THE IDENTIFICATION AND PROTECTION OF HERPETOFAUNA.

b. THE IMPORTANCE OF PROTECTING NEARBY WETLAND RESOURCES WILL ALSO BE STRESSED AS PART OF THIS EDUCATIONAL SESSION.

c. THE CONTRACTOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL TO IMMEDIATELY REPORT ANY ENCOUNTERS WITH ANY RARE SPECIES. EDUCATIONAL POSTER MATERIALS WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.

d. APT WILL ALSO POST CAUTION SIGNS THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION PROJECT PROVIDING NOTICE OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA, THE POTENTIAL FOR ENCOUNTERING VARIOUS AMPHIBIANS AND REPTILES AND PRECAUTIONS TO BE TAKEN TO AVOID INJURY TO OR MORTALITY OF THESE ANIMALS.

e. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.

2. SEDIMENTATION AND EROSION CONTROLS
- a. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS, AND SMALL MAMMALS, BUT PARTICULARLY SNAKES. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.

b. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREECHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREECHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS, WATERCOURSES OR WITHIN 100 FEET OF WETLANDS AND WATERCOURSES. THE ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIE. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF THE PERMITTEE. IF THE COMPLIANCE MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND AND/OR WATERCOURSE RESOURCES.

c. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.

d. THE EXTENT OF THE SEDIMENTATION AND EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING THE CONTROLS AS DIRECTED BY APT OR OTHER REGULATORY AGENCIES.

e. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED OUTSIDE OF THE SEDIMENTATION AND EROSION CONTROLS WITHIN 100 FEET OF WETLANDS OR WATERCOURSES.

f. ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS SO THAT REPTILE AND AMPHIBIAN MOVEMENT BETWEEN UPLANDS AND WETLANDS IS NOT RESTRICTED.

3. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION

- a. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL TO AVOID POSSIBLE IMPACT TO NEARBY RESOURCES.

b. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

c. THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.
- c.a. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING

c.a.a. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS OR WATERCOURSES AND SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.

c.a.b. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS OR WATERCOURSES.

c.a.c. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AT THE BEGINNING AND END OF EACH DAY FOR ANY FUEL OR HYDRAULIC LEAKS AND IF DISCOVERED SHALL TAKE IMMEDIATE STEPS TO MAKE REPAIRS AND CLEAN UP ANY DISCHARGES AS DETAILED IN THE FOLLOWING SECTIONS.

- c.b. INITIAL SPILL RESPONSE PROCEDURES

c.b.a. STOP OPERATIONS AND SHUT OFF EQUIPMENT.

c.b.b. REMOVE ANY SOURCES OF SPARK OR FLAME.

c.b.c. CONTAIN THE SOURCE OF THE SPILL.

c.b.d. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.

c.b.e. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WATERWAYS OR WETLANDS.

c.b.f. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.

c.c. SPILL CLEAN UP & CONTAINMENT

c.c.a. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON-SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.

c.c.b. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.

c.c.c. ISOLATE AND ELIMINATE THE SPILL SOURCE.

c.c.d. CONTACT THE APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.

c.c.e. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

c.d. REPORTING

c.d.a. COMPLETE AN INCIDENT REPORT.

c.d.b. SUBMIT A COMPLETED INCIDENT REPORT TO APPLICABLE LOCAL, STATE, AND FEDERAL OFFICIALS.

4. HERBICIDE, PESTICIDE AND SALT RESTRICTIONS

- a. THE USE OF HERBICIDES AND PESTICIDES AT THE PROJECT SHALL BE LIMITED. IN THE EVENT HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE PROJECT, THEIR USE WILL BE USED IN ACCORDANCE WITH INTEGRATED PEST MANAGEMENT ("IPM") PRINCIPLES WITH PARTICULAR ATTENTION TO MINIMIZE APPLICATIONS WITHIN 100 FEET OF WETLAND OR VERNAL POOL RESOURCES. NO APPLICATIONS OF HERBICIDES OR PESTICIDES ARE ALLOWED WITHIN ACTUAL WETLAND RESOURCES.

b. MAINTENANCE OF THE PROJECT DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS AND WILL STRIVE TO USE MORE ENVIRONMENTALLY FRIENDLY PRODUCTS FOR MELTING SNOW OR ICE.

5. REPORTING

- a. A COMPLIANCE MONITORING REPORT (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO THE CONTRACTOR AND PERMITTEE FOR COMPLIANCE VERIFICATION. ANY OBSERVATIONS OF WETLAND IMPACTS, OR CORRECTIVE ACTIONS WILL BE INCLUDED IN THE REPORTS.

b. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO THE PERMITTEE DOCUMENTING IMPLEMENTATION OF THIS WETLAND PROTECTION PROGRAM, MONITORING AND ANY SPECIES OBSERVATIONS. THE PERMITTEE SHALL PROVIDE A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO APPLICABLE LOCAL, STATE, AND/OR FEDERAL AGENCIES AS REQUIRED BY SUCH PERMIT AUTHORIZATIONS, AS NECESSARY.

c. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO DEEP BY APT ON THE APPROPRIATE SPECIAL ANIMAL REPORTING FORM, WITH PHOTO-DOCUMENTATION (IF POSSIBLE) AND SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL.



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PLANNING DOCUMENTS		
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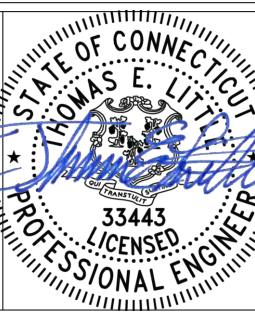
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ENVIRONMENTAL NOTES

SHEET NUMBER:

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FOR PERMITTING PURPOSES ONLY

ENHANCEMENT OF PEQUABUCK RIVER RIVERFRONT AREA

GOALS

1. TO IMPROVE THE PEQUABUCK RIVERFRONT AREA BY PROVIDING 4,800 S.F. OF ENHANCEMENT TO A HISTORICALLY DEVELOPED AND DISTURBED RIVERFRONT AREA DOMINATED BY WOODY INVASIVE PLANTS IMMEDIATELY ADJACENT TO THE NORTH BANK OF THE PEQUABUCK RIVER. THE ENHANCEMENT AREA WILL BE RESTORED THROUGH THE REMOVAL OF UNSUITABLE SUBBASE MATERIALS AND PLACEMENT OF A MINIMUM OF 8 INCHES OF TOPSOIL AND PLANTING WITH NATIVE SHRUBS AND FORBS.
2. NATIVE SHRUBS AND FORBS WILL BE PLANTED IN THE ENHANCEMENT AREA TO PROVIDE COVER, FOOD AND NESTING HABITAT FOR A VARIETY OF WILDLIFE, THEREBY IMPROVING THE WILDLIFE HABITAT FUNCTION, WATER QUALITY FUNCTION, AND AESTHETICS OF THE PEQUABUCK RIVERS RIVERFRONT AREA.
3. TO PLANT ENHANCEMENT AREAS WITH A SUFFICIENT DENSITY OF NATIVE SHRUBS AND FORBS TO OUT COMPETE AND MINIMIZE THE REESTABLISHMENT OF INVASIVE PLANTS, PARTICULARLY INVASIVE SHRUB SPECIES WHICH CURRENTLY EXISTING IN THE RIPARIAN CORRIDOR.

GENERAL NOTES

1. ALL-POINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE WETLAND SCIENTIST MONITOR FOR THIS PROJECT TO ENSURE THAT ALL ELEMENTS OF THE RIVERFRONT ENHANCEMENT AREA PLAN ARE IMPLEMENTED PROPERLY. A QUALIFIED WETLAND SCIENTIST WITH APT, WITH EXPERTISE IN WETLAND MITIGATION WILL SUPERVISE ALL ELEMENTS OF THE PEQUABUCK RIVER RIVERFRONT ENHANCEMENT AREA. THE CONTRACTOR SHALL CONTACT DEAN GUSTAFSON, SENIOR WETLAND SCIENTIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND ANY PHASES OF THE RIVERFRONT RESTORATION AND ENHANCEMENT AREA. MR. GUSTAFSON CAN BE REACHED AT (860) 562-2033 AND AT DGUSTAFSON@ALLPOINTSTECH.COM.
2. ANY FOREIGN DEBRIS AND LITTER THAT HAS ACCUMULATED ON THE SURFACE THROUGHOUT THE RIVERFRONT ENHANCEMENT AREA WILL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE RIVERFRONT RESTORATION AREA WILL REMOVE UNSUITABLE SUBBASE MATERIALS TO A MINIMUM DEPTH OF 8 INCHES. THE CONTRACTOR SHALL REMOVE THIS MATERIAL FROM THE SITE AND DISPOSE OF IT IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
4. A MINIMUM OF 8 INCHES OF TOPSOIL SHALL COVER THE RIVERFRONT ENHANCEMENT AREA. TOPSOIL SHALL CONSIST OF A LOAMY SAND TO SANDY LOAM TOPSOIL THAT CONTAINS AT LEAST 6% ORGANIC CARBON CONTENT BY WEIGHT. IMPORTED TOPSOIL SHALL BE SCREENED AND FREE OF PHYSICAL/CHEMICAL CONTAMINANTS AND INVASIVE WEED SEEDS. THE CONTRACTOR SHALL PROVIDE THE WETLAND SCIENTIST MONITOR WITH A SAMPLE OF THE TOPSOIL FOR INSPECTION PRIOR TO DELIVERY TO THE SITE ALONG WITH ANALYTICAL ANALYSIS DOCUMENTING THE ORGANIC CARBON CONTENT.
5. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE BETWEEN THE APT WETLAND SCIENTIST MONITOR AND CONTRACTOR(S) PERFORMING ALL ASPECTS OF THE RIVERFRONT ENHANCEMENT AREA PLAN AND THE BRISTOL WETLAND AGENT. THE PRIMARY INTENT OF THE PRE-APPLICATION MEETING IS TO DISCUSS THE GOALS OF THE RIVERFRONT ENHANCEMENT AREA PLAN AND IMPLEMENTATION OF REQUIRED ELEMENTS NECESSARY TO ACHIEVE THESE GOALS AND SEQUENCE OF ELEMENTS. THE BRISTOL WETLAND AGENT WILL BE PROVIDED NOTICE OF THE PRE-APPLICATION MEETING A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE MEETING WITH AN INVITATION TO ATTEND.
6. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS NOTED ON THE PLAN PRIOR TO ANY EARTHWORK ACTIVITIES.

CONSTRUCTION NOTES

7. THE CITY OF BRISTOL WETLAND AGENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY PHASE OF THE RIVERFRONT AREA ENHANCEMENT PROJECT.
8. SOIL EXPOSED AS A RESULT OF NATIVE SPECIES PLANTING ACTIVITIES WILL BE UNDER SOWN WITH THE NEW ENGLAND CONSERVATION/WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC, AMHERST, MA (413) 548-8000, OR APPROVED EQUIVALENT). THIS SEED MIX WILL PROVIDE A PERMANENT COVER OF GRASSES AND FORBS TO PROVIDE BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAREFUL INSTALLATION, MAINTENANCE (INCLUDING WATERING), AND ESTABLISHMENT OF NATIVE SHRUB AND HERBACEOUS PLANT MATERIAL IN THE RIVERFRONT ENHANCEMENT AREA. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR TO REMAIN ALIVE AND HEALTHY FOR A FULL TWELVE (12) MONTH PERIOD.
10. THE SPECIES, SIZE, AND QUANTITY OF THE PLANTINGS WILL FOLLOW THE PEQUABUCK RIVER RIVERFRONT AREA ENHANCEMENT PLANTING SCHEDULE. PRIOR TO DELIVERY TO THE SITE, THE APT WETLAND SCIENTIST MONITOR MAY VISIT THE NURSERY PROVIDING THE PLANTING STOCK TO ENSURE THAT THE SPECIMENS ARE HEALTHY, FREE FROM PESTS, AND SUITABLE FOR USE WITHIN THE ENHANCEMENT AREAS. UNSUITABLE SPECIMENS WILL BE REJECTED AND REPLACED WITH SUITABLE SPECIMENS. THE APT WETLAND SCIENTIST MUST APPROVE ANY PLANTING SUBSTITUTIONS IN CONSULTATION WITH THE BRISTOL WETLAND AGENT. ALL SHRUBS WILL BE CONTAINER-GROWN. PLANTING WITHIN THE ENHANCEMENT AREA SHALL CONFORM TO THE PLANS OR WILL BE COMPLETED IN ACCORDANCE WITH DIRECTIONS PROVIDED IN THE FIELD BY THE APT WETLAND SCIENTIST MONITOR. ONLY PLANT MATERIALS NATIVE AND INDIGENOUS TO THE REGION SHALL BE USED.
11. ALL PLANTINGS TO BE SPACED GENERALLY AS NOTED ON THE PLANTING SCHEDULE WITH ASSISTANCE FROM THE APT WETLAND SCIENTIST TO SIMULATE NATURAL GROWTH PATTERNS. THE PLANT QUANTITIES NOTED ON THE RESTORATION AND ENHANCEMENT AREA PLANTING SCHEDULE REPRESENT THE MINIMUM QUANTITIES REQUIRED.
12. UPON COMPLETION OF PLANTING, SHRUBS SHALL BE MULCHED 1 FOOT FROM THE BASE WITH A 2-3 INCH THICK LAYER OF WEED FREE STRAW OR OTHER NATURAL ORGANIC MATERIAL FREE OF WEED SEEDS AND INVASIVE SPECIES.

POST-CONSTRUCTION MONITORING NOTES

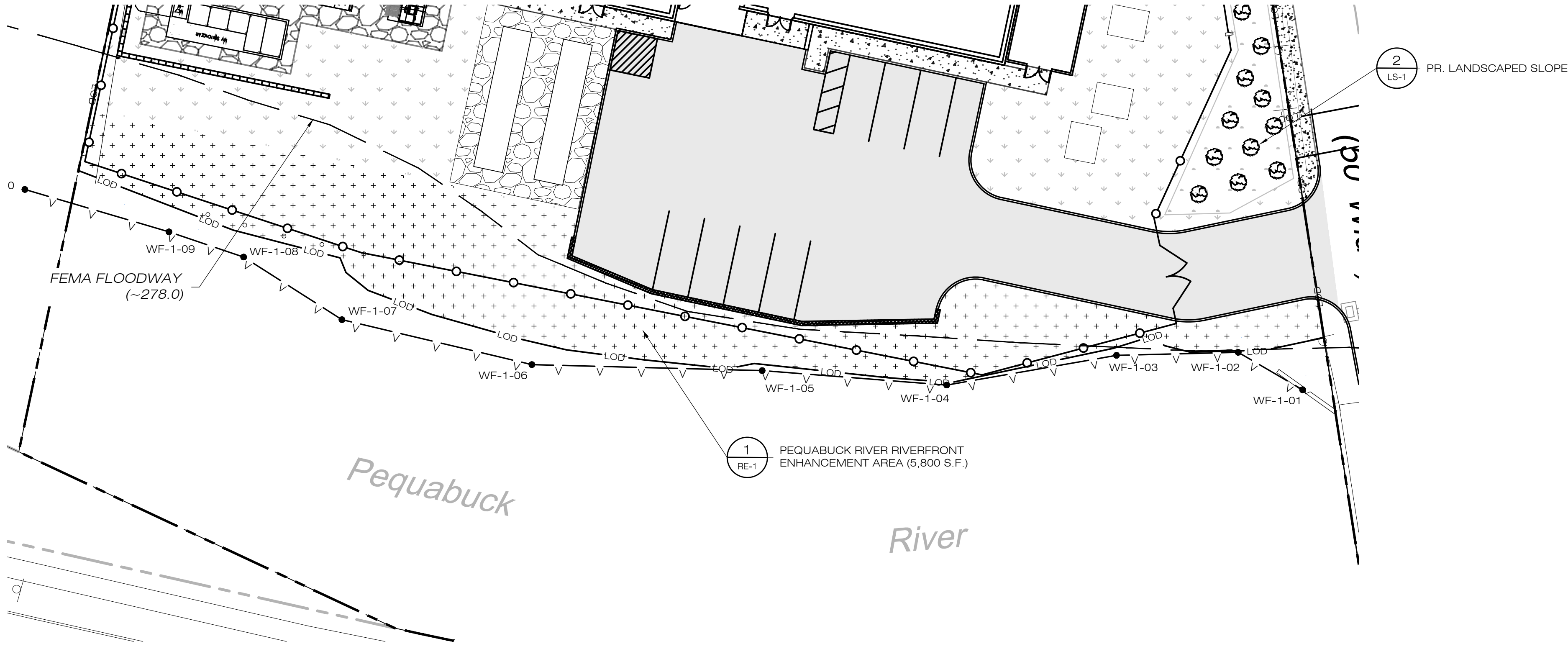
1. POST-CONSTRUCTION MONITORING OF THE PEQUABUCK RIVER RIVERFRONT ENHANCEMENT AREA WILL BE CONDUCTED AS FOLLOWS. THE ENHANCEMENT AREA WILL BE MONITORED THE FIRST TWO (2) GROWING SEASONS FOLLOWING PLANTING OF NATIVE SHRUBS AND FORBS. GENERALLY, UP TO TWO INSPECTIONS MAY BE PERFORMED EACH YEAR AS FOLLOWS: A LATE SPRING INSPECTION AND A SECOND INSPECTION AT THE END OF THE GROWING SEASON. MONITORING REPORTS WILL BE SUBMITTED TO THE BRISTOL WETLAND AGENT NO LATER THAN DECEMBER 30 OF EACH YEAR SUMMARIZING THE RESULTS OF THE TWO INSPECTIONS PERFORMED THAT GROWING SEASON. THE REPORTS WILL PROVIDE DETAILS ON THE THREE SUCCESS STANDARDS DESCRIBED BELOW WITH THE GOAL BEING THAT ALL SUCCESS STANDARDS ARE SATISFIED BY THE SECOND YEAR. THE FIRST YEAR OF MONITORING WILL BE THE FIRST YEAR THAT THE SITE HAS BEEN THROUGH A FULL GROWING SEASON AFTER COMPLETION OF NATIVE SHRUB PLANTING. FOR MONITORING PURPOSES, A GROWING SEASON STARTS NO LATER THAN MAY 31ST. HOWEVER, IF THERE ARE PROBLEMS THAT NEED TO BE ADDRESSED, THE PERMITEE WILL CONTACT THE BRISTOL WETLAND AGENT AS SOON AS THE NEED FOR CORRECTIVE ACTION IS DISCOVERED. IF FOLLOWING THE SECOND YEAR OF THE MONITORING PROGRAM NOT ALL OF THE SUCCESS STANDARDS ARE SATISFIED, RECOMMENDATIONS FOR ADDITIONAL MONITORING/CORRECTIVE ACTION WILL BE REQUIRED UNTIL ALL OF THE SUCCESS STANDARDS ARE SATISFIED.
2. THE RIVERFRONT ENHANCEMENT AREA WILL BE ASSESSED USING THREE (3) SUCCESS STANDARDS. EACH STANDARD IS DESCRIBED BELOW. SUCCESS STANDARD 1: AT LEAST 75 PERCENT OF THE SHRUB LAYER OF THE RIVERFRONT ENHANCEMENT AREA SHOULD BE ESTABLISHED WITH INDIGENOUS SHRUB AND HERBACEOUS SPECIES WITHIN TWO GROWING SEASONS. SUCCESS STANDARD 2: VEGETATION SHOULD BE CHECKED TO ENSURE THAT NO MORE THAN 20 PERCENT OF THE SHRUB LAYER IS OCCUPIED BY INVASIVE WOODY SPECIES. SUCCESS STANDARD 3: ANY SOILS EXPOSED DURING CONSTRUCTION OR ENHANCEMENT ACTIVITIES ARE PERMANENTLY STABILIZED WITH NATIVE GRASSES AND FORBS COVERING AT LEAST 75 PERCENT OF THE HERBACEOUS LAYER.

Pequabuck River Riverfront Enhancement Area Planting Schedule

Quantity	Scientific Name	Common Name	Size	Spacing
Shrubs				
20	<i>Amelanchier arborea</i>	Serviceberry	3-4'	5-7 ft.
20	<i>Aronia melanocarpa</i>	Black Chokeberry	3-4'	5-7 ft.
20	<i>Swida racemosa</i>	Gray Dogwood	3-4'	5-7 ft.
20	<i>Viburnum lentago</i>	Nannyberry	3-4'	5-7 ft.
Herbaceous Plants				
10	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	2-3 ft.
10	<i>Baptisia australis</i>	False Blue Indigo	1 gal.	2-3 ft.
10	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal.	2-3 ft.
10	<i>Symphytotrichum novae-angliae</i>	New England Aster	1 gal.	2-3 ft.

Notes:

1. Seed all areas of exposed soils with New England Conservation/Wildlife Mix provided by New England Wetland Plants, Inc., or approved equivalent. All seed mixes shall be applied at the manufacturer's recommended seeding rate and protected with a weed-free straw mulch or hydroseeded with a bonded fiber matrix.
2. Plant shrubs and herbaceous plants in groupings to be spaced randomly with assistance from the Project Wetland Scientist, as necessary, to simulate natural growth patterns.
3. The contractor shall be responsible for the careful installation, maintenance (including watering), and establishment of the plant material.



RIVERFRONT ENHANCEMENT PLAN

SCALE : 1" = 20'

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoll	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lt

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects. New England Wetland Plants, inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND CONSERVATION/WILDLIFE MIX

SCALE : N.T.S.



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

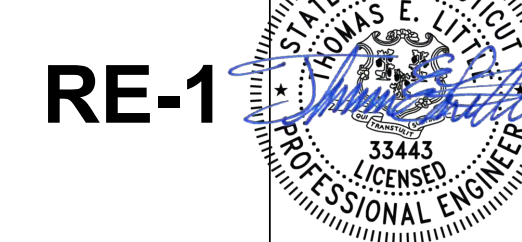
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DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

PEQUABUCK RIVER
RIVERFRONT
ENHANCEMENT PLAN

SHEET NUMBER:



RE-1

FOR PERMITTING PURPOSES ONLY

PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
3		
4		
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BRISTOL TECHNOLOGY
CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
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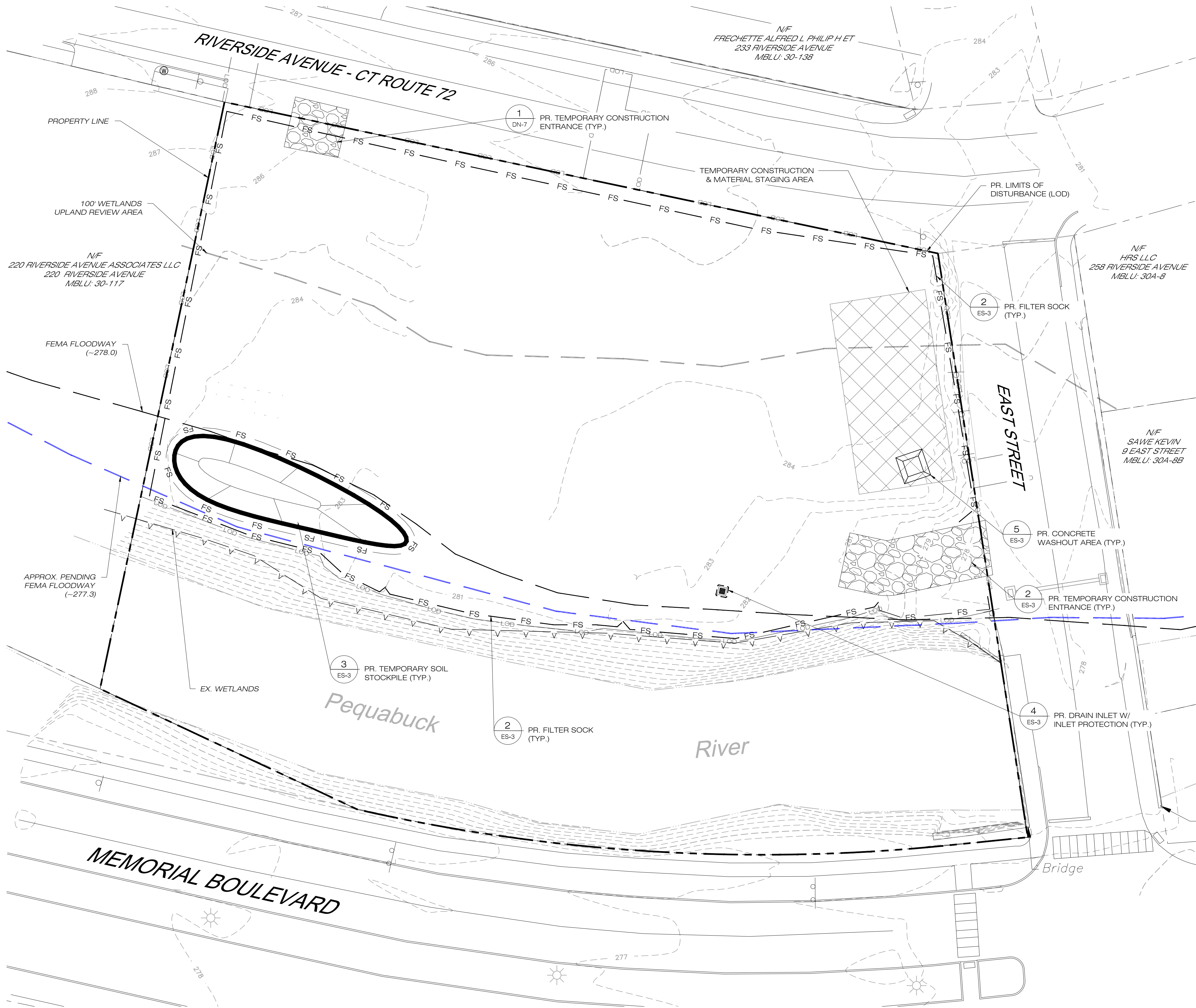
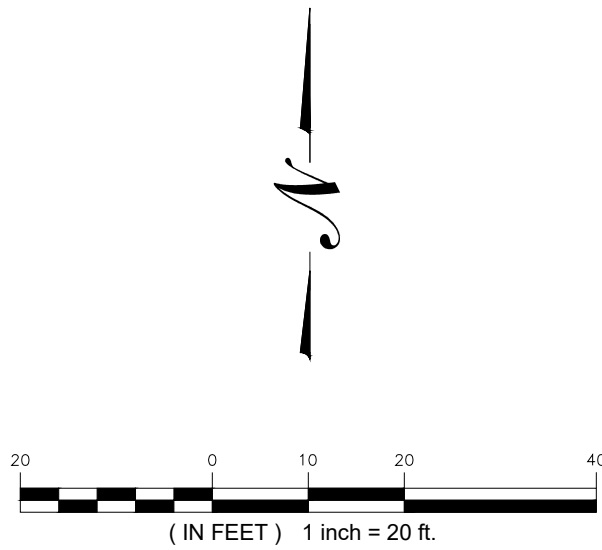
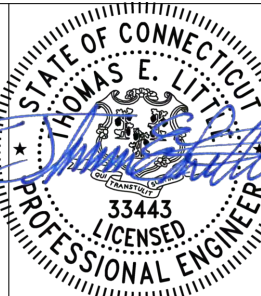
DATE: 01/15/26 CHECKED BY: TEL

SHEET TITLE:

EROSION & SEDIMENT
CONTROL PLAN

SHEET NUMBER:

ES-1



1
ES-1
E&S CONTROL PLAN
SCALE : 1" = 20'

NOTE:
1. INLET PROTECTION TO BE INSTALLED UPON DRAIN INLET AND TRENCH DRAIN INSTALLATION

FOR PERMITTING PURPOSES ONLY

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF BRISTOL, PERMITTEE, AND/OR SWPCP MONITOR. ALL PERIMETER SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. SEE CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS, AS REQUIRED, AND AS DIRECTED BY THE PERMITTEE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3. A BOND OR LETTER OF CREDIT MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
4. THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS AS NECESSARY IN A TIMELY MANNER.
6. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, COMPOST FILTER SOCK, EROSION CONTROL BLANKET, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
7. ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
8. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING, ORANGE SAFETY FENCE, CONSTRUCTION TAPE, OR EQUIVALENT FENCING/TAPE. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
9. CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION IF REQUIRED. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED. CONTRACTOR SHALL ENSURE THAT ALL VEHICLES EXITING THE SITE ARE PASSING OVER THE ANTI-TRACKING PADS PRIOR TO EXITING.
10. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER.
11. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS. ALL SLOPES SHALL BE SEEDED AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
12. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE CONFORMING TO THE GUIDELINES WITHIN THE APPROVED LIMIT OF DISTURBANCE IF REQUIRED. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE PERMITTEE OR MUNICIPALITY.
13. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES AND SECURED APPROPRIATELY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
14. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDING WITH TACKIFIER.
15. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
16. VEGETATIVE ESTABLISHMENT SHALL OCCUR ON ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION, IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
17. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP CONCRETE PADS, CLEAN THE STORMWATER MANAGEMENT SYSTEMS AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM PERMITTEE OR THE MUNICIPALITY.
18. THE SITE WAS DESIGNED TO COMPLY WITH FEDERAL, STATE, AND, IF APPLICABLE, LOCAL STANDARDS, PLUS CURRENT ACCEPTED PRACTICES FOR THE INDUSTRY. ADDITIONAL CONTROLS AND ACTIVITIES MAY BE DEEMED NECESSARY BY THE SWPCP MONITOR DURING CONSTRUCTION AS A RESULT OF UNFORESEEN CONDITIONS AND/OR MEANS AND METHODS. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONAL FOREBAYS, BASINS, OR UPSTREAM STRUCTURAL CONTROLS, THE USE OF FLOCCULANTS OF FLOCK LOGS TO DECREASE SEDIMENT, DISCHARGE MANAGEMENT SUCH AS ADDITIONAL ARMORING AND FILTERING MEASURES (I.E. STRAW BALES, WATTLES, ETC.), AND HYDROSEEDING WITH RAPIDLY GERMINATING SEED.
19. SEEDING MIXTURES SHALL BE NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX, OR APPROVED EQUAL BY OWNER.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR		
E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
COMPOST FILTER SOCK	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.
CONCRETE WASHOUT	DAILY & WITHIN 24 HOURS OF RAINFALL > 0.25"	CLEAN/EMPTY WHEN AT 75% OF CAPACITY. REPAIR/REPLACE LINER WHEN DETERIORATION IS OBSERVED.
CATCH BASIN INSERT	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WEEKLY OR WHEN

SEDIMENT & EROSION CONTROL NARRATIVE

1. THE PROJECT INVOLVES THE CONSTRUCTION OF A MICRO CLOUD TECHNOLOGY BUILDING AND FUEL CELL FACILITY WITH ASSOCIATED EQUIPMENT, FENCE AND PARKING LOT INCLUDING THE DEMOLITION OF EXISTING PAVEMENT ON AN APPROXIMATELY 1.62± ACRE EXISTING LOT.

THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:

- A. DEMOLITION OF EXISTING PAVEMENT AND PLACEMENT OF GRAVEL OF EXISTING LOT.

B. CONSTRUCTION OF A 7,016 S.F. GRAVEL FUEL CELL COMPOUND WITH ASSOCIATED EQUIPMENT AND 365 S.F. ACCESS DRIVE.

B. CONSTRUCTION OF A 36,473 S.F. FENCED FACILITY INCLUDING THE 7,279 S.F. TWO-STORY BUILDING WITH ASSOCIATED EQUIPMENT AND 8,053 S.F. PARKING LOT.

B. THE STABILIZATION OF DISTURBED AREAS WITH PERMANENT VEGETATIVE TREATMENTS.
2. FOR THIS PROJECT, THERE ARE APPROXIMATELY 1.05± ACRE OF THE SITE BEING DISTURBED WITH A DECREASE IN THE IMPERVIOUS AREA OF THE SITE, AS SECTIONS OF EXISTING PAVED AREAS WILL BE CONVERTED TO OPEN GRASS AREAS.
3. THE PROJECT SITE, AS MAPPED IN THE SOIL SURVEY OF STATE OF CONNECTICUT (NRCS, VERSION 2,AUGUST 30, 2024), CONTAINS TYPE 109 (HYDROLOGIC SOIL GROUP B/D), AND 307 (HYDROLOGIC SOIL GROUP D) SOILS.
4. IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 9-12 MONTHS.
5. REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
6. STORMWATER MANAGEMENT DESIGN CRITERIA UTILIZES THE APPLICABLE SECTIONS OF THE 2024 CONNECTICUT STORMWATER QUALITY MANUAL AND THE CITY OF BRISTOL STANDARDS, TO THE EXTENT POSSIBLE AND PRACTICABLE FOR THIS PROJECT ON THIS SITE. EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE CONNECTICUT EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, LATEST EDITION.
7. DETAILS FOR THE TYPICAL STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON THE PLAN SHEETS OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
8. CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION:

A. STAGED CONSTRUCTION;

B. MINIMIZE THE DISTURBED AREAS TO THE EXTENT PRACTICABLE DURING CONSTRUCTION;

C. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS SOON AS POSSIBLE, BUT NO LATER THAN 7-DAYS FOLLOWING DISTURBANCE;

D. MINIMIZE IMPERVIOUS AREAS;

E. UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.
9. THE FOLLOWING SEPARATE DOCUMENTS ARE TO BE CONSIDERED A PART OF THE EROSION AND SEDIMENTATION PLAN:

A. STORMWATER MANAGEMENT MEMO DATED FEBRUARY 2026.

B. GEOTECHNICAL REPORT

C. WETLAND REPORT



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
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PLANNING DOCUMENTS		
NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
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BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
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APT FILING NUMBER: CT1716120

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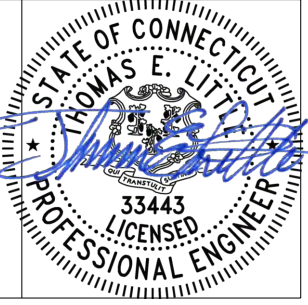
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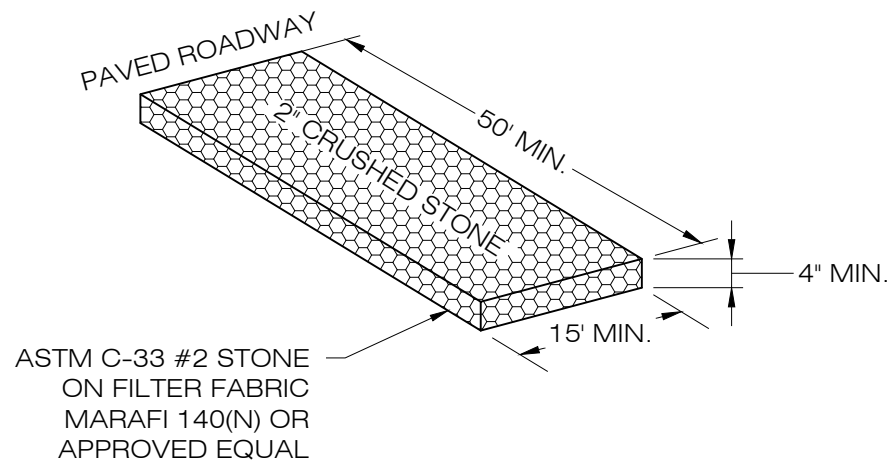
EROSION CONTROL NOTES

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ES-2

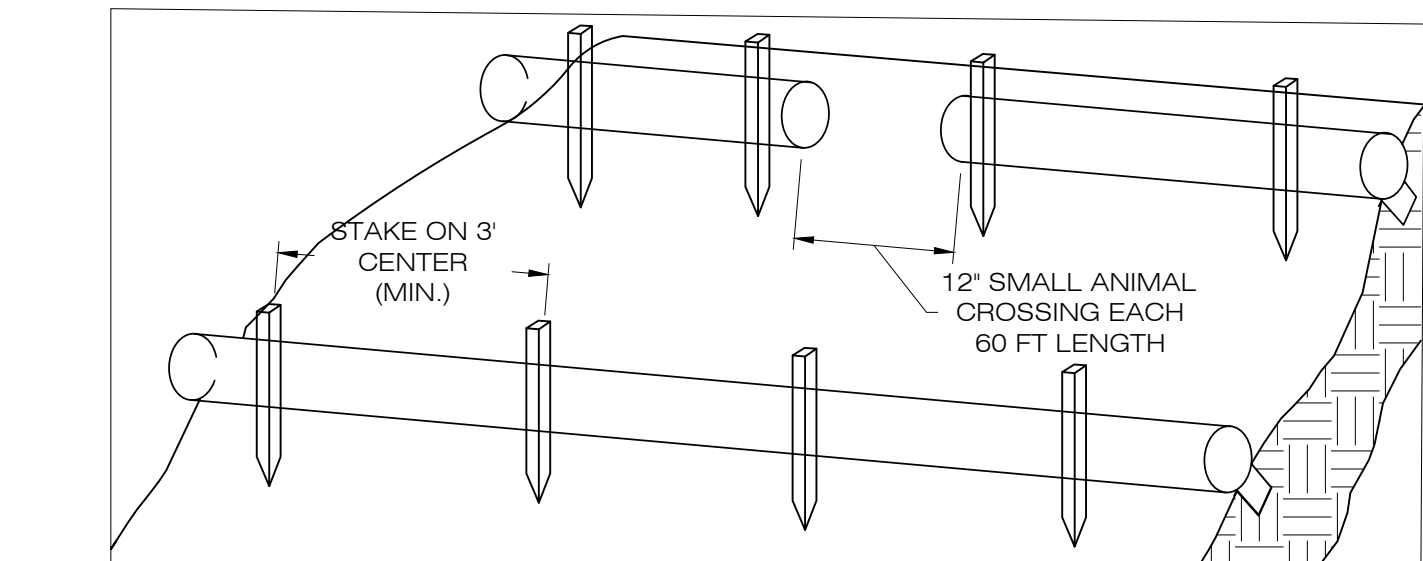


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CONSTRUCTION ENTRANCE DETAIL

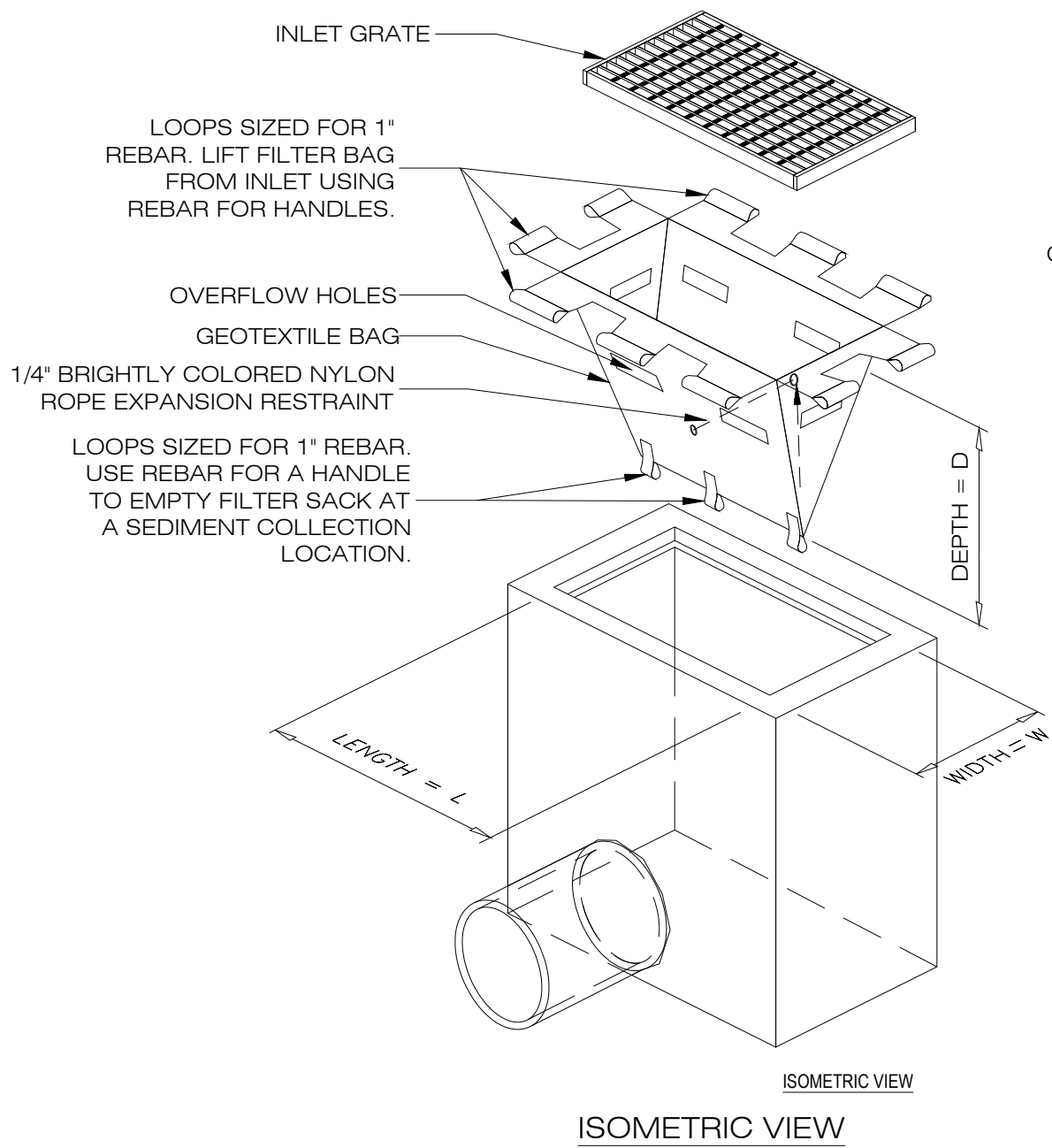
1
ES-3
SCALE : N.T.S.



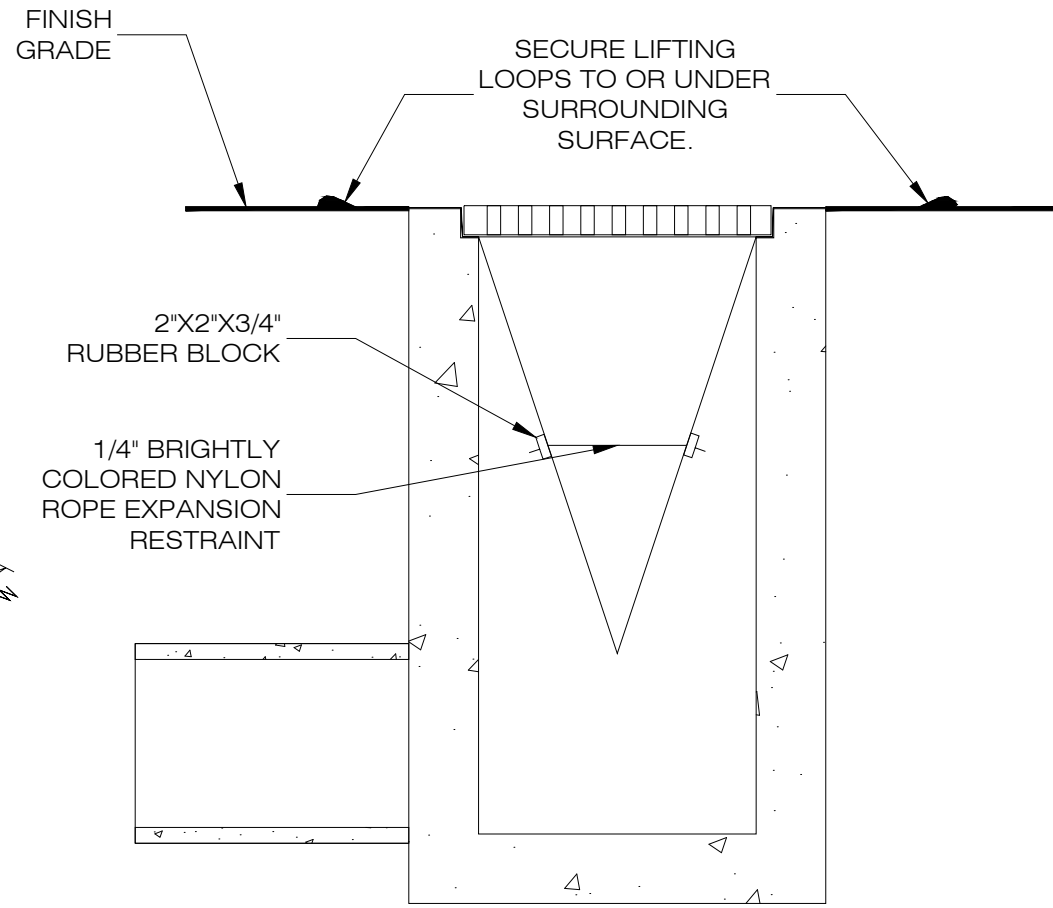
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3' (5-7.5 CM) DEEP X 9' (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. SOCKS SHALL BE INSTALLED IN 60 FT CONTINUOUS LENGTHS WITH ADJACENT SOCKS TIGHTLY ABUT. EVERY 60 FT THE SOCK ROW SHALL BE SPACED 12 INCHES CLEAR, END TO END, FOR AMPHIBIAN AND REPTILE TRAVEL. THE OPEN SPACES SHALL BE STAGGERED MID LENGTH OF THE NEXT DOWN GRADIENT SOCK.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3' (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

COMPOST FILTER SOCK SEDIMENTATION CONTROL BARRIER

2
ES-3
SCALE : N.T.S.



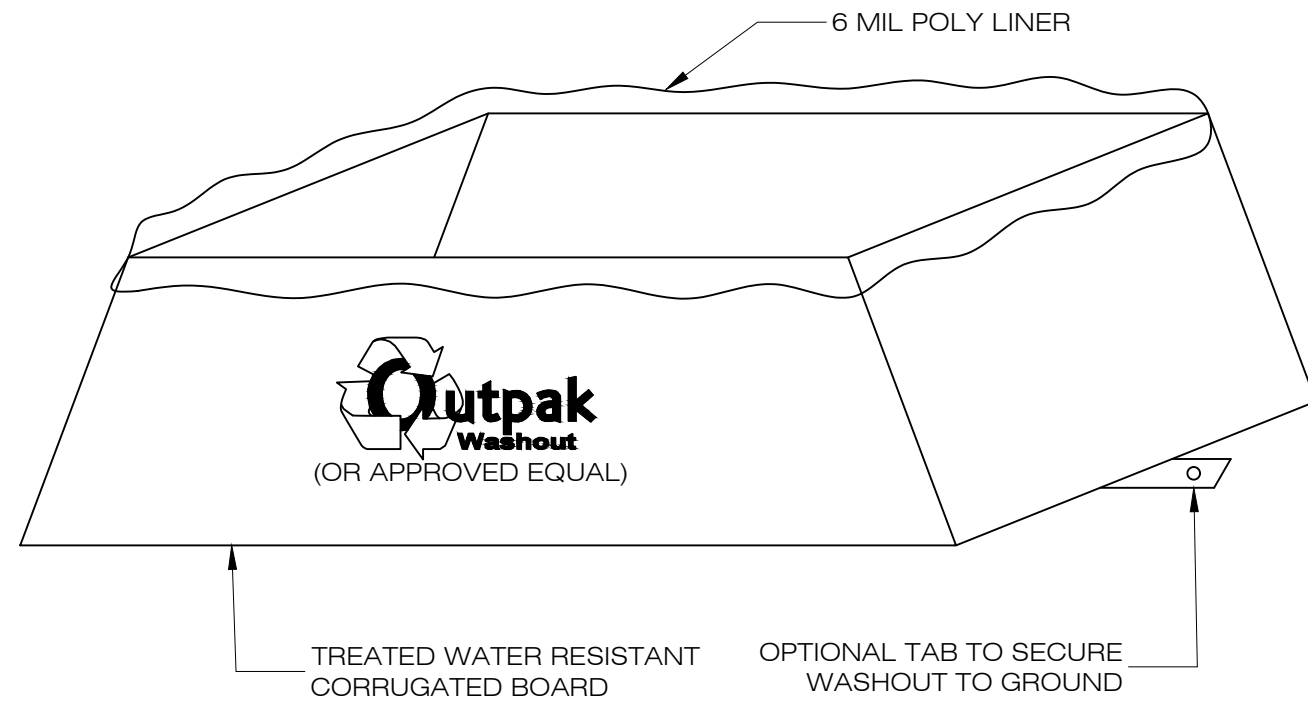
ISOMETRIC VIEW



SECTION VIEW

INLET PROTECTION

4
ES-3
SCALE : N.T.S.

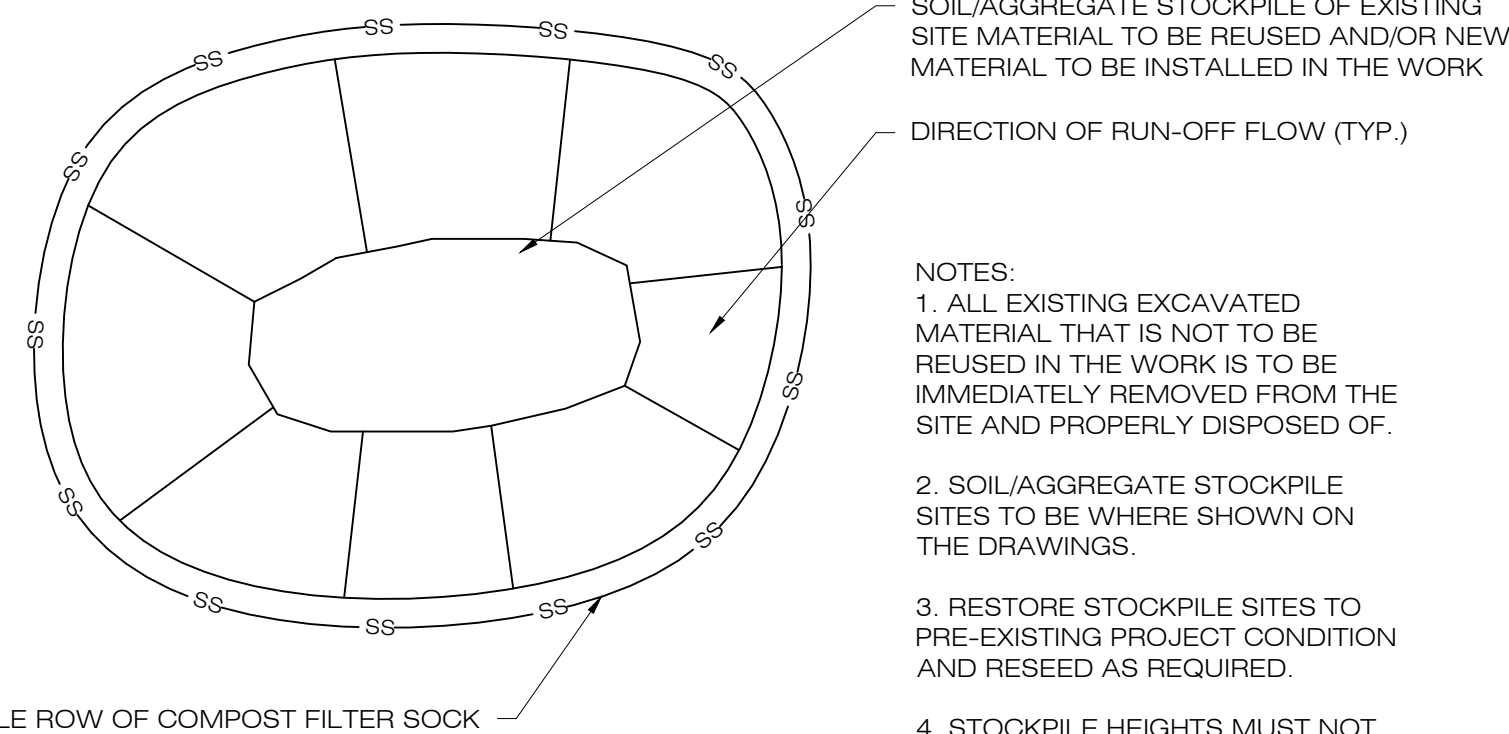


NOTES:

1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED CONCRETE WASHOUT

5
ES-3
SCALE : N.T.S.



NOTES:

1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

3
ES-3
SCALE : N.T.S.

FOR PERMITTING PURPOSES ONLY

RENEW
DEVELOPERS

RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415

ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

**BRISTOL TECHNOLOGY
CENTER**

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

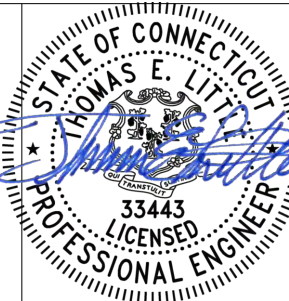
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DATE: 01/15/26	CHECKED BY: TEL

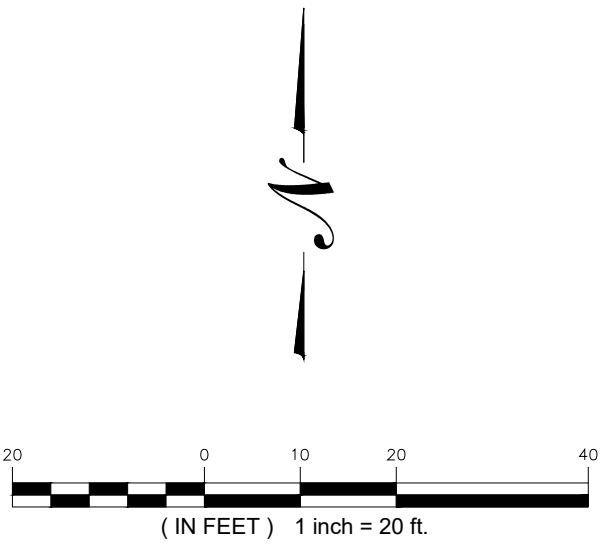
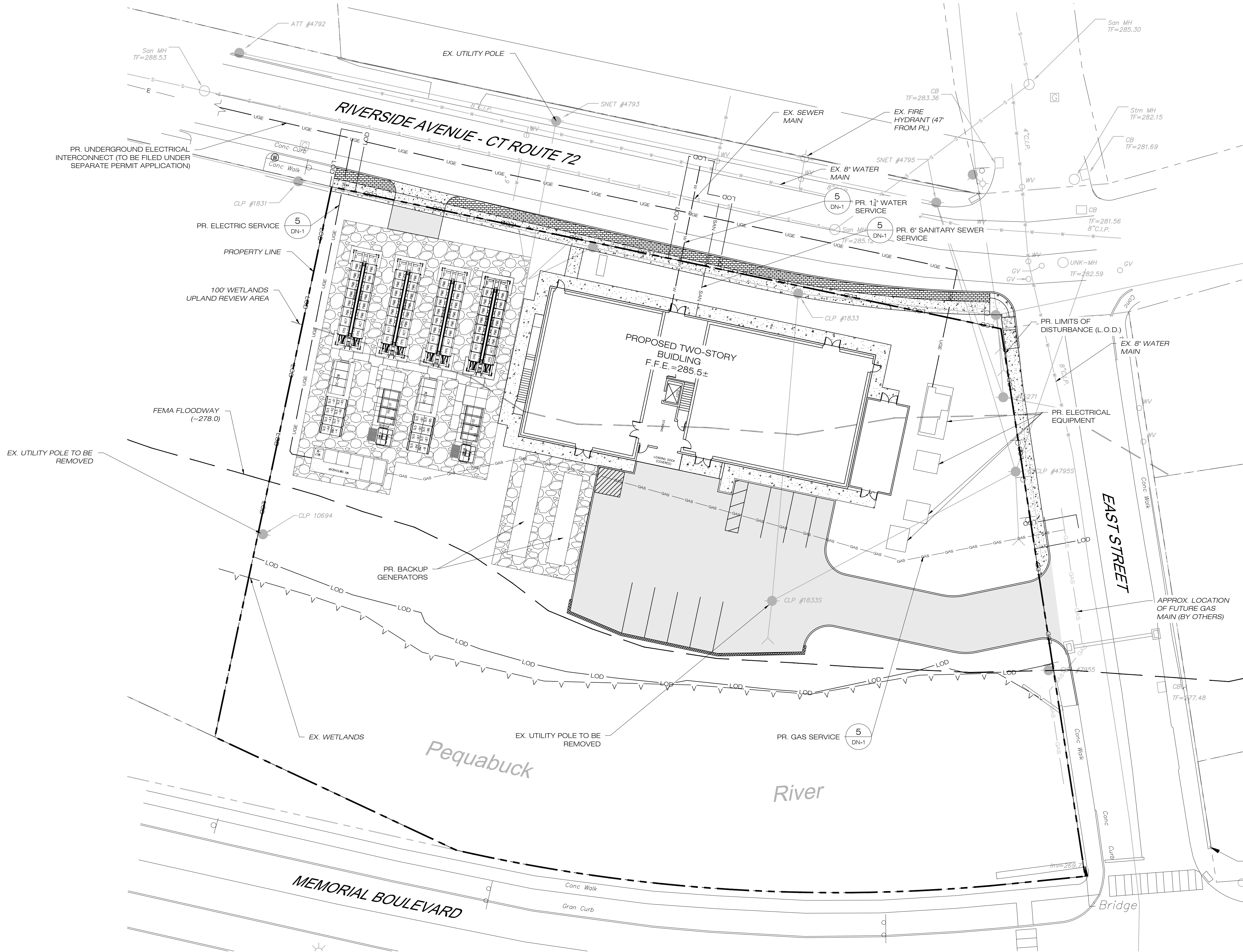
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**EROSION CONTROL
DETAILS**

SHEET NUMBER:

ES-3





1
U-1
UTILITY PLAN
SCALE : 1" = 20'

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



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BRISTOL TECHNOLOGY CENTER

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234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

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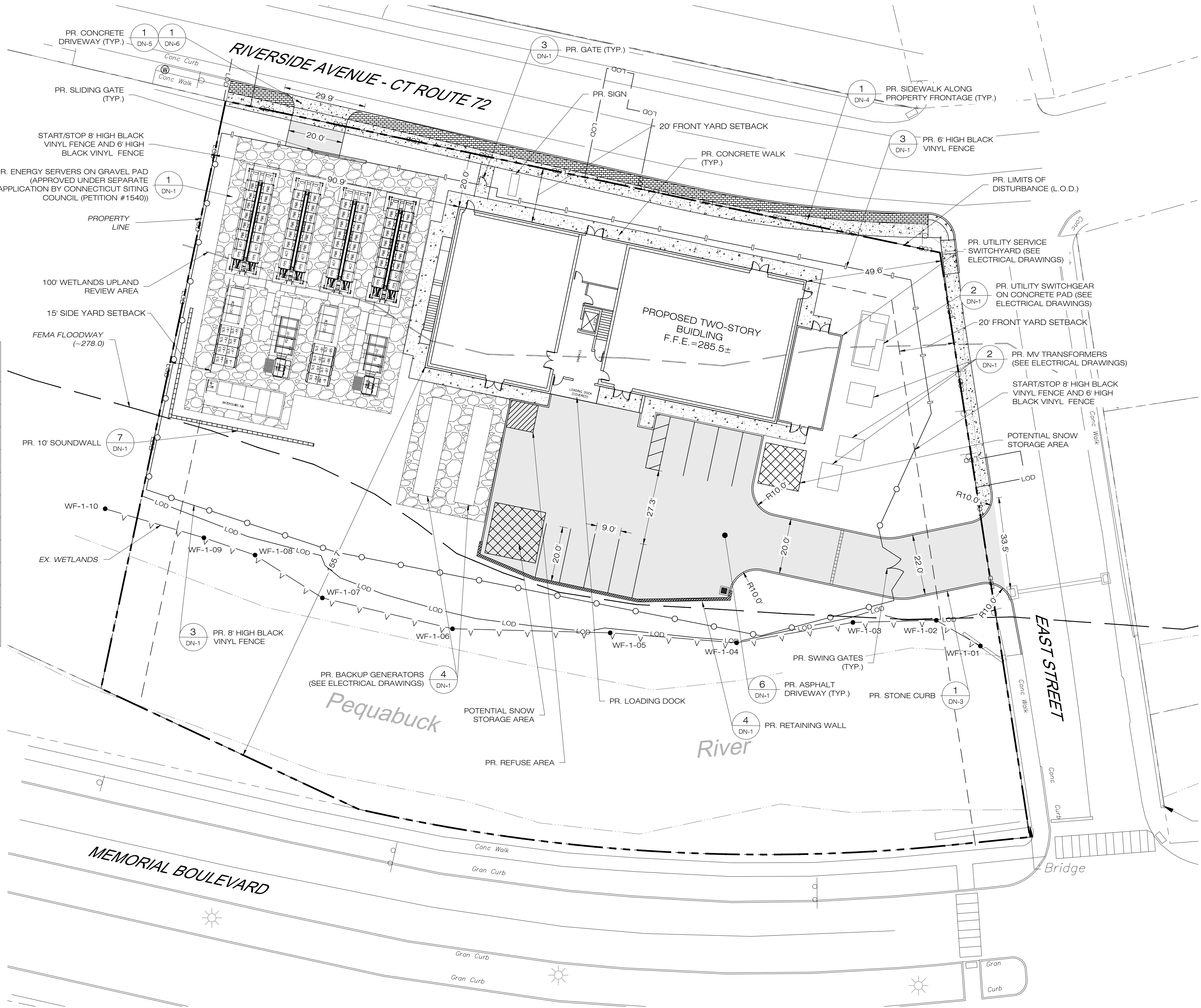
UTILITY PLAN

SHEET NUMBER:



U-1

ZONING COMPLIANCE BHC ZONE		
	REQUIRED/ALLOWED	SUBMITTED
MIN. LOT AREA (S.F.)	15,000	70,590
MIN. LOT FRONTAGE (FT.)	N/A	265.5
MIN. LOT WIDTH (FT.)	N/A	218
MIN. FRONT YARD (FT.)	20	20.0
MIN. SIDE YARD (FT.)	15.0	90.9
MIN. REAR YARD (FT.)	15.0	155.7
MAX. BUILDING HEIGHT (FT.)	40.0	35.0
MAX BUILDING COVERAGE (%)	50.0	10.3
MAX IMPERVIOUS COVERAGE (%)	90.0	41.4
NO. OF PARKING SPACES	4 + 0.1 PER 1,000 S.F. (4 + 0.1(14,588 / 1000)) = 5.5 6 REQUIRED	7



1
SP-1

SITE PLAN
SCALE : 1" = 20'

NOTE:
1. PROPOSED WORK IN CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH STATE DOT STANDARDS AND IN-LINE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION PLANS FOR RIVERSIDE AVENUE (CT ROUTE 72) DEVELOPED BY GM2 ASSOCIATES

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O. BOX 734
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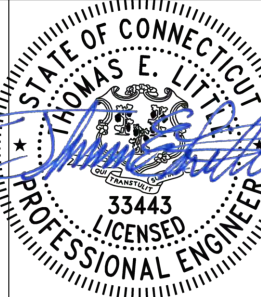
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DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1



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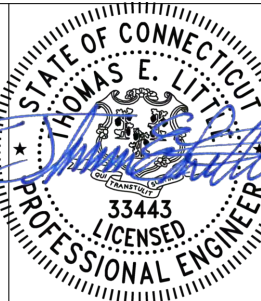
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CHECKED BY: TEL

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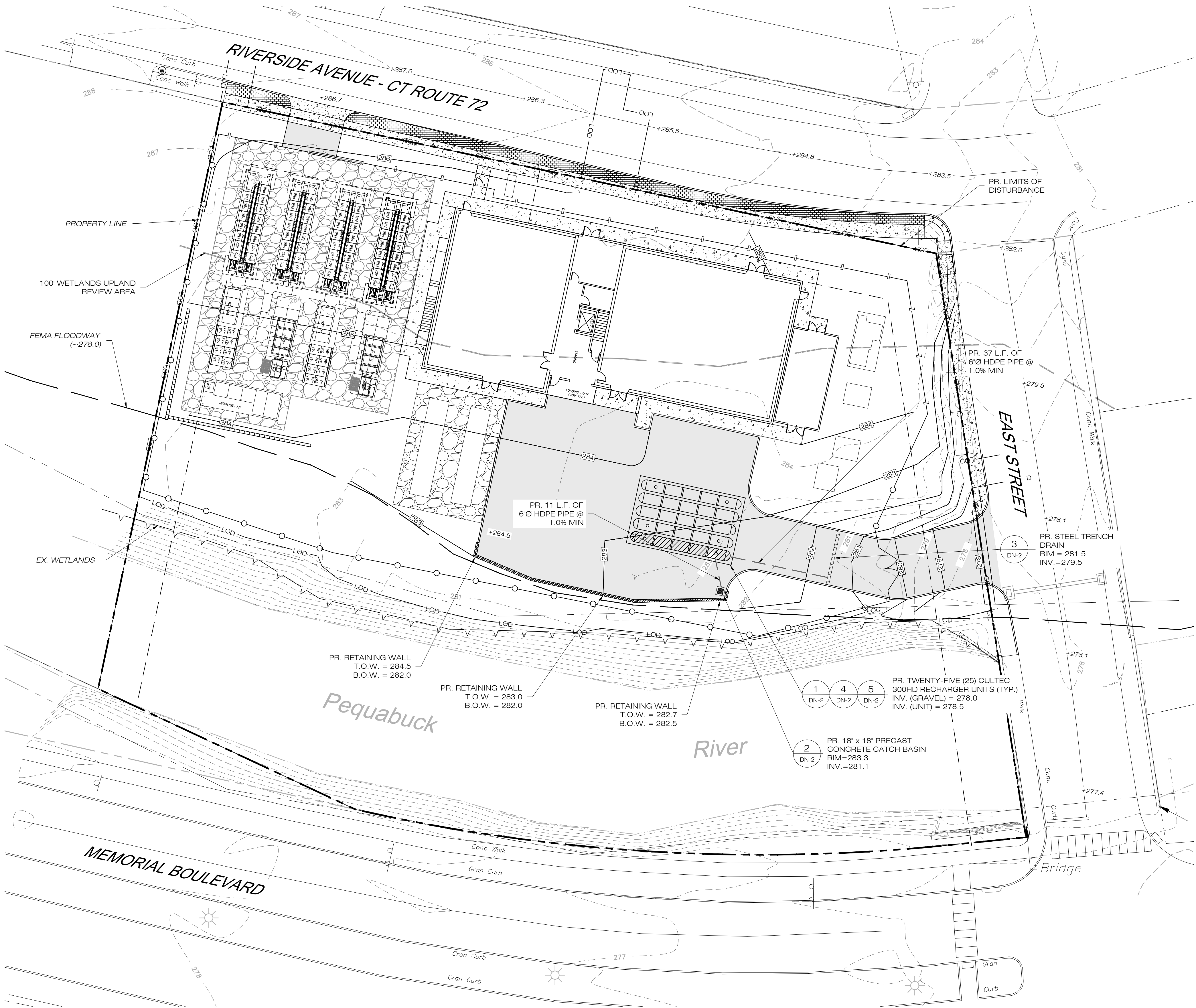
GRADING &
DRAINAGE PLAN

SHEET NUMBER:

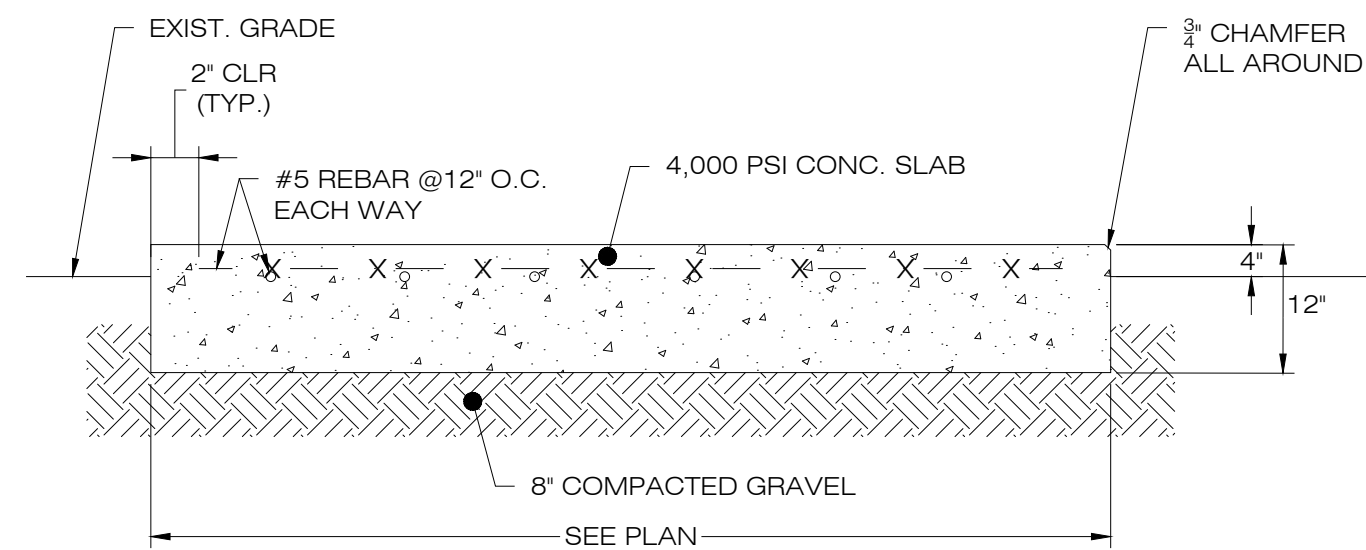
GD-1



FOR PERMITTING PURPOSES ONLY



1
GD-1
GRADING & DRAINAGE PLAN
SCALE : 1" = 20'



1. SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
2. SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.

2 **CONCRETE EQUIPMENT PAD**
DN-1 **SCALE : N.T.S.**



EXIST. GRADE

18" MIN.

8" MIN. LOW PERMEABLE SOIL

UNIT DRAINAGE FILL ($\frac{3}{4}$ " CRUSHED ROCK OR STONE)

APPROXIMATE LIMITS OF EXCAVATION

4" PERFORATED PVC DRAINAGE PIPE WRAPPED IN FILTER FABRIC (IF REQUIRED)

UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD (6" MIN. THICKNESS)

UNDISTURBED SOIL

MODULAR BLOCK CAP UNIT (TYP.)

1" - 1 $\frac{1}{4}$ "

8"

24"

MODULAR BLOCK UNIT (TYP.)

FINISHED GRADE

DESIGN HEIGHT (SEE PLANS)

6" MIN.

NOTICE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS AND MATERIAL
SPECIFICATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING

4" TOPSOIL

OVER COMPACTED DRY BACKFILL (95 COMPACTION PER M D1557 IN 8" LIFTS)

SEE CHART

1,0' MIN.

BOTTOM OF CONDUIT TRENCH

1'-0" MIN. IN ROCK

IN BIT. CONCRETE

5" HMA S0.5 TRAFFIC LEVEL 2 (PLACED IN TWO EQUAL LIFTS)

PROCESSED AGGREGATE BASE MATERIAL IN 4" LIFTS

6" WIDE PLASTIC U/G WARNING TAPE W/ "CAUTION BURIED UTILITY LINES"

12" SAND COVER OVER PIPE

CONDUIT, TO BE DETERMINED (TYP.)

12'- 12'

BURIAL DEPTHS PER UTILITY (CONTRACTOR TO VERIFY DEPTHS W/ UTILITY COMPANIES PRIOR TO CONSTRUCTION):

- 48" FOR WATER SERVICES
- 24" FOR GAS SERVICES
- 18" FOR FOR ELECTRIC/TELECOMMUNICATION SERVICES

5' HMA S0.5 PLACED IN THREE EQUAL LIFTS

12' GRANULAR FILL COMPACTED IN 4 LIFTS

SUBGRADE

Technical drawing of a sound barrier wall, showing elevation and section views.

Elevation View (Left):

- BARRIER POST:** Indicated by an arrow pointing to the vertical support structure.
- SPACING TO BE DETERMINED BY SOUND BARRIER MANUFACTURER (TYP.):** Indicated by a dimension line across the top of the wall panels.
- METAL SOUND BARRIER (COLOR TBD). COORDINATE w/ OWNER:** Indicated by an arrow pointing to the main wall panel.
- 15'-0":** Overall height dimension of the wall.
- GROUND LEVEL:** Indicated by a horizontal line at the base of the wall.
- MIN. 3'-6":** Minimum height dimension for the foundation below ground level.
- FOUNDATION DESIGN TO BE COMPLETED BY OTHER:** Indicated by an arrow pointing to the foundation structure.
- 4'-6" GAP TO ALLOW PASSAGE OF STORM WATER RUN-OFF:** Indicated by a dimension line at the base of the wall.

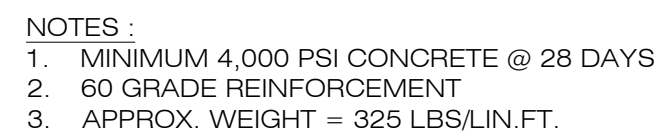
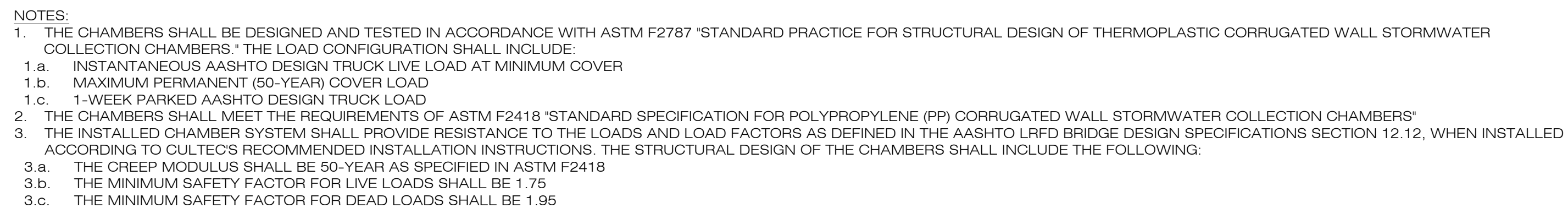
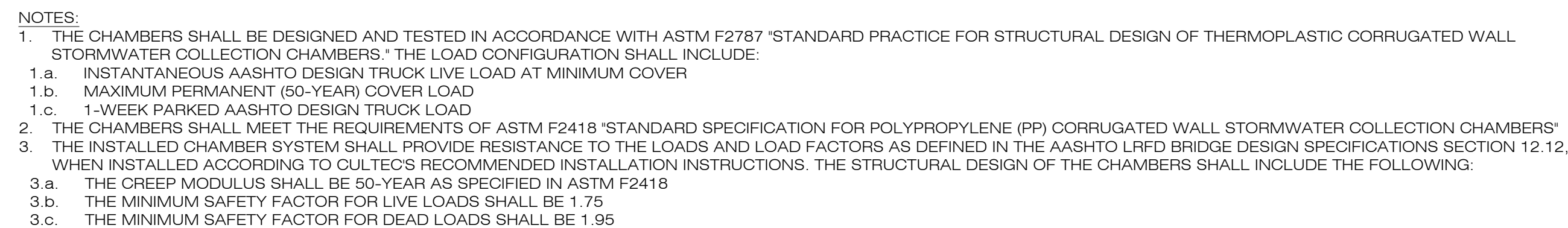
Section View (Right):

- EXTERIOR SIDE:** Label for the left side of the wall cross-section.
- FACILITY SIDE:** Label for the right side of the wall cross-section.
- 1" AGL (SLOPED ALL AROUND EDGES):** Indicated by an arrow pointing to the top edge of the wall.
- RIP RAP EMBEDDED 6" BELOW GRADE TO PROTECT FOUNDATION FROM ANY SCOURING:** Indicated by an arrow pointing to the rip rap at the base of the foundation.
- SECTION VIEW:** Label for the cross-section drawing.

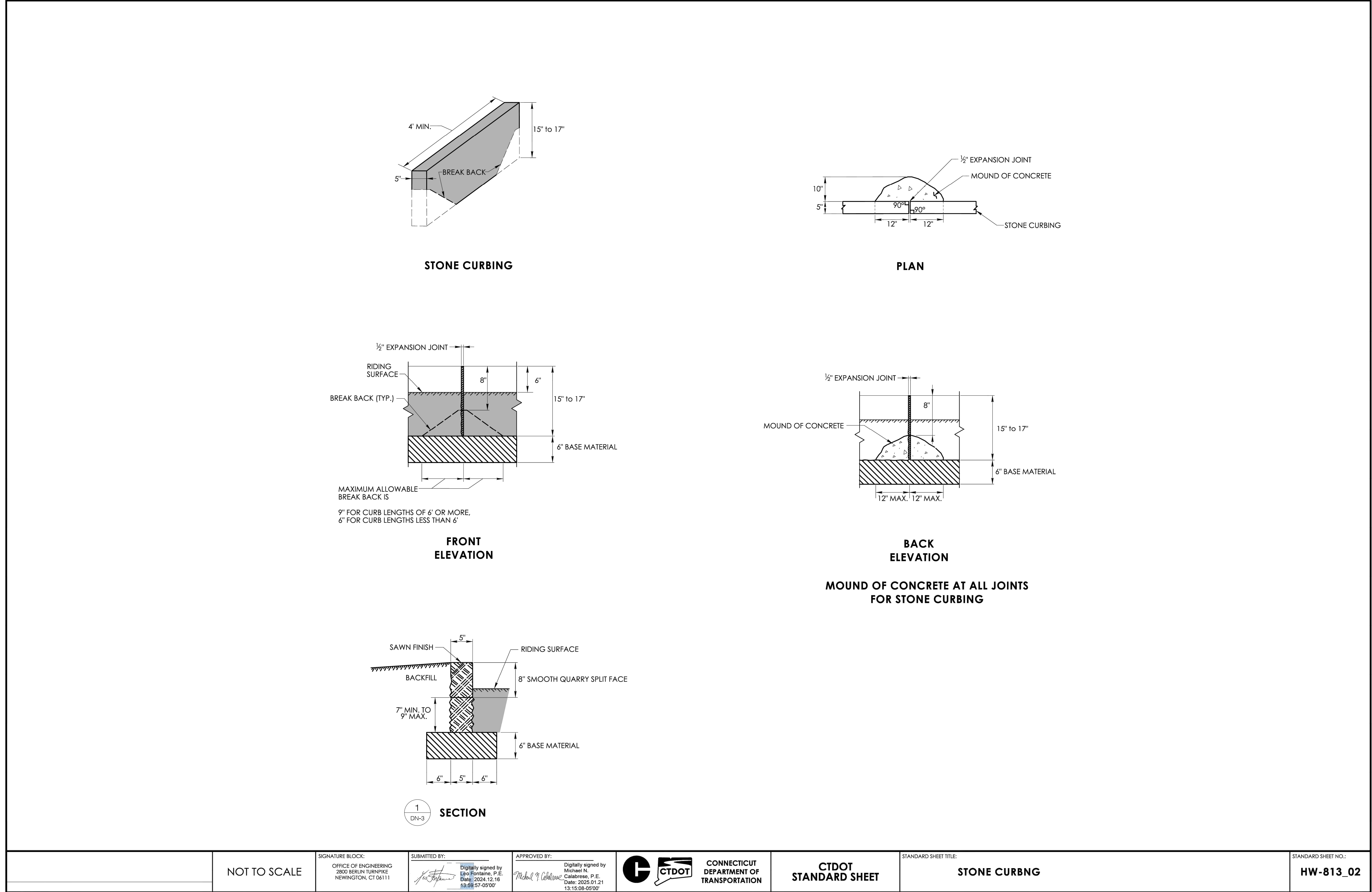
NOTES:

1. SOUND BARRIER PRODUCT & SPECIFICATIONS TO BE DETERMINED BY OWNER.
2. BARRIER POST FOUNDATION TO BE DESIGNED BY OTHERS.

Page 3



STATE OF CONNECTICUT
THOMAS E. LITTLE
33443
LICENSED
PROFESSIONAL ENGINEER



PLOTTED DATE: 10/22/2024

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS		
NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

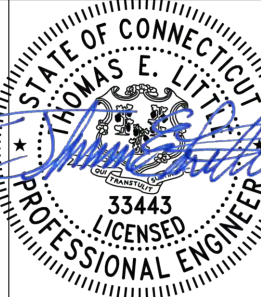
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DATE: 01/15/26	CHECKED BY: TEL

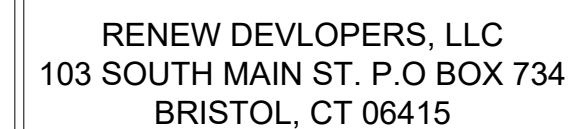
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CT DOT STANDARD DETAILS

SHEET NUMBER:

DN-3





NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS: UKA
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PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

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COLCHESTER, CT 06415

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234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

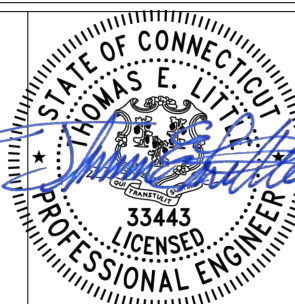
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DATE: 01/15/26	CHECKED BY: TEL
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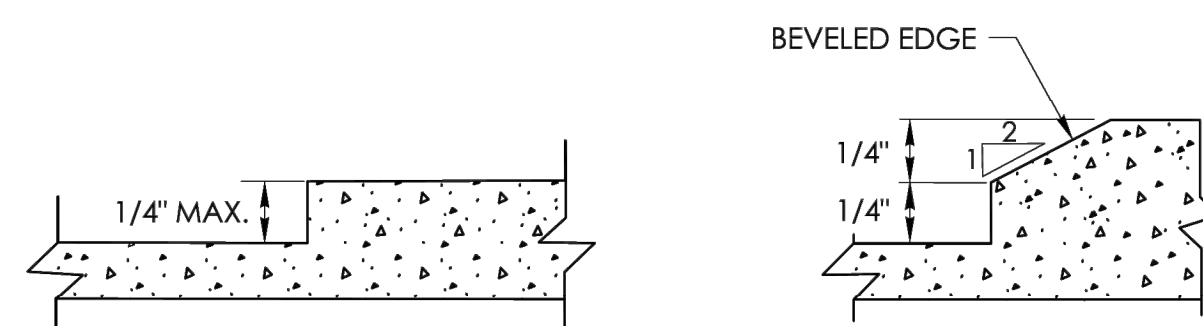
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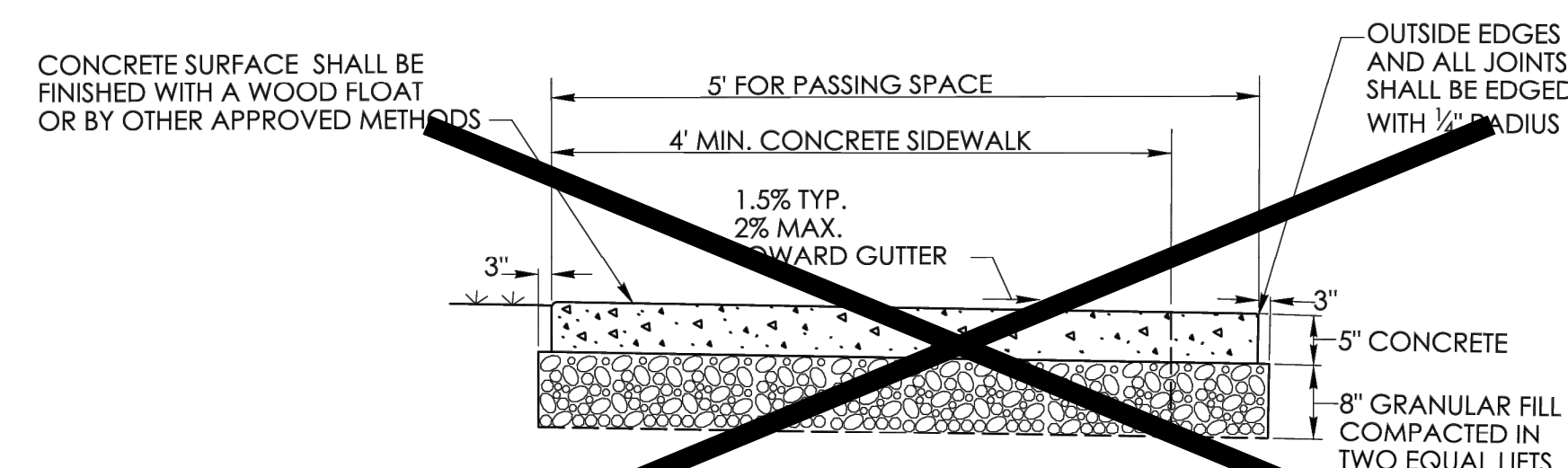


1. HORIZONTAL OPENINGS IN GRATES AND JOINTS MUST NOT BE MORE THAN ½ INCH
2. ELONGATED OPENINGS IN GRATES MUST BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL

PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200' MAXIMUM FOR SIDEWALKS LESS THAN 5' IN WIDTH



VERTICAL SURFACE DISCONTINUITIES MUST BE BEVELED TO A HEIGHT NOT GREATER THAN 1/4 INCH. THE BEVEL MUST BE THE ENTIRE WIDTH OF THE DISCONTINUITY



SECTION A

NOT TO SCALE

SIGNATURE BLOCK:
OFFICE OF ENGINEERING
2800 BERLIN TURNPIKE
NEWINGTON, CT 06111

SUBMITTED BY:  Digitally signed by
Leo Fontaine, P.E.
Date: 2024.12.19
15:11:56-05'00'

APPROVED BY: _____
Digitally signed by
Michael N.
Calabrese, P.E.
Date: 2025.01.29
12:47:10 -05'00'



CONNECTICUT
DEPARTMENT OF
TRANSPORTATION

CTDOT
STANDARD SHEET

STANDARD SHEET TITLE:

CONCRETE SIDEWALKS

STANDARD SHEET NO.:

HW-921_01

PLOTTED DATE: 10/23/2024

FOR PERMITTING PURPOSES ONLY

HW-922 01

PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
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DESIGN PROFESSIONALS OF RECORD

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BRISTOL TECHNOLOGY
CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT1716120

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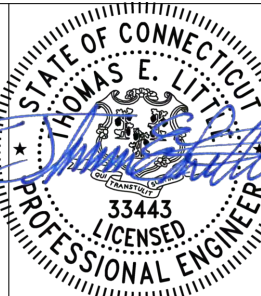
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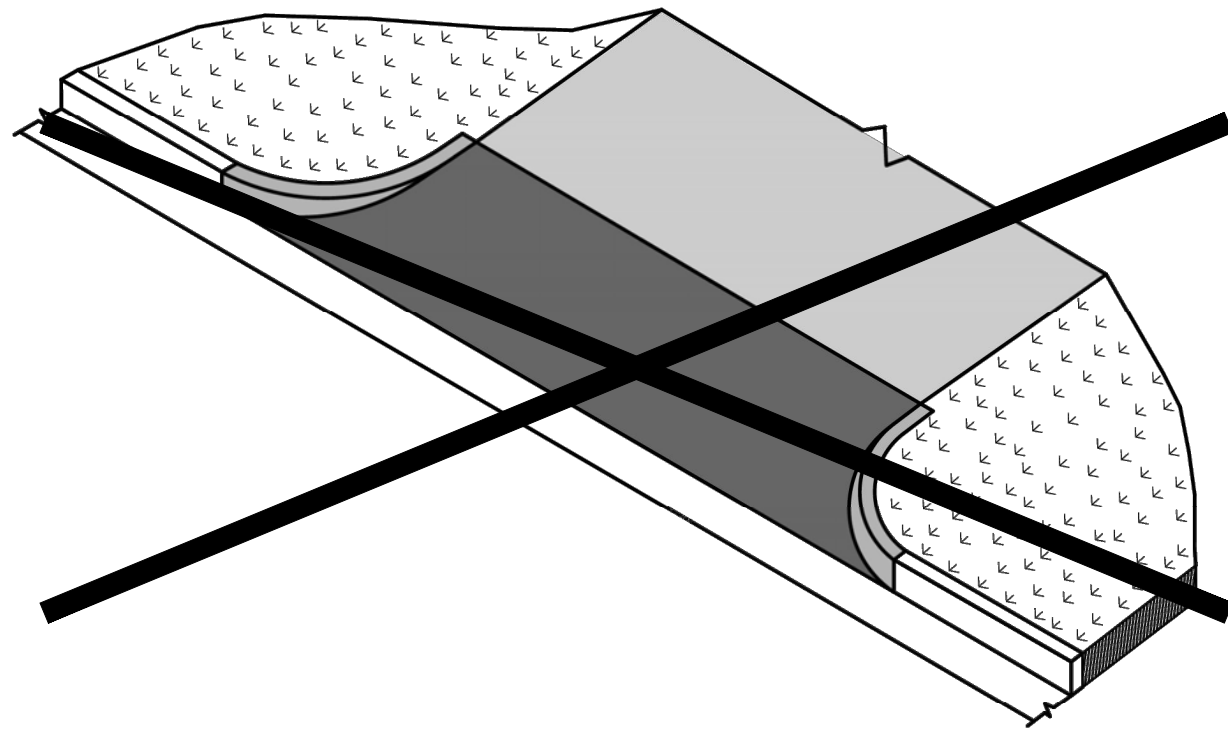
CT DOT STANDARD
DETAILS

SHEET NUMBER:

DN-6



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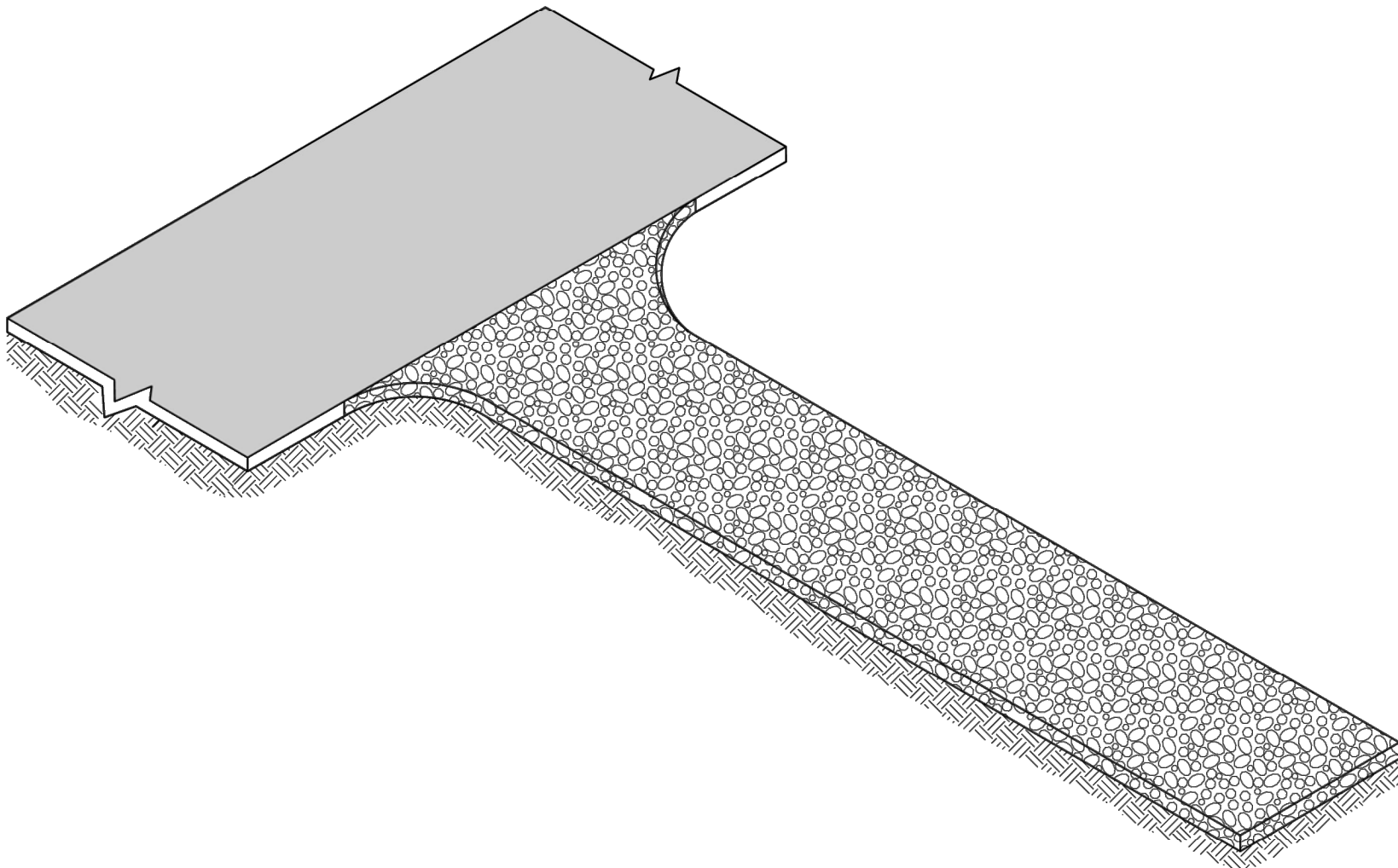
CONCRETE DRIVEWAY RAMP

PLANNING DOCUMENTS

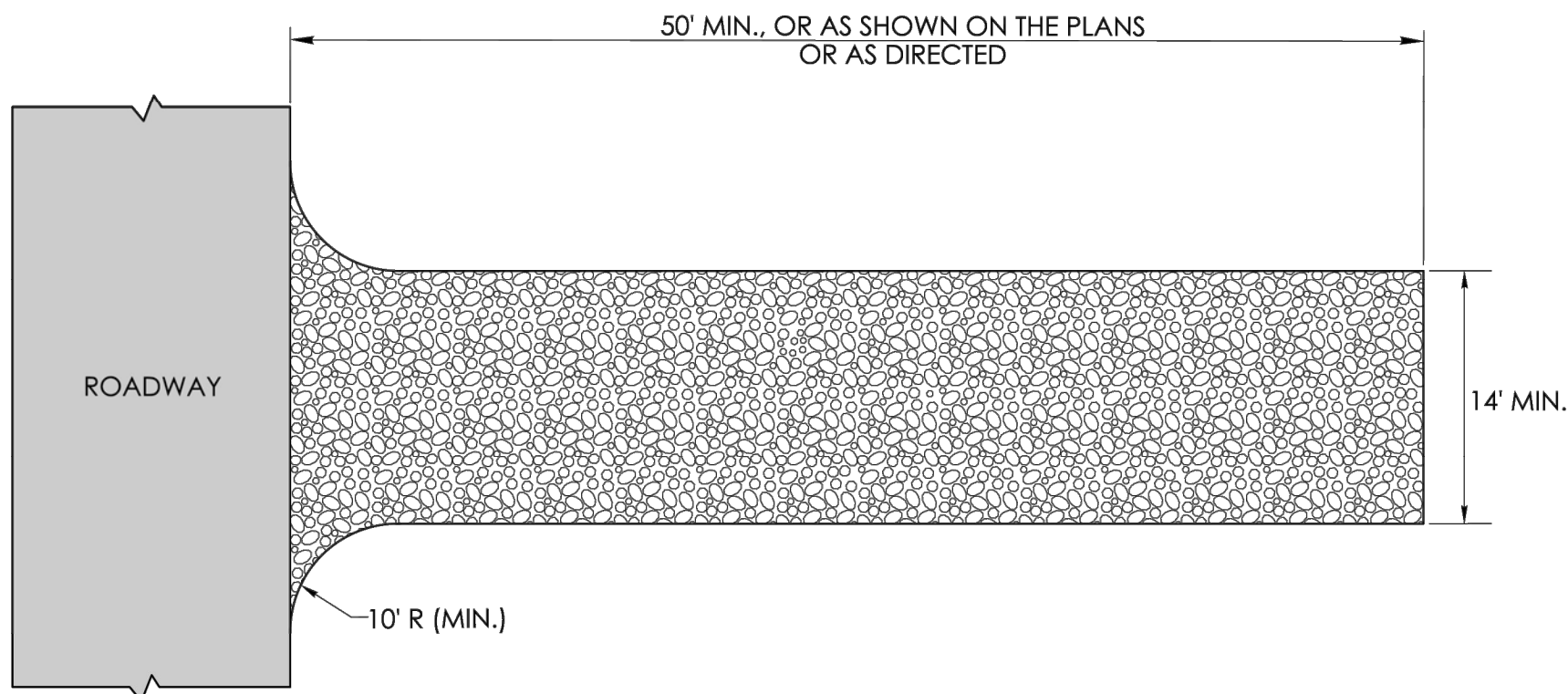
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GENERAL NOTE:

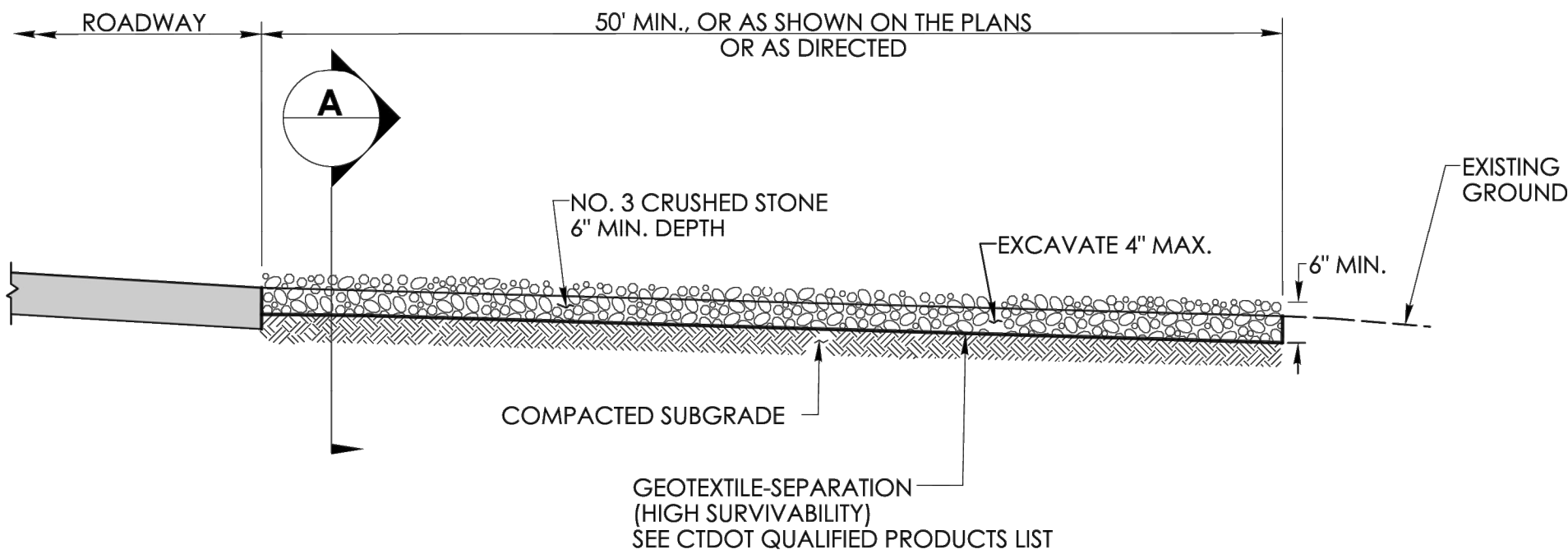
1. THE LENGTH OF THE ANTI-TRACKING PAD SHALL BE INCREASED AS DIRECTED FOR SITES COMPOSED OF CLAY OR SILTS.



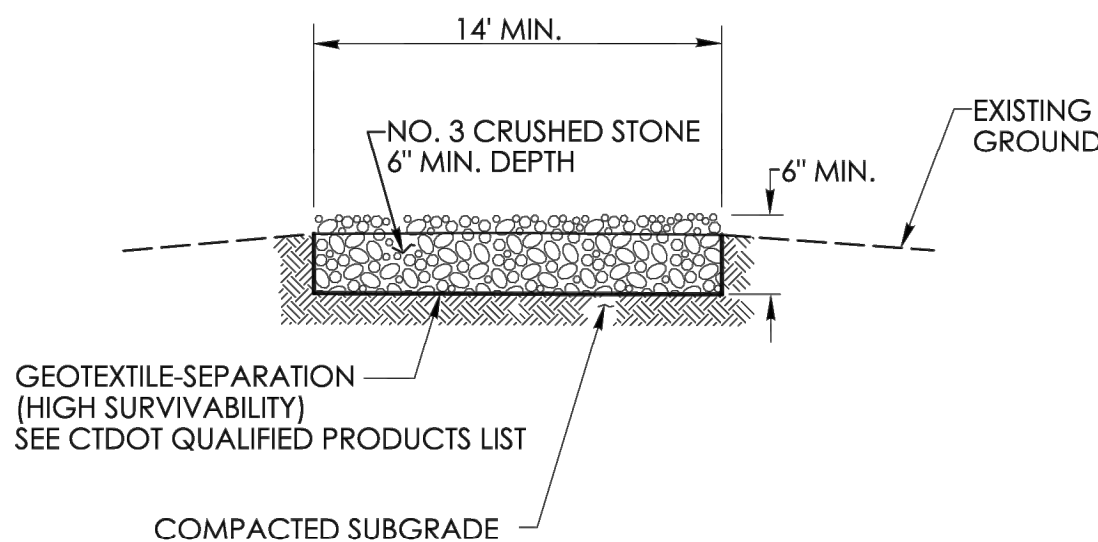
1
DN-7
ANTI-TRACKING PAD



PLAN



ELEVATION



SECTION A

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
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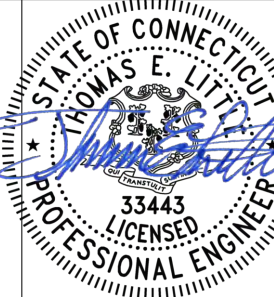
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DATE: 01/15/26
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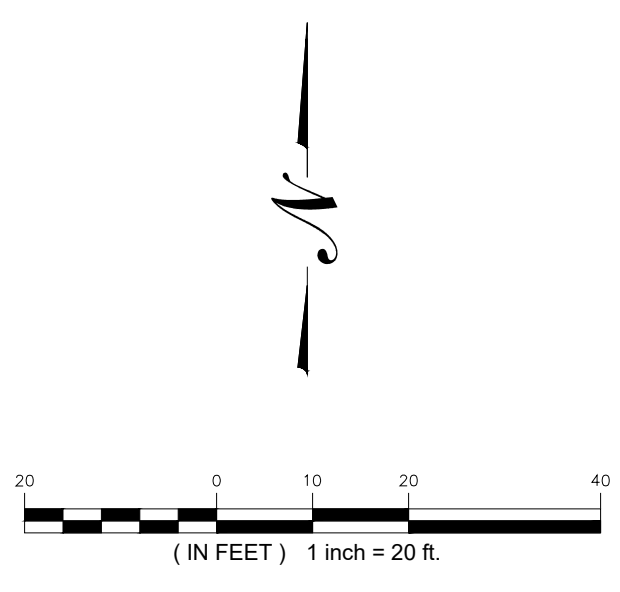
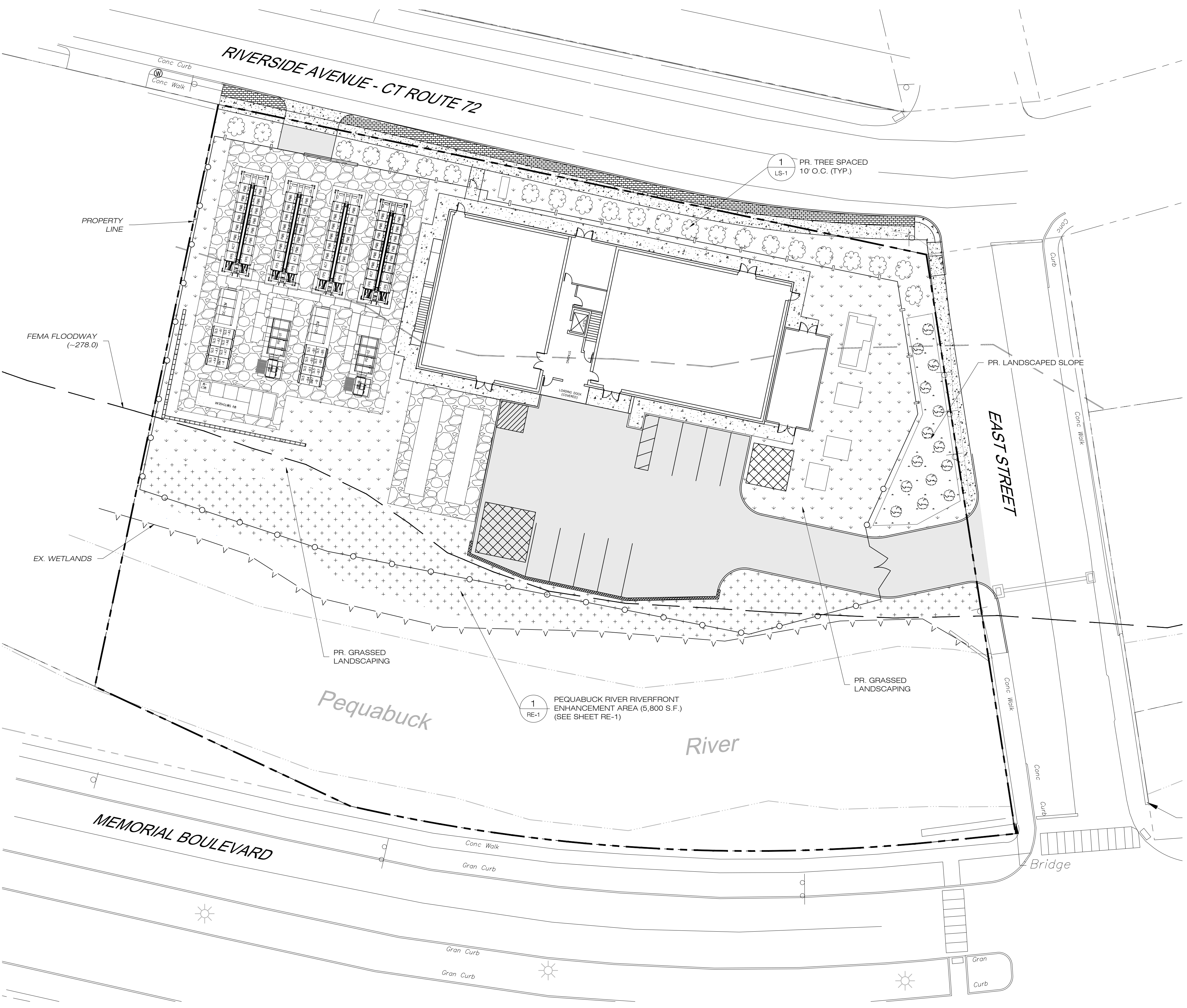
CT DOT STANDARD
DETAILS

SHEET NUMBER:

DN-7

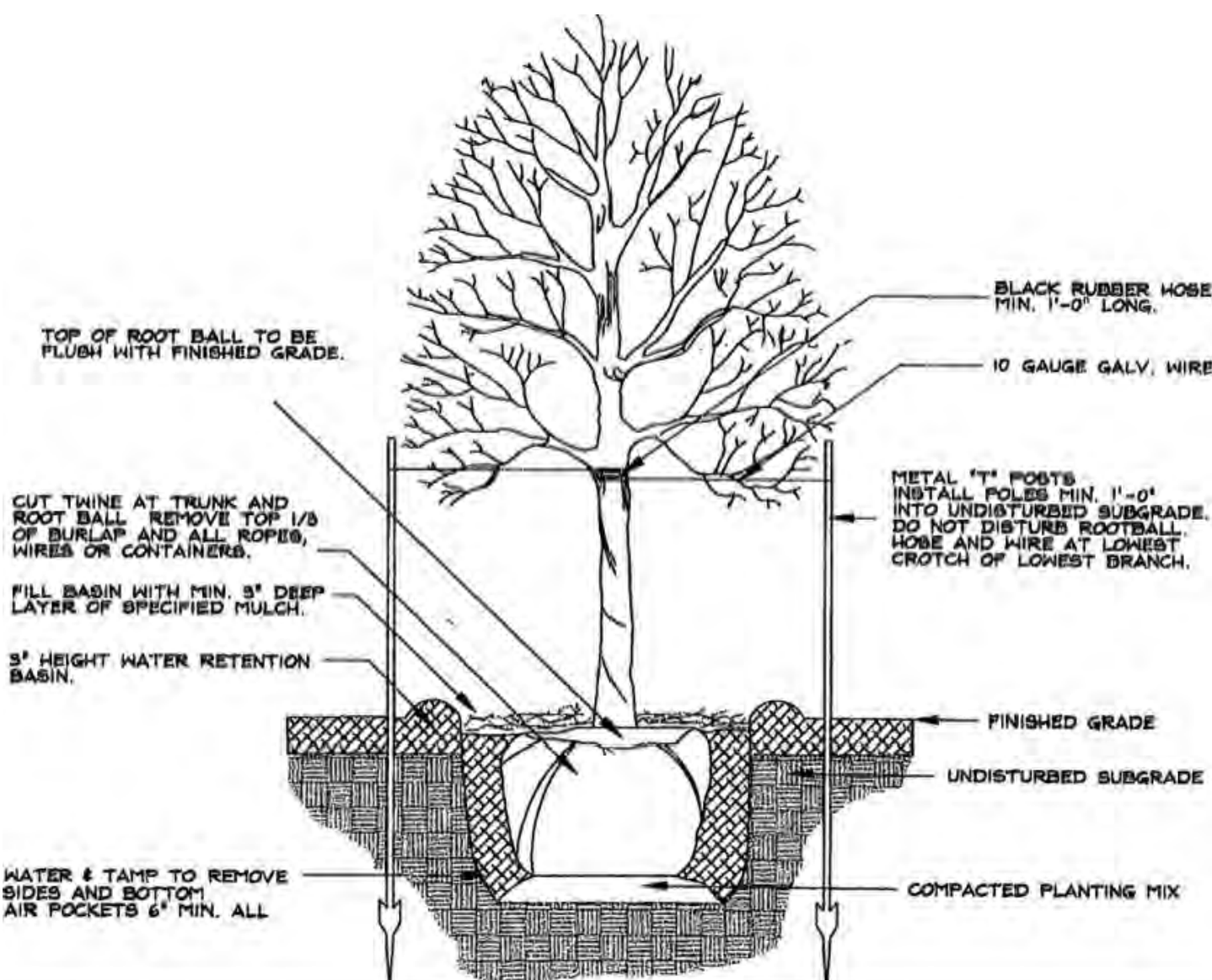


FOR PERMITTING PURPOSES ONLY



LANDSCAPE LEGEND

	PROPOSED
TREE	
BUSHES/SHRUBS	
LANDSCAPE SLOPE	
GRASS	
RIVERFRONT ENHANCEMENT AREA	
CONCRETE WALK	
GRAVEL	
PAVEMENT	



NOTE:
TREE SPECIES AND SIZE TO BE DETERMINED BY CITY

1
LS-1
TYPICAL PLANTING DETAIL
SCALE : N.T.S.

1
LS-1
LANDSCAPING PLAN
SCALE : 1" = 20'

FOR PERMITTING PURPOSES ONLY



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SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER:



LS-1

PLANNING DOCUMENTS

NO	DATE	REVISION
1	03/31/26	CONSERV. COMM. COMMENTS:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY
CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

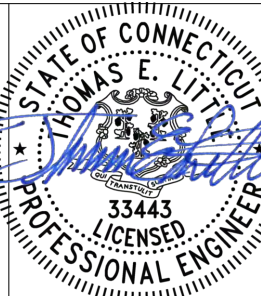
	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

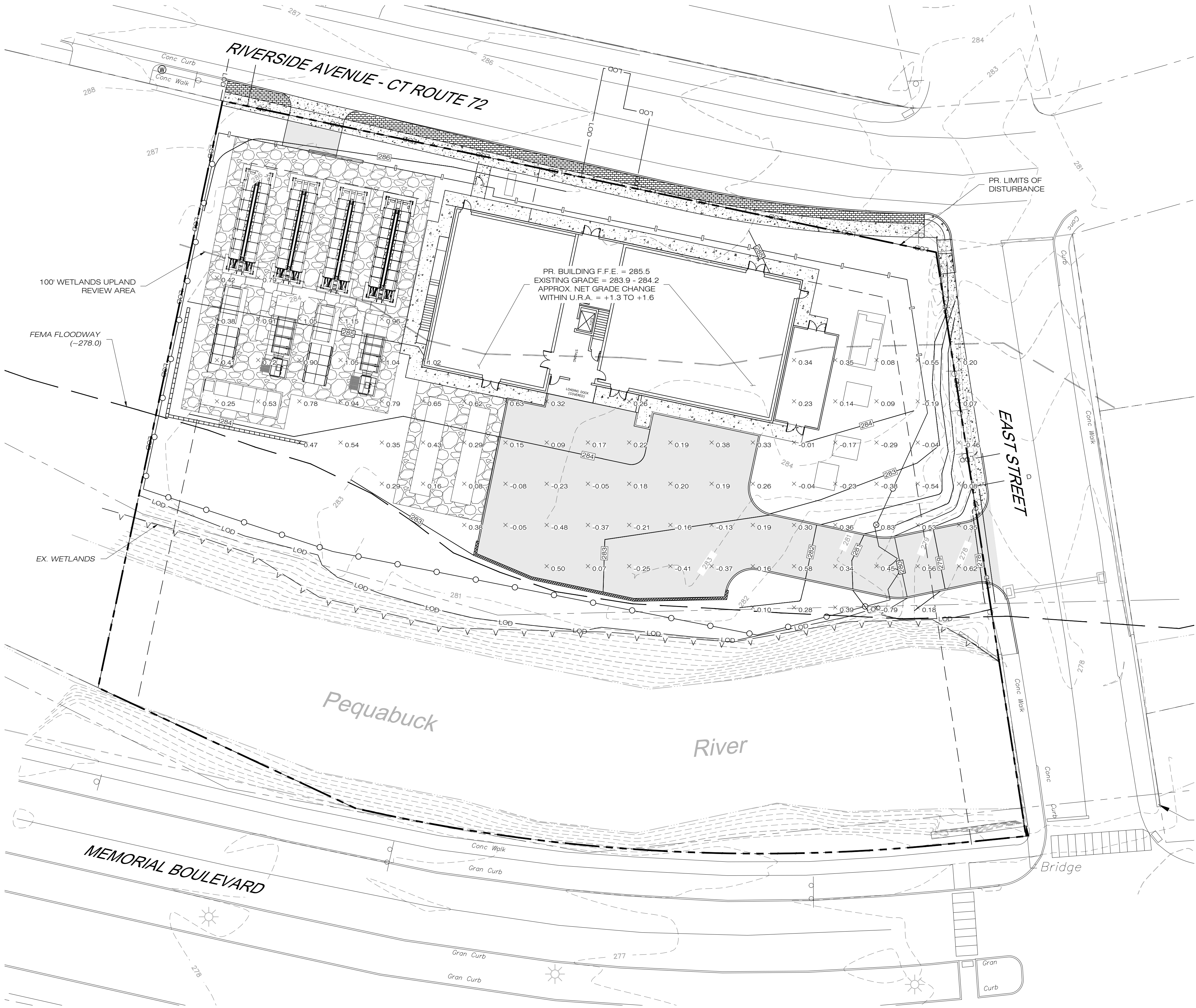
CUT AND FILL PLAN

SHEET NUMBER:

CF-1



FOR PERMITTING PURPOSES ONLY



1 CUT AND FILL PLAN
CF-1 SCALE: 1" = 20'

Application #2068

111
Fox Hollow Road

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	2068
DATE FILED:	3/26/26
DECISION DATE:	
DECISION:	

1. APPLICANT:

Name: Mark Tiso
Address: 113 Shea Circle City: Cheshire State: CT Zip 06410
Telephone No.: 8602215517 ☒ home ☐ work E-Mail: _____
Signature: *Mark Tiso* Signature – (Printed/Typed) Mark Tiso
CHECK ONE: ☒ owner ☐ other (specify): _____

2. PROPERTY OWNER(S):

Name: Mark Deborah Tiso
Address: 111 Fox Hollow lane City: Cheshire State: CT Zip 06410
Telephone No.: 860 221 5517 ☒ home ☐ work E-Mail: _____
Signature: *Mark Tiso Deborah Tiso* Signature – (Printed/Typed) Mark Tiso Deborah Tiso

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 111 Fox Hollow lane
Assessor's Map No.: 58 Assessor's Lot No.(s): 24
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): we purchased this .88 acre lot at 111 Fox Hollow Lane. we had the original surveyor engineer produced a stamped approved plot plan for a 2200sq foot house to be built in the approved building envelope shown on the original subdivision plan

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: we are planning on building a 2200 sq ft house in the an approved building area at 111 fox Hollow Lane and now are told we need a wetlands permit

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection _____ of Section 4 of the Inland Wetlands Regulations. See *instructions for submission requirements*.
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. See *instructions for submission requirements*.
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|-------------------------|
| ☐ in a wetlands or watercourse | area: _____ |
| ☒ within the upland review area | area: <u>13,450sqft</u> |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
☐ yes ☒ no

If "yes", see *instructions for submission requirements*.

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2068

Address or location of property: 111 Fox Hollow lane

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

We have applied for a building permit on 1/21/2026 and have uploaded all the necessary and required documents, specs and drawings. All departments have been approved except Engineering. I have sent texts to see if they needed anything else from me to get the permit approved and paid for. I did get a response yesterday 3/5/2026-stating that I needed certain additions to the existing plot plan -which my engineer is adding and will be sent early next week. I was informed that also need to apply for this wetlands permit. I am happy to apply and pay for this permit to expedite my permit. Please let me know if you require any additional information
Thank you
Mark Tiso

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: _____

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

Telephone No.: _____ E-Mail: _____

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").

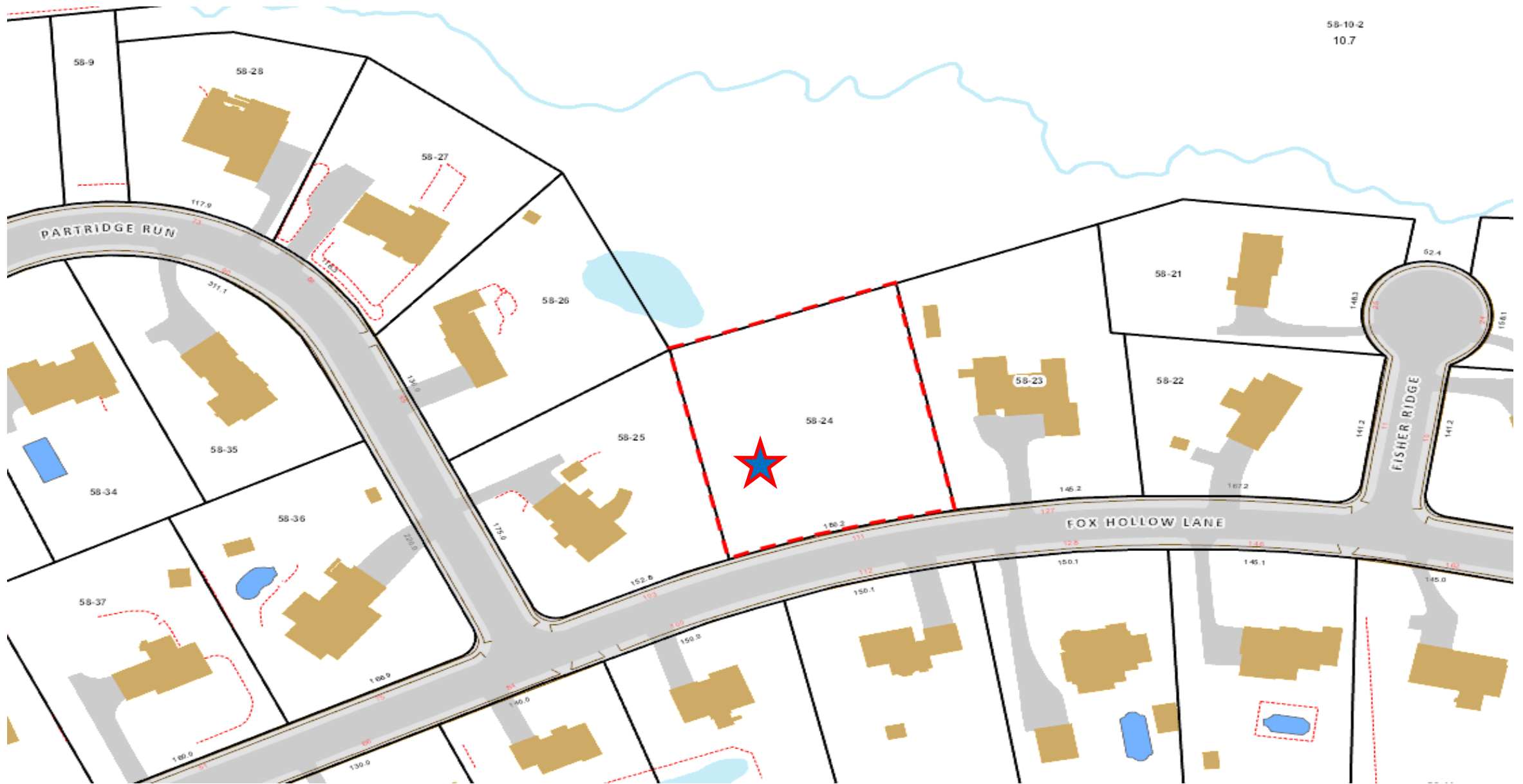
If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

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.

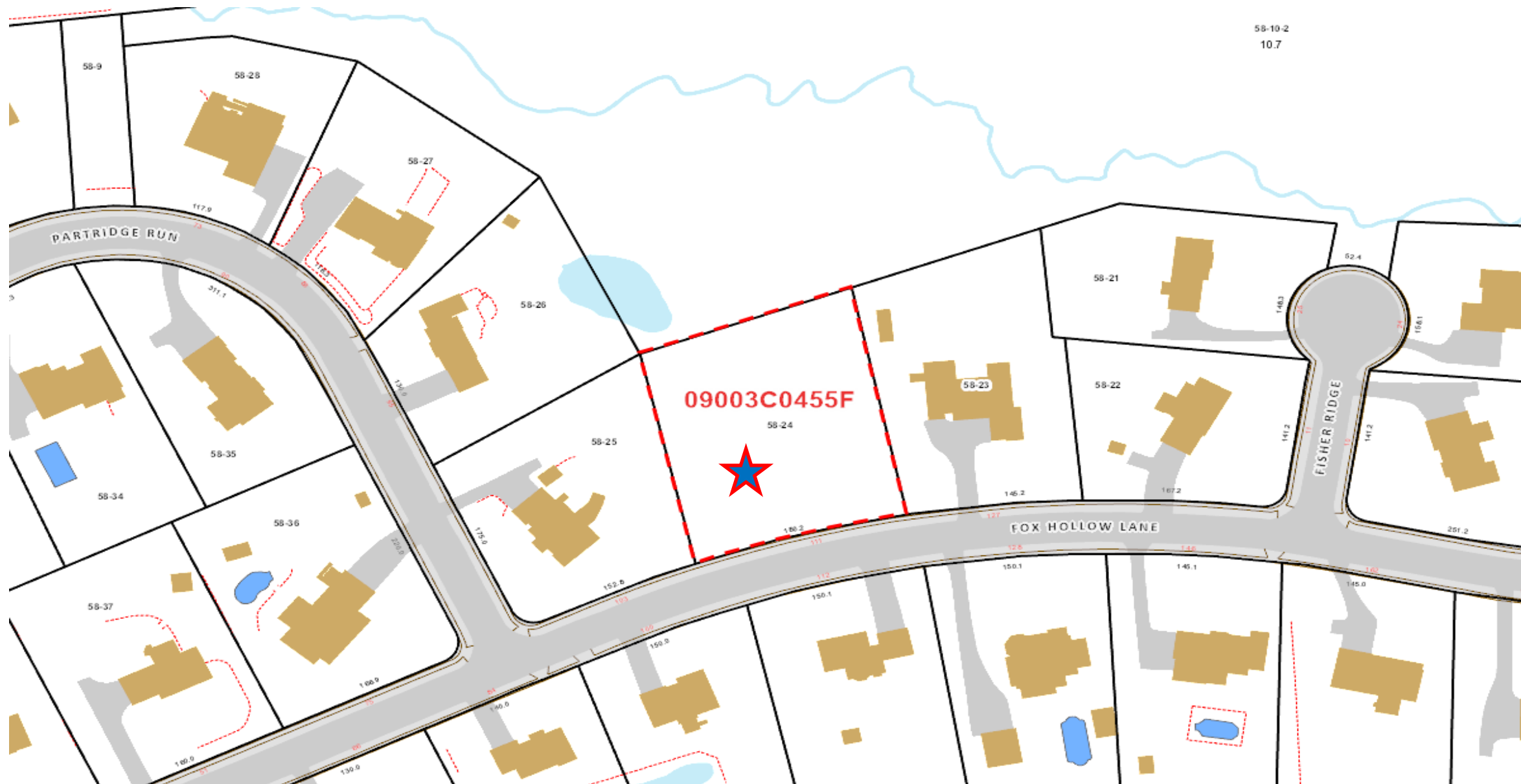
More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

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

Various GIS and Google Maps

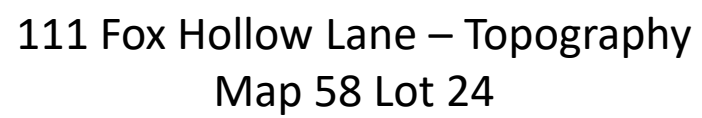


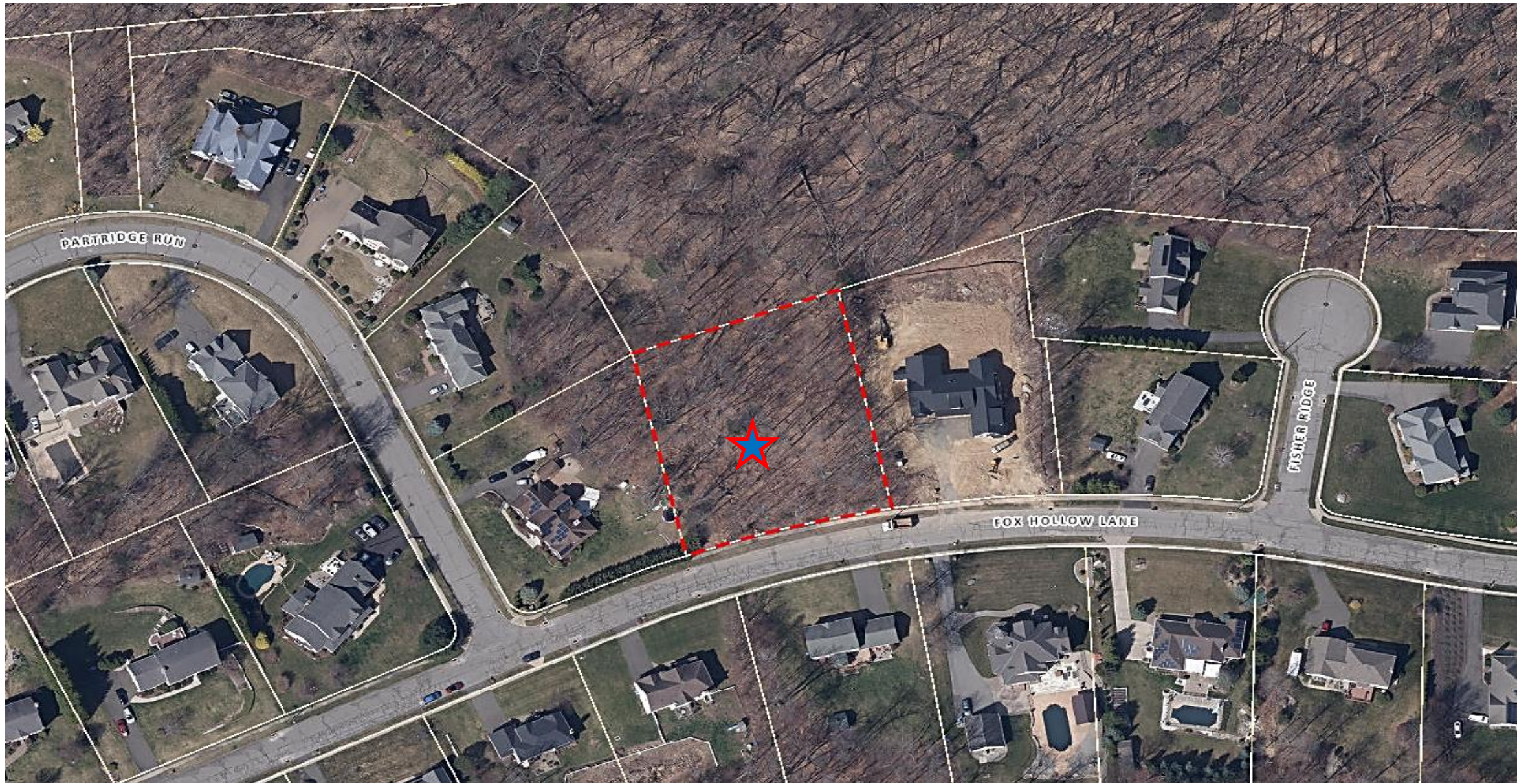
111 Fox Hollow Lane – Location
Map 58 Lot 24



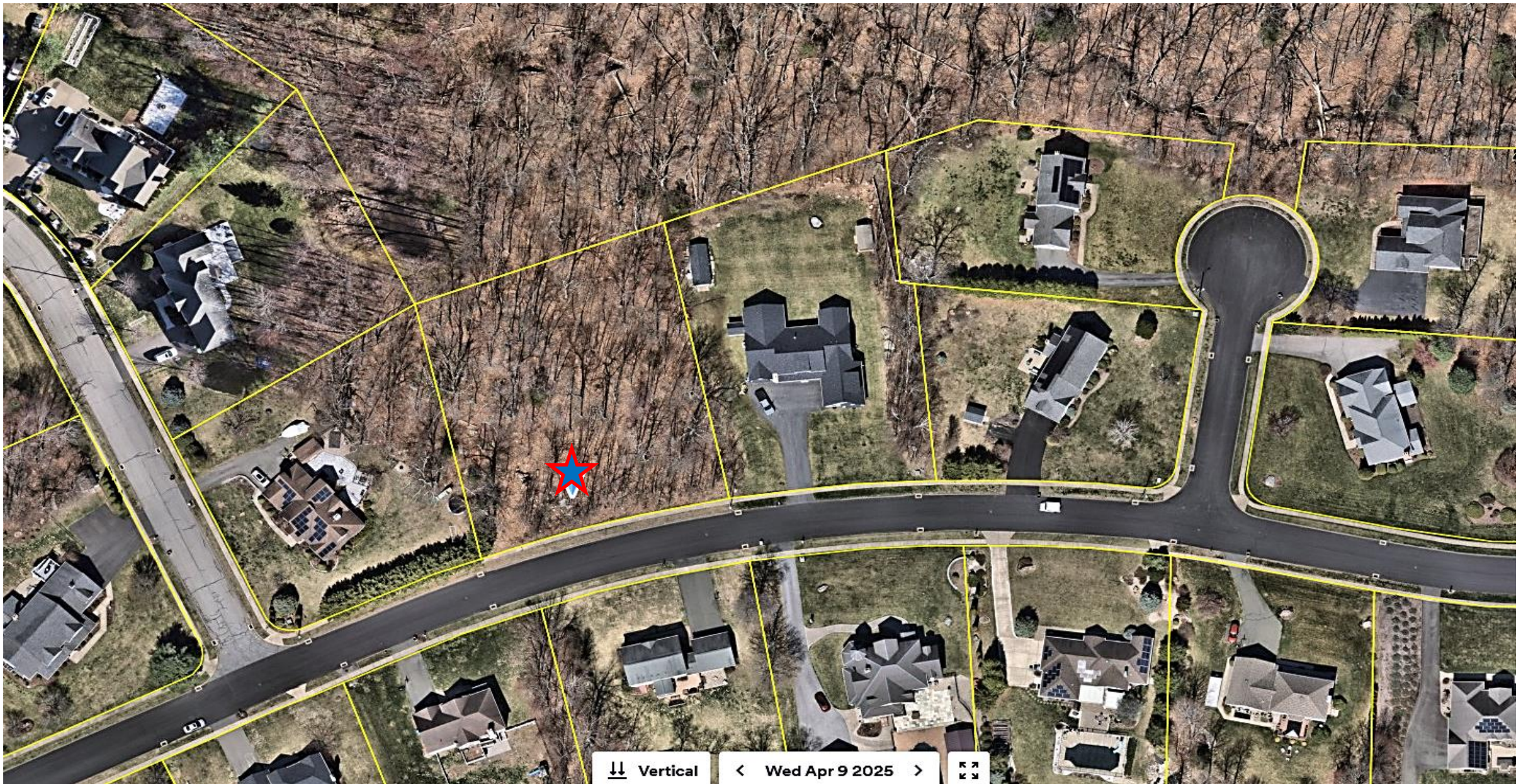
58-10-2
10.7

111 Fox Hollow Lane – Floodplain
Map 58 Lot 24



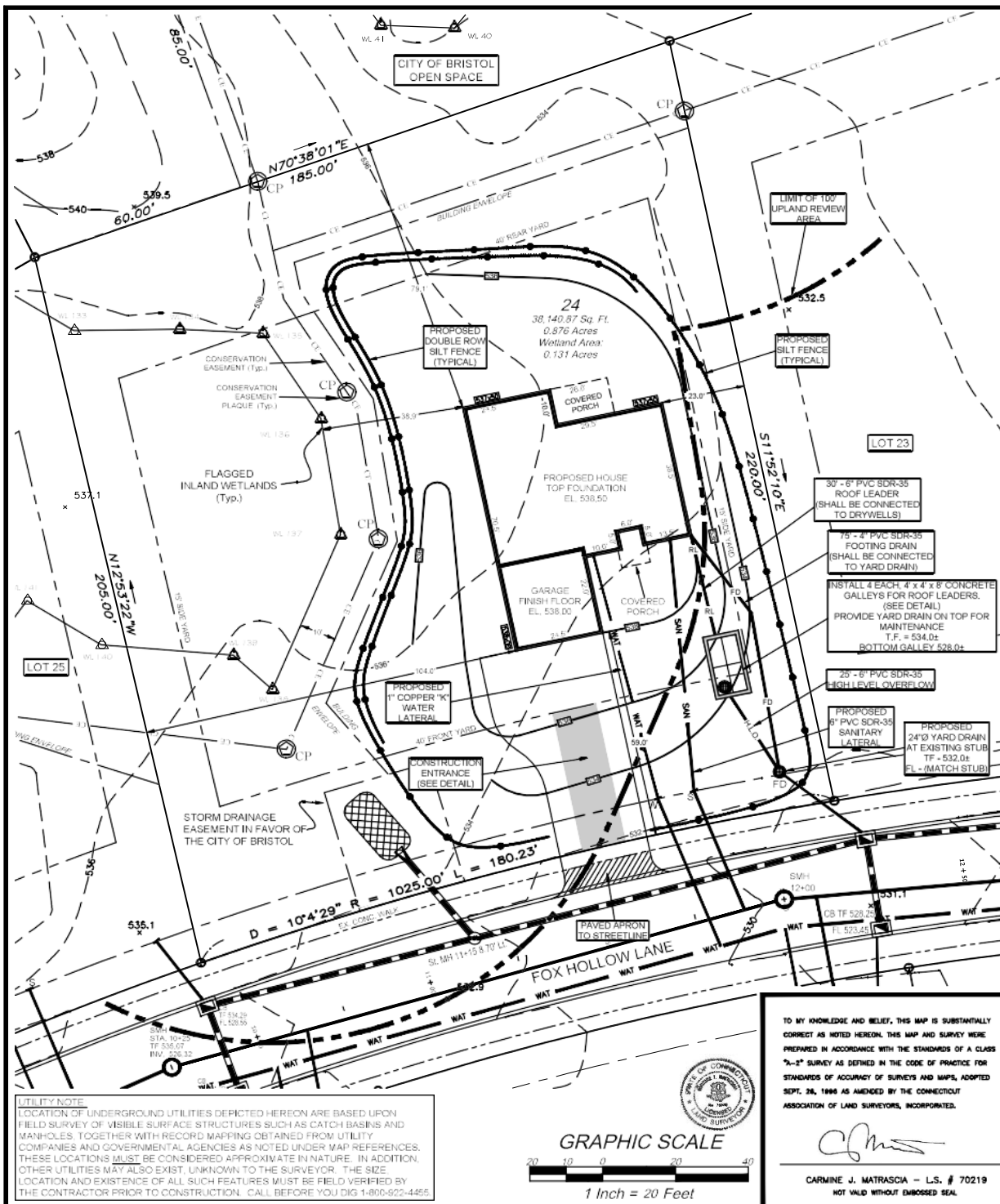


111 Fox Hollow Lane – Aerial - 2023
Map 58 Lot 24



111 Fox Hollow Lane – Aerial – 2025
Map 58 Lot 24

Survey



SURVEY NOTES:

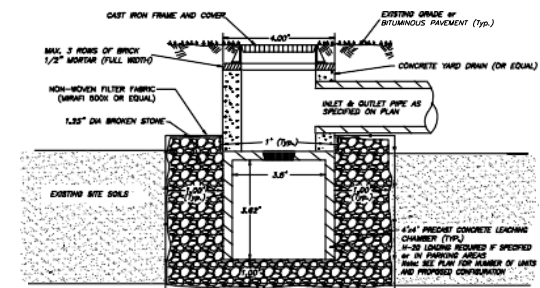
1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. The type of survey performed is an Improvement Location Survey and is intended to depict the position of a dwelling to applicable zoning setback requirements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. The map conforms to the Vertical Accuracy of a Class T-2 Survey.
6. Basis for North is Map Reference No. 1.

MAP REFERENCE:

RECORD SUBDIVISION PLAN
FOX HOLLOW MANOR
HART STREET
BRISTOL, CONNECTICUT
June 2001
Rev. to 01/25/02
SHEETS 1-1 - 1-5
R.R. HILTBRAND ENGINEERS & SURVEYORS

MAP NOTES:

1. ASSESSORS REFERENCE = MAP 58 LOT 24
2. ZONE = R-25



4'x4'x8' PRECAST CONCRETE LEACHING CHAMBER FOR UNDERGROUND STORAGE

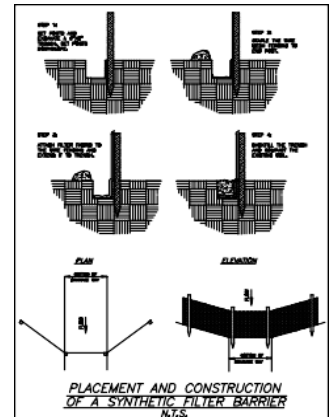
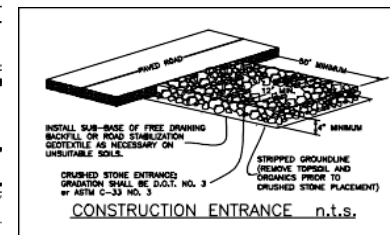
N.T.S.

DRYWELL SIZING:
EACH 4' x 4' x 8' DRYWELL HOLDS 700 GALLONS
(2,800 GALLON TOTAL STORAGE)

CRUSHED STONE HOLDS ADDITIONAL 1,275 GALLONS @ 30% VOID SPACE

PROPOSED IMPERVIOUS AREA = 4,900 S.F.

4,075 GALLON STORAGE EQUATES TO 1.33" OF RAINFALL OVER IMPERVIOUS AREAS



FOX HOLLOW MANOR

IMPROVEMENT LOCATION SURVEY

Lot 24
Fox Hollow Lane
Bristol, Connecticut
December 16, 2025

REVISED: 3-5-26 PER CITY ENGINEERING COMMENTS

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

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 "A-2" 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.

C. J. M.

CARLINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

Prepared For:
MARK TISO
860 221 5517



IWWA
Application
#2069

345
Mix Street

BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)

For Office Use Only
APPLICATION NO. 2069
DATE FILED: 3/26/26
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: City of Bristol Board of Education, Tara Landon Signature: Tara Landon
Address: 129 Church St City: Bristol State: CT Zip: 06010
Telephone No.: 860-584-7016 ☐ home ☒ work Email: taralandon@bristolct.gov

2. PROPERTY OWNER(S):

Name: City of Bristol, Mayor Ellen Zoppo-Sassu Signature: Ellen Zoppo-Sassu
Address: 111 North Main St. City: Bristol State: CT Zip: 06010
Telephone No.: 860-584-6250 ☐ home ☒ work Email: mayorsoffice@bristolct.gov

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 345 Mix Street

Assessor's Map No.: 53 Assessor's Lot No.(s): 140

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Wetlands on the property are primarily associated

with Polkville Brook running along the western portion of the property. Another wetlands pocket is located in the bioretention basin at the northeastern portion of the property.

The proposed area of disturbance within the upland review area is xxxx sq. ft. See attached wetlands report for soil types and wetlands description.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Proposed site work associated with the school renovation

shall include milling, paving, curbing, reparation/replacement of storm structures and sidewalk repairs. Proposed work
will be performed within previously disturbed areas.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*

☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*

☒ c. The proposed activity is a regulated activity and will occur:

☐ in a wetlands or watercourse;

area of impact: _____ SF (_____ acres)

☒ within 100 feet of a wetlands or watercourse;

area of impact: 4055.1 SF (0.93 acres)

☒ beyond 100 feet of a wetlands or watercourse;

area of impact: 170,000 SF (3.90 acres)

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

Narrative

March 26, 2026

Mr. Robert Flanagan
City Planner
111 North Main Street
Bristol, Connecticut 06010

RE: **Edgewood Pre-K Academy Project Narrative**

Dear Mr. Flanagan:

The Edgewood Pre-K Academy project consists of a full gut renovation of the existing Edgewood Pre-K Academy building. The existing building was built in 1956 as an elementary school for the City of Bristol. Previous additions and renovations were completed in 1963 and 1985; however, it has remained mostly unchanged since the 1985 renovations. Over the years as the school system expanded, Edgewood stopped being used as an elementary school. The building was repurposed into the Pre-K Academy housing the Pre-K system for the entire city. In February of 2025 a substantial roof failure caused multiple entry points into the building causing a large amount of water damage throughout the classrooms and corridors. The Pre-K program has been temporarily relocated, and the building has remained vacant since the roof failure.

This gut renovation project will not only replace the roof and damaged components, the building configuration will be updated to better serve the Pre-K curriculum versus the old elementary school layout. The building footprint will remain the same, however the interior demising walls will be removed to reconfigure classrooms allowing for fewer overall classrooms that are larger and more functional for Pre-K learning. The project will also reconfigure spaces such as the library which is not needed in a Pre-K curriculum into specialty support offices.

The site layout remains largely the same keeping its current configuration and traffic patterns. The parking lots and drive aisles will be updated to meet current zoning regulations. The play areas will be updated and excess paved areas that are around the building will be removed / reduced. The revisions to the site layout will decrease the overall impervious coverage on site. Site drainage will be updated to include hydrodynamic separators for water quality. The site is entirely within the Aquifer Protection Area. Storage of hazardous materials and fueling of vehicles will not be permitted on site during construction. Appropriate erosion control measures are proposed in accordance with the CT DEEP Guidelines for Soil Erosion and Sediment Control. Proposed disturbance is limited to areas on site which were previously disturbed. On site lighting and landscaping will be upgraded. Utilities will be replaced and brought up to current standards. Applications are being filed for a Wetlands Permit, Flood Plain Permit, Special Permit, Aquifer Protection Permit and a Site Plan Permit. While the Aquatic Center is located on the same property, no work is proposed on that portion of the property.

The project will be completed in three main phases. The first phase is a demolition and abatement phase. The second phase is the reconstruction of the building. The third phase will be the final outfit of furniture and technology into the space. Site work is proposed in each of the three phases.

The footprint of the building remains the same at approximately 40,000 square feet. It will house a maximum of 278 children in a mix of full day and half day enrollments. It is a single story building in a Mid-Century Modern design. A large portion of the exterior is floor to ceiling storefront wall assemblies with metal panel inserts at the

base. These will be removed and replaced with a brick veneer on metal stud wall construction and new storefront wall assemblies. The existing brick facades will remain and be repaired and insulated from the interior side. The existing brick is a beige brick that we will match in some areas and then accent with a different color brick in others. A metal panel parapet will be added to accommodate additional roof insulation needed for energy code and proper drainage. To better emphasize the main entrance a new angled roof bump out with clerestory windows will be added to the building. The existing building was constructed with very low floor to ceiling heights, this bump out will allow for a taller more welcoming entry while also helping to signal where the main entrance is on the exterior of the building.

Design and construction documents for the project are scheduled to be done by early summer 2026. This would allow demolition and abatement to begin mid-to-late summer and roll right into full reconstruction of the building. The full construction is scheduled to be finished by mid-summer of 2027 to allow furniture and teacher move in for the start of the 2027 school year in August.

If you have any questions or concerns, I will be present at the upcoming April 13, 2026 meeting of the Zoning Commission to present the plan and answer any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Scrittorale".

Ryan Scrittorale, PE
Senior Project Manager

Inland Wetlands/ Floodplain Impact Plan 4/6/26



LEGEND		
	0 SF	DISTURBANCE WITHIN WETLANDS
	40,555 SF	DISTURBANCE WITHIN 100' UPLAND REVIEW AREA
	39,955 SF	DISTURBANCE WITHIN FLOODPLAIN
	31,685 SF	DISTURBANCE WITHIN FLOODWAY

QA+M
architecture
QuisenberryArcatiMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

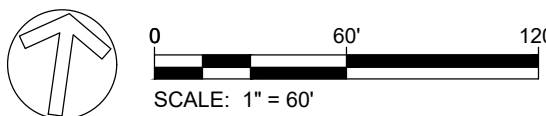
benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Project #: 0726-500158.00

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

RENOVATIONS TO:
**EDGEWOOD PRE-K
ACADEMY**
BRISTOL, CT 06010
State Project #: 017-0090 RNW
Project #: 25064

Revisions



IWWA/ZONING SUBMISSION
MARCH 26, 2026

INLAND WETLANDS,
FLOODWAY & FLOODPLAIN
IMPACT PLAN

C0.1

Stormwater Management Report

Stormwater Management Report

Edgewood Pre-K Academy

325 and 345 Mix Street, Bristol, CT

Prepared For:

City of Bristol

111 North Main Street
Bristol, CT 06010

Prepared By:

Benesch

200 Glastonbury Boulevard, Suite 201
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341



Issued:

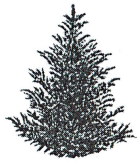
March 2026



Hyperlink for Full Report:

<https://www.bristolct.gov/DocumentCenter/View/51481/0726-500158---Stormwater-Management-Report---Edgewood-Pre-K-Academy>

Wetland Delineation Report



Martin Brogie, Inc.

ENVIRONMENTAL SERVICES

- Environmental Site Investigations
- Building Contaminant Surveys
- Wetlands Consulting
- Remediation Contract Management

March 10, 2026

Ryan G. Scrittorale, PE
Project Manager
Alfred Benesch & Company
120 Hebron Avenue - 2nd Floor
Glastonbury, CT
06033

RE: Wetland Delineation Report
Edgewood School
345 Mix Street
Bristol, CT

Dear Ryan:

Martin Brogie, Inc. (MBI) is pleased to submit the following information regarding a wetland delineation performed for the above referenced property on June 2, 2023, and March 8, 2026. The work was completed to evaluate the presence and extent of wetlands on or near the property for purposes of assessing potential impacts to wetlands as a result of drainage improvement infrastructure installations and other site enhancement features.

Site Description

The subject Site consists of an approximate 15.88 acres of land occupied by an elementary school, paved parking and driveway areas, grassed lawn and landscaped areas, forested land and play areas. The site is accessed off of Mix Street to the east and Willow Brook Road to the west. The latter road terminates in a cul-de-sac adjacent to the west of the school building and serves as a bus drop-off and pick-up area. The Mix Street entrance provides access to a paved parking area on the east side of the building. Grassed lawn is located north of the school and paved parking/driveway areas and extends to the northern parking area. An open ditch/swale is located north of the eastern parking area and consisted of a gassed swale connecting two stormwater pipe headwalls to the east and west during our 2023 site visit and has been excavated and planted since that time according to our recent site visit. The southwestern portion of the site consisted of a mature forest and includes portions of Polkville Brook which generally flows from northwest to southeast through this area of the site.

28 Arbor Lane
Madison, CT 06443

martinbrogieinc@gmail.com
860-208-0360

A site location map is provided as Figure 1.

Wetland Delineation

On June 2, 2023, MBI's Soil Scientist Martin Brogie, LEP reported to the site to assess the presence of wetlands and watercourses/intermittent watercourses in accordance with the definitions provided in Connecticut General Statutes Section 22a-38 definitions (15) and (16) including: soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey; and, rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. In addition, intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: evidence of scour or deposits of recent alluvium or detritus; the presence of standing or flowing water for a duration longer than a storm incident; and/or the presence of hydrophytic vegetation were delineated.

MBI accessed the property via Mix Street and walked the northern portion of the site. A grassed swale located north of the eastern parking area was evaluated and determined not to constitute a wetland. MBI circled the site to the west and south and encountered a wet, forested area and a watercourse in the southwestern portion of the site. Soil exploration revealed poorly-drained soil and floodplain soils associated with the brook extending up on to a grassed area southwest of the building. Wetland flags WF-1 through WF-16 were placed southwest of the school and extended generally west to east from the western property boundary and onto the adjacent little league fields, offsite.

The USDA Soil Survey indicates that the majority of the soils on the site consist of man-made land (fill) in the area of the school and paved areas. Scarboro Muck is shown along the watercourse and is consistent with soils identified in this area of the site.

The Soil Survey map is provided as Attachment A.

On March 8, 2026, MBI returned to the site to confirm the previous delineation and to reinspect the property. The wetland in the southwestern portion of the site was confirmed; conditions remained the same. The previous grassed swale north of the eastern parking lot had been converted to a "bio-swale" since the previous site visit as indicated by the presence of standing water in a 5-6 foot wide channel extending from headwalls on each end of the swale. The swale contained various herbaceous wetland plants including Cattail, Soft Rush and Beggars Tick. The soil within the swale consisted of several inches of dark organic matter underlain with orange-brown sand and gravel with high chroma mottles. Based on the presence of standing water and hydrophytic vegetation MBI determined that the area met the definition of an intermittent watercourse and wetland flags WF-1 through WF-11 were placed around the perimeter.

An aerial view with approximate wetland limits is provided as Figure 2.

Photographs are provided in Attachment B.

The proposed site improvement project consists of a variety on infrastructure improvements including paving, drainage, lighting and landscaping. Proposed work will be held outside the upland review zone of the southwestern wetland area which will maintain existing conditions in the area of that wetland. Some minor improvements will occur in the area of the new bio-swale wetland in the northern portion of the site. None of the improvements will have any direct impacts to this area. Overall, the site development project aspects will not affect the current site wetlands beyond current conditions.

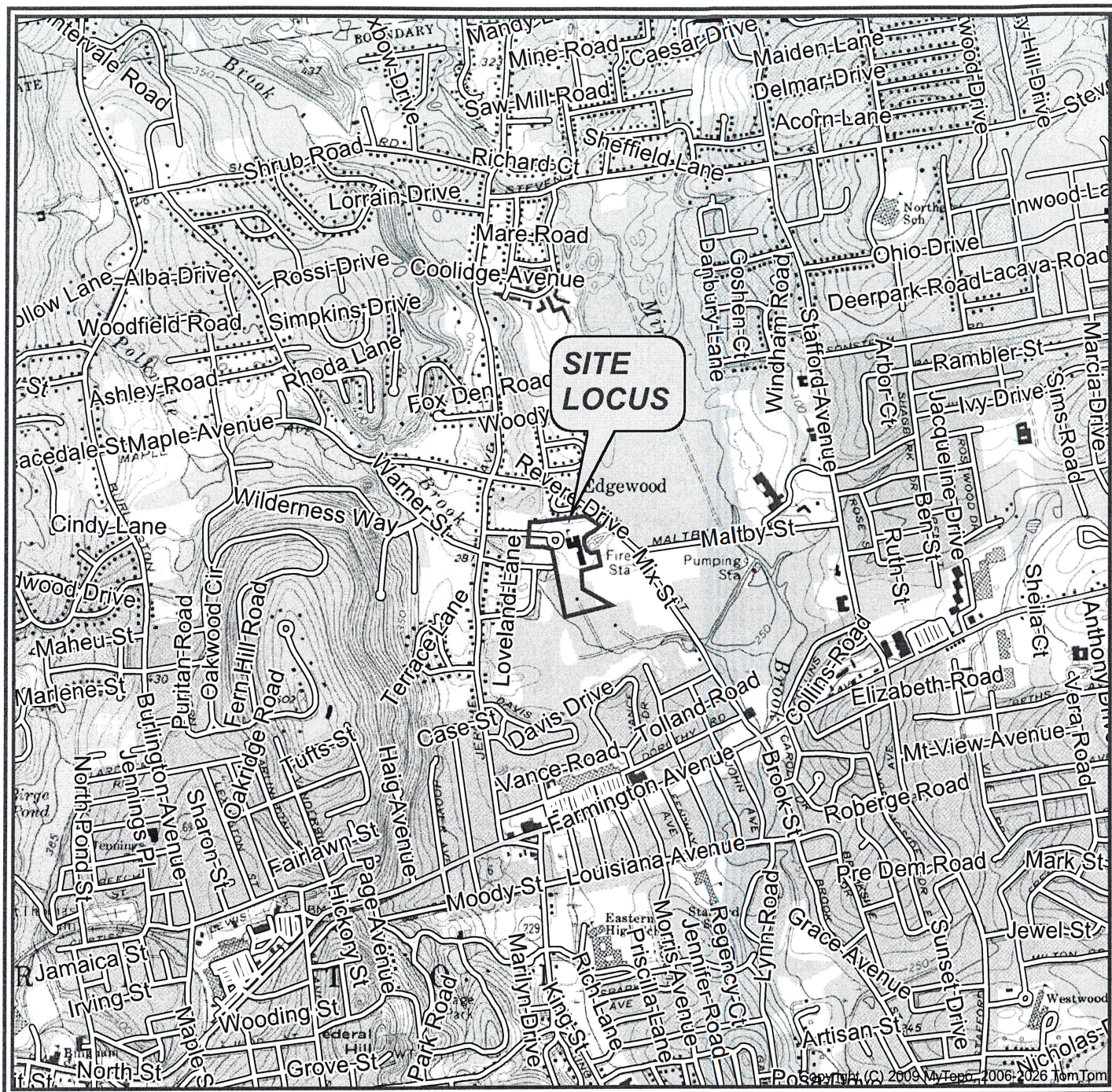
Please contact the undersigned at 860-208-0360 if you have any questions or require further information. Thank you for the opportunity to be of service.

Sincerely,

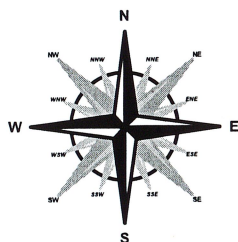
A handwritten signature in black ink, appearing to read 'Martin Brogie', with a stylized flourish at the end.

Martin Brogie, LEP
Soil Scientist

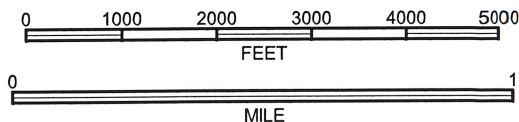
w/Attachments



BRISTOL Topographic 1966 41072-F8-TF-024 National Geodetic Vertical Datum 1929



SCALE 1:24000



Site Coordinates:

041° 42' 00.74" N, 072° 55' 28.72" W

Project:

Mix St & Willow Brook Rd

Site Location:

Mix St and Willow Brook Rd,
New London, Connecticut



Martin Brogie, Inc.
ENVIRONMENTAL SERVICES

28 Arbor Lane, Madison, Connecticut 06443

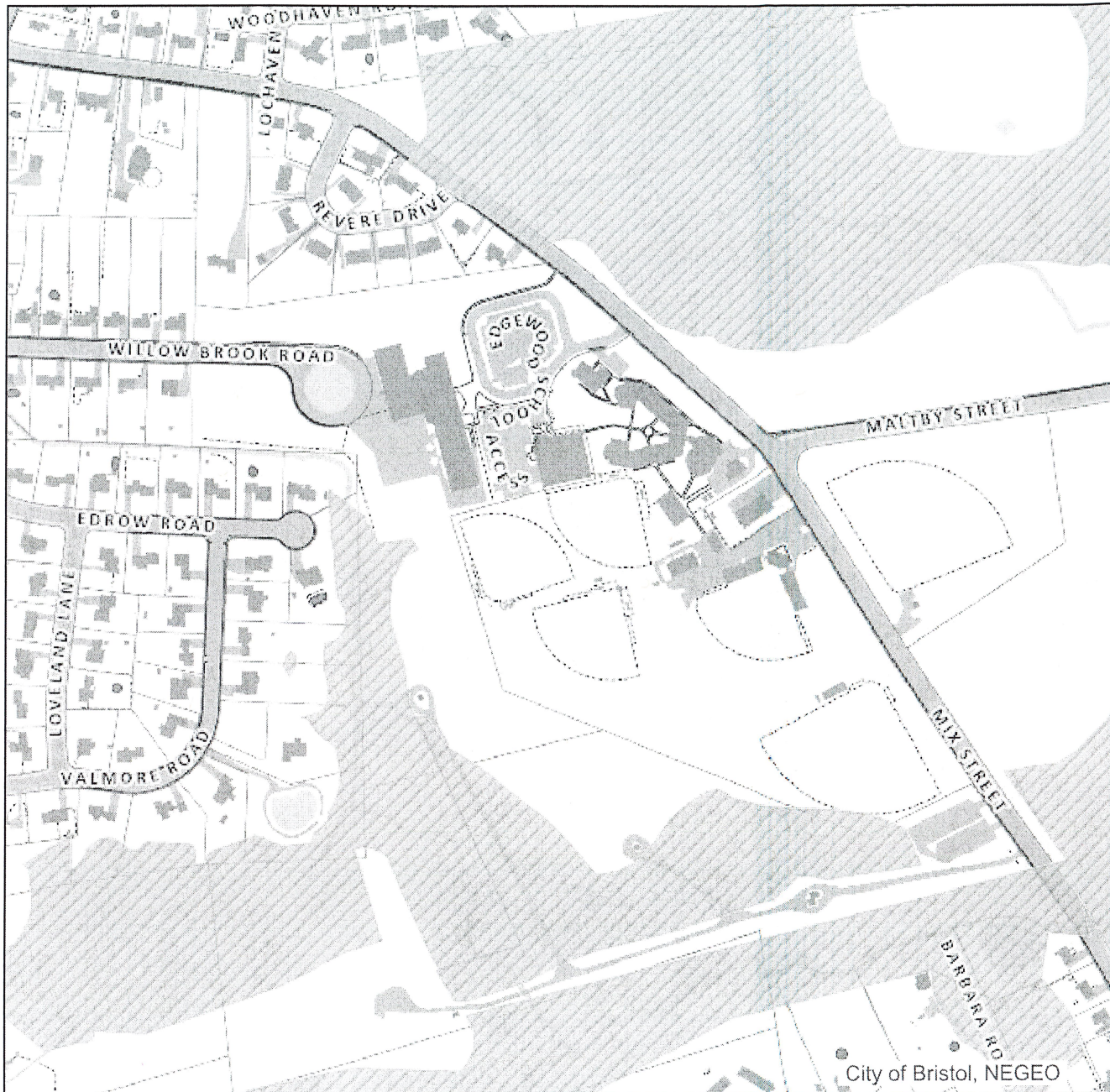
ph: (860) 208-0360

email: martinbrogieinc@gmail.com

Figure 1
Site Locus Map



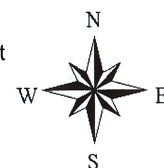
Date Printed: 2/20/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet



FEMA Flood Map Service Center: Search By Address

Navigation

Search

[MSC Home \(/portal/\)](#)

[MSC Search by Address \(/portal/search\)](#)

[MSC Search All Products \(/portal/advanceSearch\)](#)

▼ [MSC Products and Tools \(/portal/resources/productsandtools\)](#)

[Hazus \(/portal/resources/hazus\)](#)

[LOMC Batch Files \(/portal/resources/lomc\)](#)

[Product Availability \(/portal/productAvailability\)](#)

[MSC Frequently Asked Questions \(FAQs\) \(/portal/resources/faq\)](#)

[MSC Email Subscriptions \(/portal/subscriptionHome\)](#)

[Contact MSC Help \(/portal/resources/contact\)](#)

Enter an address, place, or coordinates: ?

345 Mix St, bristol, ct

Search

Whether you are in a high risk zone or not, you may need [flood insurance \(https://www.fema.gov/national-flood-insurance-program\)](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take \(https://www.fema.gov/what-mitigation\)](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **BRISTOL, CITY OF**

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=090023&communityName=BRISTOL, CITY OF#searchres>)

The flood map for the selected area is number **09003C0458F**, effective on **9/26/2008**

DYNAMIC MAP



<https://msc.fema.gov/portal/firmette?latitude=41.700638&longitude=-72.923877>

MAP IMAGE



<https://msc.fema.gov/portal/downloadProduct?>

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=09003C0458F](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=09003C0458F)

Changes to this FIRM ?

Revisions (0)
Amendments (5)
Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

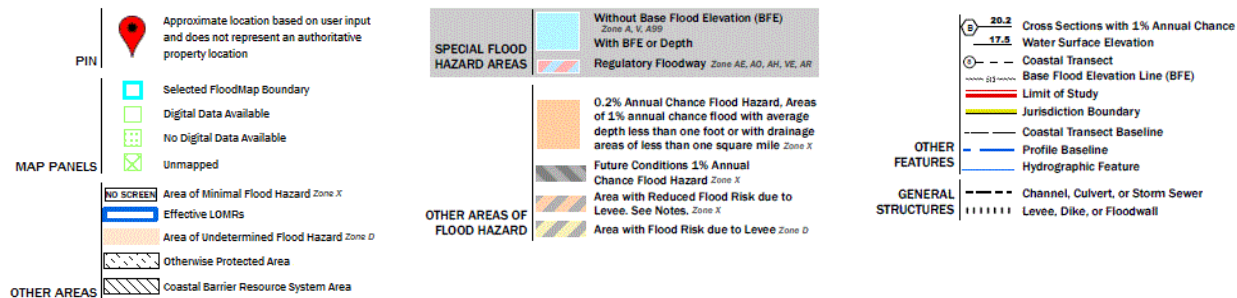
Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>)





USDA, USGS The National Map: Orthoimagery, Data refreshed June, 2024.

Powered by Esri (<http://www.esri.com/>)



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[About Us \(https://www.fema.gov/about\)](https://www.fema.gov/about)
[Privacy Policy \(https://www.fema.gov/about/website-information/privacy-policy\)](https://www.fema.gov/about/website-information/privacy-policy)
[FOIA \(https://www.fema.gov/foia\)](https://www.fema.gov/foia)
[Office of the Inspector General \(https://www.oig.dhs.gov/\)](https://www.oig.dhs.gov/)
[Strategic Plan \(https://www.fema.gov/about/strategic-plan\)](https://www.fema.gov/about/strategic-plan)
[Whitehouse.gov \(https://www.whitehouse.gov\)](https://www.whitehouse.gov/)
[DHS.gov \(https://www.dhs.gov\)](https://www.dhs.gov)
[Ready.gov \(https://www.ready.gov\)](https://www.ready.gov)
[USA.gov \(https://www.usa.gov\)](https://www.usa.gov)
[DisasterAssistance.gov \(https://www.disasterassistance.gov/\)](https://www.disasterassistance.gov)

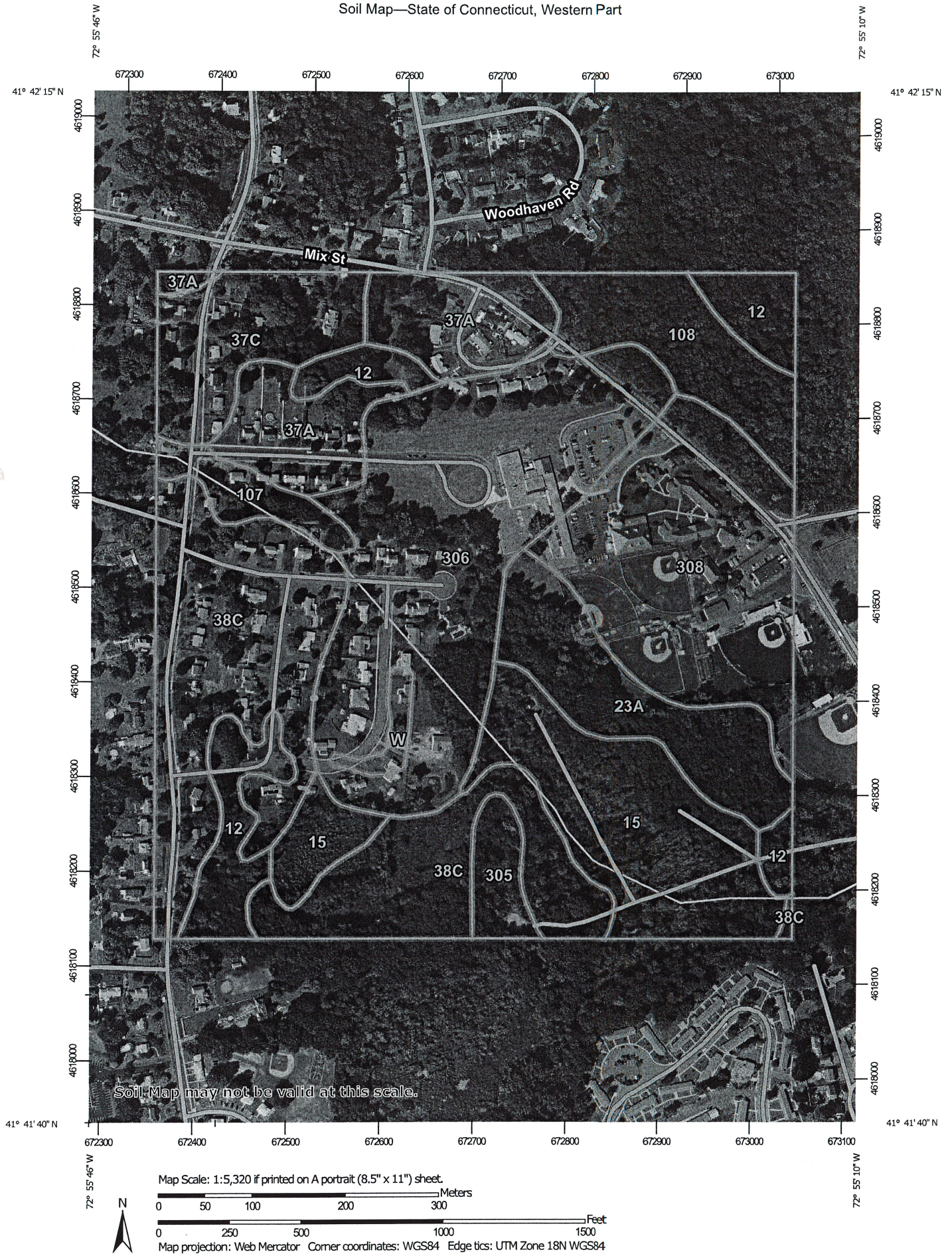


[/https://www.oig.dhs.gov/hotline\)](https://www.oig.dhs.gov/hotline)

ATTACHMENT A

SOIL SURVEY

Soil Map—State of Connecticut, Western Part



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/10/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	7.2	6.0%
15	Scarboro muck, 0 to 3 percent slopes	13.7	11.3%
23A	Sudbury sandy loam, 0 to 5 percent slopes	7.8	6.5%
37A	Manchester gravelly sandy loam, 0 to 3 percent slopes	9.4	7.8%
37C	Manchester gravelly sandy loam, 3 to 15 percent slopes	6.6	5.5%
38C	Hinckley loamy sand, 3 to 15 percent slopes	23.6	19.6%
107	Limerick and Lim soils, 0 to 3 percent slopes, frequently flooded	2.3	1.9%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	6.4	5.3%
305	Udorthents-Pits complex, gravelly	2.0	1.7%
306	Udorthents-Urban land complex	24.3	20.2%
308	Udorthents, smoothed	16.3	13.6%
W	Water	0.8	0.7%
Totals for Area of Interest		120.4	100.0%

ATTACHMENT B
PHOTOGRAPHS



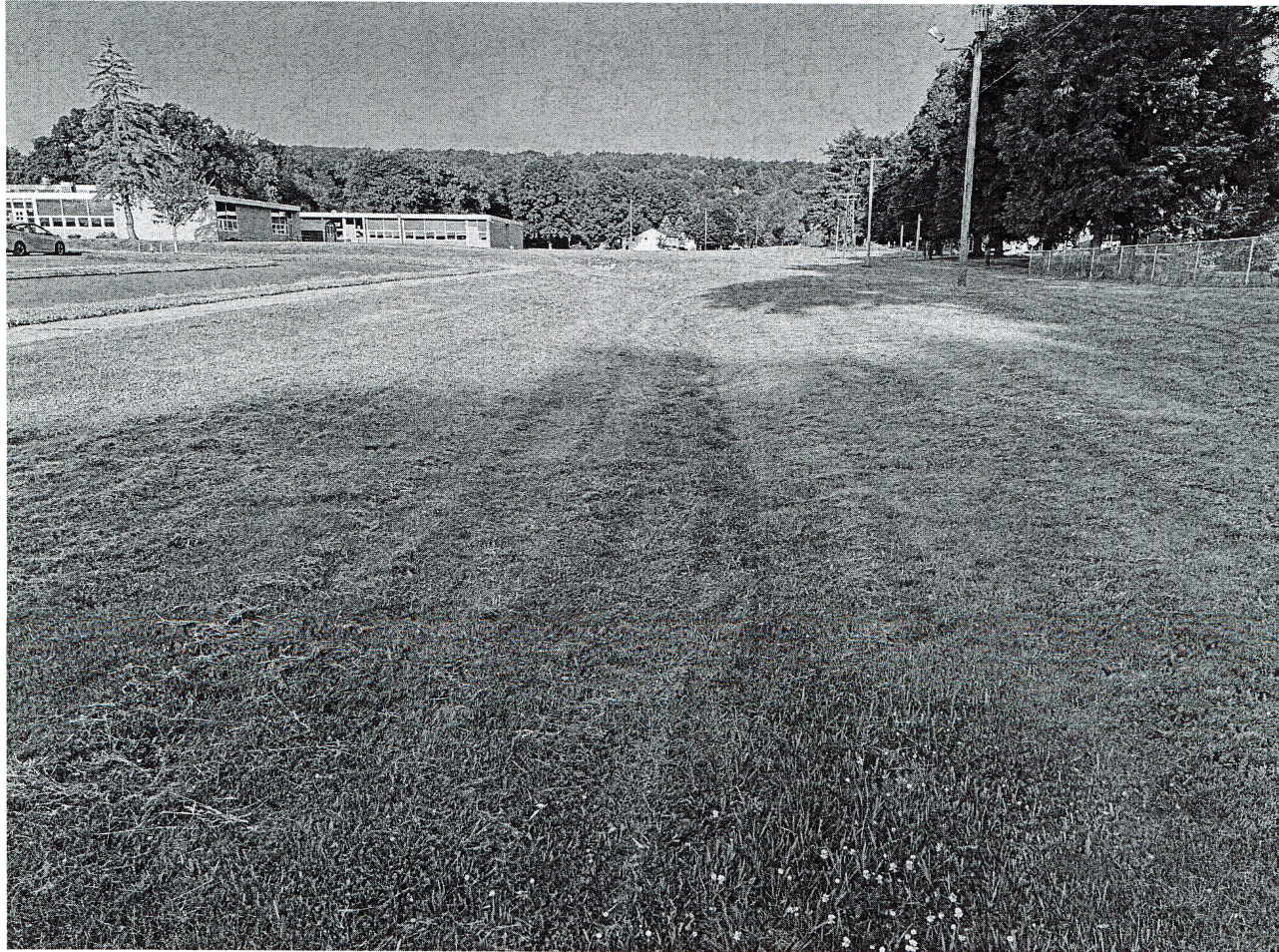
Watercourse and floodplain wetlands in southwestern portion of site (2023).



Floodplain wetlands in southwestern portion of site.



2026 view looking southwest to floodplain area from lawn area by school.



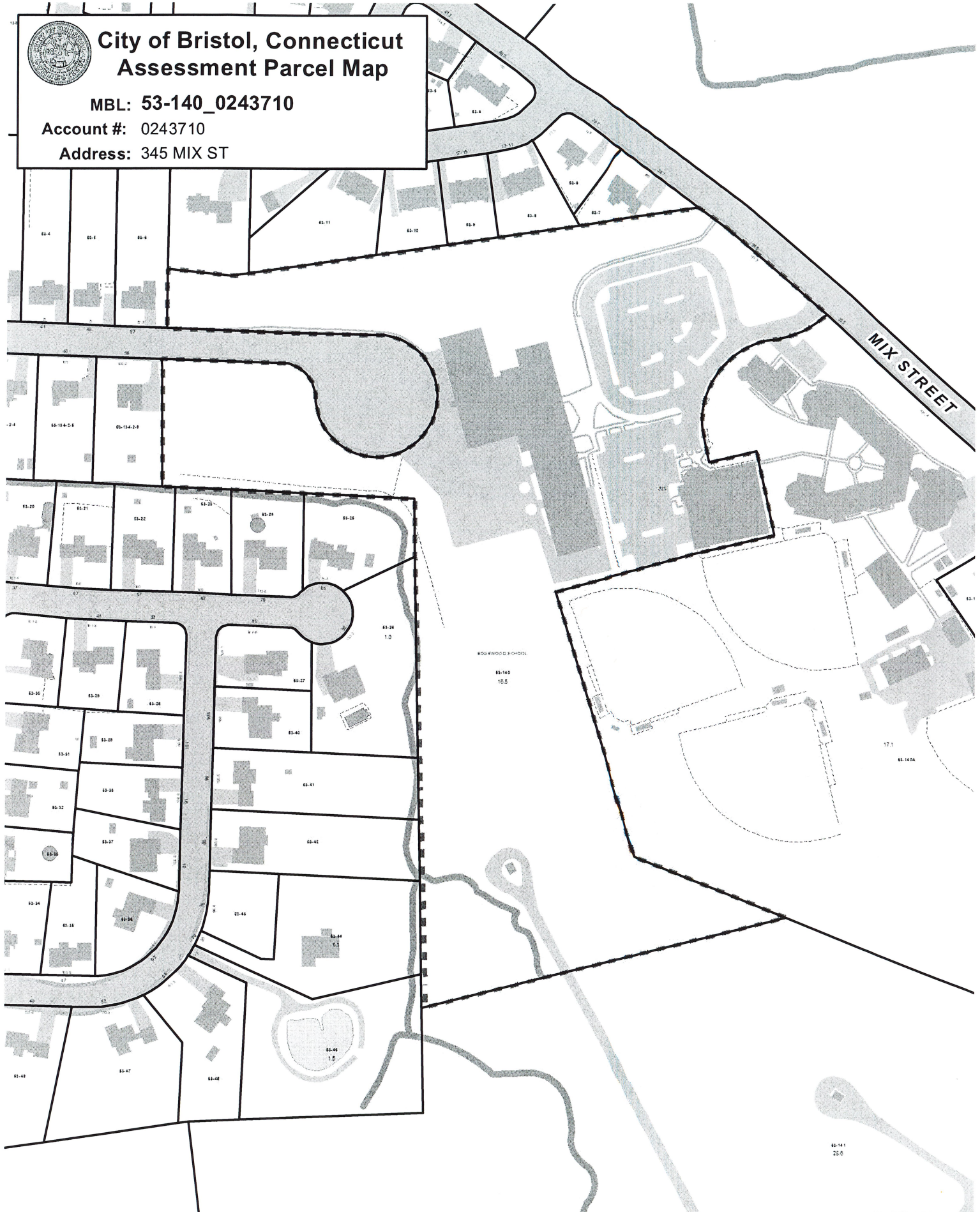
View of swale north of eastern parking area in 2023.



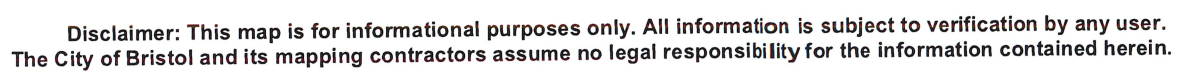
Current view of swale (wetland) north of eastern parking area after bio-swale construction.



Address: 345 MIX ST



Map Produced May 2025



City of Bristol

Geographic Information System (GIS)
Aquifer Protection Overlay



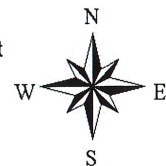
Date Printed: 2/20/2026



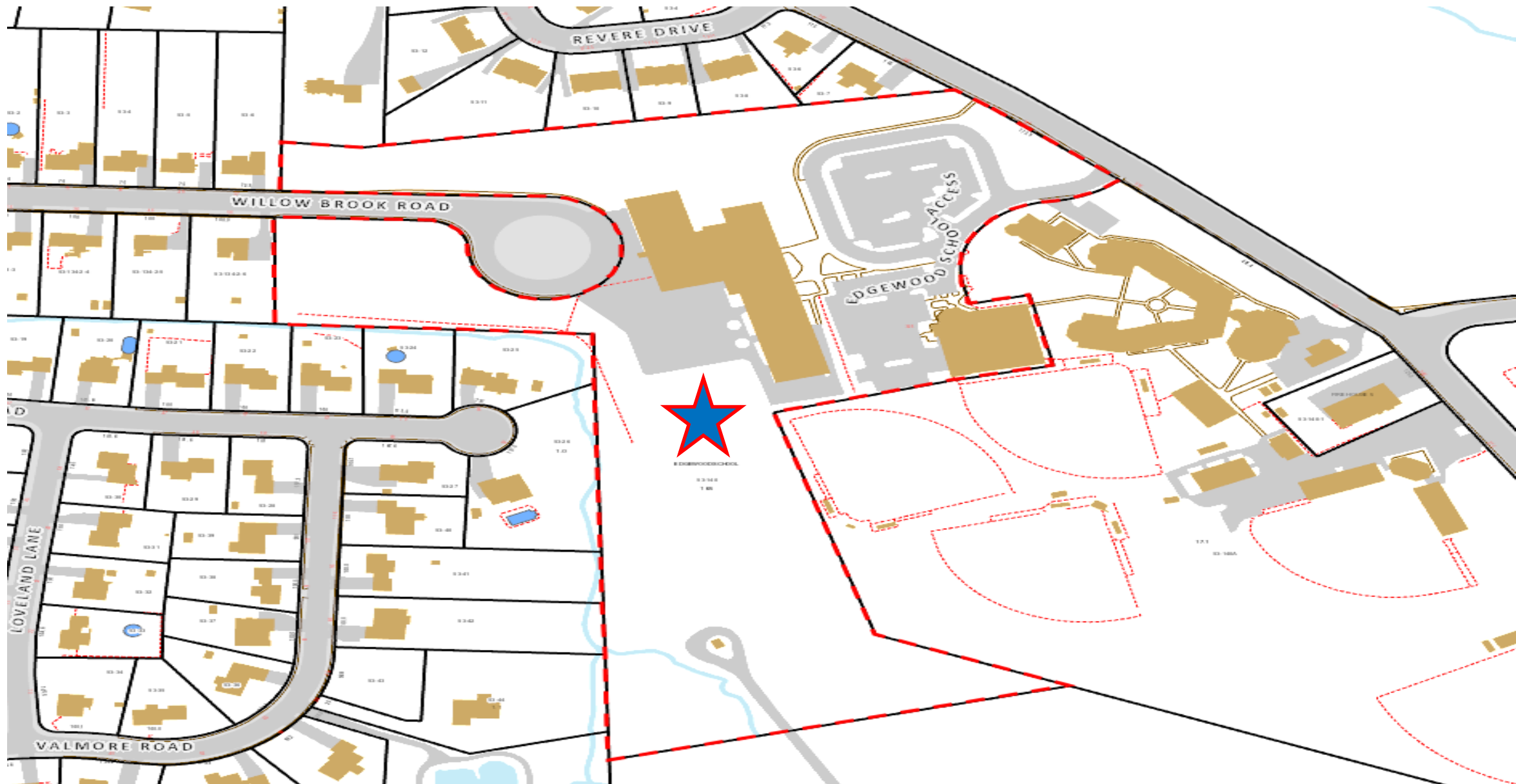
MAP DISCLAIMER - NOTICE OF LIABILITY

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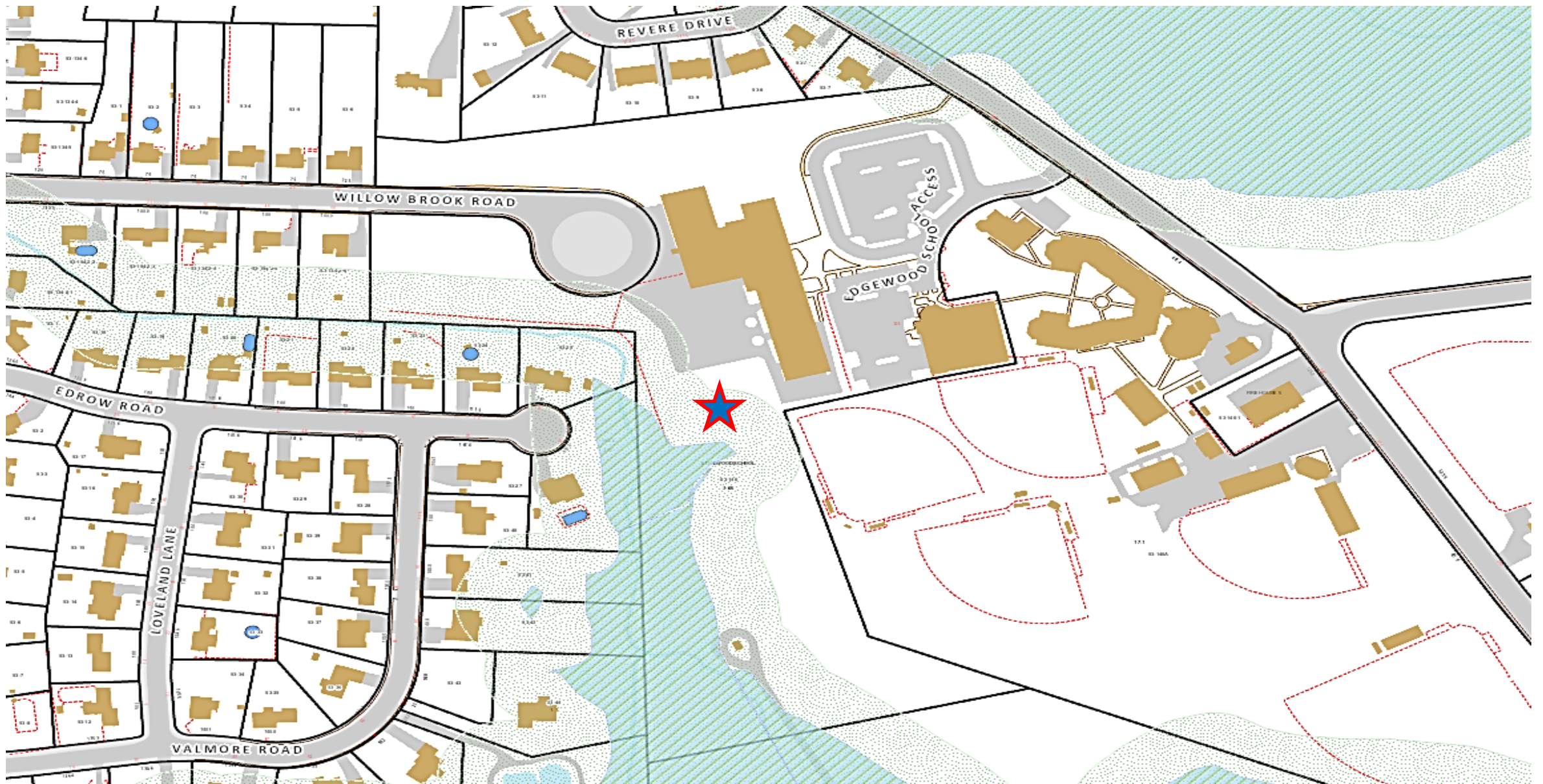
Approximate Scale: 1 inch = 400 feet



Various GIS and Google Maps



345 Mix Street – Location
Map 53 Lot 140



345 Mix Street – Inland Wetlands and Watercourses
Map 53 Lot 140



345 Mix Street – Floodplain
Map 53 Lot 140



345 Mix Street – Topography
Map 53 Lot 40



345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Plan Set

RENOVATIONS TO:

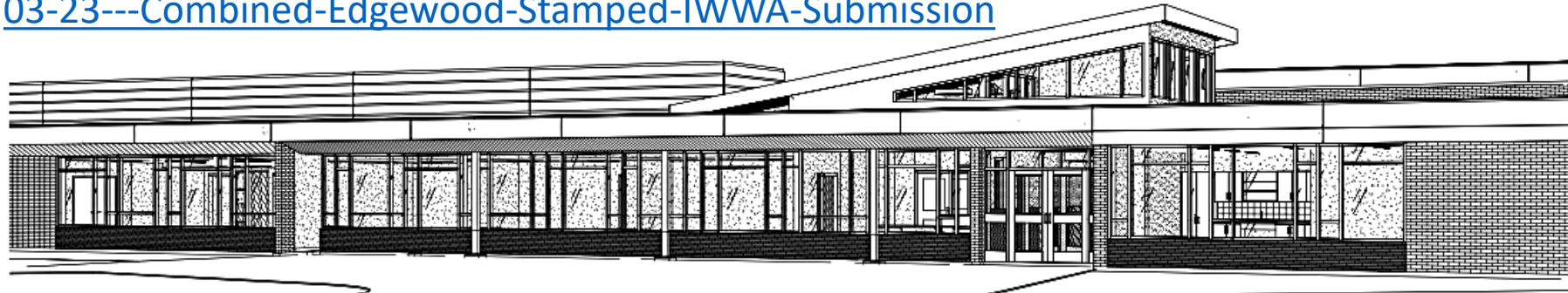
EDGEWOOD PRE-K ACADEMY

345 MIX STREET BRISTOL, CT 06010

Hyperlink for Full Plan:

STATE PROJECT NUMBER: 017-0090 RNV

<https://www.bristolct.gov/DocumentCenter/View/51482/2026-03-23---Combined-Edgewood-Stamped-IWWA-Submission>



INLAND WETLANDS AND WATERCOURSES AGENCY/FLOOD PLAIN
ZONING COMMISSION
AQUIFER PROTECTION AGENCY
MARCH 26, 2026

PROJECT TEAM:

CIVIL ENGINEER: BENESCH
200 GLASTONBURY BOULEVARD, SUITE 201
GLASTONBURY, CT 06033

LANDSCAPE ARCHITECT: BENESCH
200 GLASTONBURY BOULEVARD, SUITE 201
GLASTONBURY, CT 06033

STRUCTURAL ENGINEER: RZ-DESIGN ASSOCIATES, A GM2 COMPANY
750 OLD MAIN STREET #202
ROCKY HILL, CT 06067

MEP ENGINEER: RZ-DESIGN ASSOCIATES, A GM2 COMPANY
750 OLD MAIN STREET #202
ROCKY HILL, CT 06067

TECHNOLOGY: D'AGOSTINO ASSOCIATES
477 MAIN STREET, SUITE 210B
MONROE, CT 06468

FOOD SERVICE: CRABTREE McGRATH ASSOCIATES, INC.
161 WEST MAIN STREET
GEORGETOWN, MA 01833

LIST OF DRAWINGS:

CS COVER SHEET
SV.01 BOUNDARY SURVEY
SV.02 TOPOGRAPHIC SURVEY
SV.03 TOPOGRAPHIC SURVEY
SV.04 TOPOGRAPHIC SURVEY
SV.05 TOPOGRAPHIC SURVEY
C0.0 OVERALL SITE PLAN
C0.1 INLAND WETLANDS, FLOODWAY & FLOODPLAIN IMPACT PLAN
C1.0 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (WEST)
C1.1 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (EAST)
C1.2 EROSION & SEDIMENTATION CONTROL DETAILS
C1.3 EROSION & SEDIMENTATION CONTROL NOTES
C2.0 LAYOUT & MATERIALS PLAN (WEST)
C2.1 LAYOUT & MATERIALS PLAN (EAST)
C2.2 TURNING MOVEMENT PLAN
C2.3 BUS & PARENT DROP OFF PLAN
C3.0 GRADING, DRAINAGE & UTILITY PLAN (WEST)
C3.1 GRADING, DRAINAGE & UTILITY PLAN (EAST)
C4.0 PLANTING PLAN (WEST)
C4.1 PLANTING PLAN (EAST)
C4.2 PLANTING DETAILS
C5.0 PHOTOMETRIC PLAN (WEST)
C5.1 PHOTOMETRIC PLAN (EAST)
C6.0-06.7 SITE DETAILS
C6.1 SITE DETAILS

A1.01 PAZ OVERALL PLAN
A1.02 OVERALL ROOF PLAN
A3.01-3.02 EXTERIOR ELEVATIONS
A4.01 3D VIEWS

NOT INCLUDED IN
IWWA SUBMISSION

QA+M
architecture
QuisenberryArcariMalik

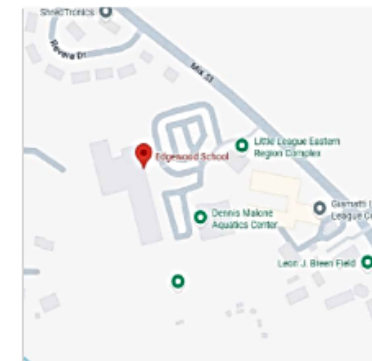
195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

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ISSUED FOR REVIEW ONLY

TRUE NORTH:

PROJECT NORTH:

LOCATION MAP:



Floodplain
Application
#26-458F-315

345
Mix Street

DATE FILED: 3/24/26

APPROVED: _____

DENIED: _____

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT****1. APPLICANT:**Name: City of Bristol, Board of Education, Tara Landon Signature: Tara LandonAddress: 129 Church Street City: Bristol State: CT Zip 06010Telephone No.: 860-584-7016 [] home [x] work**2. PROPERTY OWNER(S):**Name: City of Bristol, Mayor Ellen Zoppo-Sassu Signature: Ellen Zoppo-SassuAddress: 111 North Main Street City: Bristol State: CT Zip 06010Telephone No.: 860-584-6250 [] home [x] work**3. DESCRIBE THE SUBJECT PROPERTY:**Address or Location: 345 Mix StreetAssessor's Map No.: 53 Assessor's Lot No.(s): 140Street of Access: Mix Street and Willow Brook RoadName of Watercourse or Water Body: Polkville Brook and Coppermine BrookFIRM Panel Number: 09003C0458F Total Area of Lot(s): 15.9 acres**4. PROJECT DESCRIPTION:**

Flood Plain use for which the applicant is seeking a permit. (check one)

[] a. Permitted Use [x] b. Regulated Use [] c. Special Exception

Describe the proposed activity and its purpose: On site work is to be performed in conjunction with the school renovation. Work includes milling, paving, rehabilitation of storm structures or replacement as needed.Proposed encroachment of Flood fringe area (S.F. or acres): 39,995 s.f.Proposed encroachment of Regulated Floodway (S.F. or acres): 0 31,665 s.f.Proposed alteration of Watercourse (L.F., S.F. or acres): 0Flood proofing techniques proposed: 0

Disturbance of designated wetland area: [] No [x] Yes: Permit Number: _____

Date applied for: 3/6/2026 Disposition: _____

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.

All elevations are to be relative to mean sea level.

Existing base flood flow rate: 1250 cfs Source: FIS Study - Floodway Data
 Existing base flood elevation: 260-262 Source: Flood map 09003C458F
 Lowest floor elevation of existing buildings including garage or basements: 262.9 +/-
 Lowest floor elevation of proposed building including garage or basements: 262.9 +/-
 Will there be dry access to the structure(s) during the 100 year flood? Yes

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: 0
 Volume of mitigated Flood Plain: 0

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: 0
 Proposed base flood flow rate: No change
 Proposed base flood elevation: No change

6. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Flood and Erosion Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Flood and Erosion Agency and Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a flood plain permit or ruling through deception or through inaccurate or misleading information.
- c. I/we hereby certify that this application shall be considered complete only when all information and documents required by the Administrator have been submitted.

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance with the Regulations,
- any other information as may be required by the Agency

☒ Site Plans ☐ Detail Plans ☐ Construction Specifications
☐ Drainage Computations ☐ Flood Proofing Details ☐ Flood Proofing Certification

BFEC-12/01

City of Bristol

Geographic Information System (GIS)



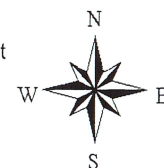
Date Printed: 2/20/2026



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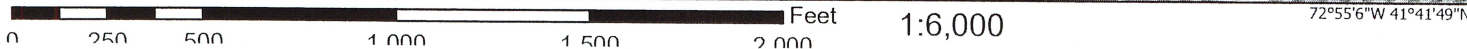
Approximate Scale: 1 inch = 400 feet



72°55'43"W 41°42'15"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Narrative

March 26, 2026

Mr. Robert Flanagan
City Planner
111 North Main Street
Bristol, Connecticut 06010

RE: **Edgewood Pre-K Academy Project Narrative**

Dear Mr. Flanagan:

The Edgewood Pre-K Academy project consists of a full gut renovation of the existing Edgewood Pre-K Academy building. The existing building was built in 1956 as an elementary school for the City of Bristol. Previous additions and renovations were completed in 1963 and 1985; however, it has remained mostly unchanged since the 1985 renovations. Over the years as the school system expanded, Edgewood stopped being used as an elementary school. The building was repurposed into the Pre-K Academy housing the Pre-K system for the entire city. In February of 2025 a substantial roof failure caused multiple entry points into the building causing a large amount of water damage throughout the classrooms and corridors. The Pre-K program has been temporarily relocated, and the building has remained vacant since the roof failure.

This gut renovation project will not only replace the roof and damaged components, the building configuration will be updated to better serve the Pre-K curriculum versus the old elementary school layout. The building footprint will remain the same, however the interior demising walls will be removed to reconfigure classrooms allowing for fewer overall classrooms that are larger and more functional for Pre-K learning. The project will also reconfigure spaces such as the library which is not needed in a Pre-K curriculum into specialty support offices.

The site layout remains largely the same keeping its current configuration and traffic patterns. The parking lots and drive aisles will be updated to meet current zoning regulations. The play areas will be updated and excess paved areas that are around the building will be removed / reduced. The revisions to the site layout will decrease the overall impervious coverage on site. Site drainage will be updated to include hydrodynamic separators for water quality. The site is entirely within the Aquifer Protection Area. Storage of hazardous materials and fueling of vehicles will not be permitted on site during construction. Appropriate erosion control measures are proposed in accordance with the CT DEEP Guidelines for Soil Erosion and Sediment Control. Proposed disturbance is limited to areas on site which were previously disturbed. On site lighting and landscaping will be upgraded. Utilities will be replaced and brought up to current standards. Applications are being filed for a Wetlands Permit, Flood Plain Permit, Special Permit, Aquifer Protection Permit and a Site Plan Permit. While the Aquatic Center is located on the same property, no work is proposed on that portion of the property.

The project will be completed in three main phases. The first phase is a demolition and abatement phase. The second phase is the reconstruction of the building. The third phase will be the final outfit of furniture and technology into the space. Site work is proposed in each of the three phases.

The footprint of the building remains the same at approximately 40,000 square feet. It will house a maximum of 278 children in a mix of full day and half day enrollments. It is a single story building in a Mid-Century Modern design. A large portion of the exterior is floor to ceiling storefront wall assemblies with metal panel inserts at the

base. These will be removed and replaced with a brick veneer on metal stud wall construction and new storefront wall assemblies. The existing brick facades will remain and be repaired and insulated from the interior side. The existing brick is a beige brick that we will match in some areas and then accent with a different color brick in others. A metal panel parapet will be added to accommodate additional roof insulation needed for energy code and proper drainage. To better emphasize the main entrance a new angled roof bump out with clerestory windows will be added to the building. The existing building was constructed with very low floor to ceiling heights, this bump out will allow for a taller more welcoming entry while also helping to signal where the main entrance is on the exterior of the building.

Design and construction documents for the project are scheduled to be done by early summer 2026. This would allow demolition and abatement to begin mid-to-late summer and roll right into full reconstruction of the building. The full construction is scheduled to be finished by mid-summer of 2027 to allow furniture and teacher move in for the start of the 2027 school year in August.

If you have any questions or concerns, I will be present at the upcoming April 13, 2026 meeting of the Zoning Commission to present the plan and answer any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Scrittorale".

Ryan Scrittorale, PE
Senior Project Manager

Inland Wetlands/ Floodplain Impact Plan 4/6/26



LEGEND		
	0 SF	DISTURBANCE WITHIN WETLANDS
	40,555 SF	DISTURBANCE WITHIN 100' UPLAND REVIEW AREA
	39,955 SF	DISTURBANCE WITHIN FLOODPLAIN
	31,685 SF	DISTURBANCE WITHIN FLOODWAY

QA+M
architecture
QuisenberryArcatiMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

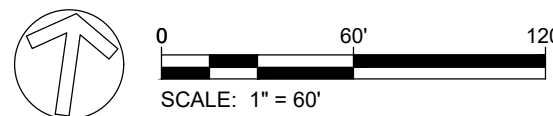
benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Project #: 0726-500158.00

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

RENOVATIONS TO:
**EDGEWOOD PRE-K
ACADEMY**
BRISTOL, CT 06010
State Project #: 017-0090 RNW
Project #: 25064

Revisions



IWWA/ZONING SUBMISSION
MARCH 26, 2026

INLAND WETLANDS,
FLOODWAY & FLOODPLAIN
IMPACT PLAN

C0.1

Stormwater Management Report

Stormwater Management Report

Edgewood Pre-K Academy

325 and 345 Mix Street, Bristol, CT

Prepared For:

City of Bristol

111 North Main Street
Bristol, CT 06010

Prepared By:

Benesch

200 Glastonbury Boulevard, Suite 201
Glastonbury, CT 06033

www.benesch.com

P 860-633-8341



Issued:

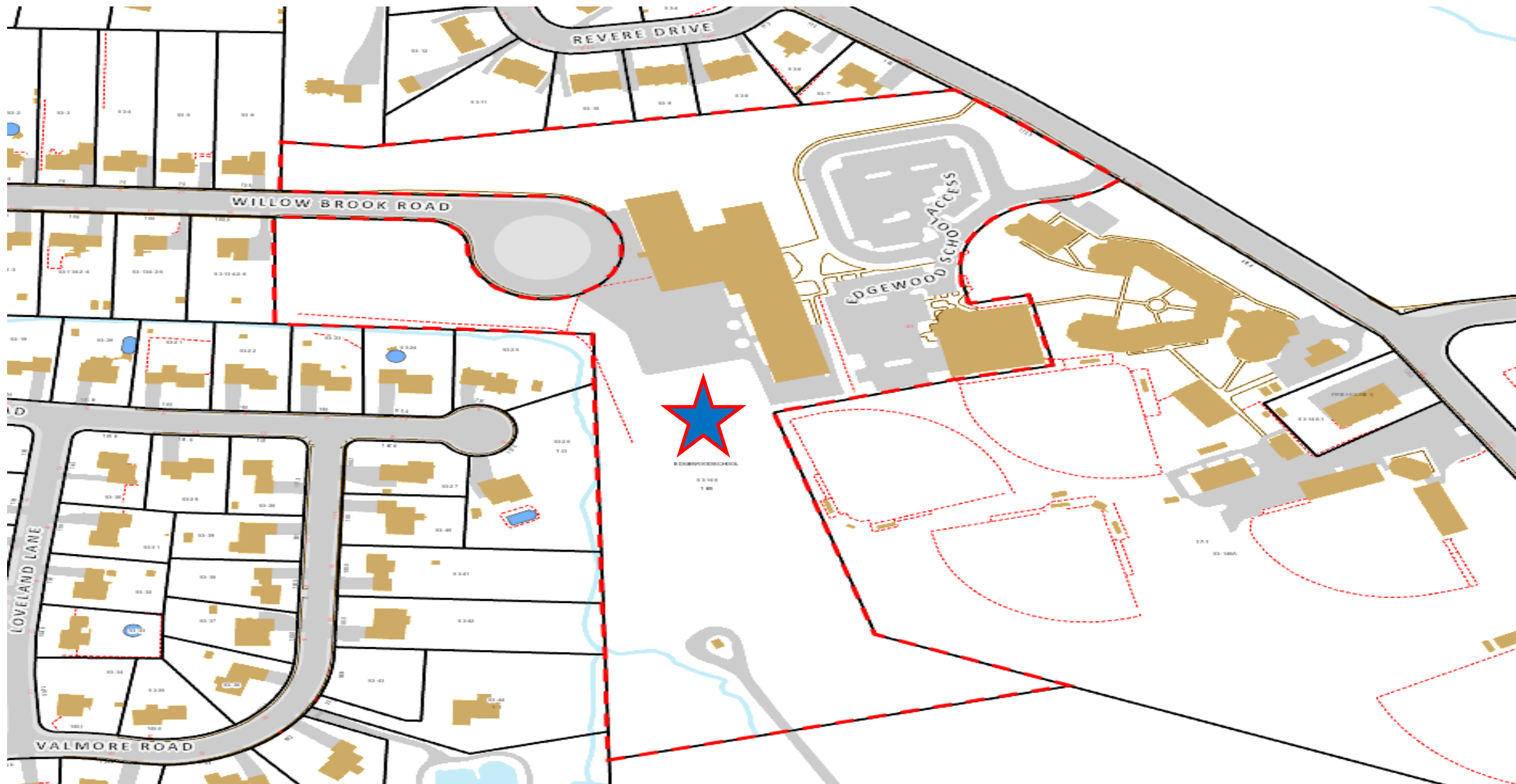
March 2026



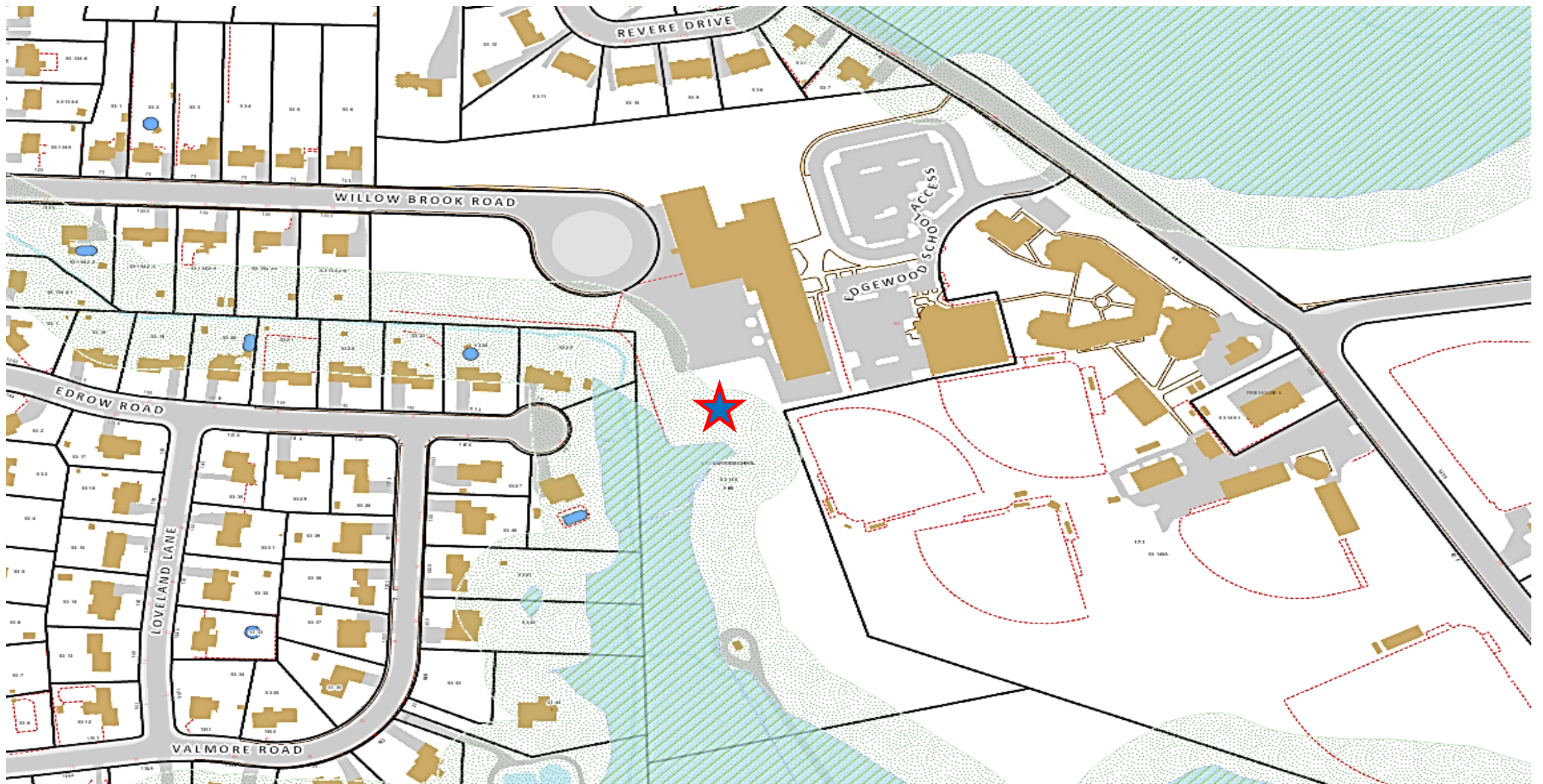
Hyperlink for Full Report:

<https://www.bristolct.gov/DocumentCenter/View/51481/0726-500158---Stormwater-Management-Report---Edgewood-Pre-K-Academy>

Various GIS and Google Maps



345 Mix Street – Location
Map 53 Lot 140



345 Mix Street – Inland Wetlands and Watercourses
Map 53 Lot 140



345 Mix Street – Floodplain
Map 53 Lot 140



345 Mix Street – Topography
Map 53 Lot 40



345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Plan Set

RENOVATIONS TO:

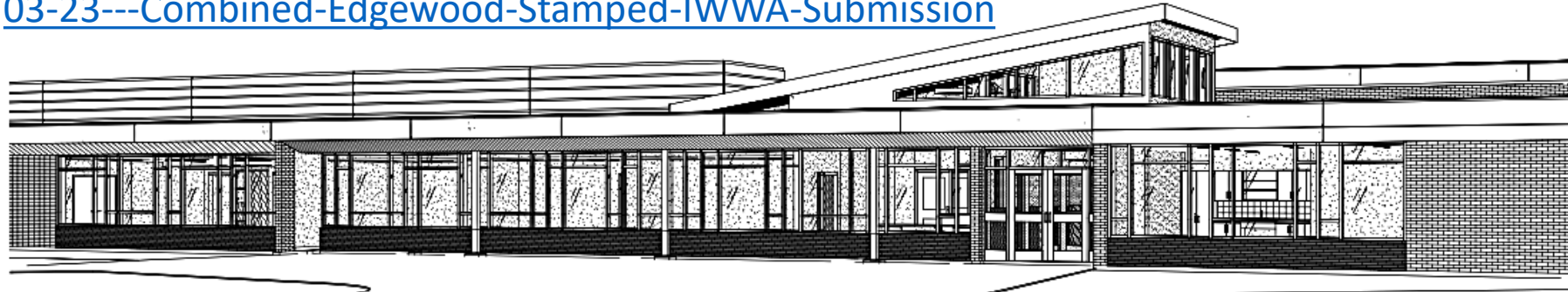
EDGEWOOD PRE-K ACADEMY

345 MIX STREET BRISTOL, CT 06010

Hyperlink for Full Plan:

<https://www.bristolct.gov/DocumentCenter/View/51482/2026-03-23---Combined-Edgewood-Stamped-IWWA-Submission>

STATE PROJECT NUMBER: 017-0090 RNV



INLAND WETLANDS AND WATERCOURSES AGENCY/FLOOD PLAIN
ZONING COMMISSION
AQUIFER PROTECTION AGENCY
MARCH 26, 2026

PROJECT TEAM:

CIVIL ENGINEER: BENESCH
200 GLASTONBURY BOULEVARD, SUITE 201
GLASTONBURY, CT 06033

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750 OLD MAIN STREET #202
ROCKY HILL, CT 06067

TECHNOLOGY: D'AGOSTINO ASSOCIATES
477 MAIN STREET, SUITE 210B
MONROE, CT 06468

FOOD SERVICE: CRABTREE McGRATH ASSOCIATES, INC.
161 WEST MAIN STREET
GEORGETOWN, MA 01833

LIST OF DRAWINGS:

CS COVER SHEET
SV.01 BOUNDARY SURVEY
SV.02 TOPOGRAPHIC SURVEY
SV.03 TOPOGRAPHIC SURVEY
SV.04 TOPOGRAPHIC SURVEY
SV.05 TOPOGRAPHIC SURVEY
C0.0 OVERALL SITE PLAN
C0.1 INLAND WETLANDS, FLOODWAY & FLOODPLAIN IMPACT PLAN
C1.0 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (WEST)
C1.1 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (EAST)
C1.2 EROSION & SEDIMENTATION CONTROL DETAILS
C1.3 EROSION & SEDIMENTATION CONTROL NOTES
C2.0 LAYOUT & MATERIALS PLAN (WEST)
C2.1 LAYOUT & MATERIALS PLAN (EAST)
C2.2 TURNING MOVEMENT PLAN
C2.3 BUS & PARENT DROP OFF PLAN
C3.0 GRADING, DRAINAGE & UTILITY PLAN (WEST)
C3.1 GRADING, DRAINAGE & UTILITY PLAN (EAST)
C4.0 PLANTING PLAN (WEST)
C4.1 PLANTING PLAN (EAST)
C4.2 PLANTING DETAILS
C5.0 PHOTOMETRIC PLAN (WEST)
C5.1 PHOTOMETRIC PLAN (EAST)
C6.0-06.7 SITE DETAILS
C6.1 SITE DETAILS

A1.01 PAZ OVERALL PLAN
A1.02 OVERALL ROOF PLAN
A3.01-3.02 EXTERIOR ELEVATIONS
A4.01 3D VIEWS

NOT INCLUDED IN
IWWA SUBMISSION

QA+M
architecture
QuisenberryArcariMalik

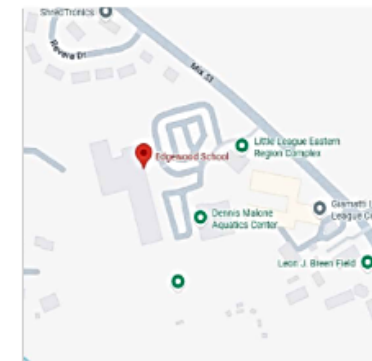
195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH:

PROJECT NORTH:

LOCATION MAP:



Application #2070

40

Janice Lane

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. 2070

DATE FILED: 3/25/26

DECISION DATE: _____

DECISION: _____

1. APPLICANT:

Name: Josh Greco Signature: [Signature]
Address: 40 Janice Ln City: Bristol State: CT Zip: 06010
Telephone No.: 860-3028285 ☐ home ☐ work Email: Josh.greco22@gmail.com

2. PROPERTY OWNER(S):

Name: above Signature: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 40 Janice Ln
Assessor's Map No.: _____ Assessor's Lot No.(s): _____

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Rear of yard plan to build up grade w concrete blocks just before yard dips down into the run off area that crosses through property

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

We want to elevate the back yard and fence in while doing addition/reno. Want place for outdoor living/dogs/family.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

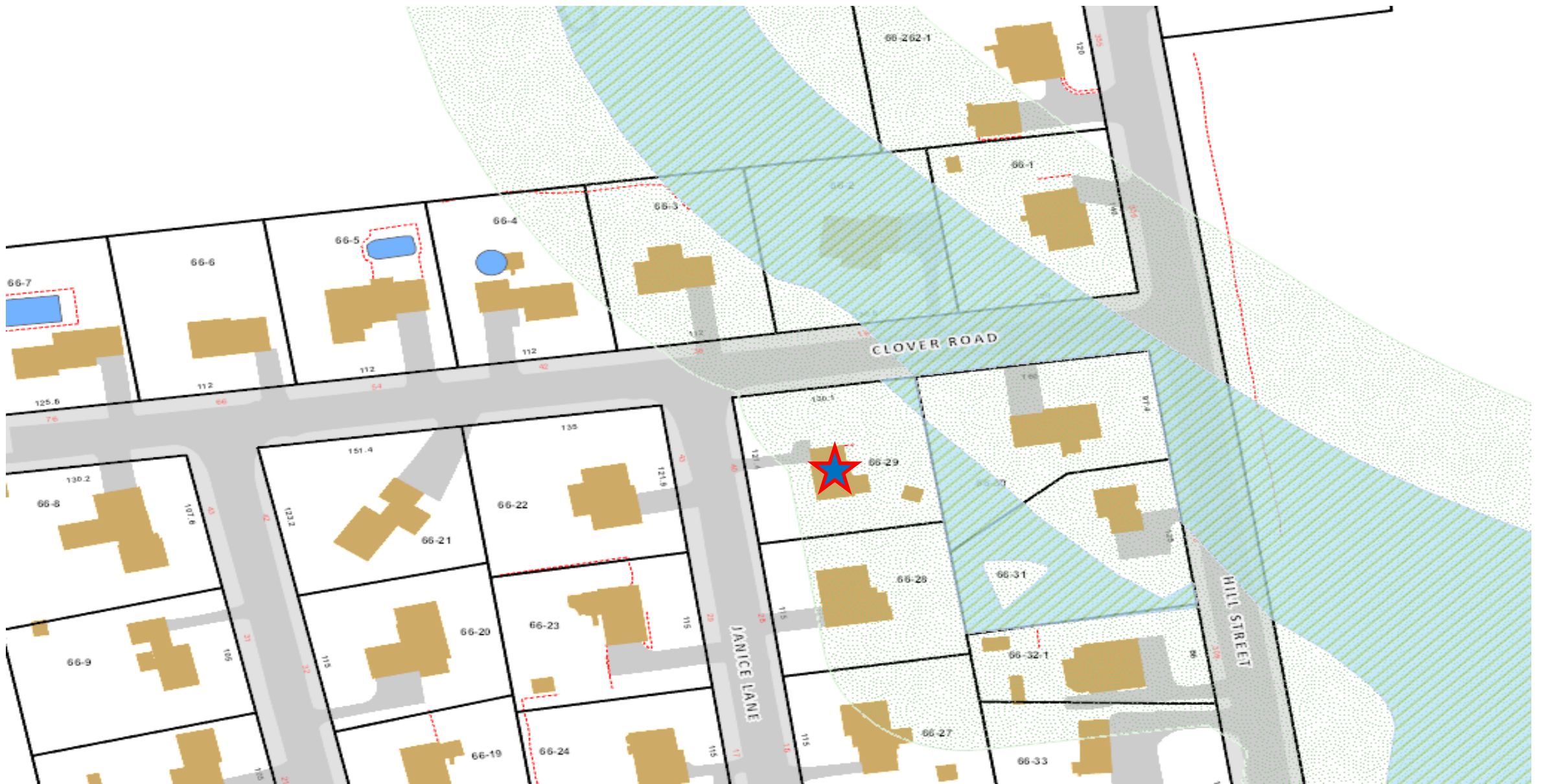
☐ yes ☒ no

If "yes", see instructions for submission requirements.

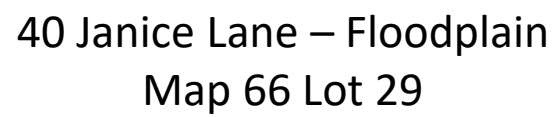
Various GIS and Google Maps



40 Janice Lane – Location
Map 66 Lot 29

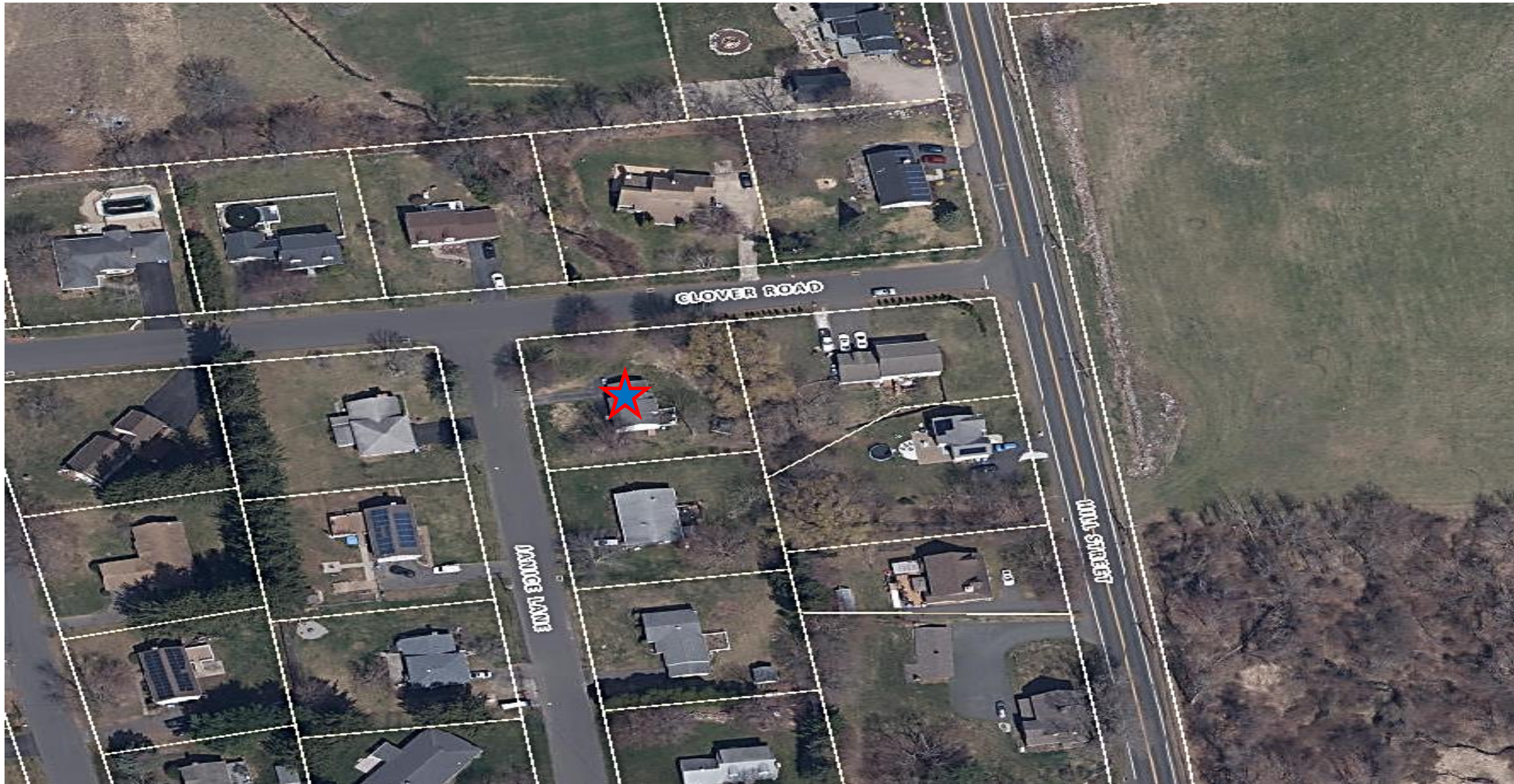


40 Janice Lane – Inland Wetlands and Upland Review
Map 66 Lot 29

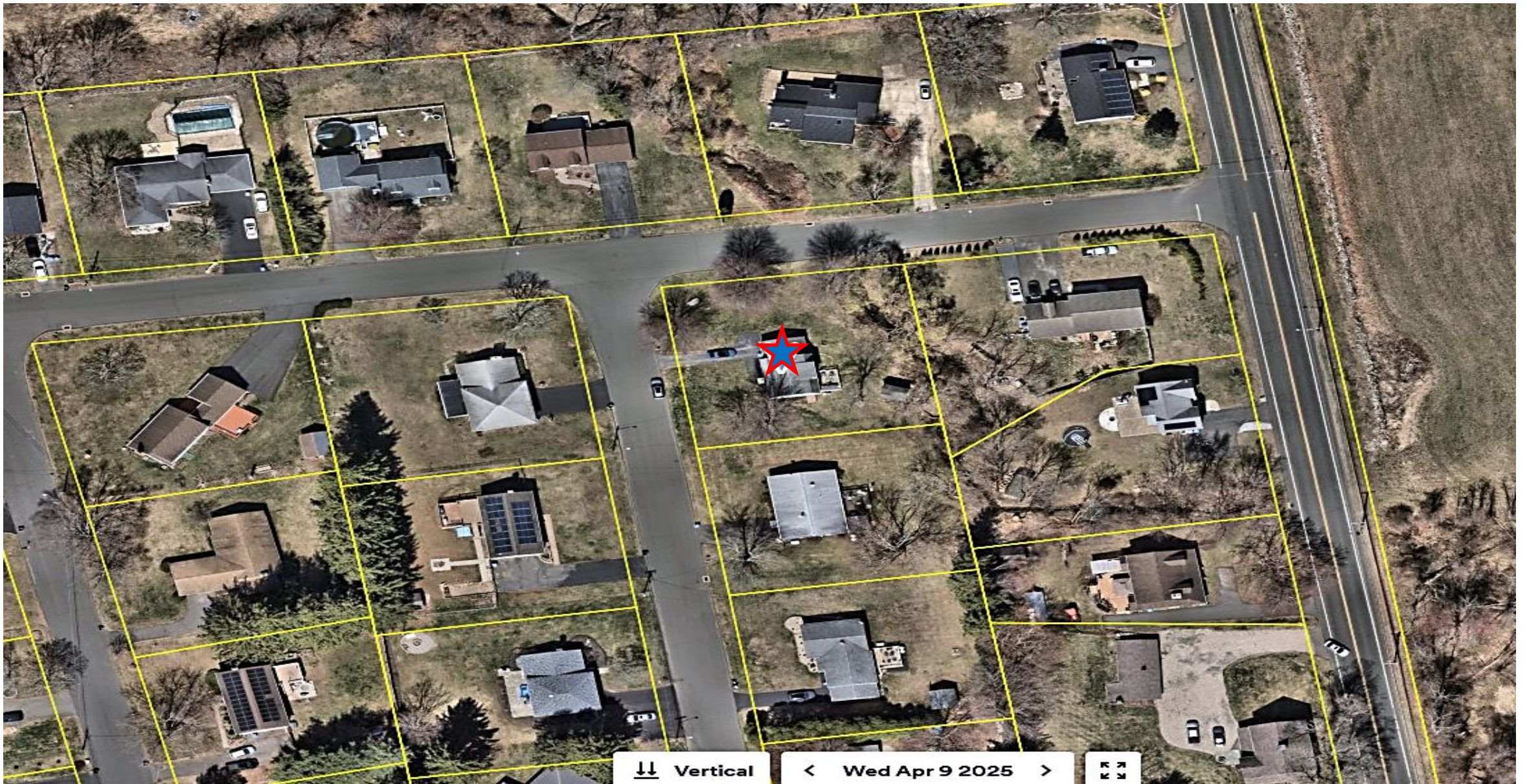




40 Janice Lane – Topography
Map 66 Lot 29



40 Janice Lane – Aerial 2023
Map 66 Lot 29



40 Janice Lane – Aerial – 2025
Map 66 Lot 29

Survey

Technical Information

CULTEC Recharger® 280HD

The Recharger® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 280HD has the side portal internal manifold feature. HVLV™ FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.



Size (L x W x H)	8' x 47" x 26.5"
Installed Length	7'
Length Adjustment per Run	2.13 m
Chamber Storage	0.30 m ³
6.08 ft ³ /ft	0.56 m ³ /m
42.55 ft ³ /unit	1.21 m ³ /unit
Min. Installed Storage	9.21 ft ³ /ft
0.86 m ³ /m	64.46 ft ³ /unit
1.83 m ³ /unit	30.33 ft ³
Min. Area Required	2.82 m ²
Min. Center to Center Spacing	4.33'
1.32 m	
Max. Allowable Cover	12'
3.66 m	
Max. Inlet Opening in Endwall	18"
450 mm	
Side Portal Dimensions (H x W)	12" x 12"
305 mm x 305 mm	
Max. Allowable Pipe Size in Side Portal	10"
250 mm	
Compatible Feed Connector	HVLV™ FC-24 Feed Connector

Recharger® 280HD Bare Chamber Storage Volumes

Elevation	Incremental Storage Volume	Cumulative Storage
ft.	m ³	ft ³
26.5	688	0.000
26	689	0.000
25	690	0.000
24	691	0.000
23	692	0.000
22	693	0.000
21	694	0.000
20	695	0.000
19	696	0.000
18	697	0.000
17	698	0.000
16	699	0.000
15	700	0.000
14	701	0.000
13	702	0.000
12	703	0.000
11	704	0.000
10	705	0.000
9	706	0.000
8	707	0.000
7	708	0.000
6	709	0.000
5	710	0.000
4	711	0.000
3	712	0.000
2	713	0.000
1	714	0.000
Total	689	0.000

Calculations are based on installed chamber length.

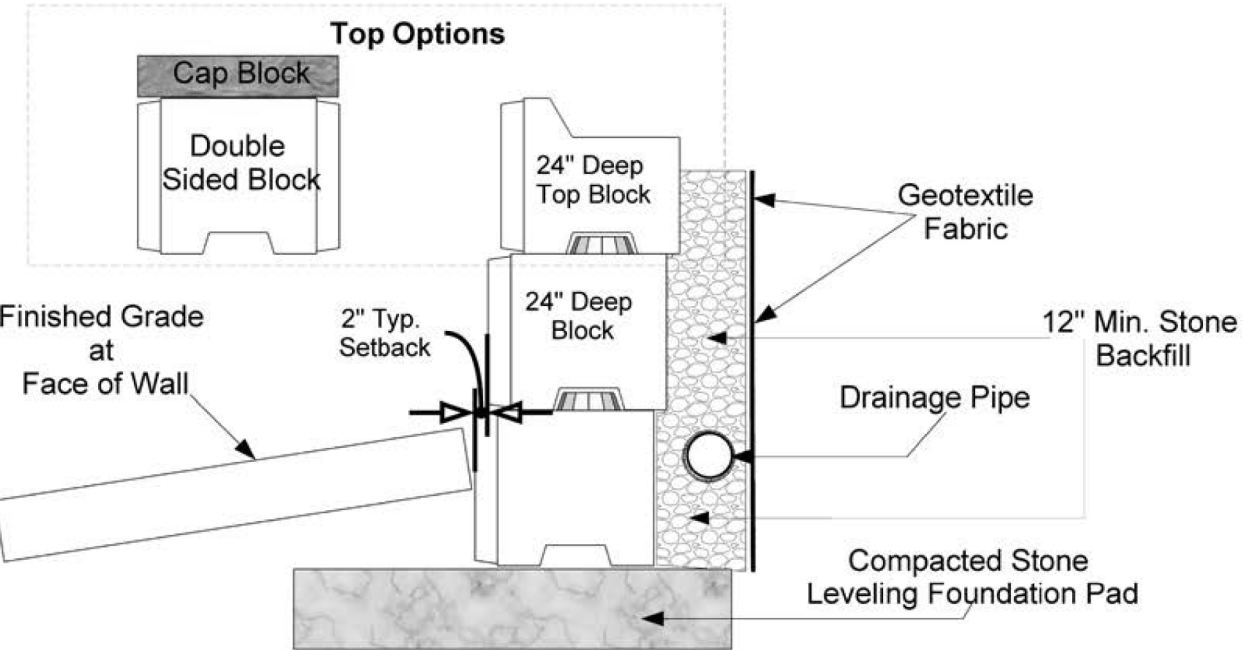
Calculations are based on installed chamber length.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

1/2 Roof Area • 356 S.F. X 1.3/12"/Ft • 38.57 C.F.

No. of Chambers • 38.57/70.53 C.F. /Chamber • 0.5 Chambers • Say 1 Chamber



ATLAS CONCRETE PRODUCTS

www.AtlasConcrete.com
65 Burrill St.
New Britain CT 06053

800-774-1112
860-224-2244
860-224-2255 Fax

ATLAS
CONCRETE PRODUCTS

Atlas Retaining Wall Typical Section

6' Height Wall

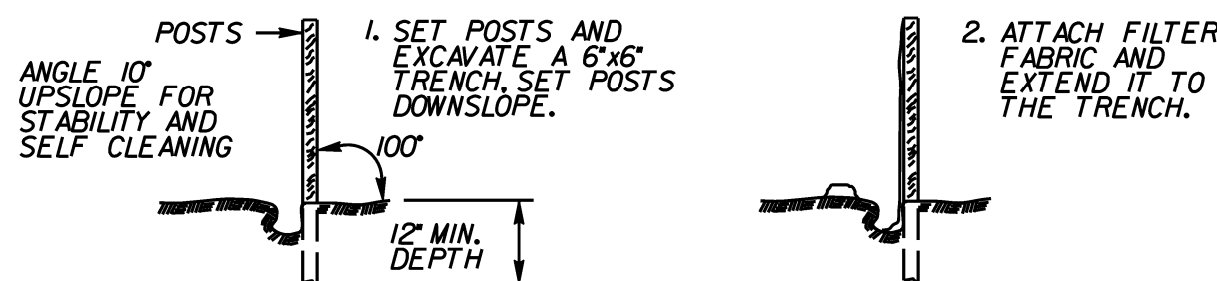
Legend

-----	Existing Contour
-----	Proposed Contour
000.0	Existing Spot Elevation
000.0	Proposed Spot Elevation
-----	Welland Limit
-----	100' Upland Review Line
-----	Building Setback Line
-----	Sedimentation Control Fence
RL	Roof Leader Drain

Map Reference:

1. Map of Farmstead Manor Developed by
Sal-Ray Development Co. Bristol, Conn.
Scale 1" = 40' Jan 1, 1956 Rev. May 8, 1956
L. J. Barlbault, C. E.

2. Property/Boundary Survey Depicting Land to be
Exchanged Between *323 Hill Street and
*313 Hill Street owned by Catherine Mecca
Located on Clover Road and Hill Street
Bristol, Connecticut February 24, 2003
R. R. Hillbrand Engineers & Surveyors



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER

Zoning Data Table	Zone R-25	
	Required	Provided
Minimum Lot Area - S.F.	25,000	15,645
Minimum Lot Frontage - Ft.	125	129.72
Minimum Front Yard - Ft.	40	36.2 Garage 39.6' Porch
Minimum Side Yard (Ea.) - Ft.	15	26.4
Minimum Rear Yard - Ft.	40	59.4
Maximum Building Height - Ft.	35	See Arch. Dwg.
Maximum Building Coverage - %	25	10.8
Maximum Impervious Coverage - %	65	16.4

Surveyors Notes:

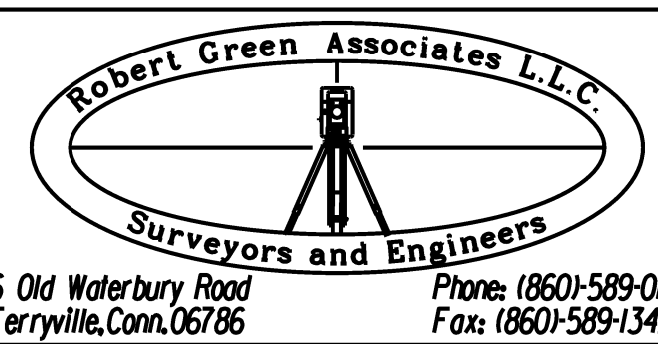
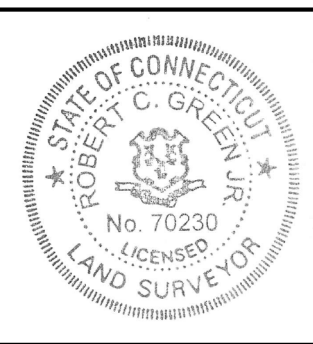
This survey and map have been prepared in accordance with the Regulations of Connecticut State
Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the
State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on
August 23, 2005.

Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2
Topographic Accuracy Class - T-2
Zone - R-25

Underground features have been compiled in part based upon information furnished by others. This
information is to be considered approximate and Robert Green Associates does not take responsibility for
subsequent errors or omissions which may have been incorporated into this plan as a result.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG. NO. 0026292



Notes

Assessors Map - 66
Assessors Lot - 29

Zone R-25

Area of Wetlands on Site - 0.03 Ac.
Area of Wetlands Disturbed - 0.0 Ac.
Fill Placed in Wetlands - 0.0 C.Y.
Area of 100' Upland Review Disturbed - 0.06 Ac.
Fill Placed in Upland Review Area - 350 C.Y.
Linear Feet of Stream Disturbed - 0.0 L.F.

Based on Flood Insurance Rate Map 09003C0455F,
the Parcel is not Located in Flood Hazard Zone

Site Improvements

Assessors Lot 66-29

owned by

Joshua R. Greco

40 Janice Lane

Bristol, Conn.

Scale 1" = 20' November 22, 2024
Rev. March 11, 2026
Rev. March 24, 2026



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

March 27, 2026

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	3/5, 3/12, 3/19	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	3/5, 3/12, 3/19	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	3/5, 3/12, 3/19	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	3/4, 3/11, 3/18	Inact
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	3/5, 3/12, 3/19	Complete
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	3/5, 3/12, 3/19	Act
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	3/4, 3/11, 3/18	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	3/4, 3/11, 3/18	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	3/4, 3/11, 3/18	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	3/4, 3/11, 3/18	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	3/4, 3/11, 3/18	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	3/4, 3/11, 3/18	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	3/4, 3/11, 3/18	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	3/4, 3/11, 3/18	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	3/5, 3/12, 3/19	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	3/4, 3/11, 3/18	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	3/4, 3/11, 3/18	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	3/4, 3/11, 3/18	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	3/4, 3/11, 3/18	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	3/4, 3/11, 3/18	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	3/4, 3/11, 3/18	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	3/4, 3/11, 3/18	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	3/4, 3/11, 3/18	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	3/4, 3/11, 3/18	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	3/4, 3/11, 3/18	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	3/5, 3/12, 3/19	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	3/5, 3/12, 3/19	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	3/4, 3/11, 3/18	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	3/5, 3/12, 3/19	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	3/5, 3/12, 3/19	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	3/5, 3/12, 3/19	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	3/4, 3/11, 3/18	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	3/4, 3/11, 3/18	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	3/4, 3/11, 3/18	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	3/4, 3/11, 3/18	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	3/4, 3/11, 3/18	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	3/4, 3/11, 3/18	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	3/5, 3/12, 3/19	Inact

No.	Location	Description	Inspection Dates	Status
#2004	Mellen Street Bridge	Bridge replacement (20280206)	3/4, 3/11, 3/18	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	3/5, 3/12, 3/19	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	3/4, 3/11, 3/18	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	3/4, 3/11, 3/18	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	3/5, 3/12, 3/19	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	3/4, 3/11, 3/18	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	3/5, 3/12, 3/19	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	3/4, 3/11, 3/18	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	3/4, 3/11, 3/18	Inact
#2018	East Street Bridge	Replacement of Bridge	3/4, 3/11, 3/18	Inact
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	3/4, 3/11, 3/18	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	3/4, 3/11, 3/18	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	3/5, 3/12, 3/19	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	3/4, 3/11, 3/18	Inact
#2029	315-350 Divinity Street	Replacement of Culvert (10/7/2029)	3/5, 3/12, 3/19	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	3/5, 3/12, 3/19	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	3/5, 3/12, 3/19	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	3/5, 3/12, 3/19	Act
#2038	632 Village Street	Pool (10/7/2029)	3/4, 3/11, 3/18	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	3/4, 3/11, 3/18	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	3/4, 3/11, 3/18	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls,	3/5, 3/12, 3/19	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	3/4, 3/11, 3/18	Inact
#1947	165 Warner Street	Construct single family home (20211006)	3/4, 3/11, 3/18	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	3/5, 3/12, 3/19	Inact

No.	Location	Description	Inspection Dates	Status
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	3/4, 3/11, 3/18	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	3/4, 3/11, 3/18	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	3/4, 3/11, 3/18	Act
#2052	Lots 10 & 11	Construct Industrial Building And Parking (8/25/2030)	3/4, 3/11, 3/18	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	3/4, 3/11, 3/18	Inact
#2058	396 Jerome Ave	Demolish Existing Structure (10/06/2030)	3/4, 3/11, 3/18	Inact
#2059	East Main Street	Install New Drainage (11/03/2030)	3/4, 3/11, 3/18	Inact
#2061	1001 Stafford Ave	Demolish Existing Structure (10/06/2030)	3/4, 3/11, 3/18	Inact
#2062	300 Broad Street	Parking lot (12/1/2030)	3/4, 3/11, 3/18	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

Bristol Firehouse #3

12 Patricia Drive

1970 Perkins Street

NOTICE AND NOTICE OF VIOLATION LETTERS:



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

March 11, 2026

Greg Klimek
218 Castle Rd.
Bristol, Connecticut 06010

Dear Mr. Klimek:

This is to officially notify you that at a meeting of the City Council on March 10, 2026 you were appointed as a member to the Inland Wetlands Commission for a term to May, 2026.

Thank you for taking your oath at the conclusion of the City Council meeting. I have enclosed copies of a list of Commission Members and Meeting Schedule. Your appointment card is also enclosed.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Congratulations!

Very truly yours,

A handwritten signature in cursive script, reading "Erica Cabiya".

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

cc: Robert Flanagan

Enclosure



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

March 11, 2026

Erik Jarboe
24 Fireside Lane
Bristol, Connecticut 06010

Dear Mr. Jarboe:

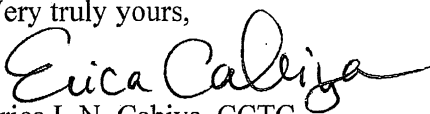
This is to officially notify you that at a meeting of the City Council on March 10, 2026 you were appointed as an Alternate Member to the Inland Wetlands Commission for a term to May, 2027.

Thank you for taking your oath that evening. I have enclosed copies of a list of Commission Members and Meeting Schedule. Your appointment card is also enclosed.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Congratulations!

Very truly yours,


Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

cc: Robert Flanagan

Enclosures



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

March 11, 2026

Erik Jarboe
24 Fireside Lane
Bristol, Connecticut 06010

Dear Mr. Jarboe:

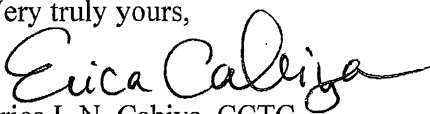
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Congratulations!

Very truly yours,


Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

cc: Robert Flanagan

Enclosures

Nancy King

From: Sarah Larson
Sent: Tuesday, March 31, 2026 11:45 AM
To: Nancy King
Cc: William Stango; Zachary Norton
Subject: Inland Wetland Commission Agenda Item
Attachments: IWW Memo.pdf

Nancy,

Please find attached a memo to be included in the April 9th agenda for the Inland Wetland Commission under Staff Reports. I will send hard copies to you, Billy, and Zach as well.

Let me know if you have any questions.

Best,

Sarah Larson, CPRP
Deputy Superintendent
[Pronouns: She, Her, Hers](#)

Department of Parks, Recreation, Youth and Community Services
City of Bristol
51 High Street
Bristol, CT 06010
860-584-6160
sarahlarson@bristolct.gov





DATE: March 31, 2026

TO: Zachary Fisk, Chairman
Inland Wetland Commissioners

CC: Zachary Norton, Inland Wetlands Enforcement Officer
William Stango, City Engineer
Josh Medeiros, Superintendent of Parks, Recreation, Youth and Community Services

FROM: Sarah Larson, Deputy Superintendent of Parks, Recreation, Youth and Community Services 

RE: IWW Complaint – Page Park Disc Golf

On March 17, 2026, the City of Bristol received an Inland Wetland and Watercourse Complaint (see attached) from the Land and Water Resources Division of DEEP regarding an unauthorized modification to the wetland at Page Park along Disc Golf Hole #16. Parks, Recreation, Youth and Community Services (BPRYCS) staff, in conjunction with City Engineer William Stango, conducted a site visit on March 31, 2026 to assess the site and develop a remediation plan. Staff determined that an unauthorized community member applied a skim coat of cement adjacent to the Hole #16 basket impacting approximately 3yd³ of the stream bank.

As recommended by the City Engineer, BPRYCS staff will manually remove the cement on site to return the stream bank to its prior condition. In accordance with best practices and temporary water handling measures, BPRYCS will install straw wattles along the stream during the restoration process in order to mitigate impacts to the water course. Remediation work is projected to be completed by the end of April 2026 and a memo shall be provided to the Inland Wetland Commission following the completion of this work.

Enclosure: Email from DEEP documenting the complaint

Sarah Larson

From: Robert Flanagan
Sent: Tuesday, March 17, 2026 2:20 PM
To: Sarah Larson
Subject: FW: IWW Complaint referral Page Park Disc Golf

Sent to Ray and Bill Stango earlier today.

From: Robert Flanagan
Sent: Tuesday, March 17, 2026 9:49 AM
To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Cc: William Stango <WilliamStango@bristolct.gov>
Subject: FW: IWW Complaint referral Page Park Disc Golf

Available to discuss.

From: Becker, Katharine <Katharine.Becker@ct.gov>
Sent: Tuesday, March 17, 2026 9:11 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: IWW Complaint referral Page Park Disc Golf

Robert,

I'm forwarding the town a complaint received at the Land and Water Resources Division of DEEP at Page Park Disc Golf for concrete added to a stream. It is under a 100 acre watershed. Below is the complaint with an attached picture.

Please let me know you have received this and if you have any questions,

Katharine



Town where violation occurred (or for which an administrative complaint is being made)	Bristol
Street Address if Known, or Nearest Street/Intersection	Dewitt Page Park
What Types of Water Resources are Impacted by the Violation?	Inland Wetlands, Watercourses, or Lakes/Ponds
Please Select the Option that Most Closely Describes the Complaint	Unauthorized structures
Additional Comments/Description of the Violation	There appears to have been recent activity including the placement of concrete fill to create a small dam and opening of a small stream that feeds into the Page Park pond. There are the initials "DG" written into the concrete which may stand for Page Park Disc Golf. The violation is adjacent to Hole #16's basket.
Do you have a complaint about a municipal inland wetland agency or inland wetland staff?	No
Alleged Violator, Property Owner, and/or Municipal Agency	Page Park Disc Golf Club
Name	Micheal Grzywinski
Telephone Number	
E-mail Address	micheal.grzywinski@ct.gov
Would you Like to be Contacted	Yes

Katharine Becker

Enforcement, Compliance and Regulatory Assistance

Land and Water Resources Division

79 Elm Street, Hartford, CT 06106-5127

860.424.3763(Katharine.Becker@ct.gov)

Report a wetland or watercourse violation [LWRD Enforcement \(ct.gov\)](#)