City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, APRIL 13, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:
https://bristolct-gov.zoom.us/j/84571316388?pwd=whFM1hXT31uJgHCewtxQikkhoCctDx.1

Meeting ID:
845 7131 6388

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — March 9, 2026

4. Receipt of New Applications

   a. Application #2558 — Special Permit for the Adaptive Re-use of an Existing Non-Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; Ian Lagowitz, Trigild, Inc., Receiver for Bristol Investments, LLC, applicant.

   b. Application 2559 - Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

   c. Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

d. Application #2561 — Special Permit for a Religious Organization at 360 King Street; Assessor's Map 47, Lot 5A; R-10 (Single-Family Residential) zone; Islamic Cultural Center of Bristol, Inc, applicant.

e. Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant.

5. Public Hearings

a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant – PUBLIC HEARING CONTINUED FROM MARCH 9, 2026.

b. Application #2553 — Site Plan for a 1. motor vehicle repair or service facility and 2. motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant – PUBLIC HEARING CONTINUED FROM MARCH 9, 2026.

c. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant – PUBLIC HEARING CONTINUED FROM MARCH 9, 2026.

d. Application #2555 — Change of Zone from IP-3 (Industrial Park) zone to A (Multi-Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

e. Application #2557 — Special Permit for a Religious Organization (Church) at 912 Terryville Avenue; Assessor's Map 66, Lot 16; BN (Neighborhood Business) zone; Elohé Casa De Promesa Inc., applicant.

6. New Business

7. Staff Reports

a. March 2026 - ZEO Report

8. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, May 11, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 9, 2026

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Goodwin (Vice Chairman)	X	
	Richard Harlow	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Morris Patton		X
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, Staff	X	
	Brandon Peate	X	

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 13, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting - February 9, 2026

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the February 9, 2026, Regular minutes.

Commissioner LaFreniere indicated a correction was needed on Pg. 5 for the motion of Application # 2527 is continued to the March 9, 2026, regular meeting, but this should be Application #2547 is continued to the March 9, 2026 regular meeting.

MOTION: Move to approve the minutes of the February 9, 2026, regular meeting, as amended.

By: Harlow Seconded: Goodwin.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

4. Receipt of New Applications

a. Application #2557 — Special Permit for a Religious Organization at 912 Terryville Avenue; Assessor's Map 66, Lot 16; BN (Neighborhood Business) zone; Elohé Casa De Promesa, Inc., applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2557.

Staff explained the applicant had a church at the location for 16-months and did not realize a Special Permit was required. The Staff noted the applicant promptly filed a Special Permit for the purpose of celebrating their religious services. Staff suggested the application be filed for the April 13th meeting.

MOTION: Move that Application #2557 be accepted and scheduled for a Public Hearing for the April 13, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Harlow.

For: Mangiafico, Goodwin, LaFreniere, Harlow and White.
Against: None
Abstained: None.

The application is scheduled for public hearing.

5. Public Hearings

a. Application 2547 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM FEBRUARY 9, 2026.

b. Application 2548 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM FEBRUARY 9, 2026.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2547 and #2548.

Chairman White explained that Applications #2547 and #2548 would be heard concurrently but voted on separately.

The following item was received in the Commission electronic packet: a letter dated March 6, 2026, from Attorney James Ziogas, regarding the withdrawal of Applications #2547 and #2548, on behalf of the applicants.

MOTION: Move to accept the withdrawal of Applications #2547 and #2548.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico, Goodwin, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

The applications #2547 and #2548 were accepted for withdrawal.

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2549.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reminded the Commission there was a long discussion at the February meeting regarding the zone change from R-40 zone to the IP-3 zone for 8.6 acres. The attorney said the zone change would be for the interior of the lot to the frontage of the lots.

Attorney Ziogas verified the frontages on Clark Ave., Matthews St. and Minor St. are all IP-3 Zone. The attorney specified the interior of the property was difficult to develop with a residential zone, railroad track and an Eversource utility easement. Attorney Ziogas indicated this area may be used for parking but may not be constructed on that made the lot void if it may not be constructed on. Because of the discussion last month, the attorney said an amended map was filed to reduce the request to 7.4 acres with a large buffer along Matthew St. for neighbors.

Staff inquiries: Attorney Ziogas indicated the revised area was 50,584 sq. ft., so it would not create a non-conforming lot. Commission inquiries: Attorney Ziogas explained a conservation easement would be created near the inland wetlands area.

No one else spoke in favor of the application.

The following persons spoke against the application: Rosario Soriano, 970 Matthew St., representing her family and her neighbors; Cheri Duquette, 2014 Matthews St.; Erica Jacquemin, 1001 Matthews St. and Ronald Jacquemin, 1001 Matthews St.

Ms. Soriano was against the application because it would change the area significantly including the environment and residential rights. Ms. Soriano thought it was not a coincidence 2 of 3 houses effected were houses with persons of color that were excluded from the conversations of the plans.

Ms. Soriano thought the applicant was counting on the community, disabled and elderly having to watch their air and water being openly attacked. Ms. Soriano was concerned the plan would increase the neighbor's taxes. Ms. Soriano thought the community has taught the residents to care about the neighbors and that these situations may be changed. Ms. Soriano began a petition but she did not bring a copy of the petition for the meeting this evening.

Ms. Duquette had concerns of Matthews St. to Terryville Ave. needed to remain a residential zone. Ms. Duquette read into the record a statement from the POCD to discourage business uses onto residential side streets if it would negatively affect residential neighborhoods.

Ms. Duquette said she and her handicapped husband bought their house because her husband knew this area. Ms. Duquette was worried about an increase in traffic with existing busy traffic would impede her husband. Ms. Duquette stated the conservation easement was not a guarantee. Ms. Duquette has noticed an increase in storm water at her property in the past 10 years but the plan would likely increase the storm water on her property.

Ms. Jacquemin, an herbalist, stated the importance of saving the herbs in this area from the increase of traffic. Ms. Jacquemin agreed with Ms. Soriano and her comments. Ms. Jacquemin had concerns of the wildlife losing their habitat.

Attorney Ziogas verified the property owners had owned the property since the 1940's to current so the owners wanted to develop this portion of the property. The attorney did not categorize the application as silly.

Attorney Ziogas reviewed the purpose of Clark Ave. to provide an industrial base for employment for the City of Bristol with access to RT 72. If denied or approved, the attorney described how the parcel would be developed as an industrial zone site. Attorney Ziogas understood the neighbors' concerns but there were necessities to provide economics/recreation to residents.

At the request of the Commission, Attorney Ziogas was unsure of the traffic impacts but there may be up to 25 additional vehicles. The following person spoke again: Ronald Jacquemin added the West Bristol School was down the street.

Staff reviewed the documents for the application.

The hearing is closed.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico, Goodwin, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

Staff indicated the Commission has 65 days to vote on the application to vote at next month's meeting.

MOTION: Move that Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire. applicant, be approved.

The effective date of the Zoning Map Amendment will be May 1, 2026.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico and Goodwin,
Against: LaFreniere, Harlow and White.
Abstained: None.

The application is denied.

Chairman White explained the difficulties the Commission had to be fair to the Commission and the surrounding neighbors. The Chairman said the Commission does not always make decisions to make all parties happy.

a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

b. Application #2553 — Site Plan for a 1. motor vehicle repair or service facility and 2. motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

c. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

Chairman White explained that Applications #2552, #2553 and #2554 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552, #2553 and #2554.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicants, presented the requests for two Special Permits and one Site Plan for motor vehicle repair or service facility and motor vehicle sales at 16 Andrews St. The attorney indicated the site was in an I-Zone with the permitted uses with the same uses at the site since 2016 of vehicle repair motor vehicle sales. Attorney Ziogas stated the request was brought to the Commission because the site was over burdened by the applicant; the building use was not permitted; and the approved zone change needed a Special Permit for a property merge to allow parking on the north side of site.

The attorney reviewed the 3 Variances approved for the site. Attorney Ziogas said a Variance was approved last week to allow 2 driveways on Andrews St. to be within 100 ft. of each other on with entrances at 16 Andrews St. and on the north side of the parking lot. The attorney added that the driveway entrance on Frederick St. would be removed.

Attorney Ziogas indicated a Site Plan was filed for the property and comments were received. The attorney specified the applicant is working with the Zoning Enforcement Officer. Attorney Ziogas agreed a Special Permits were required from the changes to the site. The attorney stated this Site Plan would be revised for the Site Plan to be reviewed next month.

Commission inquiries: The Staff noted from the rear of the house to the plantings was not in compliance but the lot line has been removed. Staff would get the application amended to be 61/5 versus Lots 62 and 84.

Attorney Ziogas noted the arborvitaes were on the adjoining property that had to be relocated or add more arborvitaes for the north buffer. The attorney said 24 parking spaces may be angled to reduce the accessway to 15 ft. versus 24 ft.

Staff informed the Commission that comments were needed from the applicants engineer. The Staff suggested the application be continued to the April meeting to get the property into compliance. Staff pointed out that the Building Official had recent comments for the applicant to resolve.

MOTION: Move to continue the Public Hearing on Applications #2552, #2553 and #2554 to the April 13, 2026, Regular Meeting of the Commission.

By: Goodwin Seconded: Harlow.

For: Mangiafico, Goodwin, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

The applications #2552, #2553 and #2554 are continued.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Staff Reports

Item #8.a. Staff Reports, was taken out of order.

b. Zoning Enforcement Officers Report

Mr. Peate reviewed his report for February dated March 5, 2026. The ZEO described a recent inspection to a house where he was accompanied by a police officer. The ZEO said he has been extremely busy with violations.

Item #8.a. Staff Reports

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

Staff went over the General Assembly Bill H.B. 8002 approved in the Fall 2025.

Staff added that the Zoning Regulations needed some refining that included an amendment to be discussed at a later meeting. The Staff requested the Commission to review the link he provided to the Commission.

9. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 7:16 P.M.

By: Goodwin Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman John LaFreniere, Secretary

DRAFT

Application #2558

122 Park Street

For Office Use Only	
APPLICATION NO.	2558
DATE FILED:	3-19-26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.3.1.B.2. of the Bristol Zoning Regulations for the following Special Permit use: Adaptive re-use of non-residential buildings

Address or Location of the Property: 122 Park ST

Assessor's Map No.: 28 Assessor's Lot No.(s): 44

Zone of the Property: RM-5 Size of the Property (in acres or square feet): 3.8 acres

Reason for the Special Permit: to allow unrestricted residential use of the existing structures

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: site plan for this property was approved on 8/10/2016 and no changes to that plan are requested

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

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

Name: Ian Lagowitz, Trigild, Inc: Receiver for Bristol Investments, LLC

Address: 24 Church ST City: Montclair State: NJ Zip: 07042

Telephone No.: 973-303-7902 E-Mail:

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

CHECK ONE: [ ] owner [✓] other (specify): court appointed receiver

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2558

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 122 Park ST

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas, Jr.

Address: 104 Bellevue Ave City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail. _____

08/17 - LUO

Narrative

122 Park Street

Bristol, Connecticut

Narrative in Support of Removing the 55+ Age Restriction and Converting to a Non-Restricted Residential Community

History: This property was a public school prior to the present use. It was sold to the current owner by the City of Bristol, to re-adapt this site. At the time of the approvals in July 2015, the zoning regulation allowed as a residential use in this zone for 55 AND OVER.

The first approval of the request for a special permit and site plan was granted in July 2015 for 41 units in the main building (38 one bedroom and three (2) bedrooms).

Subsequently in July 2016 an additional Special Permit request was made and approved by the commission to allow 11 more 1 bedroom units and to convert the 3 two bedroom units into 1 bedroom units. This was approved by the commission on August 10, 2016.

The total number of units thereby increased to 55 (one bedroom) units. Under the housing for the elderly special permit. The current application is not increasing the number of units it will remain at 55.

Parking:

At the time of the original approvals, the parking requirements were 1 space per unit for a total of 55 spaces. As per the approved plan, 79 spaces were provided.

Under the current regulations the Parking requirement is at the discretion of the commission. In as much as the property has functioned without issue since its inception, it appears the 79 spaces are sufficient to meet the needs of the community.

Adaptive Re-use Calculation: Total living space for Building 1 =52,026 s.f. Building 2 11,501 s.f. Total 63, 527 s. f. divided by 1,000 s.f. as per regulations = 63 units. The request is for the current number of existing 55 units

I. Purpose of the Request

This application seeks approval to remove the existing age-restricted (55 and over) designation from the community and allow the property to function as a standard, non-restricted residential development. The intent is not to alter the physical layout, density, architectural character, or infrastructure of the project, but rather to modify the

occupancy criteria to reflect current housing needs, market conditions, and long-term sustainability.

II. Changing Demographics and Market Conditions

Over the past decade, Connecticut's housing market has undergone significant shifts:

- **Demand for age-restricted housing has declined**, particularly in smaller suburban towns where seniors increasingly prefer to age in place in their existing homes.
- **Demand for attainable, modest-scale housing for young adults, local workforce, and downsizing families has increased sharply.**
- Many 55+ communities across the state have struggled with **extended vacancies, and slow absorption**, which in turn affects property values and the financial stability of the owner.

The current age restriction has become a barrier to maintaining full occupancy and a healthy, stable residential environment. Removing the restriction will allow the community to meet real, demonstrated housing demand without increasing density or altering the design of the project.

The nature of the neighborhood has changed since this project was approved and the current status of the neighborhood has been a detriment to attracting 55 and over residents. Directly across the street are two auto body repair and used car facilities. Additionally, the number of absentee landlords in the neighborhood of tow and three family homes has led toa degradation of the care and maintenance of those homes.

III. No Physical or Operational Impacts

Importantly, the requested change is **administrative only**. The following remain unchanged:

- Total number of units
- Building footprints and architecture
- Roadways, utilities, and stormwater systems
- Traffic generation (which will remain equal or lower than senior-restricted projections)
- Open space, landscaping, and buffering
- All previously approved site plan conditions

Because the infrastructure was designed to support full occupancy, the removal of the age restriction does **not** create any new burden on municipal services.

IV. Traffic and School Enrollment Considerations

A common concern with lifting age restrictions is the potential for increased school enrollment or traffic. In this case:

- The community consists primarily of **smaller-format units** (1 bedroom), which historically generate **minimal school-aged children** even when unrestricted.
- Trip generation for a mixed-age residential community of this size remains **well within the capacity** of the surrounding roadway network particularly since it is located on route 72.

In short, the change does not create any measurable adverse impact on schools, traffic, or town services.

V. Alignment With Local and State Housing Policy

Both local Plans of Conservation and Development (POCDs) and statewide housing policy emphasize:

- **Diversifying housing options**
- **Supporting workforce housing**
- **Providing opportunities for young adults and downsizing residents**
- **Encouraging housing that fits within existing infrastructure**

Removing the age restriction directly advances these goals. It allows the town to add naturally affordable, modest-scale housing **without new construction, without new density**, and **without new infrastructure costs**.

This is one of the most fiscally efficient ways for a municipality to expand its housing portfolio.

VI. Long-Term Stability and Property Value Protection

Maintaining the age restriction has created absorption challenges that have created financial hardship for the current owner. The property is now in receivership, and the Lender is attempting to market the property. However, the inability to fully occupy the property as a 55 and over community has created a financial burden.

The change in the designation of the property will make the property more fluid and easier to sell. This change will allow the marketability of the units to younger people at an affordable price.

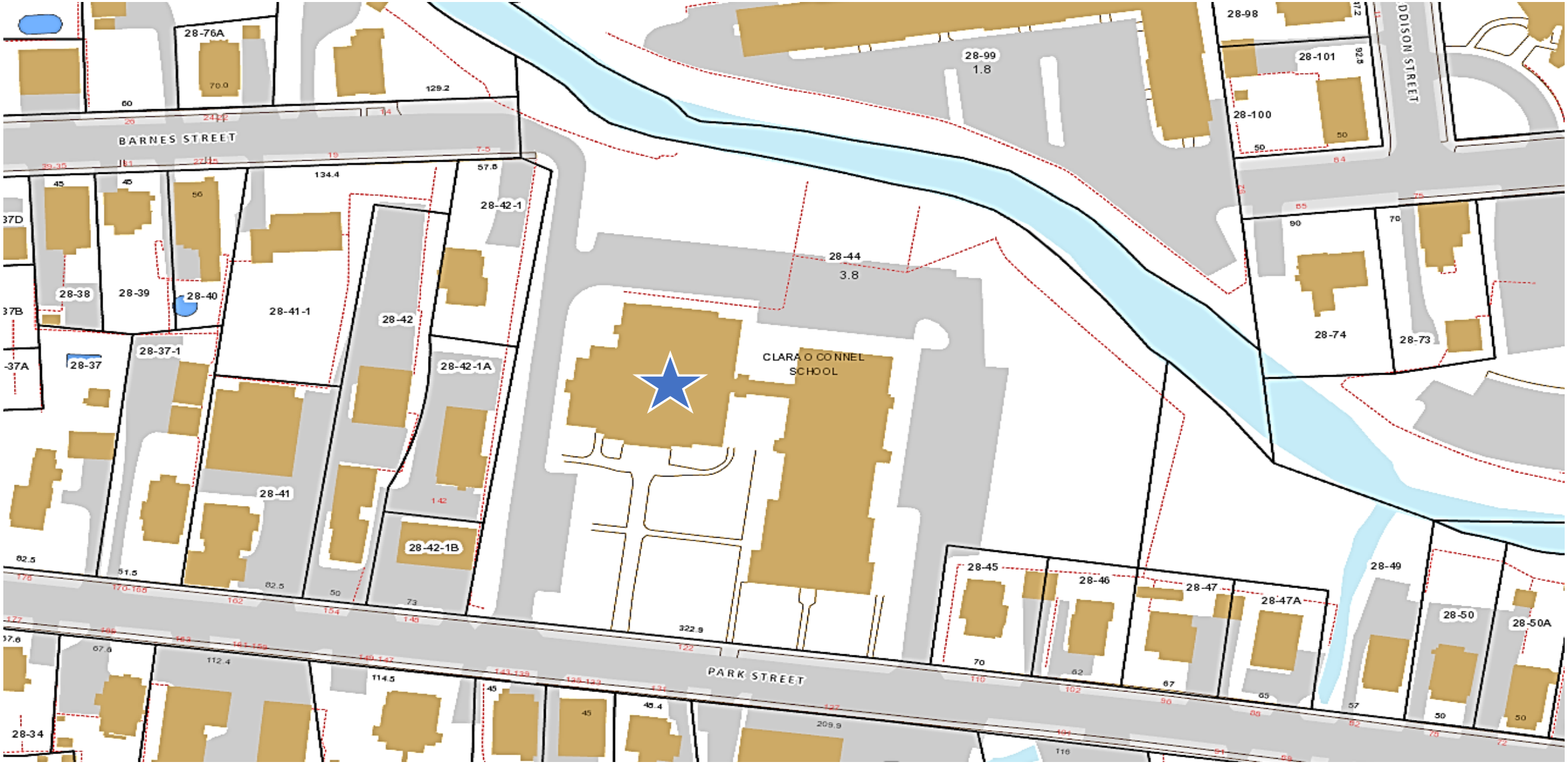
VII. Conclusion

The proposed change is a **low-impact, high-benefit** modification that:

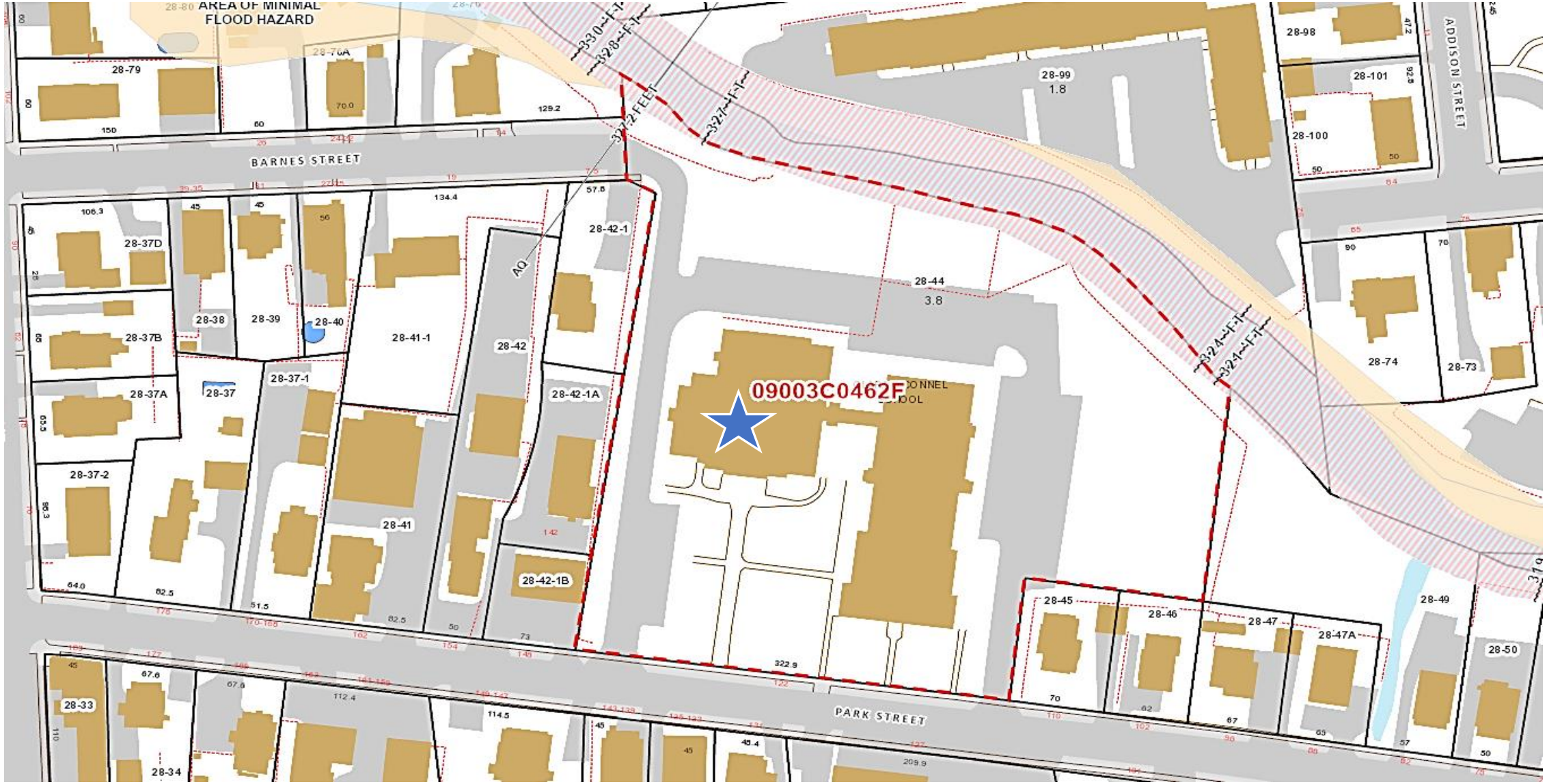
- Responds to real demographic and market conditions
- Supports local and state housing policy
- Creates no new physical or operational impacts
- Strengthens long-term property values
- Enhances community stability
- Expands housing opportunities for residents of all ages

For these reasons, approval of the request to remove the 55+ age restriction is both reasonable and in the best interest of the town and the community.

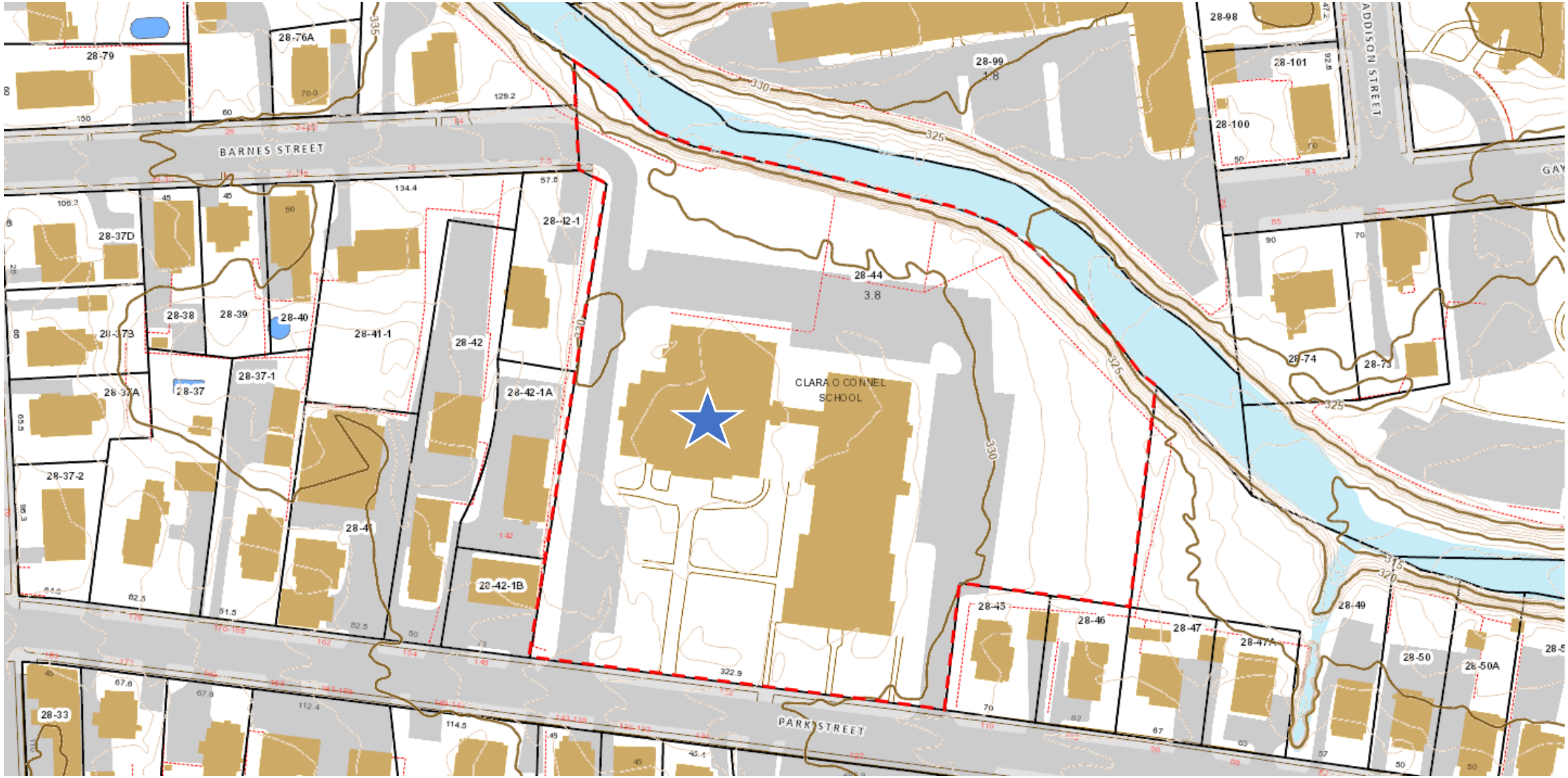
Various GIS and Google Maps



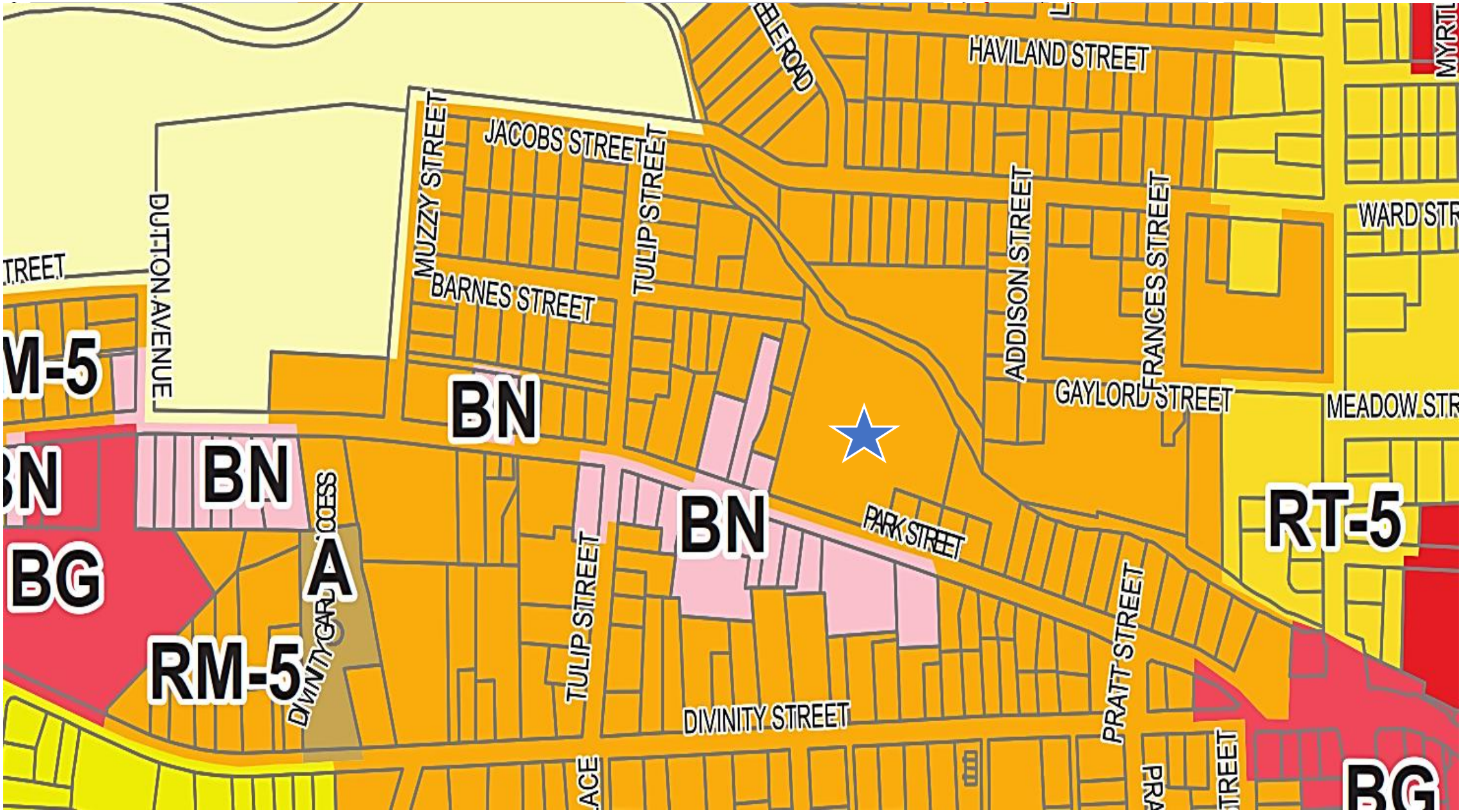
122 Park Street – Location
Map 28, Lot 44



122 Park Street – Floodplain
Map 28, Lot 44



122 Park Street – Topography
Map 28, Lot 44



122 Park Street – Zoning – RM-5
Map 28, Lot 44



122 Park Street – Aerial
Map 28, Lot 44



122 Park Street – Google Earth
Map 28, Lot 44



122 Park Street – Google Earth
Map 28, Lot 44

App. #2277

2020 Plan Revision to add Solar Panels

Hyperlink:

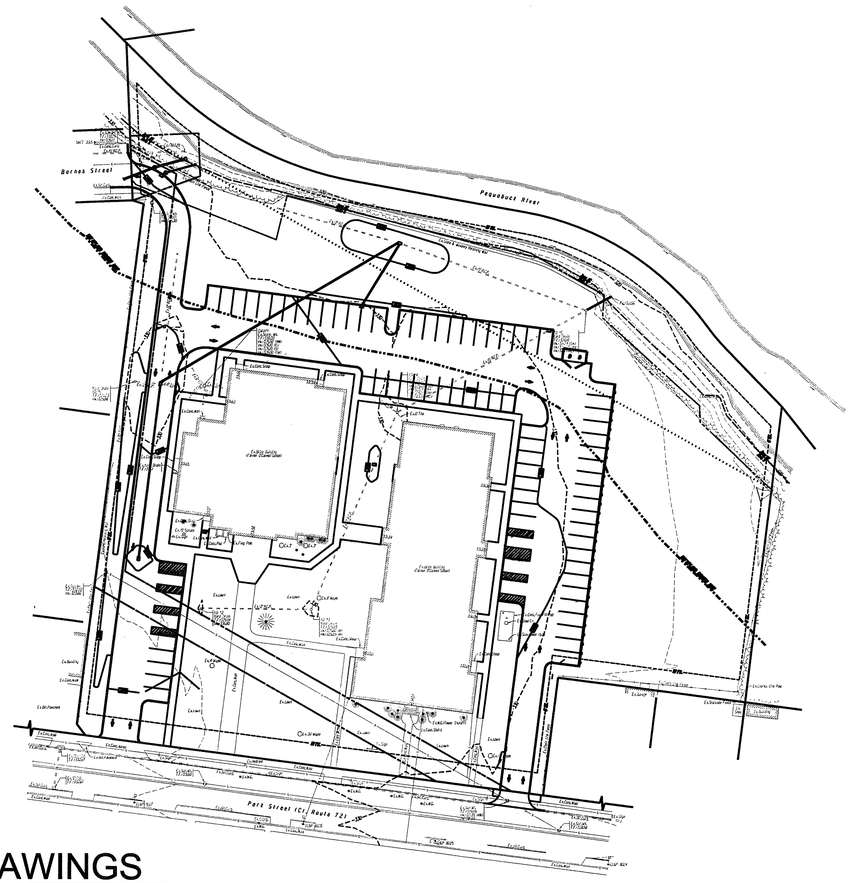
https://www.bristolct.gov/DocumentCenter/View/51516/App-2227_Approved-Plan-REVISION

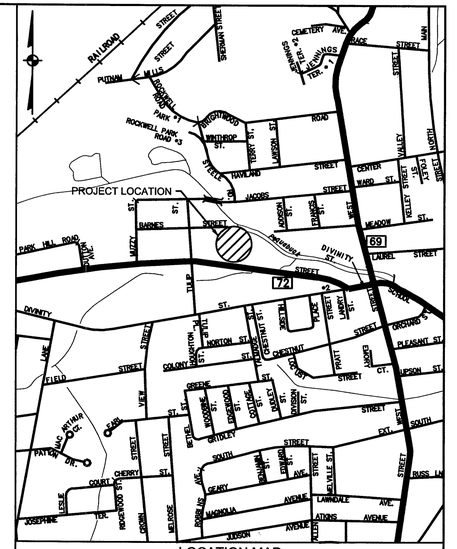
Plan Set
Original
(2015)

O'CONNELL PLACE

2015 Original Approval

122 PARK STREET
BRISTOL, CONNECTICUT
MAY 12, 2015





LOCATION MAP
(SCALE 1"=800')

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Zoning Commission of the City of Bristol, CT.

Brian Skinner Chairman/~~Secretary~~

7/15/15 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 7/15/20. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

LIST OF REVISIONS		
1	6-22-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15
REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- W APPROX. LOC. EX. WATER MAIN
- S APPROX. LOC. EX. SEWER MAIN
- G APPROX. LOC. EX. GAS MAIN
- 100' UPLAND REVIEW LINE
- 100yr FLOOD HAZARD LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- CURBING (TYPE AS NOTED)
- PROPOSED TIMBER RAILING
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED DIRECTIONAL ARROW
- EXISTING BITUMINOUS CONCRETE TO BE REMOVED

LIST OF DRAWINGS

1	COVER SHEET
2-3	EXISTING CONDITIONS AND REMOVALS
4-5	LAYOUT, SIGNS AND PAVEMENT MARKINGS
6-7	GRADING, UTILITIES AND SEDIMENTATION AND EROSION CONTROL
8-9	MISCELLANEOUS NOTES AND DETAILS
L1.1	LANDSCAPE
L1.2	LIGHTING
HWY_910_02	STANDARD DRAWING (CONNDOT)

Prepared For:

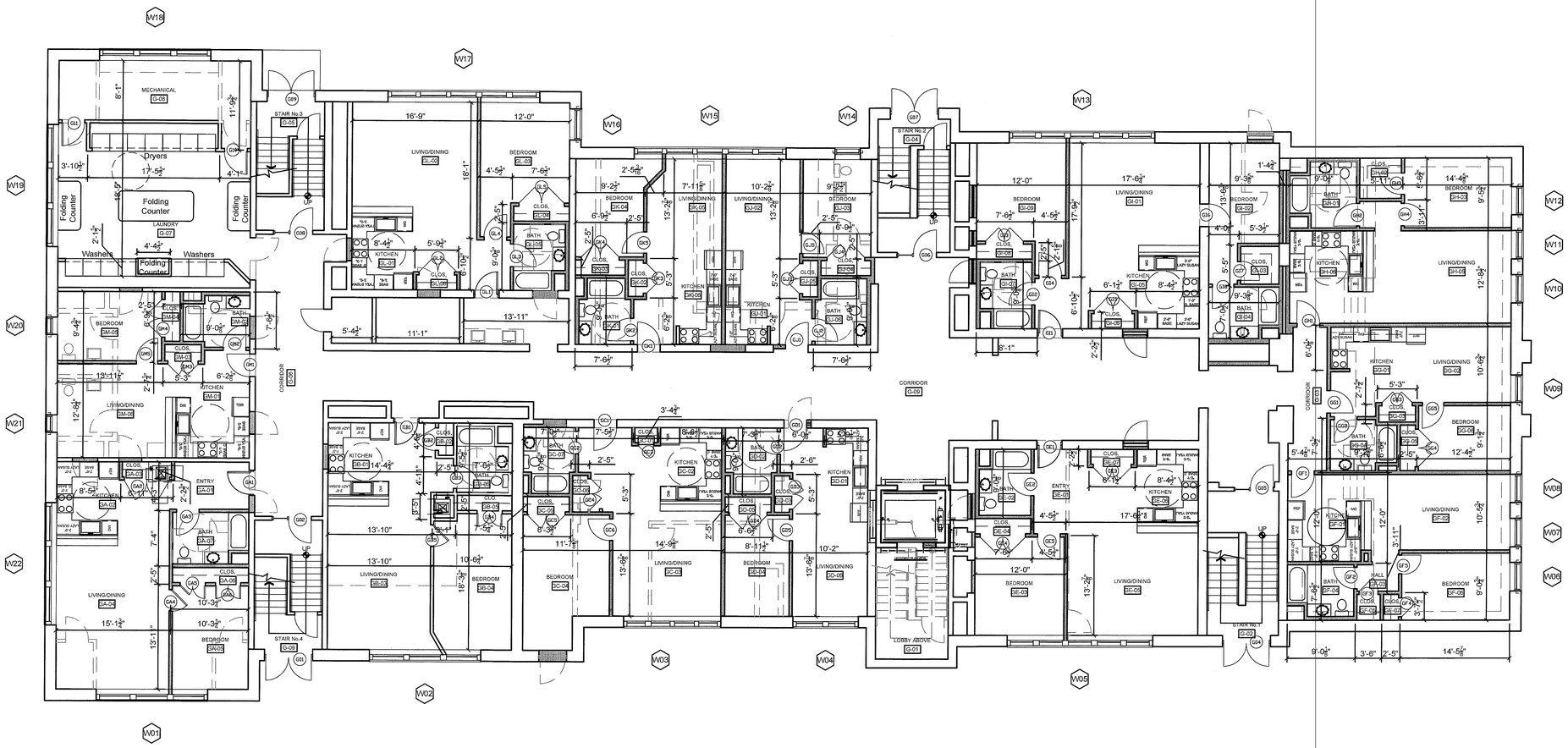
Bristol Enterprises LLC
50 North Street
Litchfield, CT 06795

Surveyor/Civil Engineer

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

Architect: Landscape and Lighting

Associated Architects, LLC
37 Northwest Drive
Plainville, Conn. 06062
(860) 747-2801



1 / A1.1 BASEMENT-PROPOSED

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

- 02/03/15 - EXISTING CONDITIONS
- 05/01/2015 - HISTORIC SUBMITTAL
- 10/07/2015 - FOR PRICING

△⁰ THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△* INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE ▪ PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▪ f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

STATE OF CONNECTICUT · CHARLES R. WYSE · NO. 25321 · REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

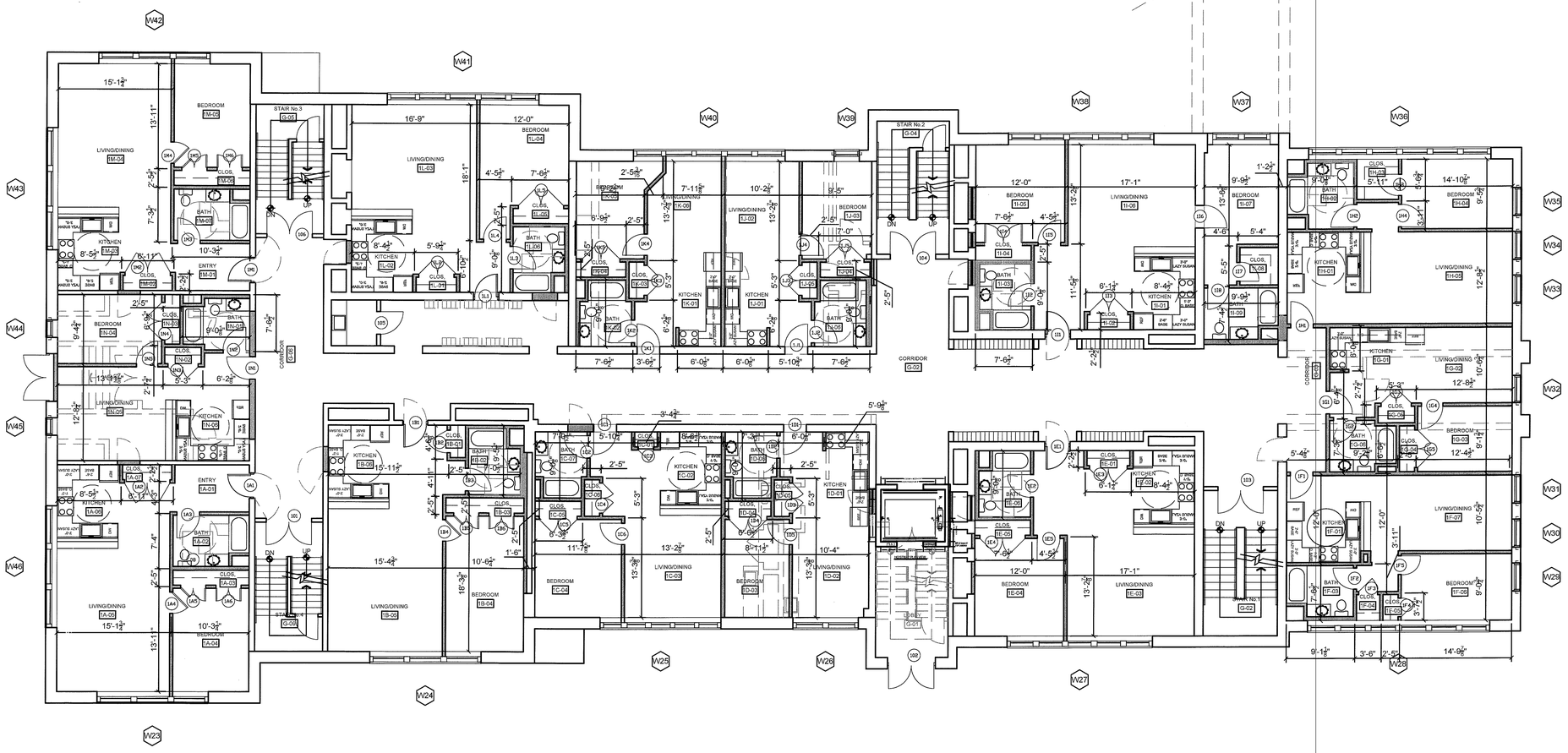
Associated Architects P.C. Project No.: 15009

PROPOSED BASEMENT PLAN

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A1.1

CAD:



1 A1.2 FIRST FLOOR-PROPOSED

SCALE: 3/32" = 1'-0"

Revisions

ISSUE LOG

02/03/15 - EXISTING CONDITIONS

05/01/2015 - HISTORIC SUBMITTAL

10/07/2015 - FOR PRICING

△[0] THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△[1] INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 • f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

STATE OF CONNECTICUT
CHARLES R. NYBERG
NO. 25321
REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

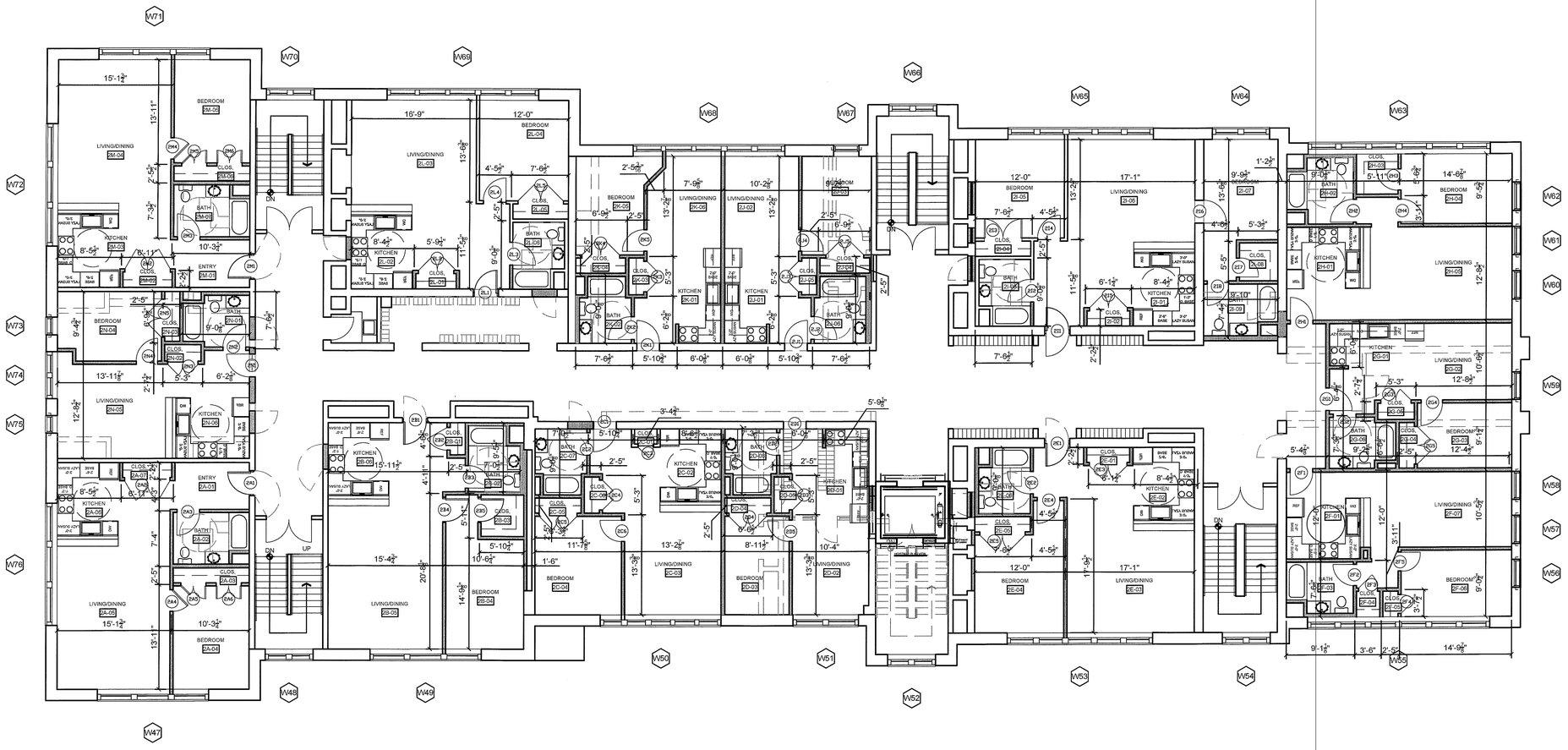
Associated Architects P.C. Project No.: 15009

PROPOSED FIRST FLR PLAN

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A1.2

CAD:



1 A1.3 SECOND FLOOR-PROPOSED

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

02/03/15 - EXISTING CONDITIONS

05/01/2015 - HISTORIC SUBMITTAL

10/07/2015 - FOR PRICING

△P THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△S INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-

37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 • f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH



OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

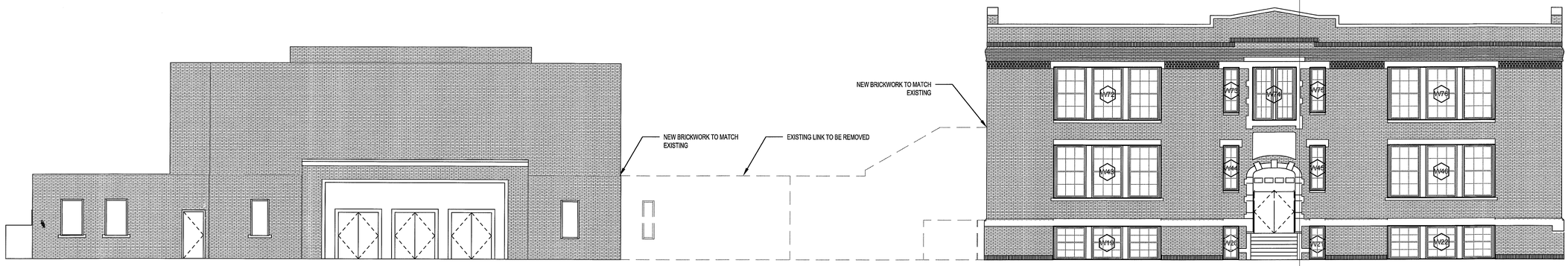
Associated Architects P.C. Project No.: 15009

PROPOSED SECOND FLR PLAN

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

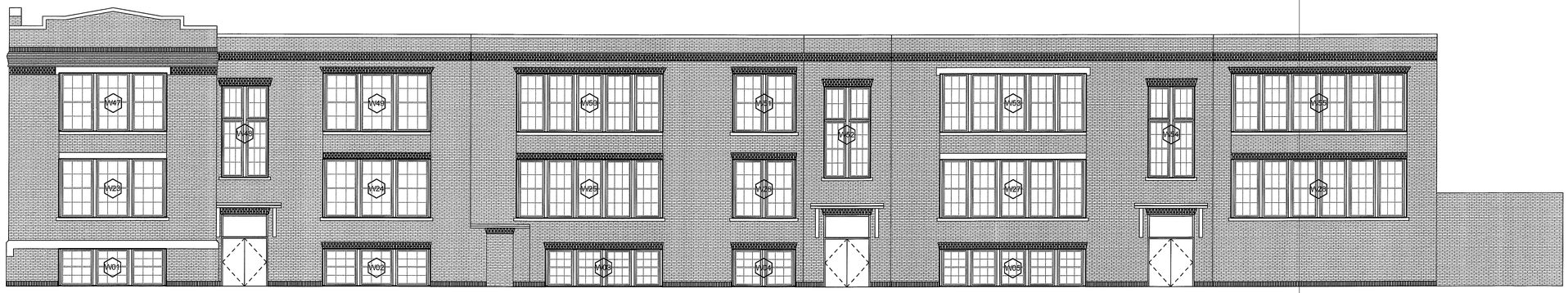
A1.3

CAD:



1 A2.1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 A2.1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

02/03/15 - EXISTING CONDITIONS

05/01/2015 - HISTORIC SUBMITTAL

10/07/2015 - FOR PRICING

△⁰ THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△⁵ INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▪ f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

STATE OF CONNECTICUT CHARLES R. NYKAZA NO. 25321 REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

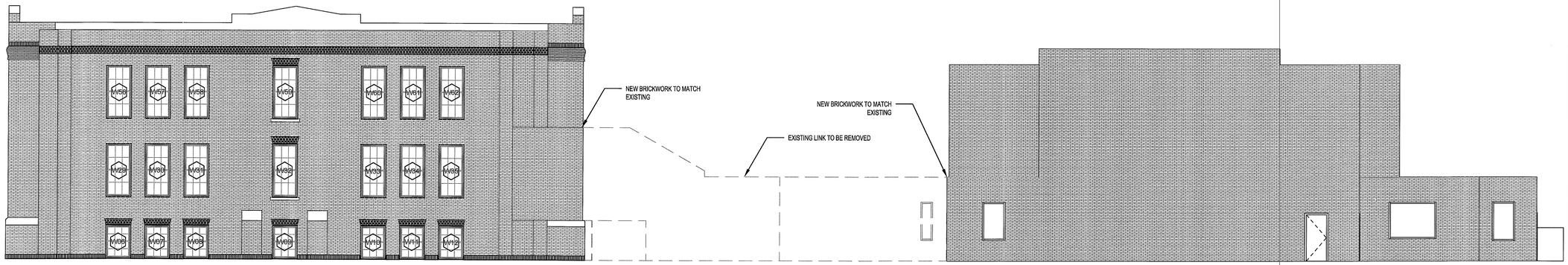
Associated Architects P.C. Project No.: 15009

ELEVATIONS

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

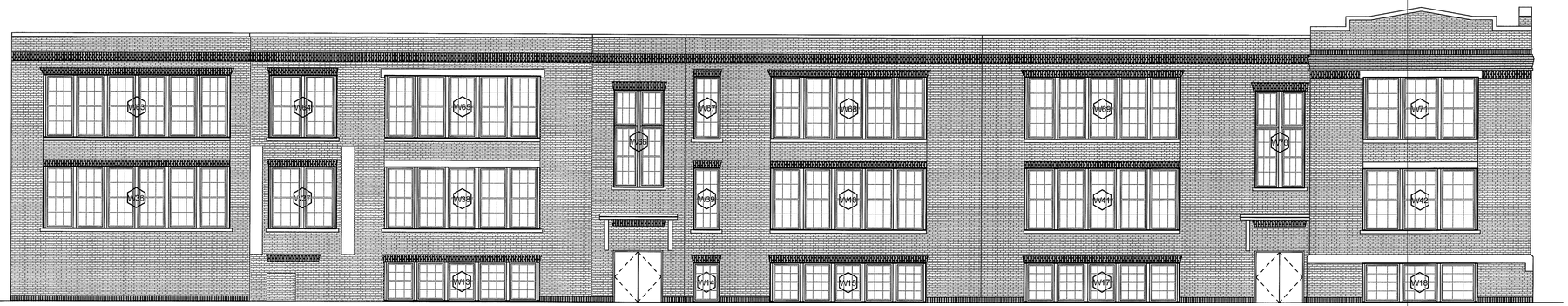
A2.1

CAD:



1 / A2.2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 / A2.2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

02/03/15 - EXISTING CONDITIONS

05/01/2015 - HISTORIC SUBMITTAL

10/07/2015 - FOR PRICING

△⁰ THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△⁸ INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE ▲ PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▲ f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

STATE OF CONNECTICUT CHARLES R. AYRES NO. 25324 REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

Associated Architects P.C. Project No.: 15009

ELEVATIONS

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A2.2

CAD:

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EXISTING GRADE +/-
   - (AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

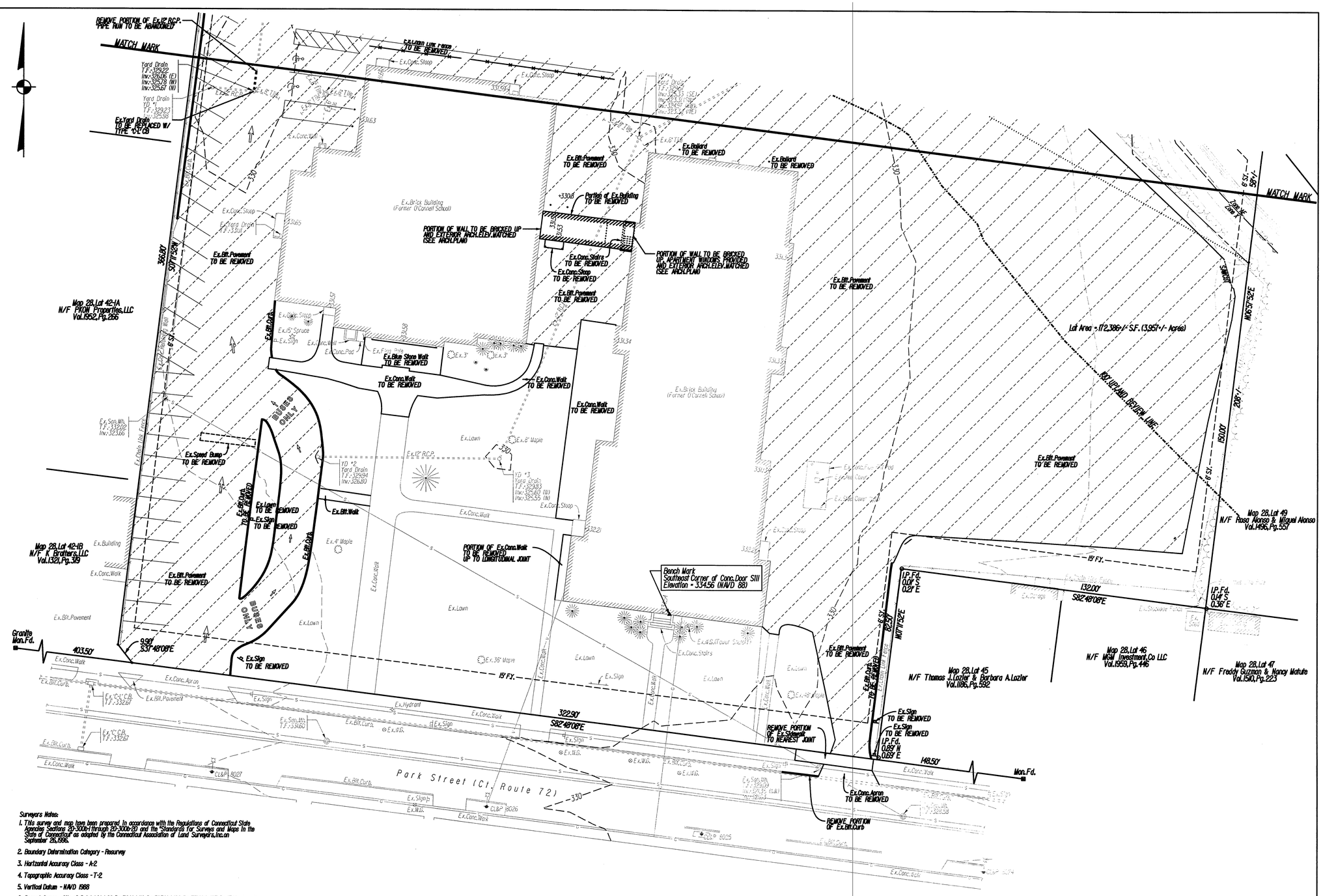
    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA,IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES


REMOVE PORTION OF Ex.12" RCP. PIPE RUN TO BE ABANDONED
MATCH MARK
Ex.Chain Link Fence TO BE REMOVED
Ex.Conc.Stoop
Yard Drain T.F.=329.22 Inv.=326.06 (E) Inv.=325.78 (W) Inv.=325.61 (N)
Yard Drain YD #1 T.F.=329.23 Inv.=325.98
Ex.Yard Drain TO BE REPLACED W/ TYPE "C" C.B.
Ex.6" T.W.
Ex.Conc.Walk
Ex.Bit.Pavement TO BE REMOVED
Ex.Brick Building (Former O'Connell School)
PORTION OF WALL TO BE BRICKED UP AND EXTERIOR ARCH.ELEV.MATCHED (SEE ARCH.PLAN)
Portion of Ex.Building TO BE REMOVED
+330.6
Ex.Conc.Stairs TO BE REMOVED
Ex.Conc.Stoop TO BE REMOVED
PORTION OF WALL TO BE BRICKED UP APARTMENT WINDOWS PROVIDED AND EXTERIOR ARCH.ELEV.MATCHED (SEE ARCH.PLAN)
Ex.Bollard TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Map 28, Lot 42-1A N/F PKOM Properties,LLC Vol.1952,Pg.266
Ex.Conc.Stoop
Ex.15" Spruce
Ex.Sign
Ex.Conc.Walk
Ex.Conc.Pad
Ex.Fence
Ex.Blue Stone Walk TO BE REMOVED
Ex.Conc.Walk TO BE REMOVED
Ex.Conc.Walk TO BE REMOVED
Ex.Brick Building (Former O'Connell School)
Ex.Bit.Curb
Ex.Sew.Mh. T.F.=332.02 Inv.=323.66
Ex.Chain Link Fence
Ex.Speed Bump TO BE REMOVED
BUSES ONLY
Ex.Lawn
Ex.8" Maple
Ex.12" R.C.P.
YD #2 Yard Drain T.F.=329.94 Inv.=326.80
YD #3 Yard Drain T.F.=329.53 Inv.=325.63 (W) Inv.=325.55 (N)
Ex.Lawn TO BE REMOVED
Ex.Sign TO BE REMOVED
Ex.Bit.Walk
Ex.Conc.Walk
Ex.4" Maple
PORTION OF Ex.Conc.Walk TO BE REMOVED UP TO LONGITUDINAL JOINT
Ex.Conc.Walk
Ex.Lawn
Ex.Conc.Stoop
Ex.Conc.Stairs
Ex.Conc.Walk
Ex.Bit.Pavement TO BE REMOVED
Ex.Bollard TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Lot Area = 172,386+/- S.F. (3.957+/- Acres)
100' UPLAND REVIEW LINE
Ex.Conc.Pad
Ex.Stone Curb
Ex.Conc.Stoop
Ex.Lawn
Ex.Conc.Walk
Ex.Conc.Stoop
Ex.Lawn
Ex.Conc.Walk
Ex.Conc.Stairs
Ex.Conc.Walk
Ex.Lawn
Ex.Sign
Ex.18" Maple
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Sign TO BE REMOVED
Ex.Sign TO BE REMOVED
I.P.Fd. 0.69' N 0.69' E
REMOVE PORTION OF Ex.Sidewalk TO NEAREST JOINT
Ex.Conc.Apron TO BE REMOVED
REMOVE PORTION OF Ex.Bit.Curb
Bench Mark Southeast Corner of Conc.Door Sill Elevation = 334.56 (NAVD 88)
Ex.W.G.
Ex.Conc.Stairs
Ex.Conc.Walk
Ex.Conc.Apron
Ex.Bit.Curb
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Conc.Walk

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES.
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EX.GRADE +/-.
   - AREAS W/ BIT. TO BE REMOVED SHALL BE TOP-SOILED, SEEDED AND MULCHED.
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK.
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

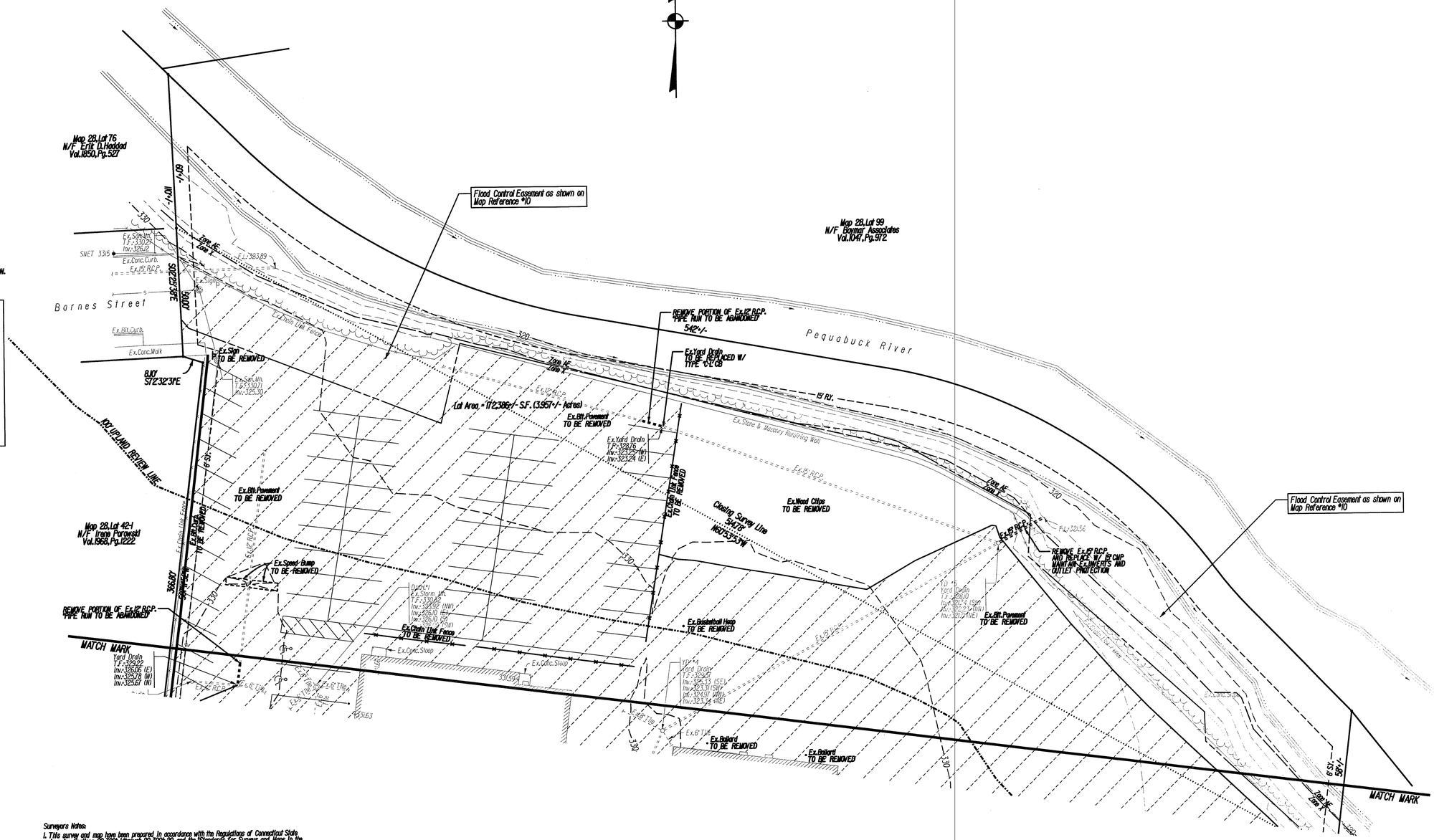
    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES

    EXISTING NUMBER OF PARKING SPACES = 84

13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA,IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES


Map 28, Lot 76
N/F Ertle D. Haddad
Vol. 1850, Pg. 527
Map 28, Lot 99
N/F Boymar Associates
Vol. 1047, Pg. 972
Barnes Street
Pequabuck River
Flood Control Easement as shown on Map Reference #10
Lot Area = 172,386+/- S.F. (3.957+/- Acres)
100' UPLAND REVIEW LINE
Map 28, Lot 42-1
N/F Irene Porowski
Vol. 1968, Pg. 1222
REMOVE PORTION OF Ex.12" R.C.P. PIPE RUN TO BE ABANDONED
542'+/-
Ex.Yard Drain TO BE REPLACED W/ TYPE 'C' C.B.
Ex.Sign TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Wood Chips TO BE REMOVED
Ex.Chain Link Fence TO BE REMOVED
Ex.Speed Bump TO BE REMOVED
Ex.Basketball Hoop TO BE REMOVED
Ex.Bollard TO BE REMOVED
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Stoop
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Conc.Curb
Ex.15" R.C.P.
Ex.Sanitary Manhole
Ex.Storm Manhole
Ex.Yard Drain
Ex.Catch Basin
Ex.Utility Pole
Ex.Guy Wire
Ex.Gas Line
Ex.Water Line
Ex.Underground Electric
Ex.Overhead Wires
Ex.Fence
Ex.Tree
Ex.Shrub
Ex.Boulder
Ex.Rock Outcrop
Ex.Contour
Ex.Spot Elevation
Ex.Edge of Pavement
Ex.Edge of Water
Ex.Edge of Woods
Ex.Edge of Brush
Ex.Edge of Wetland
Ex.Edge of Stream
Ex.Edge of Marsh
Ex.Edge of Swamp
Ex.Edge of Bog
Ex.Edge of Pond
Ex.Edge of Lake
Ex.Edge of River
Ex.Edge of Ocean
Ex.Edge of Beach
Ex.Edge of Dune
Ex.Edge of Cliff
Ex.Edge of Ravine
Ex.Edge of Gully
Ex.Edge of Valley
Ex.Edge of Ridge
Ex.Edge of Hill
Ex.Edge of Mountain
Ex.Edge of Plateau
Ex.Edge of Mesa
Ex.Edge of Butte
Ex.Edge of Canyon
Ex.Edge of Gorge
Ex.Edge of Cave
Ex.Edge of Tunnel
Ex.Edge of Bridge
Ex.Edge of Culvert
Ex.Edge of Dam
Ex.Edge of Levee
Ex.Edge of Dike
Ex.Edge of Jetty
Ex.Edge of Breakwater
Ex.Edge of Seawall
Ex.Edge of Revetment
Ex.Edge of Riprap
Ex.Edge of Gabion
Ex.Edge of Mattress
Ex.Edge of Geotextile
Ex.Edge of Geogrid
Ex.Edge of Geocell
Ex.Edge of Geonet
Ex.Edge of Geocomposite
Ex.Edge of Geosynthetic
Ex.Edge of Geomembrane
Ex.Edge of Geosynthetic Clay Liner
Ex.Edge of Geosynthetic Reinforcement
Ex.Edge of Geosynthetic Drainage
Ex.Edge of Geosynthetic Filtration
Ex.Edge of Geosynthetic Separation
Ex.Edge of Geosynthetic Protection
Ex.Edge of Geosynthetic Erosion Control
Ex.Edge of Geosynthetic Containment
Ex.Edge of Geosynthetic Barrier
Ex.Edge of Geosynthetic Liner
Ex.Edge of Geosynthetic Cover
Ex.Edge of Geosynthetic Capping
Ex.Edge of Geosynthetic Lining
Ex.Edge of Geosynthetic Sealing
Ex.Edge of Geosynthetic Waterproofing
Ex.Edge of Geosynthetic Roofing
Ex.Edge of Geosynthetic Flooring
Ex.Edge of Geosynthetic Paving
Ex.Edge of Geosynthetic Landscaping
Ex.Edge of Geosynthetic Irrigation
Ex.Edge of Geosynthetic Drainage
Ex.Edge of Geosynthetic Filtration
Ex.Edge of Geosynthetic Separation
Ex.Edge of Geosynthetic Protection
Ex.Edge of Geosynthetic Erosion Control
Ex.Edge of Geosynthetic Containment
Ex.Edge of Geosynthetic Barrier
Ex.Edge of Geosynthetic Liner
Ex.Edge of Geosynthetic Cover
Ex.Edge of Geosynthetic Capping
Ex.Edge of Geosynthetic Lining
Ex.Edge of Geosynthetic Sealing
Ex.Edge of Geosynthetic Waterproofing
Ex.Edge of Geosynthetic Roofing
Ex.Edge of Geosynthetic Flooring
Ex.Edge of Geosynthetic Paving
Ex.Edge of Geosynthetic Landscaping
Ex.Edge of Geosynthetic Irrigation
Closing Survey Line
S41°E
N60°53'57"W
REMOVE Ex.15" R.C.P. AND REPLACE W/ 12" CMP. WITH END SECTIONS AND OUTLET PROTECTION
MATCH MARK
MATCH MARK
Zone AE
Zone X
100 Yr.
500 Yr.
15' R.Y.
6' SI.
5' SI.
SNET 335
Yard Drain
T.F.=329.99
Inv.=326.06 (E)
Inv.=326.78 (W)
Inv.=325.61 (W)
Ex.Storm Mh.
T.F.=330.22
Inv.=327.92 (NW)
Inv.=326.10 (S)
Inv.=326.10 (SW)
Ex.Storm Mh.
T.F.=329.15
Inv.=325.30
Ex.Storm Mh.
T.F.=330.10
Inv.=325.20
Ex.Yard Drain
T.F.=328.15
Inv.=323.25 (NW)
Inv.=323.24 (E)
Yard Drain
T.F.=329.33
Inv.=324.33 (SE)
Inv.=323.31 (SW)
Inv.=324.91 (W)
Inv.=323.14 (NE)
Yard Drain
T.F.=328.10
Inv.=324.10 (SW)
Inv.=324.21 (NE)
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED
Ex.Bit.Pavement TO BE REMOVED

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 40 FT
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EX. GRADE +/-
   - AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK.
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

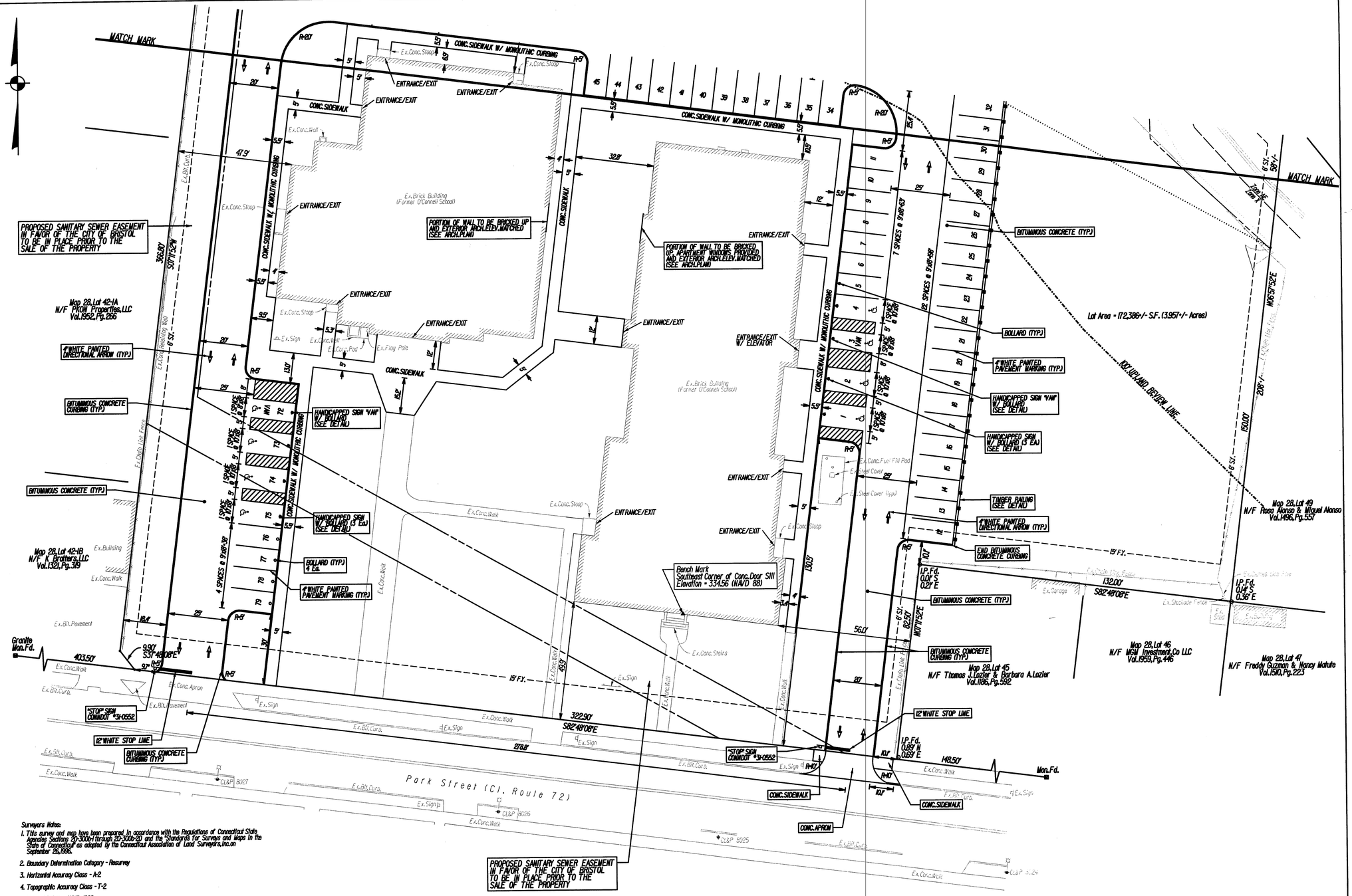
	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA IN SQUARE FEET	5,000 S.F.- 7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-19(1) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEMS) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/NECD.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK, IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

Map References:

1. Sketch Showing Portion of Laviero Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselrick, Jr. & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 10, 1986, Robert C. Green, L.S.
3. Partitions of Property of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1956, Revised Nov. 26, 1956, W.C. Lefevre, C.E.
4. Plan of Land Prepared For Ken Incorporated, Gaylord Street, Bristol, Connecticut, Scale 1"=20', November 30, 1987, Revised Feb. 4, 1988, Revised Feb. 8, 1988, Flinn Survey
5. Portion of Land of Rosi Loverlo, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lefevre, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herold, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Caverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. T-319, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herold, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lefevre, C.E.
13. Layout of Lots, Hickory Park, Bristol, Conn., Owned by Adrian J. Muzzy, Scale 100 feet to the Inch, Oct. 1960, A. William Sperry, Civil Engineer and Surveyor
14. Park Street Field notes provided by the City of Bristol Engineering Department



Surveyors Notes:

1. 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 September 26, 1996.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - City of Bristol (Vol. 80, Pg. 36, Vol. 110, Pg. 505, Vol. 192, Pg. 551, Vol. 403, Pg. 13, Vol. 401, Pg. 494 & Vol. 400, Pg. 371)
7. Total Lot Area - 172,386+/- S.F. (3.957+/- Acres)
8. Zone - R-15/RM
9. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
10. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcel lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base flood elevations determined)

Underground features have been compiled, in part, based upon informations 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.

APPLICATION NUMBER: 2196	APPLICATION NUMBER: 2197
SPECIAL PERMIT: HOUSING FOR THE ELDERLY	SITE PLAN: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015	GRANTED: JULY 15, 2015

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET — SCALE 1"=20'
0 20 40

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STATE OF CONNECTICUT — ROBERT C. GREEN JR. — No. 70230 — LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026292 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT & SIGNS

SHEET NO.: 4

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.

   -NEAREST ACTIVITY TO WATERCOURSE: 40 FT.
   -AREA DISTURBED WITHIN BUFFER AND REVIEW AREA: 0.080 ACRES
   -FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EXISTING +/-
   -AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED.

9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES

    EXISTING NUMBER OF PARKING SPACES = 84

13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

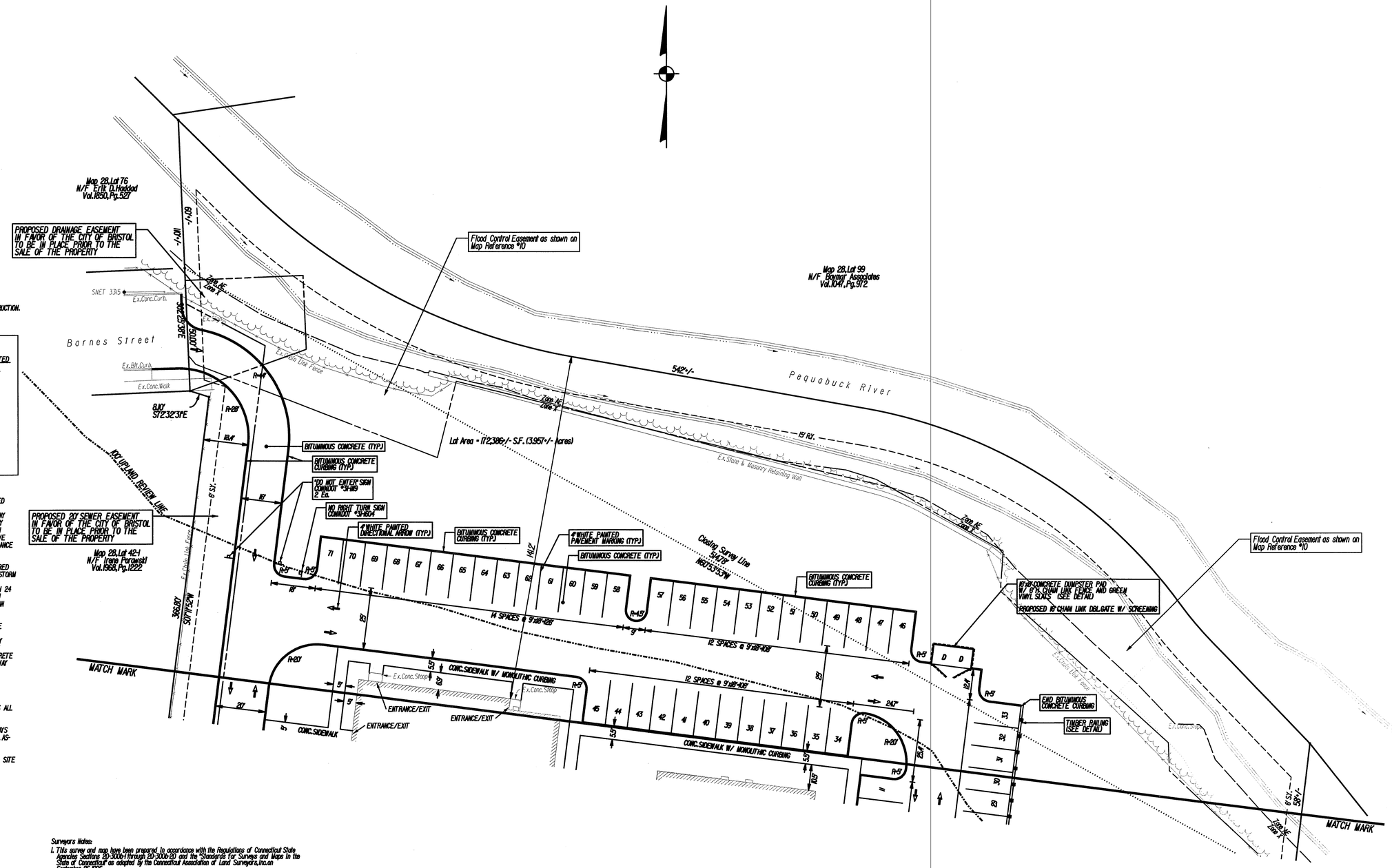
	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-59(1) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK, IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

Map References:

1. Sketch Showing Portion of Leviero Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselrick, 14 & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
3. Portions of Property of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1956, Revised Nov. 26, 1956, W.C. Lafferra, C.E.
4. Plan of Land Prepared for Ken Incorporated, Gaylord Street, Bristol, Connecticut, Scale 1"=20', November 30, 1987, Revised Feb. 4, 1988, Revised Feb. 8, 1988, Flinn Survey
5. Portion of Land of Rosi Laverla, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lafferra, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Caverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. T-353, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lafferra, C.E.
13. Layout of Lots, Hickory Park, Bristol, Conn., Owned by Adrian J. Muzzy, Scale 100 Feet to the Inch, Oct. 1900, A. William Sperry, Civil Engineer and Surveyor
14. Park Street field notes provided by the City of Bristol Engineering Department



Surveyors Notes:

1. 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 September 26, 1996.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - City of Bristol (Vol. 80, Pg. 36, Vol. 110, Pg. 505, Vol. 192, Pg. 551, Vol. 403, Pg. 13, Vol. 401, Pg. 494 & Vol. 400, Pg. 377)
7. Total Lot Area - 172,386+/- S.F. (3.957+/- Acres)
8. Zone - R-15/RM
9. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
10. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 452 of 575, Map Number 09003C0452F, Effective Date: September 26, 2008 this parcel lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base flood elevations determined)

Underground features have been compiled, in part, based upon informations 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.

APPLICATION NUMBER: 2196
SPECIAL PERMIT: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015

APPLICATION NUMBER: 2197
SITE PLAN: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET — SCALE 1"=20'
0 20 40

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STATE OF CONNECTICUT — ROBERT C. GREEN — No. 16230 — LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026092 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: PLN-002

DRAWING TITLE: LAYOUT & SIGNS

SHEET NO.: 5

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 41
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.090 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EX. GRADE +/-
   - TREES W/ DBH TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED.)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
    PARKING PROVIDED: 79 SPACES
13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

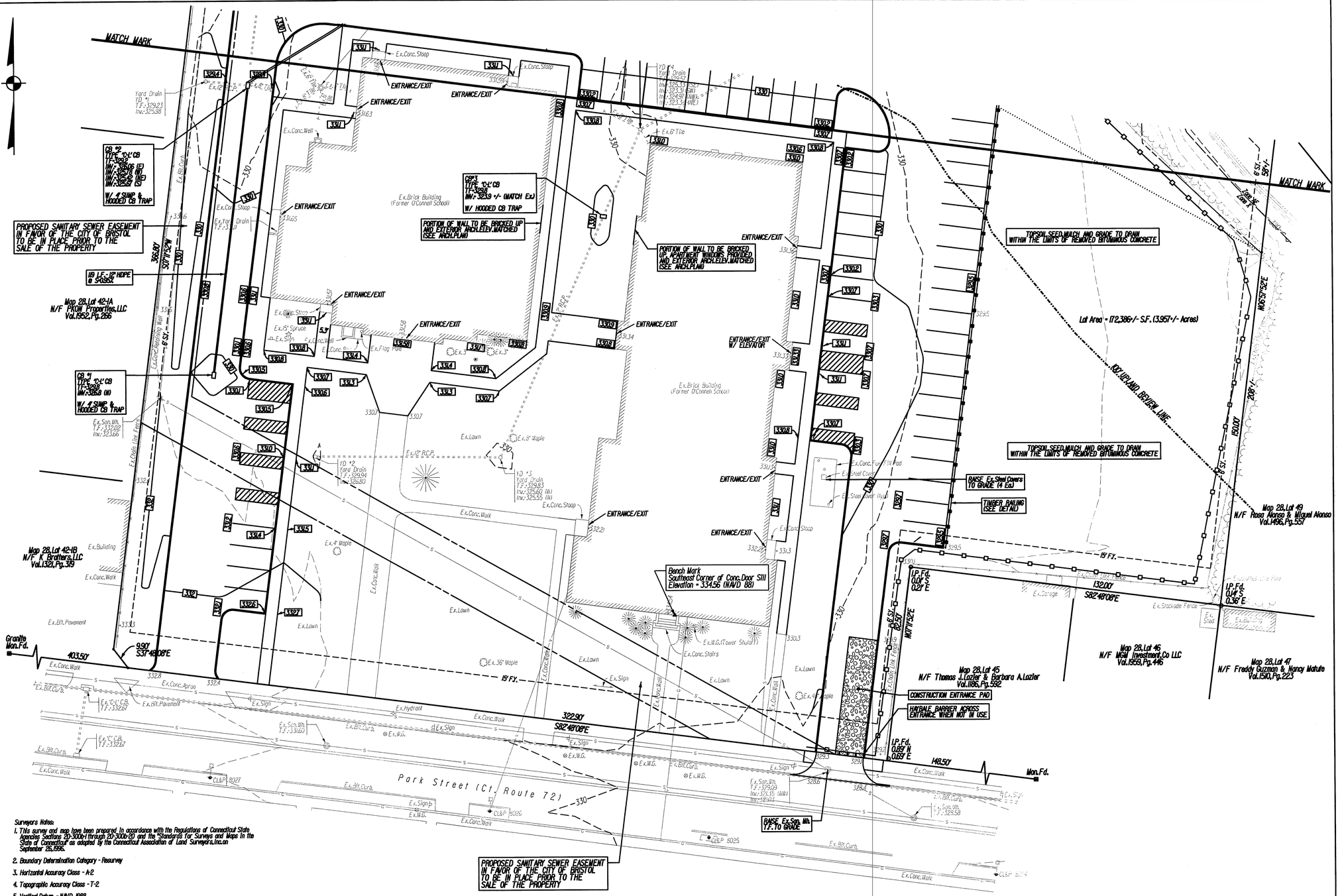
	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-191) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONNECTION AND/OR INSTALLATION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK, IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

Map References:

1. Sketch Showing Portion of Laviero Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselriis, 14 & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
3. Partings of Property of Amadeo Coverly, Bristol, Conn., Scale 1"=50', November 1956, Revised Nov. 26, 1956, W.C. Lafevra, C.E.
4. Plan of Land Prepared for Ken Incorporated, Gaylord Street, Bristol, Connecticut, Scale 1"=20', November 30, 1987, Revised Feb. 1, 1988, Revised Feb. 8, 1988, Film Survey
5. Portion of Land of Rosi Laverio, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lafevra, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Coverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. 7-315, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Coverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lafevra, C.E.
13. Layout of Lots, Hickory Park, Bristol, Conn., Owned by Adrian J. Muzzy, Scale 100 Feet to the Inch, Oct. 1900, A. William Sperry, Civil Engineer and Surveyor
14. Park Street field notes provided by the City of Bristol Engineering Department


MATCH MARK
MATCH MARK
Ex.Conc.Stoop
ENTRANCE/EXIT
CB #2 TYPE "C-1" CB T.F.=332.8 INV.=329.06 (E) INV.=329.18 (W) INV.=329.26 (S) W/ 4' SUMP & HOODED CB TRAP
CB #3 TYPE "C-1" CB T.F.=329.8 INV.=323.9 +/- (MATCH EX.) W/ HOODED CB TRAP
PROPOSED SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF BRISTOL TO BE IN PLACE PRIOR TO THE SALE OF THE PROPERTY
PORTION OF WALL TO BE BRICKED UP AND EXTERIOR ARCH ELEV. MATCHED (SEE ARCH. PLAN)
PORTION OF WALL TO BE BRICKED UP, APARTMENT WINDOWS PROVIDED AND EXTERIOR ARCH ELEV. MATCHED (SEE ARCH. PLAN)
89 LF - 12" HDPE @ S=0.952
Map 28, Lot 42-1A N/F FKOM Properties, LLC Vol. 1552, Pg. 256
CB #1 TYPE "C-1" CB T.F.=329.8 INV.=326.8 (W) W/ 4' SUMP & HOODED CB TRAP
Map 28, Lot 42-1B N/F K Brothers, LLC Vol. 1321, Pg. 319
Ex.Brick Building (Former O'Connell School)
Ex.Lawn
Ex.Conc.Walk
Ex.Bit.Pavement
Ex.Bit.Curb
Ex.Conc.Apron
Ex.Sign
Ex.Hydrant
Ex.W.G.
Ex.Sign
Ex.Conc.Well
Ex.Flag Pole
Ex.15" Spruce
Ex.8" Maple
Ex.4" Maple
Ex.36" Maple
Ex.Conc.Fence Post
Ex.Steel Cover (typ.)
Ex.Conc.Foundation Wall
Ex.Conc.Stairs
Ex.W.G. (Tower Shutoff)
Ex.Conc.Wall
Ex.Conc.Ramp
Ex.Conc.Foundation Wall
Ex.Conc.Pad
Ex.Steel Cover (typ.)
Ex.Conc.Stoop
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Apron
Ex.Bit.Pavement
Ex.Bit.Curb
Ex.Sign
Ex.W.G.
Ex.Sign
Ex.Sign
Ex.Sign

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EX.GRADE +/-
   - (AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
    PARKING PROVIDED: 79 SPACES

13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

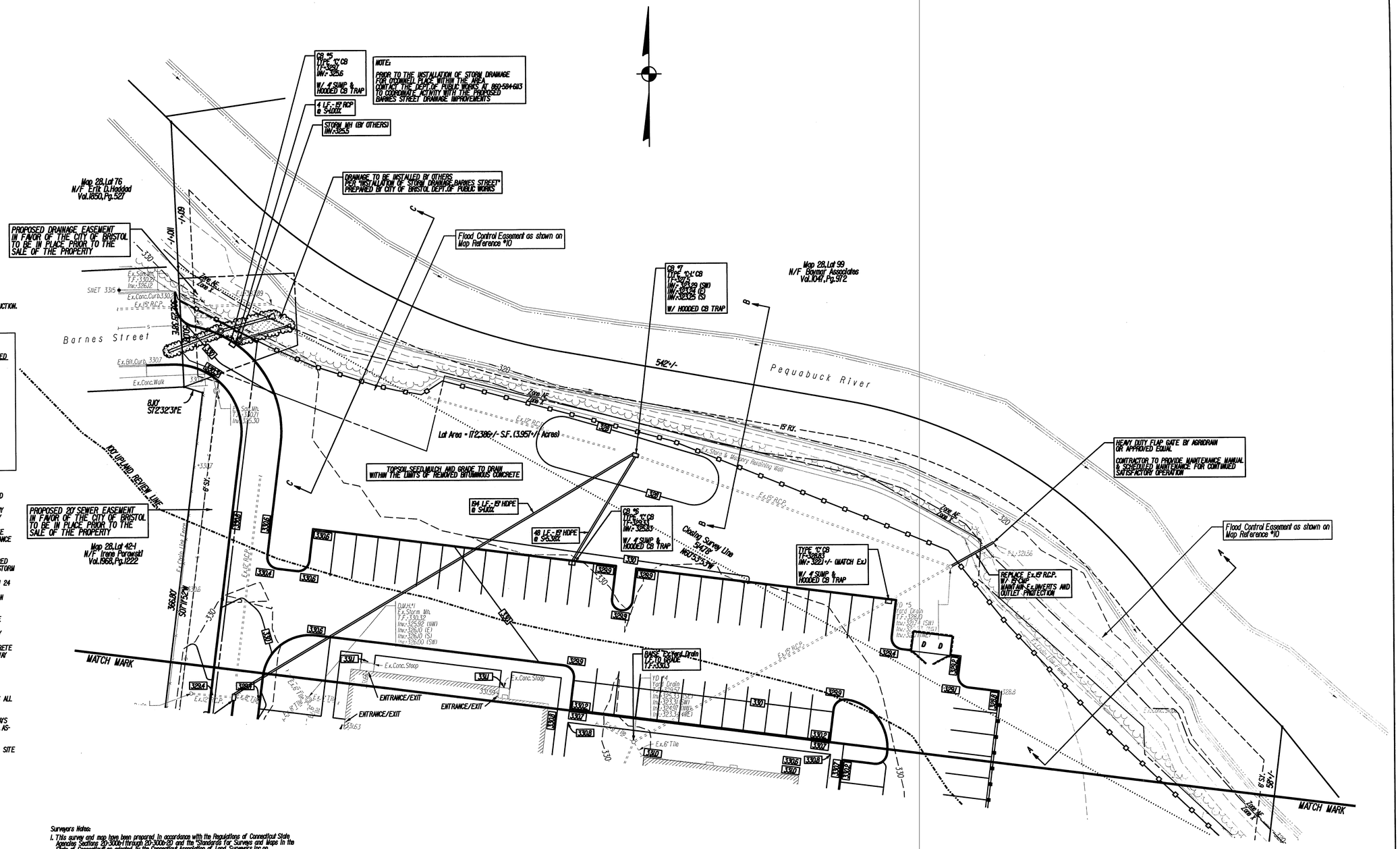
	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA, IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	N/A	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-9(H) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/MEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK, IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

Map References:

1. Sketch Showing Portion of Laviero Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselrick, 14 & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
3. Portions of Property of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1956, Revised Nov. 26, 1956, W.C. Lefevre, C.E.
4. Plan of Land Prepared for Ken Incorporated, Gaylord Street, Bristol, Connecticut, Scale 1"=20', November 30, 1987, Revised Feb. 4, 1988, Revised Feb. 8, 1988, Flinn Survey
5. Portion of Land of Rosi Laverio, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lefevre, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Caverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. 1-36, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lefevre, C.E.
13. Layout of Lots, Hickory Park, Bristol, Conn., Owned by Adrian J. Muzzy, Scale 100 Feet to the Inch, Oct. 1920, A. William Sperry, Civil Engineer and Surveyor
14. Park Street field notes provided by the City of Bristol Engineering Department


Map 28, Lot 76
N/F Ertle D. Haddad
Vol. 1850, Pg. 527
PROPOSED DRAINAGE EASEMENT IN FAVOR OF THE CITY OF BRISTOL TO BE IN PLACE PRIOR TO THE SALE OF THE PROPERTY
Flood Control Easement as shown on Map Reference #10
CB #5
TYPE 'C' CB
IE= 330.7
INV.= 325.16
W/ 4' SUMP & HOODED CB TRAP
4 LF.- 15" RCP @ 5.40%
STORM MH (BY OTHERS)
INV.= 325.5
NOTE:
PRIOR TO THE INSTALLATION OF STORM DRAINAGE FOR O'CONNELL PLACE, WITHIN THE AREA, CONTACT THE DEPT. OF PUBLIC WORKS AT 860-584-6113 TO COORDINATE ACTIVITY WITH THE PROPOSED BARNES STREET DRAINAGE IMPROVEMENTS
DRAINAGE TO BE INSTALLED BY OTHERS PER "INSTALLATION OF STORM DRAINAGE, BARNES STREET" PREPARED BY CITY OF BRISTOL DEPT. OF PUBLIC WORKS
Barnes Street
100' U.P.L.A.
100' U.P.L.A. REVIEW LINE
PROPOSED 20' SEWER EASEMENT IN FAVOR OF THE CITY OF BRISTOL TO BE IN PLACE PRIOR TO THE SALE OF THE PROPERTY
Map 28, Lot 42-1
N/F Irene Poronsett
Vol. 1968, Pg. 1222
Lot Area = 172,386+/- S.F. (3.957+/- Acres)
542'+/-
Pequabuck River
15' R.V.
TOPSOIL, SEED, MULCH AND GRADE TO DRAIN WITHIN THE LIMITS OF REMOVED BITUMINOUS CONCRETE
184 LF.- 15" HDPE @ 5.40%
48 LF.- 12" HDPE @ 5.38%
CB #5
TYPE 'C' CB
IE= 328.33
INV.= 325.03
W/ 4' SUMP & HOODED CB TRAP
Closing Survey Line
S41°E
N61°53'57"W
TYPE 'C' CB
IE= 328.63
INV.= 322+/- (MATCH EX.)
W/ 4' SUMP & HOODED CB TRAP
CB #7
TYPE 'C' CB
IE= 330.75
INV.= 326.23 (SW)
INV.= 326.04 (E)
INV.= 326.25 (S)
W/ HOODED CB TRAP
Map 28, Lot 99
N/F Bowyer Associates
Vol. 1047, Pg. 972
HEAVY DUTY FLAP GATE BY ASRIDRAIN OR APPROVED EQUAL
CONTRACTOR TO PROVIDE MAINTENANCE MANUAL & SCHEDULED MAINTENANCE FOR CONTINUED SATISFACTORY OPERATION
REPLACE Ex. 15" R.C.P. W/ 15" CMP AND RIP Ex. INVERTS AND OUTLET PROTECTION
Flood Control Easement as shown on Map Reference #10
MATCH MARK
MATCH MARK
ENTRANCE/EXIT
ENTRANCE/EXIT
ENTRANCE/EXIT
Ex. Conc. Stoop
Ex. Conc. Walk
Ex. Bit. Curb
Ex. Conc. Curb
Ex. Storm MH
Ex. Catch Basin
Ex. Utility Pole
Ex. Chain Link Fence
Ex. Shed & Masonry Retaining Wall
Ex. 15" RCP
Ex. 12" RCP
Ex. 6" Tile
D.M.H. #1
Ex. Storm MH
T.F.= 330.32
Inv.= 325.92 (NW)
Inv.= 326.10 (E)
Inv.= 326.10 (S)
Inv.= 326.00 (SW)
YD #4
Yard Drain
T.F.= 329.47
Inv.= 325.37 (SW)
Inv.= 325.31 (SW)
Inv.= 324.97 (NW)
Inv.= 323.5 (WE)
YD #5
Yard Drain
T.F.= 328.0
Inv.= 324.7 (SW)
Inv.= 324.7 (NW)
BASE Ex. Yard Drain T.F. TO RAISE T.F.= 330.3
Ex. 12" W.C.P.
Ex. 6" W.C.P.
Ex. 8" W.C.P.
Ex. 15" W.C.P.
Ex. 18" W.C.P.
Ex. 24" W.C.P.
Ex. 30" W.C.P.
Ex. 36" W.C.P.
Ex. 42" W.C.P.
Ex. 48" W.C.P.
Ex. 54" W.C.P.
Ex. 60" W.C.P.
Ex. 66" W.C.P.
Ex. 72" W.C.P.
Ex. 78" W.C.P.
Ex. 84" W.C.P.
Ex. 90" W.C.P.
Ex.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS:MINIMIZATION OF SOIL EXPOSURE,CONTROL OF RUNOFF,SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.

2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED.THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT 1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.

5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.

6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS,TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER,ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1'VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.

10. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4"TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS.

11. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE,OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

12. TEMPORARY PERVIOUS BARRIERS,USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES,SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

13. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (860) 203-998-7855 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

14. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (860) 203-998-7855 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN.THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

15. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED.AN ADDITIONAL REFERENCE IS THE 1994 COMNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD:

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

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF .05 INCHES OR MORE.IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS.ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING.(REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONE.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD.CHIP BRUSH AND SLASH,STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
8. REMOVE ALL ITEMS PER EXISTING CONDITIONS AND REMOVALS PLAN.
9. MAKE ALL CUTS AND FILLS REQUIRED AND ESTABLISH SUBGRADE FOR THE SITE.
10. INSTALL DRAINAGE SYSTEM AND ANY UTILITIES TO THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
11. PREPARE SUB-BASE,SLOPES,PARKING AREAS,SHOULDER AREAS,ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
12. INSTALL PROCESS AGGREGATE IN AREAS TO BE PAVED.
13. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
14. FINE GRADE,RAKE,SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
15. COMPLETE THE BALANCE OF THE SITE WORK AND STABILIZE ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
16. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
17. INSTALL FINAL COURSE OF PAVEMENT.
18. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

EROSION AND SEDIMENTATION CONTROL NOTES (CONT.)

SEED BED PREPARATION:

REMOVE STONES LARGER THAN 2". APPLY LIMESTONE AT 90#/1000 SF. WORK LIME AND FERTILIZER INTO SOIL.

SEED APPLICATION:

APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER.LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED.SEEDING SHOULD BE DONE BETWEEN APRIL 1ST AND JUNE 1ST. IF SEEDING CANNOT BE DONE DURING THESE TIMES,REFER TO MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

SEED MIX:

CREEPING RED FESCUE 40#/ACRE
TALL FESCUE 20#/ACRE

MULCHING:

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

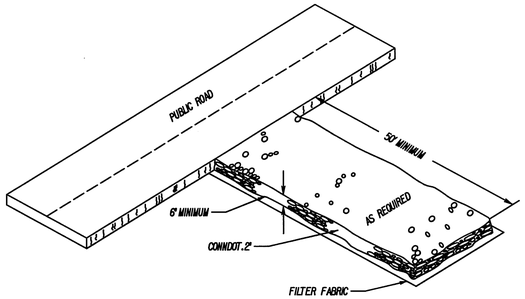
TREE PROTECTION:

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

(THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL)

OPERTATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

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



CONSTRUCTION ENTRANCE
NOT TO SCALE

Manufactured by:
Agri Drain CORPORATION
PO Box 458 • 1462 340th Street • Adair, Iowa 50002
Phone: 1-800-232-4742 • Fax: 1-800-282-3353
www.agridrain.com • email: info@agridrain.com

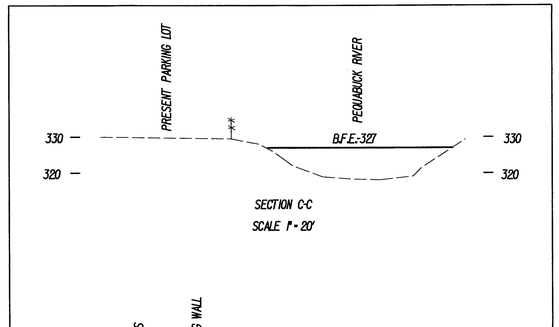
Heavy Duty Flap Gates®

Stainless steel bolt hinges ensure years of trouble-free service.

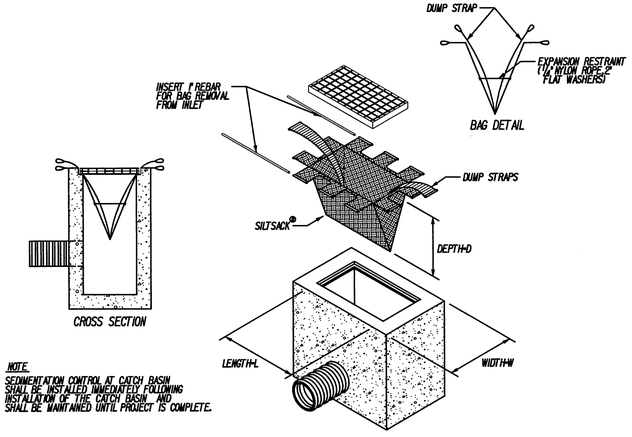


- Designed for use on PVC and CMP.
- Not designed for use on corrugated plastic tubing.
- Constructed of rugged 5/16" steel material with a durable powder coat finish.
- Dual-hinged for better performance.
- Flap Gates do not have a gasket and are not watertight.

Size	Width of Flap	Range of Measurements for OD of PVC & CMP Pipe
6"	10" x 10"	6" to 7.1255"
8"	12" x 12"	8" to 9.1255"
10"	14 1/2" x 14 1/2"	10" to 11.1255"
12"	18" x 16"	12.25" to 14"
15"	21" x 21"	15.25" to 17"
18"	24" x 24"	18.25" to 20"
21"	27" x 27"	21" to 23"
24"	30" x 30"	24" to 26"
30"	36" x 36"	29.75" to 32"
36"	42" x 42"	35.75" to 38"

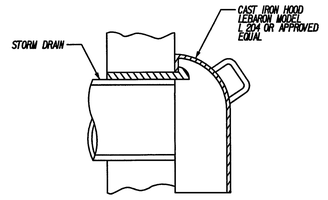


X-SECTION'S THRU RIVER W/ B.F.E.

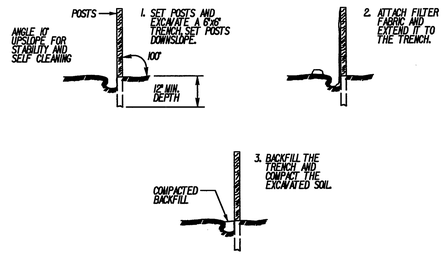


NOTE
SEDIMENTATION CONTROL AT CATCH BASIN SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF THE CATCH BASIN AND SHALL BE MAINTAINED UNTIL PROJECT IS COMPLETE.

SEDIMENTATION CONTROL AT CATCH BASIN
(NOT TO SCALE)



HOODED CATCH BASIN TRAP
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER
NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:
CHECKED BY:
SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STATE OF CONNECTICUT · ROBERT C. GREEN · No. 70230 · LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

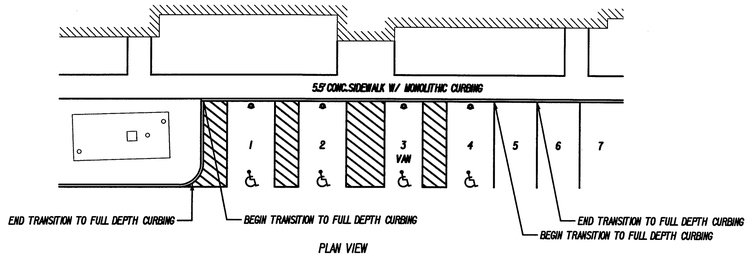
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

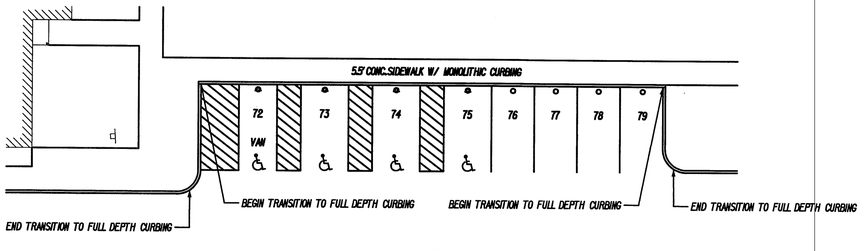
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

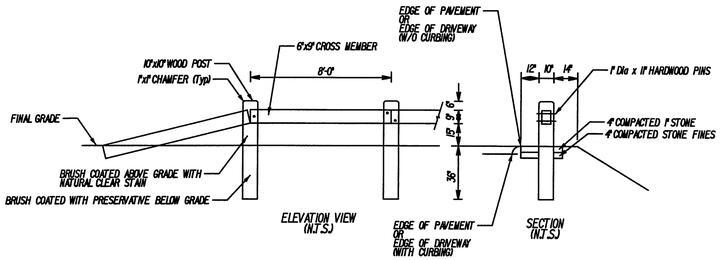
SHEET NO.: 8



PAVEMENT TRANSITION DETAIL
NO CURBING TO FULL DEPTH CURBING
(NOT TO SCALE)



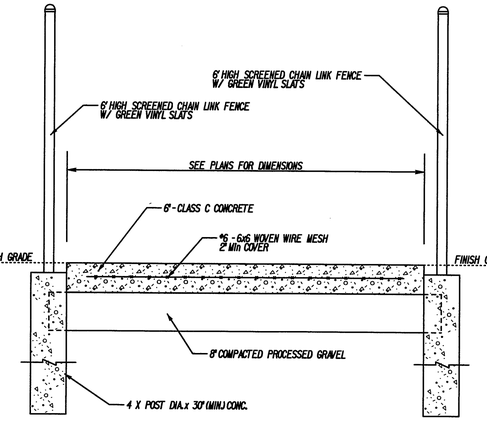
PAVEMENT TRANSITION DETAIL
NO CURBING TO FULL DEPTH CURBING
(NOT TO SCALE)



NOTES:

1. COMMERCIAL LUMBER GRADE No.1 OR BETTER
2. ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE) SOUND YELLOW PINE WITH NOMINAL DIMENSIONS AS INDICATED ON THE PLANS. VARIATIONS IN THE SIZE OF ANY DIMENSIONS SHALL NOT BE MORE THAN +/-1/4"
3. ALL TIMBER COMPONENTS SHALL BE PRESSURE TREATED WITH ACZA CONFORMING TO AWPA STANDARD "P5" TO A MINIMUM WET RETENTION OF .060 lb/cubic foot IN THE ASSAY ZONE IN ACCORDANCE WITH AWPA STANDARD C4
4. ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE TREATING PROCESS.

TIMBER RAILING DETAILS



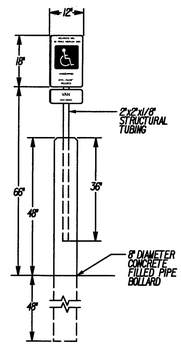
DUMPSTER PAD DETAIL
NOT TO SCALE



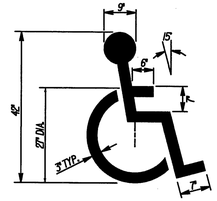
HANDICAPPED PARKING SIGN DETAIL (VAN)
NOT TO SCALE



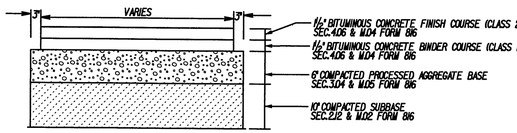
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



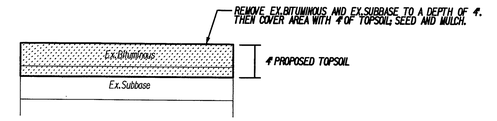
HANDICAPPED SIGN/BOLLARD
NOT TO SCALE



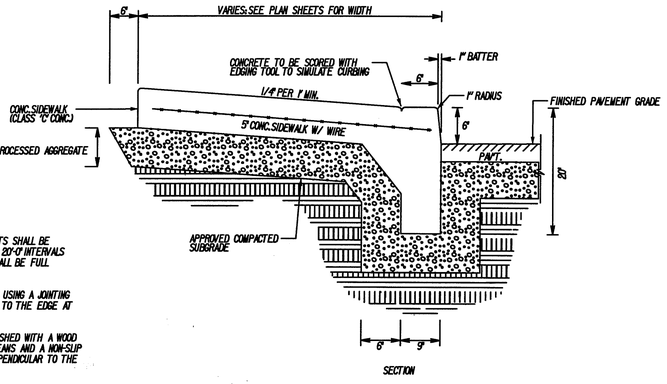
HANDICAPPED PARKING SPACE MARKING
NOT TO SCALE



BITUMINOUS DRIVEWAY AND PARKING LOT PAVEMENT DETAIL
NOT TO SCALE



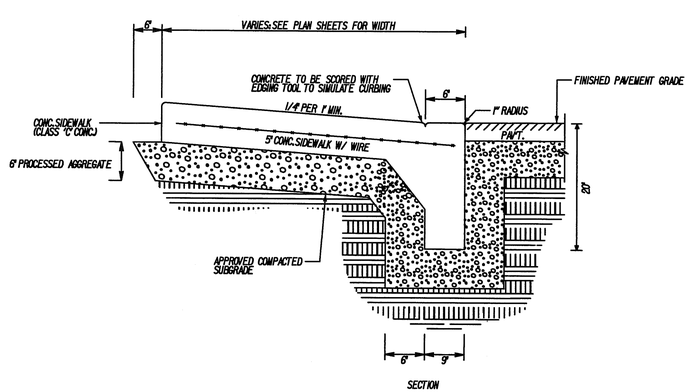
AREA'S OF REMOVED BITUMINOUS CONCRETE TO BE TOPSOILED, SEEDED AND MULCHED
NOT TO SCALE



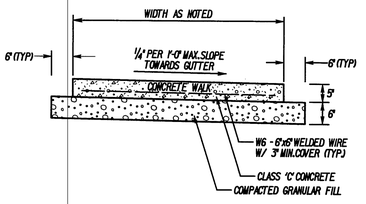
NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.

MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
NOT TO SCALE



MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
NOT TO SCALE



NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.

CONCRETE SIDEWALK
NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:

CHECKED BY:

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026295 LICENSED PROFESSIONAL ENGINEER

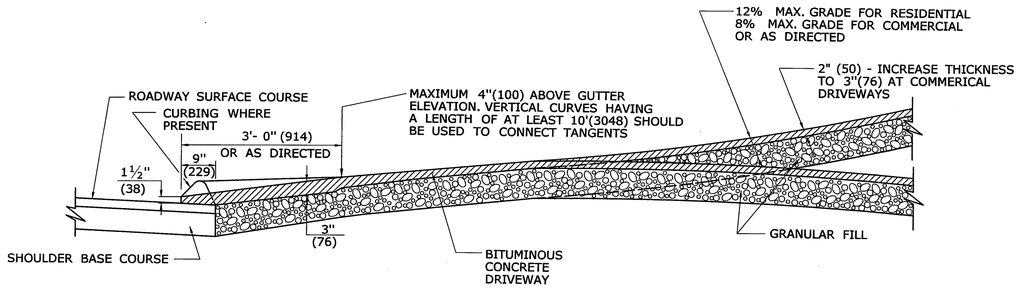
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

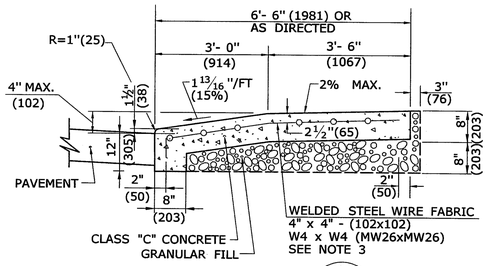
DRAWING NO.
MISC-002

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

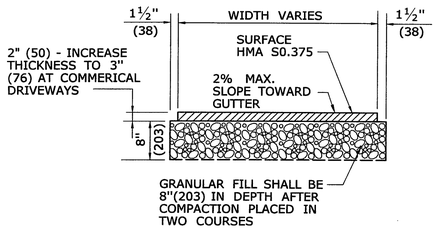
SHEET NO.
9



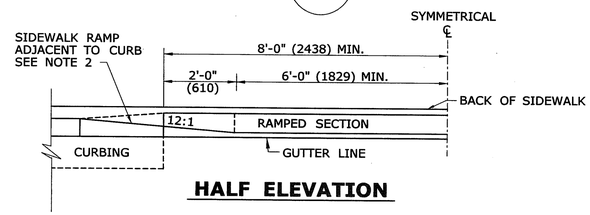
SECTION A



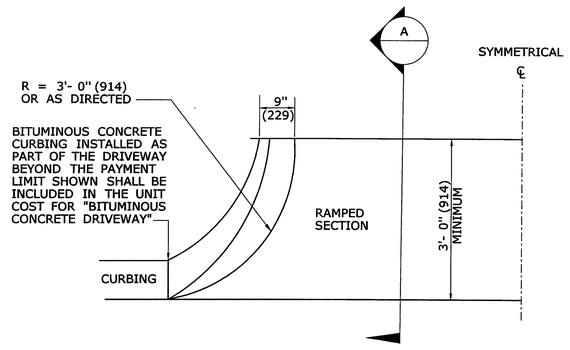
SECTION B



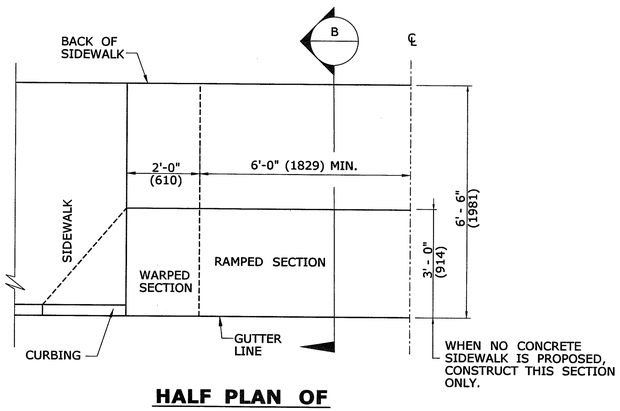
TYPICAL SECTION
BITUMINOUS CONCRETE
SIDEWALK AND DRIVE



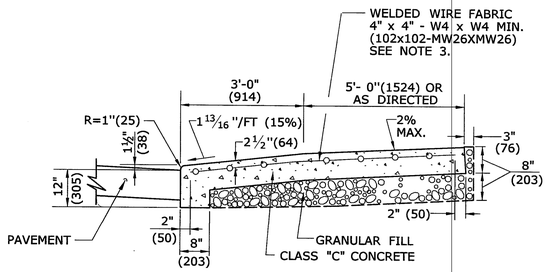
HALF ELEVATION



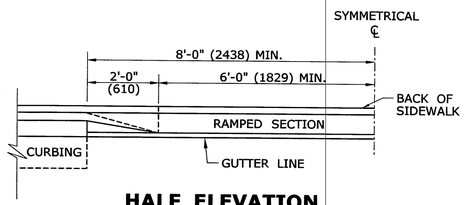
HALF BITUMINOUS CONCRETE
DRIVEWAY PLAN



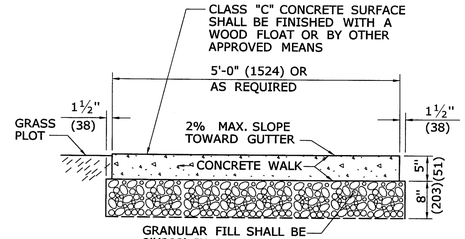
HALF PLAN OF
CONCRETE DRIVEWAY RAMP WHERE
SIDEWALK ADJOINS CURBING



SECTION C

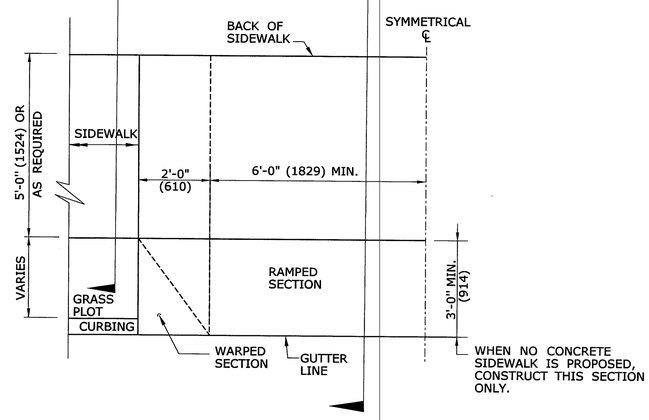


HALF ELEVATION



SECTION D

5' (1524) WIDE CONCRETE
SIDEWALK WITH GRASS PLOT



HALF PLAN OF
CONCRETE DRIVEWAY RAMP WHERE
CURB IS SEPARATED FROM
SIDEWALK BY GRASS PLOT

GENERAL NOTES:

1. DRIVEWAY ENTRANCE SHALL BE A MINIMUM OF 12' (3658) WIDE, EXCLUDING CURBING WHEN PRESENT.
2. SIDEWALK RAMPS SHALL BE A MINIMUM OF 36" (914) TO 40" (1016) MAXIMUM, WITH A MAXIMUM SLOPE OF 12:1. THERE SHALL BE NO LIP AT THE DRIVEWAY SIDEWALK INTERFACE.
3. WELDED WIRE FABRIC MATS WITH REINFORCING AT CLOSER SPACING MAY BE USED.

ALL METRIC DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED

REV.	DATE	REVISION DESCRIPTION
1	6/01/10	REVISED BORDER TITLE
2	6/01/10	REVISED HALF ELEVATION DETAILS
3	1/12	REVISE 2% MAX. SLOPE NOTE
-	-	-
-	-	-
-	-	-

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 1/9/2012

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: Jan2012.dgn Model: HW-921_01

SUBMITTED BY:	NAME/DATE/TIME:
	Leo Fontaine 2012.01.13 13:14:45 -05'00'
APPROVED BY:	NAME/DATE/TIME:
	James H. Norman 2012.01.26 15:32:44 -05'00'

CTDOT STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE: DRIVEWAY RAMPS AND SIDEWALKS

STANDARD SHEET NO.: HW-921_01

APPROVED
7856 -10

LANDSCAPE NOTES:

1.) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN.

2.) ALL PLANTS AND MATERIALS SHALL BE APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.

3.) THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.

4.) NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.

5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE (INCLUDING EXISTING TO REMAIN) FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF THE PLANTING.

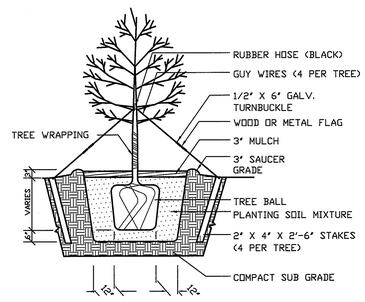
7.) ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.

8.) THREE (3) INCHES OF BARK MULCH SHALL BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB.

9.) PROVIDE AN APPROVED WEED BARRIER UNDER ALL BARK MULCH.

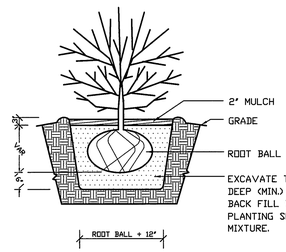
10.) PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIOD.

11.) ALL PLANTING SHALL CONFORM TO STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION - LATEST EDITION.



3 L1.1 TREE PLANTING

NO SCALE



4 L1.1 SHRUB PLANTING

NO SCALE

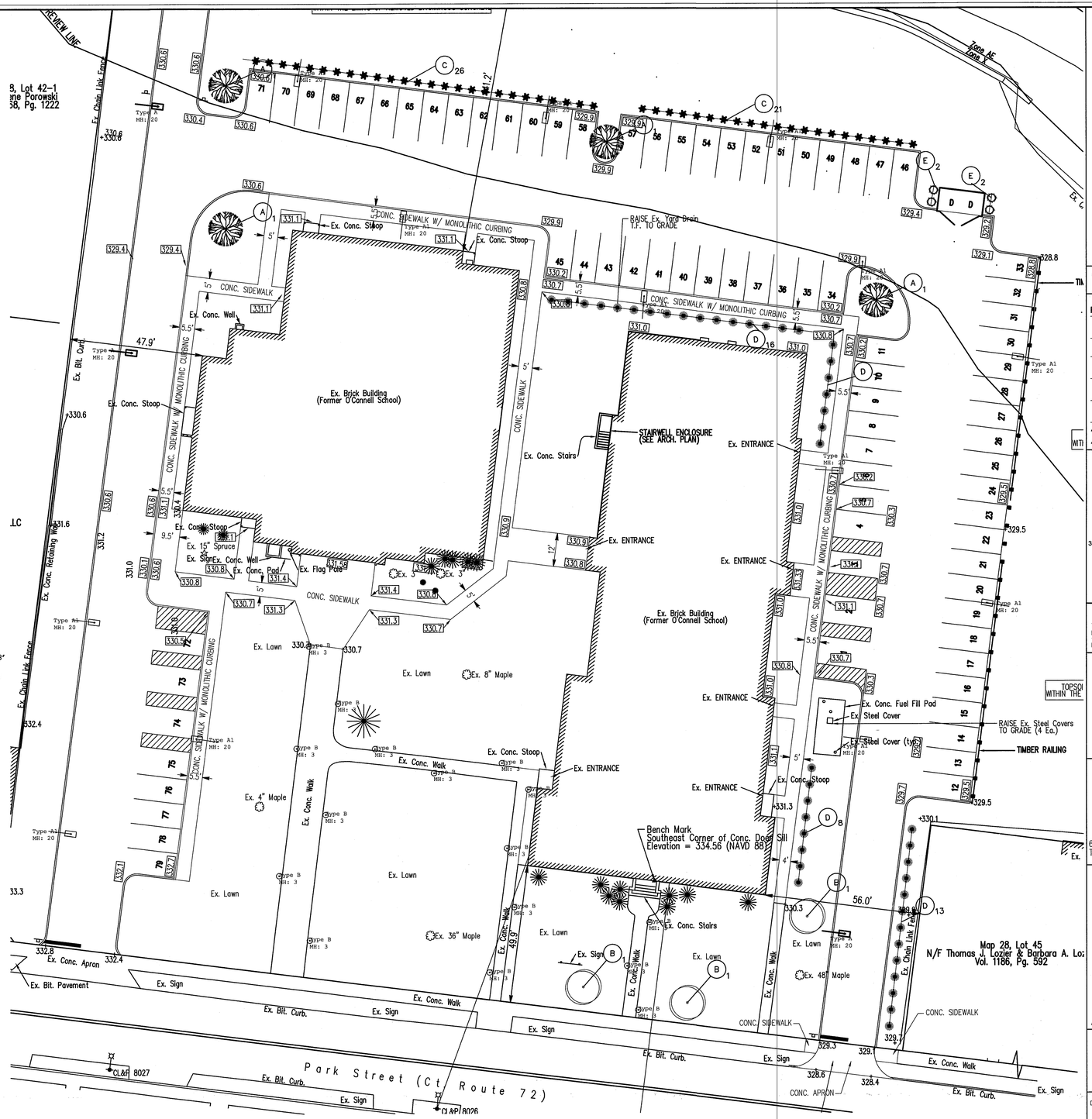
PLANT SCHEDULE - OVERALL SITE

MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SYMBOL
A	4	ACER RUBRUM ' ARMSTRONG	'ARMSTRONG' RED MAPLE	2.5" CAL.	B & B	
B	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2.5" CAL.	B & B	
C	47	FOUNTAIN GRASS	PENNISETUM ALOPIECUROIDES	1 GAL.		
D	44	JUNIPERUS CHINSIS 'SEAGREEN'	SEAGREEN JUNIPER	18"-24" HIGH	36" O.C.	
E	4		EMERALD ARBORVITAE	4'-6' HIGH	B & B	

SEE SITE LIGHTING PLAN L1.2 FOR FIXTURE DESCRIPTION

• BOLLARD LIGHT

o-o POLE MOUNTED LIGHT



1 L1.1 LANDSCAPING PLAN

1" = 20'-0"

Revisions ISSUE LOG
FOR SITE PLAN APPROVAL - 06/01/2015
△* THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
△x INDICATES NO REVISIONS WERE MADE TO THIS SHEET

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 • f: 860.747.2814
e: email@associatedarchitects.com

© 2013 ASSOCIATED ARCHITECTS, LLC.
This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

STATE OF CONNECTICUT
CHARLES R. TWARDZIK
NO. 25321
REGISTERED ARCHITECT

Engineer & Surveyor:
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road Phone: (860)-589-0135
Terryville, Conn. 06786 Fax: (860)-589-1342

O'CONNELL PLACE
APARTMENT RENOVATION
122 PARK STREET
BRISTOL, CT 06010

Associated Architects P.C. Project No.: 15009

SITE LANDSCAPING PLAN

Date: 06/01/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRN

L1.1

CAD:

APPROVED

STREETWORKS energy solutions

DESCRIPTION

The Traditionaire LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen downlight configuration uses Cooper Lighting's patented LightBAR™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

Optics
Choice of several patented, high-efficiency AccuLED Optics™ elements manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. The AccuLED Optics system create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunnel-type terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

Mounting
Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons. Square headed 1-1/4" polymer coated mounting bolts with a lock nut.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty
Five-year warranty.

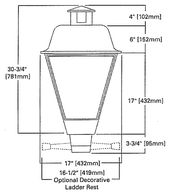


UTLD
TRADITIONAIRE
LED DOWNLIGHT

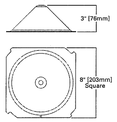
Solid State LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



OPTIONAL BIRD CONE



CERTIFICATION DATA
-30°C to 40°C Ambient Temperature Range
LM79/LM80 Compliant
DesignLights Consortium® Qualified*

EPA
Effective Projected Area:
2.3 Sq. Ft.

SHIPPING DATA
Approximate Net Weight:
37 lbs. (17 kgs.)

Cooper Lighting by EATON

*www.designlights.org

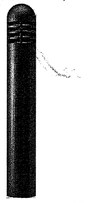
TDS160059EN
2015-04-13 09:01:29

LUMINAIRE SPECIFICATION

LIGMAN LIGHTING USA

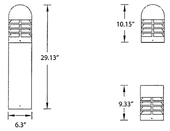
Head Office: 7144 NW Progress Ct Hillsboro, Oregon 97124
Tel: 503-645-0500 Fax: 503-645-8100
www.ligmanlightingusa.com

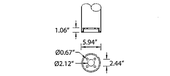
IP55 : Suitable for Wet Locations
IK08 : Impact Resistant (Vandal Resistant)



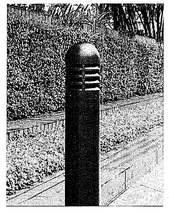
UCN-10237
Concord bollard LED

A decorative bollard with a symmetrical light distribution with options of energy saving LED, compact fluorescent, metal halide and high pressure sodium lamps. Developed to compliment the Concord range of pillar light, and wall light luminaires. Designed for various applications including entrances, gardens, precincts and pathways.
Extruded aluminum column and low copper content die cast housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and opal glass diffuser. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear.





Mounting detail



Ordering Example : UCN - 10237 - White - 40w - W30 - 120v - Options

Physical Data
Length: 6.3"
Height: 28.3"/29.13"
Weight: 15.6 lbs

Lamp
☐ 40w - 220lm - White - LED

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
Color (Please Specify)

☐ 01-Black - RAL 9011
☐ 02- Dark Grey - RAL 7043
☐ 03-White - RAL 9003
☐ 04 - Metallic Silver - RAL 9006
☐ 05-Matt Silver - RAL 9006
☐ 07- Custom - RAL _____
☐ 06-Bronze - RAL 6014



Top Style



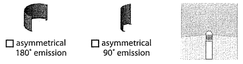
☐ D - Dome ☐ F - Flat

Mounting Accessories



☐ Anchor Bolt Kit
☐ Specify Custom Height _____ ft

Light Shields



☐ asymmetrical 180° emission
☐ asymmetrical 90° emission

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev: 11/13

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Intertek



Luminaire Schedule						
Qty	Symbol	Label	Description	Arrangement	Total Lamp Lumens	LLF
4		Type A	UTLDB03LEDEUSL2	SINGLE	N.A.	0.900
13		Type A1	UTLDB03LEDEUSL3	SINGLE	N.A.	0.900
16		Type B	UCN-10237-W40	SINGLE	N.A.	0.900

LIGHTING PLAN NOTES:
1. PROPOSED LIGHT LOCATIONS ARE ALL NEW.

1 L1.2 SITE LIGHTING PLAN
1" = 20'-0"

Revisions
ISSUE LOG

FOR SITE PLAN APPROVAL – 06/01/2015

△A THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
△B INDICATES NO REVISIONS WERE MADE TO THIS SHEET

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 • f: 860.747.2814
e: email@associatedarchitects.com

© 2013 ASSOCIATED ARCHITECTS, LLC.
This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

STATE OF CONNECTICUT
CHARLES R. ANDERSEN
NO. 2932
REGISTERED ARCHITECT

Engineer & Surveyor:
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road Phone: (860)-589-0135
Terryville, Conn. 06786 Fax: (860)-589-1342

O'CONNELL PLACE
APARTMENT RENOVATION
122 PARK STREET
BRISTOL, CT 06010

Associated Architects P.C. Project No.: 15009

SITE
LIGHTING PLAN

Date: 06/01/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRN

L1.2

CAD:

APPROVED

Special Permit Application

#2559

345 Mix Street

For Office Use Only	
APPLICATION NO.	2559
DATE FILED:	4/1/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2, Section 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Civic Facility - Public School

Address or Location of the Property: 345 Mix Street

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

Zone of the Property: R-15 Size of the Property (in acres or square feet): 15.9 acres

Reason for the Special Permit: Although the existing facility has operated as a Public School since 1957, there is no record of a Special Permit for the property.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 3/26/26 [ ] no

Other comments:

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

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

Name: City of Bristol Board of Education, Tara Landon

Address: 129 Church Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7016 E-Mail:

Signature: Tara Landon *Signature – (Printed/Typed)* Tara Landon

CHECK ONE: [ ] owner [✓] other (specify): Operations & Facilities Manager

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

Name: City of Bristol

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

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

Signature: Ellen Zoppo Sassu *Signature – (Printed/Typed)* Mayor Ellen Zoppo-Sassu

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2559

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 345 Mix Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06033

Telephone No.: 860-584-2384 E-Mail. _____

1/24 - LUO

For Office Use Only
APPLICATION NO. **2559**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 345 Mix Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Benesch - Ryan Scrittorale, PE

Address: 200 Glastonbury Blvd., Suite 201 City: Glastonbury State: CT Zip: 06033

Telephone No.: 860-494-4361 E-Mail: _____

08/17 - LUO

Narrative

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

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.

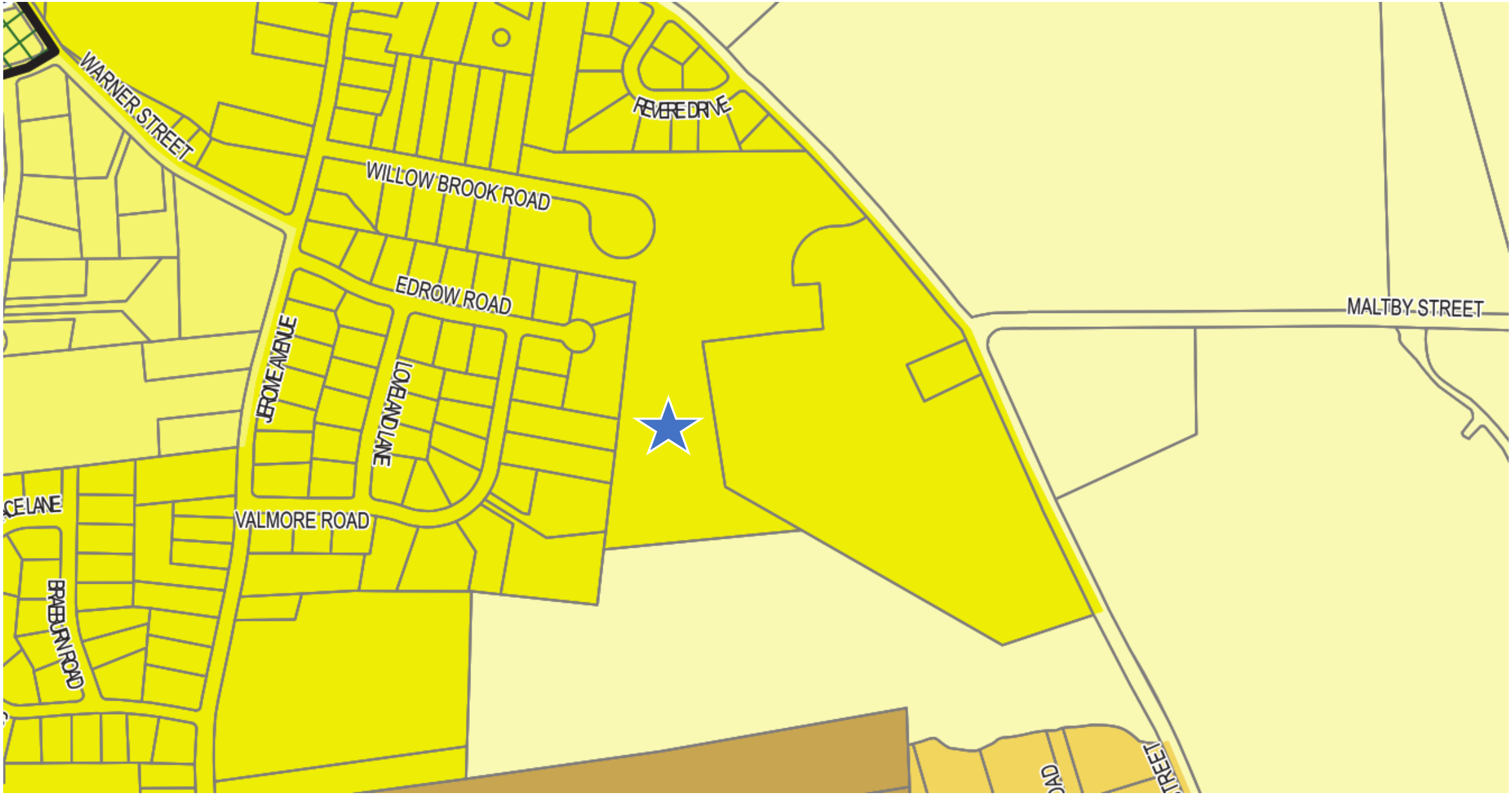
Design and construction documents for the project are scheduled to be done by early summer 2026. This would allow demolition and abatement to begin mid-to-late summer and roll right into full reconstruction of the building. The full construction is scheduled to be finished by mid-summer of 2027 to allow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

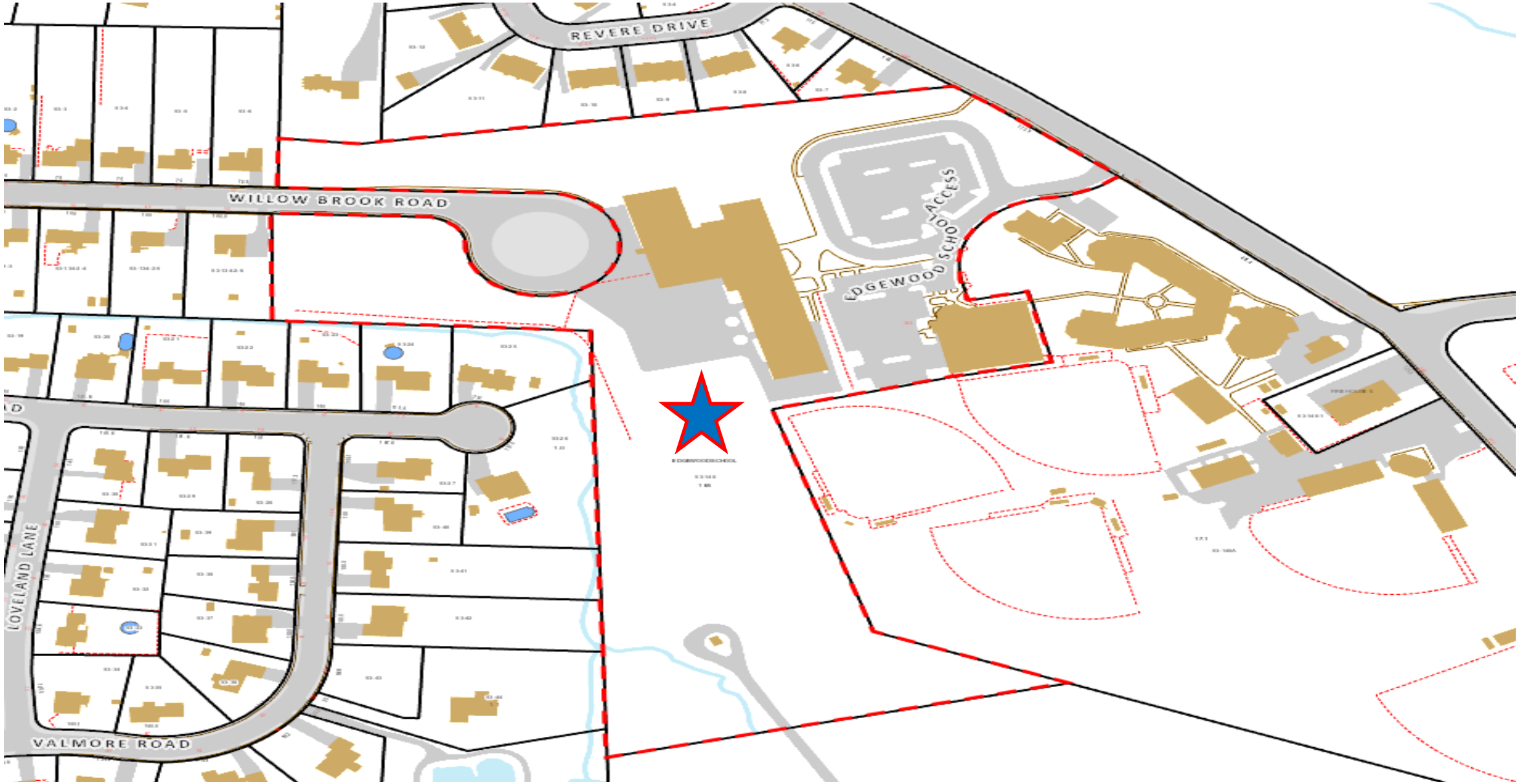
Sincerely,

Ryan Scrittorale, PE
Senior Project Manager

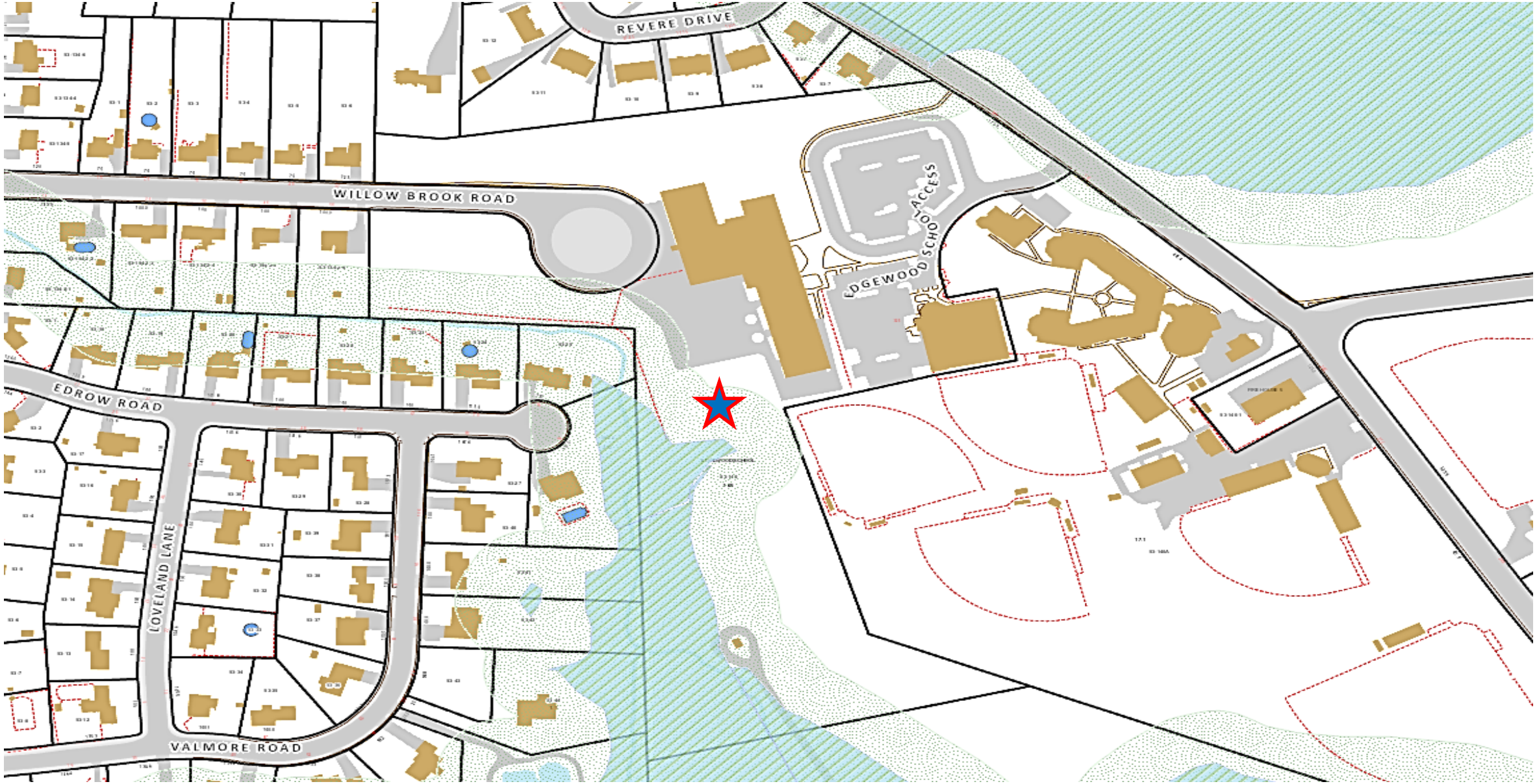
Various GIS and Google Maps



345 Mix Street – Zoning – R-15
Map 53, Lot 140



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

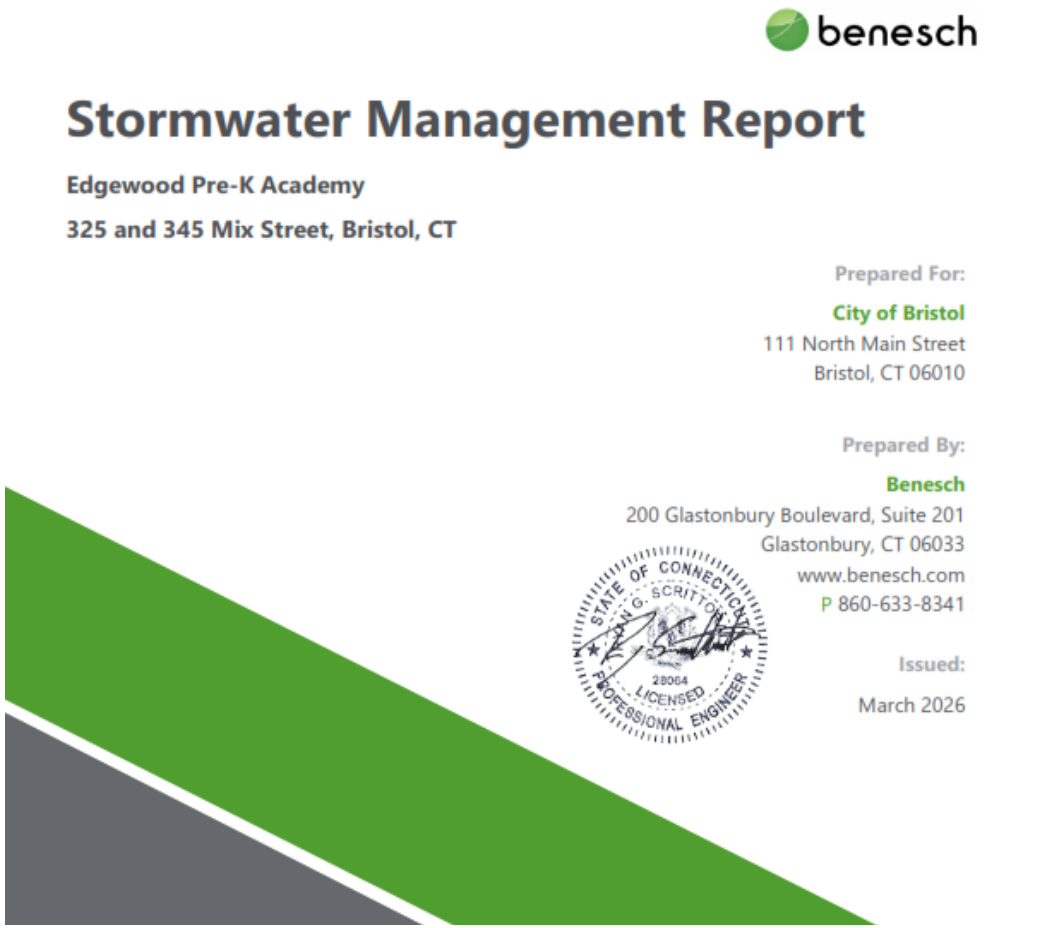


345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Stormwater Management Report



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

Plan Set

RENOVATIONS TO:

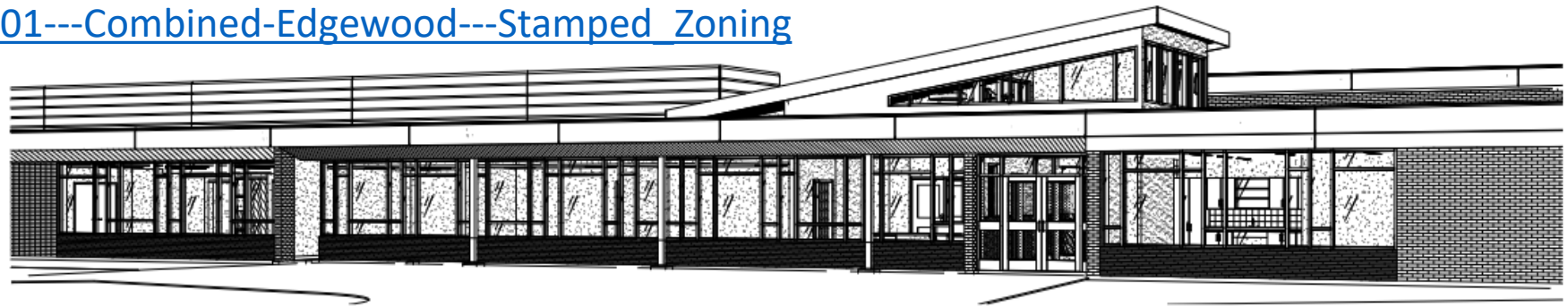
EDGEWOOD PRE-K ACADEMY

345 MIX STREET BRISTOL, CT 06010

STATE PROJECT NUMBER: 017-0090 RNV

Hyperlink for Full Plan (Zoning):

https://www.bristolct.gov/DocumentCenter/View/51512/2026-04-01---Combined-Edgewood---Stamped_Zoning



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:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
MEP ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
TECHNOLOGY:	D'AGOSTINO ASSOCIATES 477 MAIN STREET, SUITE 2108 MONROE, CT 06468
FOOD SERVICE:	CHASTNEE 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
C0.2	AQUIFER PROTECTION 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-C6.7	SITE DETAILS
C8.1	SITE DETAILS
A1.01	P&Z OVERALL PLAN
A1.02	OVERALL ROOF PLAN
A3.01-3.02	EXTERIOR ELEVATIONS
A4.01	3D VIEWS

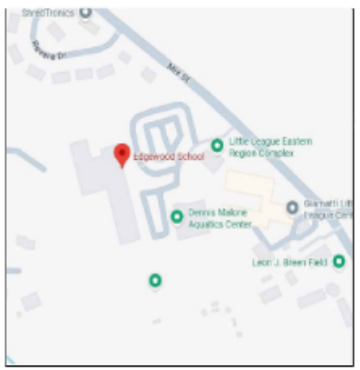
QA+M architecture
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH: N

PROJECT NORTH: N

LOCATION MAP:



25064 EDGEWOOD PRE-K ACADEMY

Site Plan Application

#2560

345 Mix Street

For Office Use Only	
APPLICATION NO.	2560
DATE FILED:	4/1/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Civic Facility, Public School (Edgewood), a [ ] permitted use [✓] Special Permit use

under Section(s) 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: 345 Mix Street

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

Zone of the Property: R-15 Size of the Property (in acres or square feet): 15.9 acres

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 3/26/2026 [ ] no

Other comments:

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

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

Name: Board of Education, Tara Landon

Address: 129 Church Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7016 E-Mail:

Signature: Tara Landon *Signature – (Printed/Typed)* Tara Landon

CHECK ONE: [ ] owner [✓] other (specify): Operation & Facilities Director

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

Name: City of Bristol

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

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

Signature: Ellen Zoppo-Sassu *Signature – (Printed/Typed)* Mayor Ellen Zoppo-Sassu

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2560

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 345 Mix Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

Address: 104 Bellevue Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. **2560**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 345 Mix Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Benesch - Ryan Scrittorale, PE

Address: 200 Glastonbury Blvd., Suite 201 City: Glastonbury State: CT Zip: 06033

Telephone No.: 860-494-4361 E-Mail. _____

08/17 - LUO

Narrative

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

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.

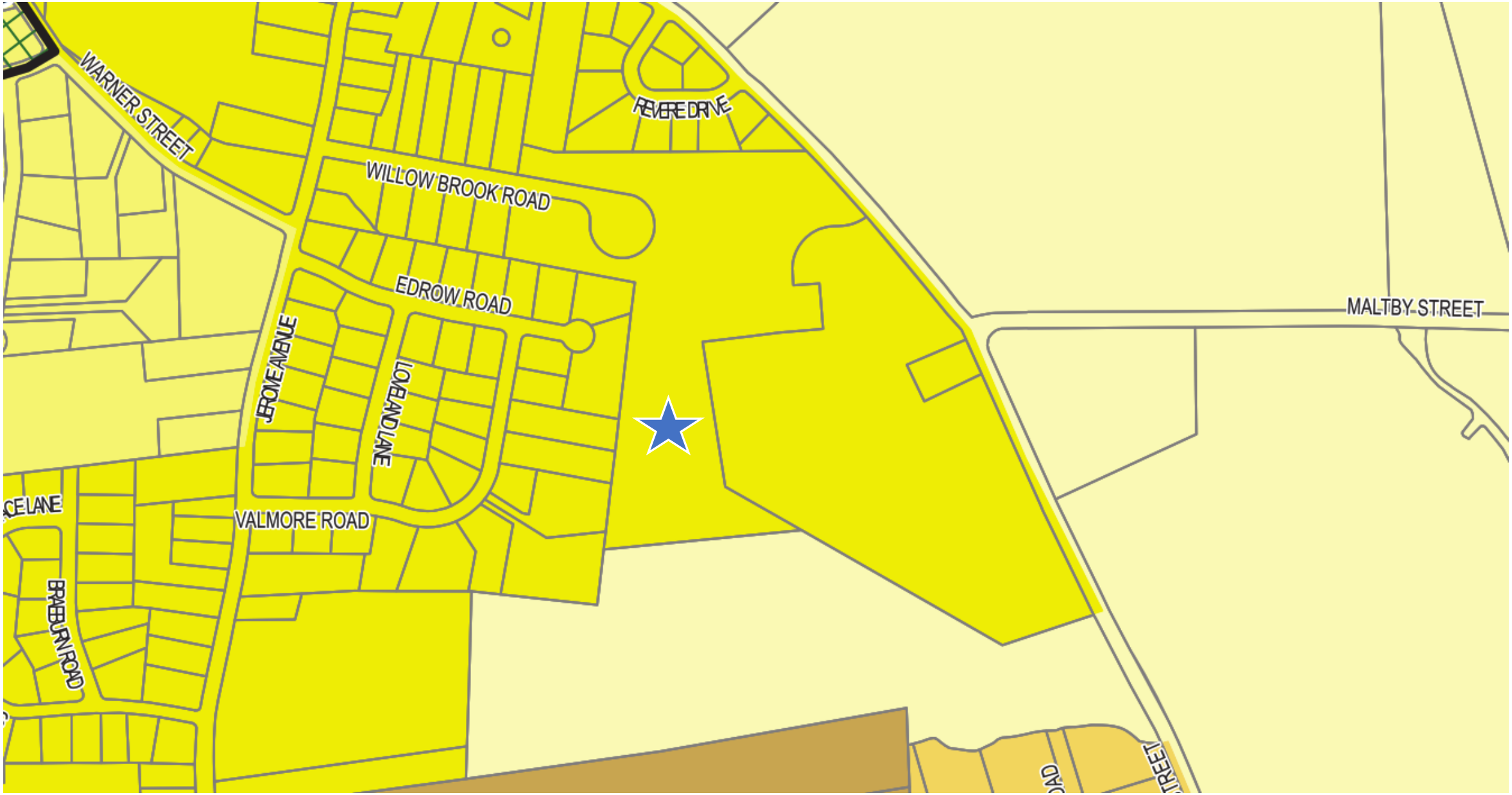
Design and construction documents for the project are scheduled to be done by early summer 2026. This would allow demolition and abatement to begin mid-to-late summer and roll right into full reconstruction of the building. The full construction is scheduled to be finished by mid-summer of 2027 to allow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

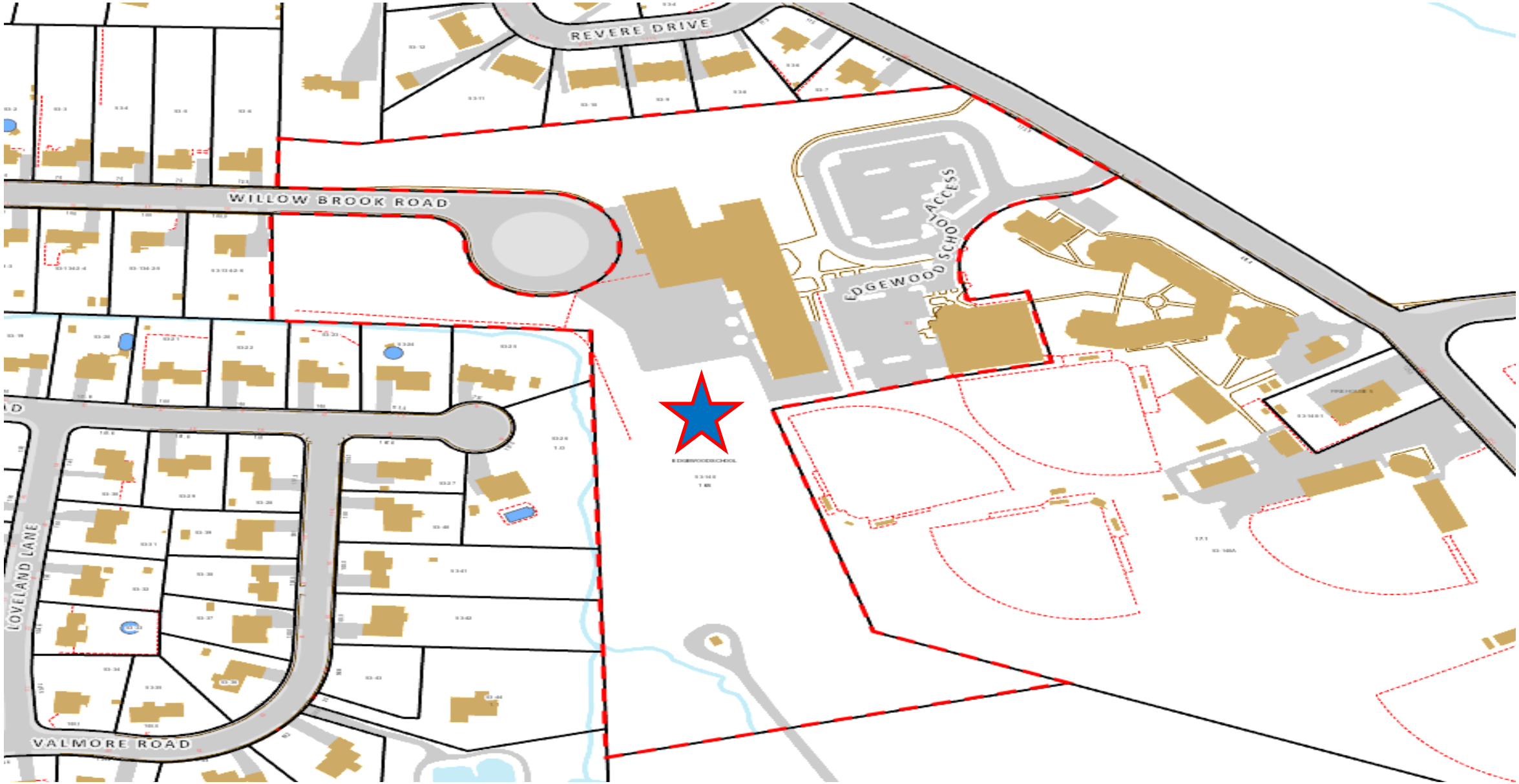
Sincerely,

Ryan Scrittorale, PE
Senior Project Manager

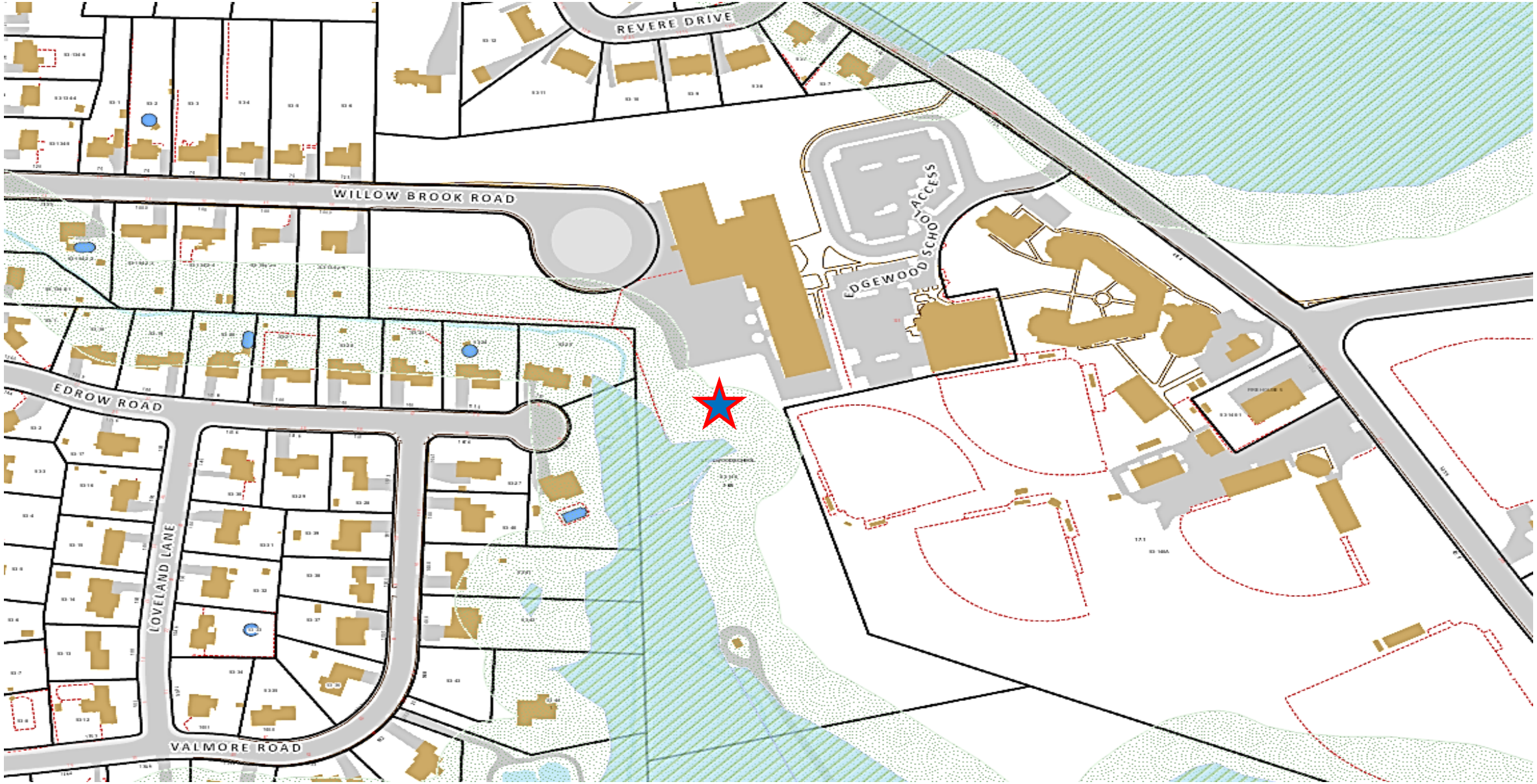
Various GIS and Google Maps



345 Mix Street – Zoning – R-15
Map 53, Lot 140



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

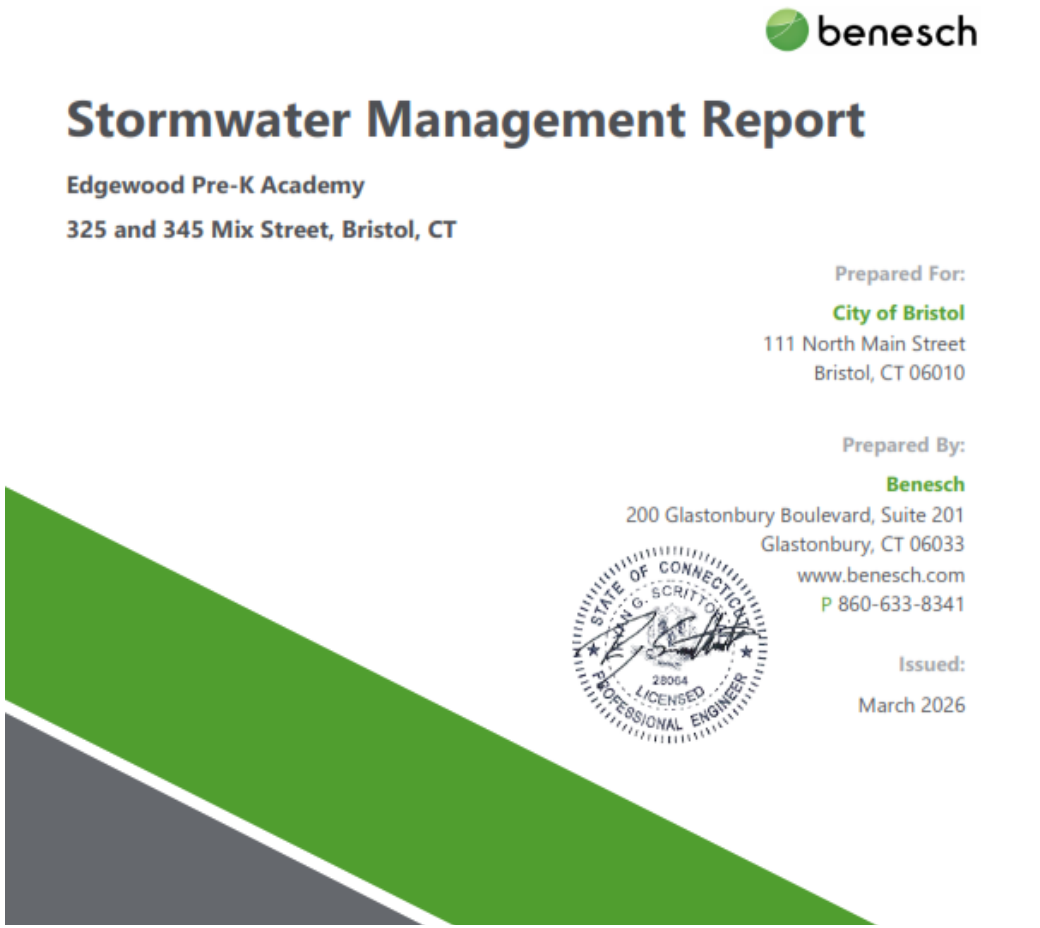


345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Stormwater Management Report



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

Plan Set

RENOVATIONS TO:

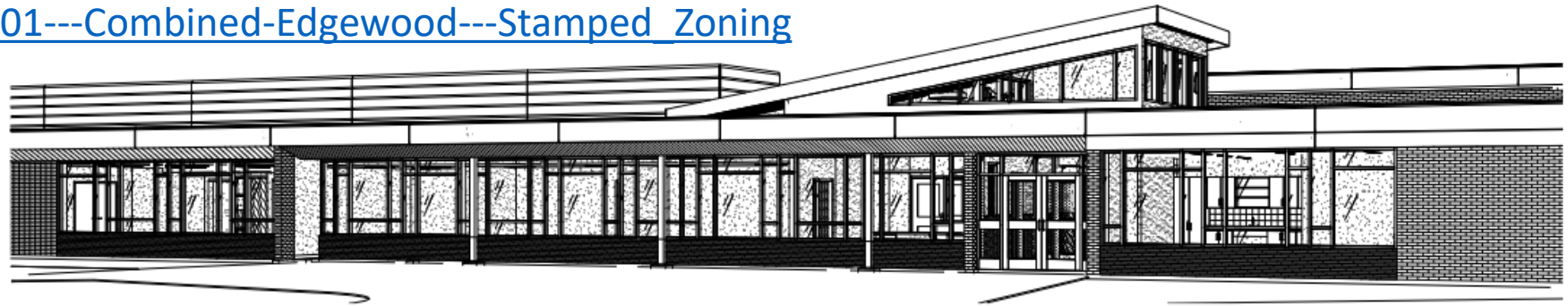
EDGEWOOD PRE-K ACADEMY

345 MIX STREET BRISTOL, CT 06010

STATE PROJECT NUMBER: 017-0090 RNV

Hyperlink for Full Plan (Zoning):

https://www.bristolct.gov/DocumentCenter/View/51512/2026-04-01---Combined-Edgewood---Stamped_Zoning



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:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
MEP ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
TECHNOLOGY:	D'AGOSTINO ASSOCIATES 477 MAIN STREET, SUITE 2108 MONROE, CT 06468
FOOD SERVICE:	CHASTEK 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
C0.2	AQUIFER PROTECTION 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-C6.7	SITE DETAILS
C8.1	SITE DETAILS
A1.01	P&Z OVERALL PLAN
A1.02	OVERALL ROOF PLAN
A3.01-3.02	EXTERIOR ELEVATIONS
A4.01	3D VIEWS

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

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH: N

PROJECT NORTH: N

LOCATION MAP:



25064 EDGEWOOD PRE-K ACADEMY

Application #2561

360 King Street

For Office Use Only	
APPLICATION NO.	2561
DATE FILED:	4-1-26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II - Section 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Religious Organization or Insitution

Address or Location of the Property: 360 King Street

Assessor's Map No.: 47 Assessor's Lot No.(s): 5A

Zone of the Property: R-10 Size of the Property (in acres or square feet): 73,333 S.F.

Reason for the Special Permit: The operation of a Mosque

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: No physical improvements to the outside of the facility are currently proposed

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

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

Name: Islamic Cultural Center of Bristol Inc.

Address: 360 King Street City: Bristol State: Ct Zip: 06010

Telephone No.: 860-794-2877 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey authorized agent

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

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

Name: Skytop Enterprises, LLC

Address: 359 Broad St City: Bristol State: Ct Zip: 06010

Telephone No.: 860-506-4480 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey authorized agent

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2561

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 360 King Street

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

Narrative

The applicants intent is to operate a small Islamic Mosque. They anticipate attendance by approximately fifteen (15) people five (5) times a day each day for prayers. Each Friday at noon they anticipate approximately fifty (50) people many of which come together for the largest prayer service. The community may have an occasional cultural event but in no event would there be exterior music or call to prayer.

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: Timothy W. Furey

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

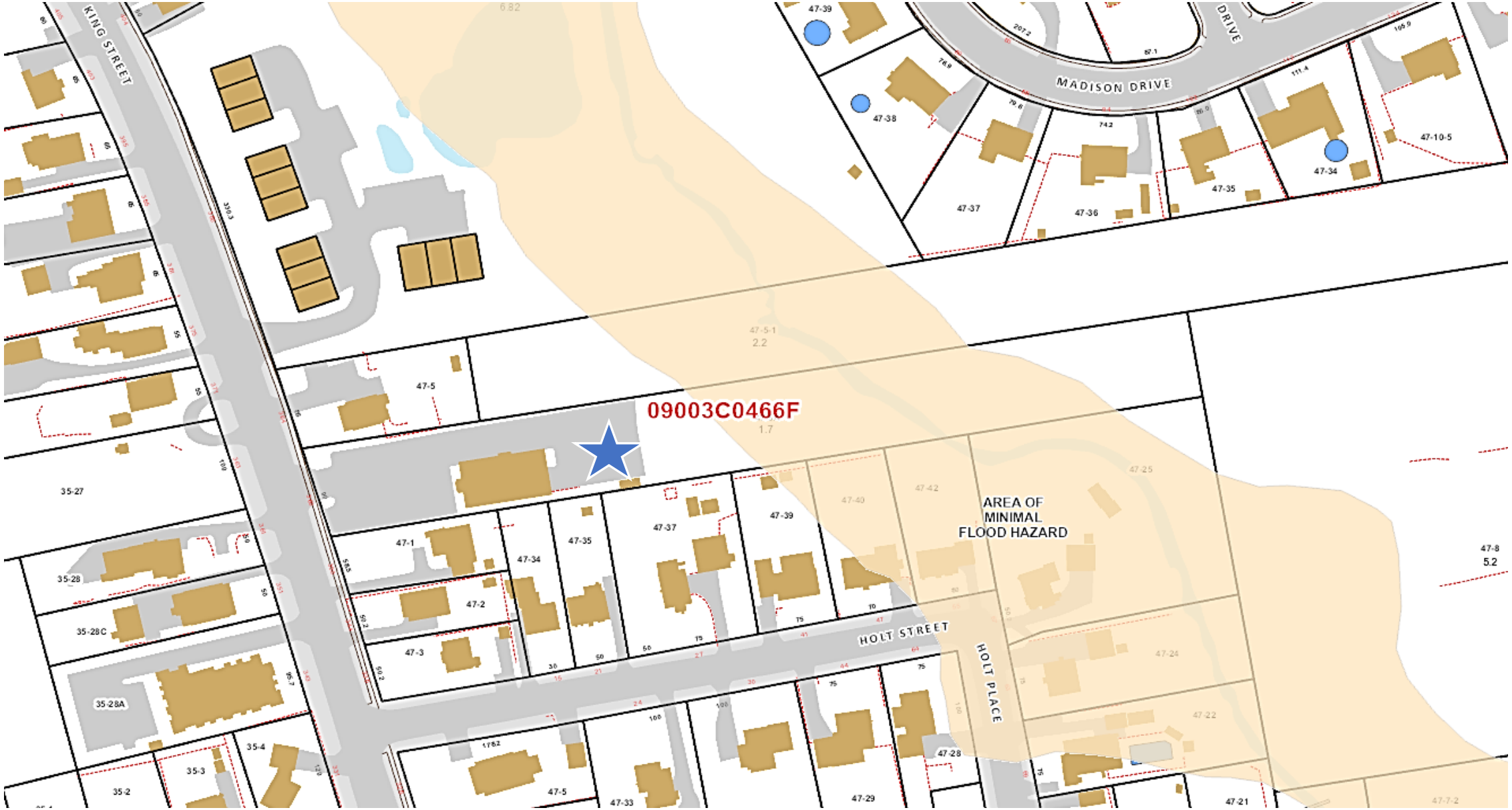
Telephone No.: 860-589-4343 E-Mail: _____

08/17 - LUO

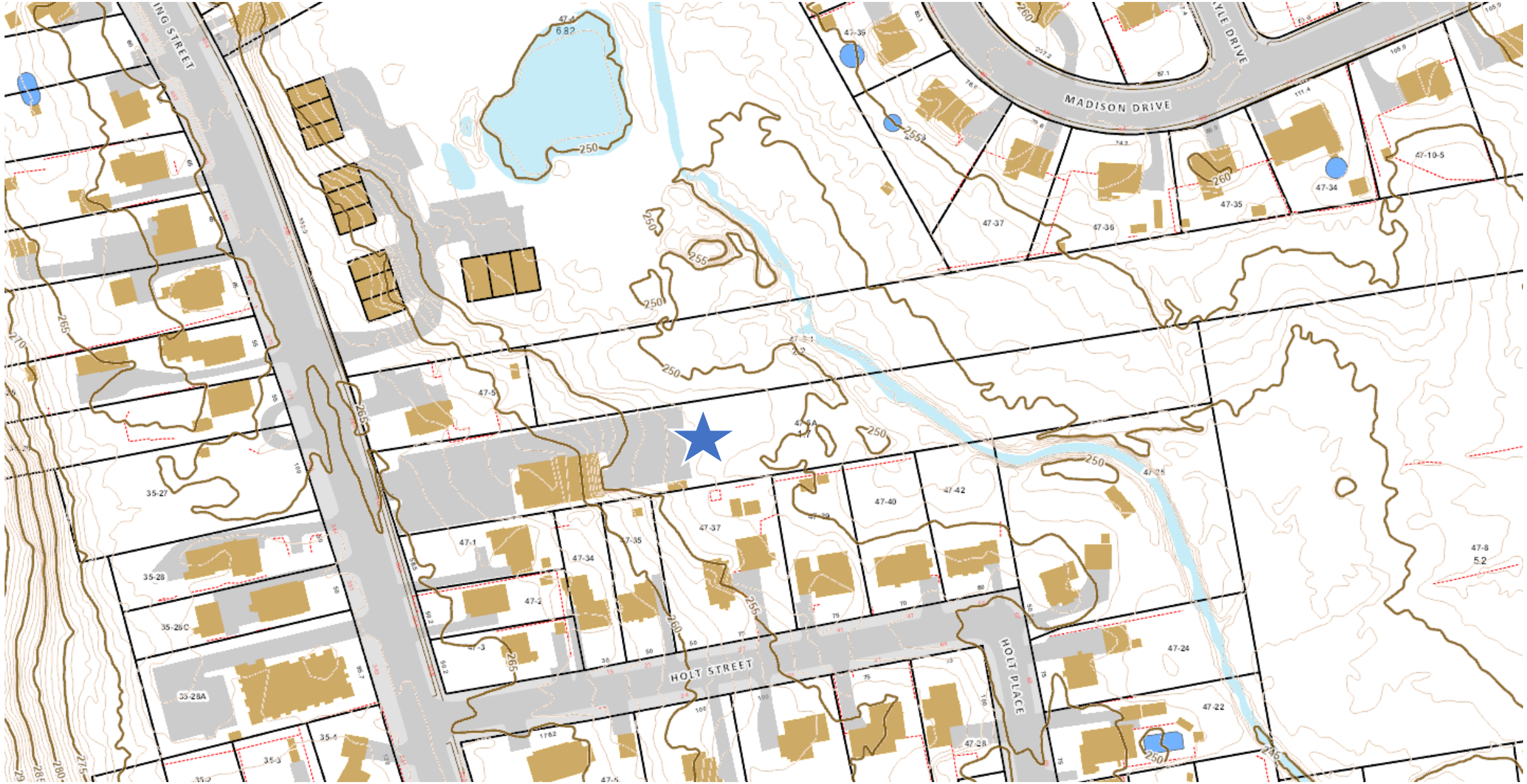
Various GIS and Google Maps



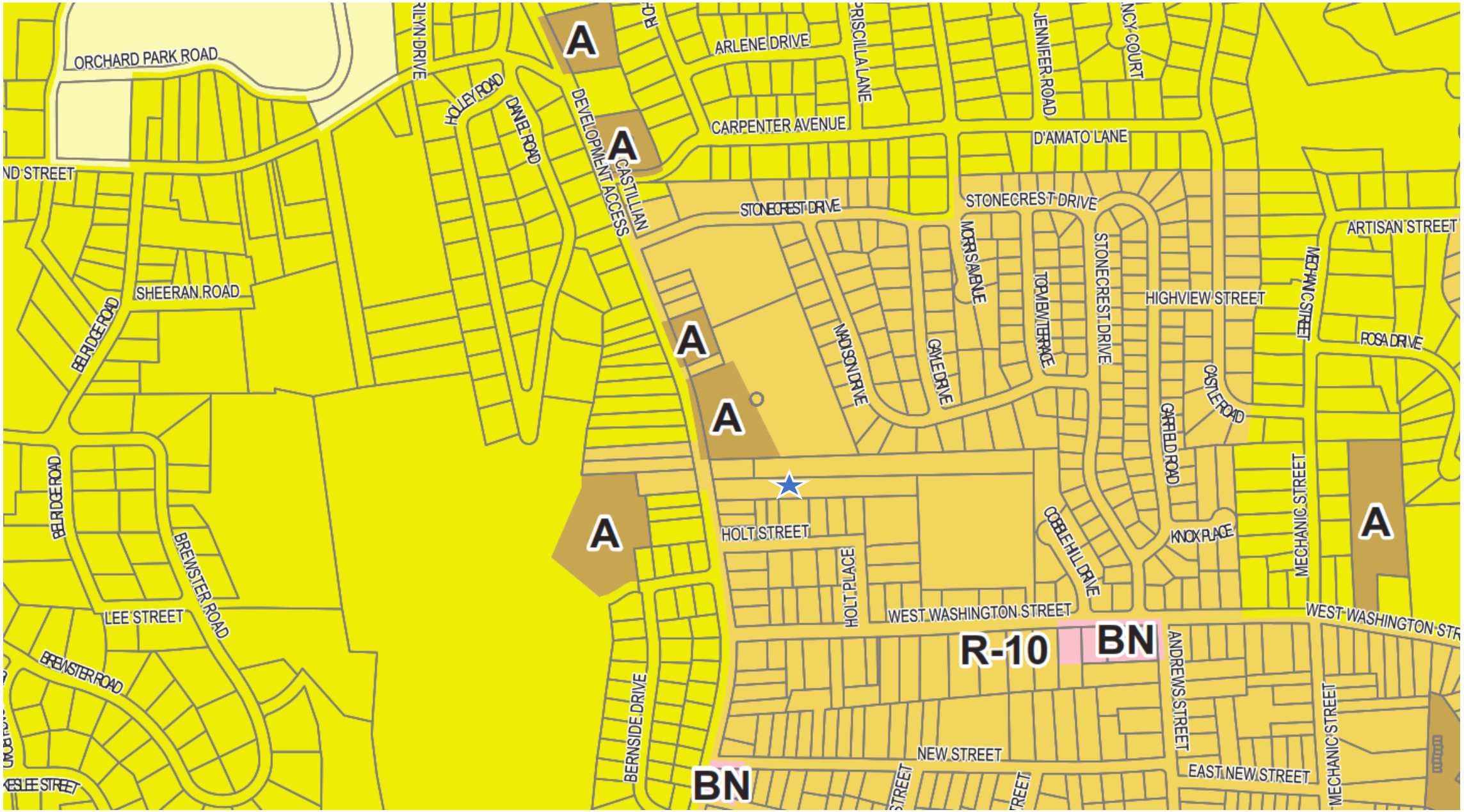
360 King Street – Location
Map 47, Lot 5A



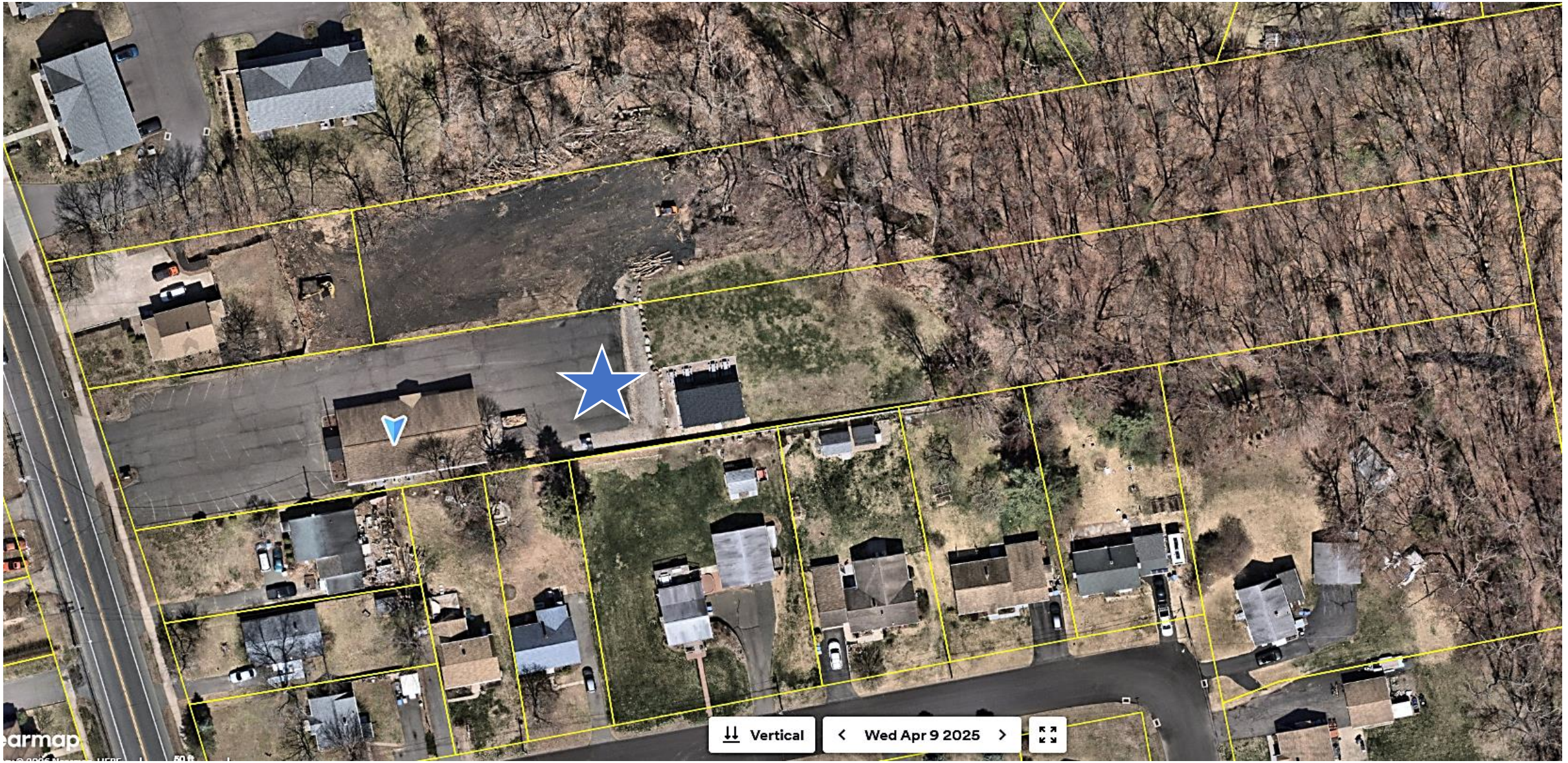
360 King Street – Floodplain
Map 47, Lot 5A



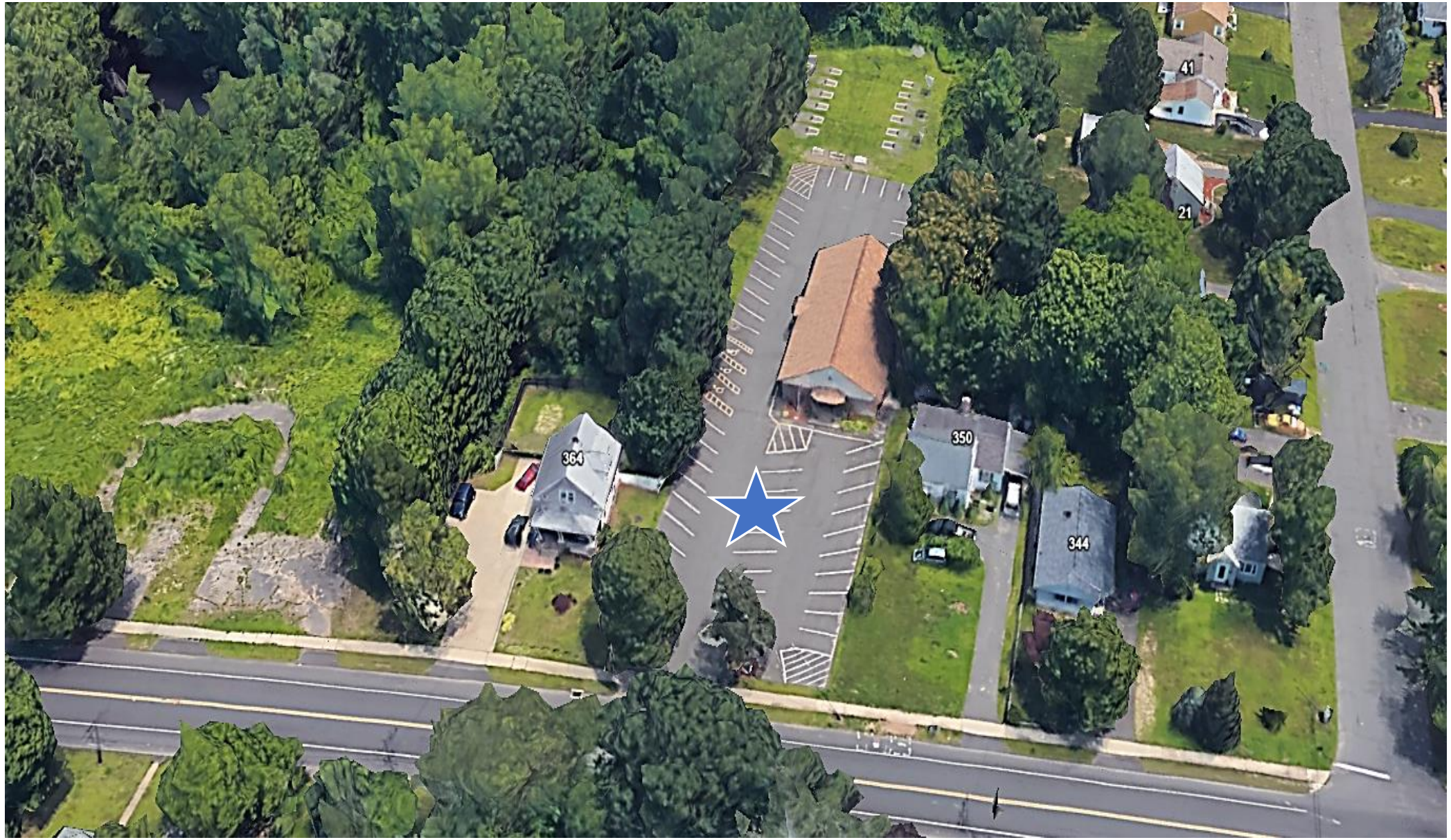
360 King Street – Topography
Map 47, Lot 5A



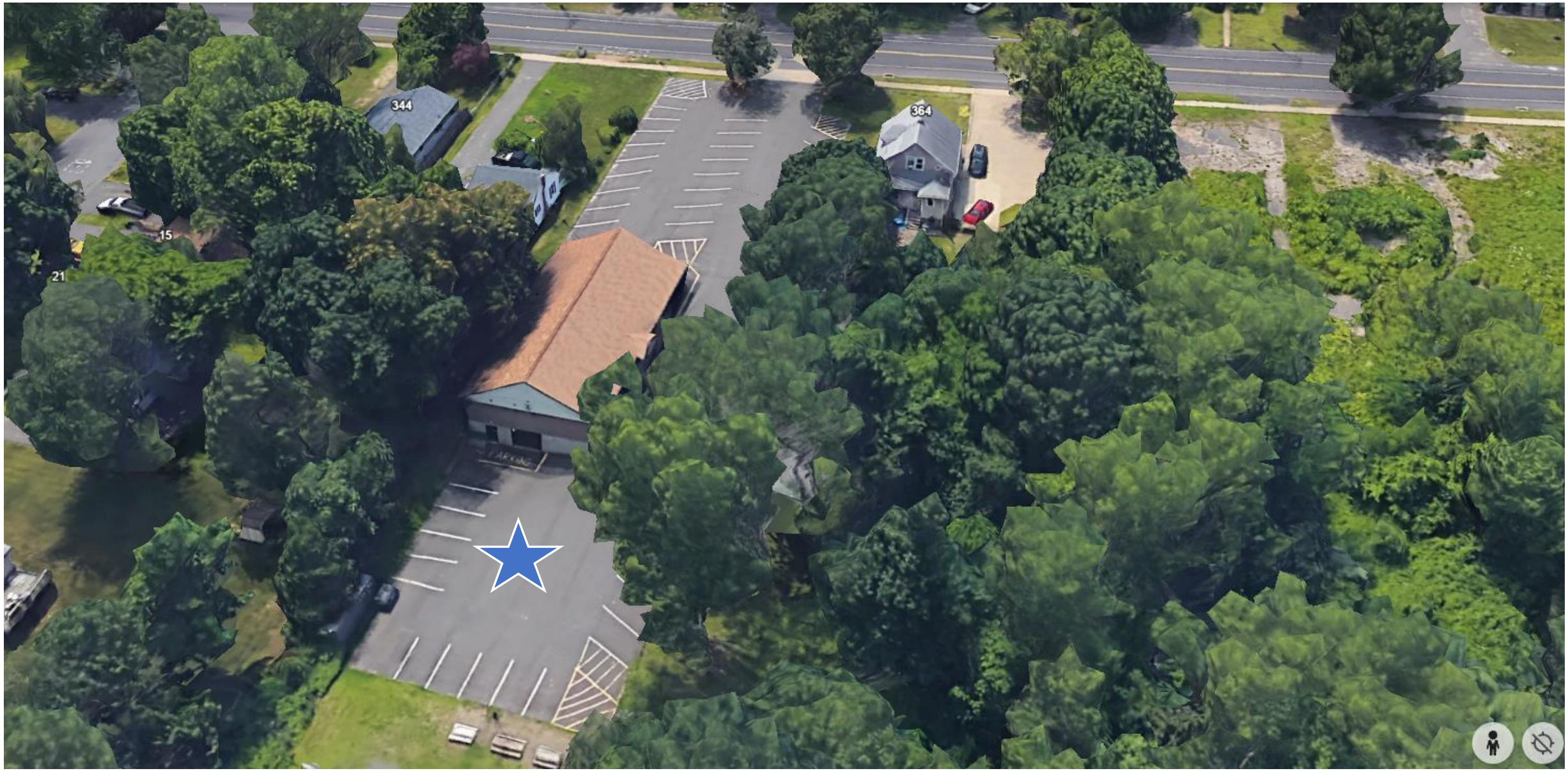
360 King Street – Zoning – R-10
Map 47, Lot 5A



360 King Street – Aerial
Map 47, Lot 5A



360 King Street – Google Earth
Map 47, Lot 5A



360 King Street – Google Earth
Map 47, Lot 5A

Site Plan

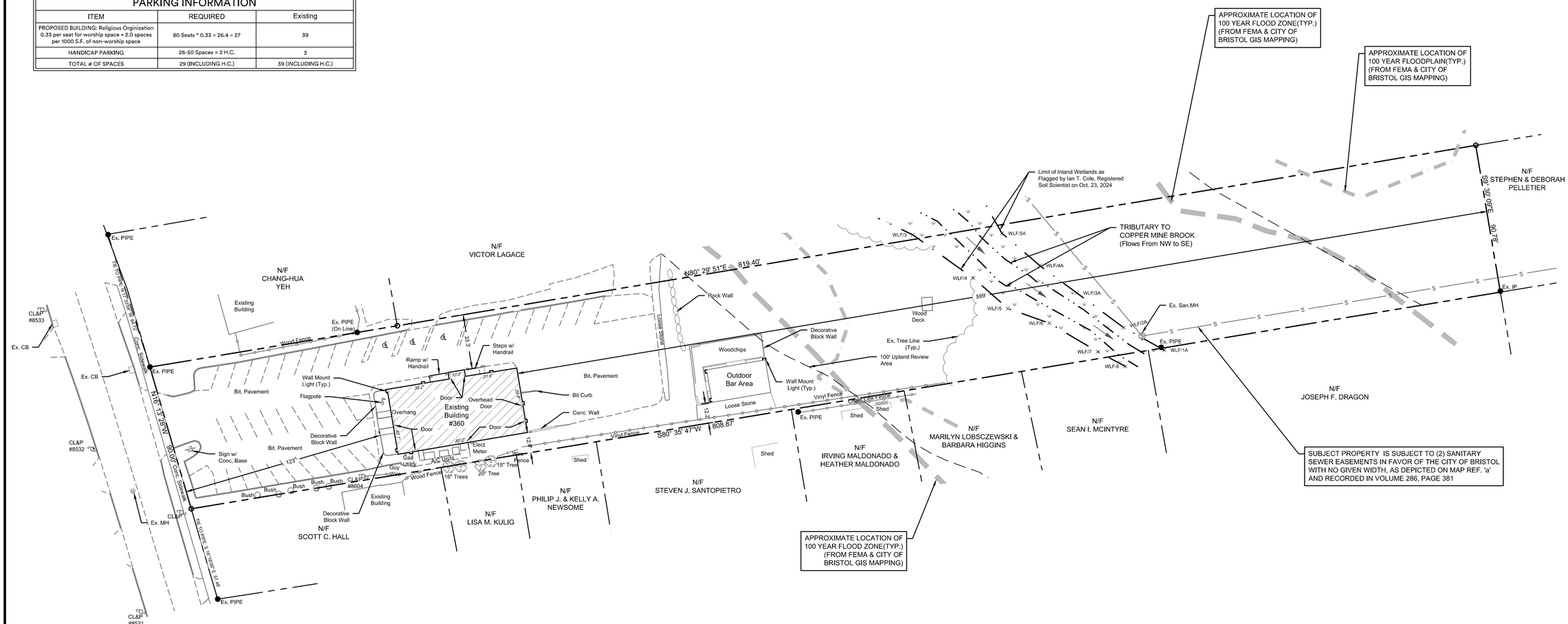
ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	R-10	R-10
PROPOSED USE	Commercial/Industrial	Religious Organization
LOT AREA	10,000 S.F.	73,333 S.F.
LOT FRONTAGE	85 FT	90 FT
FRONT YARD SETBACK	20 FT	123 FT
SIDE YARD SETBACK	8 FT	12.4 FT
REAR YARD SETBACK	20 FT	599 FT
MAX. BUILDING HEIGHT	35 FT	< 35FT
MAX. BUILDING COVERAGE	35%	5.49%
MAX. IMPERVIOUS COVERAGE	75%	30.08%

PARKING INFORMATION		
ITEM	REQUIRED	Existing
PROPOSED BUILDING: Religious Orginization 0.33 per seat for worship space + 2.0 spaces per 1000 S.F. of non-worship space	80 Seats * 0.33 = 26.4 = 27	39
HANDICAP PARKING	26-50 Spaces = 2 H.C.	3
TOTAL # OF SPACES	29 (INCLUDING H.C.)	39 (INCLUDING H.C.)

NOTE: CHANGE OF USE FROM BANQUET HALL TO RELIGIOUS CENTER PROPOSED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:

1. Owner: Skytop Enterprises, LLC.
2. Applicant: Mohammad Kabir
3. Street #: 360 King Street
4. Area of Parcel: 73,333 S.F., 1.68 Acres
5. Parcel is zoned: R-10
6. Present use: Commercial
7. Proposed use: Religious Orginization
8. Wetlands are present per Field Delineation and location .
9. Site to be serviced by local water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 819, dated 2024 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. No roof drains proposed.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
27. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
ISLAMIC CULTURAL CENTER
360 KING STREET- BRISTOL, CONNECTICUT

PREPARED FOR:
MOHAMMAD KABIR

Date: March 10, 2026
Drawn By: NMS

Revisions:		
Date:	Descriptions:	
3/11/26	Rev. Per Atty. Review	

30' 15' 0 15' 30'
SCALE: 1"=30'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT PLAN

Sheet #:
C1

COLE #2476

DRAWING NAME: P:\Land Projects - 24\NA-Misc\ Colonel Corn - 360 King Street, Bristol CT.dwg, 24"x36", 1:1(scaled), Existing - 24x36.dwg, LAYOUT: S1, PLOT DATE: Mar 01, 2026 - 1:08pm, OPERATOR: NickSchwenn

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation 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 29, 2019.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
Horizontal: A-2
Vertical: T-2 & T-D (East of Wetlands)

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

a) "Property Survey land of Victor Lagace, 364 King Street, Hartford County, Bristol, Connecticut; Scale:1"=50'; Dated: 7/18/1995; Last Revised: 9/26/2001 by Robert J. Wodowski." Filed as Map 94 L at the B.L.R.

b) "Property Survey, Lot 8 and a Portion of Lot 5A, Prepared for Stephen & Deborah Pelletier, Rear of 360 King Street, Bristol, Connecticut; Scale:1"=40'; Dated: 12-17-2013 by Dufour Surveying LLC."

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

10. City of Bristol Assessors Map #47 Lot #5A

11. Filed in Volume 2238, Page 609 of the City Clerk's office.

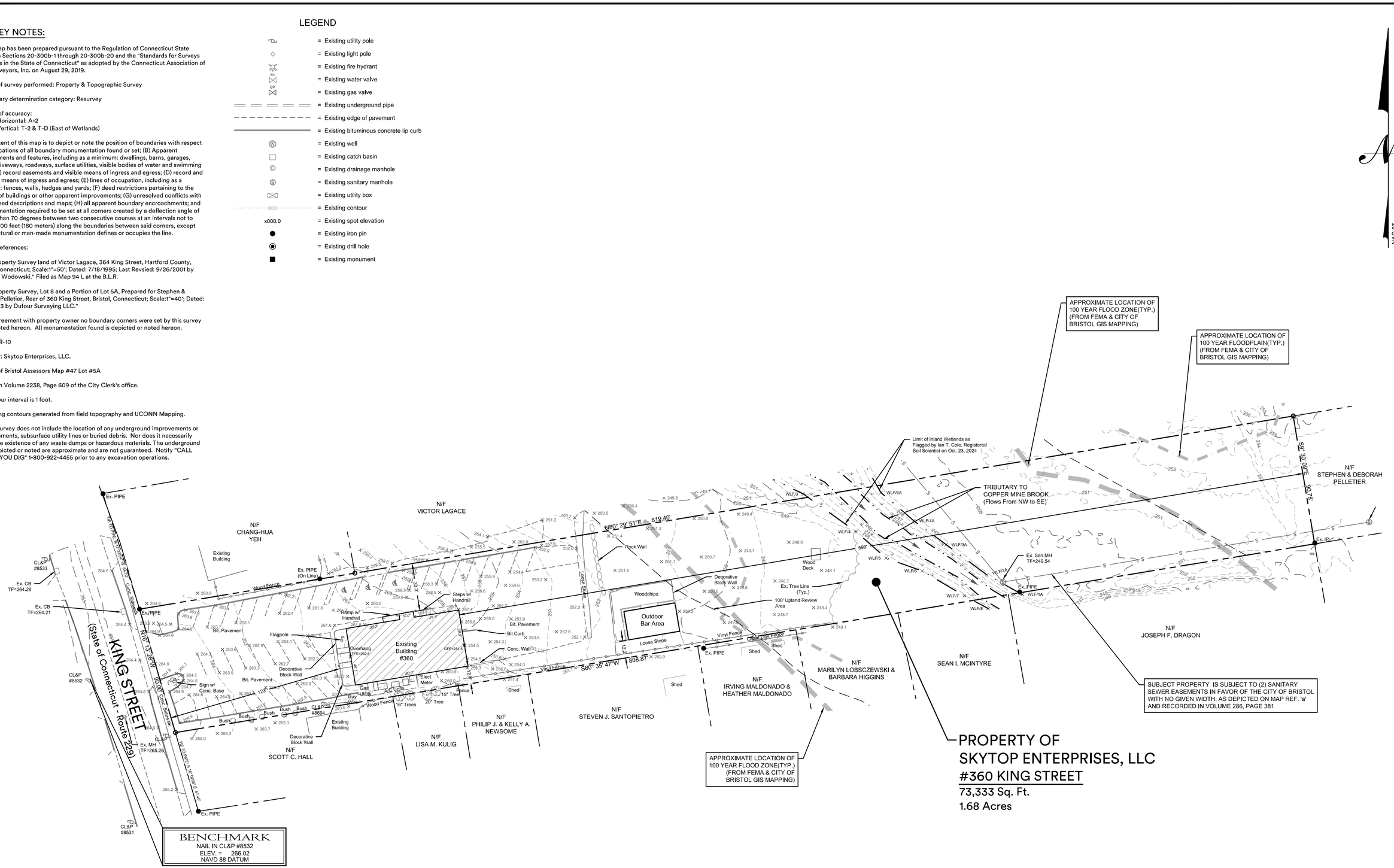
12. Contour interval is 1 foot.

13. Existing contours generated from field topography and UCONN Mapping.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

LEGEND

= Existing utility pole
= Existing light pole
= Existing fire hydrant
= Existing water valve
= Existing gas valve
= Existing underground pipe
= Existing edge of pavement
= Existing bituminous concrete lip curb
= Existing well
= Existing catch basin
= Existing drainage manhole
= Existing sanitary manhole
= Existing utility box
= Existing contour
= Existing spot elevation
= Existing iron pin
= Existing drill hole
= Existing monument



To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

project #2476A drawn by: NMS

Revisions	
Date:	Descriptions:

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Mohammad Kabir

360 King Street - Bristol, Connecticut

March 5, 2026 Scale: 1" = 30'

30' 15' 0 15' 30'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

For Office Use Only	
APPLICATION NO.	2562
DATE FILED:	4/9/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Addition of loading dock, a ☑ permitted use [ ] Special Permit use

under Section(s) Article 2 section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 170 Enterprise Drive, Bristol, CT 06010

Assessor's Map No.: 04 Assessor's Lot No.(s): 41-A

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 18.97

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☑ yes, on _____ [ ] no

Other comments: Administrative Wetlands Permit 102234 approved 03/25/26

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

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

Name: Reworld Bristol, Inc

Address: 170 Enterprise Drive City: Bristol State: CT Zip: 06010

Telephone No.: (760) 590-4460 E-Mail: _____

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

Page 96

For Office Use Only
APPLICATION NO. **2562**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 170 Enterprise Drive, Bristol, CT 06010

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

Project to install a ramp and loading dock with two building doors. Dock will allow shipments to be received and unloaded directly into facility without having to be on the tipping floor.

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) _____

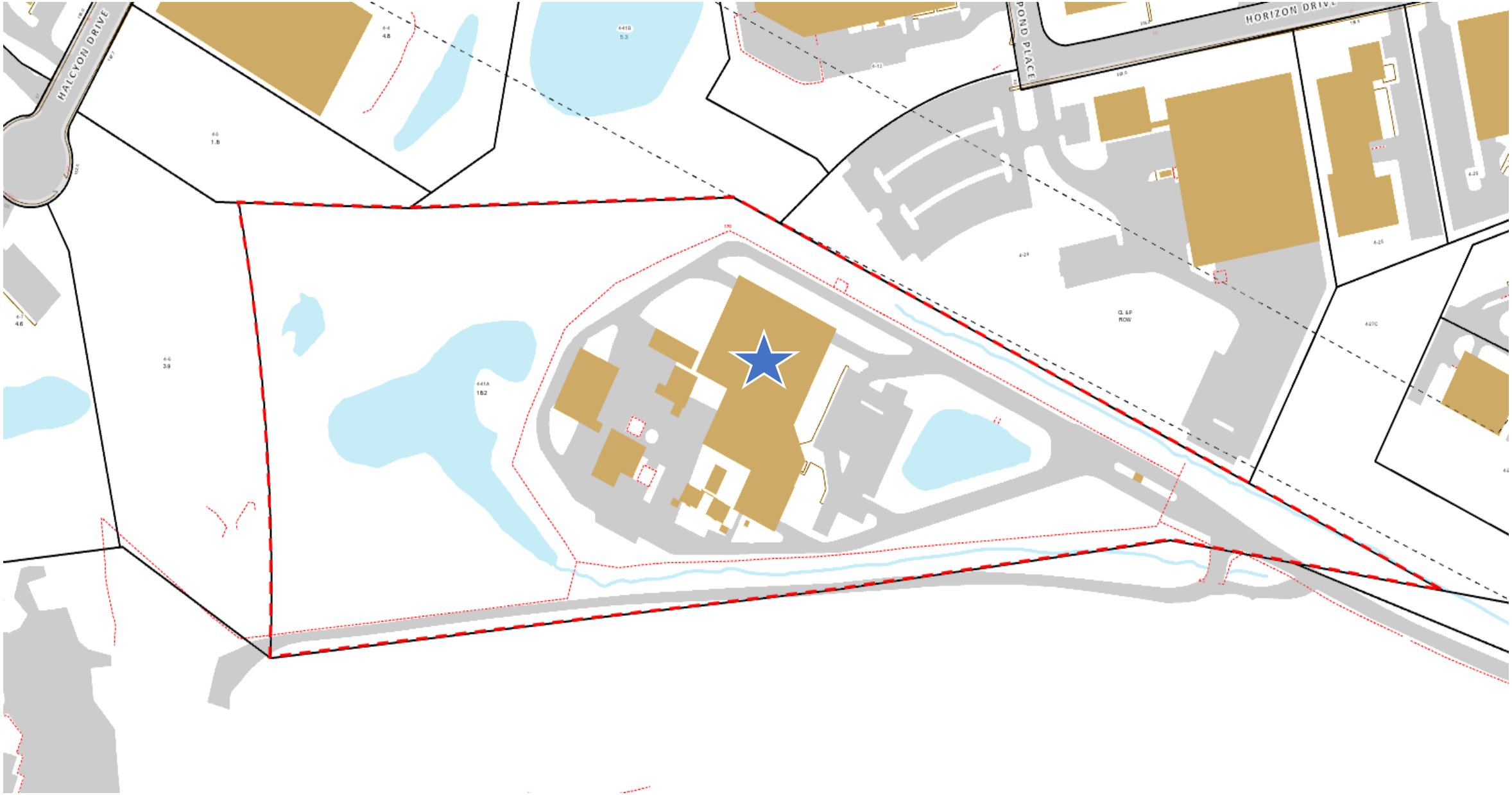
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

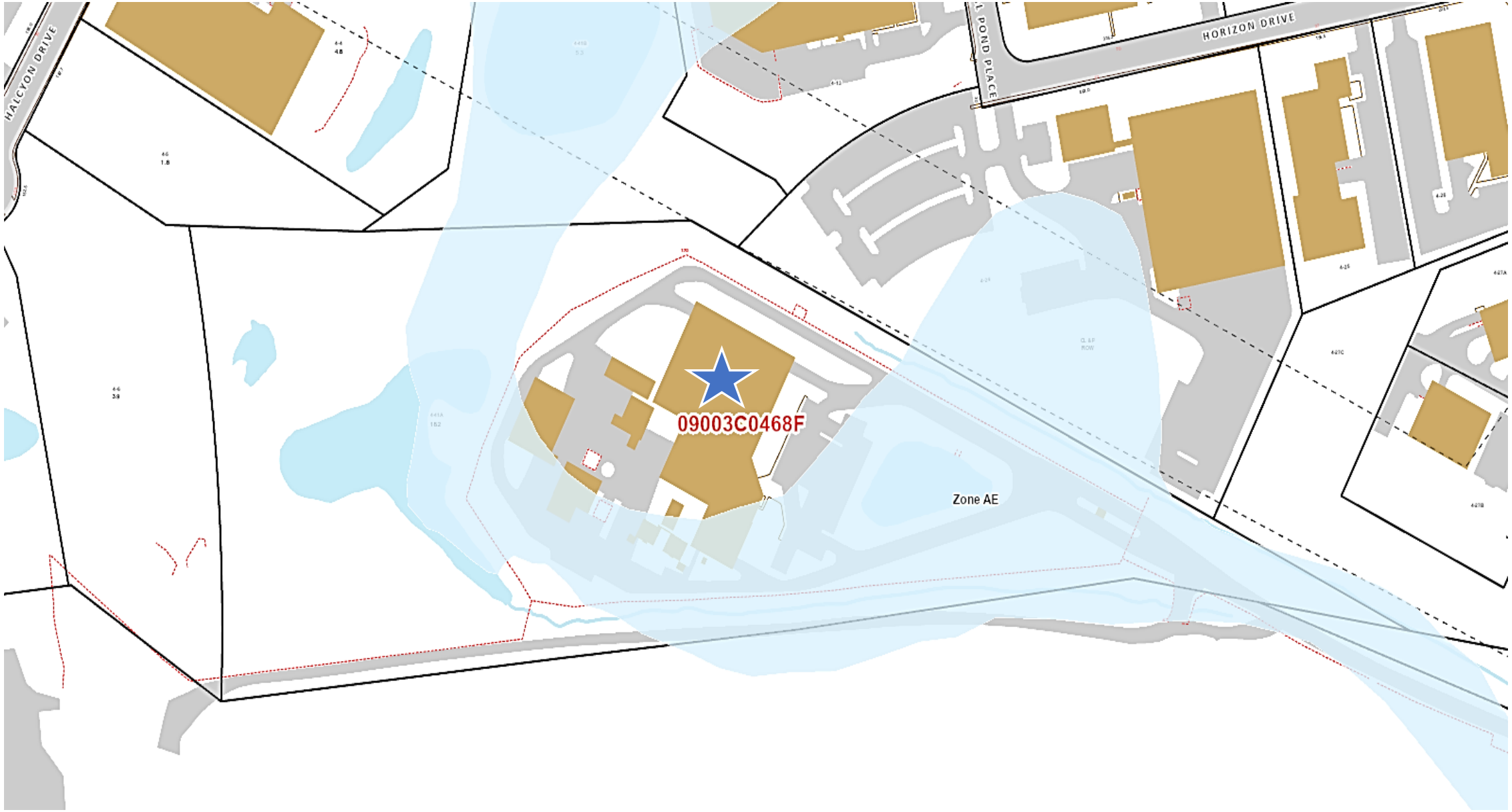
Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

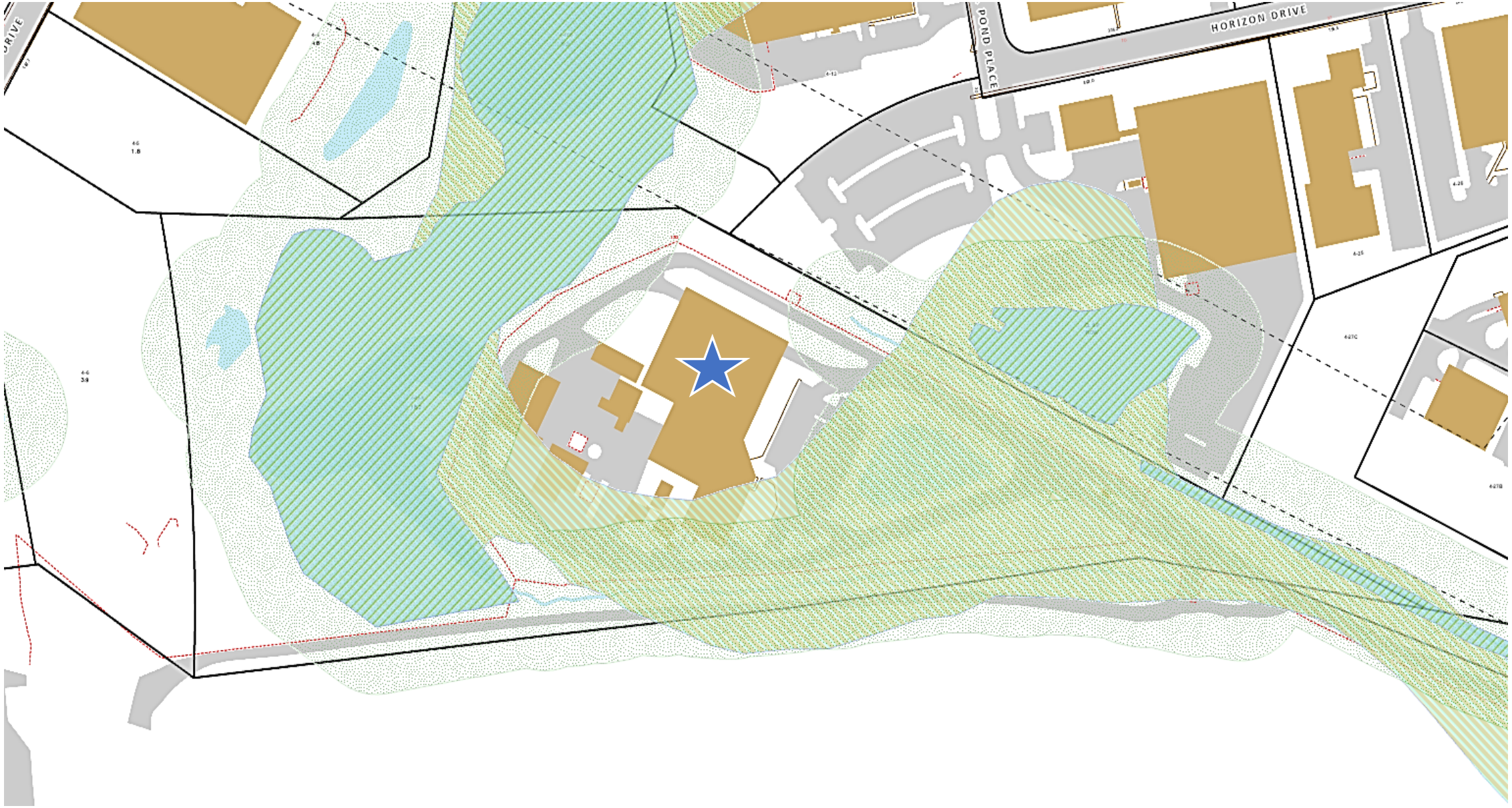
1/24 - LUO



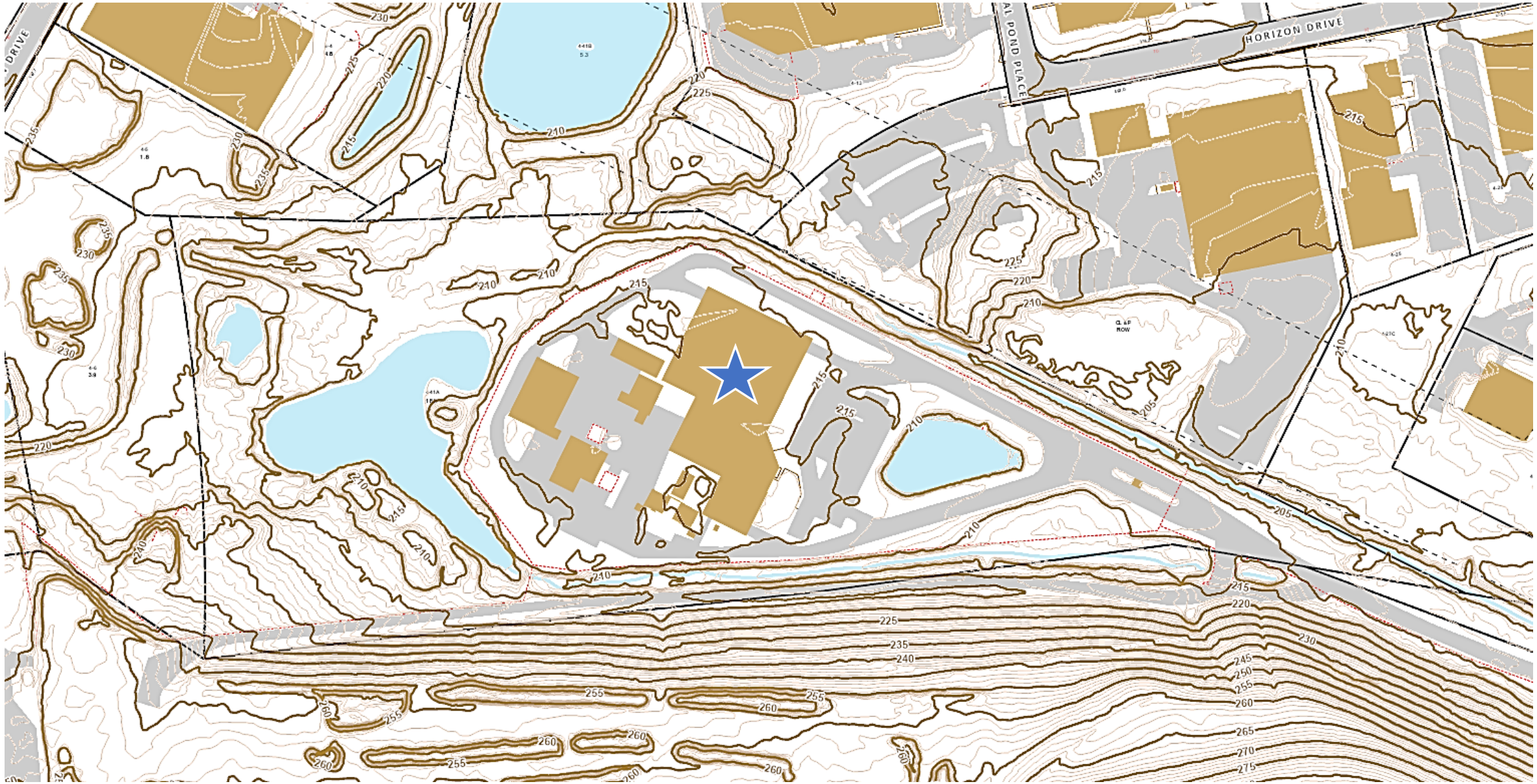
170 Enterprise Drive – Location
Map 4, Lot 41-A



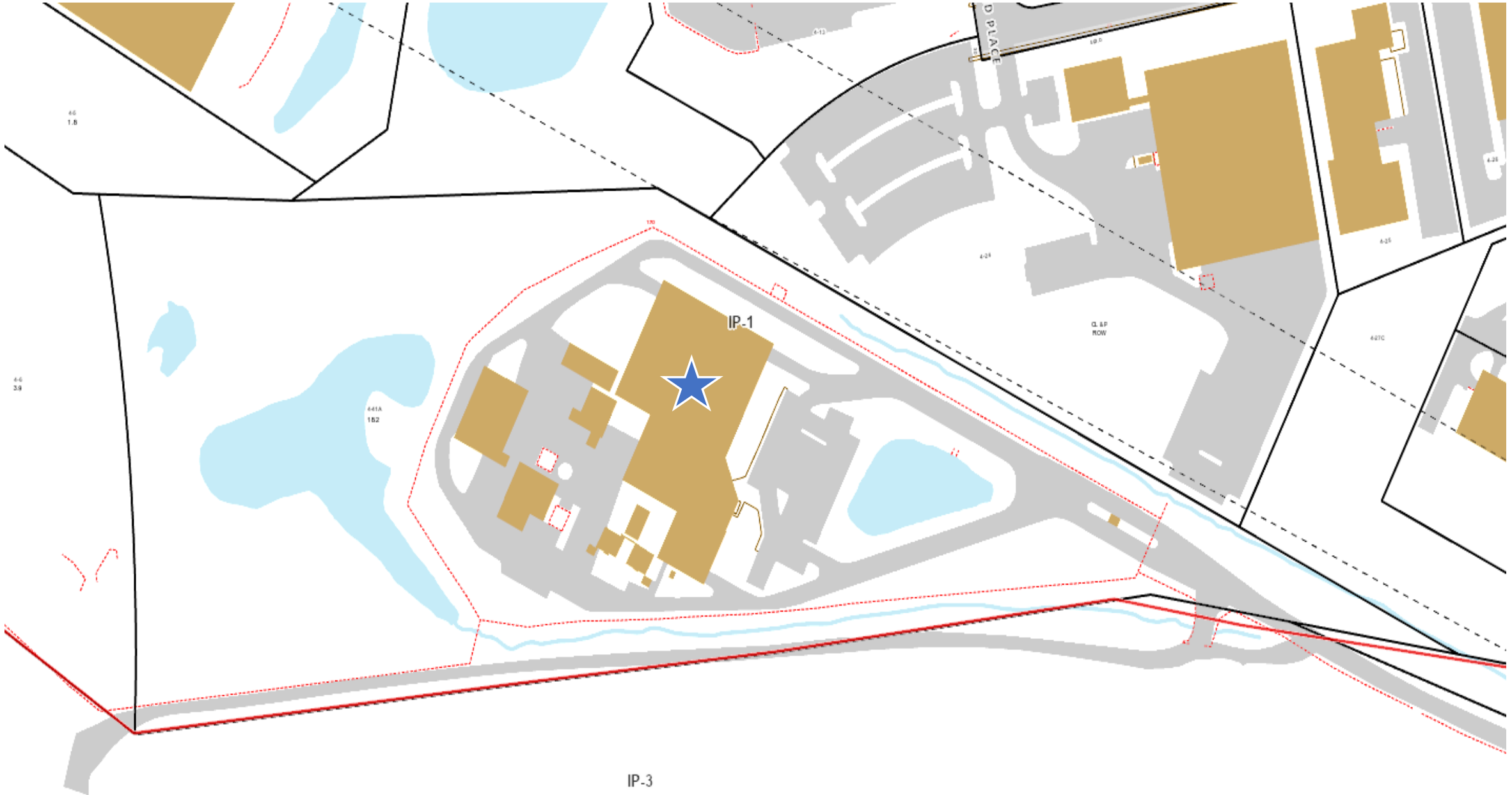
170 Enterprise Drive – Floodplain
Map 4, Lot 41-A



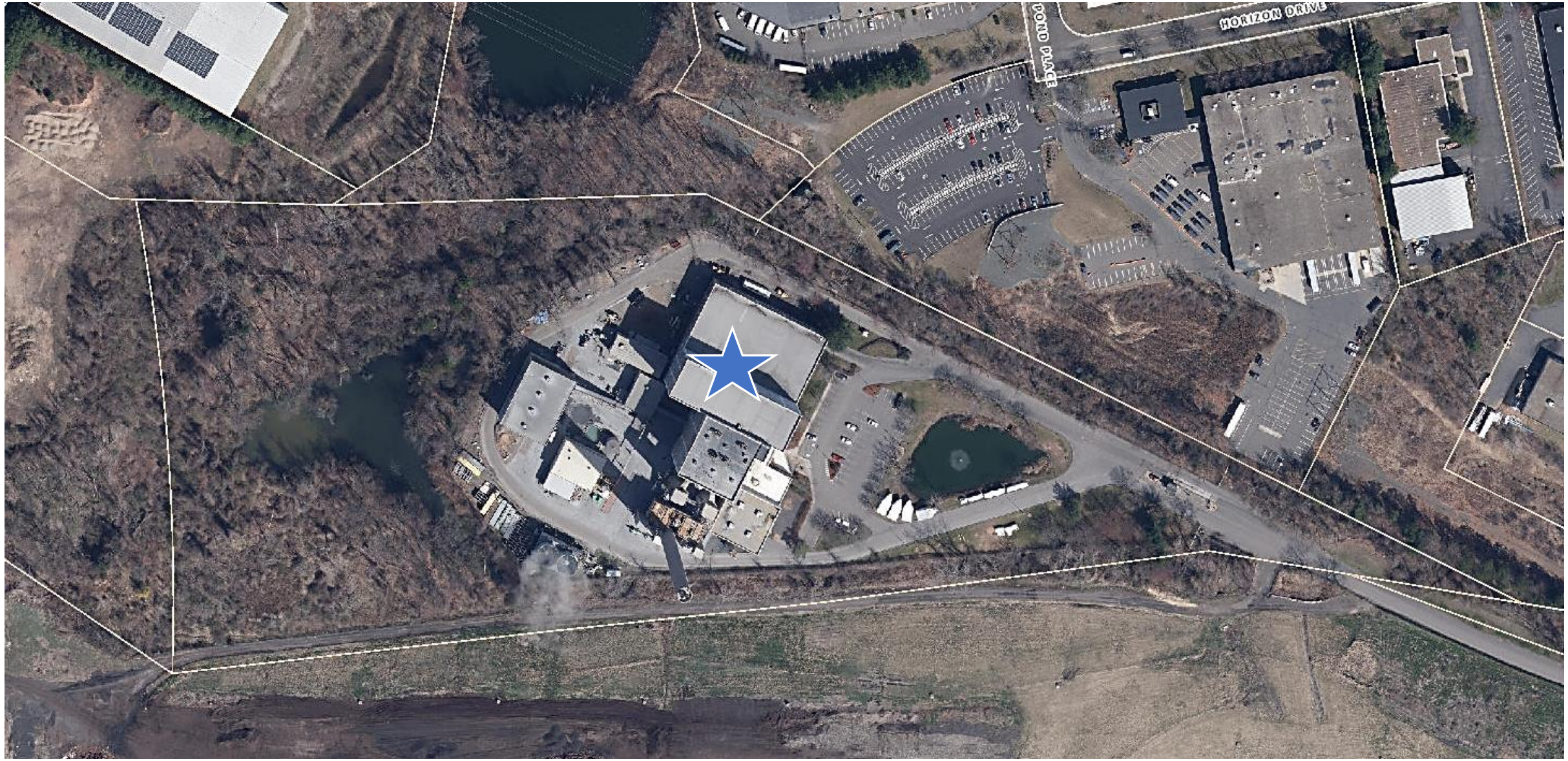
170 Enterprise Drive – Floodplain, Wetlands and Upland Review
Map 4, Lot 41-A



170 Enterprise Drive – Topography
Map 4, Lot 41-A



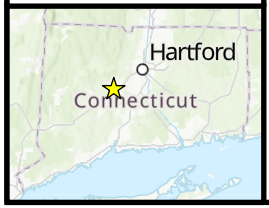
170 Enterprise Drive – Zoning – IP-1 Zone
Map 4, Lot 41-A



170 Enterprise Drive – Aerial
Map 4, Lot 41-A



Site Location



Legend

- Approximate Project Area
- Parcel Boundary
- Bristol Upland Review Area
- Bristol Watercourse Line
- Bristol Waterbody
- Bristol Inland Wetland

NORTH

1 inch equals 175 feet

0 100 200

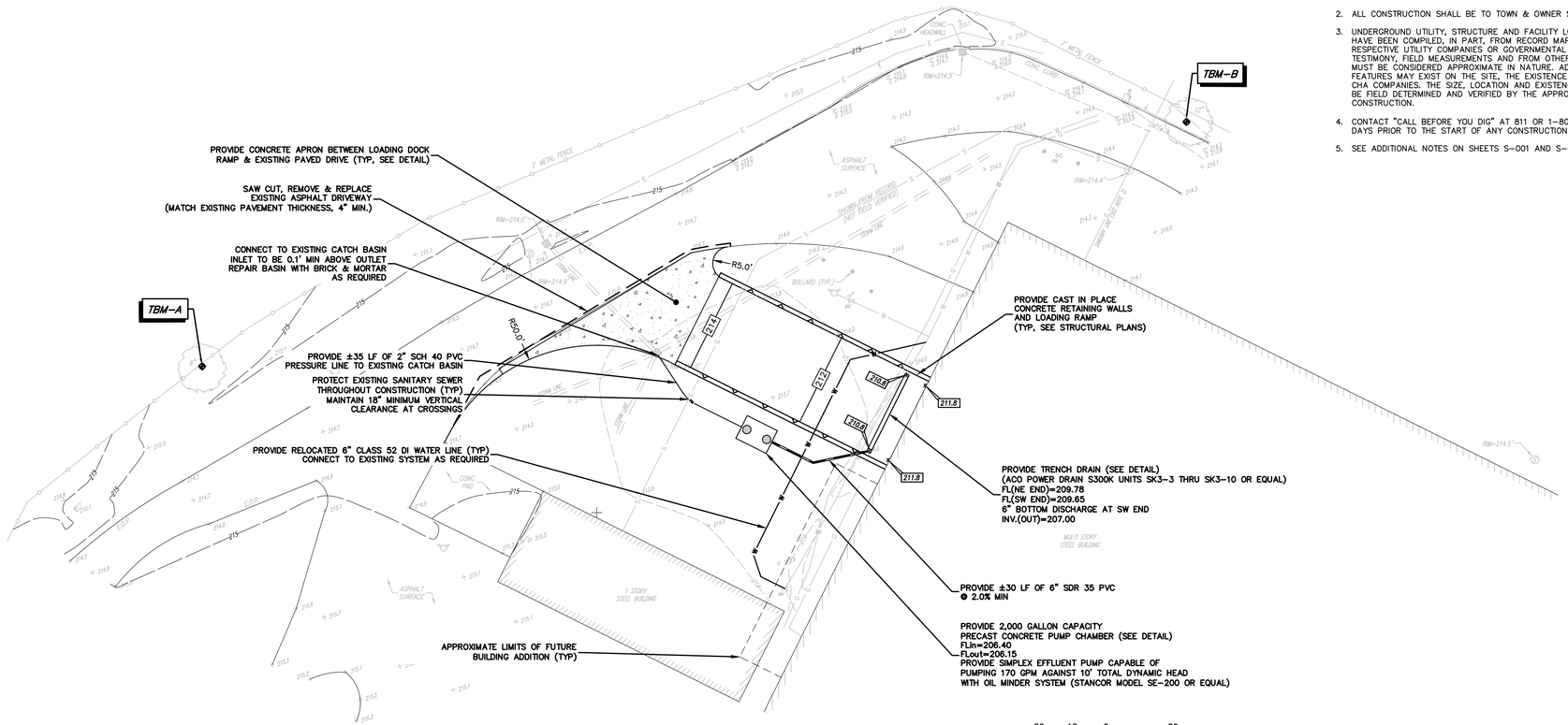
Scale in Feet

BURNS McDONNELL

Site Plan
Reworld Waste, LLC - Bristol
170 Enterprise Dr
Bristol, Connecticut

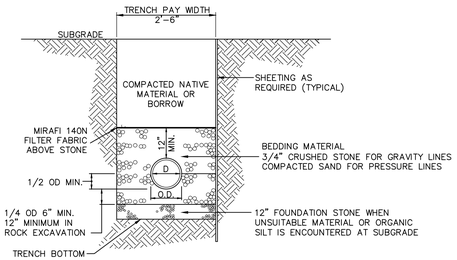
Source: ESRI, City of Bristol GIS, NEGEO, Nearmap, Reworld, Burns & McDonnell

Issued: 3/18/2026

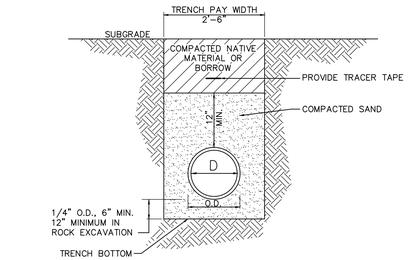


GENERAL NOTES

1. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE TO TOWN & OWNER SPECIFICATIONS & REGULATIONS.
3. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA COMPANIES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
4. CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1–800–922–4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
5. SEE ADDITIONAL NOTES ON SHEETS S–001 AND S–002

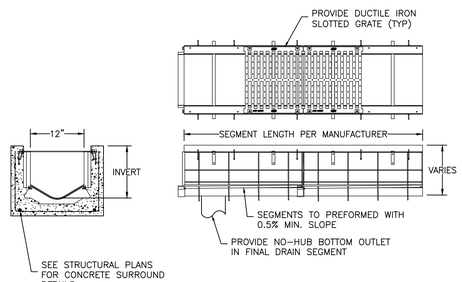


TRENCH SECTION FOR STORM DRAINS
NOT TO SCALE



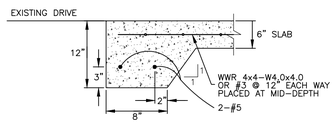
TRENCH SECTION FOR TYPICAL WATER MAIN TRENCH
NOT TO SCALE

NOTE:
BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)

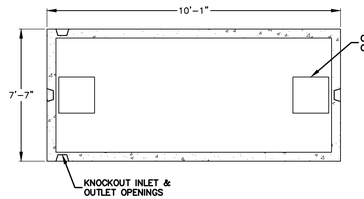


TRENCH DRAIN

NOTE: STRUCTURE TO MEET H–20 LOADING REQUIREMENTS



CONCRETE APRON
NOT TO SCALE



BASIS OF DESIGN:

DESIGN FLOW = ±170 GPM (0.35 CFS)

PUMP CHAMBER:

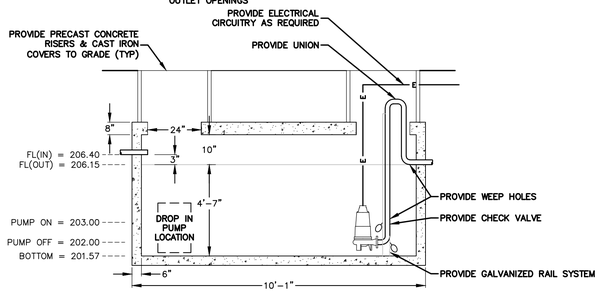
UNITED CONCRETE PRODUCTS 2,000 GALLON HS–20 PRETREATMENT TANK

CAPACITY PER FOOT OF DEPTH = 6.58'x9.08'x7.48 = ±447 GAL./FT.

INSIDE DIMENSIONS OF CHAMBER = 6.58' WIDE X 9.08' LONG X 5.42' HIGH
X 7.48 = ±2,422 GALLONS

PUMP:

SIMPLEX PUMP SHALL BE STANCOR SV 200 WITH OIL MINDER SYSTEM & 2" DISCHARGE OR EQUAL AS APPROVED BY THE ENGINEER. ELECTRICAL CONNECTIONS SHALL BE MADE IN CODE COMPLIANT ACCESS BOXES OUTSIDE OF THE PUMP CHAMBER. PUMP DISCHARGE LINE SHALL BE FITTED WITH UNION TO ALLOW EASY REMOVAL OF THE PUMPS WHEN TANK IS FULL.



2000 GALLON H–20 RATED PUMP CHAMBER
NOT TO SCALE

Drawing Copyright © 2020

CHA
1639 Route 10 East, Suite 103
Parsippany, NJ 07054–4506
973.538.2120 . www.chacompanies.com

COVANTA
Powering Today. Protecting Tomorrow.

STATE OF CONNECTICUT
BRYAN L. BUSCH
No. 21907
LICENSED PROFESSIONAL ENGINEER
6/29/2022

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

COVANTA BRISTOL
BRISTOL, CT

BMW HANDLING SYSTEM

No.	Submittal / Revision	App'd.	By	Date
1	100% SUBMISSION		PMP	06/13/22
2	90% SUBMISSION		PMP	05/25/22
3	50% SUBMISSION		PMP	04/20/22

SITE PLAN

Designed By:	Drawn By:	Checked By:
PMP	PMP	AS
Issue Date:	Project No:	Scale:
APR. 2022	075628	AS NOTED

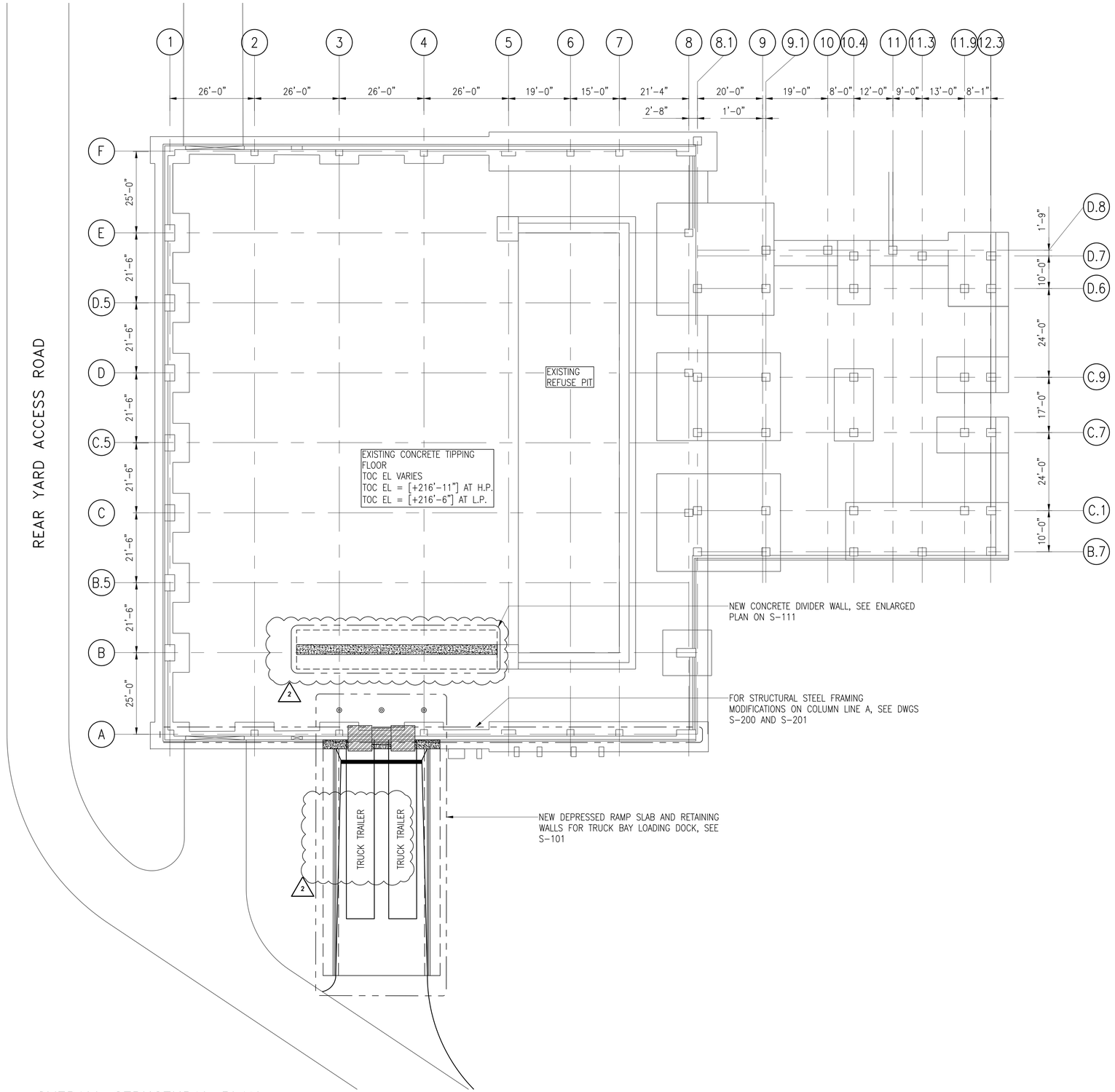
Drawing No.:
C-101

File: V:\PROJECTS\ANY\X6\075628.000\09_DESIGN\DRAWINGS\CIVIL\075628 SITE.DWG
Saved: 6/13/2022 2:25:21 PM Plotted: 6/13/2022 2:31:28 PM Current User: Parent, Pete LastSavedBy: 7347

TRUE NORTH

PLAN NORTH

REAR YARD ACCESS ROAD



OVERALL STRUCTURAL PLAN

SCALE: 1/16" = 1'-0"

NOTE:
1. AASHTO HS-25 SERIES TRUCK LOADING USED AS BASIS OF STRUCTURAL DESIGN FOR RAMP SLAB.

KEY PLAN

Drawing Copyright © 2025

CHA
1639 Route 10 East, Suite 103
Parsippany, NJ 07054-4506
973.538.2120 www.chasolutions.com

Reworld

STATE OF CONNECTICUT
KRISTOPHER C. FITZPATRICK
No. 34784
LICENSED PROFESSIONAL ENGINEER
1/16/2026

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REWORLD BRISTOL
170 ENTERPRISE DRIVE
BRISTOL, CT

BMW HANDLING SYSTEM

No.	Submittal / Revision	App'd	By	Date
3	IFC BULLETIN 1	JCT	KFCR	01/16/26
2	ISSUED FOR CONSTRUCTION	JCT	KFCR	12/19/25
1	100% SUBMISSION	JCT	KFCR	06/24/22

OVERALL STRUCTURAL PLAN

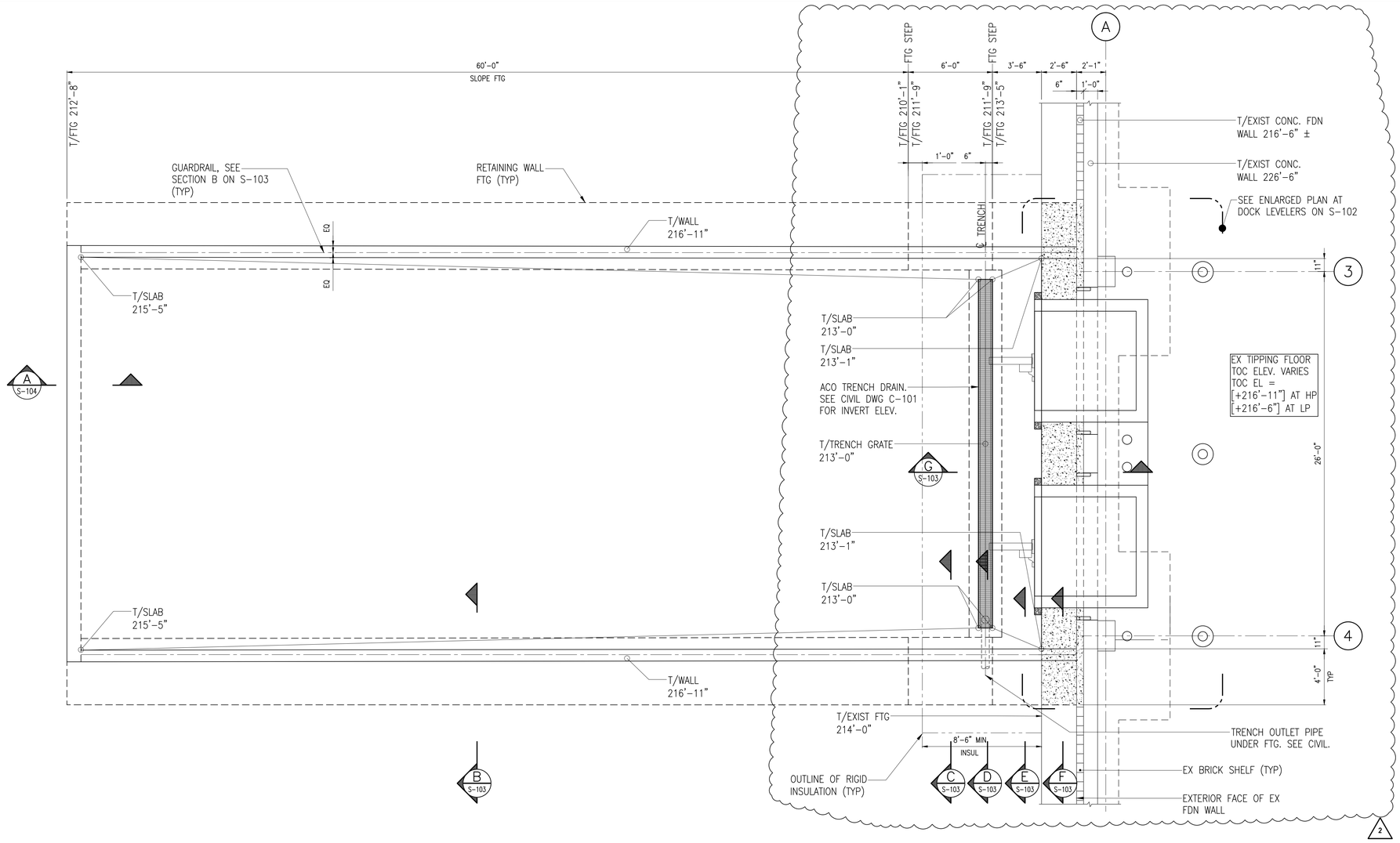
Designed By:	Drawn By:	Checked By:
KF/CR	KF/CR	JCT
Issue Date:	Project No:	Scale:
JAN 2026	075628	AS NOTED

Drawing No.:
S-100

File: W:\PROJECTS\ANY\K6\075628.000\09_DESIGN\DRAWINGS\STRUCTS-100.DWG
Saved: 12/5/2025 1:59:10 PM Plotted: 1/8/2026 12:54:29 PM Current User: Romano, Christopher LastSavedBy: 7786

TRUE NORTH

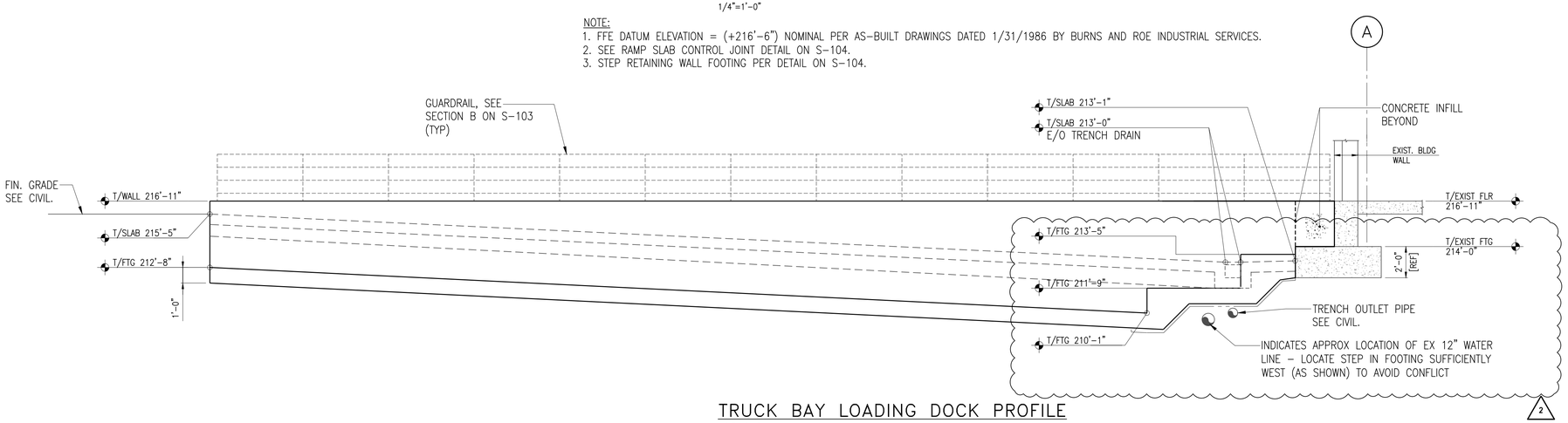
PLAN NORTH



TRUCK BAY LOADING DOCK PLAN

1/4"=1'-0"

NOTE:
1. FFE DATUM ELEVATION = (+216'-6") NOMINAL PER AS-BUILT DRAWINGS DATED 1/31/1986 BY BURNS AND ROE INDUSTRIAL SERVICES.
2. SEE RAMP SLAB CONTROL JOINT DETAIL ON S-104.
3. STEP RETAINING WALL FOOTING PER DETAIL ON S-104.



TRUCK BAY LOADING DOCK PROFILE

1/4"=1'-0"

File: V:\PROJECTS\ANY\K61\075628.000\09_DESIGN\DRAWINGS\STRUC\WORKING\75628_S_101_+_S_103_TRUCK BAY_USE_ME.DWG
Saved: 1/15/2026 11:44:40 AM Plotted: 1/15/2026 12:10:53 PM Current User: Romano, Christopher LastSavedBy: 7756

Drawing Copyright © 2025

CHA
1639 Route 10 East, Suite 103
Parsippany, NJ 07054-4606
973.538.2120 www.chasolutions.com

Reworld

STATE OF CONNECTICUT
PROFESSIONAL ENGINEER
No. 34784
LICENSED
1/16/2026

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REWORLD BRISTOL
170 ENTERPRISE DRIVE
BRISTOL, CT

BMW HANDLING SYSTEM

No.	Submittal / Revision	App'd	By	Date
3	IFC BULLETIN 1	JCT	KFCR	01/16/26
2	ISSUED FOR CONSTRUCTION	JCT	KFCR	12/19/25
1	100% SUBMISSION	JCT	KFCR	06/24/22

TRUCK LOADING DOCK PLAN AND PROFILE

Designed By:	Drawn By:	Checked By:
KF/CR	KF/CR	JCT
Issue Date:	Project No:	Scale:
JAN 2026	075628	AS NOTED

Drawing No.:

S-101

TRUE N
N PLANT
35°16'41"

SECTION A-A NTS

TYP WALL OPENING DETAIL NTS

HEADWALL DETAILS

TYP CONC. CURB

TYP GRASS LINED DRAINAGE SWALE

TYPICAL POND SECTION

NOTES

1. Site Plan is based on survey performed by Juliano Assoc. Dwg. 1 of 1, Project No. 85-142, dated 9/13/85, titled "Map Showing Land of Ogden Martin Systems of Bristol, Inc. west of Enterprise Drive, Bristol, Connecticut.
2. Bench mark C.L. & P Right Of Way centerline monument at elevation 219.34 feet northeast of property as shown on plan titled "Middle Street Industrial Park Extension," Connecticut R-73, Bristol, Connecticut, sheet 16 of 27.
3. Site landscaping and buffer zone will be established and performed in accordance with city of Bristol, Connecticut zoning board requirements.
4. All proposed site work shall be in conformance to the latest appropriate city ordinance and regulations and state statutes and regulations.
5. PLANT COORDINATE SYSTEM ON THIS DWG. IS INDEPENDENT OF STATE & LOCAL COORDINATE SYSTEMS & IS GIVEN FOR PLANT ALIGNMENT ONLY.
6. CRUSHED STONE - 1½" MAX. SIZE.
7. FOR PERIMETER FENCE GROUNDING, SEE DETAIL 27, DWG. E059.

MATCH LINE

S 53° 43' 13" E 1863.85'

E 66+00

N 53° 43' 13" W 85.13'

N 14+00

N 70° 41' 55" W 187.28'

N 53° 43' 13" W 109.30'

E 70+00

CURVE DATA
℄ R = 2000'
Δ = 05° 53' 47"
L = 205.82'
T = 103'

2-36" ϕ R.C.P CULVERT (100'± LONG). PROVIDE 20' RIP-RAP BOTH SIDES. INV. EL. 205.25± (IN) 203.0± (OUT)

SITE BOUNDRY

N 59° 37' 00" W 376.16'

SEE TYPICAL ROAD SECTION

N 59° 37' 00" W 205.01'

S 05° 23' 50" W 177.44'

N 29G901.3
E 55G1G5.94

PLANT ENTRY SIGN

LAKE COMPOUNCE PARK ENTRANCE ROAD

S 77°00'00" E 245.00'

S 78° 58' 30" E 647.69'

N 83° 30' 00" E 55.0'

TEMPORARY CONSTR. EASEMENT

DRAINAGE EASEMENT IN FAVOR OF TILCON MINERALS INC.

RELOCATED STREAM

EXISTING STREAM

N 10+00

N 03°30'00" E 430.73'

S 76° 30' 00" E 155.0'

EXISTING NOT TO BE DISTURBED

TEMPORARY CONSTR. EASEMENT

DRAINAGE EASEMENT IN FAVOR OF TILCON MINERALS INC.

REFERENCE COORDINATE
IRON BAR
N.7549.152
E8424.198

N 16° 00' 00" E 644.98'

LIMIT OF WORK

8" SANITARY SEWER LINE TO EXISTING SANSEWER MH. ON HORITON DRIVE STA 93+16, CRYSTAL POND PLACE STA 17+45 INV. EL. 207.32' SEE DWG. C102

MH #2
T/COVER EL. 215.75
INV. EL. 210.90 (IN)
INV. EL. 210.75 (OUT)

N 53° 43' 13" W

E 54+00

E 58+00

E 62+00

E 66+00

E 70+00

CB #11

6" CONC. CURB (TYP)

EXIST. EL. 210 AS PER "BULKY WASTE DISPOSAL SITE PERMIT" ENGINEERING DIVISION, CITY OF BRISTOL JUNE 1982

CB #3

HW #6

SITE BOUNDARY

EXISTING DRAINAGE DITCH

CB #2

8'-0" HIGH CHAIN LINK FENCE (TYP)

6" CONC. CURB

2-25' MOTORIZED SLIDING GATE BOTH SIDES & 1-3' PERSONNEL DOOR

S 01° 00' 55" E

DRAINAGE EASEMENT CITY OF BRISTOL

30'

RETENTION POND

(5) FLAG POLES

HW #5

HW #4

HW #1

HW #3

SEE WEIR DETAIL

CB #6

CB #5

CB #4

CB #7

CB #8

CB #9

CB #10

N 85° 55' 55" E 1499.98'

DEPRESSED TURN

EXISTING DRAINAGE DITCH

SITE BOUNDARY

MATCH LINE

S 85.13'

N 14+00

E 62+00

E 58+00

E 54+00

E 53+50

N 10+00

NEW FENCE LINE SEE C101

20.42'

S 10° 41' 55" W

LEGEND

1. TIPPING FLOOR
2. REFUSE PIT
3. HOPPER AREA
4. BOILER HOUSE
5. AIR POLLUTION CONTROL AREA
6. STACK
7. SCALPER BLDG
8. INCLINED BELT CONVEYOR
9. ASH HANDLING BLDG
10. COOLING TOWER
11. WATER & WASTE TREATMENT AREA
12. CHLORINATION BLDG
13. SCALE HOUSE
14. ADMINISTRATION BLDG
15. TURBINE GENERATOR BLDG
16. FUTURE TURBINE GENERATOR BLDG

- NEW FENCE
- TRAFFIC FLOW
- SIDE SLOPE (3H:1V)
- PAVED AREA
- SWALE
- EXIST. CONTOURS
- NEW CONTOURS
- + SPOT ELEVATION
- RCP REINFORCED CONCRETE PIPE
- SANS SANITARY SEWER PIPE
- RCB CATCH BASIN
- MH MAN HOLE
- P.H. PROPOSED MONUMENT
- OBSERVATION WELL (TIP TO BE 5.0 BELOW BOTTOM OF PIT EXCAVATION) SEE EXCAVATING FILLING & BACKFILLING SPECIFICATIONS & DETAIL #1 DWG. C103
- +(205) EXISTING SPOT ELEVATION
- 6" CRUSHED STONE AREA
- 4"DIR (6) LOCATIONS FOR 4" ϕ DUCTILE IRON PIPE FOR IRRIGATION WITH PUSH-ON JOINT TYPE

STORM SEWER CATCH BASIN & PIPE SCHEDULE

C.B. MK #	TOP OF GRATE ELEV.	INVERT ELEV. IN	INVERT ELEV. OUT	C.B. TYPE	CONDUIT	LENGTH +-	SIZE/ TYPE	SLOPE	LOCATION +-
1	213.00'	—	209.50	'C'	1-HW #1	40'	15ϕ RCP	0.5%	N 14+12 E 60+30
2	213.00'	—	209.50		2-HW #2	65'	15ϕ		N 15+14 E 60+30
3	213.75'	209.0	209.00		3-HW #3	40'	21ϕ		N 15+14 E 58+65
4	213.70'	208.95'	208.85		4-HW #4	35'	21ϕ		N 12+85 E 57+33.30
5	214.75'	—	211.25'	'C'	5-HW #5	10'	15ϕ		N 13+30 E 58+20
6	214.50'	—	211.00'	'C-L'	6-7	25'	15ϕ		N 11+95 E 58+00
7	214.75'	210.67' 209.80'	209.80	'C'	7-4	170'	21ϕ		N 11+75 E 53+15
8	214.75'	—	210.75	'C'	8-9	60'	15ϕ		N 13+73 E 55+85
9	214.50'	210.45'	210.45'	'C-L'	9-10	52'	15ϕ		N 14+35 E 56+86
10	214.50'	210.05'	210.05'	'C-L'	10-11	32'	15ϕ		N 14+85 E 57+15
11	214.75'	210.05' 209.85	209.85	'C'	11-3	160'	21ϕ		N 15+14 E 57+30
12	215.75'	210.85	210.85'	'C'	12-7	200'	21ϕ		N 10+78 E 56+28
13	214.50'	—	211.00'	'C-L'	13-12	25'	15ϕ		N 10+55 E 56+17.85
14	215.75'	211.20'	211.20'	'C'	14-11	270'	21ϕ		N 15+14 E 54+70
15	215.25'	212.10'	212.10'	'C-L'	15-14	180'	15ϕ		N 13+85 E 55+85
16	215.00'		212.50	'C-L'	16-15	90'	15ϕ		N 13+00 E 53+15
17	215.75'		212.85'	'C-L'	17-15	150'	15ϕ		N 12+04 E 53+65

TYPICAL HEADWALL DETAILS

HEADWALL No.	PIPE INV. ELEV.	PIPE DIA (D)	FREE FALL (F)	RIP-RAP CHANNEL LENGTH (L)	(W)=F+3+1/4 D	BASE WIDTH	WING-WALL LENGTH (WL)=1½D	LOCATION
1	209.25'	15"ϕ	6"	15'-0"	1'-6"	2'-0"		N 14+25 E 60+30
2	208.50'	15"ϕ			1'-6"	2'-0"		N 14+55 E 60+15
3	208.80'	21"ϕ			1'-9"	3'-0"		N 14+65 E 58+70
4	208.50'	21"ϕ			1'-9"	3'-0"		N 15+16 E 58+90
5	211.10'	15"ϕ			1'-6"	2'-0"		N 13+30 E 58+00
6	205.5'	30"ϕ			2'-0"	3'-6"		N 15+30 E 59+30

PLAN VIEW

FRONT ELEVATION

SECTION B-B

PLAN

WEIR DETAIL

SECTION C-C

TYP YARD PAVEMENT DETAIL

N.T.S.

TYPICAL ROAD SECTION

NTS

GRAPHIC SCALE:
0 25 50 100 150
1" = 50'-0"

REV. NO.	REVISION	DATE	DWN	CHKD	APPROVED CHIEF ENGR.
7	REVISED SCALE PIT DRAINAGE SYSTEM & WATER TREATMENT EQUIPMENTIONS BLDG., REV. E.B., & HEADWALL DETAILS SHOWING AS PER REV. #6	11/27	AB	MR	MMB
		12/3	MR	B.C.	

Rev. No.	Revision	Date	Dwn.	Chkd.	Approved Chief Engr.
—	SITE PLAN DRAWN IN SCALE, ADDED PLANT ENTRY SIGN, FLAG POLES, CHLORINATION BLDG, SCALES WITH ROAD GATES, EXIST. DITCH LOCATION & ROADS	4-20-87	NM	MR	MMB
5	ADDED TYP YARD PAVEMENT DETAIL AND LEGEND FOR CRUSHED STONE AREA	5-1-87	NM	MR	MMB
6	ADDED: DRAIN PIPE FOR TRUCK SCALE; IRRIGATION PIPING AND LEGEND	5-14-87	NM	MR	MMB

Rev. No.	Revision	Date	Dwn.	Chkd.	Approved Chief Engr.
4	RELEASE FOR BUILDING PERMIT	9/23/87	SB	BC	MMB
0	ISSUED FOR CONSTRUCTION	11-13-87	SB	BC	MMB
1	GENERAL REVISION	2-26-88	SB	BC	MMB
2	REVISED PLAN, C.B. #16, #17, ADDED C.B. TYPES, NOTE 6, 7 DELETED #14 & 7, REV. C.B. - PIPE #21, DRAINAGE AT #22 & 9	3-1-88	RR	BC	MMB
3	ADDED NOTE (5-10), DESIGNATION FOR SPOT ELEV.	4-13-88	RR	BC	MMB

Drawing Release Status
☐ Preliminary ☐ Partially Approved
Released for: Interconnection; Comment; Approved for; Bid; Construction
Date: 9/23/87; 11/13/87
Returned to Spec. Mtls.: Amend; Add

Engineering Review

Div	Engr	Date
Mech		
Elec		
Civil	BJ	5-1-87
Arch		
Matl		
Dsgn/Dwn. JCH	Chk	Dir./Lds

OGDEN MARTIN SYSTEMS OF BRISTOL, INC.
BRISTOL, CONNECTICUT
RESOURCE RECOVERY PROJECT

SITE PLAN

BURNS AND ROE INDUSTRIAL SERVICES CORP.
Engineers and Constructors
Orsdel, N.J. Cocoa Beach, Fla.

Approved: U.S. Vennie & Date: 11-1-85 Work Order: 4502 Drawing No.: C 104 Rev. 7

164 N

N/F INDUSTRIAL REALTY COMPANY, LLC Vol. 1492/Pg. 1017

N/F CITY OF BRISTOL Vol. 737/Pg. 666

N/F INDUSTRIAL REALTY COMPANY, LLC Vol. 1492/Pg. 1017

N/F THE CITY OF BRISTOL Vol. 224/Pg. 9

N/F YARDE REALTY COMPANY Vol. 813/Pg. 755

N/F YARDE REALTY COMPANY Vol. 1139/Pg. 206

N/F DONALD GARON Vol. 1136/Pg. 497

50' STORM WATER EASEMENT (Map Vol. 601/Pg. 32)

60' R.O.W. ABANDONED BY THE CITY COUNCIL ON APRIL 11, 1988 AND REVERTED TO THE ABUTTING PROPERTY OWNERS, SUBJECT TO A 60' UTILITY EASEMENT AS SHOWN ON MAP "MAP SHOWING PORTION OF HORIZON DRIVE TO BE ABANDONED" DATE: MARCH 1989, SCALE: 1"=40' SHEET 1 OF 1 DEPT. OF PUBLIC WORKS DIV. OF ENGINEERING CITY OF BRISTOL, CONNECTICUT JOHN J. GAVIN JR. L.S.

30' DRAINAGE R.O.W. & SANITARY SEWER EASEMENT

30' DRAINAGE EASEMENT IN FAVOR OF THE CITY OF BRISTOL

CL EASEMENT N83°30'00"E 55.0'

20' DRAINAGE EASEMENT IN FAVOR OF N/F TILCON MINERALS, INC.

CL EASEMENT S76°30'00"E 155.0'

PARCEL AREA = 792,685 S.F. 18.197 AC.

To Be Abandoned

Settling Basin

Conc. Diesel Containment Berm

Chlorine Tank & Containment W/loading Zone

Bag House

Scale House

Pond

Utility M.H.

Twin 36" Accmp

RIP RAP DITCH

50' R.O.W. ODGEN ROAD

GUYING AREA IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY

60' R.O.W. HERSHEY - LAKE COMPOUNCE PARK ENTRANCE ROAD

ENTERPRISE DRIVE

Gate

S77°00'00"E 245.00'

S78°58'30"E 647.69'

150°16'49"

S53°43'13"E 1181.85'

S53°43'13"E 129.30'

S59°37'00"E 376.18'

N59°37'00"W 127.44'

N70°47'55"W 558.96'(TOTAL)

N86°31'55"W 1478.08'

N16°30'00"E 444.98'

N03°30'00"E 430.73' TOTAL

Δ=5°53'47" R=2000.00' T=103.00' L=205.82'

Δ=90°00'00" R=50.00'

Δ=117°00'00" R=50.00'

Δ=38°38'27" R=275.00' T=96.41' L=185.46'

Δ=2°51'53" R=400.00' T=10.01' L=20.01'

N47°58'33"W 80.00'

N42°01'27"W 50.00'

N42°01'27"W 70.00'

N03°21'00"E 163.76'

SCALE: 1"=40'

LOCATION MAP
SCALE: 1"=600'

BRISTOL, CONN.

SITE

LEGEND

CHAIN LINK FENCE	——— o ———
HYDRANT	
IRON PIN	o I.P.
CATCH BASIN	
SANITARY MANHOLE	
LIGHT POLE	
GUARD RAIL	

APPROVED FOR RECORDING
BY MWF
ENGINEERING

NOTE:
PORTION OF PARCEL IS IN FLOOD ZONE "A"
SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD.
REFERENCE IS MADE TO "FIRM" FLOOD INSURANCE RATE MAP, CITY OF BRISTOL, CONNECTICUT HARTFORD COUNTY PANEL 10 OF 10 EFFECTIVE DATE: NOV. 18, 1981

REFERENCE MADE TO MAP TITLED:
"PROPERTY SURVEY HORIZON DRIVE PREPARED FOR OGDEN MARTIN SYSTEMS OF BRISTOL, INC. BRISTOL, CONNECTICUT" BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 4-28-95 SCALE: 1"=100' MAP NO. 28-95-1

I HEREBY CERTIFY TO COVANTA BRISTOL, INC., BRISTOL RESOURCE RECOVERY FACILITY OPERATING COMMITTEE, AMBAC ASSURANCE CORPORATION, LAWYERS TITLE INSURANCE CORPORATION, U.S. BANK NATIONAL ASSOCIATION, AND BEAR, STEARNS CO. INC.,

THAT AS OF THE DATE HEREOF: THE ATTACHED SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES, BOUNDS AND MEASUREMENTS SHOWN THEREON ARE CORRECT AND SAID SURVEY WAS 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. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY; THERE ARE NO VIOLATIONS OF ZONING ORDINANCES WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY; AND THE SURVEY SHOWS THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.
TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

JOHN L. HEAGLE L.S. #9396

STATE OF CONNECTICUT JOHN L. HEAGLE No. 9396 LICENSED LAND SURVEYOR

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

RECORDED IN THE BRISTOL LAND RECORDS ON
April 28, 2005
@ 11:25am MAP # 164-N
TOWN CLERK

THIS MAP PRODUCED BY ORIGINAL DRAWING ON POLYFILM OR LINEN
MEGSON & HEAGLE
31 RANKIN ROAD
GLASTONBURY, CT 06033

MEGSON & HEAGLE
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

PROPERTY SURVEY
#170 ENTERPRISE DRIVE
PREPARED FOR
COVANTA BRISTOL, INC.
BRISTOL, CONN.

CK. BY:	MWF
DRW. BY:	SAM
DATE:	4-15-05
SCALE:	1"=100'
SHEET	1 OF 1
MAP NO.	28-95-1LF

P:\1995\APRDJ\28995-1.dwg 4/26/2005 7:54:49 AM EST

0 INCHES 1 2 3 4

Application #2552

For Office Use Only	
APPLICATION NO.	2552
DATE FILED:	12-10-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) article II 4.2 of the Bristol Zoning Regulations for the following Special Permit use: motor vehicle repair or service facility

Address or Location of the Property: 16 ANDREWS STREET

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .56 AC

Reason for the Special Permit: modification of existing special permit for a m
vehicle repair or service facility

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on_____ [ ] no

Other comments: approved 4/14/2022 app # 1970

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

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

Name: 16 Andrews Street, LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Vilaznim Sadriu

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2552

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

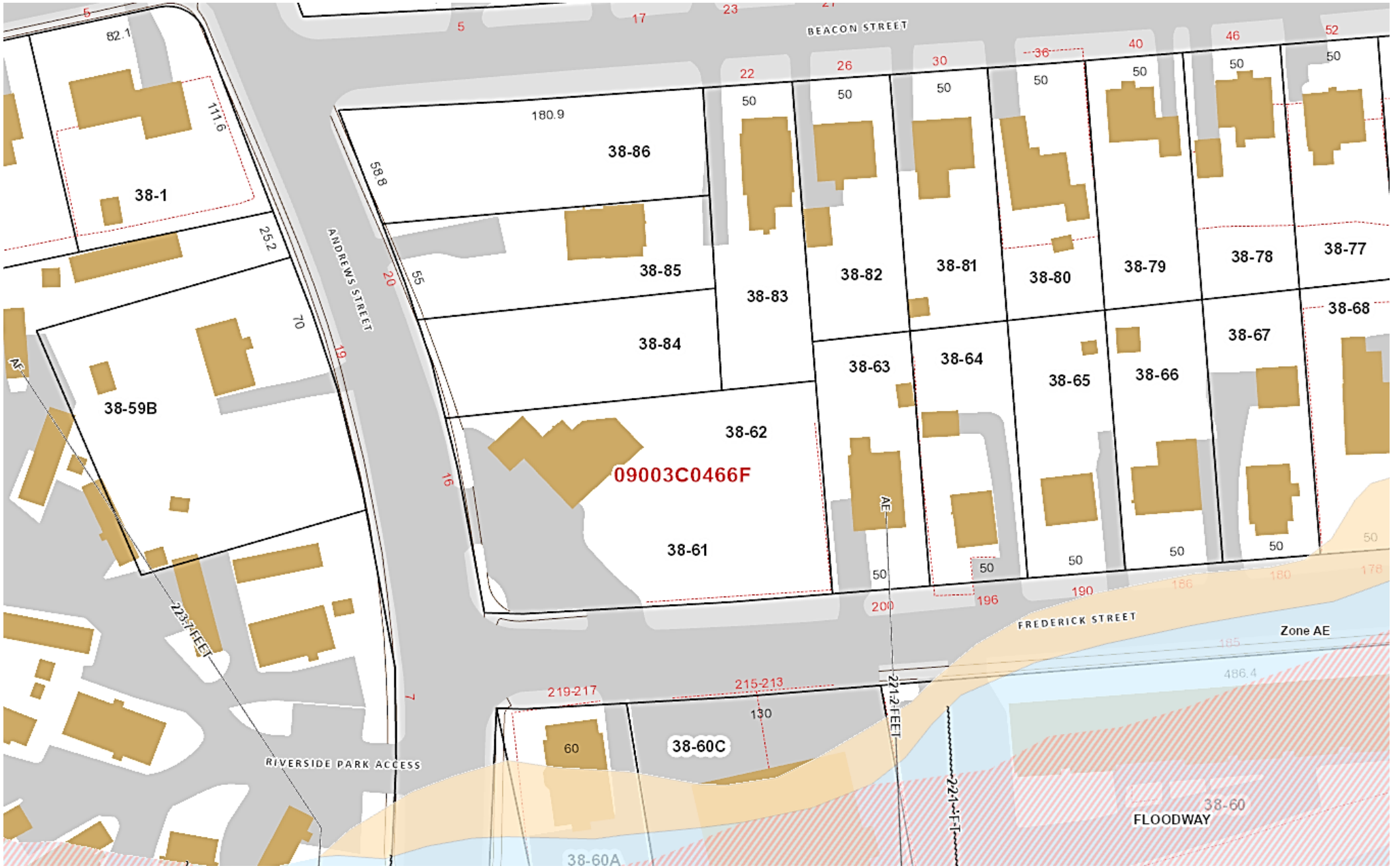
A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

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

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

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

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



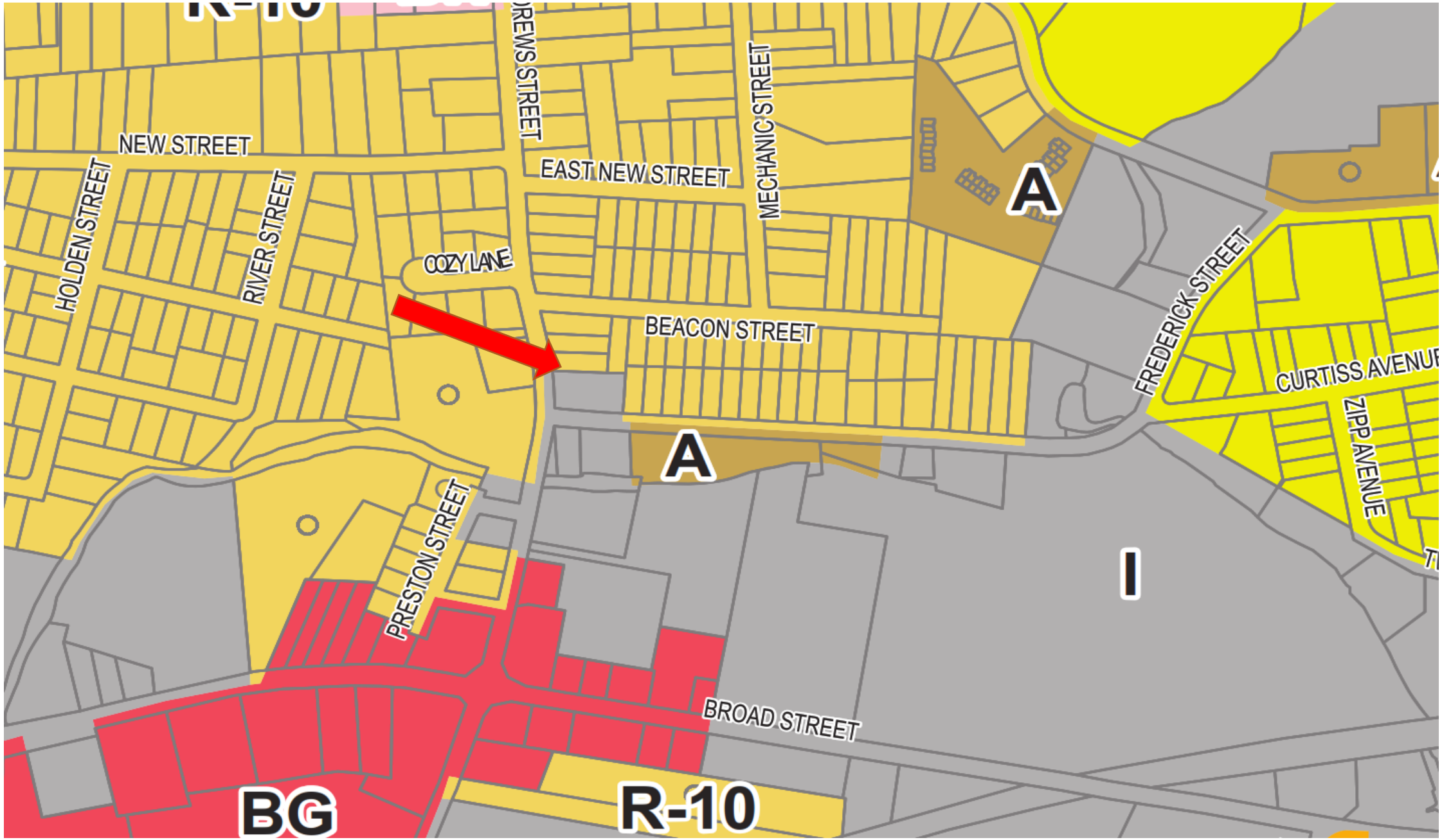
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 3/29/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review);* 1st Review Revised: March 5, 2026; April 14, 2026 (2nd Review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

3/31/26 Applicant Response: We have requested guidance from the city of Bristol, It is our belief that the city council has to vote to abandon that section of Frederick and Andrews Street or in the alternative execute a quit claim deed. The are in question does not impact our site plan, as this area is not contemplated in the update to the plan.

4/14/26 City Response:

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3/31/26 Applicant Response: Wetlands boundary shown on survey and demo plan.

4/14/26 City Response:

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

3/31/26 Applicant Response: Strom system maintenance package added.

4/14/26 City Response:

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

3/31/26 Applicant Response: We have provided the wetland approval of our application #1970 granted on April 6, 2022.

4/14/26 City Response: The IWWA Boundary changed App. 1970 in 2022.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3/31/26 Applicant Response: Acknowledged and applied for.

4/14/26 City Response:

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

3/31/26 Applicant Response: Revised see T-1 title sheet

4/14/26 City Response:

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

3/31/26 Applicant Response: Revised and submitted

4/14/26 City Response:

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

3/31/26 Applicant Response: Revised Shhet C-2

4/14/26 City Response:

7. How many vehicles are proposed for repair?

3/31/26 Applicant Response: 4 spaces- sheet C-2 notes

4/14/26 City Response:

8. How many vehicles are proposed for sale?

3/31/26 Applicant Response: 35-sheet c-s notes

4/14/26 City Response:

9. How many vehicles are proposed for visitor/clients?

3/31/26 Applicant Response: 12- sheet C-2 notes

4/14/26 City Response:

10. How many accessible spaces are proposed?

3/31/26 Applicant Response: 1-sheet C-2

4/14/26 City Response:

11. How many employee spaces are proposed?

3/31/26 Applicant Response: 4- sheet C-2

4/14/26 City Response:

12. Provide landscaping, buffers and screening.

3/31/26 Applicant Response: Revised – sheet C-2

4/14/26 City Response:

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

3/31/26 Applicant Response: The plan is designed in accordance with section 13.7.1 B. in business or industrial zone: within 10 feet of any side yard or rear yard that abuts a residential zone".

4/14/26 City Response:

14. Provide spot elevations on plan.

3/31/26 Applicant Response: Revised- sheet C-3

4/14/26 City Response:

15. Provide traffic directional arrows.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

16. Provide dimensions of all driveways at street opening.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

3/31/26 Applicant Response: Variance granted by Zoning Board of appeals dated March 3, 2026.

4/14/26 City Response:

18. Provide hours of operation.

3/31/26 Applicant Response: M-Saturday 7am to 7 pm. Sheet C-2 site use notes

4/14/26 City Response:

19. Label building's primary entrance/exit door(s) on Site Plan.

3/31/26 Applicant Response: Revised- sheet 1-1 C-1 & 2

4/14/26 City Response:

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

3/31/26 Applicant Response: Building modified to confirm to setback regulations. Building permit has been applied for. See sheet C-2

4/14/26 City Response:

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

3/31/26 Applicant Response: Revised and driveway cut on Frederick is eliminated.

4/14/26 City Response:

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

3/31/26 Applicant Response: Revised sheet C-2.

4/14/26 City Response:

28. Parking space width shown as 8' should be 9' for all spaces.

3/31/26 Applicant Response: All parking spaces for visitors and employees are 9 feet wide. Inventory spaces are 8 feet wide as they are employee parked and do not qualify as public parking spaces.

4/14/26 City Response:

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

3/31/26 Applicant Response: Revised sheet SL-1 & 2

4/14/26 City Response:

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

3/31/26 Applicant Response: Sheet C-2 site use notes #9

4/14/26 City Response:

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

3/31/26 Applicant Response: There will be no junk vehicles, but the nature of the auto repair business may result in some vehicles be inoperable when they arrive but operable upon repair.

4/14/26 City Response:

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

3/31/26 Applicant Response: Revised sheet C-2 use notes 11

4/14/26 City Response:

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

3/31/26 Applicant Response: Dumpster provided. Sheet C-2

4/14/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

2. 2021 IBC Code references, not included.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

3. Engineers or Architects stamp for said drawings.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

4. Calculations for all beams used for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

5. Brackets used for attachments of beams for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

6. Attachment of an LVL to common DF lumber is not allowed.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".

3/31/26 Applicant Response: No response.

4/14/26 City Response:

9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

ZEO (Brandon Peate)

1. This appears to require a variance.

3/31/26 Applicant Response: Variance granted.

4/14/26 City Response:

2. Has the deed been filed to merge the properties?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

3. Has the Zone Change been finalized on the second parcel?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

3/31/26 Applicant Response: Fencing and landscaping have been added sheet C-1 acknowledged

4/14/26 City Response:

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

3/31/26 Applicant Response: See sheet C-2.

4/14/26 City Response:

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

3/31/26 Applicant Response: Revised C-2 site use, 6,7, & 8

4/14/26 City Response:

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

3/31/26 Applicant Response: Revised sheet C-2

4/14/26 City Response:

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)
The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):
No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #12.

4/14/26 City Response:

2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #13.

4/14/26 City Response:

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

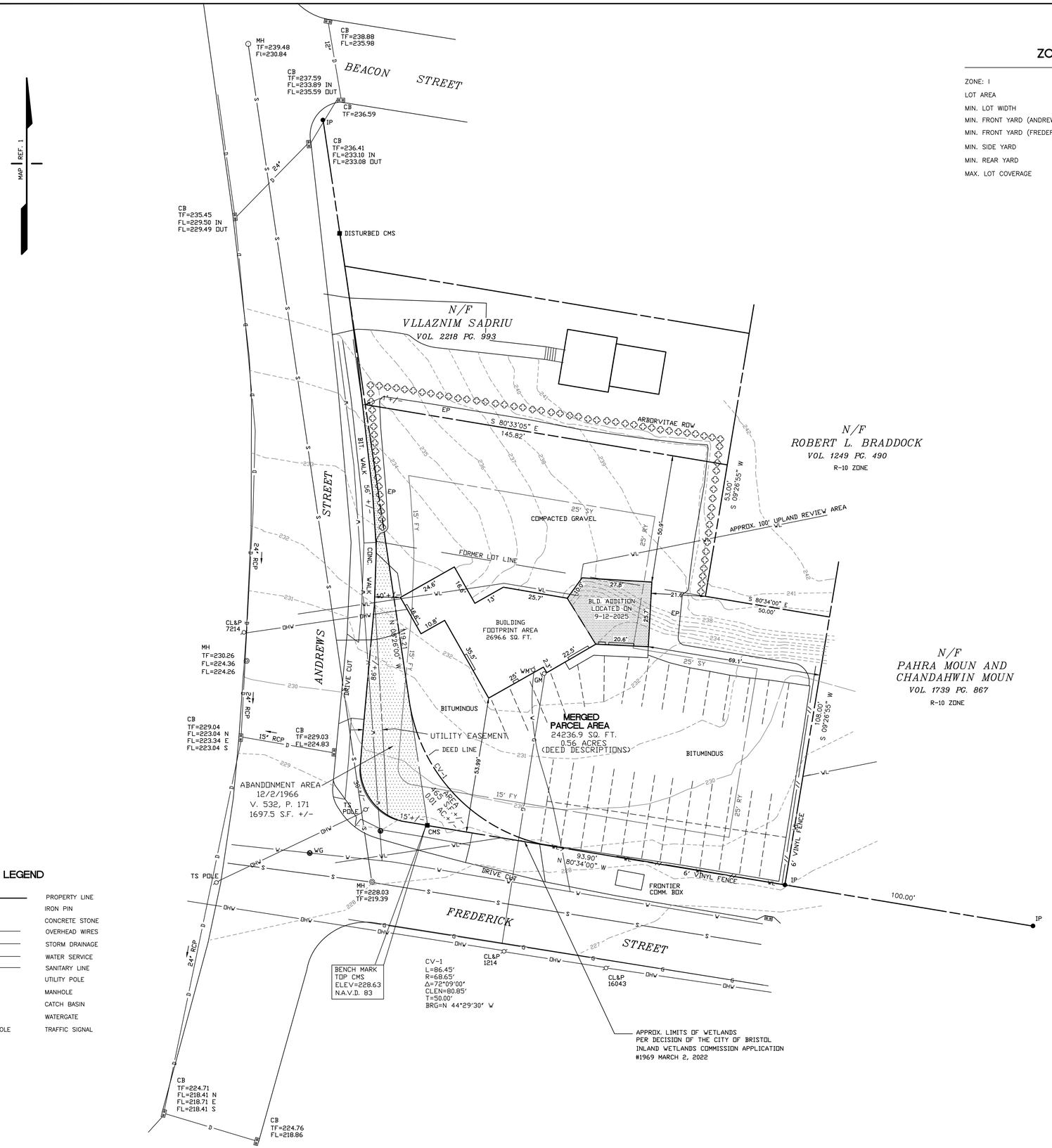
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

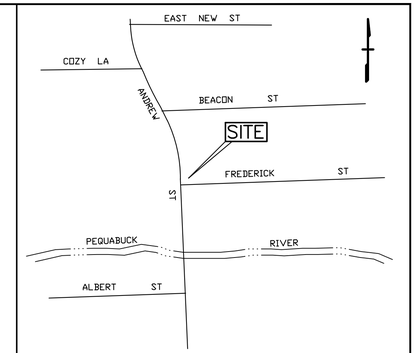
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

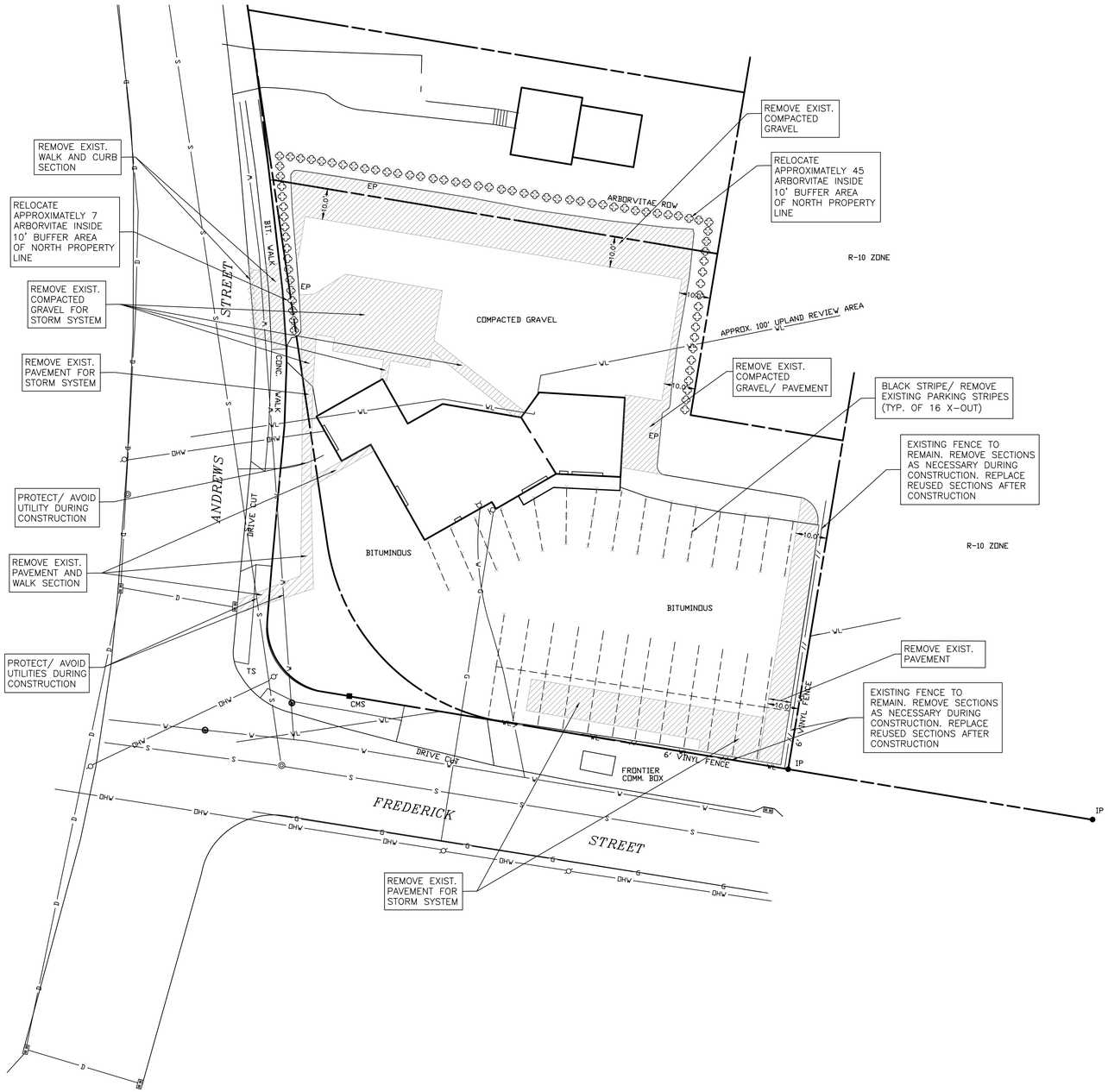
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

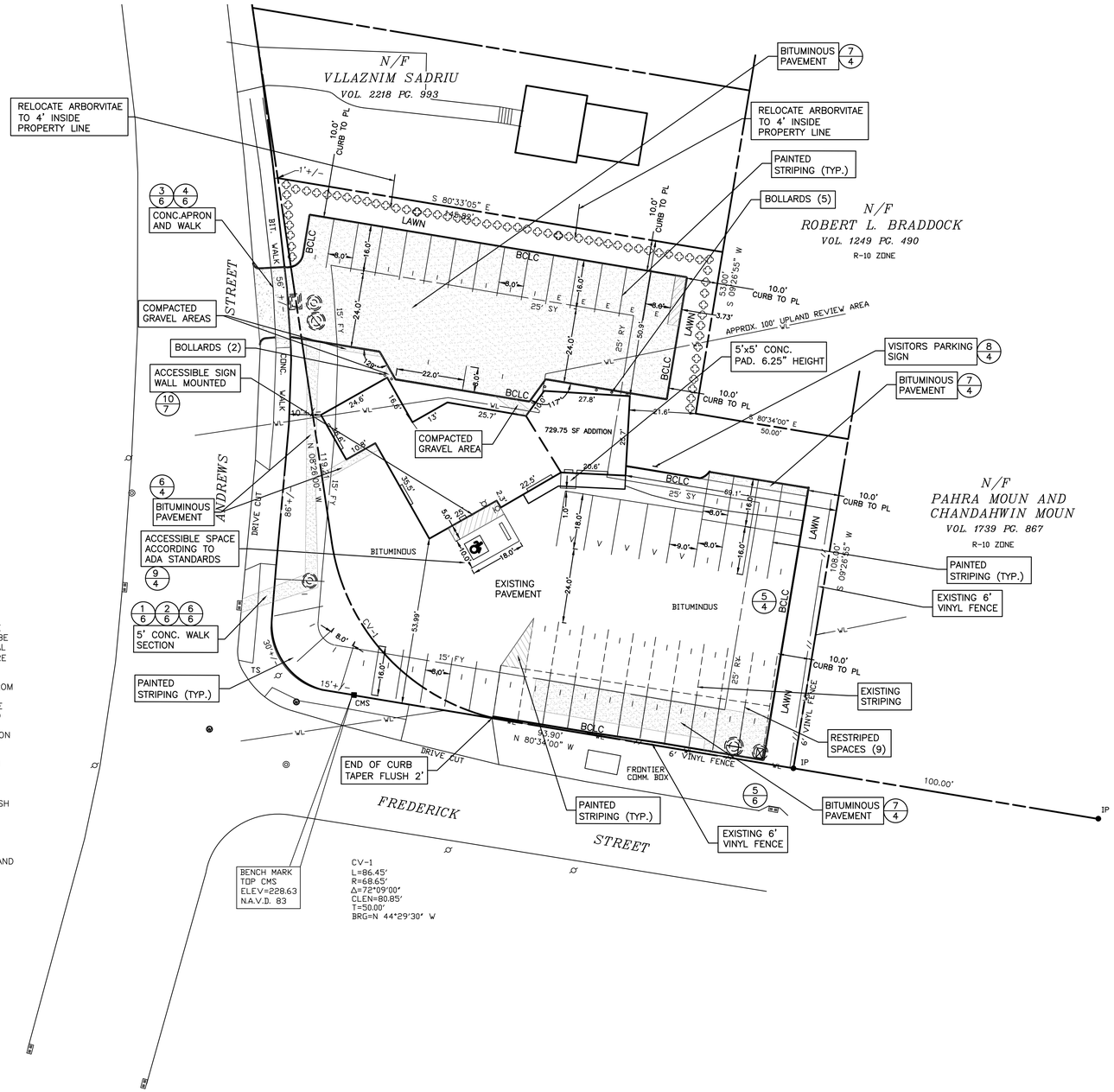
16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
WL
WL
WL
10.0'
10.0'
10.0'
10.0'
10.0'
OHW
OHW
OHW
OHW
OHW
OHW
OHW
S
S
S





LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH. THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

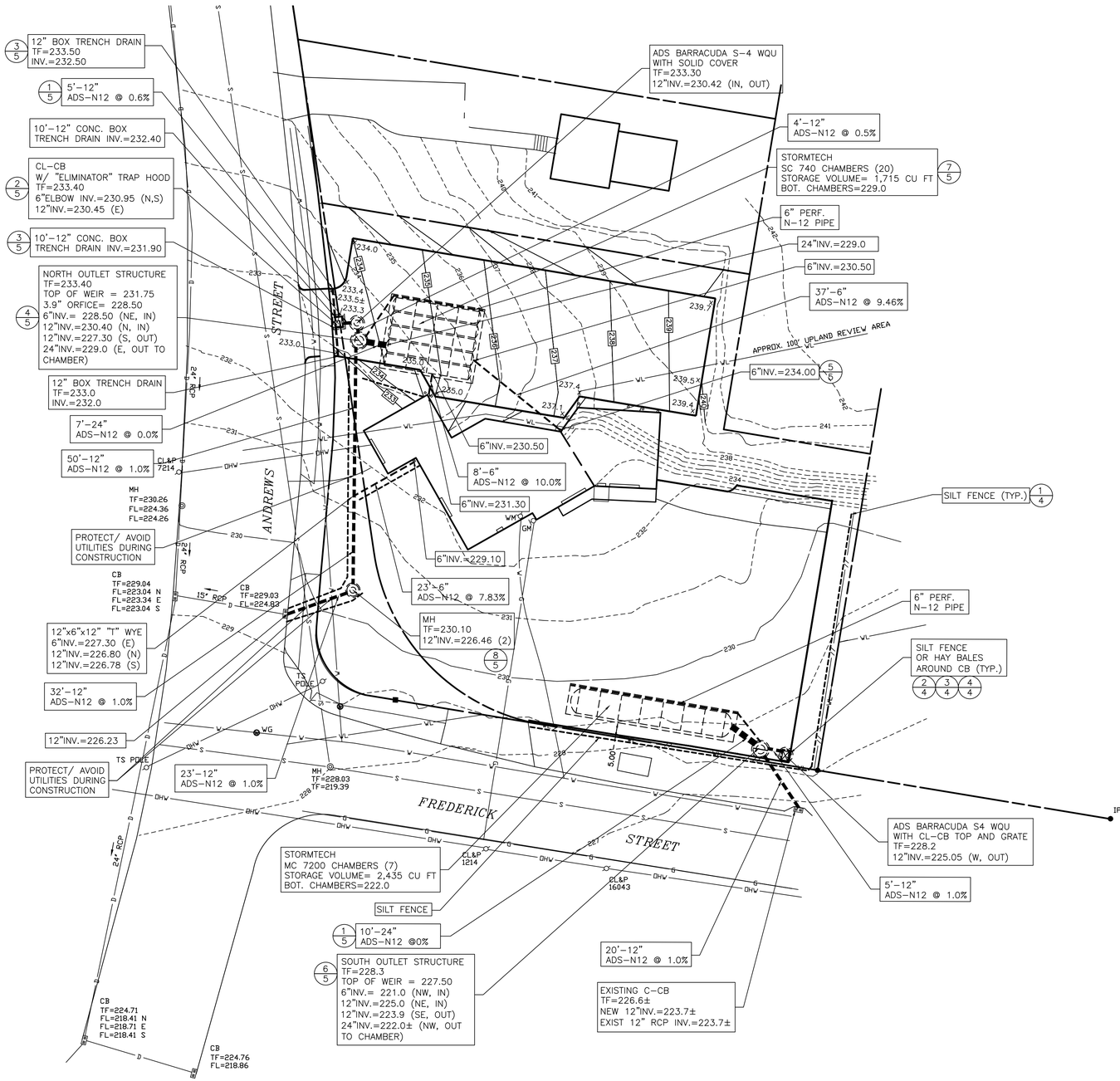
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RYALDO D. TORRES · No. 13800 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

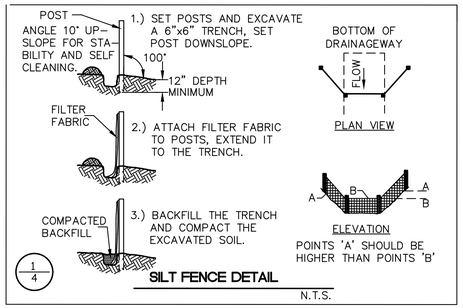
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

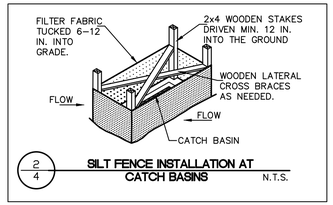
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



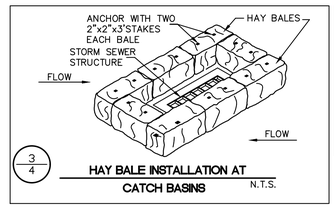
1/4 **SILT FENCE DETAIL**

N.T.S.



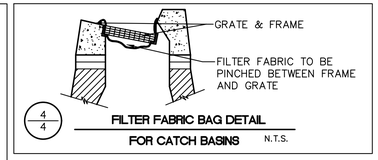
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



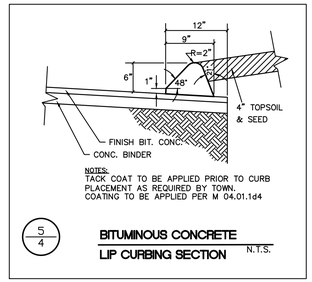
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



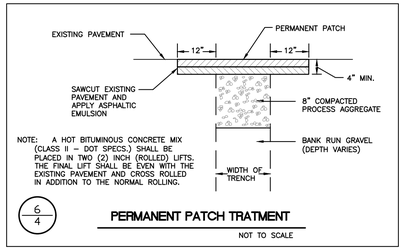
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



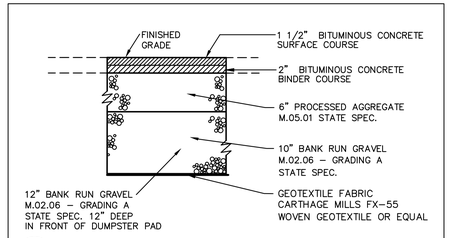
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



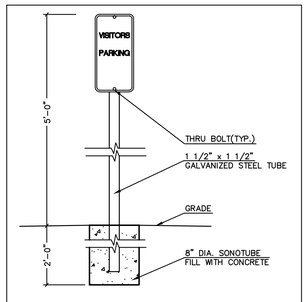
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



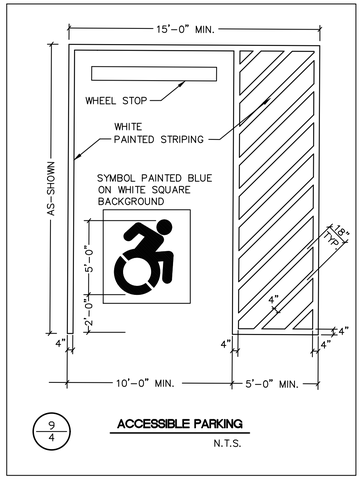
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



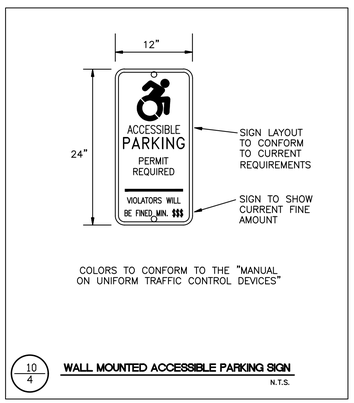
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



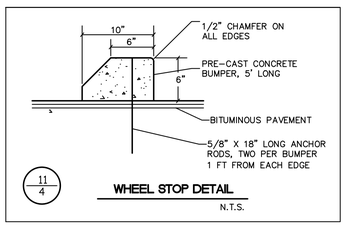
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

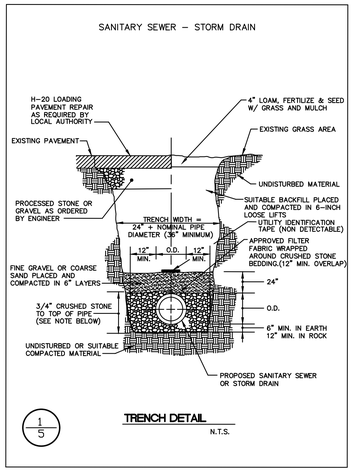
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

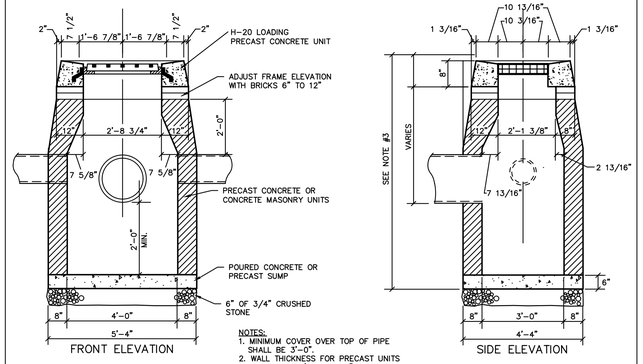
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

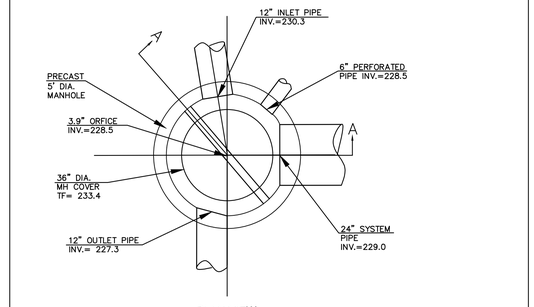


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

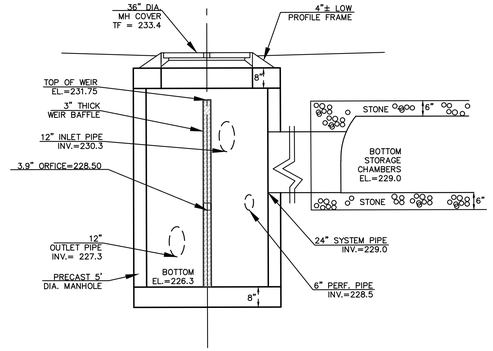
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

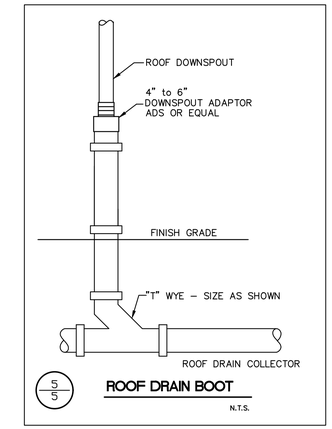


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

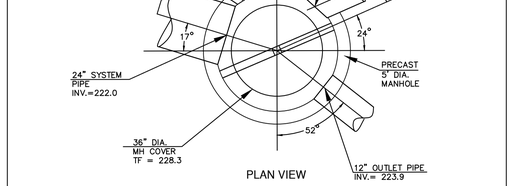
N.T.S.



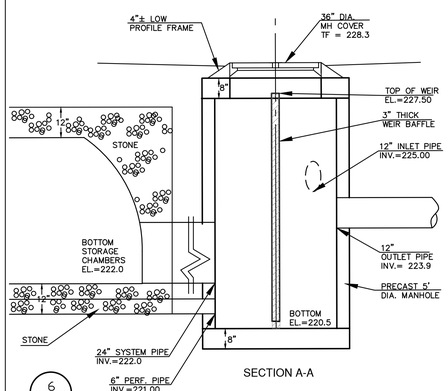
5/5

ROOF DRAIN BOOT

N.T.S.



PLAN VIEW

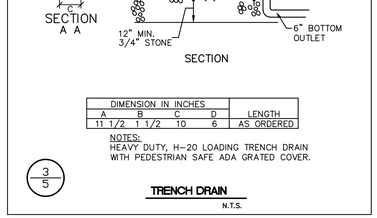


SECTION A-A

6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



SECTION

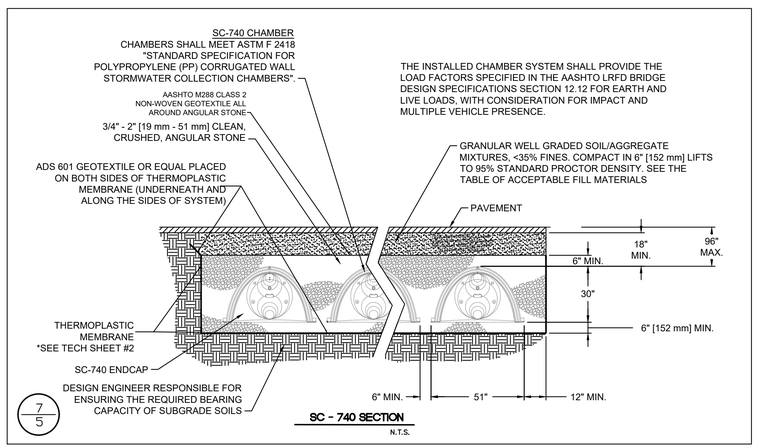
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

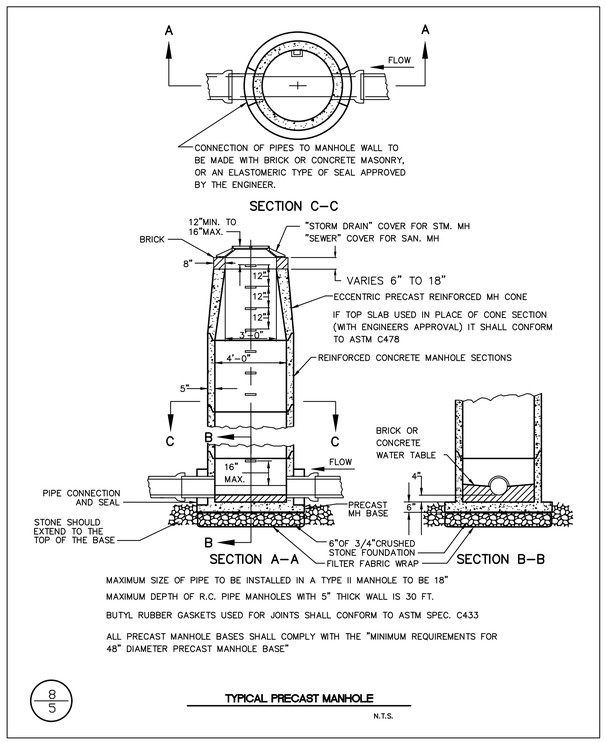
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

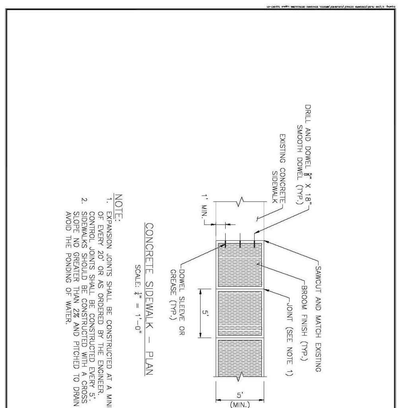
STATE OF CONNECTICUT — DONALD D. TORRES — No. 13808 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

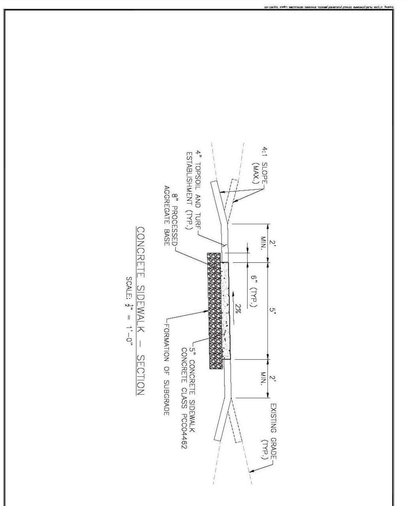
SHEET NO.
C–5

1/6



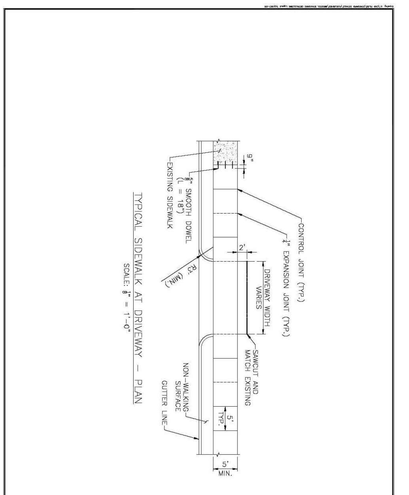
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

2/6



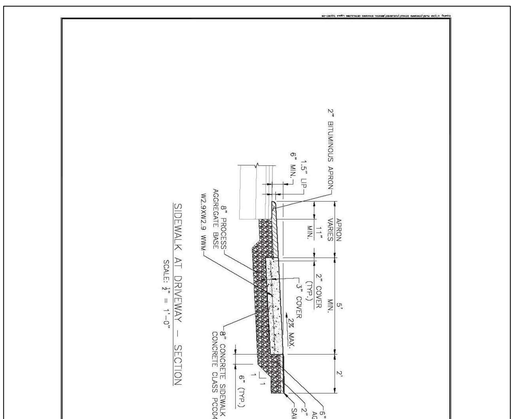
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

3/6



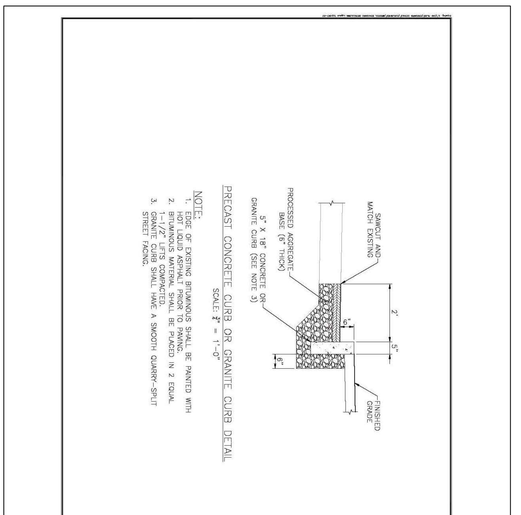
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

4/6



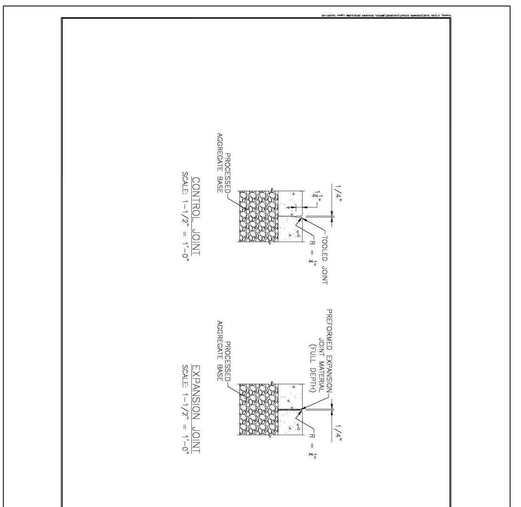
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

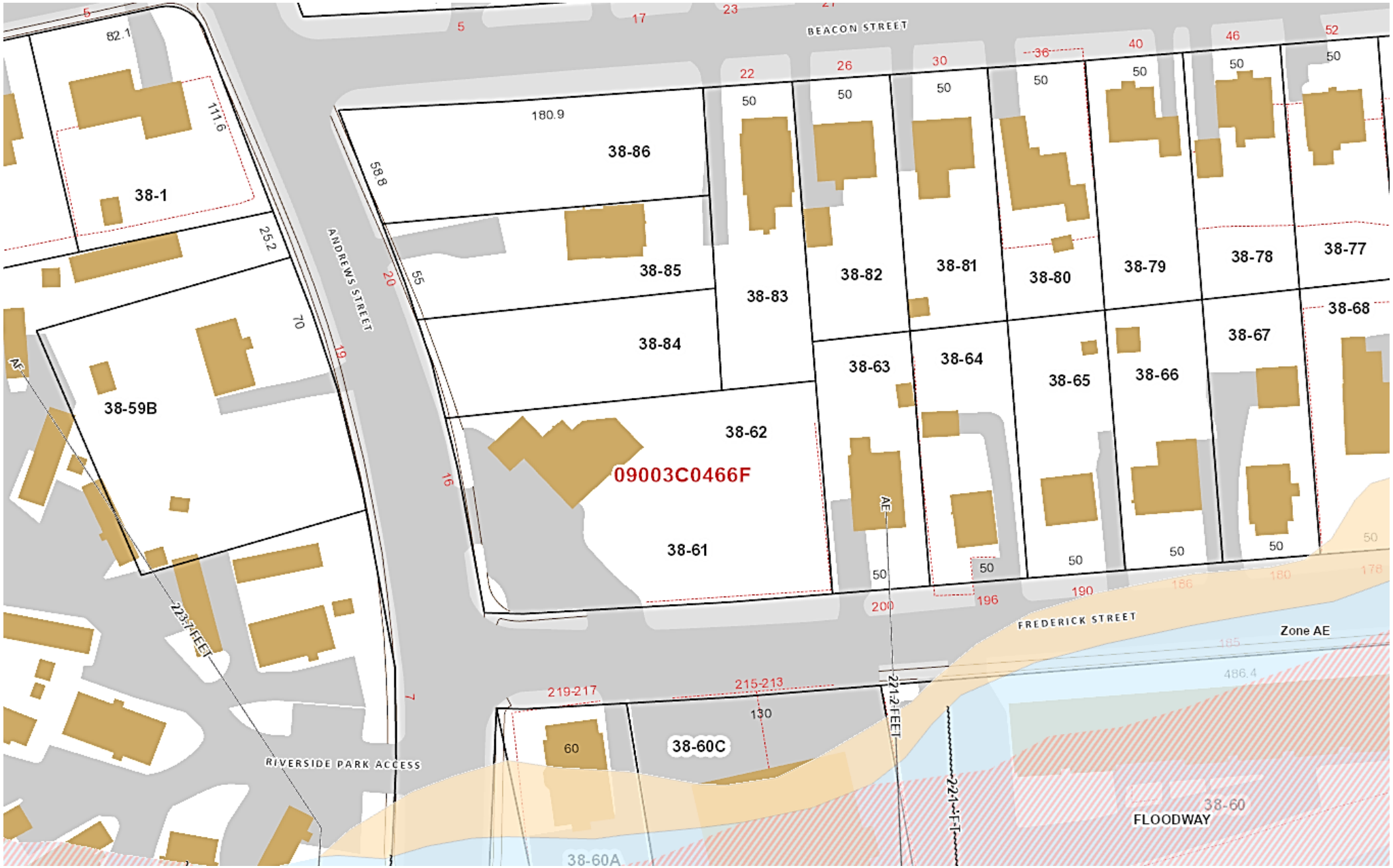
SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography

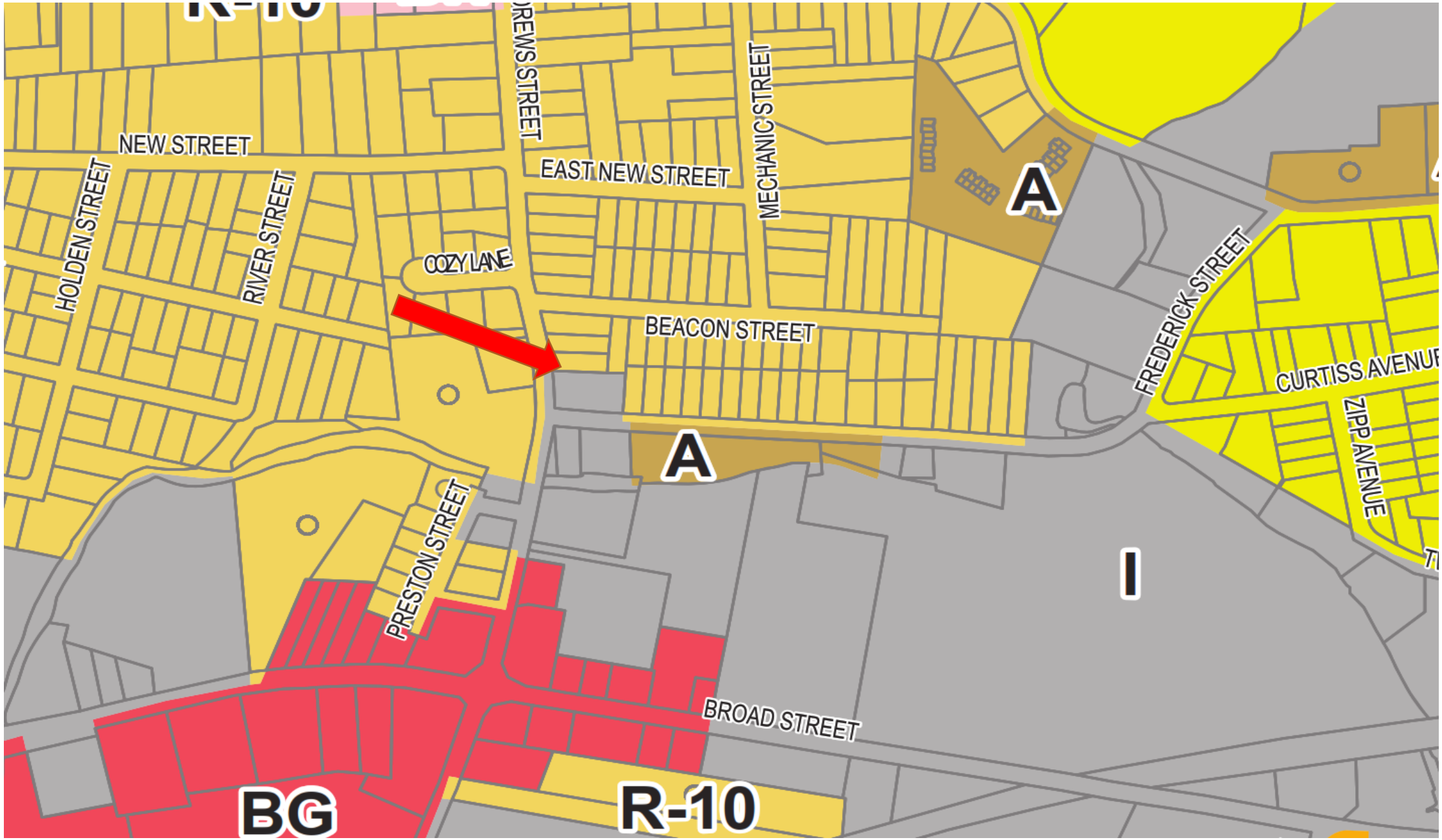


16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



STORM SYSTEM MAINTENANCE PROGRAM

Quick Auto Sales & Repair

16 Andrews Street

North and South Parking Lot Improvements

Bristol, CT 06010

March 23, 2026

TORRES ENGINEERING, INC.

63 REED DRIVE

Wethersfield, CT 06109

Storm System Maintenance Program

OVERALL SITE RUNOFF

Silt fence or hay bale barriers shall be installed around the Site, perpendicular to the direction of flow and slope, as shown on the plans, and maintained clean throughout the construction phase of the project.

An "Overall Site Runoff Maintenance Log" (see Appendix) shall be implemented every two weeks, during construction and after every rainfall. Any silt, sand, debris, etc., shall be removed from the barriers and stockpiled in a properly protected area or removed from the site to an acceptable dumping site as approved by the local authorities.

STORMWATER TREATMENT SYSTEM

The Stormwater Treatment system shall be the combination of catch basin with “Hoods” in parking lot catch basins, Water Quality Units and the bottom of the underground Detention Structure “Isolator Row” within the StormTech SC-740 and MC-7200 Chamber Systems.

STORM SYSTEM

Maintenance Program During Construction

All catch basins shall be cleaned and cleared of debris, sand or silt on a biweekly basis. Debris shall be removed from the site along with other construction debris. Silt and sand may be spread in flat or level areas later to be top-soiled or graded. The Detention Structure shall be protected after installation, to contain any silt or sediment within the pipes, before they enter the structure.

Silt fence or hay bale protection shall be repaired as needed and noted above. Accumulated silt shall be removed or spread per the Erosion Control Plan on the construction documents (see "Storm System Maintenance Log" in the Appendix).

Post Construction Stormwater Management

Maintenance of Catch Basins with Elbow "Hoods"

It is recommended that each installation be serviced at least three times a year.

Recommended timing of service:

1. For areas of a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year round rainfall: on a recurring basis (at least three times a year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.

Service Procedures:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected material shall be removed from the basin sumps.
3. When all the collected materials have been removed, the elbows shall be inspected for blockage. Major defects shall be noted and replacements installed.
4. If grates are damaged, they shall be replaced.

DETENTION SYSTEM

The detention system may be installed, only during a dry spell in the weather. The contractor must schedule the work as to the predicted rainfall to avoid working during a rainstorm.

The storm system shall be installed from the Proposed Catch Basins, to the Water Quality Unit then north to the Detention System. The elbow shall be installed in the catch basin right away to protect the Detention System.

After the Detention System is installed, inspection and maintenance shall be as follows (see Appendix for maintenance log).

Inspection/Maintenance Frequency

The Detention Systems must be cleaned and maintained. Underground systems may be maintained more cost effectively if these simple guidelines are followed. Inspection should be performed at a minimum of once per year. Cleaning should be done at the discretion of individuals responsible to maintain proper storage and flow. While maintenance can generally be performed year round, it should be scheduled during a relatively dry season.

Pre-inspection

A Post-installation inspection should be performed to allow the Owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without requiring access to the detention system.

The following is the recommended procedure for pre-inspections:

1. Locate the riser section or cleanouts of the detention system. The riser will typically be 10”-8”inches in diameter or larger and the cleanouts are usually 4, 6 or 8 inches in diameter.

2. Remove the lid of the riser or cleanouts.

3. Insert a measuring device into the opening and make note to a point of reference on the stick or string. (This is done so that sediment build-up can be determined in the future without having to enter the system.)

Inspection/Maintenance

The detention systems should be inspected at a minimum of one time a year or after major rain events if necessary.

The following is the recommended procedure to inspect system in service:

1. Locate the riser section of the retention/detention system. The riser will typically be 10” to 8” in diameter or larger.

2. Remove the lid from the riser.

3. Measure the sediment build up at each riser and cleanout location. Only certified confined space entry personnel having appropriate equipment should be permitted to enter the Detention System.

4. Inspect each manifold, all laterals, and outlet pipes for sediment build up, obstructions, or other problems. Obstructions should be removed at this time.

5. If measured sediment build up is between 5% - 20% of the tank, cleaning should be considered; if sediment build up exceeds 20%, cleaning should be performed at the earliest opportunity. A thorough cleaning of the system shall be performed by the manufactures equipment and manual methods.

MAINTENANCE OF WATER QUALITY UNIT, SEE MAINTENANCE GUIDE

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

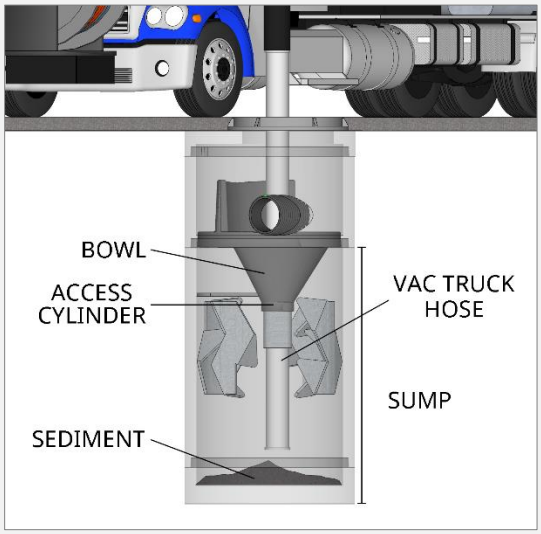
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
   a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
   b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
   c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo, Barracuda® and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2022 Advanced Drainage Systems, Inc. MG1.01 08/22 CS

MAINTENANCE OF CATCH BASINS WITH ELBOW HOODS

INSPECTION & MAINTENANCE LOG

Catch Basin No.			**Location:**		
Date	**Maintenance Personnel**	**Inspect CB Frame/ Grate**	**Inspect CB* Sump Clean/Ok**	**Inspect Elbow Hood Replace/Ok**	**Comments**

* The Basins should be cleaned out of trapped debris, etc.

STORM SYSTEM and WATER QUALITY UNIT MAINTENANCE LOG

Date	Maintenance Personnel	Structure No.	Conditions Comment	Recommended Work	Work Completed/Date

DETENTION SYSTEM MAINTENANCE LOG

Date	Maintenance Personnel	Riser No.	Sediment Build-up Depth	Manifold No./ Condition	Barrel No./ Condition	Recommended Work	Work Completed/Date

Site Plan 3/24/26

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
SL-1	EXISTING SITE LIGHTING
SL-2	NEW SITE LIGHTING

FILINGS:

SPECIAL PERMIT # 2522 MOTOR VEHICLE REPAIR AND SERVICE

SPECIAL PERMIT # 2554 MOTOR VEHICLE SALES

SITE PLAN APPROVAL # 2533 FOR MOTOR VEHICLE REPAIRS, SERVICE AND SALES

ZONING VARIANCE # 3827 TO ALLOW TWO DRIVEWAYS WITHIN 100 FEET OF EACH OTHER

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

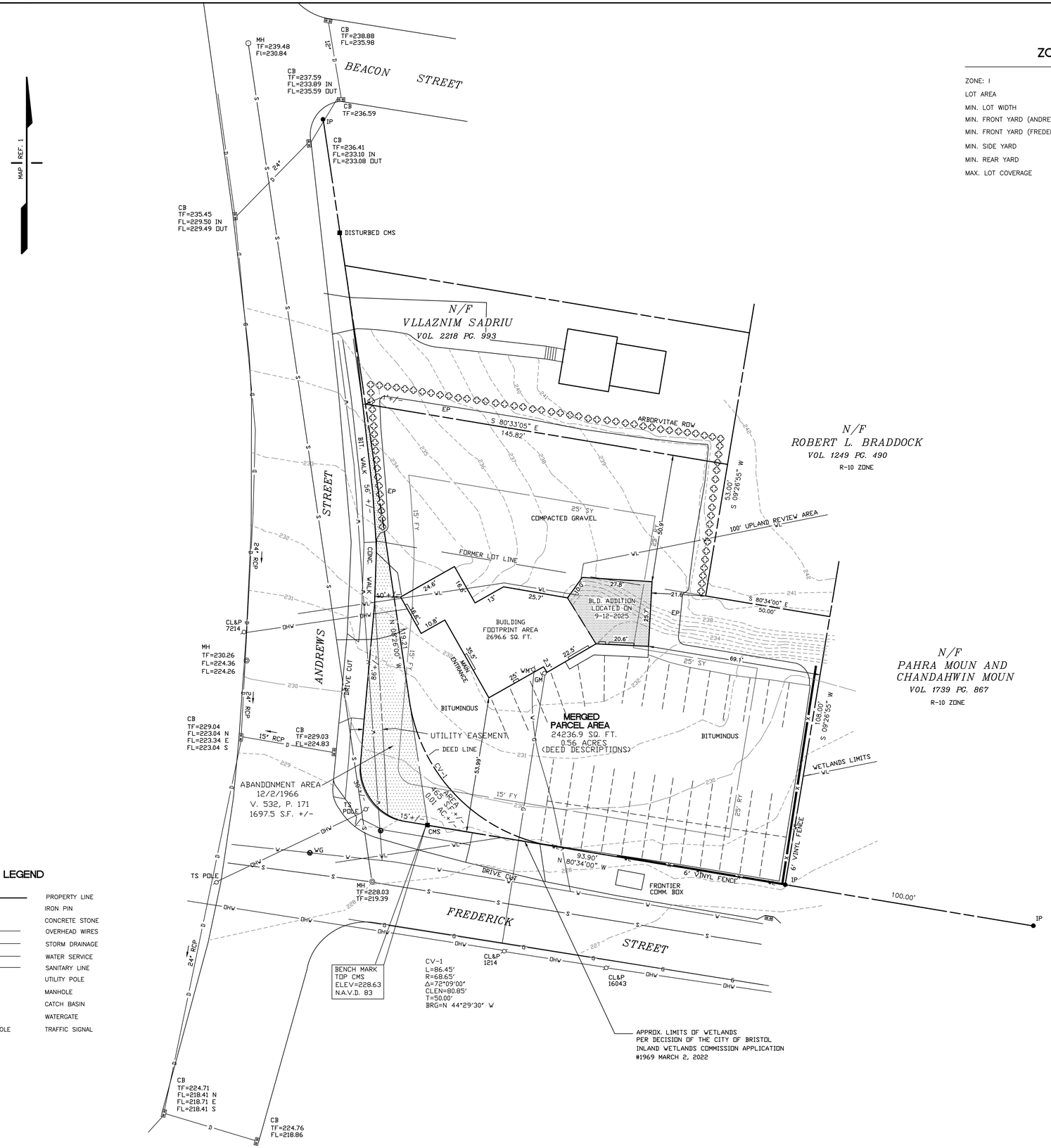
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — DONALD D. TORRES — No. 12809 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

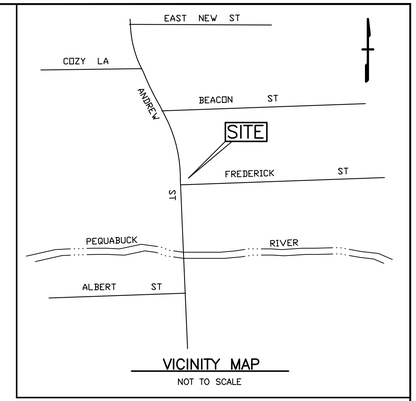
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

_____

ROBERT DAHN, L.L.S. 14651

0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

PROPERTY LINE	
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

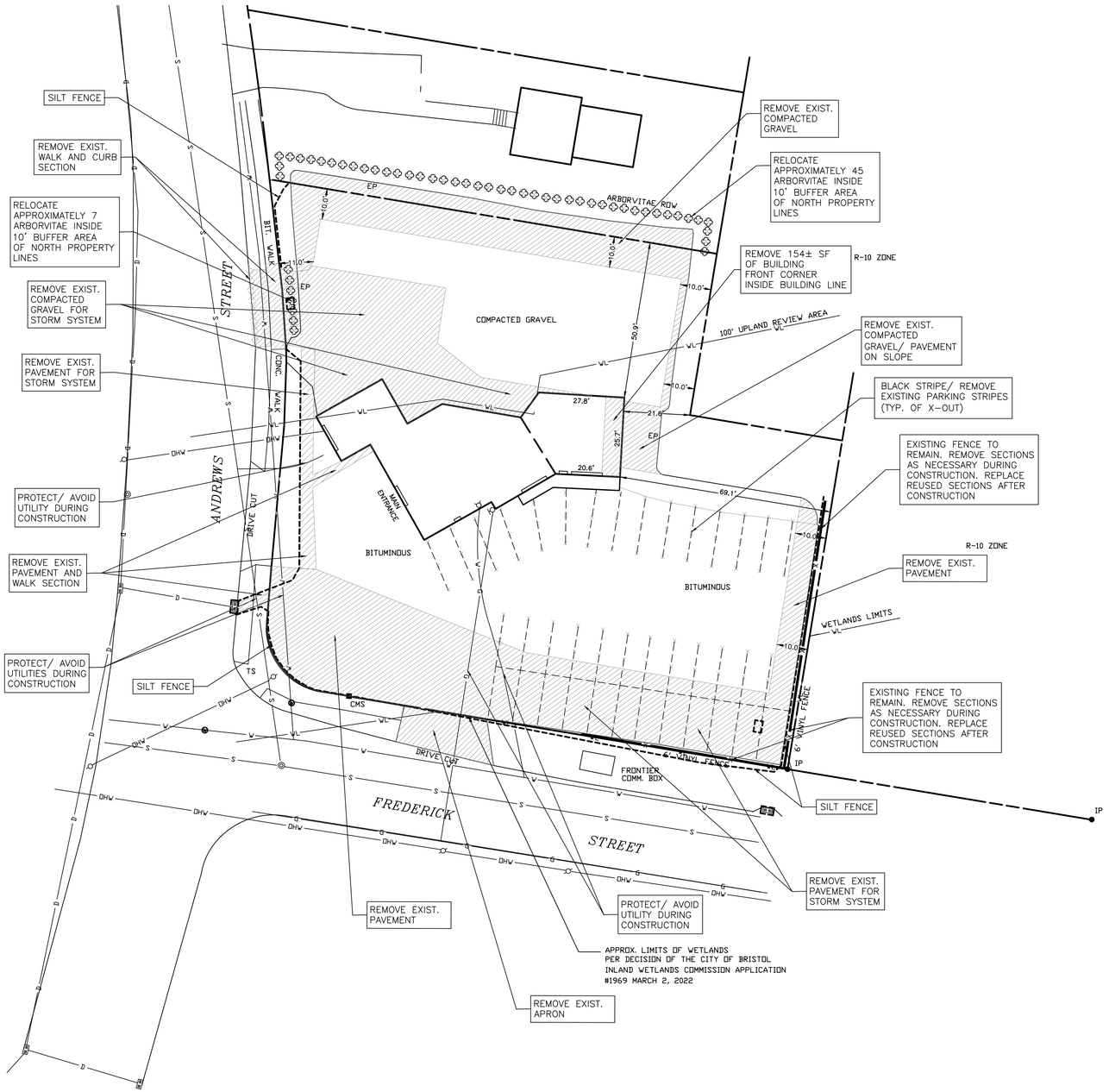
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

MAGNETIC

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4_x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026 | Drawn: D.T. | Revision | Scale: 1" = 20' | Checked: D.T. | Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RYALDO D. TORRES · No. 13890 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

SITE USE NOTES:

1. THERE ARE TWO (2) SERVICE BAYS. FOUR PARKING SPACES ARE PROVIDED FOR VEHICLE REPAIR.

2. THERE ARE THIRTY-FIVE (35) VEHICLES FOR SALE. ONE (1) PARKING SPACE IS PROVIDED FOR INVENTORY VEHICLES. THERE IS 700 SQUARE FEET OF OFFICE SPACE. THREE (3) PARKING SPACES ARE PROVIDED FOR OFFICE SPACE. THERE IS NOT ANY INDOOR DISPLAY AREA.

3. ONE (1) VAN ACCESSIBLE PARKING SPACE IS PROVIDED PER TWELVE (12) TOTAL PARKING SPACES.

4. HOURS OF OPERATION: 8:00 AM – 6:00 PM MONDAY TO FRIDAY
9:00 AM – 6:00 PM SATURDAY
9:00 AM – 6:00 PM SUNDAY

5. EXISTING BUILDING ADDITION TO BE 576.04 SQUARE FEET. REBUILT INSIDE THE MINIMUM REAR BUILDING LINE. WORK TO BE DONE ACCORDING TO THE CITY'S BUILDING DEPARTMENT, REGULATIONS, AND STANDARDS.

6. THERE IS 1,570 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE NORTHERN PARKING LOT.

7. THERE IS 1,819 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE SOUTHERN PARKING LOT.

8. THERE IS 767 SQUARE FEET OF LAWN AREA WITHIN VISIBILITY SIGHT TRIANGLE AT THE INTERSECTION OF FREDRICK AND ANDREWS STREETS. NO TREES, FENCING, STRUCTURES, OR CARS TO BE PARKED WITHIN THE VISIBILITY SIGHT TRIANGLE.

9. THE NORTHERN AND SOUTHERN PARKING LOT STORM DRAINAGE FLOWS THROUGH WATER QUALITY UNITS BEFORE IT'S DETAINED AND DISCHARGES OUT TO THE STORM SYSTEMS ON ANDREWS AND FREDRICK STREETS.

10. CARS FOR SALE ARE IN WORKING CONDITION. VEHICLES NEEDED FOR REPAIR WILL BE PARKED (TWO (2) MAXIMUM) ONLY PRIOR TO BEING MOVED INTO THE BAYS FOR REPAIR.

11. SCRAP AND WASTE MATERIALS ARE NOT TO BE STORED OUTSIDE. LIBERTY RECYCLING IS CONTRACTED FOR REMOVAL OF SUCH ITEMS.

12. THERE IS NO STORAGE OF USED MOTOR OIL OR FLUIDS. OUTSIDE STORAGE OF TIRES IS PROHIBITED UNLESS OTHERWISE APPROVED.

13. SPECIAL CONTAINERS ARE USED TO COLLECT ALL USED MOTOR OILS. OIL IS SOLD TO AND PICKED UP BY WASTE MANAGEMENT COMPANIES FOR RE-USE SECONDARY PURPOSING.

PARKING

MOTOR VEHICLE SALES OR RENTAL OR LEASING:

700 SF OF OFFICE = .7x3=2.1 SPACES = 3 VISITOR SPACES REQUIRED
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

5,234 SF INVENTORY = 5.234x.15= .78 SPACES= 1 VISITOR SPACE REQUIRED
(0.15 PER KSF OF OUTDOOR DISPLAY)

MOTOR VEHICLE REPAIR OF SERVICE FACILITY:

2 SERVICE BAYS = 4 SPACES REQUIRED

700 SF OF OFFICE = .7x3=2.1 SPACES = INCLUDED – SEE ABOVE
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

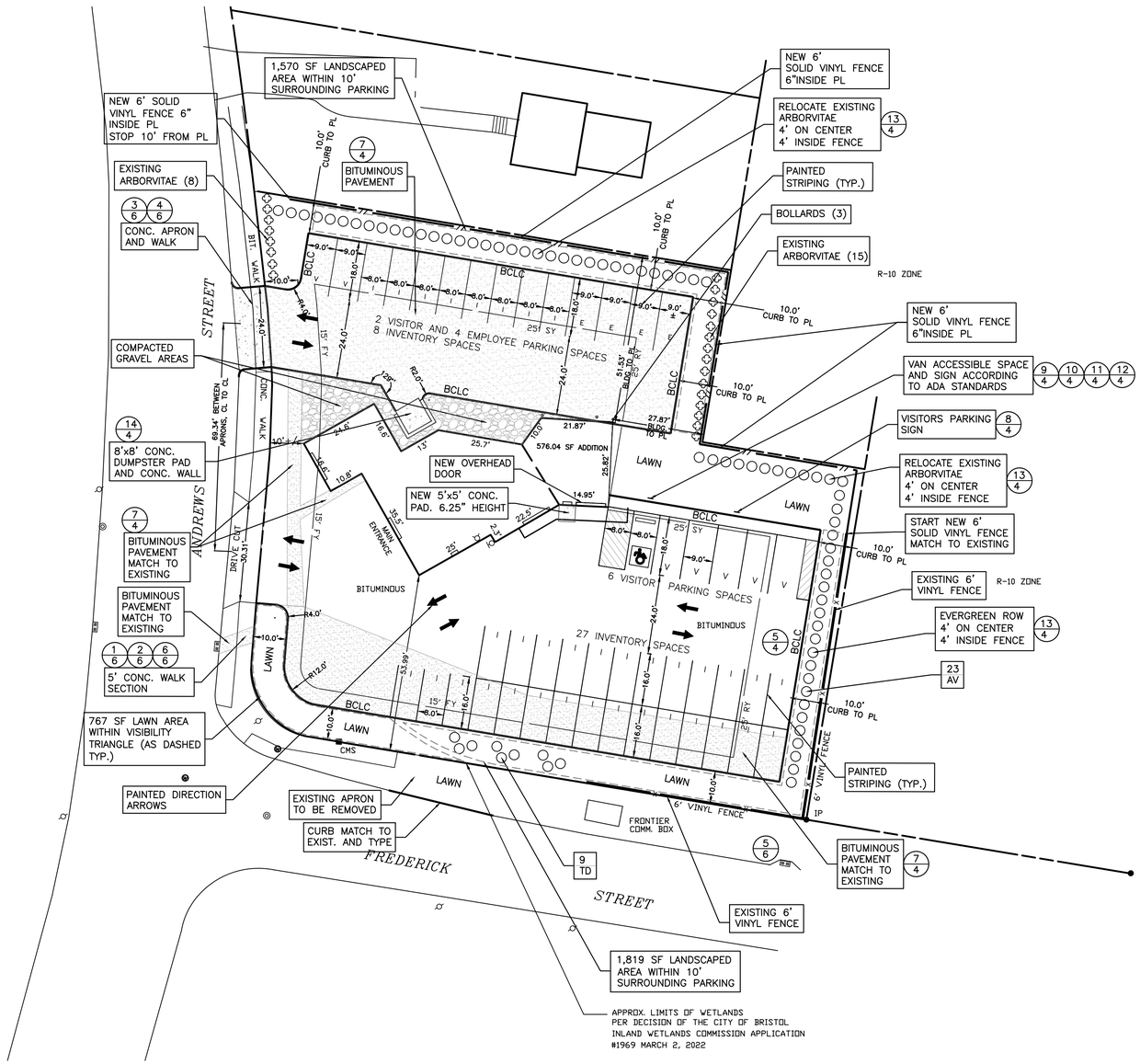
8 VISITOR SPACES, INCLUDING A VAN ACCESSIBLE SPACE
4 EMPLOYEE SPACES
12 TOTAL PARKING SPACES

35 INVENTORY SPACES

ALL VISITOR, EMPLOYEE AND ACCESSIBLE PARKING SPACES ARE EIGHTEEN (18) FEET LONG x NINE (9) FEET WIDE.
INVENTORY SPACES ON THE NORTH LOT ARE EIGHTEEN (18) FEET LONG x EIGHT (8) FEET WIDE. INVENTORY SPACES ON THE SOUTH LOT ARE SIXTEEN FEET (16) FEET LONG x EIGHT (8) FEET WIDE. SOUTH LOT INVENTORY SPACES ARE DOUBLE STACKED. ALL INVENTORY VEHICLES ARE PARKED AND MOVED BY EMPLOYEES ONLY.

ALL PARKING SPACES ARE GREATER THAN SIX (6) FEET AWAY FROM THE BUILDING AND ENTRANCES.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	23	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.
TD	9	TAXUS DENSIFORMIS	DENSE YEW	24"-34" SPR.

1. AS CONSTRUCTION PROCEEDS, FIND GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPHT OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OR UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWING; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING PREVAILS OVER THE PLANT LIST.

ZONING DATA

ZONE: I SCHEDULE	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	25,000	26,400	26,400
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100	161	161
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT.)	50	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET (FT.)	15	10±*	10±*
MAXIMUM FRONT YARD (FT)	N/A	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPOSITE A RESIDENTIAL ZONE (FT.)	15	10±*	10±*
MINIMUM SIDE YARD (FT)	15	50.9	51.53
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	50.9	51.53
MINIMUM REAR YARD (FT)	15	21.6	27.87
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	21.6*	27.87
MAXIMUM BUILDING HEIGHT (FT.)	50	< 50' EXISTING	< 50' EXISTING
MAXIMUM BUILDING COVERAGE (%)	50	10.2	9.6
MAXIMUM IMPERVIOUS COVERAGE (%)	90	91.05*	71

* DENOTES EXISTING NON-CONFORMING

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20' D.T.
Checked: Date:
Date: MAR. 24, 2026 Revision
Drawn: D.T.

TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD O. TORRES · No. 19808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

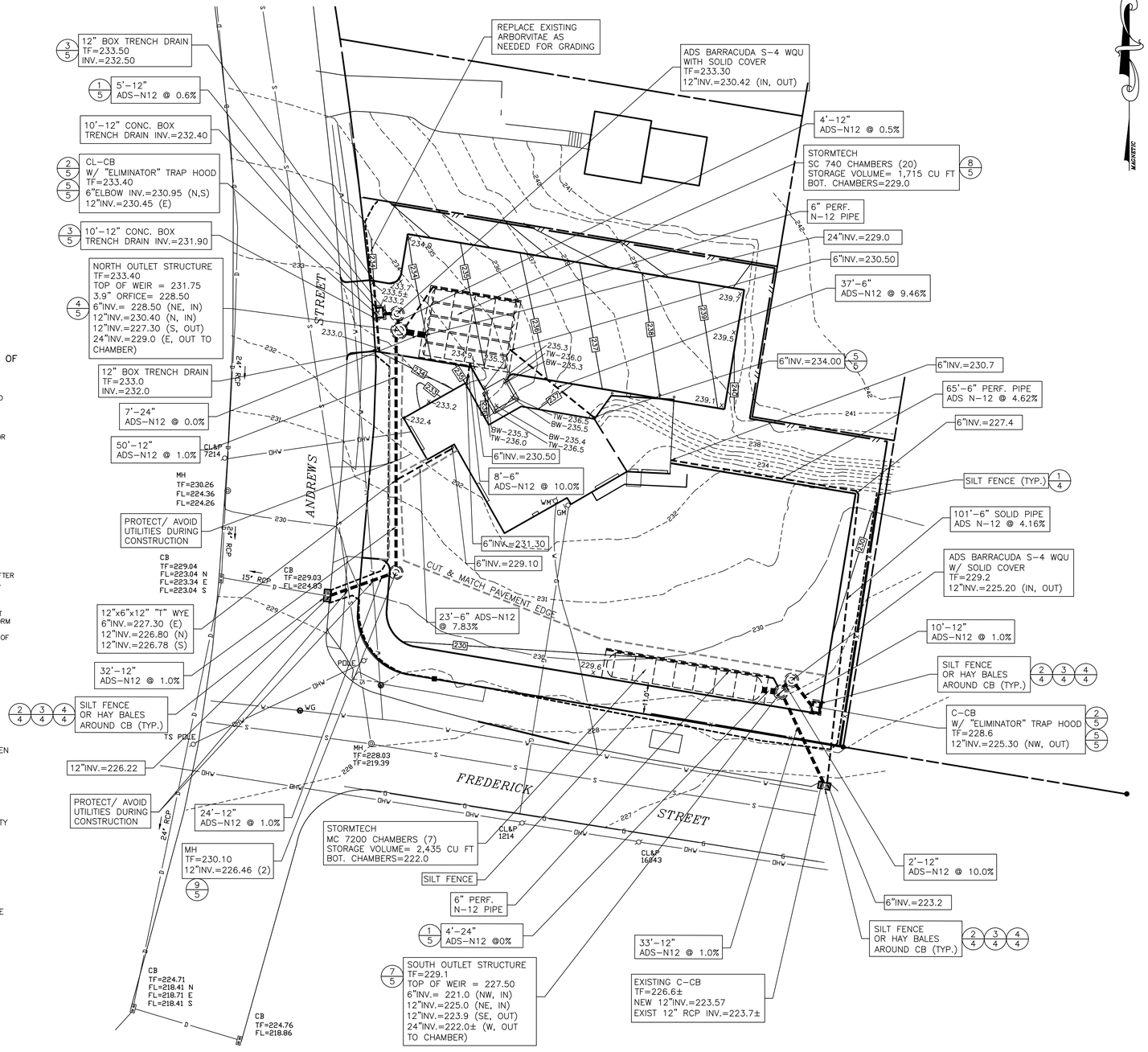
SHEET NO.
C-2

SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION DOWNHILL AND AROUND THE LIMITS OF CONSTRUCTION. INSTALL HAY BALES OR SILT FENCE AROUND EXISTING CB'S AND YD'S. DEMOLITION TO BEGIN.
2. INSTALLATION OF UTILITIES TO BEGIN. SILT FENCE TO BE ADJUSTED OR ADDED AS NEEDED DURING CONSTRUCTION.
3. INSTALL APRON, PARKING, CONC. PADS, WALL AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE, LANDSCAPING, AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.





LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 DETAIL NUMBER/ SHEET
- 5/AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20' | Checked: D.T. | Date:
Date: MAR. 24, 2026 | Drawn: D.T. | Revision

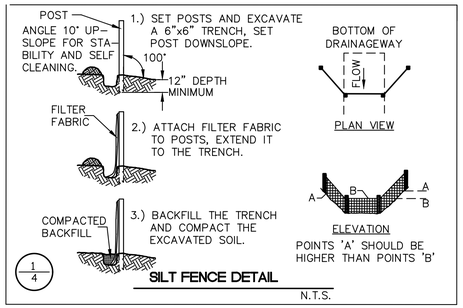
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RONALD D. TORRES — No. 11808 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

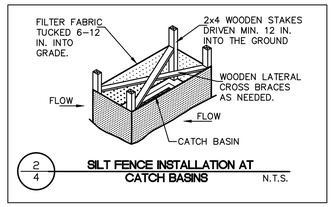
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



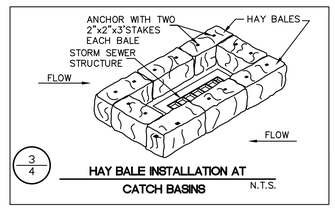
1/4 **SILT FENCE DETAIL**

N.T.S.



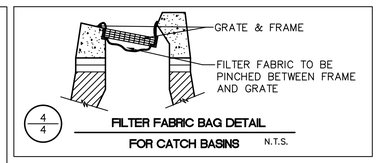
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



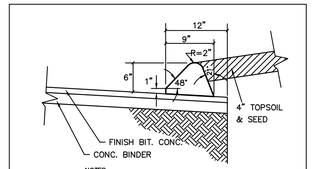
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

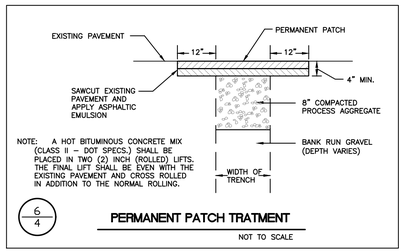
N.T.S.



NOTES:
TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1d4

5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

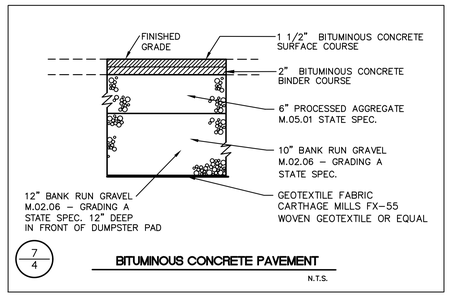
N.T.S.



NOTE: A HOT BITUMINOUS CONCRETE MIX (CLASS II – DOT SPECS.) SHALL BE PLACED IN TWO (2) INCH (ROLLED) LIFTS. THE FINAL LIFT SHALL BE EVEN WITH THE EXISTING PAVEMENT AND CROSS ROLLED IN ADDITION TO THE NORMAL ROLLING.

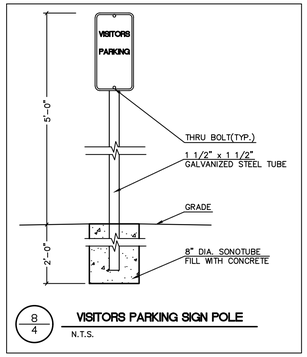
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



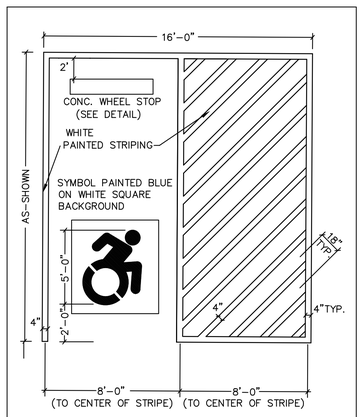
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



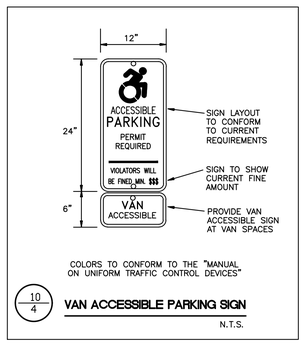
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



9/4 **VAN ACCESSIBLE PARKING**

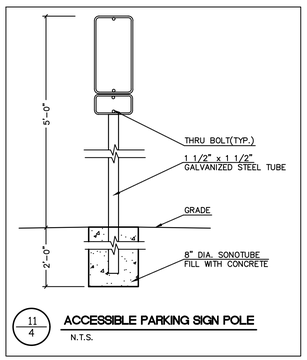
N.T.S.



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

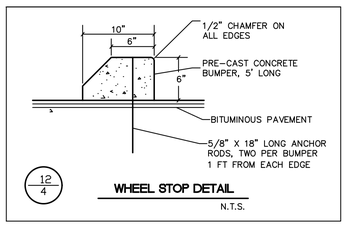
10/4 **VAN ACCESSIBLE PARKING SIGN**

N.T.S.



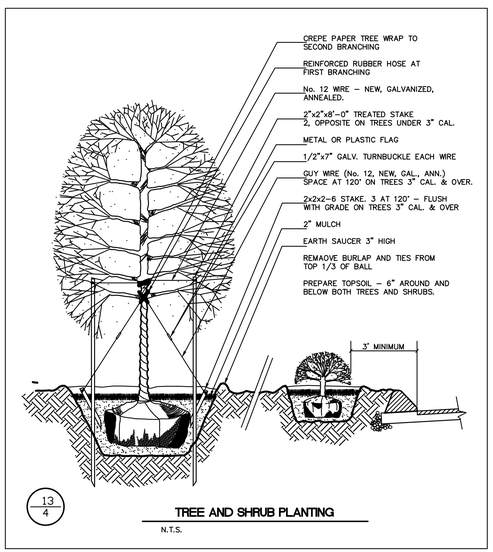
11/4 **ACCESSIBLE PARKING SIGN POLE**

N.T.S.



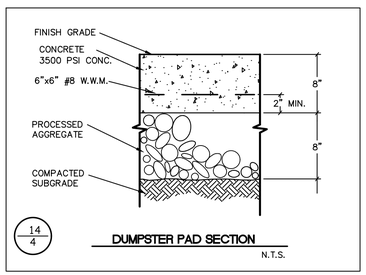
12/4 **WHEEL STOP DETAIL**

N.T.S.



13/4 **TREE AND SHRUB PLANTING**

N.T.S.



14/4 **DUMPSTER PAD SECTION**

N.T.S.

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

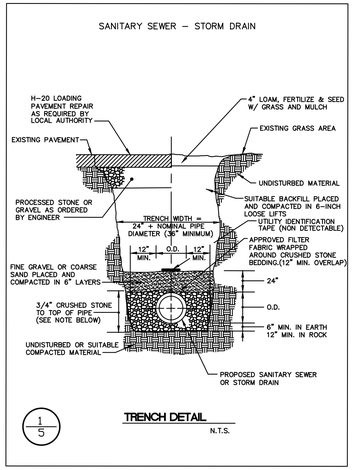
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 11808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

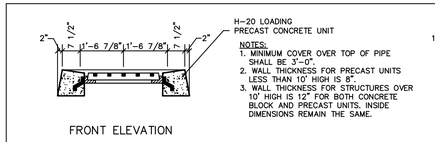
SHEET NO.
C-4



1/5

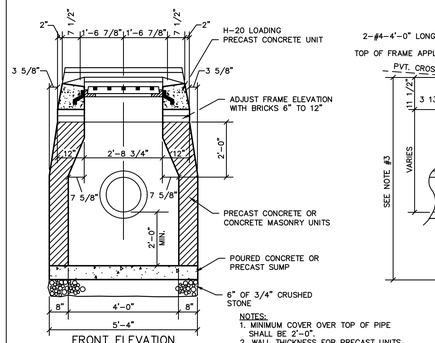
TRENCH DETAIL

N.T.S.



TYPE "C-L" CATCH BASIN

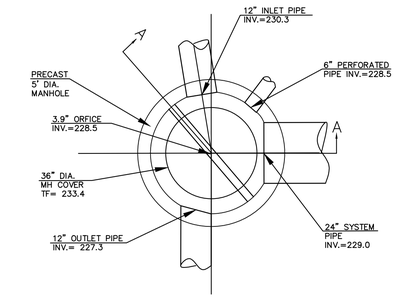
FRAME AND GRATE N.T.S.



5/5

CATCH BASIN DETAIL

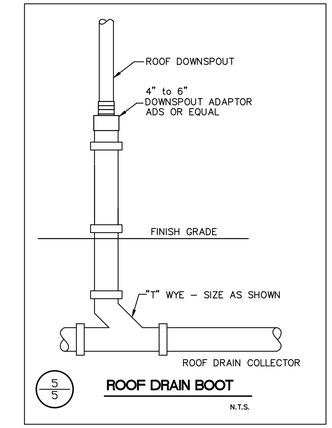
WITH C-CB FRAME AND GRATE N.T.S.



4/5

NORTH OUTLET STRUCTURE DETAIL 5' DIA. MH

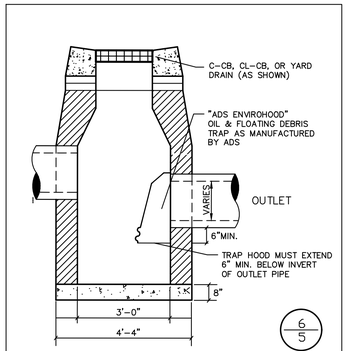
N.T.S.



5/5

ROOF DRAIN BOOT

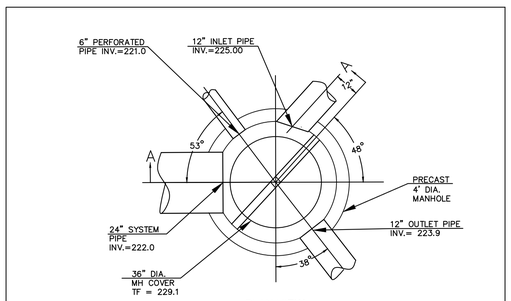
N.T.S.



6/5

TYPICAL HOODED CATCH BASIN INSTALLATION

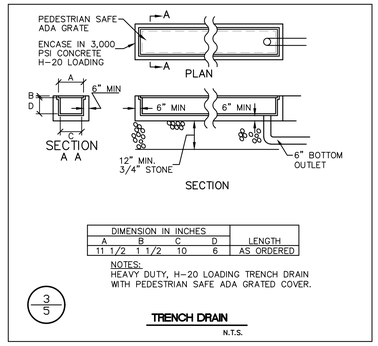
N.T.S.



7/5

SOUTH OUTLET STRUCTURE DETAIL - 4' DIA. MH

N.T.S.



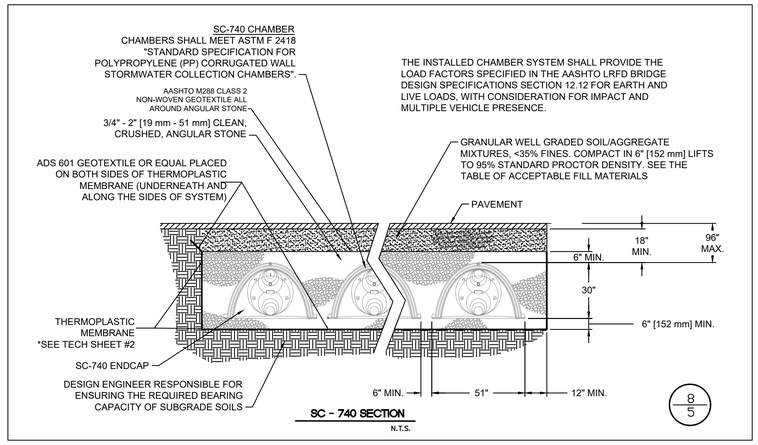
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

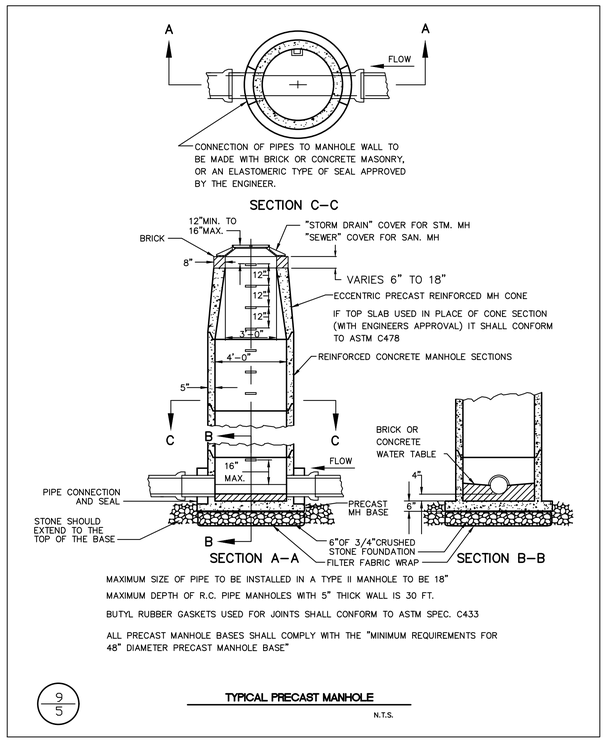
N.T.S.



8/5

SC - 740 SECTION

N.T.S.



9/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
Date: MAR. 24, 2026
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET

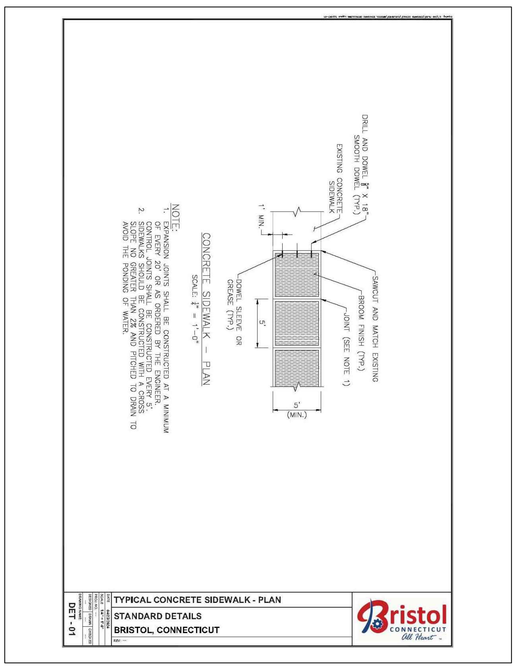
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.

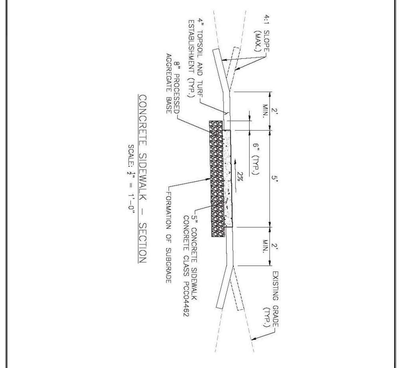
C-5

1/6



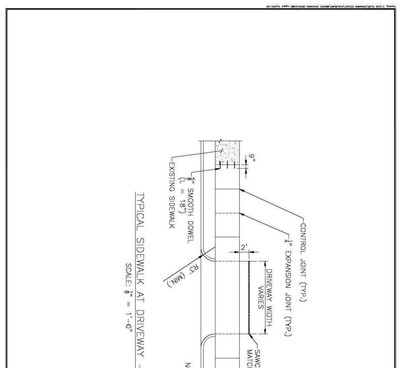
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-01

2/6



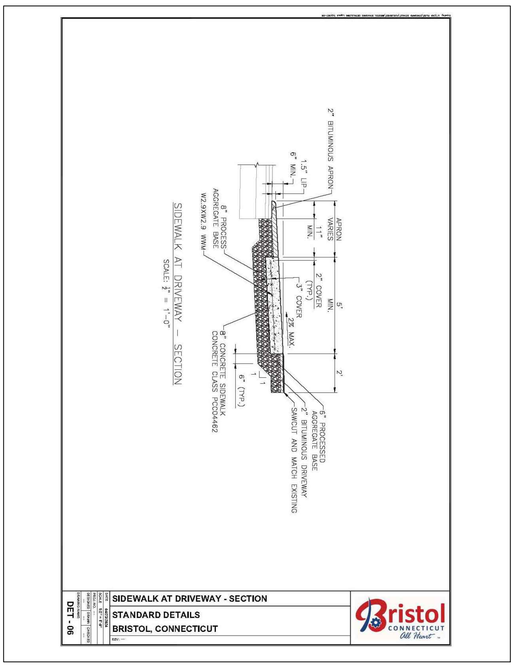
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-03

3/6



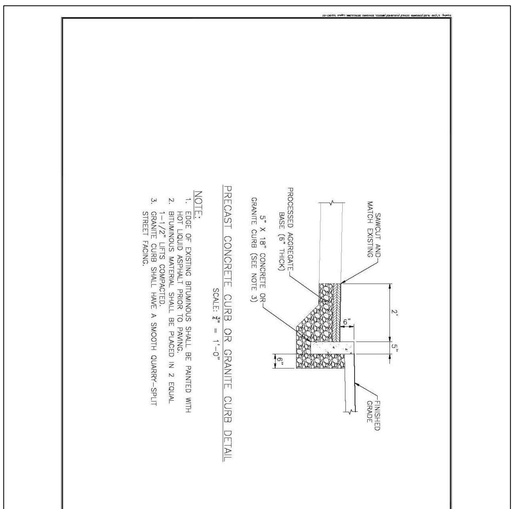
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-05

4/6



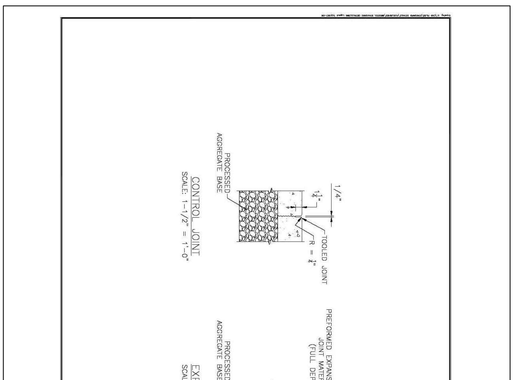
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET-08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

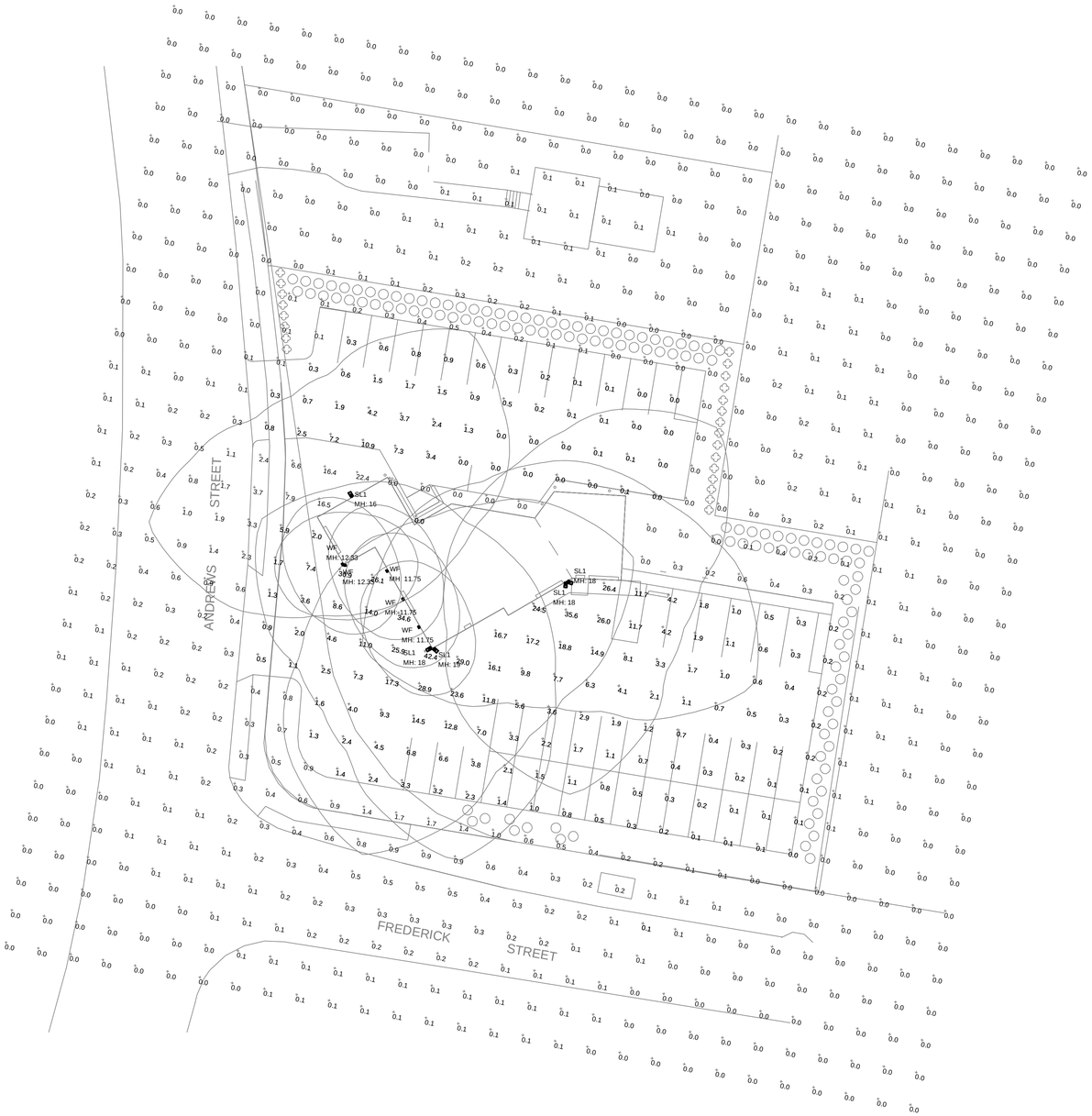
16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.

Revision	Date:



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	30928	200	0.850	B4-U0-G4	EXISTING ADJUSTABLE LED SHOEBOX - 200W - TYPE III - 5000K - APPROX 26000 LUMENS / MOUNTED AFG TO TOF
5	WF	Single	5650	44.52	0.691	B3-U3-G1	EXISTING 50W FLOOD LIGHT - APPROX 6000 LUMENS / MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.14	42.4	0.0	N.A.	N.A.
PARKING LOT	0	4.67	42.4	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

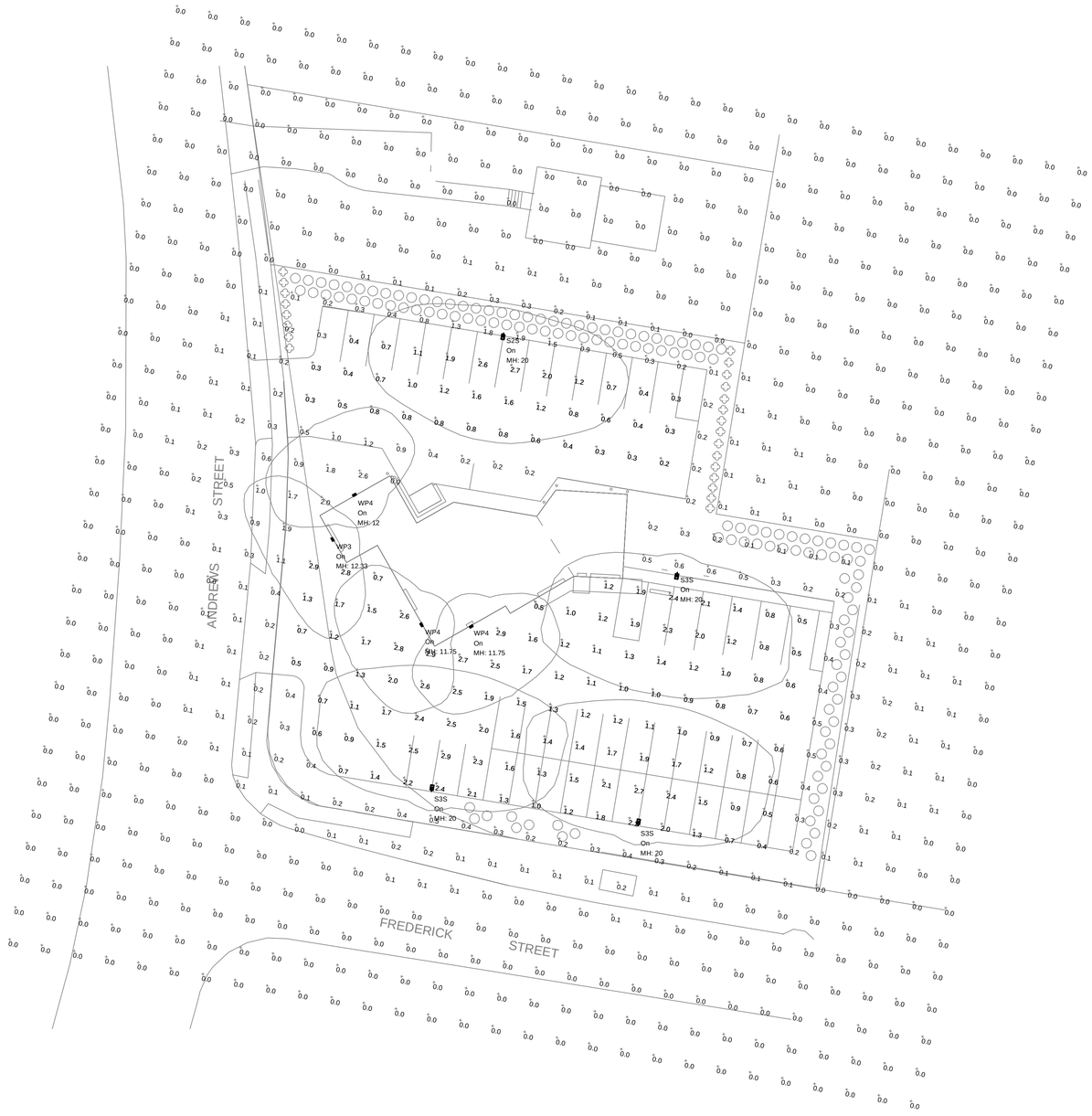
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
EXISTING SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2026-02-18 SL-1 16 ANDREWS ST - BRISTOL, CT - LED.dwg

SCALE : 1"=20'-0"
DATE: 2/19/26
DRAWN BY: LED
SHEET:
SL-1



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
3	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
1	WP3	Single	2457	22.3	0.900	B1-U0-G1	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED AFG TO TOF
3	WP4	Single	2425	22.3	0.900	B1-U0-G1	STONCO LPW-16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.30	2.9	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.9	0.2	6.65	14.50

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
NEW SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"
DATE: 2/20/26
DRAWN BY: LED
SHEET:
SL-2

FILE NAME: 2026-02-20 SL-2 16 ANDREWS ST - BRISTOL, CT - LED.dwg

Application #2553

For Office Use Only
APPLICATION NO. 2553
DATE FILED: 12/10/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

motor vehicle repair or service facility, a [ ] permitted use [✓] Special Permit use

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

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .53 ac

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

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

Other comments: wetlands approval application # 1970 April 6, 2022.

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

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

Name: 16 Andrews Street LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819 9892 E-Mail: vsadriu@gmail.com

Signature: [signature] *Signature – (Printed/Typed)* Vilazoim SADRIU

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 08/17

For Office Use Only
APPLICATION NO. 2553

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

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

Telephone No.: _____ E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

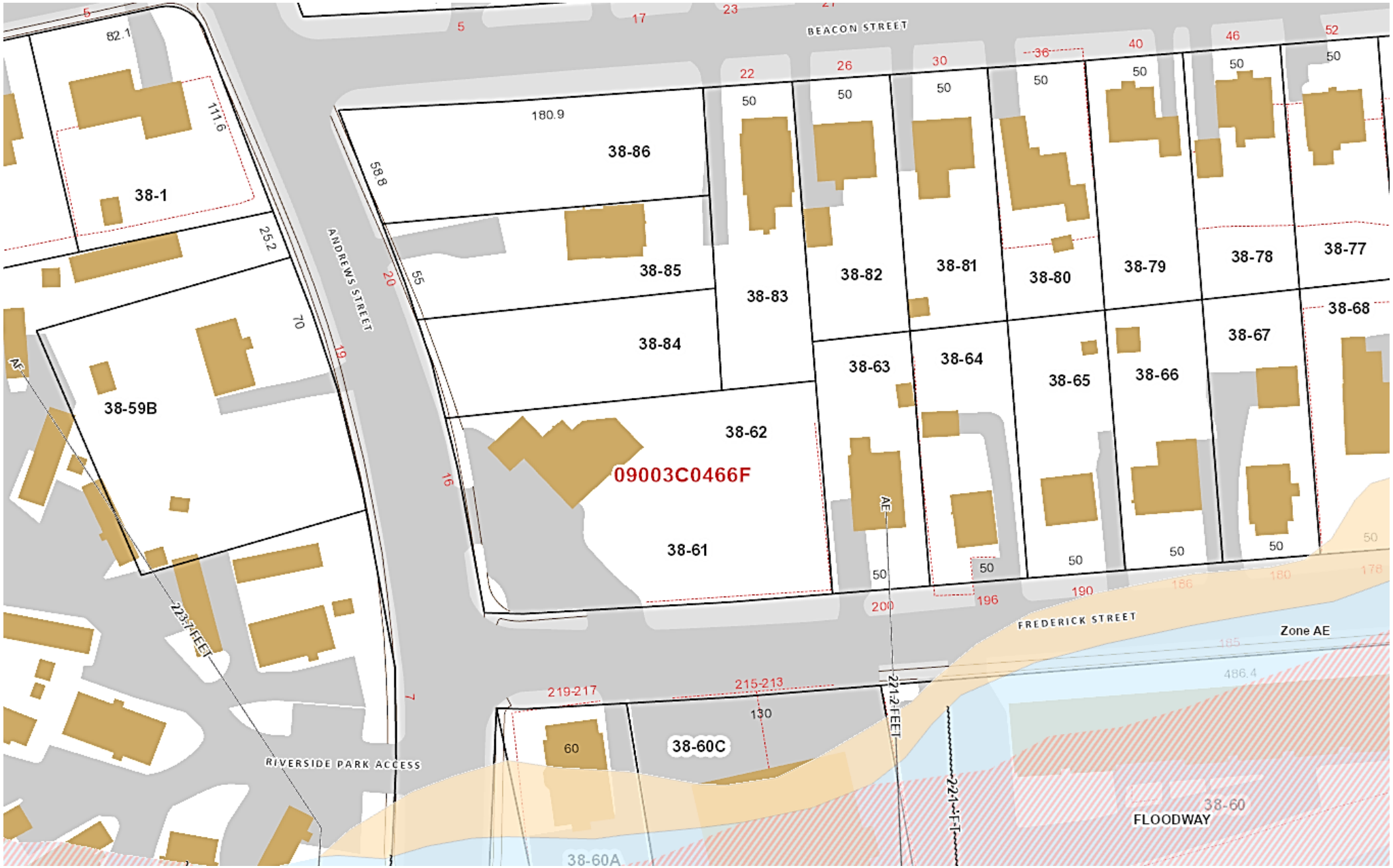
A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

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

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

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

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



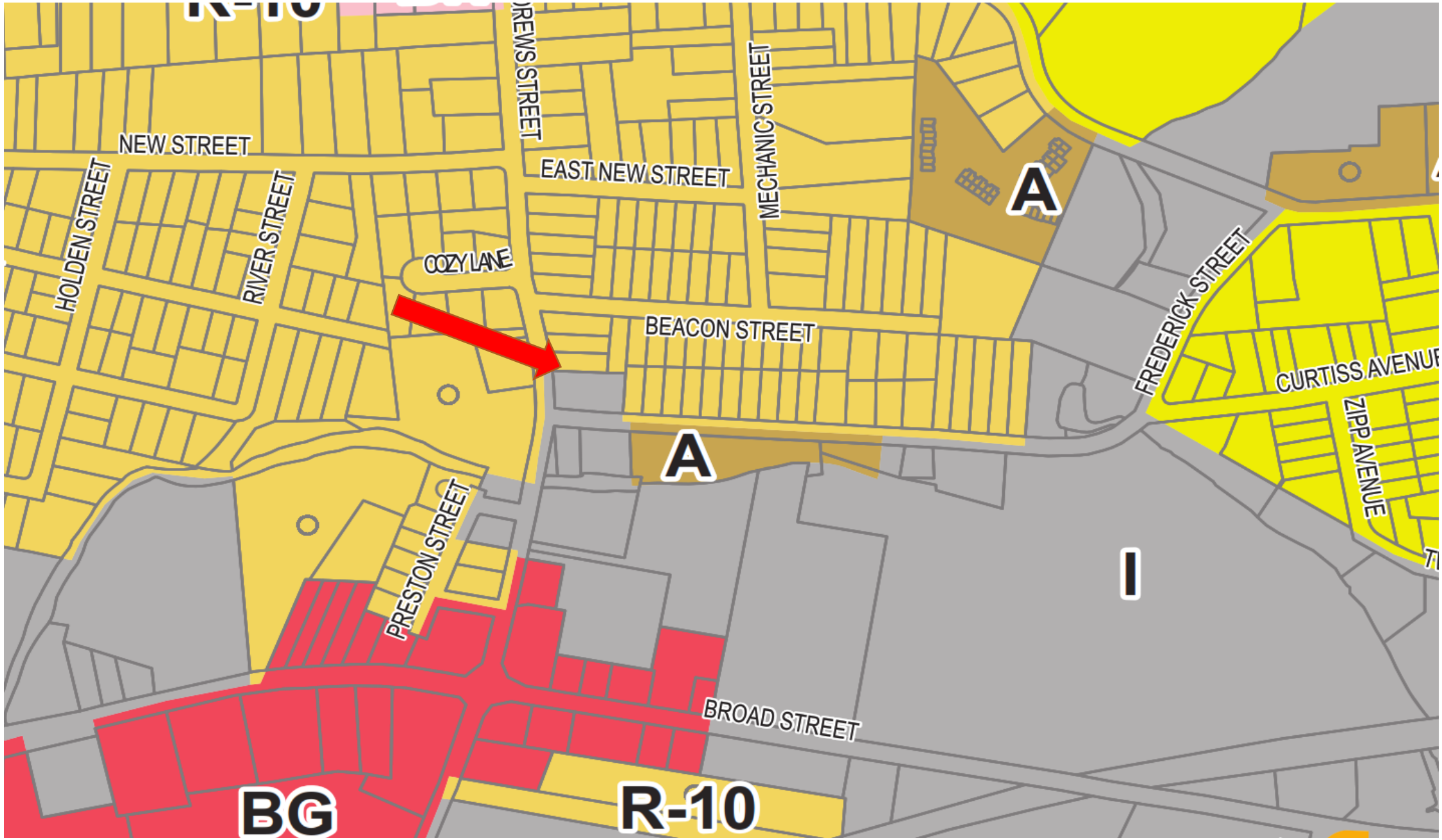
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 3/29/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review);* 1st Review Revised: March 5, 2026; April 14, 2026 (2nd Review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

3/31/26 Applicant Response: We have requested guidance from the city of Bristol, It is our belief that the city council has to vote to abandon that section of Frederick and Andrews Street or in the alternative execute a quit claim deed. The are in question does not impact our site plan, as this area is not contemplated in the update to the plan.

4/14/26 City Response:

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3/31/26 Applicant Response: Wetlands boundary shown on survey and demo plan.

4/14/26 City Response:

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

3/31/26 Applicant Response: Strom system maintenance package added.

4/14/26 City Response:

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

3/31/26 Applicant Response: We have provided the wetland approval of our application #1970 granted on April 6, 2022.

4/14/26 City Response: The IWWA Boundary changed App. 1970 in 2022.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3/31/26 Applicant Response: Acknowledged and applied for.

4/14/26 City Response:

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

3/31/26 Applicant Response: Revised see T-1 title sheet

4/14/26 City Response:

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

3/31/26 Applicant Response: Revised and submitted

4/14/26 City Response:

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

3/31/26 Applicant Response: Revised Shhet C-2

4/14/26 City Response:

7. How many vehicles are proposed for repair?

3/31/26 Applicant Response: 4 spaces- sheet C-2 notes

4/14/26 City Response:

8. How many vehicles are proposed for sale?

3/31/26 Applicant Response: 35-sheet c-s notes

4/14/26 City Response:

9. How many vehicles are proposed for visitor/clients?

3/31/26 Applicant Response: 12- sheet C-2 notes

4/14/26 City Response:

10. How many accessible spaces are proposed?

3/31/26 Applicant Response: 1-sheet C-2

4/14/26 City Response:

11. How many employee spaces are proposed?

3/31/26 Applicant Response: 4- sheet C-2

4/14/26 City Response:

12. Provide landscaping, buffers and screening.

3/31/26 Applicant Response: Revised – sheet C-2

4/14/26 City Response:

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

3/31/26 Applicant Response: The plan is designed in accordance with section 13.7.1 B. in business or industrial zone: within 10 feet of any side yard or rear yard that abuts a residential zone".

4/14/26 City Response:

14. Provide spot elevations on plan.

3/31/26 Applicant Response: Revised- sheet C-3

4/14/26 City Response:

15. Provide traffic directional arrows.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

16. Provide dimensions of all driveways at street opening.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

3/31/26 Applicant Response: Variance granted by Zoning Board of appeals dated March 3, 2026.

4/14/26 City Response:

18. Provide hours of operation.

3/31/26 Applicant Response: M-Saturday 7am to 7 pm. Sheet C-2 site use notes

4/14/26 City Response:

19. Label building's primary entrance/exit door(s) on Site Plan.

3/31/26 Applicant Response: Revised- sheet 1-1 C-1 & 2

4/14/26 City Response:

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

3/31/26 Applicant Response: Building modified to confirm to setback regulations. Building permit has been applied for. See sheet C-2

4/14/26 City Response:

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

3/31/26 Applicant Response: Revised and driveway cut on Frederick is eliminated.

4/14/26 City Response:

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

3/31/26 Applicant Response: Revised sheet C-2.

4/14/26 City Response:

28. Parking space width shown as 8' should be 9' for all spaces.

3/31/26 Applicant Response: All parking spaces for visitors and employees are 9 feet wide. Inventory spaces are 8 feet wide as they are employee parked and do not qualify as public parking spaces.

4/14/26 City Response:

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

3/31/26 Applicant Response: Revised sheet SL-1 & 2

4/14/26 City Response:

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

3/31/26 Applicant Response: Sheet C-2 site use notes #9

4/14/26 City Response:

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

3/31/26 Applicant Response: There will be no junk vehicles, but the nature of the auto repair business may result in some vehicles be inoperable when they arrive but operable upon repair.

4/14/26 City Response:

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

3/31/26 Applicant Response: Revised sheet C-2 use notes 11

4/14/26 City Response:

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

3/31/26 Applicant Response: Dumpster provided. Sheet C-2

4/14/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

2. 2021 IBC Code references, not included.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

3. Engineers or Architects stamp for said drawings.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

4. Calculations for all beams used for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

5. Brackets used for attachments of beams for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

6. Attachment of an LVL to common DF lumber is not allowed.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".

3/31/26 Applicant Response: No response.

4/14/26 City Response:

9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

ZEO (Brandon Peate)

1. This appears to require a variance.

3/31/26 Applicant Response: Variance granted.

4/14/26 City Response:

2. Has the deed been filed to merge the properties?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

3. Has the Zone Change been finalized on the second parcel?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

3/31/26 Applicant Response: Fencing and landscaping have been added sheet C-1 acknowledged

4/14/26 City Response:

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

3/31/26 Applicant Response: See sheet C-2.

4/14/26 City Response:

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

3/31/26 Applicant Response: Revised C-2 site use, 6,7, & 8

4/14/26 City Response:

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

3/31/26 Applicant Response: Revised sheet C-2

4/14/26 City Response:

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)
The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):
No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #12.

4/14/26 City Response:

2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #13.

4/14/26 City Response:

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

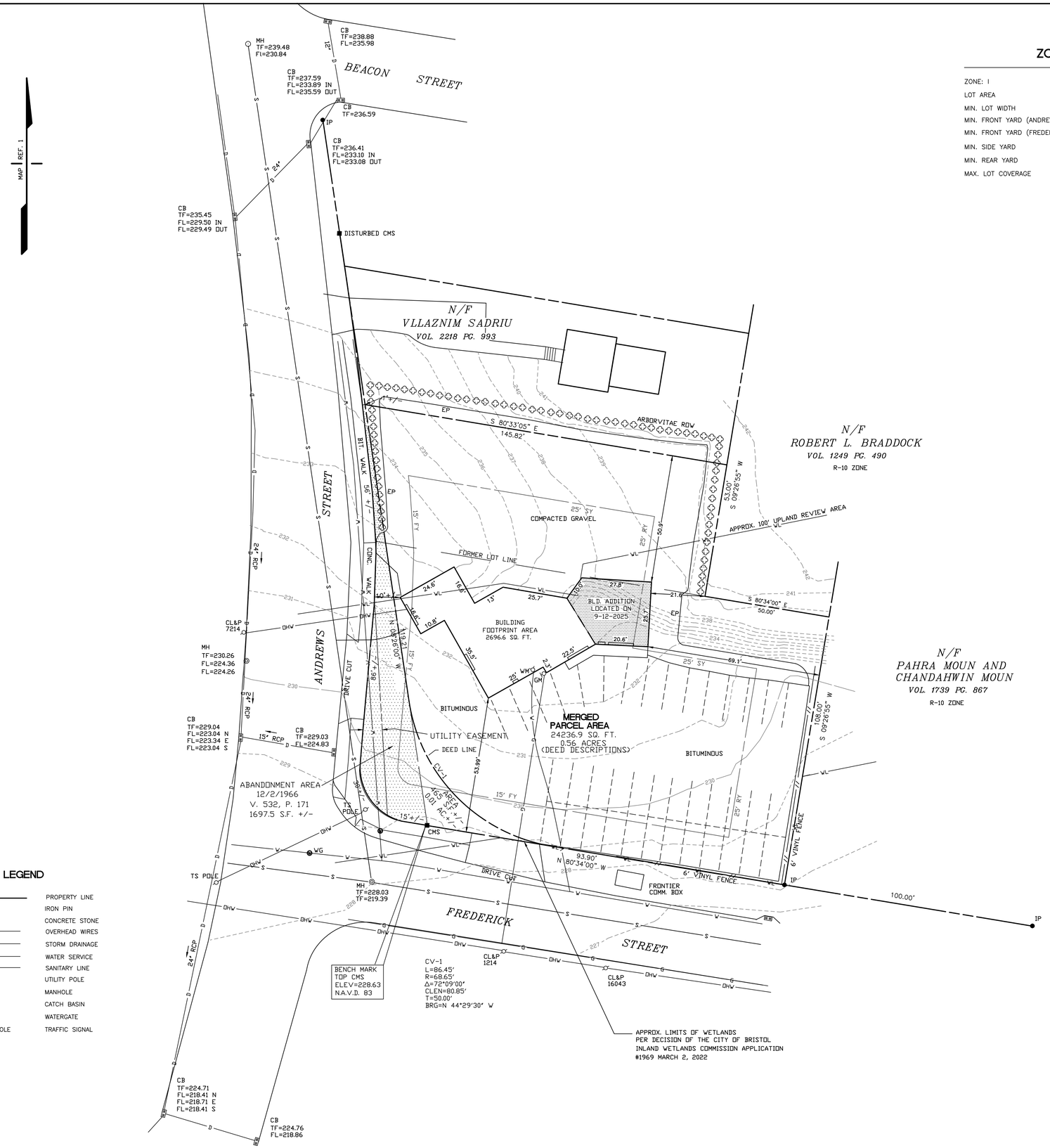
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

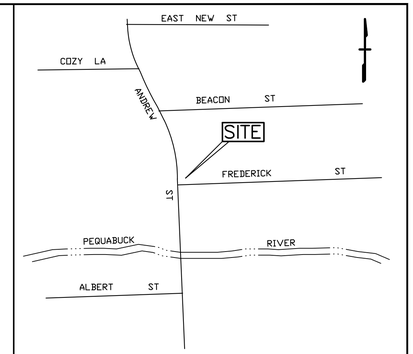
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

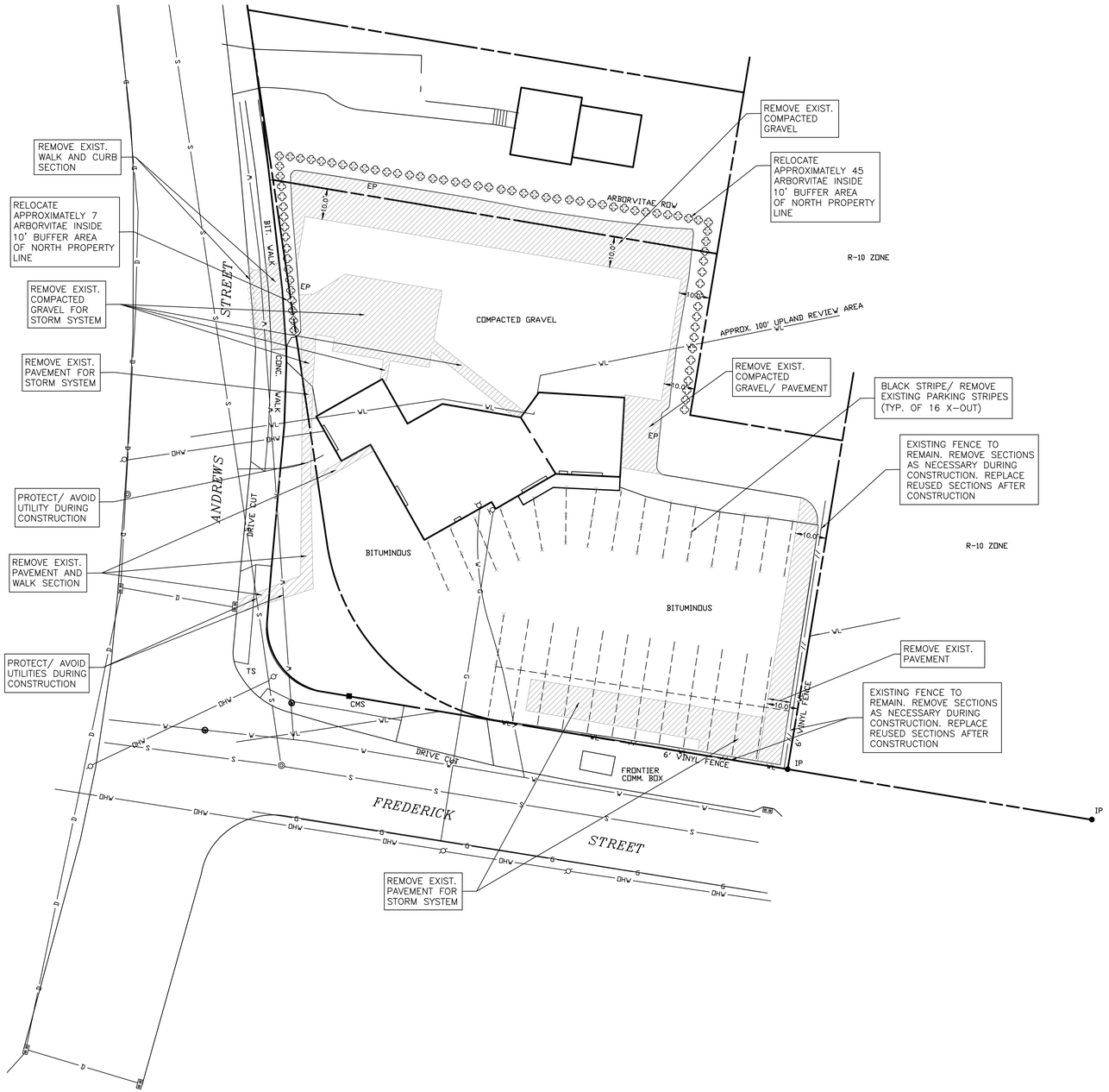
PLAN PREPARED FOR

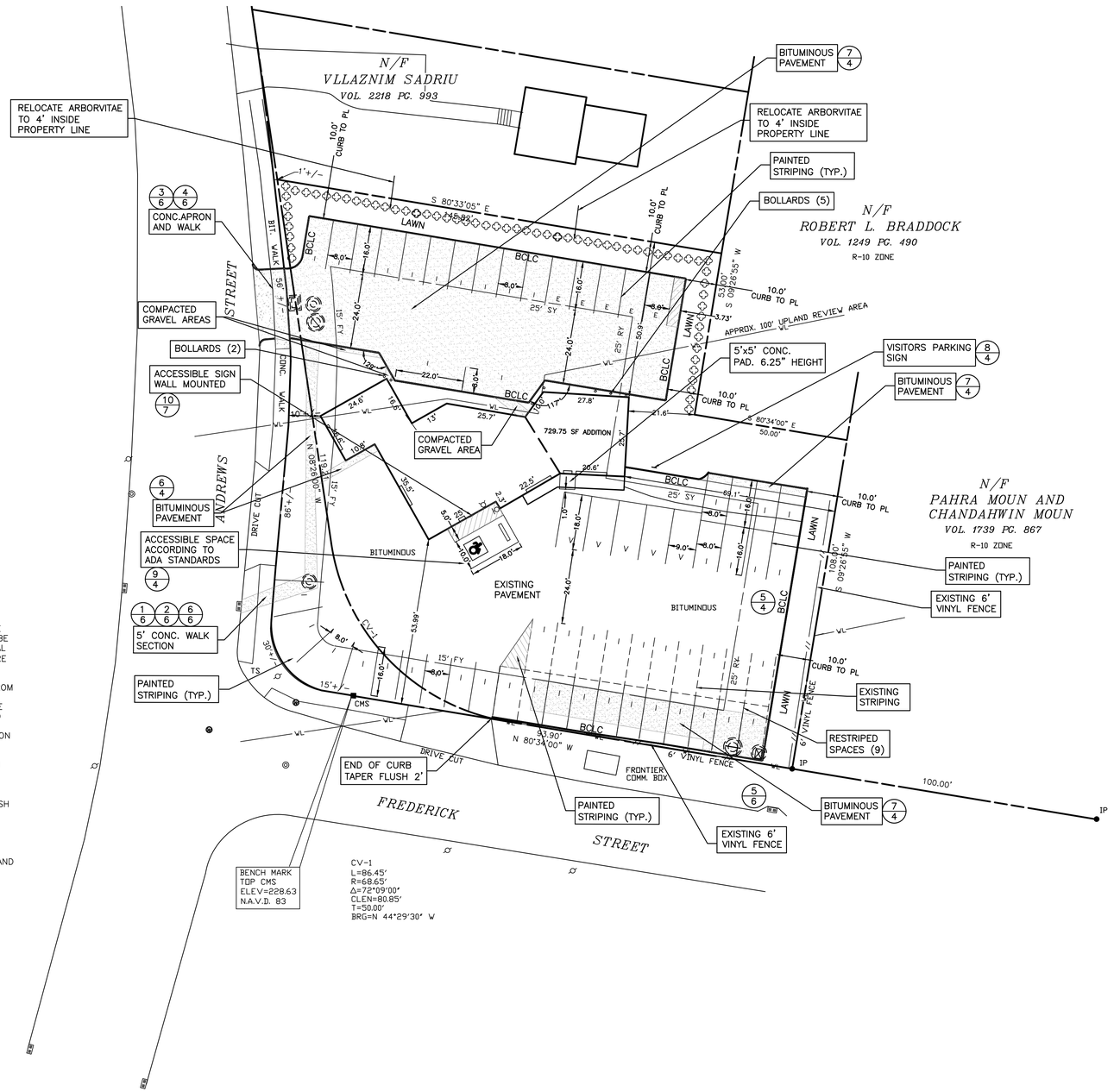
16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
WL
WL
WL
OHW
OHW
OHW
OHW
OHW
OHW
S
S
S



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

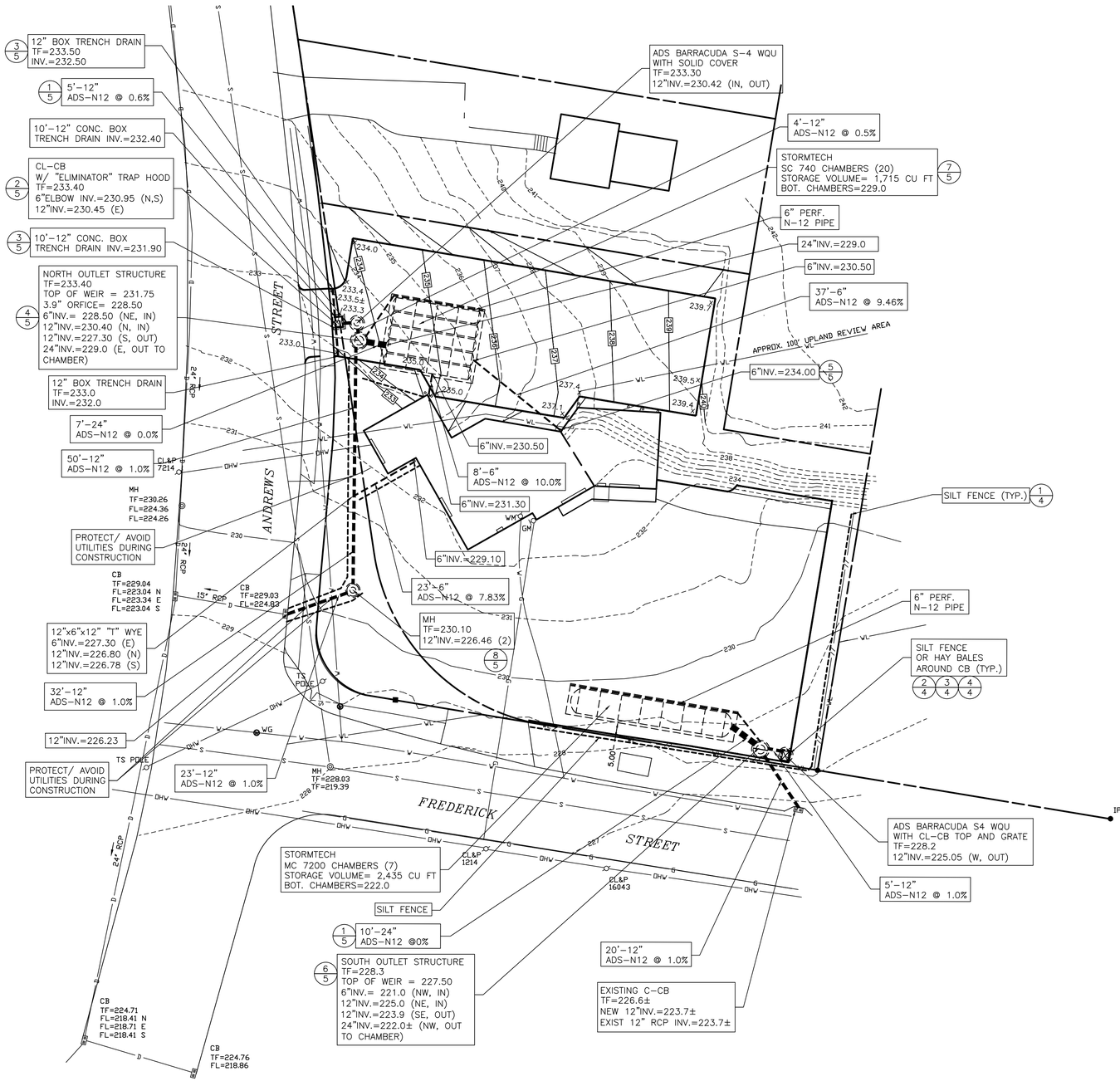
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RONALD D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

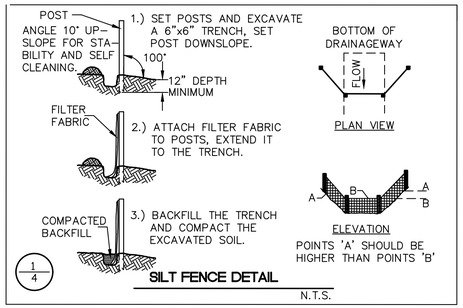
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RYAN D. TORRES
No. 19809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

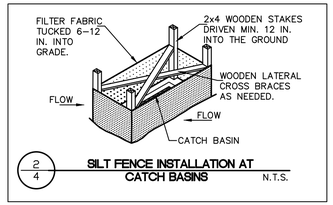
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



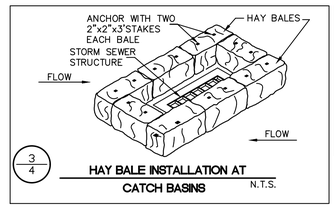
1/4 **SILT FENCE DETAIL**

N.T.S.



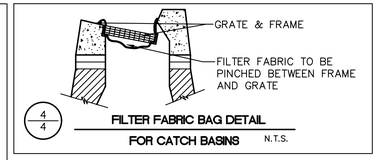
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



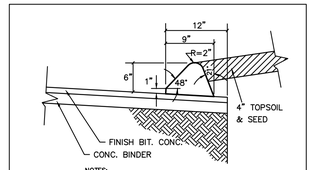
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

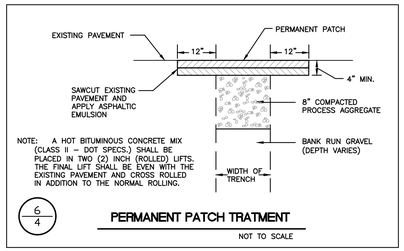
N.T.S.



NOTES:
TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1d4

5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

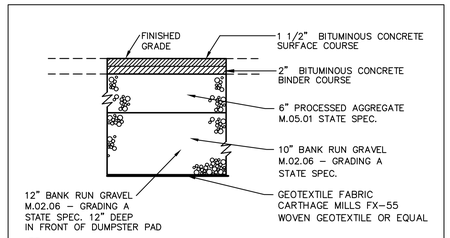
N.T.S.



NOTE: A HOT BITUMINOUS CONCRETE MIX (CLASS II – DOT SPECS.) SHALL BE PLACED IN TWO (2) INCH (ROLLED) LIFTS. THE FINAL LIFT SHALL BE EVEN WITH THE EXISTING PAVEMENT AND CROSS ROLLED IN ADDITION TO THE NORMAL ROLLING.

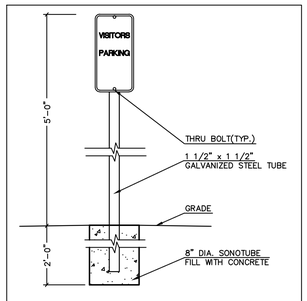
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.

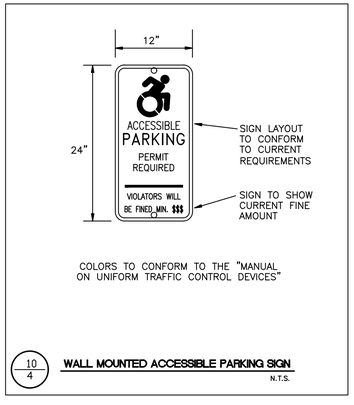


8/4 **VISITORS PARKING SIGN POLE**

N.T.S.

9/4 **ACCESSIBLE PARKING**

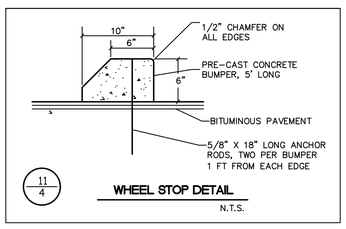
N.T.S.



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

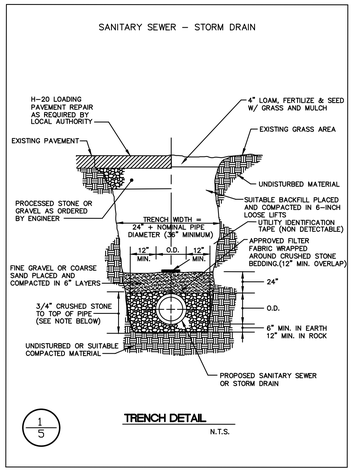
16 ANDREWS STREET

BRISTOL, CONNECTICUT

DETAILS

SHEET NO.

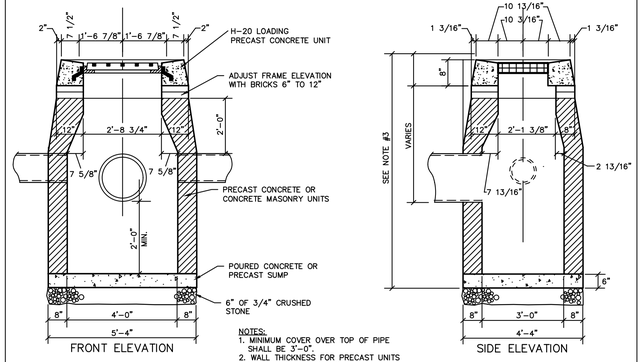
C-4



1/5

TRENCH DETAIL

N.T.S.

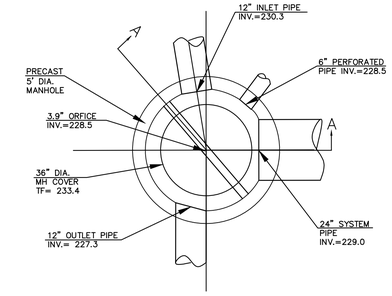


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

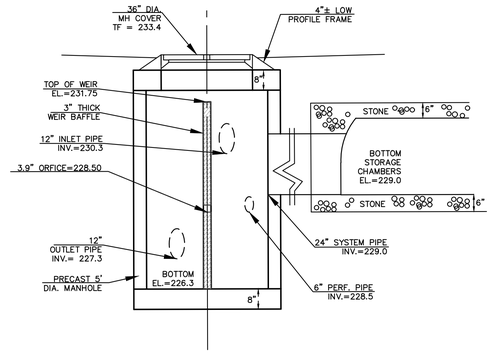
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

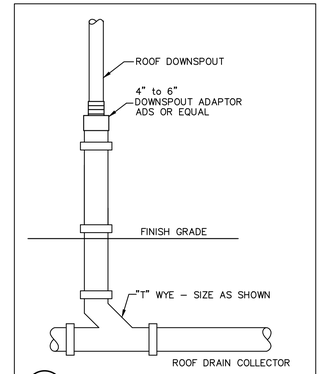


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

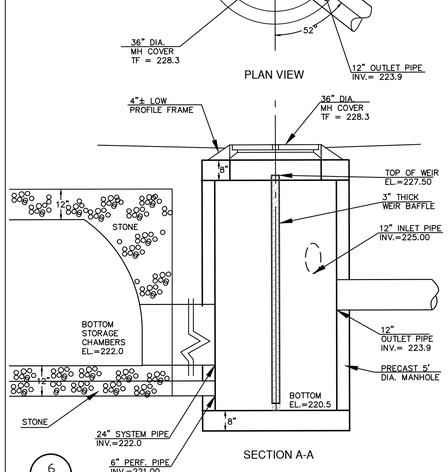
N.T.S.



5/5

ROOF DRAIN BOOT

N.T.S.



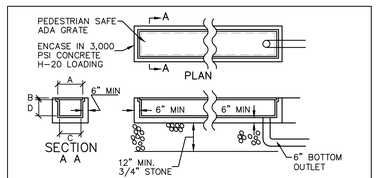
PLAN VIEW

SECTION A-A

6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



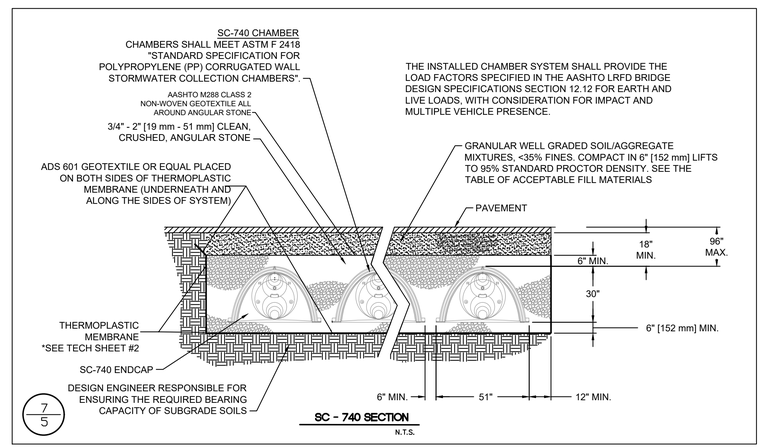
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

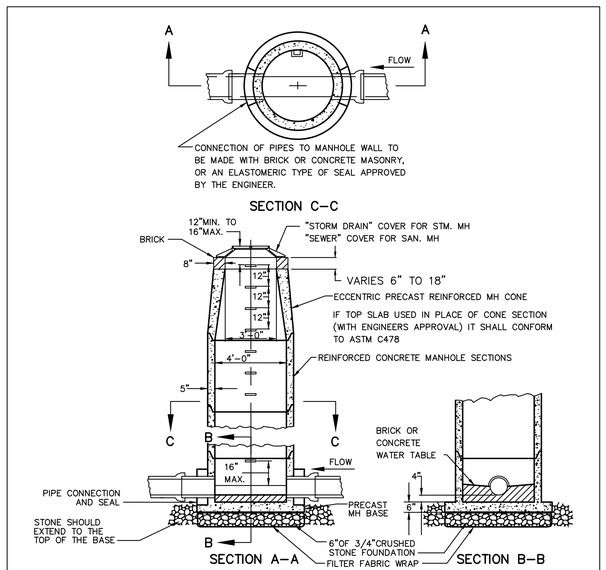
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale:	1" = 20'
Checked:	D.T.
Date:	
Revision	
Date:	NOV. 24, 2025
Drawn:	D.T.

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET

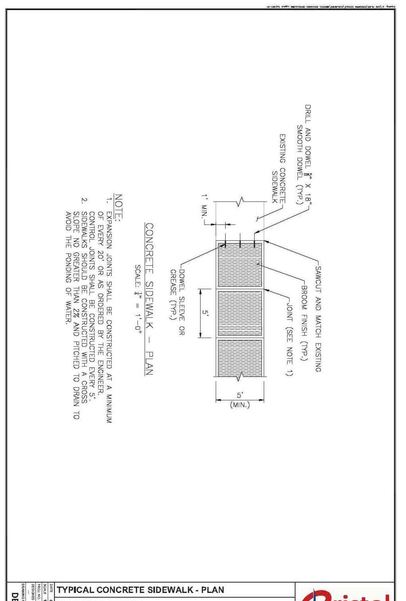
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.

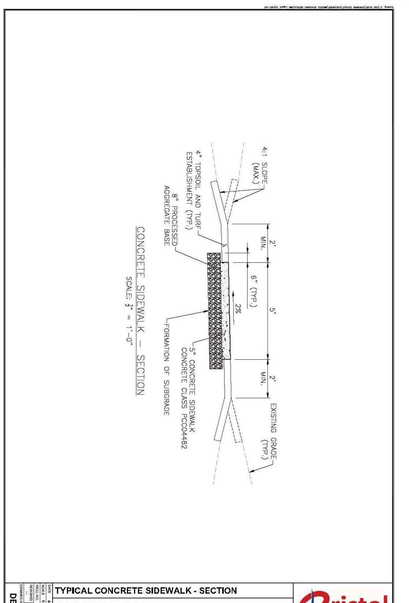
C-5

1/6



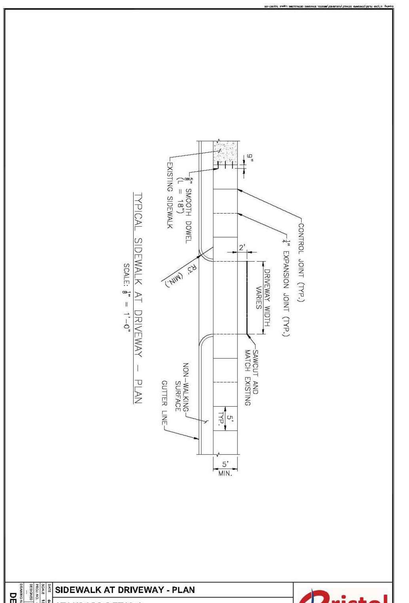
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

2/6



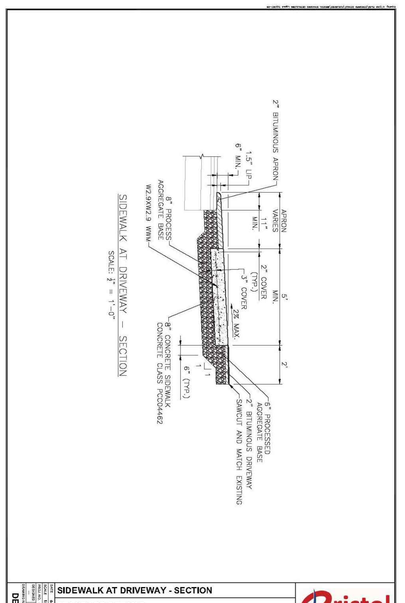
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

3/6



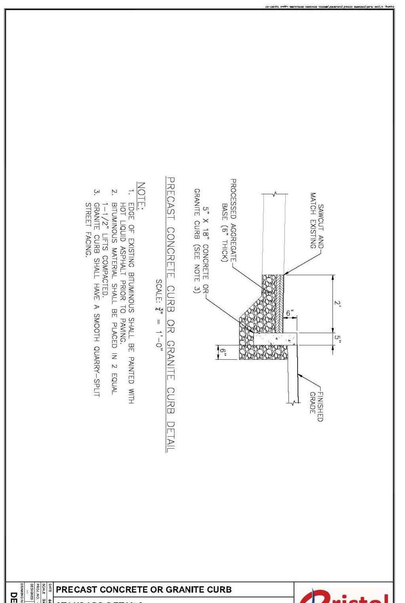
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

4/6



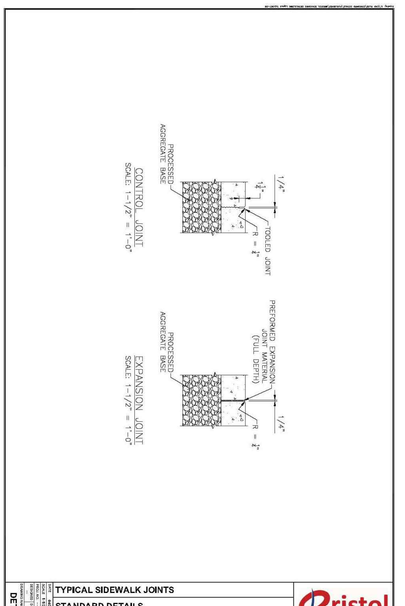
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

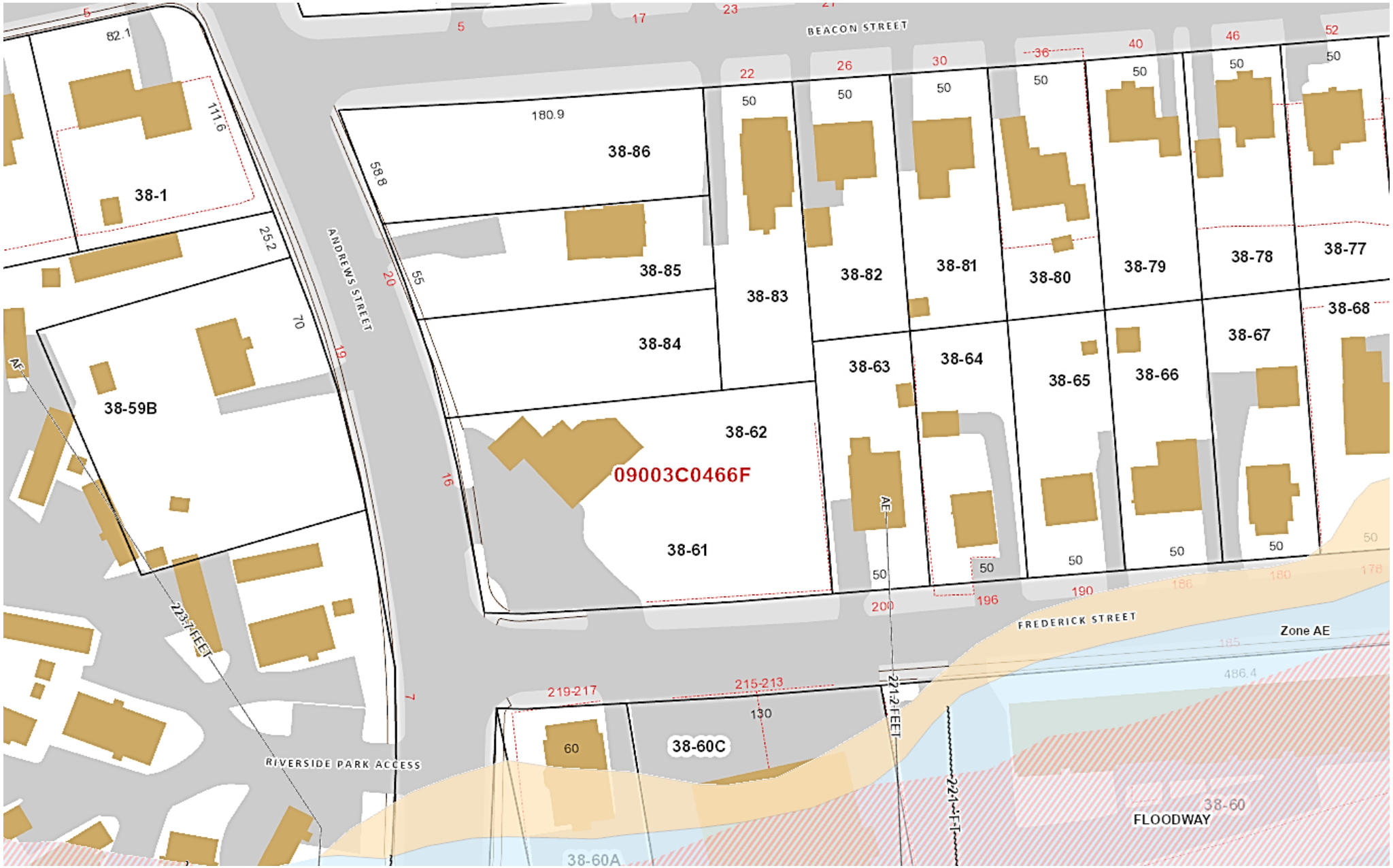
SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



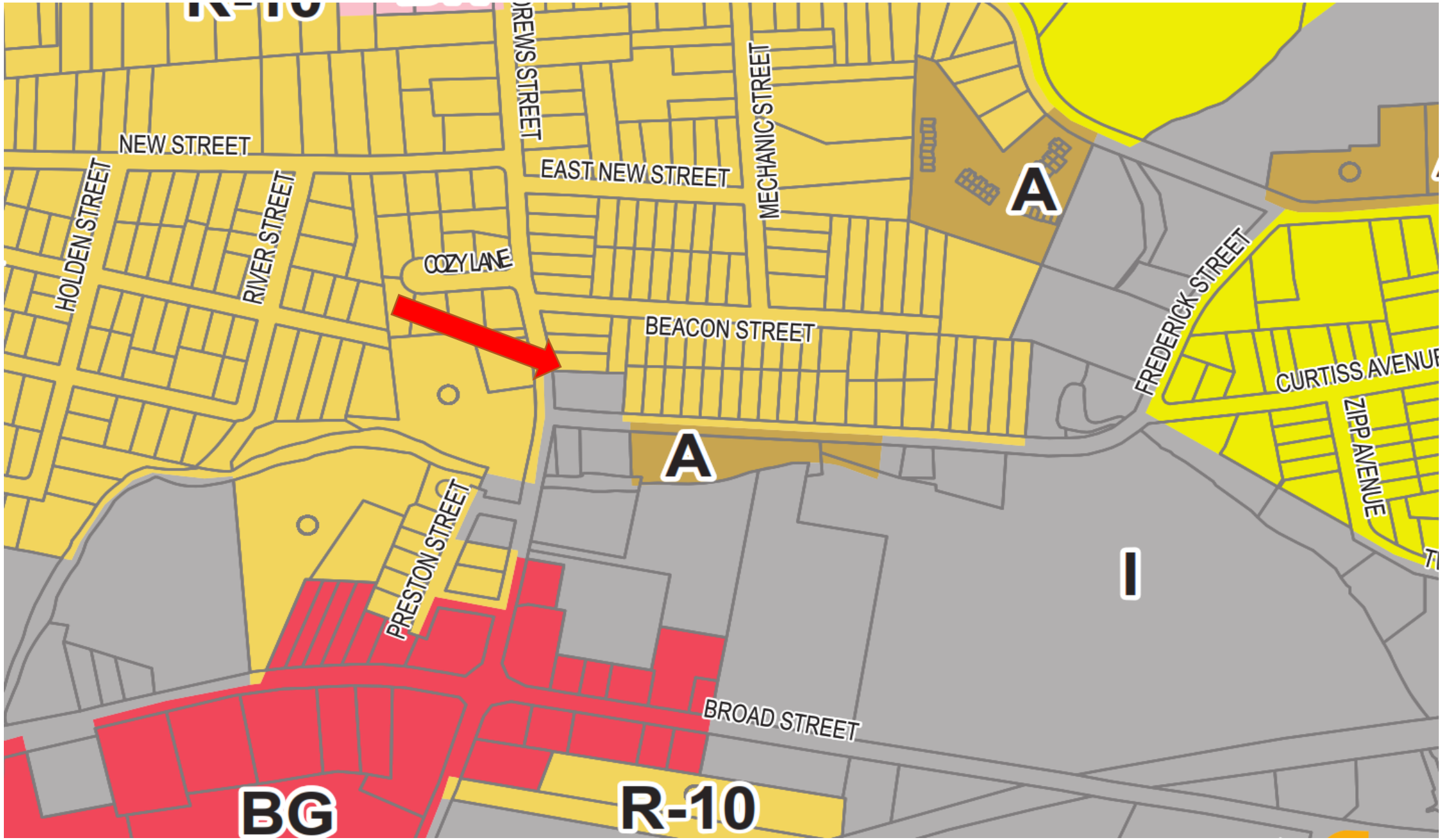
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



STORM SYSTEM MAINTENANCE PROGRAM

Quick Auto Sales & Repair

16 Andrews Street

North and South Parking Lot Improvements

Bristol, CT 06010

March 23, 2026

TORRES ENGINEERING, INC.

63 REED DRIVE

Wethersfield, CT 06109

Storm System Maintenance Program

OVERALL SITE RUNOFF

Silt fence or hay bale barriers shall be installed around the Site, perpendicular to the direction of flow and slope, as shown on the plans, and maintained clean throughout the construction phase of the project.

An "Overall Site Runoff Maintenance Log" (see Appendix) shall be implemented every two weeks, during construction and after every rainfall. Any silt, sand, debris, etc., shall be removed from the barriers and stockpiled in a properly protected area or removed from the site to an acceptable dumping site as approved by the local authorities.

STORMWATER TREATMENT SYSTEM

The Stormwater Treatment system shall be the combination of catch basin with “Hoods” in parking lot catch basins, Water Quality Units and the bottom of the underground Detention Structure “Isolator Row” within the StormTech SC-740 and MC-7200 Chamber Systems.

STORM SYSTEM

Maintenance Program During Construction

All catch basins shall be cleaned and cleared of debris, sand or silt on a biweekly basis. Debris shall be removed from the site along with other construction debris. Silt and sand may be spread in flat or level areas later to be top-soiled or graded. The Detention Structure shall be protected after installation, to contain any silt or sediment within the pipes, before they enter the structure.

Silt fence or hay bale protection shall be repaired as needed and noted above. Accumulated silt shall be removed or spread per the Erosion Control Plan on the construction documents (see "Storm System Maintenance Log" in the Appendix).

Post Construction Stormwater Management

Maintenance of Catch Basins with Elbow "Hoods"

It is recommended that each installation be serviced at least three times a year.

Recommended timing of service:

1. For areas of a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year round rainfall: on a recurring basis (at least three times a year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.

Service Procedures:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected material shall be removed from the basin sumps.
3. When all the collected materials have been removed, the elbows shall be inspected for blockage. Major defects shall be noted and replacements installed.
4. If grates are damaged, they shall be replaced.

DETENTION SYSTEM

The detention system may be installed, only during a dry spell in the weather. The contractor must schedule the work as to the predicted rainfall to avoid working during a rainstorm.

The storm system shall be installed from the Proposed Catch Basins, to the Water Quality Unit then north to the Detention System. The elbow shall be installed in the catch basin right away to protect the Detention System.

After the Detention System is installed, inspection and maintenance shall be as follows (see Appendix for maintenance log).

Inspection/Maintenance Frequency

The Detention Systems must be cleaned and maintained. Underground systems may be maintained more cost effectively if these simple guidelines are followed. Inspection should be performed at a minimum of once per year. Cleaning should be done at the discretion of individuals responsible to maintain proper storage and flow. While maintenance can generally be performed year round, it should be scheduled during a relatively dry season.

Pre-inspection

A Post-installation inspection should be performed to allow the Owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without requiring access to the detention system.

The following is the recommended procedure for pre-inspections:

1. Locate the riser section or cleanouts of the detention system. The riser will typically be 10”-8”inches in diameter or larger and the cleanouts are usually 4, 6 or 8 inches in diameter.

2. Remove the lid of the riser or cleanouts.

3. Insert a measuring device into the opening and make note to a point of reference on the stick or string. (This is done so that sediment build-up can be determined in the future without having to enter the system.)

Inspection/Maintenance

The detention systems should be inspected at a minimum of one time a year or after major rain events if necessary.

The following is the recommended procedure to inspect system in service:

1. Locate the riser section of the retention/detention system. The riser will typically be 10” to 8” in diameter or larger.

2. Remove the lid from the riser.

3. Measure the sediment build up at each riser and cleanout location. Only certified confined space entry personnel having appropriate equipment should be permitted to enter the Detention System.

4. Inspect each manifold, all laterals, and outlet pipes for sediment build up, obstructions, or other problems. Obstructions should be removed at this time.

5. If measured sediment build up is between 5% - 20% of the tank, cleaning should be considered; if sediment build up exceeds 20%, cleaning should be performed at the earliest opportunity. A thorough cleaning of the system shall be performed by the manufactures equipment and manual methods.

MAINTENANCE OF WATER QUALITY UNIT, SEE MAINTENANCE GUIDE

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

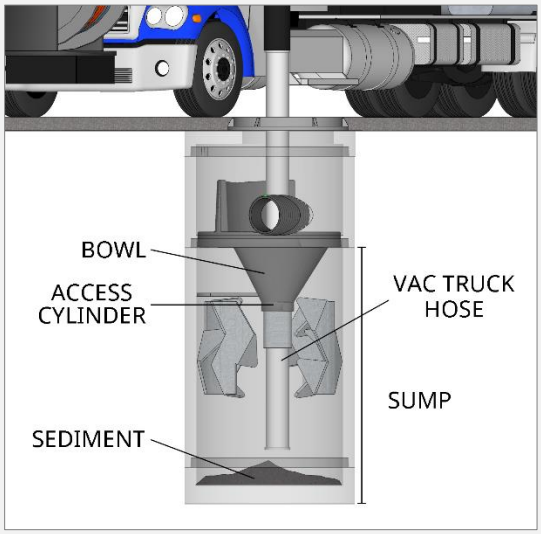
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
    b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
    c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo, Barracuda® and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2022 Advanced Drainage Systems, Inc. MG1.01 08/22 CS

MAINTENANCE OF CATCH BASINS WITH ELBOW HOODS

INSPECTION & MAINTENANCE LOG

Catch Basin No.			**Location:**		
Date	**Maintenance Personnel**	**Inspect CB Frame/ Grate**	**Inspect CB* Sump Clean/Ok**	**Inspect Elbow Hood Replace/Ok**	**Comments**

* The Basins should be cleaned out of trapped debris, etc.

STORM SYSTEM and WATER QUALITY UNIT MAINTENANCE LOG

Date	Maintenance Personnel	Structure No.	Conditions Comment	Recommended Work	Work Completed/Date

DETENTION SYSTEM MAINTENANCE LOG

Date	Maintenance Personnel	Riser No.	Sediment Build-up Depth	Manifold No./ Condition	Barrel No./ Condition	Recommended Work	Work Completed/Date

Site Plan 3/24/26

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
SL-1	EXISTING SITE LIGHTING
SL-2	NEW SITE LIGHTING

FILINGS:

SPECIAL PERMIT # 2522 MOTOR VEHICLE REPAIR AND SERVICE

SPECIAL PERMIT # 2554 MOTOR VEHICLE SALES

SITE PLAN APPROVAL # 2533 FOR MOTOR VEHICLE REPAIRS, SERVICE AND SALES

ZONING VARIANCE # 3827 TO ALLOW TWO DRIVEWAYS WITHIN 100 FEET OF EACH OTHER

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

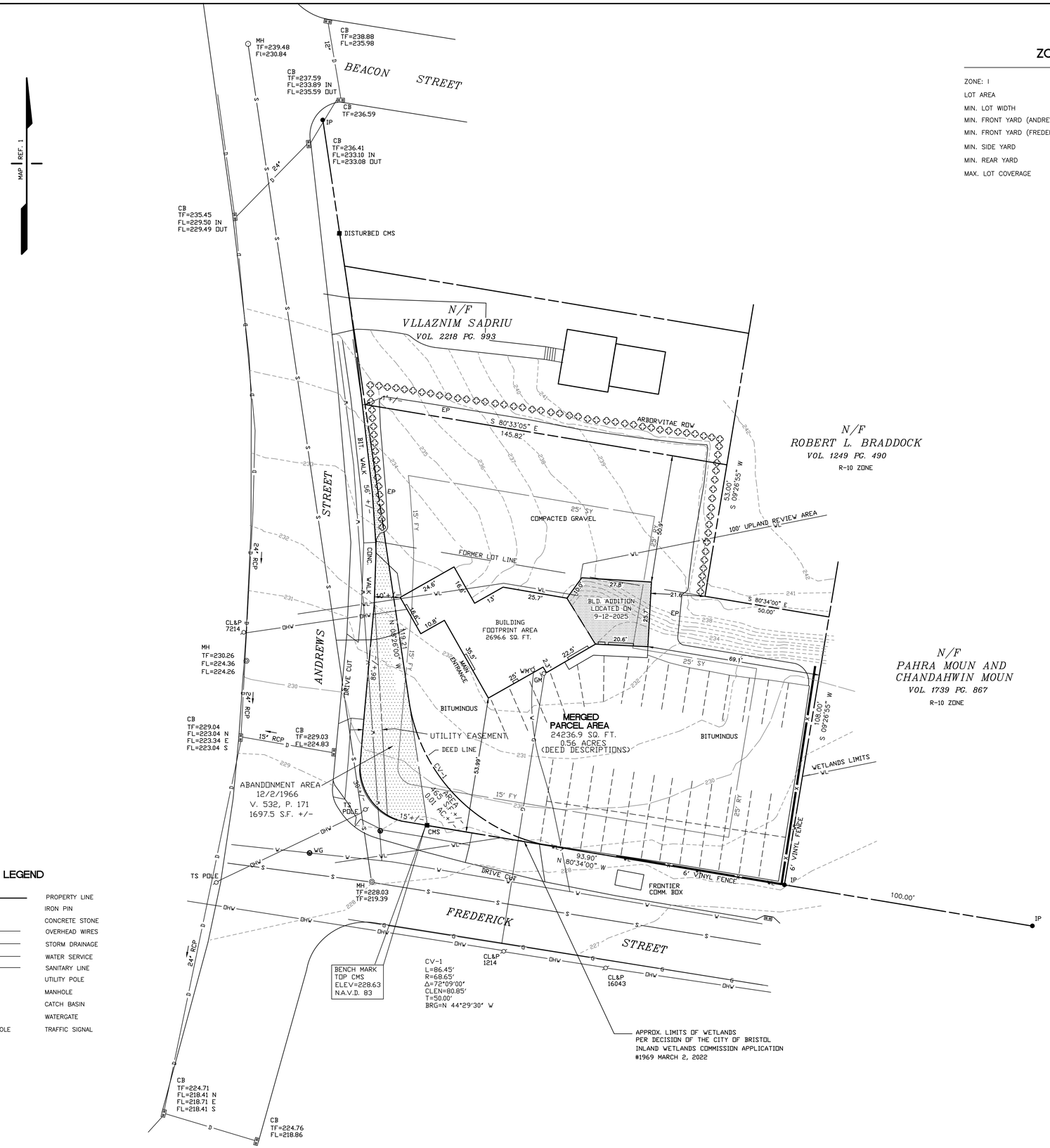
STATE OF CONNECTICUT — DONALD D. TORRES — No. 12809 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

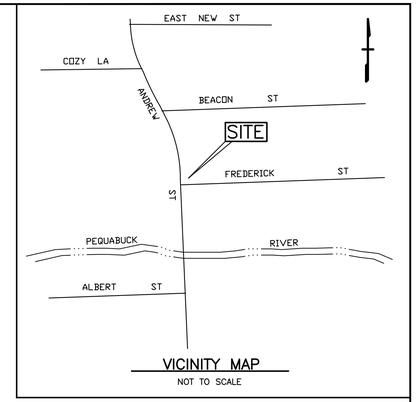
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP
NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

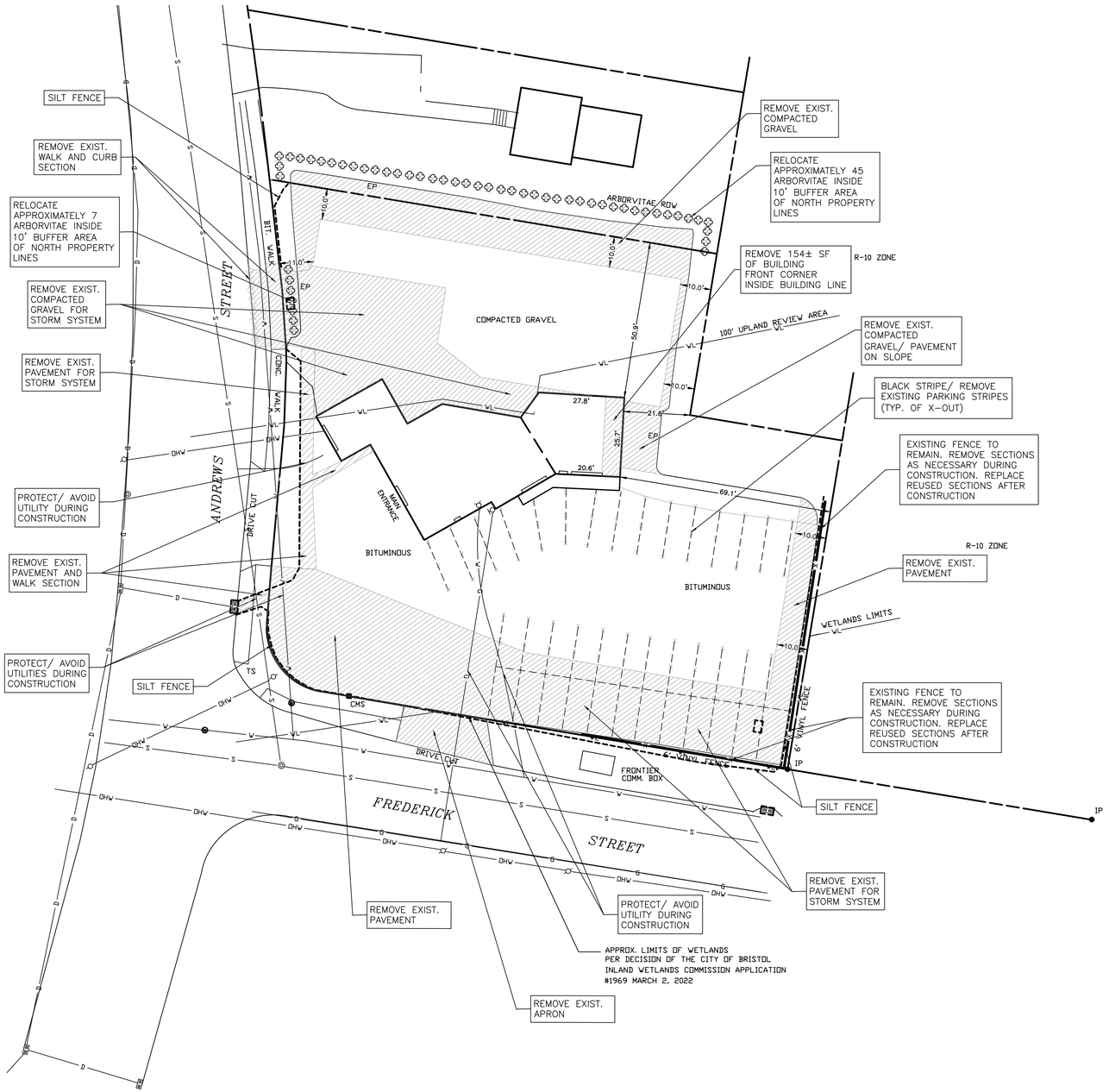
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4_x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20'
Checked: D.T.
Date:

Date: MAR. 24, 2026
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RYALDO D. TORRES · No. 13890 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

SITE USE NOTES:

1. THERE ARE TWO (2) SERVICE BAYS. FOUR PARKING SPACES ARE PROVIDED FOR VEHICLE REPAIR.

2. THERE ARE THIRTY-FIVE (35) VEHICLES FOR SALE. ONE (1) PARKING SPACE IS PROVIDED FOR INVENTORY VEHICLES. THERE IS 700 SQUARE FEET OF OFFICE SPACE. THREE (3) PARKING SPACES ARE PROVIDED FOR OFFICE SPACE. THERE IS NOT ANY INDOOR DISPLAY AREA.

3. ONE (1) VAN ACCESSIBLE PARKING SPACE IS PROVIDED PER TWELVE (12) TOTAL PARKING SPACES.

4. HOURS OF OPERATION: 8:00 AM – 6:00 PM MONDAY TO FRIDAY
9:00 AM – 6:00 PM SATURDAY
9:00 AM – 6:00 PM SUNDAY

5. EXISTING BUILDING ADDITION TO BE 576.04 SQUARE FEET. REBUILT INSIDE THE MINIMUM REAR BUILDING LINE. WORK TO BE DONE ACCORDING TO THE CITY'S BUILDING DEPARTMENT, REGULATIONS, AND STANDARDS.

6. THERE IS 1,570 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE NORTHERN PARKING LOT.

7. THERE IS 1,819 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE SOUTHERN PARKING LOT.

8. THERE IS 767 SQUARE FEET OF LAWN AREA WITHIN VISIBILITY SIGHT TRIANGLE AT THE INTERSECTION OF FREDRICK AND ANDREWS STREETS. NO TREES, FENCING, STRUCTURES, OR CARS TO BE PARKED WITHIN THE VISIBILITY SIGHT TRIANGLE.

9. THE NORTHERN AND SOUTHERN PARKING LOT STORM DRAINAGE FLOWS THROUGH WATER QUALITY UNITS BEFORE IT'S DETAINED AND DISCHARGES OUT TO THE STORM SYSTEMS ON ANDREWS AND FREDRICK STREETS.

10. CARS FOR SALE ARE IN WORKING CONDITION. VEHICLES NEEDED FOR REPAIR WILL BE PARKED (TWO (2) MAXIMUM) ONLY PRIOR TO BEING MOVED INTO THE BAYS FOR REPAIR.

11. SCRAP AND WASTE MATERIALS ARE NOT TO BE STORED OUTSIDE. LIBERTY RECYCLING IS CONTRACTED FOR REMOVAL OF SUCH ITEMS.

12. THERE IS NO STORAGE OF USED MOTOR OIL OR FLUIDS. OUTSIDE STORAGE OF TIRES IS PROHIBITED UNLESS OTHERWISE APPROVED.

13. SPECIAL CONTAINERS ARE USED TO COLLECT ALL USED MOTOR OILS. OIL IS SOLD TO AND PICKED UP BY WASTE MANAGEMENT COMPANIES FOR RE-USE SECONDARY PURPOSING.

PARKING

MOTOR VEHICLE SALES OR RENTAL OR LEASING:

700 SF OF OFFICE = .7x3=2.1 SPACES = 3 VISITOR SPACES REQUIRED
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

5,234 SF INVENTORY = 5.234x.15= .78 SPACES= 1 VISITOR SPACE REQUIRED
(0.15 PER KSF OF OUTDOOR DISPLAY)

MOTOR VEHICLE REPAIR OF SERVICE FACILITY:

2 SERVICE BAYS = 4 SPACES REQUIRED

700 SF OF OFFICE = .7x3=2.1 SPACES = INCLUDED – SEE ABOVE
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

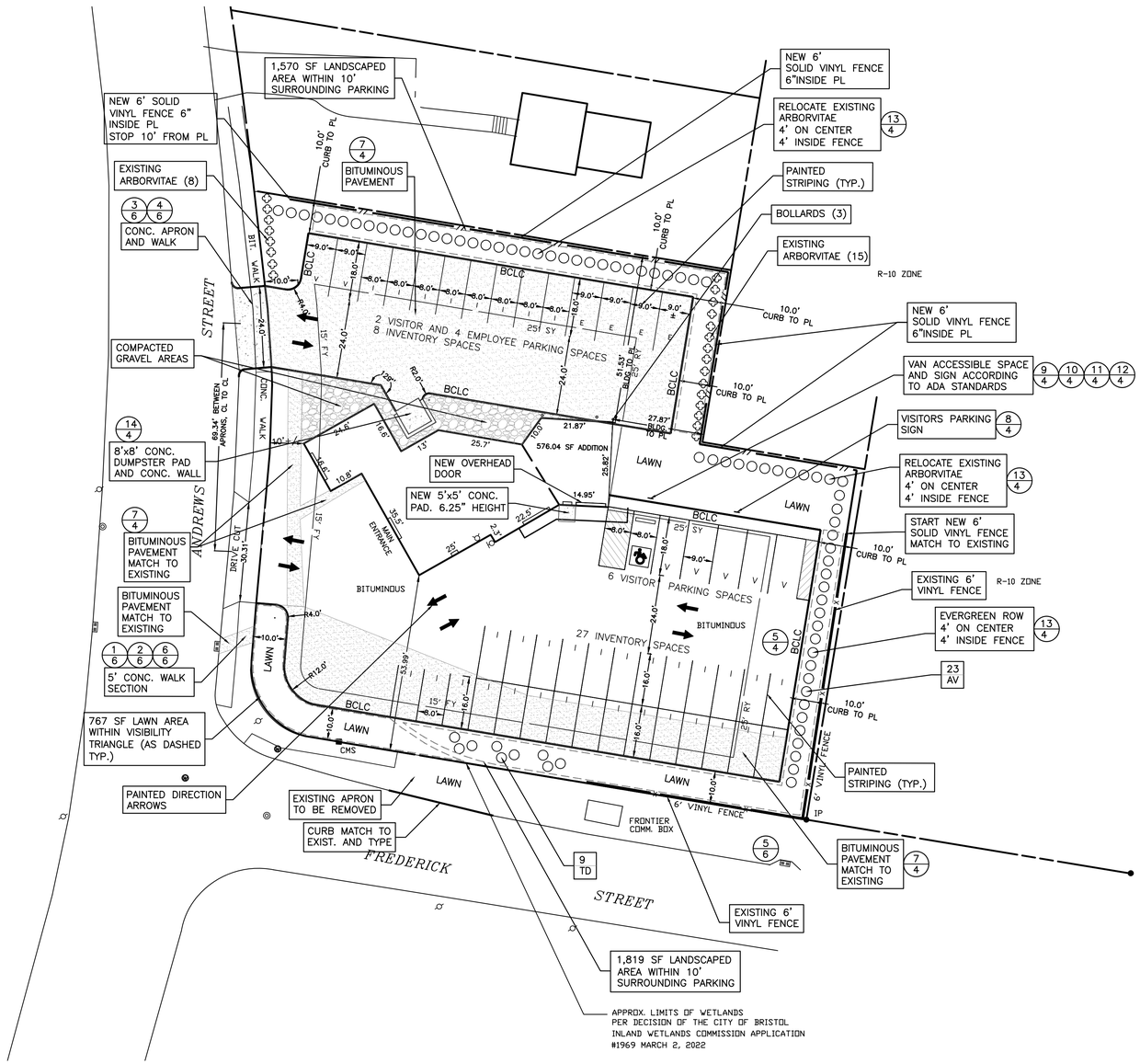
8 VISITOR SPACES, INCLUDING A VAN ACCESSIBLE SPACE
4 EMPLOYEE SPACES
12 TOTAL PARKING SPACES

35 INVENTORY SPACES

ALL VISITOR, EMPLOYEE AND ACCESSIBLE PARKING SPACES ARE EIGHTEEN (18) FEET LONG x NINE (9) FEET WIDE.
INVENTORY SPACES ON THE NORTH LOT ARE EIGHTEEN (18) FEET LONG x EIGHT (8) FEET WIDE. INVENTORY SPACES ON THE SOUTH LOT ARE SIXTEEN FEET (16) FEET LONG x EIGHT (8) FEET WIDE. SOUTH LOT INVENTORY SPACES ARE DOUBLE STACKED. ALL INVENTORY VEHICLES ARE PARKED AND MOVED BY EMPLOYEES ONLY.

ALL PARKING SPACES ARE GREATER THAN SIX (6) FEET AWAY FROM THE BUILDING AND ENTRANCES.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	23	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.
TD	9	TAXUS DENSIFORMIS	DENSE YEW	24"-34" SPR.

1. AS CONSTRUCTION PROCEEDS, FIND GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPHT OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OR UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWING; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING PREVAILS OVER THE PLANT LIST.

ZONING DATA

ZONE: I SCHEDULE	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	25,000	26,400	26,400
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100	161	161
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT.)	50	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET (FT.)	15	10±*	10±*
MAXIMUM FRONT YARD (FT)	N/A	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPOSITE A RESIDENTIAL ZONE (FT.)	15	10±*	10±*
MINIMUM SIDE YARD (FT)	15	50.9	51.53
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	50.9	51.53
MINIMUM REAR YARD (FT)	15	21.6	27.87
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	21.6*	27.87
MAXIMUM BUILDING HEIGHT (FT.)	50	< 50' EXISTING	< 50' EXISTING
MAXIMUM BUILDING COVERAGE (%)	50	10.2	9.6
MAXIMUM IMPERVIOUS COVERAGE (%)	90	91.05*	71

* DENOTES EXISTING NON-CONFORMING

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026 D.T.
Drawn: D.T.
Revision Date:
Scale: 1" = 20' D.T.
Checked:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RONALD D. TORRES · No. 19808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

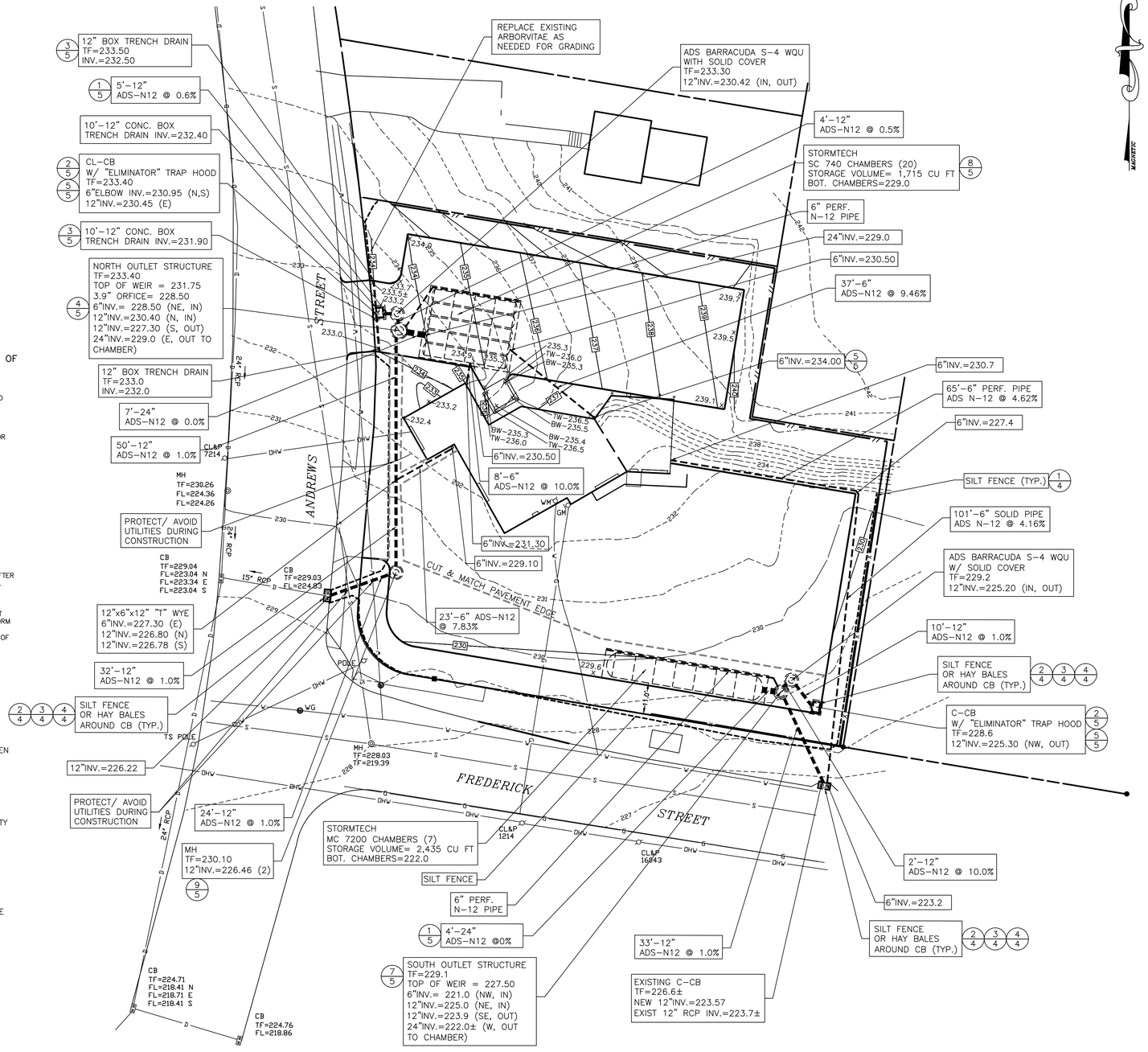
SHEET NO.
C-2

SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION DOWNHILL AND AROUND THE LIMITS OF CONSTRUCTION. INSTALL HAY BALES OR SILT FENCE AROUND EXISTING CB'S AND YD'S. DEMOLITION TO BEGIN.
2. INSTALLATION OF UTILITIES TO BEGIN. SILT FENCE TO BE ADJUSTED OR ADDED AS NEEDED DURING CONSTRUCTION.
3. INSTALL APRON, PARKING, CONC. PADS, WALL AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE, LANDSCAPING, AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.



LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 DETAIL NUMBER/ SHEET
- 5/AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20' D.T.
Checked:
Date:
Date: MAR. 24, 2026 D.T.
Drawn:
Revision

TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

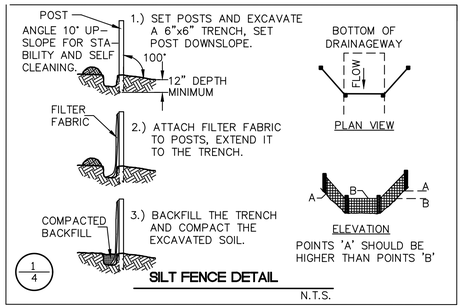
STATE OF CONNECTICUT DONALD D. TORRES No. 11808 REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

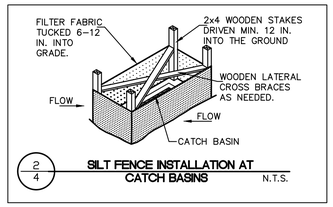
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



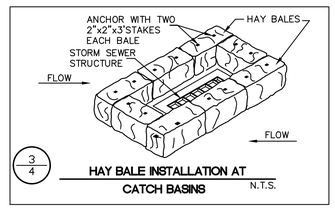
1/4 **SILT FENCE DETAIL**

N.T.S.



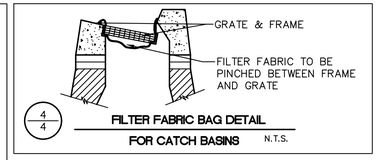
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



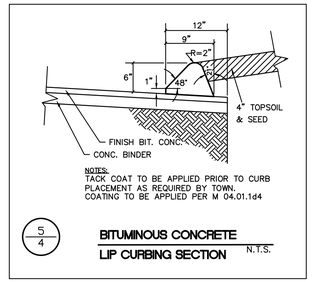
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



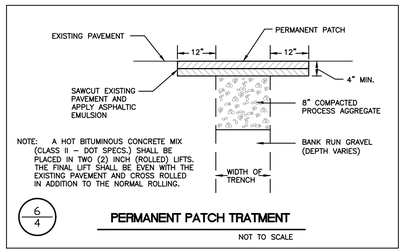
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



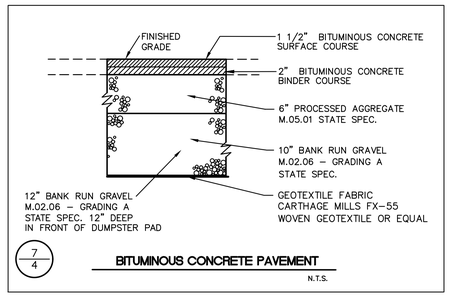
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



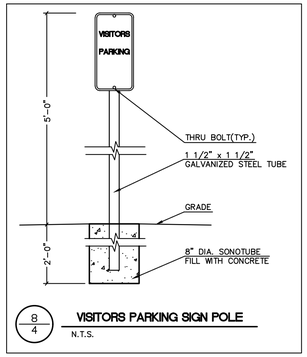
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



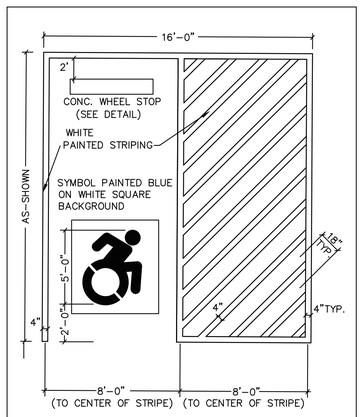
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



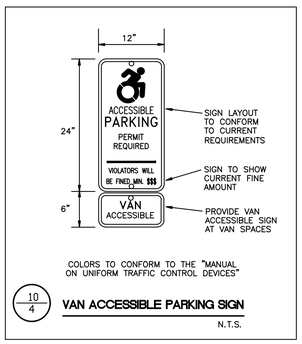
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



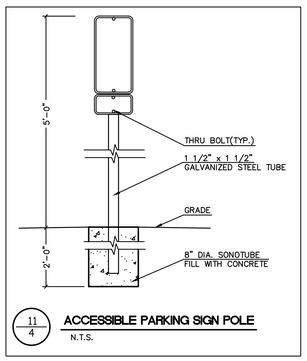
9/4 **VAN ACCESSIBLE PARKING**

N.T.S.



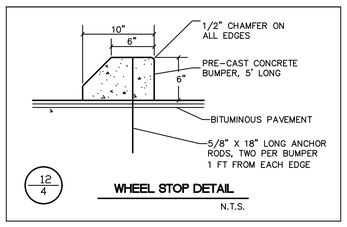
10/4 **VAN ACCESSIBLE PARKING SIGN**

N.T.S.



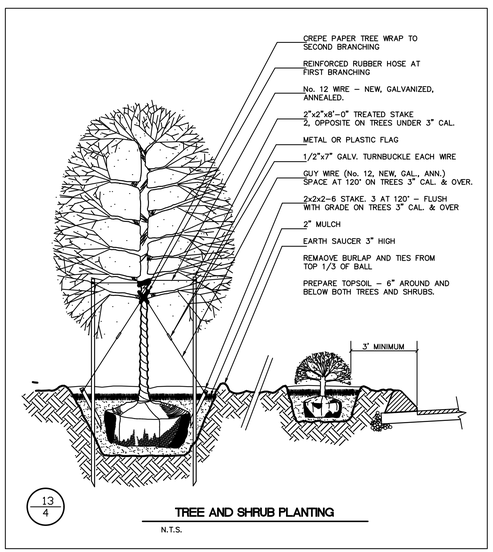
11/4 **ACCESSIBLE PARKING SIGN POLE**

N.T.S.



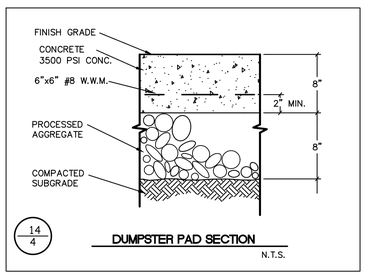
12/4 **WHEEL STOP DETAIL**

N.T.S.



13/4 **TREE AND SHRUB PLANTING**

N.T.S.



14/4 **DUMPSTER PAD SECTION**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: MAR. 24, 2026
Drawn: D.T.
Revision
Date:

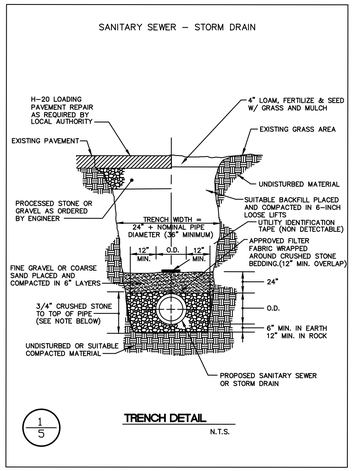
TLE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 11808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

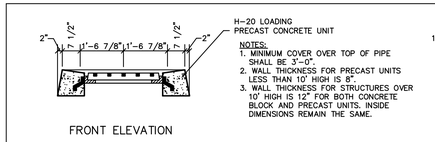
SHEET NO.
C-4



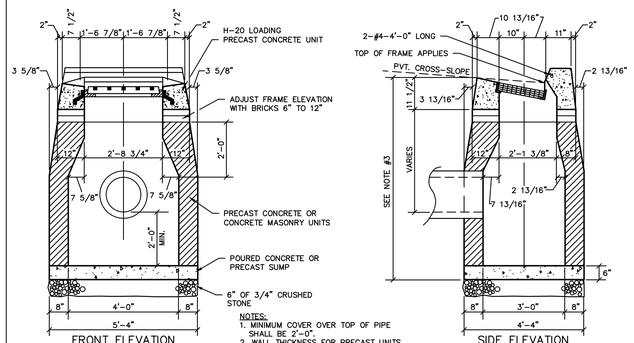
1/5

TRENCH DETAIL

N.T.S.

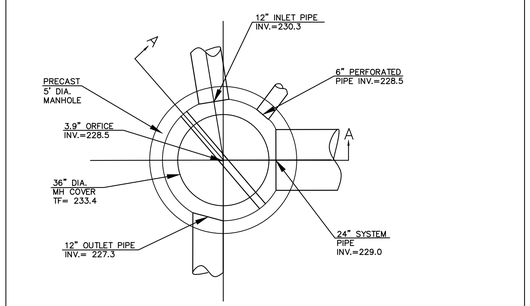


TYPE "C-L" CATCH BASIN FRAME AND GRATE N.T.S.



5/5

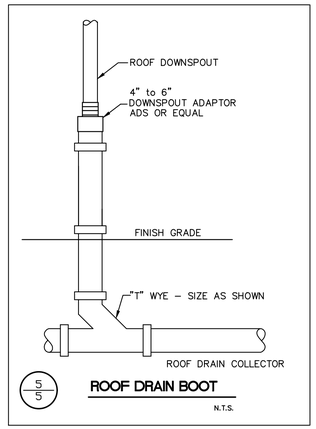
CATCH BASIN DETAIL WITH C-CB FRAME AND GRATE N.T.S.



4/5

NORTH OUTLET STRUCTURE DETAIL 5' DIA. MH

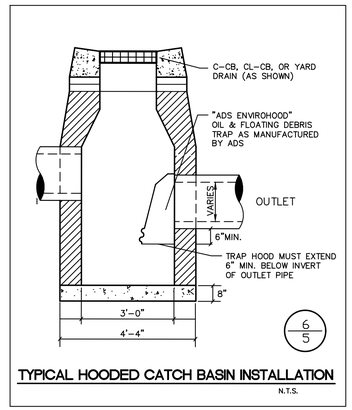
N.T.S.



5/5

ROOF DRAIN BOOT

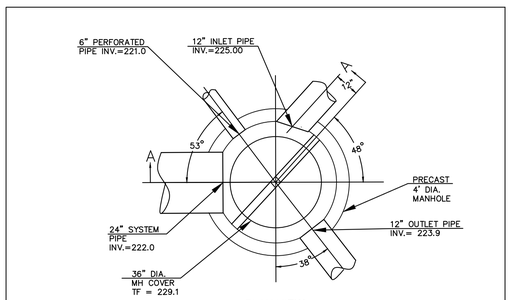
N.T.S.



6/5

TYPICAL HOODED CATCH BASIN INSTALLATION

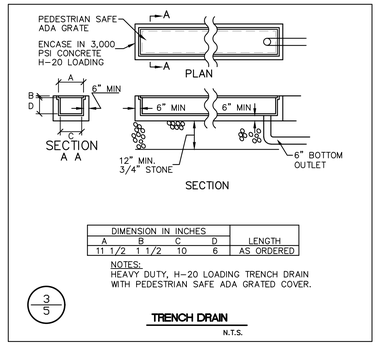
N.T.S.



7/5

SOUTH OUTLET STRUCTURE DETAIL - 4' DIA. MH

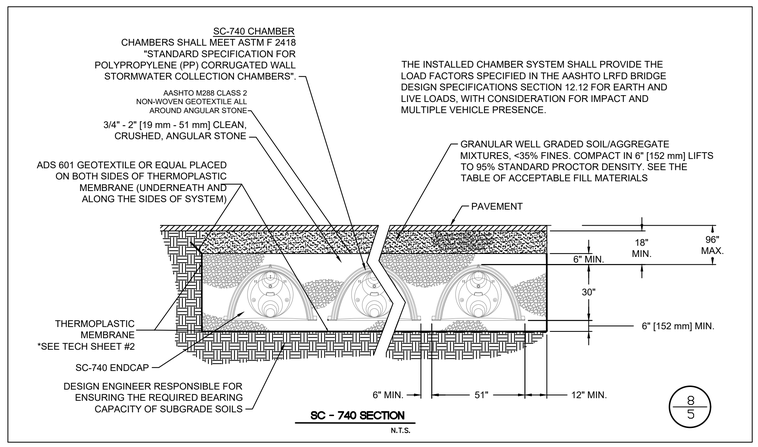
N.T.S.



3/5

TRENCH DRAIN

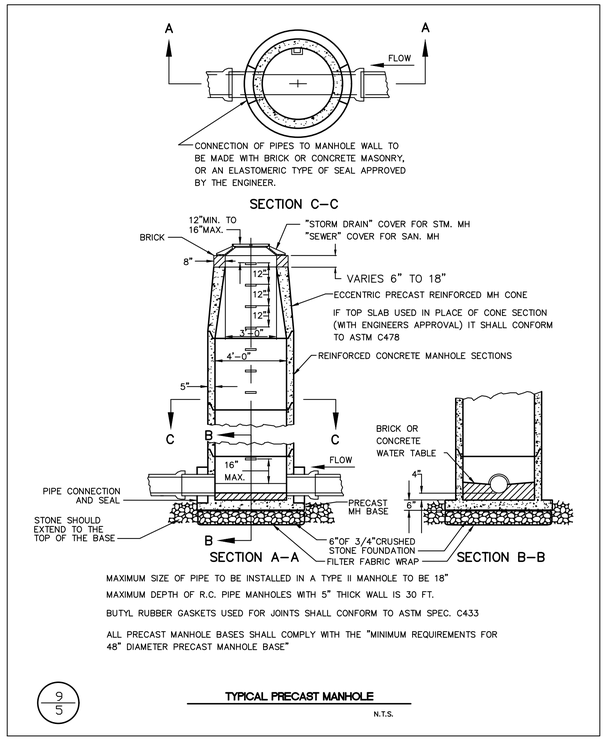
N.T.S.



8/5

SC - 740 SECTION

N.T.S.



9/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20' | Checked: D.T. | Date:
Date: MAR. 24, 2026 | Drawn: D.T. | Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

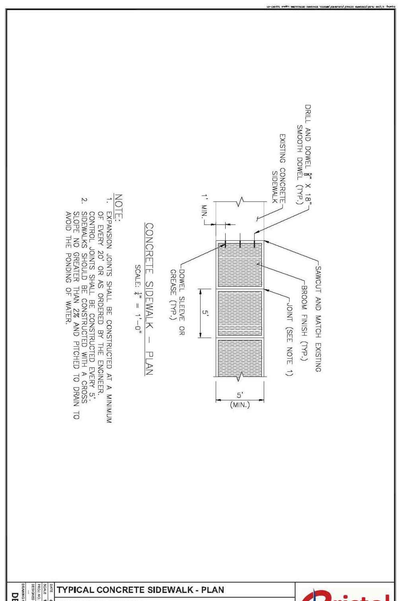
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

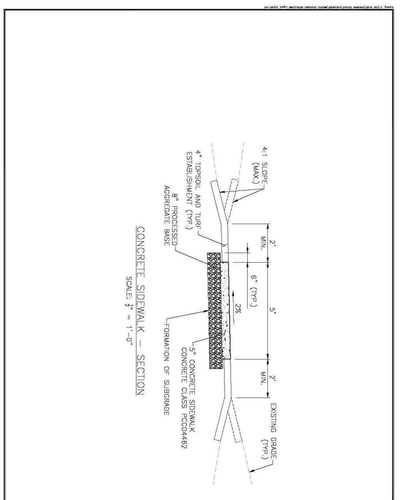
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

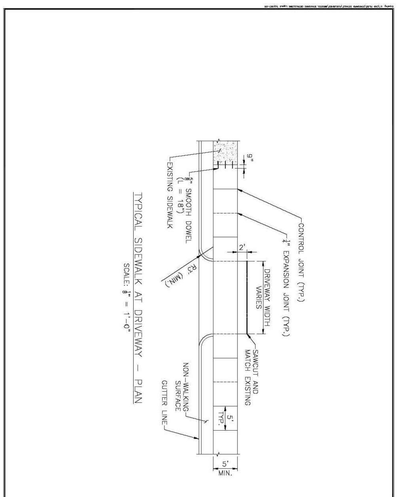
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

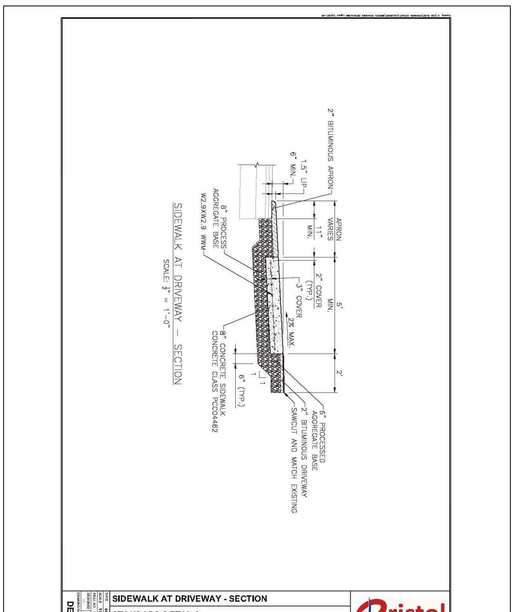
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

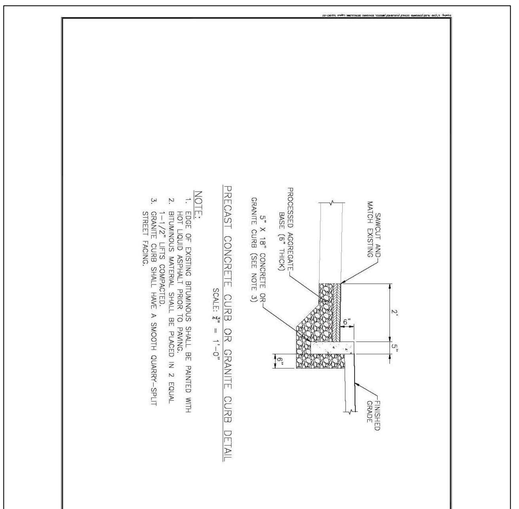
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

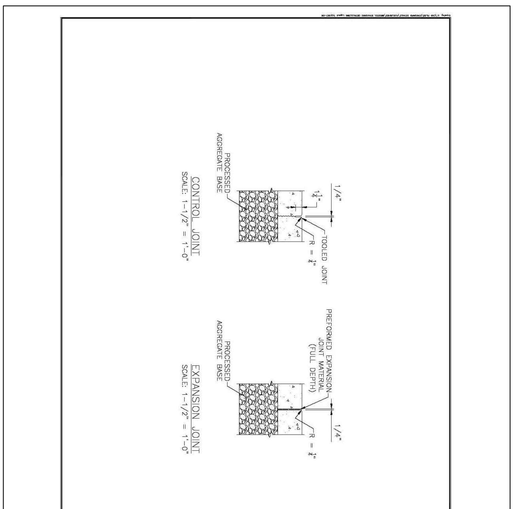
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

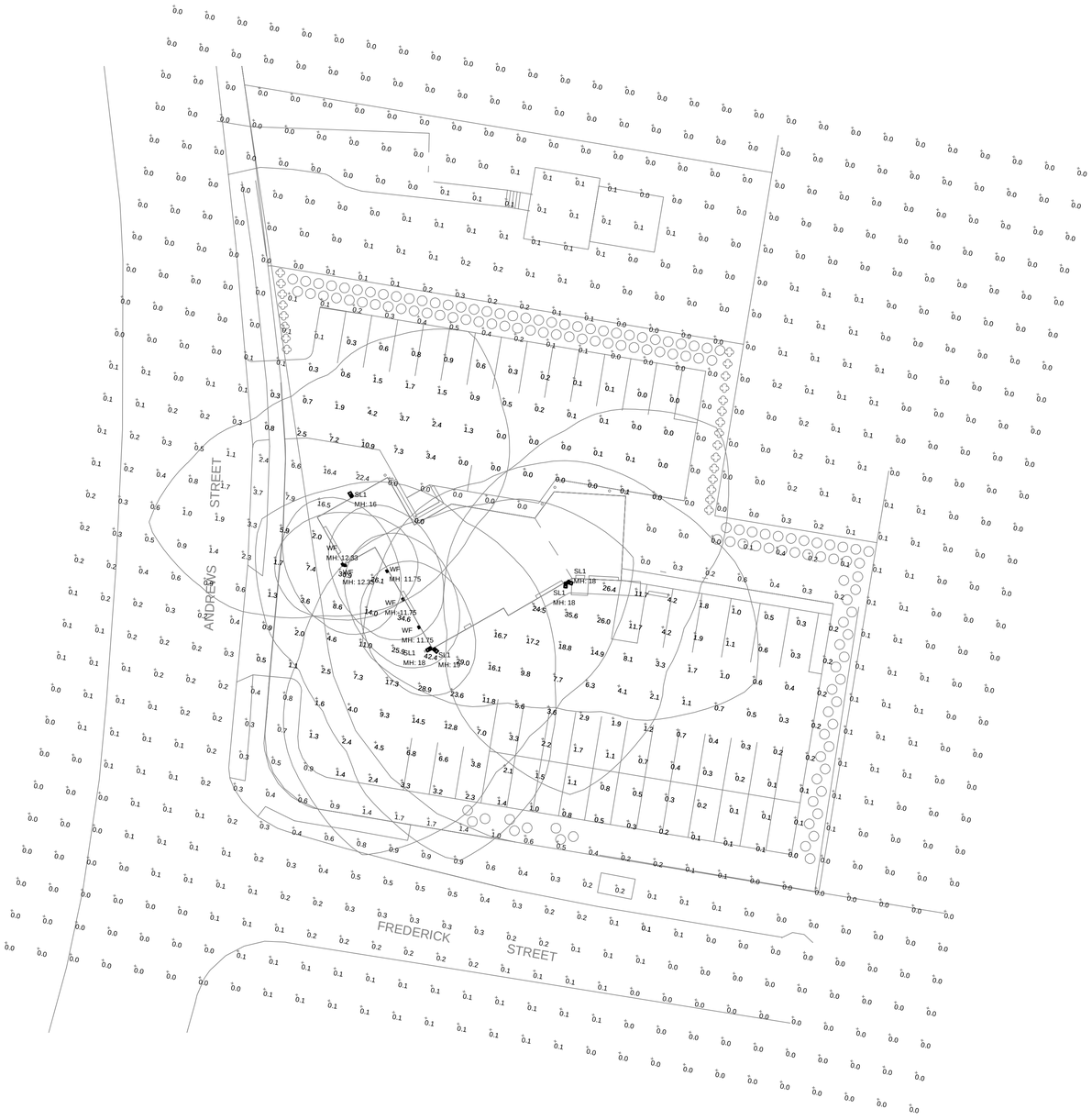
SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	30928	200	0.850	B4-U0-G4	EXISTING ADJUSTABLE LED SHOEBOX - 200W - TYPE III - 5000K - APPROX 26000 LUMENS / MOUNTED AFG TO TOF
5	WF	Single	5650	44.52	0.691	B3-U3-G1	EXISTING 50W FLOOD LIGHT - APPROX 6000 LUMENS / MOUNTED AFG TO TOF

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.14	42.4	0.0	N.A.	N.A.
PARKING LOT	0	4.67	42.4	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

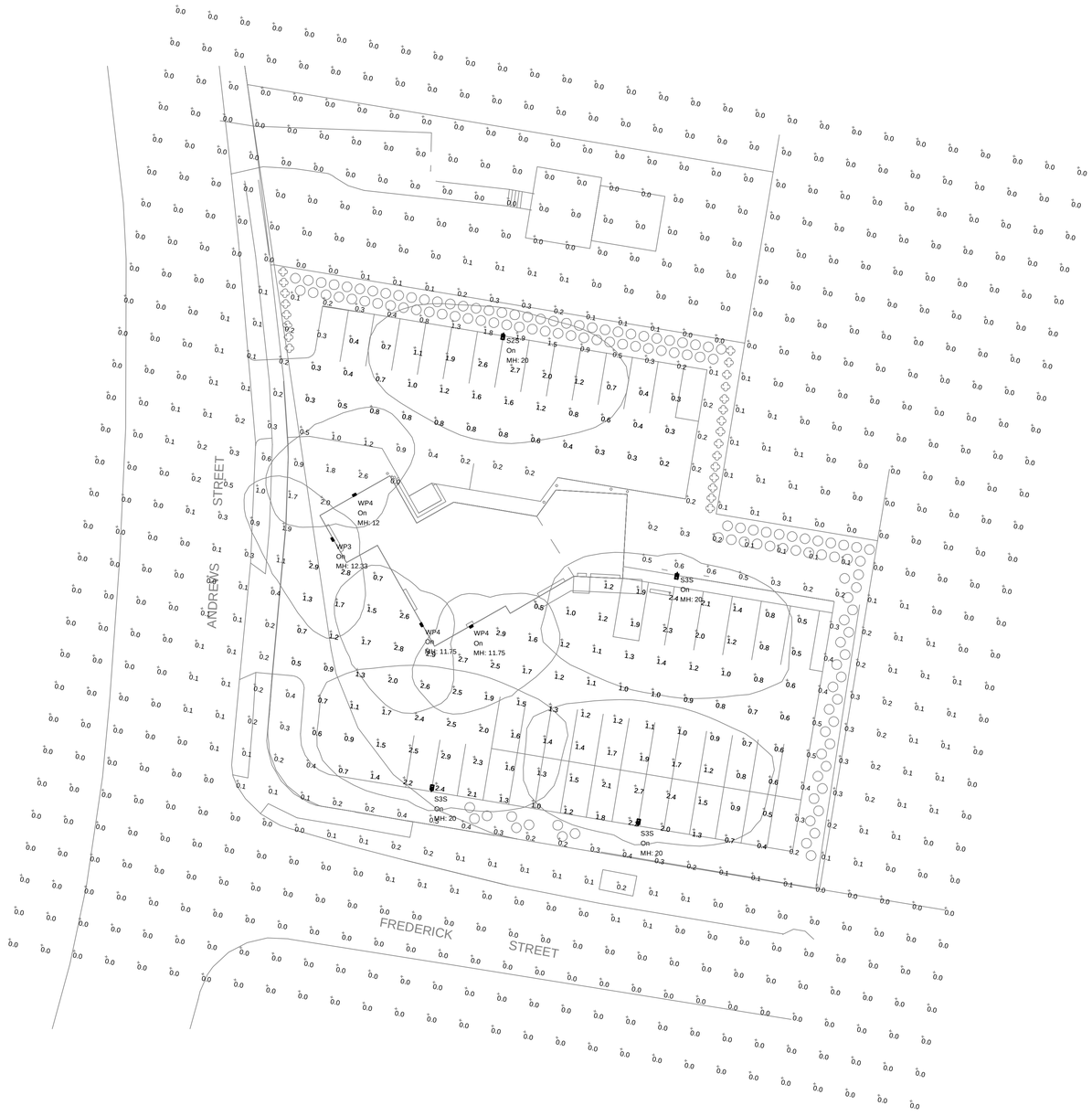
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
EXISTING SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2026-02-18 SL-1 16 ANDREWS ST - BRISTOL, CT - LED.dwg

SCALE : 1"=20'-0"
DATE: 2/19/26
DRAWN BY: LED
SHEET:
SL-1



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
3	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
1	WP3	Single	2457	22.3	0.900	B1-U0-G1	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED AFG TO TOF
3	WP4	Single	2425	22.3	0.900	B1-U0-G1	STONCO LPW-16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.30	2.9	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.9	0.2	6.65	14.50

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
NEW SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"
DATE: 2/20/26
DRAWN BY: LED
SHEET:
SL-2

FILE NAME: 2026-02-20 SL-2 16 ANDREWS ST - BRISTOL, CT - LED.dwg

Application #2554

For Office Use Only
APPLICATION NO. 2554
DATE FILED: 1-15-26
DECISION DATE:
DECISION:

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II 4.2 of the Bristol Zoning Regulations for the following Special Permit use: motor vehicle sales

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 61/5

Zone of the Property: I Size of the Property (in acres or square feet): .56 ac

Reason for the Special Permit: To expand the existing use for repair and service of motor vehicles.

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

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

Other comments: This site has been an exisiting sales facility for many years and the applicant has added a parcel of land to the site and is seeking to incorpate it into the use. See wetlands approval letter dated April 14,2022

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

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

Name: 16 Andrews Street LLC

Address: 16Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail: _____

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

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

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

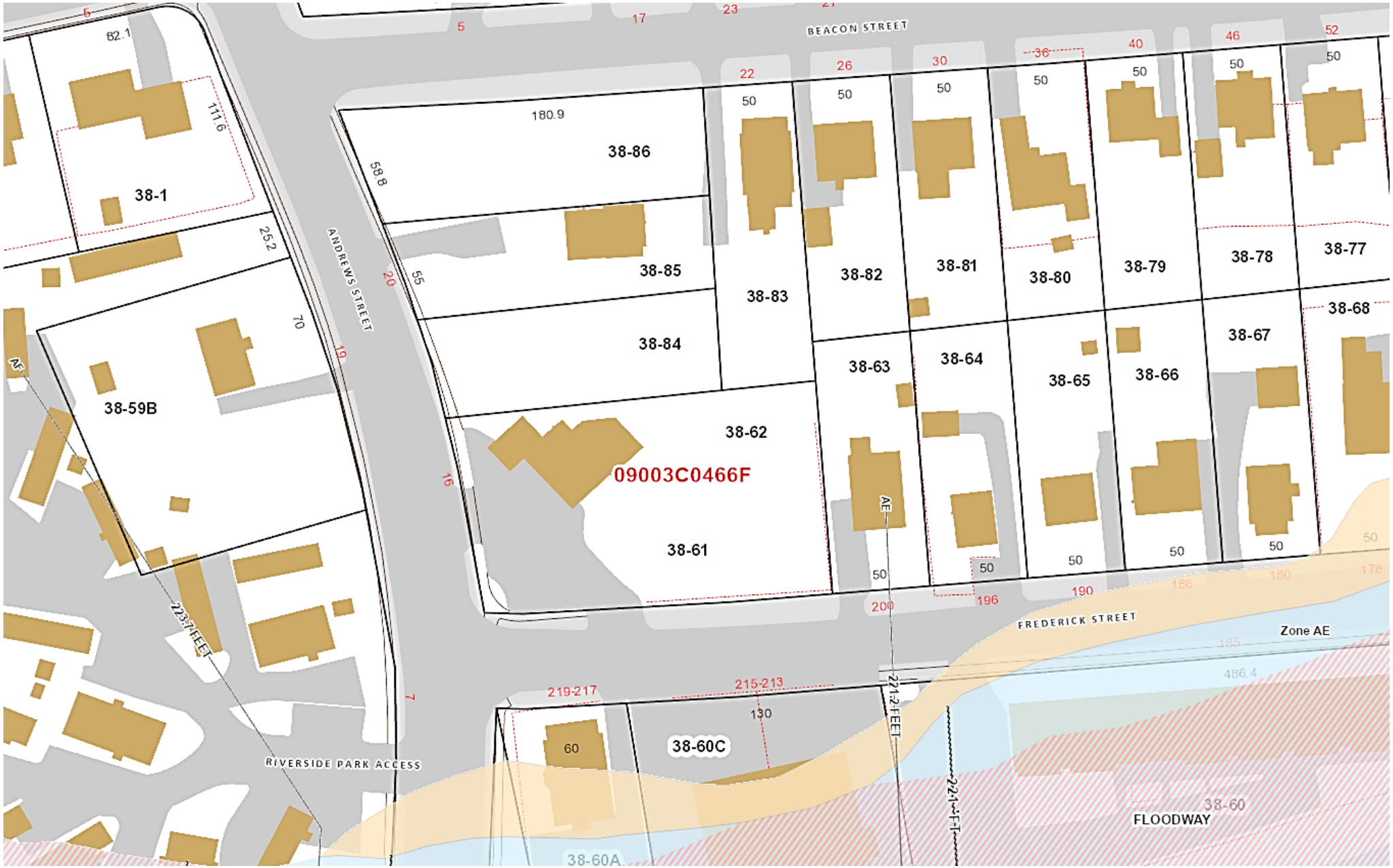
A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

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

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

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

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



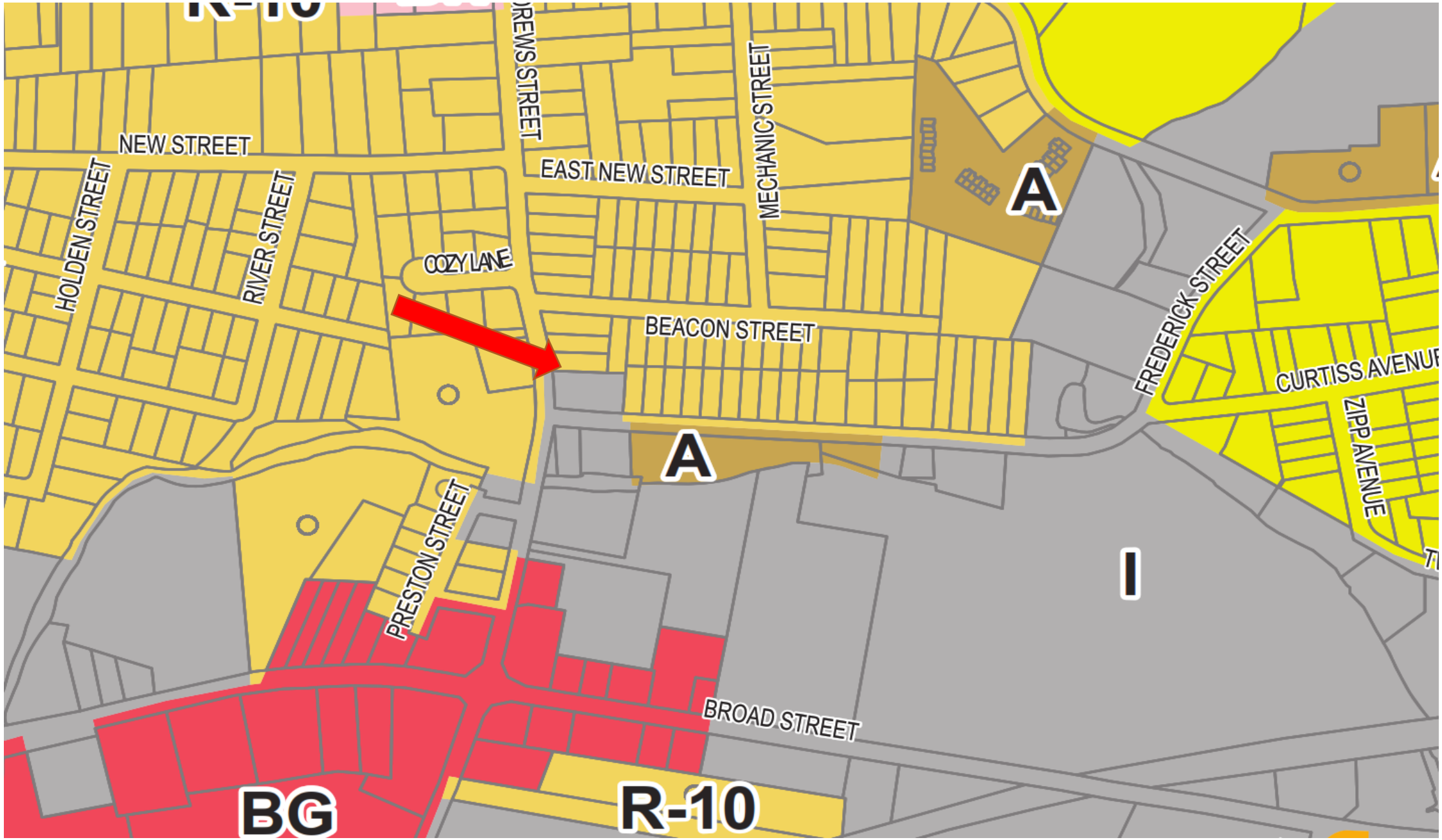
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 3/29/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review);* 1st Review Revised: March 5, 2026; April 14, 2026 (2nd Review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

3/31/26 Applicant Response: We have requested guidance from the city of Bristol, It is our belief that the city council has to vote to abandon that section of Frederick and Andrews Street or in the alternative execute a quit claim deed. The are in question does not impact our site plan, as this area is not contemplated in the update to the plan.

4/14/26 City Response:

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3/31/26 Applicant Response: Wetlands boundary shown on survey and demo plan.

4/14/26 City Response:

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

3/31/26 Applicant Response: Strom system maintenance package added.

4/14/26 City Response:

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

3/31/26 Applicant Response: We have provided the wetland approval of our application #1970 granted on April 6, 2022.

4/14/26 City Response: The IWWA Boundary changed App. 1970 in 2022.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3/31/26 Applicant Response: Acknowledged and applied for.

4/14/26 City Response:

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

3/31/26 Applicant Response: Revised see T-1 title sheet

4/14/26 City Response:

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

3/31/26 Applicant Response: Revised and submitted

4/14/26 City Response:

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

3/31/26 Applicant Response: Revised Shhet C-2

4/14/26 City Response:

7. How many vehicles are proposed for repair?

3/31/26 Applicant Response: 4 spaces- sheet C-2 notes

4/14/26 City Response:

8. How many vehicles are proposed for sale?

3/31/26 Applicant Response: 35-sheet c-s notes

4/14/26 City Response:

9. How many vehicles are proposed for visitor/clients?

3/31/26 Applicant Response: 12- sheet C-2 notes

4/14/26 City Response:

10. How many accessible spaces are proposed?

3/31/26 Applicant Response: 1-sheet C-2

4/14/26 City Response:

11. How many employee spaces are proposed?

3/31/26 Applicant Response: 4- sheet C-2

4/14/26 City Response:

12. Provide landscaping, buffers and screening.

3/31/26 Applicant Response: Revised – sheet C-2

4/14/26 City Response:

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

3/31/26 Applicant Response: The plan is designed in accordance with section 13.7.1 B. in business or industrial zone: within 10 feet of any side yard or rear yard that abuts a residential zone".

4/14/26 City Response:

14. Provide spot elevations on plan.

3/31/26 Applicant Response: Revised- sheet C-3

4/14/26 City Response:

15. Provide traffic directional arrows.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

16. Provide dimensions of all driveways at street opening.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response:

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

3/31/26 Applicant Response: Variance granted by Zoning Board of appeals dated March 3, 2026.

4/14/26 City Response:

18. Provide hours of operation.

3/31/26 Applicant Response: M-Saturday 7am to 7 pm. Sheet C-2 site use notes

4/14/26 City Response:

19. Label building's primary entrance/exit door(s) on Site Plan.

3/31/26 Applicant Response: Revised- sheet 1-1 C-1 & 2

4/14/26 City Response:

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

3/31/26 Applicant Response: Building modified to confirm to setback regulations. Building permit has been applied for. See sheet C-2

4/14/26 City Response:

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

3/31/26 Applicant Response: Revised and driveway cut on Frederick is eliminated.

4/14/26 City Response:

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

3/31/26 Applicant Response: Revised.

4/14/26 City Response:

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

3/31/26 Applicant Response: Revised sheet C-2.

4/14/26 City Response:

28. Parking space width shown as 8' should be 9' for all spaces.

3/31/26 Applicant Response: All parking spaces for visitors and employees are 9 feet wide. Inventory spaces are 8 feet wide as they are employee parked and do not qualify as public parking spaces.

4/14/26 City Response:

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

3/31/26 Applicant Response: Revised sheet SL-1 & 2

4/14/26 City Response:

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

3/31/26 Applicant Response: Sheet C-2 site use notes #9

4/14/26 City Response:

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

3/31/26 Applicant Response: There will be no junk vehicles, but the nature of the auto repair business may result in some vehicles be inoperable when they arrive but operable upon repair.

4/14/26 City Response:

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

3/31/26 Applicant Response: Revised sheet C-2 use notes 11

4/14/26 City Response:

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

3/31/26 Applicant Response: Dumpster provided. Sheet C-2

4/14/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

2. 2021 IBC Code references, not included.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

3. Engineers or Architects stamp for said drawings.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

4. Calculations for all beams used for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

5. Brackets used for attachments of beams for approval.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

6. Attachment of an LVL to common DF lumber is not allowed.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".

3/31/26 Applicant Response: No response.

4/14/26 City Response:

9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

3/31/26 Applicant Response: No response.

4/14/26 City Response:

ZEO (Brandon Peate)

1. This appears to require a variance.

3/31/26 Applicant Response: Variance granted.

4/14/26 City Response:

2. Has the deed been filed to merge the properties?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

3. Has the Zone Change been finalized on the second parcel?

3/31/26 Applicant Response: Yes.

4/14/26 City Response:

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

3/31/26 Applicant Response: Fencing and landscaping have been added sheet C-1 acknowledged

4/14/26 City Response:

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

3/31/26 Applicant Response: See sheet C-2.

4/14/26 City Response:

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

3/31/26 Applicant Response: Revised C-2 site use, 6,7, & 8

4/14/26 City Response:

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

3/31/26 Applicant Response: Revised sheet C-2

4/14/26 City Response:

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)
The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):
No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #12.

4/14/26 City Response:

2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #13.

4/14/26 City Response:

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

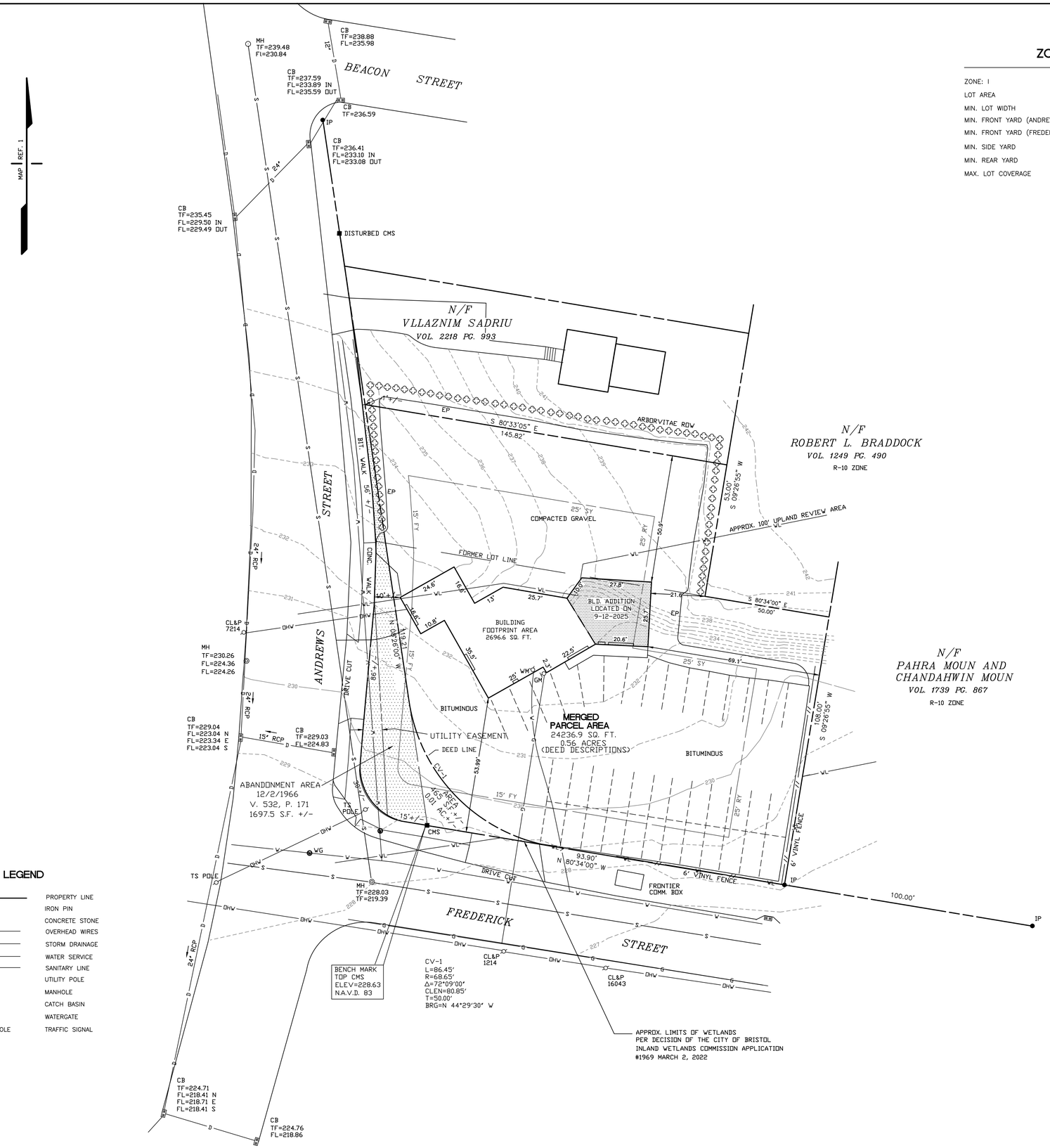
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

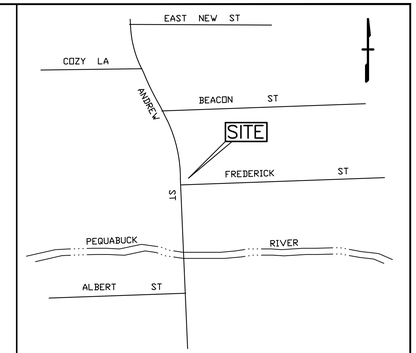
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

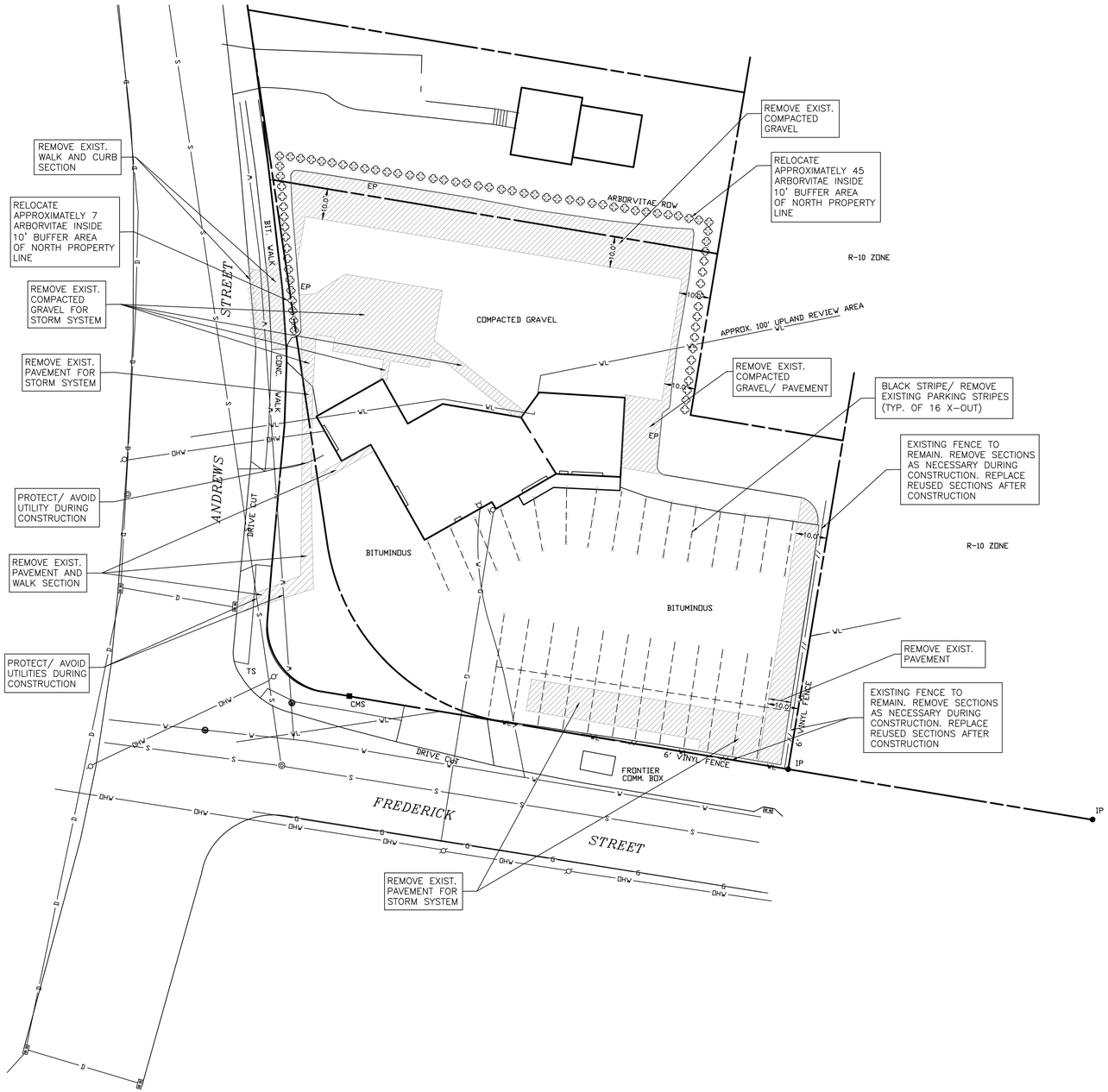
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

LEGEND

	PROPERTY LINE
228	EXISTING CONTOUR
220	PROPOSED CONTOUR
220.4x	PROPOSED SPOT GRADE
	EXISTING EDGE OF PAVEMENT
	CUT AND MATCH PAVEMENT
	PROPOSED CURB
	PROPOSED STORM PIPE
	PROPOSED STORM MH/YD/DB
	PROPOSED STORM CATCH BASIN
TF	TOP OF FRAME
INV.	INVERT
CONC.	CONCRETE
EXIST.	EXISTING
(TYP.)	TYPICAL
V.I.F.	VERIFY IN THE FIELD
CB	CATCH BASIN
MH	MAN HOLE
BCLC	BITUMINOUS CURB
WQU	WATER QUALITY UNIT
	HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
	SILT FENCE
3 C-5	DETAIL NUMBER/ SHEET
	DEMOLITION HATCHING
	NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20'
Checked: D.T.
Date:

Date: NOV. 24, 2025
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

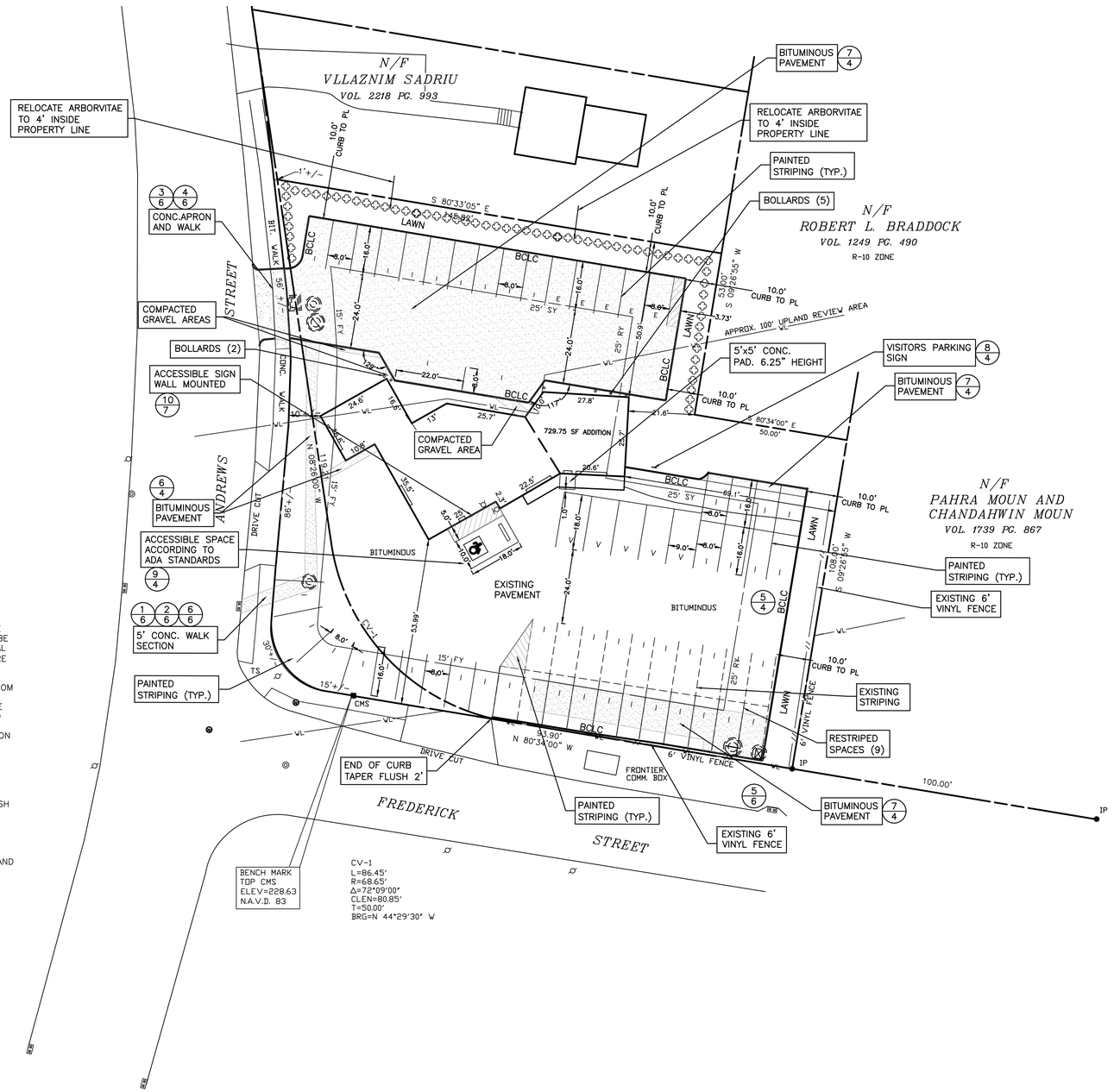
STATE OF CONNECTICUT · RYALDO D. TORRES · No. 13800 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH. THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

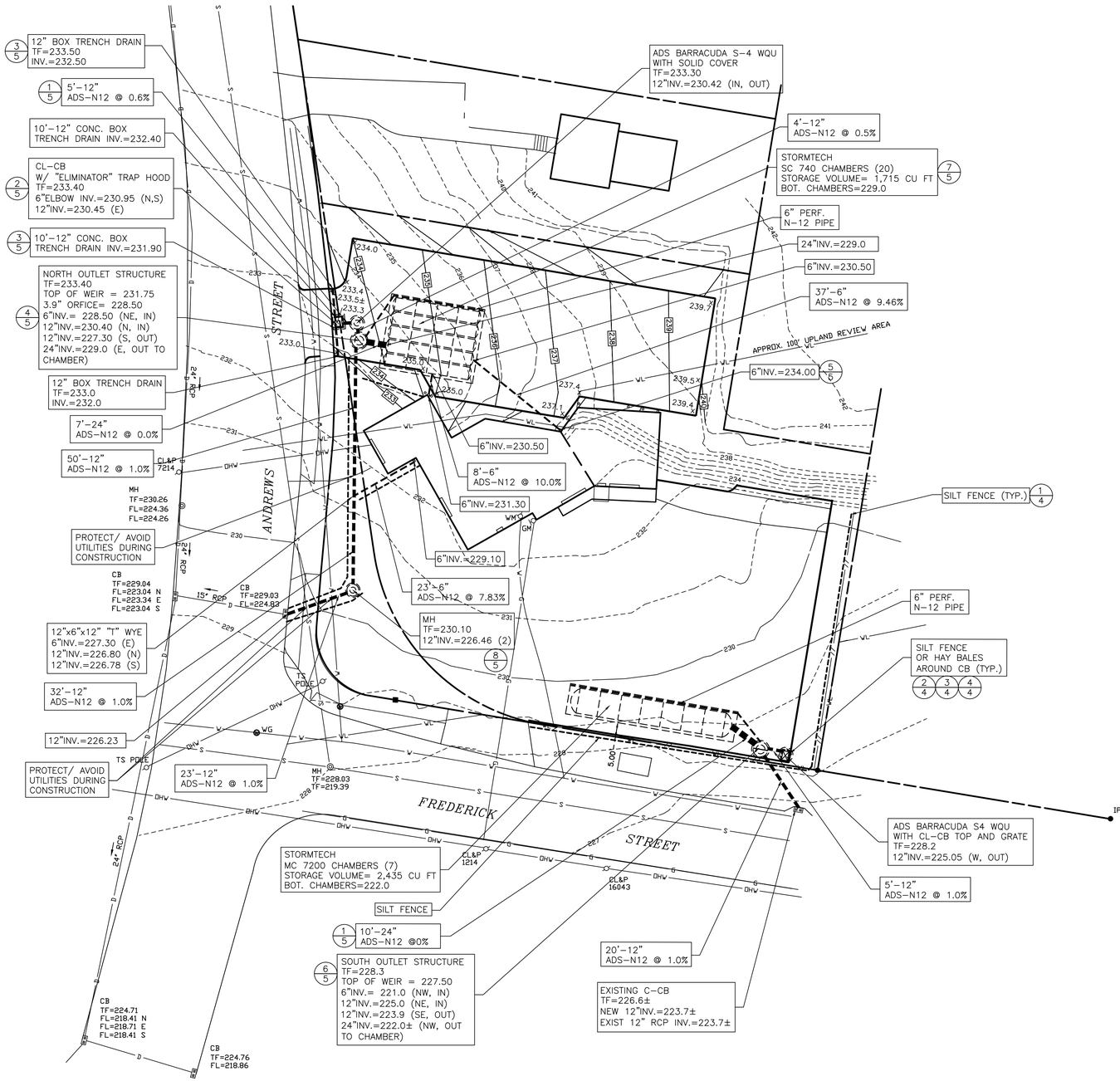
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

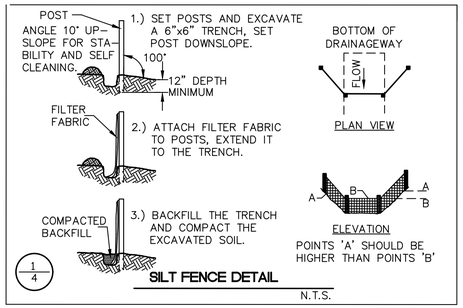
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

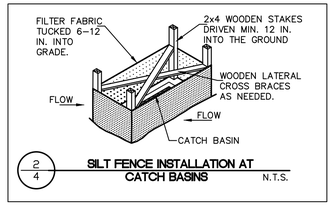
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



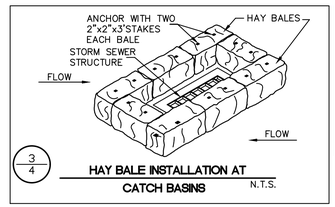
1/4 **SILT FENCE DETAIL**

N.T.S.



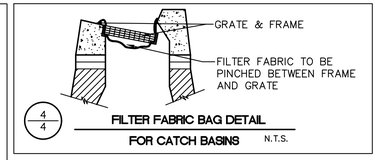
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



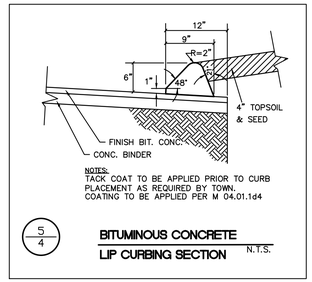
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



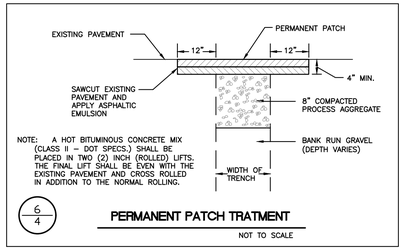
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



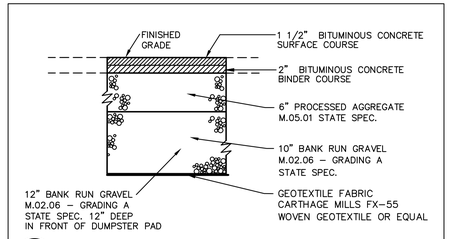
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



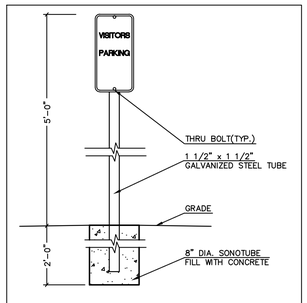
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



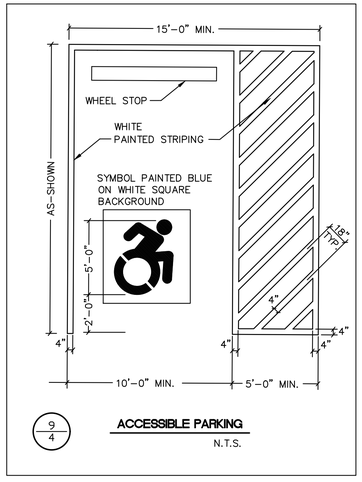
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



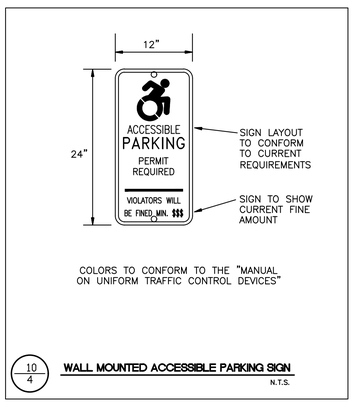
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



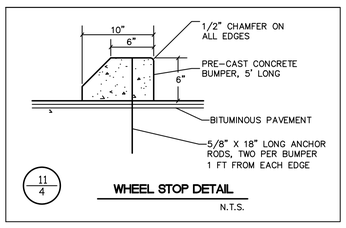
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

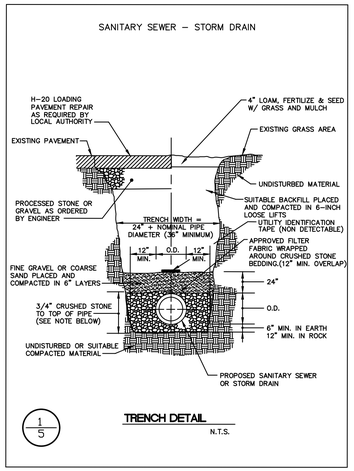
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

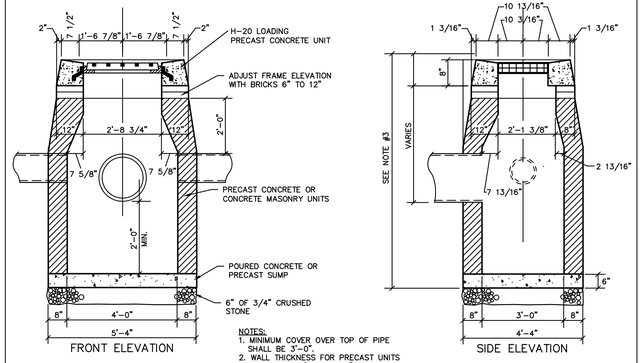
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

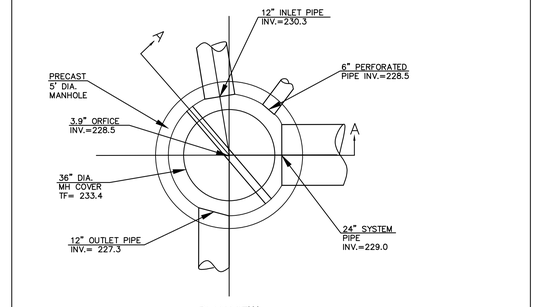


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

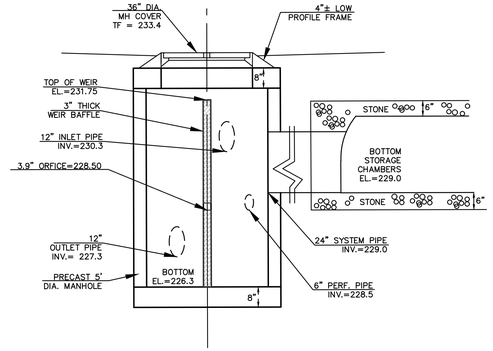
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

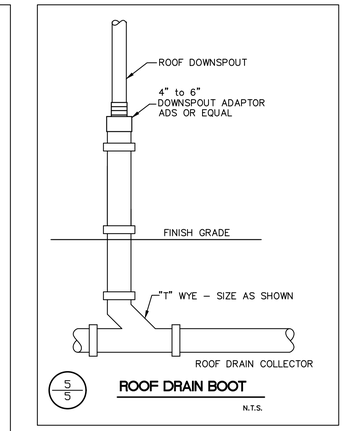


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

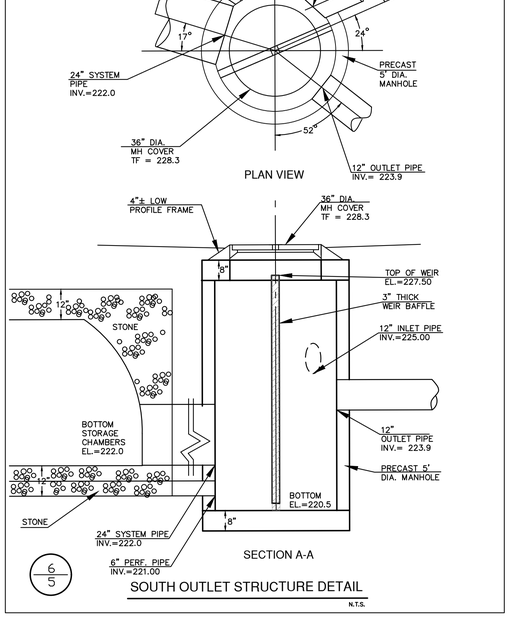
N.T.S.



5/5

ROOF DRAIN BOOT

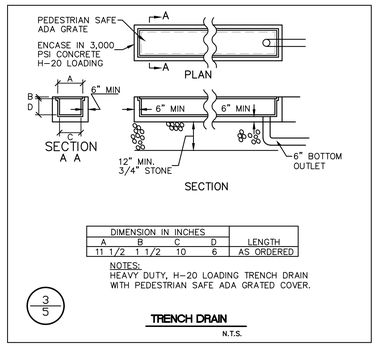
N.T.S.



6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



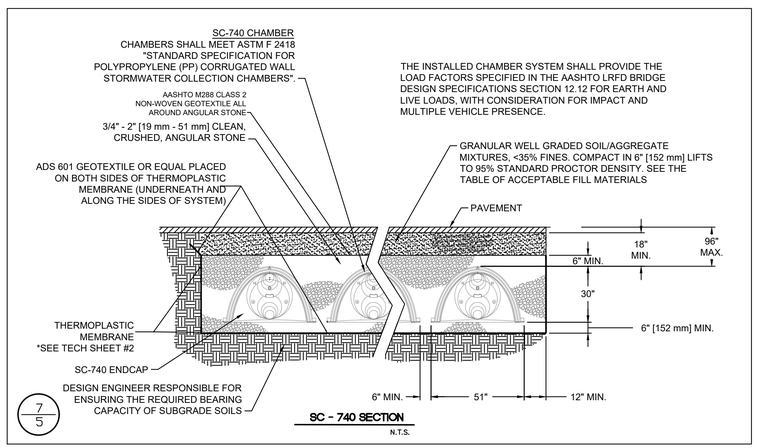
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

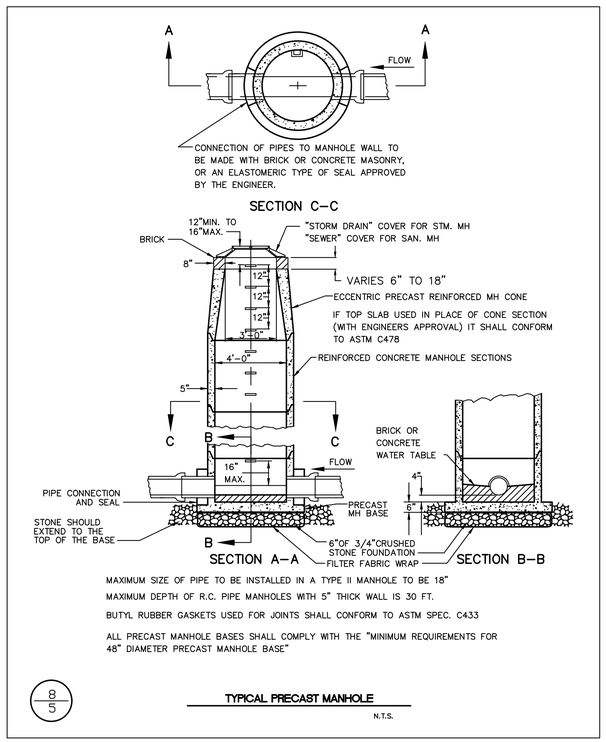
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
Date: NOV. 24, 2025
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

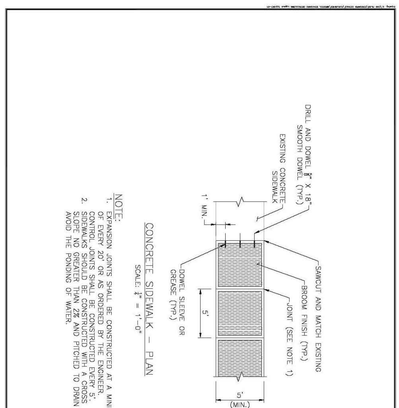
STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

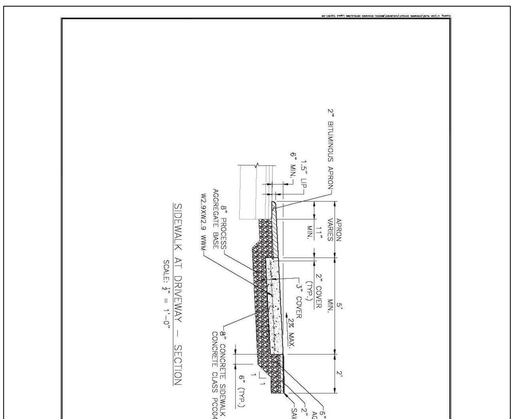
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

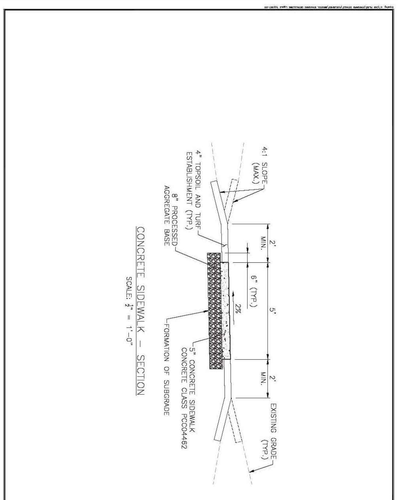
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

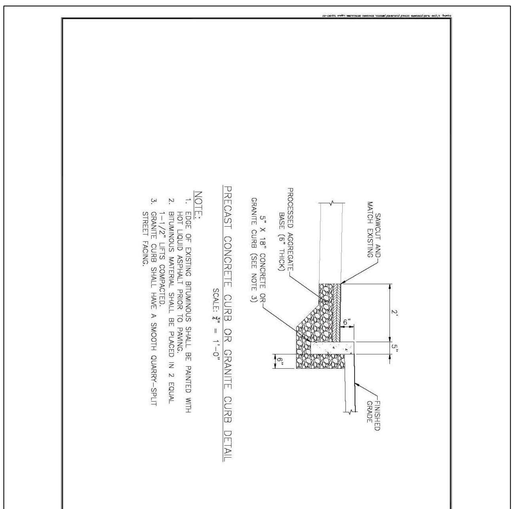
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

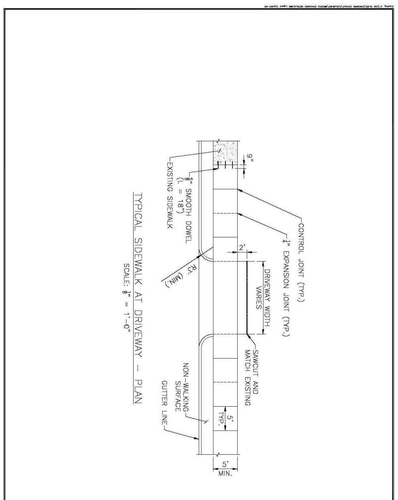
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

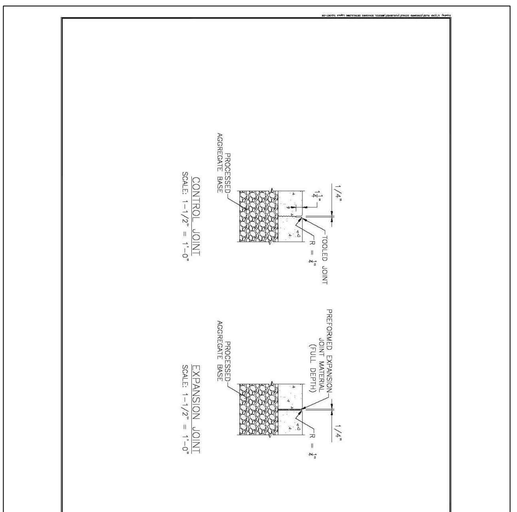
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

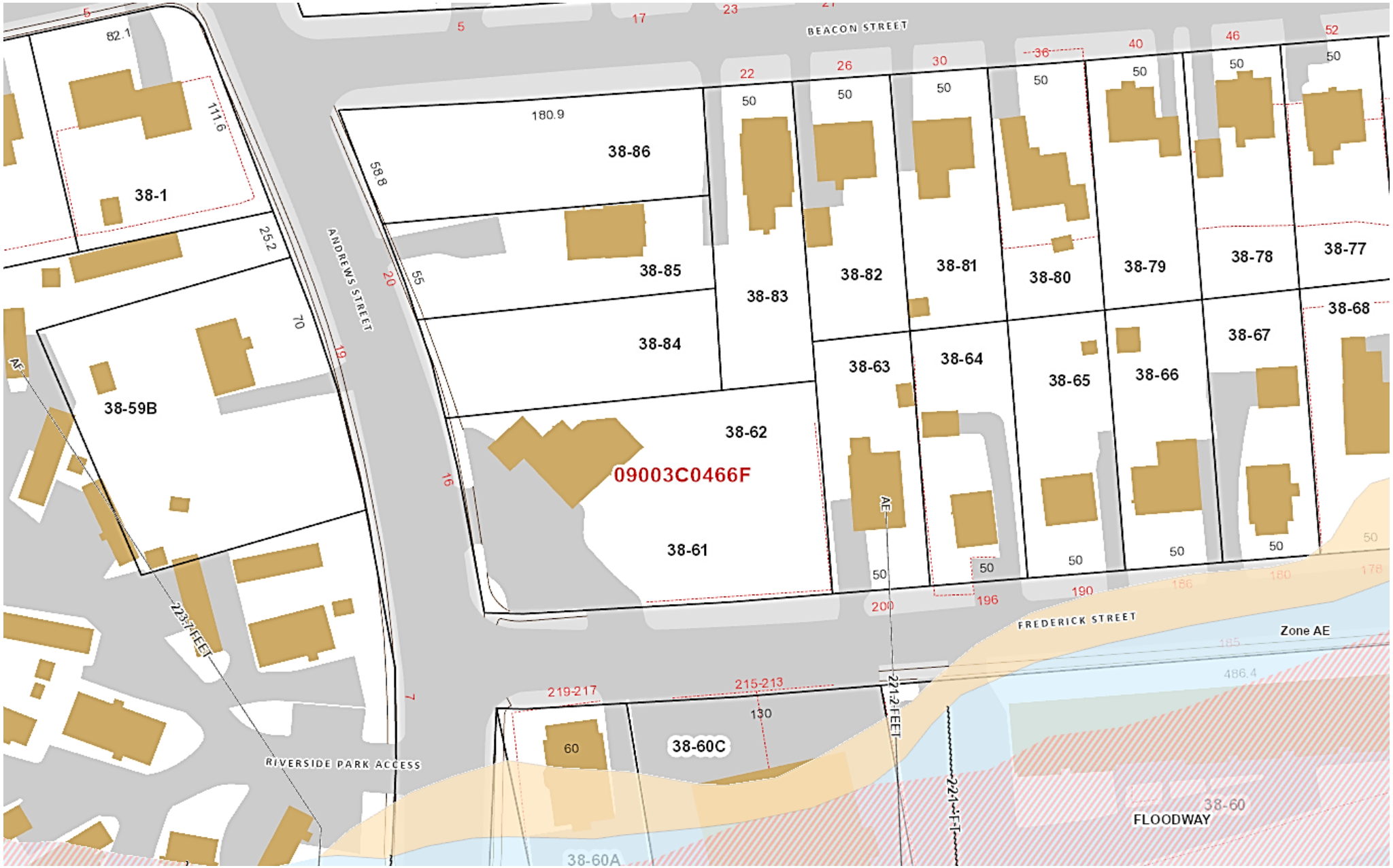
16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.

Revision	Date:



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



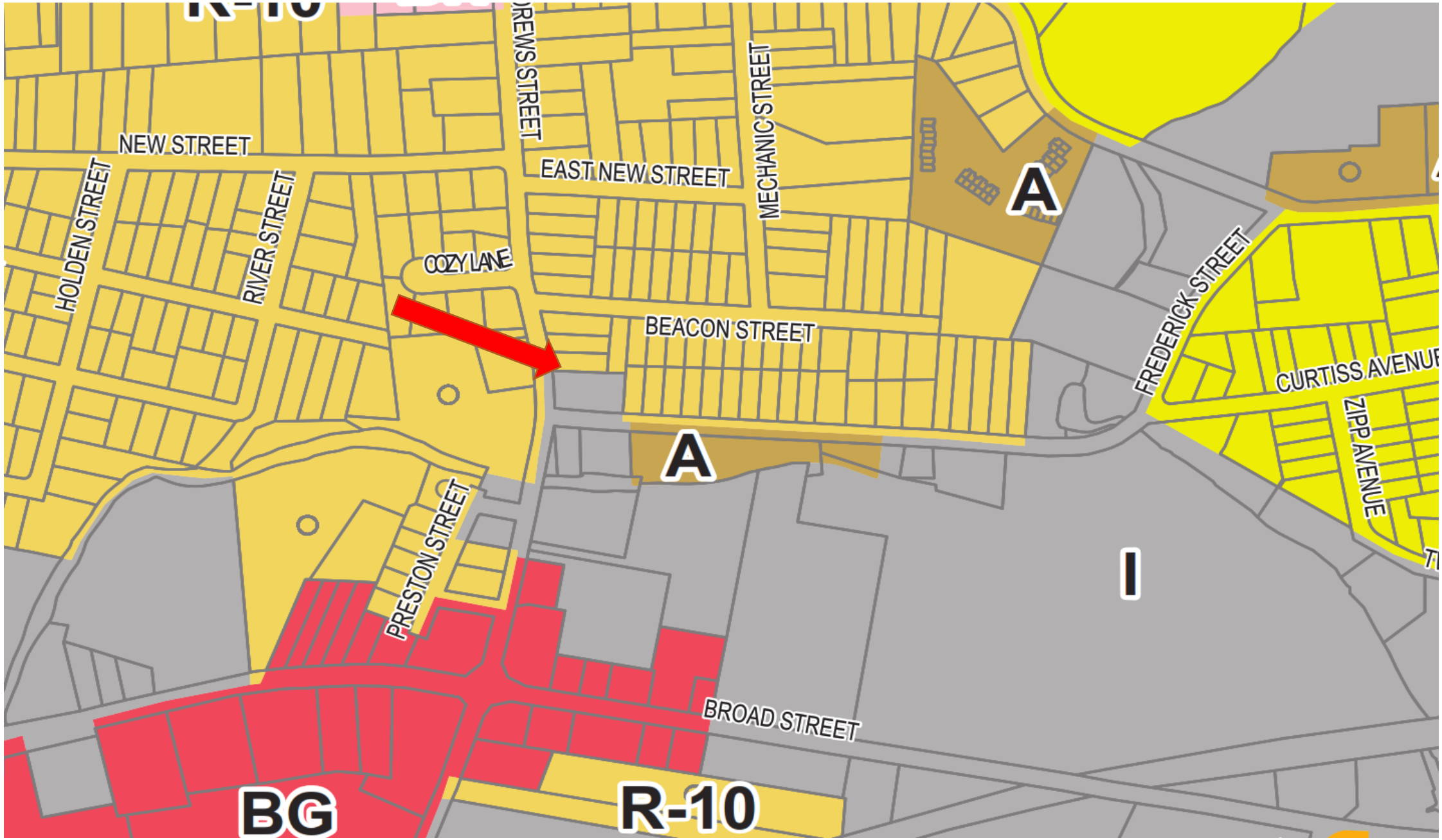
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



STORM SYSTEM MAINTENANCE PROGRAM

Quick Auto Sales & Repair

16 Andrews Street

North and South Parking Lot Improvements

Bristol, CT 06010

March 23, 2026

TORRES ENGINEERING, INC.

63 REED DRIVE

Wethersfield, CT 06109

Storm System Maintenance Program

OVERALL SITE RUNOFF

Silt fence or hay bale barriers shall be installed around the Site, perpendicular to the direction of flow and slope, as shown on the plans, and maintained clean throughout the construction phase of the project.

An "Overall Site Runoff Maintenance Log" (see Appendix) shall be implemented every two weeks, during construction and after every rainfall. Any silt, sand, debris, etc., shall be removed from the barriers and stockpiled in a properly protected area or removed from the site to an acceptable dumping site as approved by the local authorities.

STORMWATER TREATMENT SYSTEM

The Stormwater Treatment system shall be the combination of catch basin with “Hoods” in parking lot catch basins, Water Quality Units and the bottom of the underground Detention Structure “Isolator Row” within the StormTech SC-740 and MC-7200 Chamber Systems.

STORM SYSTEM

Maintenance Program During Construction

All catch basins shall be cleaned and cleared of debris, sand or silt on a biweekly basis. Debris shall be removed from the site along with other construction debris. Silt and sand may be spread in flat or level areas later to be top-soiled or graded. The Detention Structure shall be protected after installation, to contain any silt or sediment within the pipes, before they enter the structure.

Silt fence or hay bale protection shall be repaired as needed and noted above. Accumulated silt shall be removed or spread per the Erosion Control Plan on the construction documents (see "Storm System Maintenance Log" in the Appendix).

Post Construction Stormwater Management

Maintenance of Catch Basins with Elbow "Hoods"

It is recommended that each installation be serviced at least three times a year.

Recommended timing of service:

1. For areas of a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year round rainfall: on a recurring basis (at least three times a year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.

Service Procedures:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected material shall be removed from the basin sumps.
3. When all the collected materials have been removed, the elbows shall be inspected for blockage. Major defects shall be noted and replacements installed.
4. If grates are damaged, they shall be replaced.

DETENTION SYSTEM

The detention system may be installed, only during a dry spell in the weather. The contractor must schedule the work as to the predicted rainfall to avoid working during a rainstorm.

The storm system shall be installed from the Proposed Catch Basins, to the Water Quality Unit then north to the Detention System. The elbow shall be installed in the catch basin right away to protect the Detention System.

After the Detention System is installed, inspection and maintenance shall be as follows (see Appendix for maintenance log).

Inspection/Maintenance Frequency

The Detention Systems must be cleaned and maintained. Underground systems may be maintained more cost effectively if these simple guidelines are followed. Inspection should be performed at a minimum of once per year. Cleaning should be done at the discretion of individuals responsible to maintain proper storage and flow. While maintenance can generally be performed year round, it should be scheduled during a relatively dry season.

Pre-inspection

A Post-installation inspection should be performed to allow the Owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without requiring access to the detention system.

The following is the recommended procedure for pre-inspections:

1. Locate the riser section or cleanouts of the detention system. The riser will typically be 10”-8”inches in diameter or larger and the cleanouts are usually 4, 6 or 8 inches in diameter.

2. Remove the lid of the riser or cleanouts.

3. Insert a measuring device into the opening and make note to a point of reference on the stick or string. (This is done so that sediment build-up can be determined in the future without having to enter the system.)

Inspection/Maintenance

The detention systems should be inspected at a minimum of one time a year or after major rain events if necessary.

The following is the recommended procedure to inspect system in service:

1. Locate the riser section of the retention/detention system. The riser will typically be 10” to 8” in diameter or larger.

2. Remove the lid from the riser.

3. Measure the sediment build up at each riser and cleanout location. Only certified confined space entry personnel having appropriate equipment should be permitted to enter the Detention System.

4. Inspect each manifold, all laterals, and outlet pipes for sediment build up, obstructions, or other problems. Obstructions should be removed at this time.

5. If measured sediment build up is between 5% - 20% of the tank, cleaning should be considered; if sediment build up exceeds 20%, cleaning should be performed at the earliest opportunity. A thorough cleaning of the system shall be performed by the manufactures equipment and manual methods.

MAINTENANCE OF WATER QUALITY UNIT, SEE MAINTENANCE GUIDE

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

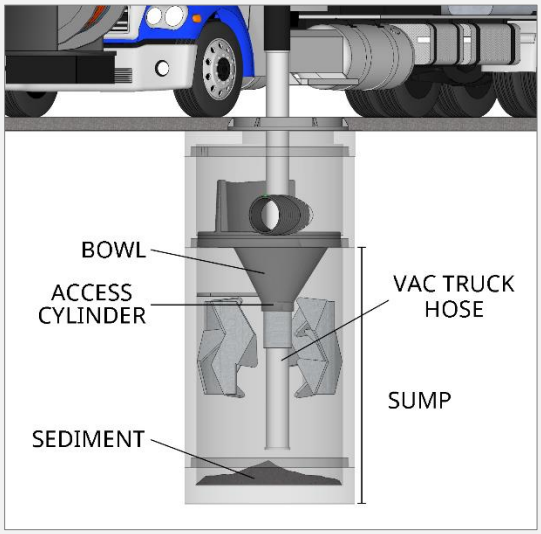
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
    b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
    c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo, Barracuda® and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2022 Advanced Drainage Systems, Inc. MG1.01 08/22 CS

MAINTENANCE OF CATCH BASINS WITH ELBOW HOODS

INSPECTION & MAINTENANCE LOG

Catch Basin No.			**Location:**		
Date	**Maintenance Personnel**	**Inspect CB Frame/ Grate**	**Inspect CB* Sump Clean/Ok**	**Inspect Elbow Hood Replace/Ok**	**Comments**

* The Basins should be cleaned out of trapped debris, etc.

STORM SYSTEM and WATER QUALITY UNIT MAINTENANCE LOG

Date	Maintenance Personnel	Structure No.	Conditions Comment	Recommended Work	Work Completed/Date

DETENTION SYSTEM MAINTENANCE LOG

Date	Maintenance Personnel	Riser No.	Sediment Build-up Depth	Manifold No./ Condition	Barrel No./ Condition	Recommended Work	Work Completed/Date

Site Plan 3/24/26

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
SL-1	EXISTING SITE LIGHTING
SL-2	NEW SITE LIGHTING

FILINGS:

SPECIAL PERMIT # 2522 MOTOR VEHICLE REPAIR AND SERVICE

SPECIAL PERMIT # 2554 MOTOR VEHICLE SALES

SITE PLAN APPROVAL # 2533 FOR MOTOR VEHICLE REPAIRS, SERVICE AND SALES

ZONING VARIANCE # 3827 TO ALLOW TWO DRIVEWAYS WITHIN 100 FEET OF EACH OTHER

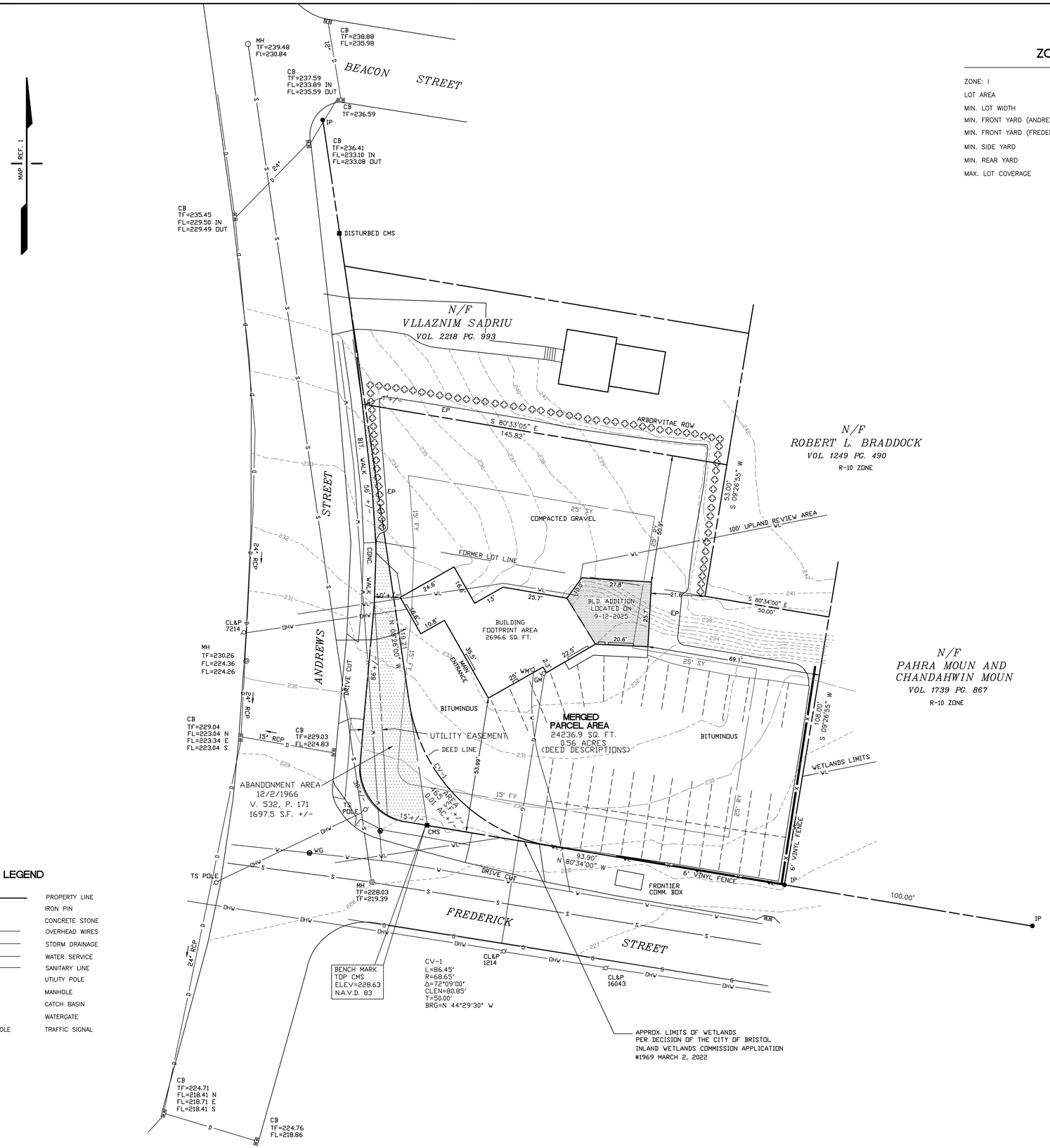
Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

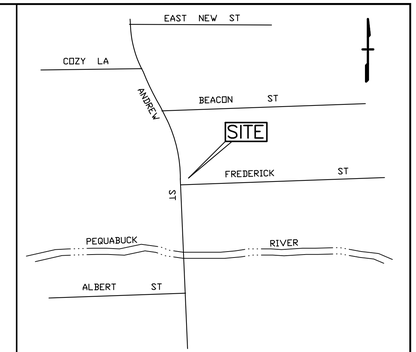
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

_____

ROBERT DAHN, L.L.S. 14651

LEGEND

———	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
⌀	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

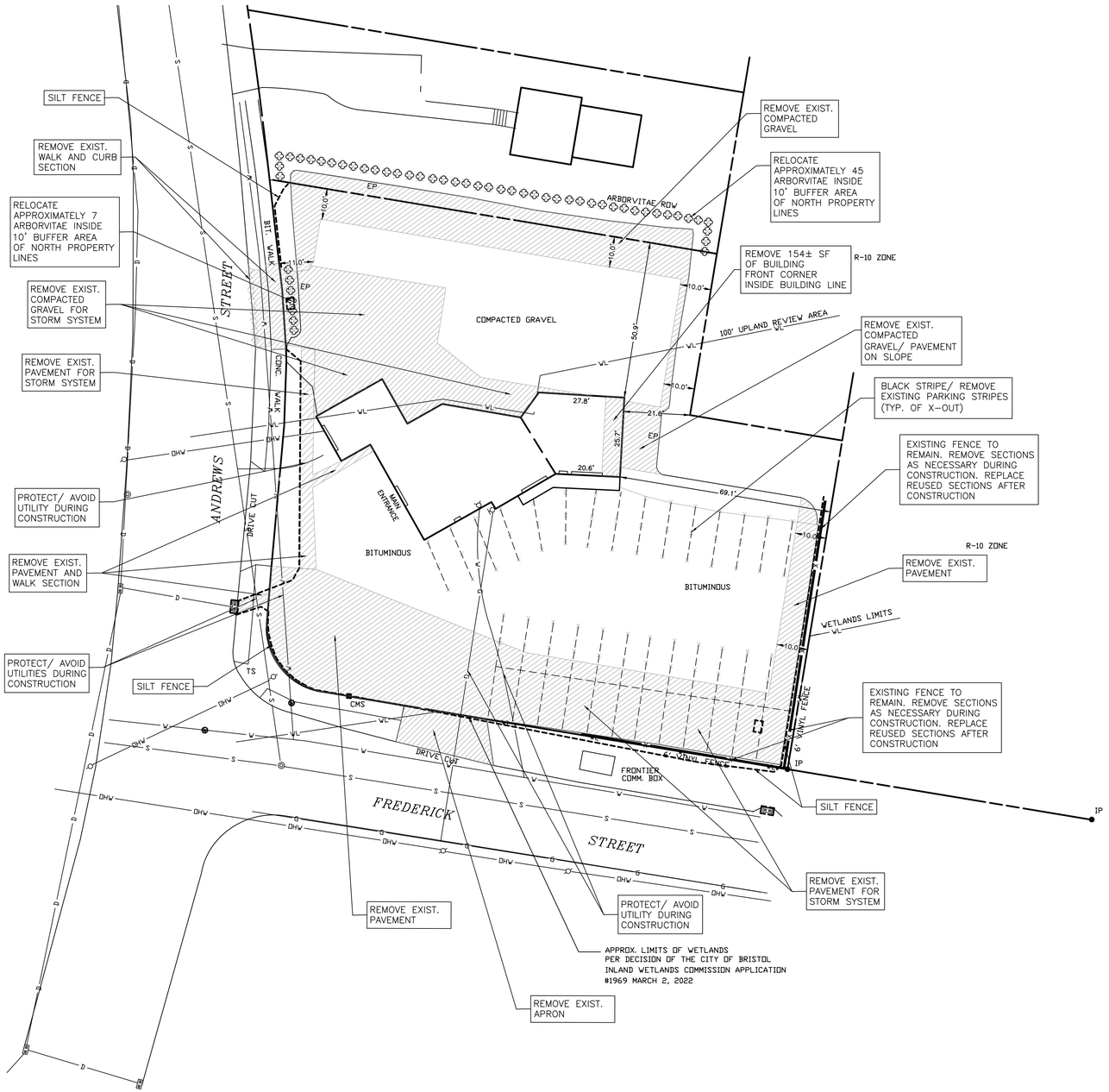
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

MAGNETIC

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4_x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026 | Drawn: D.T. | Revision | Scale: 1" = 20' | Checked: D.T. | Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RONALD D. TORRES · No. 13893 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

SITE USE NOTES:

1. THERE ARE TWO (2) SERVICE BAYS. FOUR PARKING SPACES ARE PROVIDED FOR VEHICLE REPAIR.

2. THERE ARE THIRTY-FIVE (35) VEHICLES FOR SALE. ONE (1) PARKING SPACE IS PROVIDED FOR INVENTORY VEHICLES. THERE IS 700 SQUARE FEET OF OFFICE SPACE. THREE (3) PARKING SPACES ARE PROVIDED FOR OFFICE SPACE. THERE IS NOT ANY INDOOR DISPLAY AREA.

3. ONE (1) VAN ACCESSIBLE PARKING SPACE IS PROVIDED PER TWELVE (12) TOTAL PARKING SPACES.

4. HOURS OF OPERATION: 8:00 AM – 6:00 PM MONDAY TO FRIDAY
9:00 AM – 6:00 PM SATURDAY
9:00 AM – 6:00 PM SUNDAY

5. EXISTING BUILDING ADDITION TO BE 576.04 SQUARE FEET. REBUILT INSIDE THE MINIMUM REAR BUILDING LINE. WORK TO BE DONE ACCORDING TO THE CITY'S BUILDING DEPARTMENT, REGULATIONS, AND STANDARDS.

6. THERE IS 1,570 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE NORTHERN PARKING LOT.

7. THERE IS 1,819 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE SOUTHERN PARKING LOT.

8. THERE IS 767 SQUARE FEET OF LAWN AREA WITHIN VISIBILITY SIGHT TRIANGLE AT THE INTERSECTION OF FREDRICK AND ANDREWS STREETS. NO TREES, FENCING, STRUCTURES, OR CARS TO BE PARKED WITHIN THE VISIBILITY SIGHT TRIANGLE.

9. THE NORTHERN AND SOUTHERN PARKING LOT STORM DRAINAGE FLOWS THROUGH WATER QUALITY UNITS BEFORE IT'S DETAINED AND DISCHARGES OUT TO THE STORM SYSTEMS ON ANDREWS AND FREDRICK STREETS.

10. CARS FOR SALE ARE IN WORKING CONDITION. VEHICLES NEEDED FOR REPAIR WILL BE PARKED (TWO (2) MAXIMUM) ONLY PRIOR TO BEING MOVED INTO THE BAYS FOR REPAIR.

11. SCRAP AND WASTE MATERIALS ARE NOT TO BE STORED OUTSIDE. LIBERTY RECYCLING IS CONTRACTED FOR REMOVAL OF SUCH ITEMS.

12. THERE IS NO STORAGE OF USED MOTOR OIL OR FLUIDS. OUTSIDE STORAGE OF TIRES IS PROHIBITED UNLESS OTHERWISE APPROVED.

13. SPECIAL CONTAINERS ARE USED TO COLLECT ALL USED MOTOR OILS. OIL IS SOLD TO AND PICKED UP BY WASTE MANAGEMENT COMPANIES FOR RE-USE SECONDARY PURPOSING.

PARKING

MOTOR VEHICLE SALES OR RENTAL OR LEASING:

700 SF OF OFFICE = .7x3=2.1 SPACES = 3 VISITOR SPACES REQUIRED
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

5,234 SF INVENTORY = 5.234x.15= .78 SPACES= 1 VISITOR SPACE REQUIRED
(0.15 PER KSF OF OUTDOOR DISPLAY)

MOTOR VEHICLE REPAIR OF SERVICE FACILITY:

2 SERVICE BAYS = 4 SPACES REQUIRED

700 SF OF OFFICE = .7x3=2.1 SPACES = INCLUDED – SEE ABOVE
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

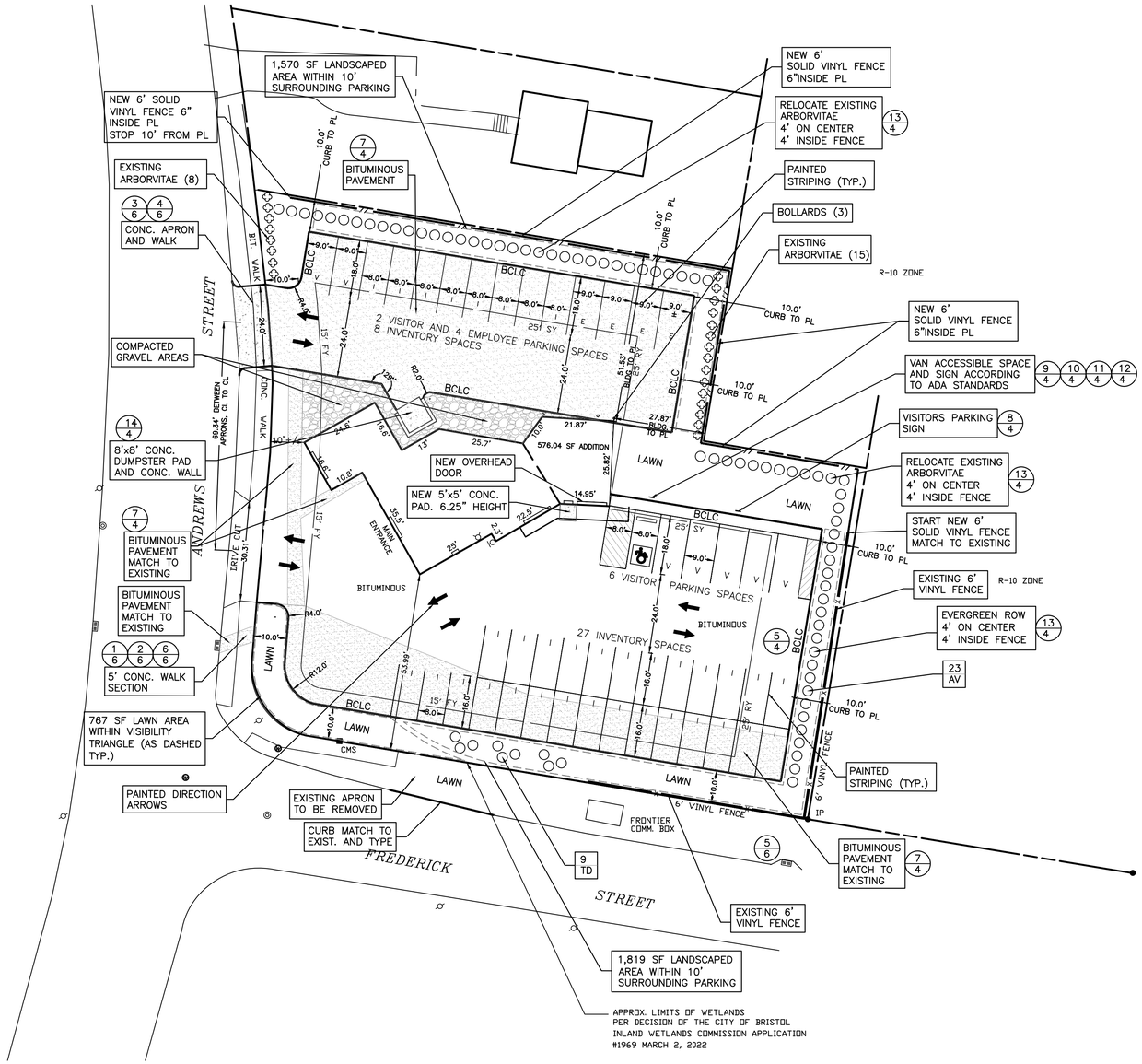
8 VISITOR SPACES, INCLUDING A VAN ACCESSIBLE SPACE
4 EMPLOYEE SPACES
12 TOTAL PARKING SPACES

35 INVENTORY SPACES

ALL VISITOR, EMPLOYEE AND ACCESSIBLE PARKING SPACES ARE EIGHTEEN (18) FEET LONG x NINE (9) FEET WIDE.
INVENTORY SPACES ON THE NORTH LOT ARE EIGHTEEN (18) FEET LONG x EIGHT (8) FEET WIDE. INVENTORY SPACES ON THE SOUTH LOT ARE SIXTEEN FEET (16) FEET LONG x EIGHT (8) FEET WIDE. SOUTH LOT INVENTORY SPACES ARE DOUBLE STACKED. ALL INVENTORY VEHICLES ARE PARKED AND MOVED BY EMPLOYEES ONLY.

ALL PARKING SPACES ARE GREATER THAN SIX (6) FEET AWAY FROM THE BUILDING AND ENTRANCES.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	23	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.
TD	9	TAXUS DENSIFORMIS	DENSE YEW	24"-34" SPR.

1. AS CONSTRUCTION PROCEEDS, FIND GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPHT OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OR UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWING; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING PREVAILS OVER THE PLANT LIST.

ZONING DATA

ZONE: I SCHEDULE	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	25,000	26,400	26,400
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100	161	161
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT.)	50	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET (FT.)	15	10±*	10±*
MAXIMUM FRONT YARD (FT)	N/A	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPOSITE A RESIDENTIAL ZONE (FT.)	15	10±*	10±*
MINIMUM SIDE YARD (FT)	15	50.9	51.53
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	50.9	51.53
MINIMUM REAR YARD (FT)	15	21.6	27.87
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	21.6*	27.87
MAXIMUM BUILDING HEIGHT (FT.)	50	< 50' EXISTING	< 50' EXISTING
MAXIMUM BUILDING COVERAGE (%)	50	10.2	9.6
MAXIMUM IMPERVIOUS COVERAGE (%)	90	91.05*	71

* DENOTES EXISTING NON-CONFORMING

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20' D.T.
Checked: Date:
Date: MAR. 24, 2026 Revision
Drawn: D.T.

TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD O. TORRES · No. 19808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

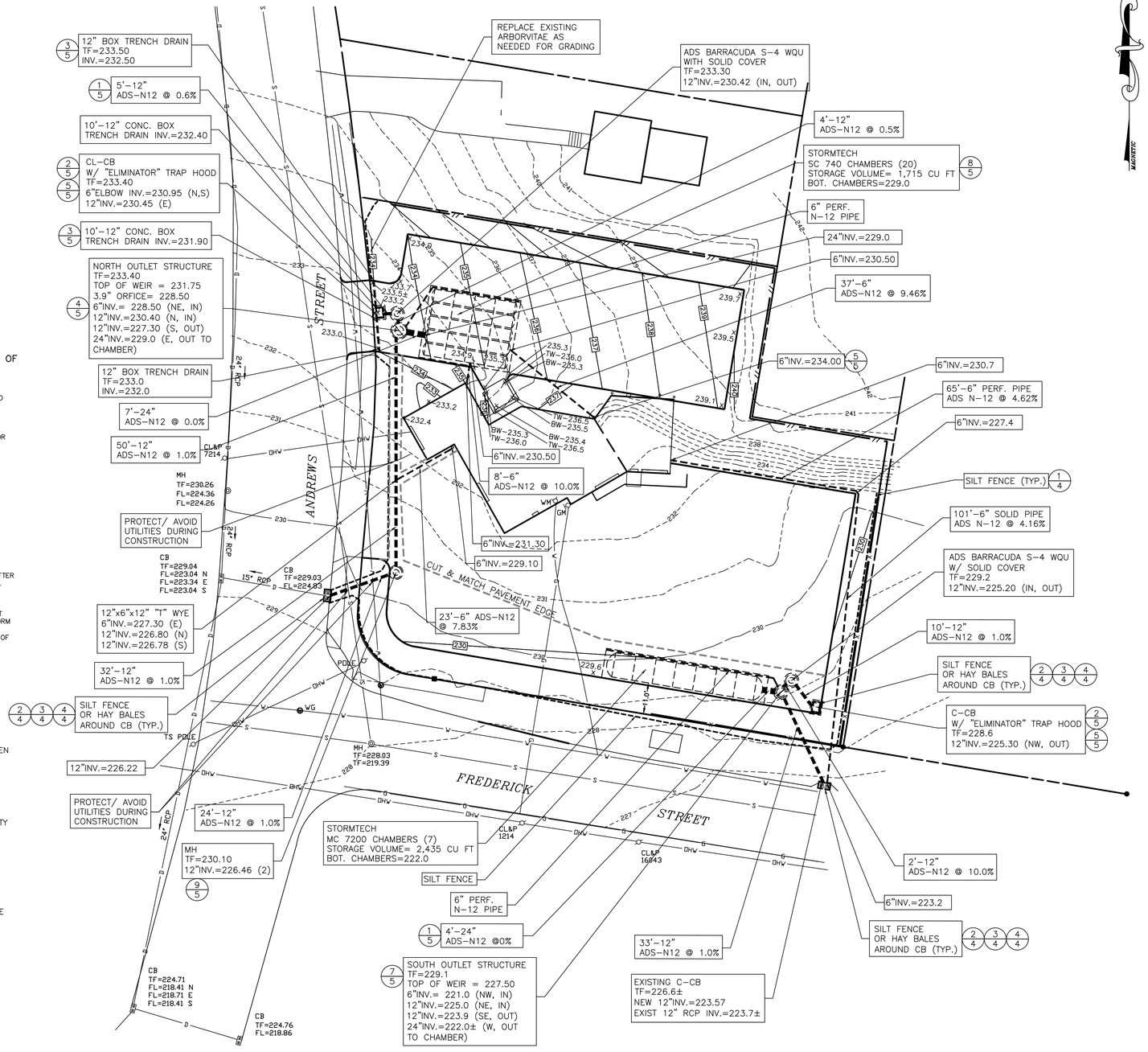
SHEET NO.
C-2

SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION DOWNHILL AND AROUND THE LIMITS OF CONSTRUCTION. INSTALL HAY BALES OR SILT FENCE AROUND EXISTING CB'S AND YD'S. DEMOLITION TO BEGIN.
2. INSTALLATION OF UTILITIES TO BEGIN. SILT FENCE TO BE ADJUSTED OR ADDED AS NEEDED DURING CONSTRUCTION.
3. INSTALL APRON, PARKING, CONC. PADS, WALL AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE, LANDSCAPING, AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.



LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 DETAIL NUMBER/ SHEET
- 5/AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20'
Checked: D.T.
Date: MAR. 24, 2026
Drawn: D.T.
Revision
Date:

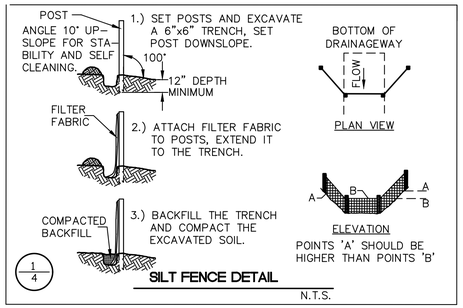
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RONALD D. TORRES — No. 11808 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

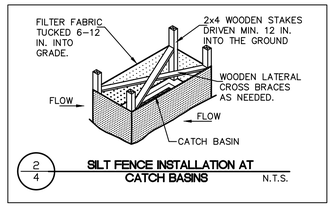
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



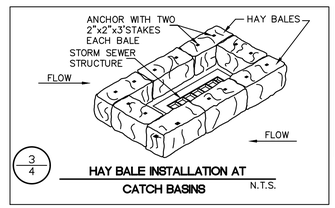
1/4 **SILT FENCE DETAIL**

N.T.S.



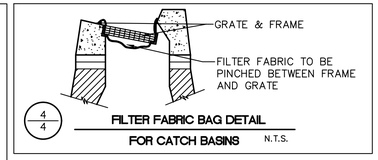
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



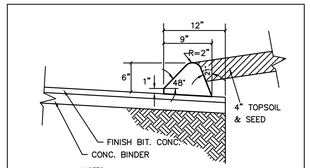
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

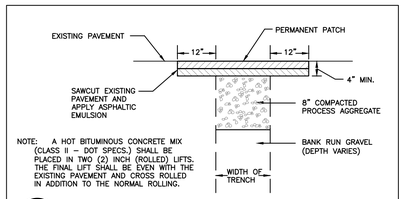
N.T.S.



NOTES:
TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1d4

5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

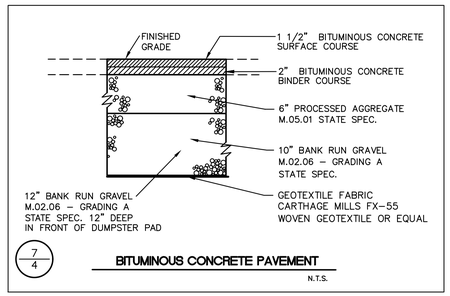
N.T.S.



NOTE: A HOT BITUMINOUS CONCRETE MIX (CLASS II – DOT SPECS.) SHALL BE PLACED IN TWO (2) INCH (ROLLED) LIFTS. THE FINAL LIFT SHALL BE EVEN WITH THE EXISTING PAVEMENT AND CROSS ROLLED IN ADDITION TO THE NORMAL ROLLING.

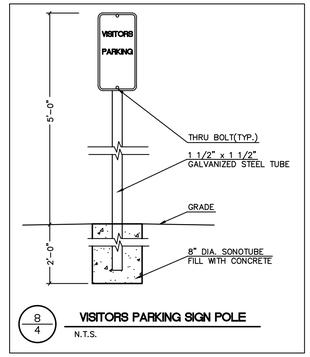
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



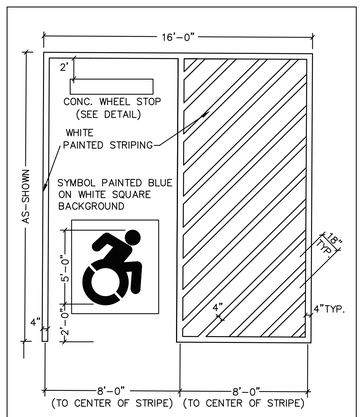
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



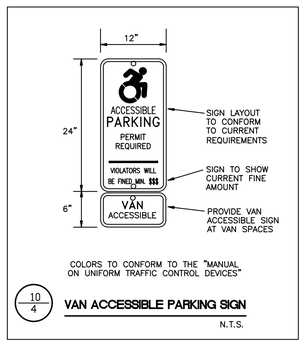
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



9/4 **VAN ACCESSIBLE PARKING**

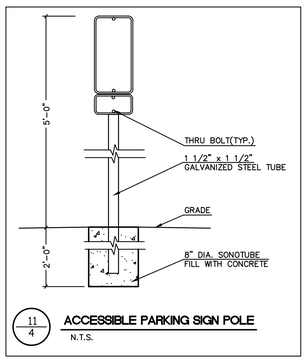
N.T.S.



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

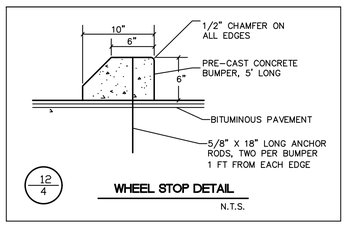
10/4 **VAN ACCESSIBLE PARKING SIGN**

N.T.S.



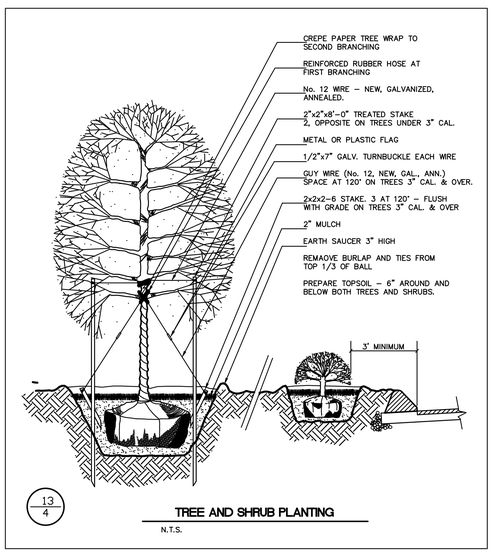
11/4 **ACCESSIBLE PARKING SIGN POLE**

N.T.S.



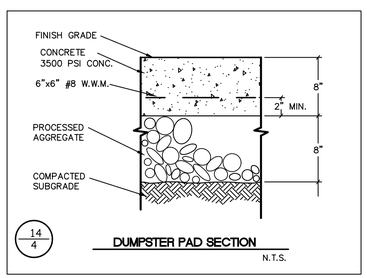
12/4 **WHEEL STOP DETAIL**

N.T.S.



13/4 **TREE AND SHRUB PLANTING**

N.T.S.



14/4 **DUMPSTER PAD SECTION**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: MAR. 24, 2026
Drawn: D.T.
Revision
Date:

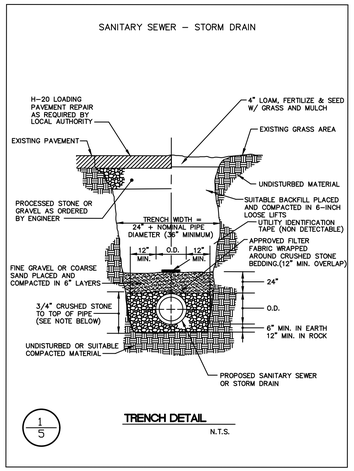
TLE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 11808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

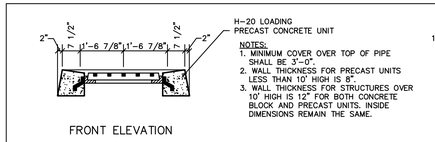
SHEET NO.
C-4



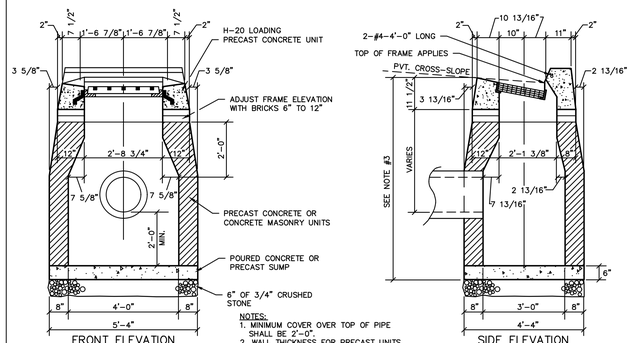
1/5

TRENCH DETAIL

N.T.S.

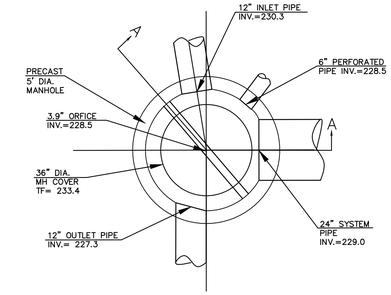


TYPE "C-L" CATCH BASIN FRAME AND GRATE N.T.S.



5/5

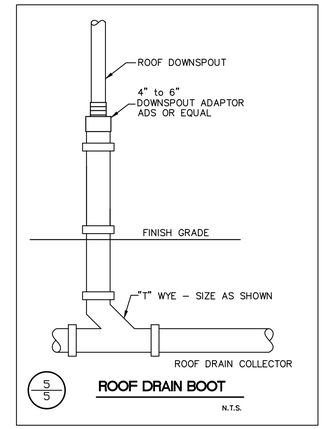
CATCH BASIN DETAIL WITH C-CB FRAME AND GRATE N.T.S.



4/5

NORTH OUTLET STRUCTURE DETAIL 5' DIA. MH

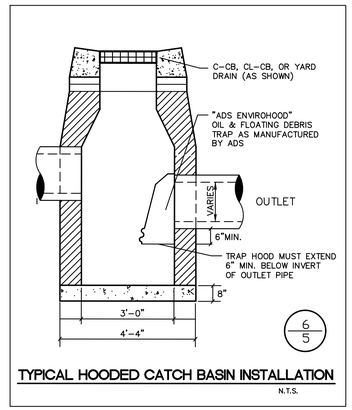
N.T.S.



5/5

ROOF DRAIN BOOT

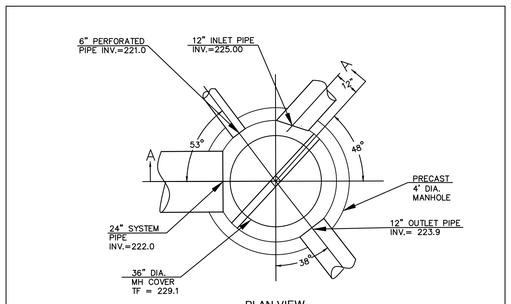
N.T.S.



6/5

TYPICAL HOODED CATCH BASIN INSTALLATION

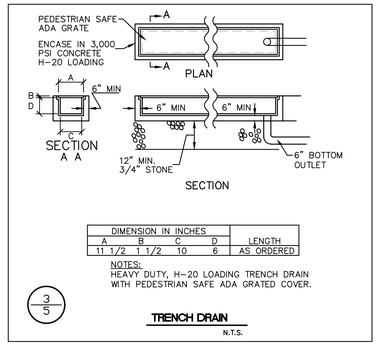
N.T.S.



7/5

SOUTH OUTLET STRUCTURE DETAIL - 4' DIA. MH

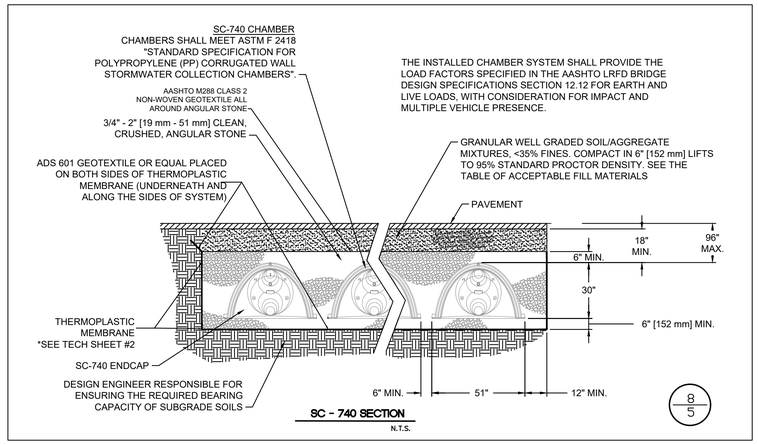
N.T.S.



3/5

TRENCH DRAIN

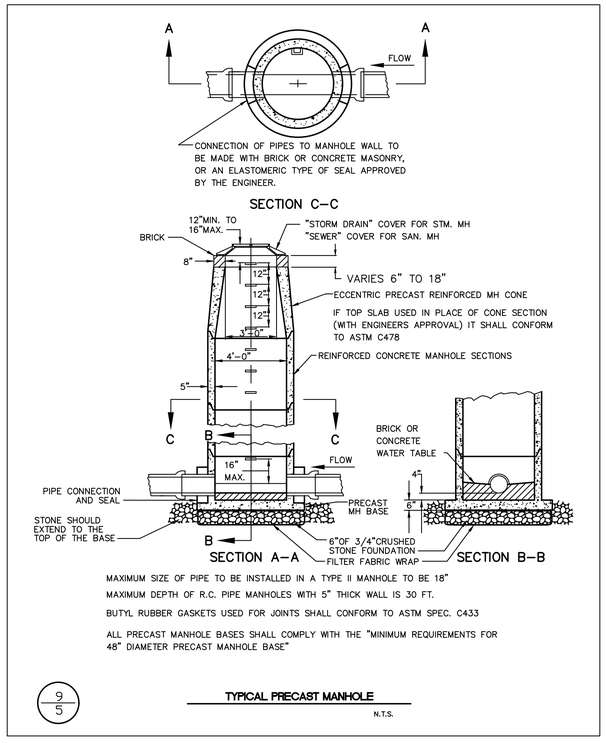
N.T.S.



8/5

SC - 740 SECTION

N.T.S.



9/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
Date: MAR. 24, 2026
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

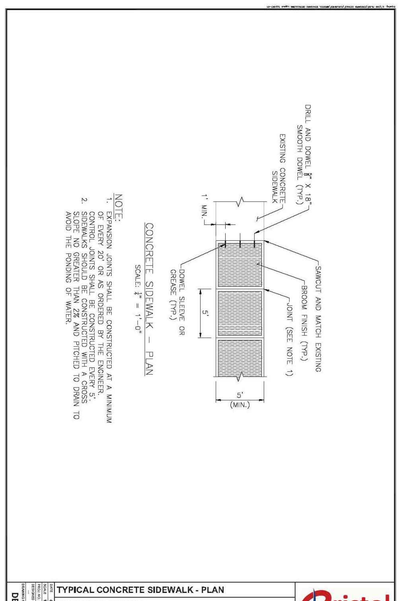
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

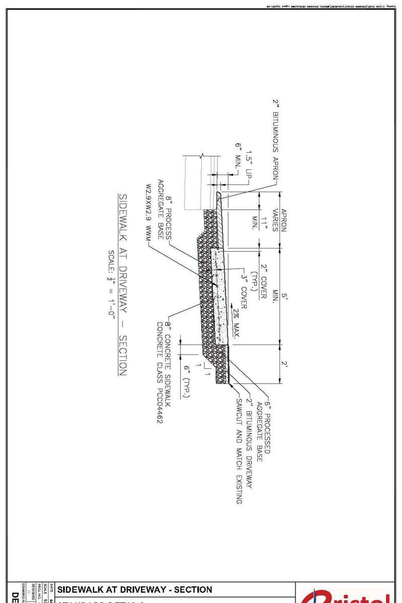
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

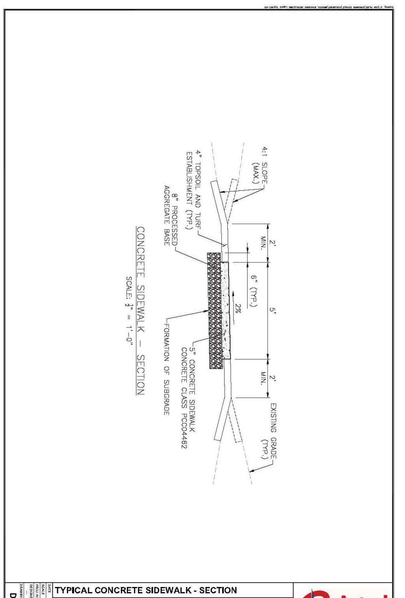
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

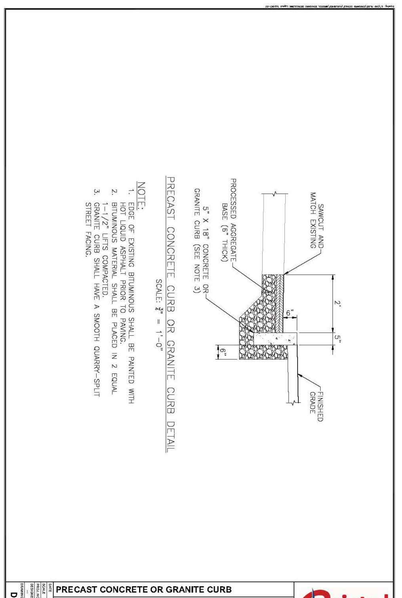
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

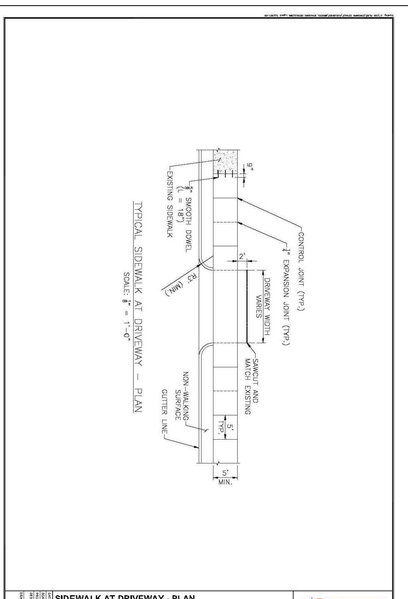
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

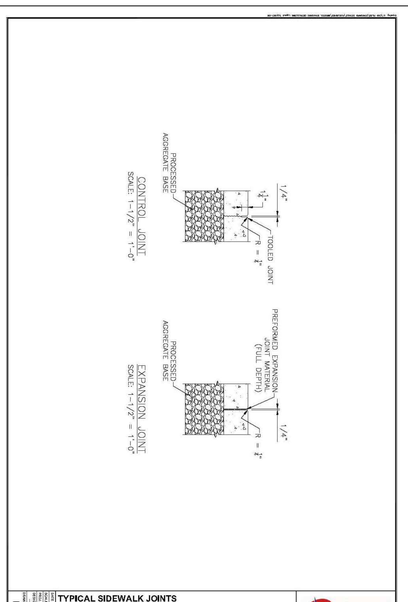
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

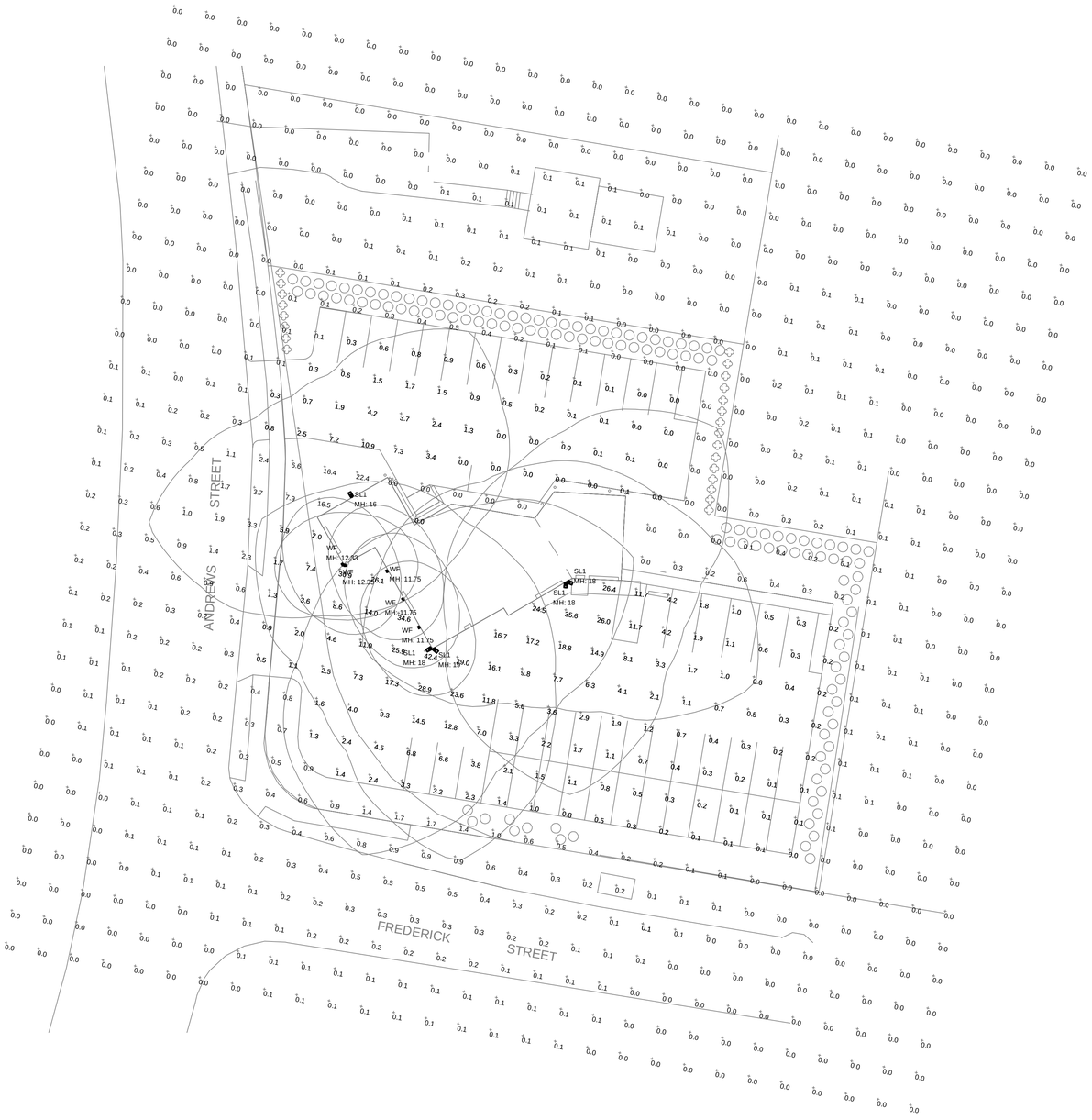
SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	30928	200	0.850	B4-U0-G4	EXISTING ADJUSTABLE LED SHOEBOX - 200W - TYPE III - 5000K - APPROX 26000 LUMENS / MOUNTED AFG TO TOF
5	WF	Single	5650	44.52	0.691	B3-U3-G1	EXISTING 50W FLOOD LIGHT - APPROX 6000 LUMENS / MOUNTED AFG TO TOF

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.14	42.4	0.0	N.A.	N.A.
PARKING LOT	0	4.67	42.4	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

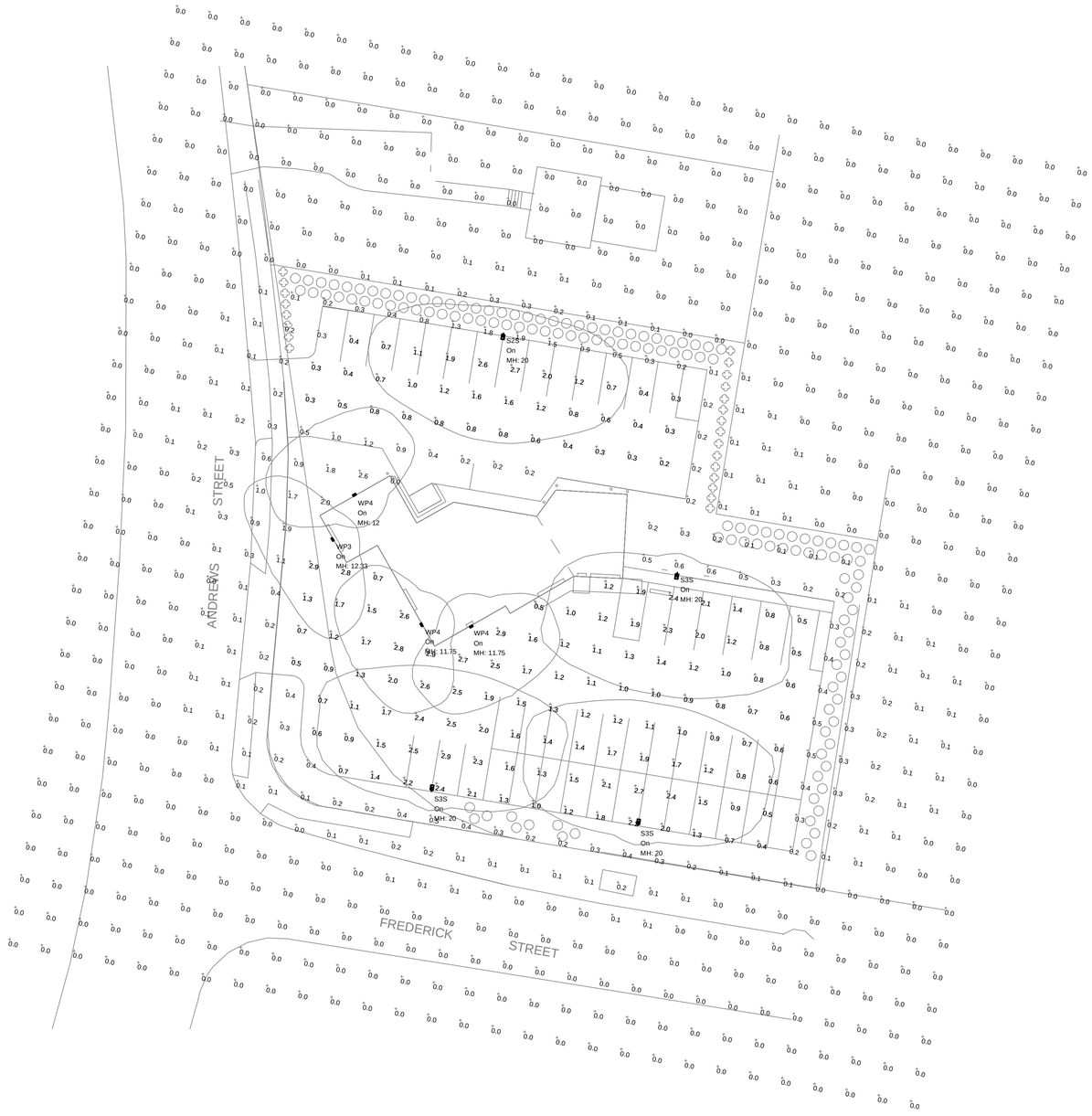
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
EXISTING SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2026-02-18 SL-1 16 ANDREWS ST - BRISTOL, CT - LED.dwg

SCALE : 1"=20'-0"
DATE: 2/19/26
DRAWN BY: LED
SHEET:
SL-1



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
3	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
1	WP3	Single	2457	22.3	0.900	B1-U0-G1	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED AFG TO TOF
3	WP4	Single	2425	22.3	0.900	B1-U0-G1	STONCO LPW-16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.30	2.9	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.9	0.2	6.65	14.50

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
NEW SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"
DATE: 2/20/26
DRAWN BY: LED
SHEET:
SL-2

FILE NAME: 2026-02-20 SL-2 16 ANDREWS ST - BRISTOL, CT - LED.dwg

Application #2555

For Office Use Only	
APPLICATION NO.	2555
DATE FILED:	1/15/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 Proposed zone of the Property: A

Address or Location of the Property: 625 Clark Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 264

Size of the Property (in acres or square feet): 3.3 Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 2 acres

Reason for the proposed zone change:
current use of the property are doctors offices have all been moved to the Pro Health building on Farmington Ave.
This request is an adaptive re use of the propertyfor residential units within the existing building and also to additional units to be built to the rear of the property.

Other comments:

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

Name: Chippen's Hill Office Park LLC

Address: 234 Middle Street City: Middletown State: CT Zip: 06457

Telephone No.: 860 346 1923 E-Mail:

Signature: Jerry Martorelli Signature – (Printed/Typed) Jerry Martorelli

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2555

Address or location of property: 625 Clark Avenue

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Hoggs

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicant Narrative

NARRATIVE

To: Bristol Zoning Commission

From: James Ziogas, Jr.

Date: January 12, 2026

Subject: Narrative for Zone Change from I-3 Industrial to an A zone for Property located at (Lot #264) 625 Clark Avenue

1. Introduction and Property Description

This narrative accompanies an application for a zone change for the property located at 625 (lot 264) Clark Ave. currently classified within the I-3 Industrial zoning district. The applicant seeks to reclassify the property to the Residential A zoning district. The property consists of 3.28 acres and currently features a vacant office building, which is no longer viable for an industrial use or the existing office use in the current market conditions.

2. Justification for Zone Change

The proposed zone change is necessary and appropriate for the following reasons:

- Consistency with the Plan of Conservation and Development (POCD): The existing I-3 zoning is inconsistent with the evolving land use patterns and goals for this specific area as articulated in the City of Bristol's POCD. The surrounding neighborhood has seen a transition toward mixed-use, residential development, making a residential A zone a more suitable and integrated use. This property borders an existing A zone across the street on Clark Ave.
- The current office space has been vacant due to the recent development of Pro Health Physicians currently located on Farmington Ave., in Bristol. There is a lack of demand for office space in the community. Re-purposing the site for residential use would prevent the building from falling into disrepair and contribute to the tax base and housing stock of the community.
- Compatibility with Surrounding Area: A residential zone would be compatible with adjacent properties located on Calrk Avenue and on Matthews Street.
- Public Need and Welfare: The development of the property for residential purposes addresses a demonstrated need for housing in Bristol and promotes the public welfare by optimizing the use of existing infrastructure (water, sewer, utilities). The proposed use does not create a nuisance and aligns with the public health, safety, and property values of the surrounding area.

3. Impact Statement

The proposed zone change to an A zone is anticipated to have a positive impact:

- Traffic: Residential use is expected to generate less intensive, more predictable traffic patterns compared to potential heavy industrial uses, particularly during off-peak hours.
- Environment: The change from industrial to residential use will improve the environmental profile of the area, with appropriate landscaping and site features to enhance aesthetic considerations.
- Infrastructure: The proposed development will utilize existing public water and sewer facilities effectively.

4. Conclusion

The applicant respectfully requests that the Bristol Zoning Commission approve the proposed zone change. This change represents a logical and beneficial transition for the property, aligning with the community's evolving needs and the City's long-term planning objectives.

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Referral to Planning

DATE: February 9, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2555

Proposal: Change of Zone from IP-3 (Industrial Park) zone to A (Multi- Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

Initiated by: Chippens Hill Office Park, LLC,

Tentative Hearing Date: April 13, 2026

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

Referral to Town and City Clerk

DATE: February 9, 2026

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2555

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee

Tentative Hearing Date: April 13, 2026

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Planning Commission Response

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: March 24, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: Application #2555 — Change of Zone from IP-3 (Industrial Park) zone to A (Multi Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

The Bristol Planning Commission, at its meeting of March 23, 2026, approved the following motion with respect to the above captioned item:

"To send a positive referral to the Zoning Commission for Application #2555 – Change of Zone from IP-3 (Industrial Park) zone to A (Multi- Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264, because the Planning Commission finds that the proposed Amendment to the Zoning Map, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018."

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

Cc: Attorney James Ziogas (via e-mail)
Jerry Martorelli (via e-mail)

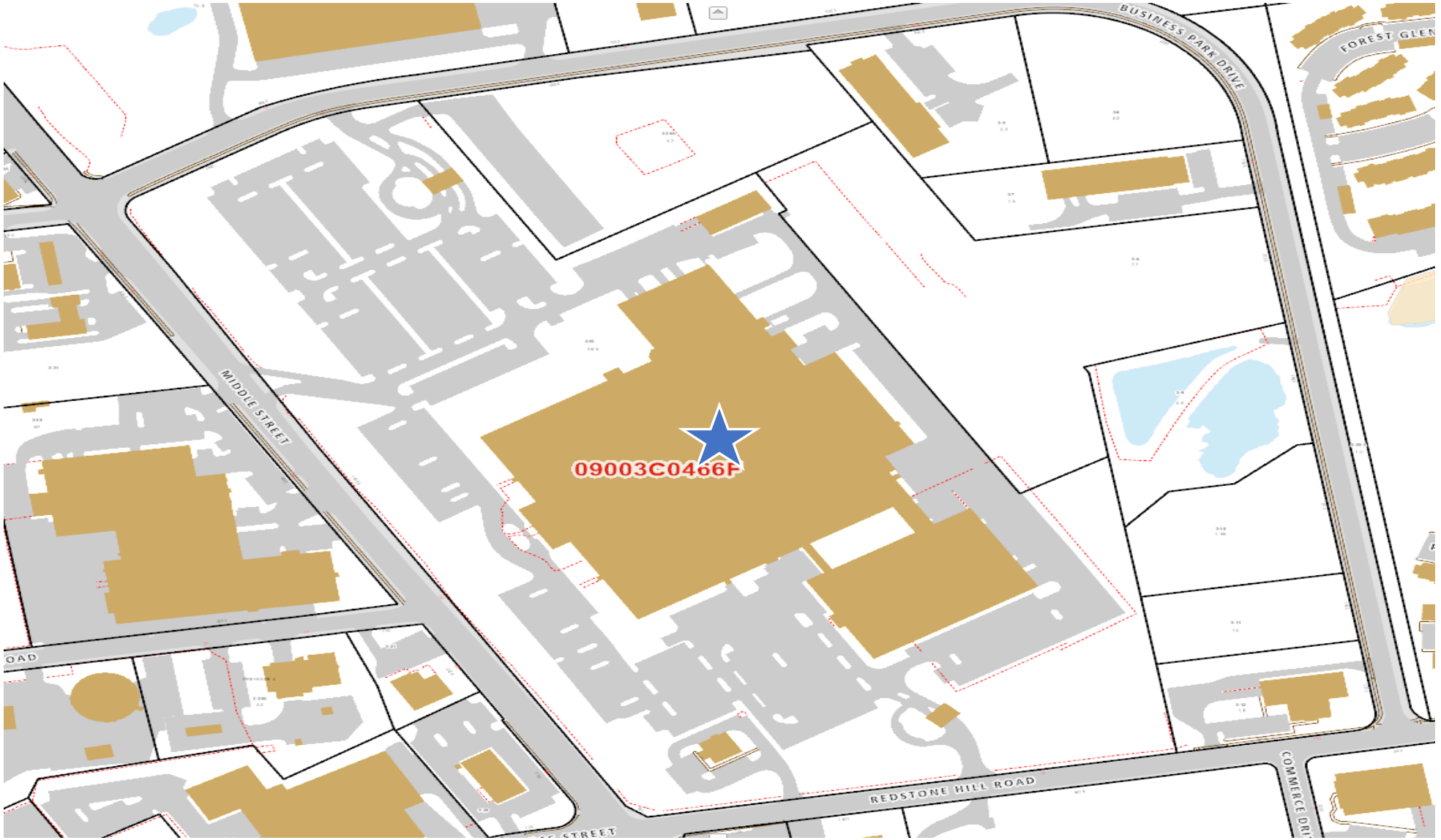
Various GIS Maps

and

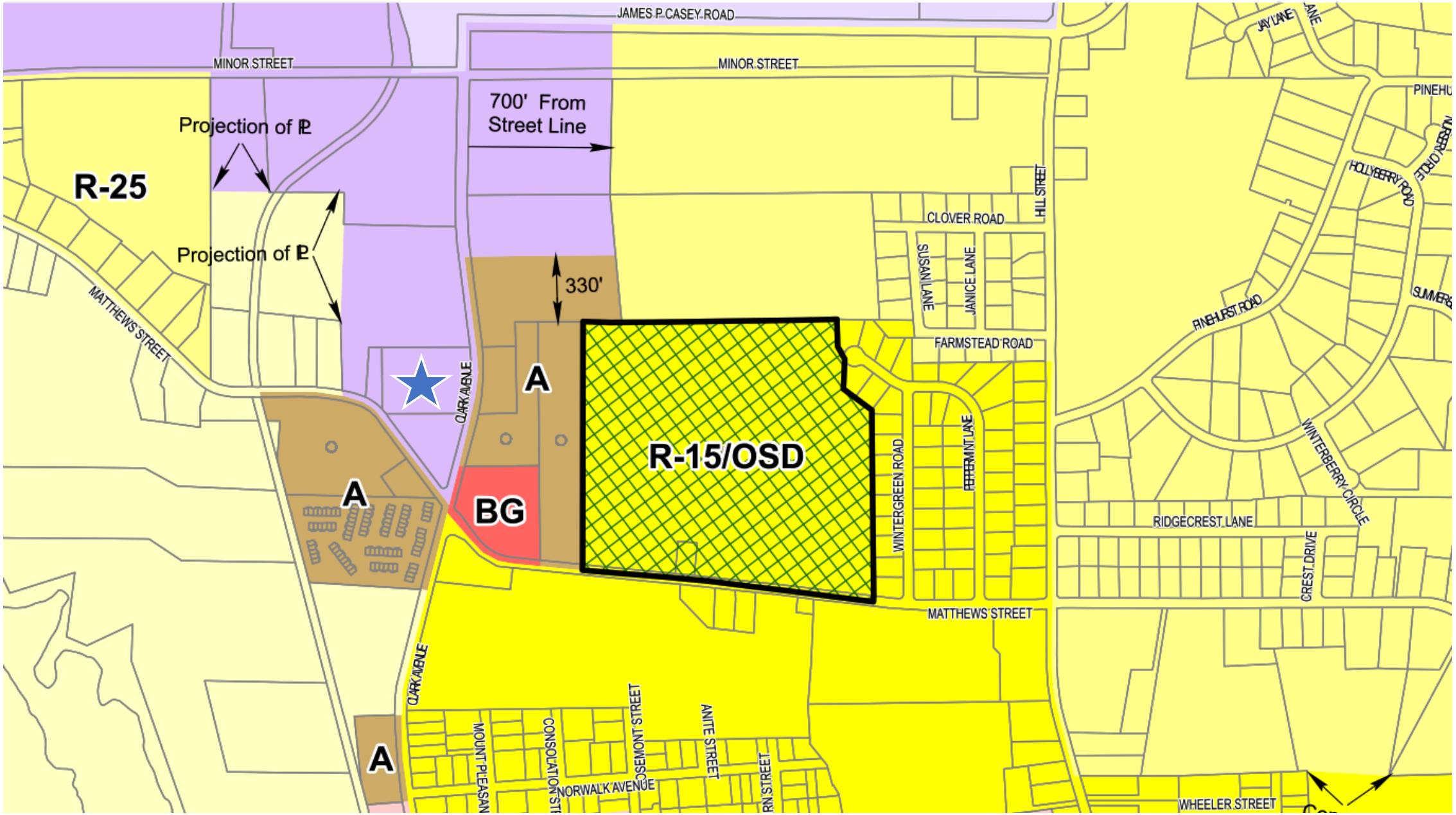
Google Aerials



625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Floodplain
Map 66, Lot 264



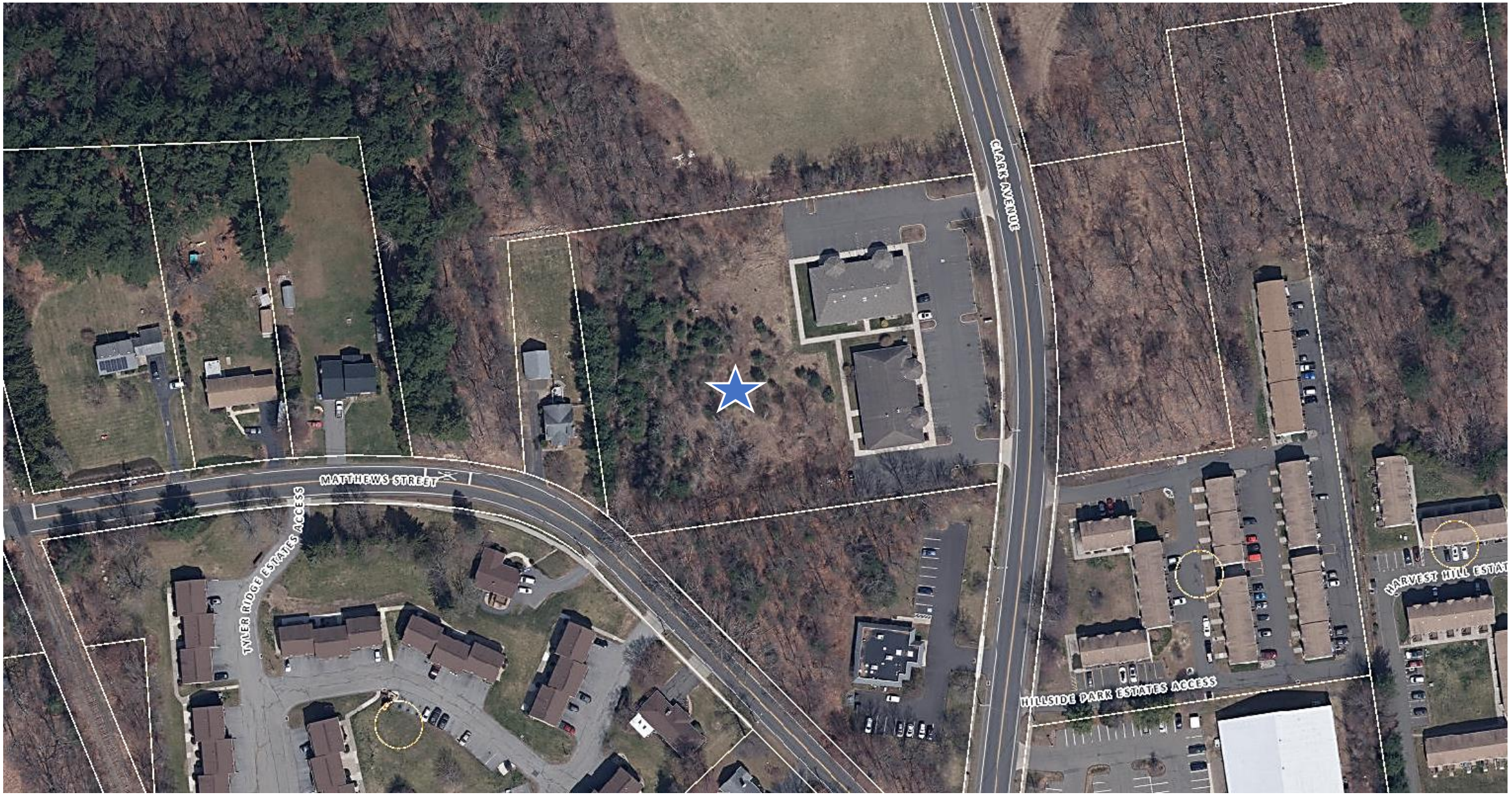
625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Topography
Map 66, Lot 264



625 Clark Avenue – Inland Wetlands and Upland Review
Map 66, Lot 264



625 Clark Avenue – Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

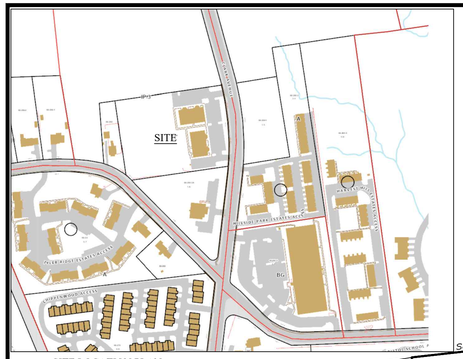


625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

Zone Change Map



SITE LOCATION PLAN
SCALE: 1" = 600'±

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut " as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is a Zone Change Map.
3. The map conforms to the Horizontal Accuracy of a Class 'D' Map.
4. Basis for North is Map Reference No. 1.

MAP REFERENCE:

1. "Improvement Location Survey, Existing Site Conditions, On Land n/f Landon Morris Sahlin, To Be Conveyed to Chippin's Hill Office Park, LLC, Located at #851 Matthews Street, Bristol, Connecticut, Scale 1"=40', Date: March 5, 2002." Prepared by Rosalind C. Page LS, Winterbourne Land Services.

N/F
STEPHAN ALLAIRE
LOT 261A-1 & 261A-2
CLARK AVENUE
ZONE IP-3

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 261A CLARK AVENUE
ZONE A

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 264-1 CLARK AVENUE
ZONE A

N/F
CHIPPEN'S HILL OFFICE PARK LLC
EXISTING ZONE IP-3
PROPOSED TO BE CHANGED
TO ZONE A
LOT AREA = 142,815 S.F.
(3.28 ACRES)

N/F
SHANE BAILLARGEON &
EMILY SHAPCOTT
#920 MATTHEWS STREET
ZONE IP-3

N/F
LINNETZ REALTY LLC
#595 CLARK AVENUE
ZONE IP-3

N/F
JANETTE MOLIER
#600 CLARK AVENUE
ZONE A

N/F
THE SIDOTI IRREVOCABLE
TRUST
"TYLER RIDGE CONDOMINIUMS"
#895 MATTHEWS STREET
ZONE A

EXISTING BUILDING
#641 CLARK AVE.

EXISTING BUILDING
#625 CLARK AVE.

CLARK AVENUE

MATTHEWS ST.

N83°53'13"E 114.00'
N81°14'36"E 126.33'
N80°19'55"E 68.42'
N81°39'09"E 96.56'
S83°38'06"W 29.78'
S09°09'00"E 310.24'
S82°01'09"W 399.01'
N38°12'20"W 22.85'

25' BL
60' BL
25' BL
60' BL
25' BL

GRAPHIC SCALE
20 10 0 20 40
1 Inch = 20 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "D" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Chippen's Hill Office Park LLC
234 Middle Street
Middletown, CT 06457

R. R. HILTBRAND Engineers and Surveyors

ZONE CHANGE MAP
Lot #264
Clark Avenue
Bristol, Connecticut
November 12, 2025

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

For Office Use Only	
APPLICATION NO:	2557
DATE FILED:	2/26/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Religious Organization

Address or Location of the Property: 912 Terryville Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 16

Zone of the Property: BN Size of the Property (in acres or square feet): .28

Reason for the Special Permit: Elohé Casa De Promesa Church

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

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

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

Name: Elohé Casa De Promesa Inc.

Address: 39 Landry St. #1 City: Bristol State: CT Zip: 06010

Telephone No.: 860-801-7641 E-Mail: _____

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

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

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

Name: RT 6 Plaza, LLC

Address: 29 Salem Drive City: Newington State: CT Zip: 06111

Telephone No.: 203-379-8840 E-Mail: RT6PLAZA@gmail.com

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

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 257

Address or location of property: 912 Terryville Avenue

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

We are a congregation of 20 members, been at this location one year and five months. A Unit C we were there one year. We meet on Mondays for Bible Study and Wednesdays we have departmental services; we also meet some Fridays for special services. Our worship services are on Saturday.

ADDITIONAL APPLICANT

Name: Yahaira Bracero & Jose Rivera CHECK ONE: [ ] owner [✓] other: tenant

Address: 39 Landry St. #1 City: Bristol State: CT Zip: 06010

Telephone No.: 860-801-7641 E-Mail: _____

Signature: _____ Signature – (Printed/Typed) Jose Rivera

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) _____

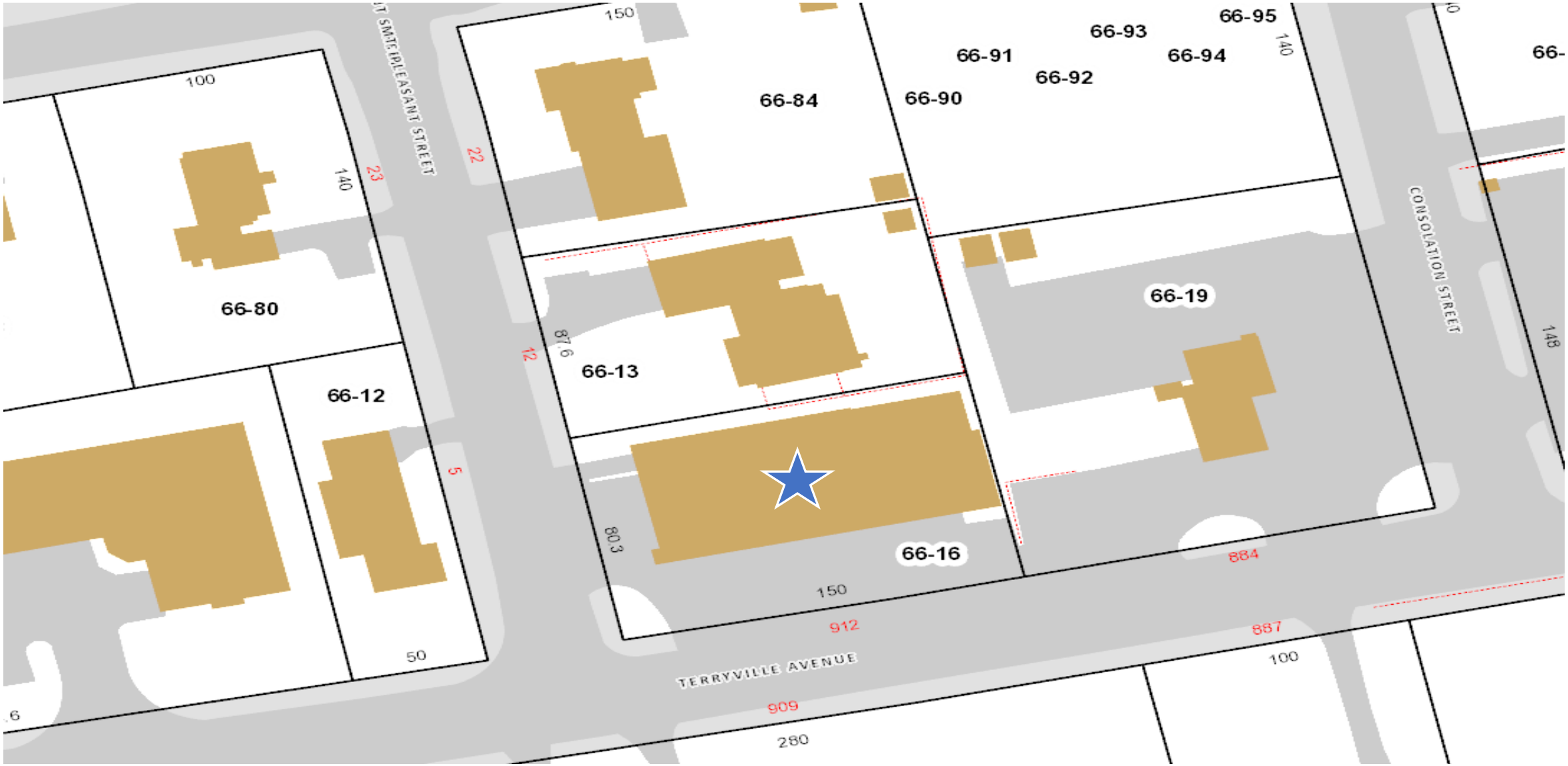
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

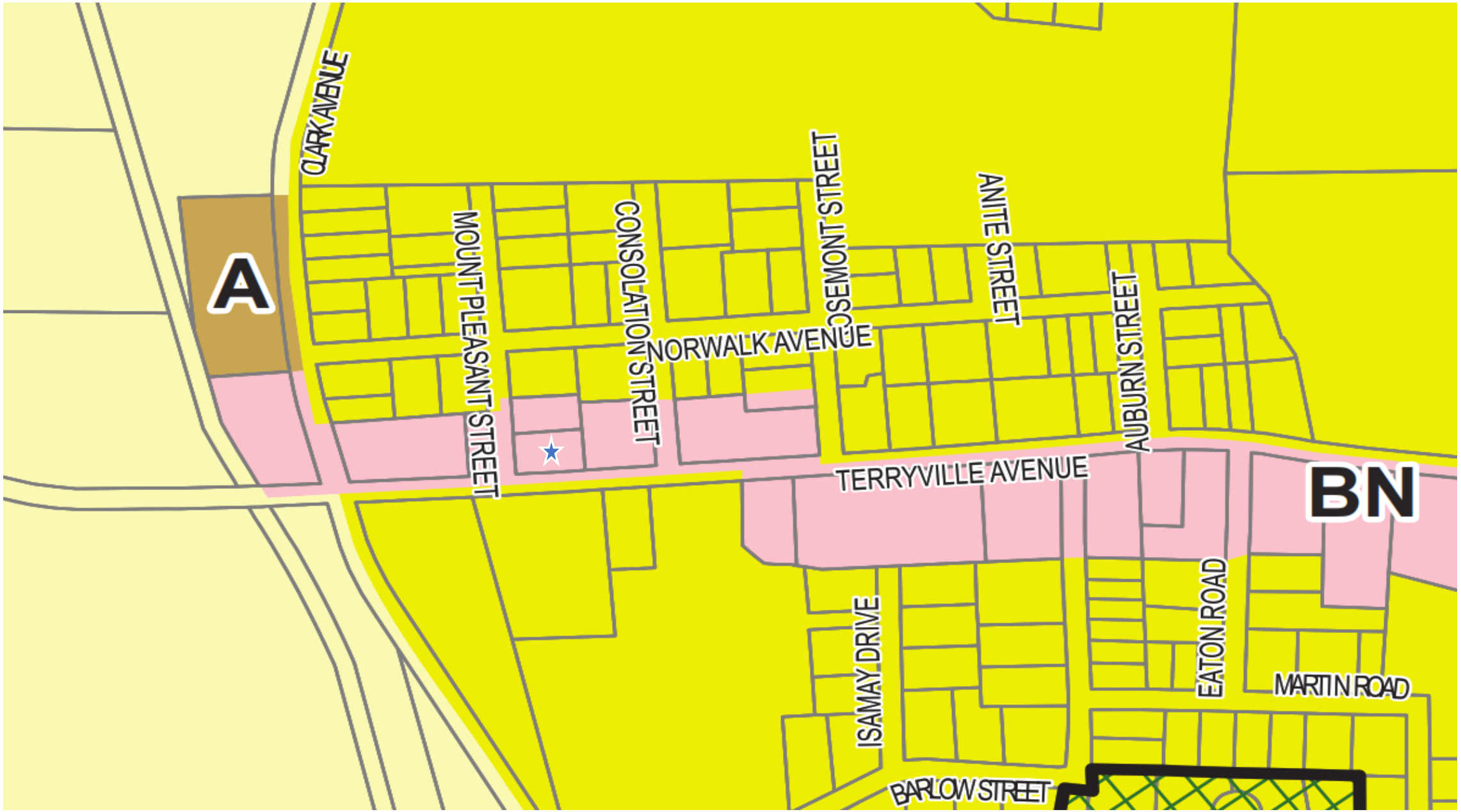
08/17 - LUO



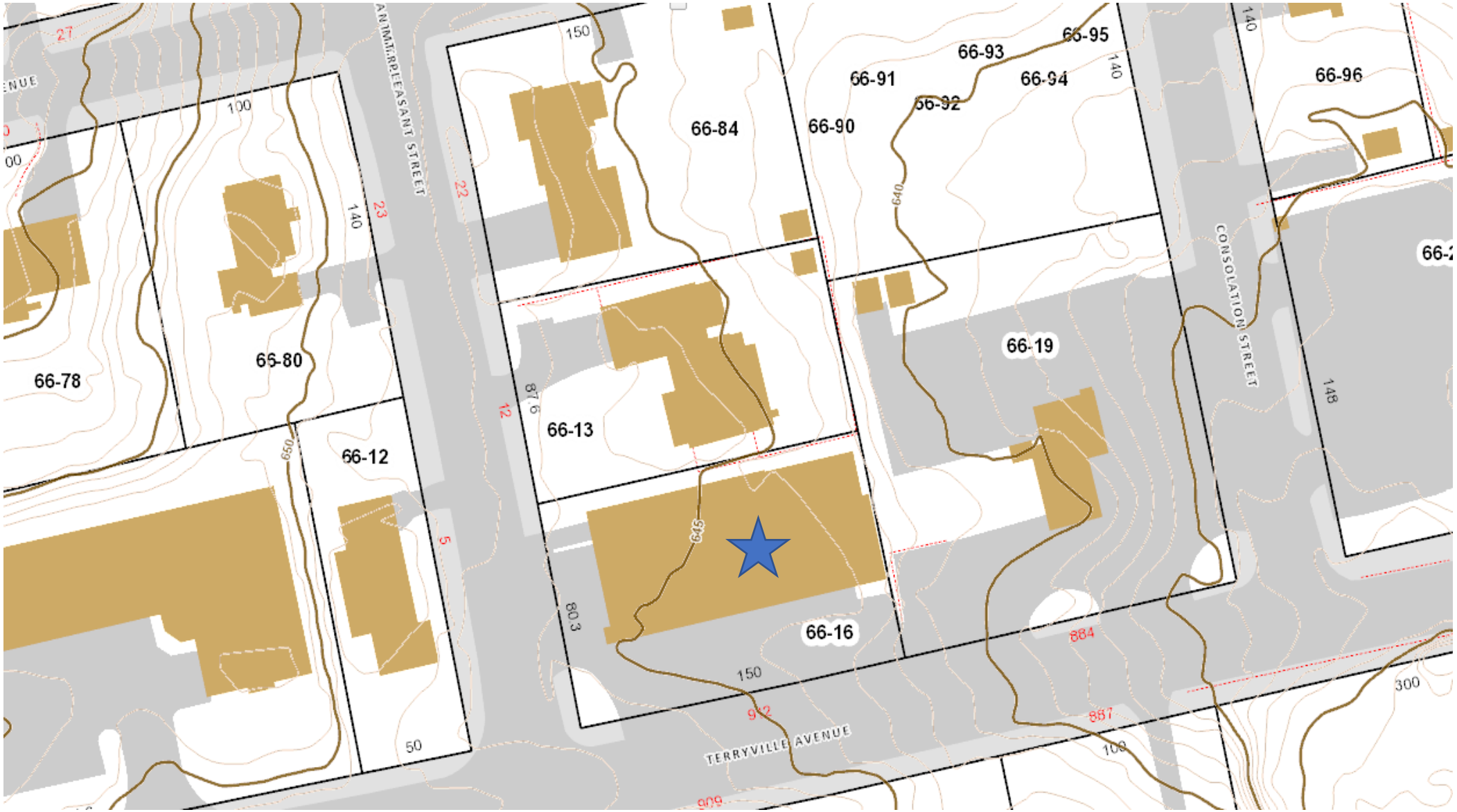
912 Terryville Ave.– Location
Map 66, Lot 16



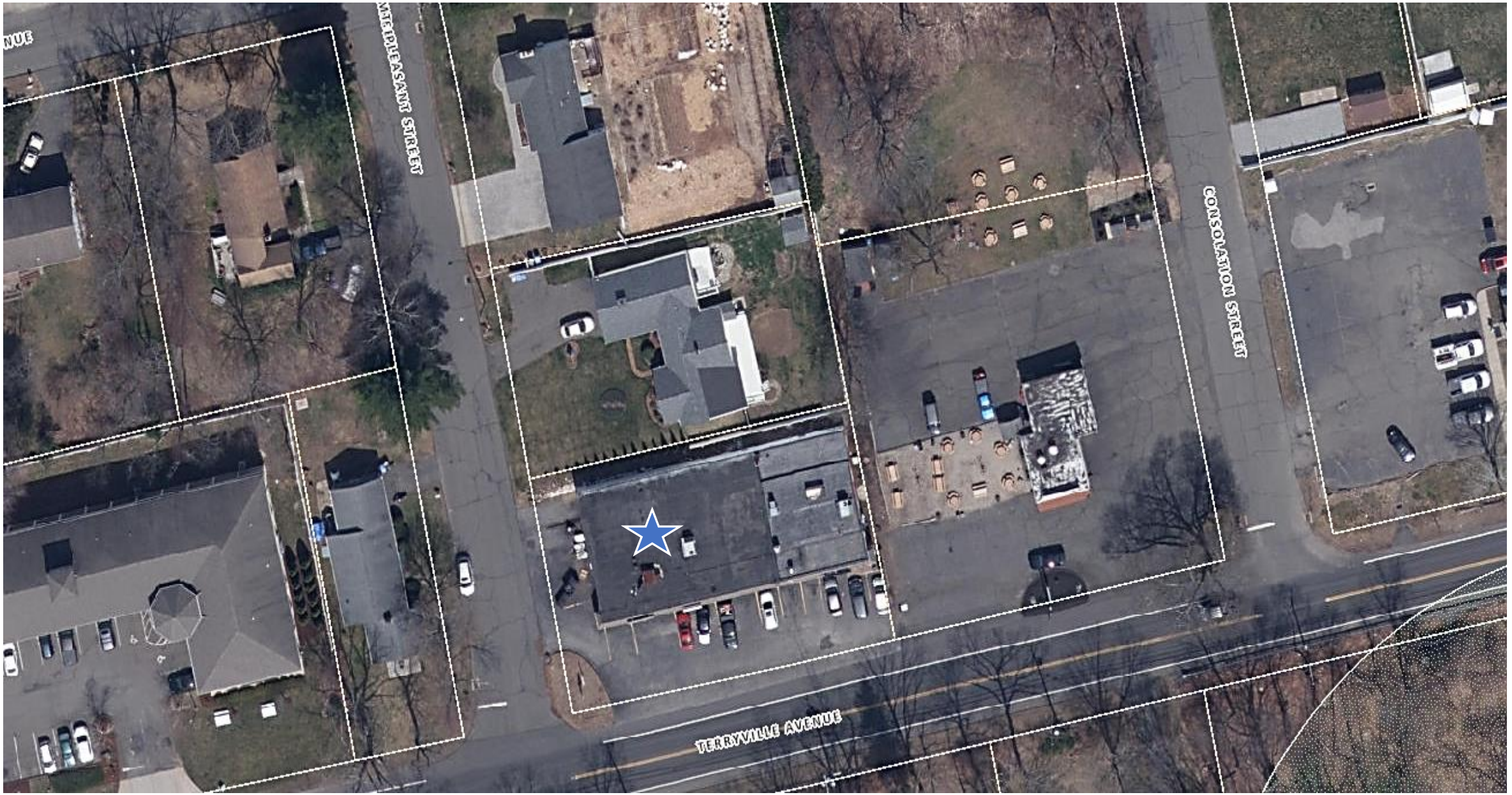
912 Terryville Ave. – Floodplain
Map 66, Lot 16



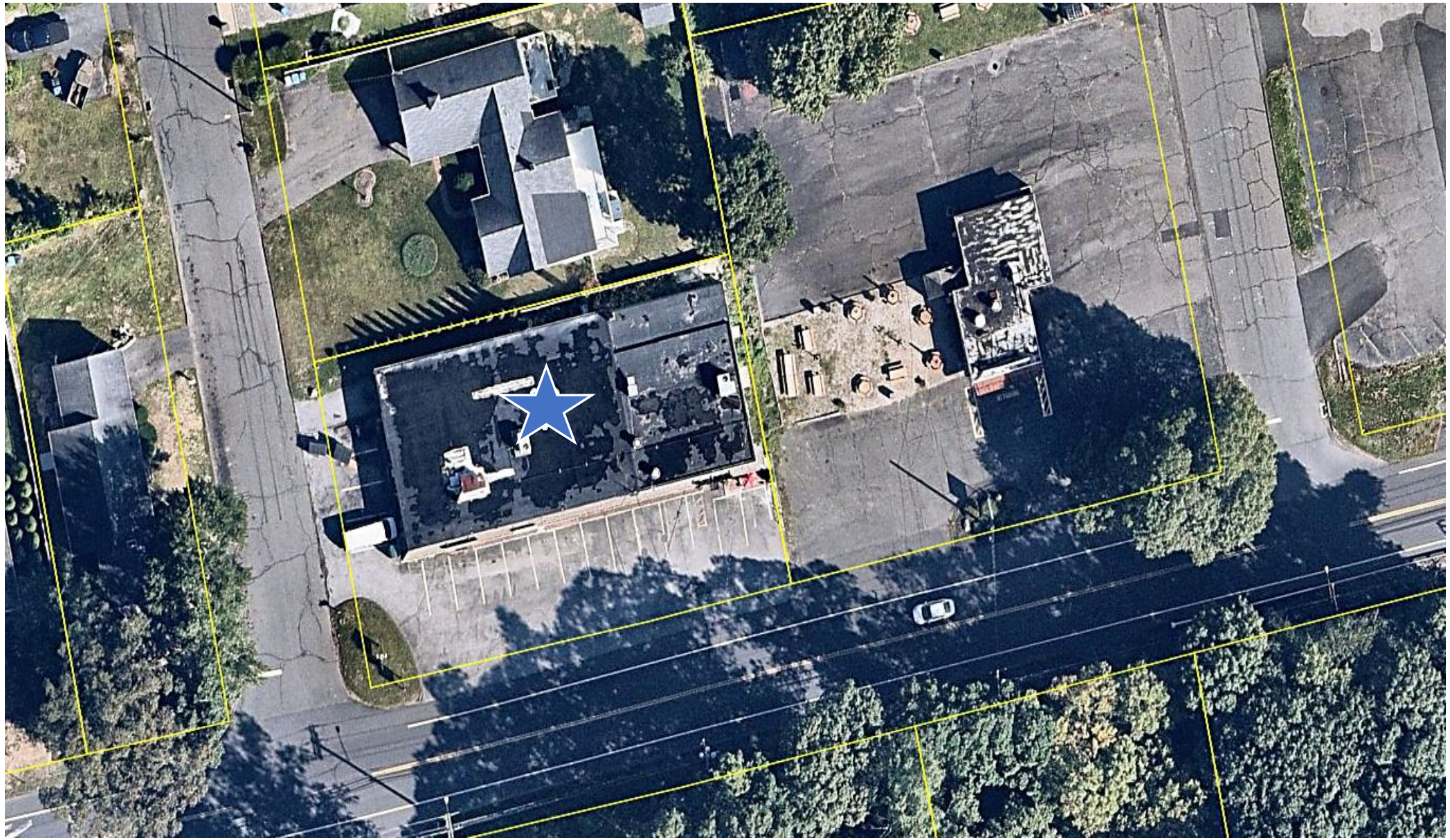
912 Terryville Avenue – Zoning
Map 66, Lot 16



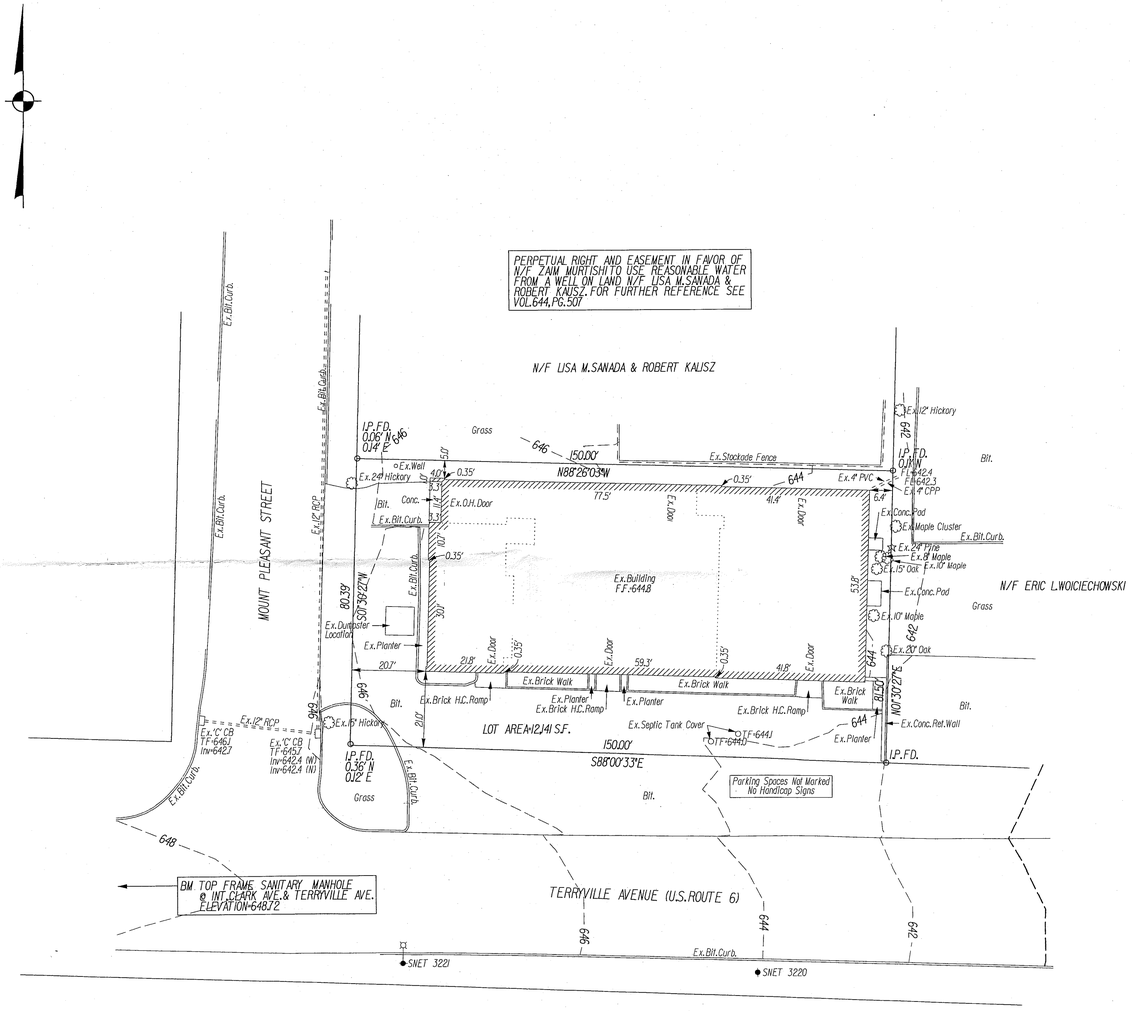
912 Terryville Avenue – Topography
Map 66, Lot 16



912 Terryville Avenue – Aerial
Map 66, Lot 16



912 Terryville Avenue – Google Aerial
Map 66, Lot 16



TOPOGRAPHIC SURVEY
LAND OWNED BY
ZAIM MURTISHI
912 TERRYVILLE AVENUE & MOUNT PLEASANT STREET
BRISTOL,CONNECTICUT
SCALE 1"=20' MARCH 24,2009

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

SURVEYORS NOTES: THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1THROUGH 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

BOUNDARY DETERMINATION CATEGORY - DEPENDENT RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

ZONE BN

ASSESSORS MAP 66,LOT 16

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C. Surveyors and Engineers

6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	0	3	10										**13**
Year (24):	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	1	2	9										**12**
Year (24):	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	7	9	13										**29**
Year (24):	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	1	2	1										**4**
Year (24):	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	1	2	5										**8**
Year (24):	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	0	0	2										**2**
Year (24):	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	0	0	1										**1**
Year (24):	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	8	3	23										**34**
Year (24):	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	0	2	0										**2**
Year (24):	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	1	0	0										**1**
Year (24):	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	2	0	0										**2**
Year (24):	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	1	1	1										**3**
Year (24):	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	22	24	65										**111**
Year (24):	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	0	0	1										**1**
Year (24):	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	12	8	18										**38**
Year (24):	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	204	322										**768**
Year (24):	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
March 31st, 2026