City of Bristol
Planning Commission

REGULAR MEETING — MONDAY, JUNE 22, 2026
CITY HALL - 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/89554941903?pwd=PtetbB4QRTniG4WSCfITKIuc63cE6S.1

Meeting ID:
895 5494 1903
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

   a. Regular Meeting — May 18, 2026

5. Receipt of New Applications

   a. Application #449 — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.

   b. Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing bank inclusive of a drive-thru facility on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,002 sq. ft. at 10 North Main Street; Assessor's Map 30, Lot C-8-3; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner.

c. Application #451 — Site Plan for a Mixed-Use Development for: 1. An existing commercial space on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 4 Riverside Avenue, LLC, owner.

6. City Council and Other Referrals

   a. C.G.S. 8-24 Referral:
   North Main Street — Map 30, Lot 3

7. New Business

   a. Application #424 – Subdivision – Request for a (5) five-year extension to August 25, 2031 for Phase 2: 505-545 Redstone Hill Road (16 lots); Assessor's Map 2, Lots 133-1 and Lots 133-4 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant/owner.

   b. Application #442 — Revision to an Approved Site Plan for the conversion of 209k SF of office space to a Wholesale or Distribution Facility at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.

8. Old Business

9. Zoning Commission Referrals

   a. Application #2565 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

   b. Application #2566 — Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone. Attorney James Ziogas, applicant.

   c. Application #2567 and #2568 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - *This item will be discussed at the July 27, 2026 Regular Meeting.*

   d. Application #2569 and Application #2570 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - *This item will be discussed at the July 27, 2026 Regular Meeting.*

10. Staff Reports

    a. 2028 Bristol Plan of Conservation and Development (POCD)

    b. Subdivision Status Report — June 2026

11. Communications

12. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, July 27, 2026

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 18, 2026

CALL TO ORDER:

By: Chairman Veits Time: 6:00 P.M. Place: City Hall
Third Floor, Meeting Room 3-1

ROLL CALL:

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

1. Call to Order

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, June 22, 2026.

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

   a. Regular Meeting - April 27, 2026

Chairman Veits designated regular Commissioners Bacchus, Pose, Veits and with alternate Commissioners Klimek and Wynn to vote on the April 27, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the April 27, 2026, regular meeting.

By: Klimek Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

5. Receipt of New Applications

a. Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue; Assessor's Map 3, Lot 5A; I (General Industrial) zone; Fruit Farm, LLC, owner/applicant.

MOTION: To Move Application #448 to New Business for tonight's Agenda.

By: Bacchus Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

Motion passes

b. Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; Allen Borghesi, Borghesi Building and Engineering Co. Inc., applicant.

MOTION: To Move Application #447 to New Business for tonight's Agenda.

By: Klimek Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

Motion passes

6. Public Hearings

a. Application #446 — Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; IP-1 (Industrial Park) zone; South East Bristol Properties, LLC, applicant/owner.

The hearing is opened.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the plan for this property is to construct a 10,000 square foot building. The original site plans included a second 10,000 square foot building to the rear of it. Also, they have plans potentially in the future for the very rear of the property. None of that, we're asking you to approve, tonight. We're just simply, presenting the site plan with the goal of the initial 10,000 square foot building. The facility will be used for the storage and distribution of off-site traffic control programs for reactive construction projects.

The applicant works with local traffic authorities, police, state police, they work a lot with Eversource to, design, put in place, and monitor, and remove, at the end of days, traffic control programs. On-site, they anticipate having 6 to 10 employees on a regular basis. Off-site, over 85 employees, a lot of times, those are part-time employees. They have training approximately 4 times a year. On those days, they may have as many as 25 employees on-site getting training, but only for those limited times. And their hours of operation are pretty regular, 9 a.m. to 5 p.m, Monday through Friday. So, you have the basics of the site plan, here. He requested a waiver for the very frontage to with a curb cut that is a little wider to accommodate truck turning.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, stated they will be removing the future building from the plans that Commissioner Viets has to sign off on.
Chairman Viets invited the public to speak

Michael J. Dudko, 116 Lewis Road, stated he is not against this construction. He was concerned with the future building in the southwest corner where the contamination was. He went over Comments from staff that were listed in the packet.

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

MOTION: To close the public hearing for Application #446.

By: Klimek Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The hearing is closed.

MOTION: Move to approve Application #446 — Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; IP-1 (Industrial Park) zone; South East Bristol Properties, LLC, applicant/owner, with the following stipulations:

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

2. The Site Plan shall be conducted in accordance with the drawings entitled "Proposed Distribution Facility Lot 8 – Business Park Drive, Bristol, Connecticut" prepared R.R. Hiltbrand Engineers and Surveyors with a last revision date of April 7, 2026.

3. Pursuant to Article III, Section 12.3.D, the Commission will allow a modification of the driveway opening to 75 feet (30 feet is the standard) as currently depicted on the Site Plan because the intended tenant of the building requires large tractor trailers to access the site as part of their normal business operations.

4. A final As Built of the proposed new building shall be submitted for staff review prior to a Certificate of Occupancy being requested.

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

By: Klimek Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The application is approved.

7. New Business

   a. Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; Allen Borghesi, Borghesi Building and Engineering Co. Inc., applicant.

Allan Borghesi of Borghesi Building and Engineering Co., Inc., 2155 East Main Street, Torrington, representing the applicant, explained that he built this building many years ago and the owner called him recently to add more parking spaces. He stated he was able to take one row of parking and add another row on the perimeter. Additional lighting will not be needed as there is already an island with a lighting and trees will me added. Grade changes are minor.

MOTION: Move to approve Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone ……with the following stipulations:

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

2. A final As Built of the proposed parking lot improvements shall be submitted for staff review prior to a project completion.

3. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to completion of the project.

By: Klimek Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

b. Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue; Assessor's Map 3, Lot 5A; I (General Industrial) zone; Fruit Farm, LLC, owner/applicant.

Robert Palazzo of Architectural Building Services, GC, LLC, 556 Plainville Ave., Farmington, representing the applicant, explained that the original project the building was built in 2015 with 10,000 sqft, an additional 10,000 sqft were added in 2020 and they are looking to add an additional 20,000 sqft. The company does work for military and submarines and they are looking to expand. There are two entrances to the property on at 75 Cross Street and one at 425 Lake Avenue.

MOTION: **M**ove to approve Application #448 — Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue with the following stipulations:

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

2. A final As Built of the building addition shall be submitted for staff review prior to a Certificate of Occupancy being requested.

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

By: Bacchus Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

8. Zoning Commission Referrals

a. Application #2564 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A; Calco Construction, applicant; Thirty-Three-Thirty-Four East Main Street Associates, LLC, owner.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the parcel of land on East Main Street in Bristol and Forestville, actually, is 2.59, 2.6 acres of land. It is currently zoned BG. Historically; it's been used as an industrial site. There's no construction on it right now. The, zoning board of appeals way back when, gave it a variance for, industrial use, which was heavy trucking, and its outside storage. Absolutely. Heavy equipment and outside storage.

It was used for a carnival setup back the they used to store all his equipment in there. We are requesting a Zone change. A new building would be put up. There is not outside storage required it would all be contained within the building. There will be landscaping as well.

MOTION: Motion to send a positive referral to the Zoning Commission for: Application #2564 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A; 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.

By: Klimek Seconded: Wynn

For: Bacchus, Klimek, Wynn, and Veits.
Against: Pose
Abstain: None.

b. AZR 26-01 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations: 1. Recommendation #49 – Zoning Text Amendments; Initiated by: Bristol Zoning Commission.

c. AZR 26-02 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations: 1. Recommendation #50 – Zoning Map and Parking Amendments; Initiated by: Bristol Zoning Commission.

Robert Flanagan, City Planner, stated both items would be discussed by Mr. Gomes.

Francisco Gomes, explained to the commission the two separate amendments concerning housing growth and zoning math and parking amendments. Through explanation was provided and also submitted in the packet. The amendments are in response to Public Act 25-1. Part of the act requires that you allow transit community middle housing or mixed-use development in all your commercial zones.

Mr. Flanagan reminded the commission that the staff is moving towards a July 1st effective date. If there is a positive referral on both of these amendments then they will move onto the Zoning Commission on June 8th.

MOTION: Motion to send a positive referral to the Zoning Commission for: for Application #AZR 26-01, referral of proposed amendments contained in Recommendation #49 to the Bristol Zoning Regulations.
The Planning Commission finds that the Zoning Commission referral App. AZR-26-01, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Bacchus Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

MOTION: Motion to send a positive referral to the Zoning Commission for Application #AZR 26-02, referral of proposed amendments contained in Recommendation #50 to the Bristol Zoning Regulations and the Bristol Zoning Map.
The Planning Commission finds that the Zoning Commission referral App. AZR-26-02, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Klimek Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

9. Community Development Block Grant Program

a. Annual Action Plan Year 52 – 2026-2027

Dawn Leger, Economic and Community office, Grants Administrator, spoke about the Annual Action Plan Year 52 – 2026-2027 which would start on July 1,2026. This year they received 14 grants and 12 applications totaling $240,139. For public services, and two applications for public facilities, which are the capital projects, that added up to $82,500. The total allocation from HUD for this year is $542,226, which is slightly less than we received last year.

The policy committee was, forced to make some difficult choices. Two decisions came out of their deliberations, the first was to focus on goal number one from our five-year consolidated plan, the primary goal for this 5-year period is to prioritize programs that address the affordable housing and homelessness issue in our community. The committee decided that concentrating funding on programs that address that goal would be important.

And secondly, because of the challenges that capital projects have presented in the past, in terms of staff time, completion deadlines, and meeting federal HUD regulations, the committee decided not to fund any public facilities grants this year, or in the coming years, unless those projects are urgent in nature and demonstrably shovel-ready. We decided to focus on programs that specifically address the housing crisis that we're facing.

MOTION: Move to send a letter on behalf of the Planning Commission thanking Dr. Ledger for her appearance before the Planning Commission this evening, and for the presentation which is consistent with the goals and polices of the 2015 Plan of Conservation and Development amended on April 1st, 2018.

By: Bacchus Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

10. City Council and Other Referrals

a. FY 2026-2027
Capital Budget

MOTION: Move to recommend to the Board of Finance adoption of the Capital Budget for Fiscal Year 2026-2027, as the proposed projects contained within the Capital Budget are consistent with the goals and policies of the 2015 Plan of Conservation and Development amended to April 1, 2018.

By: Klimek Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral, FY 2026-2027- Capital Budget is recommended for approval.

b. C.G.S. 8-24 Referral:
Stafford Avenue — Map 45, Lot 37-2

Mr. Flanagan informed the Chair this is a referral from City Council.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for: Stafford Avenue — Map 45, Lot 37-2.

The Planning Commission finds that the C.G.S. 8-24 referral to sell the property on Stafford Avenue, Map 45, Lot 37-2, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Bacchus Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

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

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for: 81 Church Avenue – Map 43, Lot 22 The Planning Commission finds that the C.G.S. 8-24 referral for a gas distribution easement for Eversource, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Klimek Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

11. Staff Reports

a. 2028 Bristol Plan of Conservation and Development (POCD

b. Subdivision Status Report — May 2026

Robert Flanagan, City Planner, shared that funding for the 2028 Plan of Conservation Development is in place, and we will start that project. All bonds were renewed for the first quarter of 2026 for the four subdivisions.

12. Communications

No Communications

13. Adjournment

Motion was made by Commissioner Klimek to adjourn.
Motion seconded by Commissioner Bacchus.
Motion carried 5-0.

The meeting adjourned at 8:11 P.M.

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

Respectfully submitted,
Janet Little

_____

William Veits
Chairman
City Planning Commission

DRAFT

Application #449

735 Farmington Avenue

For Office Use Only	
APPLICATION NO.	449
DATE FILED:	6/10/26
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:

Take Out Restaurant, 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: 735 Farmington Avenue

Assessor's Map No.: 53 Assessor's Lot No.(s): 12

Zone of the Property: BG Size of the Property (in acres or square feet): 0.52 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 _____ ☑ 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: 735 Farmington, LLC

Address: 36 Strawfield Road City: Unionville State: CT Zip: 06085

Telephone No.: (847) 620-9667 E-Mail: _____

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 449

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 735 Farmington 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: Matthew N. Brown, P.E. - Barton and Loguidice, LLC

Address: 855 Winding Brook Drive City: Glastonbury State: CT Zip: _____

Telephone No.: 860-633-8770 E-Mail: _____

1/24 - LUO

CT DPH Information

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

From: **Microsoft Power Apps and Power Automate** <microsoft@powerapps.com>
Date: Tue, Jun 16, 2026 at 9:17 AM
Subject: Acknowledgement of Submission to CTDPH
To: 735farmington < @gmail.com>, RobertFlanagan < @bristolct.gov>

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
449

What municipal entity is this application, petition, request or plan being submitted to?["Planning and Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?No

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
New take-out restaurant

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:
New take-out restaurant

Please enter the date of the application, petition, request or plan:
2026-06-10

What is the size of the area to be disturbed?
less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?No

What type of use is this application, petition, request or plan proposing?Commercial

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?
Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:
735 Farmington, LLC

Applicant email address:
@gmail.com

Street address or intersection of application, petition, request or plan:
735 Farmington Avenue, Bristol, CT

Enter Project Longitude/Latitude:
-72.919088
41.692125

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:
RobertFlanagan@bristolct.gov

Narrative

PROJECT NARRATIVE

The proposed application is for the approval of a site plan for a new takeout restaurant located at 735 Farmington Avenue, located in the General Business (BG) Zone. The tenant is Qdoba, which is a Mexican style restaurant. Qdoba indicates that the majority of their customers prefer to order ahead, either through the use of their website, Qdoba's phone app, or via third party delivery services. Their website includes numerous "Order Online" buttons on every screen. This, coupled with the proposed restaurant agreement to limit the number of interior seating spaces, based on recent discussions with Town staff, ensures that the proposed development meets the definition of a takeout restaurant as per the Regulations.

The site was previously the subject of a special permit application and approval by the Town. However, the development of the site was not fully completed after this approval and the site is currently vacant. The building shell and all work within the DOT ROW has been completed as previously approved.

The current proposed development intends to utilize the previously constructed building. In general, the site design included with this application mimics the previously approved site design in many ways. The proposed traffic pattern on the site is the same as in the previous 2022 approvals. The parking layout has been modified for the new use. Minor changes in proposed final grading have been made to accommodate the change in parking layout.

CONDITIONS PRIOR TO PREVIOUS APPROVAL

The project site was formerly two adjacent lots (#735 and #741). Access from Farmington Avenue into the site was with an existing one way drive located along the eastern property line and exit from the site was located between the two buildings further west. The majority of the rear of the lot was paved to provide parking for the site. The total impervious surfaces pre-existing on the site is 15,945 square feet.

The parcel is 150 feet deep and sheet flowed across the lot from the rear property line onto Farmington Avenue with a grade change of approximately seven feet. There were no existing storm drains on the site or piped connections to Farmington Avenue. Existing underground sanitary, water and gas services as well as overhead electric/communications fed the property from Farmington Avenue.

PROPOSED CONDITIONS

After approval was granted by the Town, the previous owner removed the existing buildings, sidewalks and pavement on the site and completed the building shell, improvements within the DOT ROW and most utilities prior to stopping construction. The current application will utilize the existing infrastructure and complete the grading, paving

and any required modifications, additions to existing utilities/storm drainage. The current building is 2,695 square feet. The total impervious area with the current application including the existing building is 13,780 which is a decrease of 2,165 square feet from the pre-existing condition described above. With this reduction in impervious coverage, peak stormwater flows leaving the site will be reduced.

The majority of the new bituminous pavement will include bituminous concrete lip curbing except for the drives along the frontage. The stormwater from the rear of the property will flow across the pavement and along the gutters toward the front of the property where the flow will sheet flow across the drives into proposed water quality basins at the front of the site. These basins will provide treatment and storage of stormwater allowing for opportunity to infiltrate into the lawn. The outlet structure in the easternmost basin is a treatment structure sized for the Water Quality Flow draining to the front basins.

The storm structures and pipe were installed as part of the previous application and in accordance with the CT DOT Encroachment Permit granted for the DOT ROW improvements completed. Also, in the rear of the property, the lawn areas will be depressed by one foot to slow the flow of the landscaped areas and any off-site flow and allow infiltration, reducing the total flow that drains onto the pavement and into the front stormwater basins.

General circulation will match that which was previously approved. The two previously constructed cub cuts will be utilized. The curb cut to the East will be an entrance only and the curb cut to the West will be an exit only. Vehicle circulation around the building is via one way traffic that travels in a counter clockwise direction. There is also a cut-through from the entrance to the exit in front of the building. To ensure circulation is maintained at all times, extensive signage and No Parking Zones will be installed as depicted on the plans and the tenant is incentivized to self-police these area, as customers who are inconvenienced in this way are less likely to return.

A total of 13 parking spaces are provided at the rear and side of the building, which is two more than what is required per the Regulations. One of these spaces will be accessible as required by the building code. Based on discussions with the tenant, the number of parking spaces will be sufficient for their operations based on vast experience at their over 750 locations in North America alone.

Lighting will be provided by a combination of full cutoff building mounted wall packs and pole mounted fixtures. The design matches that which was previously approved by the Town, with deminimus changes in pole locations to accommodate the current layout.

Landscaping has been provided throughout the site and in accordance with the Regulations. Special attention has been paid to the rear of the building, where a new 6’ high vinyl privacy fence will be installed along the rear property line and a double row of minimum 6’ high staggered Arborvitae will be planted to further enhance screening from the property to the rear.

A dumpster enclosure has been provided in the rear of the building with clear access to collection vehicles. As deliveries will not be scheduled during operating hours, no

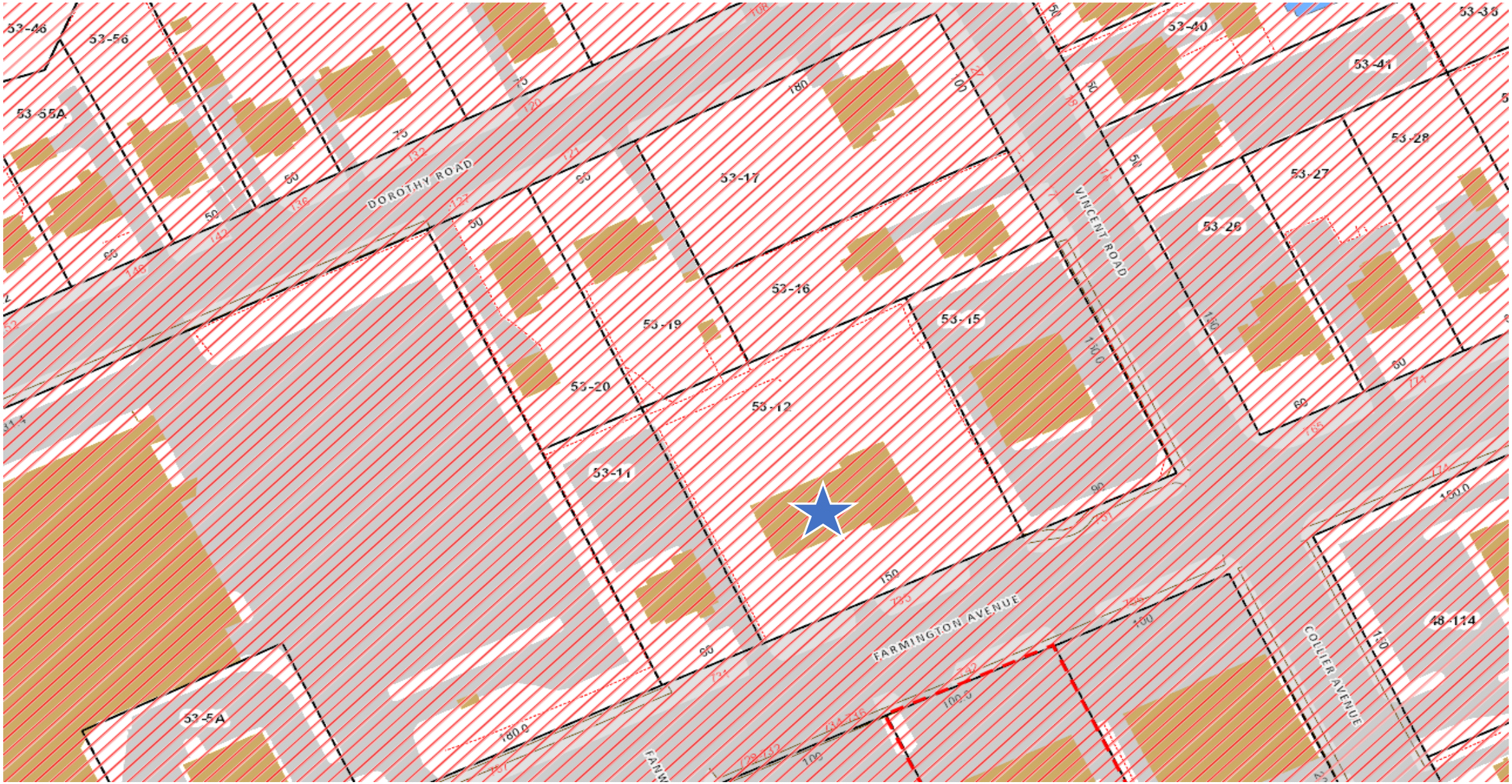
dedicated loading space is proposed. Due to the nature of the proposed use and that the building was constructed with a full basement, an exterior underground grease trap meeting application regulations will be installed on the West side of the building.

Erosion and sedimentation control is provided through the use of silt fence in all downgradient property lines as well as anti-tracking pads at both curb cuts. Inlet sedimentation controls will be installed at both drainage inlets as well.

Various Maps:
GIS
and
Google



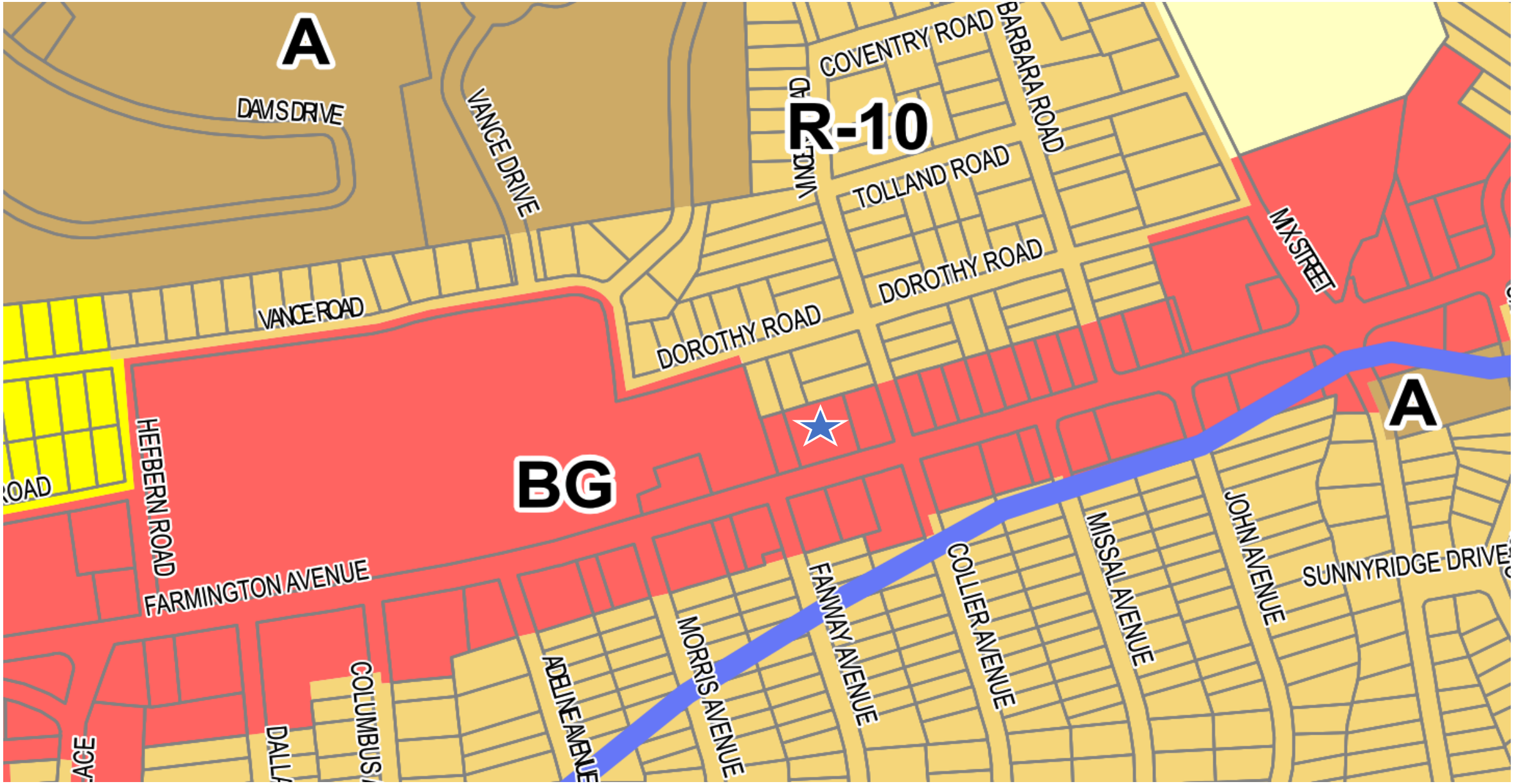
735 Farmington Avenue – Location
Map 53 & Lot 12



735 Farmington Avenue – Aquifer Protection
Map 53 & Lot 12



735 Farmington Avenue – Topography
Map 53 & Lot 12



735 Farmington Avenue – BG (General Business) zone
Map 53 & Lot 12



735 Farmington Avenue – Aerial 2026
Map 53 & Lot 12

Stormwater Information

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

STORMWATER MANAGEMENT

This report was first prepared for the special permit application for the Express Oil Change for EOC Development LLC in 2022. This development was initially approved by the City and approval from the CT DOT for an Encroachment Permit was also obtained. The new building and all work within the DOT ROW has been completed at the site however the proposed use with that application was not allowable and the lot is currently vacant. A Qdoba restaurant is now interested in occupying the building and the site and is submitting a site plan application for approval.

The proposed traffic pattern on the site is the same as in the previous 2022 approvals. The parking layout has been modified for the new use. The stormwater analysis below uses the existing conditions prior to the current building construction as was presented in the last application package. The new proposed layout includes 40 square feet of additional impervious coverage as compared to the previous approved layout but still provides a reduction from the existing condition prior to any development. The proposed conditions below have been revised for the new development.

EXISTING CONDITIONS

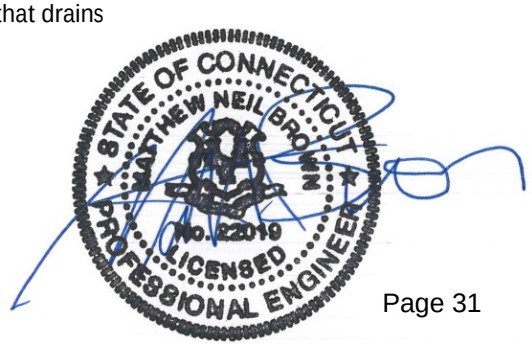
The project site is located on a parcel at 735 Farmington Avenue which was formerly two adjacent lots (#735 and #741). The site is in the General Business Zone (BG). There are two buildings on the site. Access from Farmington Avenue into the site is with an existing one way drive located along the eastern property line and exit from the site is located between the two buildings further west. The majority of the rear of the lot is paved to provide parking for the site. The total impervious surfaces existing on the site is 15,945 square feet.

The parcel is 150 feet deep and sheet flows across the lot from the rear property line onto Farmington Avenue with a grade change of approximately seven feet. There are no existing storm drains on the site or piped connections to Farmington Avenue. Existing underground sanitary, water and gas services as well as overhead electric/communications currently feed the property from Farmington Avenue.

PROPOSED CONDITIONS

The previous applicant removed the existing buildings, sidewalks and pavement on the site and completed the building, improvements within the DOT ROW and most utilities prior to stopping construction. The current application will utilize the existing infrastructure and complete the grading, paving and any required modifications, additions to existing utilities/storm drainage. The current building is 2,695 square feet. The total impervious area with the current application including the existing building is 13,780 which is a decrease of 2,165 square feet from the existing condition described above.

The majority of the new bituminous pavement will include bituminous concrete lip curbing except for the drives along the frontage. The stormwater from the rear of the property will flow across the pavement and along the gutters toward the front of the property where the flow will sheet flow across the drives into proposed water quality basins at the front of the site. These basins will provide treatment and storage of stormwater allowing for opportunity to infiltrate into the lawn. The outlet structure in the easternmost basin is a treatment structure sized for the Water Quality Flow draining to the front basins. The storm structures and pipe were installed as part of the previous application and in accordance with the CT DOT Encroachmnent Permit granted for the DOT ROW improvements completed. Also, in the rear of the property, the lawn areas will be depressed by one foot to slow the flow of the landscaped areas and any off-site flow and allow infiltration, reducing the total flow that drains onto the pavement and into the front stormwater basins.



The proposed conditions include less impervious surfaces reducing the peak flows leaving the site as shown below:

EXISTING					PROPOSED		
Area=	0.52	acres			Area=	0.52	acres
C =	0.713	(0.37 acres impervious)			C =	0.650	(0.32 acres impervious)
TC =	8	minutes			TC =	8	minutes
I2 = 4.21	I10 = 6.26	I25 = 7.54	I50 = 8.51		I100 = 9.51		
Q2 =	1.6	CFS			Q2 =	1.4	CFS
Q10 =	2.3	CFS			Q10 =	2.1	CFS
Q25 =	2.8	CFS			Q25 =	2.5	CFS
Q50 =	3.2	CFS			Q50 =	2.9	CFS
Q100 =	3.5	CFS			Q100 =	3.2	CFS

These conservative proposed flows do not factor additional reduction for the basins and infiltration.

To provide additional infiltration opportunities and flow reductions, Stormtech infiltration chambers are proposed to collect the runoff from the roof of the proposed building. The volume of the chambers have been sized to store and infiltrate a minimum of the first 1 inch of rainfall on the roof. The Soils Report is attached for information on the existing "B" soils. See the calculation below.

TOTAL FLOW (Q)

Q = (P - 0.2S)^2/(P + 0.8S)
S = (1000/ CN) - 10
CN = CURVE NUMBER
P = INCHES OF 24 HOUR STORM

The stormwater from the building roof has been divided into two areas for collection. One area collects 1/3 of the roof (2 infiltration units) and the other area collects 2/3 of the roof (4 units). Stormtech SC-310 infiltration chambers are proposed for a total of 6 units.

ROOF INFILTRATION

INPUT DATA

DRAINAGE AREAS (2,692 S.F)

AREA 1	CN =	98	AREA =	0.062	acres	Roof/Pavement
	CN (weighted) =	98.0	TOTAL =	0.062	acres	
	P	1	in			
OUTPUT	S =	0.20				
	Q =	0.79	in			
Q (from drainage area) =		177	cf			

Each SC-310 Chamber unit installed provides storage for 31 cubic feet, therefore a total of 186 cubic feet of storage is provided within the chambers and stone which exceeds the volume for the 1" of rainfall. Any excess of flow that is not stored/infiltrated will flow onto the lawn areas surrounding the building.

The Water Quality Flow caculations are attached for the existing stormwater treatment structure that was installed. The structure also bypasses the 10 year flow = 1.8 CFS.

PROPOSED TREATMENT STRUCTURE SIZING

Compute Water Quality Volume

$$WQV = \frac{(1.3^n x\ R\ x\ A)}{12}$$

WQV = Water Quality Volume (acre-feet)
R = Volumetric Runoff Coefficient, 0.050 + 0.009(I)
I = Percent Impervious Cover, Impervious Area / Total Area
DA = Drainage Area (Acres) — DA = 0.410 acres
IA = Impervious Area (Acres) — IA = 0.280 acres

Determine Percent Impervious Cover (I)

I = 68%

Calculate Volumetric Runoff Coefficient (R)

R = 0.66

Calculate Water Quality Volume

WQV = 0.030 acre-feet

Compute Runoff Depth

$$Q_{(in)} = \frac{(WQV \times 12)}{DA}$$

Q = Runoff Depth (in watershed inches)
WQV = Water Quality Volume (acre-feet)
DA = Drainage Area (acres)

$Q_{(in)}$ = 0.86 watershed inches

Determine NCRS Curve Number (CN)

$Q_{(in)}$ = 0.86 watershed inches — P = 1.3 in

From Appendix D, Figure 1 - Graphical Solution of Runoff Equation (Fig. 2-1 from TR-55) of the 2024 CT Stormwater Manual

CN = 95

Determine Initial Abstraction (I_a)

From Appendix D, Figure 4 - Initial Abstraction Values for Runoff CNs (Table 4-1 of TR-55) of the 2024 CT Stormwater Manual

I_a = 0.105 inches

Determine Unit Peak Discharge (q_u)

Time of Concentration (T_c), referenced from Pipe Flow Calculation Worksheet

T_c = 0.130 hours

I_a/P = 0.081

From Appendix D, Figure 3 - Unit Peak Discharge for NRCS Type III Rainfall Distribution (Exh. 4-111 of TR-55) of the 2024 CT SW Manual

q_u = 650 csm/in

Compute Water Quality Flow

$$WQF = q_u \times DA \times Q_{(in)}$$

WQF = Water Quality Flow (cfs)
qu = unit peak discharge (cfs/mi^2/inch)
DA = drainage area (mi^2)
Q(in) = runoff depth (watershed inches)

WQF = 0.360 cfs

Plan Set

SITE PLAN PERMIT

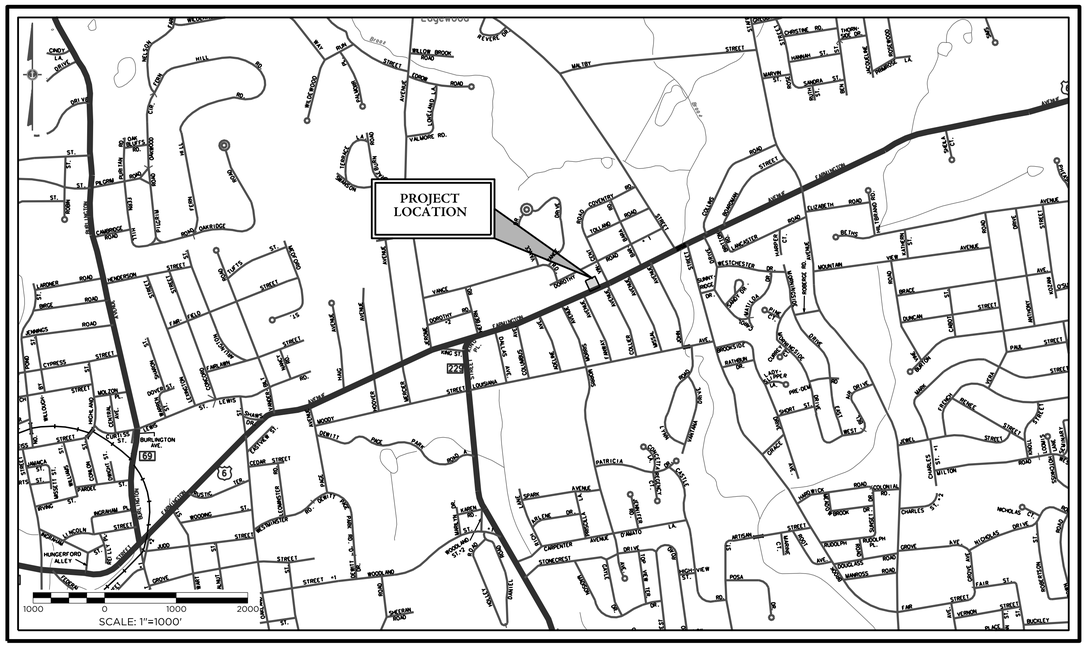
OF

QDOBA RESTAURANT

735 FARMINGTON AVENUE
BRISTOL, CT

PREPARED FOR

735 FARMINGTON LLC



LOCATION MAP
SCALE: 1" = 1000'

LIST OF SHEETS

DATE: 06/08/26

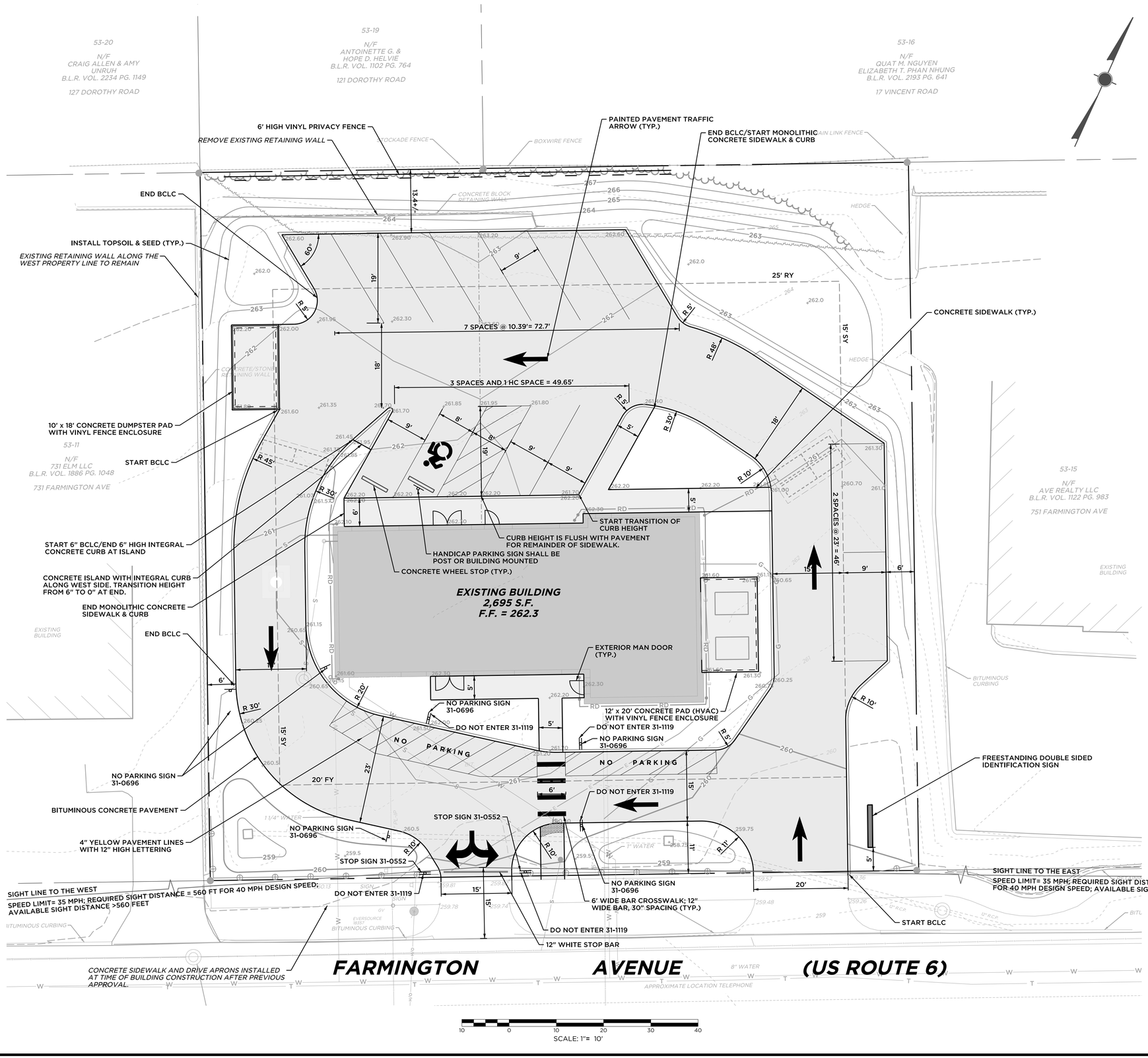
LAYOUT PLAN	1
GRADING & EROSION CONTROL PLAN	2
DRAINAGE & UTILITY PLAN	3
LANDSCAPING & LIGHTING PLAN	4
SITE DETAILS	5

PREPARED BY:

Barton & Loguidice
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Glastonbury, CT 06033
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Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

STATE OF CONNECTICUT
MATTHEW NEIL KWIN
No. 23016
LICENSED PROFESSIONAL ENGINEER

Project No. 4676-001
SITE PLAN APPLICATION NO.



ZONING COMPLIANCE TABLE

ZONING COMPLIANCE BASED UPON
ZONING DISTRICT: BG (GENERAL BUSINESS ZONE)
USE: TAKE-OUT OR CARRY-OUT RESTAURANTS (SITE PLAN PERMIT REQUIRED)

	BG DISTRICT REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT SIZE:	15,000 S.F.	22,500 S.F.	NO CHANGE
MIN. LOT WIDTH:	100 FT	150 FT	NO CHANGE
MIN. FRONT YARD:	20 FT	36.2 FT	NO CHANGE
MIN. SIDE YARD:	15 FT	27.0 FT	NO CHANGE
MIN. REAR YARD:	25 FT *	73.4 FT	NO CHANGE
MAX BUILDING HEIGHT:	40 FT	22.5+/- FT	NO CHANGE
MAX. BUILDING COVERAGE:	35%	12.0% (2,695+/- S.F.)	NO CHANGE
MAX. IMPERVIOUS COVERAGE:	75%	70.9% **	61.2% **

* MINIMUM REAR YARD FOR ABUTTING A RESIDENTIAL ZONE
** EXISTING CONDITION PRIOR TO THE PREVIOUS APPROVAL & CURRENT BUILDING CONSTRUCTION. THERE IS A NEGLIGIBLE CHANGE (INCREASE OF 40 SQUARE FEET) WITH THE PROPOSED LAYOUT COMPARED TO THE PREVIOUS APPROVAL LAYOUT (61.1%)

PARKING TABLE

REQUIREMENTS PER ARTICLE III, SECTION 13. OFF-STREET PARKING REQUIREMENTS OF THE BRISTOL ZONING REGULATIONS

MIN. PARKING REQUIRED:
RESTAURANT, TAKE-OUT: 4.0 PER KSF
BUILDING = 2,695 S.F.
2.695 x 4.0 = 11 SPACES

13 SPACES PROVIDED (INCLUDING 1 HC SPACE)

EXISTING SURVEY NOTES:

1. BOUNDARY & EXISTING TOPOGRAPHIC FEATURES, EXCEPT AS NOTED OTHERWISE, ARE SHOWN FROM CLASS A-2 MAP ENTITLED "BOUNDARY/TOPOGRAPHIC SURVEY EXISTING CONDITIONS PLAN PREPARED FOR EOC DEVELOPMENT LLC 735 & 741 FARMINGTON AVENUE BRISTOL, CT SHEET 1 OF 1 DATED 10/05/22 BY BARTON AND LOGUIDICE.
2. BUILDING LOCATION AND FINISHED FLOOR ELEVATION SHOWN FROM CLASS A-2 MAP ENTITLED "IMPROVEMENT LOCATION SURVEY FOUNDATION ASBUILT PLAN PREPARED FOR EOC DEVELOPMENT LLC 735 & 741 FARMINGTON AVENUE BRISTOL, CT SHEET 1 OF 1 SCALE: 1"= 20' DATED 5/30/23 BY BARTON AND LOGUIDICE.
3. ON-SITE UTILITY/DRAINAGE STRUCTURES, CONCRETE DRIVEWAY APRONS AND FRONTAGE CONCRETE SIDEWALK FEATURES ARE SHOWN BASED ON FIELD SURVEY LOCATION COMPLETED IN MAY 2026 BY BARTON & LOGUIDICE.

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION
79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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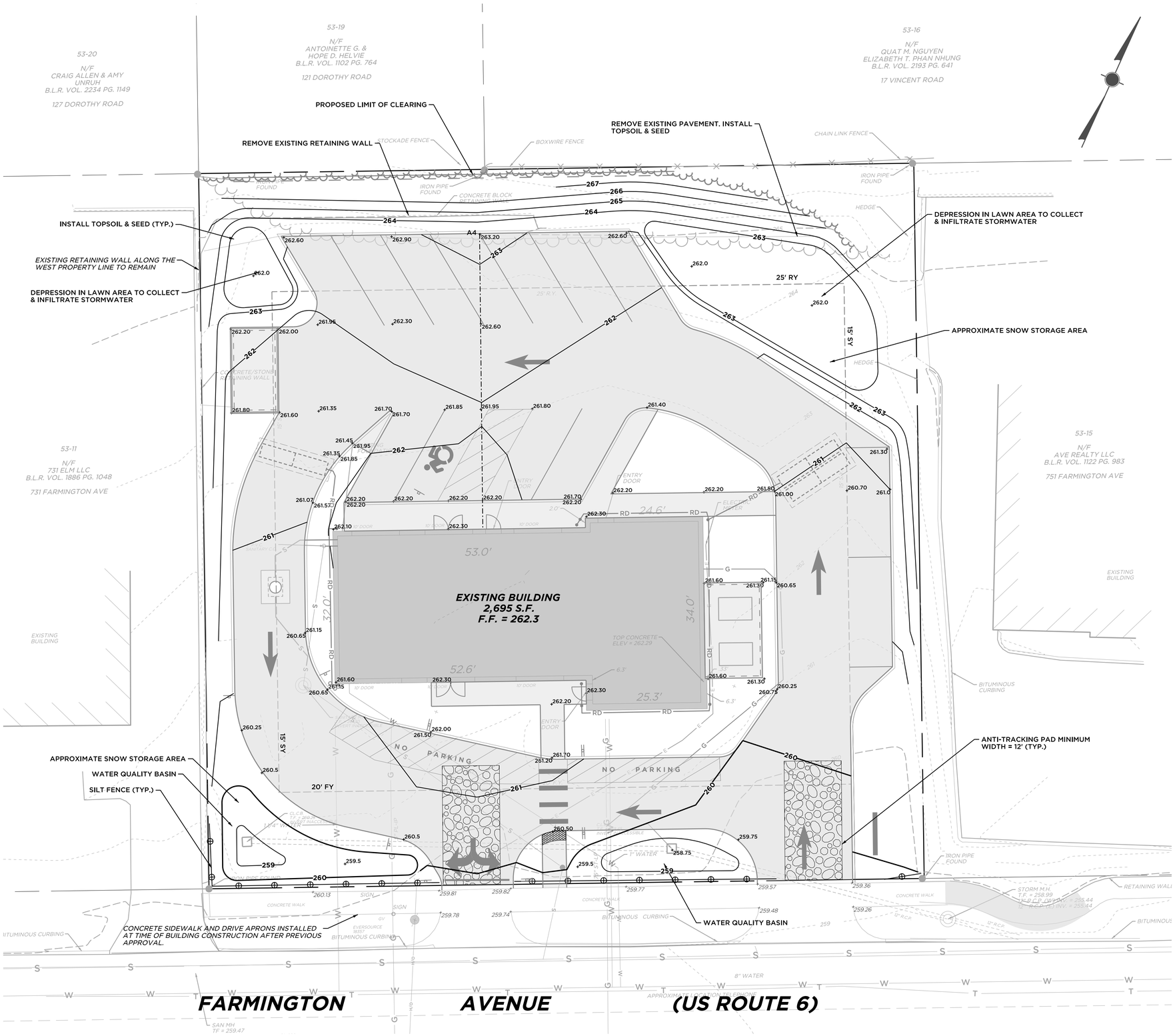
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Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	

LAYOUT PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	1	5

SCALE: 1"=10'



EROSION & SEDIMENTATION CONTROL NOTES:

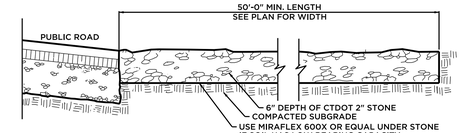
1. DEMOLITION, SITE CLEARING AND CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2026 AND WILL BE TENTATIVELY COMPLETED IN THE FALL OF 2026, WEATHER PERMITTING.
2. AN EROSION CONTROL BOND IS REQUIRED FROM THE CITY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN PRIOR TO CONSTRUCTION.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2024, AS AMENDED AND THE CITY OF BRISTOL REGULATIONS.
5. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR CITY OF BRISTOL.
6. ALL ON -SITE EROSION AND SEDIMENT CONTROLS ARE REQUIRED TO BE INSPECTED WITHIN 24-HOURS AFTER A RAIN EVENT OF AT LEAST A HALF- INCH, AND MAINTAINED, REPLACED OR INCREASED AS REQUIRED BY SPECIFIC FIELD CONDITIONS. SEE TEMPORARY SEDIMENT TRAP DETAIL FOR ADDITIONAL INFORMATION REGARDING INSPECTION/CLEANING.
7. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR CITY OF BRISTOL.
9. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL MEASURES DURING THE CONSTRUCTION PERIOD AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. TEMPORARY AND PERMANENT MULCHING AND VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL.
10. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AT ALL ON-SITE SOIL STOCKPILES AS SHOWN ON THE DETAIL. ON-SITE STOCKPILES SHALL BE MINIMIZED IN ORDER TO SIMPLIFY THE CONTROL OF SOIL EROSION AND SEDIMENTATION ON SITE.
11. ALL CATCH BASINS WITHIN THE PROJECT AREA WILL BE PROTECTED AS SHOWN ON THE DETAIL THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.
12. TEMPORARY SEDIMENT TRAPS WILL BE INSTALLED IF NECESSARY DURING CONSTRUCTION ACTIVITIES.
13. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT 818 AS AMENDED, AT THE COMPLETION OF PROJECT.
14. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
15. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:

    SPRING: APRIL 15 TO JUNE 15
    FALL: AUGUST 15 TO SEPTEMBER 15

16. THE FOLLOWING GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100 LBS. PER ACRE:

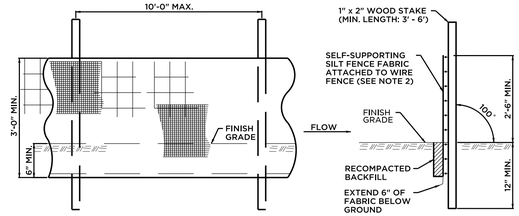
SPECIES	PROPORTION BY WEIGHT (POUNDS)	MINIMUM PURITY (PERCENT)	MINIMUM GERMINATION (PERCENT)
CREEPING RED FESCUE (FESTUCA REBRA)	50	98	85
K-31 TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	20	98	85
PERENNIAL RYE GRASS (LOLIUM PERENNE)	25	98	90
ALSIKE CLOVER (TRIFOLIUM HYBRIDUM)	5	96	85

17. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS. PER ACRE.



ANTI-TRACKING PAD DETAIL

NOT TO SCALE



ELEVATION SECTION

NOTES:

1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE

NOT TO SCALE

10 0 10 20 30 40

SCALE: 1"= 10'

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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Barton & Loguidice
855 Winding Brook Drive
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Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB

REVISIONS

SCALE: 1"= 10'

GRADING AND E&S PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	2	5

LOW IMPACT DEVELOPMENT NOTE

1. PROPOSED LID (LOW IMPACT DEVELOPMENT) FEATURES INCLUDED IN DESIGN ARE:
   - INFILTRATION UNITS FOR ROOF GROUNDWATER;
   - WATER QUALITY BASINS FOR STORMWATER TREATMENT, COLLECTION & INFILTRATION;
   - REDUCTION OF IMPERVIOUS SURFACES ON SITE;
   - LAWN DEPRESSIONS TO ENCOURAGE INFILTRATION & REDUCE RUN-OFF.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE SOURCES. SUCH LOCATIONS ARE FURNISHED ONLY FOR THE INFORMATION OF THE CONTRACTOR AND IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
4. EXISTING UTILITY SERVICES ON THE SITE NOT TO BE REUSED SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF BRISTOL.
5. SANITARY CLEANOUTS TO BE INSTALLED WITHIN 5' OF FOUNDATION WALL, AT ALL FITTINGS 90° OR GREATER AND EACH 100'.

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

53-20 N/F CRAIG ALLEN & AMY UNRUH B.L.R. VOL. 2234 PG. 1149 127 DOROTHY ROAD

53-19 N/F ANTOINETTE G. & HOPE D. HELVIE B.L.R. VOL. 1102 PG. 764 121 DOROTHY ROAD

53-16 N/F QUAT M. NGUYEN ELIZABETH T. PHAN NHUNG B.L.R. VOL. 2193 PG. 641 17 VINCENT ROAD

53-15 AVE REALTY LLC B.L.R. VOL. 922 PG. 983 751 FARMINGTON AVE

53-11 N/F 731 ELM LLC B.L.R. VOL. 1886 PG. 1048 731 FARMINGTON AVE

STOCKADE FENCE · BOXWIRE FENCE · CHAIN LINK FENCE · HEDGE · CONCRETE BLOCK RETAINING WALL · CONCRETE/STONE RETAINING WALL

EXISTING BUILDING 2,695 S.F. F.F. = 262.3

FOUR UNITS - STORMTECH SC-310 INFILTRATION CHAMBERS OR APPROVED EQUAL.
BTM STONE = 257.00
BTM CHAMBER= 257.50
TOP CHAMBER= 258.78
TOP STONE= 259.33
4"ø INV= 258.25+/-

TWO UNITS - STORMTECH SC-310 INFILTRATION CHAMBERS OR APPROVED EQUAL.
BTM STONE = 257.0
BTM CHAMBER= 257.50
TOP CHAMBER= 258.83
TOP STONE= 259.33
4"ø INV= 258.3+/-

GAS SERVICE - CONNECT TO EXISTING 3/4" SERVICE ON SITE. VERIFY EXISTING SERVICE - MAY BE ABANDONED.

EXISTING SAN. CLEAN-OUT. VERIFY INVERT FOR NEW CONNECTION

GREASE TRAP WITH CONCRETE PAD; CONFIRM EXISTING SANITARY TO SET 4"Ø INVERTS.

EXISTING SAN. MANHOLE. VERIFY INVERTS FOR NEW CONNECTION

4"ø ROOF DRAIN INV.= 260.15 · 4"ø ROOF DRAIN INV.= 260.5 · 4"ø ROOF DRAIN INV.= 259.75

6" PVC ROOF DRAIN INV.= 258.0

INSTALL FILTER/OVERFLOW FITTING AT ALL DOWNSPOUTS (TYP.)

APPROXIMATE EXISTING UNDERGROUND ELECTRIC SERVICE

EXISTING TREATMENT STRUCTURE
TF= 259.45 ("CL" TOP)
RESET TF= 258.75
VERIFY 12"Ø
INV.= 255.45+/-

PRESUMED SANITARY LATERAL

EXISTING TYPE "CL" CB
TF= 260.25;
RESET TF= 258.9
VERIFY 12"Ø = 255.9+/-

25' RY · 15' SY · 20' FY · 15' SY

NO PARKING

EXISTING STORM DRAINAGE INSTALLED AT THE TIME OF THE EXISTING BUILDING AFTER THE PREVIOUS APPROVAL. (TYP.)

EXISTING MANHOLE

PRESUMED WATER SERVICE

EXIST. SAN. LATERAL INVERT= 253+/-

PRESUMED SAN. CLEANOUT VERIFY LOCATION & INVERT= 253.4+/-

EXISTING WHITE LANE PAVEMENT MARKING

EXISTING DOUBLE YELLOW CENTERLINE

SAN MH TF = 259.47 INV IN = 253.47 (SW) 8" CLAY INV OUT = 253.42 (NE) 8" CLAY

BITUMINOUS CURBING · RETAINING WALL · 8" WATER · 1" WATER · APPROXIMATE LOCATION TELEPHONE · ABANDONED MAIN · DOUBLE YELLOW TRAFFIC LINES · 12"RCP · 15"RCP

FARMINGTON AVENUE (US ROUTE 6)

10 0 10 20 30 40
SCALE: 1"= 10'

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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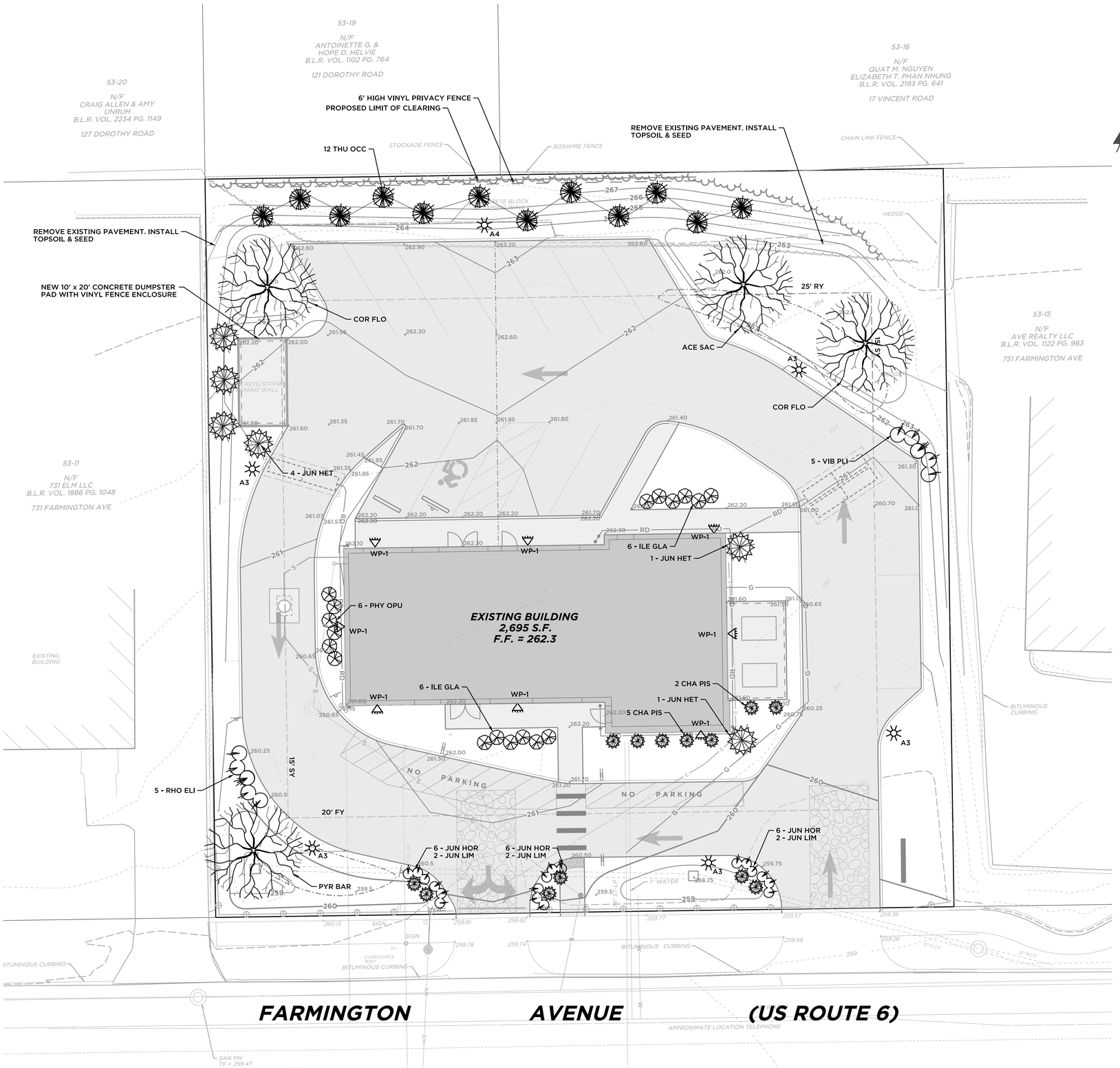
PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB

REVISIONS

DRAINAGE & UTILITY PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	3	5

SCALE: 1"= 10'



LANDSCAPE PLANTING NOTES:

1. ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH CITY OF BRISTOL REGULATIONS AND REQUIREMENTS.
2. ALL AREAS OF THE PROJECT SITE AFFECTED BY CONSTRUCTION OPERATIONS AND NOT COVERED BY BUILDINGS, ROADS, PARKING LOTS, WALKS, PLANTING BEDS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE FINE GRADED, FERTILIZED AND SEEDED WITH A PERENNIAL TURF TYPE GRASS SEED MIX.
3. ALL LANDSCAPE MATERIALS SHALL COMPLY WITH STATE OF CONNECTICUT D.O.T. STANDARD SPECIFICATIONS FORM 818, 2020, AS AMENDED.
4. SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
5. SPREAD TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM WITHIN LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. REMOVE ALL STONES, STICKS, WEEDS, CLODS, LUMPS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN ANY DIMENSION WITHIN 4" OF FINISH GRADE.
6. PROTECT EXISTING LAWN AREAS AND CREATE A SMOOTH TRANSITION BETWEEN THEM AND NEW WORK. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.
7. SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SEEDING OR SODDING OPERATIONS.
8. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
9. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
10. PLANT MATERIAL SHALL BE INSTALLED AFTER FINAL GRADES AREA ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
11. PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN.
12. PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS;
    - A. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
    - B. EXCAVATIONS FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS SHALL BE 2 TO 3 TIMES THE WIDTH BUT NO DEEPER THAN THE ROOT BALL.
    - C. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE, BURLAP AND NYLON STRING.
    - D. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
    - E. USING THE SAME SOIL AS DUG FROM THE HOLE, FILL UNDER AND AROUND THE ROOT BALL, GENTLY PRESS INTO PLACE. FILL THE HOLE PARTIALLY WITH WATER. CONTINUE TO PLACE SOIL INTO THE HOLE UNTIL THE SURFACE LEVEL IS JUST BELOW THE ROOT COLLAR.
    - F. CREATE A SOIL BERM AROUND THE TRUNK TWO (2) TIMES THE WIDTH OF THE ROOT BALL, ADD 3"OF SHREDDED BARK MULCH OR APPROVED EQUAL OVER THE SOIL BERM STAYING AT LEAST 3" AWAY FROM THE ROOT COLLAR.
13. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THESE PLANTED AREAS WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
14. ALL PLANT MATERIAL PLACEMENT IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.
15. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN OWNER, LANDSCAPE ARCHITECT, NURSERY CONTRACTOR, AND APPROPRIATE AGENCIES.
16. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.

PLANT LIST

LABEL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS TREES					
ACE SAC	1	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	3" CAL.	B&B
COR FLO	2	FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL.	CG
PYR BAR	1	BARTLETT PEAR	PYRUS BARTLETT	3" CAL.	B&B
DECIDUOUS SHRUBS					
PHY OPU	6	TINY WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	5 GAL.	CG
VIB PLI	5	DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM 'OPENING DAY'	5 GAL.	CG
EVERGREEN TREES & SHRUBS					
CHA PIS	7	GOLD THREAD CYPRESS	CHAMAECYPARIS PISIFERA FILIFERA AUREA 'GOLD THREAD'	5 GAL.	CG
ILE GLA	12	STRONGBOX INKBERRY	ILEX GLABRA 'STRONGBOX'	5 GAL.	CG
JUN HET	6	COLUMNER HETZII JUNIPER	JUNIPERUS CHIN. HETZII COLUMNARIS	5 GAL.	CG
JUN HOR	12	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS WILTONI 'BLUE RUG'	5 GAL.	CG
JUN LIM	4	LIMEGLOW JUNIPER	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	5 GAL.	CG
RHO ELI	5	ELITE PJM HYBRID RHODO.	RHODODENDRON 'PJM HYBRID 'ELITE'	5 GAL.	CG
THU OCC	12	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS SMARGD	6' MIN.	CG

LUMINAIRE SCHEDULE

WATTSAVER LIGHTING DESIGN - ADDITIONAL INFORMATION SUBMITTED UNDER SEPARATE COVER.

SYMBOL	QUANTITY	DESCRIPTION
WP-1	8	WPC28UT4-WCSBPCCR
A3	5	M75U3M-CSBKCR
A4	1	M125U4W-CSBKCR

10 0 10 20 30 40

SCALE: 1"= 10'

FOR PERMIT ONLY
NOT RELEASED FOR CONSTRUCTION

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OFFICE REVIEW	MNB

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SCALE: 1"= 10'

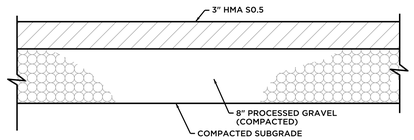
LANDSCAPING & LIGHTING PLAN

PREPARED FOR
735 FARMINGTON, LLC

QDOBA RESTAURANT

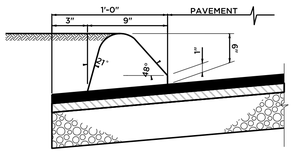
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	4	5



BITUMINOUS PAVEMENT

NOT TO SCALE



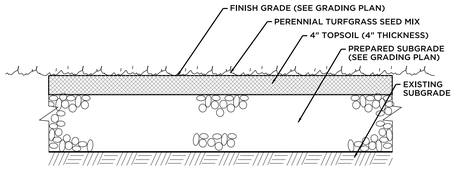
SECTION

CURB NOTES:

1. SURFACE ON WHICH CURBING IS PLACED SHALL BE CLEAN AND AN APPROVED TACK COAT SHALL BE APPLIED JUST PRIOR TO PLACING CURB.
2. CURBING SHALL BE MACHINE EXTRUDED.

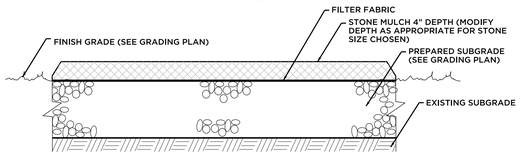
BITUMINOUS CONCRETE CURB (BCLC)

NOT TO SCALE



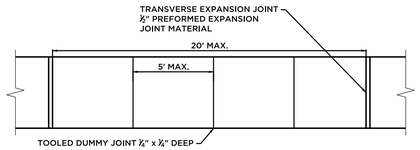
TURF ESTABLISHMENT

NOT TO SCALE

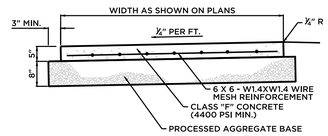


STONE MULCH SURFACE TREATMENT

NOT TO SCALE



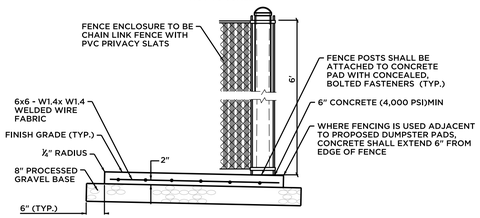
PLAN



PROFILE

CONCRETE SIDEWALK

NOT TO SCALE

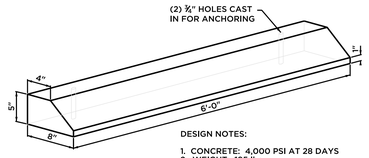


NOTE:

1. PROPOSED GATES AT DUMPSTER PADS SHALL BE DOUBLE OUTSWING AND SHALL BE KEPT CLOSED AT ALL TIMES EXCEPT DURING ACCESS TO DUMPSTER.

DUMPSTER PAD & FENCE ENCLOSURE

NOT TO SCALE

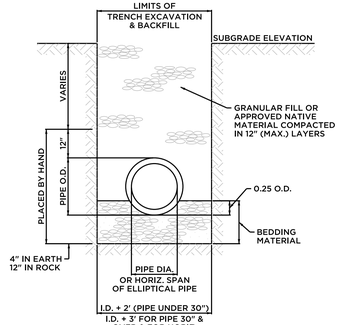


DESIGN NOTES:

1. CONCRETE: 4,000 PSI AT 28 DAYS
2. WEIGHT: 195 lbs.
3. REINFORCEMENT: 2 - #4 BARS
4. (2) ¾" HOLES CAST IN FOR ANCHORING

CONCRETE WHEEL STOP

NOT TO SCALE

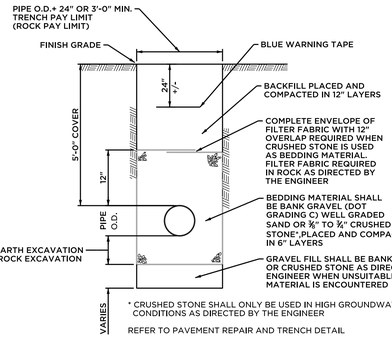


NOTES:

1. ALL PIPE TO BE HDPE UNLESS OTHERWISE SPECIFIED.
2. USE WATERTIGHT RUBBER GASKETS IN ALL PIPE JOINTS.

TRENCHING & BACKFILLING

NOT TO SCALE

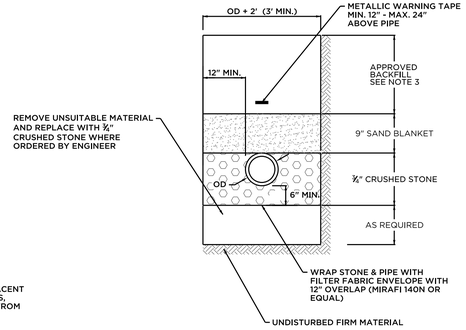


* CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER

REFER TO PAVEMENT REPAIR AND TRENCH DETAIL

TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE

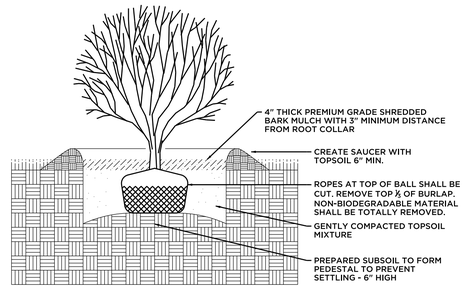


NOTES:

1. PROVIDE SINGLE LAYER OF FILTER FABRIC BETWEEN STONE AND SAND BLANKET WHEN INSTALLING PIPE UNDER UNPAVED AREAS.
2. ALL MATERIALS ARE TO MEET CONN. DOT SPECIFICATIONS FORM 817 AS AMENDED.
3. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE ENGINEER OR GRANULAR FILL M.02.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
4. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.

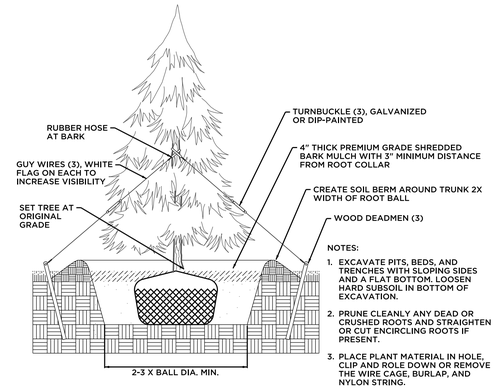
SANITARY TRENCH SECTION

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

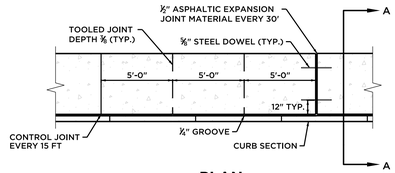


NOTES:

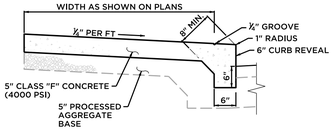
1. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
2. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
3. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLE DOWN OR REMOVE THE WIRE CAGE, BURLAP, AND NYLON STRING.

CONIFEROUS TREE PLANTING

NOT TO SCALE



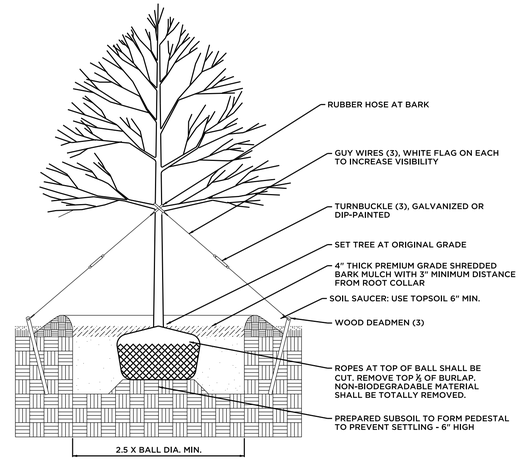
PLAN



SECTION A-A

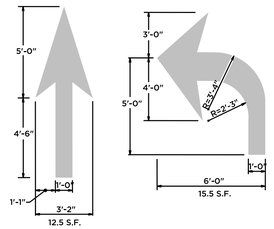
CONCRETE SIDEWALK AND CURB MONOLITHIC (PRIVATE)

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE



PAVEMENT MARKING ARROWS

NOT TO SCALE

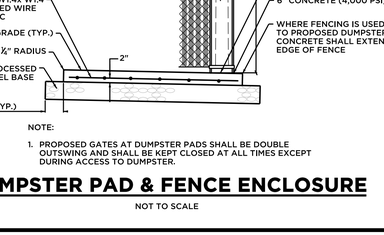


BACKGROUND: BLUE, REFLECTORIZED

LEGEND: SILVER, REFLECTORIZED

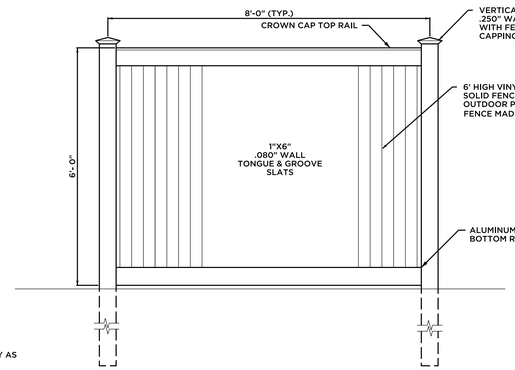
HANDICAP SIGN

NOT TO SCALE



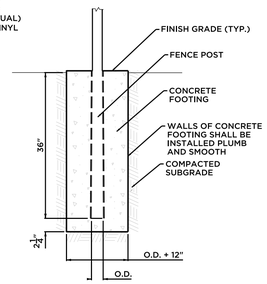
STORMTECH SC-310 CROSS SECTION

NOT TO SCALE



VINYL PRIVACY FENCE

NOT TO SCALE



VINYL FENCE POST DETAIL

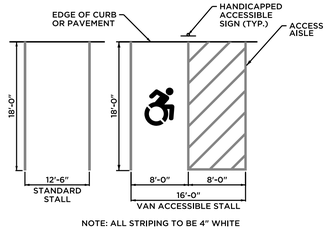
NOT TO SCALE



31-0696 (MUTCD R8-3)

NO PARKING SIGN

NOT TO SCALE



NOTE: ALL STRIPING TO BE 4" WHITE

GENERAL NOTES:

1. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
2. ACCESS AISLES (CROSS HATCH) SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525 mm) MINIMUM IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440 mm) MINIMUM IN WIDTH. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH.
3. PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
4. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS IN ACCORDANCE WITH DETAILS.

PARKING STALL DETAILS

NOT TO SCALE

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

J:\4676\001\Design\PLOT SITE QdobaBRISTOL.dgn

Barton & Loguidice
855 Winding Brook Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bartonandloguidice.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB

REVISIONS

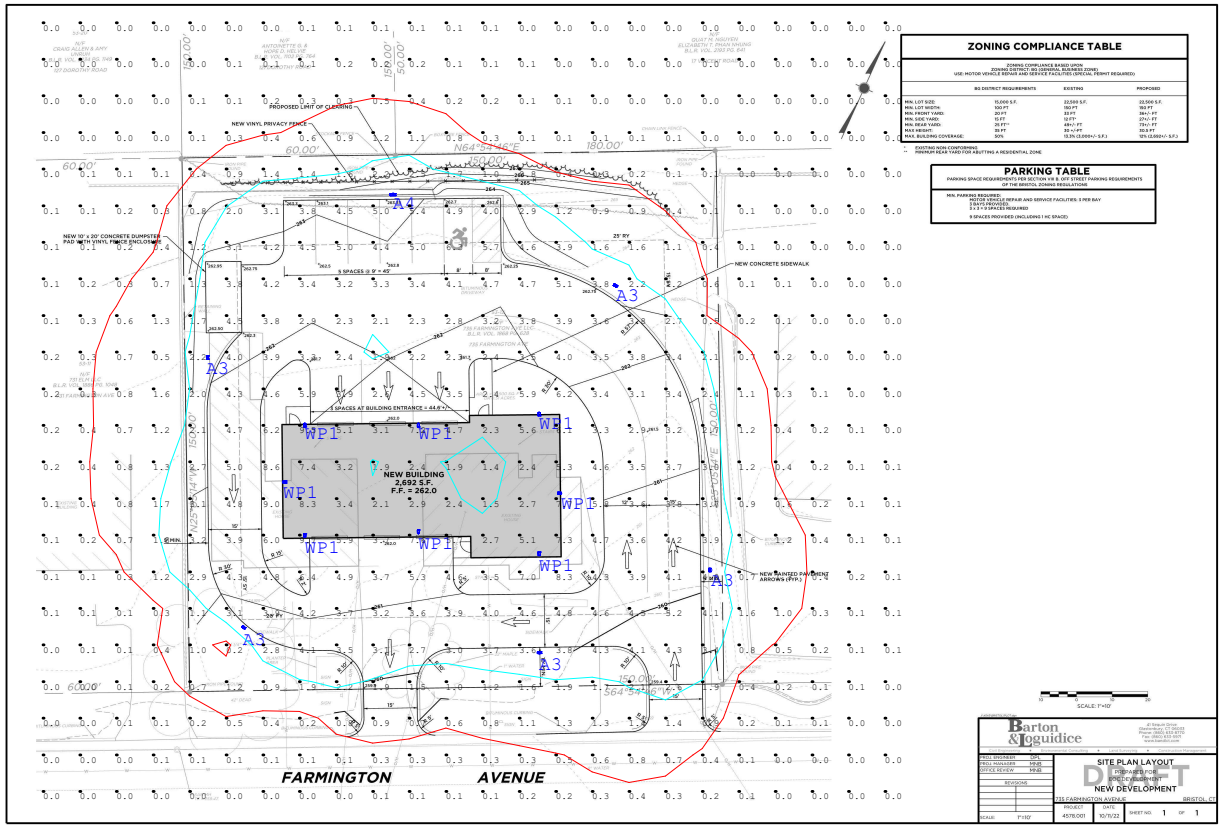
SCALE: NOT TO SCALE

SITE DETAILS

PREPARED FOR
735 FARMINGTON AVENUE LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676-001	06/08/26	5	5

Photometric



Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	8	WP1	0.903	WPC28UT4-WCSBPCCR
	5	A3	0.903	M75U3M-CSBKCR
	1	A4	0.903	M125U4W-CSBKCR

PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

M Series

Architectural SSL Magazine PIA'21 product innovation award



125/150W
STRAIGHT ARM



200/250/320W
FLEXIBLE ARM WITH C-MAX



125/150W
KNUCKLE SLIPFITTER



75/100W
TRUNNION



40/55W
FIXED WALL



40/55W VARIABLE
(ADJUSTABLE) WALL WITH C-MAX



FIXED WALL MOUNT WITH
BATTERY BACKUP
(EXAMPLE SHOWN 40/55W VERSION)

Product Description:

The M Series product family provides a slim, clean design with tremendous versatility for outdoor lighting applications. A singular housing thrives as either an Area, Flood or Wall fixture depending on the optics and mounting selected. The standard product is CCT selectable, enabling the customer to choose from 3 color temperatures in a single product. It also includes a controls ready receptacle that allows the customer to add either basic controls, such as an on/off photocell or motion sensor, or network control nodes for grouping and more sophisticated control functions. Beyond the standard features, additional options and accessories include high voltage (277-480V), battery backup, visual comfort lens, back light shield and visors. The M Series family provides a comprehensive site design solution for your outdoor lighting needs.

Installation:

- 6 mountings available - straight arm, flexible arm, knuckle slipfitter, trunnion, variable (adjustable) wall, fixed wall

Construction:

- Die cast aluminum housing with corrosion resistant polyester powder coat finish
- UV stabilized polycarbonate lens

Application:

- Area - 6 optics: Type 3 Medium, Type 4 Narrow, Type 4 Wide, Type 5 Square, Types 3 & 5 Low Glare
- Flood - 3 optics: Narrow 4x4, Concentrated Wide 6x6, and Soft Wide 6x7
- Wall - 4 optics: Type 3 Medium and Low Glare, Type 4 Narrow and Wide

Mounting:

- Arms feature labor saving slot design
- Slipfitter fits 2 3/8" - 3" OD tenons and bull horns
- Round pole adapters for 3", 4" and 5" round poles



Mounting Arms
include labor saving
slot pattern

Features:

- Covers 3 applications - Area, Flood and Wall
- 4 sizes, 9 wattages – 40/55W, 75/100W, 125/150W and 200/250/320W
- Multiple mounting options for wall, area and flood applications
- Comprehensive range of optic choices for area, flood and wall design requirements
- HV – 277-480V option
- CCT Selection – 3000/4000/5000K
- Compatible with field installable c-Max controls
- Avi-On controls compatible (factory installed)
- TAA Compliant

10 YEAR WARRANTY

10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)
Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to $25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

© 2021 Specifications subject to change without notice.

PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

M Series

Architectural SSL Magazine PIA'21 product innovation award



125/150W
STRAIGHT ARM



200/250/320W
FLEXIBLE ARM WITH C-MAX



125/150W
KNUCKLE SLIPFITTER



75/100W
TRUNNION



40/55W
FIXED WALL



40/55W VARIABLE
(ADJUSTABLE) WALL WITH C-MAX



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PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

WallMax Full Cutoff Wall Pack



15-28W MODELS



40-100W MODELS



CCT Switch



Photocell

Product Description:

WallMax Cutoff Wall Packs are a full cutoff architectural wall mounted fixture ideal for commercial offices, schools and other public administrative buildings. It offers a wide range of outputs and options including CCT selectability so the customer can choose between 3000K, 4000K and 5000K color temperatures.

Features:

- CCT selectable between 3000K, 4000K or 5000K
- Wattage Selectable - 28W and 100W versions
- Sealed housing - control nodes are mounted internally without impacting the fixture sealing or aesthetics
- 4 x 1/2" conduit holes, one on each side for surface conduit applications

Controls Options:

- Internal photocell with on/off switch included standard
- Controls Ready for field installable c-Max controls
- Avi-On Controls available

Construction:

- Die Cast Aluminum housing with polycarbonate LED lens

Listings:

- UL listed for Wet Locations, Outdoor
- IP65
- DLC Premium
  - Not all product variations listed on this page are DLC qualified. Visit https://www.designlights.org/search/ to confirm qualification.
- RoHS Compliant

Ordering Structure

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	CONTROLS OPTIONS	EM OPTIONS
WPC= WallMax Cutoff	**15=** 15W **20=** 20W **28=** 28W **40=** 40W **70=** 70W **100=** 100W	**U=** 120-277V ****H=** 277-480V	**T4=** Type IV	**CS=** 3/4/5K Selectable ***WCS=** 3/4/5K Selectable, Wattage Selectable	**B=** Dark Bronze Contact Maxlite for additional finishes	**CR=** Controls Ready (Standard, see accessories chart for control choices) **AV=** Avi-On Network Controls (Factory Installed) **PC=** Photocell with on/off switch (Standard)	**BLANK=** None **E0=** Battery Backup 0°C **E2=** Battery Backup -20°C

***Available in 28W (15/20/28) and 100W (40/70/100)**
****Available in 28W and above**
*****Not all product variations listed on this page are DLC qualified. Visit https://www.designlights.org/search/ to confirm qualification.**
******Based on CCT Selected and color mixing, all LEDs may not be activated.**

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC15UT4-CSBPCCR	108415	P1GOLZE3
WPC20UT4-CSBPCCR	108416	P3RF8SMI
WPC28UT4-WCSBPCCR	108417	P4P6I19B

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC40UT4-CSBPCCR	108418	P9SUC0DZ
WPC70UT4-CSBPCCR	108419	PEA2ZBIE
WPC100UT4-WCSBPCCR	108420	PBTP9KMY

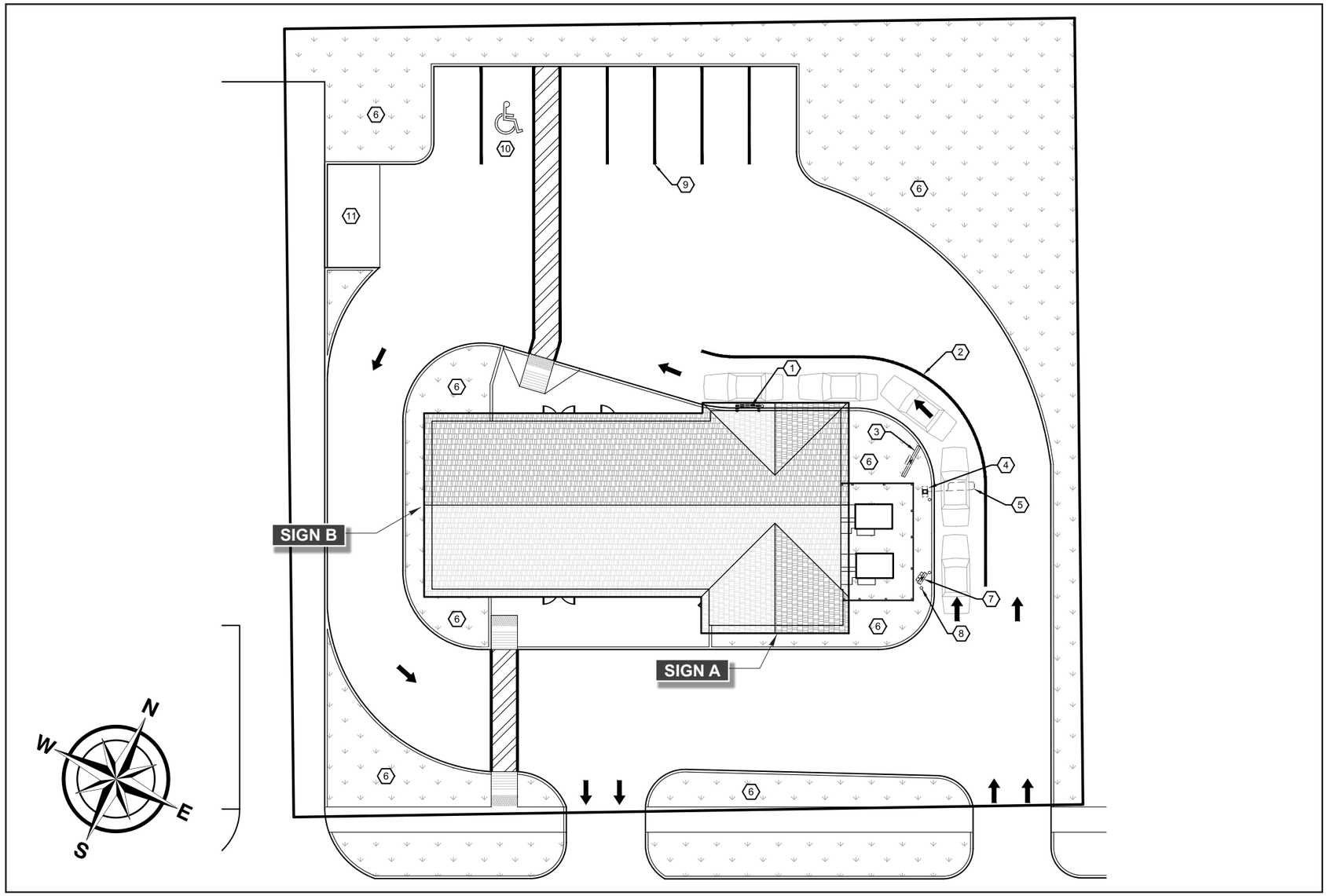
10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)
Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to $25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

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Proposed Signage

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



1

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QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

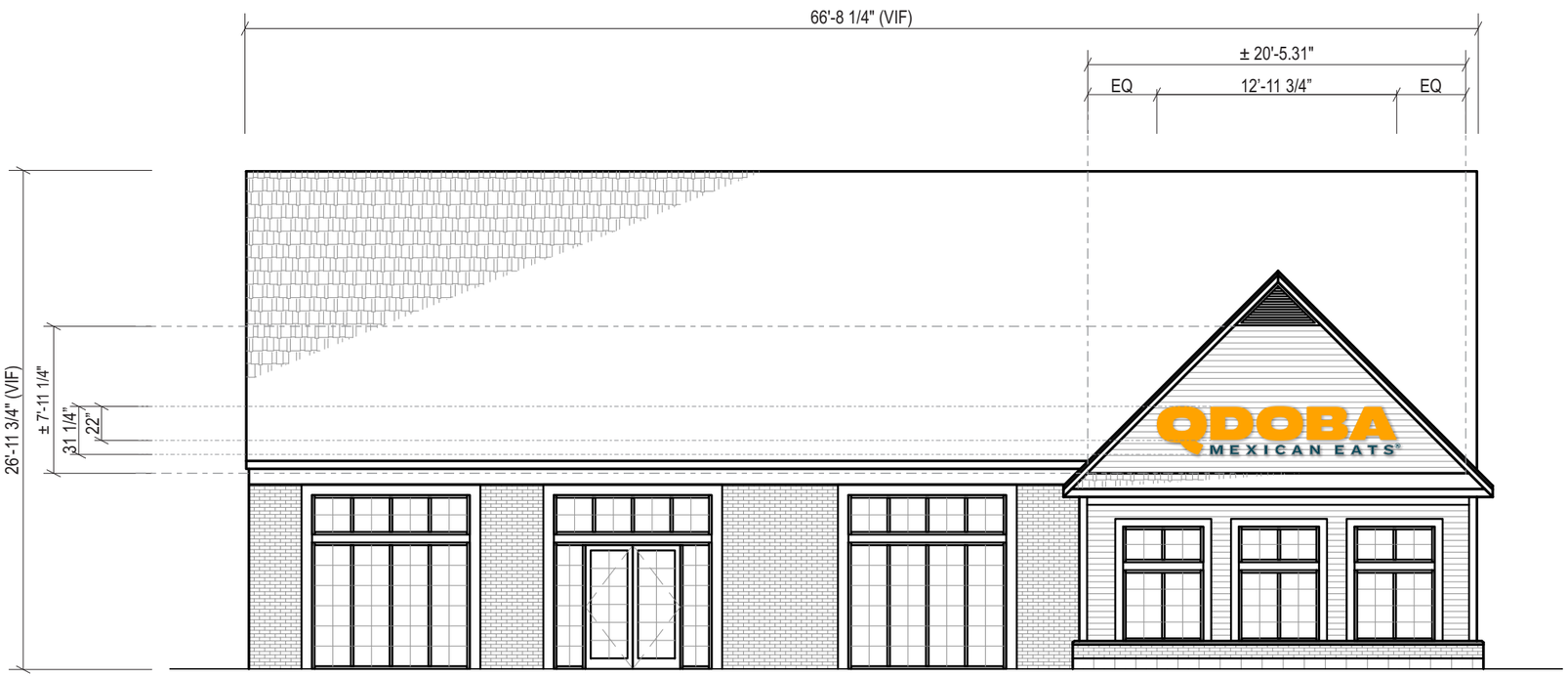
Project ID#:	**140935**
Project Mgr:	Erin Crowder
Designer:	Mike Waddy
Created on:	04/30/2026

REVISION: R1

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



Existing



Front Elevation (South)

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

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	66.75
Formula: 66.75' x 1sf = 66.75 sf	
Actual Square Footage this Elevation:	33.80

2

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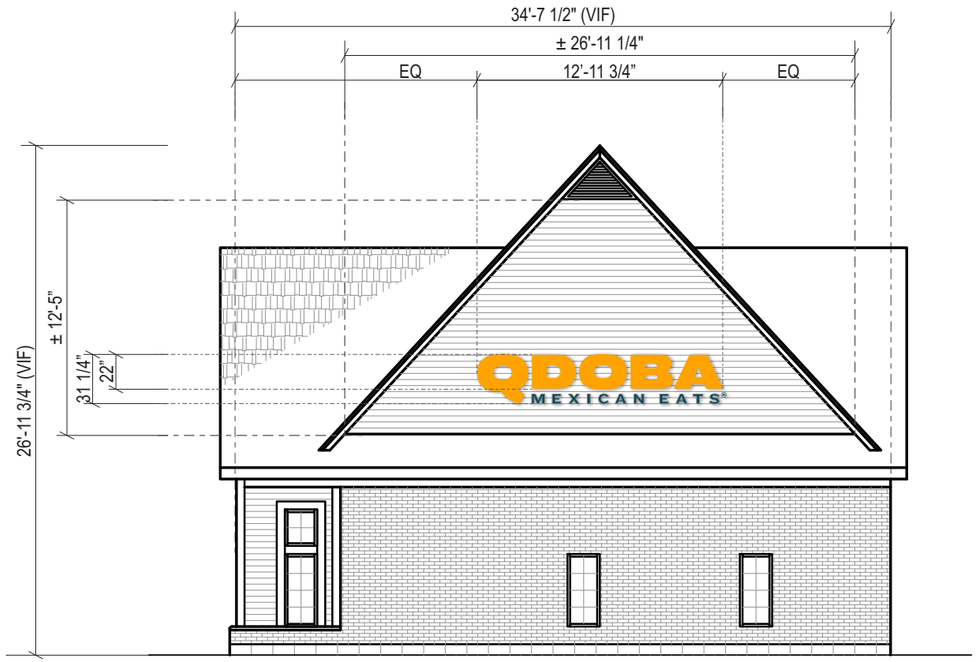
apexsigngroup.com

QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#: **140935**
Project Mgr: Erin Crowder
Designer: Mike Waddy
Created on: 04/30/2026

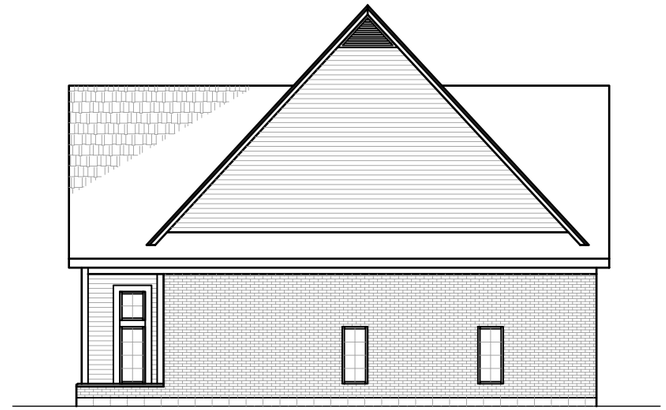
REVISION: R1

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



Side Elevation (West)

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



Existing

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	66.75
Formula: 66.75' x 1sf = 66.75 sf	
Actual Square Footage this Elevation:	33.80

3

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QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#:	**140935**
Project Mgr:	Erin Crowder
Designer:	Mike Waddy
Created on:	04/30/2026

REVISION: R1

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

WM-22-ALT ME-S

33.80 SF

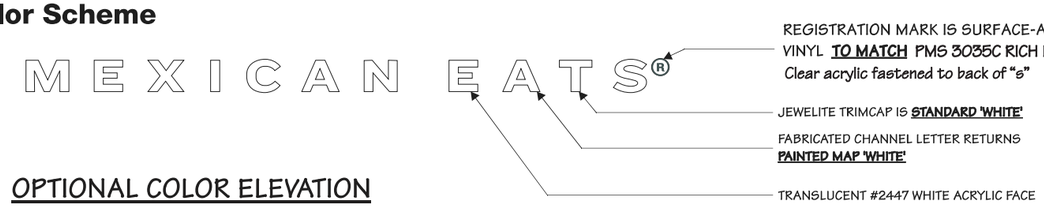


Scale 1/4" = 1'-0"



FRONT ELEVATION

Optional Color Scheme



OPTIONAL COLOR ELEVATION

General Notes:

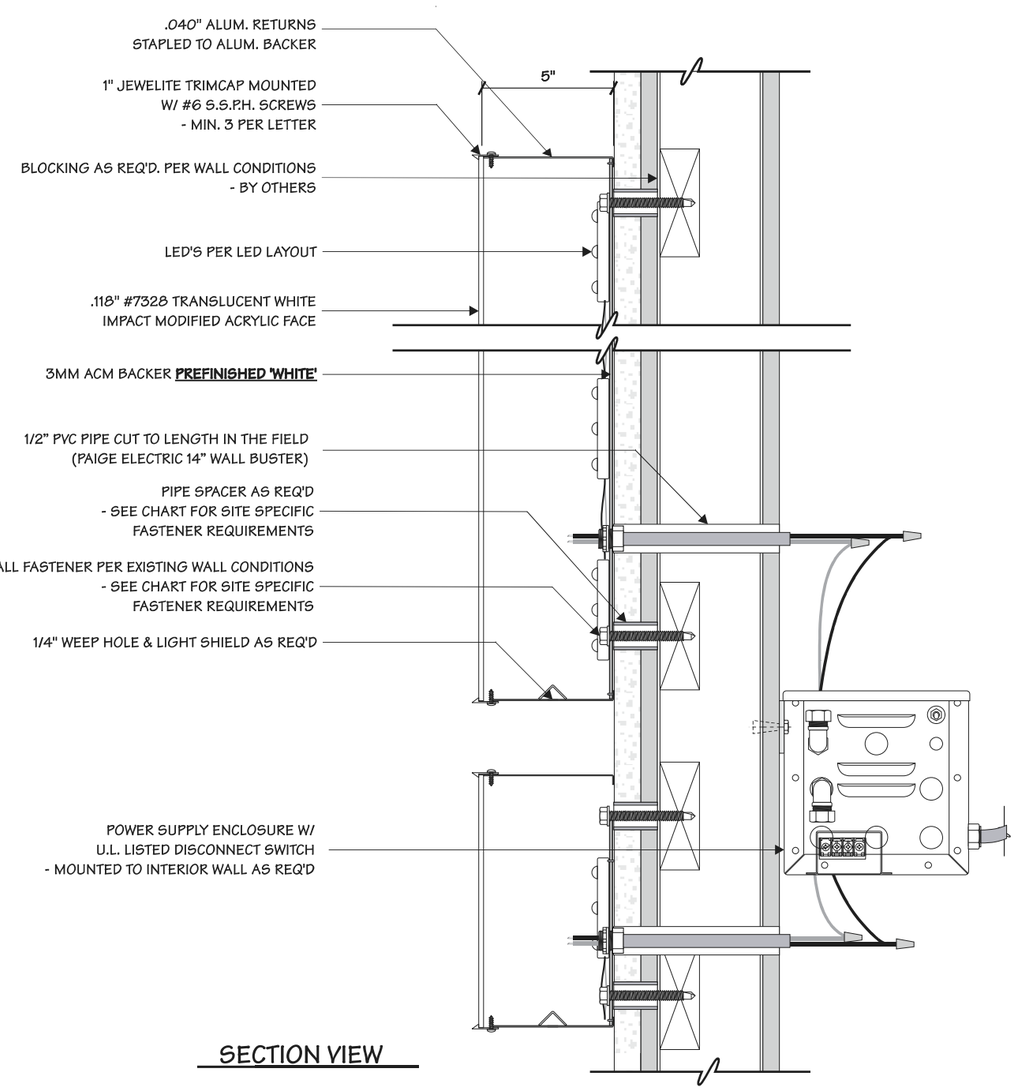
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
   *For multiple signs, a disconnect is permitted but not required for each section

Electrical Detail:

White LEDs
(X) 60w Power Supplies
Total Amps: X.XX
(1) 20 amp 120V Circuit Req.

UL LISTED



SECTION VIEW

Apex SIGN GROUP

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QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#:	**140935**
Project Mgr:	Erin Crowder
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Created on:	04/30/2026

REVISION: R1

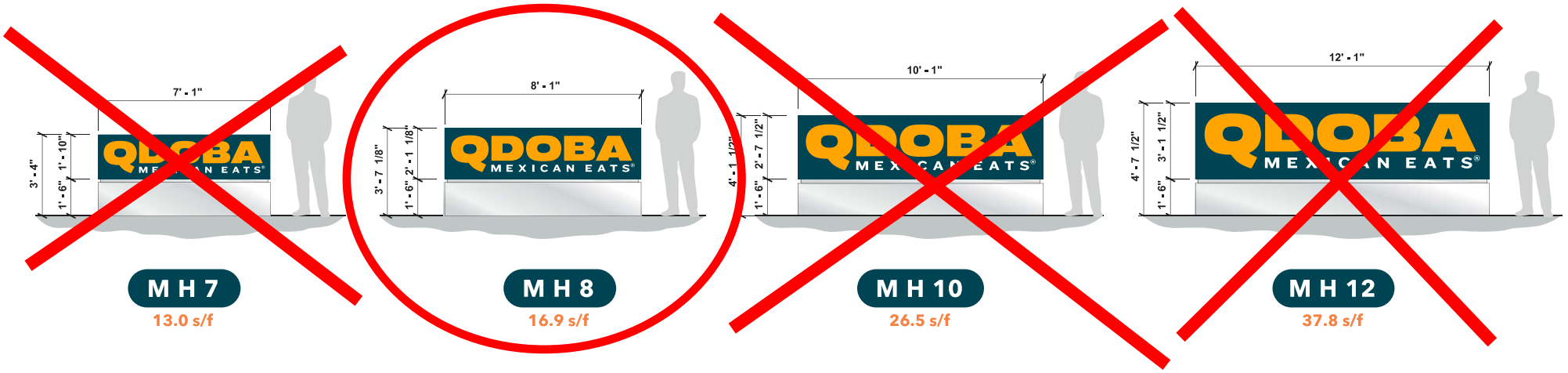
Qdoba - Horizontal Monument Sign







Qdoba - Horizontal Monument Sign - Size Options



MH 7
13.0 s/f

MH 8
16.9 s/f

MH 10
26.5 s/f

MH 12
37.8 s/f

*BASE SHOWN IS PREFERRED 18" HEIGHT. SIZE MAY BE ALTERED WITH APPROVAL FROM QDOBA

*SQUARE FOOTAGE IS FOR CABINET ONLY AND DOES NOT INCLUDE THE BASE

Qdoba - Horizontal Monument Sign - Color Options

Preferred Primary Monument Color Scheme

PMS 3035C RICH BLUE Background, PMS 137C ORANGE /White Wordmark



Alternate Monument Color Scheme

*Use per Landlord requirements only

White Background, PMS 137C ORANGE / PMS 3035C RICH BLUE Wordmark



*Neutral Color Textured Finish or Masonry Base per Landlord Requirements

Floor Plans and Elevation Drawings

GENERAL NOTES

1. CONTRACTOR TO PROVIDE CIRCUITS FOR STOREFRONT SIGNS - COORDINATE WITH SIGNAGE SHOP DRAWINGS.
2. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
3. RE: A8.0 FOR DOOR AND WINDOW SCHEDULES.
4. RE: A1.1 AND A9.0 FOR PARTITION TYPES AND SUBSTRATE AND BLOCKING REQUIREMENTS.

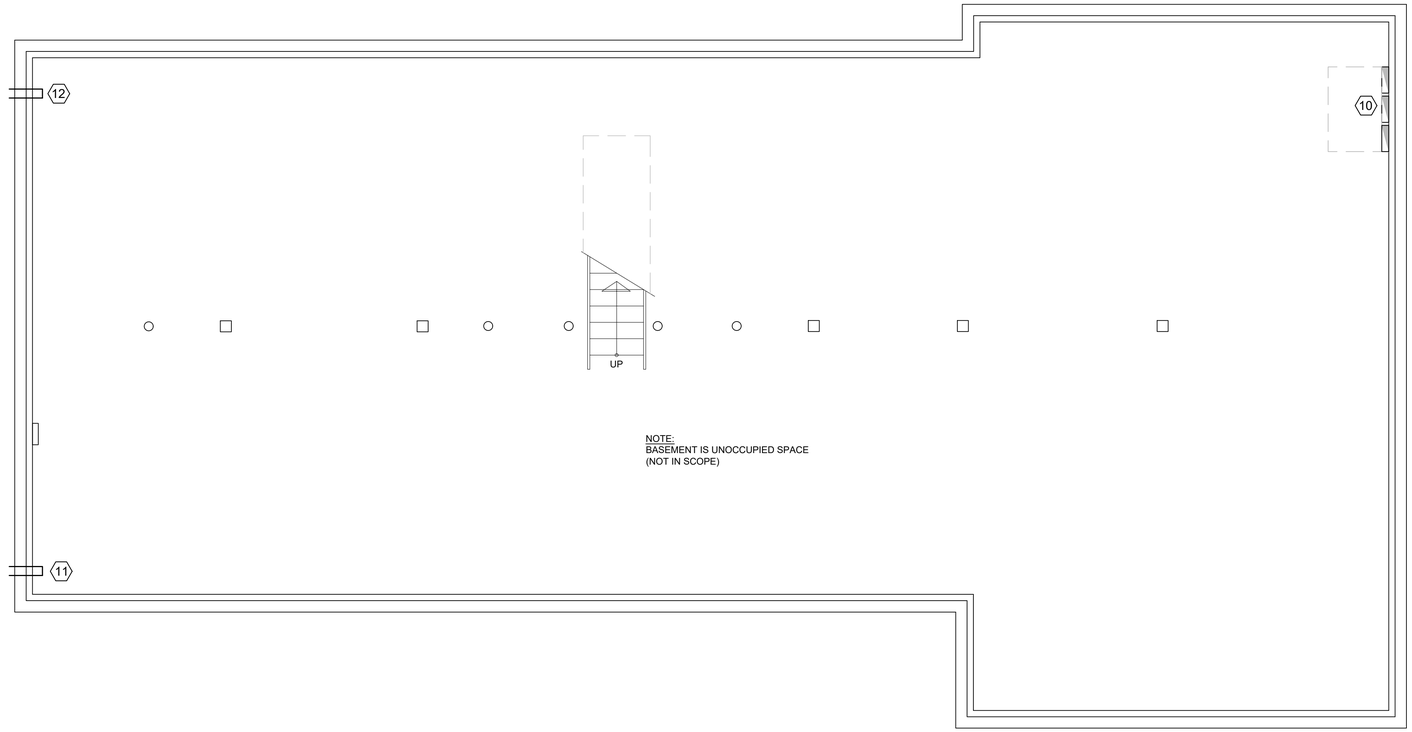
WALL LEGEND

- EXISTING WALL CONSTRUCTION
- NEW LOW WALL
- NEW WALL FRAMING TO DECK ABOVE

NOTE
RE: A1.1AND A9.0 FOR WALL DIMENSIONS, SUBSTRATE AND BLOCKING INFO.

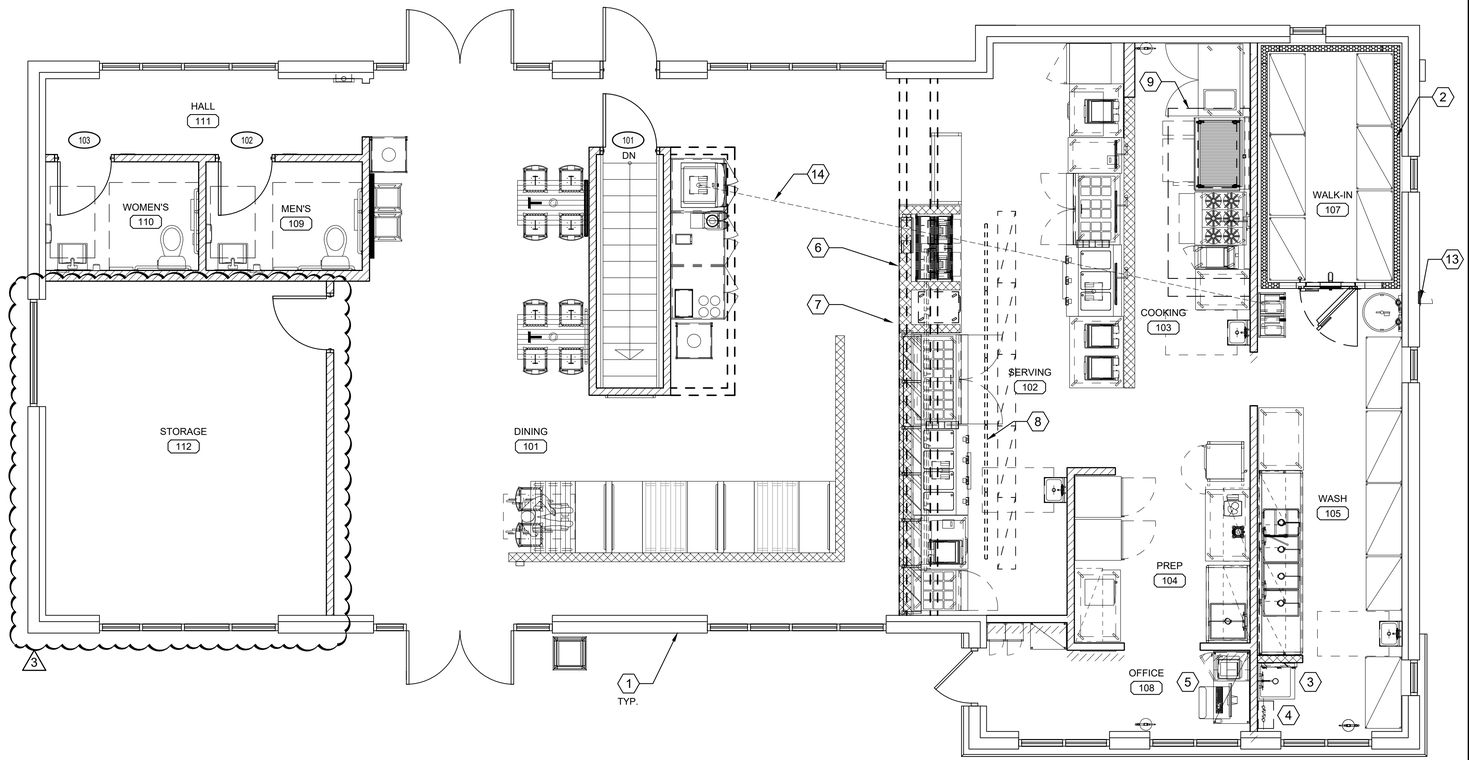
KEY NOTES

1. EXISTING SHELL BUILDING.
2. WALK-IN COOLER/FREEZER BY EQUIPMENT PROVIDER. RE: Q1.0
3. MOP SINK - RE: 2/A2.1 AND PLUMBING SHEETS.
4. WALL MOUNTED WATER HEATER - SEE PLUMBING SHEETS.
5. MANAGER DESK - RE: 7/A2.1
6. FRAMING OF SOFFIT WALL ABOVE MUST ALIGN VERTICALLY WITH FRAMING OF PARTIAL HEIGHT WALL BELOW.
7. DIGITAL MENU BOARDS ABOVE.
8. NEW TRENCH DRAIN. RE: PLUMBING DRAWINGS.
9. NEW EXHAUST HOOD BY EQUIPMENT PROVIDER. RE: MECHANICAL DRAWINGS.
10. EXISTING ELECTRICAL PANEL.
11. EXISTING WATER LINE CONNECTION. (V.I.F.)
12. EXISTING SEWER LINE CONNECTION. (V.I.F.)
13. NEW CO2 REFILL ACCESS.
14. SYRUP BUNDLE LINES, RUN BELOW FLOOR



NOTE:
BASEMENT IS UNOCCUPIED SPACE
(NOT IN SCOPE)

2/A1.0 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



NORTH

1/A1.0 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1' 2' 4'

QDOBA MEXICAN EATS®

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-8920
EMAIL: JAMESDSMITH11@COMCAST.NET

STATE OF CONNECTICUT — JAMES D. SMITH — LICENSED ARCHITECT

REVISIONS

NO	DESCRIPTION	BY	DATE
0	BP SET	DD	12/12/25
C	REMOVE D/T	DD	03/04/26
1	BP SET	DD	03/05/26
2	SPRINKLERS	DD	04/03/26
3	STORAGE	DD	04/20/26

JOB LOCATION:
735 FARMINGTON AVE.
BRISTOL, CT 06010

FLOOR PLANS

SHEET
A1.0

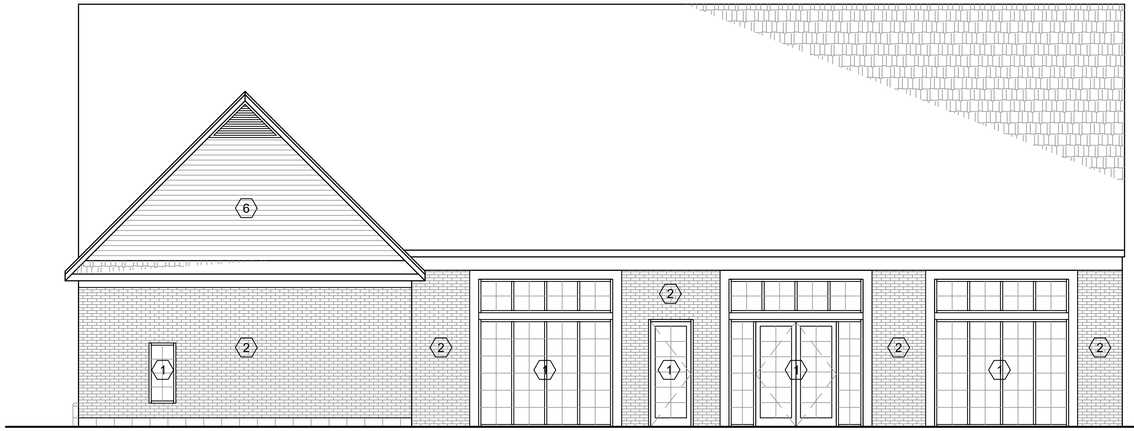
STORE#: 3358
FILE#: JDS-
DATE: 04/20/26
PM: DD

EXTERIOR ELEVATIONS NOTE

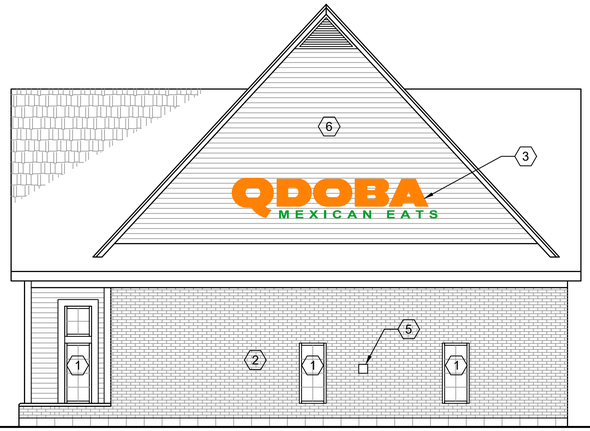
EXTERIOR LIGHTING LOCATIONS FOR THE BUILDING ARE SHOWN ON A2.0.

KEY NOTES

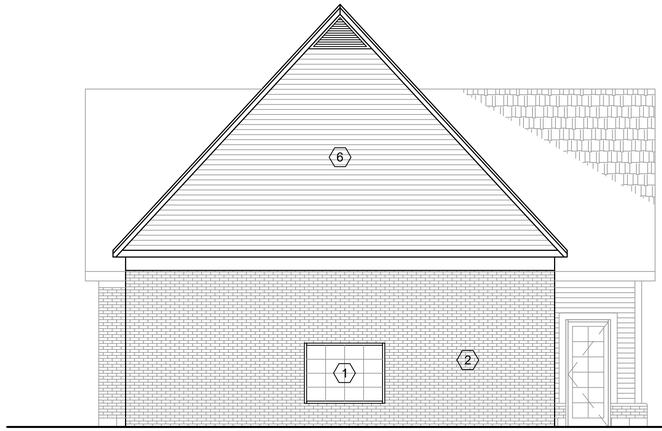
1. EXISTING STOREFRONT SYSTEM AND GLAZING, TO REMAIN.
2. EXISTING BRICK, TO BE PAINTED "COLE STONE" (BM CW-60).
3. NEW 26" SIGN TO BE PROVIDED AND INSTALLED BY VENDOR. G.C. TO COORDINATE INSTALLATION. UNDER SEPARATE PERMIT AND APPROVALS.
4. NEW 7'-0" WOOD PRIVACY FENCE, TO SCREEN NEW A/C UNITS
5. NEW CO2 REFILL PORT
6. EXISTING SIDING TO BE PAINTED "SEATTLE MIST" (BM 1535).



4 A4.0 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"



2 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



3 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



1 A4.0 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-4920
EMAIL: JAMESDSMITH11@COMCAST.NET

REVISIONS			
NO	DESCRIPTION	BY	DATE
0	BP SET	DD	12/12/25
C	REMOVE D/T	DD	03/04/26
1	BP SET	DD	03/05/26
2	SPRINKLERS	DD	04/03/26
3	STORAGE	DD	04/20/26

JOB LOCATION:
735 FARMINGTON AVE.
BRISTOL, CT 06010

EXTERIOR ELEVATIONS

SHEET
A4.0

STORE#: 3358
FILE#: JDS-
DATE: 04/20/26
PM: DD

Application #450

10 North Main Street

For Office Use Only	
APPLICATION NO.	450
DATE FILED:	6/11/26
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:

Mixed Use (1st floor commercial, 2nd floor apartments), a ☑ permitted use [ ] Special Permit use

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

Address or Location of the Property: 10 North Main Street

Assessor's Map No.: 30 Assessor's Lot No.(s): C-8-3

Zone of the Property: BD Size of the Property (in acres or square feet): 0.82 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 _____ [ ] 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: Michael Fabiano for 10 North Main Street, LLC

Address: PO BOX 23 City: Redding Ridge State: CT Zip: 06876

Telephone No.: (203) 938-3320 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Michael Fabiano for 10 North Main Street, LLC

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 450

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 10 North Main Street

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

Please see attached Narrative for more deatils on the proposed conversion to Mixed Use

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

Narrative

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

HISTORY

The buildings at 4 Riverside Avenue and 10 North Main Street are attractive buildings on an expansive green property in downtown Bristol, conveniently located near shopping & dining and the new Bristol Hospital building, the Wheeler Clinic, and other mixed-use buildings on North Main Street. The buildings are in the BD zone.

As with other Connecticut towns and cities, housing is in high demand, and these two buildings would lend themselves to a mixed-use development. This conversion would also complement the other new mixed-use developments in downtown Bristol.

Both properties fulfill the parking requirements for mixed-use developments by offering significantly more than the required number of parking spaces. (Please see the table below.)

4 RIVERSIDE AVENUE

This building was completed in 2000 for retail bank use with high-grade finishes and M&T Bank currently operates a branch on the first floor including a drive-through for bank customers.

The second floor comprises approximately 5,012 square feet and offers a private elevator as well as front and back staircases; the whole building is sprinklered.

The proposed conversion of the second floor would create a total of eight apartments, one of them a two-bedroom, the others would be one-bedroom apartments. Please find the proposed floor plan attached.

10 NORTH MAIN STREET

This building was completed in 1986 and had been a long-term location for the Wheeler Clinic. Currently, the first floor is occupied by Oak Hill School which offers schooling for disabled students.

The second floor is approximately 5,002 square feet and offers a private elevator, and interior staircase as well as two exterior egress staircases.

The proposed conversion of the second floor would create a total of eight apartments, two two-bedrooms units with two bathrooms, five one-bedroom apartments, and one studio apartment.

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

SUMMARY

The proposed conversion envisions a mixed-use property that allows the current commercial tenants to keep their established convenient locations, while offering working professionals a pleasant and safe living space near their work. The development would offer proximity to retail and health organizations and include park benches and green spaces to relax. This model of mixed-use has been exceedingly popular and successful in the State of Connecticut and ensures that downtown Bristol continues to thrive.

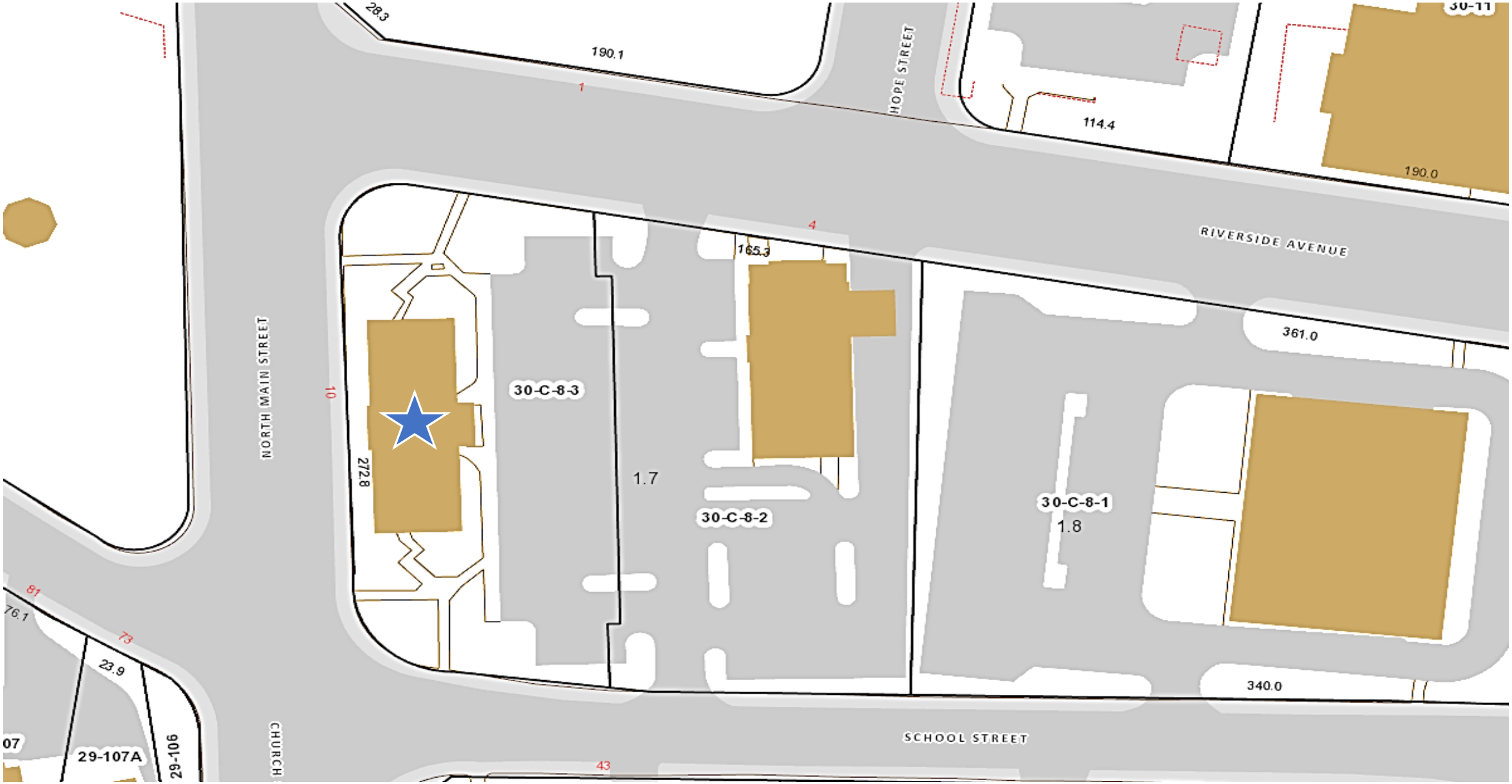
ZONING INFORMATION FOR PARKING

Due to a sudden death within Dufour Surveying LLC, currently, no update to the zoning information for parking is available on the site plan; this information will be updated as soon as possible. The properties will offer ample parking for Mixed-Use based on the required calculations.

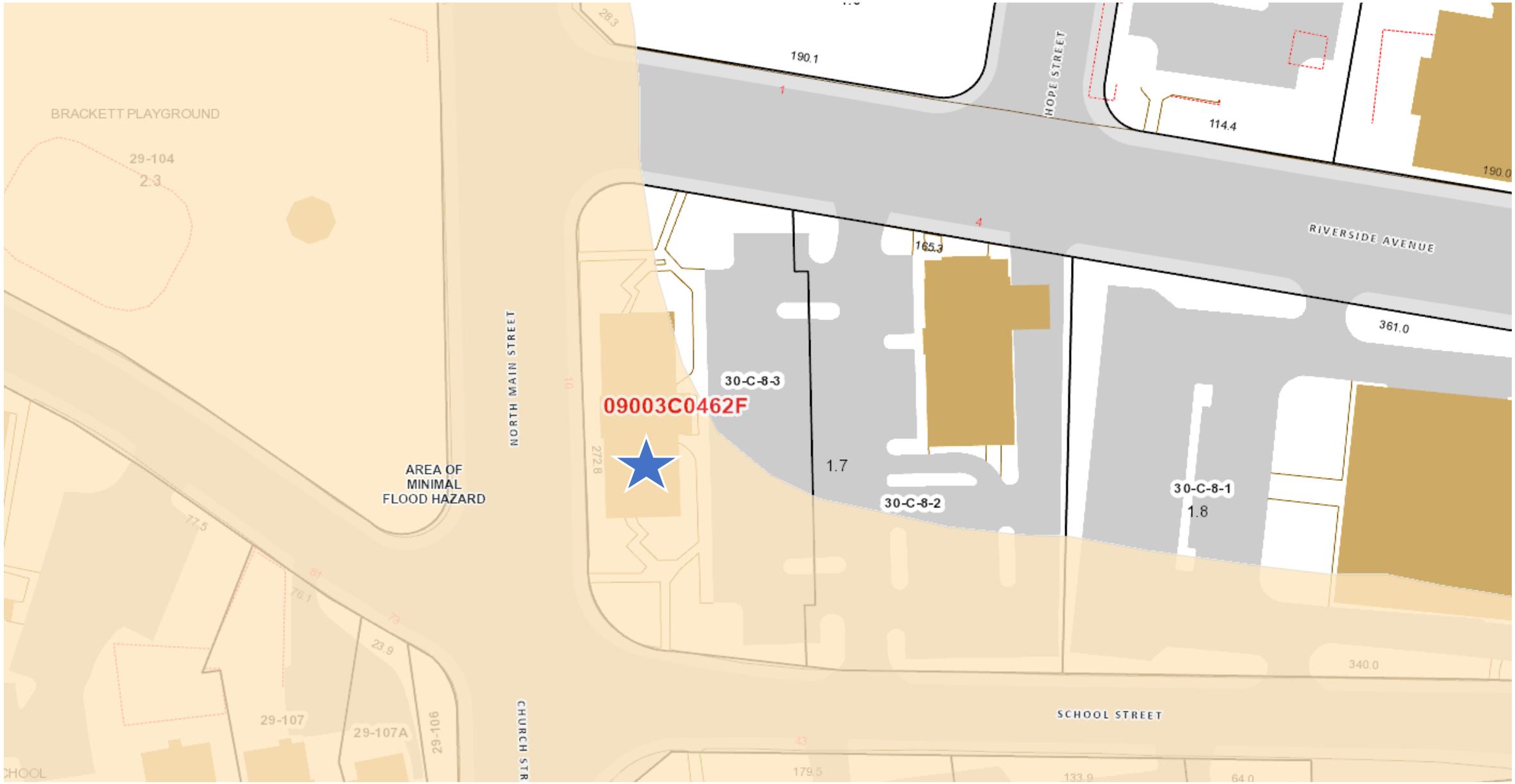
Please see the calculations below; both properties comply with the zoning parking requirements and well exceed the parking requirements.

ZONING INFORMATION: PARKING FOR MIXED USE		
	4 Riverside Ave 1st Floor: Commercial, 2nd Floor Residential	**10 North Main Street** 1st Floor: Commercial, 2nd Floor Residential
Zoning Requirements	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 10 bedroom) + (2 spots x (5,002 sf/1,000)) = 8 + 5 + 10 = 23 parking spots	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 9 bedroom) + (2 spots x (5,240 sf/1,000)) = 8 + 4.5 + 10.48 = 22.98 parking spots
Minimum Required	23 required	23 required
Existing	45 provided	50 provided

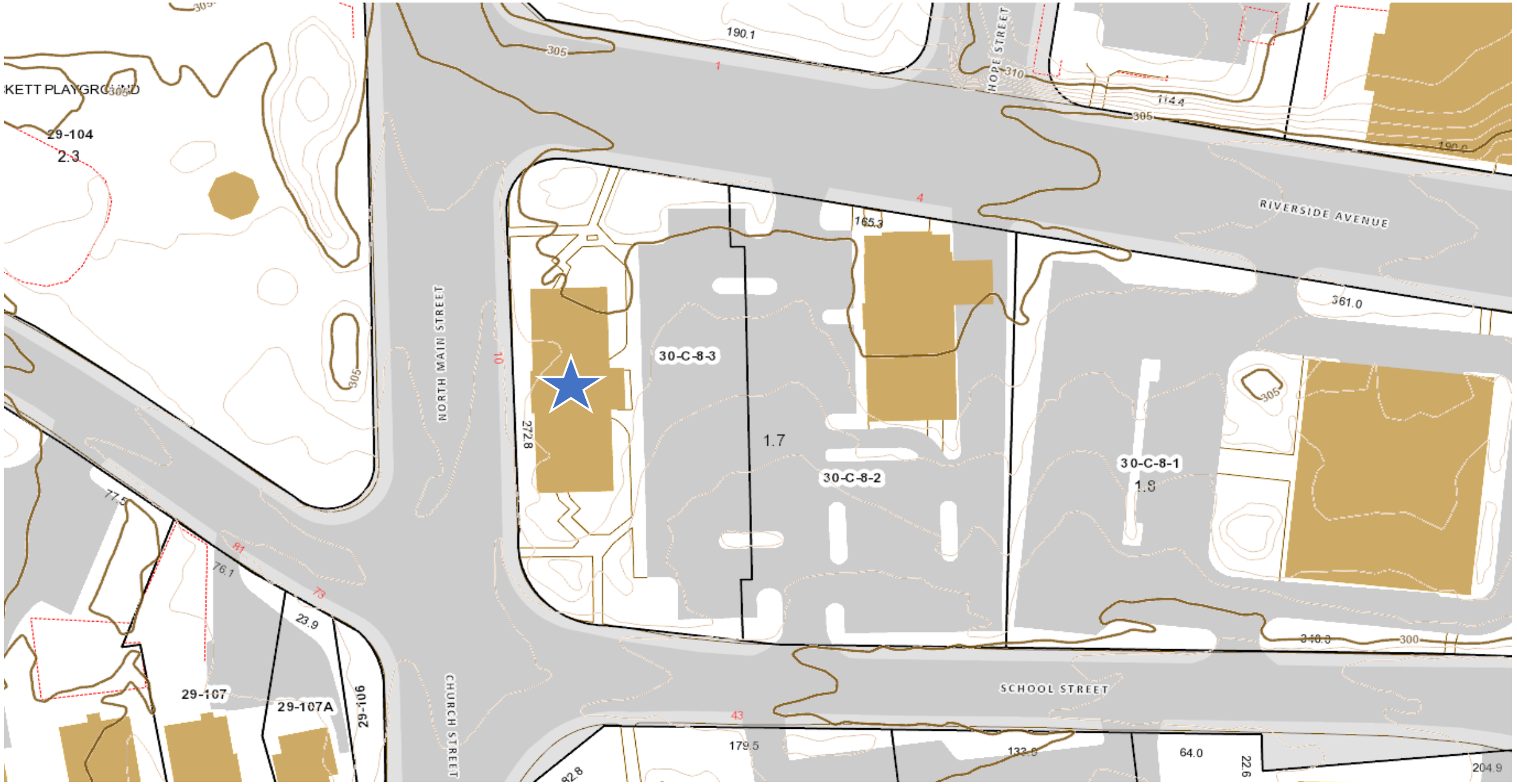
Various Maps:
GIS
and
Google



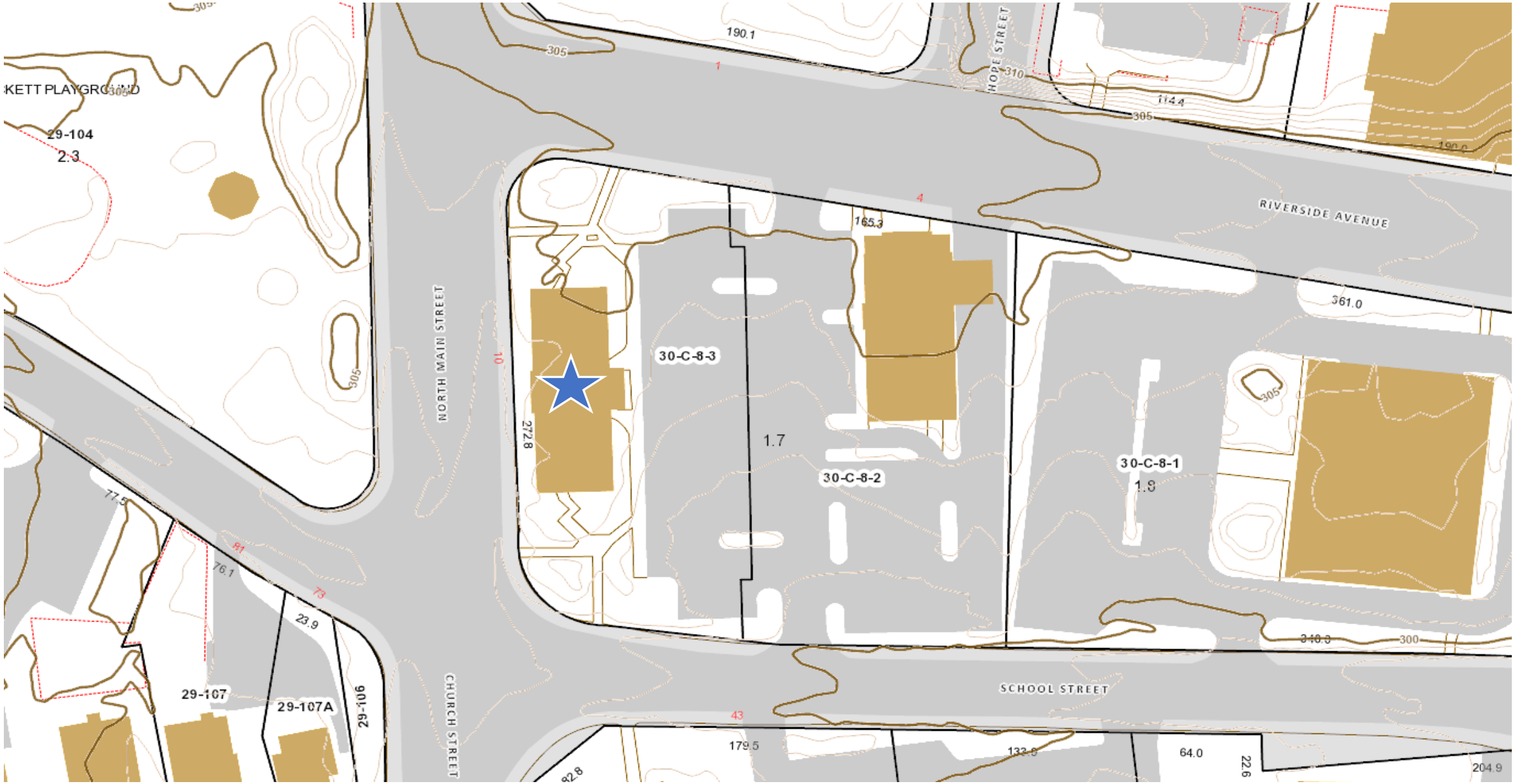
10 North Main St – Location
Map 30 & Lot C-8-3



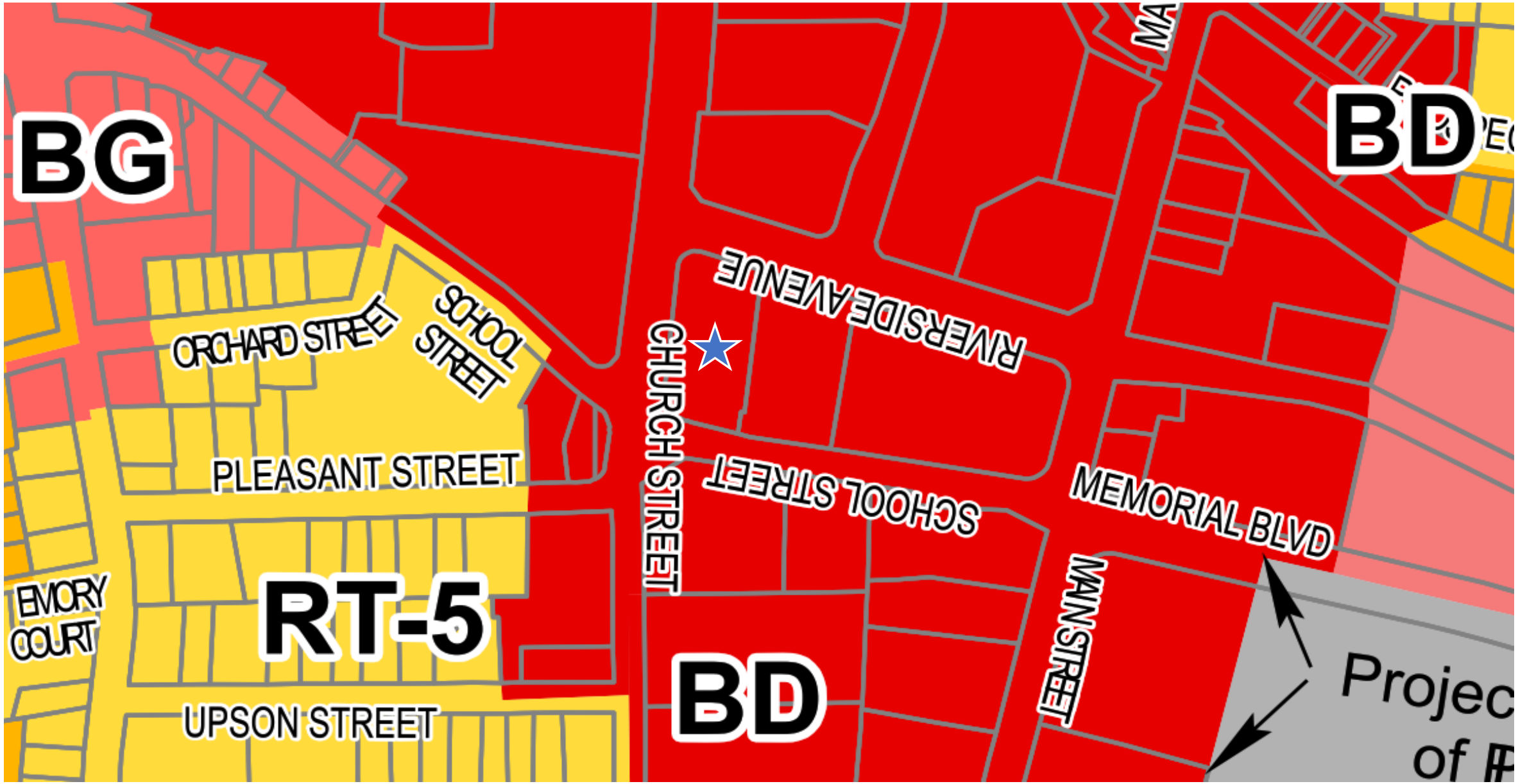
10 North Main St – Floodplain
Map 30 & Lot C-8-3



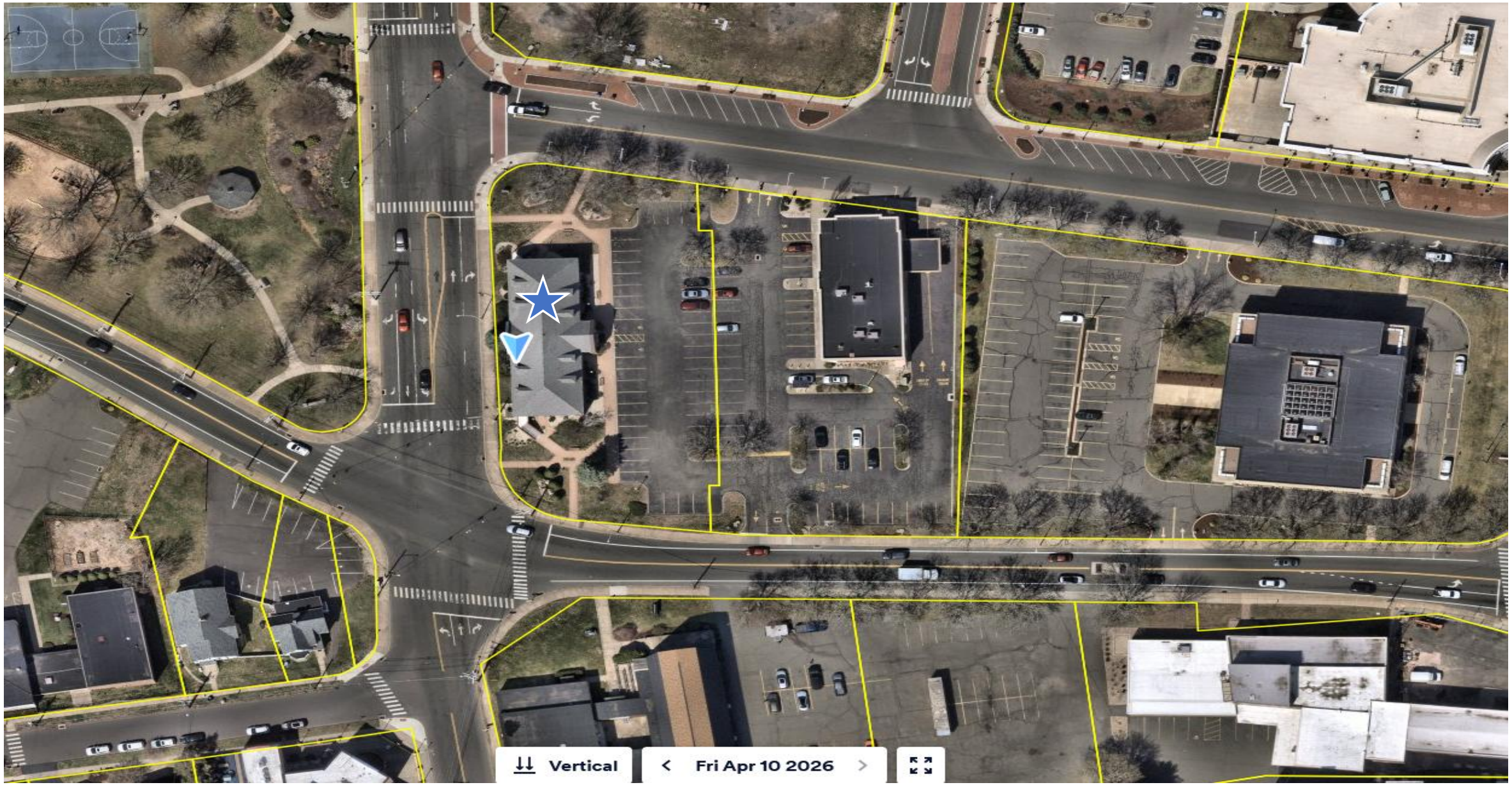
10 North Main St – Topography
Map 30 & Lot C-8-3



10 North Main St – Topography
Map 30 & Lot C-8-3

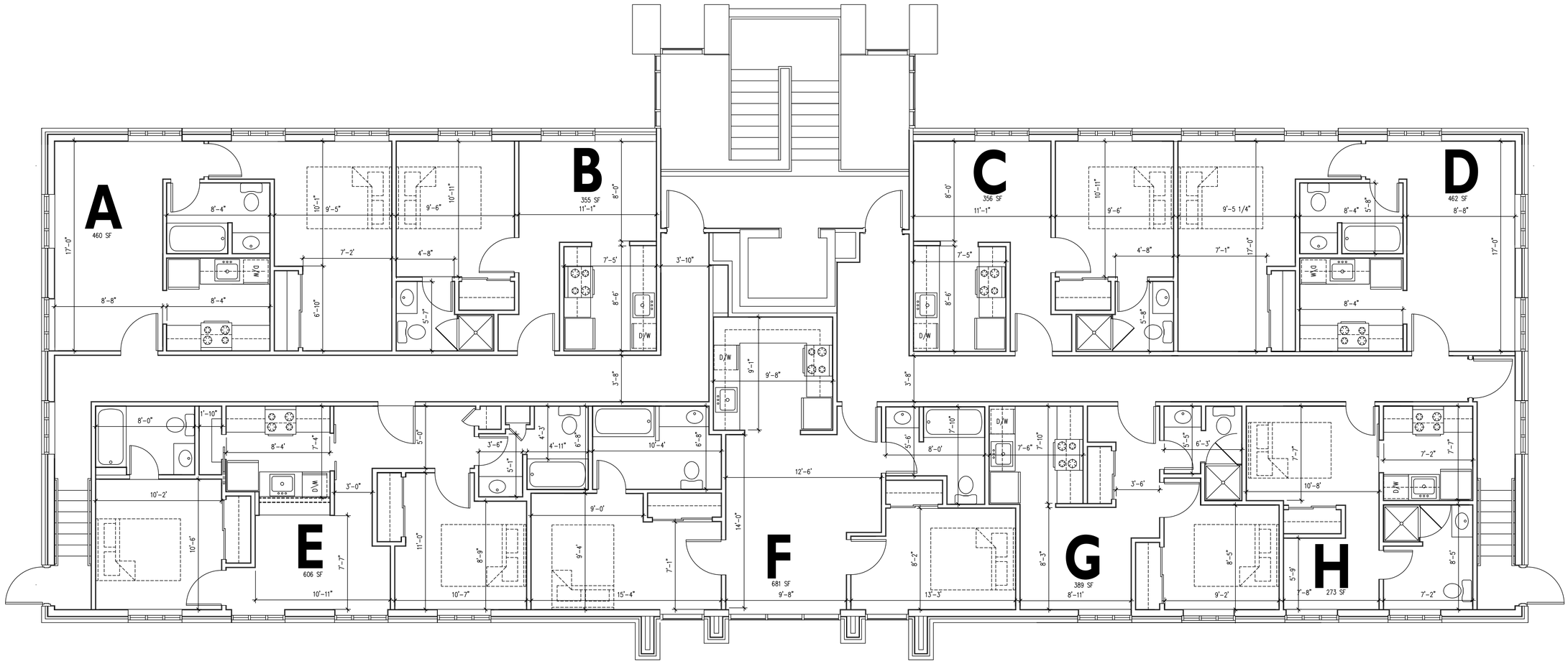


10 North Main St – Zoning
Map 30 & Lot C-8-3



10 North Main St – Aerial 2026
Map 30 & Lot C-8-3

Floor Plans



SECOND FLOOR APARTMENT CONVERSION PLAN

UNIT LABEL	BEDROOMS	SQUARE FOOTAGE
A	1	460 SF
B	1	355 SF
C	1	356 SF
D	1	462 SF
E	2	606 SF
F	2	681 SF
G	1	389 SF
H	1 STUDIO	273 SF
TOTAL UNITS 8	10	3,682 SF

SCALE: 1/4" = 1'-0"

DATE: 05-22-2026

NORTH

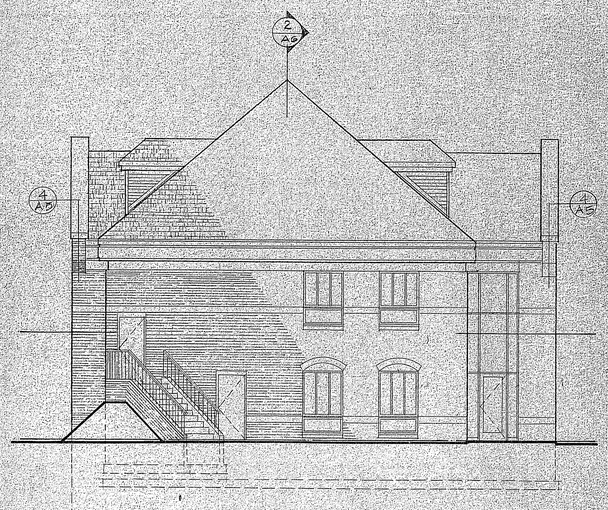
P1

APARTMENT CONVERSION
10 NORTH MAIN STREET BRISTOL, CT
10 NORTH MAIN STREET LLC

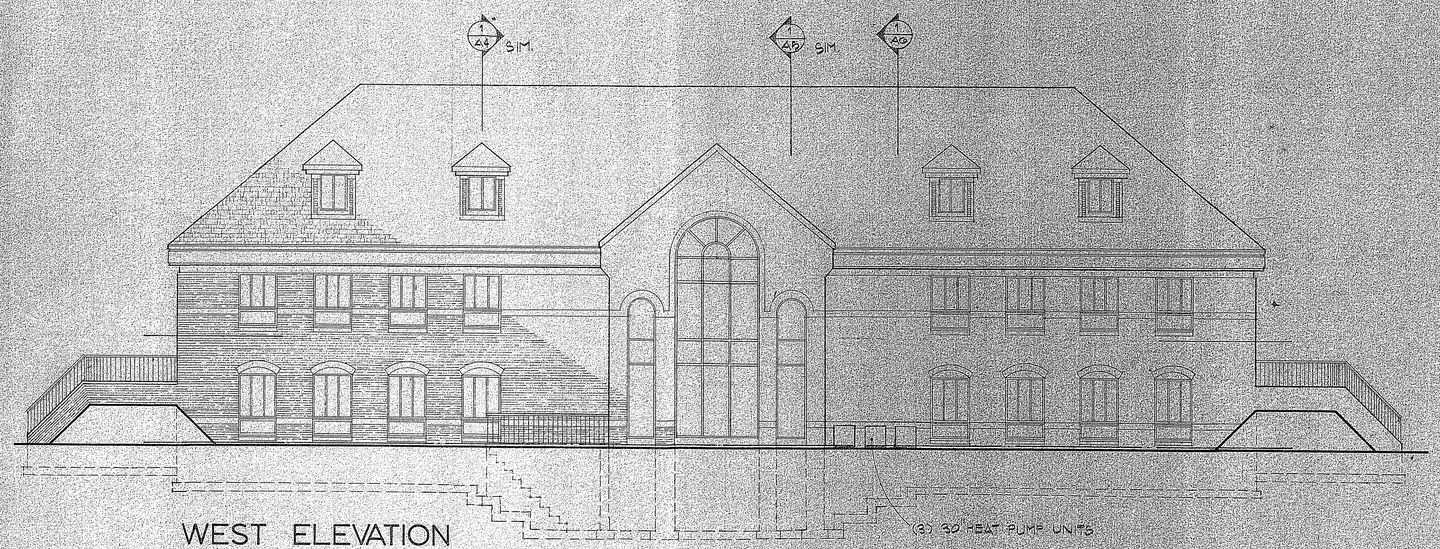
© boe studio architects 2026

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/ FAX 860-307-6816

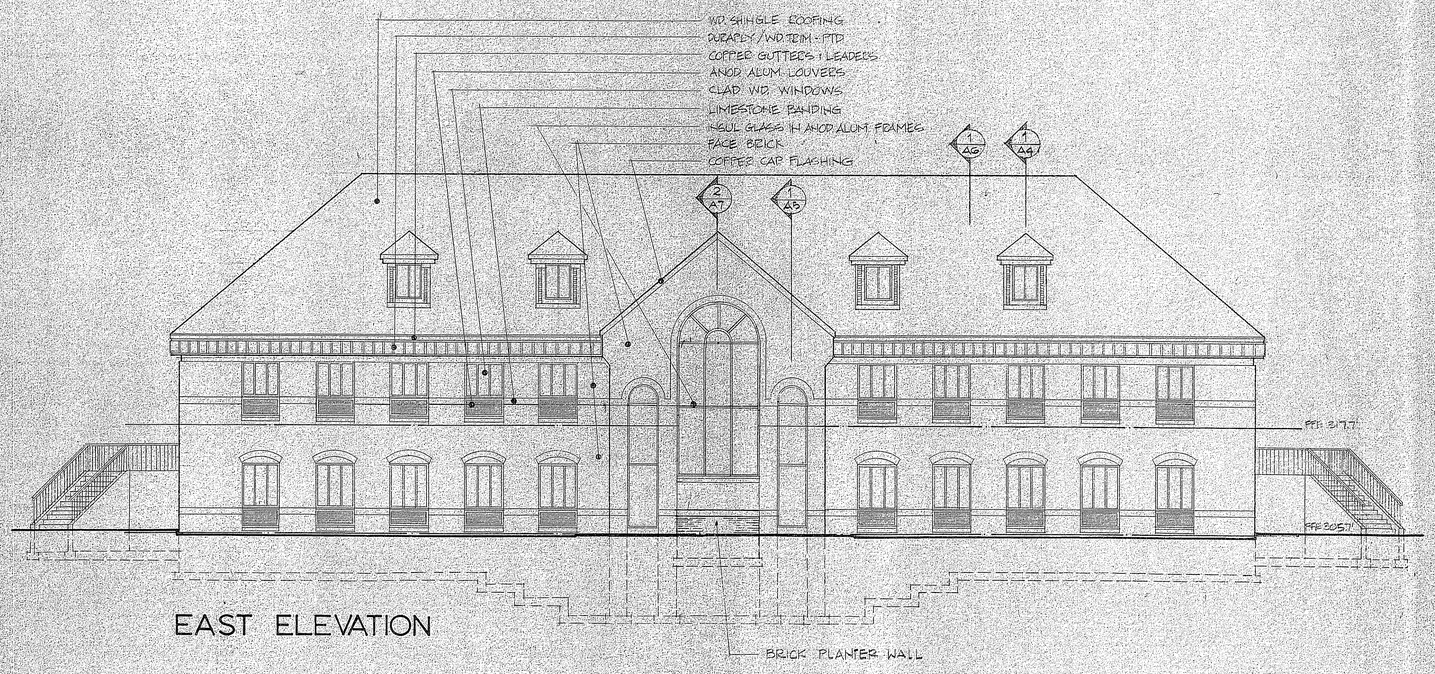
Elevation Drawings



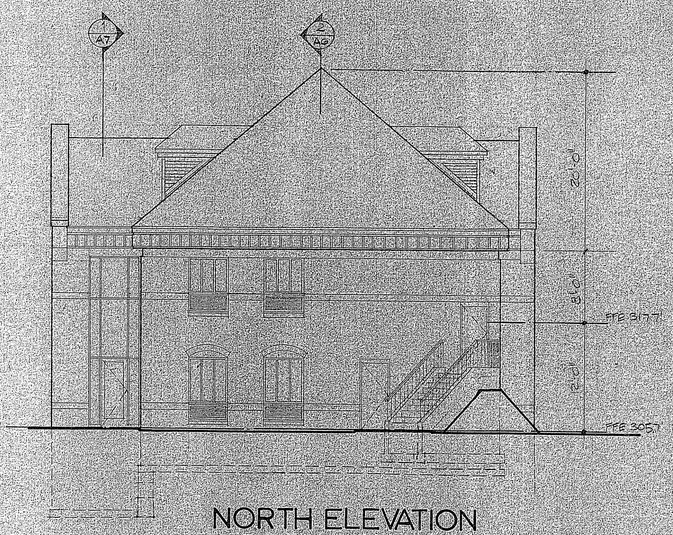
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Revisions
JUNE 25, 95 REV

ASSOCIATED ARCHITECTS
SPRING LANE • FARMINGTON CONNECTICUT 06032

This drawing is the property of the Architect and is not to be used for any purpose not specifically authorized in writing by the Architect.

Consultants:
STRUCTURAL
MARC SIGLADSTONE & ASSOC.
Consulting Engineers
MECHANICAL
J.B. BERNING
Consulting Engineers

PARCEL C-8

NORTH MAIN STREET
BRISTOL, CT.

THE CARPENTER COMPANIES

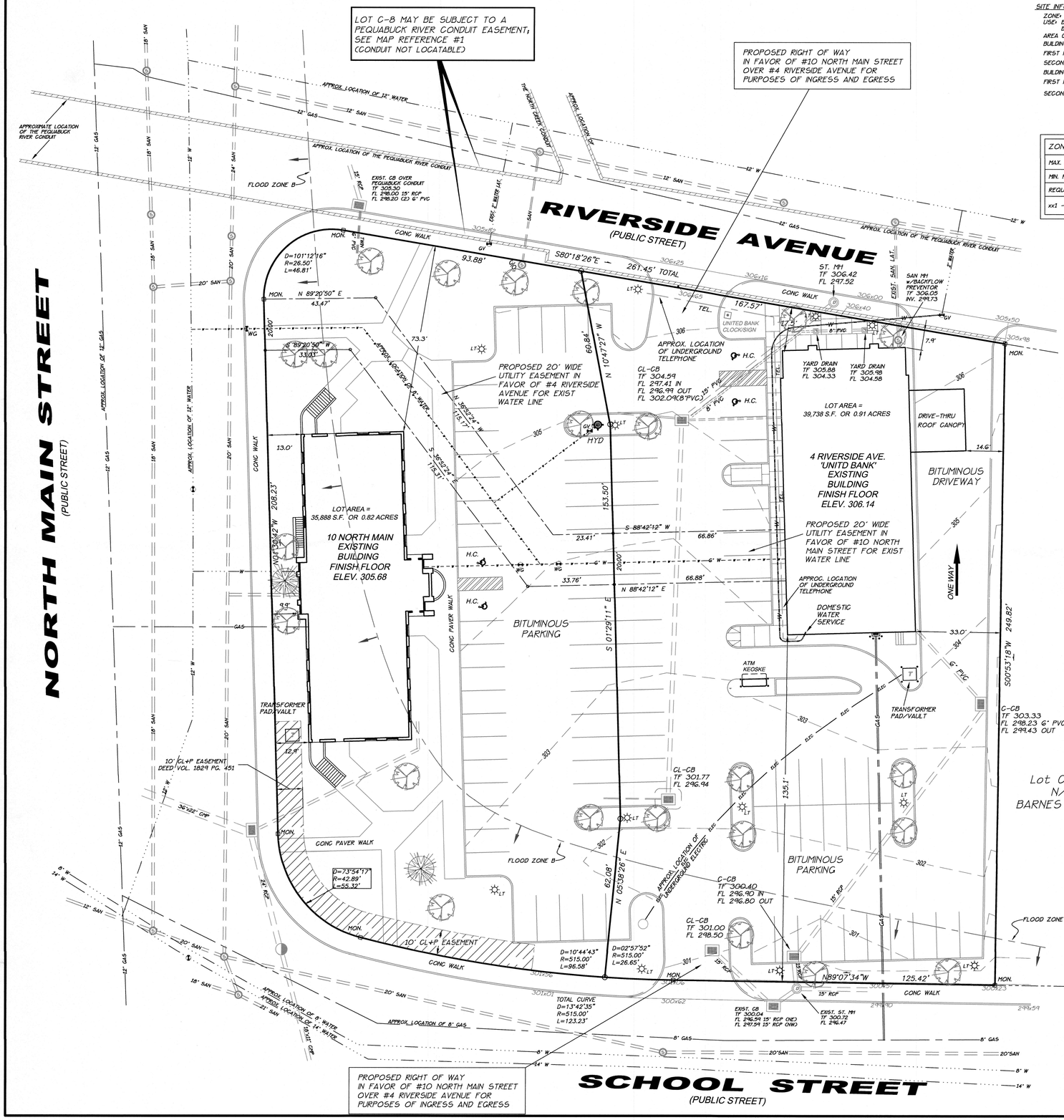
Associated Architects, P.C.

ELEVATIONS

Date 6.19.95
Scale 1/8"=1'-0"
Drawn RL
Checked

A3

Subdivision Map



SITE INFORMATION:

ZONE: BD- DOWNTOWN BUSINESS ZONE
USE: BUILDING #10 NORTH MAIN MEDICAL
BUILDING #4 RIVERSIDE BANK FACILITY WITH DRIVE-UP WINDOW

AREA CALCULATIONS:

BUILDING # 10 NORTH MAIN: 9,994 SF/GFA TOTAL
FIRST FLOOR: 4,997 SF/GFA
SECOND FLOOR: 4,997 SF/GFA

BUILDING # 4 RIVERSIDE: 11,067 SF/GFA TOTAL
FIRST FLOOR: 5533 SF/GFA (5000 SF/GFA NET OF ELEVATOR / STAIR (NORTH SIDE OF BUILDING)
SECOND FLOOR: 5533 SF/GFA (5000 SF/GFA NET OF ELEVATOR / STAIR) (NORTH SIDE OF BUILDING)

PARKING CALCULATIONS:

BUILDING # 10 NORTH MAIN:
FIRST FLOOR: MEDICAL/3.5 SPACES/1000SF/GFA = 4,997 SF/GFA = 18 SPACES
SECOND FLOOR: MEDICAL/3.5 SPACES/1000SF/GFA = 4,997 SF/GFA = 18 SPACES

BUILDING # 4 RIVERSIDE:
FIRST FLOOR: BANK/3.5 SPACES/1000SF/GFA = 5533 SF/GFA = 20 SPACES
SECOND FLOOR: BANK/3.5 SPACES/1000SF/GFA = 5533 SF/GFA = 20 SPACES

TOTAL PARKING REQUIRED: 76 SPACES
TOTAL PARKING PROVIDED: 85 SPACES
(81) 9'x18' SPACES
(4) 15'x18' HANDICAP ACCESSIBLE SPACES

ZONING INFORMATION (ZONE BD)	REQUIRED	#10 NORTH MAIN ST.	#4 RIVERSIDE AVE.
MAX. FRONT YARD ON A CITY STREET (RIVERSIDE AVENUE)	10 FT.	12.9 FT.	7.9 FT.
MIN. FLOOR - AREA - RATIO (BASED ON DECIMAL % OF 100) (xx)	40% MIN	27.85% EXIST / 27.85% PROP	27.85% EXIST / 27.85% PROP
REQUIRED PARKING SPACES	76 TOTAL	36 REQ / 45 PROVIDED	40 REQ / 45 PROVIDED
xx1 - SEE VARIANCE LISTED BELOW			

APPROVAL DATES:

APPLICATION #1657 - SPECIAL PERMIT FOR BANK WITH DRIVE-UP WINDOW ON THE SOUTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET, ASSESSORS MAP 30, LOT C-8, BD (DOWNTOWN BUSINESS) ZONE, VALLEY BANK APPLICANT. APPROVED 16 JUNE, 1999.

APPLICATION #3293 - VARIANCES OF: (A) MAX. 10' FRONT YARD, (B) MIN. 75% AREA OF FIRST FLOOR, STREET FACING BUILDING FACADE CONSISTING OF DISPLAY WINDOWS AND ENTRANCE DOORS, (C) MIN. FLOOR AREA RATIO OF .4, (D) MIN. 10' SETBACK OF PARKING FROM FRONT LINE, TO CONSTRUCT A BANK WITH A DRIVE-UP WINDOW ON THE NORTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET. APPROVED 10 JUNE, 1999.

MAP REFERENCES :

1. "MAP OF LOT #C-8 SHOWING PARCELS A AND B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=40'. JULY 14, 1977." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
2. "MAP OF LOT #C-8 SHOWING PARCEL B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=20'. JANUARY 28, 1986. CL+P EASEMENT." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
3. "IMPROVEMENT LOCATION SURVEY - ASBUILT, STONEY BROOK COMMONS, 4 RIVERSIDE AVENUE + 10 NORTH MAIN STREET BRISTOL, CONNECTICUT SCALE:1"=20'. DECEMBER 14, 1999. R.R. HILTBRAND ENGINEERS + SURVEYORS." RONALD H. DUFOUR - L.S. #12319

FROM MAP REFERENCE #1

20 10 0 20 40 60
Scale in Feet

GENERAL NOTES :

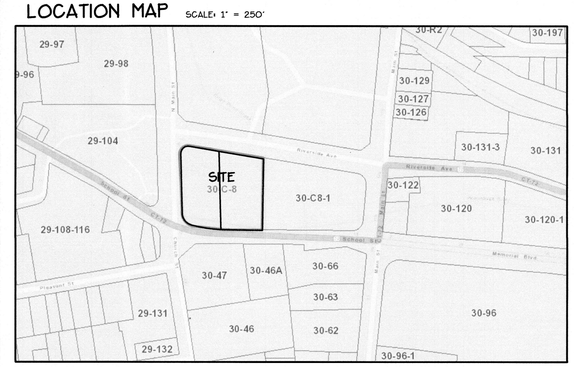
1. TOTAL AREA = 75,626 S.F. OR 1.736 ACRES
   #10 NORTH MAIN STREET AREA = 35,888 S.F. OR 0.824 ACRES
   #4 RIVERSIDE AVENUE AREA = 39,738 S.F. OR 0.912 ACRES
2. ZONE = BD-1 DOWNTOWN BUSINESS
3. ASSESSORS REFERENCE = MAP 30 LOT C-8
4. DEED REFERENCE = VOL 1636 P 1250
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY ORIGINAL SURVEY (PROPOSED LOTS)
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. EXISTING TOPOGRAPHY BASED ON MAP REFERENCE #3 DATUM AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.
10. BUILDING LINES ARE NOT APPLICABLE EXCEPT FOR A 10 FOOT MAXIMUM FRONT YARD.
11. LOT IS SUBJECT TO A CL+P EASEMENT, VOL 829 P 451.
12. LOT IS SUBJECT TO COVENANTS AND RESTRICTIONS ASSOCIATED WITH AN AGREEMENT BETWEEN THE BRISTOL REDEVELOPMENT AGENCY AND THE CARPENTER REALTY CO., VOL 676 P 972 AND VOL 676 P 676
13. PORTIONS OF THE SUBJECT PROPERTY ARE IN A "ZONE B - 100 YEAR FLOOD CONTAINED IN CULVERT" ZONE. FEMA CITY OF BRISTOL. FIRM MAP 090023 PANEL 0006. HARTFORD COUNTY

LEGEND

STORM PIPE 15" RCP
GAS MAIN / LATERAL
ELECTRIC SERVICE LINE (SIZE) ELEC
CATCH BASIN
LT LIGHT STANDARD
WATER MAIN / LATERAL
APPROX. LOCATION OF 12" WATER
SANITARY MAIN / LATERAL
12" SAN
EXISTING GROUND CONTOUR 306
306x00 SPOT ELEVATION
FIRE HYDRANT
WATER GATE VALVE
SANITARY MANHOLE
STORM MANHOLE
MON. MONUMENT

LOCATION MAP

SCALE: 1" = 250'



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

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

DUFOUR SURVEYING LLC

SUBDIVISION MAP

PREPARED FOR: SUNSET HILL RESTORATION

LOT C-8 #10 NORTH MAIN STREET + #4 RIVERSIDE AVE BRISTOL, CONNECTICUT

SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 4-17-2016	JOB NO.: 16-24	FILE NO.: \16-24

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

Application #451

4 Riverside Avenue

For Office Use Only	
APPLICATION NO.	451
DATE FILED:	6/11/26
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:

Mixed Use (1st floor commercial, 2nd floor apartments), a ☑ permitted use [ ] Special Permit use

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

Address or Location of the Property: 4 Riverside Avenue

Assessor's Map No.: 30 Assessor's Lot No.(s): C-8-2

Zone of the Property: BD Size of the Property (in acres or square feet): 0.91 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 _____ [ ] 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: Michael Fabiano for 4 Riverside Avenue, LLC

Address: PO BOX 23 City: Redding Ridge State: CT Zip: 06876

Telephone No.: (203) 938-3320 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Michael Fabiano for 4 Riverside Avenue, LLC

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 451

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 4 Riverside Avenue

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

Please see attached Narrative for more deatils on the proposed conversion to Mixed Use

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

Narrative

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

HISTORY

The buildings at 4 Riverside Avenue and 10 North Main Street are attractive buildings on an expansive green property in downtown Bristol, conveniently located near shopping & dining and the new Bristol Hospital building, the Wheeler Clinic, and other mixed-use buildings on North Main Street. The buildings are in the BD zone.

As with other Connecticut towns and cities, housing is in high demand, and these two buildings would lend themselves to a mixed-use development. This conversion would also complement the other new mixed-use developments in downtown Bristol.

Both properties fulfill the parking requirements for mixed-use developments by offering significantly more than the required number of parking spaces. (Please see the table below.)

4 RIVERSIDE AVENUE

This building was completed in 2000 for retail bank use with high-grade finishes and M&T Bank currently operates a branch on the first floor including a drive-through for bank customers.

The second floor comprises approximately 5,012 square feet and offers a private elevator as well as front and back staircases; the whole building is sprinklered.

The proposed conversion of the second floor would create a total of eight apartments, one of them a two-bedroom, the others would be one-bedroom apartments. Please find the proposed floor plan attached.

10 NORTH MAIN STREET

This building was completed in 1986 and had been a long-term location for the Wheeler Clinic. Currently, the first floor is occupied by Oak Hill School which offers schooling for disabled students.

The second floor is approximately 5,002 square feet and offers a private elevator, and interior staircase as well as two exterior egress staircases.

The proposed conversion of the second floor would create a total of eight apartments, two two-bedrooms units with two bathrooms, five one-bedroom apartments, and one studio apartment.

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

SUMMARY

The proposed conversion envisions a mixed-use property that allows the current commercial tenants to keep their established convenient locations, while offering working professionals a pleasant and safe living space near their work. The development would offer proximity to retail and health organizations and include park benches and green spaces to relax. This model of mixed-use has been exceedingly popular and successful in the State of Connecticut and ensures that downtown Bristol continues to thrive.

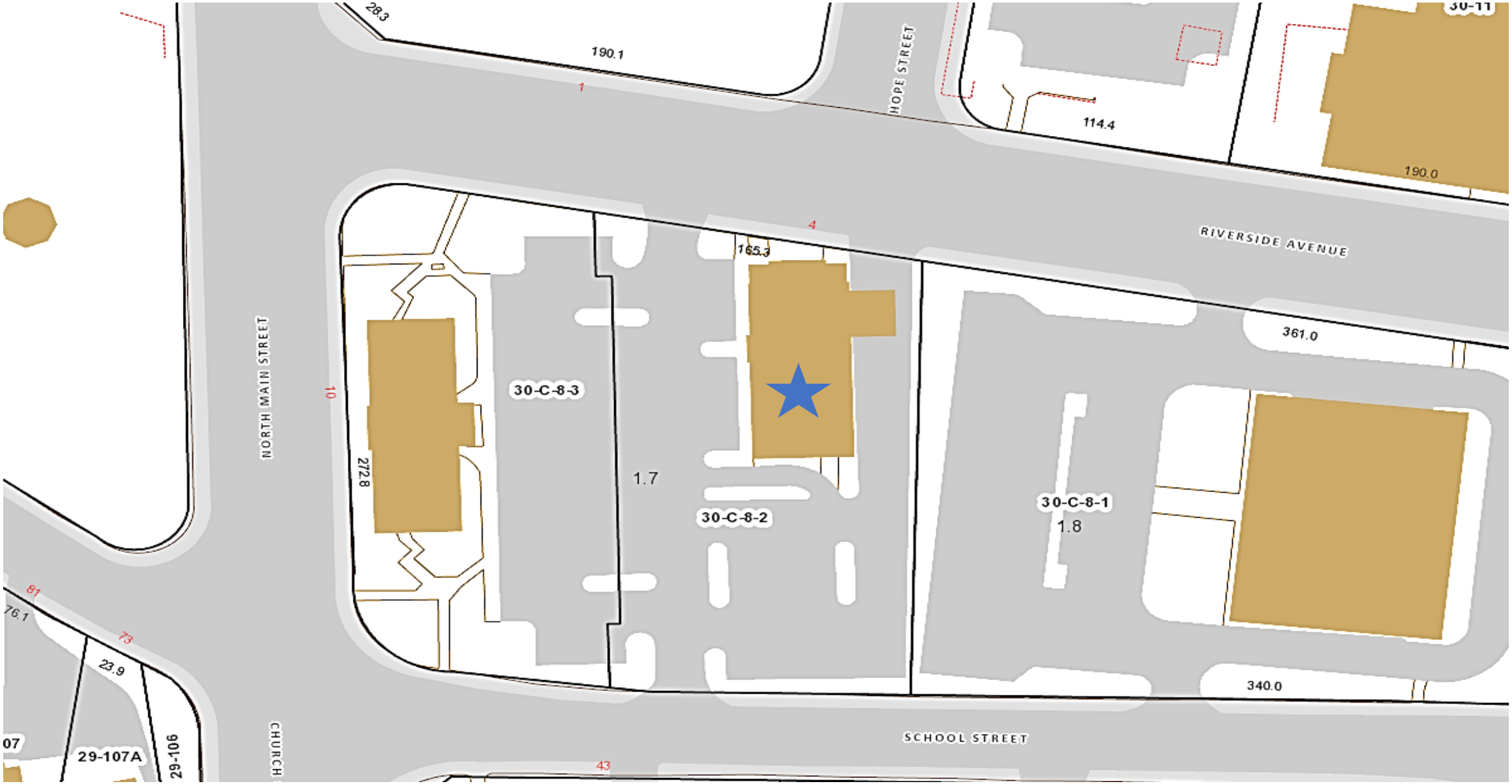
ZONING INFORMATION FOR PARKING

Due to a sudden death within Dufour Surveying LLC, currently, no update to the zoning information for parking is available on the site plan; this information will be updated as soon as possible. The properties will offer ample parking for Mixed-Use based on the required calculations.

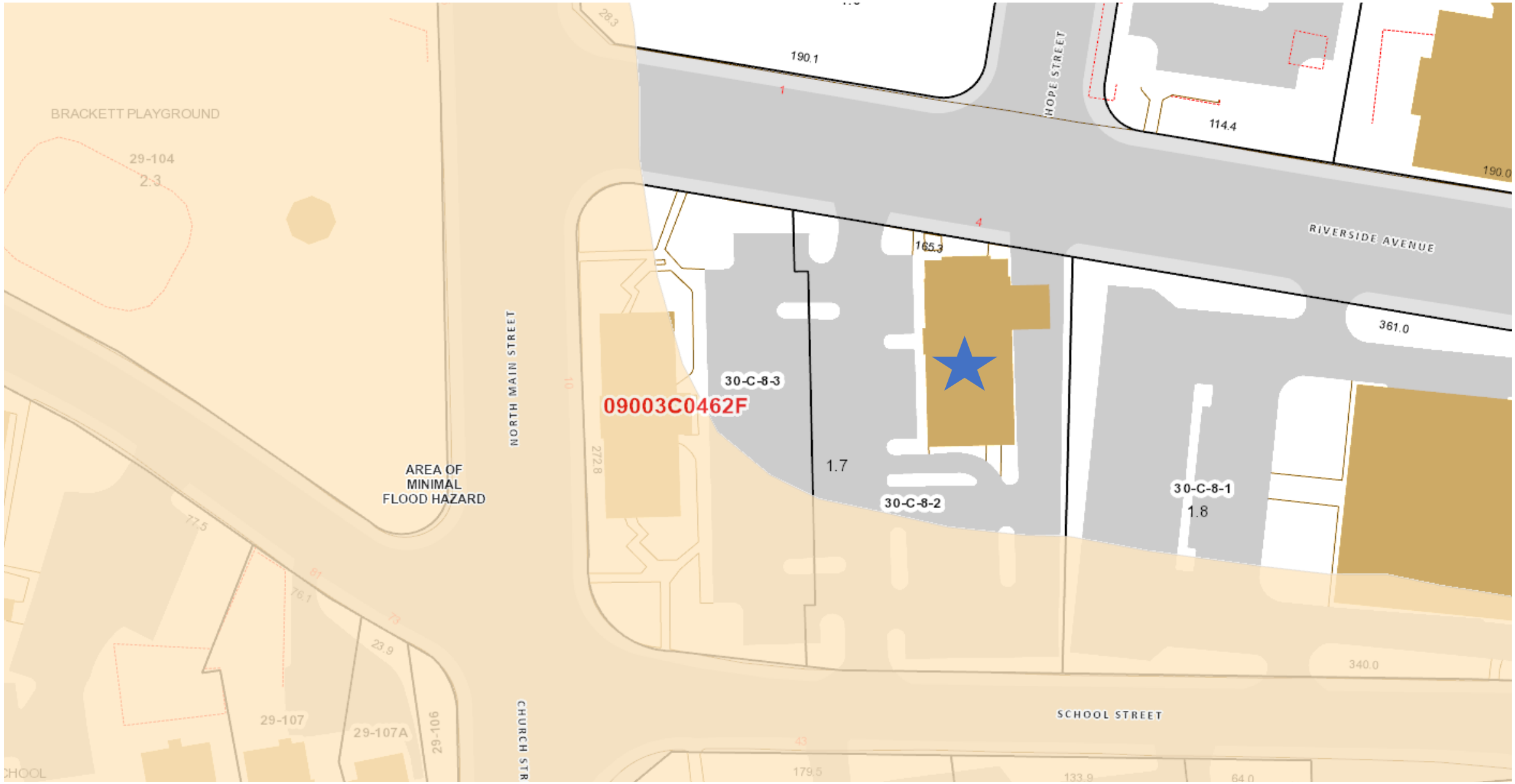
Please see the calculations below; both properties comply with the zoning parking requirements and well exceed the parking requirements.

ZONING INFORMATION: PARKING FOR MIXED USE		
	4 Riverside Ave 1st Floor: Commercial, 2nd Floor Residential	**10 North Main Street** 1st Floor: Commercial, 2nd Floor Residential
Zoning Requirements	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 10 bedroom) + (2 spots x (5,002 sf/1,000)) = 8 + 5 + 10 = 23 parking spots	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 9 bedroom) + (2 spots x (5,240 sf/1,000)) = 8 + 4.5 + 10.48 = 22.98 parking spots
Minimum Required	23 required	23 required
Existing	45 provided	50 provided

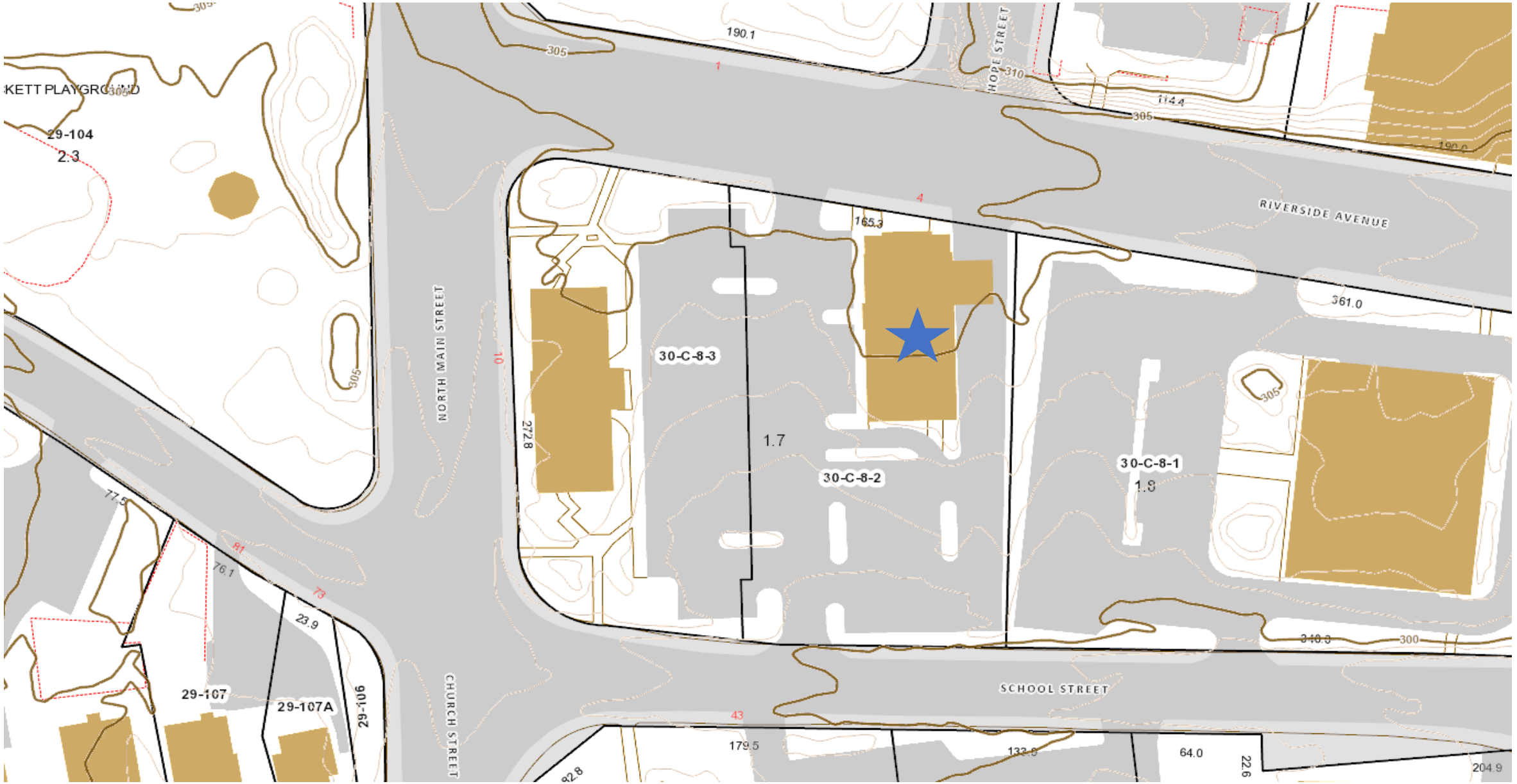
Various Maps:
GIS
and
Google



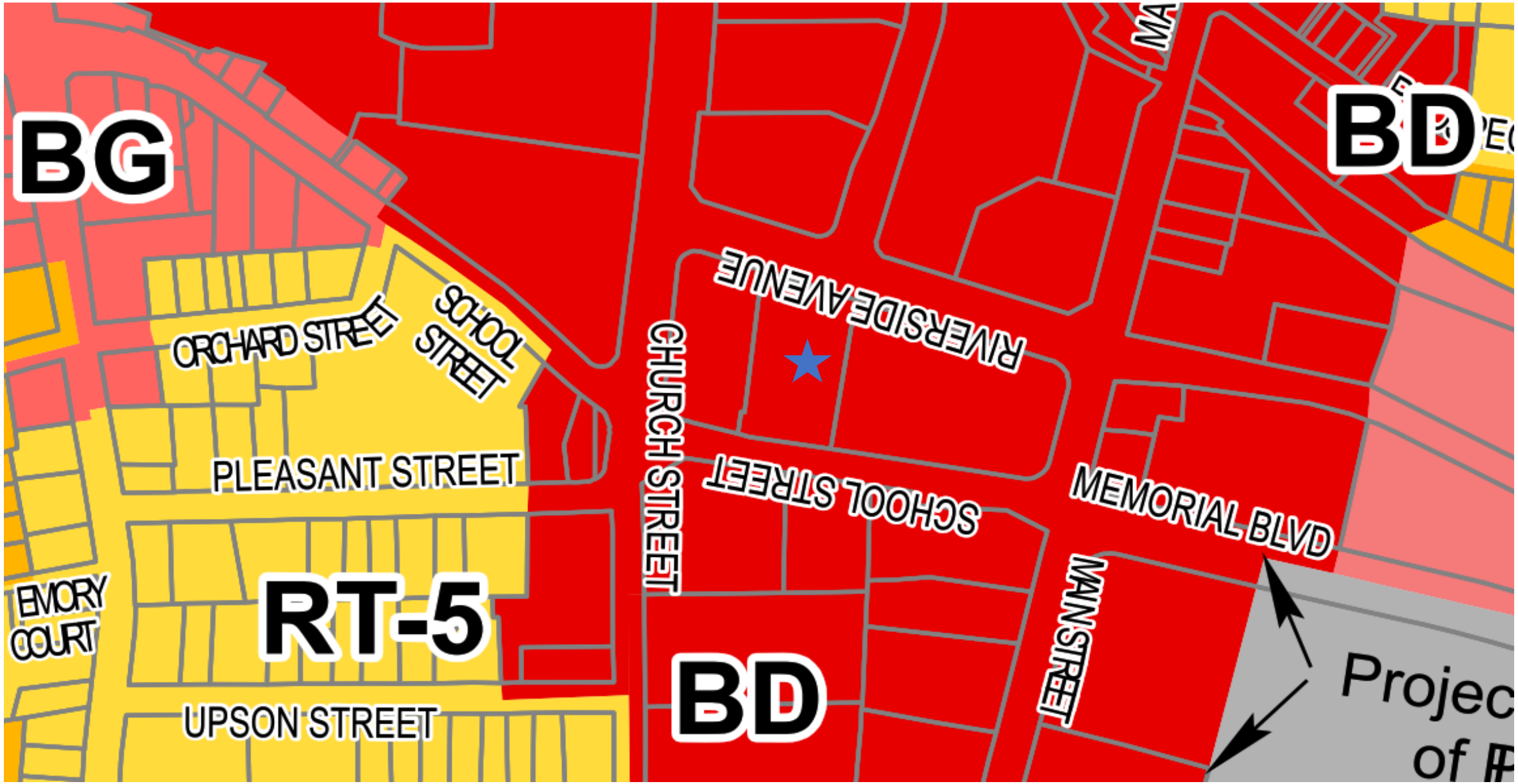
4 Riverside Ave - Location
Map 30 - Lot C-8-2



4 Riverside Ave - Floodplain
Map 30 - Lot C-8-2

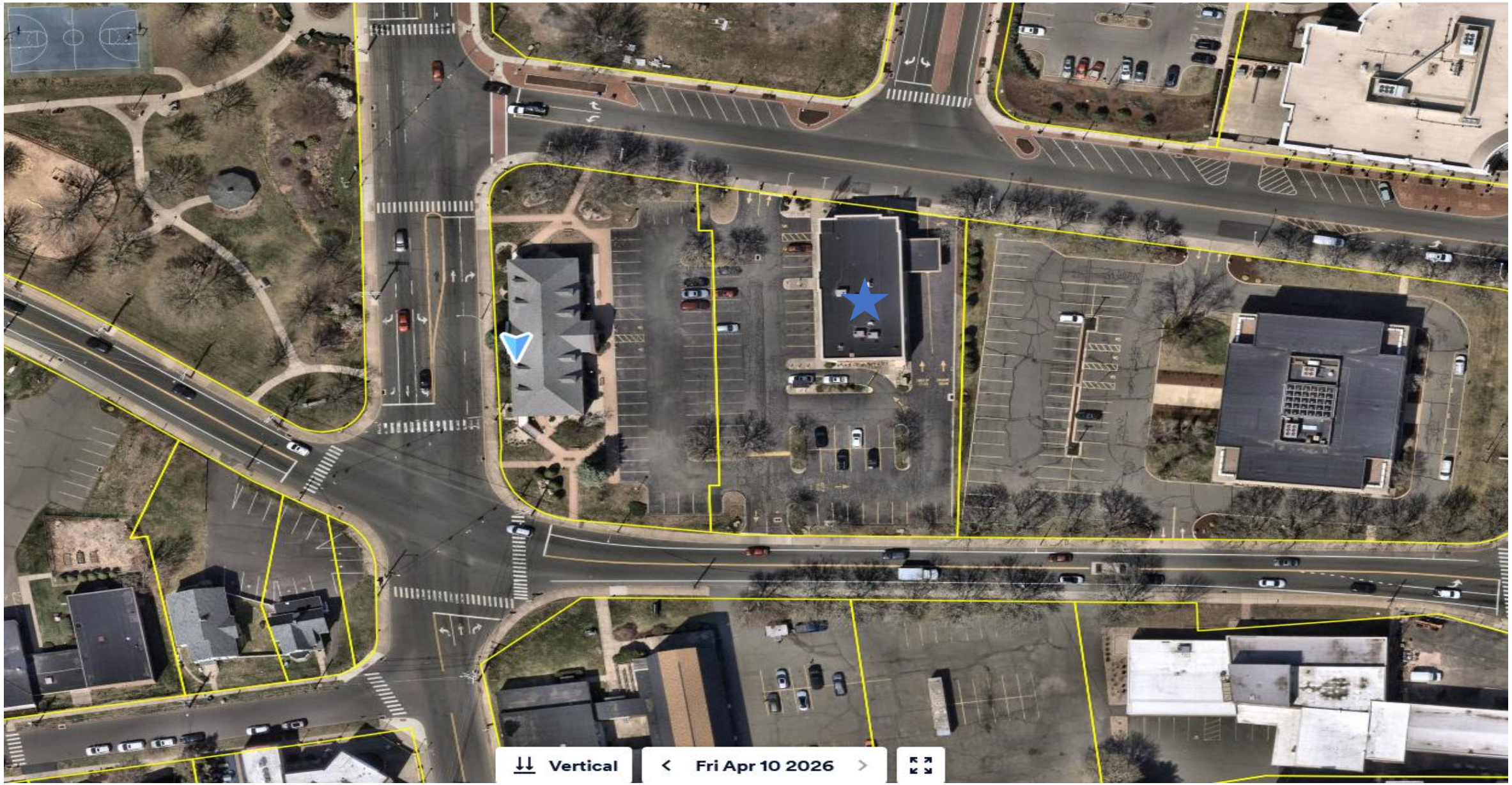


4 Riverside Ave - Topography
Map 30 - Lot C-8-2



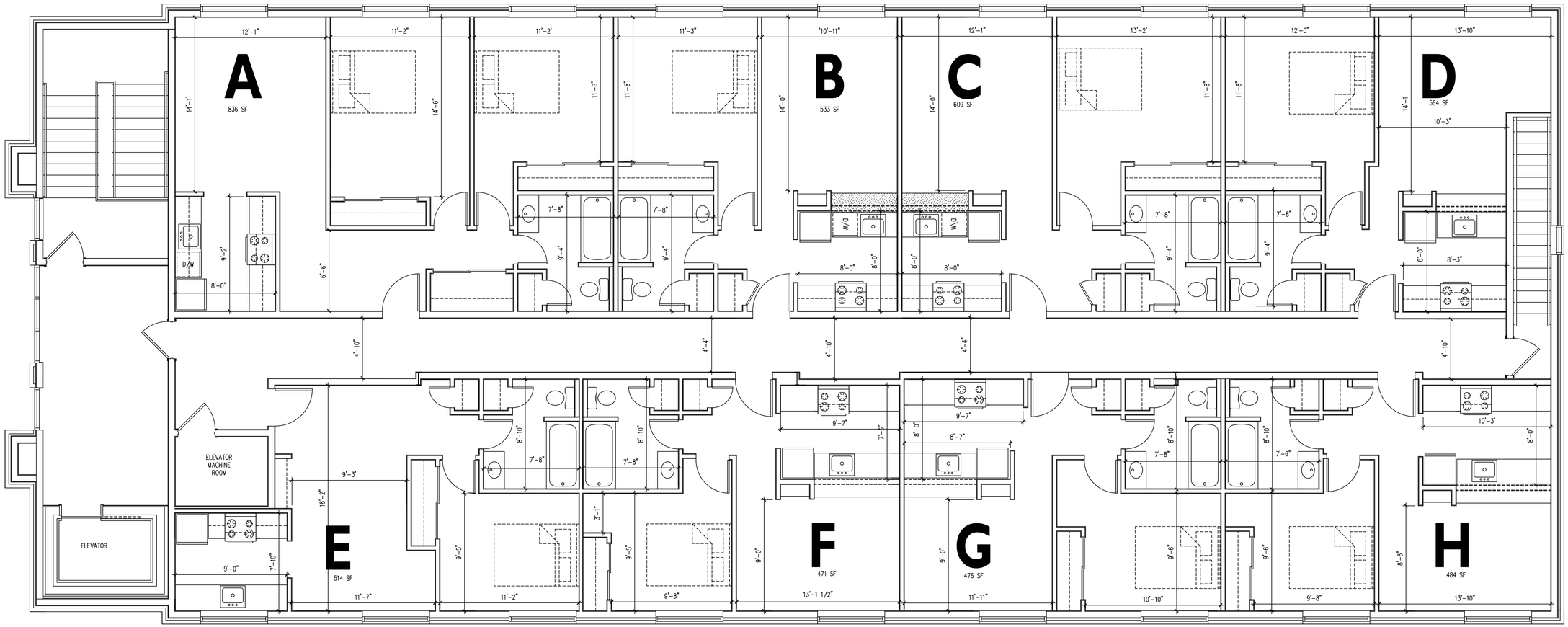
4 Riverside Ave - Zoning BD

Map 30 - Lot C-8-2



4 Riverside Ave - Aerial 2026
Map 30 - Lot C-8-2

Floor Plans



SECOND FLOOR APARTMENT CONVERSION PLAN

UNIT LABEL	BEDROOMS	SQUARE FOOTAGE
A	2	836 SF
B	1	533 SF
C	1	609 SF
D	1	564 SF
E	1	514 SF
F	1	471 SF
G	1	476 SF
H	1	484 SF
TOTAL UNITS 8	9	4,487 SF

P1

SCALE: 1/4" = 1'-0"

DATE: 05-22-2026

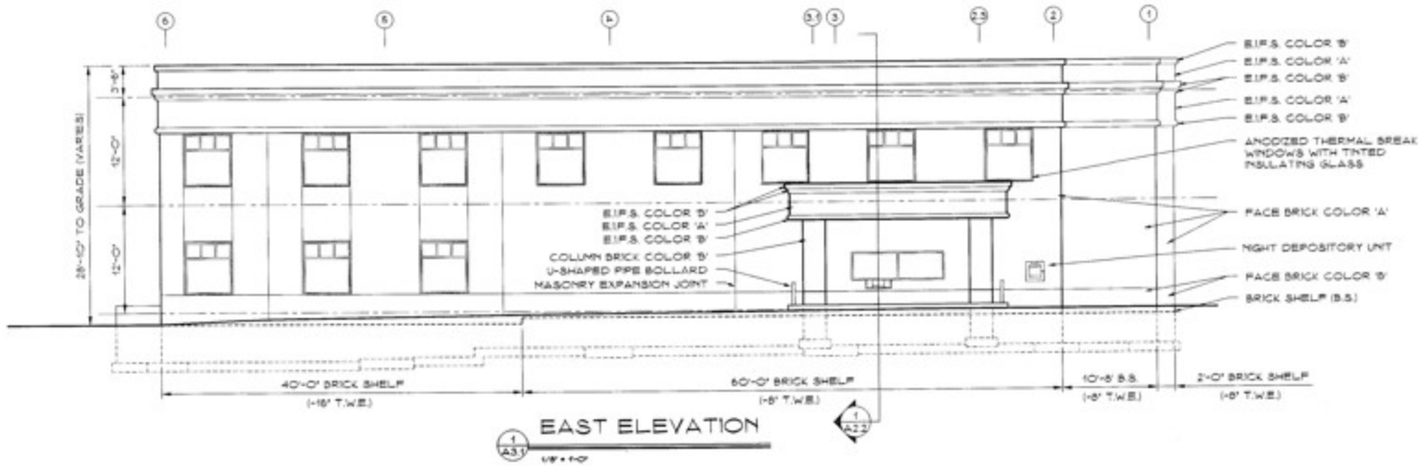
NORTH

APARTMENT CONVERSION
FOUR RIVERSIDE AVENUE BRISTOL, CT
FOR 4-RIVERSIDE AVENUE LLC

© boe studio architects 2026

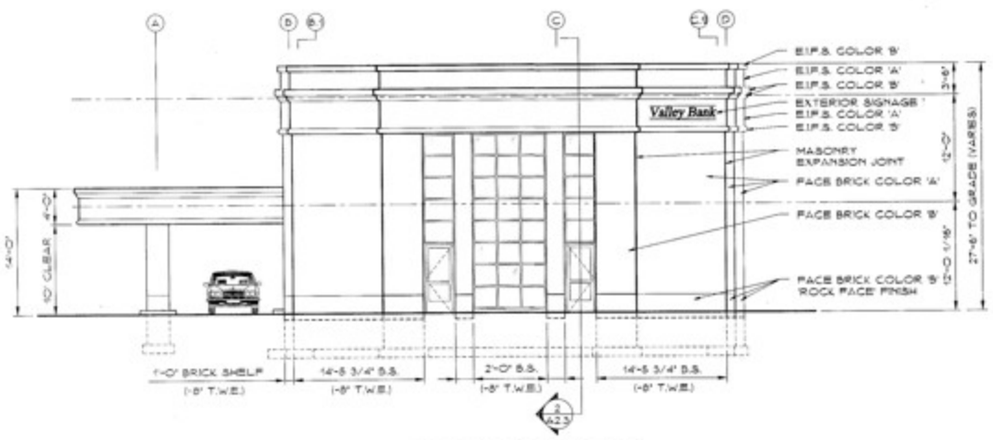
BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/ FAX 860-307-6816

Elevation Drawings



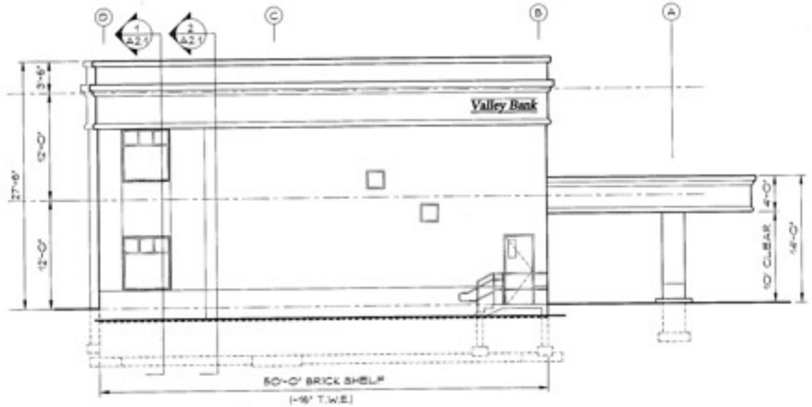
EAST ELEVATION

1/8" = 1'-0"



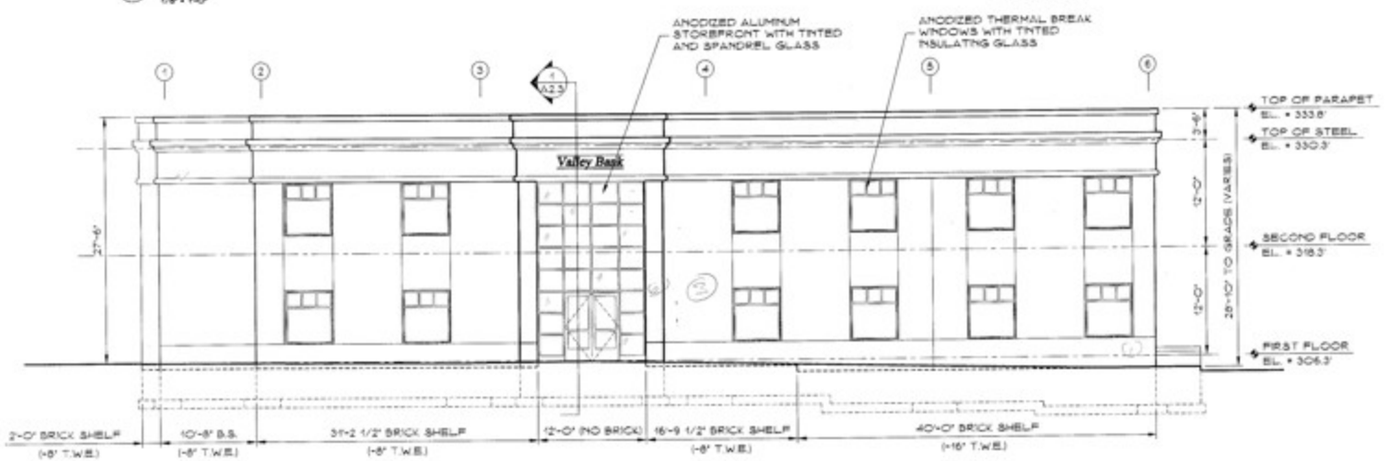
NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

PROGRESS PRINT
DATE 10-1-99

GENERAL NOTES:

T.W.E. = TOP OF FOUNDATION WALL ELEVATION (EQUAL TO FINISH FLOOR ELEVATION)

B.S. = BRICK SHELF. BRICK SHELF SIZE IS MEASURED VERTICALLY FROM THE TOP OF FOUNDATION WALL DOWN.

REFER TO FLOOR PLANS (A1.1 / A1.2) FOR LOCATIONS OF ALL MASONRY EXPANSION JOINTS.

REVISIONS
ISSUE LOG

PRELIMINARY: 30 APR. 1999

REV. 17 MAY 99 - C.O.B. REV.#1 11 MAY 99

REV. 27 MAY 99 - VER. #13

* THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
# INDICATES NO REVISIONS WERE MADE TO THIS SHEET

ASSOCIATED ARCHITECTS P.C.
10 SPRING LANE * FARMINGTON, CT * 06032 * (860) 677-2803

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.

STRUCTURAL ENGINEER:

HALLSEY ENGINEERING ASSOCIATES, INC.
76 BEAVER ROAD
WETHERSFIELD, CONNECTICUT 06109-2201
(860) 563-8153

DEVELOPER:

MASTER BUILDERS SINCE 1924
CARPENTER COMPANIES

NEW VALLEY BANK FACILITY AT:

STONEY BROOK COMMONS
4 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT

OWNER:
CARPENTER REALTY COMPANY, INC.

ASSOCIATED ARCHITECTS P.C. PROJECT NO. 98038

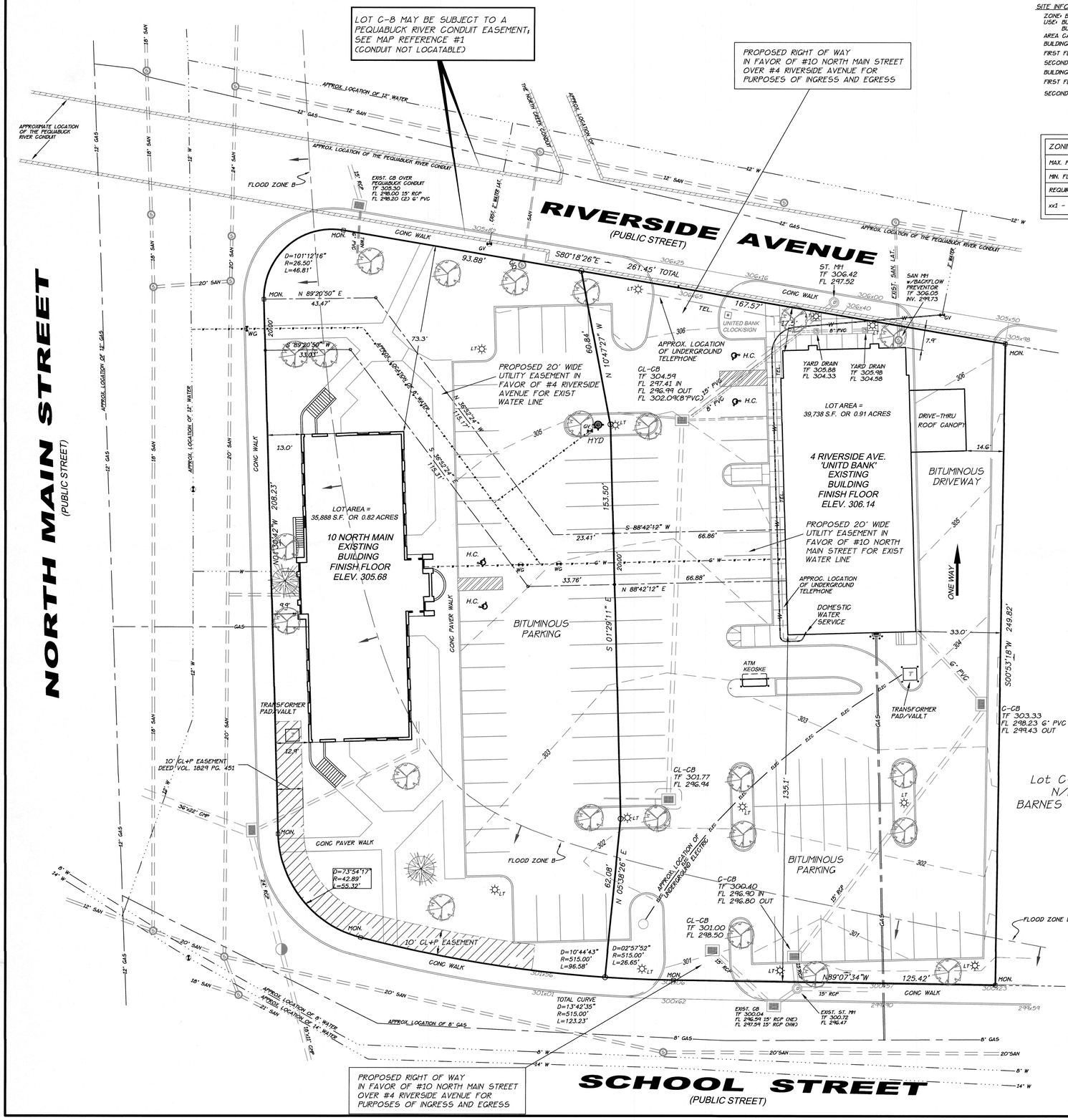
BUILDING ELEVATIONS

DATE: 21 SEPT. 1999
SCALE: 1/8" = 1'-0"
DRAWN: JD
CHECKED: CRN

A3.1

CAD:
C:/PROJECTS/98038/80388LEVA31

Subdivision Map



SITE INFORMATION:

ZONE: BD- DOWNTOWN BUSINESS ZONE
USE: BUILDING #10 NORTH MAIN MEDICAL
BUILDING #4 RIVERSIDE BANK FACILITY WITH DRIVE-UP WINDOW
AREA CALCULATIONS:
BUILDING # 10 NORTH MAIN: 9,994 SF/GFA TOTAL
FIRST FLOOR: 4,997 SF/GFA
SECOND FLOOR: 4,997 SF/GFA
BUILDING # 4 RIVERSIDE: 11,067 SF/GFA TOTAL
FIRST FLOOR: 5533 SF/GFA (5000 SF/GFA NET OF ELEVATOR / STAIR (NORTH SIDE OF BUILDING)
SECOND FLOOR: 5533 SF/GFA (5000 SF/GFA NET OF ELEVATOR / STAIR) (NORTH SIDE OF BUILDING)

PARKING CALCULATIONS:

BUILDING # 10 NORTH MAIN:
FIRST FLOOR: MEDICAL/3.5 SPACES/1000SF/GFA = 4,997 SF/GFA = 18 SPACES
SECOND FLOOR: MEDICAL/3.5 SPACES/1000SF/GFA = 4,997 SF/GFA = 18 SPACES

BUILDING # 4 RIVERSIDE:
FIRST FLOOR: BANK/3.5 SPACES/1000SF/GFA = 5533 SF/GFA = 20 SPACES
SECOND FLOOR: BANK/3.5 SPACES/1000SF/GFA = 5533 SF/GFA = 20 SPACES

TOTAL PARKING REQUIRED: 76 SPACES
TOTAL PARKING PROVIDED: 95 SPACES
(91) 9'x18' SPACES
(4) 15'x18' HANDICAP ACCESSIBLE SPACES

ZONING INFORMATION (ZONE BD)	REQUIRED	#10 NORTH MAIN ST.	#4 RIVERSIDE AVE.
MAX. FRONT YARD ON A CITY STREET (RIVERSIDE AVENUE)	10 FT.	12.9 FT.	7.9 FT.
MIN. FLOOR - AREA - RATIO (BASED ON DECIMAL % OF 100) (xx)	40% MIN	27.85% EXIST / 27.85% PROP	27.85% EXIST / 27.85% PROP
REQUIRED PARKING SPACES	76 TOTAL	36 REQ / 45 PROVIDED	40 REQ / 45 PROVIDED
xx1 - SEE VARIANCE LISTED BELOW			

FROM MAP REFERENCE #1

20 10 0 20 40 60
Scale in Feet

APPROVAL DATES:

APPLICATION #1657 - SPECIAL PERMIT FOR BANK WITH DRIVE-UP WINDOW ON THE SOUTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET, ASSESSORS MAP 30, LOT C-8, BD (DOWNTOWN BUSINESS) ZONE, VALLEY BANK APPLICANT. APPROVED 16 JUNE, 1999.

APPLICATION #3293 - VARIANCES OF: (A) MAX. 10' FRONT YARD, (B) MIN. 75% AREA OF FIRST FLOOR, STREET FACING BUILDING FACADE CONSISTING OF DISPLAY WINDOWS AND ENTRANCE DOORS, (C) MIN. FLOOR AREA RATIO OF .4, (D) MIN. 10' SETBACK OF PARKING FROM FRONT LINE, TO CONSTRUCT A BANK WITH A DRIVE-UP WINDOW ON THE NORTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET. APPROVED 10 JUNE, 1999.

MAP REFERENCES :

1. "MAP OF LOT #C-8 SHOWING PARCELS A AND B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=40'. JULY 14, 1977." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
2. "MAP OF LOT #C-8 SHOWING PARCEL B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=20'. JANUARY 28, 1986. CL+P EASEMENT." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
3. "IMPROVEMENT LOCATION SURVEY - ASBUILT, STONEY BROOK COMMONS, 4 RIVERSIDE AVENUE + 10 NORTH MAIN STREET BRISTOL, CONNECTICUT SCALE:1"=20'. DECEMBER 14, 1999. R.R. HILTBRAND ENGINEERS + SURVEYORS." RONALD H. DUFOUR - L.S. #12319

GENERAL NOTES :

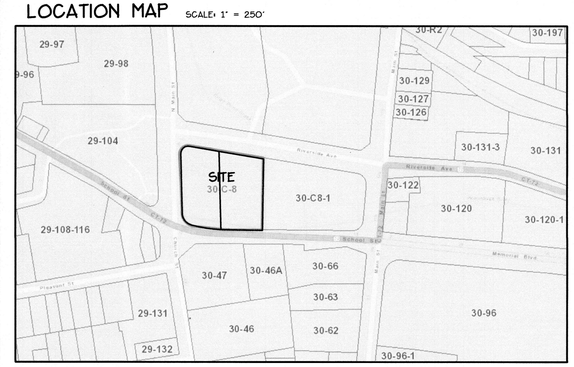
1. TOTAL AREA = 75,626 S.F. OR 1.736 ACRES
   #10 NORTH MAIN STREET AREA = 35,888 S.F. OR 0.824 ACRES
   #4 RIVERSIDE AVENUE AREA = 39,738 S.F. OR 0.912 ACRES
2. ZONE = BD-1 DOWNTOWN BUSINESS
3. ASSESSORS REFERENCE = MAP 30 LOT C-8
4. DEED REFERENCE = VOL 1636 P 1250
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY ORIGINAL SURVEY (PROPOSED LOTS)
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. EXISTING TOPOGRAPHY BASED ON MAP REFERENCE #3 DATUM AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.
10. BUILDING LINES ARE NOT APPLICABLE EXCEPT FOR A 10 FOOT MAXIMUM FRONT YARD.
11. LOT IS SUBJECT TO A CL+P EASEMENT, VOL 829 P 451.
12. LOT IS SUBJECT TO COVENANTS AND RESTRICTIONS ASSOCIATED WITH AN AGREEMENT BETWEEN THE BRISTOL REDEVELOPMENT AGENCY AND THE CARPENTER REALTY CO., VOL 676 P 972 AND VOL 676 P 676
13. PORTIONS OF THE SUBJECT PROPERTY ARE IN A "ZONE B - 100 YEAR FLOOD CONTAINED IN CULVERT" ZONE. FEMA CITY OF BRISTOL. FIRM MAP 090023 PANEL 0006. HARTFORD COUNTY

LEGEND

- STORM PIPE 15" RCP — MONUMENT
- GAS MAIN / LATERAL
- ELECTRIC SERVICE LINE (SIZE) ELEC
- CATCH BASIN
- LT LIGHT STANDARD
- WATER MAIN / LATERAL — APPROX. LOCATION OF 12" WATER
- SANITARY MAIN / LATERAL — 12" SAN
- EXISTING GROUND CONTOUR 306
- 306x00 SPOT ELEVATION
- FIRE HYDRANT
- WATER GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE

LOCATION MAP

SCALE: 1" = 250'



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

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

DUFOUR SURVEYING LLC

SUBDIVISION MAP

PREPARED FOR: SUNSET HILL RESTORATION

LOT C-8 #10 NORTH MAIN STREET + #4 RIVERSIDE AVE BRISTOL, CONNECTICUT

SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 4-17-2016	JOB NO.: 16-24	FILE NO.: \16-24

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

8-24 Referral to Planning

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

June 10, 2026

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on June 9, 2026 it was voted to refer the Centre Square North Main Street property, identified as Parcel 30-3, to the Planning Commission for completion of a C.G.S. §8-24 report, and to the Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

Very truly yours,

Erica Cabiya

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Justin Malley, Director of ECD Dept.
Noelle Bates
Jeffrey Steeg, Asst. Corporation Counsel

Bristol CONNECTICUT All Heart™

Economic & Community Development Department | 860.584.6185

June 8, 2026

Robert Flanagan
City Planner/PW Land Use
City Hall
111 N. Main Street
Bristol, CT 06010

Re: Centre Square North Main Street Property, Parcel 30-3

Dear Robert,

The following motion was unanimously passed by the ECD Board at their Regular Meeting on Thursday, June 4, 2026. The motion is being provided for your reference for the Planning Commission on behalf of the ECD Board regarding the completion of the C.G.S. 8-24 Report.

Motion to recommend Mayor Ellen Zoppo-Sassu, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Carrier Construction Inc. or its assigns for the sale and redevelopment of the Centre Square North Main Street property, identified as parcel 30-3 on the City land records, for the purchase price of $250,000 to construct a mixed-use development that includes up to an approximately 97,200 square foot mixed-use building featuring up to six floors, approximately 5,000 square feet of retail space, up to 70 apartments, and structured parking on the ground level.

Further, pending the legal acquisition of the Centre Square North Main Street property identified as parcel 30-3 by Carrier Construction, Inc. or its assigns for purposes of developing up to an approximately 97,200 square foot mixed-use building, to approve the following tax abatement schedule:

- Construction Year #1 (period to begin immediately following property closing): 100% real property tax abatement attributable to the value of property improvements.
- Construction Year #2: 100% real property tax abatement on the value of property improvements.
- Construction Year #3: 100% real property tax abatement on the value of property improvements.

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

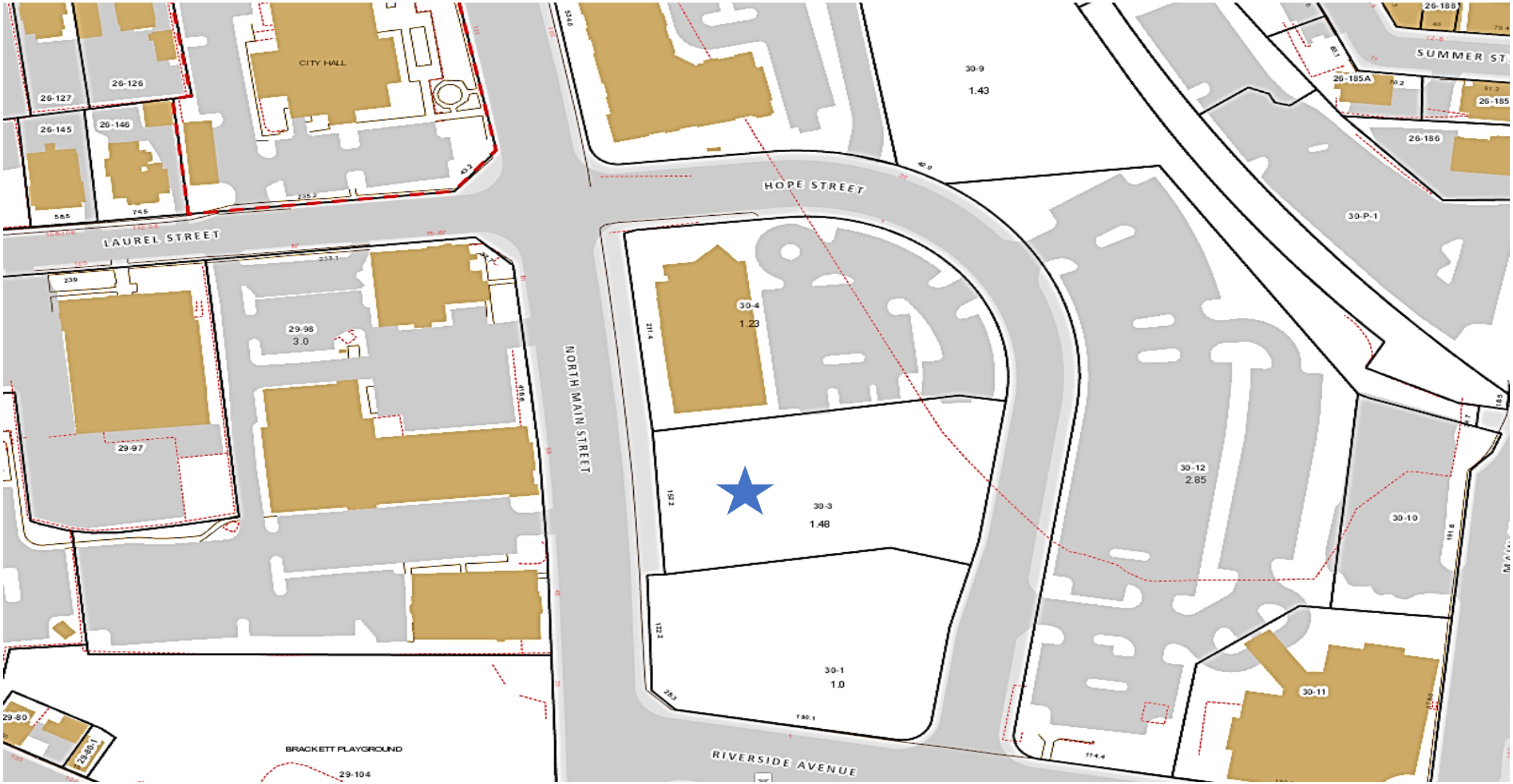
- Year #1 (period to begin following issuance of a certificate of occupancy): 100% real property tax abatement on the value of improvements
- Year #2: 100% real property abatement on the value of improvements.
- Year #3: 50% real property abatement on the value of improvements.
- Year #4: 40% real property abatement on the value of improvements.
- Year #5: 30% real property abatement on the value of improvements.
- Year #6: 20% real property abatement on the value of improvements.
- Year #7: 10% real property abatement on the value of improvements.

I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

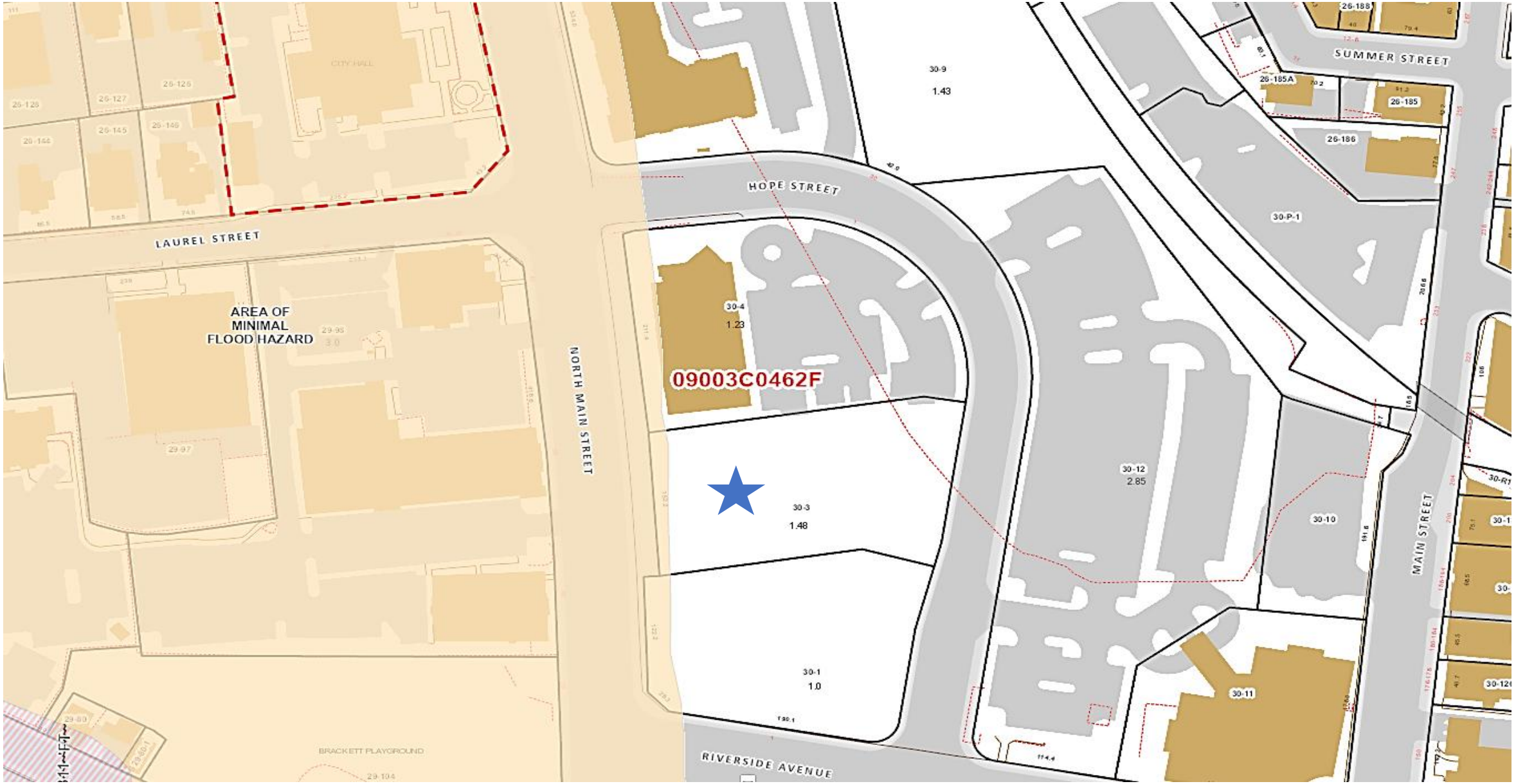
Best regards,

Justin Malley
Director
Economic & Community Development Department
City of Bristol

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



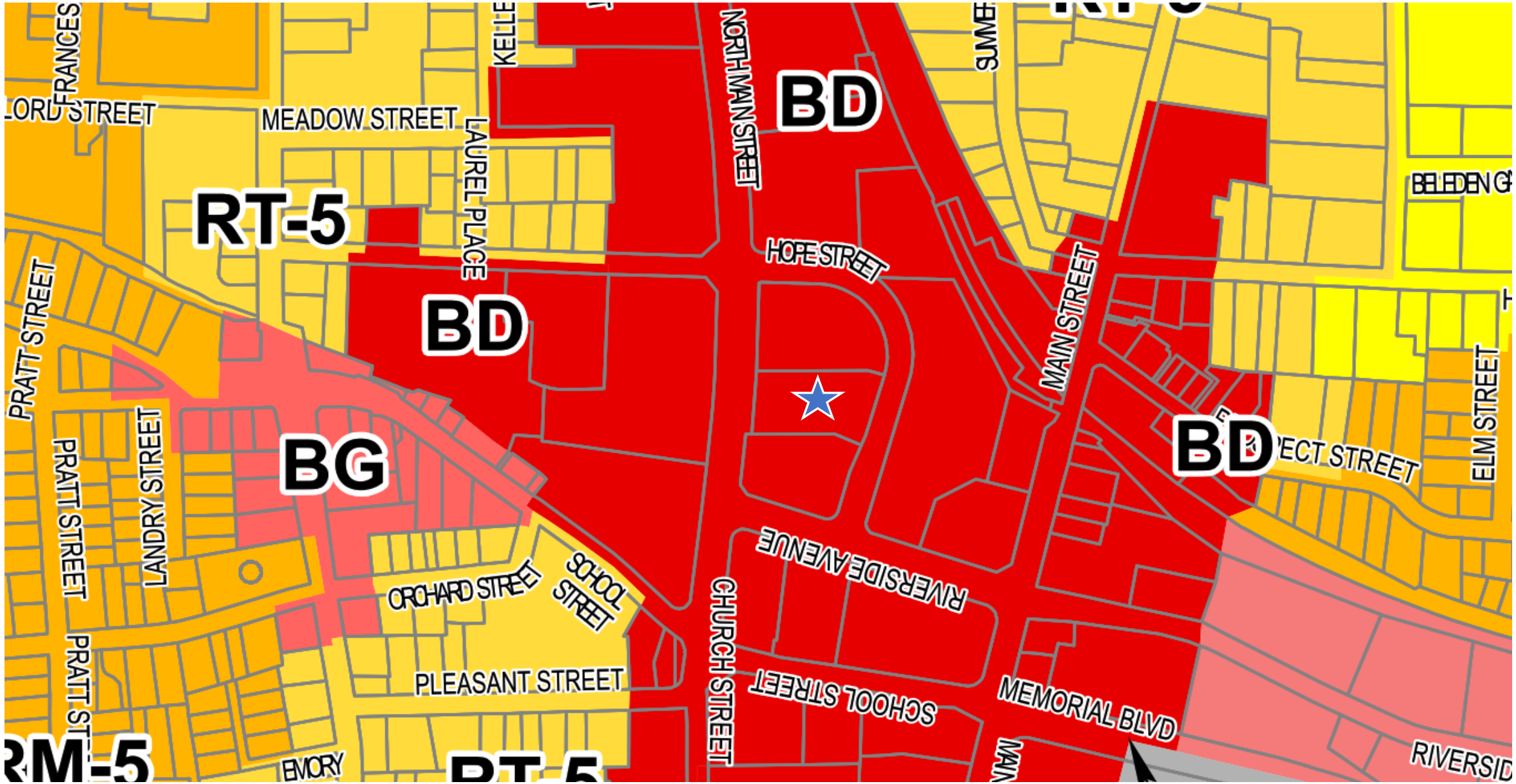
Lot 3 North Main Street – Location
Map 30, Lot 3



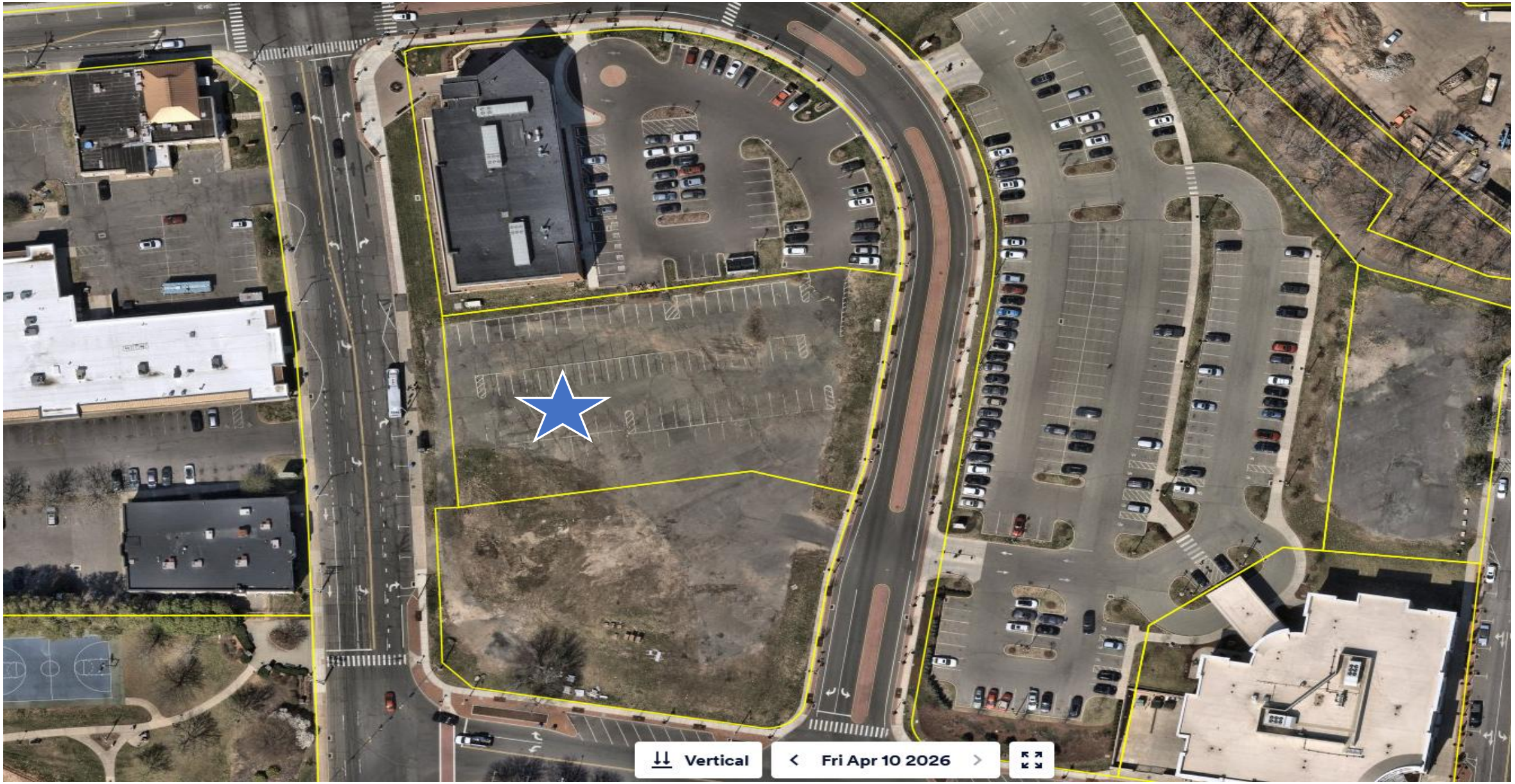
Lot 3 North Main Street – Floodplain
Map 30, Lot 3



Lot 3 North Main Street – Topography
Map 30, Lot 3



Lot 3 North Main Street – Zoning BD – (Downtown Business) zone
Map 30, Lot 3



Lot 3 North Main Street – Aerial 2026
Map 30, Lot 3

Application #424

Phase 2 16 Lot Subdivision

Request for
(5) year Extension
To 2031

ANDRE D. DORVAL
ATTORNEY AT LAW

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

June 8 , 2026

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, City Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision/Redstone Hill Road, Bristol, CT
Application No. 424

Dear Gentlemen:

As you may recall the Bristol Planning Commission granted a conditional subdivision approval in reference to the Blossom Estates 18-lot subdivision located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 under Application No. 424. On July 18, 2022 the Bristol Planning Commission granted final approval for Phase 1 of the development which contains Lot 1 and Lot 18 of the development.

On February 25, 2025 the Planning Commission granted final subdivision approval for Phase 2 of the subdivision which comprises Lots 2-17 of the development. Connecticut General Statute 8-26C states that all work within a subdivision should be completed within five years after the approval of the Planning Commission for such subdivision unless the commission extends the time period within which the subdivision is to be completed. Connecticut General Statute 8-26C(b) authorizes the Planning Commission to extend the time period for an additional five year term. In view of the fact we are approaching the end of the initial five year time period, I would respectfully request that the Planning Commission, pursuant to Connecticut General Statute 8-26C(b) extend the time period for the completion of all work within the subdivision for an additional five year time period. I would like to point out that under Connecticut General Statute 8-26C(e)(2) if subdivision approval had been granted just three months earlier the time period for completion of the subdivision would be fourteen years.

I would greatly appreciate it if you would be kind enough to place this matter on the agenda for the June 22, 2026 Planning Commission meeting.

Very truly yours,

ANDRE D. DORVAL

ADD/mmc

ANDRE D. DORVAL, ESQ.
17 RIVERSIDE AVENUE • P.O. BOX 756 • BRISTOL, CONNECTICUT 06011-0756
TELEPHONE (860) 589-3136 • FAX (860) 582-5504

For Office Use Only	
APPLICATION NO.	424
DATE FILED:	6-8-21
DECISION DATE:	
DECISION:	

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

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

Name of the Subdivision (if any): _____

Address or Location of the Subdivision: 505-545 Redstone Hill Road, Bristol, CT

Assessor's Map No.: 2 Assessor's Lot No.(s): 133, 133-1, 133-2, 133-3 Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 14.12 Ac No. of Lots in the Subdivision: 18

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

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

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

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

APPLICANT (If more than one, list each separately)

Name: 505-545 Redstone Hill Road LLC

Address: 75 Neal Court City: Plainville State: CT Zip: 06062

Telephone No.: 860-777-7575 E-Mail: _____

Signature: C. B. *Signature – (Printed/Typed)* Charles Barzee

CHECK ONE: [ ] owner [X] other (specify): Purchaser-Developer

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

Name: Arlene Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-877-2699 E-Mail: _____

Signature: Arlene Jagielski *Signature – (Printed/Typed)* Arlene Jagielski

The following shall be included as part of this application:

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

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

BPC – 08/17

For Office Use Only
APPLICATION NO. 424

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 505-545 Redstone Hill Road, Bristol, CT 06010

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

The Bristol Inland Wetlands Commission at its May 5, 2021 meeting approved the proposed subdivision subject to its standard conditions (Application #1915)

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: Donald Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-877-2699 E-Mail: _____

Signature: Donald Jagielski Signature – (Printed/Typed) Donald Jagielski

Name: Regina S. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature: Regina S. Roy Signature – (Printed/Typed) Regina S. Roy

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Andre D. Dorval, Esquire

Address: 17 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-3136 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 424

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

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: Paul G. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature: Paul G. Roy Signature – (Printed/Typed) Paul G. Roy

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Harry E. Cole & Son

Address: 876 South Main Street City: Plantsville State: CT Zip: 06479

Telephone No.: 860-628-4484 E-Mail: _____

08/17 - LUO

ATTACHMENT TO PLANNING & ZONING APPLICATION

Property Owners:

Parcel 02-133 & 02—133-3
Arlene Jagielski & Regina S. Roy

Parcel 02-133-1
Donald & Arlene Jagielski and
Paul G. and Regina S. Roy

Parcel 02-133-2
Arlene Jagielski & Regina S. Roy

ANDRE D. DORVAL
ATTORNEY AT LAW

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE (860) 589-3136
FAX (860) 582-5504
E-MAIL: andre.dorval@snet.net

July 21, 2021

Mr. William Veits, Chairman
Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

RE: Subdivision Application #424
505-545 Redstone Hill Road, Bristol, CT

Dear Chairman Veits:

On behalf of the applicant, 505-545 Redstone Hill Road, LLC, I hereby respectfully request, pursuant to Section 5.04 of the Bristol Subdivision Regulations, that the Planning Commission defer the installation of sidewalks along the northwesterly side of the proposed roadway known as Charlie's Way as well as along Redstone Hill Road.

This letter amends my prior communication of June 8, 2021 so as to include a request for a waiver of sidewalks along Redstone Hill Road.

Very truly yours,

Andre D. Dorval

ADD/cas

ANDRE D. DORVAL
ATTORNEY AT LAW

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE (860) 589-3136
FAX (860) 582-5504
E-MAIL: andre.dorval@snet.net

June 8, 2021

Mr. William Veits, Chairman
Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

Re: Subdivision Application #424
505-545 Redstone Hill Road, Bristol, CT

Dear Chairman Veits:

On behalf of the applicant, 505-545 Redstone Hill Road, LLC, I hereby respectfully request, pursuant to Section 5.04 of the Bristol Subdivision Regulations, that the Planning Commission defer the installation of sidewalks along the northwesterly side of the proposed roadway known as Charlie's Way.

Very truly yours,

ANDRE D. DORVAL

ADD/mmc

PRELIMINARY COST ESTIMATE

for PROPOSED RESIDENTIAL SUBDIVISION at
505-545 REDSTONE HILL ROAD, BRISTOL, CT

Prepared by
H.E. COLE & SON
Plantsville, CT
B.Bovee PE

DATE: July 26, 2021
JOB #: 2019

No.	Item	Quanity	Unit	Unit Cost	Cost
1	Roadway 28' Wide Bit Pvmt w/ Cul-de sac	2,655	SY	$ 45.00	$119,475
2	Bit Curbing	1,228	LF	$ 2.50	$3,070
3	Pre-cast Conc. Curbing	296	LF	$ 15.00	$4,440
4	4' Wide Conc. Sidewalk	1,538	LF	$ 25.00	$38,450
4a	Reinforced Driveway Crossing	16	Each	$ 500	$8,000
5	Storm Drainage				
5a	24" HDPE Pipe	13	LF	$ 45	$585
5b	18" HDPE Pipe	346	LF	$ 40	$13,840
5c	15" HDPE Pipe	420	LF	$ 35	$14,700
5d	12" HDPE Pipe	36	LF	$ 30	$1,080
5e	18" Flare End w/ Rip-Rap	1	Each	$ 1,200	$1,200
5f	24" Flare End w/ Rip-Rap	1	Each	$ 1,400	$1,400
5g	Outlet Control Structure	1	Each	$ 2,000	$2,000
5h	Storm Manholes	3	Each	$ 2,000	$6,000
5i	Catch Basins	7	Each	$ 1,750	$12,250
5j	Stormwater Management Area (20,000 SF)	1	Each	$ 12,500	$12,500
5k	Rip-Rap Overflow	165	SF	$ 4.00	$660
5l	Stone Level Spreader	900	SF	$ 5.00	$4,500
5m	5' Chain Link Fencing	605	LF	$ 12.00	$7,260
5n	Ornamental Fencing	136	LF	$ 18.00	$2,448
5o	12' Wide Access Gate	1	Each	$ 1,000	$1,000
5p	Water Quality Depression (1,340 SF)	1	Each	$ 1,500	$1,500
5r	Stone Overflow	290	SF	$ 4.00	$1,160
6	Sanitary Sewer				
6a	Manholes (doghouse type connection)	1	Each	$ 3,000	$3,000
6b	Manholes (doghouse type connection)	7	Each	$ 2,250	$15,750
6c	8" PVC Pipe	849	LF	$ 35.00	$29,715
6d	8" PVC Pipe (within Redstone Hill Road)	25	LF	$ 45.00	$1,125
6e	Service conection (wye and 6" PVC Pipe to cap)	16	Each	$ 1,200	$19,200
7	Water				
7a	8" DIP Pipe	733	LF	$ 35.00	$25,655
7b	6" DIP Pipe	16	LF	$ 32.00	$512.00
7c	Connection to main	1	Each	$ 1,500	$1,500
7d	Hydrants	2	Each	$ 1,200.00	$2,400
7e	8" Gate Valves	2	Each	$ 1,200.00	$2,400
7f	6" Gate Valves	2	Each	$ 1,000.00	$2,000
7g	8"x6" Tees	2	Each	$ 900.00	$1,800
7h	Service conection (service tap, shut off & pipe)	16	Each	$ 1,250.00	$20,000
8	Street Trees	17	Each	$ 400.00	$6,800

9	Sedimenation & Erosion Control					
9a	Stone Mud Drop Pad	1	Each	$	1,000.00	$3,000
7b	Synthetic Siltation Fencing	970	LF	$	4.00	$3,880
7c	CB Protection at structure	10	Each	$	45.00	$450
	Sub total					$396,705
	Contingency	15%				$59,506
	Estimated Cost					$456,211

From:
Sent: Friday, August 20, 2021 10:37 AM
To: Robert Flanagan; Andrew Armstrong
Subject: letter to planning commission application 424 sidewalks
Attachments: Letter to Planning App 424 Sidewalks.pdf

Attached, please find a letter of support for sidewalks along Redstone Hill Road and both sides of proposed Charlies Way.

Please include this testimony for Application 424 to be heard at the Regularly Scheduled Planning Commission Meeting on Wednesday, August 25, 2021.

Thank you in advance.

-William J. Cunningham, P.E., F.ASCE
64 Silo Road
Bristol

City of Bristol Planning Commission
Reference Application 424 – Subdivision at 505-545 Redstone Hill Road

Members of the Commission:

Please consider this letter to be in support of sidewalks on the Redstone Hill Road frontage and **BOTH SIDES** of proposed Charlies Way, as referenced in First Review Comments by both Engineering/Public Works [Item 6] and City Planner [Item 4], attached for reference.

This letter is also to encourage you to deny the request by Attorney Dorval to "...defer the installation of sidewalks along the northwesterly side of the proposed roadway known as Charlie's Way", attached for reference. Sidewalks need to be provided on both sides of the proposed road, as it is not desirable to have pedestrians cross the road to get to a sidewalk on the opposite side.

Existing sidewalks in the proposed development area are severely lacking. There have been many times that pedestrians have been seen walking on the existing grass along Redstone Hill Road or even on the Redstone Hill Road pavement itself.

The addition of sixteen houses in this proposed subdivision could significantly increase the foot traffic along this stretch of road. Sidewalks would provide the needed safe travel way for pedestrians.

Redstone Hill Road is a very heavily trafficked road. As is reported in the traffic report by F.A. Hesketh & Associates, the October 2009 maximum peak hour volume of traffic is 743 vehicles per hour, which corresponds to 12.4 vehicles passing along this stretch every minute.

The addition of a sidewalk on the Redstone Hill Road frontage will connect to the existing sidewalk on the adjacent western edge of the site [near Wanda Drive]. The addition of a sidewalk along the Redstone Hill Road frontage, however, will terminate short of the existing sidewalk on the adjacent eastern side of the site [DiPietro Lane].

Therefore, I challenge the Planning Commission to require the developer of this subdivision to extend the proposed sidewalk on Redstone Hill Road in front of 561 and 593 Redstone Hill Road, and connect it to the existing sidewalk at DiPietro Lane. This distance is approximately 300 feet long, and would ensure a single, connected sidewalk from Wanda Drive to DiPietro Lane.

Thank you for your consideration in this matter, and I look forward to the Commission requiring sidewalks where the Regulations require them.

Sincerely,

William J. Cunningham

William J. Cunningham, P.E., F.ASCE
65 Silo Road
Bristol

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 423

SITE PLAN: Subdivision – 18 Lots – 505-545 Redstone Hill Rd
Plan dated May 24, 2021; *First Review 7/8/21*

ENGINEERING/PUBLIC WORKS (Nancy Levesque):

1. Right of Way shall be 50' in width. Revise areas/setbacks/bearings as needed.
2. Side yards are drawn as 10' and labeled as 15'.
3. Verify setbacks for lots 16 and 17.
4. Indicate proposed monumentation on subdivision map.
5. Utility easements are drawn as 20' and are labeled as 15'. Deed restrictions shall be placed on the utility and drainage easements to prevent the construction of fences and sheds and to limit plantings over the pipes.
6. Indicate sidewalks along the Redstone Hill Road frontage and on both sides of Charlies Way.
7. Plan Profile Note #18 contradicts the note regarding footing drains near the Plan portion of the sheet. Indicate footing drain and roof drain discharges. Blind connections into the storm drainage system are not permitted.
8. Prepare a subdivision bond estimate for Engineering to review.
9. Revise the detail of the sidewalk to reflect Bristol City Standards of a 4' wide, 6" thick walk on and 8" subbase reinforced with 6 x 6 No. 6 wire fabric.
10. Revise the standard road section to reflect Bristol City Standards. Granite or pre-cast concrete curbing is required for all radii less than 75'.
11. For a permanent dead end with length between 650-100', the required pavement width is 28' and the turnaround pavement diameter is 84'. Indicate dimensions on the plans.
12. Provide an intersection grading plan. Cross slopes at intersections with streets having profile grades in excess of three percent shall be tipped.
13. Indicate sight lines for the intersection.
14. Provide a detail of the chain link fence (black vinyl coated with top rail). Review Bristol fence regulations for limitations within the front yard. Shift the gate along Redstone Hill Rd to the west away from the utility pole and tree. Propose gate at the inlet from the maintenance easement. Maintenance access shall be no steeper than 15%.
15. Install a catch basin to the south of the emergency overflow, tying it into the existing catch basin on Redstone Hill Road.
16. Culvert A data does not match the pipe length or slope indicated on the plan. Revise outlet structure detail to indicate 28' of weir.
17. Insufficient area for equipment is proposed for the maintenance of the pond. Verify this design is not creating a dam per DEEP definitions.
18. Granite or pre-cast concrete curbing is required for all radii less than 75'.

19. Engineering recommends changing the proposed street name. Apostrophes are typically not used in street names. The one street in Bristol with an apostrophe does not have it indicated on the street sign or in the assessor's office. This could lead to confusion with emergency services, the postal office and deliveries.

20. An As-Built survey of the roadway and utilities shall be provided to Engineering prior to roadway acceptance. An As-Built of the detention area shall be included prior to the acceptance of the pond by the Stormwater Trust.

BUILDING/ZONING ENFORCEMENT (Rick Brown/Ed Spyros):

1. No comments.

CITY PLANNER (Robert Flanagan):

1. On cover sheet, indicate application number and if subdivision is approved, approval date; Wetland Agency approvals should also be listed in this area.

2. In table format, provide a Zoning Compliance chart listing all proposed lots and the easement areas associated with each lot and how each lot complies with the basic setback and lot size requirements of the Zoning Regulations. The chart shall also include the proposed Open Space parcel.

3. Add all setback requirements to sheets SD-1 & SD-2 by indicating graphically those designations on each lot. Staff would also encourage the applicant to review each lot for the proper setback requirements. Rear lots should also be examined as part of this compliance review and the setbacks of each of those lots and the associated access ways shall be labeled on the plan.

4. Sidewalks are shown on only one side of each of the proposed Charlie's Way; sidewalks should be shown of both sides of the street; a deferment request has been submitted by Attorney Dorval and will be reviewed by the Commission. Additionally, sidewalks need to be provided for Redstone Hill Road.

5. The applicant should address the lack of street trees on the plan. Enhancing the aesthetic of the proposed neighborhood should be given serious consideration and an appropriate street tree planting plan should be provided for review.

6. The Commission may require up to 15% of the land in the proposed subdivision to be dedicated as open space, parks or playgrounds. The applicant should offer comment on the "general character of the land" that is labeled open space on the plan and how this land will become an asset and not a liability.

   Most of the proposed area labeled open space will function as a drainage area with limited recreational value. Long-term provisions must be made for the permanent disposition of this area and the applicant should discuss with the Commission the options that are available under Section 5.09 of the Subdivision Regulations for the preservation of this land.

7. How will open space be marked in the field? If placards are used, the location of each placard should be depicted on the plan and an illustration (detail) should be provided for review.

8. The applicant should develop a planting plan for the open space area that will enhance the aesthetic of the neighborhood and provide screening for the adjacent parcels. Additionally, a maintenance schedule should accompany the planting plan that will guarantee the long-term viability of the plantings proposed.

9. Include note/labeling to indicate the existing shed within the proposed drainage easement area is to be removed.

10. Existing home at 505 Redstone Hill Road has:
    a. a non-conforming structure in the front setback that should be indicated/labeled on plan;
    b. an existing shed in the proposed rear yard; the setback distance for the shed should be indicated/labeled on the plan.

ANDRE D. DORVAL
ATTORNEY AT LAW

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE (860) 589-3136
FAX (860) 582-5504
E-MAIL: andre.dorval@snet.net

June 8, 2021

Mr. William Veits, Chairman
Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

Re: Subdivision Application #424
505-545 Redstone Hill Road, Bristol, CT

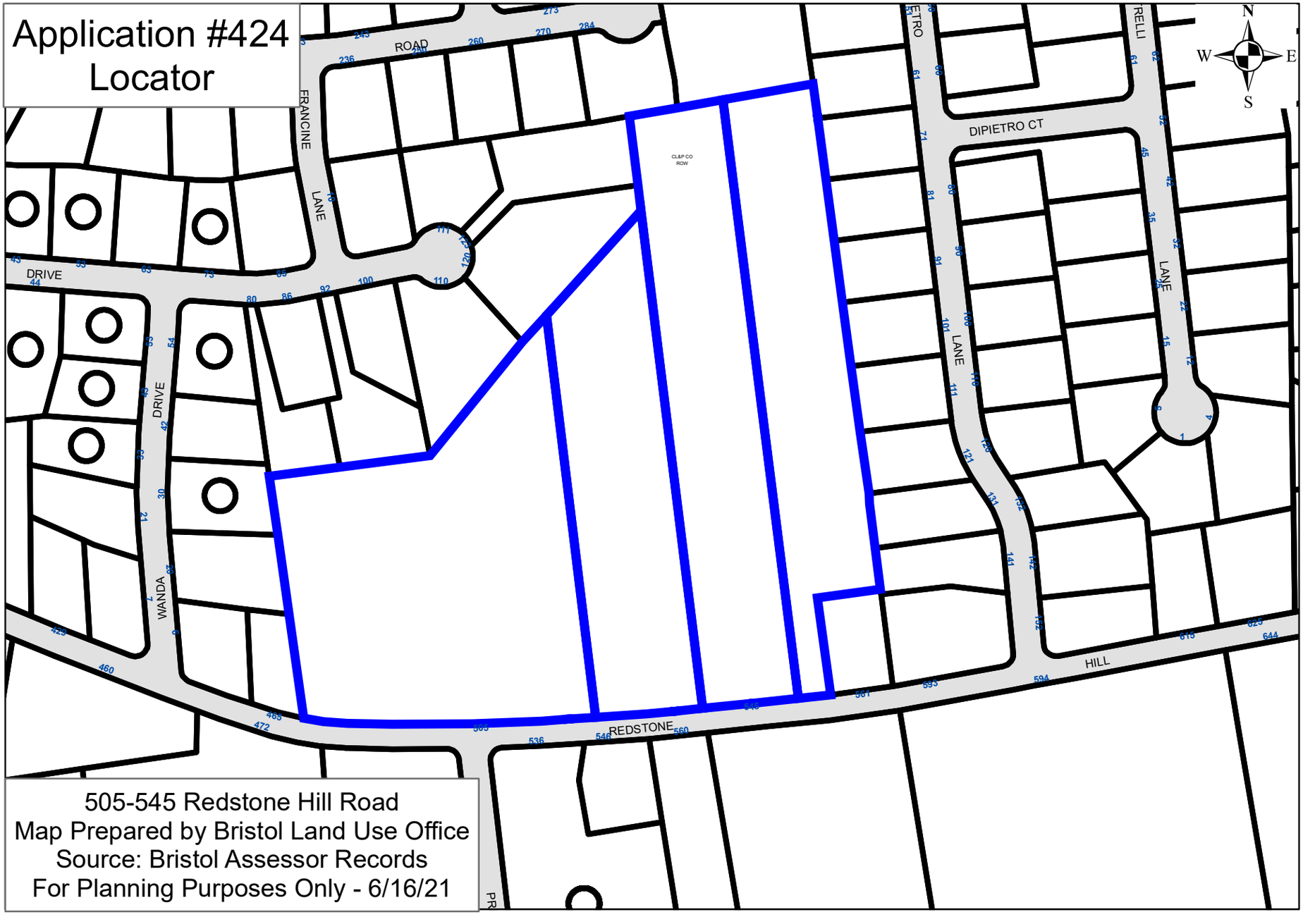
Dear Chairman Veits:

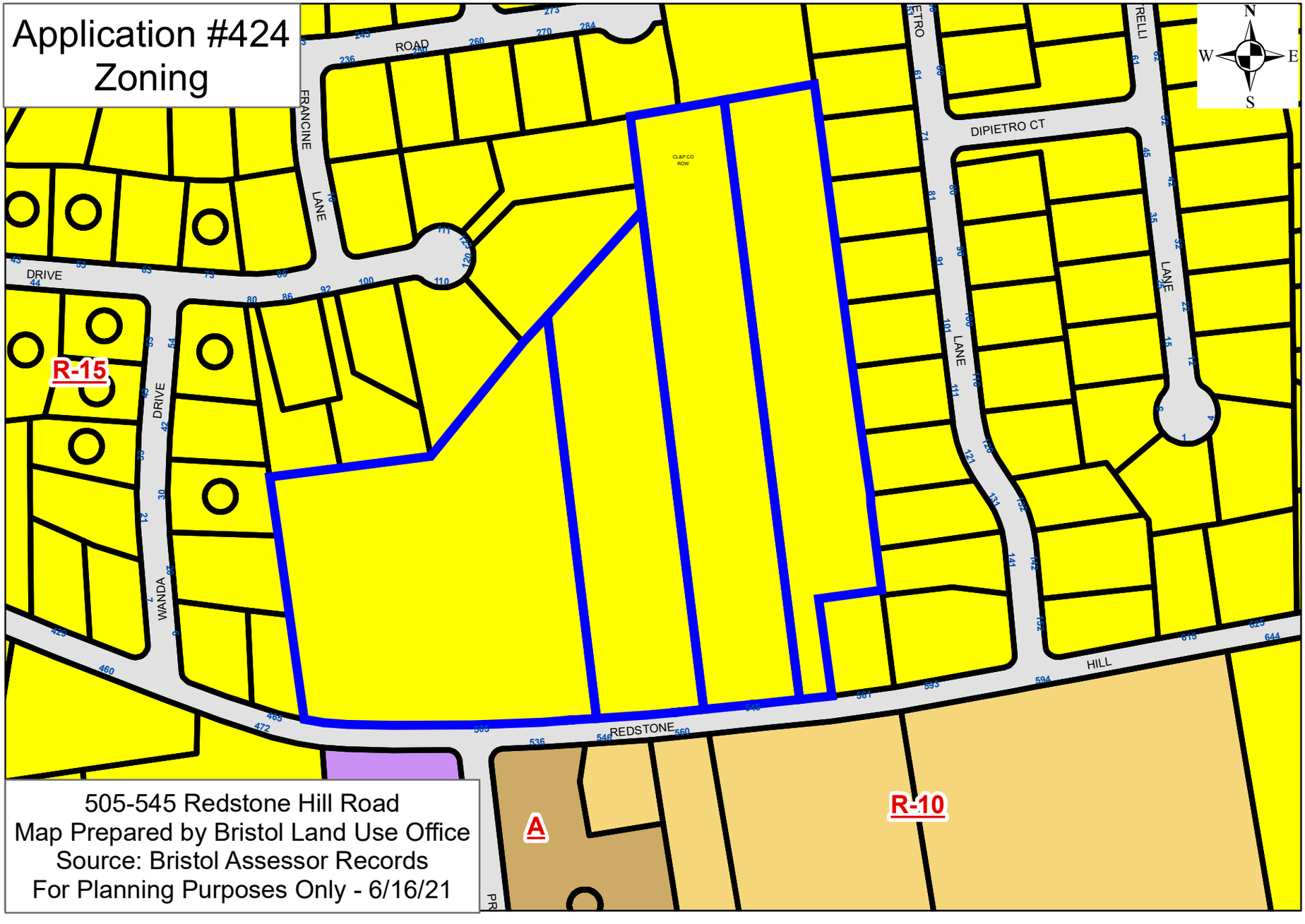
On behalf of the applicant, 505-545 Redstone Hill Road, LLC, I hereby respectfully request, pursuant to Section 5.04 of the Bristol Subdivision Regulations, that the Planning Commission defer the installation of sidewalks along the northwesterly side of the proposed roadway known as Charlie's Way.

Very truly yours,

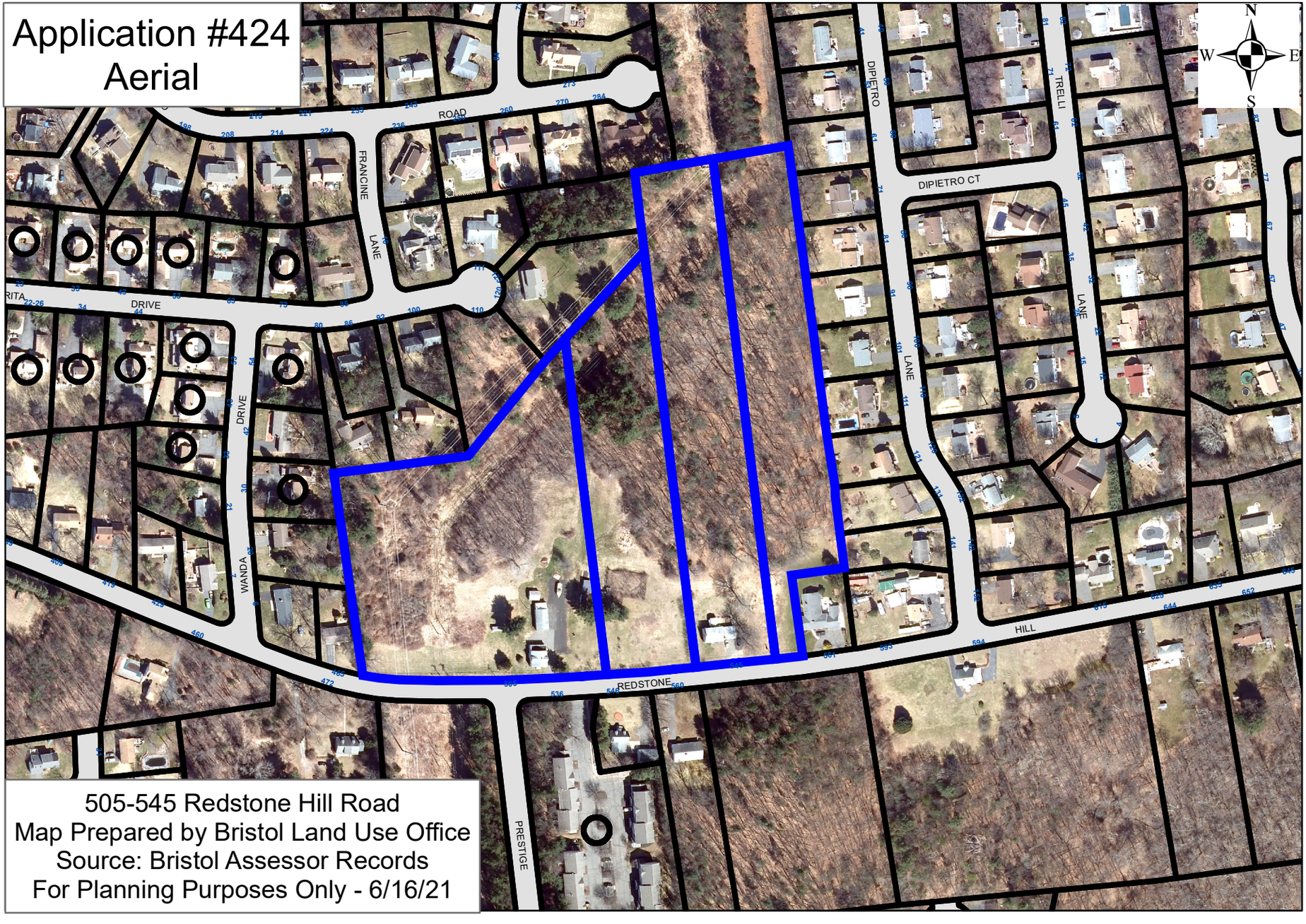
ANDRE D. DORVAL

ADD/mmc

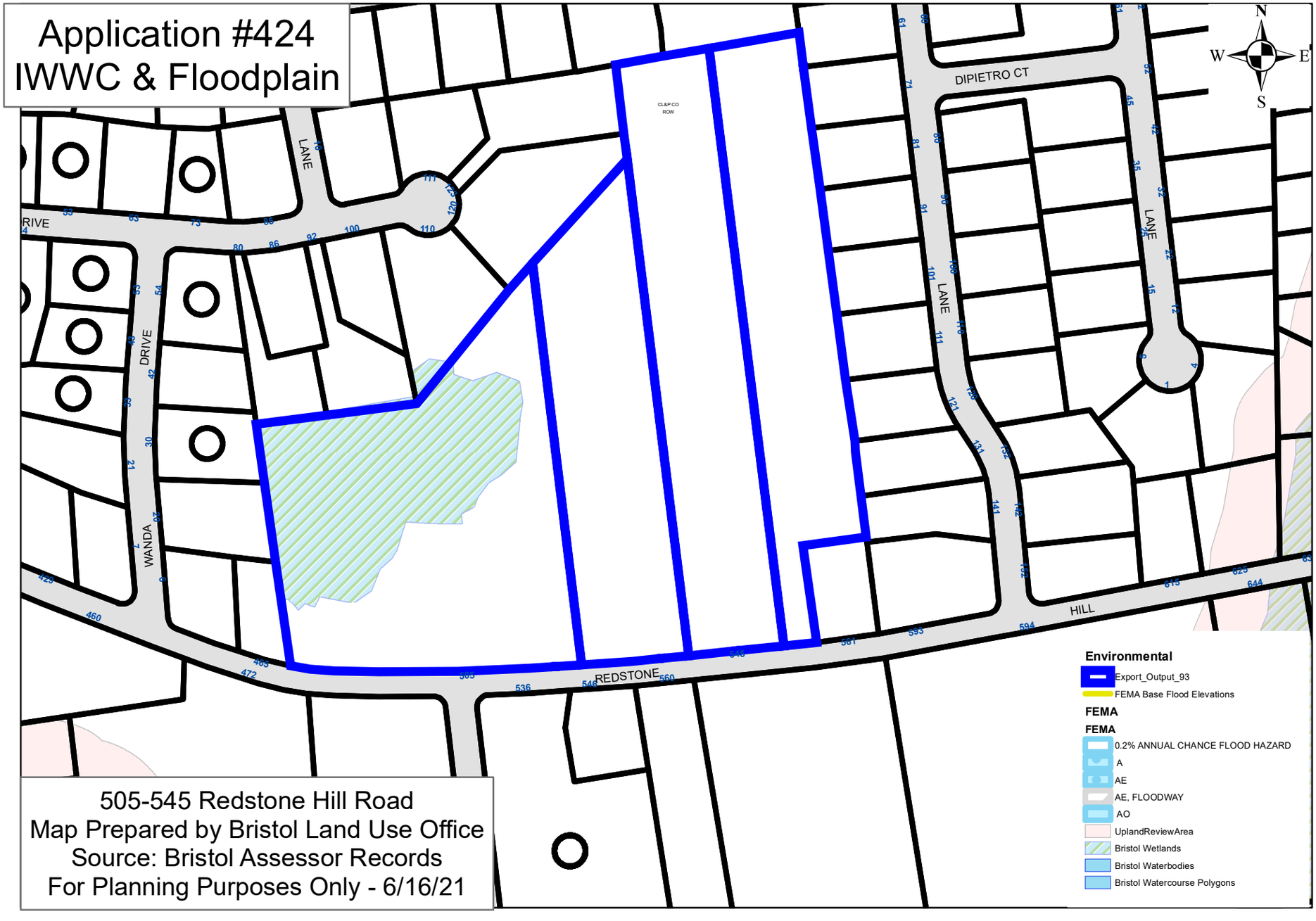

Application #424
Locator
FRANCINE
LANE
DRIVE
ROAD
DIPIETRO CT
LANE
LANE
DRIVE
WANDA
REDSTONE
HILL
CL&P CO
ROW
N
W
E
S
505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21


Application #424
Zoning
ROAD
FRANCINE
LANE
DRIVE
DIPIETRO CT
LANE
LANE
DRIVE
WANDA
HILL
REDSTONE
R-15
R-10
A
N
W
E
S
505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424
Aerial



505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21


Application #424
IWWC & Floodplain
DIPIETRO CT
LANE
DRIVE
WANDA
REDSTONE
HILL
CL&P CO
ROW
N
S
E
W
505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21
Environmental
Export_Output_93
FEMA Base Flood Elevations
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Bristol Watercourse Polygons

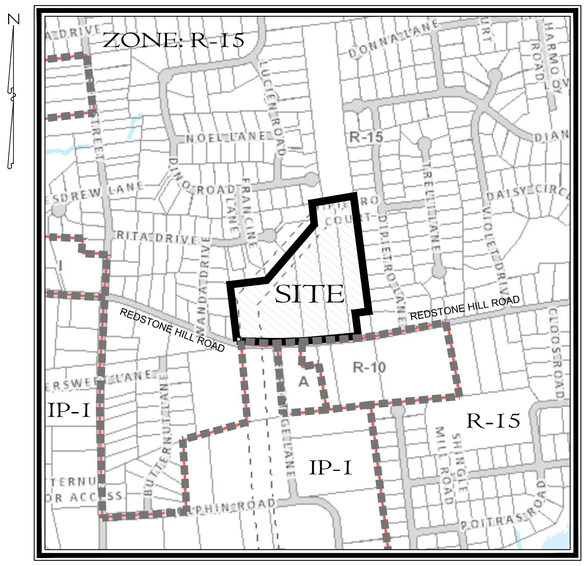
cole

engineering. surveying. planning.

Proposed Residential Subdivision

505-545 Redstone Hill Road

Bristol, Connecticut



KEY MAP

SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
SD1	Overall Subdivision
SD2	Subdivision Map
SD3	Subdivision Map
C1	Site Layout Plan
C2	Site Development Plan
P1	Plan & Profile - Charlies Way
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
D2	Details
D3	Details
DB1	Detention Basin Details
PH1	Photometric Plan

WETLANDS APPLICATION #1916 - APPROVED: MAY 5, 2021

PLANNING COMMISSION APPLICATION #424 - APPROVED: T.B.D.

Applicant:

505-545 Redstone Hill
Road, LLC
75 Neal Court
Plainville, CT 06062

Property Owner:

Parcel 02-133 & 02-133-3
Arlene Jagielski & Regina S Roy
10 Lucien Road
Forestville, CT 06010

Parcel 02-133-1
Donald & Arlene Jagielski & Paul G & Regina S Roy
120 Rita Drive
Bristol, CT 06010

Parcel 02-133-2
Arlene Jagielski & Regina S Roy
120 Rita Drive
Bristol, CT 06010

Consultants:

Engineering & Surveying
Harry E. Cole & Son
P.O. Box 44 - 876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484 Fax (860) 620-0196

Soil Scientist
Soil Resource Consultants
P.O. Box 752
Meriden, Connecticut 06450
Tel. (203) 634-3389

PREPARED FOR

505-545 Redstone Hill Road, LLC

February 22, 2021

Revision Table

03	Aug. 18, 2021	Revised per City Comments	
02	July 16, 2021	Revised per City Comments	
01	May 24, 2021	Miscellaneous Revisions	
	February 22, 2021	First Submittal Set	#2019

DRAWING NAME: P:\Land Projects\2019\5-Trod Across Construction, LLC (14 + Ares Parcel, Redstone Hill Road, Bristol CT\dwg\2019 - 5 - existing.dwg LAYOUT: S1 PLOT DATE: Aug 18, 2021 - 2:29pm USER NAME: jmoss

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
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

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 September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T-2

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) "Plan of Land in Bristol, Conn., Owned by Mary Walczewski; Scale: 1"=50'; Dated: June 15, 1954; by Adrian M. Matthews. Filed as Vol. 305, Page 10 at the B.L.R."

   b) "Subdivision Map, Redstone Hill Farms, Prepared for Michael C. Zippo, Redstone Hill Road & Depietro Lane, Bristol, Connecticut; Scale:1"=40'; Dated: July 2, 1979; by Denis R. Miller & Associates. Filed as Vol. 34, Page 4 of the B.L.R."

   c) "Section One, Birch Street Heights, Subdivision of Lots #134 & 134-1, Birch Street & Red Stone Hill Road, Bristol, Conn., To be Developed by Edward S. Rysczyk; Scale:1"=40'; Dated: June 8, 1976; by A.F. Lepore Jr & Associates; Filed as Vol. 650, Page 75 at the B.L.R."

   d) "Section Two, Birch Street Heights, Subdivision of Lots #134 & 134-1, Birch Street & Red Stone Hill Road, Bristol, Conn., To be Developed by Edward S. Rysczyk; Scale:1"=40'; Dated: June 8, 1976; by A.F. Lepore Jr & Associates" Last revised 9/16/76.

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-15

9. Total area: 615,044 Sq Ft. / 14.12 Acres

Map 2 / Block 133(#505) :	234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3:	108,916 Sq. Ft. / 2.50 Acres
Map 2 / Block 133 / Lot 2(#545):	142,874 Sq. Ft. / 3.28 Acres
Map 2 / Block 133 / Lot 1:	128,557 Sq. Ft. / 2.95 Acres

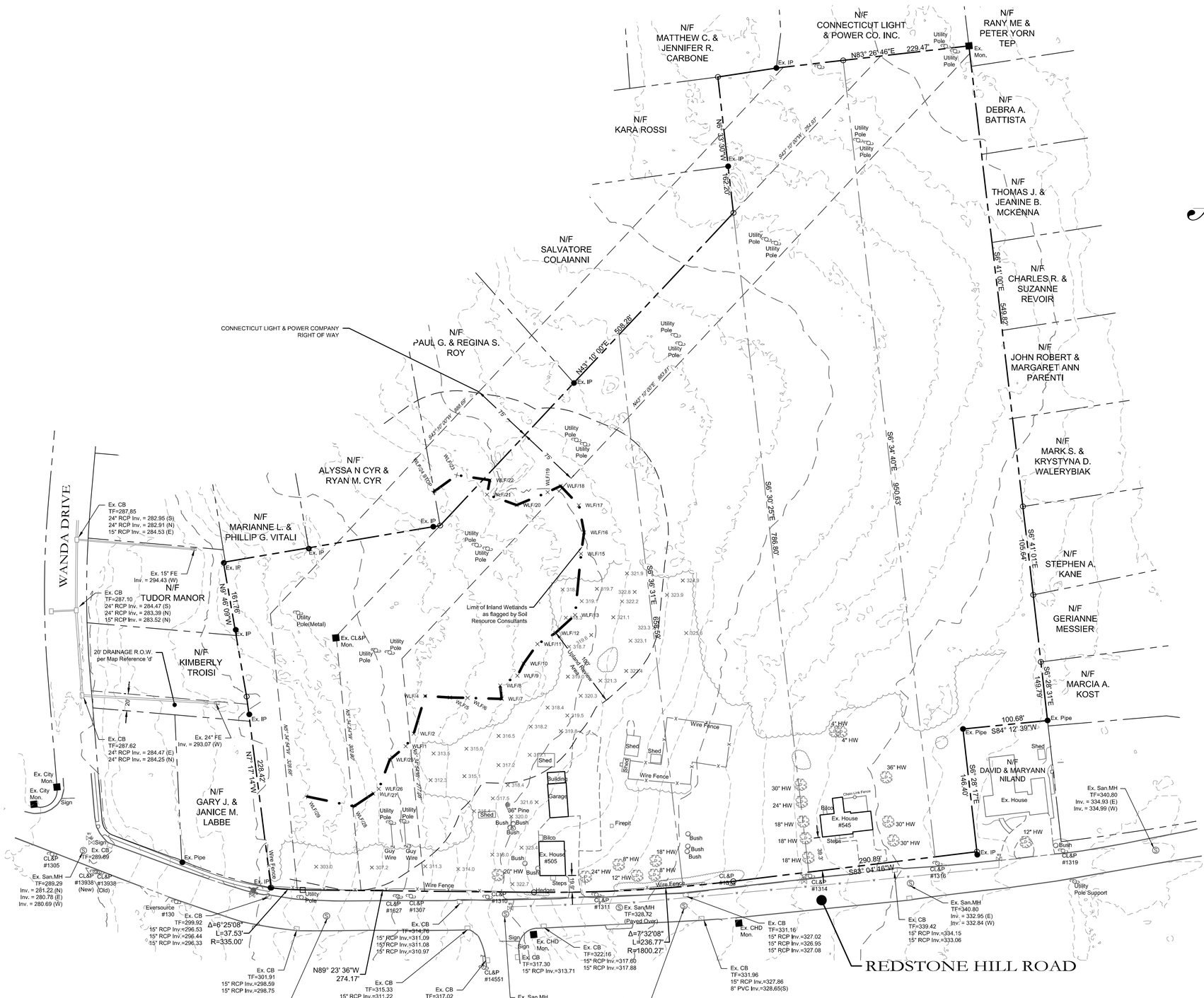
10. City of Bristol Assessors Map & Owner:
   Map 2 / Block 133(#505) : Donald & Arlene Jagielski & Paul G & Regina S Roy
   Map 2 / Block 133 / Lot 3: Donald & Arlene Jagielski & Paul G & Regina S Roy
   Map 2 / Block 133 / Lot 2(#545): Arlene Jagielski & Regina S. Roy
   Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy

11. Filed at City Clerk's office in:
   Map 2 / Block 133(#505) : Volume 1708, Page 30
   Map 2 / Block 133 / Lot 3: Volume 1708, Page 30
   Map 2 / Block 133 / Lot 2(#545): Volume 1349, Page 77
   Map 2 / Block 133 / Lot 1: Volume 907, Page 309

12. Contour interval is two(2) foot.

13. Existing contours generated from field located and aerial topography.

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.


N/F MATTHEW C. & JENNIFER R. CARBONE
N/F CONNECTICUT LIGHT & POWER CO. INC.
N/F RANY ME & PETER YORN TEP
N/F KARA ROSSI
N/F DEBRA A. BATTISTA
N/F THOMAS J. & JEANINE B. MCKENNA
N/F SALVATORE COLAIANNI
N/F CHARLES R. & SUZANNE REVOIR
CONNECTICUT LIGHT & POWER COMPANY RIGHT OF WAY
N/F PAUL G. & REGINA S. ROY
N/F JOHN ROBERT & MARGARET ANN PARENTI
N/F ALYSSA N CYR & RYAN M. CYR
N/F MARK S. & KRYSTYNA D. WALERYBIAK
N/F MARIANNE L. & PHILLIP G. VITALI
N/F TUDOR MANOR
N/F STEPHEN A. KANE
N/F GERIANNE MESSIER
N/F KIMBERLY TROISI
N/F MARCIA A. KOST
N/F GARY J. & JANICE M. LABBE
N/F DAVID & MARYANN NILAND
WANDA DRIVE
REDSTONE HILL ROAD
Limit of Inland Wetlands as flagged by Soil Resource Consultants
Upland Review Area
20' DRAINAGE R.O.W. per Map Reference 'd'
Ex. IP
Ex. Mon.
Ex. CB TF=287.10 24" RCP Inv. = 284.47 (S) 24" RCP Inv. = 283.39 (N) 15" RCP Inv. = 283.52 (N)
Ex. 15" FE Inv. = 294.43 (W)
Ex. CB TF=287.62 24" RCP Inv. = 284.47 (E) 24" RCP Inv. = 284.25 (N)
Ex. 24" FE Inv. = 293.07 (W)
Ex. CB TF=289.69
Ex. CB TF=299.92 15" RCP Inv.=296.53 15" RCP Inv.=296.44 15" RCP Inv.=296.33
Ex. CB TF=301.91 15" RCP Inv.=298.59 15" RCP Inv.=298.75
Ex. CB TF=315.33 15" RCP Inv.=311.22 15" RCP Inv.=311.37 15" RCP Inv.=311.46
Ex. CB TF=317.02 15" RCP Inv.=312.65 15" RCP Inv.=312.75 15" RCP Inv.=312.80(S)
Ex. CB TF=314.76 15" RCP Inv.=311.09 15" RCP Inv.=311.08 15" RCP Inv.=310.97
Ex. CB TF=322.16 15" RCP Inv.=317.60 15" RCP Inv.=317.88
Ex. CB TF=317.30 15" RCP Inv.=313.71
Ex. CB TF=331.16 15" RCP Inv.=327.02 15" RCP Inv.=326.95 15" RCP Inv.=327.08
Ex. CB TF=331.96 15" RCP Inv.=327.86 8" PVC Inv.=328.65(S)
Ex. CB TF=339.42 15" RCP Inv.=334.15 15" RCP Inv.=333.06
Ex. San.MH TF=340.80 Inv. = 332.95 (E) Inv. = 332.84 (W)
Ex. San.MH TF=340.80 Inv. = 334.93 (E) Inv. = 334.99 (W)
Ex. San.MH TF=305.14 Inv. = 297.29 (E) Inv. = 297.27 (W)
Ex. San.MH TF=319.61 Inv. = 311.04 (E) Inv. = 311.01 (W)
Ex. San.MH TF=331.82 Inv. = 323.97 (E) Inv. = 323.93 (W)
Ex. San.MH TF=289.29 Inv. = 281.22.(N) Inv. = 280.78 (E) Inv. = 280.69 (W)
Ex. San.MH TF=328.72 (Paved Over)
Ex. CHD Mon.
Ex. City Mon.
Ex. Pipe
Ex. House #505
Ex. House #545
Ex. House
Shed
Garage
Building
Wire Fence
Chain Link Fence
Bilco
Steps
Firepit
Hedges
Utility Pole
Utility Pole(Metal)
Ex. CL&P Mon.
Sign
Eversource #130
CL&P #1305
CL&P #13938 (New)
CL&P #13938 (Old)
CL&P #1627
CL&P #1307
CL&P #14551
CL&P #1310
CL&P #1311
CL&P #1314
CL&P #1316
CL&P #1319
Utility Pole Support
N43° 10' 00"E 598.28'
N43° 10' 00"E 660.41'
N46° 49' 00"W 161.76'
N47° 47' 47"W 228.42'
S47° 10' 00"W 466.69'
N47° 47' 47"W 228.42'
N47° 47' 47"W 228.42'
N47° 47' 47"W 228.42

DRAWING NAME: P:\Land Projects\2019\Total Access Construction, LLC\14 + Acres Parcel, Redstone Hill Road, Bristol CT\Aug 2019\C1-Subdivision Map Overall.dwg, LAYOUT1, SD1 PLOT DATE: Aug 18, 2021 - 2:27pm, VPERSAVION, pmoo

LOT DATA & ZONING CONFORMANCE CHART

LOT #	AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
1	15,063	0	15,063	0.346	101.27	25	10	25
2	15,123	0	15,123	0.347	248.52	25	10	25
3	15,191	0	15,191	0.349	101.00	25	10	25
4	15,513	0	15,513	0.356	100.13	25	10	25
5	17,660	0	17,660	0.405	101.02*	25	10	25
6	19,373	0	19,373	0.445	100.19*	25	10	25
7	17,004	0	17,004	0.390	100.00	25	10	25
8	15,171	0	15,171	0.348	127.88	25	10	25
9	17,077	0	17,077	0.392	109.78*	25	10	25
10 (Interior)	29,616	1,836	27,780	0.638	195.59*	37.5	10	25
11	20,670	0	20,670	0.475	105.81*	25	10	25
12	16,087	0	16,087	0.369	100.17	25	10	25
13	16,045	0	16,045	0.368	100.00	25	10	25
14	15,061	0	15,061	0.346	164.24	25	10	25
15	15,397	0	15,397	0.353	101.68	25	10	25
16 (Interior)	46,267	5,310	40,957	0.940	166.69*	37.5	10	25
17	19,663	0	19,663	0.451	136.65	25	10	25
18	15,240	0	15,240	0.350	237.48	25	10	25

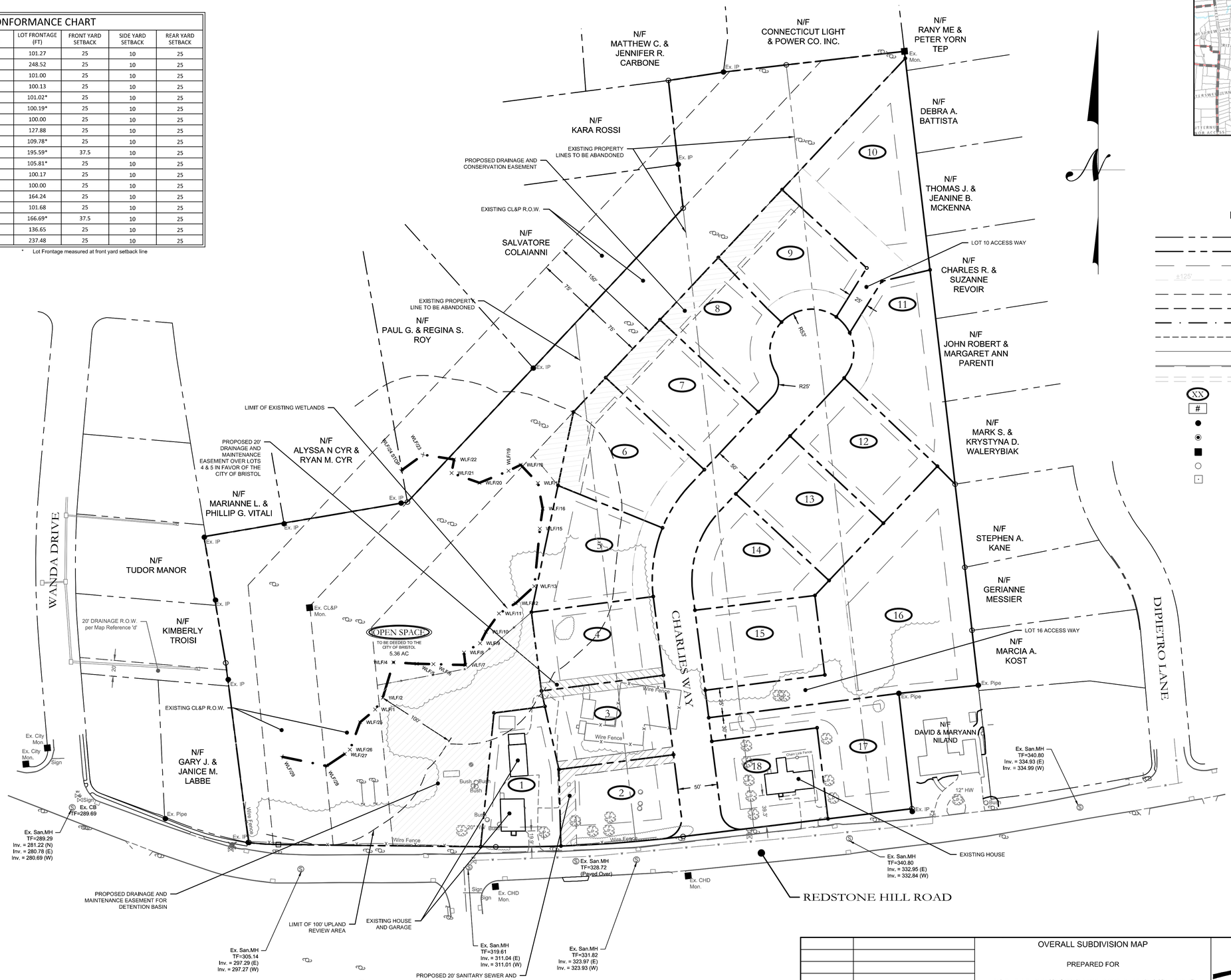
* Lot Frontage measured at front yard setback line

TOTAL DEVELOPMENT

Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,221	7.83	55.48%
Right Of Way	40,374	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT





KEY MAP
SCALE: 1"=1,000'

LEGEND

- = Existing Property Line
- = Proposed Property Boundary
- = Proposed Building Setback
- ±125' = Proposed Lot Frontage
- = Existing Easement
- = Proposed Easement
- = Existing Wetlands
- = Existing Upland Review Boundary
- = Existing Edge of Pavement
- = Existing Curb
- = Existing Sidewalk
- XX = Proposed Lot Number
- # = Proposed Lot Address Number
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Proposed iron pin
- = Proposed monument

SD1

DATE	REVISION
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions

OVERALL SUBDIVISION MAP

PREPARED FOR

505-545 REDSTONE HILL ROAD, LLC

505-545 REDSTONE HILL ROAD
BRISTOL, CONNECTICUT

February 22, 2021 Scale: 1" = 60'

60' 30' 0 30' 60'

F.B. #: PROJECT #: 2019

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

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 September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Original Survey
4. Class of accuracy:
   Horizontal: A-2
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. " Existing Conditions Survey, Prepared For, Total Access, Redstone Hill Road, Bristol, Connecticut, October 7, 2020, Scale: 1"=60'." by Stephen M. Giudice, L.S. #70145
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-15 (Residential)
9. Total area: 615,044 Sq Ft. / 14.12 Acres

Map 2 / Block 133(#505) :	234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3:	108,916 Sq. Ft. / 2.50 Acres
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    Map 2 / Block 133 / Lot 2: Arlene Jagielski & Regina S. Roy
    Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy
11. Filed at City Clerk's office in:
    Map 2 / Block 133(#505) : Volume 1708, Page 30
    Map 2 / Block 133 / Lot 3: Volume 1708, Page 30
    Map 2 / Block 133 / Lot 2(#545): Volume 1349, Page 77
    Map 2 / Block 133 / Lot 1: Volume 907, Page 309
12. 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.

ZONING INFORMATION	
ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

SUBDIVISION NOTES:

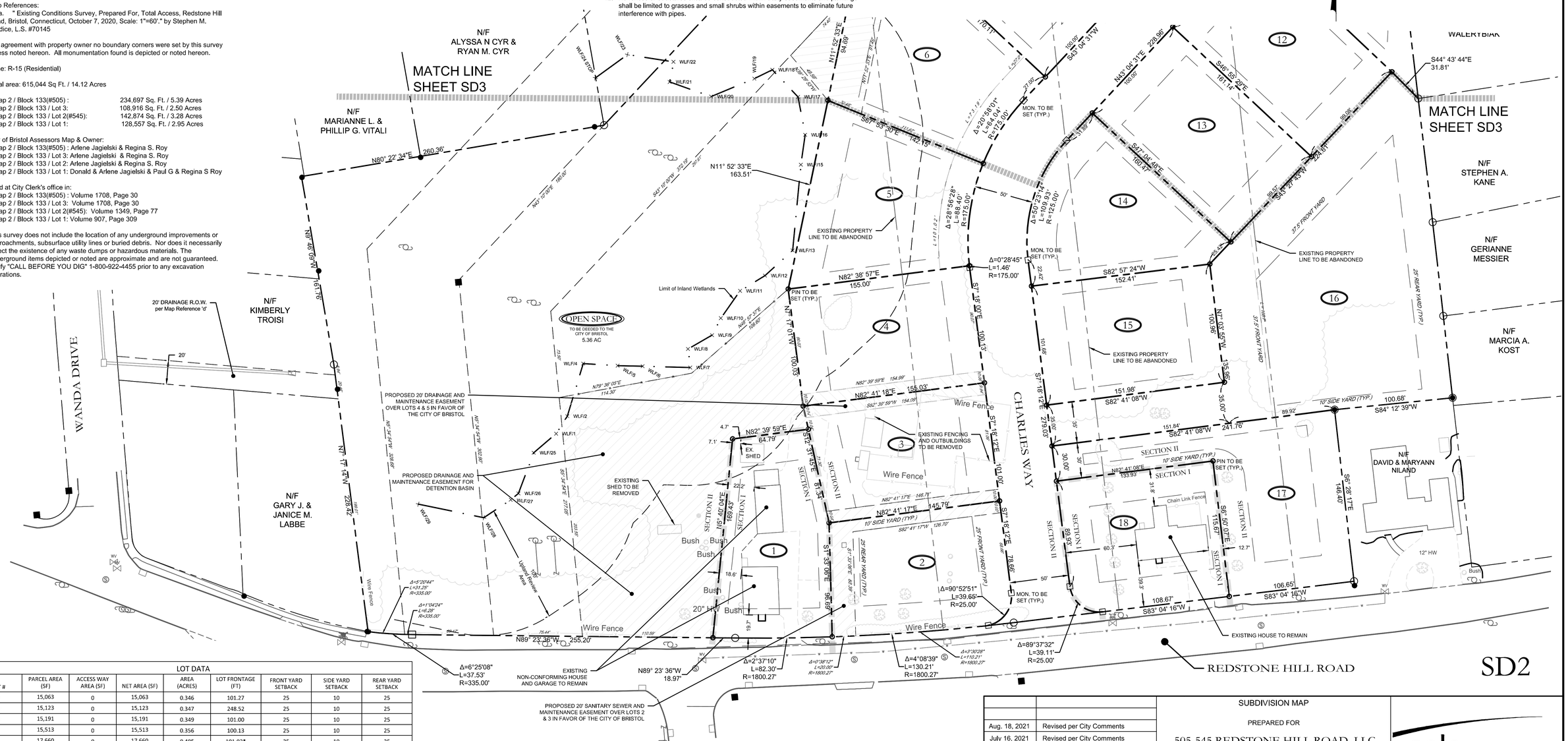
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   Map 2 / Block 133 / Lot 2: Arlene Jagielski & Regina S. Roy
   Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy
2. Applicant: Total Access
3. All work in connection with this subdivision shall be completed within five years from date of approval.
4. Public water service and public sewer service proposed.
5. Developer shall be responsible to correct any unforeseen field conditions.
6. Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
7. Property owner/owners are responsible for maintaining any existing watercourses.
8. On-site regulatory signage as deemed necessary by the Police Department shall be installed at the expense of the applicant. The applicant shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
9. The City shall not maintain responsibility or maintenance of any proposed streets until the street has been accepted by the Town. Maintenance, including snowplowing, shall be the responsibility of the applicant and shall not be the responsibility of the Town until such time that the street is accepted.
10. Installation of any required street lighting shall be the responsibility of the applicant.
11. Solar energy techniques have been considered in the design of this subdivision.
12. No fences or structures shall be constructed within utility easements and plantings shall be limited to grasses and small shrubs within easements to eliminate future interference with pipes.

LEGEND

- = Existing Property Line
- = Proposed Property Boundary
- = Proposed Building Setback
- ±125' = Proposed Lot Frontage
- = Existing Easement
- = Proposed Easement
- = Existing Wetlands
- = Existing Upland Review Boundary
- = Existing Edge of Pavement
- = Existing Curb
- = Existing Sidewalk
- XX = Proposed Lot Number
- # = Proposed Lot Address Number
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Proposed iron pin
- = Proposed monument



KEY MAP
SCALE: 1" = 500'



LOT DATA									
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
1	15,063	0	15,063	0.346	101.27	25	10	25
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18	15,245	0	15,240	0.350	237.48	25	10	25

* Lot Frontage measured at front yard setback line

DATE	REVISION
Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions

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

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

SUBDIVISION MAP

PREPARED FOR

505-545 REDSTONE HILL ROAD, LLC

505-545 REDSTONE HILL ROAD
BRISTOL, CONNECTICUT
February 22, 2021 Scale: 1" = 40'
40' 20' 0 20' 40'

F.B. #: PROJECT #: 2019

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
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Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

I:\JOBS\22\SUBD\P\Land Property\2021\Final Access Connections LLC\14 - Access Permit & Subdiv\Redstone Hill Road, Bristol (CT).dwg, 8/20/2021 8:24:3... Subdivision Maps.dwg, LAYOUT1 SD3, PLOT DATE: Aug 18, 2021 - 2:26pm, CPERSANTOS, pmp

LOT DATA								
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
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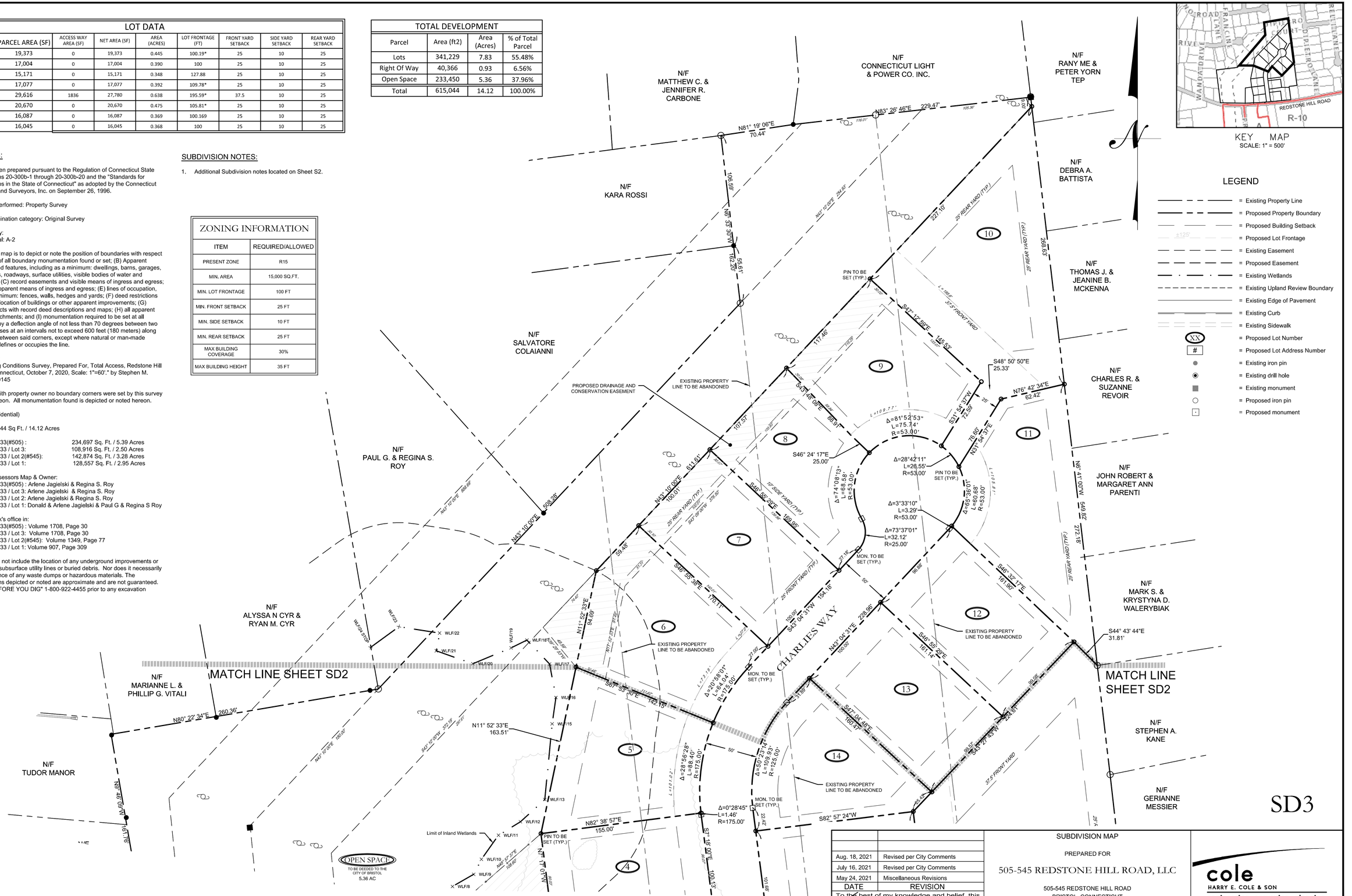
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SUBDIVISION NOTES:

1. Additional Subdivision notes located on Sheet S2.

ZONING INFORMATION	
ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT



KEY MAP
SCALE: 1" = 500'

LEGEND

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- = Proposed Property Boundary
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- ±125' = Proposed Lot Frontage
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- = Existing Upland Review Boundary
- = Existing Edge of Pavement
- = Existing Curb
- = Existing Sidewalk
- XX = Proposed Lot Number
- # = Proposed Lot Address Number
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Proposed iron pin
- = Proposed monument

SD3

Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions
DATE	REVISION

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

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

SUBDIVISION MAP

PREPARED FOR

505-545 REDSTONE HILL ROAD, LLC

505-545 REDSTONE HILL ROAD
BRISTOL, CONNECTICUT

February 22, 2021 Scale: 1" = 40'

40' 20' 0 20' 40'

F.B. #: PROJECT #: 2019

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876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

DRAWING NAME: P:\Land Projects\2019\Land Across Connecticut LLC\4 # Acres Parcel\Redstone Hill Road, Bristol CT\Aug 2019\C1 - Layout Plan.dwg LAYOUT: C1 PLOT DATE: Aug 18, 2021 - 2:29pm USERNAME: jamie

LEGEND

	= Existing utility pole		= Existing edge of pavement	000	= Existing contour
	= Existing light pole		= Proposed curbing	x000.0	= Existing spot elevation
	= Proposed Light	W	= Existing/Proposed well	000	= Proposed contour
	= Existing fire hydrant		= Existing catch basin	000.0	= Proposed spot elevation
	= Proposed fire hydrant	D	= Existing drainage manhole	TP	= Deep test location
WV	= Existing water valve	S	= Existing sanitary manhole	PT	= Percolation test location
GV	= Existing gas valve		= Proposed catch basin	G.T.D.	= Grade to drain
	= Existing underground pipe		= Proposed manhole		= Proposed Riprap
	= Existing treeline		= Existing utility box		= Proposed Drainage Pipe
		or	= Proposed sidewalk ramp		

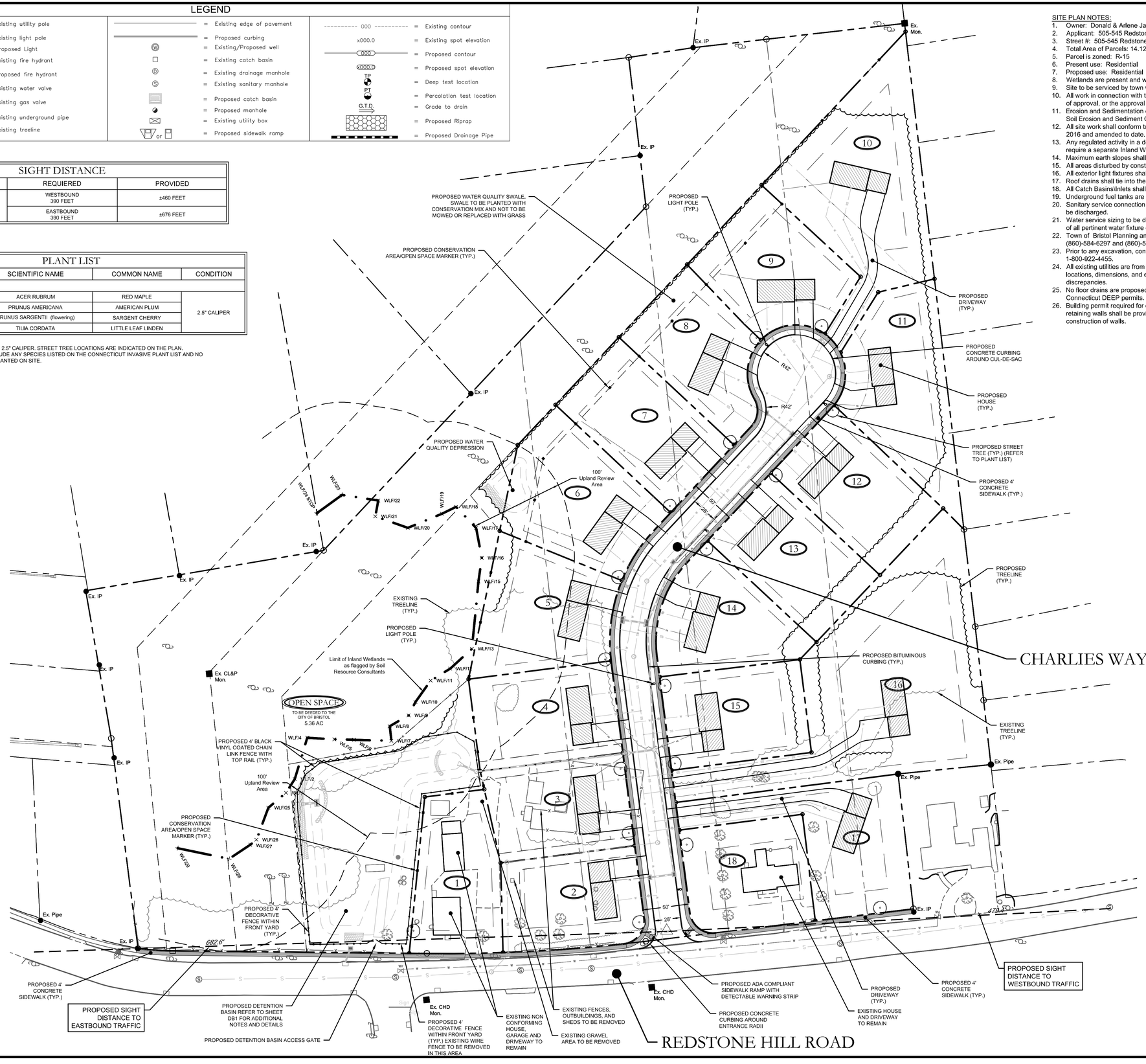
SIGHT DISTANCE

STREET INFORMATION	REQUIERED	PROVIDED
REDSTONE HILL ROAD POSTED SPEED LIMIT = 35 MPH	WESTBOUND 390 FEET	±460 FEET
	EASTBOUND 390 FEET	±676 FEET

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	17	ACER RUBRUM	RED MAPLE	2.5" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	

1. STREET TREES REQUIRE MIN. OF 2.5" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
2. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.



SITE PLAN NOTES:

1. Owner: Donald & Arlene Jagielski & Paul G & Regina S Roy
2. Applicant: 505-545 Redstone Hill Road, LLC
3. Street #: 505-545 Redstone Hill Road
4. Total Area of Parcels: 14.12 Acres
5. Parcel is zoned: R-15
6. Present use: Residential
7. Proposed use: Residential
8. Wetlands are present and were delineated by Soil Resource Consultants.
9. Site to be serviced by town 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 May 2002, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 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. Roof drains shall tie into the proposed drainage system or daylight.
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. Town of Bristol Planning and Engineering Departments to be notified at (860)-584-8297 and (860)-584-6185, 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.

#13653
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Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
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PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

SITE LAYOUT PLAN

Scale: 50' 25' 0 25' 50'
1"=50'

Date: February 22, 2021

Project #: 2019	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

811
Know what's **below.**
Call before you dig.

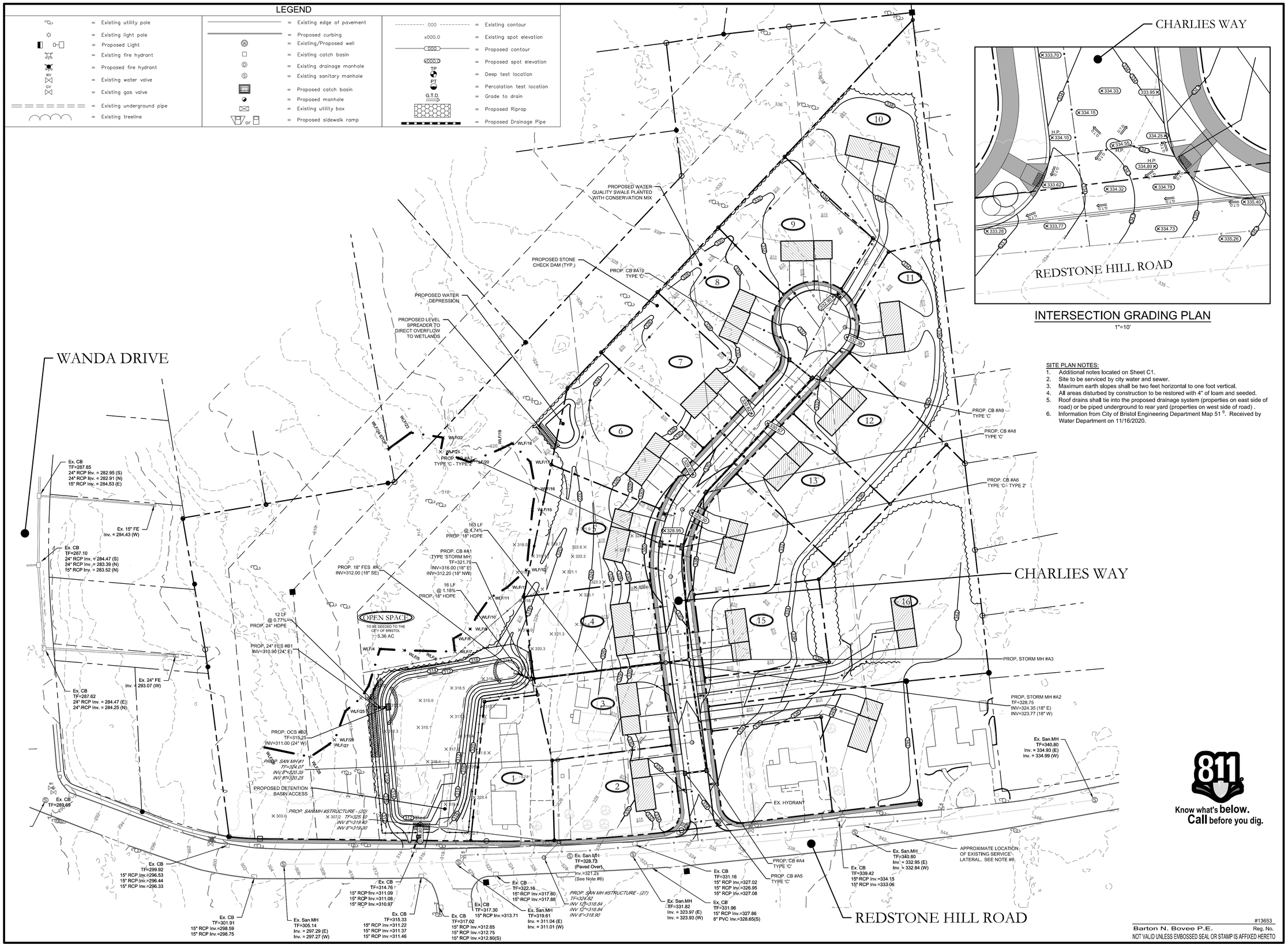
Sheet #:

C1

DRAWING NAME: P:\Land Projects 2019\Ford Acres Communities, LLC-14 + Acres Pond, Redstone Hill Road, Bristol CT\dwg\2019 -C2 - Development Plan.dwg LAYOUT: C2 PLOT DATE: Aug 18, 2021 - 2:31pm USERNAME: jamie

LEGEND

	= Existing utility pole		= Existing edge of pavement	000	= Existing contour
	= Existing light pole		= Proposed curbing	x000.0	= Existing spot elevation
	= Proposed Light	W	= Existing/Proposed well	000	= Proposed contour
	= Existing fire hydrant		= Existing catch basin	x000.0	= Proposed spot elevation
	= Proposed fire hydrant	D	= Existing drainage manhole	TP	= Deep test location
WV	= Existing water valve	S	= Existing sanitary manhole	PT	= Percolation test location
GV	= Existing gas valve		= Proposed catch basin	G.T.D.	= Grade to drain
	= Existing underground pipe		= Proposed manhole		= Proposed Riprap
	= Existing treeline		= Existing utility box		= Proposed Drainage Pipe
		or	= Proposed sidewalk ramp		



INTERSECTION GRADING PLAN

1"=10'

SITE PLAN NOTES:

1. Additional notes located on Sheet C1.
2. Site to be serviced by city water and sewer.
3. Maximum earth slopes shall be two feet horizontal to one foot vertical.
4. All areas disturbed by construction to be restored with 4" of loam and seeded.
5. Roof drains shall tie into the proposed drainage system (properties on east side of road) or be piped underground to rear yard (properties on west side of road) .
6. Information from City of Bristol Engineering Department Map 51 ^{9}. Received by Water Department on 11/16/2020.

Know what's **below.** **Call** before you dig.

Barton N. Bovee P.E. Reg. No. #13653

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Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

SITE DEVELOPMENT PLAN

Scale: 50' 25' 0 25' 50'

1"=50'

Date: February 22, 2021

Project #: 2019	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

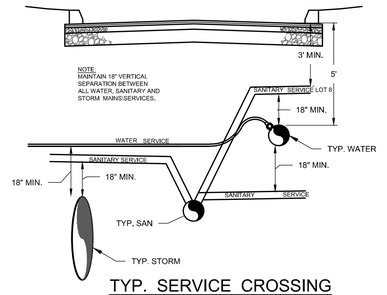
Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

C2



PLAN: 1"=40'



TYP. SERVICE CROSSING
N.T.S.

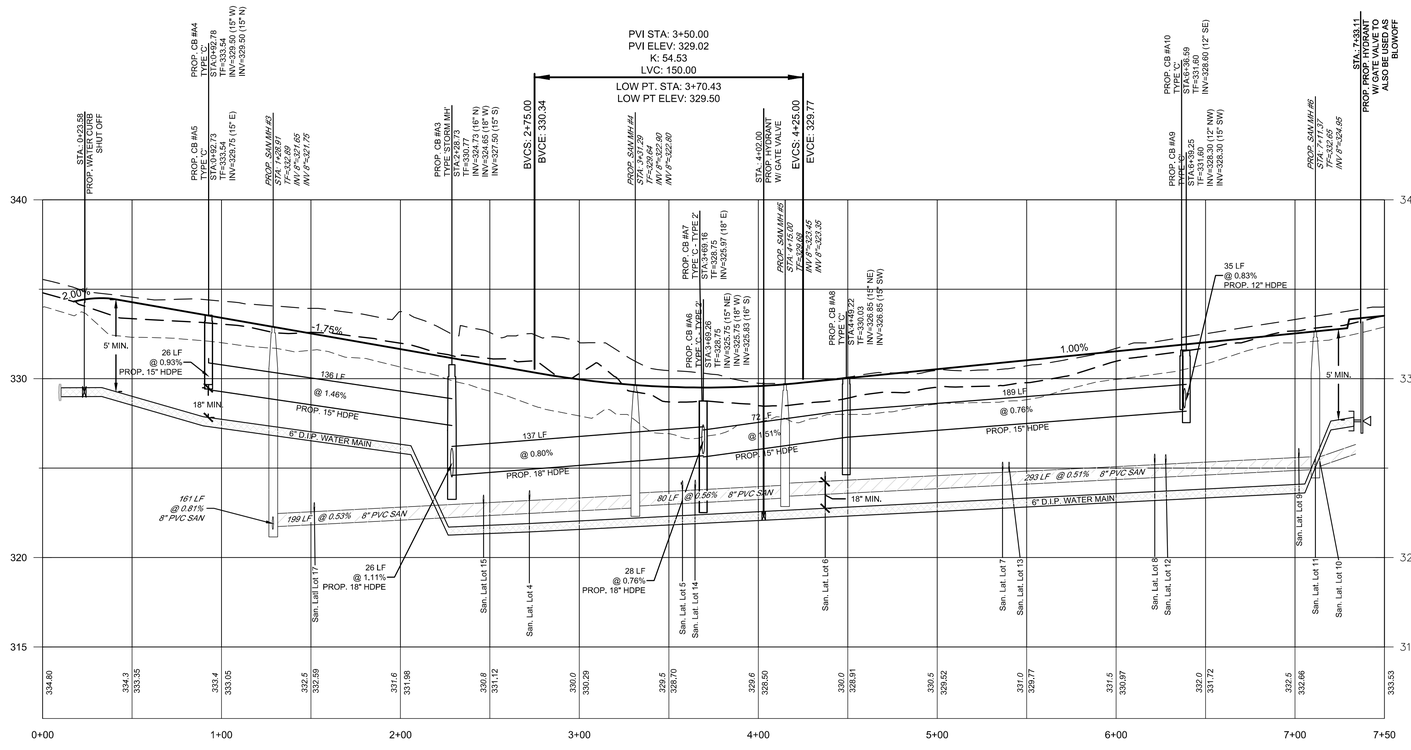
LEGEND

= Existing utility pole	= Existing edge of pavement	000	= Existing contour
= Existing light pole	= Proposed curbing	x000.0	= Existing spot elevation
= Proposed Light	= Existing/Proposed well	000	= Proposed contour
= Existing fire hydrant	= Existing catch basin	x000.0	= Proposed spot elevation
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= Existing gas valve	= Proposed catch basin	G.T.D.	= Grade to drain
= Existing underground pipe	= Proposed manhole		= Proposed Riprap
= Existing treeline	= Existing utility box		= Proposed Drainage Pipe
	= Proposed sidewalk ramp		

CONSTRUCT DETENTION BASIN, INCLUDING BERMS AND FOREBAYS, PRIOR TO ANY OTHER CONSTRUCTION ACITIVIES. BASIN SHALL BE USED AS TEMPORARY SEDIMENTATION BASIN AND DEWATERING BASIN DURING CONSTRUCTION. EXCESS SILT AND MATERIAL SHALL BE REMOVED AFTER ESTABLISHING FINAL GRADES FOR THE SITE.

FOOTING DRAINS TO DISCHARGE BY GRAVITY OR SUMP PUMP TO DAYLIGHT or STORMWATER COLLECTION SYSTEM THE REQUIREMENT AND DISCHARGE METHOD OF FOOTING DRAINS SHALL BE EVALUATED WITH EACH PLOT PLAN. USE OF BACKFLOW CHECK VALVES AND PUMP CONNECTIONS IS RECOMMENDED TO MINIMIZE THE POTENTIAL OF BACKFLOWS FROM THE DRAINAGE SYSTEM TO FOUNDATION DRAINS.

PROFILE: H/1"=40'
V/1"=4'



PLAN & PROFILE NOTES:

1. Prior to any excavation, contractor to notify "Call Before You Dig" at 1-800-922-4455.
2. All existing utilities shown are from best available information
3. Contractor required to field verify all dimensions, elevations, quantities, and details prior to any construction.
4. Elevations are based on NAVD 88 datum.
5. All construction to conform to C.D.O.T. Form 817 as amended to date.
6. All catch basins to be C.H.D. type "C" unless otherwise noted, all catch basins shall have a two foot sump, minimum.
7. All storm drainage pipe to be class IV R.C.P., unless otherwise noted.
8. All public work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
9. Planning and Engineering Departments to be notified, 24 hours before any construction activity begins.
10. Any regulated activity in a designated inland wetland area not a part of this plan shall require a Special Permit.
11. Under drains to be installed at the time of construction, if deemed necessary by the City Engineer.
12. Hydrants shall be set plumb with outlets 18" (0.46m) above finished grade.
13. Installation of street lighting shall be the responsibility of the developer.
14. On-site safety and regulatory signage as deemed necessary by the Police Department shall be installed at the expense of developer. The developer shall meet with the Police Department to review signage needs prior to the the acceptance of the roadway and release of improvement bonds..
15. The city shall not maintain responsibility or maintenance of the road until the street has been accepted by town. Maintenance, including snowplowing, shall be the responsibility of the developer until such a time as the road is accepted by the town.
16. No Certificate of Occupancy shall be issued until all site work is completed, or when specifically approved by the Planning and Zoning Commission. A temporary C.O. may be issued upon the posting of a bond.
17. Groundwater Barriers may be required at the discretion of the Engineering Department.
18. Footing Drains depicted within ROW shall be 6" PVC with minimum slope of 1/4" per foot. Drains shall be stub to the property line and marked with a 4"x4"post.

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PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

PLAN & PROFILE
CHARLIES WAY

Scale: 40' 20' 0 20' 40'
1"=40'

Date: February 22, 2021

Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

P1

G:\DRAWINGS\SUMP\P\Land Projects\2019\Trod Across Connecticut, LLC\14 + Acres Parcel, Redstone Hill Road, Bristol CT\Aug 2019 - PP - Plan & Profile.dwg LAYOUT: P1 PLOT DATE: Aug 18, 2021 - 2:33pm USERNAME: gomes

DRAWING NAME: P:\Land Projects\2019-Final Access Connection, LLC\14 * Arco Parcel, Redstone Hill Road, Bristol CT\Aug 2019\ - ES1 - SESC Plan.dwg - LAYOUT: ES1 - PLOT DATE: Aug 18, 2021 - 2:53pm - USER: KYLE

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *Project Description - The project site consist of one 14.12 acre site at 505-545 Redstone Hill Road in Bristol, Connecticut.*
   Area of Development - 8.7± Acres.
2. *Area Proposed Disturbance Due to Construction Activities - 6.5± Acres.*
3. *Estimated Start of Construction - 2021.*
4. *Estimated Construction Completion Date - 2022*

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. *Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.*
2. *Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)*
3. *Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)*
4. *After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)*
5. *Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)*
6. *Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)*
7. *Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)*
8. *Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)*
9. *Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)*
10. *Bring proposed site entrance surface areas to rough subgrade.*
11. *Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)*
12. *If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)*
13. *Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)*
14. *Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)*
15. *Excavate for and install utilities. (C)*
16. *Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)*
17. *Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)*
18. *Construct all driveway entrance improvements as indicated on plans. (E)*
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
2. SESC Emergency contact Information
   Emergency Contact Name: 505-545 Redstone Hill Road, LLC
   Emergency Contact Phone Number: (860) 777-7575

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

BRISTOL, CONNECTICUT

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Outlet Control Structure - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Street Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

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 treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

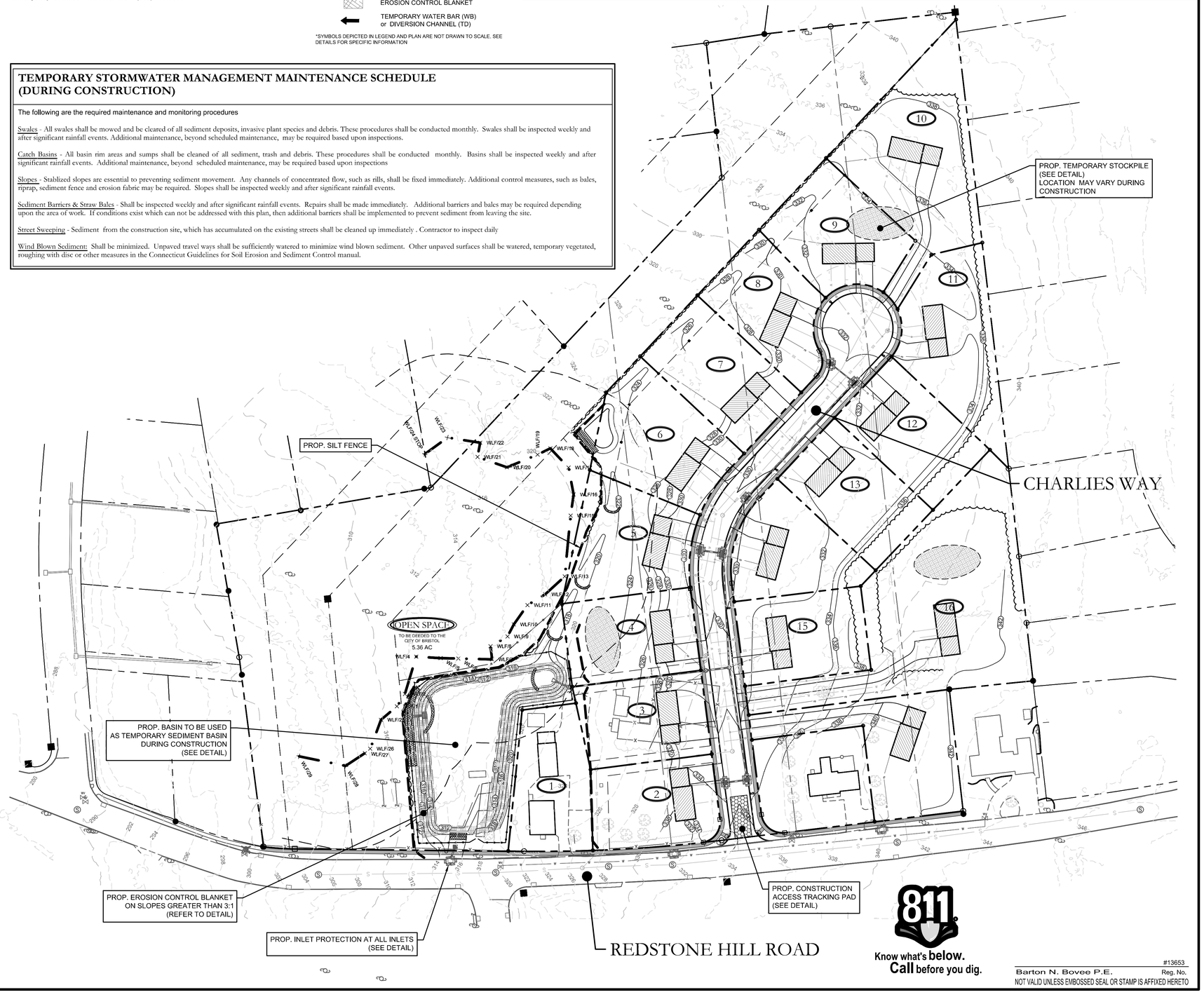
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

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

NORTH

cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Scale: 40' 20' 0 20' 40' — 1"=40'

Date: February 22, 2021

Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB

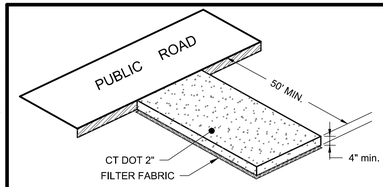
Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

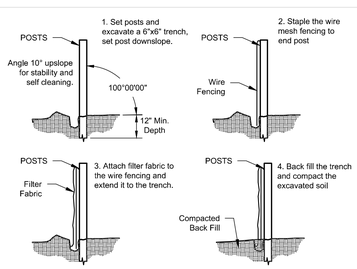
Sheet #:

ES1

DRAWING NAME: P:\Land Projects\2019-Fred Acosta Construction, LLC\14 * Acosta Parcel, Redstone Hill Road, Bristol CT\Aug 2019 - 21\ - Details.dwg LAYOUT: D1 PLOT DATE: Aug 18, 2021 - 2:56pm USERNAME: gianco



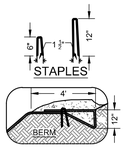
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

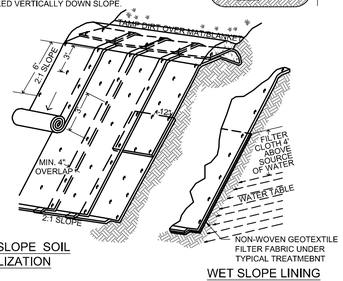


SEDIMENTATION BARRIER DETAIL
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.



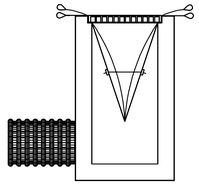


TYPICAL SLOPE SOIL STABILIZATION

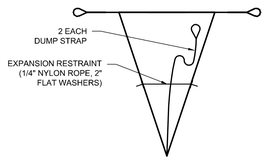
NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER TYPICAL TREATMEBNT

WET SLOPE LINING

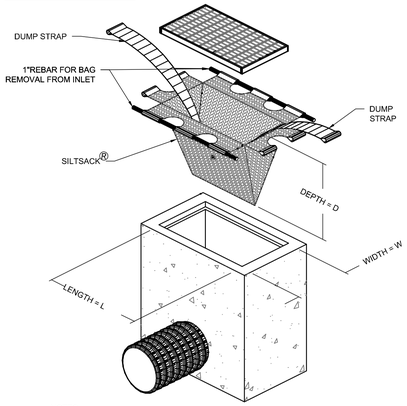
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.



INSTALLATION DETAIL

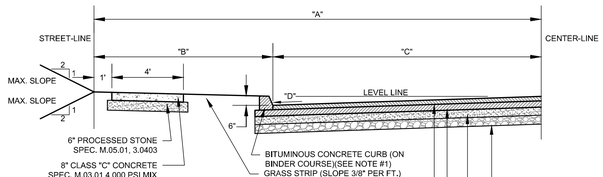


BAG DETAIL



NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.

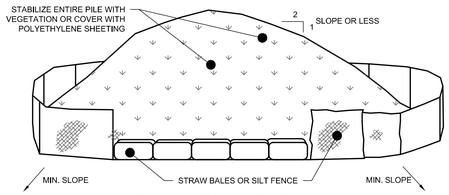


DIMENSIONING TABLE	
ITEM	LIMITS
A	25'
B	11'
C	14'
D	1/2" PER FT.

NOTES:
1. CURBING SHALL BE PRECAST CONCRETE AROUND CUL-DE-SAC AND AT ENTRY RADII

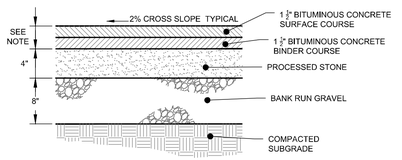
STANDARD ROAD SECTION FOR CONSTRUCTION OF ROADWAY AND SIDEWALK
N.T.S.

NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

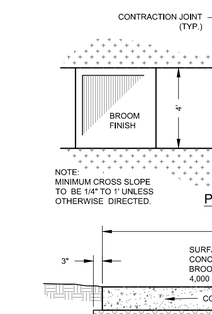


SOIL STOCKPILE DETAIL
N.T.S.

NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



PLAN VIEW

CROSS SECTION A-A

LONGITUDINAL SECTION

CONCRETE SIDEWALK
N.T.S.

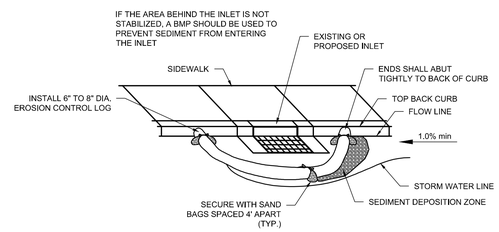
GENERIC SEED MIXTURE
- 25-30% KENTUCKY BLUE GRASS 80% GERMINATION
- 30-35% RED FESCUE 90% GERMINATION
- 30-40% PERENNIAL RYE GRASS MIXTURES 85% GERMINATION

or

SESC MANUAL SEED MIXTURE
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL

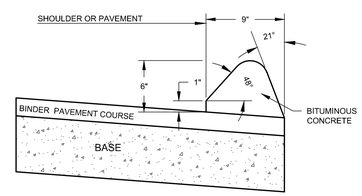
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.



NOTES: SILT SOXX OR EQUIVALENT MAY BE USED.

EROSION CONTROL LOG - CURB INLET PROTECTION
N.T.S.



BITUMINOUS CONCRETE LIP CURBING
N.T.S.

TOP VIEW

SIDE VIEW

NOTES:
1. AVAILABLE FROM ACF ENVIORMENTAL 48 OLD GRAYS BRIDGE ROAD, BROOKFIELD, CT 06904. (203)313-9002

DIRTBAG SILT CONTROL SYSTEM
N.T.S.

NOTES:
1. INSTALL CRUSHED STONE CHECK DAMS ON SWALES WITH SLOPES GREATER THAN 5% AT 100' INTERVALS.
2. SWALE SLOPES AS NOTED ON PLANS ARE MINIMUM SLOPES.
3. SWALE DEPTH AS NOTED ON PLANS (1'-6" MIN.)

TYPICAL CRUSHED STONE CHECK DAM
N.T.S.

cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044

Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

DETAILS

Scale: N.T.S.

Date: February 22, 2021

Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB

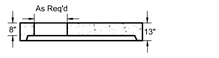
Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

D1

DRAWING NAME: P:\ Land Projects\2019 Final Access Connection, LLC\14 * Access Paved, Redstone Hill Road, Bristol CT\Dwg 2019 - 25\ - Detail.dwg LAYOUT: D2 PLOT DATE: Aug 18, 2021 - 2:54pm USERNAME: gianco



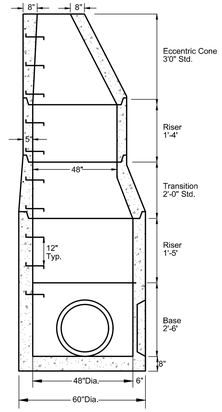
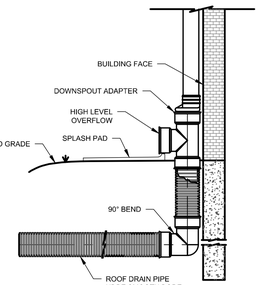


TABLE I	
PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

MINIMUM MANHOLE BARREL DIAMETER FOR STRAIGHT THRU ROUND PIPE ONLY. MANHOLE BARREL DIAMETERS FOR PIPES ON AN ANGLE OR NON-ROUND PIPES SHOULD BE COMPUTED BY THE ENGINEER.

NOTES:
1. Reinforcing steel conforms to latest ASTM A185 Spec. 0.24 sq. in/lin ft. and 0.24 sq. in. (both ways) base bottom. Flat slab tops for AASHTO H20-44.
2. Reinforcing steel conforms to latest ASTM A185 Spec. 0.12 sq. in./lin. P8. 3.
3. Concrete compressive strength - 4,000 PSI - 28 days.
4. Manhole design specifications confrom to latest ASTMC478 Spec. for "Precast Concrete Manhole Sections",
5. One pour monolithic Base.
6. Steel Reinforced Copolymer Polypropylene plastic step (PS2-PFSL M.A. INDUSTRIES, INC.) conforms to latest ASTMC478 PARA-11,
7. Butyl Rubber Section Joint conforms to latest ASTM C443 SPEC and SPEC FEDERAL SS-S-210A.
8. When specified Manholes coated with KOPPERS SUPER SERVICE BLACK or equal.

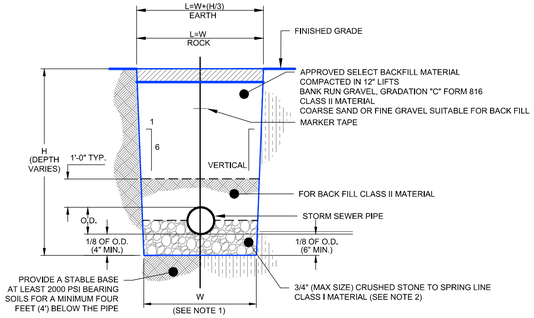
STORMWATER PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



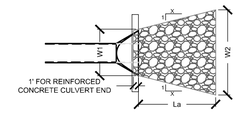
NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.

NOTES:
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
3. TYPICAL FOR PIPE MATERIALS SPECIFIED, AS CAST IRON (C.I.), CONCRETE PIPE, DUCTILE IRON PIPE OR STEEL PIPE.
4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ROCK REMOVAL DEPTHS (H) GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6", REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.



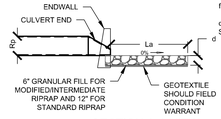
STORM CLASS 'C' TRENCH DETAIL
N.T.S.



LEGEND
Sp = Rp = Max. Inside Pipe Span (non-circular sections) Inside Pipe Diameter

La = Length of Riprap Apron Measured from end of Culvert End or Face of Endwall

d = 12" Modified, 18" Intermediate, or 36" Standard Riprap



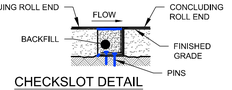
SECTION A-A VIEW

	X	W1	W2
Type A Riprap Apron	3	3Sp	3Sp + 0.7La
Type B Riprap Apron	5	3Sp	3Sp + 0.4La

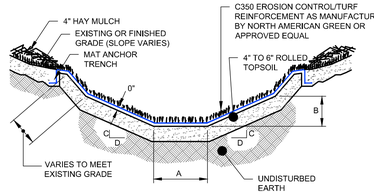
RIPRAP SPLASH PAD (TYPE A OR B APRON)
N.T.S.

NOTES:
1. SITE PREPARATION: GRADE SURFACE OF INSTALLATION AREAS SO GROUND IS SMOOTH AND COMPACT. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS FROM LYING IN DIRECT CONTACT WITH THE SOIL SURFACE AND THE MAT.
2. PROVIDE 4" TO 6" ROLLED TOPSOIL, SEED, AND FERTILIZE, INSTALL MAT AS DIRECTED BELOW AND RESEED AREAS DISTURBED DURING MAT INSTALLATION. SEED DISTURBED ARES OUTSIDE OF MAT INSTALLATION AND MULCH WITH HAY.
3. PREPARE 6" X 12" MAT ANCHOR TRENCHES AT TERMINAL ENDS 6" X 6" PERIMETER TRENCHES AT SIDES OF INSTALLATION.
4. GROUND FASTENING: 18" PINS, 3/16"Ø, WITH ATTACHED 1 1/2" WASHERS. PIN EACH MAT AT CENTER AND AT OVERLAPPED EDGES.
5. ROLL WIDTH OVERLAPS SHALL BE A MINIMUM OF 3". PIN AT 3' TO 5' INTERVALS. SPLICE ROLL ENDS IN A 6" X 6" CHECK SLOT.
6. BACKFILL TO COVER CONCLUDING AND CONTINUING ENDS AND FASTENERS. TAMP FIRMLY, AND ROLL CONTINUING MAT ROLL ACROSS BACKFILL AND PIN AGAIN.
7. PERIMETER TRENCHES SHOULD ONLY BE DUG UPON REACHING ACTUAL PERIMETER OF INSTALLATION. PIN AT 3' TO 5' INTERVALS PRIOR TO BACKFILLING AND TAMPING

DIMENSIONING TABLE			
A	1-2'	C	1'
B	1' (MIN.)	D	2-3'

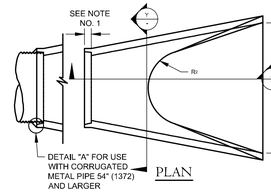


CHECKSLOT DETAIL



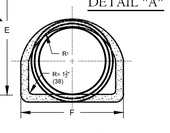
REINFORCED GRASS LINED SWALE DETAIL
N.T.S.

GENERAL NOTES:
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.

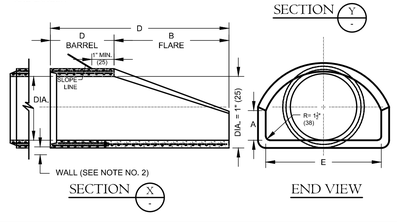




DETAIL "A"



SECTION Y

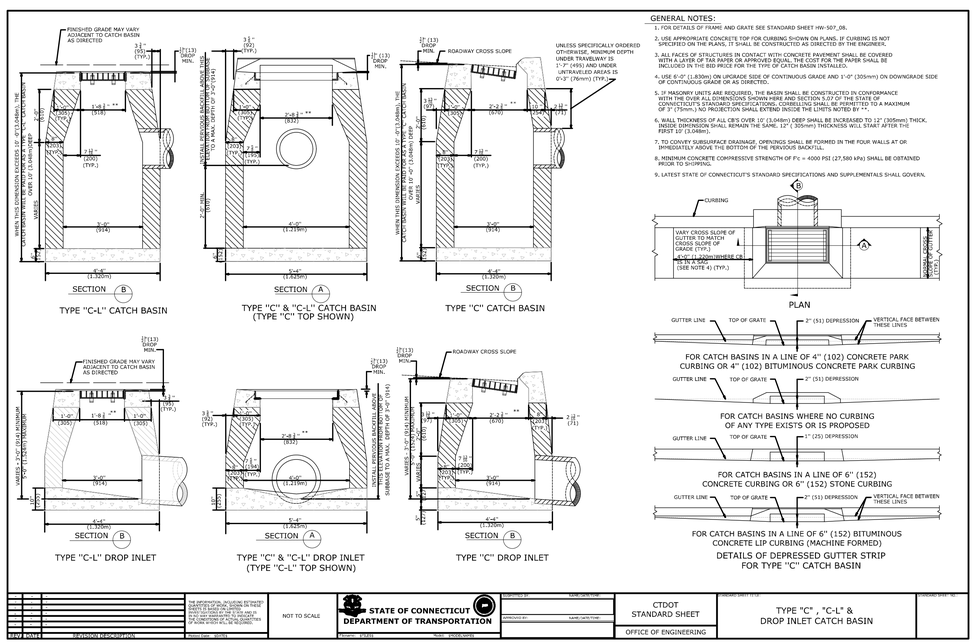


SECTION X

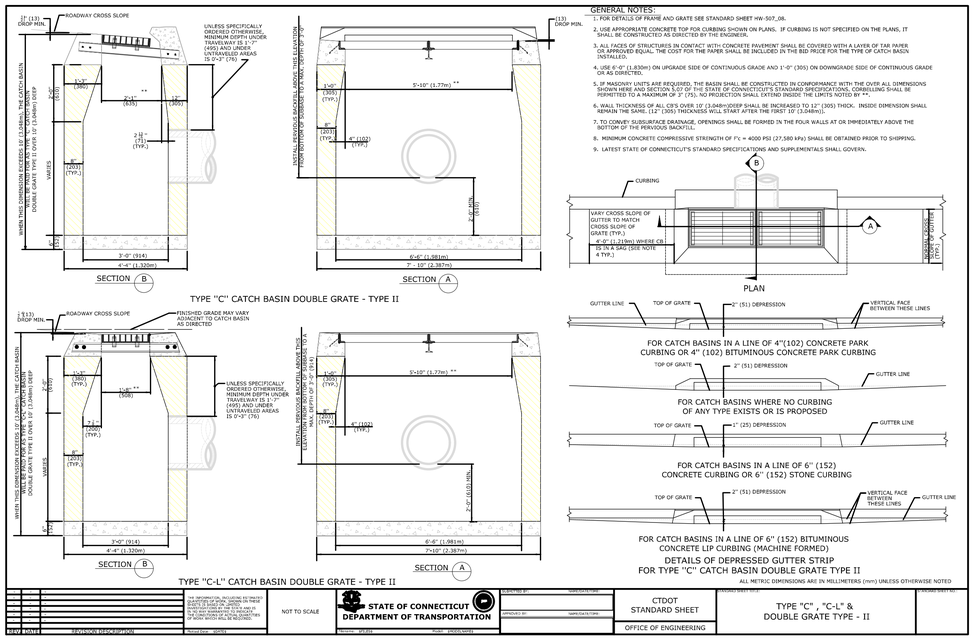
END VIEW

DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARE REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R_1	R_2	MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-0"(1241)	6'-0"(1851)	2'-0"(610)	1'-5"(1506)	10"(260)	9"(229)	0.048	0.048
15"(381)	6"(152)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	2'-0"(762)	2'-0"(1618)	1'-0"(3138)	11"(279)	0.054	0.054
18"(457)	9"(229)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	2'-0"(914)	2'-0"(737)	1'-3"(394)	1'-0"(305)	0.060	0.060
21"(533)	9"(229)	2'-3"(686)	3'-2"(965)	6'-1"(1854)	3'-0"(1067)	2'-5"(800)	1'-4"(406)	1'-1"(330)	0.066	0.066
24"(610)	9"(241)	3'-3"(1105)	2'-6"(762)	6'-5"(1867)	4'-0"(1219)	2'-9"(843)	1'-6"(427)	1'-2"(356)	0.072	0.072
30"(762)	1'-0"(305)	4'-6"(1371)	1'-9"(532)	6'-5"(1873)	5'-0"(1524)	3'-1"(940)	1'-9"(470)	1'-3"(381)	0.084	0.084
36"(914)	1'-3"(381)	5'-3"(1600)	2'-1"(889)	8'-5"(2483)	6'-0"(1829)	3'-11"(1214)	2'-0"(518)	1'-6"(508)	0.096	0.096
42"(1067)	1'-9"(534)	5'-3"(1600)	2'-1"(889)	8'-2"(2489)	6'-6"(1981)	4'-5"(1369)	2'-3"(699)	1'-10"(559)	0.108	0.108
48"(1219)	2'-0"(610)	6'-0"(1829)	2'-2"(660)	8'-2"(2489)	7'-0"(2134)	4'-5"(1435)	2'-6"(724)	1'-10"(559)	0.120	0.120
54"(1372)	2'-3"(686)	5'-0"(1651)	2'-0"(610)	7'-6"(2286)	5'-0"(1664)	2'-9"(841)	2'-0"(610)	2'-0"(610)	0.132	0.132
60"(1524)	2'-9"(838)	5'-0"(1524)	3'-2"(991)	8'-3"(2515)	6'-0"(2438)	6'-0"(1842)	3'-0"(932)	2'-0"(610)	0.144	0.144

REINFORCED CONCRETE CULVERT END
N.T.S.


FINISHED GRADE MAY VARY ADJACENT TO CATCH BASIN AS DIRECTED
ROADWAY CROSS SLOPE
UNLESS SPECIFICALLY ORDERED OTHERWISE, MINIMUM DEPTH UNDER TRAVELWAY IS 3'-3" (495) AND UNDER UNTRAVELED AREAS IS 0'-3" (76mm)
WHEN THIS DIMENSION EXCEEDS 10' (3.048m), THE CATCH BASIN SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
VARIES
SECTION B
SECTION A
TYPE "C-L" CATCH BASIN
TYPE "C" & "C-L" CATCH BASIN (TYPE "C" TOP SHOWN)
TYPE "C" CATCH BASIN
GENERAL NOTES:
1. FOR DETAILS OF FRAME AND GRATE SEE STANDARD SHEET HW-507_08.
2. USE APPROPRIATE CONCRETE TOP FOR CURBING SHOWN ON PLANS. IF CURBING IS NOT SPECIFIED ON THE PLANS, IT SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
3. ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER OR APPROVED EQUAL. THE COST FOR THE PAPER SHALL BE INCLUDED IN THE BID PRICE FOR THE TYPE OF CATCH BASIN INSTALLED.
4. USE 6'-0" (1.830m) ON UPGRADE SIDE OF CONTINUOUS GRADE AND 1'-0" (305mm) ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
5. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS, CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3" (75mm.) NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.
6. WALL THICKNESS OF ALL CB'S OVER 10' (3.048m) DEEP SHALL BE INCREASED TO 12" (305mm) THICK. INSIDE DIMENSION SHALL REMAIN THE SAME.
7. TO CONVEY SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.
8. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI (27,580 kPa) SHALL BE OBTAINED PRIOR TO SHIPPING.
9. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.

		THE INFORMATION, INCLUDING ESTIMATED QUANTITIES, CONTAINED ON THIS PLAN SHEET(S) IS SUBMITTED IN GOOD FAITH BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME AND IS SUBJECT TO REVISION AS THE PROJECT PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ACTUAL QUANTITIES AND CONSTRUCTION AS SHOWN AND REQUIRED.	NOT TO SCALE	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	TYPE "C" , "C-L" & DROP INLET CATCH BASIN
REV.	DATE	REVISION DESCRIPTION			OFFICE OF ENGINEERING	



GENERAL NOTES:
1. FOR DETAILS OF FRAME AND GRATE SEE STANDARD SHEET HW-507_08.
2. USE APPROPRIATE CONCRETE TOP FOR CURBING SHOWN ON PLANS. IF CURBING IS NOT SPECIFIED ON THE PLANS, IT SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
3. ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER OR APPROVED EQUAL. THE COST FOR THE PAPER SHALL BE INCLUDED IN THE BID PRICE FOR THE TYPE OF CATCH BASIN INSTALLED.
4. USE 6'-0" (1.830m) ON UPGRADE SIDE OF CONTINUOUS GRADE AND 1'-0" (305) ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
5. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS, CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3" (75). NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.
6. WALL THICKNESS OF ALL CB'S OVER 10' (3.048m)DEEP SHALL BE INCREASED TO 12" (305) THICK. INSIDE DIMENSION SHALL REMAIN THE SAME. 12" (305) THICKNESS WILL START AFTER THE FIRST 10' (3.048m).
7. TO CONVEY SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.
8. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI (27,580 kPa) SHALL BE OBTAINED PRIOR TO SHIPPING.
9. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.

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

		THE INFORMATION, INCLUDING ESTIMATED QUANTITIES, CONTAINED ON THIS PLAN SHEET(S) IS SUBMITTED IN GOOD FAITH BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME AND IS SUBJECT TO REVISION AS THE PROJECT PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ACTUAL QUANTITIES AND CONSTRUCTION AS SHOWN AND REQUIRED.	NOT TO SCALE	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	TYPE "C" , "C-L" & DOUBLE GRATE TYPE - II
REV.	DATE	REVISION DESCRIPTION			OFFICE OF ENGINEERING	

cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

DETAILS

Scale: N.T.S.

Date: February 22, 2021

Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB

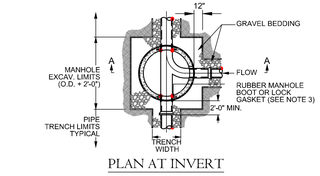
Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

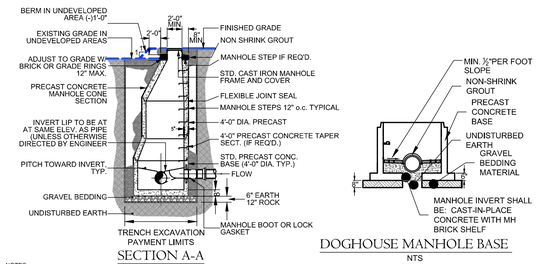
Sheet #:

D2

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PLAN AT INVERT



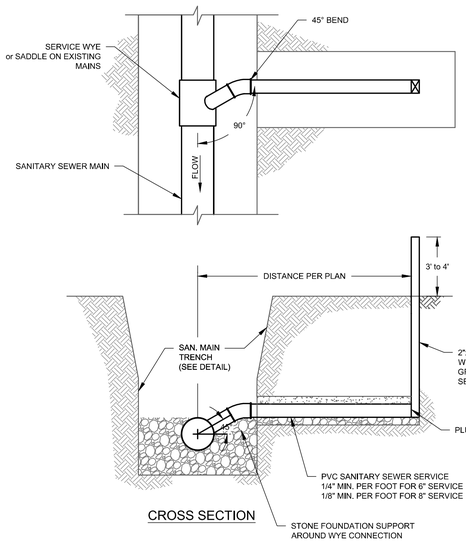
SECTION A-A

NOTES:
1. 4000 PSI CONCRETE SHALL BE USED FOR ALL PRECAST BASES, SUMPS, TRANSITION, RISER AND CORBEL SECTIONS. REINFORCING AND SPECIFICATIONS SHALL CONFORM TO ASTM C-478, LATEST REVISED EDITION.
2. UNUSED KNOCKOUTS SHALL BE BRICKED UP.
3. RUBBER BOOTS OR LOCK GASKETS SHALL BE PROVIDED WHERE PIPE ENTERS OR LEAVES MANHOLE.
4. MANHOLE PIPE STUBS SHALL NOT EXCEED 2'-0" IN LENGTH AND SHALL BE PLUGGED WATER TIGHT. FRAMES AND COVERS SHALL BE CAMPBELL PATTERN NO. 1005, CASTINGS SHALL BE PROVIDED WITH LETTERS "DRAIN" OR "SEWER", AS REQUIRED.
5. CONCRETE RISER SECTION COAT THE OUTSIDE WALLS WITH COAL TAR EPOXY (SAN..M.H.'S ONLY)

PRECAST CONCRETE SANITARY MANHOLE DETAIL
N.T.S.

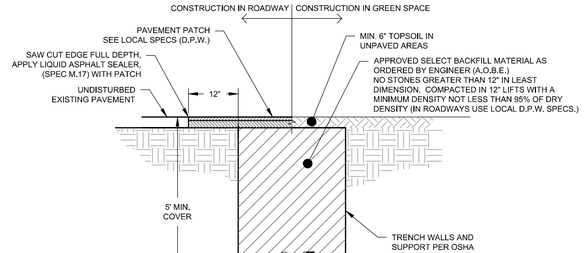
DOGHOUSE MANHOLE BASE
NTS

DOGHOUSE MANHOLE NOTES:
1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST.
2. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
3. TOP HALF OF EXISTING PIPE TO BE REMOVED FOR FULL LENGHT EXPOSED INSIDE MANHOLE. EXISTING MAIN TO BE NEATLY CUT ALONG THE SPRING LINE OF THE PIPE.



CROSS SECTION

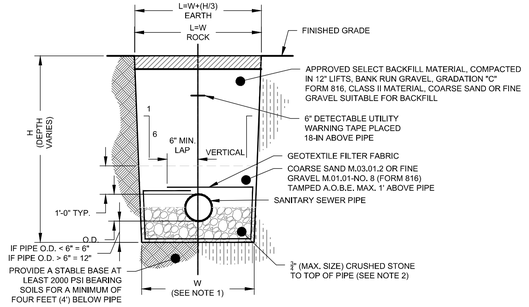
SANITARY SERVICE DETAIL
N.T.S.



NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT/DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

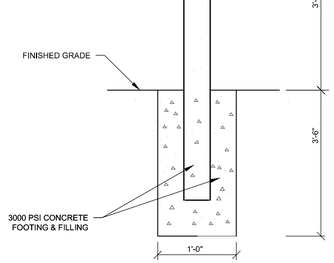
TYPICAL WATERMAIN TRENCH
N.T.S.

NOTES:
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
3. TYPICAL FOR ALL FLEXIBLE PIPE MATERIALS, I.E. PVC, CCP, POLYETHLYENE, FRP, AND ABS TRUSS.
4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ROCK REMOVAL DEPTHS GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.



EARTH EXCAVATION ROCK EXCAVATION

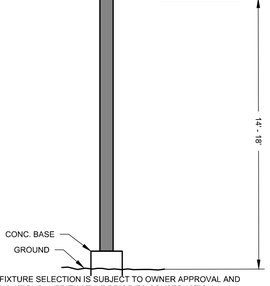
SANITARY CLASS 'B' TRENCH DETAIL
N.T.S.





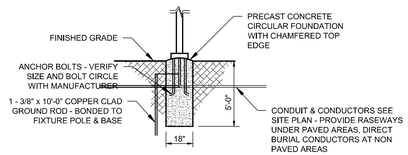
EXAMPLE MEDALLION

WOOD POST WITH CONSERVATION/ OPEN SPACE MEDALLION
N.T.S.

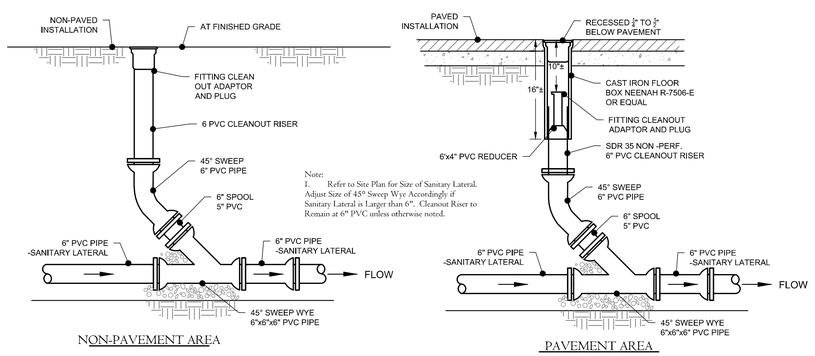


NOTES:
1) LIGHT FIXTURE SELECTION IS SUBJECT TO OWNER APPROVAL AND CITY REGULATIONS. VERIFY STYLE PRIOR TO CONSTRUCTION
2) ALL LIGHTS SHALL BE FULL CUTOFF FIXTURES WITH RECESSED LENSES.

POLE MOUNTED LIGHT DETAIL
N.T.S.



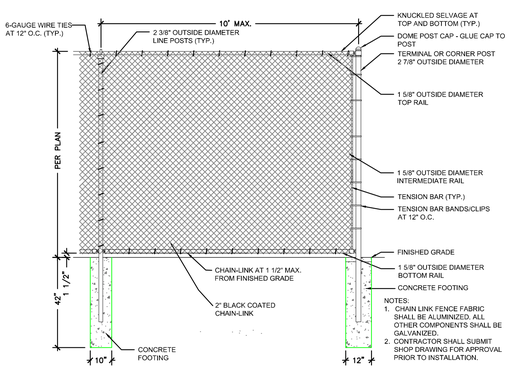
STREET LIGHT POLE FOUNDATION
N.T.S.



Note:
1. Refer to Site Plan for Size of Sanitary Lateral. Adjust Size of 45° Sweep Wye Accordingly if Sanitary Lateral is Larger than 6". Cleanout Riser to Remain at 6" PVC unless otherwise noted.

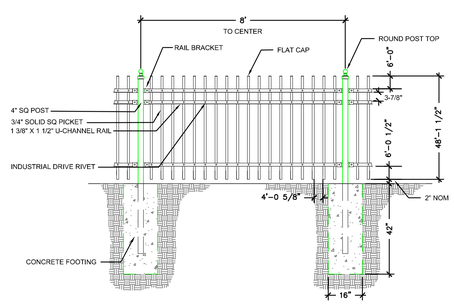
NON-PAVEMENT AREA PAVEMENT AREA

CLEANOUT DETAIL
N.T.S.



NOTES:
1. CHAIN LINK FENCE FABRIC SHALL BE ALUMINIZED. ALL OTHER COMPONENTS SHALL BE GALVANIZED.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.

CHAIN-LINK FENCING
N.T.S.



ORNIMENTAL FENCE
N.T.S.

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HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
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Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

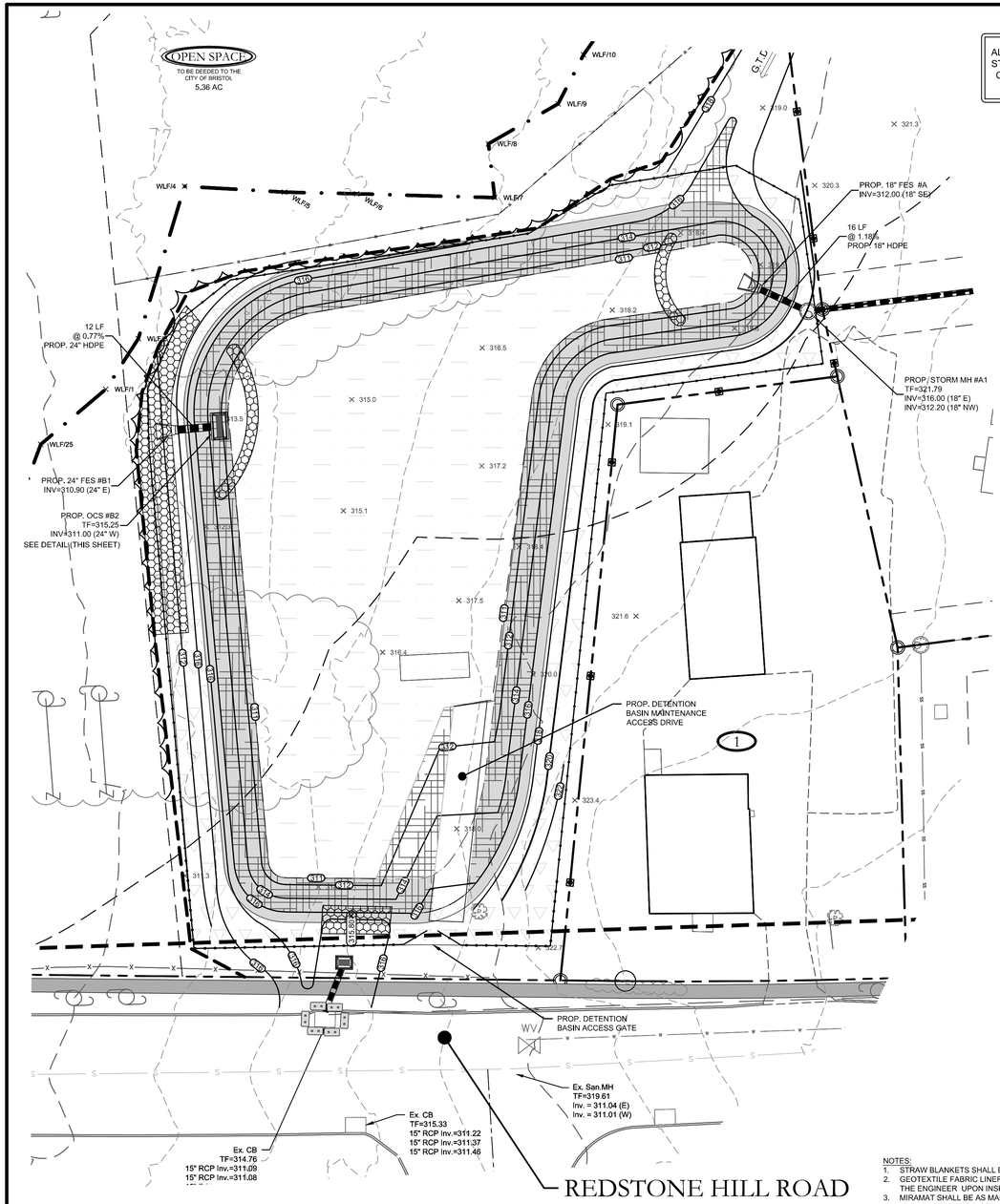
DETAILS

Scale: N.T.S.	
Date: February 22, 2021	
Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB
Revisions:	
Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

D3

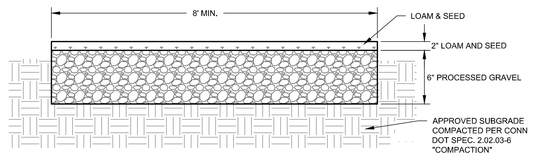
DRAWING NAME: P:\Land Projects\2019\Total Access Construction, LLC\214 S Main Panel, Redstone Hill\Road, Bristol CT - dwg\2019 - DB1 - Detention Basin Details.dwg LAYOUT: DB1 PLOT DATE: Aug 18, 2021 - 2:37pm USERNAME: gianco



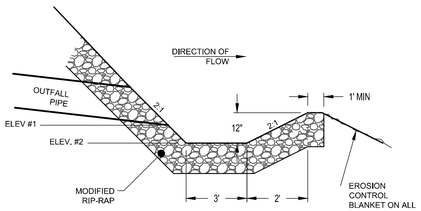
ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

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 treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

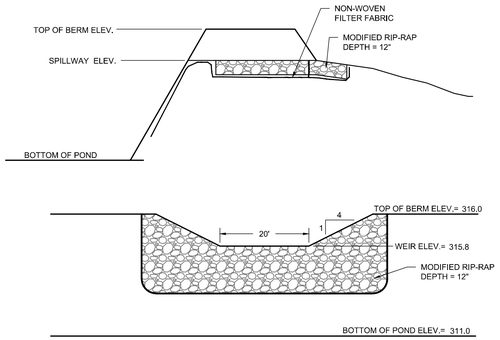


DETENTION ACCESS DRIVE DETAIL
N.T.S.



	ELEV #1	ELEV #2	LENGTH
LEVEL SPREADER 1	70.00	69.00	60'±

LEVEL SPREADER
N.T.S.



MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.

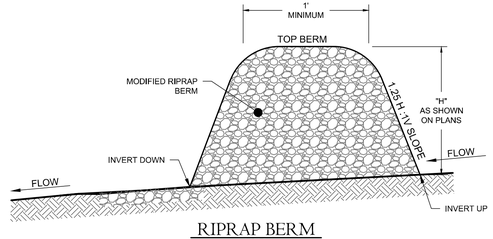
SEED MIX & FABRIC LEGEND

- NEW ENGLAND WET MIX APPLICATION RATE: 1 POUND/5,000 SQ. FT. LOCATION: BASIN BOTTOM
- NEW ENGLAND WILDLIFE AND CONSERVATION MIX APPLICATION RATE: 3 LB/5,000 SQ. FT. LOCATION: DISTURBED AREAS SURROUNDING BASIN
- NEW ENGLAND EROSION CONTROL/RESTORATION MIX APPLICATION RATE: 1 LB /1,250 SQ. FT. LOCATION: BASIN SIDES AND TOP
- SLOPE WITH EROSION CONTROL FABRIC S150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL (LOAM AND SEED, THEN APPLY FABRIC) ALL SLOPES 3:1 OR STEEPER

EROSION CONTROL SYMBOL LEGEND

- SILT FENCE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION



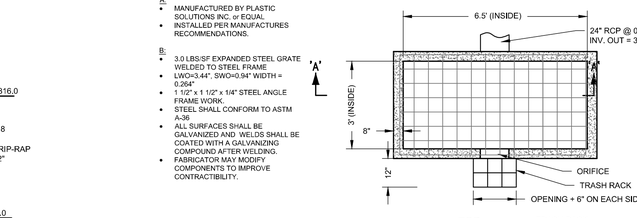
RIPRAP BERM
N.T.S.

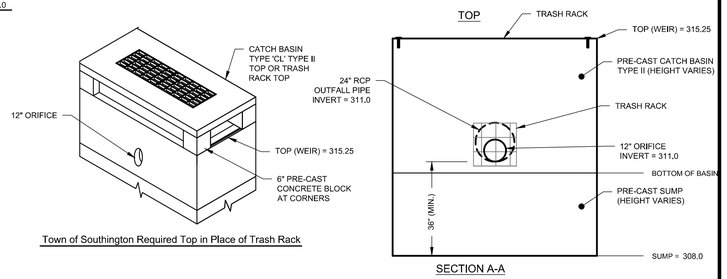
NOTES:
1. DETAIL IS FOR ILLUSTRATION PURPOSES ONLY. INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
2. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.
3. THE STRUCTURE SHALL BE INSTALLED WATERTIGHT WITH ALL JOINTS PARGED WITH WATER PLUG, AND FROM 6" BELOW THE INLET WEIR AND DOWN THE EXTERIOR WALLS AND BOTTOM SHALL BE EPOXY COATED.

TRASH RACK OPTIONS:

A:
- MANUFACTURED BY PLASTIC SOLUTIONS INC. or EQUAL
- INSTALLED PER MANUFACTURES RECOMMENDATIONS.

B:
- 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME
- LWO=3.44", SWO=0.94" WIDTH = 0.264"
- 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK.
- STEEL SHALL CONFORM TO ASTM A-36
- ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING.
- FABRICATOR MAY MODIFY COMPONENTS TO IMPROVE CONTRACTIBILITY.

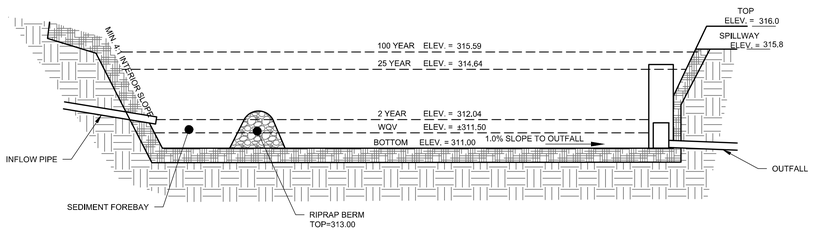




Town of Southington Required Top in Place of Trash Rack

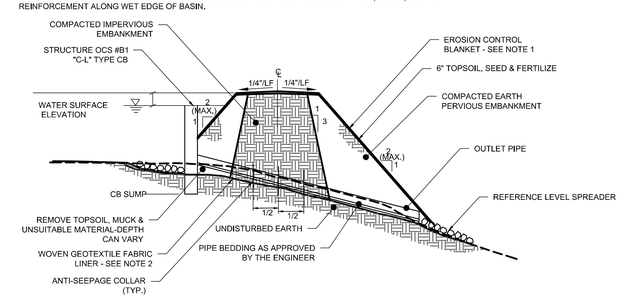
SECTION A-A

CB TYPE II OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



BASIN SCHEMATIC
N.T.S.

NOTES:
1. STRAW BLANKETS SHALL BE S150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
2. GEOTEXTILE FABRIC LINER SHALL BE MIRAFI 500X OR APPROVED EQUAL TO BE USED AT THE DISCRETION OF THE ENGINEER UPON INSPECTION OF THE SOIL CONDITIONS.
3. MIRAMAT SHALL BE AS MANUFACTURED BY MIRAFI, INC. OR APPROVED EQUAL INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. MODIFIED RIP-RAP OR ROCK REVETMENT UTILIZING ON-SITE MATERIALS SHALL BE ACCEPTABLE AS PER THE ENGINEERS INSTRUCTIONS. INSTALL MIRAMAT-TM8 (GREEN) SLOPE REINFORCEMENT ALONG WET EDGE OF BASIN.



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.

811 Know what's below. Call before you dig.

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

NORTH

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

DETENTION BASIN DETAILS

Scale: 30' 15' 0 15' 30' — 1"=30'

Date: February 22, 2021

Project #: 2019	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

DB1

DRAWING NAME: P:\Land Projects\2019\Ford Across Commercial, LLC\14 - Assn Parcel, Redstone Hill Road, Bristol CT\dwg\2019 - PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Aug 18, 2021 - 2:39pm USERNAME: jpatrio

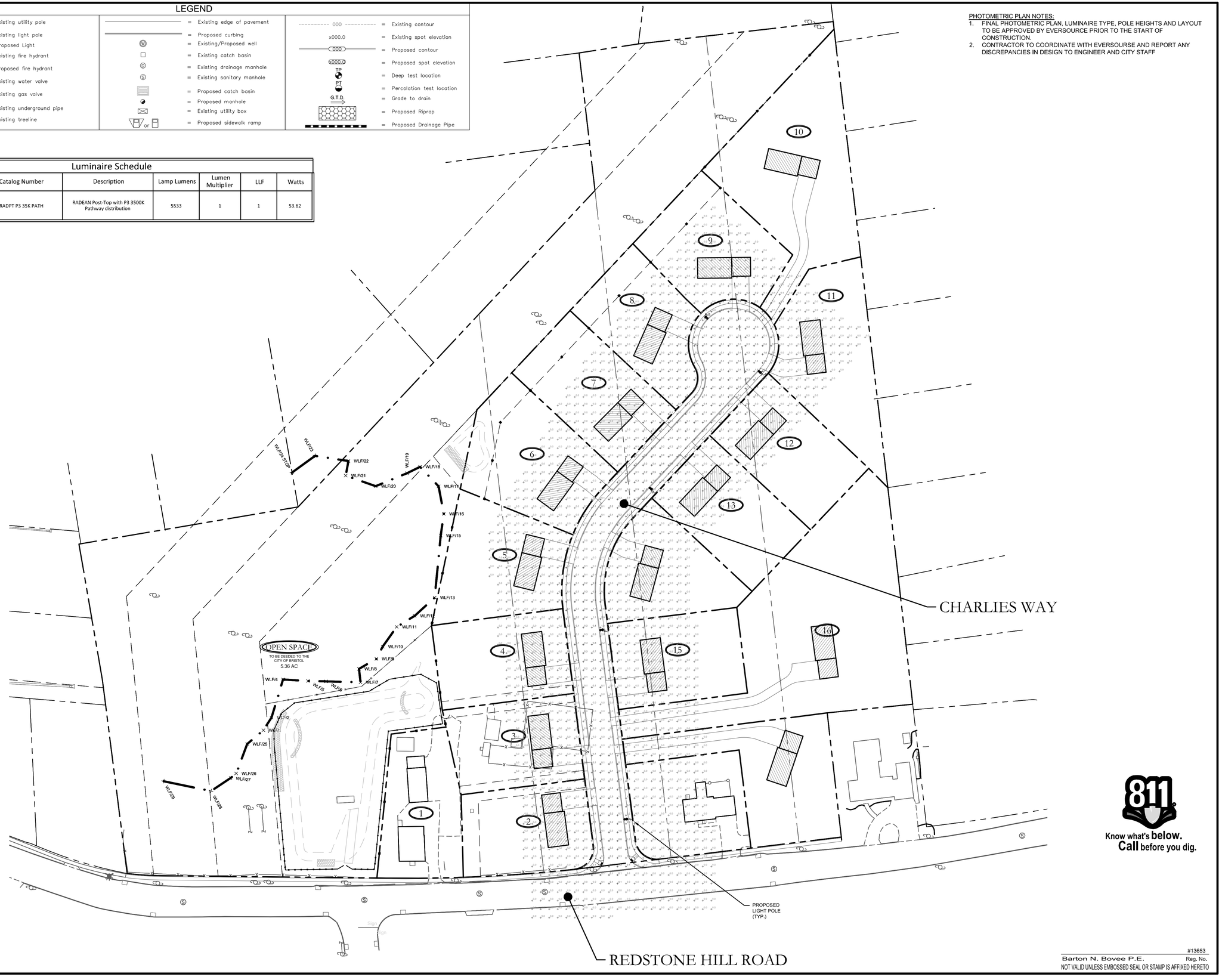
LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- 000 — Existing contour
- x000.0 — Existing spot elevation
- Proposed contour
- Proposed spot elevation
- TP — Deep test location
- PT — Percolation test location
- G.T.D. — Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

Luminaire Schedule

Symbol	Label	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
	A	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62

PHOTOMETRIC PLAN NOTES:
1. FINAL PHOTOMETRIC PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURSE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF



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

NORTH

cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

PROPOSED RESIDENTIAL SUBDIVISION

505-545 Redstone Hill Road
Bristol, Connecticut

PREPARED FOR:

505-545 REDSTONE HILL ROAD, LLC

Sheet Description:

2019 - PH1 - PHOTOMETRIC PLAN - PH1

Scale: 50' 25' 0 25' 50'
1"=50'

Date: February 22, 2021

Project #: 2019	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
May 24, 2021	Miscellaneous Revisions
July 16, 2021	Revised per City Comments
Aug. 18, 2021	Revised per City Comments
----	----

Sheet #:

PH1

811 Know what's below. Call before you dig.

Application #442

For Office Use Only
APPLICATION NO. 442
DATE FILED: 1/15/26
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Wholesale or Distrubution Facility, a [✔] permitted use [ ] Special Permit use

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

Address or Location of the Property: 383 Middle Street

Assessor's Map No.: 3 Assessor's Lot No.(s): 35

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 36.90

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

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

Other comments: _____

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

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

Name: Routine Properties

Address: 2005 Palmer Avenue #111 City: Larchmont State: NY Zip: 10583

Telephone No.: (631) 235-2039 E-Mail: _____

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

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

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

Name: Bristol Sports Center DST

Address: 2901 Buttefield Road City: Oak Brook State: IL Zip: 60523

Telephone No.: (630) 586-6649 E-Mail: _____

Signature: DocuSigned by: Dan Zatloukal *Signature – (Printed/Typed)* Dan Zatloukal - Authorized Signatory

The following shall be included as part of this application:

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

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

LUO – 01/24

Docusign Envelope ID: 09BF8401-DBEC-4A4D-B291-756DBC4AE867

For Office Use Only
APPLICATION NO. **442**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 383 Middle Street

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

- Proposed modification of site plan to add 36 truck loading docks for conversion of 209,780 SF existing office space to light industrial uses. 247 existing parking spaces are being removed to reduce overall impervious surface on the site.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Brian Baker - Civil 1

Address: 43 Sherman Hill Road City: Woodbury State: CT Zip: 06798

Telephone No.: (203) 266-0778 E-Mail: _____

1/24 - LUO

Revised Narrative 060126

TO:	Robert M. Flanagan, City Planner, City of Bristol
FROM:	Aaron Marcus, Bloom Bristol LLC; Brian Baker, Civil 1
DATE:	June 1, 2026
PROPERTY:	383 Middle Street, Bristol, CT (“Property”)
SUBJECT:	Site Plan Modification and Use Confirmation: “Unit 2”

Executive Summary

On 2/26/26, the City of Bristol Planning Commission granted Site Plan Approval for certain site plan modifications at the "Property". A complete set of those plans, dated 2/20/26, is attached for reference.

Since receiving that approval, an industrial tenant has been secured for Unit 2 (“Tenant”). Unit 2 consists of approximately 86,500 square feet located on the eastern side of the primary structure, as shown on Sheet C-2.1 of the attached site plans dated 2/20/26**.**

The Tenant’s operations require significantly less loading infrastructure than what was previously approved. To accommodate the Tenant’s operations, the Owner is seeking a modification to the approved site plan strictly isolated to a portion of the eastern exterior of the Property. All other aspects of the previously approved site plan will remain as originally reviewed and approved by the Commission.

PROPOSED SITE PLAN MODIFICATIONS

The proposed modification represents a substantial reduction in impact, structural alteration, and site disturbance compared to the previously approved plan. This amendment will effectively revert several portions of the site closer to its existing as-built condition. The modification consists of the following four elements:

1. **Elimination of Building Demolition:** The previously approved plan authorized the demolition of an approximately 10,500 square foot section of the building on the eastern side, resulting in a primary building size of 383,389 SF. Under this revised proposal, this 11,160 SF structural footprint will remain completely intact and unaltered, preserving the existing building envelope of 394,549 SF.
2. **Preservation of Existing Dock Door:** Rather than executing the extensive loading dock reconfigurations previously permitted, the Tenant's operation requires only a single dock door. The existing dock door located on the east side of the Property servicing Unit 2 will be left in place as-is.

3. **Addition of a Single Drive-In Door:** To facilitate specialized equipment transport, the Applicant proposes adding one dedicated drive-in door with an associated concrete ramp leading to the interior of Unit 2.
4. **Localized Parking & Circulation Reconfiguration:** A minor adjustment to the immediate parking layout on the east side is proposed to ensure optimal safety, efficient vehicular traffic flow, and adequate turning for the tenant's delivery and forklift operations.

Because this application preserves existing structural square footage and eliminates previously approved demolition and heavy earthwork, it constitutes a lower-intensity site modification that minimizes environmental and structural impacts. These proposed modifications are shown in the attached plans titled "Unit 2 MOD 5-28-26".

PARKING

Under this proposed modification, the parking requirement remains unchanged at 902 spaces. However, the revised plan improves the overall site layout and increases the total parking supply from 945 spaces to 982 spaces.

This improvement is driven by two key changes from the approved 2/26/2026 plan. First, the building area is being adjusted from 386,098 SF to 397,258 SF, restoring the building footprint to its existing condition. Second, while the building size is increasing, the proportion of office space is decreasing. The previously approved plan assumed that 20% of the wholesale and distribution area would be office space. However, the actual Unit 2 tenant requires only 6% office space. As a result, the revised plan accommodates a larger building footprint while reducing the office component as a percentage of the overall building area and increasing the total parking provided on site. A summary of these consolidated figures is detailed in the table below. For a detailed breakdown, please reference Page 5 of the Unit 2 MOD plans.

	Approved Plan (2/26/26)	Proposed Unit 2 Mod (5/28/26)
Total Building Area	383,389 SF	394,549 SF
Total Required Parking	902 Spaces	902 Spaces
Total Provided Parking	945 Spaces	982 Spaces
Excess Parking	43 Spaces	80 Spaces

ZONING COMPLIANCE & ALIGNMENT OF USE

The Property is located within the I-2 Zone. As part of the approvals secured on [Date], the permitted use for the vacant tenant spaces, including Unit 2, was formally established as a Wholesale or Distribution Facility. The Bristol Zoning Regulations define a *Wholesale or Distribution Facility* as “an establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials.”

The incoming tenant operates an aerospace testing facility. More specifically, aerospace components are shipped directly from customers and received at the facility. Upon arrival, components are stored in the Tenant’s warehouse and technicians perform diagnostic testing, preventative maintenance and repairs on the components. Once all testing, maintenance and repairs are complete, the components are distributed/shipped back out to the respective customers.

We respectfully request the City’s alignment that that this Tenant’s operation aligns with the intent, language, and operational profile of the existing Wholesale or Distribution Facility classification more than any other defined use within the Bristol Zoning Regulations for several reasons:

- The underlying operational framework of this tenant is entirely dependent on an inward/outward flow of finished product. The physical footprint of Unit 2 is heavily weighted toward the receipt, indoor warehouse storage, and final distribution of heavy components.
- This facility does not engage in manufacturing or assembly-line production. The items arrive at the building as pre-existing, finished "goods and products" and depart as those exact same goods and products. The internal testing and overhaul processes function as an intermediate quality-control and maintenance stage within a broader logistical loop.

Because the essence of the operation is the receipt, storage, and eventual distribution of specialized products and goods, we believe the tenant’s business functions under the unit’s currently approved use.

CONCLUSION

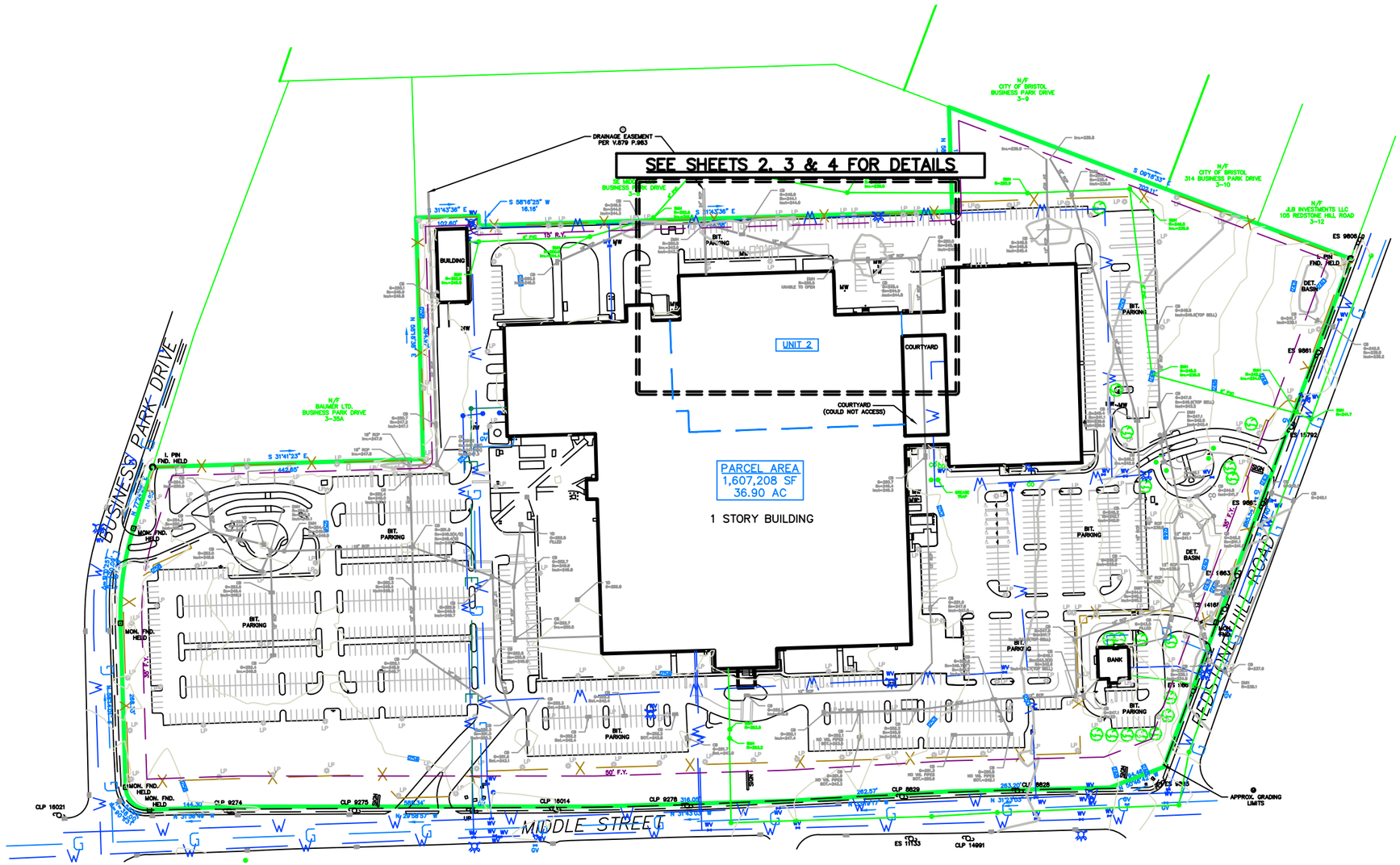
The proposed amendments represent a minor, low-impact deviation from the previously approved plan that leaves the physical building intact and scales back the scope of site disturbance. Furthermore, the tenant’s operations fully satisfy the regulatory definitions governing the site's approved Wholesale or Distribution use.

We kindly request that the Planning Commission and City Planner review these proposed changes and the Tenant’s use and advise on the most appropriate path forward.

Revised Plan Set 052826

LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
EXISTING CONTOUR
HYDRANT
WATER VALVE
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING GAS VALVE
EXISTING GAS LINE
EXISTING STORM SEWER
EXISTING ELECTRIC
EXISTING FENCE
EXISTING SITE LIGHT
STORM DRAINAGE MANHOLE
CATCH BASIN
SANITARY SEWER MANHOLE
EXISTING TREE
UTILITY POLE
MONUMENT
IRON PIN



NO.	REVISION	DATE
	Previous Editions Obsolete	

0 100 200

1 inch = 200 ft.

OWNER/APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

OVERALL EXISTING CONDITIONS MAP

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

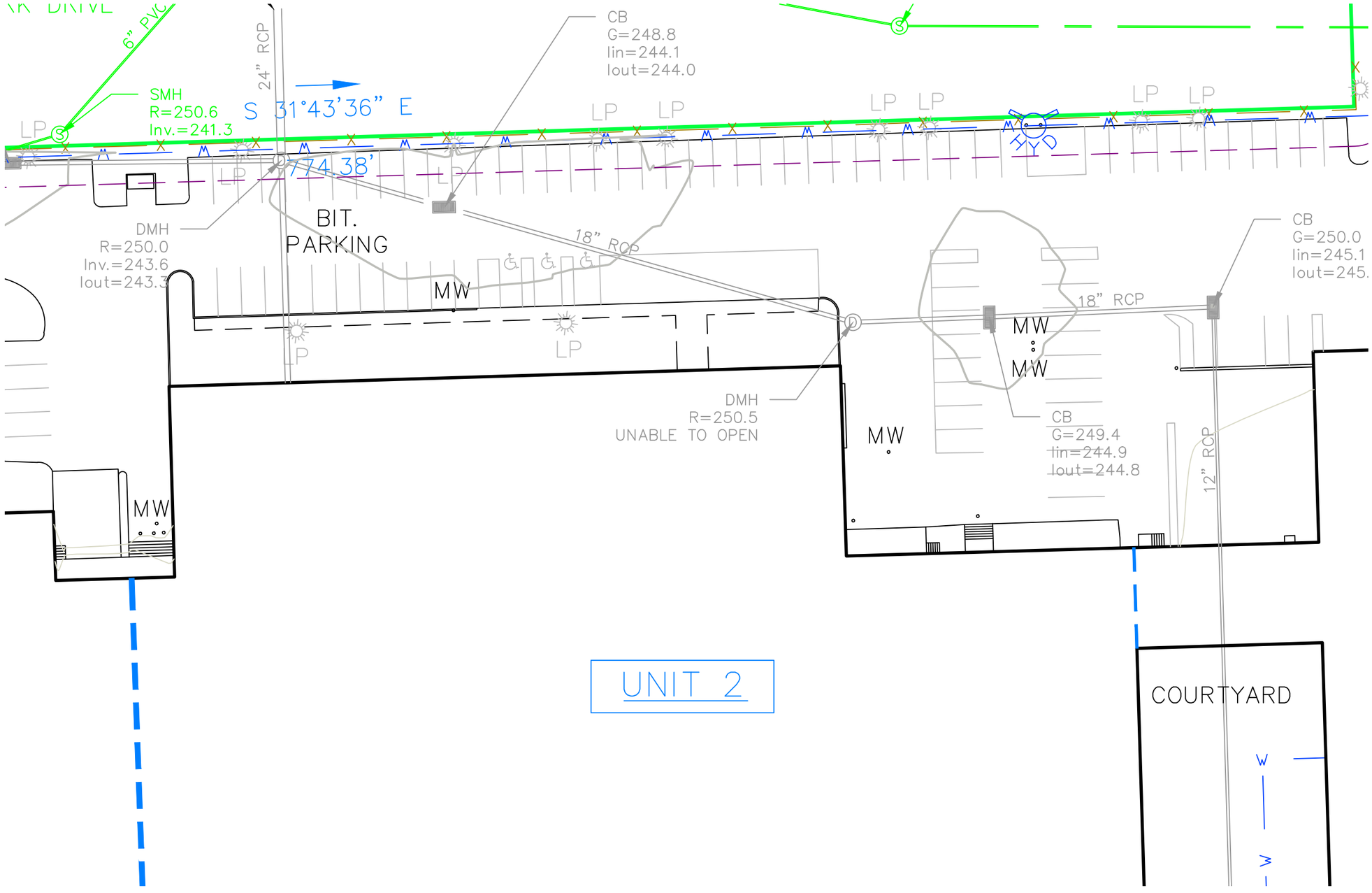
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SCALE:	1" = 200'
DATE:	28 MAY 26
PROJ. NO.:	4389
CADD FILE NAME:	4389 EX COND
DRAWING NO.:	1 OF 5

LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
500 EXISTING CONTOUR
HYDRANT
WATER VALVE
W EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN

GV EXISTING GAS VALVE
G EXISTING GAS LINE
EXISTING STORM SEWER
EXISTING ELECTRIC
X EXISTING FENCE
LP EXISTING SITE LIGHT
D STORM DRAINAGE MANHOLE

CATCH BASIN
S SANITARY SEWER MANHOLE
EXISTING TREE
UTILITY POLE
MONUMENT
IRON PIN



NO.	REVISION	DATE

Previous Editions Obsolete

0 20 40

1 inch = 40 ft.

OWNER/APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

EXISTING CONDITIONS MAP
UNIT 2 AREA

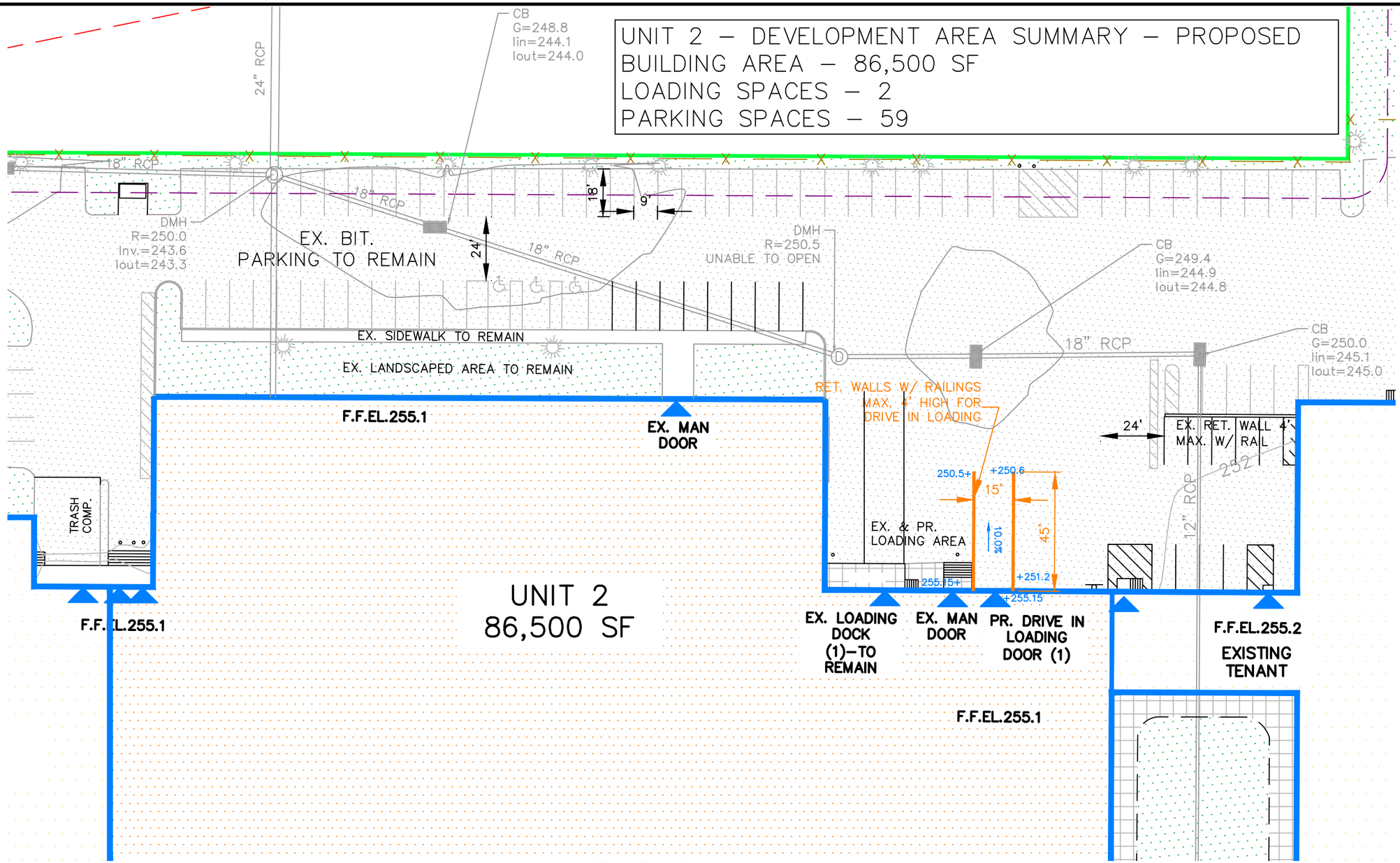
383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 40'
DATED:	28 MAY 26
PROJ. NO.:	4389
CADD FILE NAME:	4389 EX COND
DRAWING NO.:	2 OF 5

UNIT 2 – DEVELOPMENT AREA SUMMARY – PROPOSED
BUILDING AREA – 86,500 SF
LOADING SPACES – 2
PARKING SPACES – 59



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE

NO.	REVISION	DATE

Previous Editions Obsolete

0 20 40
1 inch = 40 ft.

OWNER/APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

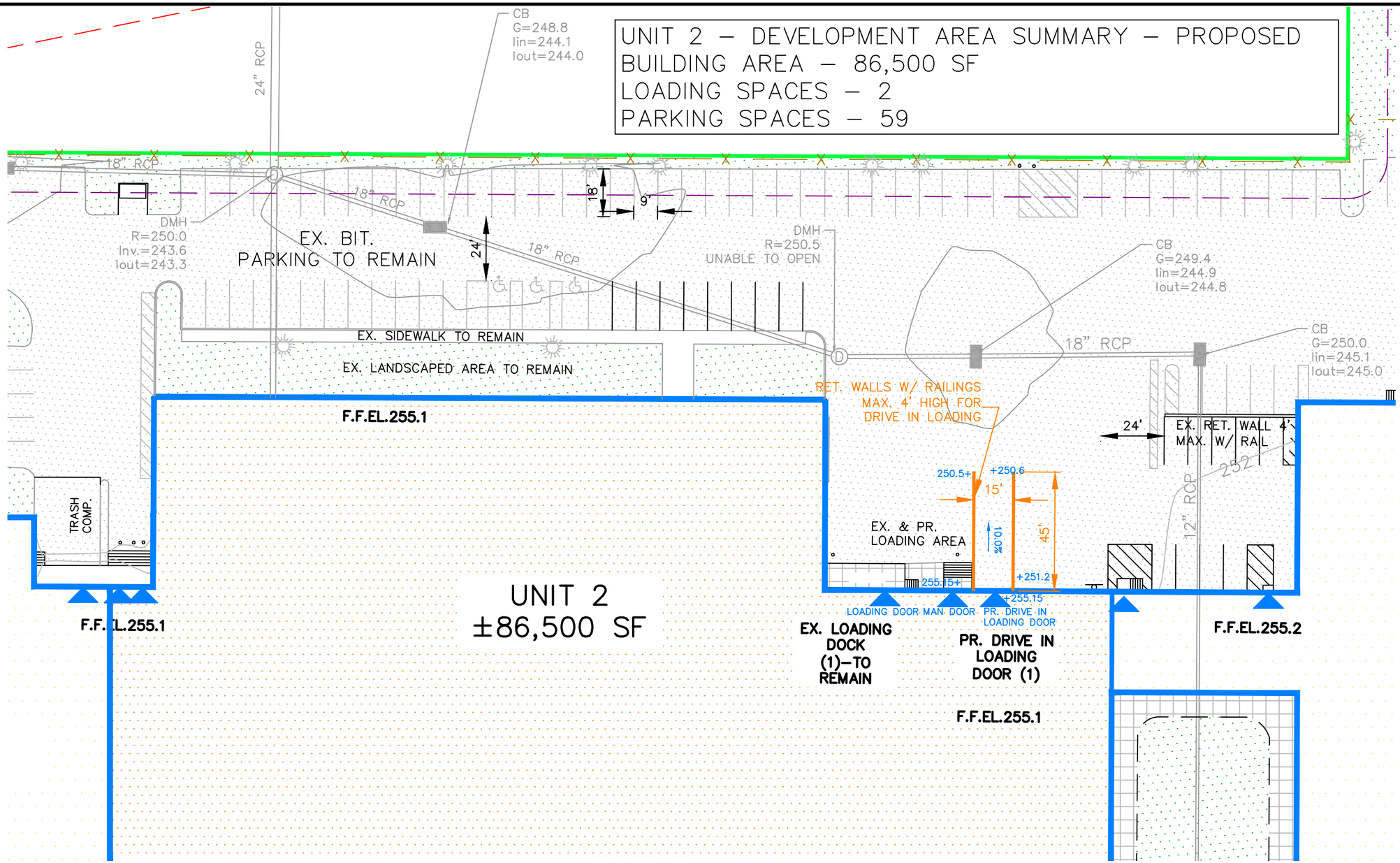
PROPOSED SITE PLAN
MODIFICATION
UNIT 2

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 28 MAY 26
PROJ. NO.: 4389
CADD FILE NAME: 4389-ALT UNIT 2
DRAWING NO.:
4 OF 5

UNIT 2 – DEVELOPMENT AREA SUMMARY – PROPOSED
BUILDING AREA – 86,500 SF
LOADING SPACES – 2
PARKING SPACES – 59



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
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- WETLANDS
- 100' WETLANDS REGULATED AREA
- EXISTING AND PROPOSED BUILDING ENTRANCE

NO.	REVISION	DATE

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OWNER/APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

PROPOSED SITE PLAN
MODIFICATION
UNIT 2

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
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DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 28 MAY 26
PROJ. NO.: 4389
CADD FILE NAME: 4389-ALT UNIT 2
DRAWING NO.:

4 OF 5

PARKING TABLE – APPROVED 2-26-26

PROPOSED USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING REQUIRED	PARKING PROVIDED
BUSINESS & PROFESSIONAL OFFICE	168,209 SF	4 PER 1,000 SF = 673	673	673
BANK	2,709 SF	5 PER 1,000 SF = 14	14	21
WHOLESALE & DISTRIBUTION	215,180 SF TOTAL 172,144 SF STORAGE 43,036 SF OFFICE	 0.5 PER 1,000 SF STORAGE + 3 PER 1,000 SF OFFICE	 86 129	 86 165
TOTALS			902	945
PROPOSED TOTAL PARKING SPACES = 945 (247 EX. SPACES TO BE REMOVED)				
EXCESS PARKING = 945 – 902 = 43 EXCESS SPACES				
HANDICAPPED SPACES REQUIRED = 2% OF TOTAL = 19 SPACES (32 SPACES PROVIDED)				

PARKING TABLE – REVISED FOR UNIT 2 MODIFICATION

PROPOSED USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING REQUIRED	PARKING PROVIDED
BUSINESS & PROFESSIONAL OFFICE	168,209 SF	4 PER 1,000 SF = 673	673	673
BANK	2,709 SF	5 PER 1,000 SF = 14	14	21
WHOLESALE & DISTRIBUTION UNITS 1, 3, 4	139,840 SF TOTAL 111,872 SF STORAGE 27,968 SF OFFICE	 0.5 PER 1,000 SF STORAGE + 3 PER 1,000 SF OFFICE	 56 84	 56 173
WHOLESALE & DISTRIBUTION UNIT 2	86,500 SF TOTAL 81,300 SF STORAGE 5,200 SF OFFICE	 0.5 PER 1,000 SF STORAGE + 3 PER 1,000 SF OFFICE	 41 16	 41 18
TOTALS			902	982
PROPOSED TOTAL PARKING SPACES = 982 (210 EX. SPACES TO BE REMOVED)				
EXCESS PARKING = 982 – 902 = 80 EXCESS SPACES				
HANDICAPPED SPACES REQUIRED = 2% OF TOTAL = 19 SPACES (32 SPACES PROVIDED)				

NO.	REVISION	DATE
	Previous Editions Obsolete	

OWNER/APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

PARKING CACLULATIONS

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

DRAWN: BB APPROVED: CJ
SCALE: N/A
DATE: 28 MAY 26
PROJ. NO.: 4389
CADD FILE NAME: 4389-ALT UNIT 2
DRAWING NO.:
5 OF 5

Meeting Minutes 02626

BRISTOL PLANNING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY, FEBRUARY 26, 2026

By: Chris Nardi
Acting Chair

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

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

1. Call to Order

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

Acting Chairman Nardi reminded the Commission the next regular meeting was on Monday, March 30, 2026.
Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small as voting members this evening.

2. Pledge of Allegiance

Staff said there was an application under Receipt of New Applications that should be relocated to New Business. The City Planner expressed that New Business and Old Business items should be reversed in order on the agenda this evening.

3. Public Participation

4. Approval of Minutes

a. Regular Meeting — October 27, 2025

1. Minutes from the October 27, 2025, Regular Meeting

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the October 27, 2025, Regular meeting minutes.

MOTION: Move to approve the minutes of the October 27, 2025, regular meeting.

By: Klimek Seconded: Bacchus.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

b. Special Meeting - December 15, 2025

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the December 15, 2025, Special meeting minutes.

MOTION: Move to approve the minutes of the December 15, 2025, special meeting.

By: Pose Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

5. Receipt of New Applications

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #444.

MOTION: Move that Application #444 be moved to New Business on tonight's agenda.

By: Small Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

MOTION: Move to flip Old Business and New Business on tonight's agenda.

By: Bacchus Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

Item #7.a. under New Business was taken out of order.

7. New Business

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #442.

Brian Baker, P.E., Civil 1, 43 Sherman Hill Rd., Woodbury, representing the applicant, outlined the request for the existing ESPN North Campus of 400,000 sq. ft. on 36.9 acres. Mr. Baker verified the applicant would become the landlord of a portion of the site. The engineer validated the existing 1,192 parking spaces and 7 loading docks. Mr. Baker explained the plan is to construct 36 new truck loading docks with reduced parking, decreased impervious surface and additional landscaping.

The engineer reviewed the storm drainage system. Mr. Baker indicated the property use would be wholesale, distribution or light industrial uses. The engineer indicated 215,150 sq. ft. would be converted with 168,209 sq. ft. remaining as office space for ESPN for archive storage. Mr. Baker compared the traffic report from office use to light industrial use with an increase of 3 trucks in the A.M. and 4 trucks in the afternoon that would not adversely affect the area.

Staff confirmed that there had not been sufficient time to respond to the comments but there were no major concerns.

Mr. Stango indicated the applicant did an excellent review of the plans and the comments. The City Engineer reviewed some comments that were included with the approval of the Inland Wetlands Agency plan to not store any materials on site.

Commissioner inquiries: Mr. Stango verified the drainage would be contained on the site. The City Engineer indicated there would be a significant amount of reduced impervious surface. Mr. Stango requested a rainfall analysis in the comments.

MOTION: Move that Application #442 be approved with the following stipulations:

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

2. All site improvements which have not been satisfactorily completed by the time a Certificate of Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Bacchus Seconded: Small

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The application is approved with stipulations.

6. Old Business

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #444.

The following item was submitted into the record: a letter dated February 20, 2026, from Attorney Timothy Furey regarding a deferral of sidewalk waiver (submitted by Attorney Timothy Furey.)

Staff briefed the Commission that Application #444 had a variety of uses and requests for buildings totaling 66,625 sq. ft.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, indicated there would be additional landscaping installed near the inland wetland corridor and adjacent to the detention basin. Attorney Furey reported an Inland Wetlands Agency approval was received for the plans. If the plan is approved, the attorney requested additional addresses for the buildings.
Attorney Furey itemized the prior uses on the site including a remediation by the City of Bristol. The attorney stated there is an environmental land use restriction that cannot be built on.

Attorney Furey detailed the comments stating the site would use City sewer and water systems but the wells are being tested. The attorney anticipated 25 to 46 businesses with 8 buildings mainly with skilled trade businesses.

If approved this evening, Attorney Furey requested a conditional approval in conjunction with addressing the comments because of the applicant's financial deadlines.

The attorney reviewed the prior comments from the City Engineer that met the State Storm Water Discharge Regulations. The attorney requested a deferral of sidewalk waiver that has to be referred to the Board of Education for comments. Attorney Furey suggested to add a list on the plans for each use, parking spaces and EV stations. Attorney Furey said a detailed narrative was provided for the plan.

Attorney Furey indicated an Alternative Signage Program would be applied for with the Zoning Commission to improve the site and EMS services. The attorney verified business hours would be during the day time. Attorney Furey pointed out the applicant would comply with the Regulations including the Fire Codes. Attorney Furey agreed the water and sewer lines would go out on Enterprise Dr.

Mr. Stango explained he gave comments on the engineering report and storm water that was provided for the plan. The City Engineer's view was this was a straightforward request and the applicant was very responsive to comments.

Commission inquiries: The attorney gave an explanation of his definition of a conditional approval if the Commission agreed.

MOTION: Move that Application #444 be approved with the following stipulations:

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

2. The Specialty Trade Contractor use shall not be less than 31,625 sq. ft. and requires 64 parking spaces unless otherwise approved by the Planning Commission.

3. The Microbrewery use shall not be more than 5,000 sq. ft. and requires 40 parking spaces unless otherwise approved by the Planning Commission.

4. The Fitness Club use shall not be more than 5,000 sq. ft. and requires 25 parking spaces unless otherwise approved by the Planning Commission.

5. The High Technology use shall not be more than 5,000 sq. ft. and requires 15 parking spaces unless otherwise approved by the Planning Commission.

6. The Manufacturing Facility use shall not be more than 5,000 sq. ft. and requires 15 parking spaces unless otherwise approved by the Planning Commission.

7. The Wholesale or Distribution Facility use shall not be more than 15,000 sq. ft. and requires 45 parking spaces unless otherwise approved by the Planning Commission.

8. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Small Seconded: Bacchus

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The application is approved with stipulations.

MOTION: Move to direct Staff for a sidewalk deferral request dated February 20, 2026, for 894 Middle Street; to the Board of Education.

By: Bacchus Seconded: Small

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The application #444 is referred to the Board of Education.

The application is referred to the Board of Education.

6. Old Business

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #441.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the Theis Steel tower was not part of the application but the powerhouse and the remaining buildings were was part of the request. Attorney Furey clarified the applicant cleaned the property. The attorney said part of the property was across the river and that was a parking area.

Attorney Furey reviewed the comments. The attorney said the approval from the Inland Wetlands Agency requested deferral of the future parking until needed to reduce impervious surface. Attorney Furey noted the gate would be removed from the site. The attorney pointed out the only remaining comment was for the lighting plan but there was an existing adequate lighting plan.

Commission inquiries: Attorney Furey said the property would be used for storage but there is an existing storage facility on the site. The attorney indicated the Theis Steel tower was a unique building that was available to develop.

Rock Emond of SLR Consulting, 99 Realty Dr., Cheshire, representing the applicant, explained the request for approval of the parking area with 75 of the 161 spaces for future parking spaces, reduced impervious surface, storm water retention swales and drive in doors on the east and west side of Building A. Mr. Emond reviewed the Site Plan with restriping the parking lot and the location of the future parking spaces. The consultant said the existing fence would be modified and drive in doors would be expanded. Mr. Emond went over the erosion controls.

MOTION: Move that Application #441 be approved with the following stipulations:

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

2. All site improvements which have not been satisfactorily completed by the time a Certificate of Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Small Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The application #444 is referred to the Board of Education.

6b. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #433.

Staff specified the request was for the western part of Village St. for a street acceptance. The City Planner pointed out the street has an R-10 Zone and an R-15 Zone and 19 houses new houses constructed on the street in the r-10 zone. Staff went over the details of the plans originally approved in 2004.
The City Planner stated comments were received from the referral to the Water Department and the Board of Public Works. Staff mentioned there is a $106,000 bond in place to complete the Subdivision. The City Planner stated Staff determined the maintenance bond to be $60,000.

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

1. Final road acceptance is contingent upon the Department of Public Works – Engineering Division acceptance and the filing of mylars on the City of Bristol City Clerk Land Records.

2. The completion of Village Street is part of Subdivision Application #433 – Phase 4 (19 lots) Cold Springs Farm subdivision located in the R-10 Residential zone; Industrial Builders & Realty Co., LLC, owner/applicants.

3. The acceptance of this portion of Village Street is based on a memo dated January 8, 2026 from DPW Director Rogozinski stating that the street, storm drainage, sanitary sewers, water systems and all other improvements required by the Commission have been completed in conformance with the Subdivision Regulations of the City of Bristol.

4. The applicant is required to post and maintain a maintenance bond in the amount $60,000 which is fifteen percent of the roadway construction cost, for a period of one year from the date of acceptance by the City Council.

5. Also, to authorize City Staff to release the existing subdivision performance bond in the amount of $106,066.00 associated with Phase 4, and that those funds be returned to the applicant.

By: Bacchus Seconded: Small.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The application is approved with stipulations.

8. New Business

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

Staff indicated Application #2555 would be heard at the next regular Planning Commission meeting because the applicant was unable to attend this evening. The City Planner confirmed this was a referral from the Zoning Commission to the Planning Commission. Staff reviewed there was 35 days in order to make a decision on the referral from Zoning

9. City Council and Other Referrals

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on C.G.S. 8-24 Referral, Map 43, Lot 22 - 81 Church Avenue.

The City Planner specified this was a referral for the Fire Station #3 at 81 Church Avenue. Staff described a conversation with the resident that abuts the property was encroaching on 81 Church Avenue that may want to purchase the property.

The Commission thought if there was an interested buyer, the property should be sold to put it back on the tax roles.

MOTION: Motion to send a positive referral to the Real Estate Committee of the City Council for the C.G.S. 8-24 referral for: 81 Church Avenue - Map 43, Lot 22.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018. The Planning Commission is in favor of the sale of the property.

By: Klimek Seconded: Bacchus.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

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

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on C.G.S. 8-24 Referral, Map 20, Lot 220 - 112 Ambler Road.

The City Planner reported this was a referral from the City Council to the Planning Commission for 112 Ambler Rd. Staff clarified the Board of Park Commissioners may have some interest in this property.

MOTION: Motion to send a positive referral to the Real Estate Committee of the City Council for the C.G.S. 8-24 referral for: 112 Ambler Road - Map 20, Lot 220.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018. The Planning Commission is in favor of the sale of the property or if the Board of Park Commissioners wants to use the property.

By: Bacchus Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

10. Staff Reports

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

The City Planner informed the Commission that Staff was in the process of obtaining funding for the 2028 Bristol Plan of Conservation and Development (POCD.) Staff discussed that the update of the POCD would take 16-18 months with special meetings every month beginning in July 2026.

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

The City Planner would keep this item on the agenda until the March 2026 meeting pertaining to housing. Staff noted the Zoning Commission was working on changes to the Zoning Regulations that would be referred to the Planning Commission.

c. Subdivision Status Report — January 2026.

The City Planner confirmed there were no changes to the Subdivision Status Report. Staff stated the Laurentide Glen Subdivision bond for $265,875 was going to expire in April 2026. The City Planner explained the prior expiration of the Subdivision but a letter was sent to the applicants to inform them of the recent pending expiration.

d. New Commissioner Appointment — D. Wynn

The new alternate Commissioner DeWayne Wynn introduced himself to the Commission.
The Commission welcomed Commissioner Wynn to the Commission.

11. Adjournment

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the adjournment.

Motion was made by Commissioner Klimek to adjourn.
Motion seconded by Commissioner Bacchus.
Motion carried 5-0.

The meeting adjourned at 8:00 P.M.

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

Respectfully submitted,
Nancy King

_____

Chris Nardi
Acting Chairman
City Planning Commission

Original Narrative

PROJECT NARRATIVE
383 MIDDLE STREET
ASSESSOR MAP 3 LOT 35
BRISTOL, CONNECTICUT

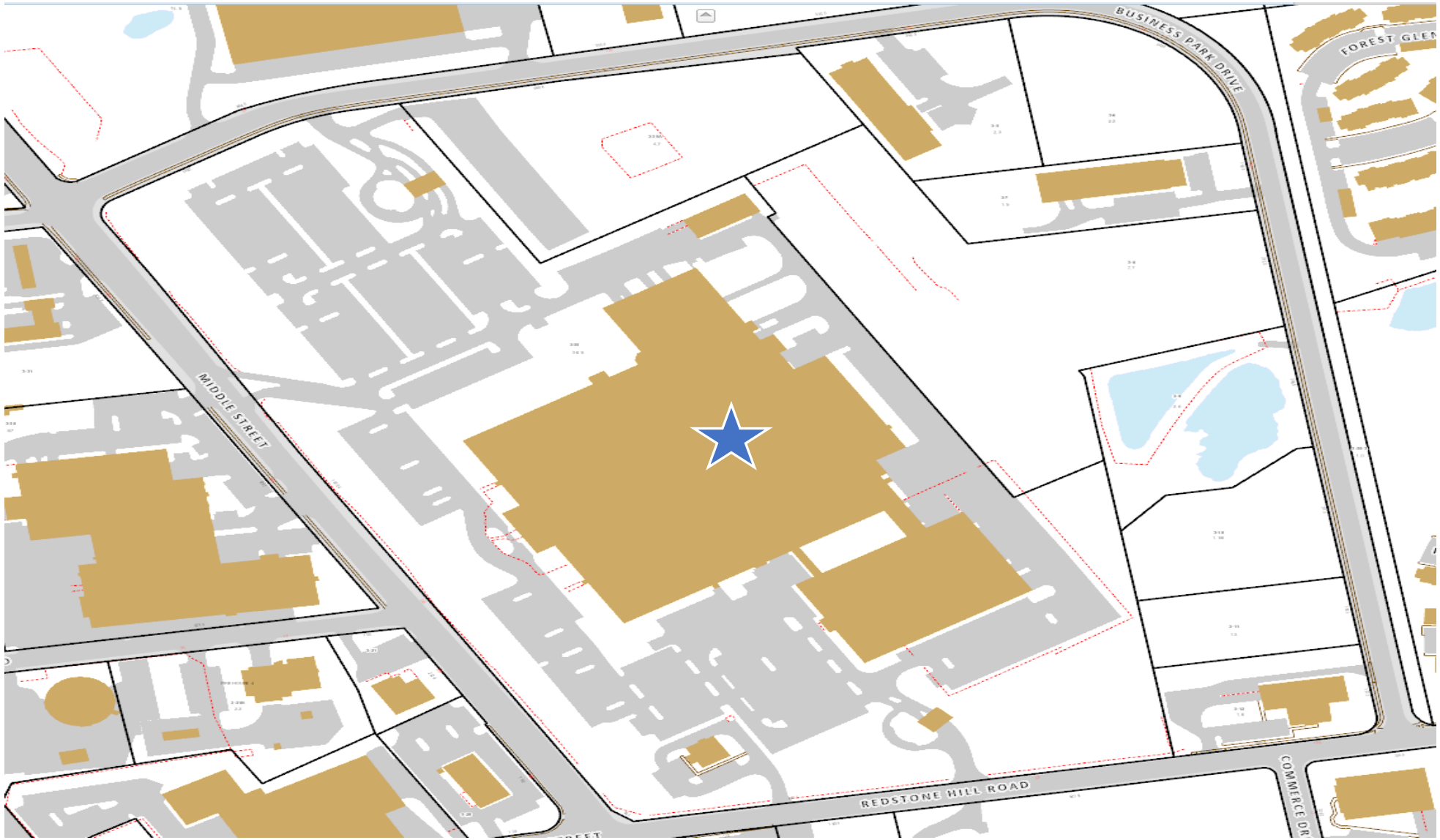
This application being submitted to the City of Bristol's Planning Board is regarding proposed site improvements to a 39.6 acre property located at 383 Middle Street (the "Property") in the Industrial Park (IP-1) Zoning District. The proposed project is led by Aaron Marcus and Evan Goldfine of Routine Properties, a Westchester, New York based real estate investment firm focused on industrial acquisitions, development, and redevelopment throughout Connecticut. Upon closing in Q1 2026, Routine Properties will become the fee-simple owner and landlord of the Property.

The property is currently entirely developed and has most recently been ESPN's north campus. The existing main building on site is approximately 411,260 sf in size and is the structure subject of the proposed project. The other two buildings consist of a bank and storage/utility building, approximately 2,709 sf and 6,013 sf respectively. Both buildings are to remain. Currently, the Property is 42% leased to ESPN, occupying two units of 74,073 sf and 94,141 sf located in the main building on the Property. Additional tenancy consists of a national credit union branch in the southwest corner of the property that will remain, and two antenna leases. The remaining +/-212,000 sf of the primary building is vacant, representing the primary opportunity for repositioning and redevelopment.

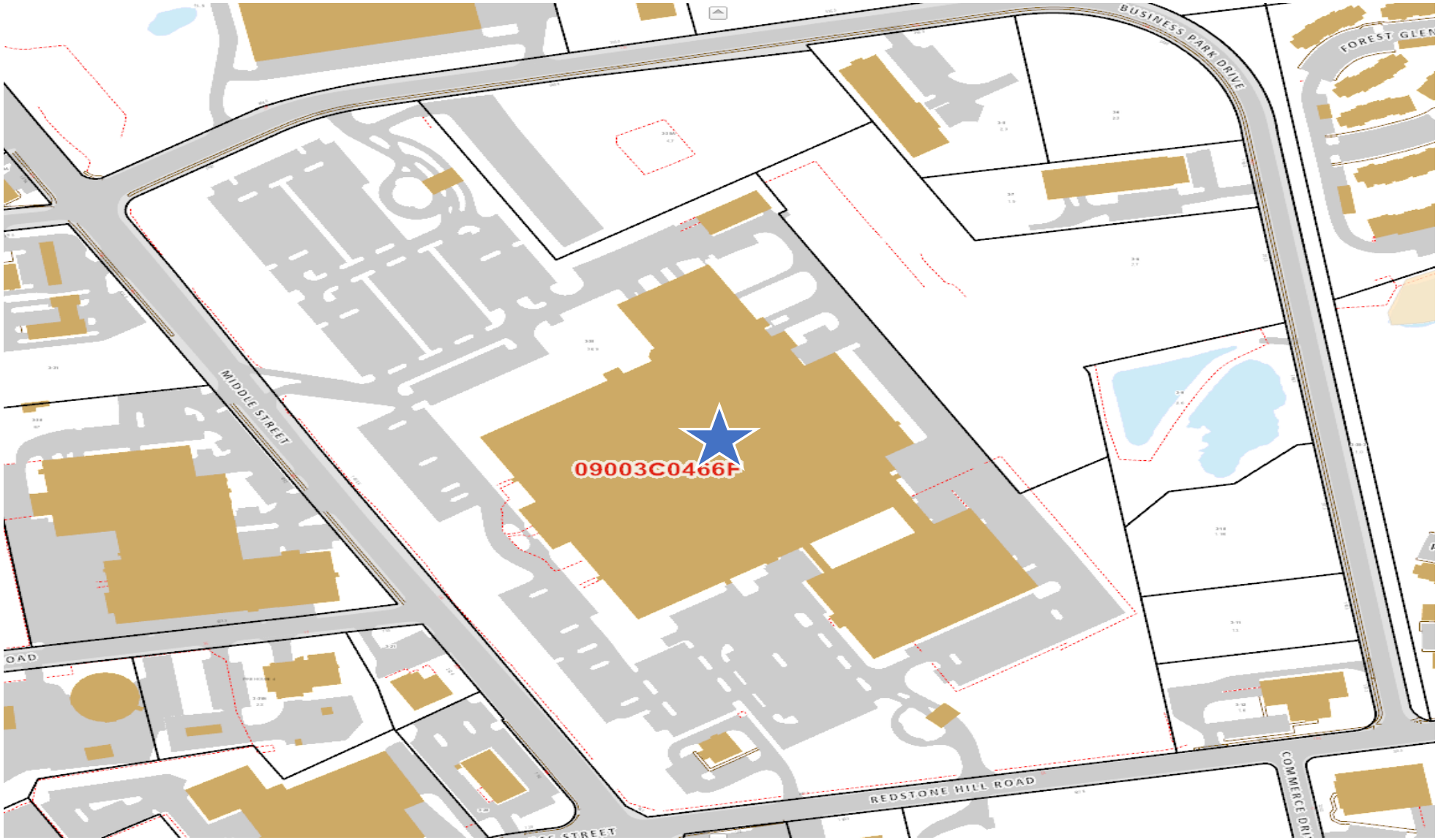
This proposal intends to convert approximately 209,780 sf of existing office space into warehousing and distribution, which are an allowable use via Site Plan Approval by the Planning Commission in IP-1 Districts. This conversion will require additional truck loading docks to service the proposed businesses. In addition to the loading docks, the excessive parking – well beyond the requirements and needs of the proposed uses – will be reduced, and a more functional parking-circulation configuration will be implemented, reducing the amount of impervious material surface on the site by 14,243 sf. A landscaping plan is being provided for the areas of impervious surface that are being removed.

Only minor regrading of the site will be required for the site improvements. The existing side driveways from Business Park Drive and Redstone Hill Road will continue to be used for site access. The exact starting date of construction is unknown but is anticipation to commence shortly after permits are granted and is expected to take approximately 4-6 months.

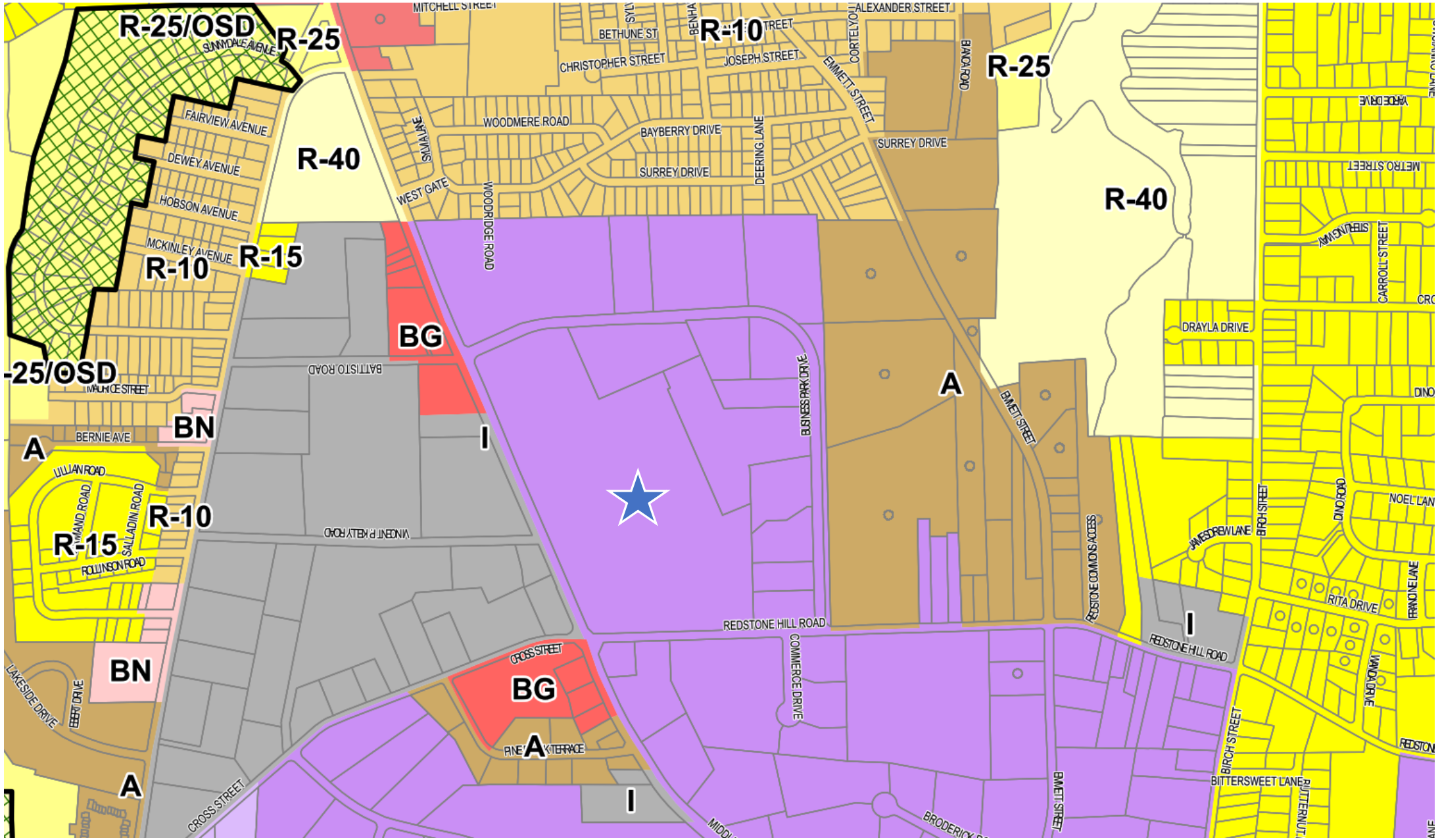
Various GIS and Google Maps



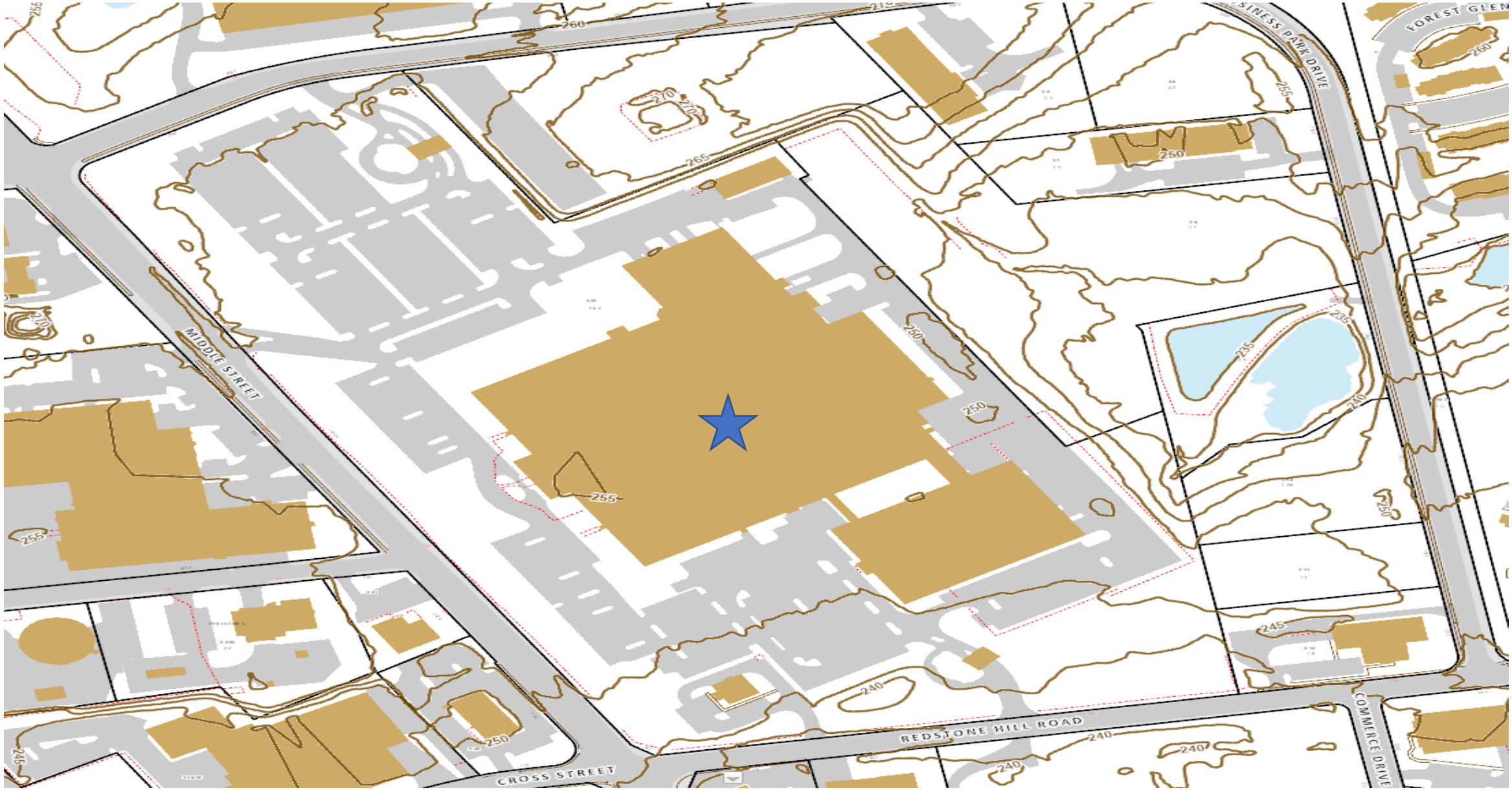
383 Middle Street – Location
Map 3, Lot 35



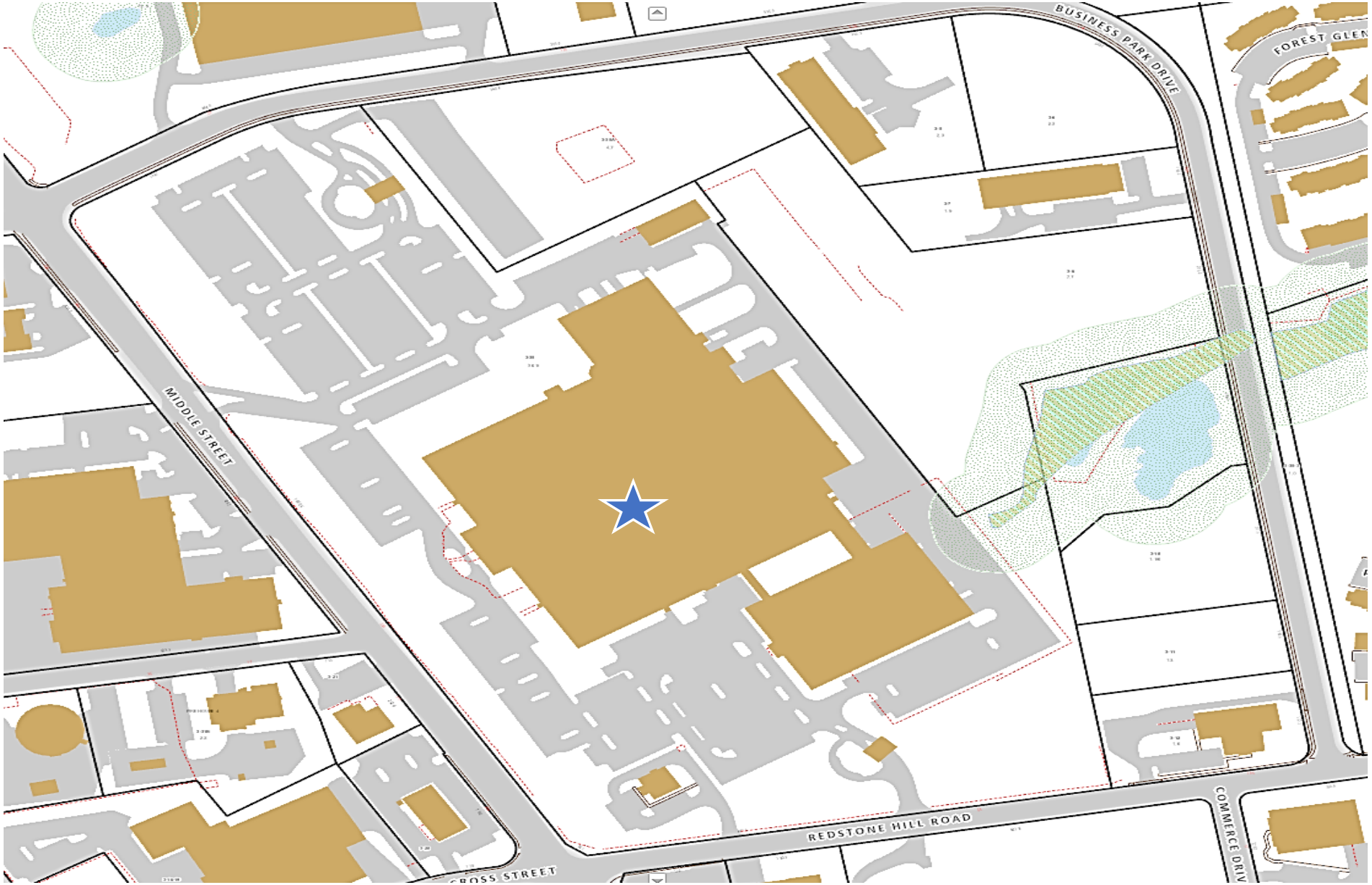
383 Middle Street – Floodplain
Map 3, Lot 35



383 Middle Street – Zoning
Map 3, Lot 35



383 Middle Street – Topography
Map 3, Lot 35



383 Middle Street – Inland Wetlands and Upland Review Area
Map 3, Lot 35



383 Middle Street – GIS Aerial
Map 3, Lot 35



383 Middle Street – Google Aerial - South
Map 3, Lot 35



383 Middle Street – Google Aerial - North
Map 3, Lot 35

IWWA Determination

Sent: Friday, January 9, 2026 9:16 AM
To: William Stango <WilliamStango@bristolct.gov>
Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 383 Middle Street

Bill – I just left you a message on this one. We intend to submit to Planning next week for a Site Plan approval and Bob indicated that we would need wetlands sign off prior to going to Planning. The project will be to convert 210,000 SF of existing office space that is currently vacant at the site to light industrial uses. As such we need to add some truck loading docks for the new units. We are also proposing to remove 247 of the existing parking spaces in order to reduce the overall impervious surface on the site by 14,243 SF. Please see the attached:

- Survey
- Overall Site Plan 2.1
- Site Plan Sheet 2.4

You can see that that there is no proposed activity within the 100' wetlands regulated area and the closest activity is 126' away and that will be for milling and repaving of existing pavement in the northeast corner of the property. A full set of plans including grading & drainage will be submitted as part of the Planning submission and obviously you will get to review the entire package as part of that submission. Please advise if you could give an administrative sign off on this in order for us to proceed with Planning or if there is anything else you need. Our submission deadline for Planning is next Thursday.

Thanks – Brian

Brian J. Baker, P.E.
Director of Engineering
Civil1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798
203-266-0778 x103

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

Stormwater Report

STORMWATER MANAGEMENT REPORT

383 MIDDLE STREET
ASSESSOR'S MAP 3 LOT 35
BRISTOL, CONNECTICUT

Prepared by:

CIVIL 1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798



January 14, 2026

CIVIL 1
Civil Engineers

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50756/4389-Stormwater-Management-Report-1-14-26

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

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

Traffic Impact Report

TRAFFIC IMPACT REPORT

383 MIDDLE STREET
ASSESSOR MAP 3 LOT 35
BRISTOL, CONNECTICUT

Prepared by:

CIVIL 1
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798

CIVIL 1
Civil Engineers



January 14, 2026

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50757/4389-383-Middle-Street-Traffic-Report-with-Appendix

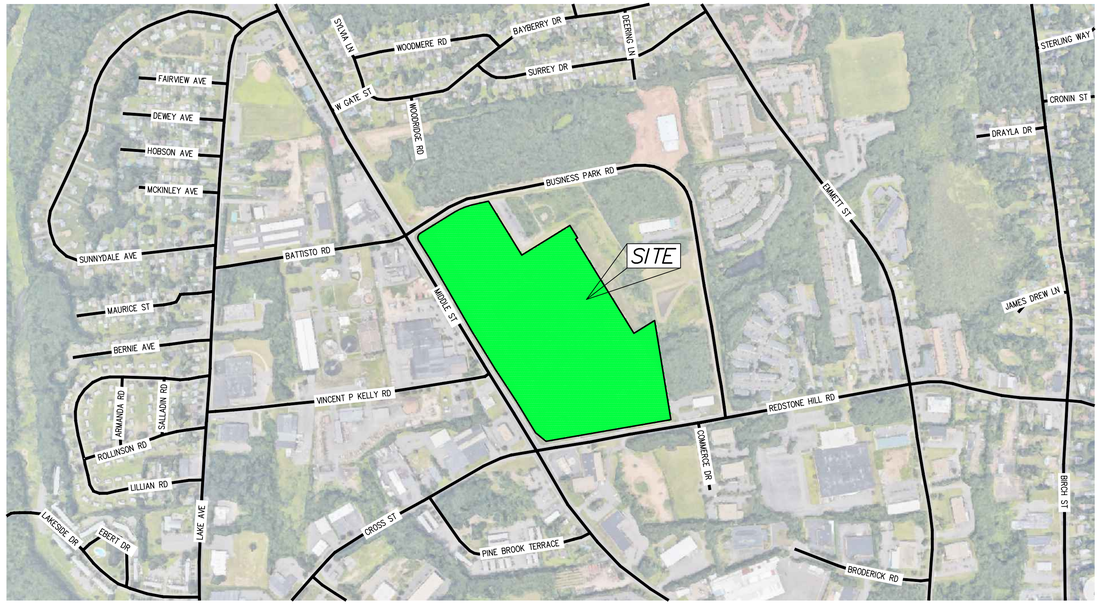
Plan Set

PROPOSED SITE PLAN

PERMITTING SET

NOT FOR CONSTRUCTION

383 MIDDLE STREET
BRISTOL, CT
MAP BLOCK LOT - 03-35



VICINITY MAP

500 0 250 500 1000

1 inch = 500 ft.

OWNER
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL 60523

APPLICANT
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY 10538

SURVEYOR
ALL SEASONS LAND SURVEYING
44 FAIR STREET
WALLINGFORD, CT 06492

ENGINEER
CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT 06798

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

JANUARY 14, 2025

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17208
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER	DESCRIPTION
S 1.1	ZONING LOCATION SURVEY
C 1.1	DEMOLITION PLAN
C 2.1	OVERALL SITE PLAN
C 2.2	SITE PLAN
C 2.3	SITE PLAN
C 2.4	SITE PLAN
C 3.1	OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.2	GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.3	GRADING, DRAINAGE & EROSION CONTROL PLAN
C 3.4	GRADING, DRAINAGE & EROSION CONTROL PLAN
L 1.1	LANDSCAPING PLAN
L 1.2	LANDSCAPING DETAILS
C 4.1	STORM DRAINAGE PROFILES
C 5.1	DETAILS
C 5.2	DETAILS
C 6.1	EROSION CONTROL NARRATIVE & PROJECT NOTES

PROPERTY DESCRIPTION:

All that certain piece or parcel of land, with the buildings and improvements located thereon, situated on the easterly side of Middle Street in the City of Bristol, County of Hartford and State of Connecticut, and being shown on a certain survey entitled "ALTA/ACSM Land Title Survey and Property/Boundary Survey Plan Prepared for WE 383 Middle Street, L.L.C. 383 Middle Street (Conn. Rte 229) Bristol, Conn. Scale: 1" = 100' Date: Nov. 11, 2005" last revised October 15, 2013, made by Meehan & Goodin, Engineers – Surveyors, P.C., which survey is on file in the Office of the Town Clerk of Bristol as Map No. Q–68. Said premises are more particularly bounded and described as follows:

Beginning at a point on the easterly line of Middle Street, which point is located 1660.49 feet northerly of the northerly line of Redstone Hill Road which point marks the northwesterly corner of the herein described parcel;

Thence along a curve to the right having a radius of 38.00 feet and an arc distance of 59.81 feet along land now or formerly of the City of Bristol to a point;

Thence N 58° 13' 29" E along land now or formerly of the City of Bristol, a distance of 268.33 feet to a point;

Thence along a curve to the right having a radius of 470.00 feet an arc distance of 157.29 feet along land now or formerly of the City of Bristol to a point;

Thence N 77° 23' 57" E along land now or formerly of the City of Bristol, a distance of 335.30 feet to a point;

Thence N 80° 29' 35" E along land now or formerly of the City of Bristol, a distance of 39.36 feet to a point; Thence N 80° 29' 57" E along land now or formerly of the City of Bristol, a distance of 400.09 feet to a point; Thence S 31° 43' 48" E along land now or formerly of the City of Bristol, a distance of 894.74 feet to a point;

Thence S 09° 19' 05" E along land now or formerly of the City of Bristol, a distance of 900.45 feet to a point; Thence S 80° 11' 08" W along the northerly line of Redstone Hill Road, a distance of 885.54 feet to a point;

Thence N 50° 47' 14" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 94.46 feet to a point; Thence N 31° 23' 35" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 263.20 feet to a point; Thence N 33° 19' 49" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 262.57 feet to a point; Thence N 31° 43' 35" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 316.05 feet to a point; Thence N 29° 59' 29" W along the easterly line of Middle Street (Conn. Rte. 229), a distance of 585.34 feet to a point;

Thence N 31° 57' 21" W along the easterly line of Middle Street (Conn. Rte. 299), a distance of 144.30 feet to the point or place of beginning.

Together with an easement to drain water as reserved in a Warranty Deed from The Superior Electric Company to Vetrano Development Corporation dated as of June 30, 1987 and recorded in Volume 879 page 983 of the Bristol Land Records.

Together with the easements as more particularly set forth in a Drainage Easement Agreement by and between the City of Bristol, Connecticut and WE 383 Middle Street, L.L.C. dated September 29, 2009 and recorded in Volume 1817 page 369 of the Bristol Land Records.

NOTES:

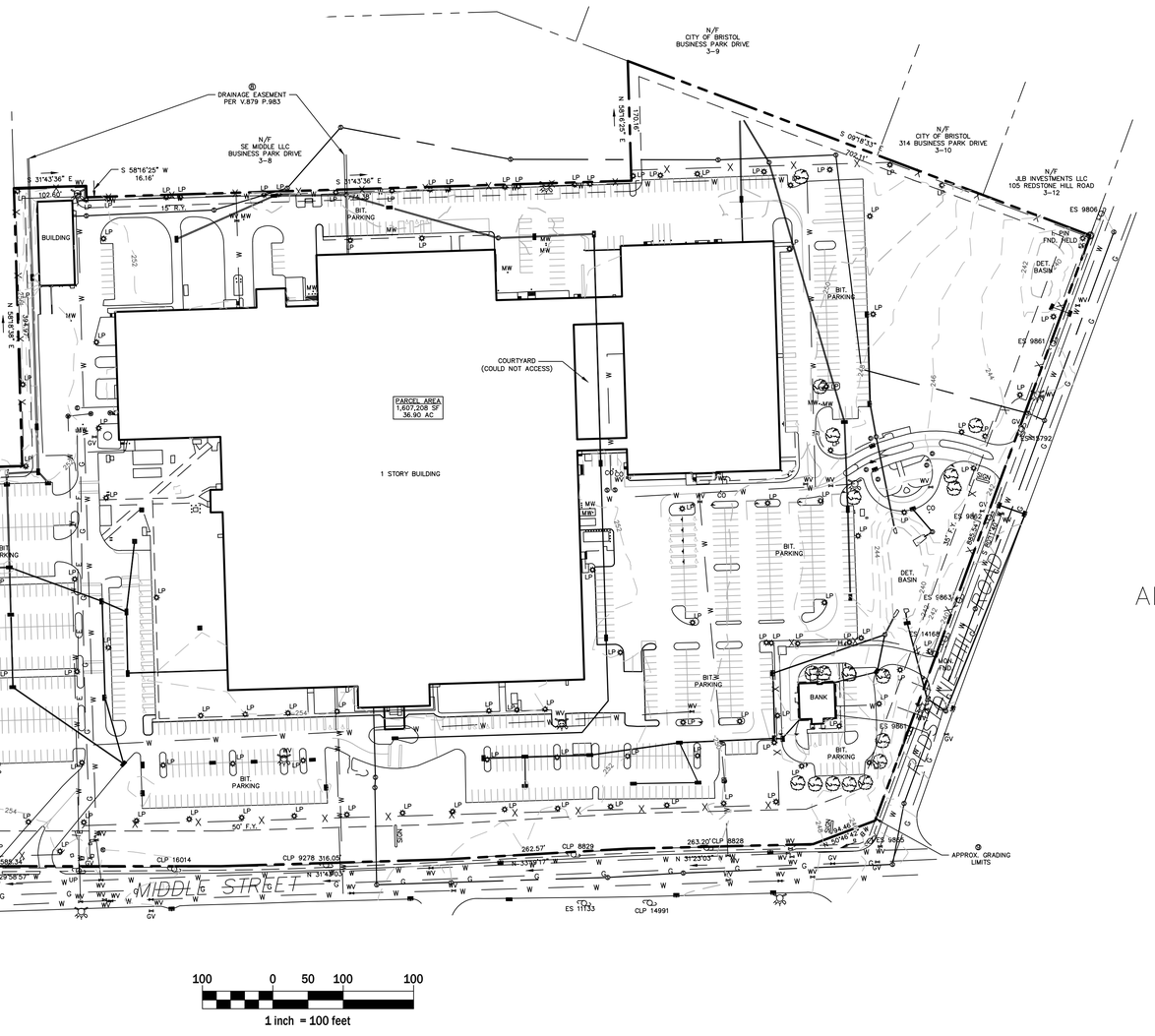
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A–2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V–2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T–2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS LOT 35 ON ASSESSOR'S MAP 3.

MAP REFERENCES:

1. "PLAN PREPARED FOR BRISTOL SPORTS CENTER DST. 383 MIDDLE STREET (CONN. RTE 229) BRISTOL, CONN" SCALE: 1"=100' NOV. 11, 2005 REV. TO JULY 14, 2019 B.L.R. Q–68
2. "PLAN PREPARED FOR WE 383 MIDDLE STREET, LLC 90 BUSINESS PARK DRIVE / 383 MIDDLE STREET (CONN. RTE 229) BRISTOL, CONN." SCALE: 1"=100' APR. 30, 2006 B.L.R. P–4
3. "SUBDIVISION MAP FOR CITY OF BRISTOL SOUTHEAST BRISTOL BUSINESS PARK BRISTOL, CT." SCALE: 1"=100' SEPT. 2005 B.L.R. 0–84
4. "BOUNDARY SURVEY PREPARED FOR SE MIDDLE LLC" SCALE: 1"=40' MAY 8, 2022 B.L.R. Q–603–606
5. B.L.R. 0–86–88, J–991, 0–120, 0–175, P–9, P–10, P–26, Q–219

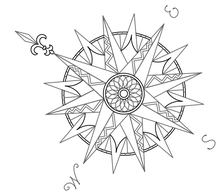
EXCEPTIONS:

7. Flood and flowage rights as contained in a Quit–Claim Deed from Morton C. Treadway, Edward Ingraham and Fuller F. Barnes to William J. Malone dated July 21, 1930 and recorded in Volume 154 page 290 of the Bristol Land Records. – BLANKET IN NATURE NOT DEPICTED
8. Drainage easement as reserved in a Warranty Deed from The Superior Electric Company to Vetrano Development Corporation dated June 30, 1987 and recorded in Volume 879 page 983 of the Bristol Land Records. (As to the appurtenant easement property) – AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, DEPICTED
9. Possible rights in favor of the State of Connecticut as set forth in a Certificate of Taking dated September 18, 1998 and recorded in Volume 1263 page 836 of the Bristol Land Records. – APPROX. LOCATION DEPICTED
10. Term and provisions of a Lease wherein WE 383 Middle Street, L.L.C. is the Lessor and Select Energy Contracting, Inc. is the Lessee, a Notice of which was recorded on October 18, 2002 in Volume 1446 page 607 of the Bristol Land Records – NOT A SURVEY MATTER
11. Declaration of Restrictive Covenant by the City of Bristol, Connecticut dated September 12, 2003 and recorded in Volume 1517 page 272 of the Bristol Land Records. (As to appurtenant easement property) – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
12. Traffic Investigation Report issued by the State of Connecticut Department of Transportation dated July 17, 2003 and recorded in Volume 1523 page 119 of the Bristol Land Records. See also conditions set forth in Certificate No. 1586 issued July 15, 2003 and recorded in Volume 1534 page 645 of the said Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED
13. Traffic Investigation Report issued by the State of Connecticut Department of Transportation dated October 23, 2003 and recorded in Volume 1527 page 776 of the Bristol Land Records. See also conditions set forth in Certificate No. 1586–A issued October 21, 2003 and recorded in Volume 1534 page 649 of the said Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED.
14. Terms and provisions set forth in a Hold Harmless Agreement by and between WE 383 Middle Street, L.L.C. and the City of Bristol dated July 12, 2005 and recorded in Volume 1632 page 140 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
15. Possible rights in favor of the State of Connecticut as more particularly set forth in a Warranty Deed from 383 Middle Street, L.L.C. dated February 5, 2008 and recorded in Volume 1765 page 404 of the Bristol Land Records. – AFFECTS PROPERTY, WORK IS COMPLETED RELATED TO CONDITIONS NOT DEPICTED
16. Declaration of Easement and Operation Agreement by WE 383 Middle Street, L.L.C. dated September 17, 2008 and recorded in Volume 1784 page 394 of the Bristol Land Records. – AFFECTS PROPERTY, RELATED TO REF. MAP #2, PARKING, EGRESS/INGRESS, DRAINAGE, WATER, SEWER
17. Notice of the State of Connecticut Department of Transportation dated October 5, 2012 and recorded October 9, 2012 in Volume 1913 page 706 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
18. Notice of License by and between WE 383 Middle Street, L.L.C. (Licensor) and Altus Power Funds SAI, LLC (Licensee) dated July 16, 2013 and recorded August 14, 2013 in Volume 1945 page 1196 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
19. Grant of Easement for Environmental Management Purposes by and between WE 383 Middle Street, L.L.C., Superior Electric Holding Group LLC, PACSCI Motion Control, Inc. and Danaher Corporation dated December 11, 2013 and recorded on December 13, 2013 in Volume 1956 page 238 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
20. Terms and provisions set forth in an unrecorded Lease Agreement by and between WE 383 Middle Street, L.L.C. as Landlord and ESPN, Inc. as Tenant dated May 26, 2005, as amended; as affected by a Subordination, Non–Disturbance and Attornment Agreement by and among People's United Bank, ESPN, Inc. and Bristol Sports Center DST dated December 11, 2013 and recorded on December 13, 2013 in Volume 1956 page 293 of the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
21. A certain survey entitled "ALTA/ACSM Land Title Survey and Property/Boundary Survey Plan Prepared for WE 383 Middle Street, L.L.C. 383 Middle Street (Conn. Rte 229) Bristol, Conn. Scale: 1" = 100' Date: Nov. 11, 2005" last revised October 15, 2013, made by Meehan & Goodin, Engineers – Surveyors, P.C., and recorded as Map Q–68, discloses the following:
    - Fifteen (15') foot rear yard line and thirty–five (35') and fifty (50') foot front yard lines;
    - Pavement encroachment in the northerly portion of the premises;
    - Various overhead wires, sanitary and storm drainage lines throughout the premises;
    - Swale located in the southeasterly portion of the premises;
    - Taking line, subject to changes, located in the northwesterly corner of the premises.
22. Memo of Lease by and between Bristol Sports Center Lease Company LLC, as landlord and New Cingular Wireless PCS LLC dated February 14, 2014 and recorded in Volume 1969 page 597; as subordinated by Subordination, Non Disturbance and Attornment Agreement by and between People's United Bank, N.A., Bristol Sports Center DST and New Cingular Wireless PCS LLC dated March 14, 2014 and recorded in Volume 1966 page 671; all in the Bristol Land Records. – AFFECTS PROPERTY, BLANKET IN NATURE NOT DEPICTED
23. City of Bristol Water lien against Bristol Sports Center DST in the amount of $9,413.88 dated 3/390/22 and ecorded 4/4/22 in Volume 2219 at Page 859 of the Bristol Land Records. – NOT A SURVEY MATTER
24. Affidavit of Facts by Inland Private Capital Corporation regarding right of first offer recorded March 22, 2019 in Volume 2102 at Page 1093 of the Bristol Land Records. – NOT A SURVEY MATTER





LOCATION MAP
NTS



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- -500- EXISTING CONTOUR
- HYDRANT
- WATER VALVE
- W EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS VALVE
- G EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- X EXISTING FENCE
- EXISTING SITE LIGHT
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- EXISTING TREE
- UTILITY POLE
- MONUMENT
- IRON PIN
- SIGN

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON NOVEMBER 21, 2025, AND (A) THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021, AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS FOR AN IMPROVEMENT LOCATION SURVEY, LIMITED PROPERTY/BOUNDARY SURVEY WITH HORIZONTAL ACCURACY CLASS A–2; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C) ALL BUILDING AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCROACH OVER, OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREON; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; AND (F) THAT THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED RESTRICTION OR OTHER REGULATION OR REQUIREMENT RELATING TO THE LOCATION THEREOF. NO TABLE 'A' ITEMS ARE INCLUDED AS PART OF THIS SURVEY.

DATE OF MAP: _____

_____
DANIEL C. LAFERRIERE LIC. #70492

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

_____
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

BLOOM UTICA GENERAL PARTNERS LLC

D/B/A ROUTINE PROPERTIES

383 MIDDLE STREET

BRISTOL, CONNECTICUT

COPYRIGHT © 2025

SCALE: 1" = 100' DECEMBER 19, 2025

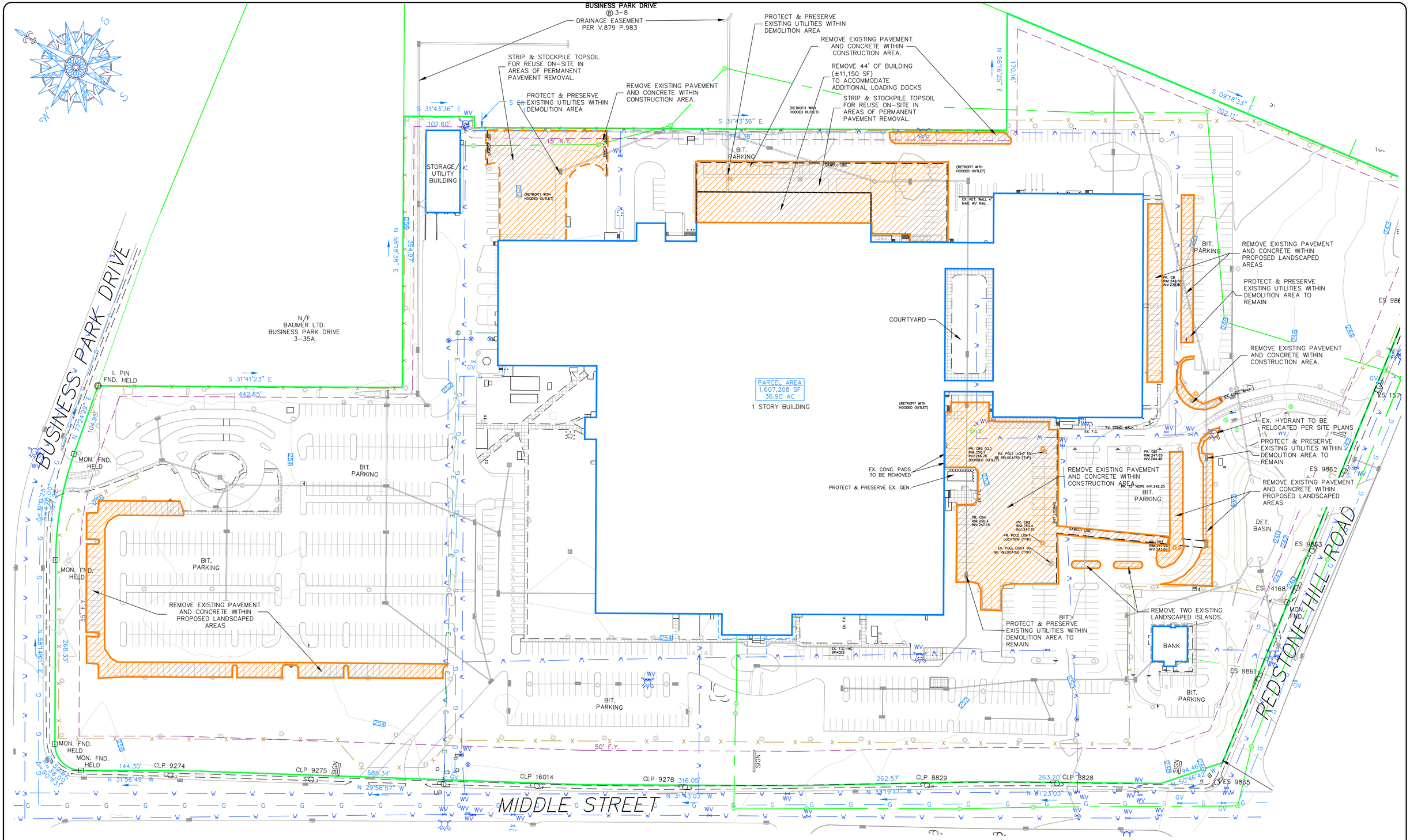
PROJ. NO.: 1253

ALL SEASONS Land Surveying

LAND SURVEYING - LAND PLANNING

44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546

Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com



NO.	REVISION	DATE

60 0 30 60 120

1 inch = 60 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

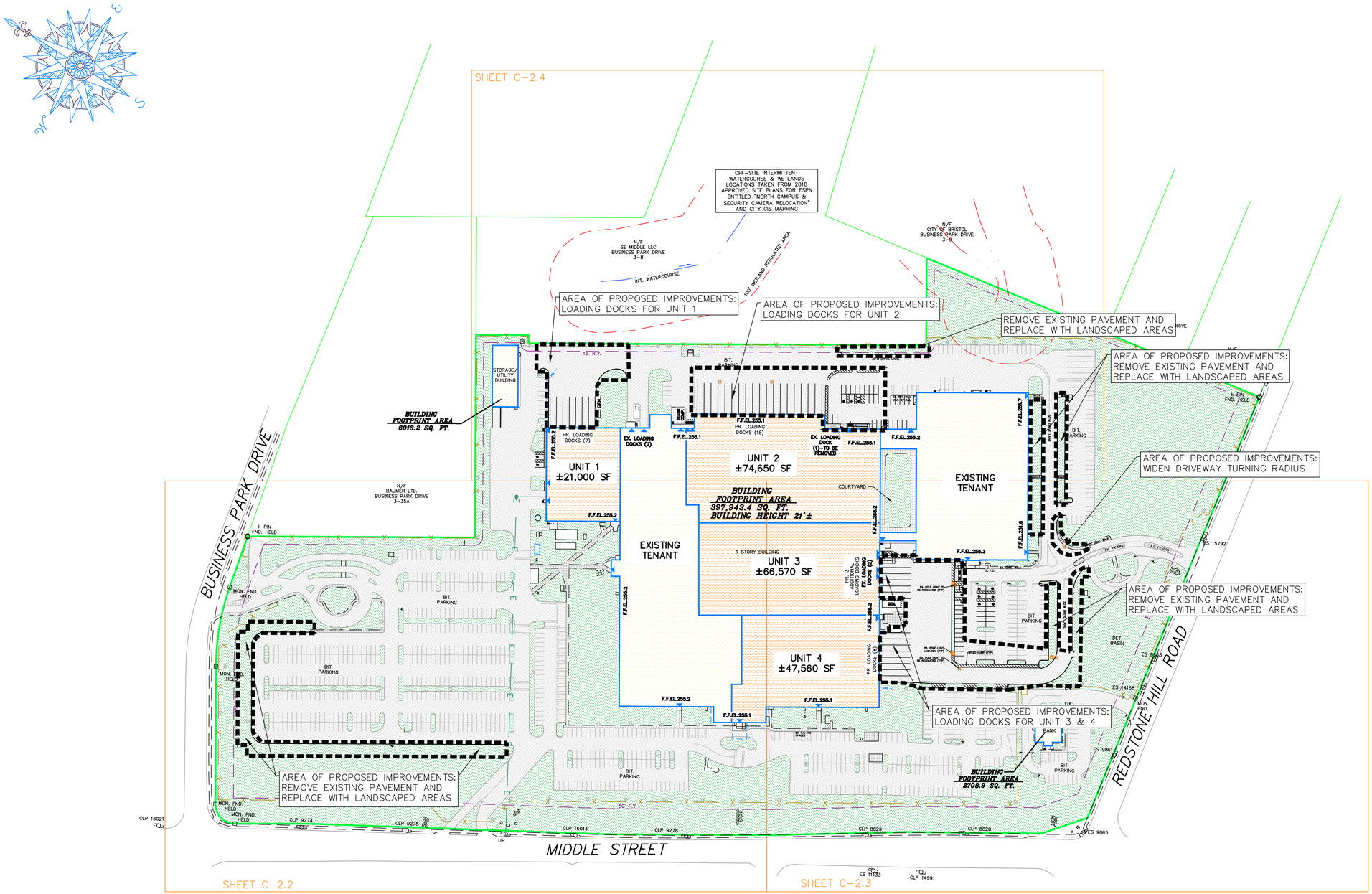
DEMOLITION PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17006
LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 60'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C -1.1



PARKING TABLE

TOTAL EXISTING PARKING SPACES = 1,192
PROPOSED TOTAL PARKING SPACES = 945 (247 EX. SPACES TO BE REMOVED)
42% TO REMAIN UNDER CONTROL OF ESPN PER AGREEMENT = 396 PARKING SPACES TO REMAIN WITH EXISTING BANK ON SITE = 21
945-396-21 = 528 AVAILABLE FOR REDEVELOPMENT PROJECT
PARKING REQUIRED (ASSUME 20% OFFICE/80% WAREHOUSE): 209,780 SF X 0.2 X 3.0/1000 = 126 REQUIRED 209,780 SF X 0.8 X 0.5/1000 = 84 REQUIRED : TOTAL REQUIRED = 210
EXCESS PARKING = 528 - 210 = 318 EXCESS SPACES
HANDICAPPED SPACES REQUIRED = 2% OF TOTAL = 19 SPACES (32 SPACES PROVIDED)

ZONING CHART - IP-1

REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	50,000 SF	1,607,208 SF
MIN. LOT WIDTH	160 FT.	1,705 FT.
MIN. FRONT YARD-HIGHWAY	50 FT.	154 FT.
MIN. FRONT YARD-CITY ST.	35 FT.	103 FT.
MIN. SIDE YARD - ABUTTING A RESIDENTIAL ZONE	50 FT.	N/A
MIN. REAR YARD	15 FT.	20 FT.
MAX. BUILDING HEIGHT	58 FT.	22 FT.
MAX. BUILDING COVERAGE	40%	24.1%*
MAX. IMPERVIOUS COVERAGE	80%	63.0%**

*EXISTING BUILDING COVERAGE BEING REDUCED FROM 24.8% TO 24.1%
**EXISTING IMPERVIOUS COVERAGE BEING REDUCED FROM 63.9% TO 63.0% (14,243 SF REDUCTION)

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EXISTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA
- PROPOSED AREA OF CONSTRUCTION IMPROVEMENTS SEE SHEETS 2.2-2.4 FOR SITE PLAN DETAILS

NO.	REVISION	DATE

100 0 50 100 200
1 inch = 100 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

OVERALL SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

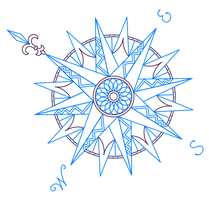
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

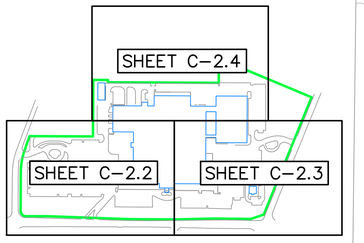
STATE OF CONNECTICUT CURTIS C. JOHNSON No. 17006 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 100'
DATE: 14 JAN 25
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.:
C - 2.1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA





SHEET INDEX

SEE SHEET C-2.4

BUSINESS PARK

N/F
BAUMER LTD.
BUSINESS PARK DRIVE
3-35A

I. PIN FND. HELD

MON. FND. HELD

MON. FND. HELD

MON. FND. HELD

MON. FND. HELD

UNIT 1
±21,000 SF

F.F.EL.255.2

EXISTING TENANT

1 STORY BUI

UNIT 3
±66,570 SF

F.F.EL.255.2

UNIT 4
±47,560 SF

F.F.EL.255.2

F.F.EL.255.1

SEE SHEET C-2.3

BIT. PARKING

BIT. PARKING

BIT. PARKING

LIMITS OF CONSTRUCTION (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING

PR. ASPHALT CURB (TYP)

MATCH EX. ASPH. CURB

MATCH EXISTING GRADES WITH NEW LANDSCAPED AREA

50' F.Y.

CLP 9274

CLP 9275

SIGN

UP

CLP 16014

CLP 9278

SIGN

MIDDLE STREET

NO.	REVISION	DATE

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17206
LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 40'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 2.2

SEE SHEET C-2.4

SEE SHEET C-2.2

COURTYARD

EXISTING TENANT

UNIT 3
±66,570 SF

UNIT 4
±47,560 SF

PR. 3 ADDITIONAL LOADING DOCKS

EX. LOADING DOCKS (2)

PR. LOADING DOCKS (8)

F.F.EL.255.3

F.F.EL.255.2

F.F.EL.255.1

F.F.EL.251.6

PR. WALKWAY HATCH

PR. ASPH. DROP RAMP

PR. 5' CONC. WALK

PR. BOLLARD(TYP)

HC RAMP W/ RAILINGS

SPEED HUMP (TYP)

EX. POLE LIGHT TO BE RELOCATED (TYP)

EX. ASPHALT CURB ISLAND TO REMAIN (TYP)

PR. HC SIGN (TYP)

PR. LANDSCAPED ISLAND

PR. CONC. CURB (TYP)

PR. CONC. CURB 80'

SAWCUT LINE

PR. POLE LIGHT LOCATION (TYP)

PR. TRUCK LOADING AREA/DIRECTIONAL SIGN

LIMITS OF CONSTRUCTION (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

30'W DRIVE LANE

BIT. PARKING

DET. BASIN

BANK

EX. F.C.

EX. F.C.-HC SPACES

EX. CONC. WALK

PR. TRUCK LOADING AREA/DIRECTIONAL SIGN

MATCH EX. CONC. CURB

REMOVE EX. RAISED ISLAND, REPLACE WITH FLUSH PAVERS

PR. 5' CONC. SIDEWALK

EX. PAVERS

RELOCATE EX. HYDRANT 10' SOUTH

RELOCATE STOP SIGN BEHIND CURB

PR. LANDSCAPED ISLAND

PR. CONC. CURB (TYP)

MON. FND.

REDSTONE HILL ROAD

35' F.Y.

CB G=247.0 Inv=245.9(TOP BELL) Iout=243.2

CB G=246.2 Inv=242.9

CB G=244.8 Iout=241.7

CB G=240.2

CB G=240.1

CB G=237.9

DMH R=238.1

DMH R=247.1 Inv=242.5 Iout=242.4

DMH R=244.1 Iin=240.3 Iout=240.2

CB G=250.7 Iin=246.4 Iout=246.3

CB G=246.2 Iin=242.1 Iout=242.0

CB G=245.9 Iout=243.2

CB G=251.0 Iin=247.6 Iout=247.5

CB G=247.8 Iin=241.7 Iout=243.9(TOP BELL)

CB G=248.1 Iin=243.3(S) Iin=242.6 Iout=244.7(TOP BELL)

CB G=250.6 Iin=246.7(6") Iin=244.2 Iout=244.1

CB G=252.1 NO VIS. PIPES BOT.=243.5

CB G=252.2 Iin=245.9 Iout=245.8

CB G=252.1 Iout=247.4

CB G=251.9 NO VIS. PIPES BOT.=243.3

CB G=251.3 NO VIS. PIPES BOT.=250.6

CB G=250.8 NO VIS. PIPES BOT.=242.1

CB G=247.1 FILLED

CB G=243.0 FILLED

CB G=238.0 Iin=235.1 Iout=234.8

CB G=238.9 Iin=236.4

CB G=240.9 Iin=238.9 Iout=236.4

CB G=241.2 Iin=241.1 Iout=241.0

ES 15792

ES 9862

ES 9863

ES 14168

ES 9861

ES 9865

CLP 8829

CLP 8828

ES 11133

CLP 14991

12" RCP

15" RCP

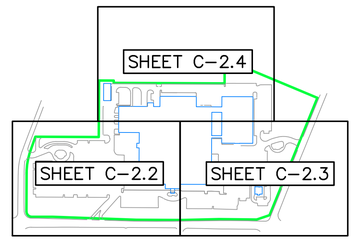
18" RCP

24" RCP

SIGN

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
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- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA



SHEET INDEX

NO.	REVISION	DATE

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

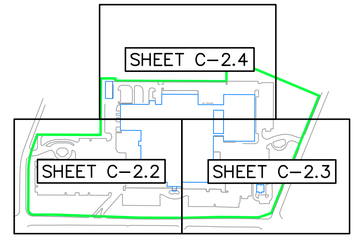
CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17008 LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
SCALE:	1" = 40'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 2.3

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT TO REMAIN
- PROPOSED EDGE OF PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT (PARKING & DRIVEWAYS)
- EIXSTING & PROPOSED CONCRETE SIDEWALK & PAVER SURFACES
- PROPOSED VEGETATION TO REMAIN & LANDSCAPED AREAS
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO REMAIN
- EX. FULL CUTOFF POLE MOUNTED LIGHT TO BE RELOCATED
- PR FULL CUTOFF POLE MOUNTED LIGHT LOCATION
- WETLANDS
- 100' WETLANDS REGULATED AREA



SHEET INDEX

OFF-SITE INTERMITTENT WATERCOURSE & WETLANDS LOCATIONS TAKEN FROM 2018 APPROVED SITE PLANS FOR ESPN ENTITLED "NORTH CAMPUS & SECURITY CAMERA RELOCATION" AND CITY GIS MAPPING

N/F
SE MIDDLE LLC
BUSINESS PARK DRIVE
3-8

N/F
CITY OF BRISTOL
BUSINESS PARK DRIVE
3-9

WETLANDS

INT. WATERCOURSE

100' WETLAND REGULATED AREA

24" RCP

125' CLOSES ACTIVITY TO INT. WATERCOURSE MILLING AND REPAVING EXISTING PAVED DRIVEWAY AREA

150' CLOSES ACTIVITY TO INT. WATERCOURSE PAVEMENT REMOVAL

STORAGE / UTILITY BUILDING

SAWCUT LINE

PR. CONC. CURB

PR. NO TRUCK TRAFFIC DIRECTIONAL SIGN

15' R.Y.

38.5'

12.5'

60'

GEN.

LIMITS OF CONSTRUCTION (TYP)

CB G=250.2 Iout=245.0

CB G=249.5 Iin=244.5 Iout=244.3

CB G=248.8 Iin=244.1 Iout=244.0

DMH R=250.0 Inv.=243.6 Iout=243.3

DMH R=250.5 UNABLE TO OPEN

BIT. PARKING

70.5'

60'

13.5'

TRASH COMP.

F.F.EL.255.2

F.F.EL.255.1

PR. LOADING DOCKS (7)

UNIT 1 ±21,000 SF

EX. LOADING DOCKS (2)

EXISTING TENANT

PR. LOADING DOCKS (18)

UNIT 2 ±74,650 SF

LIMITS OF CONSTRUCTION ACTIVITY (TYP)

SPEED HUMP (TYP)

30'W DRIVE LANE

PR. TRUCK LOADING AREA/DIRECTIONAL SIGN

MATCH EX. CONC. CURB (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

CB G=249.4 Iout=245.2

CB G=250.0 Iin=245.1 Iout=245.0

PR. HC SIGN (TYP)

9'

24'

18'

10'

VAN

39.5'

HC RAMP W/ RAILINGS

EX. RET. WALL 4' MAX. W/ RAIL

EX. LOADING DOCK (1)-TO BE REMOVED

F.F.EL.255.2

EXISTING TENANT

F.F.EL.251.7

WALK

PR. CONC. CURB (TYP)

30'W DRIVE LANE

BIT. PARKING

CB G=248.5 Iout=246.5

PR. LANDSCAPED ISLAND

CB G=248.8 Iin=245.8 Iout=245.4

Inv.=235.8

DMH R=251.5 Iin=236.4 Iout=236.0

SEE SHEET C-2.2

SEE SHEET C-2.3

NO.	REVISION	DATE

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

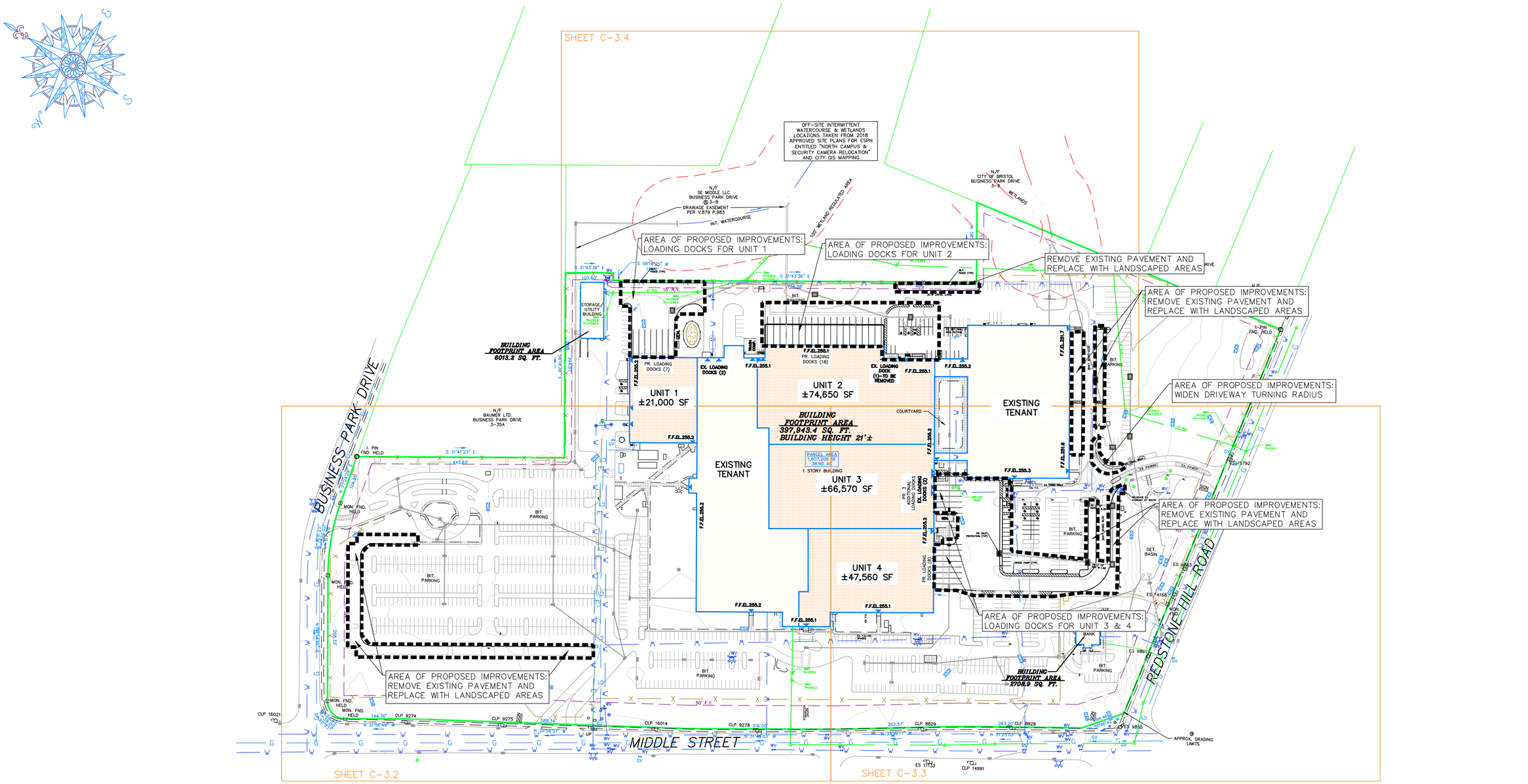
SITE PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17006 LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 25
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 2.4



LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRIC SERVICE
- EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA
- PROPOSED AREA OF CONSTRUCTION IMPROVEMENTS SEE SHEETS 3.2-3.4 FOR SITE PLAN DETAILS

NO.	REVISION	DATE

100 0 50 100 200
1 inch = 100 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

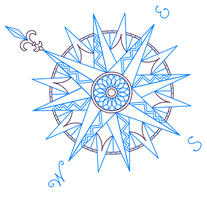
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

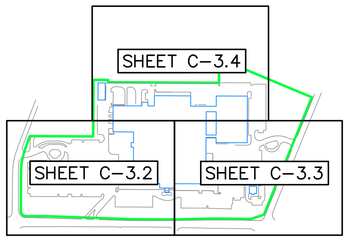
STATE OF CONNECTICUT CHRISTOPHER JOSEPH LEVESQUE NO. 31208 LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
SCALE:	1" = 100'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 3.1

LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- x 255.93 EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- +255.93 PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- W W W EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- E E EXISTING ELECTRIC SERVICE
- G G EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA





SHEET INDEX

SEE SHEET C-3.4

N/F
BAUMER LTD.
BUSINESS PARK DRIVE
3-35A

BUSINESS PARK

I. PIN FND. HELD

MON. FND. HELD

MON. FND. HELD

MON. FND. HELD

BIT. PARKING

BIT. PARKING

BIT. PARKING

UNIT 1
±21,000 SF
F.F.EL.255.2

EXISTING TENANT

1 STORY BUI

UNIT 3
±66,570 SF

UNIT 4
±47,560 SF
F.F.EL.255.2
F.F.EL.255.1

SEE SHEET C-3.3

LIMITS OF CONSTRUCTION (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING

PR. ASPHALT CURB (TYP)

MATCH EX. ASPH. CURB

MATCH EXISTING GRADES WITH NEW LANDSCAPED AREA

50' F.Y.

CLP 9274

CLP 9275

CLP 16014

CLP 9278

SIGN

SIGN

MIDDLE STREET

NO.	REVISION	DATE

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

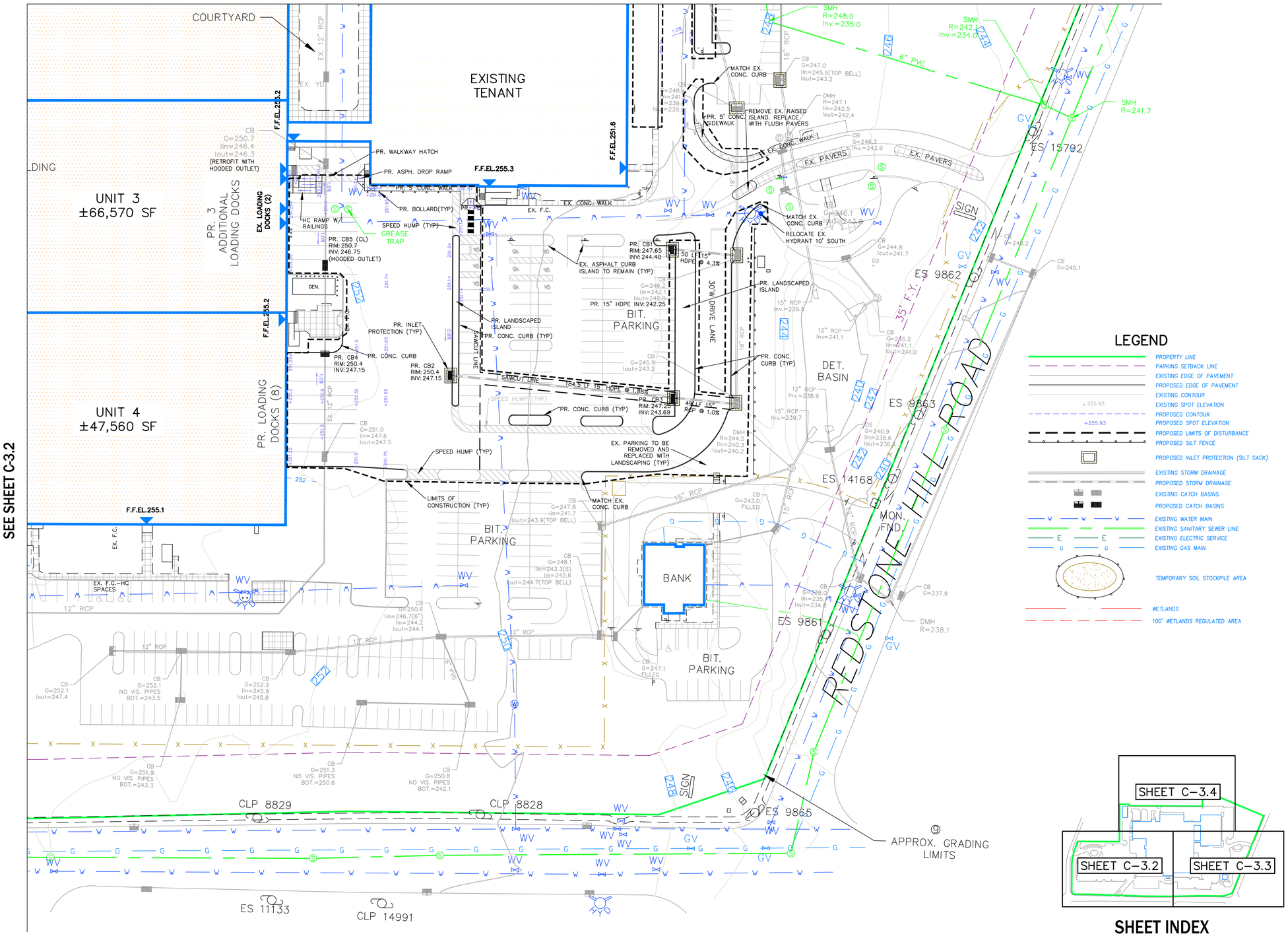
GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17206 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 40'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 3.2



NO.	REVISION	DATE

40 0 20 40 80

1 inch = 40 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

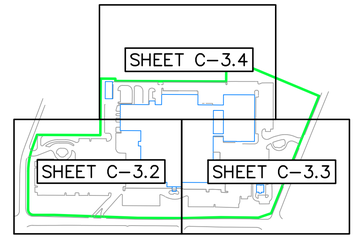
STATE OF CONNECTICUT CURTIS C. JONES No. 21008 LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
SCALE:	1" = 40'
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 3.3

LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR
- x 255.93 EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- +255.93 PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACK)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING CATCH BASINS
- PROPOSED CATCH BASINS
- W W W EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- E E EXISTING ELECTRIC SERVICE
- G G EXISTING GAS MAIN
- TEMPORARY SOIL STOCKPILE AREA
- WETLANDS
- 100' WETLANDS REGULATED AREA

SHEET INDEX



OFF-SITE INTERMITTENT WATERCOURSE & WETLANDS LOCATIONS TAKEN FROM 2018 APPROVED SITE PLANS FOR ESPN ENTITLED "NORTH CAMPUS & SECURITY CAMERA RELOCATION" AND CITY GIS MAPPING

N/F
SE MIDDLE LLC
BUSINESS PARK DRIVE
(8) 3-8
DRAINAGE EASEMENT
PER V.879 P.983

INT. WATERCOURSE

100' WETLAND REGULATED AREA

N/F
CITY OF BRISTOL
BUSINESS PARK DRIVE
3-9

WETLANDS

24" RCP

126' CLOSES ACTIVITY TO INT. WATERCOURSE MILLING AND REPAVING EXISTING PAVED DRIVEWAY AREA

SILT FENCE (TYP)

SMH R=250.6 Inv.=241.3

CB G=249.5 Iin=244.5 Iout=244.3

CB G=248.8 Iin=244.1 Iout=244.0 (RETROFIT WITH HOODED OUTLET)

SMH R=246.6 Inv.=239.0

LIMITS OF CONSTRUCTION ACTIVITY (TYP)

SILT FENCE (TYP)

150' CLOSES ACTIVITY TO INT. WATERCOURSE PAVEMENT REMOVAL

SMH R=250.9

Inv.=235.8

RIP-RAP Inv.=236.9

DMH R=251.9 Iin=236.4 Iout=236.0

WV

6" PVC 15' R.Y.

SMH R=250.6 Inv.=244.4

SAWCUT LINE

PR. CONC. CURB

LIMITS OF CONSTRUCTION (TYP)

STORAGE / UTILITY BUILDING SMH R=252.8 Inv.=246.5

CB G=250.2 Iout=245.0 (RETROFIT WITH HOODED OUTLET)

GEN.

MAINTAIN ROOF LEADER CONN. TO EX. DMH

TRASH COMP.

BIT. PARKING

DMH R=250.0 Inv.=243.6 Iout=243.3

DMH R=250.5 UNABLE TO OPEN

SPEED HUMP (TYP)

30'W DRIVE LANE

CB G=249.4 Iin=244.9 Iout=244.8 (RETROFIT WITH HOODED OUTLET)

CB G=250.0 Iin=245.1 Iout=245.0

MATCH EX. CONC. CURB (TYP)

EX. PARKING TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYP)

NOTE: NO STOCKPILING OF MATERIAL WITHIN THE 100' WETLANDS REGULATED AREA

CB G=248.8 Iin=245.8 Iout=245.4

EX. RET. WALL 4' MAX. W/ RAIL

HC RAMP RAILINGS

F.F.EL.255.1

F.F.EL.255.2

F.F.EL.251.7

PR. LOADING DOCKS (7)

UNIT 1 ±21,000 SF

EX. LOADING DOCKS (2)

EXISTING TENANT

PR. LOADING DOCKS (18)

UNIT 2 ±74,650 SF

EX. LOADING DOCK (1)—TO BE REMOVED

EXISTING TENANT

WALK

PR. CONC. CURB (TYP)

6" PVC

PR. CB RIM: 249.69 INV: 238.39

PR. LANDSCAPED ISLAND

PR. LANDSCAPED ISLAND

18" RCP

SEE SHEET C-3.2

SEE SHEET C-3.3

NO.	REVISION	DATE

40 0 20 40 80
1 inch = 40 feet

OWNER:
BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:
ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

GRADING, DRAINAGE & EROSION CONTROL PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17006 · LICENSED PROFESSIONAL ENGINEER

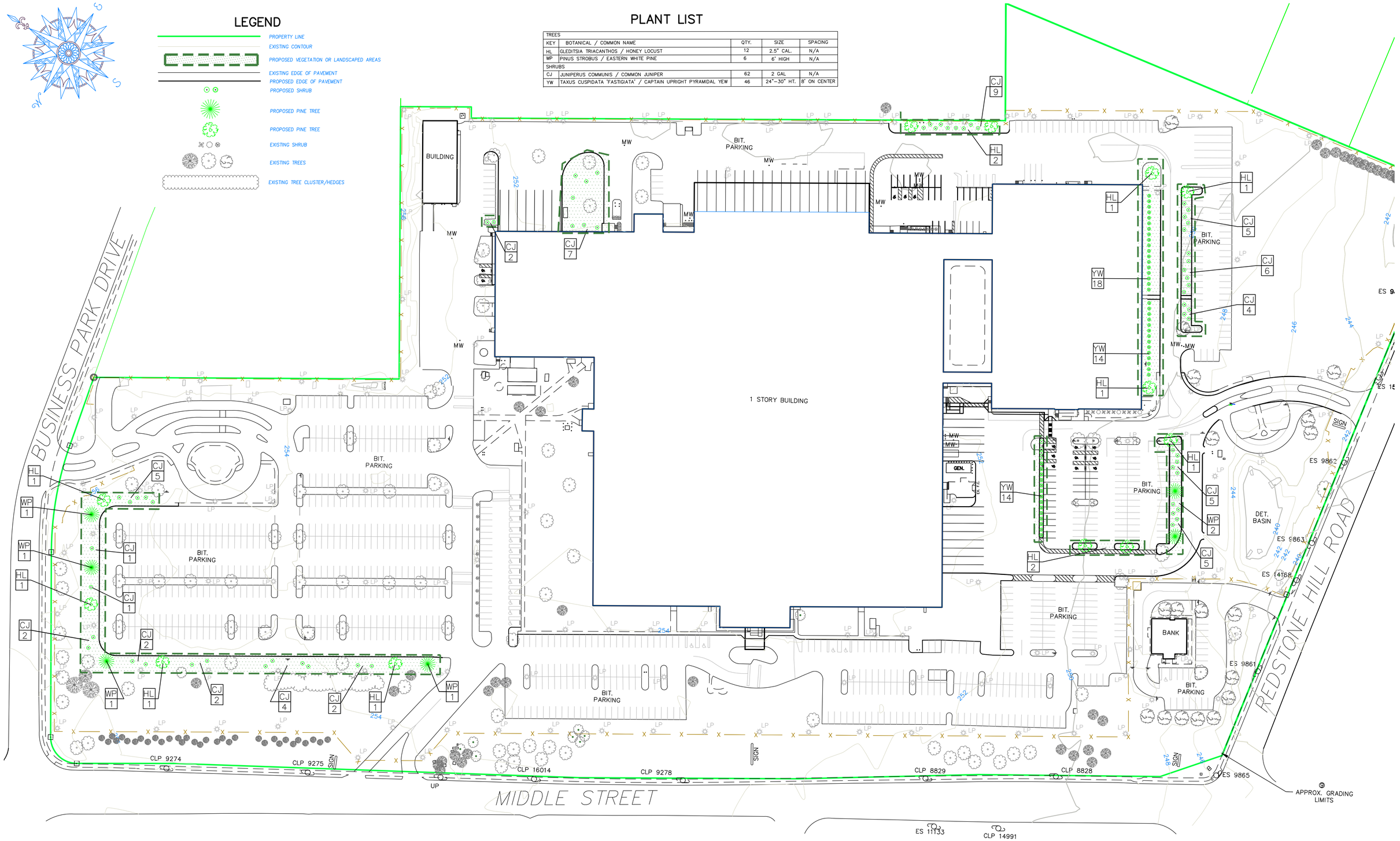
DRAWN: BB APPROVED: CJ
SCALE: 1" = 40'
DATE: 14 JAN 25
PROJ. NO.: 4389
CADD FILE NAME: 4389
DRAWING NO.: C - 3.4

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED VEGETATION OR LANDSCAPED AREAS
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SHRUB
- PROPOSED PINE TREE
- PROPOSED PINE TREE
- EXISTING SHRUB
- EXISTING TREES
- EXISTING TREE CLUSTER/HEDGES

PLANT LIST

TREES				
KEY	BOTANICAL / COMMON NAME	QTY.	SIZE	SPACING
HL	GLEDITSIA TRIACANTHOS / HONEY LOCUST	12	2.5" CAL.	N/A
WP	PINUS STROBUS / EASTERN WHITE PINE	6	6' HIGH	N/A
SHRUBS				
CJ	JUNIPERUS COMMUNIS / COMMON JUNIPER	62	2 GAL	N/A
YW	TAXUS CUSPIDATA 'FASTIGIATA' / CAPTAIN UPRIGHT PYRAMIDAL YEW	46	24"–30" HT.	8' ON CENTER



NO.	REVISION	DATE

60 0 30 60 120

1 inch = 60 feet

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

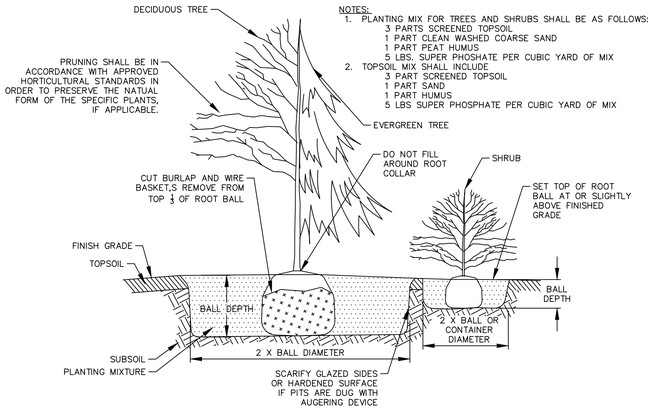
LANDSCAPING PLAN

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

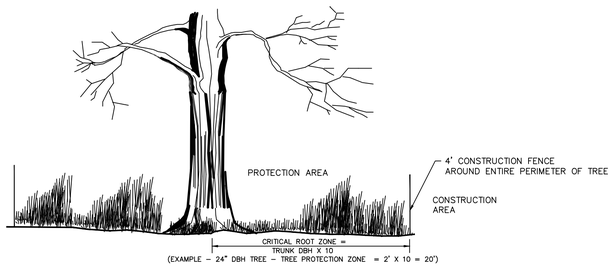
STATE OF CONNECTICUT · CURTIS C. JONES · No. 18208 · LICENSED PROFESSIONAL ENGINEER

DRAWN: KC APPROVED: CJ
SCALE: 1" = 60
DATE: 14 JAN 2025
PROJ. NO.: 4389
CADD FILE NAME: 4389-DAMAP
DRAWING NO.: L - 1.1



PLANTING DETAIL

N.T.S



TREE PROTECTION

N.T.S.

NOTE: TREE PROTECTION IS ONLY REQUIRED FOR EXISTING TREES ADJACENT TO CONSTRUCTION AREA

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF–SITE IN A SAFE AND LEGAL MANNER.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
6. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES, OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
7. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE–EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATION TO OWNERS APPROVAL.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE ON ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND AND ALL PLANTS NOT IN A VIGOROUS THRIVING CONDITION, AS DETERMINED BY THE OWNER/ENGINEER AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
9. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST AND THE PLAN, USE THE QUANTITIES FROM THE PLAN.
10. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR APPROVAL PRIOR TO DELIVERING TO SITE.
11. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A MINIMUM OF 3" DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DELIVERING TO SITE.
12. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

LANDSCAPE PLAN GENERAL NOTES

1. PROPOSED LAYOUT OF LANDSCAPING PLANTINGS IS GENERAL IN NATURE AND THE LOCATION OF PLANTS CAN BE ALTERED HOWEVER THE OWNER DEEMS NECESSARY FOR COHERENCE WITH EXISTING LANDSCAPE.
2. ALL EXISTING LANDSCAPING AND VEGETATION UNAFFECTED BY PROPOSED SITE IMPROVEMENTS ARE TO REMAIN.
3. PLANT SELECTIONS DETERMINED TO BEST MATCH PREVIOUS PLANS AND WHAT CURRENTLY EXISTS ON SITE. OWNER RESERVES THE RIGHT TO REPLACE ANY SPECIFIED PLANT WITH A COMPARABLE SPECIES.
4. ALL DISTURBED AREAS NOT BEING PLANTED SHALL BE SEEDED WITH NATIVE GRASS BLENDS. AREAS AROUND PLANTINGS SHOULD BE SEEDED, MULCHED, OR FINISHED SIMILARLY IN A MANNER THAT PROMOTES HEALTHLY PLANT GROWTH.

NO.	REVISION	DATE

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

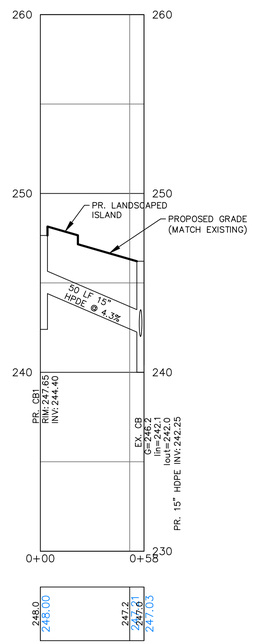
LANDSCAPING DETAILS

383 MIDDLE STREET
BRISTOL CONNECTICUT

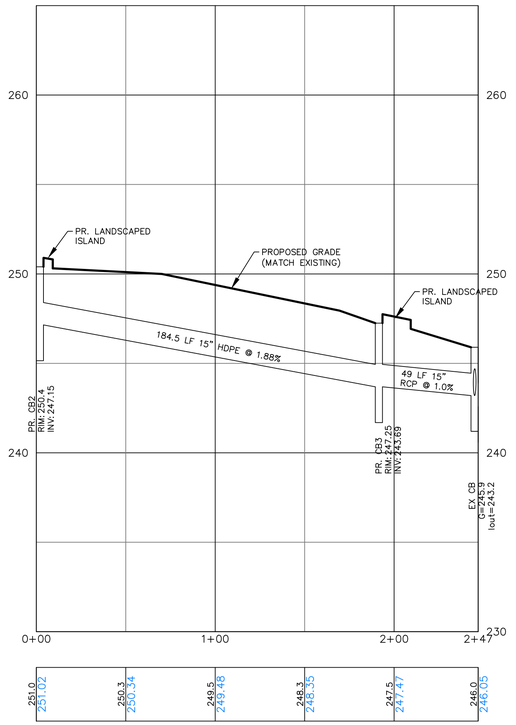
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17206 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB APPROVED: CJ
SCALE: N.T.S.
DATE: 14 JAN 2025
PROJ. NO.: 4389
CADD FILE NAME: 4389-DAMAP
DRAWING NO.: L - 1.2



PR CB1 TO EX CB



PR CB2 TO EX CB

NO.	REVISION	DATE

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

STORM DRAINAGE PROFILES

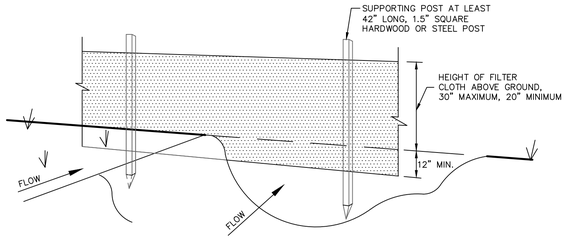
383 MIDDLE STREET

BRISTOL CONNECTICUT

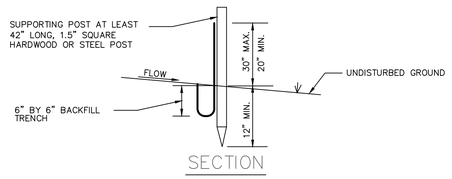
CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17006 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	1" = 40' VER. 1" = 40' HOR.
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 4.1



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

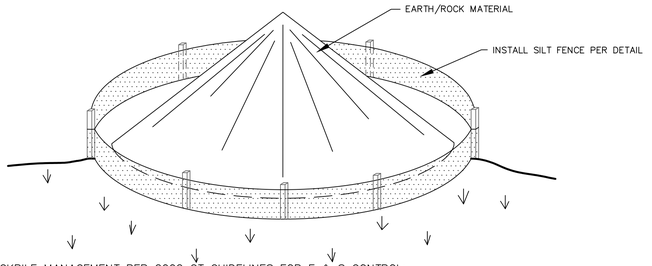
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: MIRAFI 100X, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE DETAIL

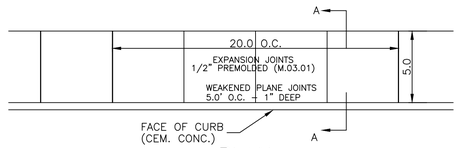


STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:

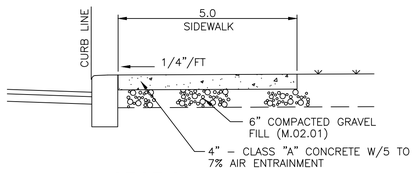
1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.
2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.
5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

TEMPORARY MATERIAL STOCKPILE

N.T.S.



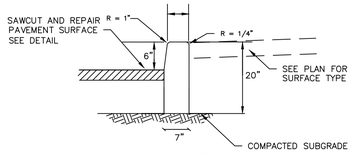
PLAN



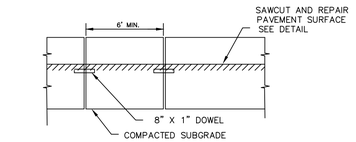
SECTION A-A

CONCRETE SIDEWALK DETAIL

N.T.S.



CROSS SECTION

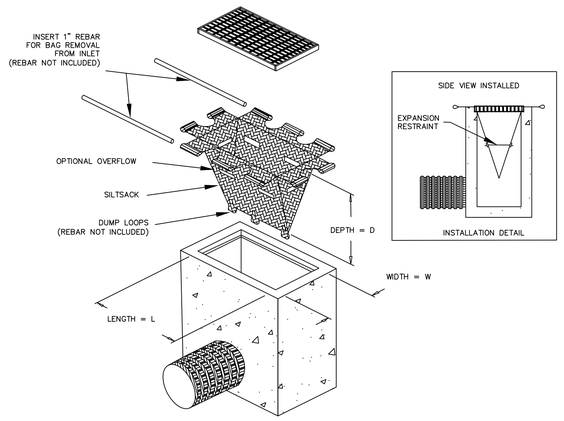


LONGITUDINAL SECTION

NOTES
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.

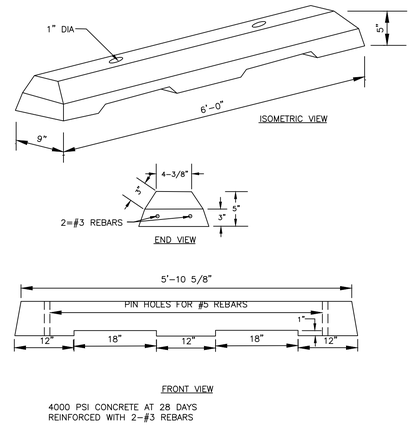
6" PRE-CAST CONCRETE CURB

N.T.S.



SILT SACK DETAIL-INLET PROTECTION

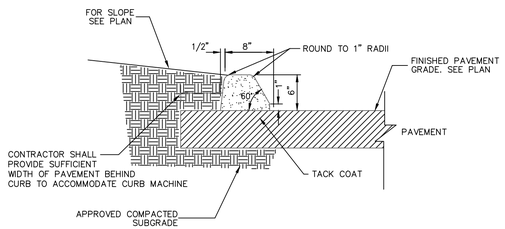
N.T.S.



4000 PSI CONCRETE AT 28 DAYS
REINFORCED WITH 2-#3 REBARS

PRE-CAST CONCRETE WHEEL STOP

N.T.S.



BITUMINOUS CURB DETAIL

N.T.S.

NO.	REVISION	DATE
	Previous Editions Obsolete	

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

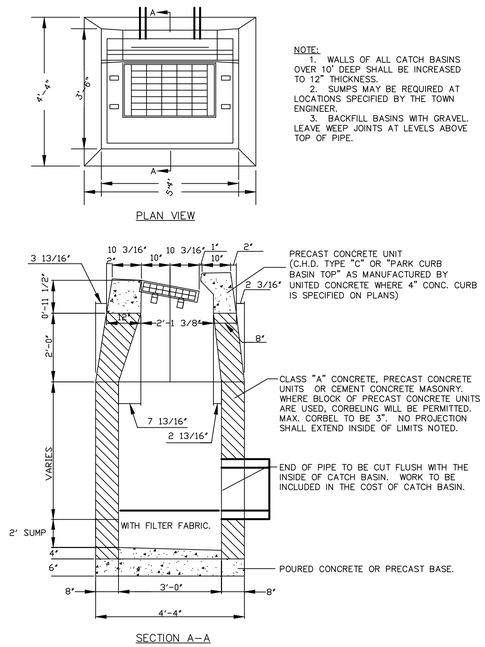
DETAILS

383 MIDDLE STREET
BRISTOL CONNECTICUT

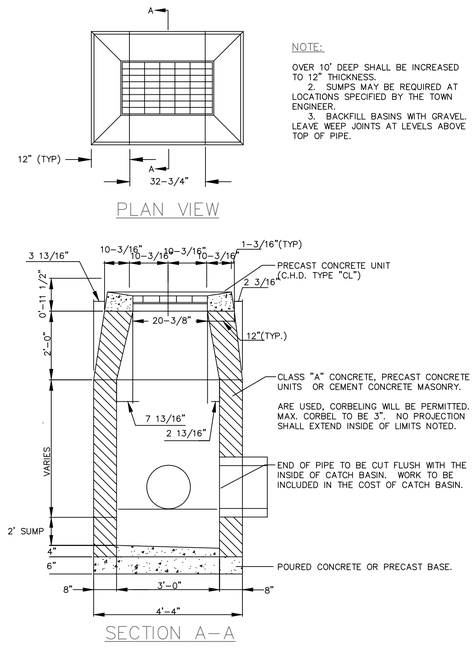
CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES JR.
No. 17208
LICENSED PROFESSIONAL ENGINEER

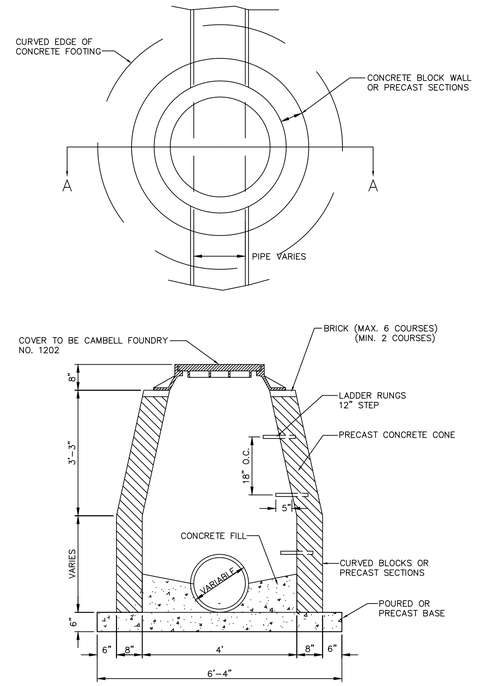
DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 5.1



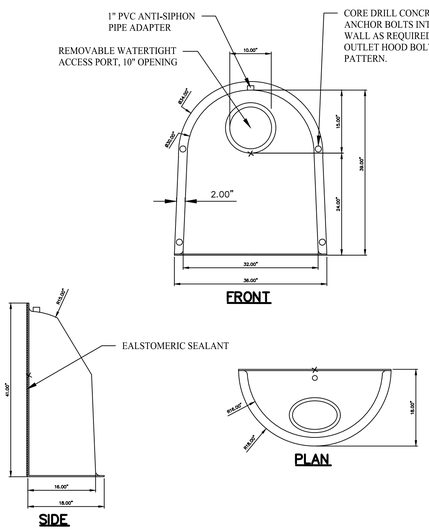
STANDARD TYPE
"C" CATCH BASIN



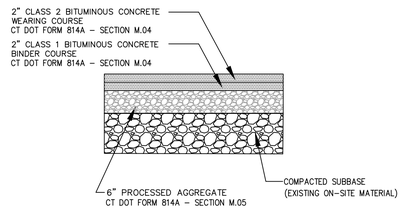
STANDARD TYPE
"CL" CATCH BASIN



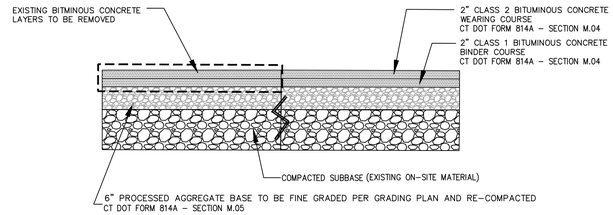
DRAINAGE MANHOLE
without sump



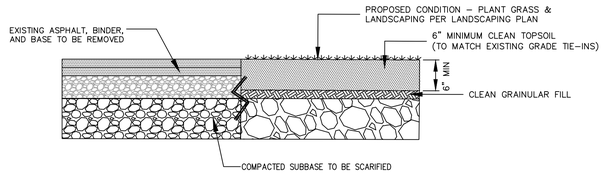
HOODED OUTLET
N.T.S.
NOTE: PRODUCT TO BE "SNOUT SYSTEM" OR APPROVED EQUAL. CONTRACTOR TO SUPPLY SHOPE DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION



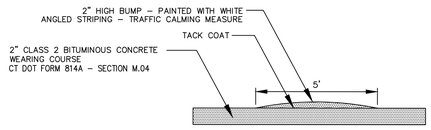
TYPICAL ASPHALT CROSS SECTION
NEWLY PAVED AREAS
N.T.S.



TYPICAL ASPHALT CROSS SECTION–RESURFACING
N.T.S.



TYPICAL ASPHALT REMOVAL CROSS SECTION
N.T.S.



SPEED HUMP CROSS SECTION
N.T.S.

NO.	REVISION	DATE
	Previous Editions Obsolete	

OWNER:

BRISTOL SPORTS CENTER DST
2901 BUTTERFIELD ROAD
OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

DETAILS

383 MIDDLE STREET
BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JOHNSON · No. 17208 · LICENSED PROFESSIONAL ENGINEER

DRAWN: BB	APPROVED: CJ
SCALE:	N.T.S.
DATE:	14 JAN 25
PROJ. NO.:	4389
CADD FILE NAME:	4389
DRAWING NO.:	C - 5.2

EROSION CONTROL NARRATIVE

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of haybale filters, silt fence, silt sacks or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and to dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 1 acre will be disturbed at any one time.

Catch basins will be protected with haybale filters & silt sacks throughout the construction period and until all disturbed areas are thoroughly stabilized.

All control measures will be maintained in effective condition throughout the construction period. Inspections of all erosion control measures will take place on a weekly basis and within 24 hours of a storm event of 0.1 inches or greater. Silt that has accumulated will be removed.

The responsibility for implementing the erosion and sediment control plan will rest with the contractor of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan, for notifying the owner of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Excavation and Fills --

Slopes created by cuts or fills shall not be steeper than 2:1 unless they are reinforced with riprap, erosion control blankets or other generally accepted techniques.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cut and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

During grading operations, necessary measures for dust control shall be exercised.

CONSTRUCTION SEQUENCE

PHASE 1: Staging & Preparation (2-3 weeks)
A) Review the Sediment and Erosion Control Plan with the construction team and site engineer. Have surveyor delineate areas of disturbance, saw cut lines in pavement and limits of clearing for silt fence and construction fence installation.
B) "Call Before You Dig" telephone number - 1-800-922-4455.
C) Install construction fence to establish area of construction while maintaining access past construction site along sidewalk areas to the greatest extent practicable.
D) Remove vegetation as staked in field by surveyor
E) Install sediment controls.

PHASE 2: Demolition (3-4 weeks)
A) Removed portion of existing building along eastern (rear) side as indicated on Demolition Plan. Building materials to be taken off site for proper disposal.
B) Sawcut pavement in areas where it is to be removed. Remove pavement and other concrete pads in areas of proposed construction as indicated on the Demolition Plan. Pavement to be taken off site for proper disposal.
C) Protect & preserve existing utilities to remain within the construction area.
D) Removed existing parking light poles where indicated and store on site for replacement during Phase 4.

PHASE 3: Site Grading (Minor regrading required 4-6 Weeks)
A) Ensure that all erosion & sediment controls listed in Phase 1 item E above are in place and in good working order.
B) Begin earthwork by excavating topsoil from areas of proposed pavement and temporarily stockpiling the material in areas indicated on the site plans and in accordance with the site plan details. Additional areas on the site may be used for stockpiling of material as needed.
C) Import necessary clean, gravel base fill material for areas to be newly paved and compact to subgrade elevations.
D) Install proposed storm drainage catch basins and piping where indicated on Grading & Drainage Plans, catch basin inlets shall be protected from sedimentation with staked haybales or silt sacks.

PHASE 4: Building Construction & Finished Grading (8-12 Weeks)
A) Construct new building face along eastern side of building for new loading docks. Cut out areas of building face and install new loading dock doors. Install and fine grade processed gravel base for proposed paved areas.
B) Install any necessary utilities into site including relocation of conduit for proposed parking area lighting locations.
C) Stabilize all disturbed areas as soon as possible.
D) Fine grade gravel base, install bituminous pavement, concrete, sidewalks around building and other surface treatments.
E) Install landscaping, sidewalks, bollards, fencing and any other exterior hardware, seed all disturbed areas.
F) Maintain erosion & sediment controls until site is permanently stabilized and then remove the controls.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

CATCH BASINS AND PIPE OUTFALLS:

Catch basins & all pipe outfalls will be inspected on an annual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

EXISTING ON-SITE DETENTION BASIN:
Semi-Annual: (Generally Spring and Fall).

1. Cut or mow grass lined slopes and swales. Areas with slopes steeper than 3H:1V shall be cut with a line trimmer.

2. Clean and remove any trash or debris paying particular attention to inlet and outlet areas.

3. Remove sediment once it has built up to a depth of 2" or greater near the inlets in the forebay area.

4. Remove excess leaves and debris. Plant matter shall be left in place over winter months to insulate the soil and add organic matter to the soil. Removal criteria shall include when plant matter is smothering or killing vegetation and aesthetics.

5. Add supplemental plantings or seed as needed to maintain 80% area cover for turf areas and 50% area cover for tree/shrub areas.

RESPONSIBILITY:
The land owner will be responsible for the long term maintenance of the storm drainage system as listed above. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the City Land Use Offices at a minimum on an annual basis after the maintenance & inspections have occurred.

The the on-site catch basins, detention basins and all aspects of the storm drainage system must be maintained in good working condition in accordance with the intent of these site plans.

NO.	REVISION	DATE
	Previous Editions Obsolete	

OWNER:

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OAK BROOK, IL

APPLICANT:

ROUTINE PROPERTIES
2005 PALMER AVE. #111
LARCHMONT, NY

EROSION CONTROL NARRATIVE & PROJECT NOTES

383 MIDDLE STREET

BRISTOL CONNECTICUT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JONES No. 17206 LICENSED PROFESSIONAL ENGINEER

DRAWN:	BB
APPROVED:	CJ
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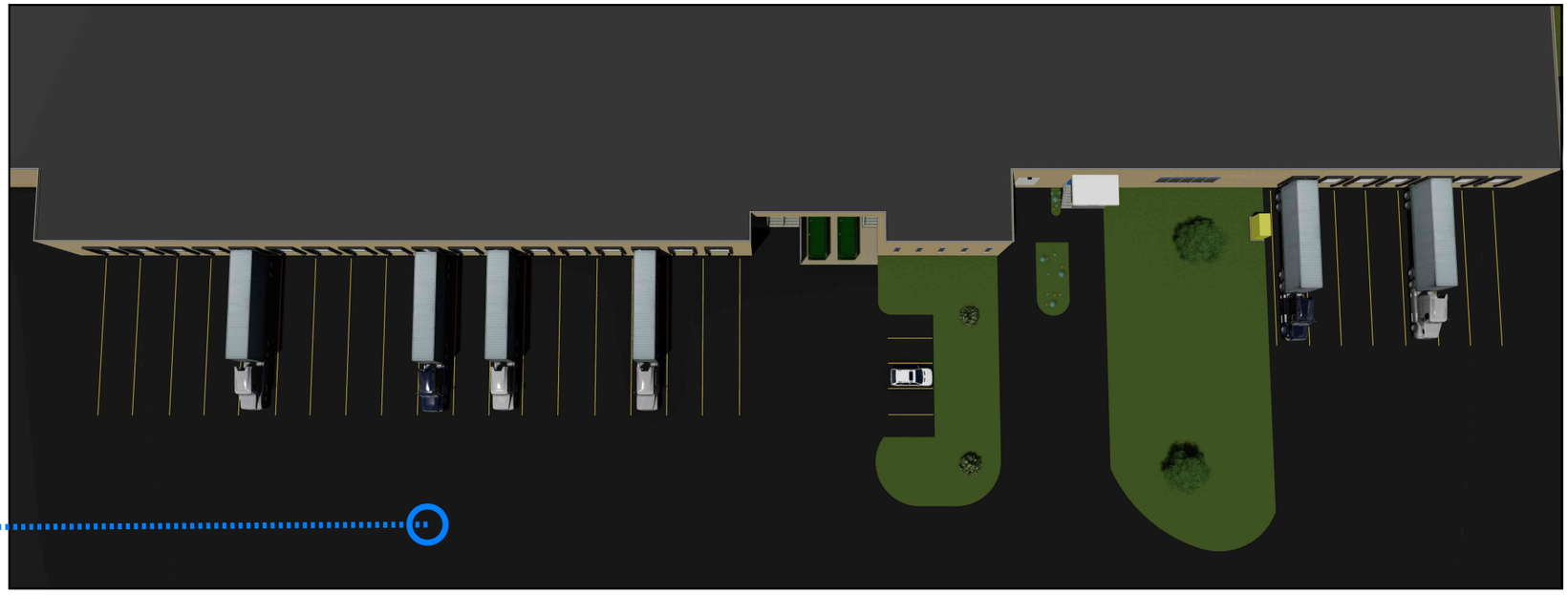
Elevation Drawings

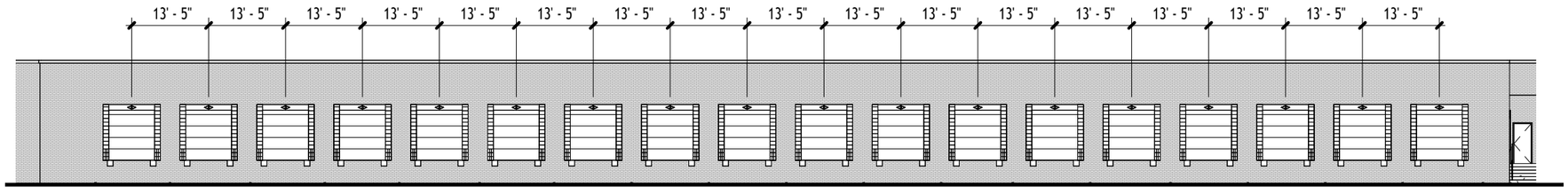


1 South Dock
3/64" = 1'-0"

1/2/2026 1:14:39 PM



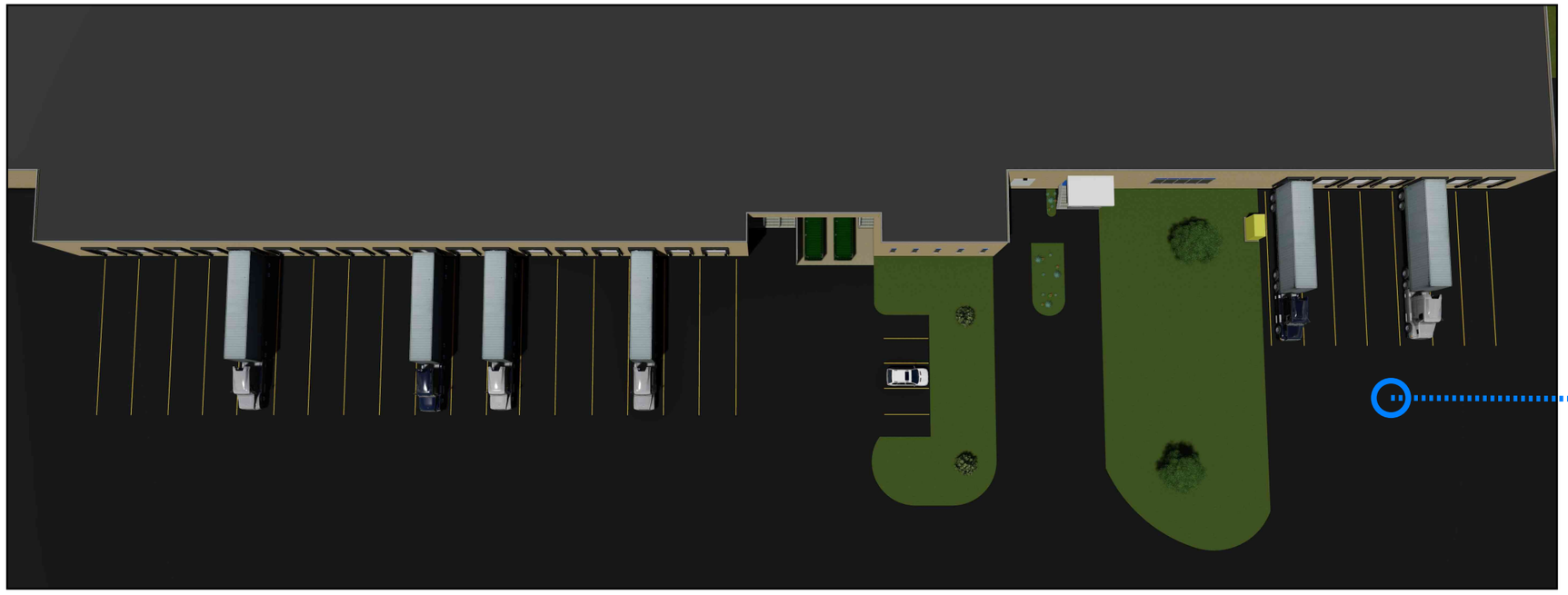


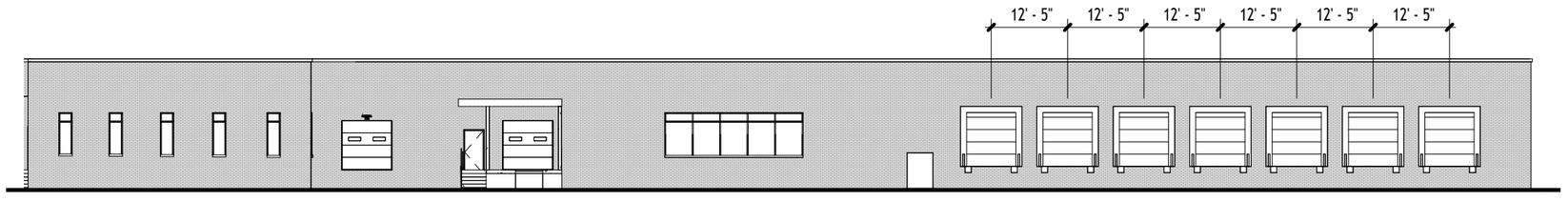


1 East Dock Reno #2
3/64" = 1'-0"

12/31/2025 1:23:36 PM







1 East Dock Reno #1
3/64" = 1'-0"

12/31/2025 1:23:36 PM

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendments to the Zoning Map are hereby referred to the Planning Commission for a report:

Application #2565

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

Initiated by: Paul Laferriere, applicant/owner.
Tentative Hearing Date: July 13, 2026

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

Application #2565

Change of Zone

398 & 406 Broad St.

For Office Use Only	
APPLICATION NO.	2565
DATE FILED:	5/14/26
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: BG Proposed zone of the Property: I

Address or Location of the Property: 398 and 406 Broad

Assessor's Map No.: 39 Assessor's Lot No.(s): 105 and 138-140

Size of the Property (in acres or square feet): .33 Acre Total Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 25,000 SF

Reason for the proposed zone change:
To Allow uses consistent to those on neighboring properties

Other comments:

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

Name: Paul Laferriere

Address: 150 Lynn Road City: Bristol State: CT Zip: 06010

Telephone No.: (860)877-6368 E-Mail:

Signature: Signature – (Printed/Typed) Paul Laferriere

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

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

Name: Same as Applicant

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed) Paul Laferriere

*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

For Office Use Only
APPLICATION NO. 2565

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 398 and 406 Broad

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: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: (860)506-4268 E-Mail: _____

08/17 - LUO

Referral
To
Town
&
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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 #2565

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

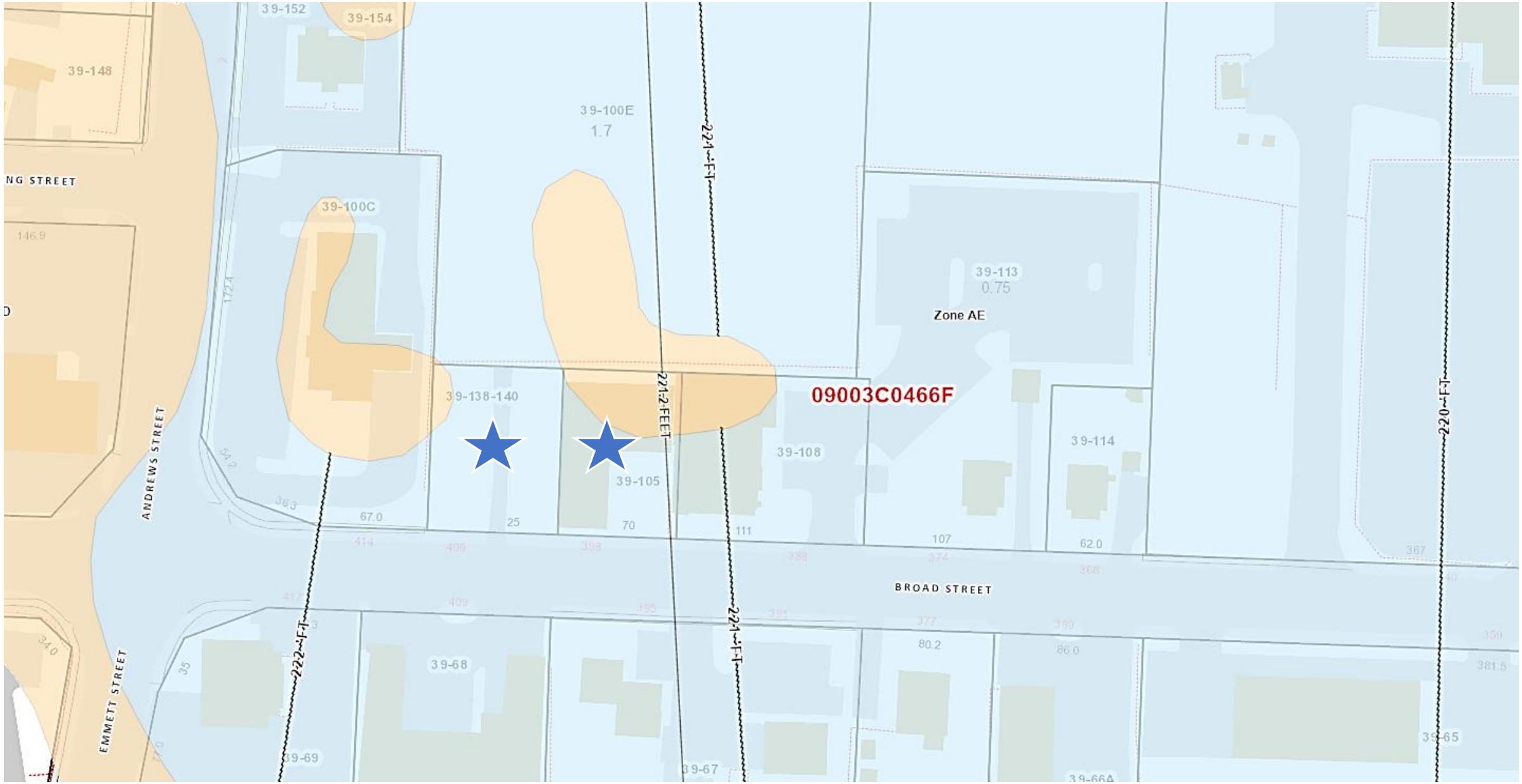
Initiated by: Paul Laferriere, applicant/owner.
Tentative Hearing Date: July 13, 2026

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

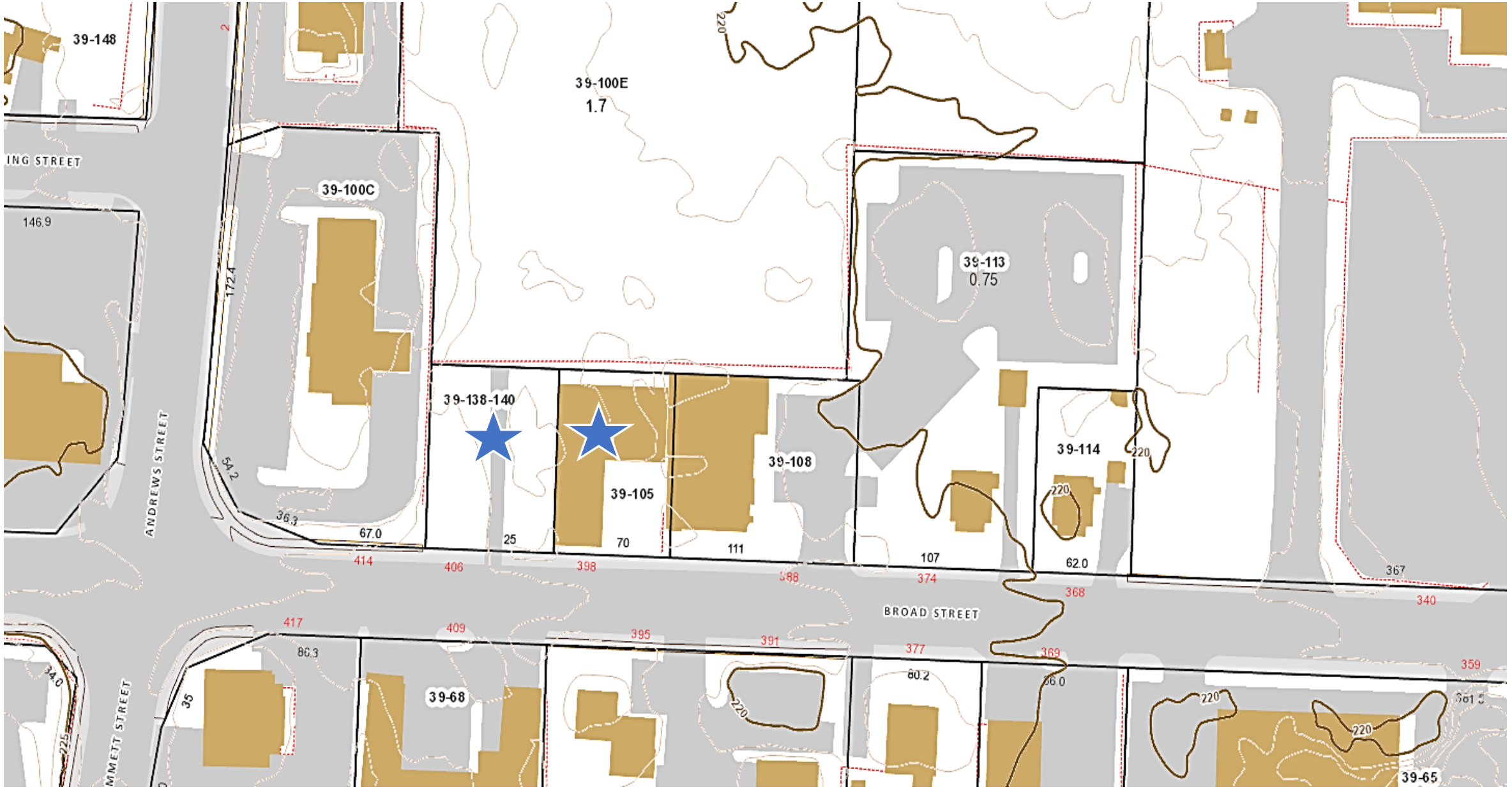
Various
GIS
and
Google Maps



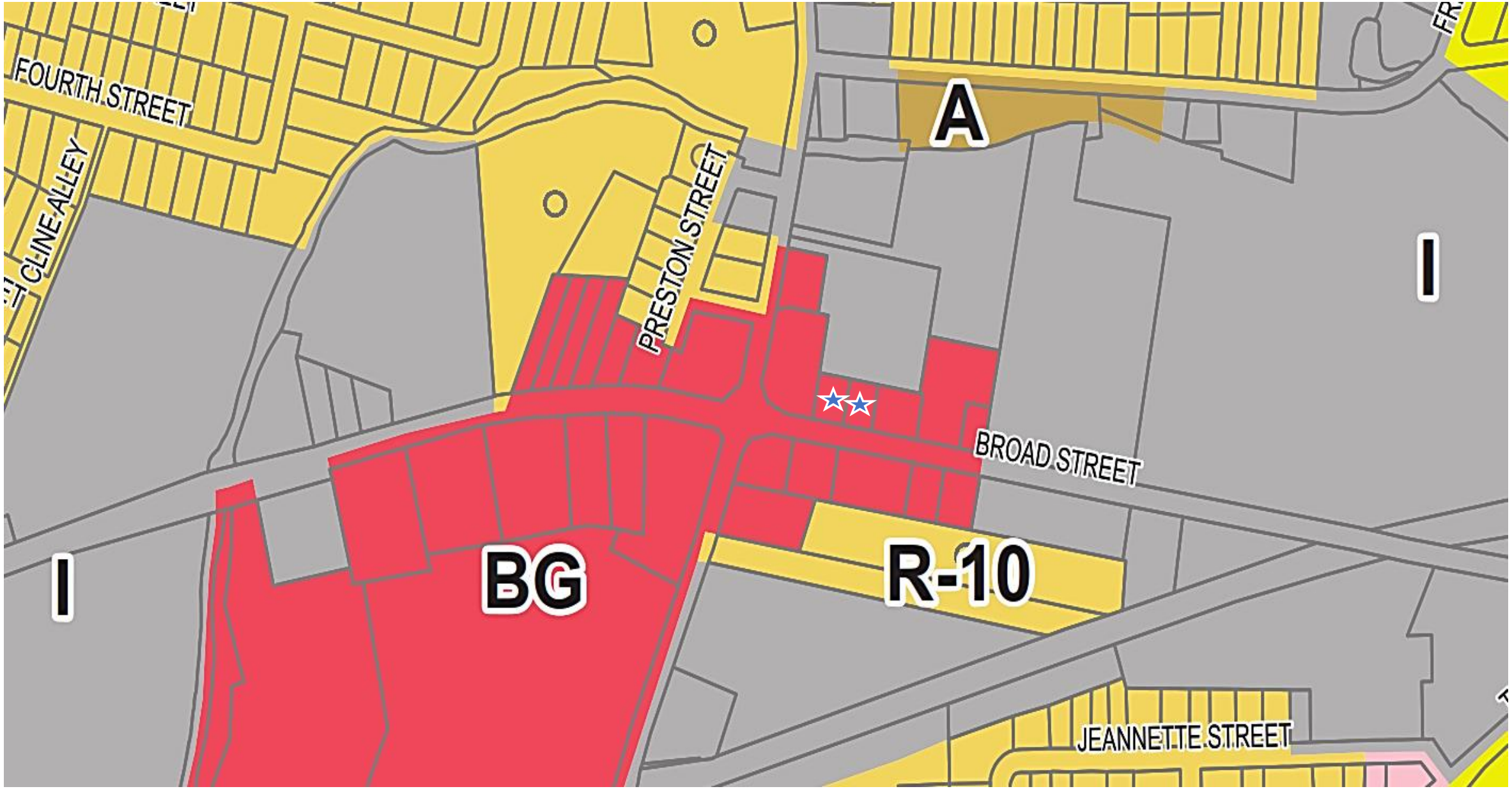
398 & 406 Broad Street – Location
Map 39, Lot 105 & 138-140



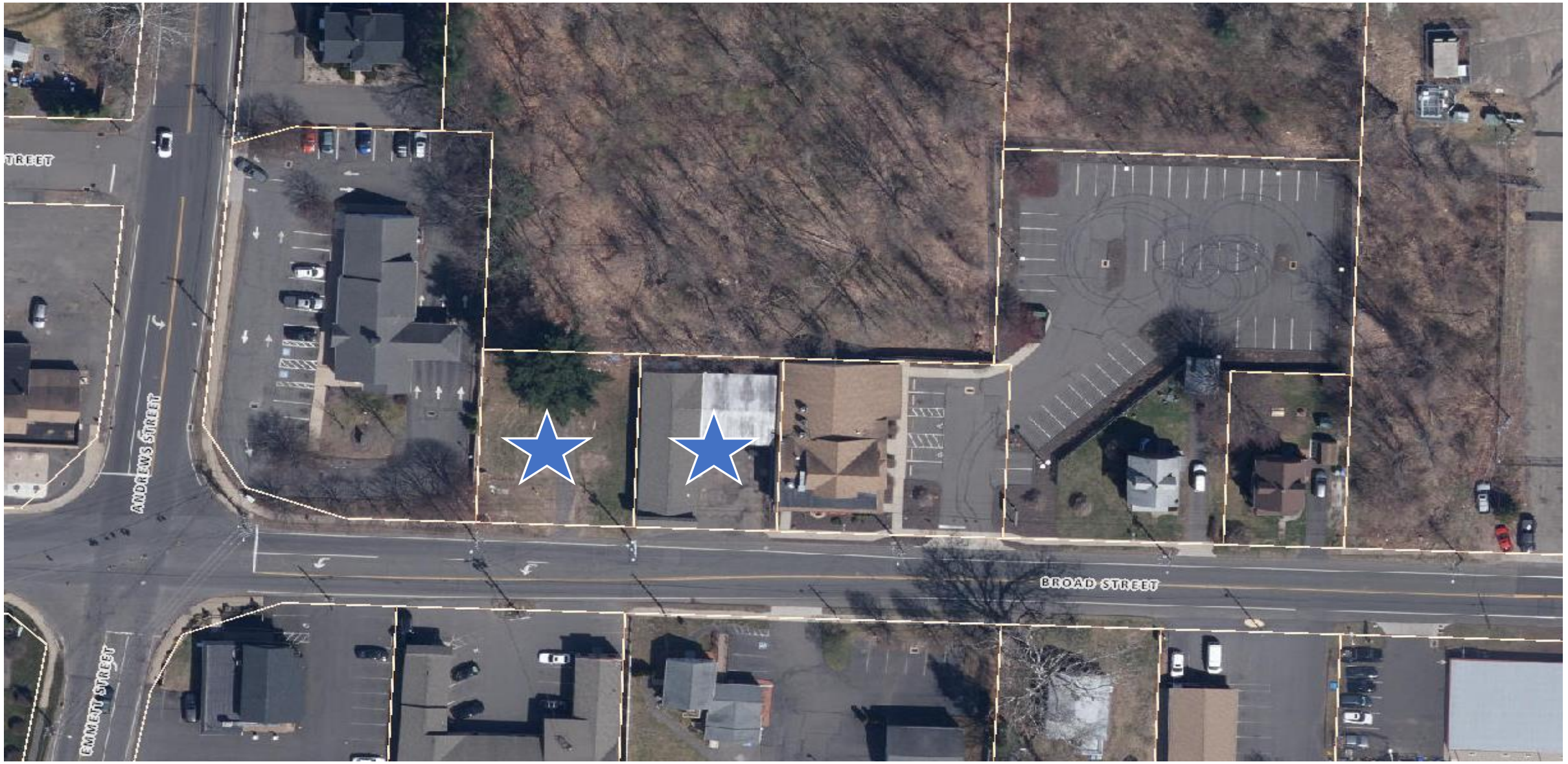
398 & 406 Broad Street – Floodplain
Map 39, Lot 105 & 138-140



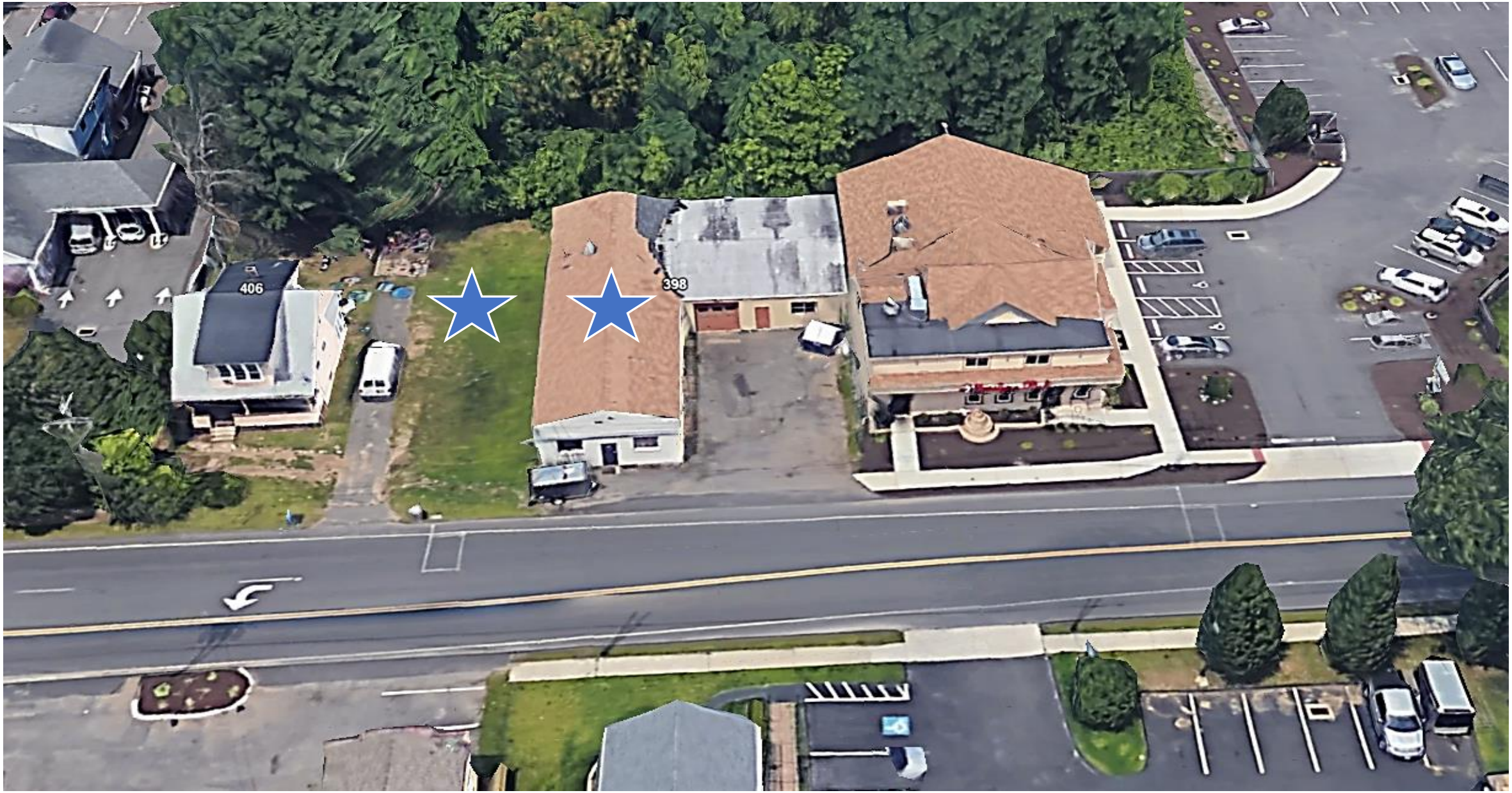
398 & 406 Broad Street – Topography
Map 39, Lot 105 & 138-140



398 & 406 Broad Street – Zoning – BG (General Business) zone
Map 39, Lot 105 & 138-140

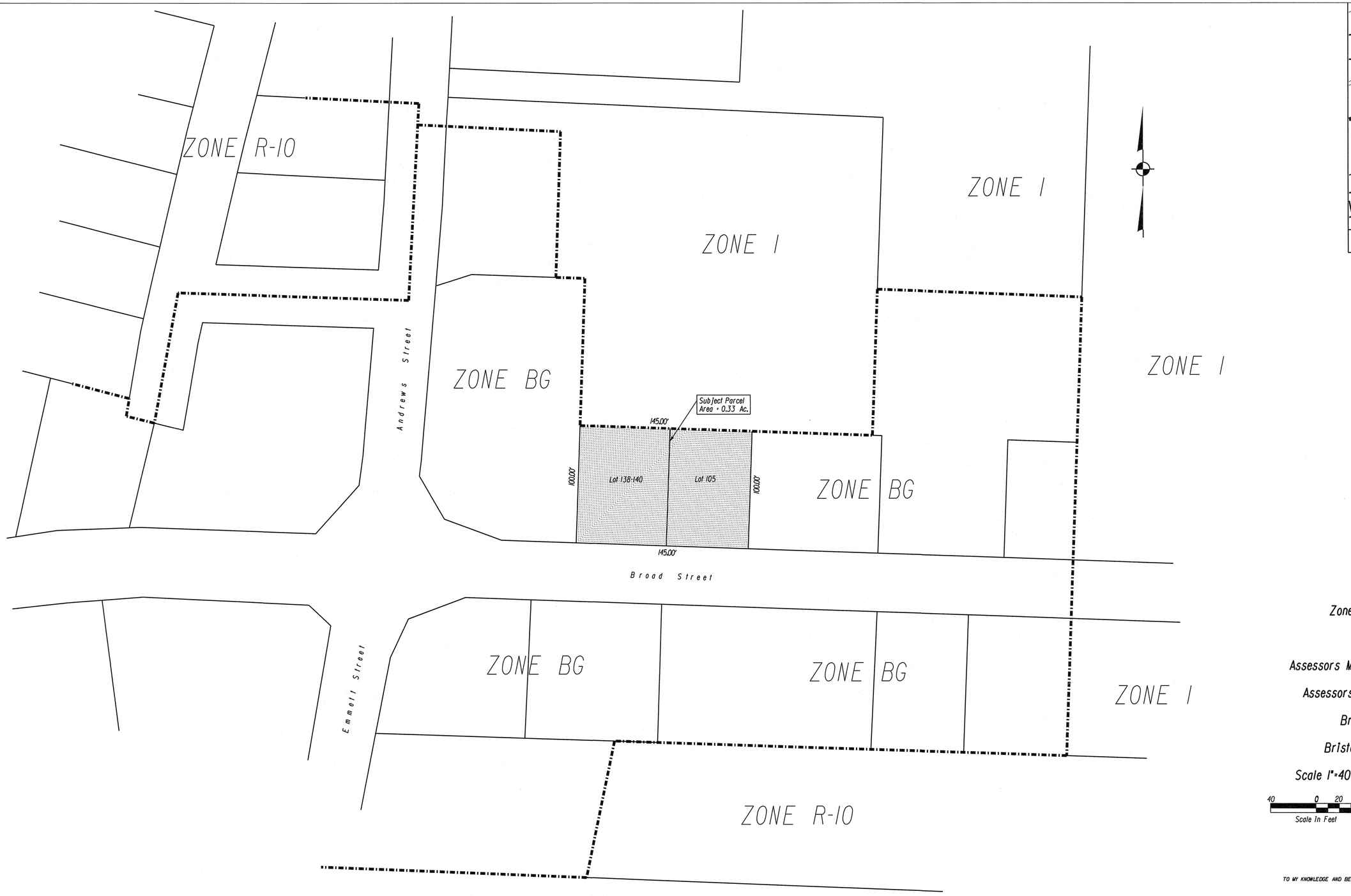


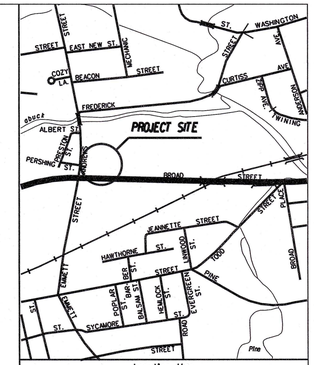
398 & 406 Broad Street – Aerial 2023
Map 39, Lot 105 & 138-140



398 & 406 Broad Street – Google Earth
Map 39, Lot 105 & 138-140

Zone Change Map (Proposed)





Location Map
Scale 1" = 1000'

Zone Change Map

BG to I

Assessors Map 39 Lot 138-140
&
Assessors Map 39 Map 105

Broad Street

Bristol, Connecticut

Scale 1"=40' April 24, 2026

40 0 20 40
Scale in Feet

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

Robert C Green

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH 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.

IT IS A ZONE CHANGE MAP BASED ON A COMPILATION PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS N/A.

THIS PLAN WAS COMPILED FROM OTHER MAPS,RECORD RESEARCH OR OTHER SOURCES OF INFORMATION.IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY,AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED
LAND SURVEYOR

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Text Amendment to the Bristol Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed text amendment to the Zoning Regulations are hereby referred to the Planning Commission for a report:

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Application #2566

Text Amendment

IP-5 zone

Application # 2566

May 26, 2026

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

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL:

May 26, 2026

David White, Chairman
Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Re: Proposed Text amendment

Dear Mr. Chairman:

We are requesting an amendment to the current zoning regulations section 4.2. Under the subtitle Bus Yard. We are requesting that a "Bus Yard" be allowed as an SPA use. (Site Plan Application), in the IP-5 zone.

Please place this request on your agenda for June 8, 2026.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Referral
To
Town
&
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your office:

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral
To
Plymouth

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: June 1, 2026

TO: Town Clerk - Plymouth

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral to NVCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application #2567 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2568 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2568 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at 45 Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

Application
#2567
#2568

Earth
Removal

Special Permit
Site Plan

For Office Use Only	
APPLICATION NO.	2567
DATE FILED:	5/28/26
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 III section 15.2 of the Bristol Zoning Regulations for the following Special Permit use: earth removal in excess of 400 cubic yards.

Address or Location of the Property: lot 214 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 214

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,000 s.f.

Reason for the Special Permit: to construct a residential home on lot and remove approximatley 2100 yards of material.

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 was granted on 2/5/26

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: H & T Holdings LLC

Address: 145 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860250-6160 E-Mail: _____

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

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. 2568
DATE FILED: 5/28/26
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:

EARTH REMOVAL IN EXCESS OF 400 YARDS, a [ ] permitted use [✓] Special Permit use

under Section(s) 15.2.4 of the Bristol Zoning Regulations.

Address or Location of the Property: Lot 214 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 214

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,500 s.f.

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 was granted 2/5/26

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: H & T holdings, LLCBristol Boys & Girls club Asso, Inc

Address: 126 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860 250 6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Thomas Tabacco

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

Narrative

NARRATIVE FOR Lot 214 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 214 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 2100 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

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

Stormwater Permit Information

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application #2567 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2568 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2568 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at 45 Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

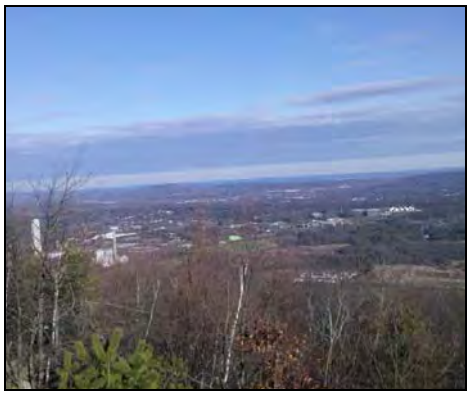
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

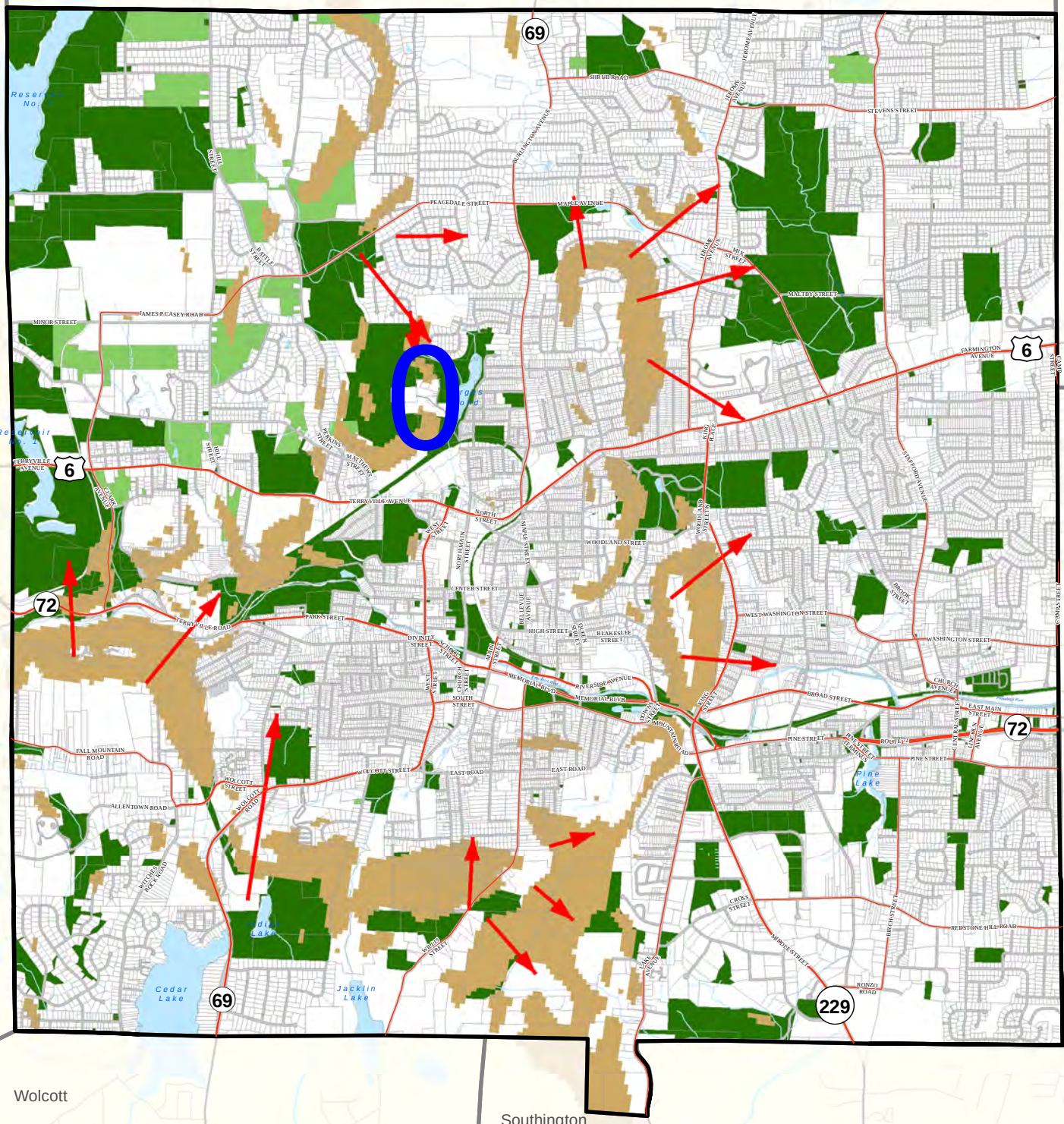
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

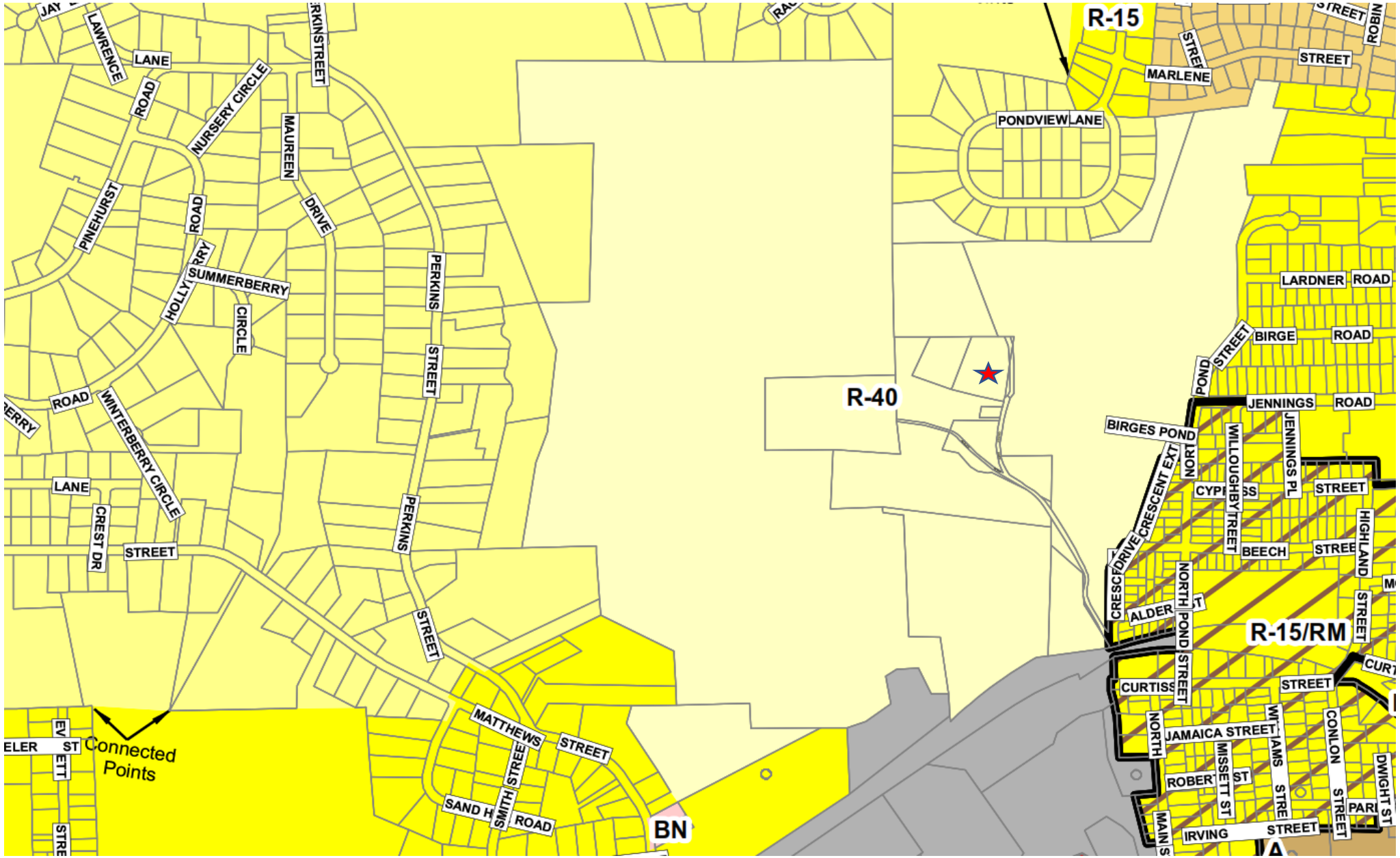
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
Google
and
Applicant



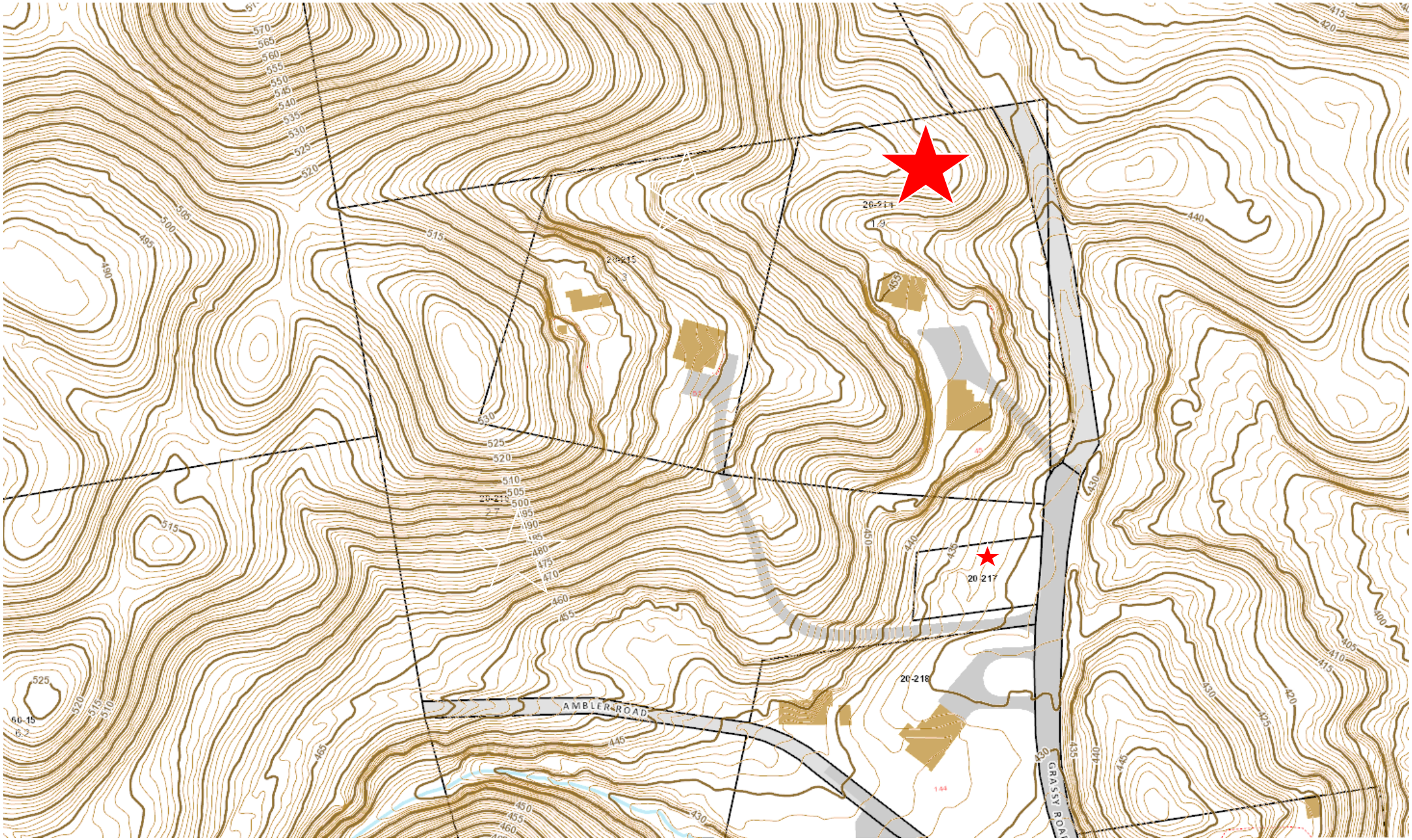
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



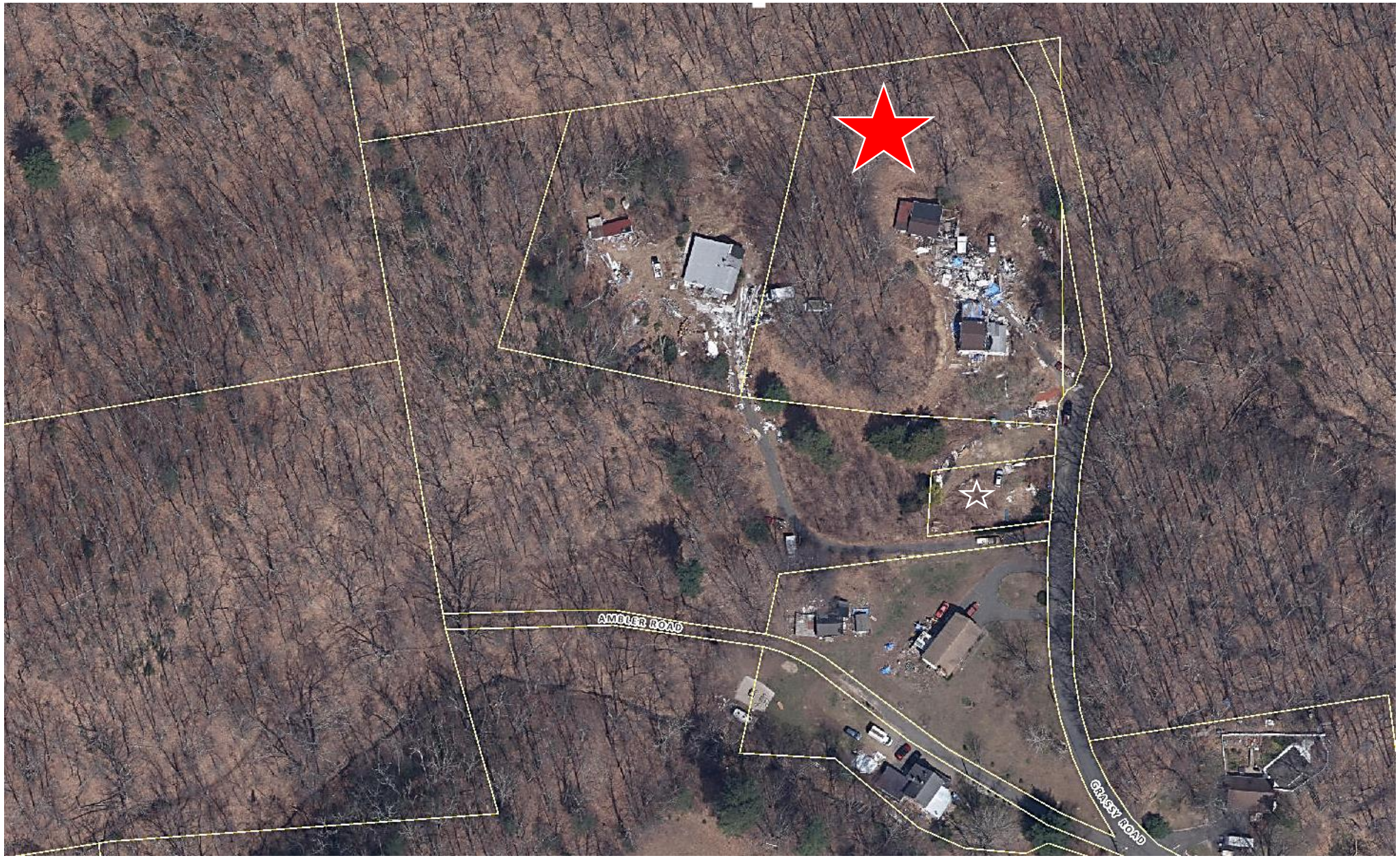
App. 2567 & 2568 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 - Existing Topography
Special Permit & Site Plan – Earth Removal



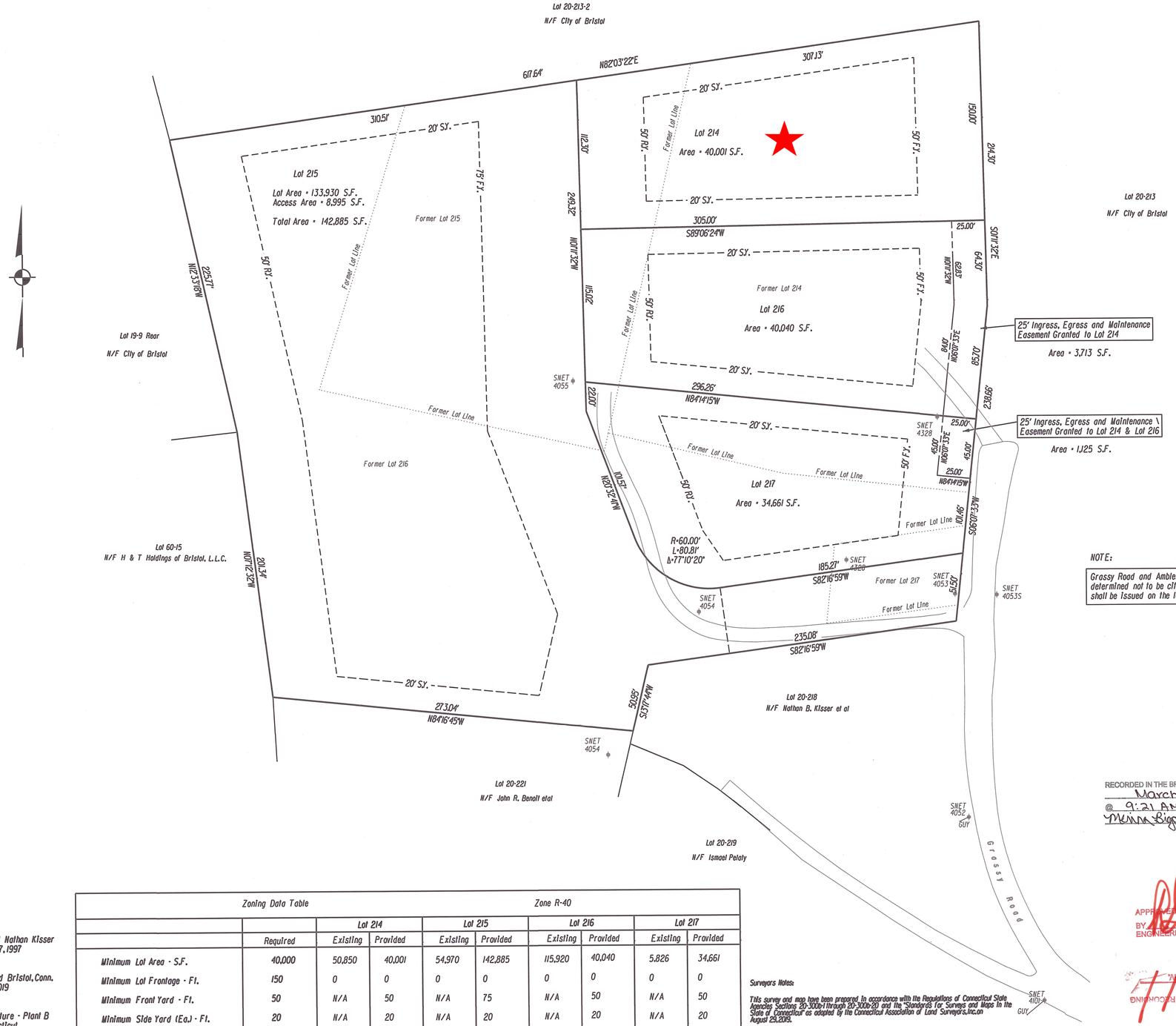
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26



NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Koskoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2018.

Boundary Determination Category - Resurvey (The new lot lines are an Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Melissa Biggs-Acting TOWN CLERK

APPROVED FOR RECORDING BY ENGINEERING DIV. 3/13/26

APPROVED FOR RECORDING BY ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

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

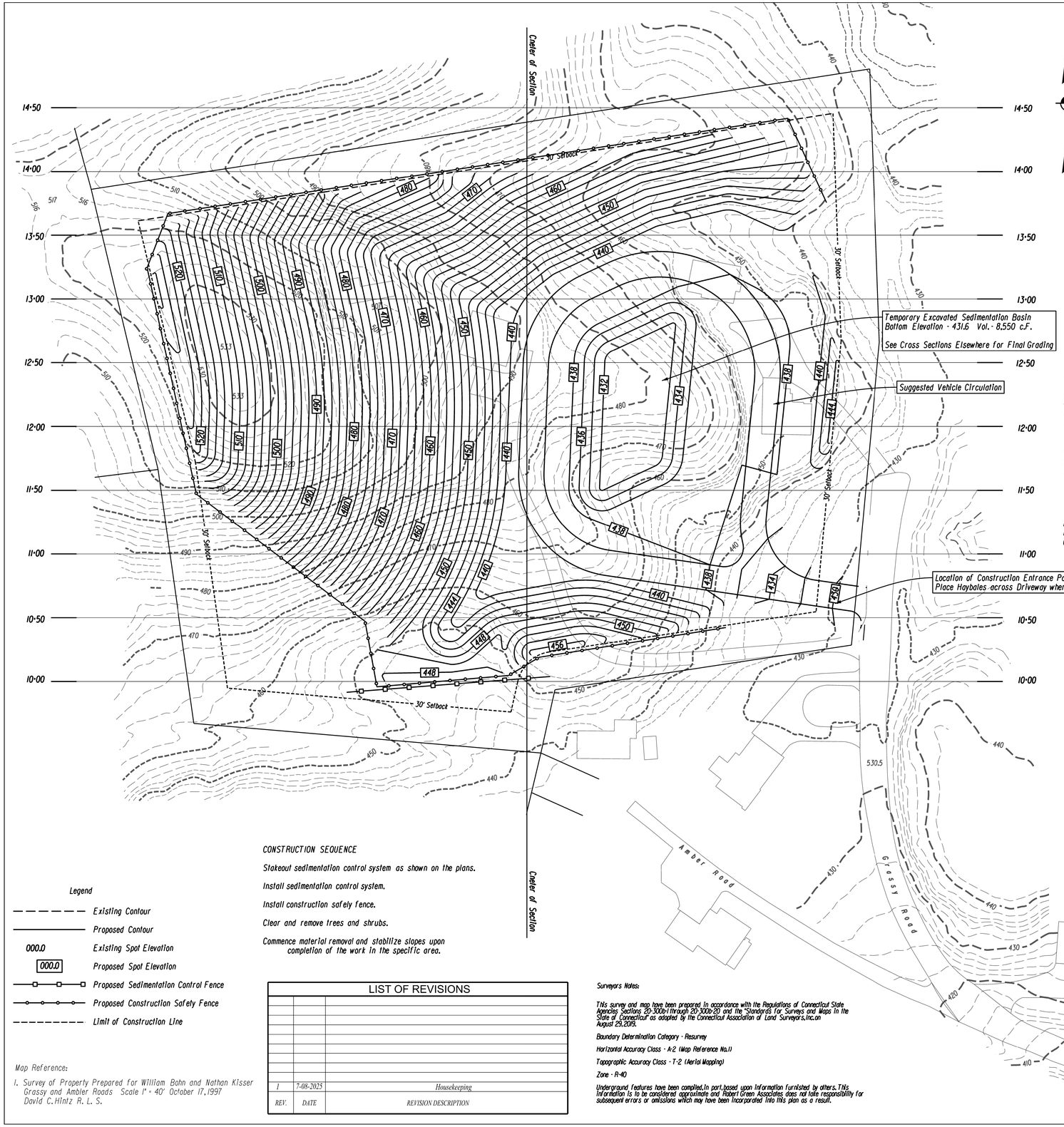
Robert C Green

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonably possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover*
   - *Chapter 6 - Permanent Vegetative Cover*
   - *Chapter 7 - Topsoiling*
   - *Chapter 9 - Sediment Barriers*
9. Robert Tabacco at (860) 230-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER),SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 3 of 6

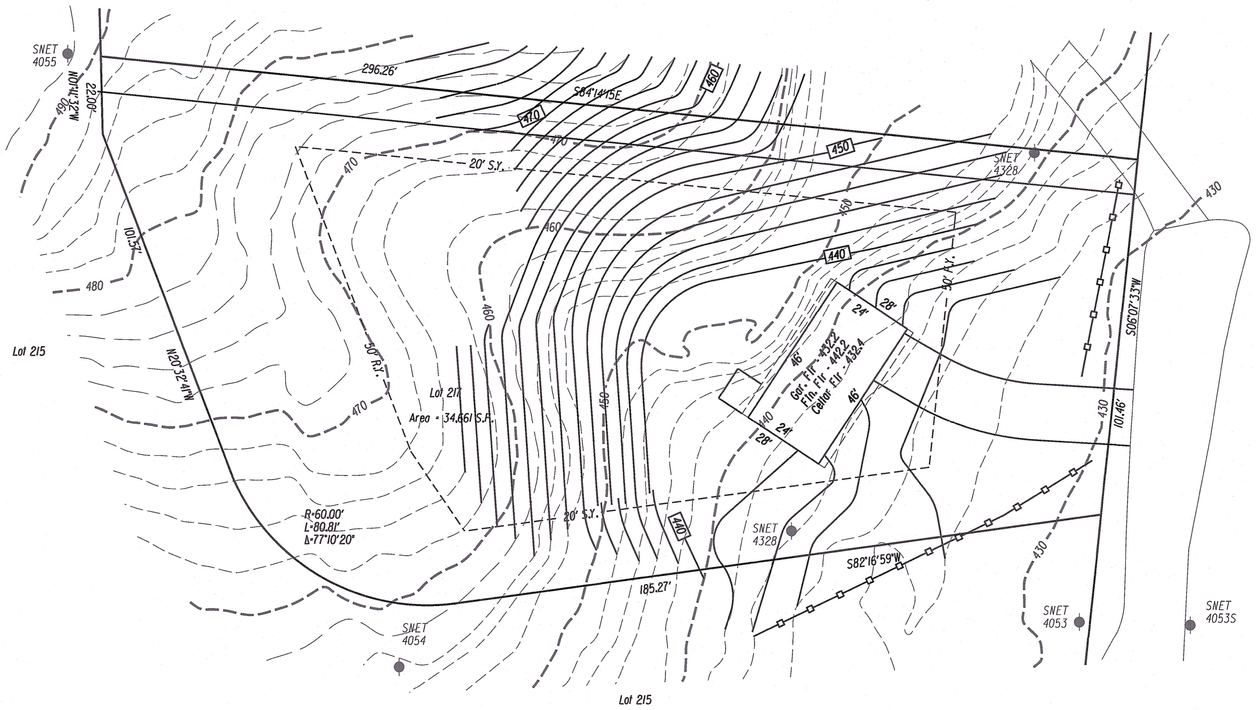
STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

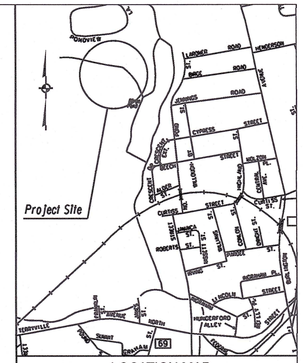
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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

2026
Submitted Map

“Not For Construction”





Area = 1,125 S.F.

N/F City of Bristol
Lot 20-213

NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-217

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20
Scale In Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

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

Robert C. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application 2569 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2570 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2570 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

Application #2569 #2570

Earth Removal

Special Permit Site Plan

For Office Use Only	
APPLICATION NO.	2569
DATE FILED:	5/28/26
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 III section 15.2 of the Bristol Zoning Regulations for the following Special Permit use: earth removal in excess of 400 cubic yards.

Address or Location of the Property: lot 216 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 216

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,000 s.f.

Reason for the Special Permit: to construct a residential home on lot and remove approximatley 4500 yards of material.

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 was granted on 2/5/26

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: H & T Holdings LLC

Address: 145 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860250-6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Thomas Tabacco

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)* Robert Tabacco

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.	2570
DATE FILED:	5/28/26
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:

EARTH REMOVAL IN EXCESS OF 400 YARDS, a [ ] permitted use [✓] Special Permit use

under Section(s) 15.2.4 of the Bristol Zoning Regulations.

Address or Location of the Property: Lot 216 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 216

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,500 s.f.

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 was granted 2/5/26

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: H & T holdings, LLCBristol Boys & Girls club Asso, Inc

Address: 126 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860 250 6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Thomas Tabacco

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, evations)

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

LUO – 08/17

Narrative

NARRATIVE FOR Lot 216 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 216 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 4500 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

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

Stormwater Permit Information

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application 2569 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2570 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2570 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

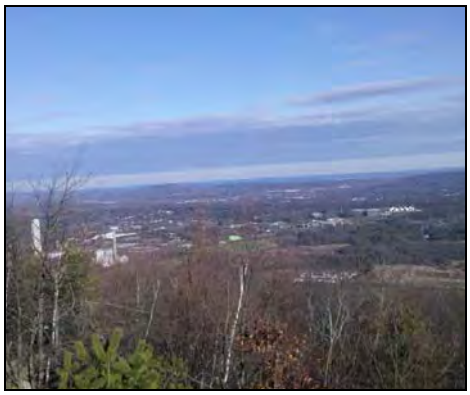
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

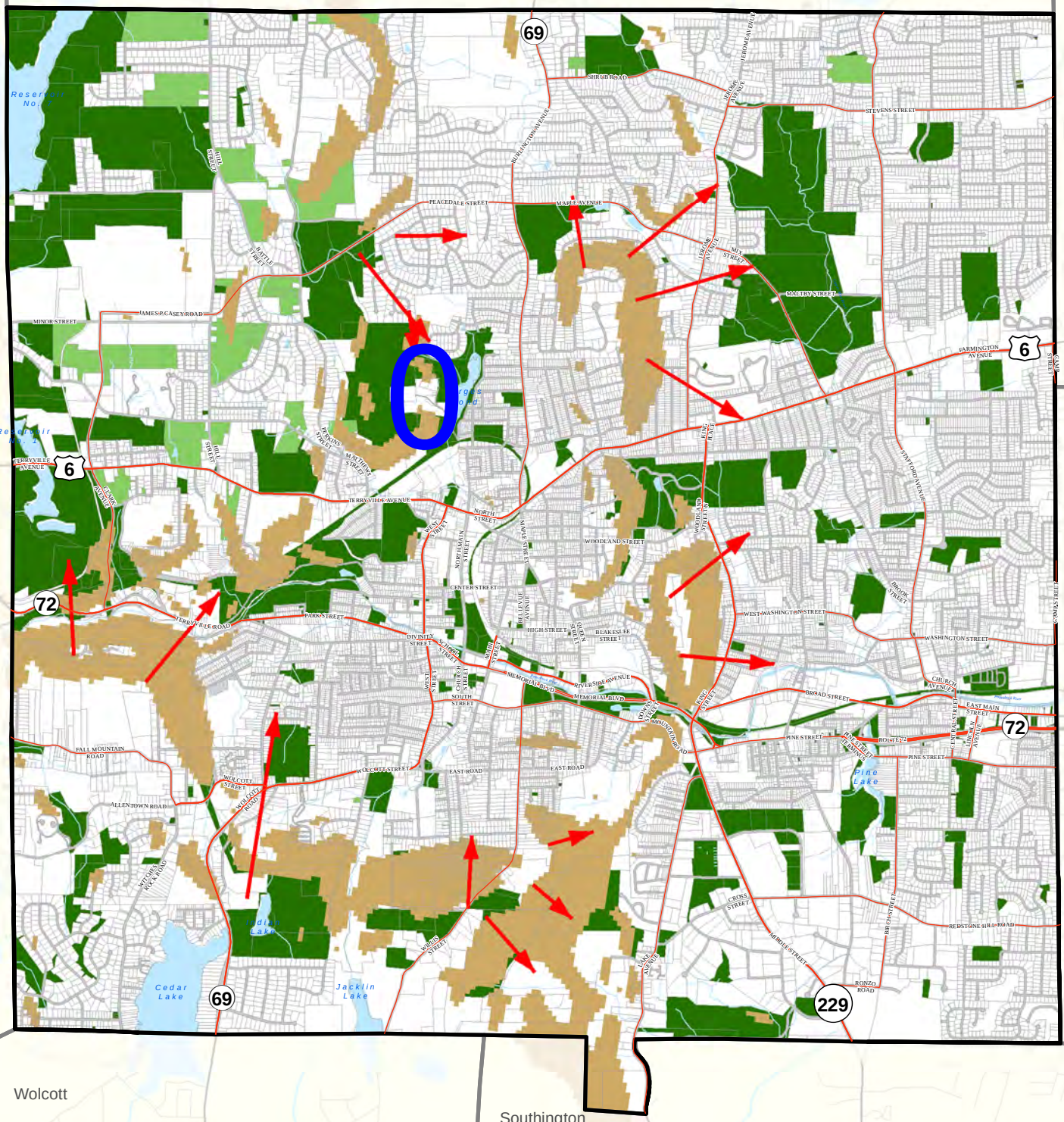
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

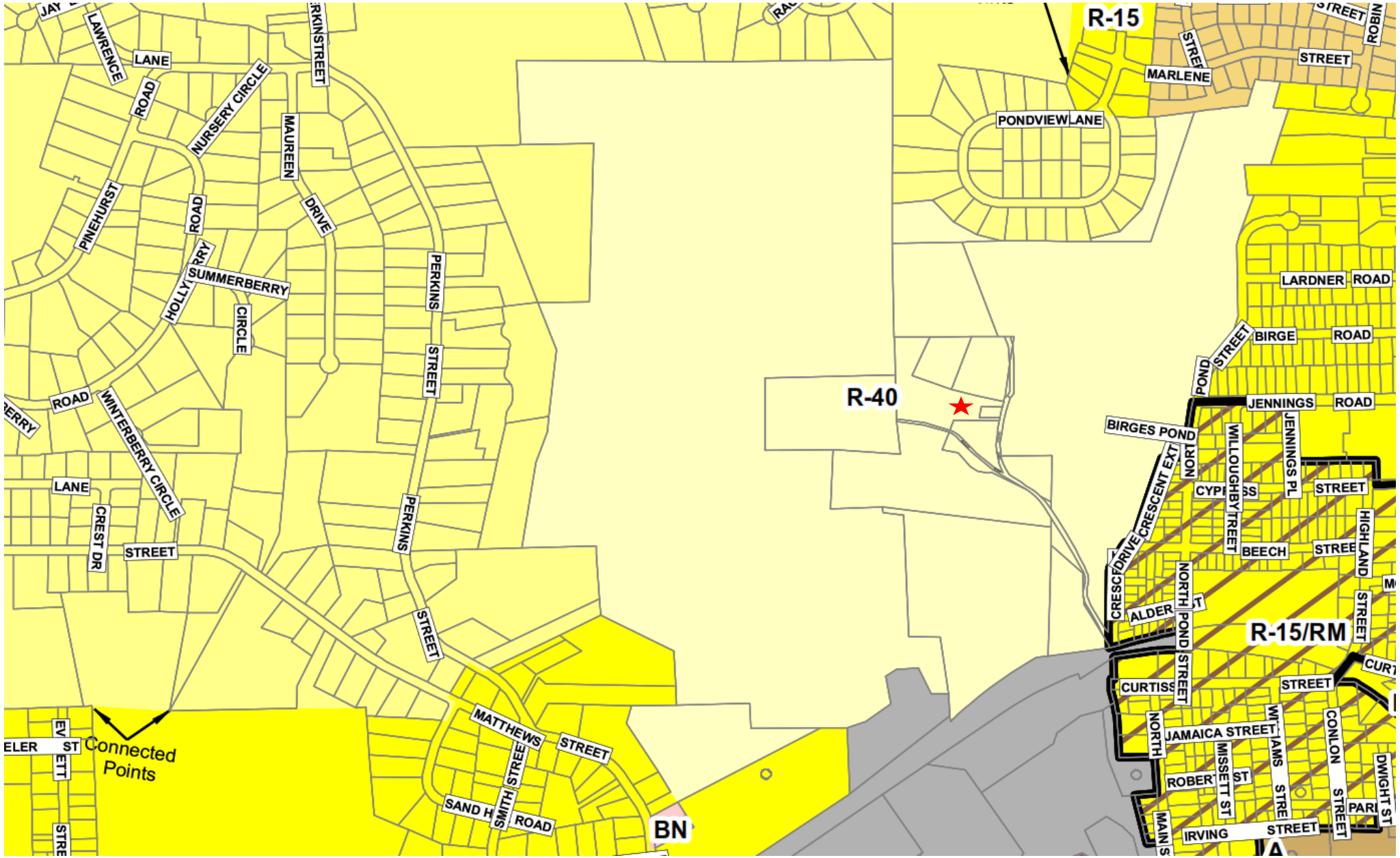
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

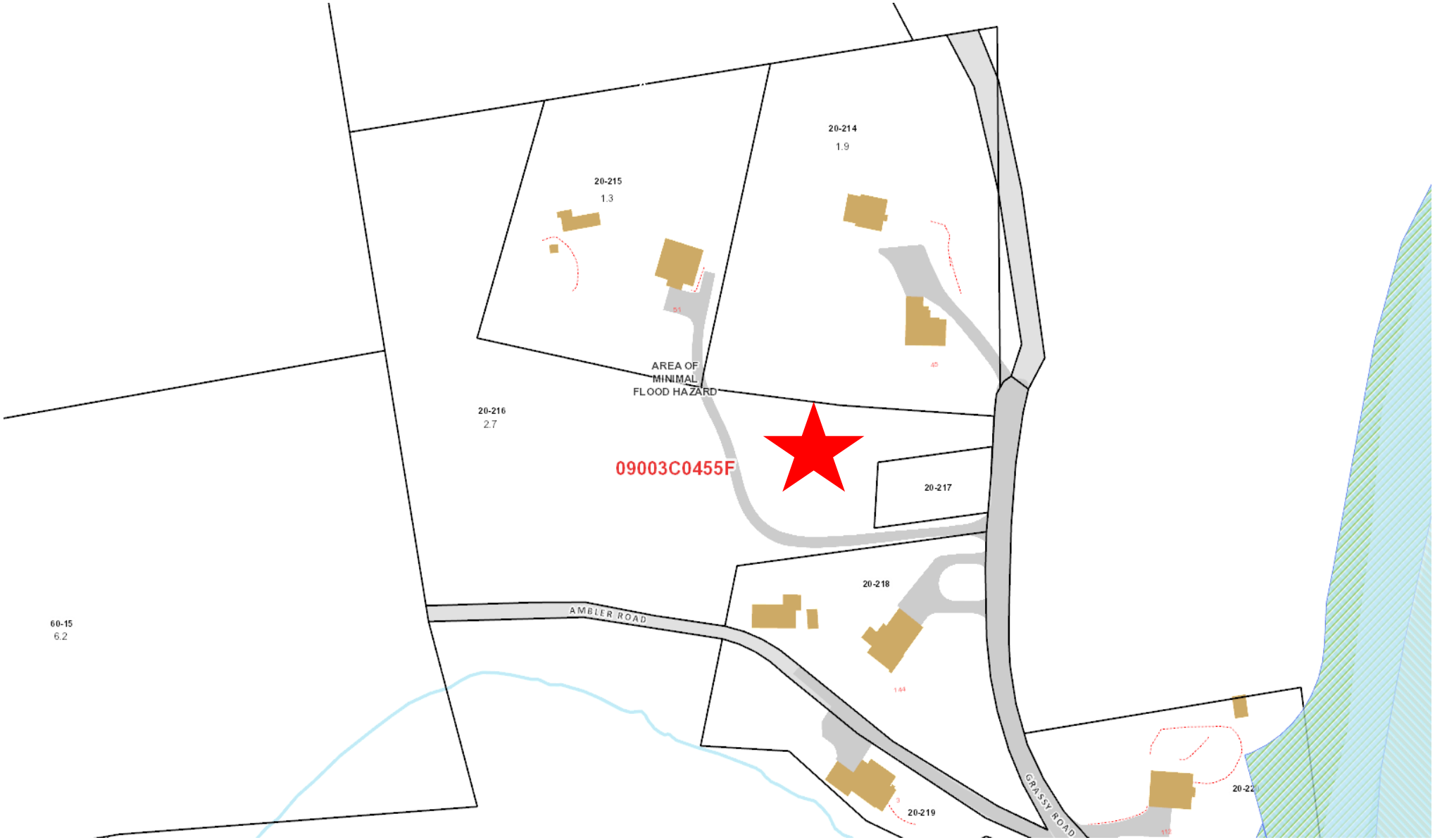
GIS
Google
and
Applicant



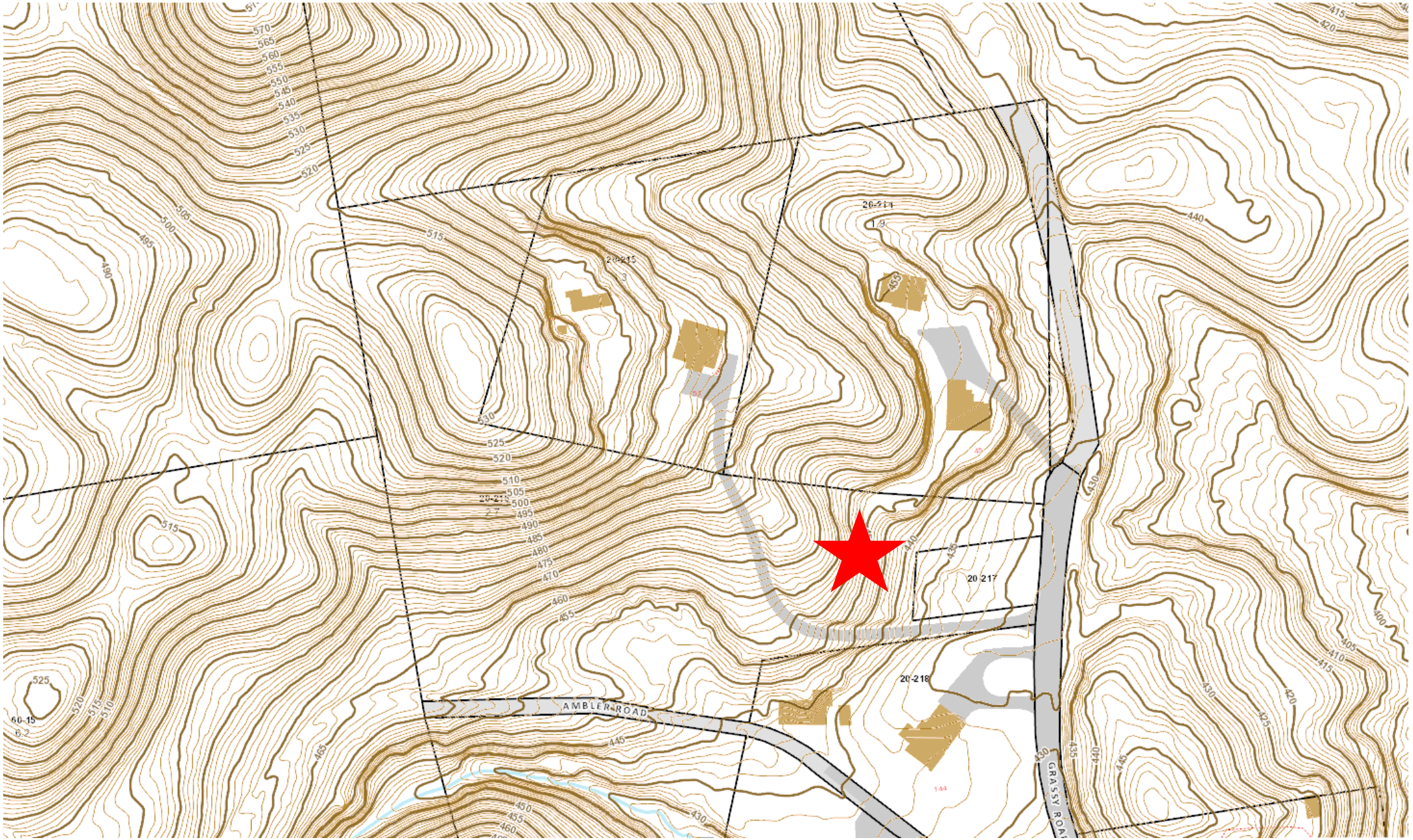
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



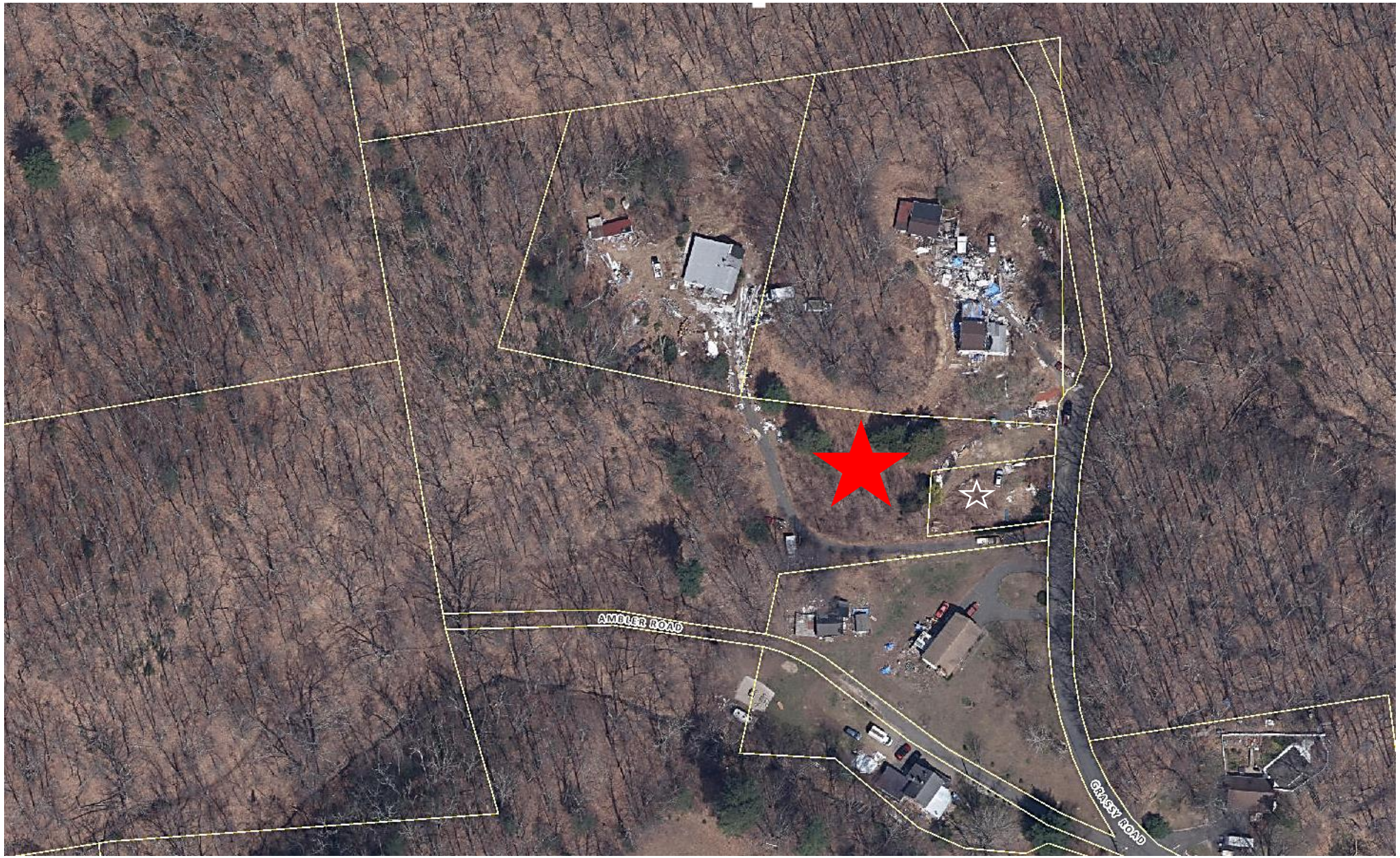
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



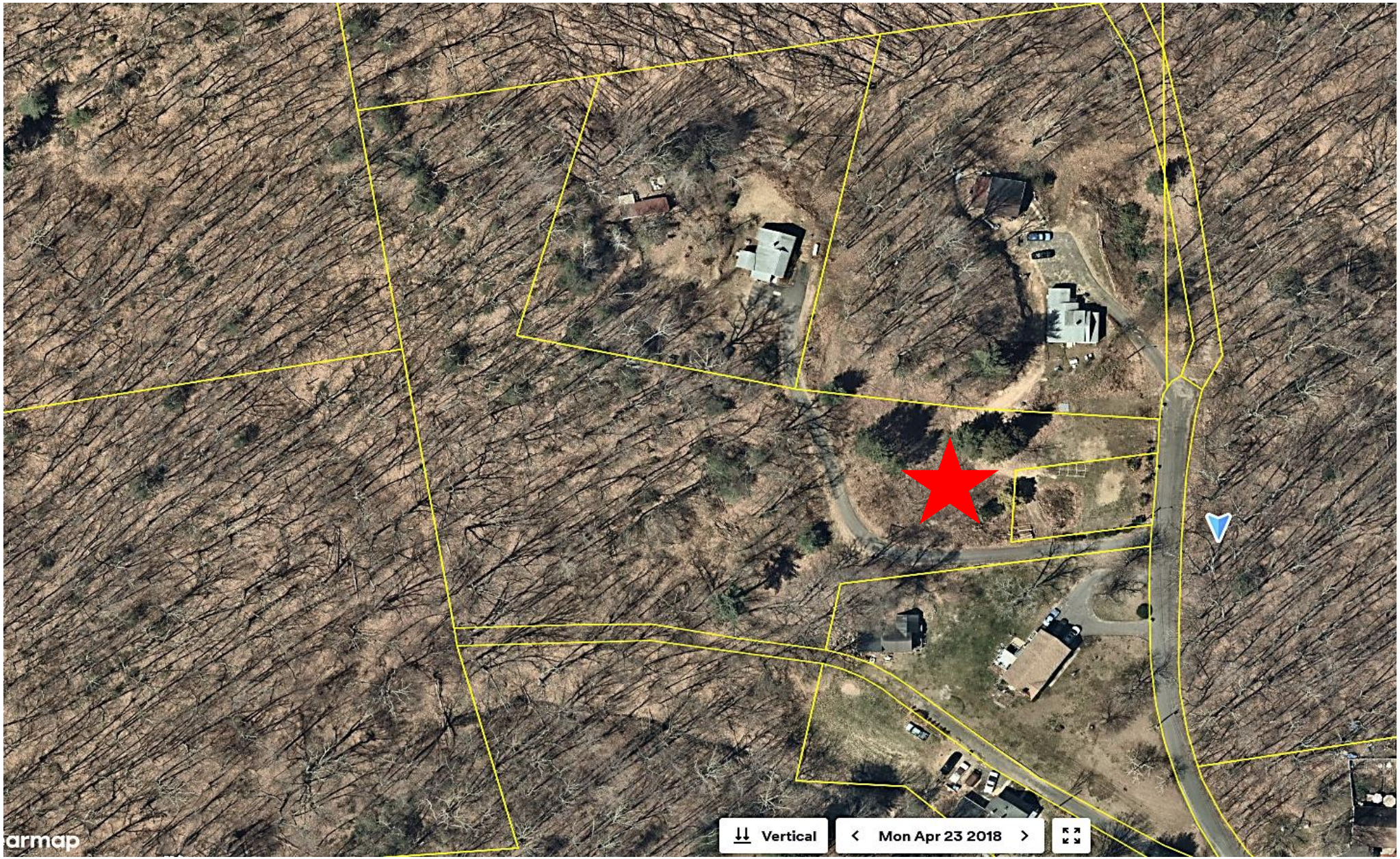
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2569 & 2570 - Existing Topography
Special Permit & Site Plan – Earth Removal



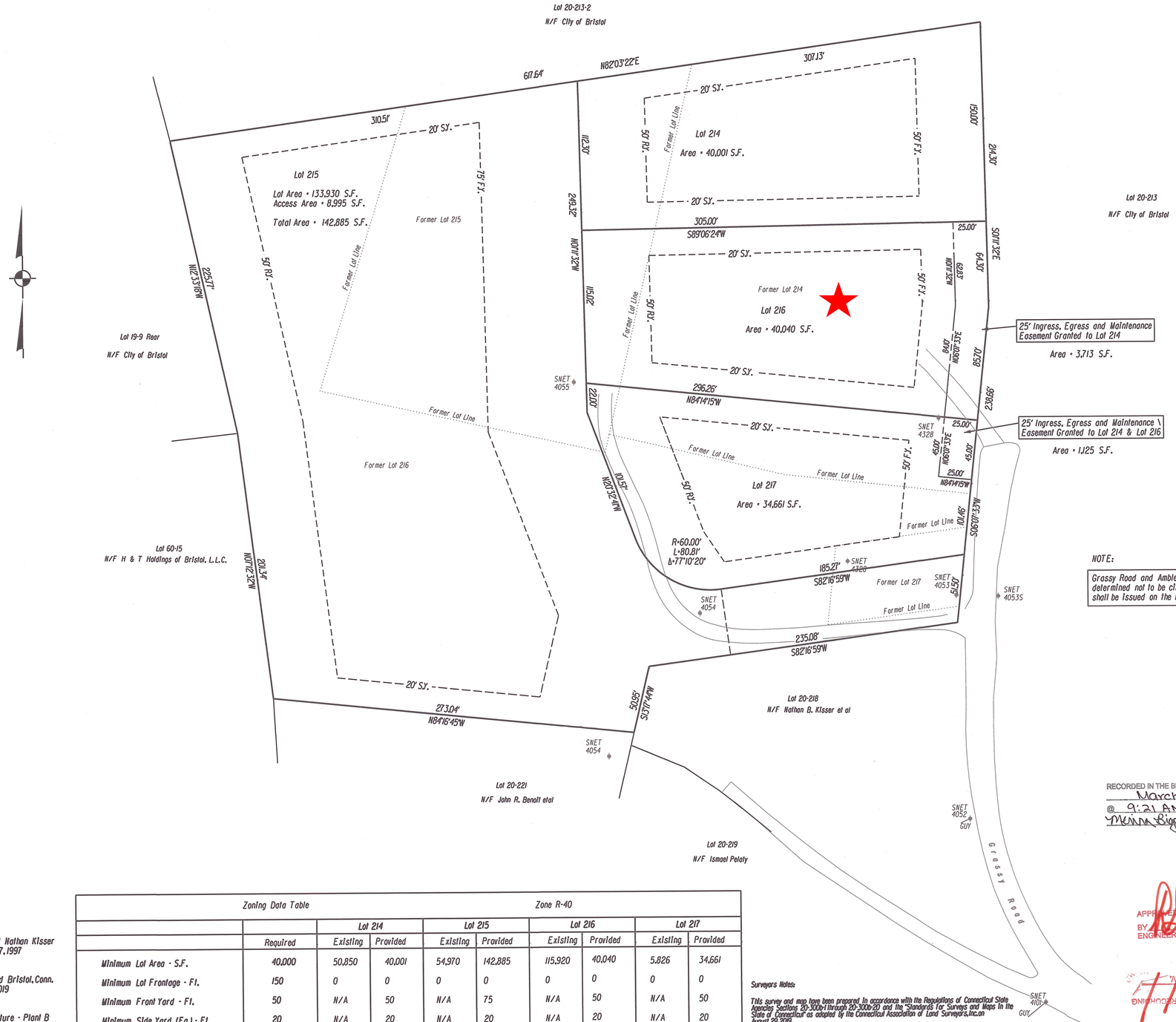
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal

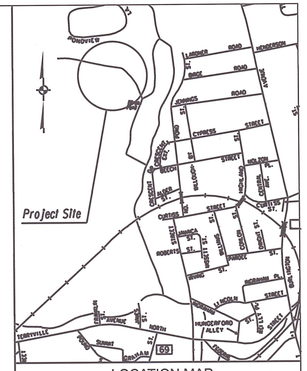


App. 2569 & 2570 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26





NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here of this time.

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Kostoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards For Surveys and Maps In the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey (The new Lot Lines are an Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Mona Riggs ACTING TOWN CLERK

APPROVED FOR RECORDING
BY 3/4/26
ENGINEERING DIV.

APPROVED FOR RECORDING
BY
ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

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

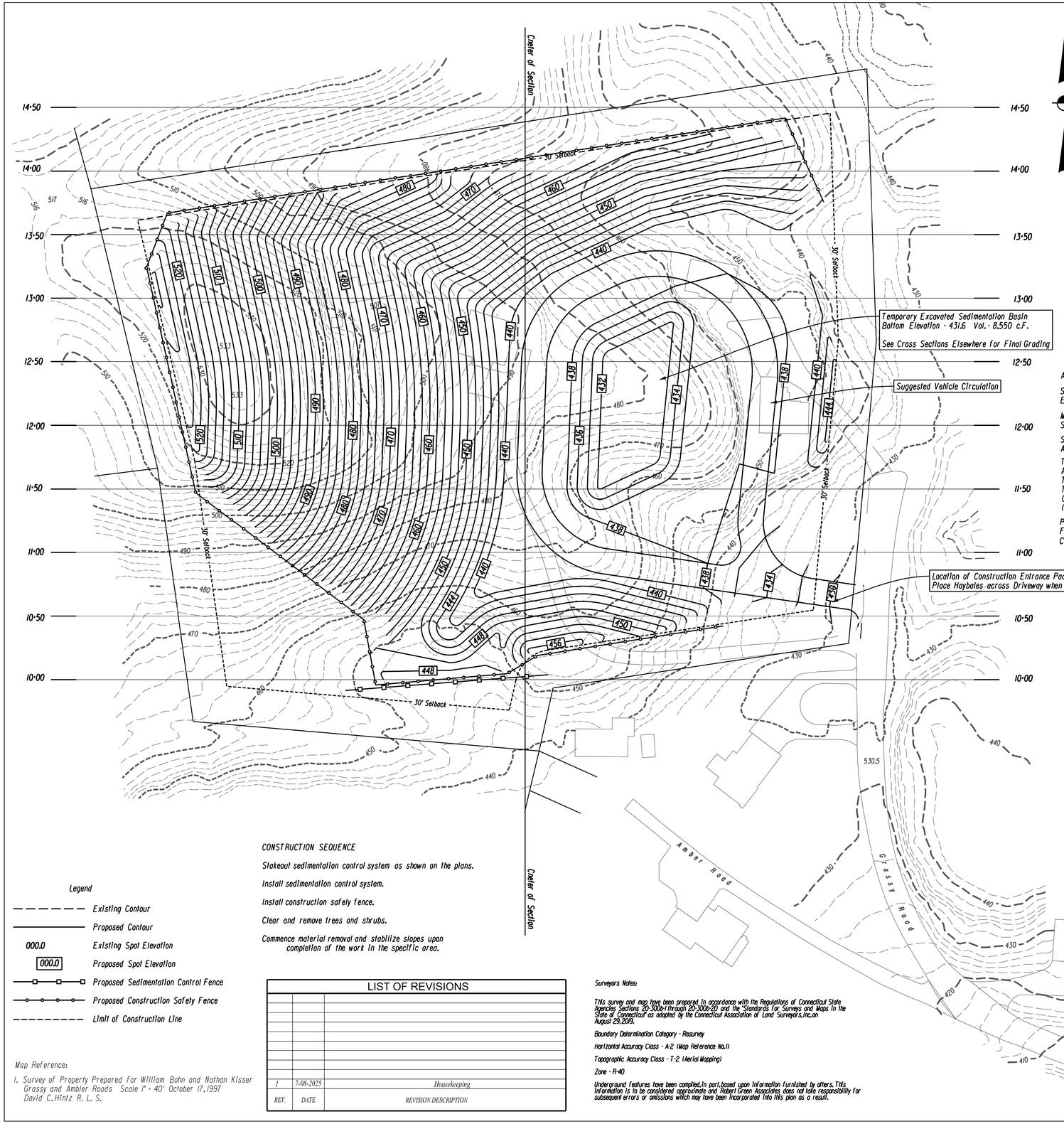
Robert C. Green

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12677
REGISTERED
LAND SURVEYOR

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonably possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 3 of 6

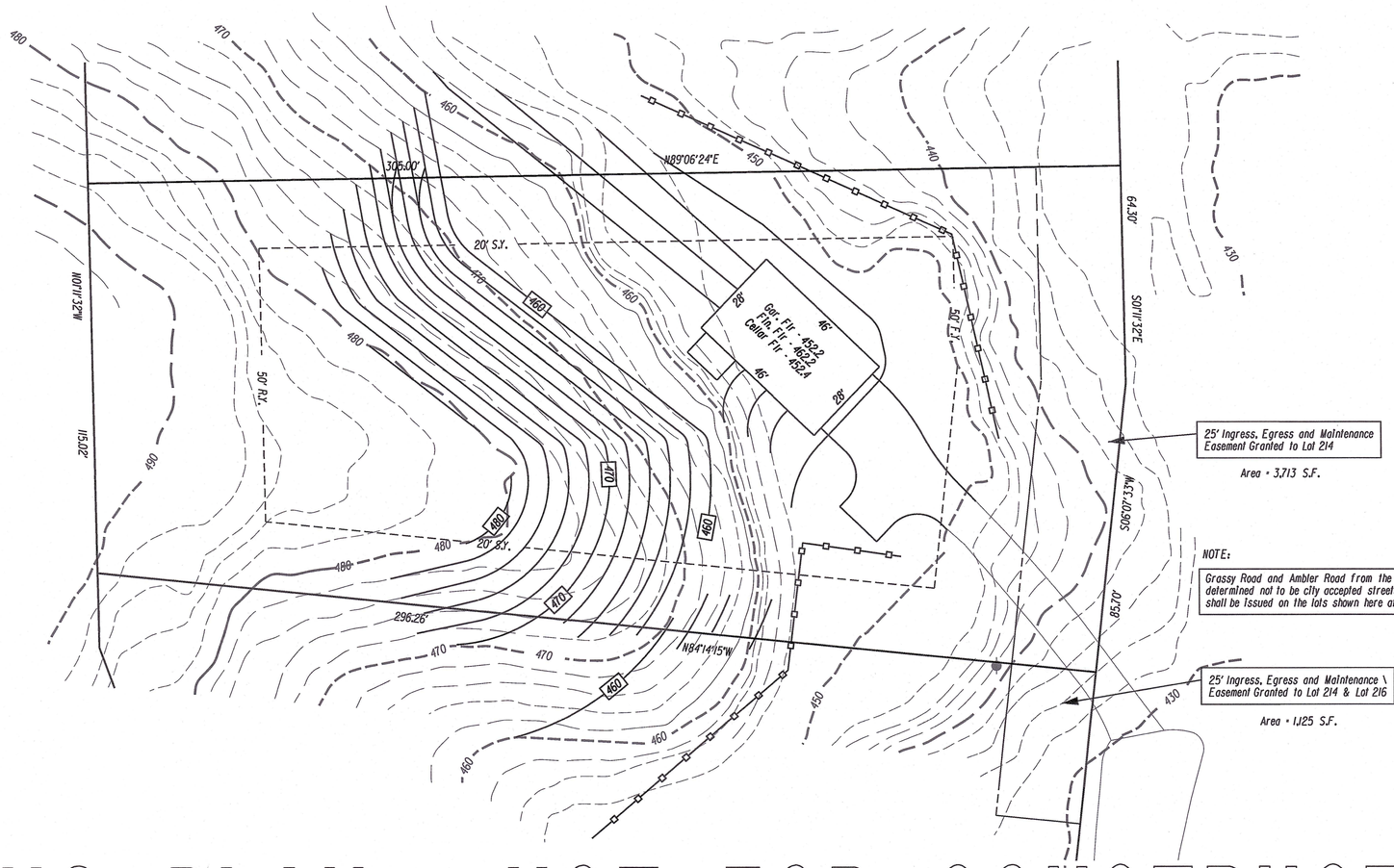
STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

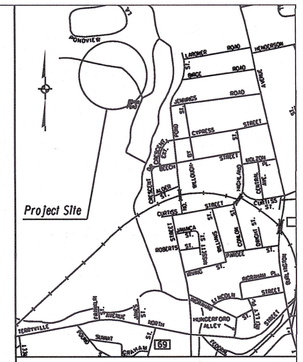
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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

2026
Submitted Map

“Not For Construction”





LOCATION MAP
(SCALE 1"=1000')

NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-216

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2003.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

Joseph M. Green

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

Robert C. Green

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

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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



BRISTOL

2015 Plan of Conservation and Development

Hyperlink For Full Plan:

https://www.bristolct.gov/DocumentCenter/View/6668/Bristol-POCD-Effective-063015-RFS

Planning Commission

City of Bristol, CT

Revised April 1, 2018

Updated as of: **6/17/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**												Notes
												Performance Bond[4]			Maintenance Bond													
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / Ownership	Transaction Complete (x)	Date Approved by Planning Comm. / Expiration Date of Subdivision[1]	Due Date for Filing on Land Records / Date Filed on Land Records	Expiration Date of Conditional Approval[2] / Date of Final Approval[3]	Not Required (x)	Original Bond Amount ($) / Current Bond Amount ($)	Date Bond Expires / Date Bond Released	Maintenance Bond Amount ($) / Current Maint. Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
324[6]	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008 / Jun 25, 2027	/ Feb 20, 2009	/ Mar 08, 2019		$583,660 / $583,660	May 18, 2027 /							x						
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018 / May 30, 2028	/ Aug 06, 2018	/ May 30, 2020		$59,370 / $59,370	Apr 01, 2027 /		x	x	x		x	x	x	x	x				
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018 / Oct 24, 2028	/ Aug 06, 2019	/ Apr 01, 2021		$265,875 / $127,075	Apr 03, 2027 /		x	x	x	x	x	x	x	x	x			x	x
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018 / Oct 24, 2028	/ Aug 06, 2019	/ Oct 27, 2021		$265,875 / $1,725	Apr 03, 2027 /		x	x	x	x	x	x	x	x	x				x
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018 / Oct 24, 2028	/ Aug 06, 2019	/ Mar 24, 2022		$265,875 / $4,025	Apr 03, 2027 /		x	x	x	x	x	x	x	x	x				
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018 / Oct 24, 2028	/ Aug 06, 2019	/ Sep 26, 2022		$265,875 / $34,500	Apr 03, 2027 /		x	x	x	x	x	x	x	x	x				Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018 / Oct 24, 2027	/ Aug 06, 2019	/ Oct 24, 2027		/	/														
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018 / Aug 29, 2028	/ Jun 11, 2019	/ Aug 26, 2020		$202,075 / $202,075	n/a /														x	
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021 / Aug 25, 2026	/ May 04, 2022	/ Jul 18, 2022		$9,600 / $9,600	/					x	x								
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021 / Aug 25, 2026	/ May 04, 2022	/ Feb 24, 2025		$175,052 / $175,052	/		x	x	x	x		x	x	x					
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022 / Feb 23, 2027	/ Apr 05, 2022	/ Feb 23, 2022		n/a / n/a	n/a / n/a														
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022 / Apr 27, 2027	/ May 25, 2022	/ Apr 27, 2024		n/a / n/a	n/a / n/a														
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023 / Aug 28, 2028	/ May 09, 2024	/ Jan 29, 2025		/ $60,000	/		x	x	x		x	x	x	x	x				$60k Maintenance Bond 4/1/26; expires 4/1/27.

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable

Updated as of: **6/17/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**														Notes
												Performance Bond[4]			tenance Bo															
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval[2]	Not Required (x)	Original Bond Amount ($)	Date Bond Expires	Maintenance Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other		
							Ownership		Expiration Date of Subdivision[1]	Date Filed on Land Records	Date of Final Approval[3]		Current Bond Amount ($)	Date Bond Released	Current Maint. Bond Amount ($)															