



City of Bristol
Aquifer Protection Agency

SPECIAL MEETING — MONDAY, JULY 13, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/86460305860?pwd=Nqrhk7oMIEJNH3xaDIxqQWETSV6GaC.1>

Meeting ID:

864 6030 5860

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting — June 8, 2026
3. New Business
 - a. Application #APA-2026-02 — Determination of regulatory status for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.
4. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY JUNE 8, 2026**

CALL TO ORDER:

By: Richard Goodwin, Acting Chairman

Time: 8:48 P.M.

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

ROLL CALL:

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

Acting Chairman Goodwin called the meeting to order at 8:48 P.M.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes:

- a. Special Meeting - December 8, 2025

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioner Caruso to vote on the December 8, 2025, special meeting minutes.

MOTION: Move to approve the minutes of the December 8, 2025, special meeting.

By: Mangiafico

Seconded: Caruso.

For: Caruso, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

3. New Business

REGISTRATION RENEWALS

- a. Application #APA-2026-01 – Determination of regulatory status for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioner Caruso to vote on Application #APA-2026-01.

The Agency acknowledged receipt of the following items in their electronic packets: Letter dated March 26, 2026, regarding Edgewood Pre-K Academy Project Narrative; E-Mail dated June 1, 2026, from ConnDEEP, regarding APA Determination, 345 Mix Street, School Renovation; Various GIS and Google Maps: 345 Mix Street – Location, Map 53, Lot 140; 345 Mix Street – Inland Wetlands and Watercourses Map, Map 53, Lot 140; 345 Mix Street – Floodplain Map, Map 53, Lot 140; 345 Mix Street – Topography Map, Map 53, Lot 40; 345 Mix Street – Aerial 2023 Map, Map 53, Lot 140; 345 Mix Street – Aerial 2023 Map, Map 53, Lot 140; Stormwater Management Report, from Benesch, date issued: March 2026, hyperlink; and Plan Set Hyperlink to Inland Wetlands and Watercourses Agency/Flood Plain, Zoning Commission, Aquifer Protection Agency, prepared by QA+M Architecture dated March 26, 2026.

Mr. Flanagan explained the applicants were in attendance to answer any questions. The City Planner verified there were no regulated activities associated with the property. Mr. Flanagan noted a letter would be sent to the ConnDEEP if approved. The City Planner said an e-mail was sent from the ConnDEEP that detailed the applicant would just need to implement the Best Management Practices for parking lots and temporary construction.

Commission inquiries: Mr. Flanagan specified that the Inland Wetlands Enforcement Officer and the Zoning Enforcement Officer would inspect the silt fences. The City Planner was unsure of the Enforcement Officer's protocol. Mr. Flanagan mentioned the Commissioners should call him to have Staff inspect the property.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, noted the applicant received an approval from the Inland Wetlands Agency for an upland review area and an Inland Wetlands application that included silt fences and hay bales. Attorney Ziogas verified the Best Management Practices would be applied to the property. The attorney verified the property would be inspected by the Inland Wetlands Enforcement Officer or by the Building Inspector. Attorney Ziogas said the silt fence inspections was also part of the construction managers responsibilities.

MOTION: Move that based on information received at this meeting, the Bristol Aquifer Protection Agency determined that there are no regulated activities associated with Determination Application 2026-01 for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street, and therefore an Aquifer Protection Agency Registration is not required.

1. Edgewood Pre-K Academy building – 345 Mix Street; Assessor's Map 53, Lot 140.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

4. Adjournment

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on the adjournment.

MOTION: Move to adjourn at 8:55 P.M.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King
Recording Secretary

Richard Goodwin, Acting Chairman

John LaFreniere, Secretary

Application

APA

#2026-02

735

Farmington

Avenue

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	APA-2026-02
APA Name	UWB/LWB/MS
Date of Receipt	06-10-2026
Determination	
Determination Date	

This form will be used by the City of Bristol's Aquifer Protection Agency to

determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225.

PART 1 (please print all responses)

Name of person completing this form: Chandan Nankani

Name of business/facility: 735 Farmington, LLC

Address/location of business/facility: 735 Farmington Avenue, Bristol, CT

Telephone # of business/facility: (847) 620-9667

E-Mail address of business/facility: _____

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

Take Out Restaurant

PART 2

Check off [] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☐ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

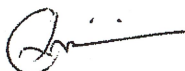
1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.

Signature



6/8/26

Date

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



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



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 <735farmington@gmail.com>, RobertFlanagan <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 curb 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 areas, 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 de minimus 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

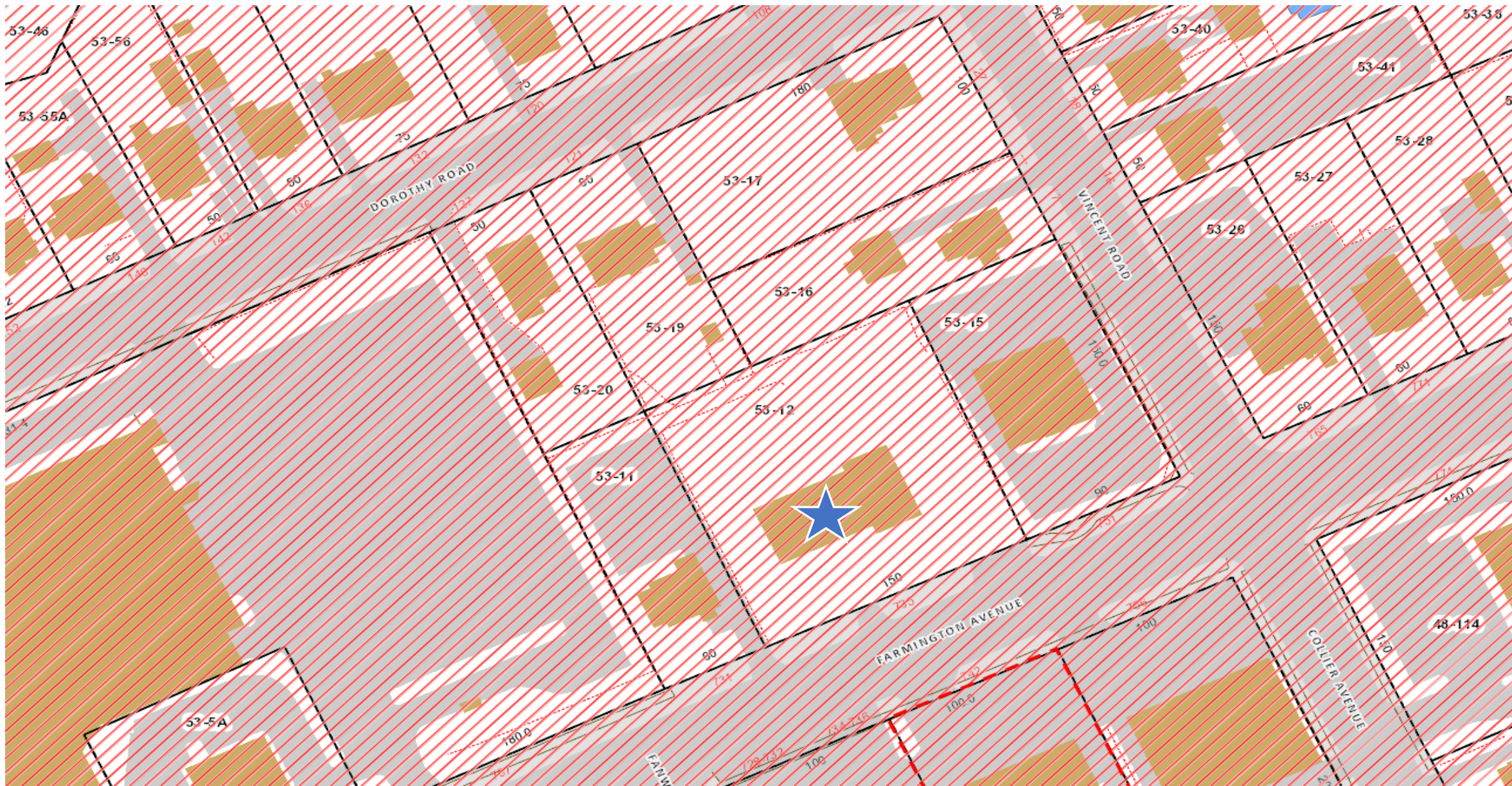
dedicated loading space is proposed. Due to the nature of the proposed use and that the building was constructed with a full basement, an exterior underground grease trap meeting application regulations will be installed on the West side of the building.

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



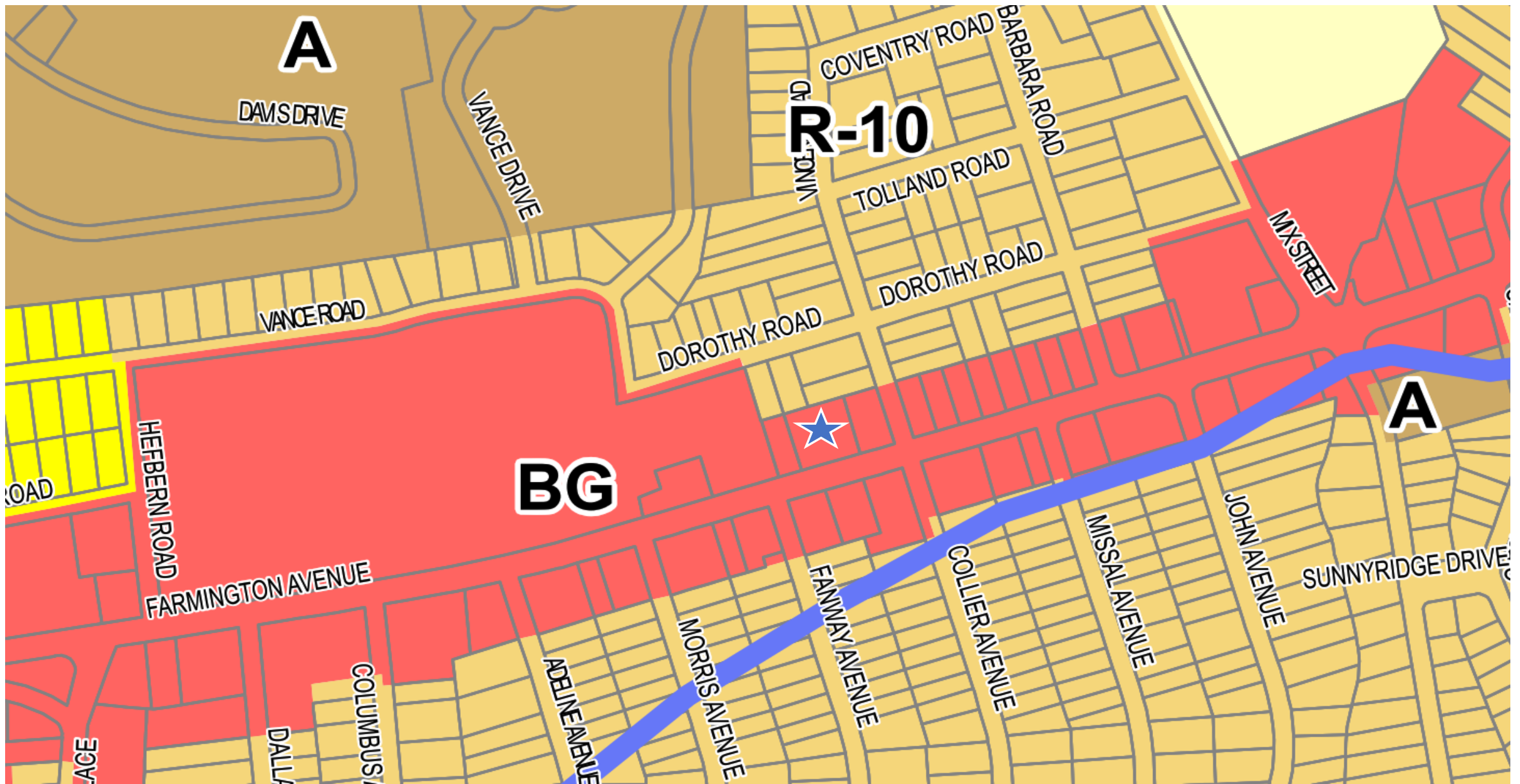
735 Farmington Avenue – Location
Map 53 & Lot 12



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 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.



Photometric

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

<u>EXISTING</u>				<u>PROPOSED</u>	
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.

<u>ROOF INFILTRATION</u>					
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 calculations 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

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

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)

IA = Impervious Area (Acres)

DA = 0.410 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 inchesDetermine Unit Peak Discharge (q_u)Time of Concentration (T_c), referenced from Pipe Flow Calculation WorksheetT_c = 0.130 hoursI_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)

q_u = unit peak discharge (cfs/mi²/inch)DA = drainage area (mi²)Q_(in) = runoff depth (watershed inches)

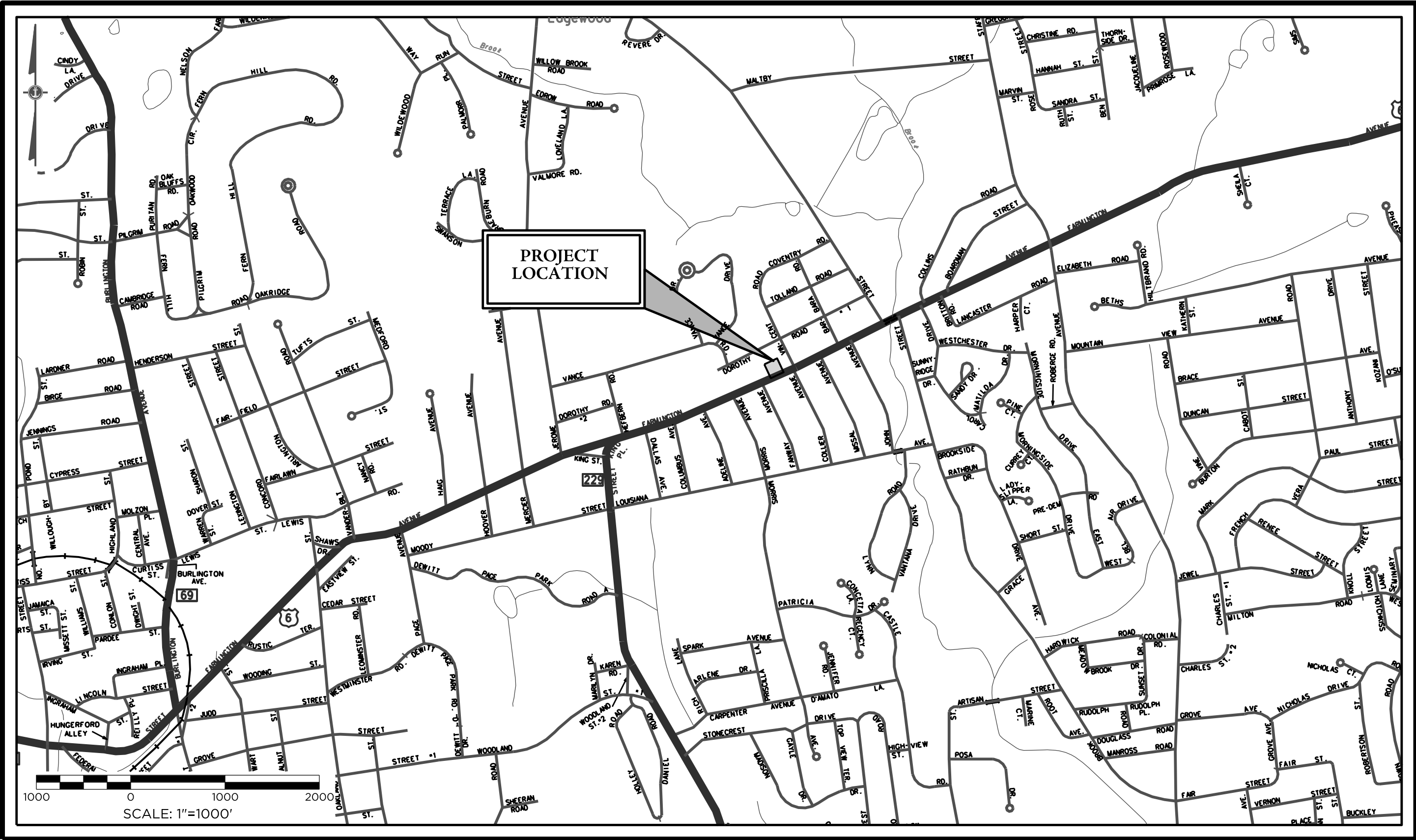
WQF = 0.360 cfs

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

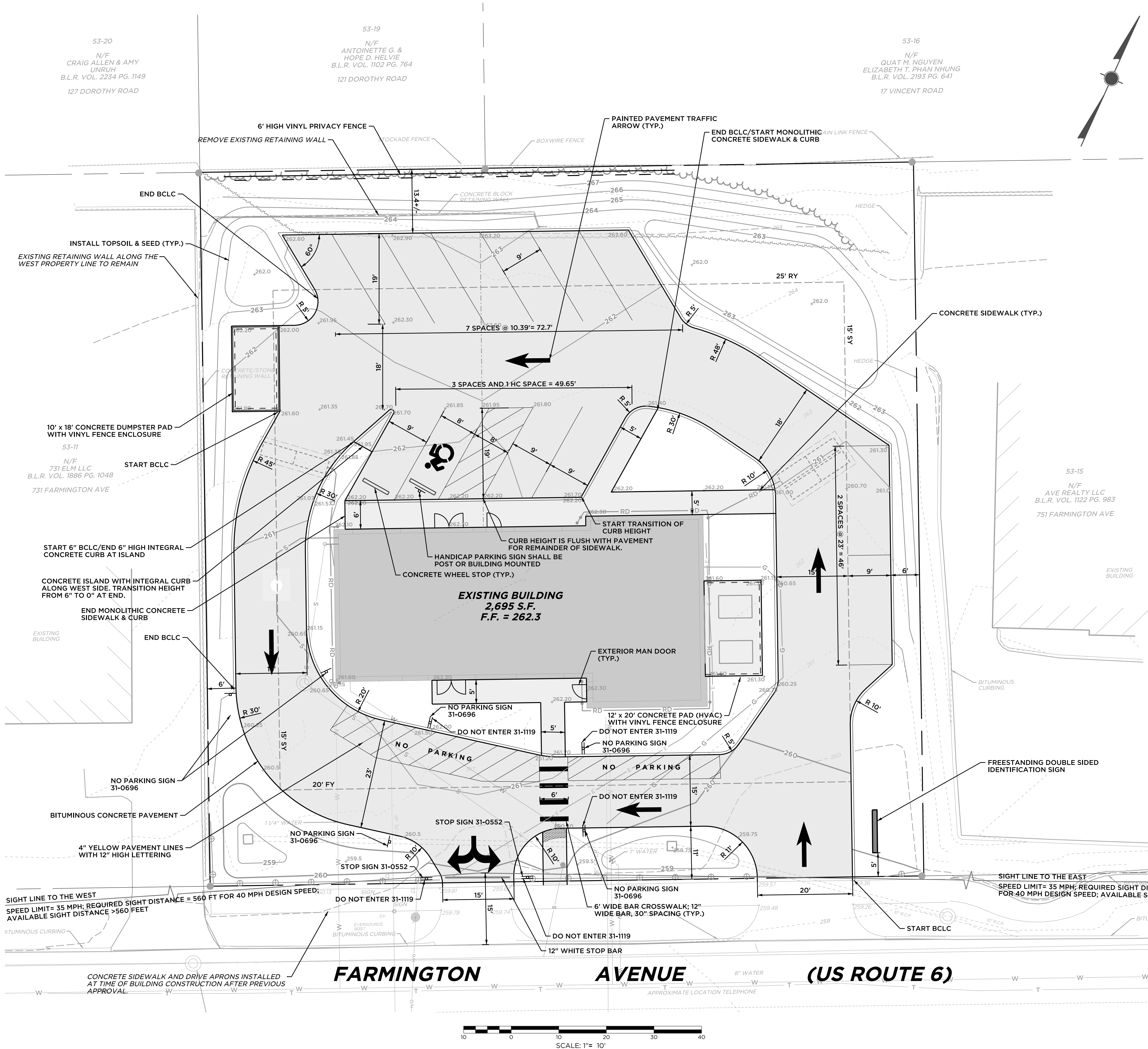
PREPARED BY:

Barton & Loguidice

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Glastonbury, CT 06033
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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:

- 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.
- BUILDING LOCATION AND FINISHED FLOOR ELEVATION SHOWN FROM CLASS A-2 MAP ENTITLED "IMPROVEMENT LOCATION SURVEY FOUNDATION AS-BUILT 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.
- 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.



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AQUIFER PROTECTION AREA GUIDANCE

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

- 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.
- 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.
- If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).
 - Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.
 - 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 Vortech, 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.
- 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.

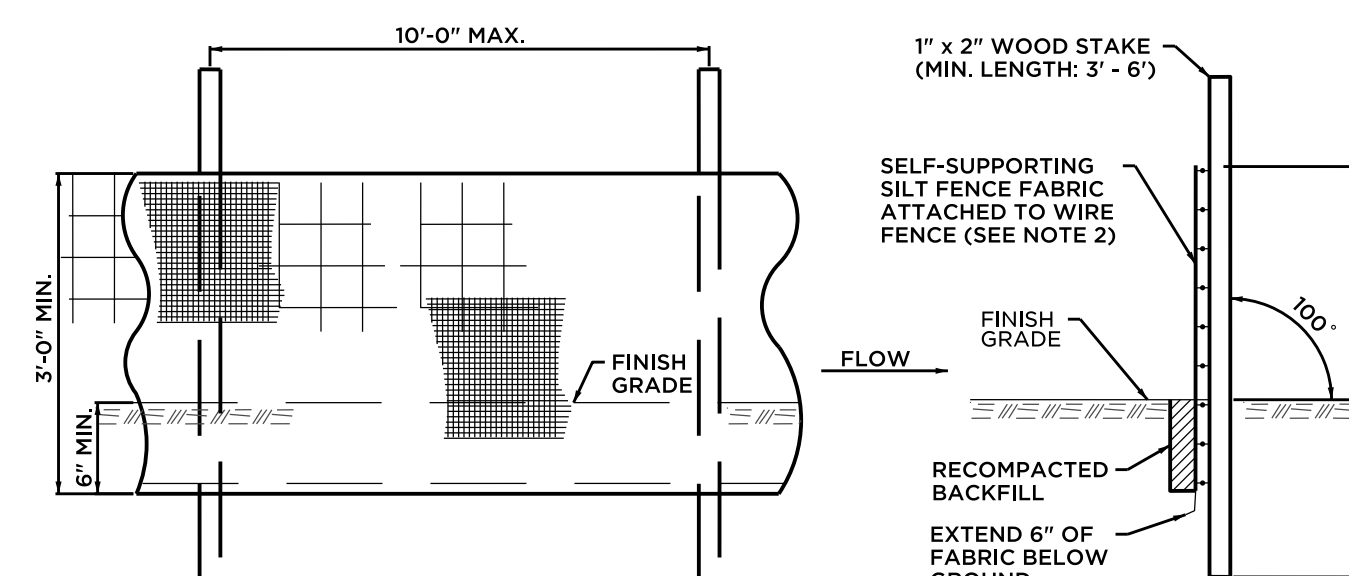
PERMIT PLAN SET NOT RELEASED FOR CONSTRUCTION

Barton & Loguidice Civil Engineering • Environmental Consulting • Land Surveying • Construction Management		855 Winding Brook Sr. Glastonbury, CT 06033 Phone: (860) 633-9770 Fax: (860) 633-5971 www.bartonandloguidice.com	
PROJ. ENGINEER	DPL	LAYOUT PLAN PREPARED FOR 735 FARMINGTON, LLC QDOBA RESTAURANT 735 FARMINGTON AVENUE BRISTOL, CT	
PROJ. MANAGER	MNB		
OFFICE REVIEW	MNB		
REVISIONS		PROJECT	DATE
		4676.001	06/08/26
SCALE: 1"=10'		SHEET NO.	1 OF 5

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 A RAINFALL 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.



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.

NOT TO SCALE



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PROJ. ENGINEER	DPL	GRADING AND E&S PLAN PREPARED FOR 735 FARMINGTON, LLC QDOBA RESTAURANT					
PROJ. MANAGER	MNB						
OFFICE REVIEW	MNB						
REVISIONS							
		735 FARMINGTON AVENUE BRISTOL, CT					
SCALE:	1" = 10'	PROJECT	DATE	SHEET NO.	2	OF	5
		4676.001	06/08/26				

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'.



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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.

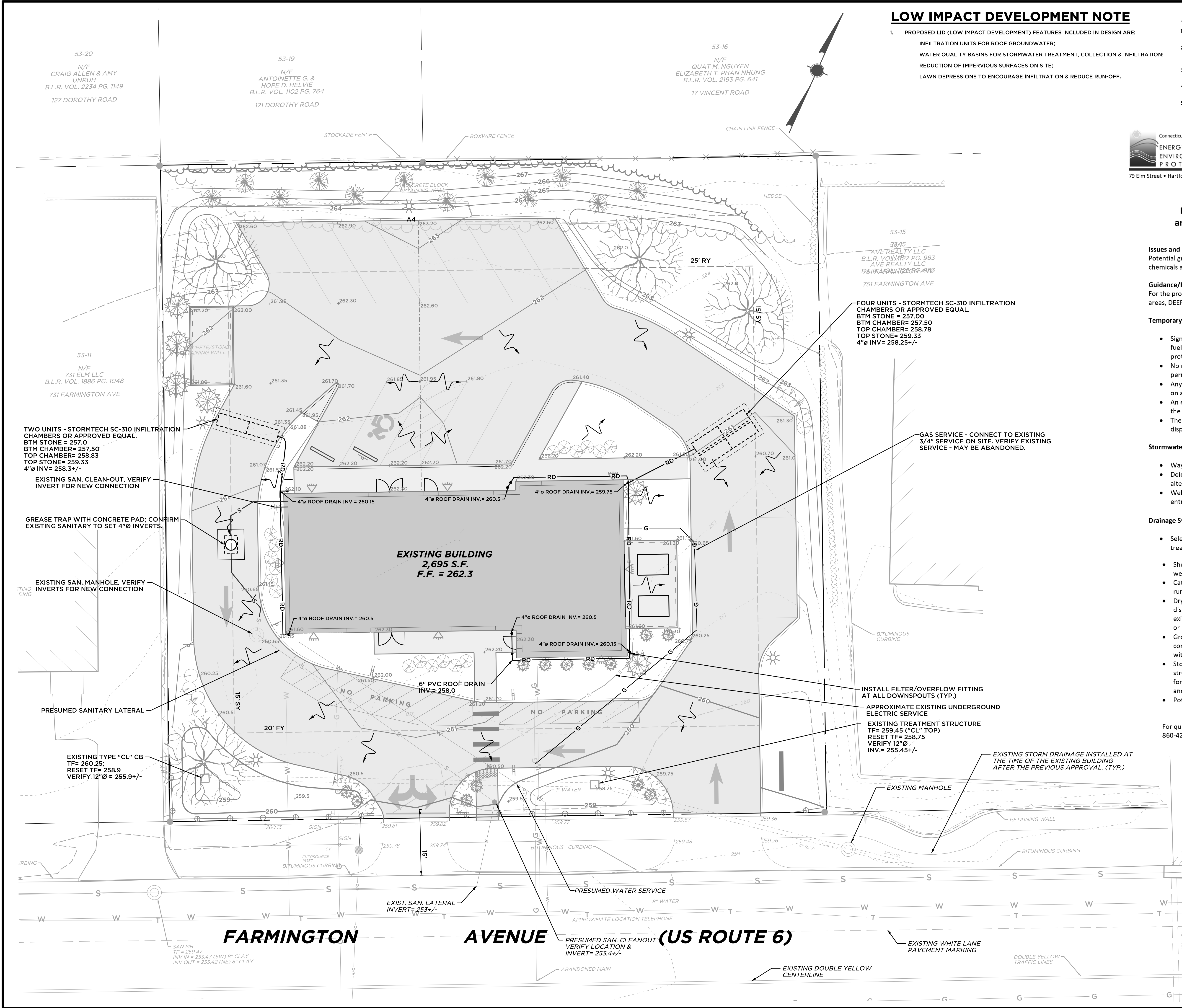
Stormwater Pollution Prevention Measures:

- 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.



SCALE: 1"= 10'

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PROJ. ENGINEER	DPL	DRAINAGE & UTILITY PLAN PREPARED FOR 735 FARMINGTON, LLC QDOBA RESTAURANT 735 FARMINGTON AVENUE BRISTOL, CT	
PROJ. MANAGER	MNB		
OFFICE REVIEW	MNB		
REVISIONS			
PROJECT	DATE		
4676.001	06/08/26		
SCALE:	1"= 10'	SHEET NO.	3 OF 5

LANDSCAPE PLANTING NOTES:

- ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH CITY OF BRISTOL REGULATIONS AND REQUIREMENTS.
- 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.
- ALL LANDSCAPE MATERIALS SHALL COMPLY WITH STATE OF CONNECTICUT D.O.T. STANDARD SPECIFICATIONS FORM 818, 2020, AS AMENDED.
- SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
- 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.
- 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.
- SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SEEDING OR SODDING OPERATIONS.
- 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.
- RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
- 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.
- PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN.
- PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS:
 - EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
 - 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.
 - PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE, BURLAP AND NYLON STRING.
 - PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
 - 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.
 - 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.
- 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.
- 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.
- ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN OWNER, LANDSCAPE ARCHITECT, NURSERY CONTRACTOR, AND APPROPRIATE AGENCIES.
- 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	PHYSCARPUS OPULENSIS 'TINY WINE'	5 GAL	CG
VIB PLI	5	DOUBLE FILE VIBURNUM	VIBURNUM PLICATUM 'OPENING DAY'	5 GAL	CG
EVERGREEN TREES & SHRUBS					
CHA PIS	7	GOLD THREAD CYPRRESS	CHAMAECYPARIS PISIFERA FILIFERA ALUREA 'GOLD THREAD'	5 GAL	CG
ILE GLA	12	STRONGBOX NGBERRY	ILEX GLAUCRA 'STRONGBOX'	5 GAL	CG
JUN HET	8	COLUMNER HETZLI JUNPER	JUNIPERUS CHIN. HETZLI COLUMNARIS	5 GAL	CG
JUN HOR	12	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS WILTON 'BLUE RUG'	5 GAL	CG
JUN LIM	4	LIMEGLOW JUNIPER	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	5 GAL	CG
RHO ELI	5	ELITE P.J.M. HYBRID RHODO	RHODODENDRON 'P.J.M. HYBRID' 'ELITE'	5 GAL	CG
THU OCC	12	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARQD'	6" MIN	CG

LUMINAIRE SCHEDULE

WATTS AVER LIGHTING DESIGN - ADDITIONAL INFORMATION SUBMITTED UNDER SEPARATE COVER.

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

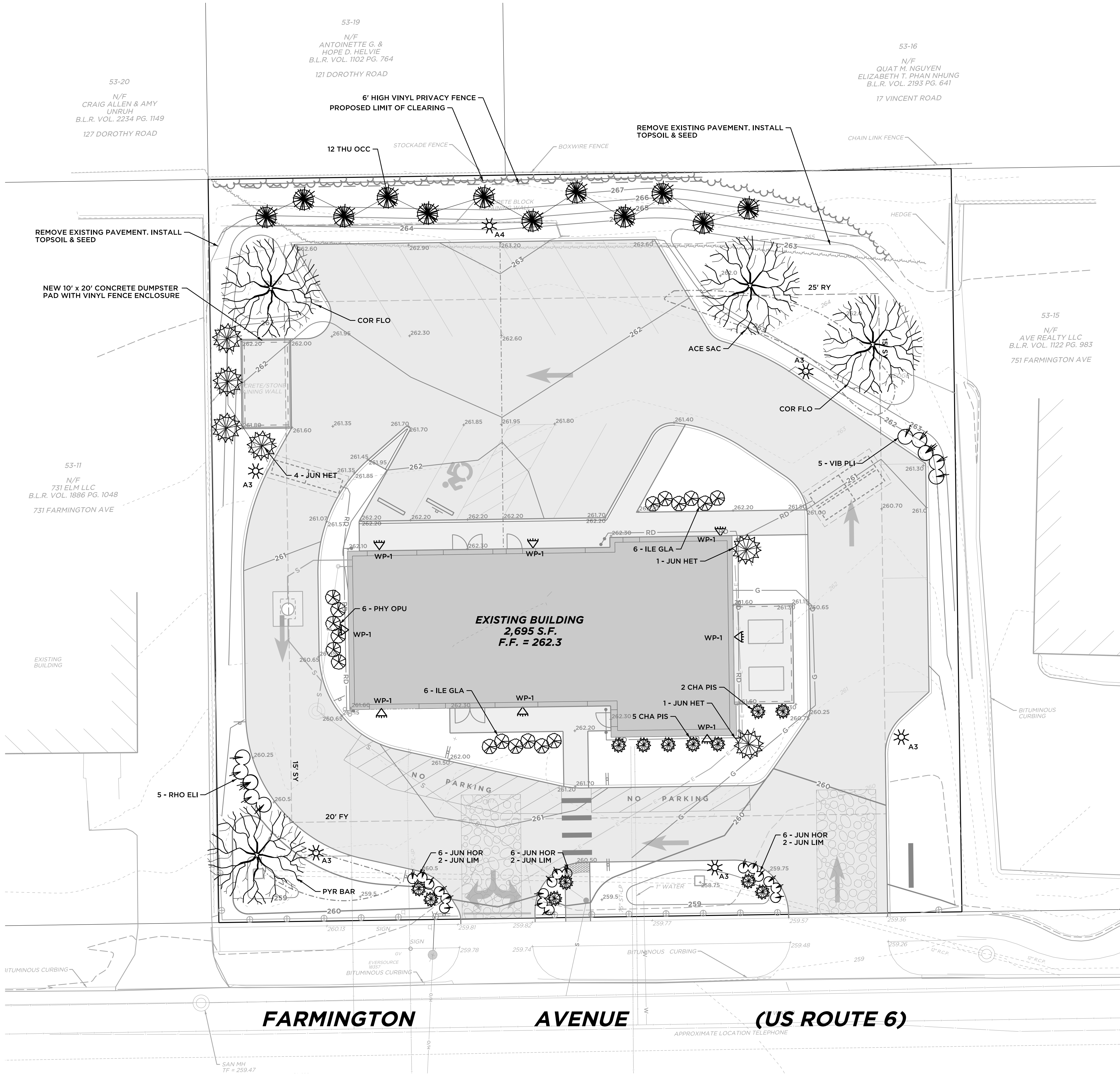
SCALE: 1"= 10'

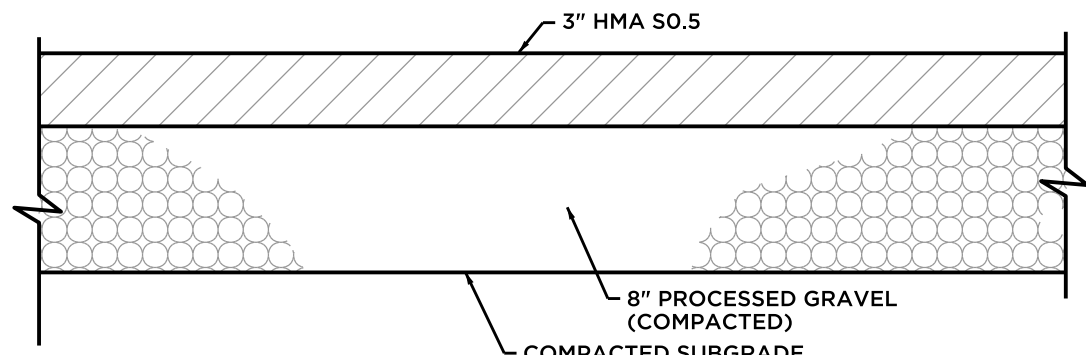
FOR PERMIT ONLY
NOT RELEASED FOR CONSTRUCTION

Barton & Loguidice

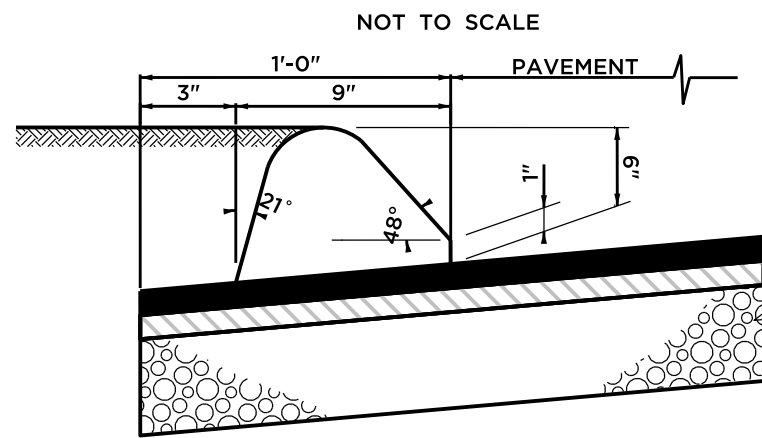
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	DPL	LANDSCAPING & LIGHTING PLAN	
PROJ. MANAGER	MNB		
OFFICE REVIEW	MNB		
REVISIONS		PREPARED FOR	
		735 FARMINGTON, LLC	
		QDOBA RESTAURANT	
		735 FARMINGTON AVENUE BRISTOL, CT	
PROJECT	DATE		
4676.001	06/08/26		
SHEET NO.	4	OF	5





BITUMINOUS PAVEMENT

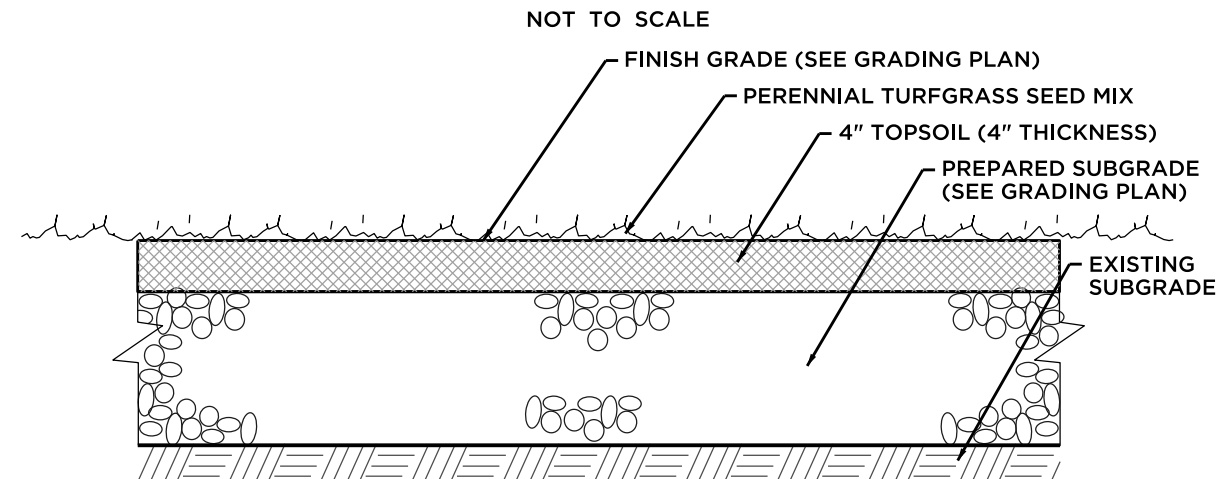


SECTION

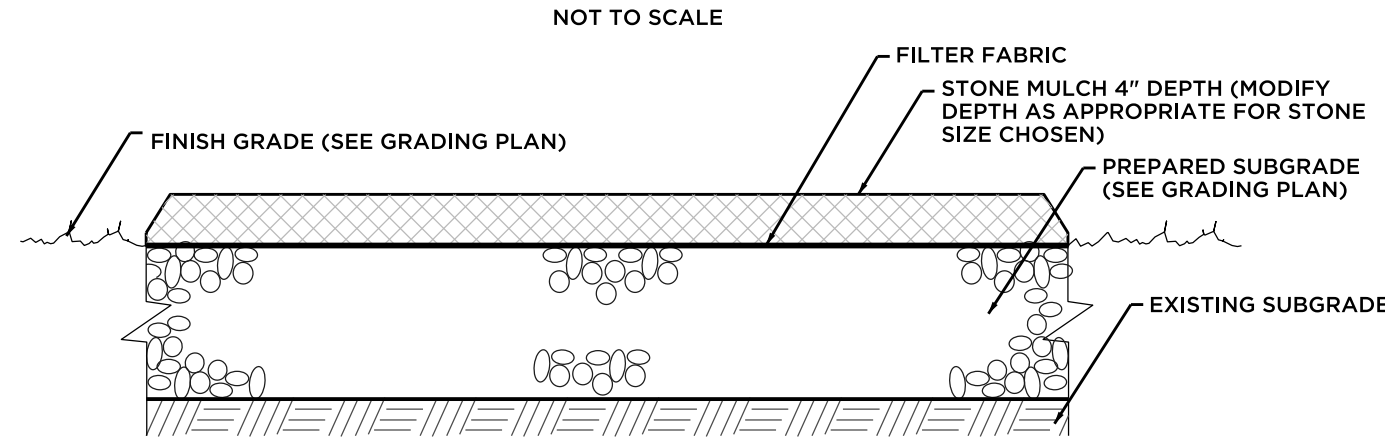
CURB NOTES:

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.

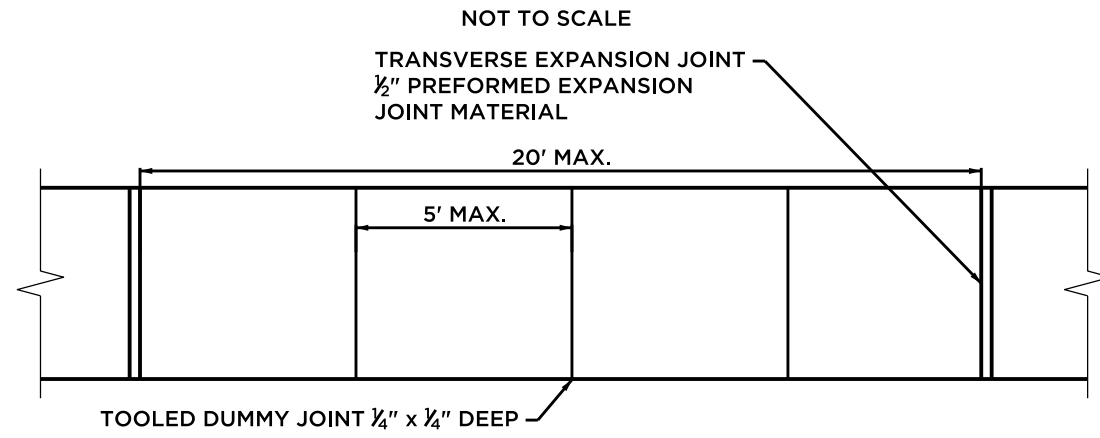
BITUMINOUS CONCRETE CURB (BCLC)



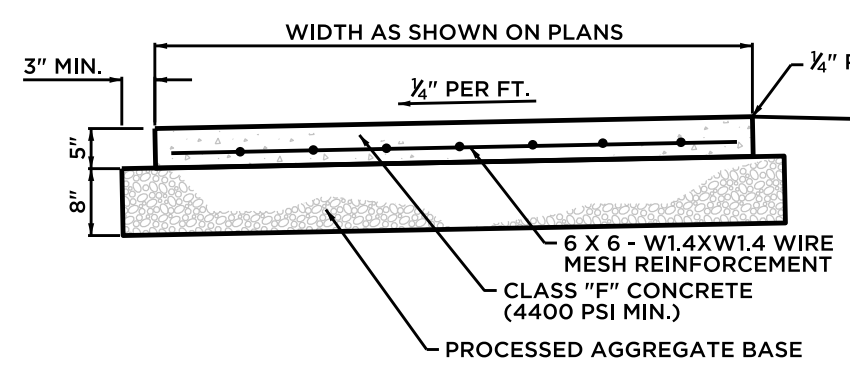
TURF ESTABLISHMENT



STONE MULCH SURFACE TREATMENT

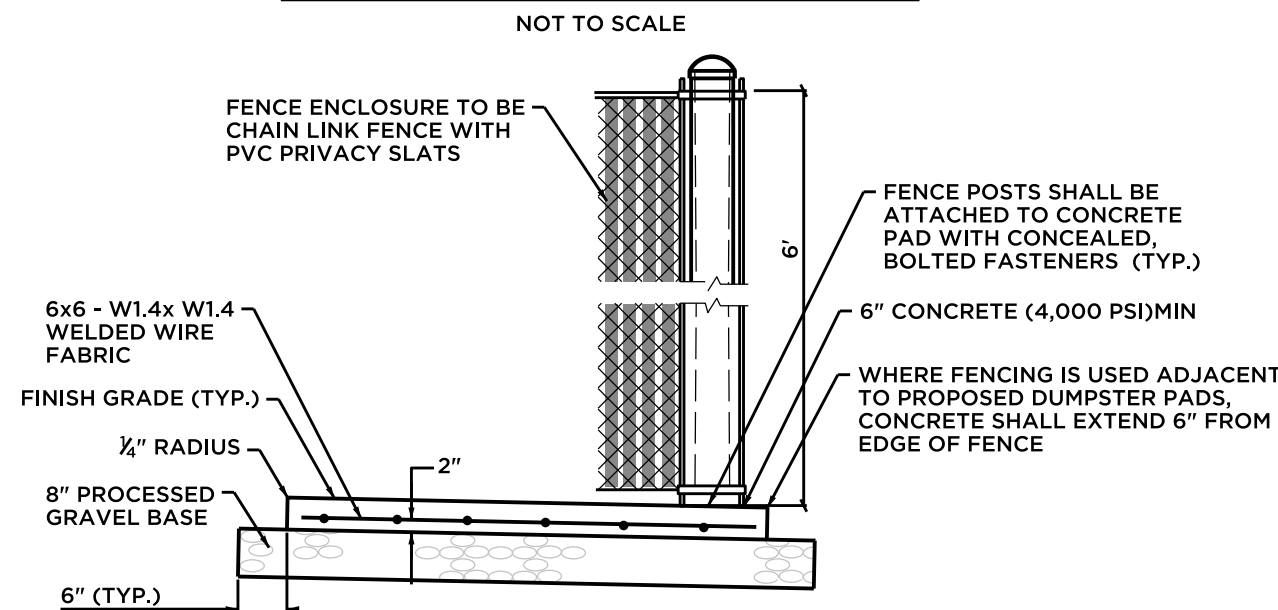


PLAN



PROFILE

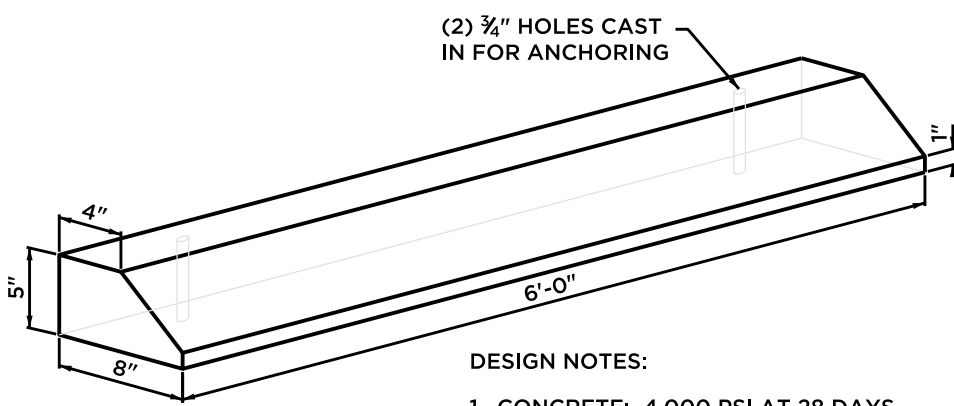
CONCRETE SIDEWALK



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

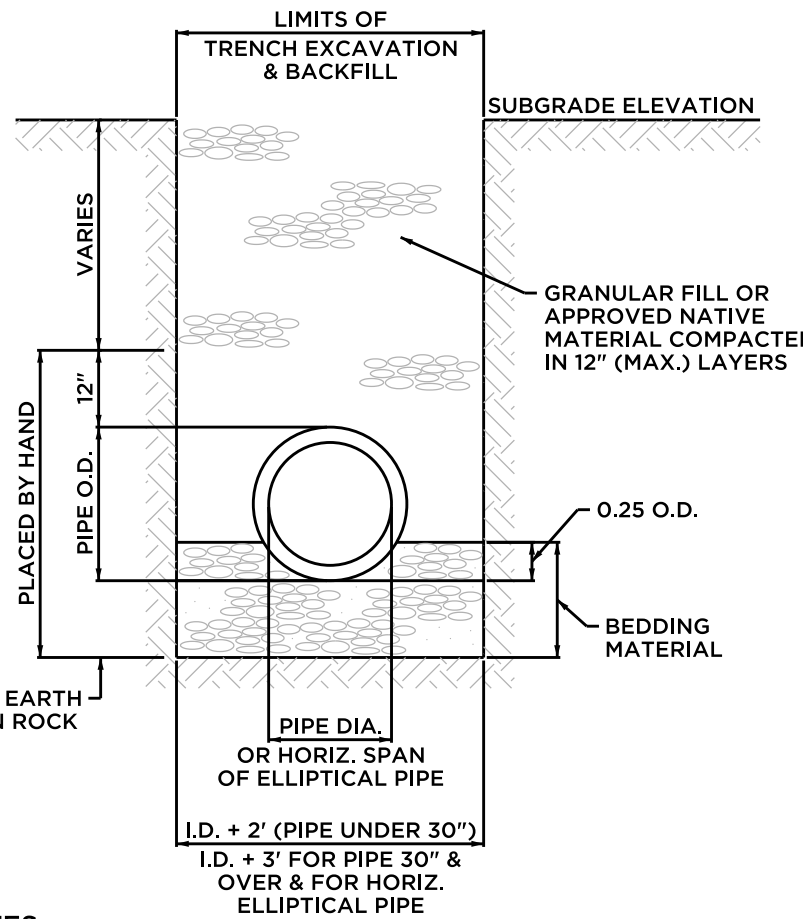


DESIGN NOTES:

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

CONCRETE WHEEL STOP

NOT TO SCALE

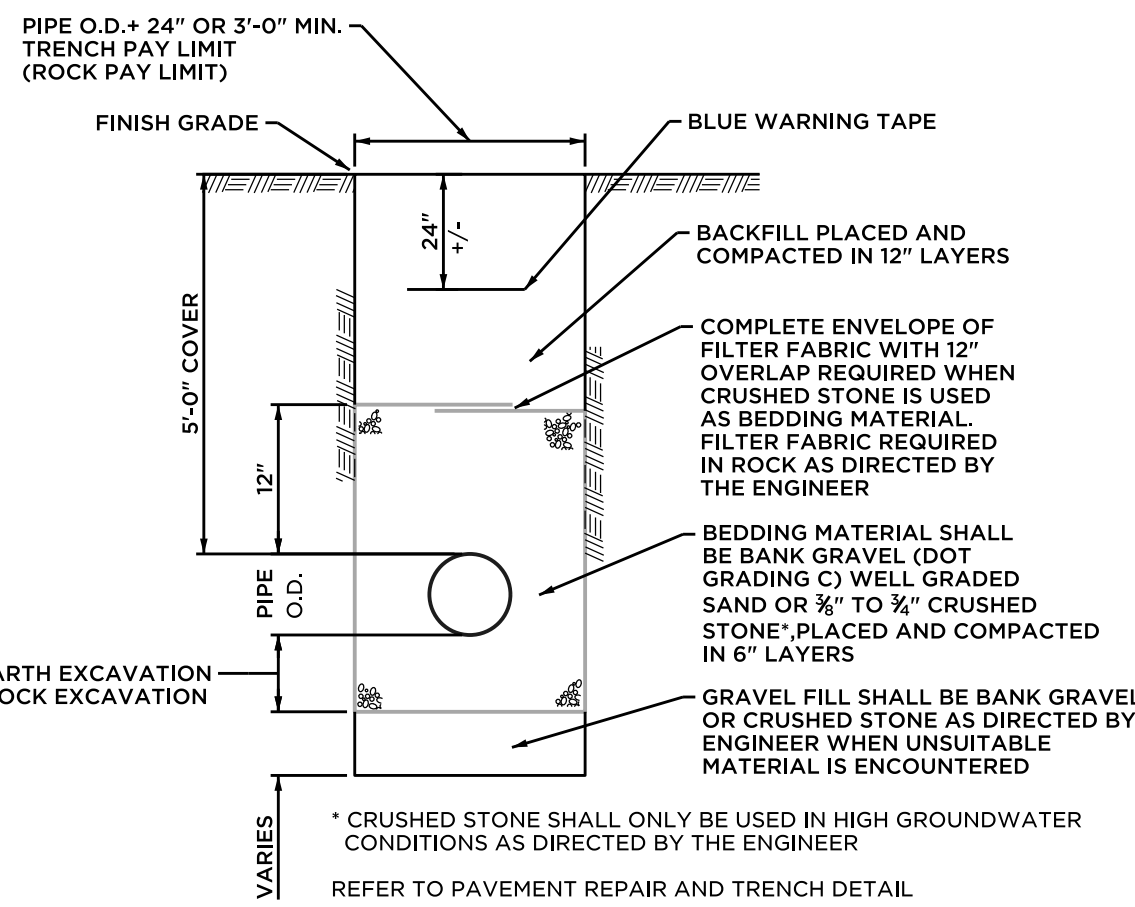


NOTES:

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

TRENCHING & BACKFILLING

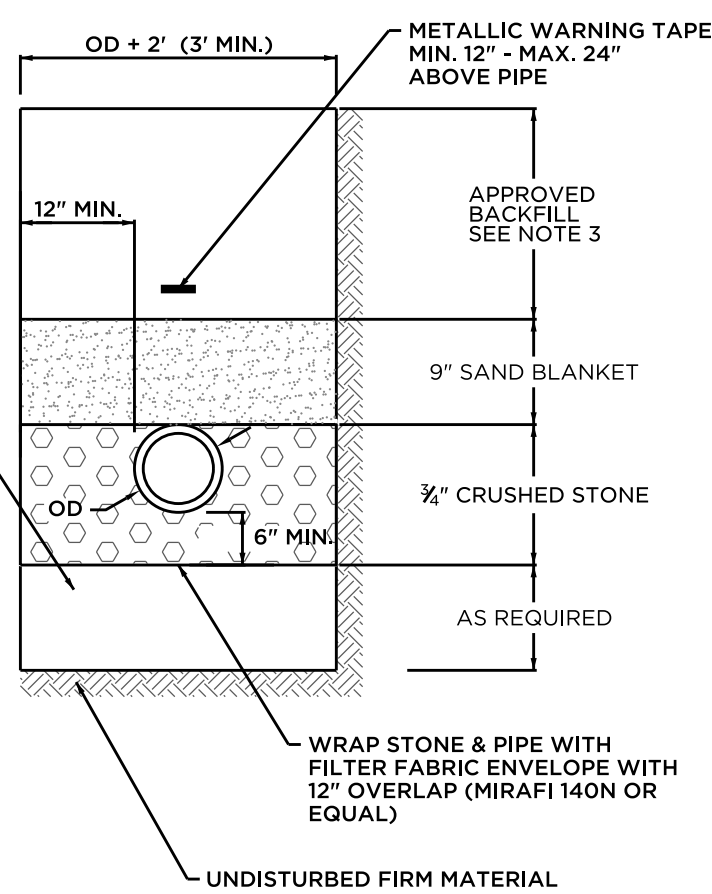
NOT TO SCALE



TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE

REMOVE UNSUITABLE MATERIAL AND REPLACE WITH 3" CRUSHED STONE WHERE ORDERED BY ENGINEER

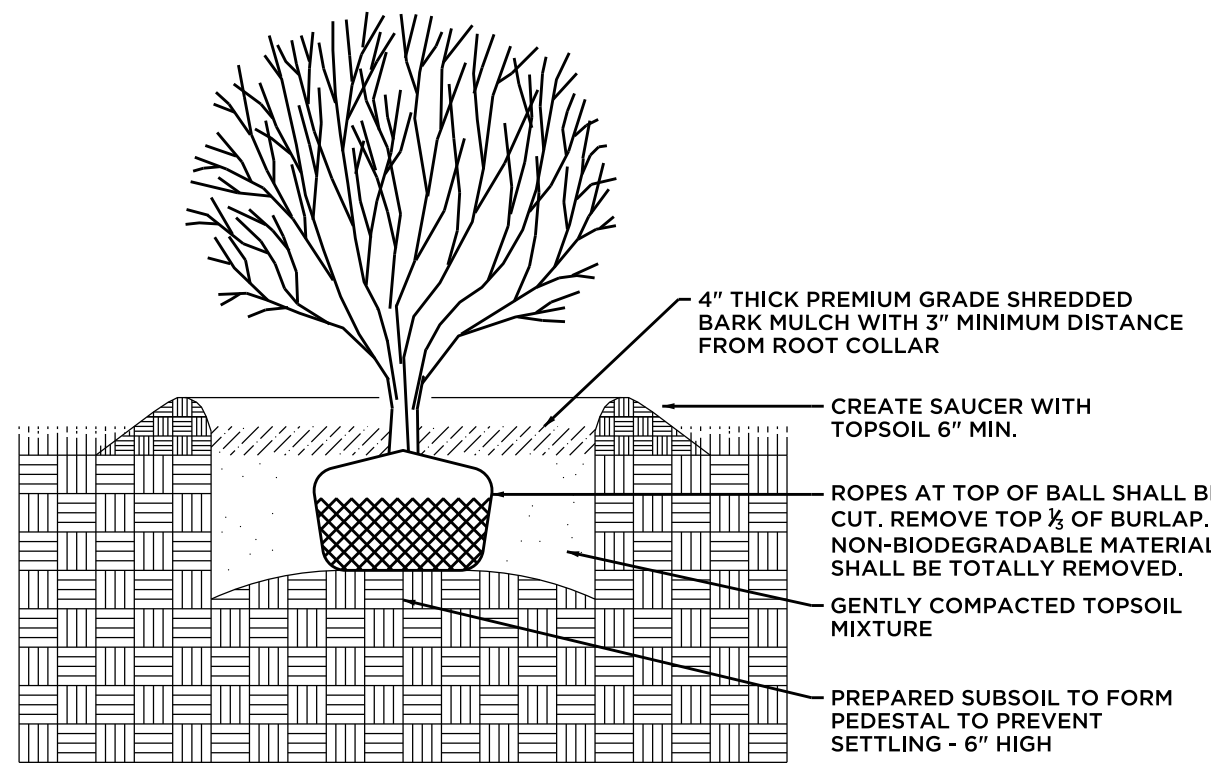


NOTES:

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%.

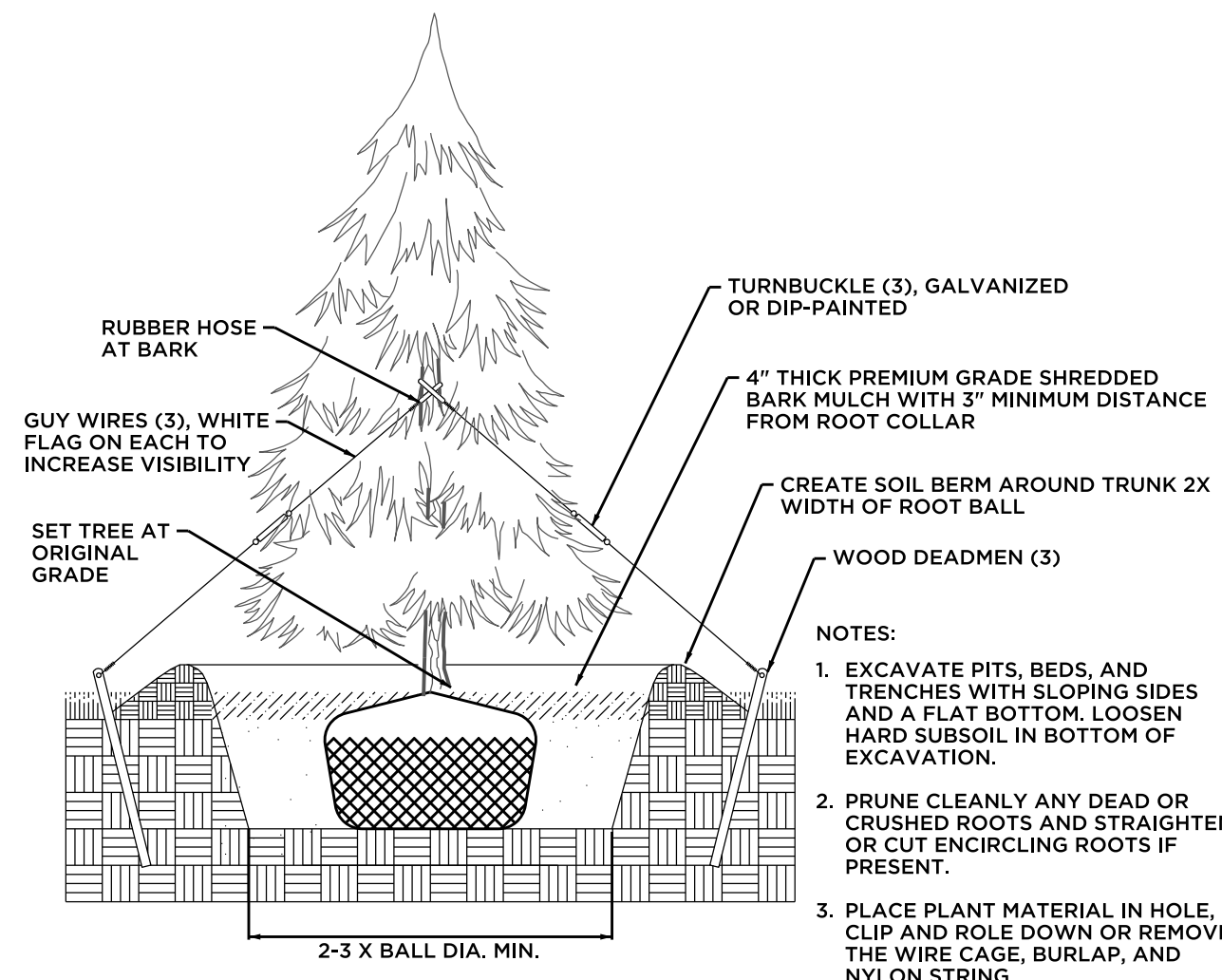
SANITARY TRENCH SECTION

NOT TO SCALE



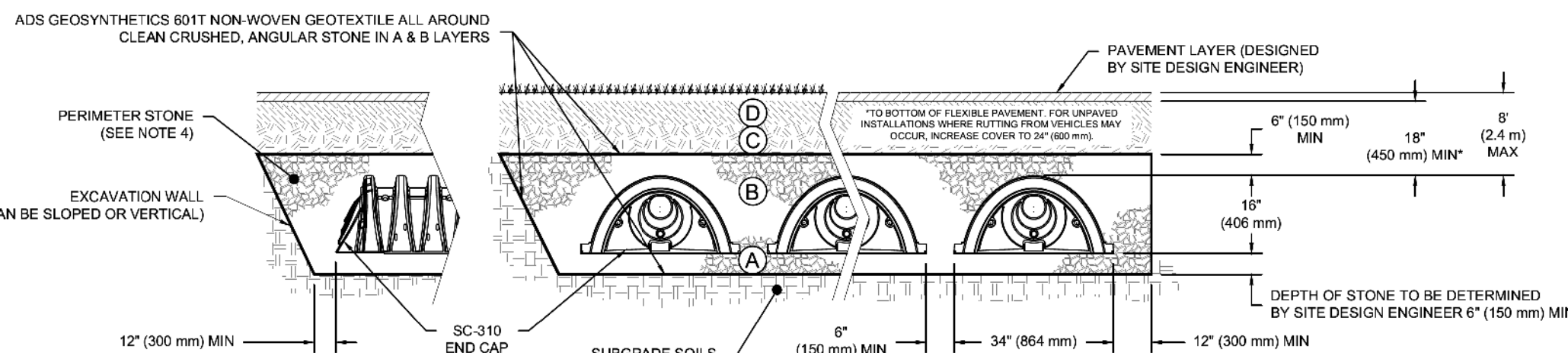
SHRUB PLANTING

NOT TO SCALE



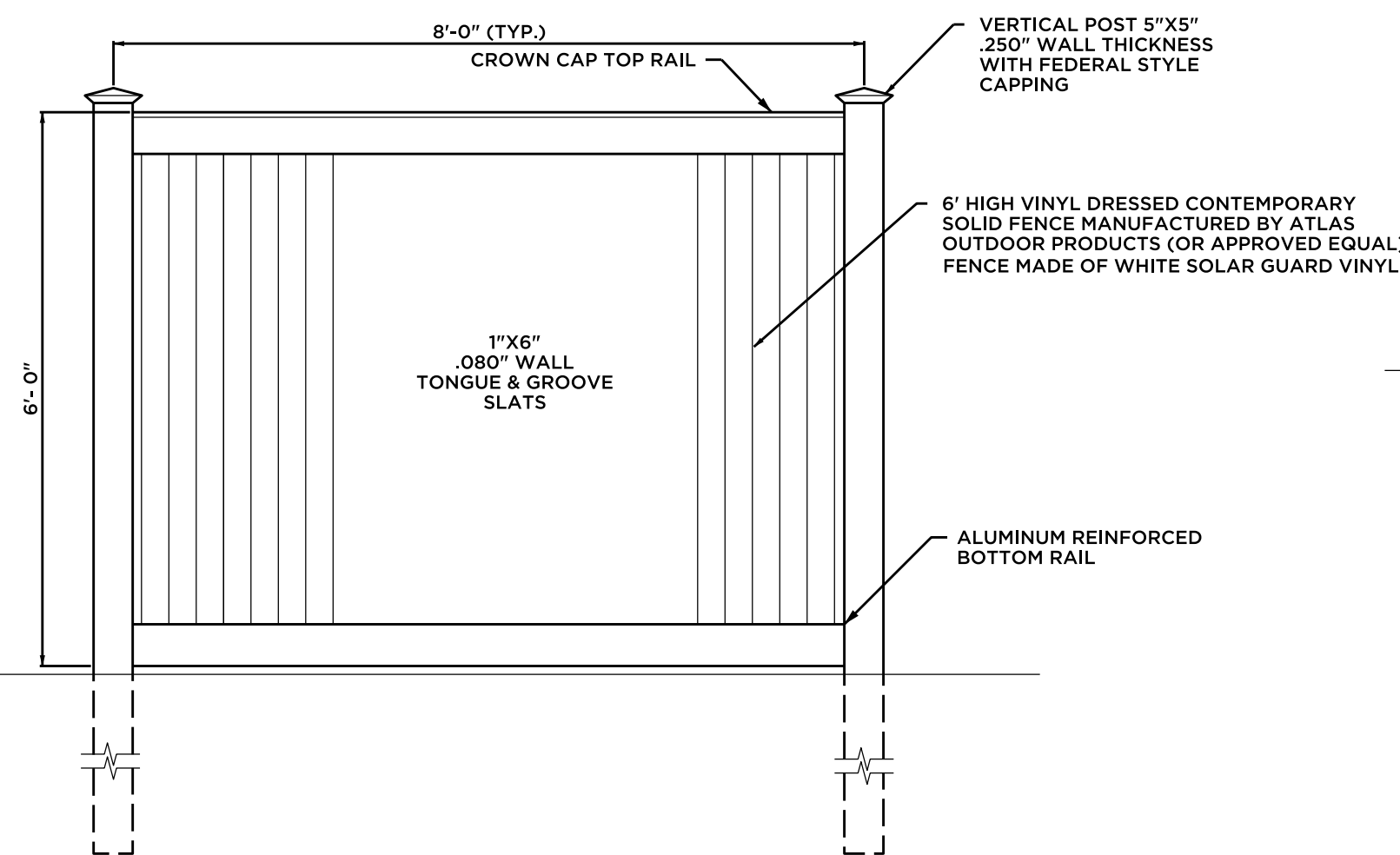
CONIFEROUS TREE PLANTING

NOT TO SCALE



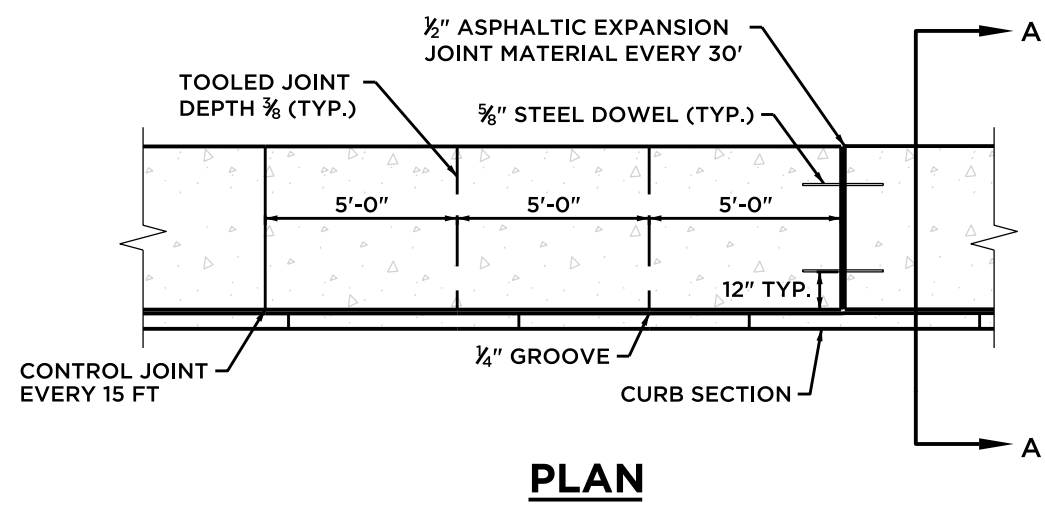
STORMTECH SC-310 CROSS SECTION

NOT TO SCALE

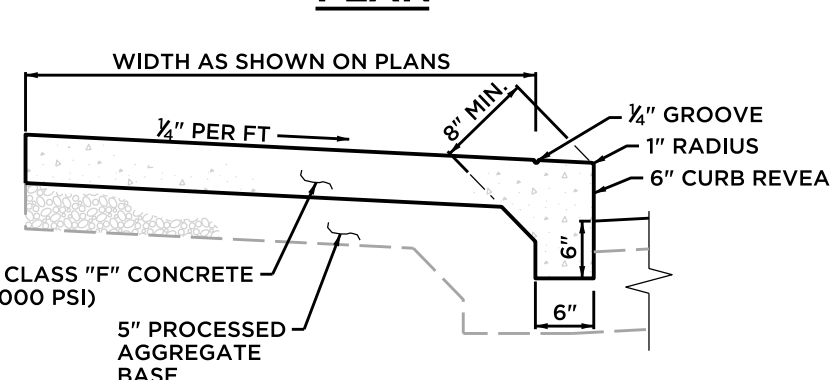


VINYL PRIVACY FENCE

NOT TO SCALE



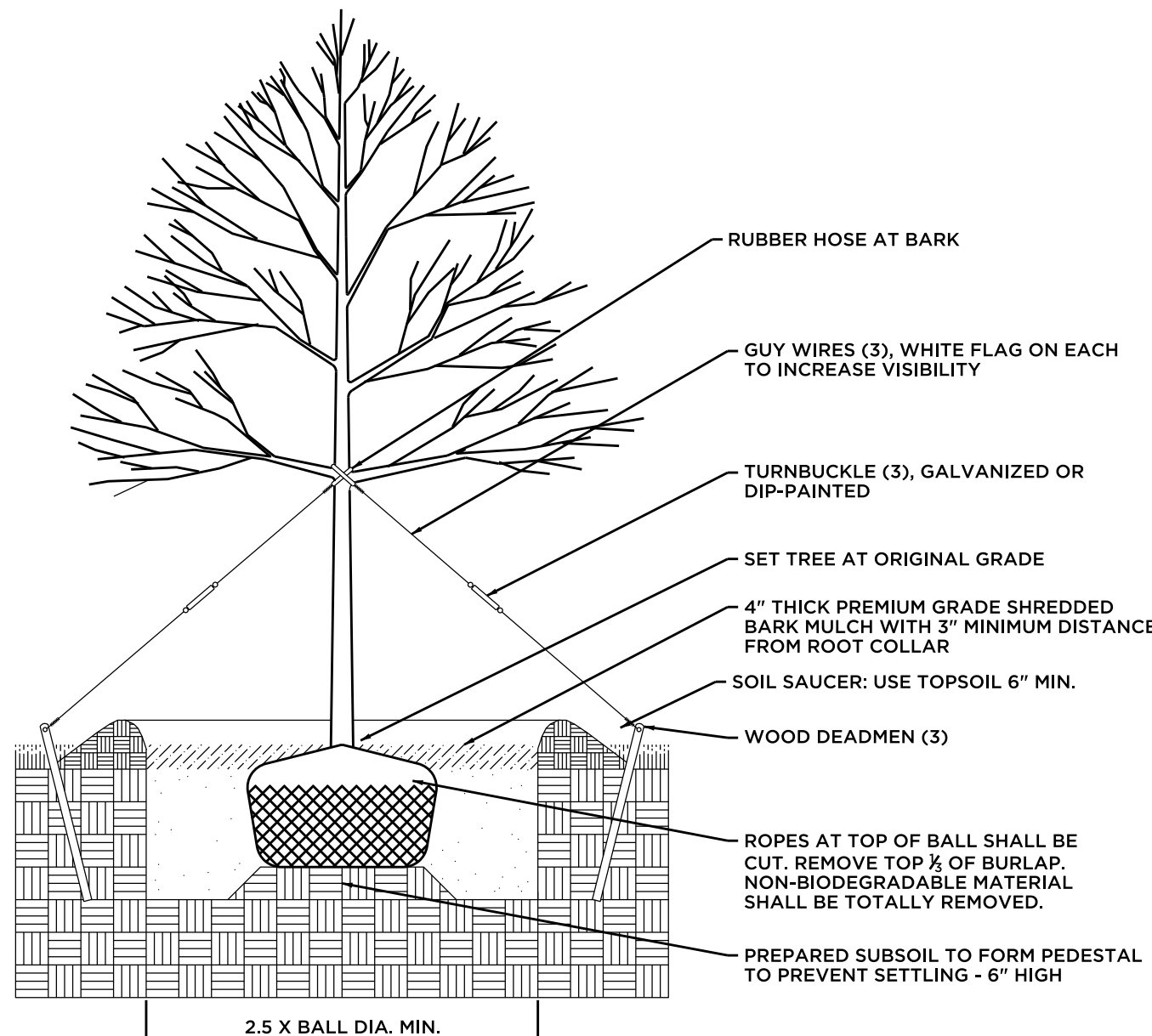
PLAN



SECTION A-A

CONCRETE SIDEWALK AND CURB MONOLITHIC (PRIVATE)

NOT TO SCALE



DECIDUOUS TREE PLANTING

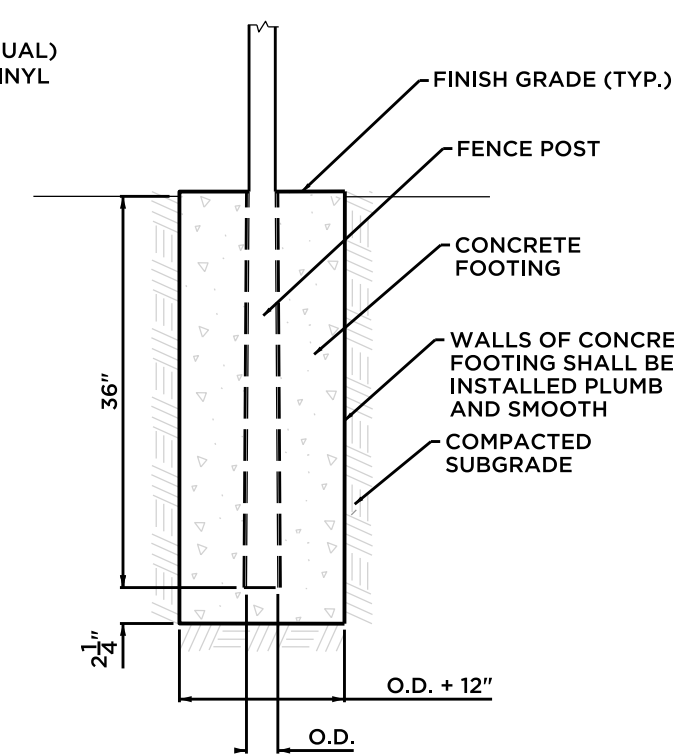
NOT TO SCALE



31-0696 (MUTCD R8-3)

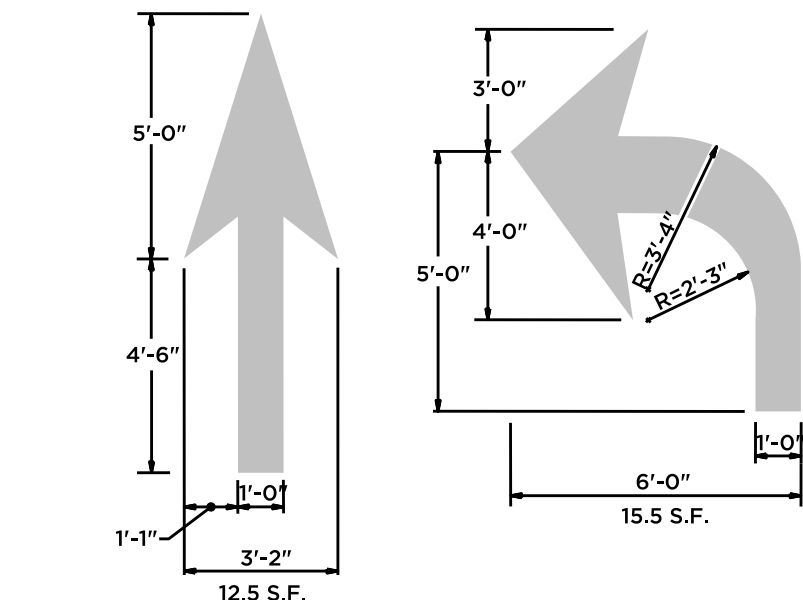
NO PARKING SIGN

NOT TO SCALE



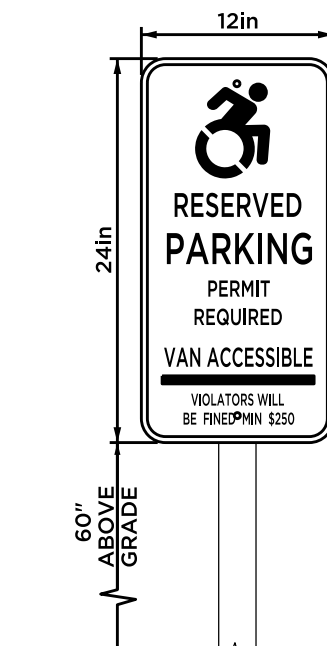
VINYL FENCE POST DETAIL

NOT TO SCALE



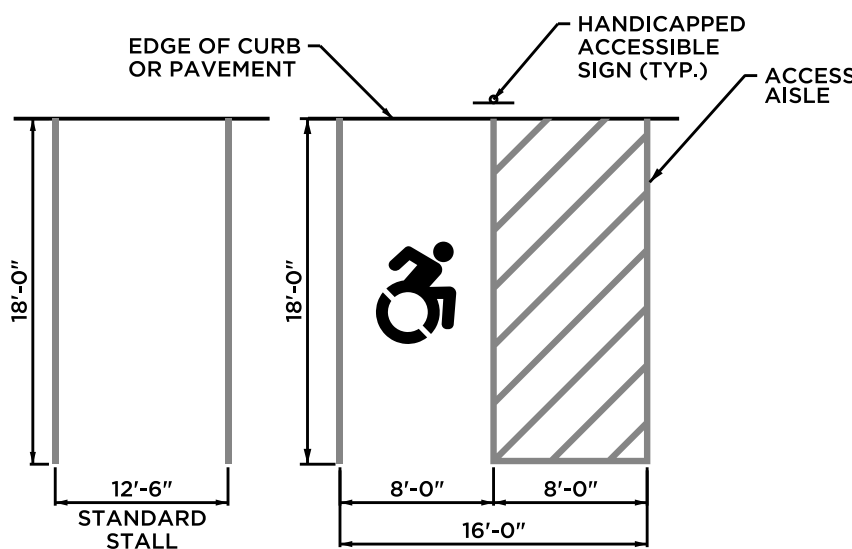
PAVEMENT MARKING ARROWS

NOT TO SCALE



HANDICAP 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.

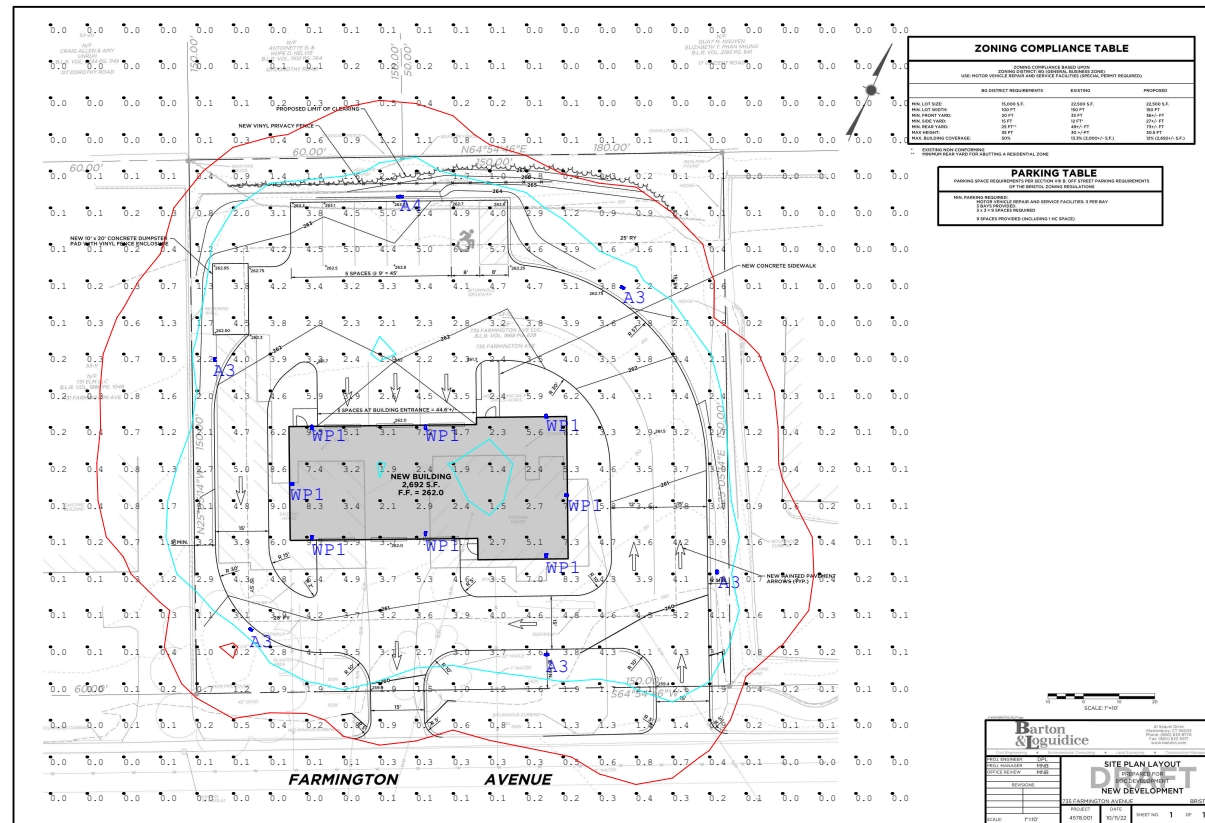
PARKING STALL DETAILS

NOT TO SCALE

PERMIT PLAN SET NOT RELEASED FOR CONSTRUCTION

Civil Engineering • Environmental Consulting • Land Surveying • Construction Management	
PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	
735 FARMINGTON AVENUE	
BRISTOL, CT	
PROJECT	DATE
4676-001	06/08/26
SHEET NO.	5 OF 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



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 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.

PROJECT NAME: _____ CAT. #: _____
 NOTES: _____ FIXTURE SCHEDULE: _____

M Series



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



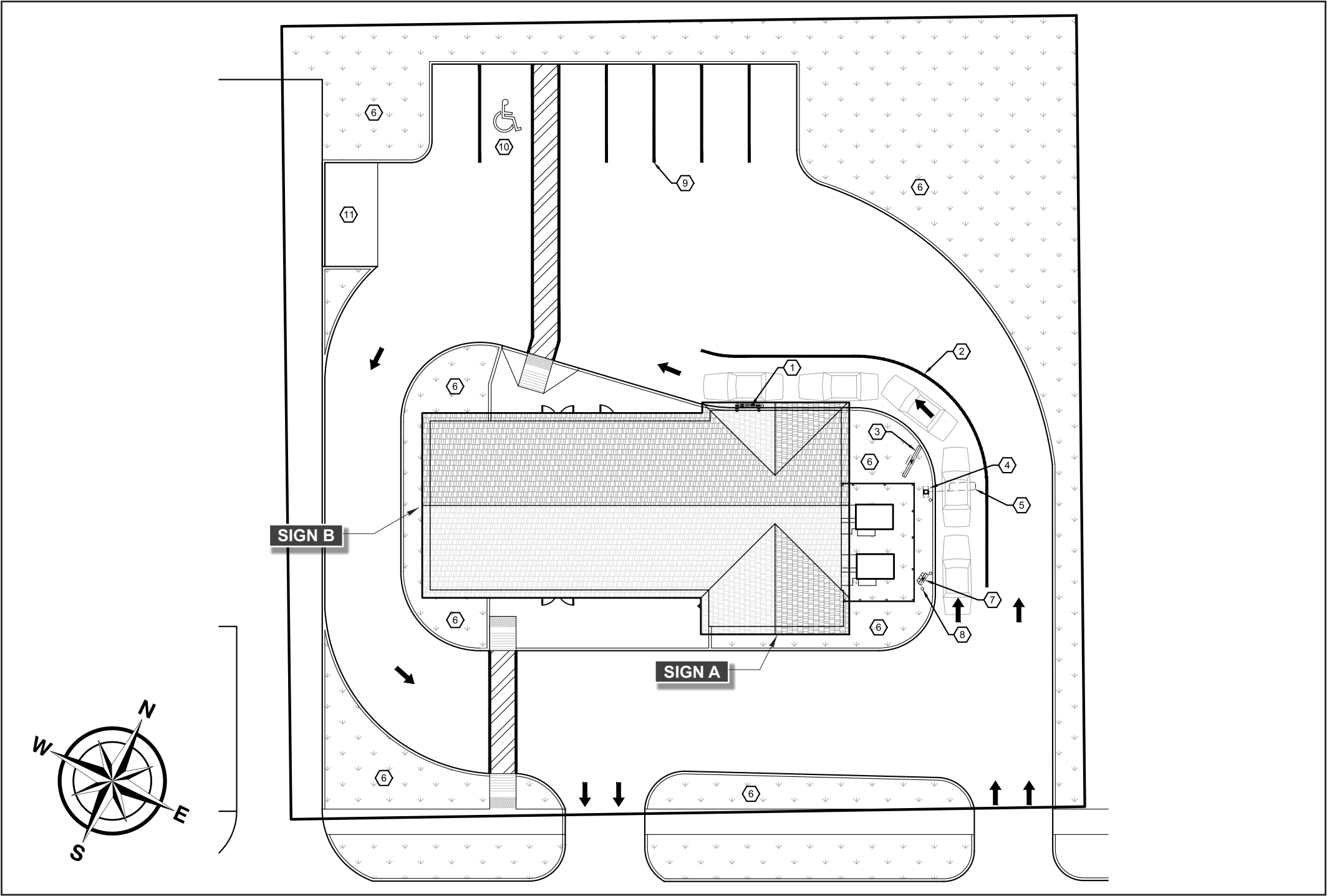
10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)

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 warranted 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.

Proposed Signage

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

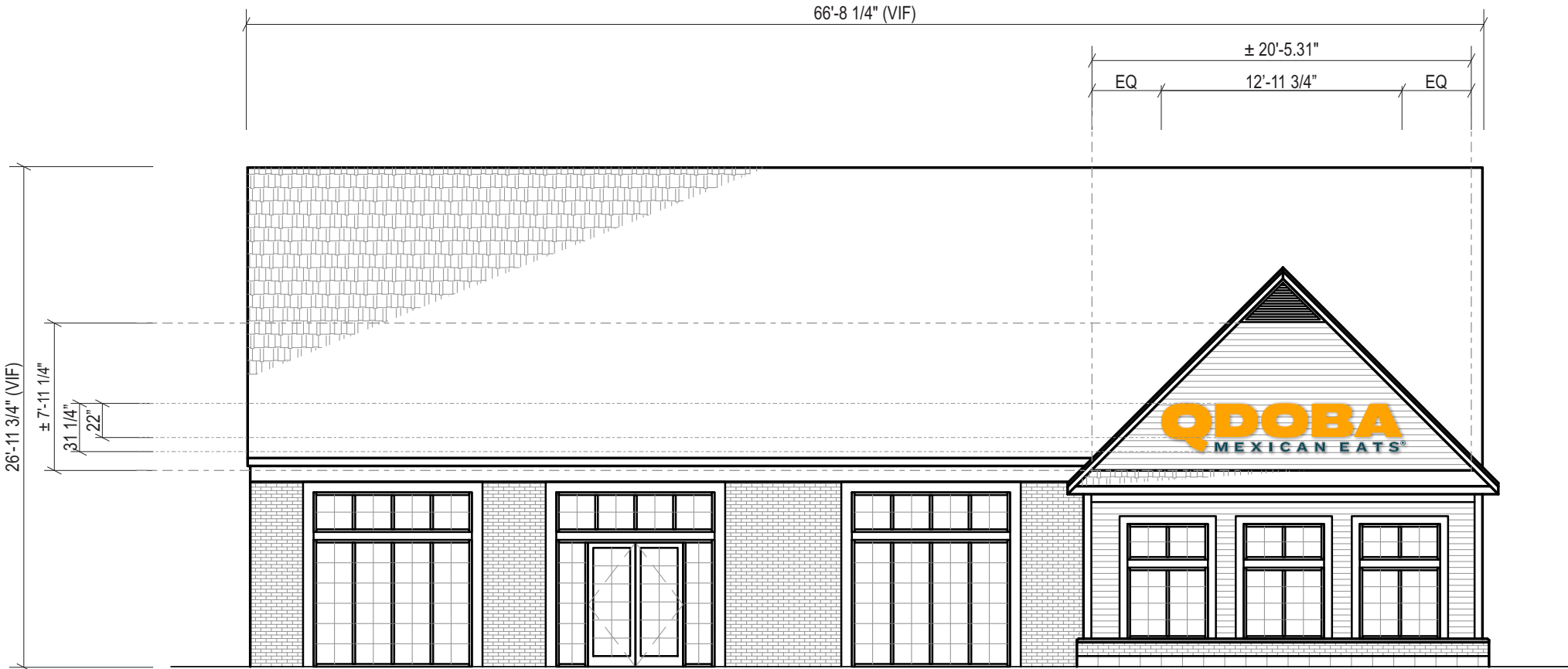
SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



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



Existing



Front Elevation (South)

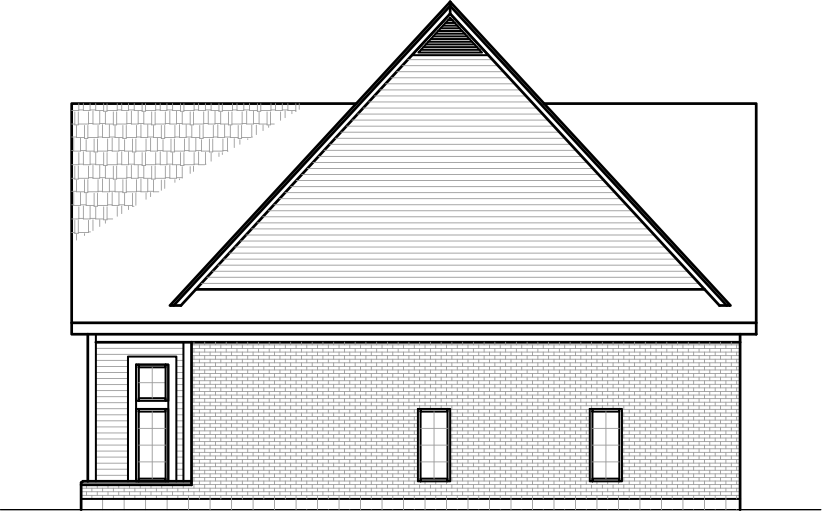
Scale: 1/8" = 1'-0"

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

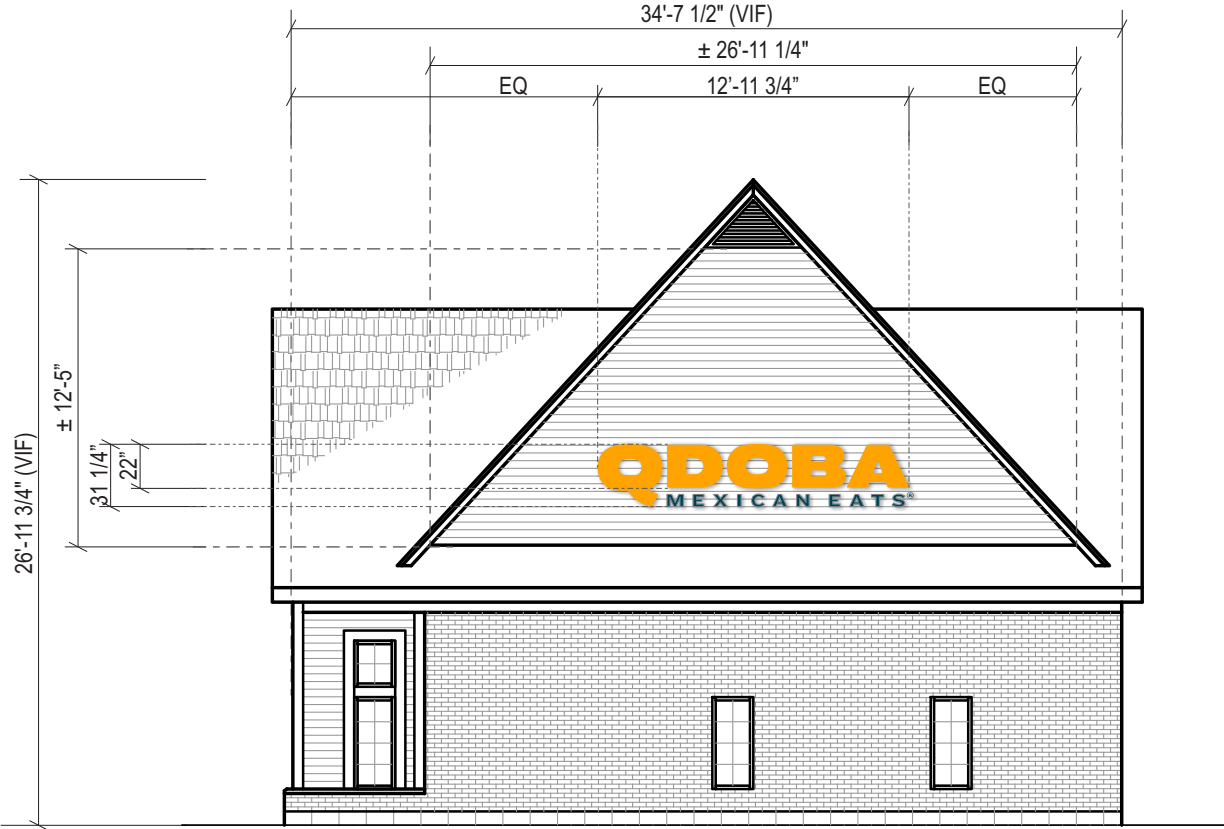
Allowable Square Footage this Elevation:	66.75
Formula: 66.75' x 1sf = 66.75 sf	
Actual Square Footage this Elevation:	33.80

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



Existing



Side Elevation (West)

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

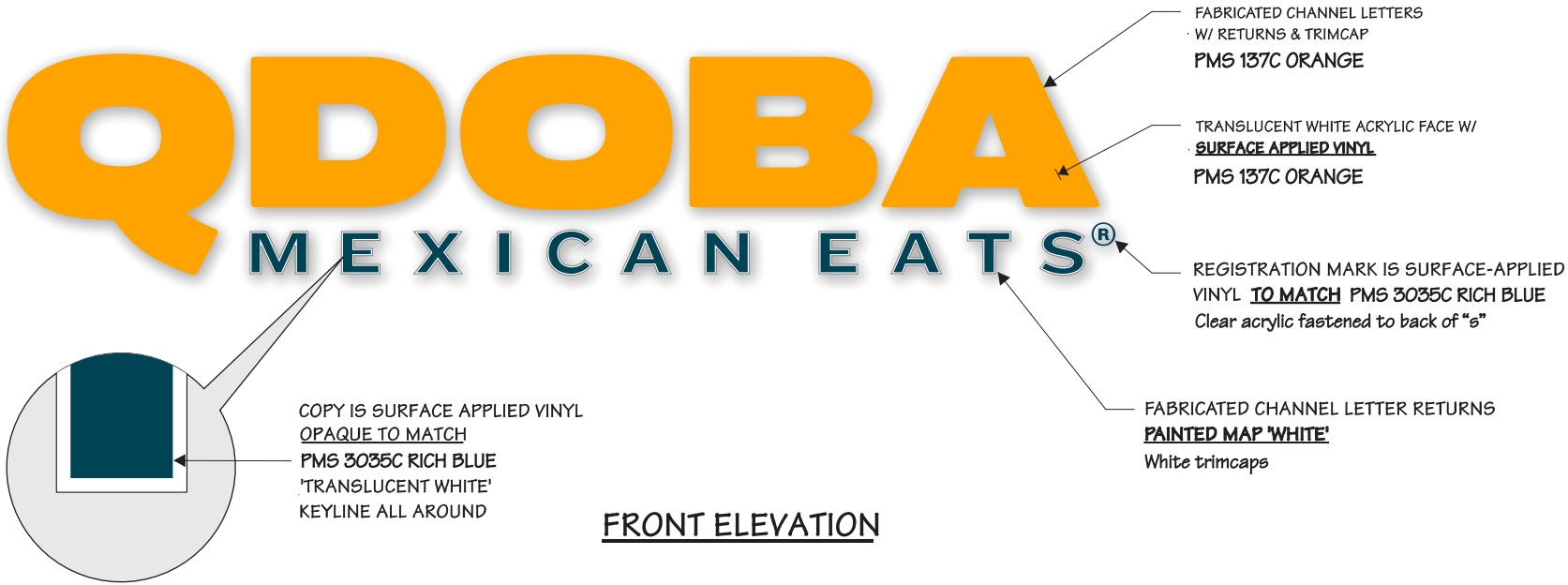
NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

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

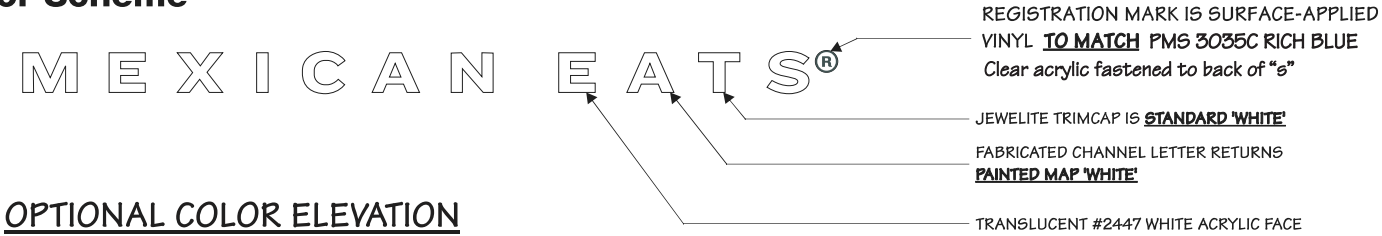
SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

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

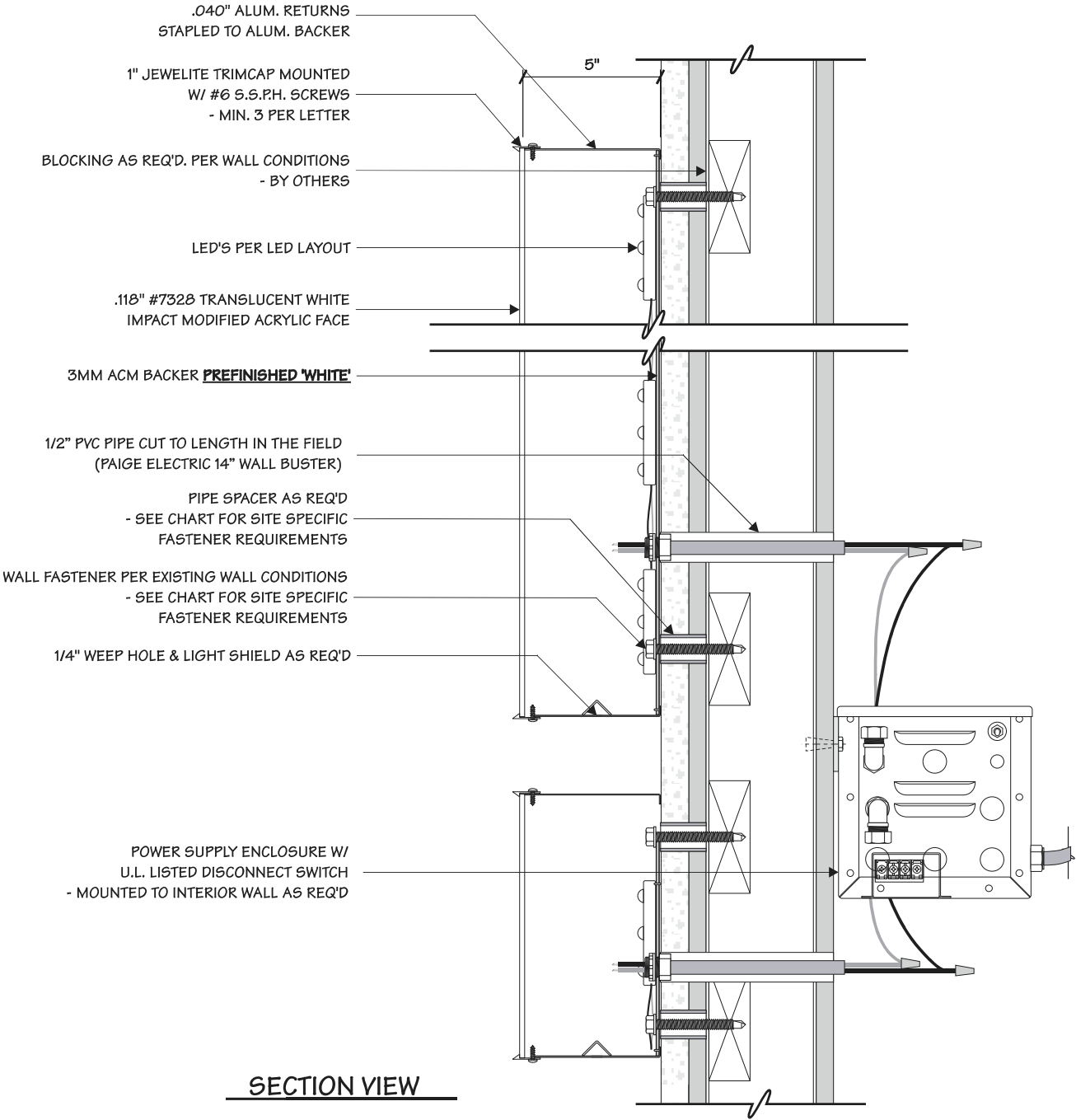
WM-22-ALT ME-S
33.80 SF



Optional Color Scheme



- 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: XXX
(1) 20 amp 120V Circuit Req.



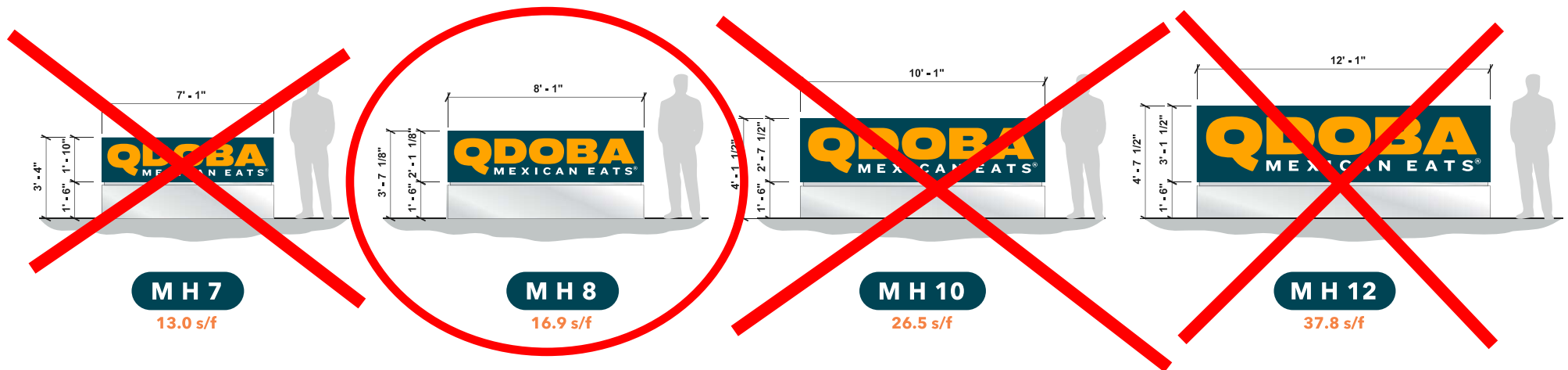
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apexsigngroup.com

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





*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

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.

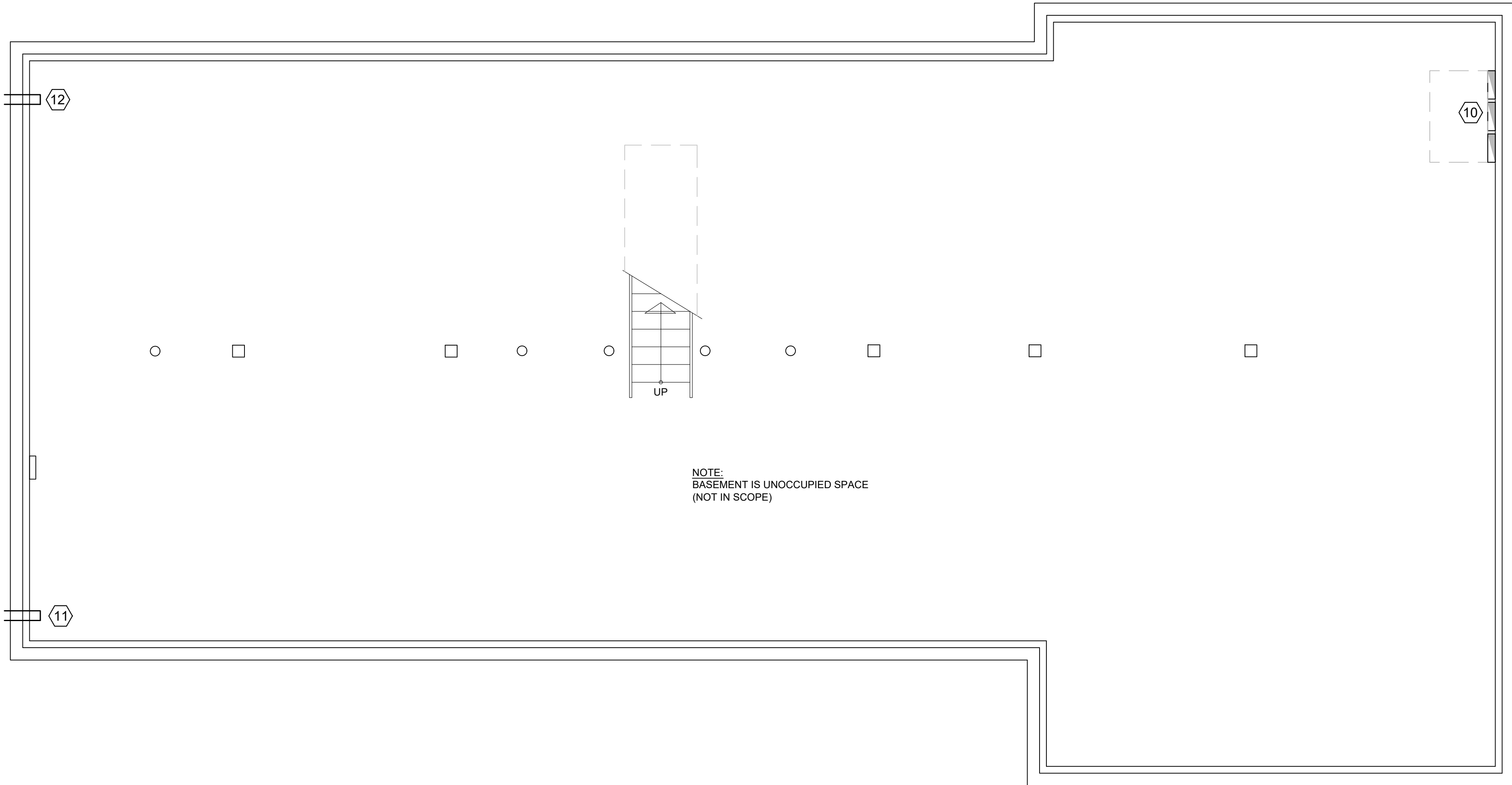
WALL LEGEND

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

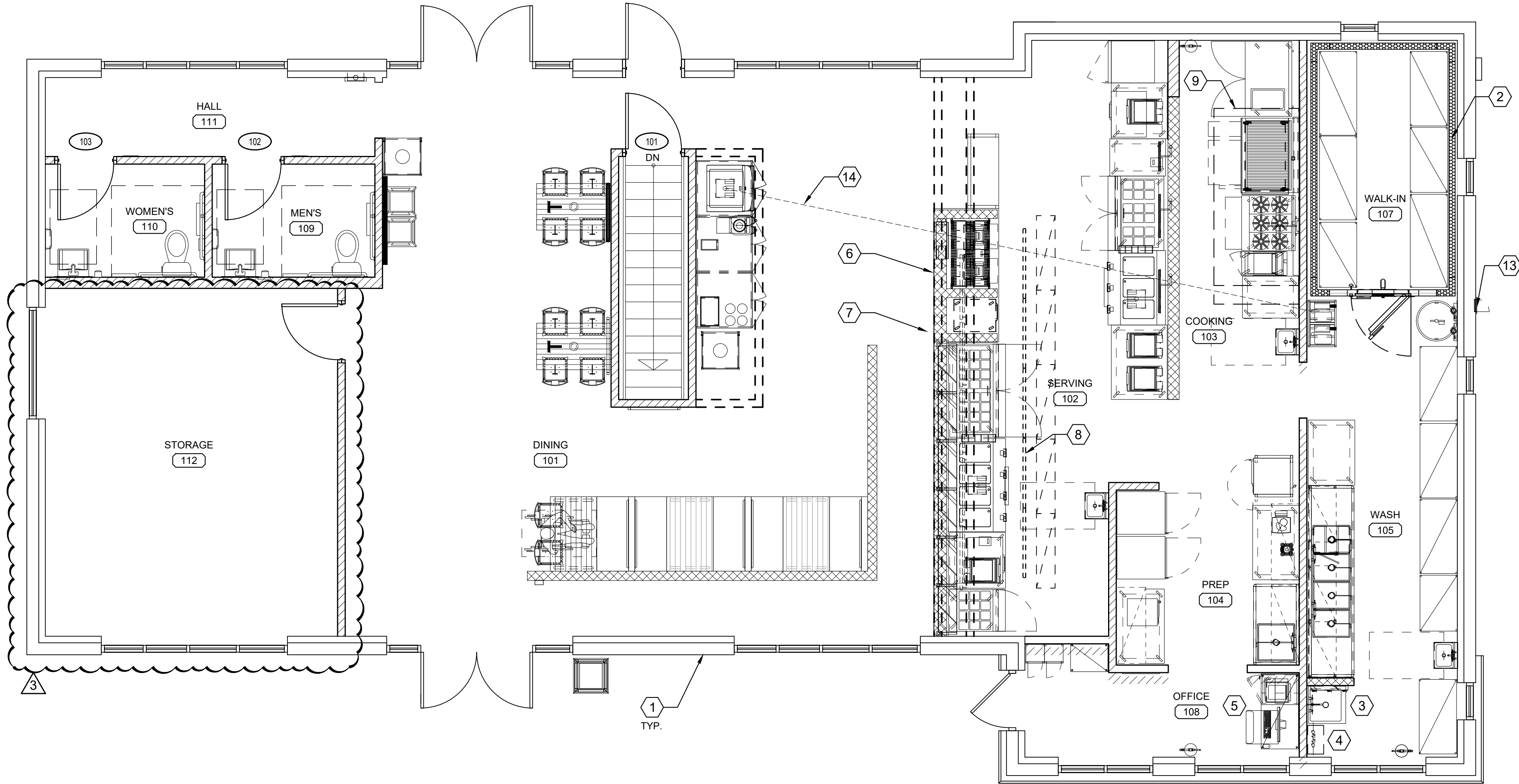
NOTE
RE: A1.1 AND A9.0 FOR WALL DIMENSIONS, SUBSTRATE AND BLOCKING INFO.

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



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



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



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



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

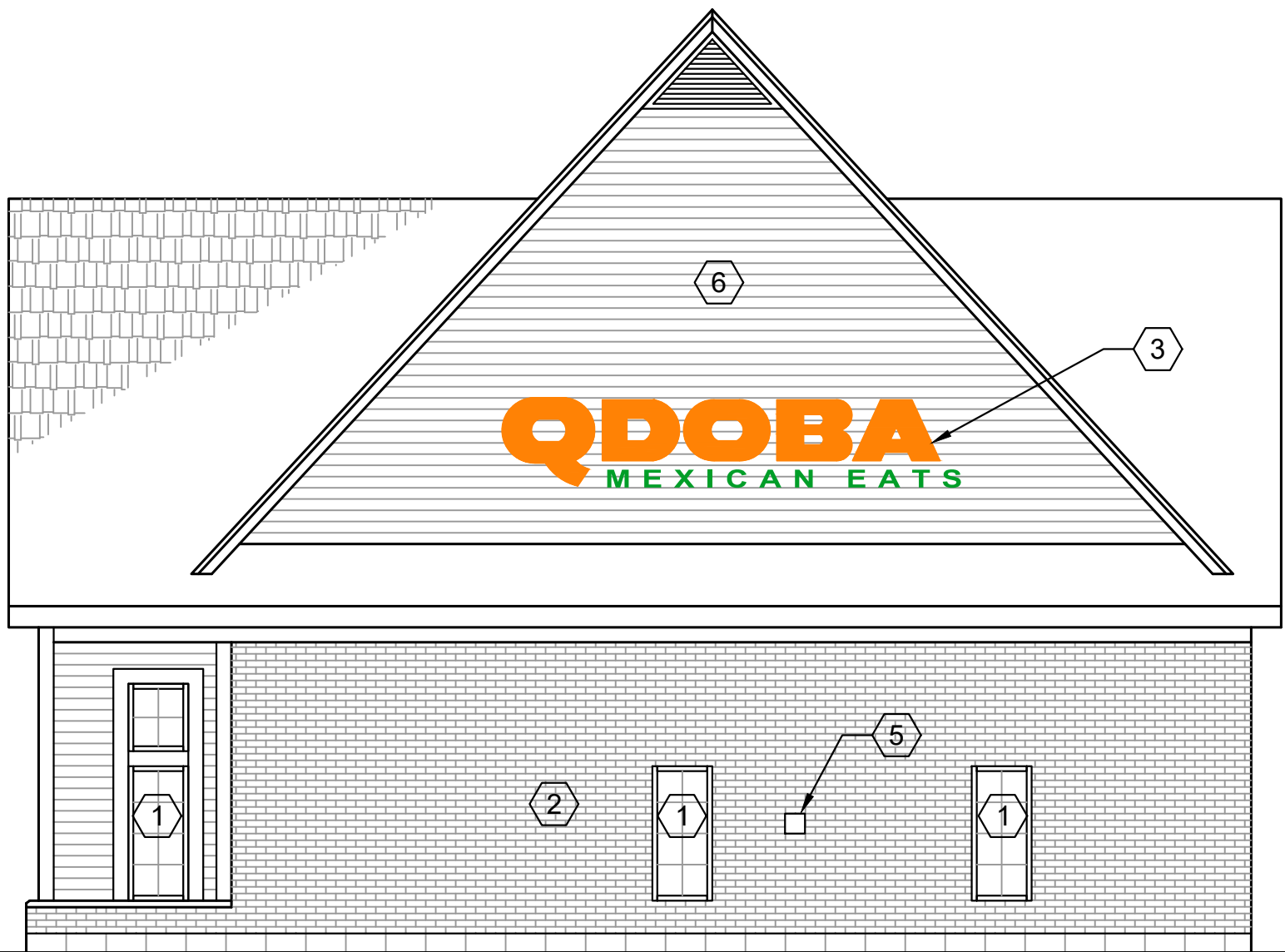
FILE#: JDS-

DATE: 04/20/26

PM: DD



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"

EXTERIOR ELEVATIONS NOTE

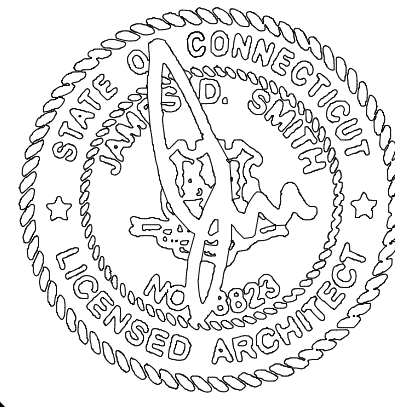
EXTERIOR LIGHTING LOCATIONS FOR THE BUILDING ARE SHOWN ON A2.0.

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).

QDOBA
MEXICAN EATS®

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