



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — WEDNESDAY, SEPTEMBER 2, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

[https://bristolct-
gov.zoom.us/j/87601921996?pwd=7VHbiUlnvzFAUYRKA4mH0bW2aC9DR.](https://bristolct-gov.zoom.us/j/87601921996?pwd=7VHbiUlnvzFAUYRKA4mH0bW2aC9DR.1)

1

Meeting ID:

876 0192 1996

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

REVISION #1

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting — July 6, 2026
5. Receipt of New Applications
 - a. Application 2074 — Wetlands boundary change for the development of a Flex Storage Building consisting of 12,250 sq. ft. at Map 41, Lot 33A & 34; Assessor's Map 41, Lots 33A & 34; Thirty-Three Thirty-Four Associates, LLC, applicant/owner.
 - b. Application 2075 — Wetlands application for the development of a Flex Storage Building consisting of 12, 250 sq. ft. at Map 41, Lot 33A & 34; Map 41, Lot 34D; & 154 East Main Street; Assessor's Map 41, Lots 33A & 34, 34D & 34E; Thirty-Three Thirty-Four Associates, LLC, applicant/owner.

- c. Application #26-467F-318 — Floodplain Application for the development of a Flex Storage Building consisting of 12,250 sq. ft. at Map 41, Lot 33A & 34 East Main Street; Assessor's Map 41, Lot 33A & 34; Thirty-Three Thirty-Four Associates, LLC, applicant/owner.
 - d. Application 2076 — Wetlands application for the installation of a new drainage pipe approximately 495' ft. in length from Collins Road to a north-west stream at 87 Collins Rd — Lot 51B; Lot 50 — Collins Rd & Lot 147 — Stafford Ave; Assessor's Map 53, Lots 50, 51B, and 147; City of Bristol — Department of Public Works, applicant.
- 6. Public Hearings
- 7. Old Business
 - a. Application #26-466F-317 — Floodplain Application for the addition to a home at 15 Hardwick Road; Assessor's Map 45, Lot 53; R-15 (Single-Family Residential) zone; Debora Franklin, owner; Guarantee Construction Services, LLC, applicant.
- 8. New Business
- 9. Staff Reports
 - a. IWWA Report — July 2026
- 10. Communications
- 11. Conservation Topics
- 12. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, October 5, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JULY 6, 2026
DRAFT MINUTES – JL**

By: Chairman Rooks

Time: 6:30 P.M.

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

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS			
	David Rooks (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	Daniel Massaro, Jr. (Secretary)	X	
	James Carros	X	
	Laura Valentino	X	
	Greg Klimek	X	
	Faye Duquette	X	
ALTERNATE MEMBERS		X	
	Joseph Longo	X	
	Justin Bridges		X
	Erik Jarboe		X
STAFF	William Stango, P.E., City Engineer		X
	Raymond Rogozinski, P.E. Director of Public Works	X	

1. Call to Order

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

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks to vote for each application.

2. Pledge of Allegiance

3. Public Participation

None

4. Approval of Minutes

a. Regular Meeting – June 1, 2026

MOTION: Move to approve minutes of the May 4, 2026, regular meeting, as amended.

By: Robinson

Seconded: Klimek

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

5. Receipt of New Applications

- a. Application #26-466F-317 – Floodplain Application for the addition to a home at 15 Hardwick Road; Assessor's Map 45; Lot 53; R-15 (Single-Family Residential) zone; Debora Franklin, owner, Guarantee Construction Services, LLC applicant.

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks with alternate Commissioners Longo, Ridges and Jarboe to vote on Application #26-466F-317.

The Agency received the following items in their electronic packets:

- a. Application
- b. FEMA Map
- c. Various GIS and Aerial Maps

MOTION: Move to receive Application #26-466F-317.

By: Klimek

Seconded: Carros

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

The application is received.

Raymond Rogozinski, P.E., Director of Public works stated there was not a plan submitted, he asked the applicant to give an overview and also speak to the lack of a plan.

Debora Franklin, 15 Hardwick Rd., the applicant, stated that the contractor has all the information.

Raymond Rogozinski, P.E., stated the plan the contractor supplied shows where they want to put the addition. The Commission looks at an application and they want the activity not to decrease the area of floodplain. We also want the finished floor to be at the least above floodplain elevation in the area. The flood elevation is 245/246 ft. The plan does not depict the elevation of your finished floor. In addition, the commission is going to want to know how you are going to offset the filling of the flood plain area, which is a challenge in a flat area.

Gary Smith, Guarantee Construction Services, LLC, 88 Obtuse Hill Rd., representing the applicant, explained that the drawing shows piers for the foundation, so it wont disturb the area.

Raymond Rogozinski, P.E., Director of Public Works, asked the applicant what is the size of the addition?

Gary Smith, Guarantee Construction Services, LLC, 88 Obtuse Hill Rd., stated that the addition is 10x20, 13x20, 220 Sq Ft. for a bathroom and a walk-in closet.

Raymond Rogozinski, P.E., Director of Public Works, suggested the commission table the discussion of the application due to the absence of additional information.

MOTION: Move to table Application #26-466F-317 until the next meeting due to it being incomplete.

By: Robinson

Seconded: Klimek

Against: None.

Abstained: None.

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

The application was continued.

The application was declared incomplete.

No one else spoke in favor of the application.

No one spoke against the application.

6. Public Hearings

There were no public hearings.

7. Old Business

No old business

8. New Business

- a. Application #1908 – Request to extend Wetlands Application for five (5) years from December 2, 2025 to December 20, 2030 to construct office, garage, bunk oil and propane facility, 351 Minor Street; Map 66; Lot 263-2. Christopher Armstrong, applicant.

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks with alternate Commissioners Longo, Ridges and Jarboe to vote on Application #1908.

The Agency received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)
- d. Letter dated June 9, 2026, regarding request for 5 Year extension for Application #1908 to be heard under old business
- e. Copy of Application #1908
- f. Inland Wetlands Agency approval letter dated December 4, 2020 (attached stipulations.)
- g. Minutes of on-site visit - Saturday November 2, 2020,
- h. Map of Minor St., undated
- i. Photographs, undated (10 Pgs.)
- j. E-Mail dated November 24, 2020, regarding November 23, 2020 Plan Sheet Submission, Part A, from Robert Green Associates, LLC
- k. Report for Site Plan and Special Permit for Fuel Transfer Facility, 351 Minor Street, dated August 17, 2020, from Robert Green Associates, LLC

- l. Report, dated August 4, 2017, from George Malia Jr., Certified Soil Scientist, regarding review of wetlands flagging on property at Minor Street
- m. Report, dated October 29, 2017, from George Malia Jr., Certified Soil Scientist, regarding review of wetlands flagging on property at Minor Street
- n. E-Mail dated November 23, 2020, regarding Supplemental Information for IWC Heating, from David Lord: Wetland Creation Plan & Planting Details dated November 23, 2020 for Armstrong Oil Facility
- o. E-Mail dated November 24, 2020, from Attorney James Ziogas, regarding Armstrong Safety Protocol report, Facility Operations & Maintenance report

Chairman Rooks asked if the application was complete

MOTION: Move to receive Application #1908.

By: Carros

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is received.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, addressed the Agency regarding the application. It is a request for a renewal or an extension of a permit that was granted Back in December 2025, it falls under the Covid laws passed. There was a 450-day extension on these permits passed by the General Assembly which would have extended our permit under the new regulations passed by the state, these permits can be extended and renewed for an additional period of 5 years. That's our request. The work is in progress, it's gone slowly.

MOTION: Move to extend Wetlands Application #1908 –for five (5) years from December 2, 2025 to December 20, 2030 to construct office, garage, bunk oil and propane facility, 351 Minor Street; Map 66; Lot 263-2. Christopher Armstrong, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Carros

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

Against: None.

Abstained: None.

The application is was extended 5 years to December 20,2030.

b. August 3, 2026 Meeting – Discussion

Chairman Rooks opened the discussion on cancelling the August 3rd meeting with the understanding we may need to hold a special meeting.

The next regular meeting will be Wednesday September 2, 2026

MOTION: Move to Cancel the August 3rd meeting date due to lack of attendance, with the understanding that a special meeting may need to be held later in August.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

9. Staff Reports

a. IWWA Report – June 2026

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks with alternate Commissioners Longo, Ridges and Jarboe to vote on the Staff Reports, IWWA Report for June 2026.

The Agency received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated June 30, 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

MOTION Move to file the report from the Inland Wetlands Zoning Enforcement Officer.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

The report is filed.

10. Communications

- a. Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks with alternate Commissioners Longo, Ridges and Jarboe to vote on the Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

The Agency received the following items in their electronic packets:

- a. Memorandum dated June 30, 2026, from Sarah Larson, regarding Sarah Larson to David Rooks, Chairman, regarding IWWA Complaint, Page Park Disc Golf, 641 and 649 King St., Assessor's Map 37, Lots 134 & 135 (attached photographs and map.)

The Agency received the following items in their electronic packets **PREVIOUSLY**:

- a. Memorandum dated April 30, 2026, from Sarah Larson to Zachary Fisk, Chairman, regarding IWWA Complaint, Page Park Disc Golf, 641 and 649 King St., Assessor's Map 37, Lots 134 & 135
- b. Photographs (1 Pg.)
- c. Map of Overall Existing Conditions Plan

The Agency received the following items in their electronic packets **PREVIOUSLY**:

- a. E-mail dated March 31, 2026, from Sarah Larson, regarding Staff Reports
- b. Memorandum dated March 31, 2026, from Sarah Larson, regarding IWWA Complaint – Page Park Disc Golf
- c. E-mail dated March 17, 2026, from Robert Flanagan to Sarah Larson, regarding IWWA Complaint referral Page Park Disc Golf
- d. Complaint page from Katharine Becker, Enforcement, Compliance and Regulatory Assistance

Chairman Rooks designated regular Commissioners Duquette, Klimek, Valentino, Carros, Massaro, Robinson and Rooks with alternate Commissioners Longo, Ridges and Jarboe to vote on the Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

Sarah Larson, 51 High Street, Bristol Parks Recreation, Youth and Community Services, updated the commission on the remediation work and sign install done at Disc Gold Hole #16. Also provided map of the holes.

The Agency was satisfied.

MOTION: Move to close the Remediation of Disc Golf hole#16.

By: Klimek

Seconded: Carros

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

11. Conservation Topics

There were no Conservation Topics

12. Adjournment

MOTION: Move to adjourn at 6:58 P.M.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

David Rooks, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

Daniel Massaro, Jr., Secretary

APPLICATION NO. 2074
DATE FILED: 7/21/26
APPROVED: _____
DENIED: _____

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-2 (Application for a Wetlands Boundary Change)**

1. APPLICANT:

Name: Thirty-Three Thirty-Four East Assc, LLC Signature: 
Address: 321 Main Street City: Farmington State: CT Zip: 06032
Telephone No.: (860) 582-2403 [] home ☒ work

2. PROPERTY OWNER(S):

Name: Thirty-Three-Thirty Four East Main Street Assc, LLC Signature: 
Address: 321 Main Street City: Farmington State: CT Zip: 06032
Telephone No.: (860) 582-2403 [] home ☒ work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Map 41 - Lot 34+33A
Assessor's Map No.: 41 Assessor's Lot No.(s): 33A & 34
Description of wetlands (see instructions): A stormwater channel with wetlands on either side of it currently runs through the middle of the properties. There are also wetland areas on either side of the site with the bulk of the wetlands to the southwest of the development.

4. DESCRIBE THE REASON FOR THE PROPOSED BOUNDARY CHANGE: The wetlands were flagged by a soil scientist and located by field survey. The proposed change to the site will eliminate a portion of wetlands along the stormwater channel and create a large amount of new wetland area generating a net gain of wetlands on site. This will make both the site and wetlands more functional.

5. AUTHORIZATIONS AND CERTIFICATIONS:

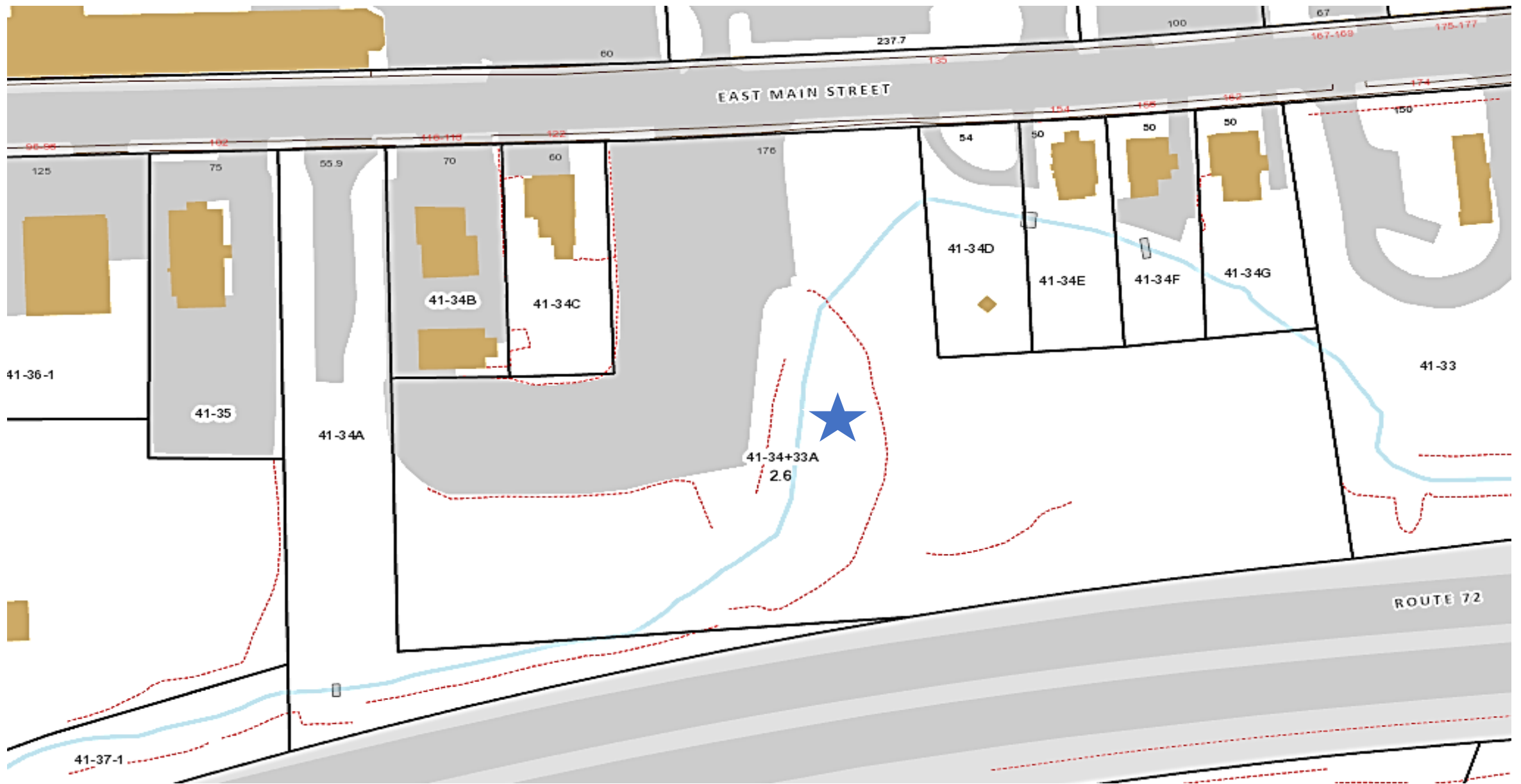
- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application.
- b. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands ruling through deception or through inaccurate or misleading information.

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

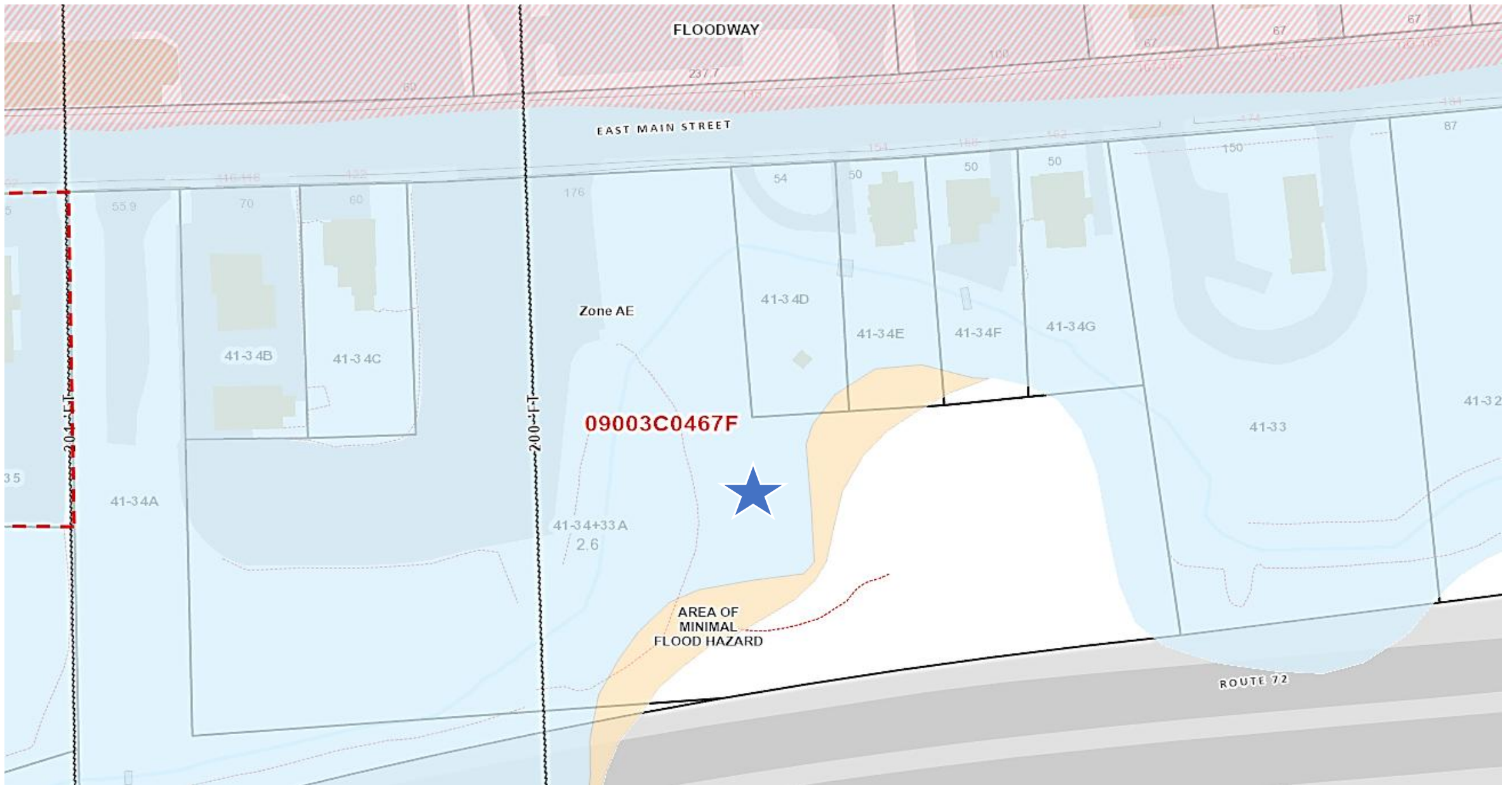
6. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

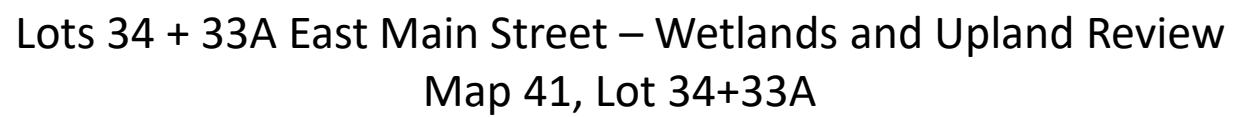
- filing fee – \$185 (includes \$60 State fee) – make checks payable to "City of Bristol"
- ten copies of a property map at a scale not greater than 1" = 100', prepared, signed and sealed in accordance with Class A-2 survey standards as defined in the Code of Recommended Practice for Standards and Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, and showing at a minimum:
 - (1) the property lines and lot area of the subject property
 - (2) the names of abutting property owners
 - (3) a small key map showing the location of the subject property relative to surrounding properties and streets
 - (4) wetlands boundaries as per the city's Inland Wetlands map
 - (5) the location of wetlands and watercourses as identified in the field by a certified soils scientist
 - (6) the locations of wetlands flags and appropriate numerical designations
- any other information as may be required by the Agency

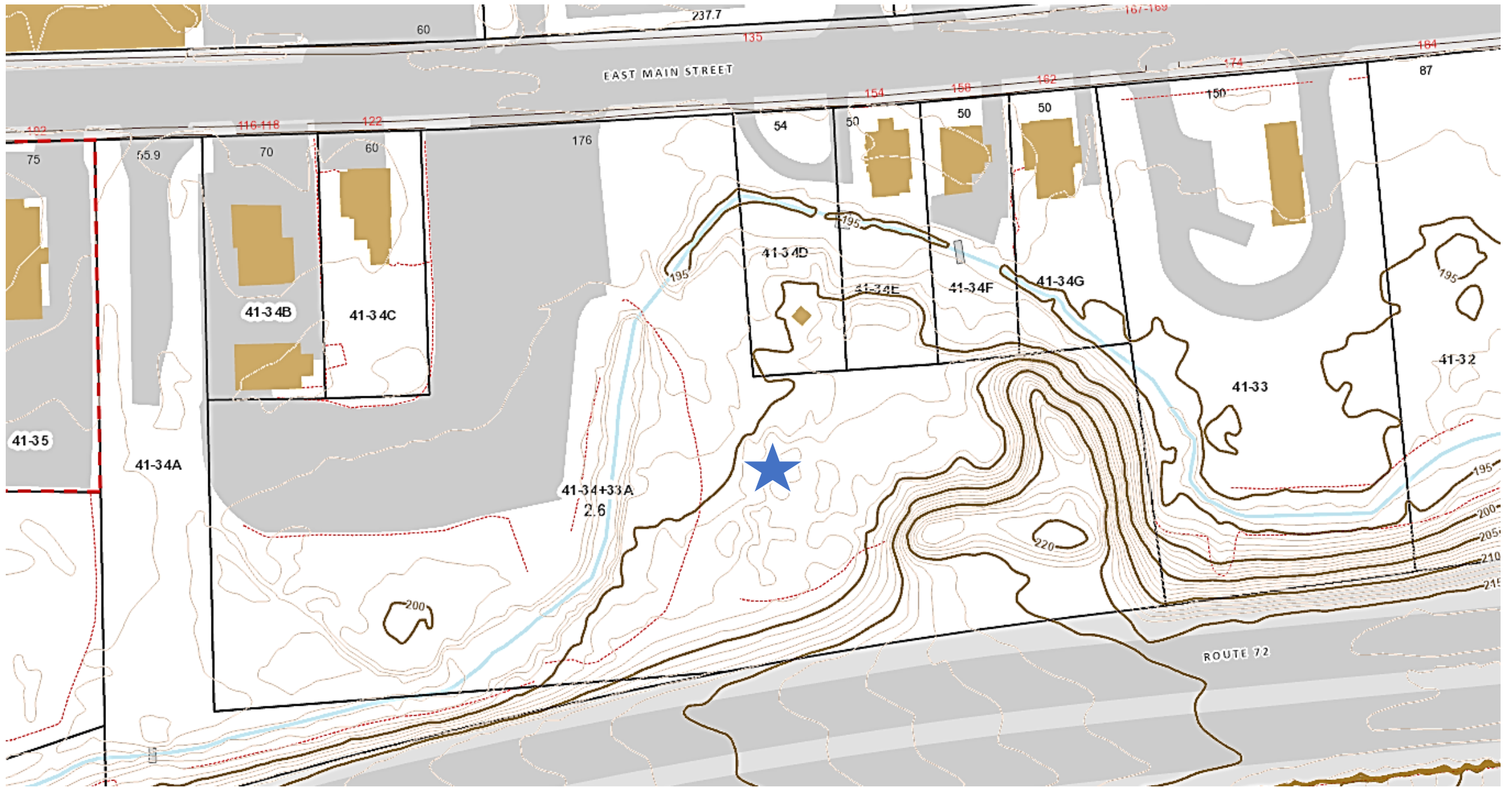


Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A

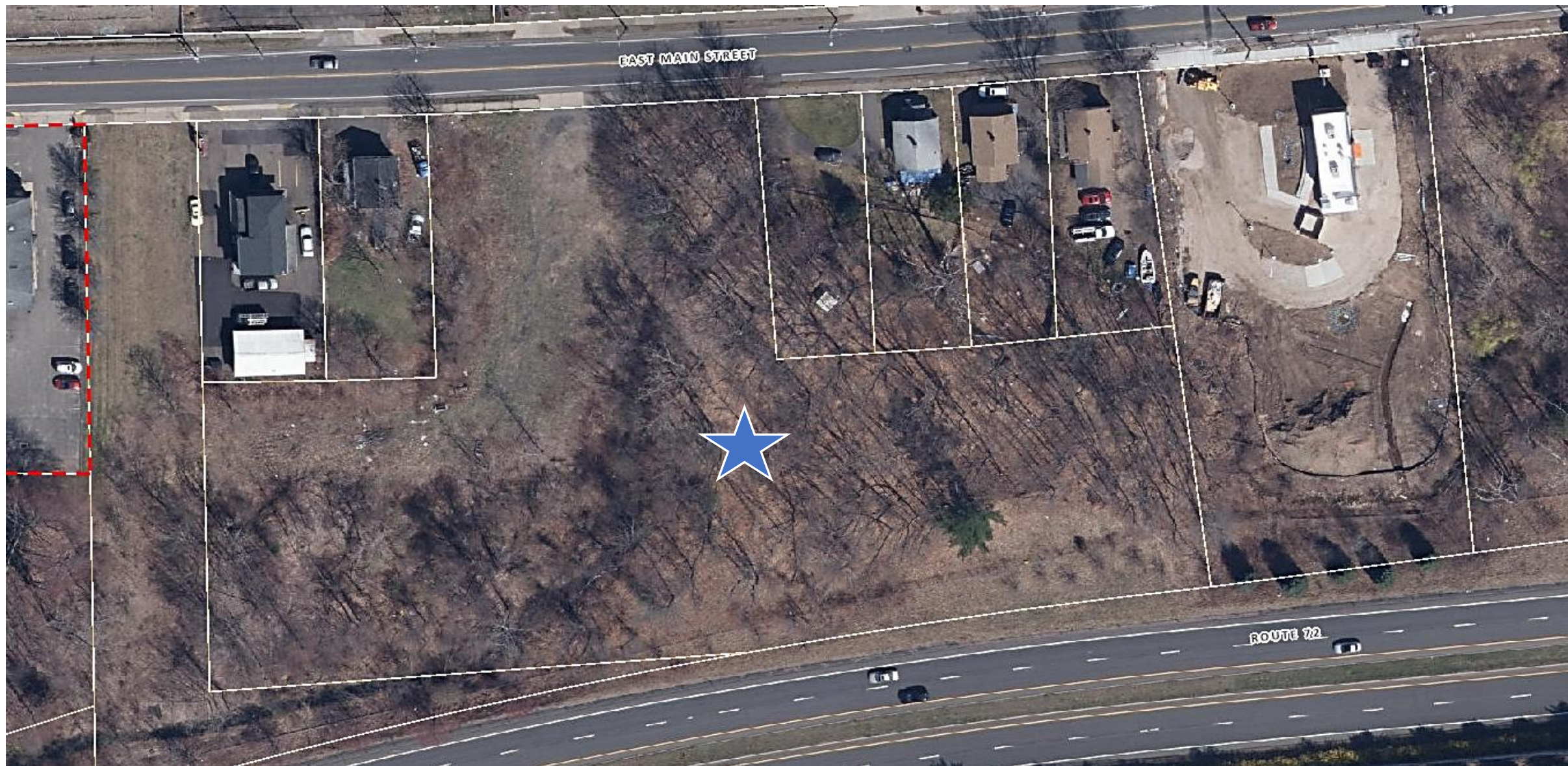


Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A

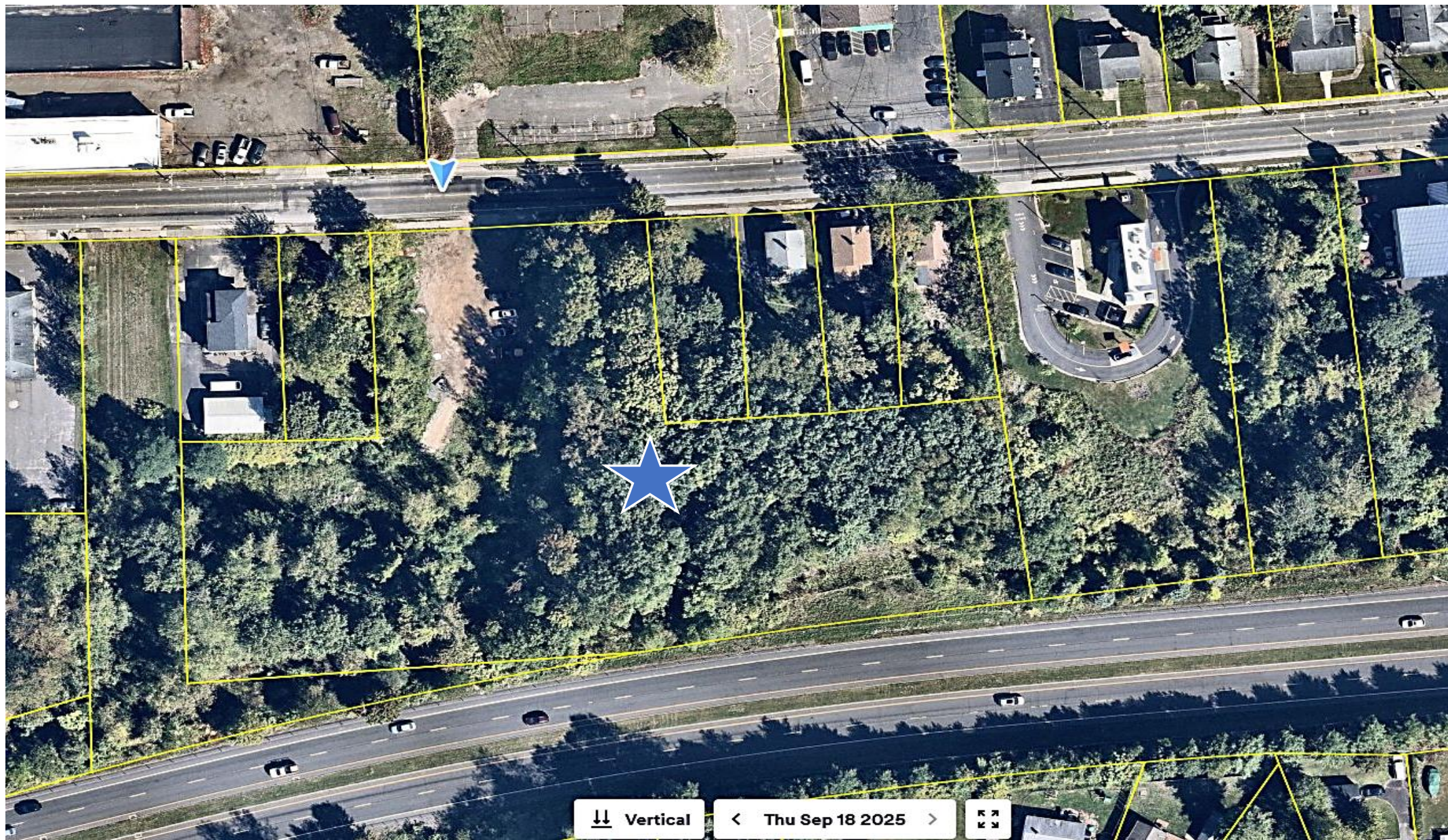




Lots 34+33A East Main Street – Topography
Map 41, Lot 34+33A



Lots 34 & 33A East Main Street – Aerial 2023
Map 41, Lot 34 & 33A



Lots 34 & 33A East Main Street – Aerial 2025
Map 41, Lot 34 & 33A

The flood map for the selected area is number **09003C0466F**, effective on **9/26/2008**

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE

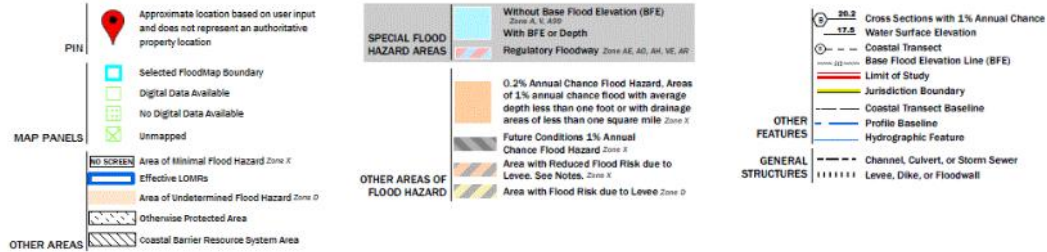
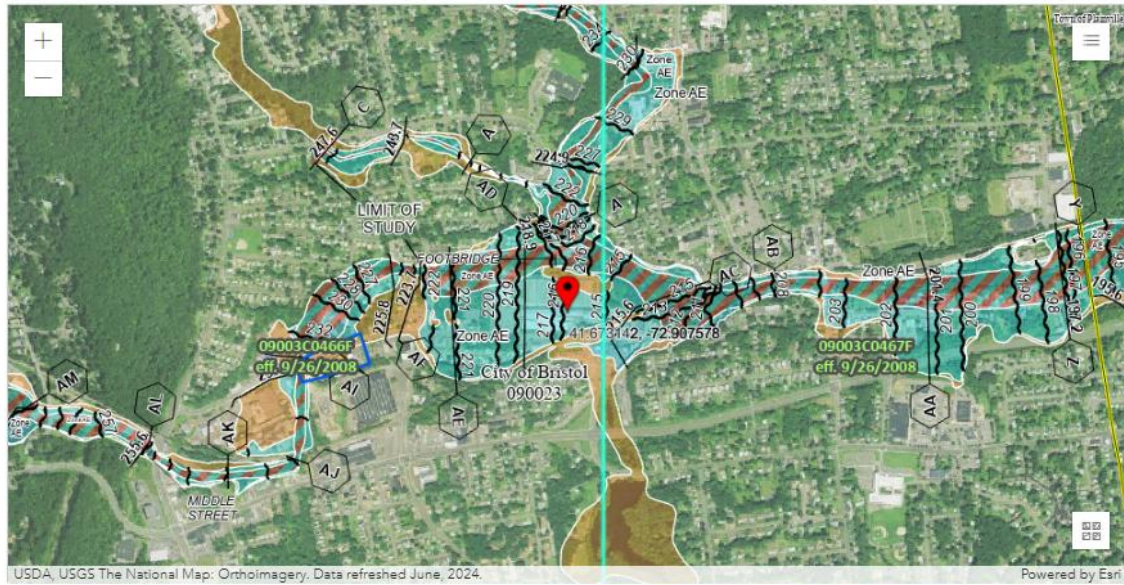


DOWNLOAD
FIRM PANEL

Changes to this FIRM ⓘ

- Revisions (1)
- Amendments (19)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer »](#)



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FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

Lot 34 & 33A, East Main Street, Bristol, ct 06010

Search

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

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The flood map for the selected area is number **09003C0467F**, effective on **9/26/2008**

DYNAMIC MAP

09003C0467F
09/26/2008

MAP IMAGE

09003C0467F
09/26/2008

Changes to this FIRM

Revisions (0)

Amendments (4)

Revalidations (1)

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

USGS, USGS The National Map, Orthimagery, Data refreshed June, 2024.

Powered by Esri

MAP PANELS

Approximate location based on user input and does not represent an authoritative property location

Interest Property Boundary

Legend

Layers

Help

Information

Layers

Help

Information

Layers

Help

SPECIAL FLOOD HAZARD AREAS

24 Hour Flood Hazard

Flood Hazard Legend

OTHER AREAS OF FLOOD HAZARD

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STORMWATER MANAGEMENT REPORT

Lot 34+33A, Lot 34D, & 154 East Main Street
Bristol, CT

Prepared For
CALCO CONSTRUCTION, INC.
cole #2706

June 23, 2025

By

COLE
cole civil + survey
876 south main street
plantsville, ct 06479
860.628.4484

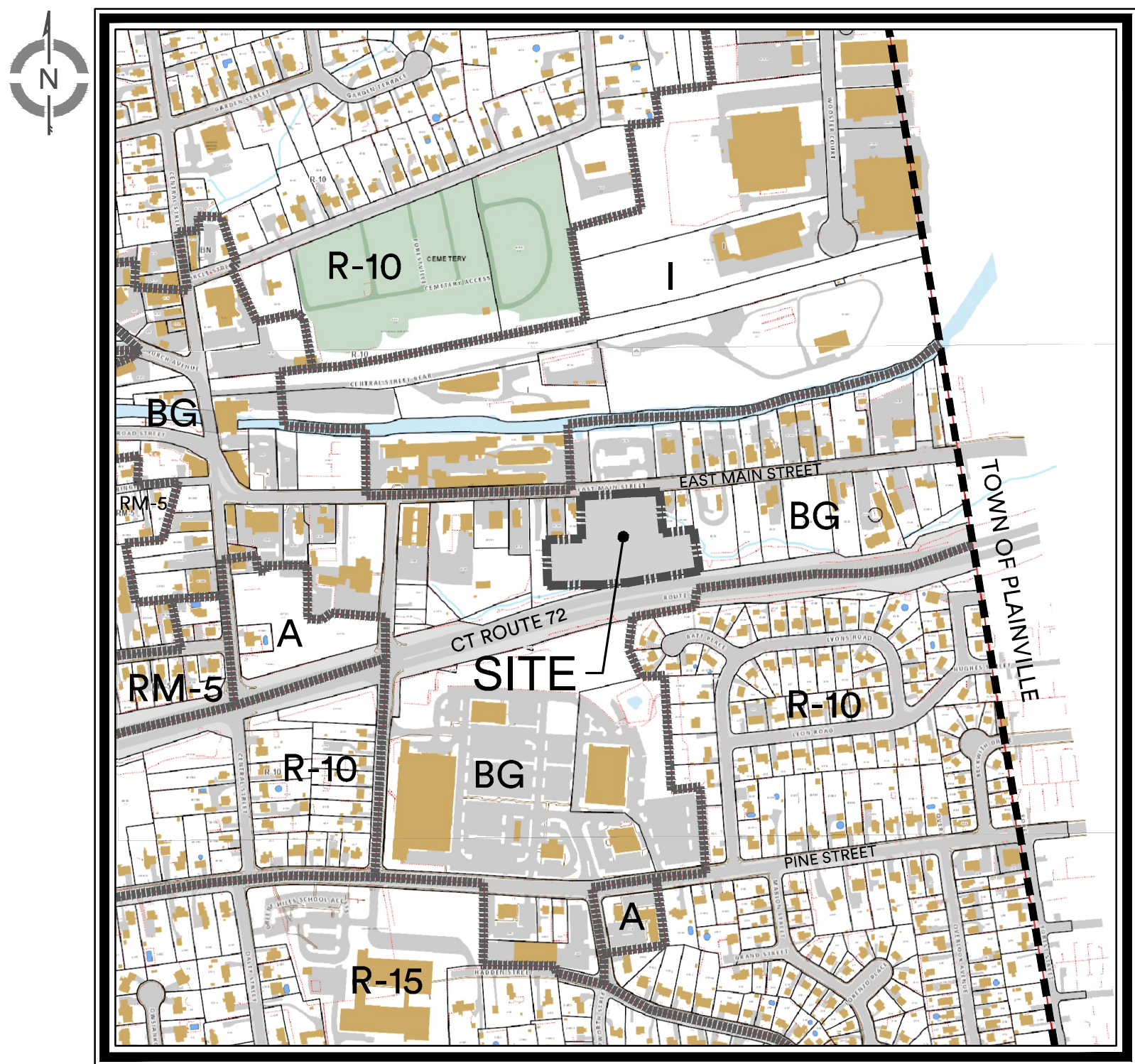
Full Report Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/52190/2076---Stormwater-Management-Report---7-9-26>

Barton N. Bovee, P.E. #13653
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SEAL or STAMP IS AFFIXED HERETO.

Proposed Flex Storage Development

Lot 34+33A East Main Street
Bristol, CT



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property and Topographic Survey
C1	Site Layout & Landscaping Plan
C2	Site Grading & Utility Plan
R1	Wetland Remediation Plan
ES1	Soil Erosion & Sedimentation Control Plan
DB1	Detention Basin Details
D1	Details
D2	Details

Applicant:

Thirty-Three-Thirty Four East Main
Street Assc, LLC
321 Main Street
Bristol, CT

Property Owners:

Thirty-Three-Thirty Four East Main Street Assc, LLC
(Lot 34+33A East Main Street)
321 Main Street
Bristol, CT

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Thirty-Three-Thirty Four
East Main Street Assc, LLC

July 9, 2026

LEGEND

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

SURVEY NOTES:

3. 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 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 Property of Sessions Clock Co., in Bristol, Conn.; Scale:1"=40"; Dated: Nov. 5, 1951 by Adrian M. Matthews." Filed as Vol. 268, Page 55 at the B.L.R..
- b) "Right of Way Survey, City of Bristol, Map Showing Land Acquired from 33-34 East Main Street Associates L.L.C., by The State of Connecticut Department of Transportation Relocation of Route 72; Scale:1"=500"; Dated: February 2001."
- c) "Property Survey, Land of City of Bristol, 172-176 East Main Street, Bristol, Connecticut; Scale:1"=20"; Dated: 02/06/06 by The LRC Group." Filed as Map O-51 at the B.L.R..

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: I

9. Owners:
Thirty-Three-Thirty Four East Main Street Assc, LLC (Lot 34+33A East Main Street)

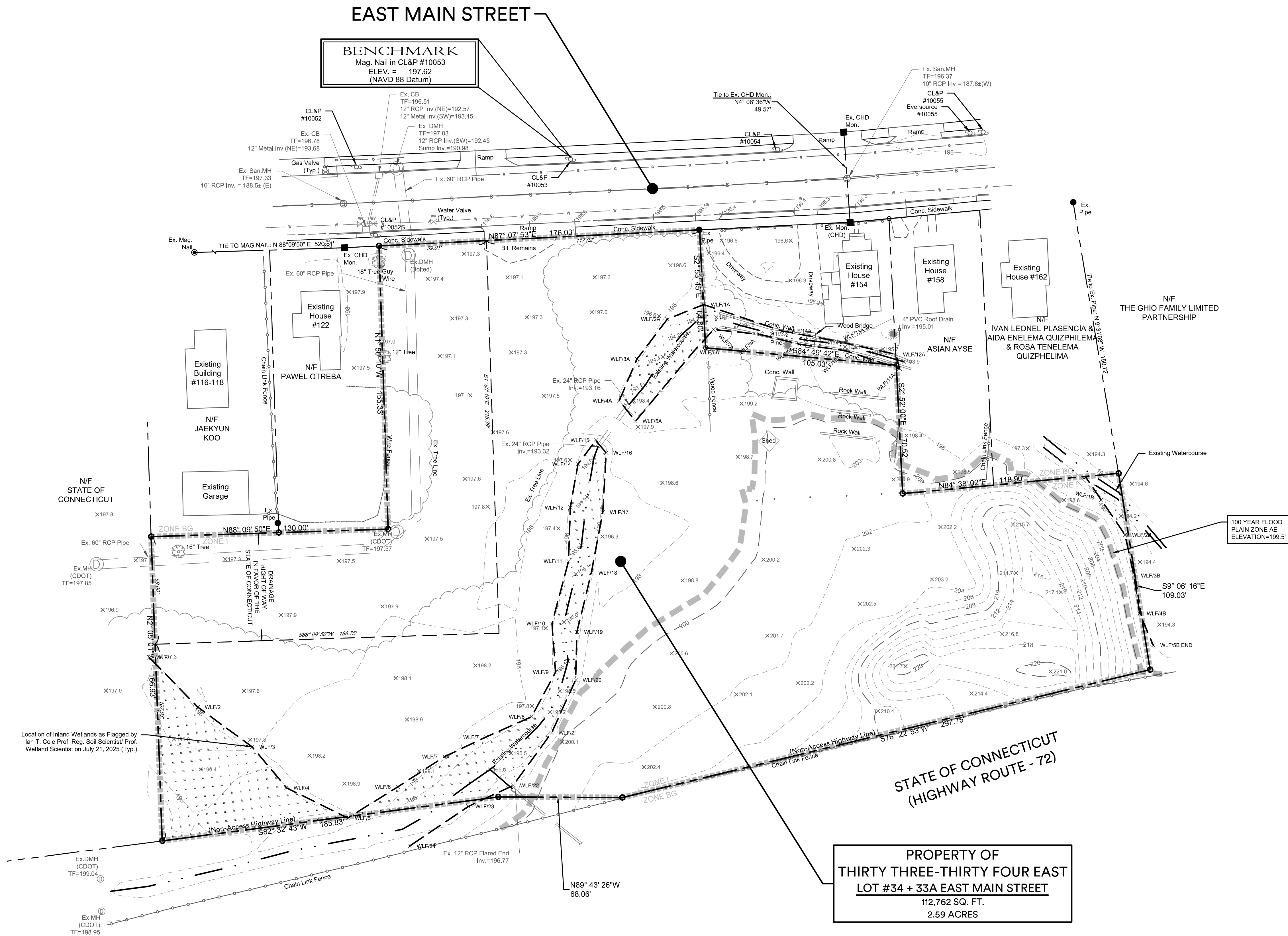
10. City of Bristol Assessors Map #41 Lots #34+33A & 34E

11. Filed in Volume at the City Clerk's office as:
(Lot 34+33A East Main Street) - Volume 1237, Page 996

12. Contour interval is 2 foot.

13. Existing contours generated from field 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.



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


Stephen M. Giudice, L.S.
Reg. No. 70145
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OR STAMP IS AFFIXED HERETO

project #2706		drawn by: SRZ	
Revisions			
Date:	Descriptions:		

PROPERTY & TOPOGRAPHIC SURVEY

PREPARED FOR

**Thirty-Three-Thirty Four East
Main Street Assc, LLC**

Lot 34+33A - Bristol, Connecticut

July 9, 2026

Scale: 1" = 30'

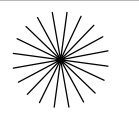
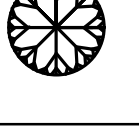
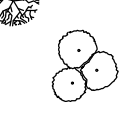
COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #:

S1

DRAWING NAME: P1 Land Project 2706, Cole Construction, Inc., 333A East Main Street, Bristol, CT 06010
DRAWING DATE: 07/09/2026
DRAWING SCALE: 1"=30'
DRAWING SHEET: C1
DRAWING PROJECT: 2706
DRAWING CLIENT: Cole Construction, Inc.
DRAWING DESIGNER: Ian T. Cole
DRAWING CHECKER: Ian T. Cole
DRAWING APPROVER: Ian T. Cole
DRAWING DATE: 07/09/2026
DRAWING SCALE: 1"=30'
DRAWING SHEET: C1
DRAWING PROJECT: 2706
DRAWING CLIENT: Cole Construction, Inc.
DRAWING DESIGNER: Ian T. Cole
DRAWING CHECKER: Ian T. Cole
DRAWING APPROVER: Ian T. Cole

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES				
	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	B & B, 3" CAL.
SHADE TREES				
	1	MORUS RUBRA	RED MULBERRY	B & B, 3" CAL.
		ACER SACCHARUM	SUGAR MAPLE	B & B, 3" CAL.
		TILIA AMERICANA	AMERICAN LINDEN	B & B, 3" CAL.
		QUERCUS MONTANA	CHESTNUT OAK	B & B, 3" CAL.
SHRUBS				
	8	ILEX GLABRA	INKBERRY HOLLY	B&B, 18-24" HT.
		CORNUS SERICEA	REDTWIG DOGWOOD	3 GAL, HEAVY, FULL
		RHODODENDRON PERICLYMENOIDES	PINKTER BLOOM AZALEA	3 GAL, HEAVY, FULL
		KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		SAMBUCUS CANADENSIS	ELDERBERRY	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	16	FESTUCA OVINA GLAUCA 'ELIJAH'	ELIJAH BLUE FESCUE	1 GALLON
		ANDROPOGON GERARDI	BIG BLUESTEM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. 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.

LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces	1 Tree / 2 Shrubs	1 Tree / 2 Shrubs

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: Self Storage Facility (12,250 sq. ft.): 0.1 space per 1,000 sq ft of production/storage space + 3.0 per 1,000 sq. ft. office space	$(\frac{12250}{1000} = 1.27 \times 3 = 3.82 \approx 4) + (\frac{3225}{1000} = 3.225 \times 1 = 3.23 \approx 3) = 7$	12
HANDICAP PARKING	1-25 Spaces = 1	1
TOTAL # OF SPACES	6 (INCLUDING H.C.)	12 (INCLUDING H.C.)

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	I	I
PROPOSED ZONE	I	I
PROPOSED USE	-	Flex Storage
LOT AREA	25,000 sq. ft.	120,274 sq. ft.
LOT WIDTH	100 ft	280.04+ ft
FRONT YARD SETBACK	15 ft	32.4 ft
SIDE YARD SETBACK	15 ft	61.9 ft
REAR YARD SETBACK	15 ft	16 ft
MAX. BUILDING HEIGHT	50 ft	≤ 50 ft
MAX. BUILDING COVERAGE	50%	± 10.19%
MAX. IMPERVIOUS COVERAGE	90%	± 59.11%











































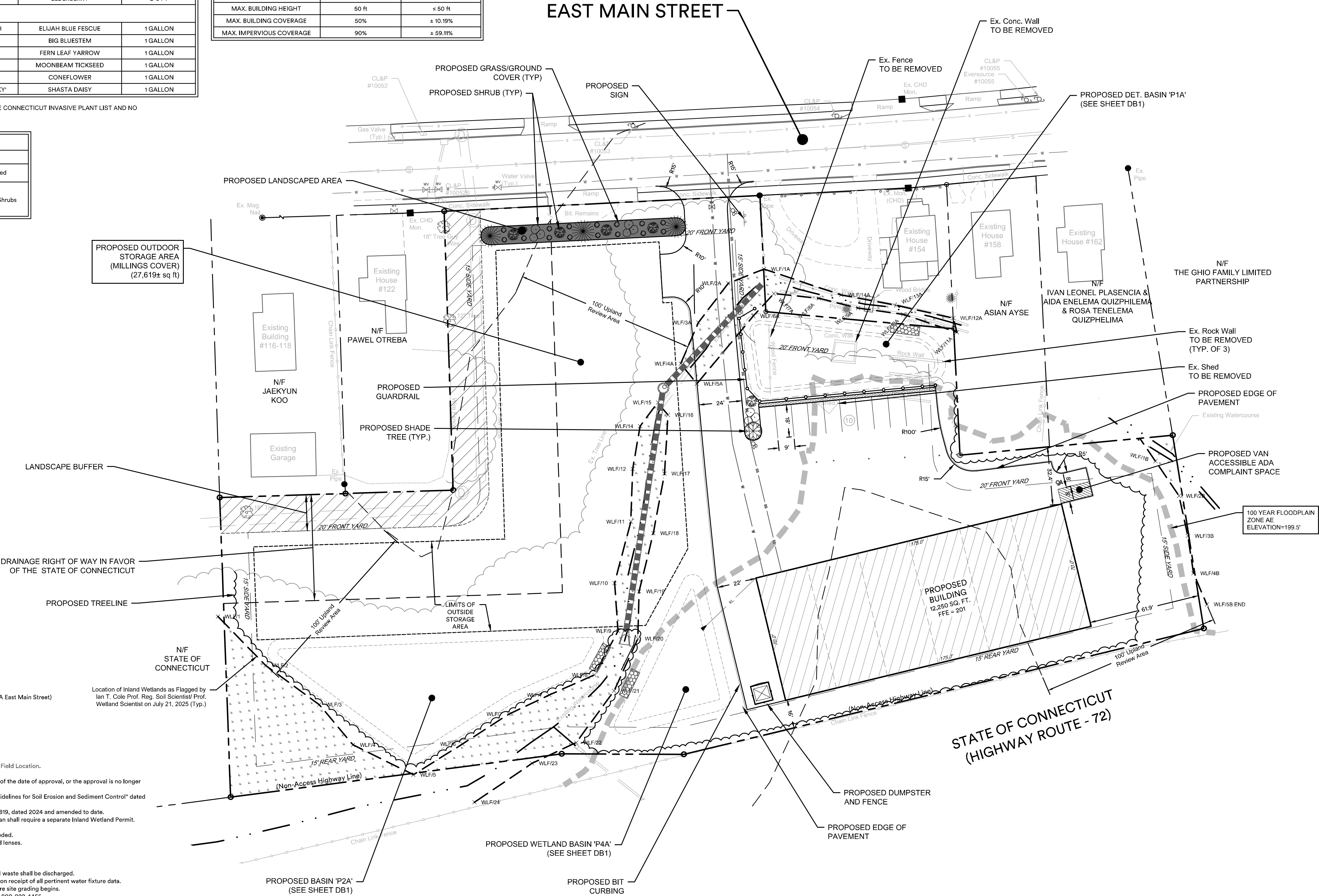




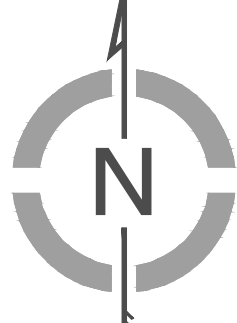








- SITE PLAN NOTES:**
- Owner: Thirty-Three-Thirty Four East Main Street Assc, LLC (Lot 34+33A East Main Street)
 - Applicant: Thirty-Three-Thirty Four East Main Street Assc, LLC
 - Street #: Lot 34+33A East Main Street
 - Area of Parcel: Lot #34 + 33A East Main Street - 112,762, 2.59 Acres
 - Parcel is zoned: I
 - Present use: Vacant
 - Proposed use: Flex Storage
 - Wetlands are present per Flagger by Professional Wetland Scientist and Field Location.
 - Site to be serviced by local water and sewer.
 - 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.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 819, dated 2024 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - Roof drains shall tie into the proposed drainage system.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
 - Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
 - All existing utilities are from best available information; contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - 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.
 - Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.



NORTH
NAD 83



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PROPOSED FLEX STORAGE
DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

PROJECT: Drawn By: NMS

Date: July 9, 2026

Revisions:	Descriptions:
Date:	

Scale: 1"=30'

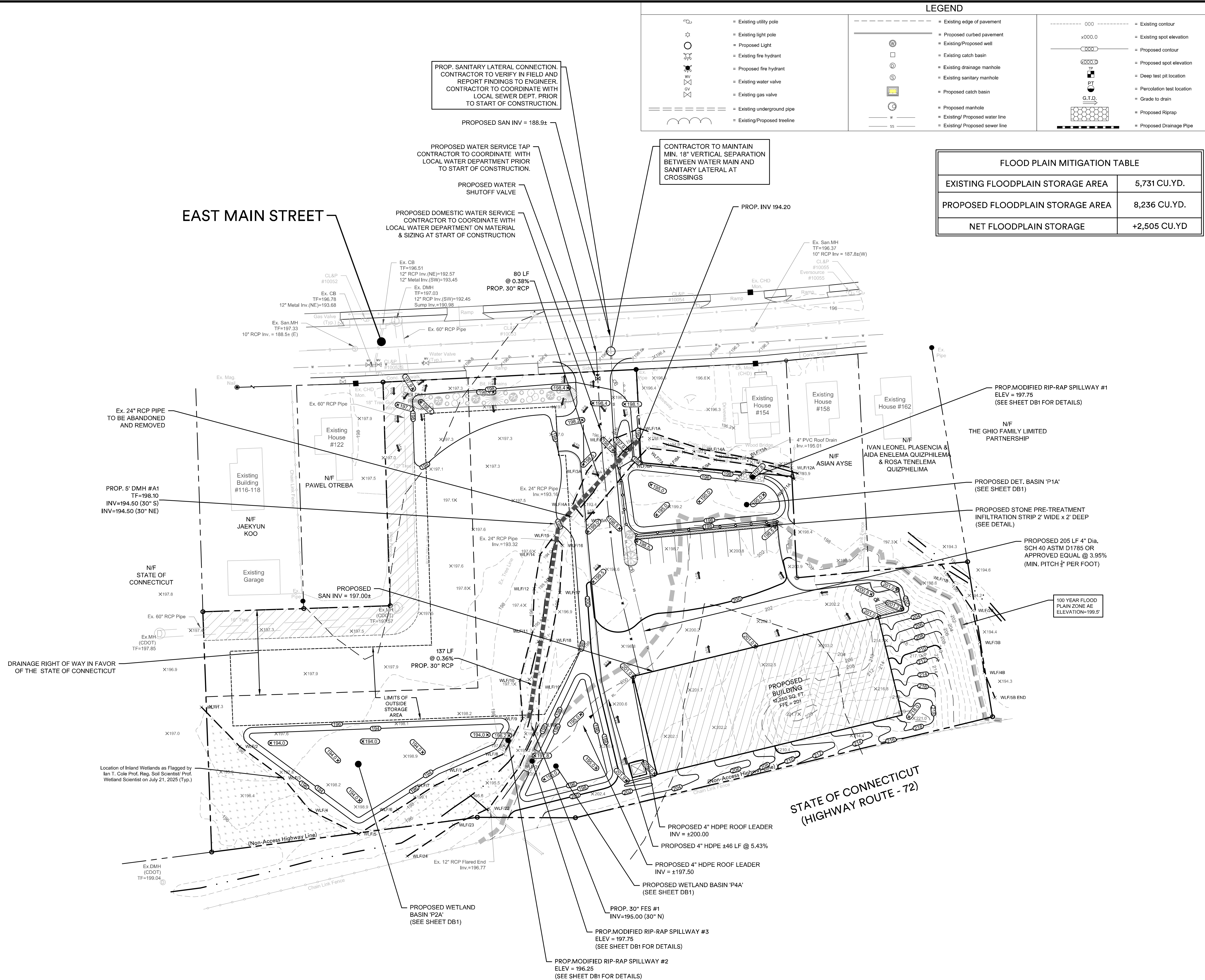
100 YEAR FLOODPLAIN
ZONE AE
ELEVATION=199.5'

Barton N. Bovee P.E.
Reg. No. 13653
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OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT &
LANDSCAPING

Sheet #:
C1

Page 23



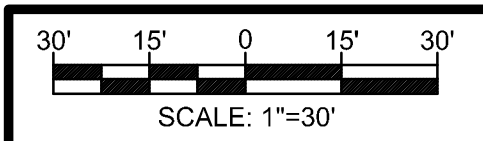
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plantsville, ct 06479
colecivil.com
860.628.4484

**PROPOSED FLEX STORAGE
DEVELOPMENT**

PROJECT: _____

PREPARED FOR: _____

[illegible]


Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:

**SITE GRADING AND
UTILITIES**

Sheet #:

C2

WETLAND SHRUB PLANTINGS LIST

Highbush Blueberry - *Vaccinium corymbosum* 3' Tall
 Sweet pepperbush - *Clethra alnifolia* 2-3' Tall
 Silky dogwood - *Cornus amomum*, 2-3' Tall
 Black Chokeberry - *Aronia melanocarpa*, 2-3' Tall
 Spicebush - *Lindera benzoin*, 2-3' Tall

TOTAL NUMBER OF PLANTINGS SHALL BE A MINIMUM OF 70 PLANTINGS AND DISPERSED EVENLY AND APPROPRIATELY WITH THE GUIDANCE OF THE SOIL SCIENTIST. ADDITIONAL PLANTING MAY BE REQUIRED BY SOIL SCIENTIST. TOTAL NUMBER OF EACH INDIVIDUAL PLANT SPECIES SHALL BE REASONABLY DISTRIBUTED. SUBSTITUTIONS MAY BE MADE BY SOIL SCIENTIST IF AVAILABILITY BECOMES AN ISSUE.

SEEDING MIXES

Embankment zone - FACW Wetland Meadow Mix - ERNMX-122
Wetland floor / inundation zone - OBL Wetland Mix - ERNMX-131
Mixes to be planted at a rate of 20 lbs. / acre

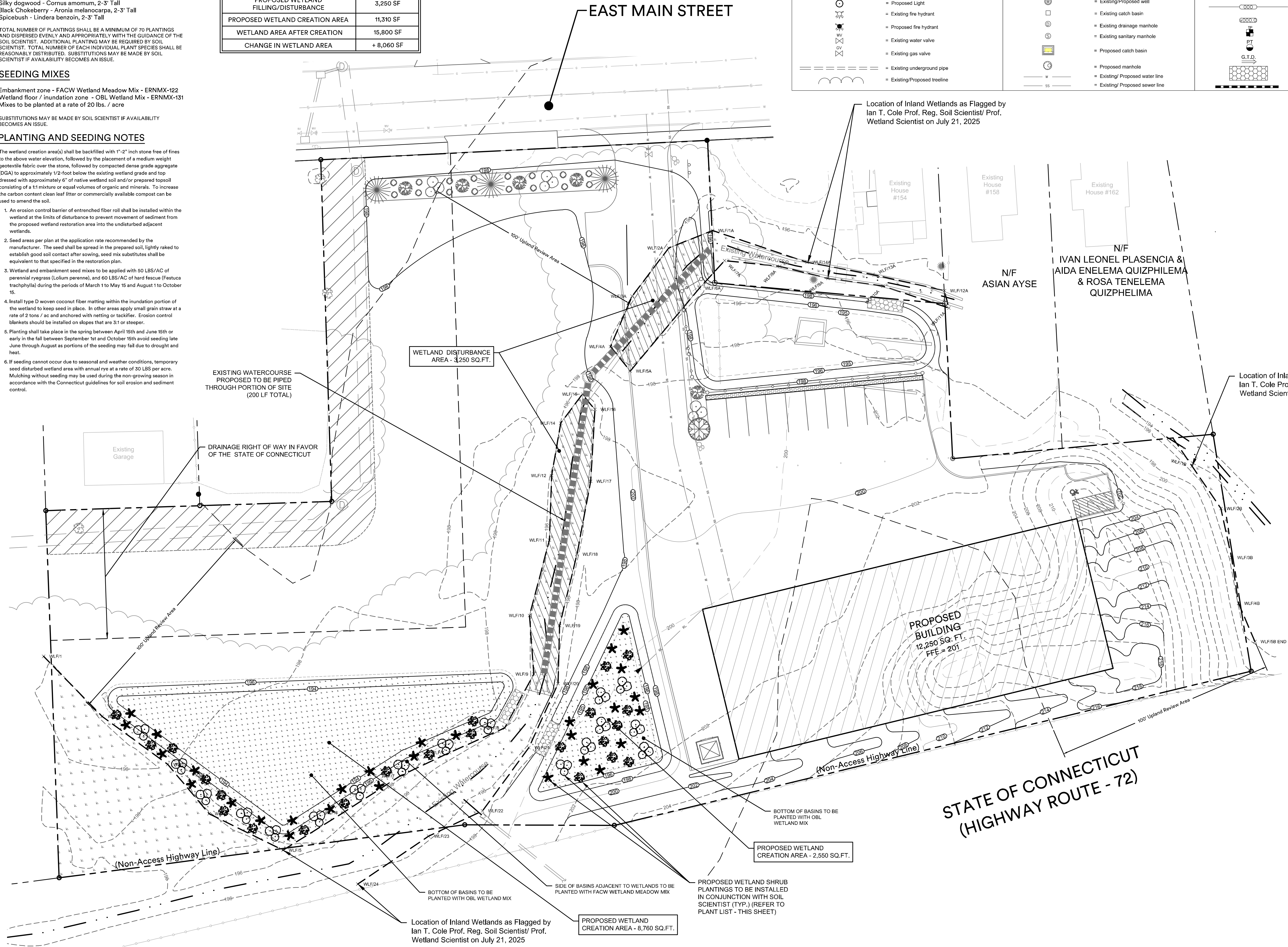
SUBSTITUTIONS MAY BE MADE BY SOIL SCIENTIST IF AVAILABILITY BECOMES AN ISSUE.

PLANTING AND SEEDING NOTES

The wetland creation area(s) shall be backfilled with 1'-2" inch stone free of fines to the above water elevation, followed by the placement of a medium weight geotextile fabric over the stone, followed by compacted dense grade aggregate (DGA) to approximately 1/2-foot below the existing wetland grade and top dressed with approximately 6" of native wetland soil and/or prepared topsoil consisting of a 1:1 mixture or equal volumes of organic and minerals. To increase the carbon content clean leaf litter or commercially available compost can be used to amend the soil.

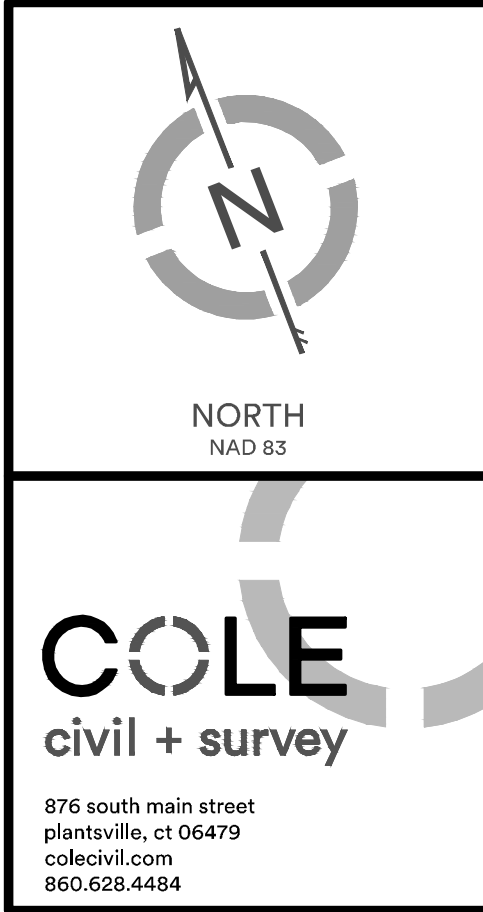
1. An erosion control barrier of entrenched fiber roll shall be installed within the wetland at the limits of disturbance to prevent movement of sediment from the proposed wetland restoration area into the undisturbed adjacent wetlands.
2. Seed areas per plan at the application rate recommended by the manufacturer. The seed shall be sown in the prepared soil, lightly raked to establish good soil contact after sowing, seed mix substitutes shall be equivalent to that specified in the restoration plan.
3. Wetland and embankment seed mixes to be applied with 50 LBS/AC of perennial ryegrass (*Lolium perenne*), and 60 LBS/AC of hard fescue (*Festuca trachypachya*) during the periods of March 1 to May 15 and August 1 to October 15.
4. Install type D woven coconut fiber matting within the inundation portion of the wetland to keep seed in place. In other areas, apply mulch grain straw at a rate of 2 tons / ac and anchored with netting or tacking. Erosion control blankets should be installed on slopes that are 3:1 or steeper.
5. Planting shall take place in the spring between April 15th and June 15th or early in the fall between September 1st and October 15th avoid seeding late June through August as portions of the seeding may fail due to drought and heat.
6. If seeding cannot occur due to seasonal and weather conditions, temporary seed disturbed wetland area with annual ryegrass at a rate of 30 LBS per acre. Mulching without seeding may be used during the non-growing season in accordance with the Connecticut guidelines for soil erosion and sediment control.

WETLAND FILLING/CREATION	
EXISTING WETLAND AREA ON SITE	7,740 SF
PROPOSED WETLAND FILLING/DISTURBANCE	3,250 SF
PROPOSED WETLAND CREATION AREA	11,310 SF
WETLAND AREA AFTER CREATION	15,800 SF
CHANGE IN WETLAND AREA	+ 8,060 SF

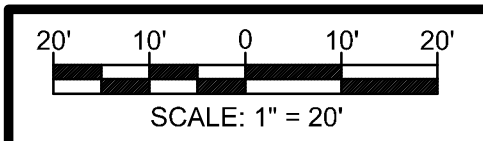


LEGEND

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



PROJECT: PROPOSED FLEX STORAGE DEVELOPMENT Lot 34+33A East Main Street - Bristol, CT	PREPARED FOR: THIRTY-THREE-THIRTY FOUR EAST MAIN STREET ASSC, LLC
---	--

[illegible]

Ian Cole, LLC
Professional Registered Soil Scientist /
Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457

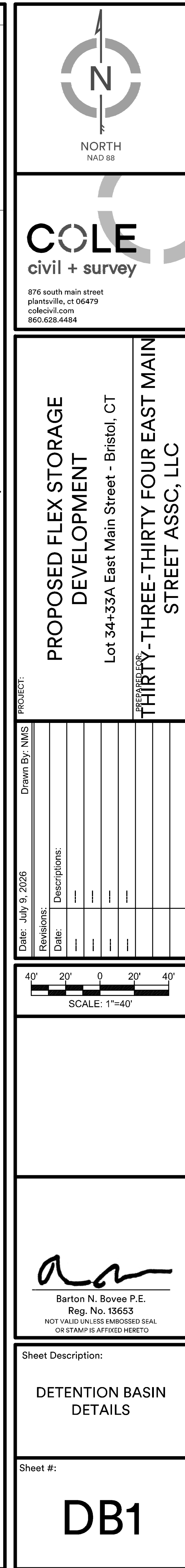

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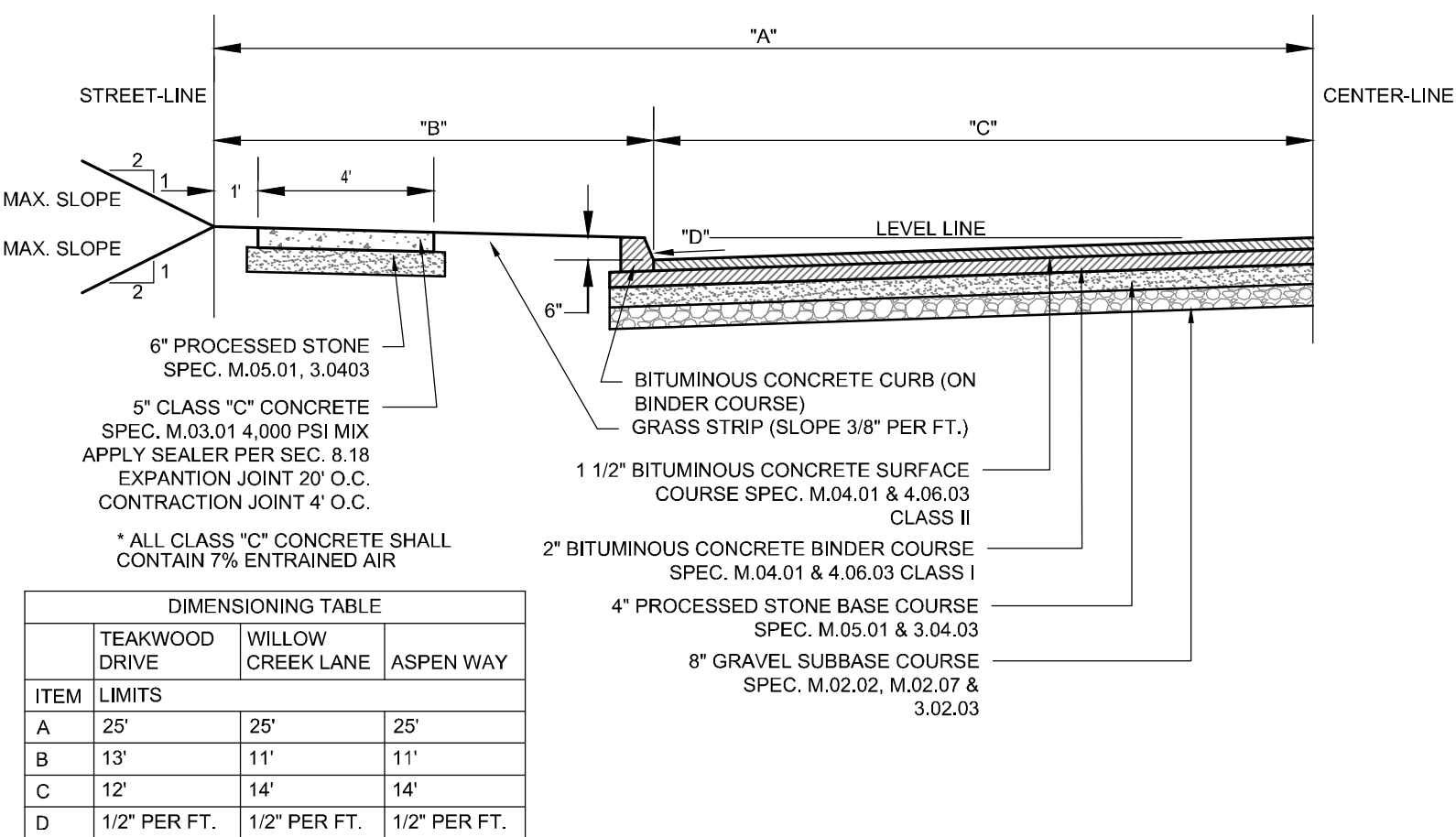
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**WETLAND
REMEDIATION PLAN**

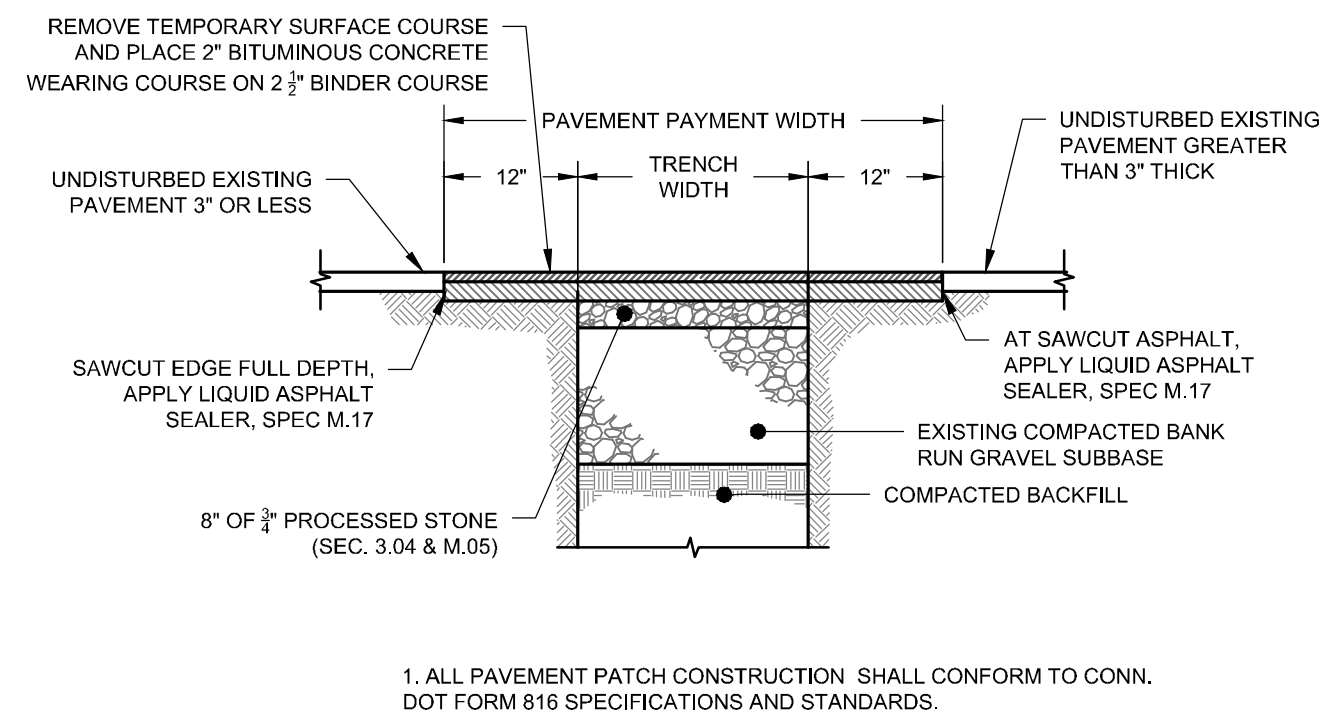
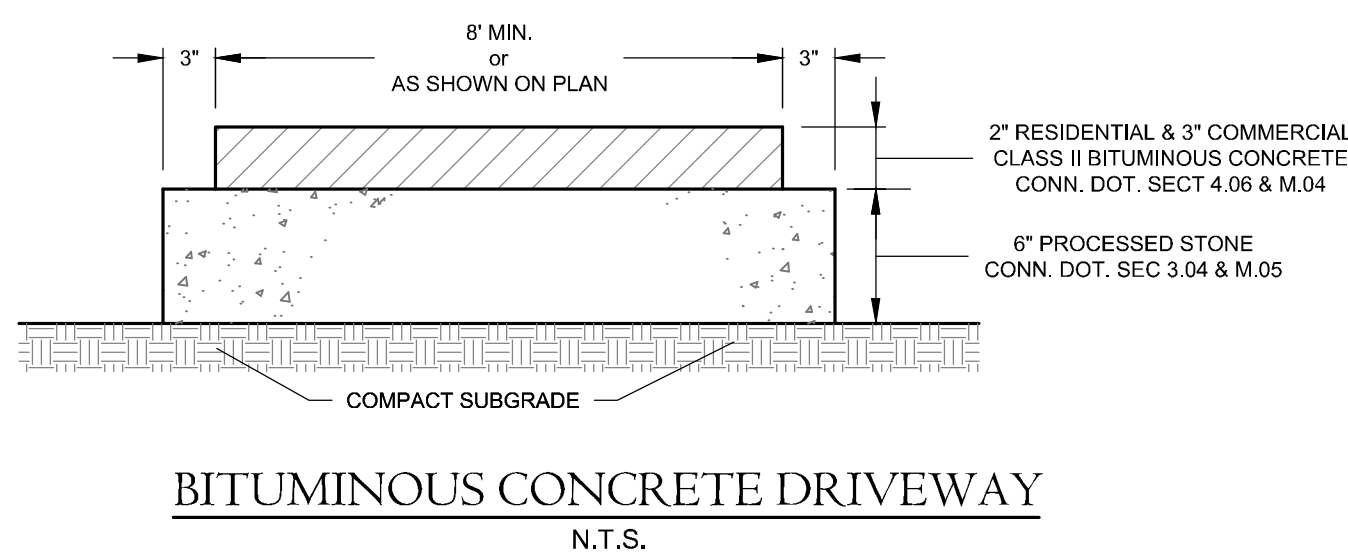
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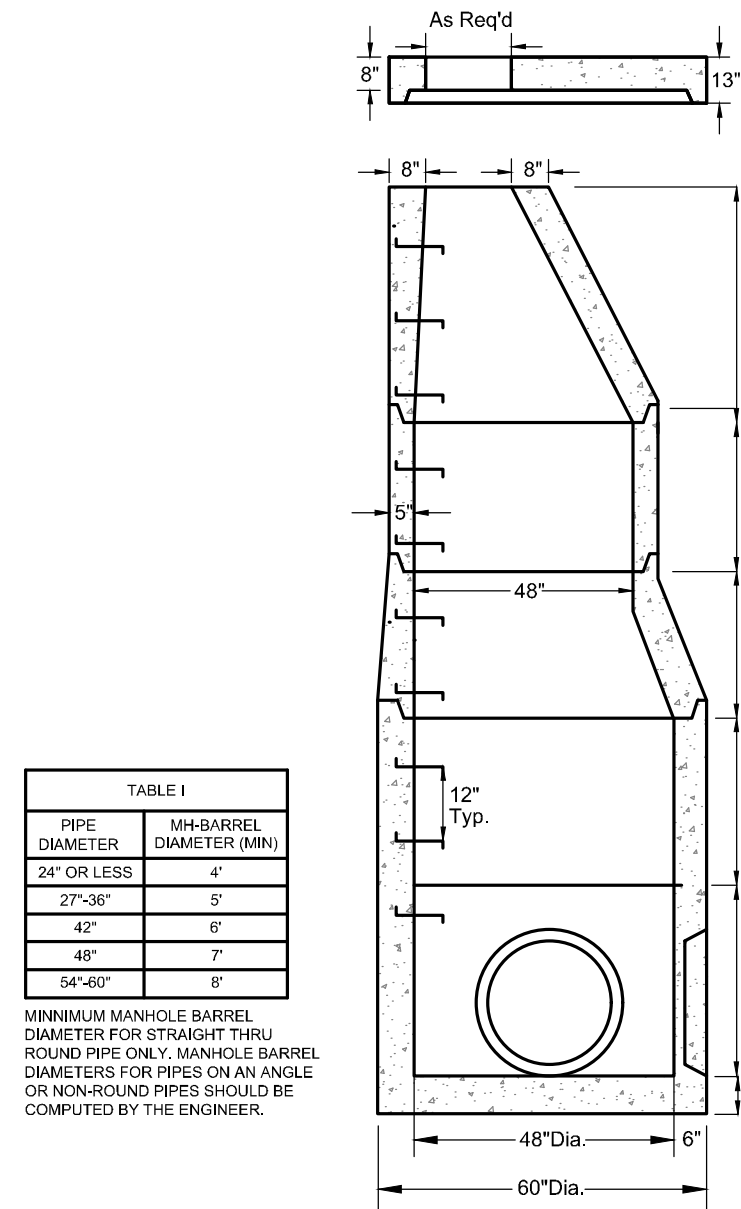
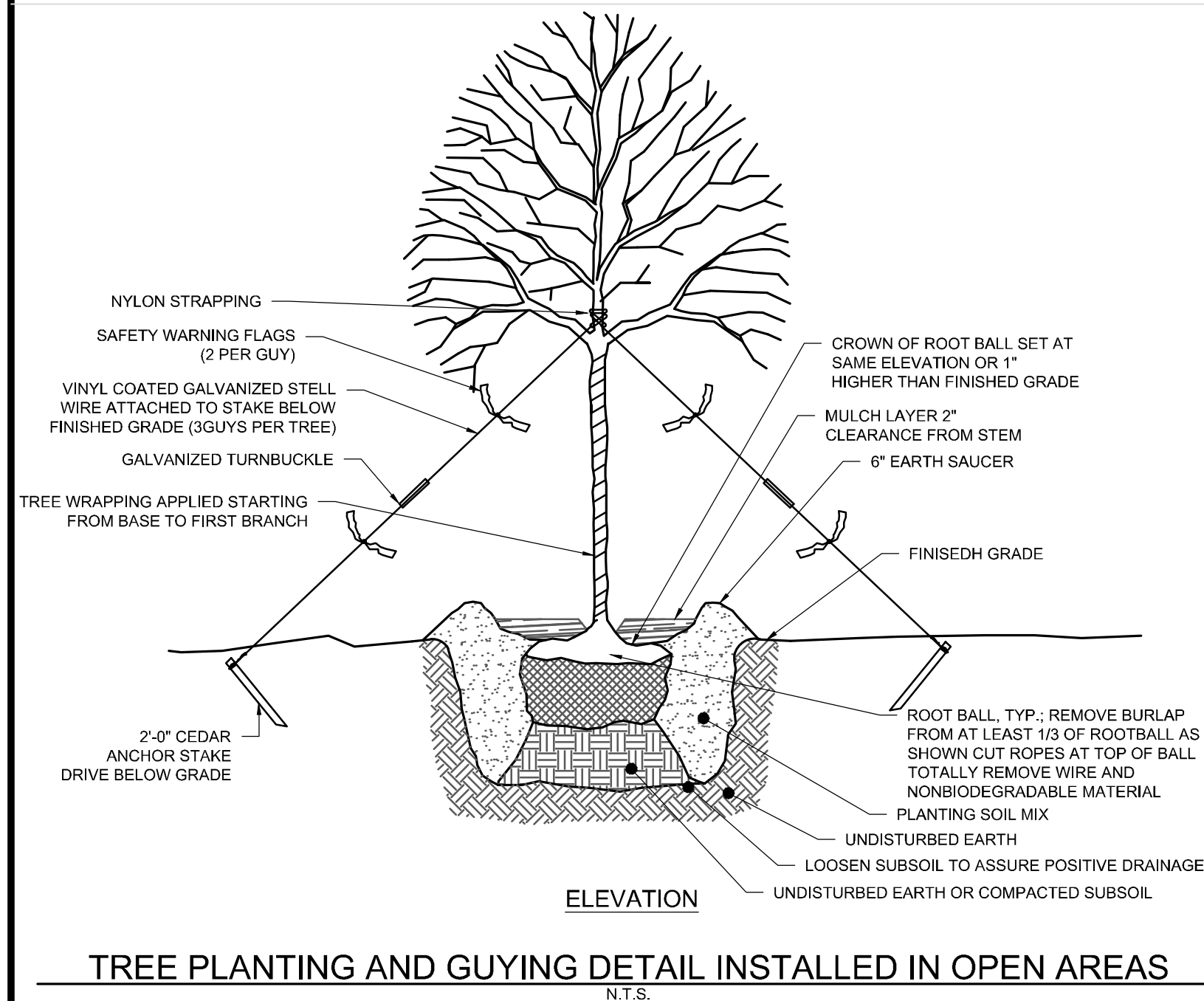




STANDARD ROAD SECTION FOR CONSTRUCTION OF
ROADWAY AND SIDEWALK
N.T.S.



PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

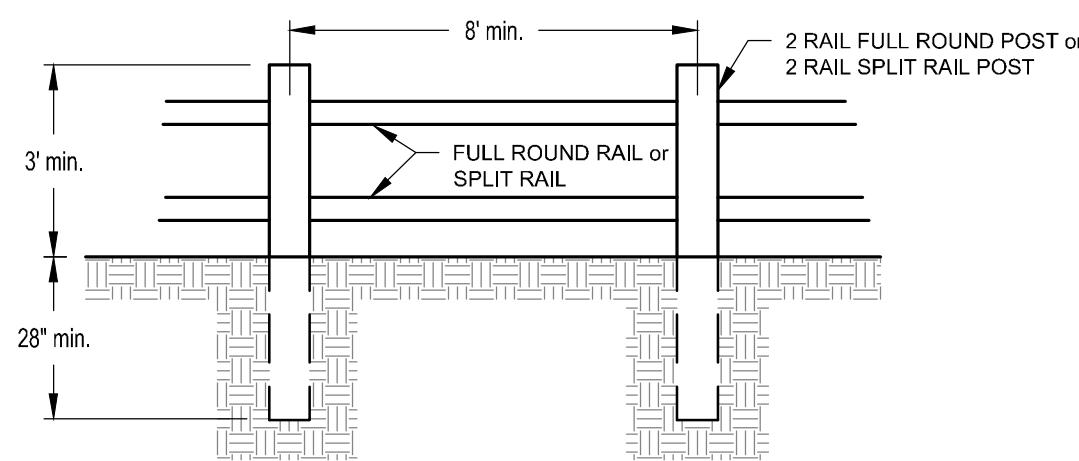


PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

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.

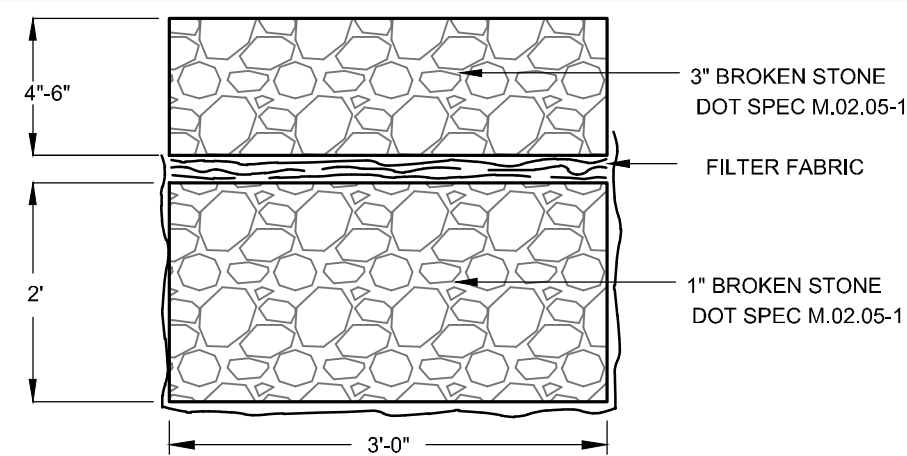
- NOTES:
1. Reinforcing steel conforms to latest ASTM A185 Spec. 0.24 sq. in./lin. ft. and 0.24 sq. in. (both ways) base bottom. Flat slab tops for AASHTO H20-44.
 2. Reinforcing steel conforms to latest ASTM A185 Spec. 0.12 sq. in./lin. ft. and 0.12 sq. in. (both ways) base bottom.
 3. Concrete compressive strength - 4,000 PSI - 28 days.
 4. Manhole design specifications conform to latest ASTM C478 Spec. for "Precast Concrete Manhole Sections".
 5. One pour monolithic base.
 6. Steel Reinforced Copolymer Polypropylene plastic film (PS2-PPSL M.A. INDUSTRIES, INC.) conforms to latest ASTM C478 PARA-11.
 7. Butyl Rubber Section Joint conforms to latest ASTM C443 Spec and SPECIAL FEDERAL SPEC. SS-3406.
 8. When specified Manholes coated with KOPPERS SUPER SERVICE BLACK or equal.

STORMWATER
PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



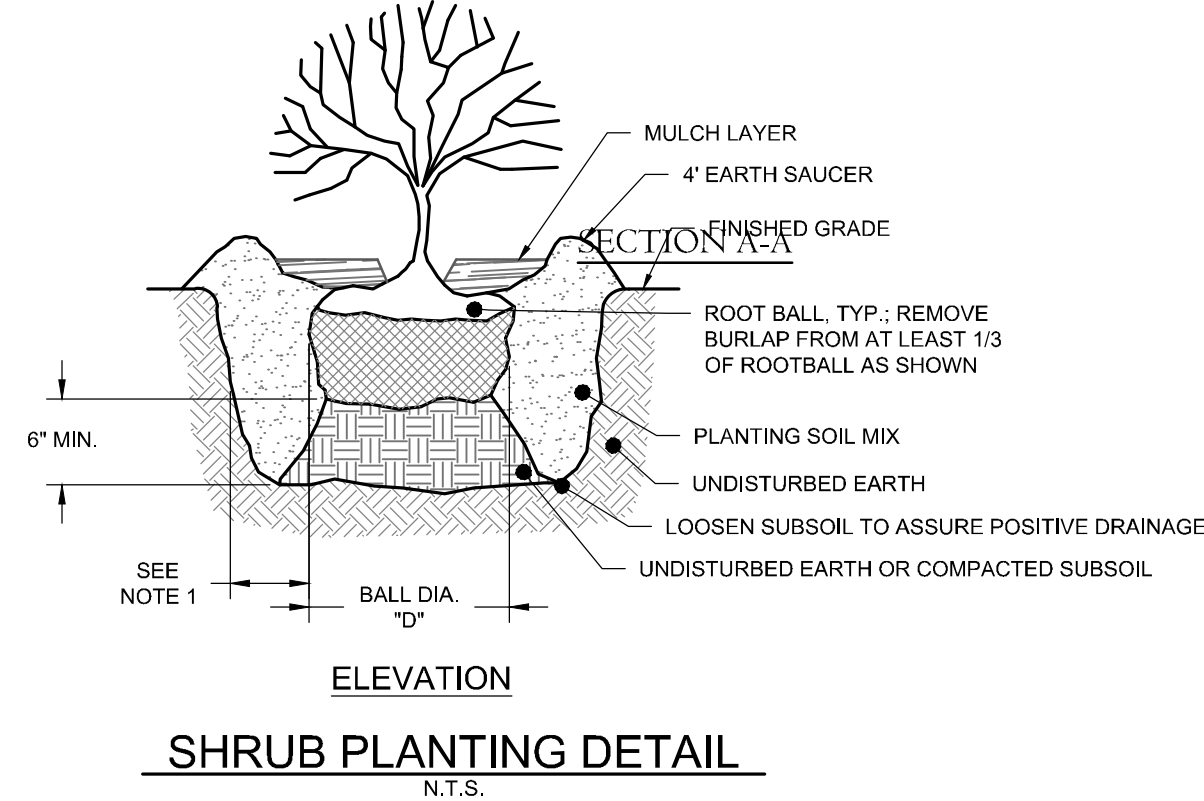
- NOTES:
1. FENCE MAY BE SPLIT RAIL OR FULL ROUND STYLE TO BE SELECTED BY OWNER.
2. WOOD MATERIALS SHALL BE PRESSURE TREATED WITH ACQ CHEMICALS.
3. ALL FASTENERS SHALL BE CORROSIVE RESISTANT

GUARDRAIL
N.T.S.

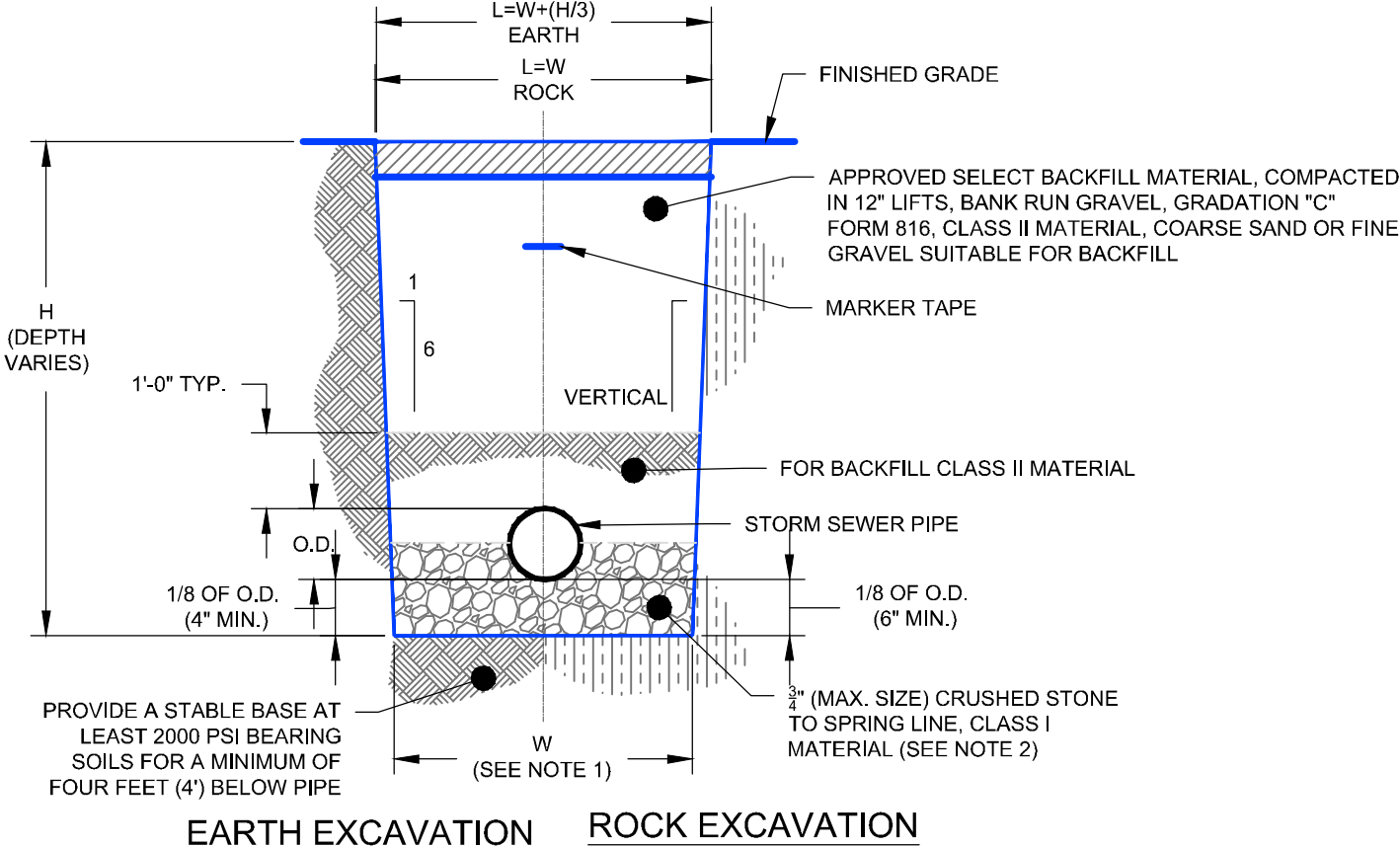


INFILTRATION TRENCH
N.T.S.

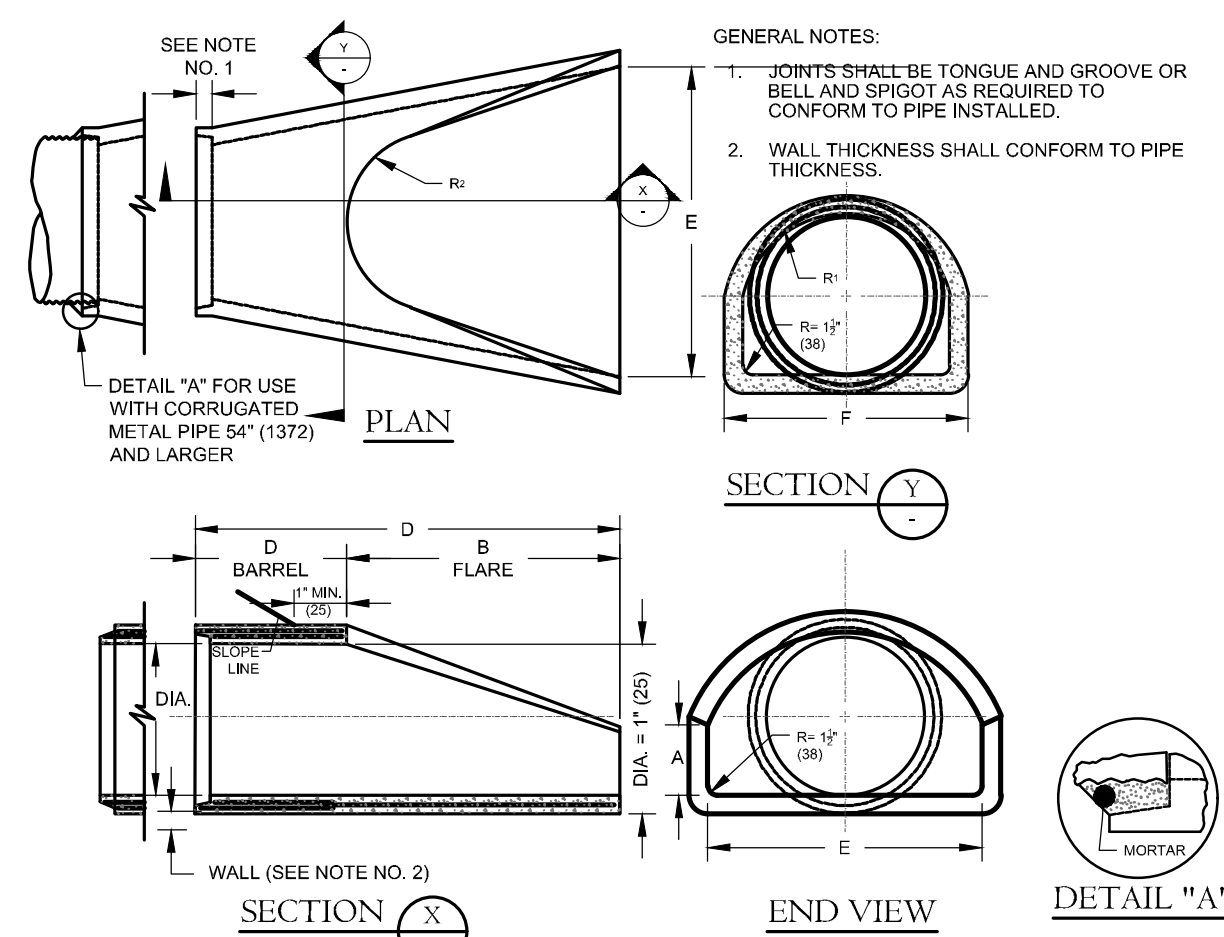
- NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D'. 6 INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18".



- NOTES:**
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6' OR LESS THAN, PAYMENT WIDTH (W) $\geq 24'$; WHERE PIPE O.D. IS GREATER THAN 6' BUT LESS THAN OR EQUAL TO 36" THEN $W = O.D. + 24"$; WHERE PIPE O.D. IS GREATER THAN 36" THEN $W = O.D. + 36"$.
 2. IF AVAILABLE 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 DEPTHS SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.

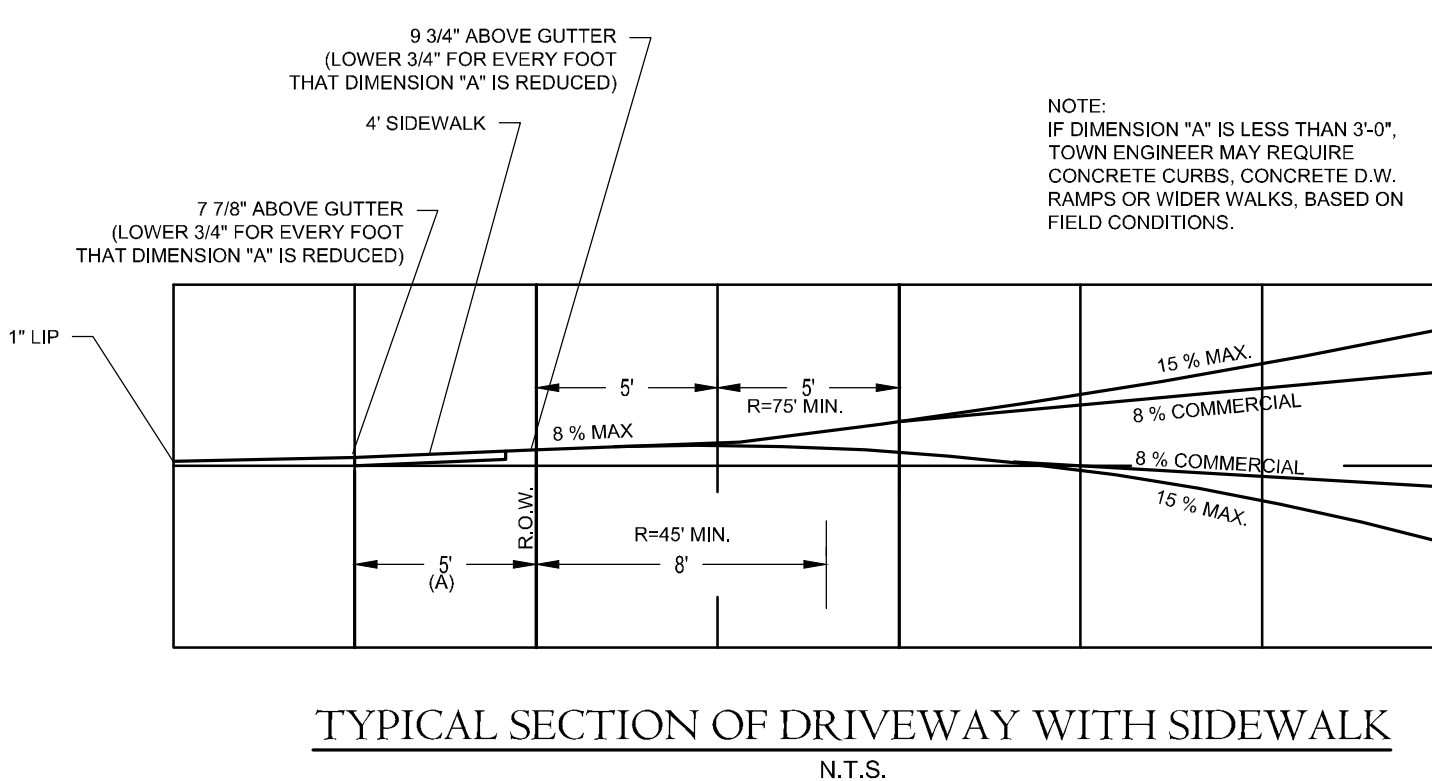


STORM CLASS 'C' TRENCH DETAIL
N.T.S.

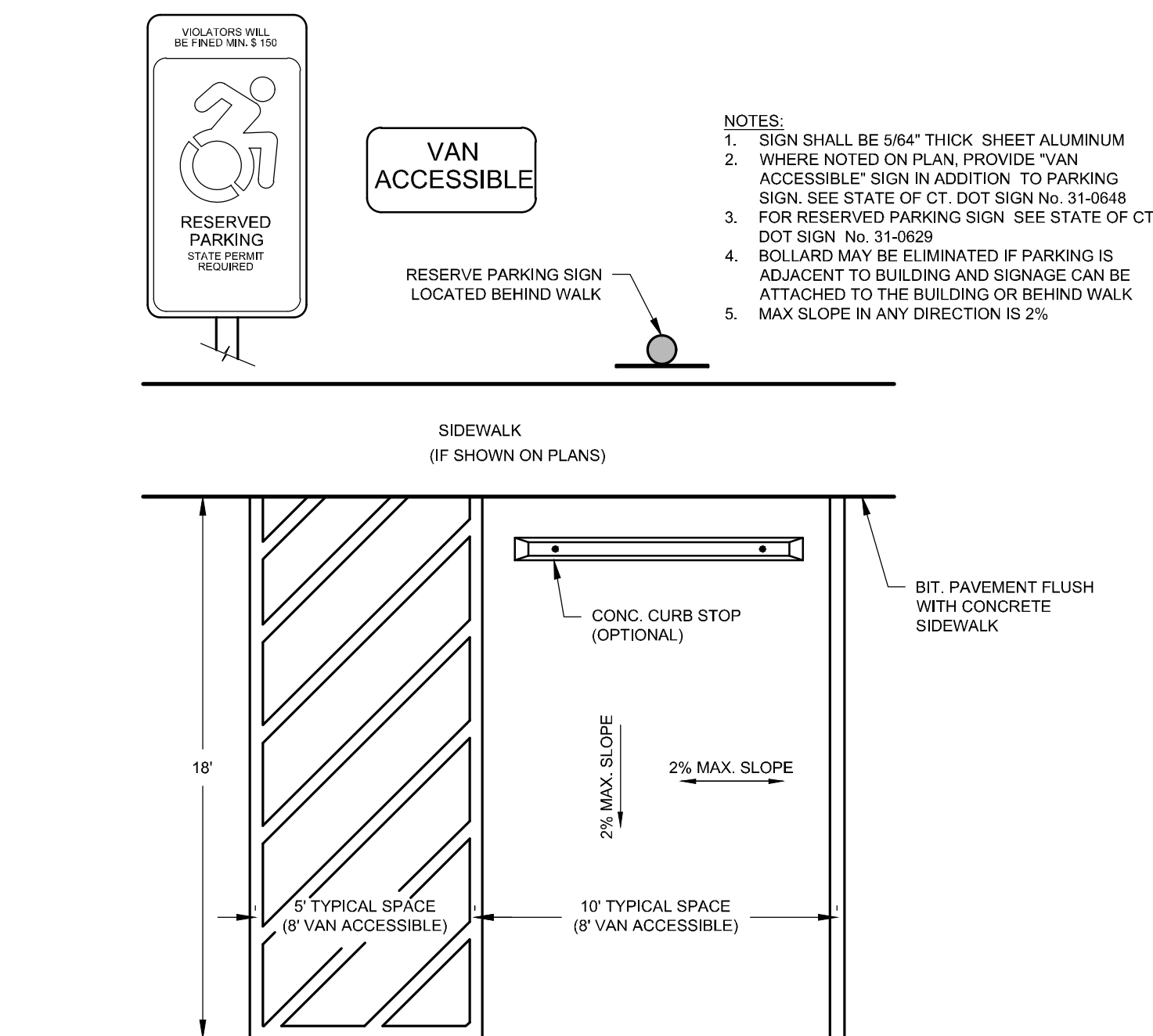


ENHANCER FOR REINFORCED CONCRETE CLUSTERS (END)										FLUKE REINFORCING		
										ONE LAYER FLUKE IN CENTER OF WALL		
EPAS	A1	A2	B1	B2	C1	D	E	F	G	R ₁	R ₂	FLUKE REINFORCING LOCALIZATION RATIO OF FLUKE TO TRANSVERSE STEEL
17005	111521	701618	41281241	10511511	701618	10511511	10511511	10511511	10511511	10511511	10511511	0.0484
17006	111521	701618	41281241	10511511	701618	10511511	10511511	10511511	10511511	10511511	10511511	0.0484
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211633	112259	731066	51011881	10511511	731066	10511511	10511511	10511511	10511511	10511511	10511511	0.0500
210173	112004	621065	41210611	10511511	621065	10511511	10511511	10511511	10511511	10511511	10511511	0.0500
30702	110001	41611311	11051021	10511511	41611311	10511511	10511511	10511511	10511511	10511511	10511511	0.0500
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REINFORCED CONCRETE CULVERT END
N.T.S.

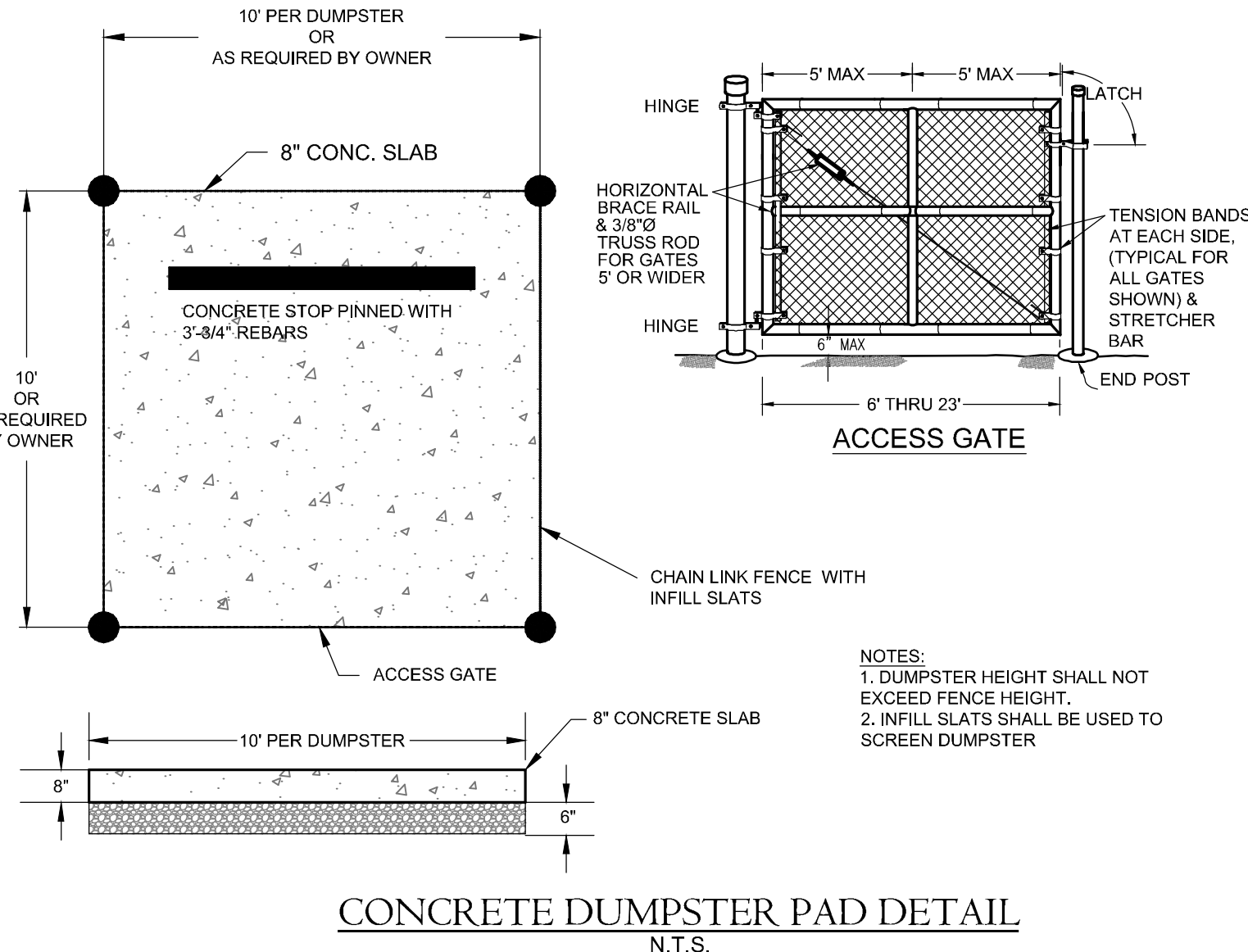
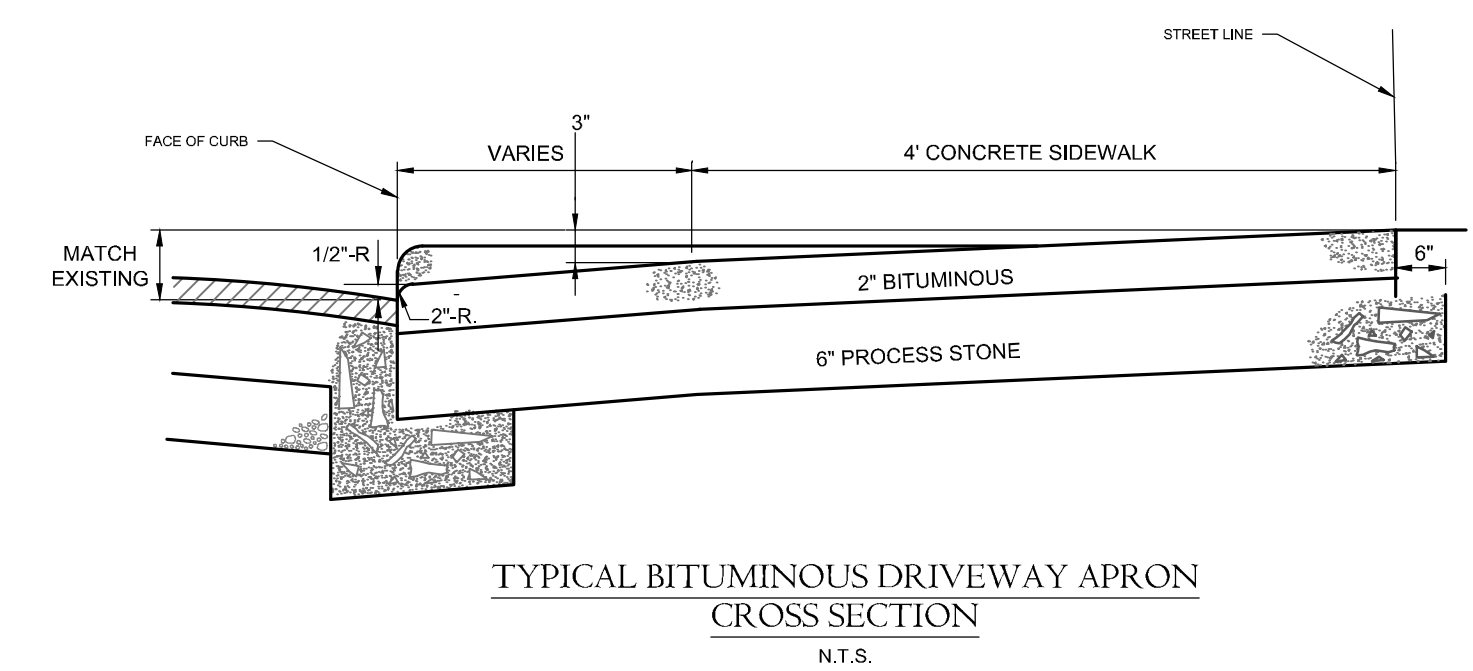


TYPICAL SECTION OF DRIVEWAY WITH SIDEWALK
N.T.S.



- NOTES:**
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
 2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN NO. 31-0648
 3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN NO. 31-0629
 4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
 5. MAX SLOPE IN ANY DIRECTION IS 2%

RESERVED PARKING SPACE
TYPICAL & VAN ACCESSIBLE
N.T.S.



- NOTES:**
1. DUMPSTER HEIGHT SHALL NOT EXCEED FENCE HEIGHT.
2. INFILL SLATS SHALL BE USED TO SCREEN DUMPSTER

CONCRETE DUMPSTER PAD DETAIL
N.T.S.

COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED FLEX STORAGE DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

Date: July 9, 2026

[illegible]

NOT TO SCALE

Sheet Description:

DETAILS

Sheet #:

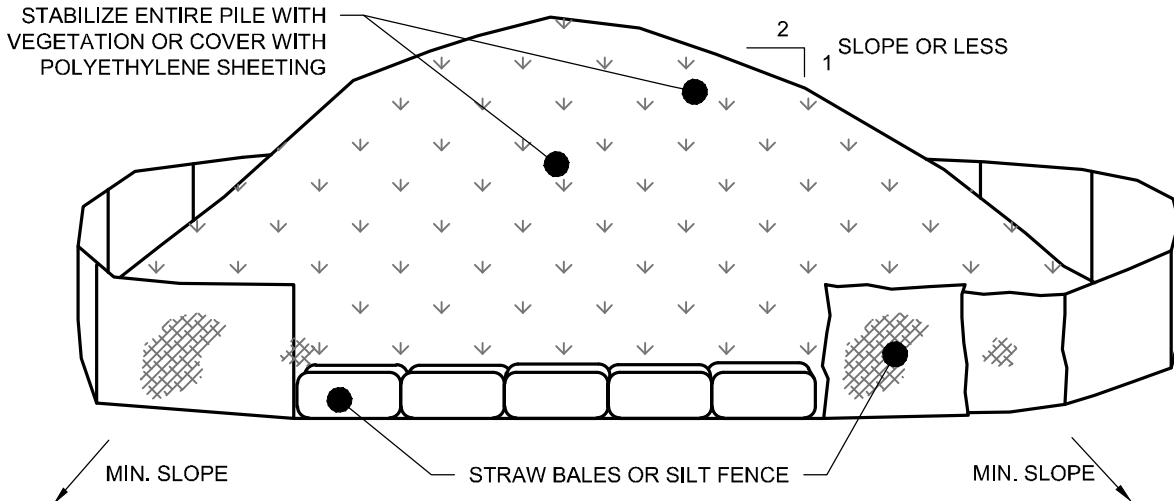
D1

The diagrams show the following steps:

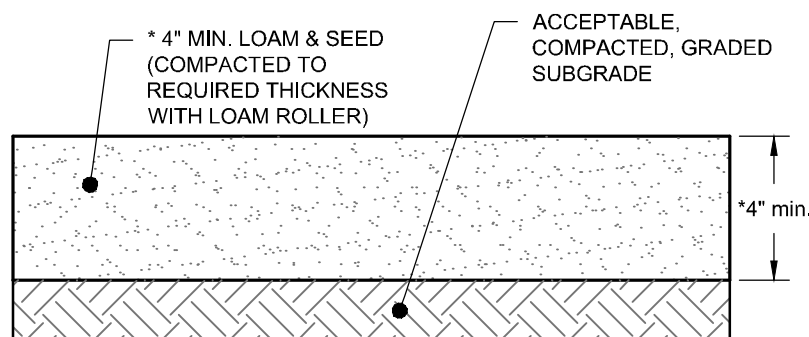
- 1. Set posts and excavate a 6"x6" trench, set post downslope.** The diagram shows a post being set into a trench. The trench is labeled "100'00'00" and the depth is "12" Min. Depth". The post is angled "10° upslope for stability and self cleaning".
- 2. Staple the wire mesh fencing to end post.** The diagram shows the wire mesh fencing being stapled to the post.
- 3. Attach filter fabric to the wire fencing and extend it to the trench.** The diagram shows the filter fabric being attached to the wire fencing and extended into the trench.
- 4. Back fill the trench and compact the excavated soil.** The diagram shows the trench being filled with "Compacted Back Fill".

NOTES:

1. AREA CHOOSE FOR STOCKINGS 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 FRAMING OF LOGS 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 THE SURFACE OF THE STOCKPILE AND THE STOCKPILE IS COVERED WITH POLYETHYLENE SHEETING.
5. PERMEABILITY, OR ARE EXTREMELY ACIDIC, IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.
6. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL, FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
7. STOCKPILING OF TOPSOIL SHOULD BE DONE UNDER IDEAL WEATHER CONDITIONS, SUCH AS NONWET, LATE COOL, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURES(S) SELECTED SHOULD BE USED FOR A MINIMUM OF ONE YEAR TO STABILIZE THE STOCKPILE.
8. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

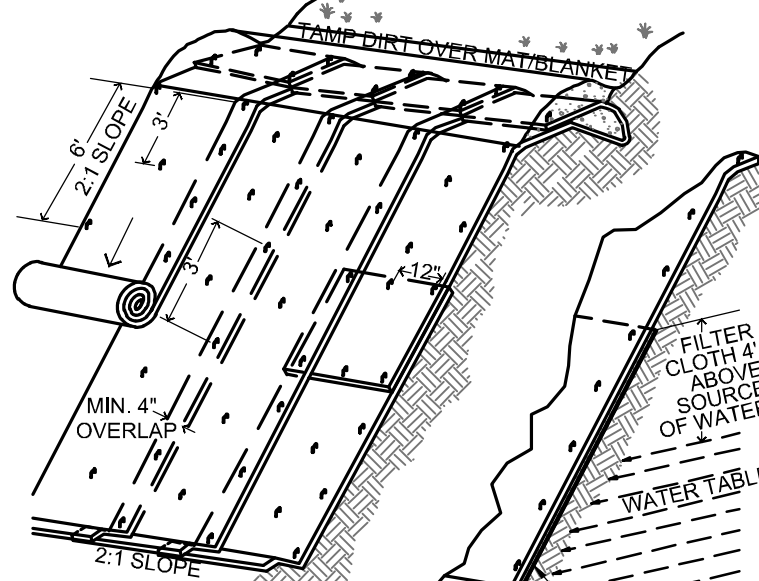
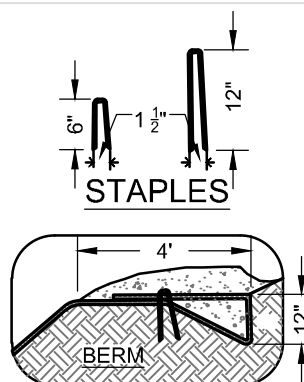


GENERIC SEED MIXTURE	or	SESC MANUAL SEED MIXTURE
- 25-30% KENTUCKY BLUE GRASS		PERMANENT GRASS SEEDING
80% GERMINATION		PER FIGURE PS-2 & PS-3 OF THE
- 30-35% RED FESCUE 90% GERMINATION		2002 CONNECTICUT GUIDELINES
- 30-40% PERENNIAL RYE GRASS MIXTURES		FOR SOIL EROSION AND
85% GERMINATION		SEDIMENT CONTROL MANUAL

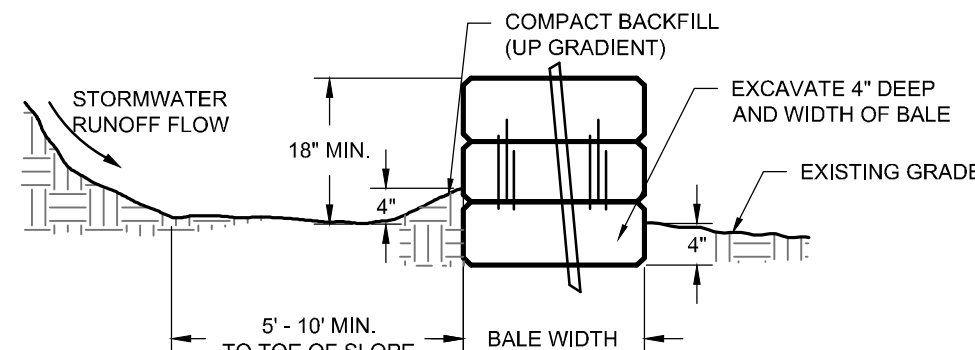
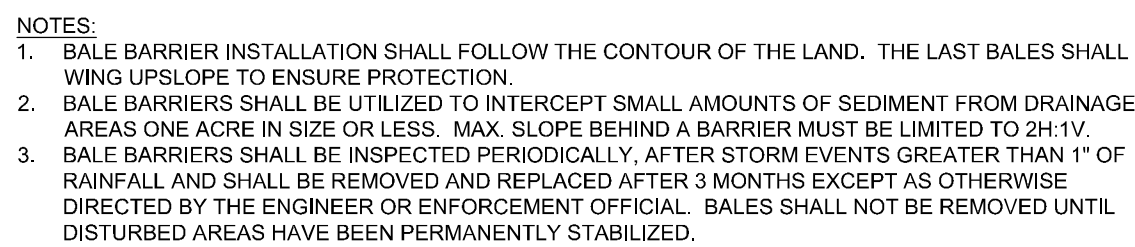


NOTES:

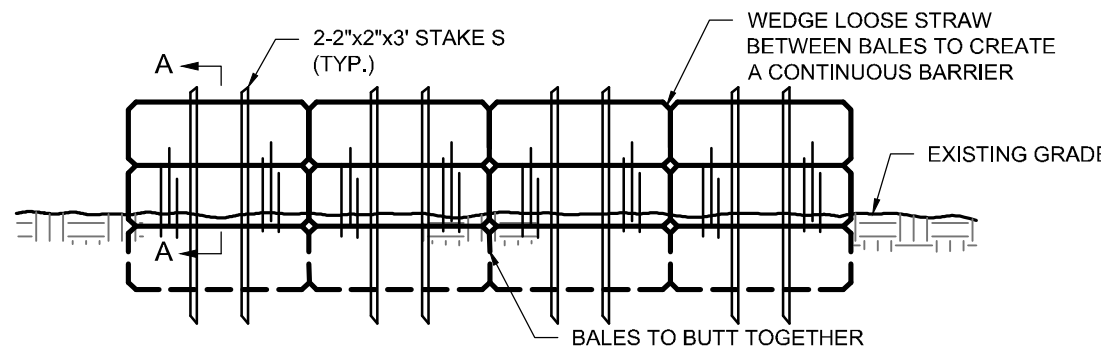
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION



SECTION A-A



Isometric diagram of a rectangular settling basin. The diagram shows a rectangular structure with a sloped bottom leading to a discharge point. Key components and labels include:

- Labels:**
 - A** and **B**: Dimensions of the basin's length and width.
 - RIP-RAP SPLASH PAD ON ENTIRE BOTTOM**: Points to the bottom surface of the basin.
 - FILTER FABRIC REINFORCED WITH METAL WIRE**: Points to the sloped bottom surface.
 - HAY BALES**: Points to the internal structure of the basin.
 - RIP-RAP APRON**: Points to the sloped bottom surface.
 - TO DISCHARGE**: Points to the outlet of the basin.
- NOTE:** AREA OF BASIN ($A \times B$) SHALL BE EQUAL TO PEAK PUMP DISCHARGE IN GPM.



876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Lot 34+33A East Main Street - Bristol, CT

Date: July 9, 2026	PROJECT: Drawn By: NMS
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[illegible]

NOT TO SCALE

Sheet Description:

DETAILS

Sheet #:

D2

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

For Office Use Only	
APPLICATION NO.	<u>2075</u>
DATE FILED:	<u>7-23-26</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: Thirty-Three Thirty-Four East Signature: _____
Address: 321 Main Street City: Farmington State: CT Zip: 06032
Telephone No.: (860) 582-2403 ☒ home ☒ work Email: _____

2. PROPERTY OWNER(S):

Name: Briana Senese & Thirty-Three Thirty Four East Main Street Accc,LLC Signature: _____
Address: 321 Main Street City: Farmington State: CT Zip: 06032
Telephone No.: (860) 582-2403 ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Map 41 - Lot 34+33A, Map 41-Lot34D, & 154 East Main Street
Assessor's Map No.: 41 Assessor's Lot No.(s): 33A, 34, 34D, & 34E
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): A stormwater channel
currently runs through the middle of the properties with approx. 7,742 sq ft of wetlands along the slopes
leading into the channel. A small patch of wetlands also abut the east of the property but are not to be affected.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

To convert the site to a storage facility with an
outside storage area and parking areas, the channel is proposed to be routed through a pipe to the location where the channel
currently empties out to. a basin on site is designed to double as a newly created wetlands area creating a net positive in wetlands

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| ☒ in a wetlands or watercourse; | area of impact: <u>1,488</u> SF (<u>0.03</u> acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>104,253</u> SF (<u>2.39</u> acres) |
| ☒ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>16,020</u> SF (<u>0.37</u> acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

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

7. AUTHORIZATIONS AND CERTIFICATIONS:

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

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

Wetlands Permit

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

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

Extension of Unexpired Permit

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

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

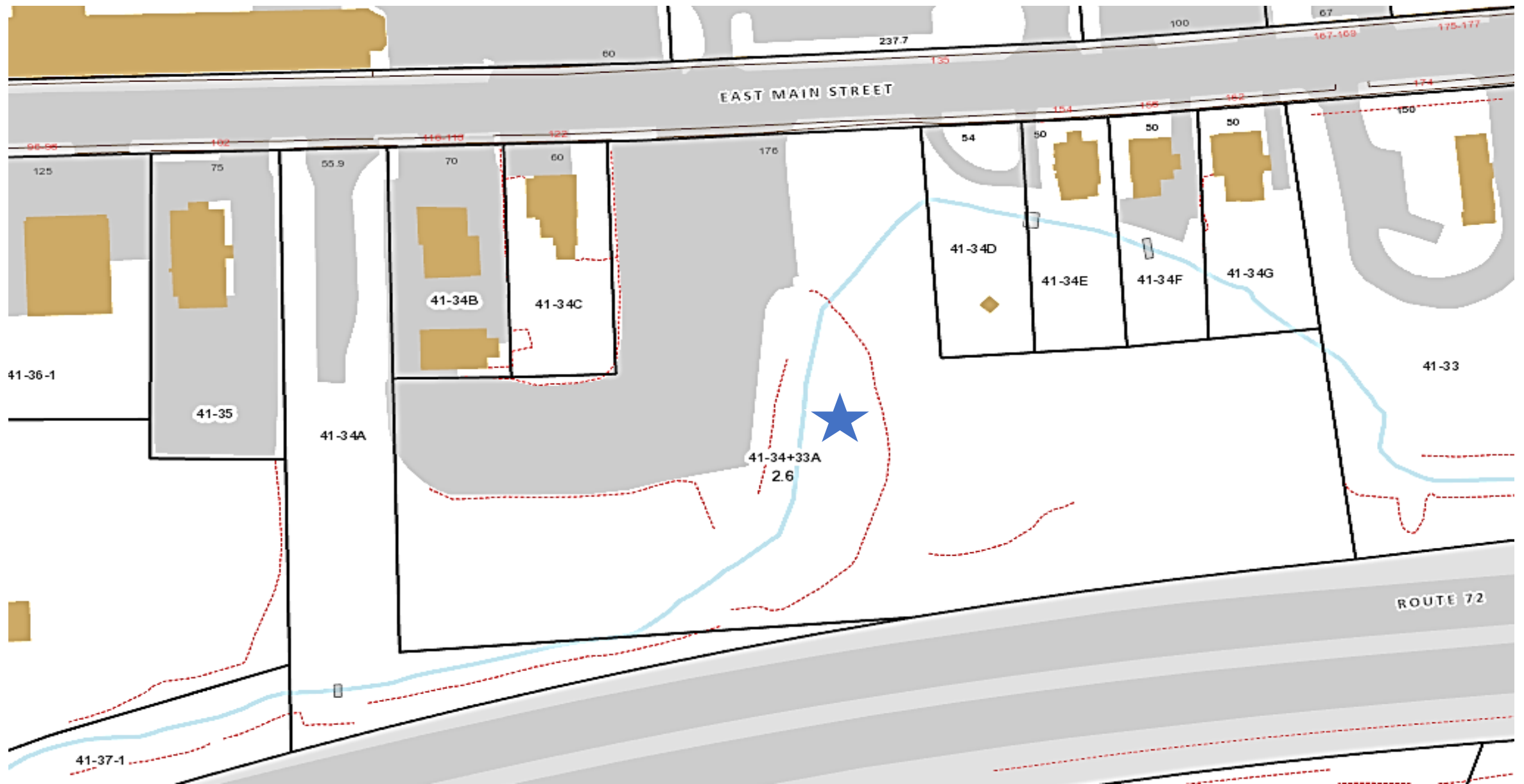
Modification of Existing Permit

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

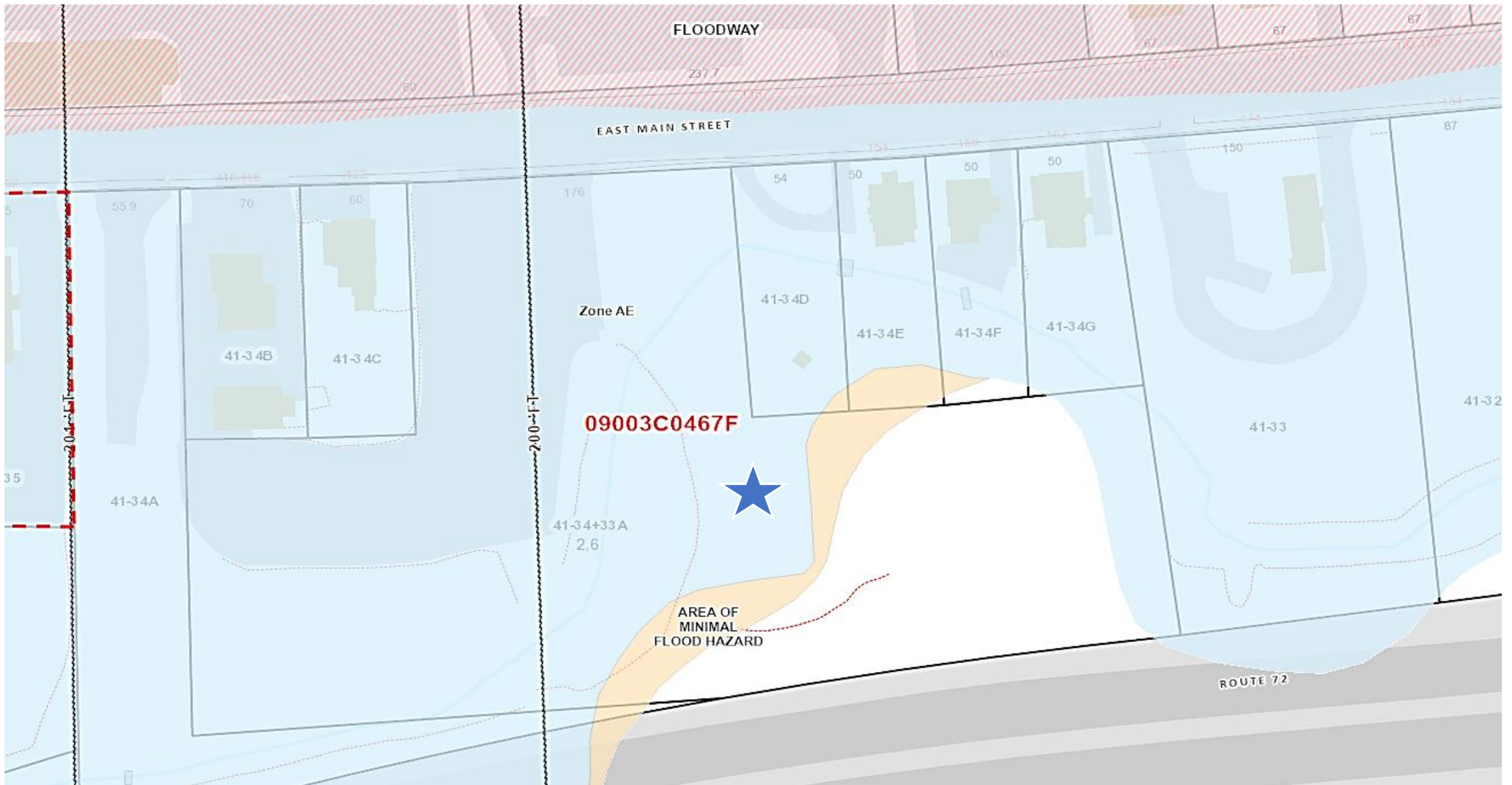
total project size: more than one acre – \$160

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

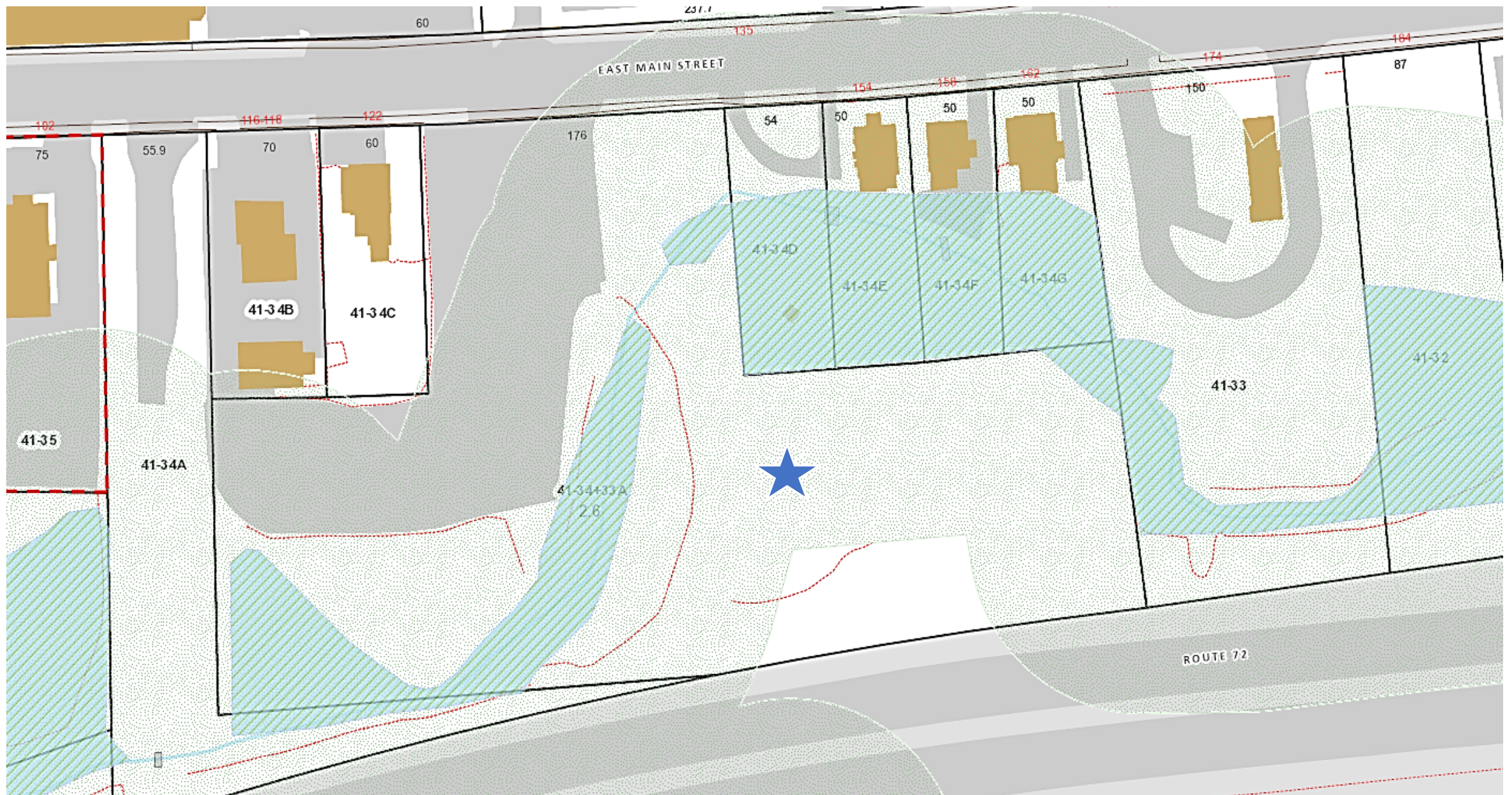
- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency



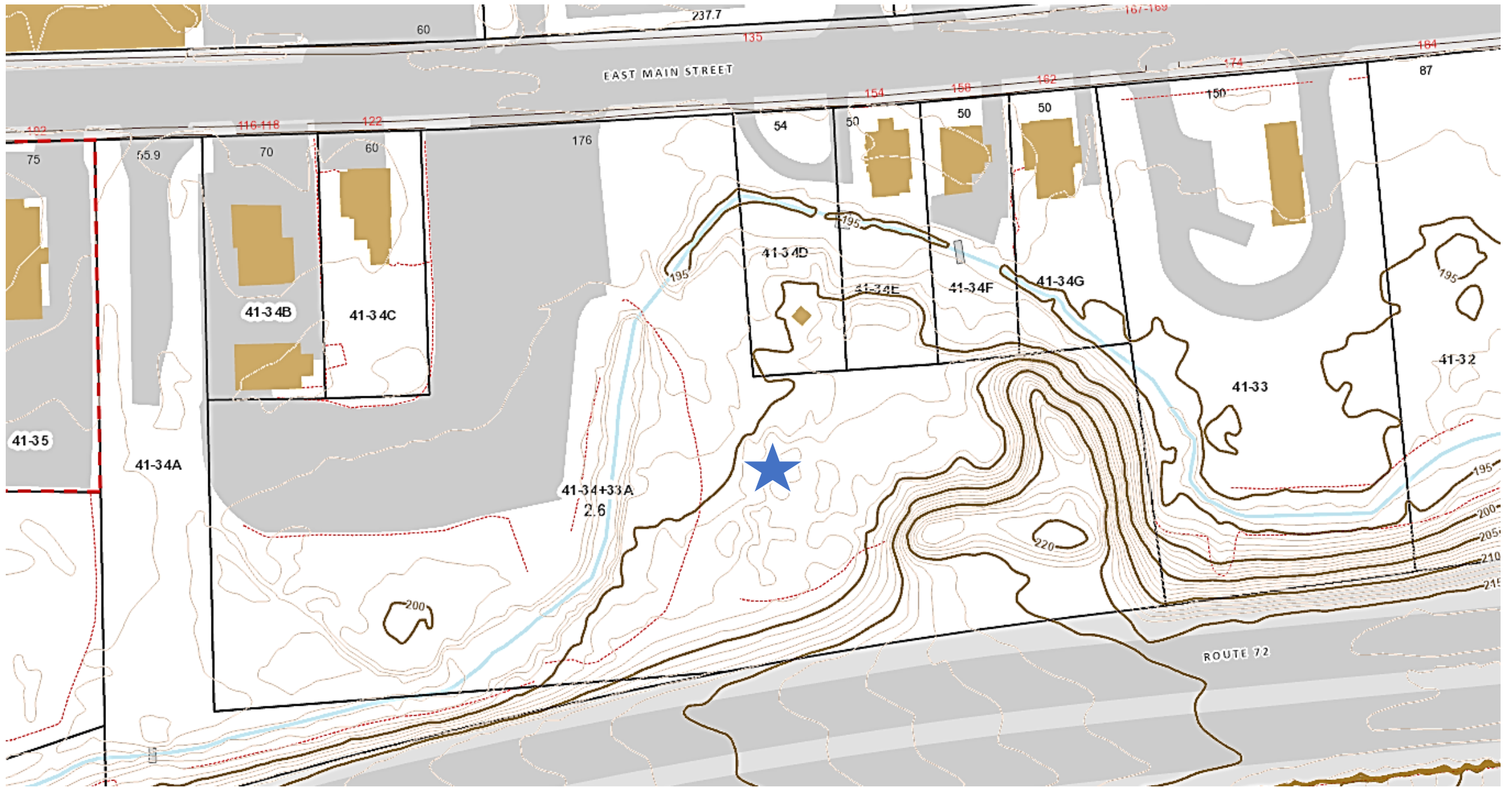
Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A



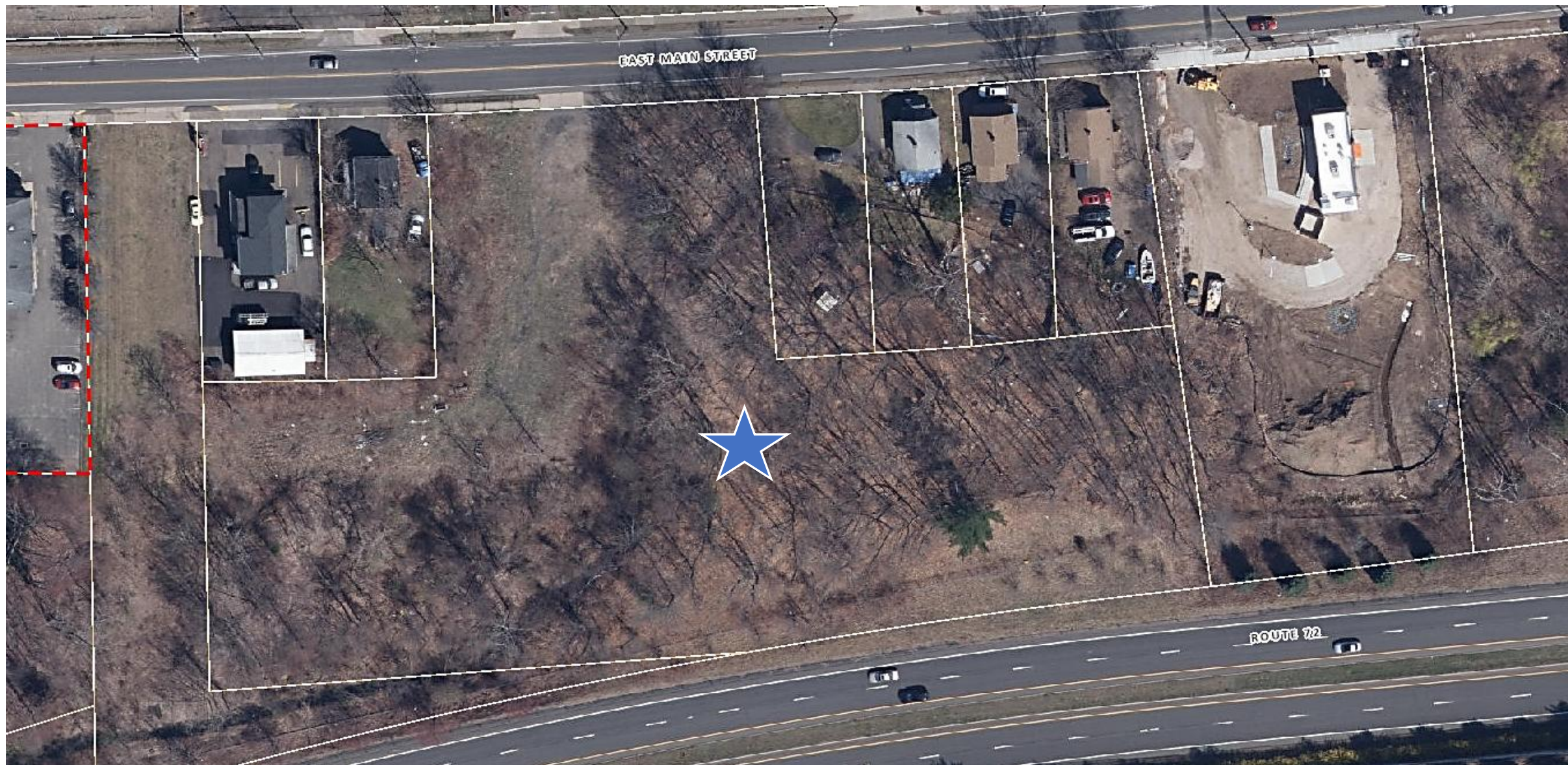
Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A



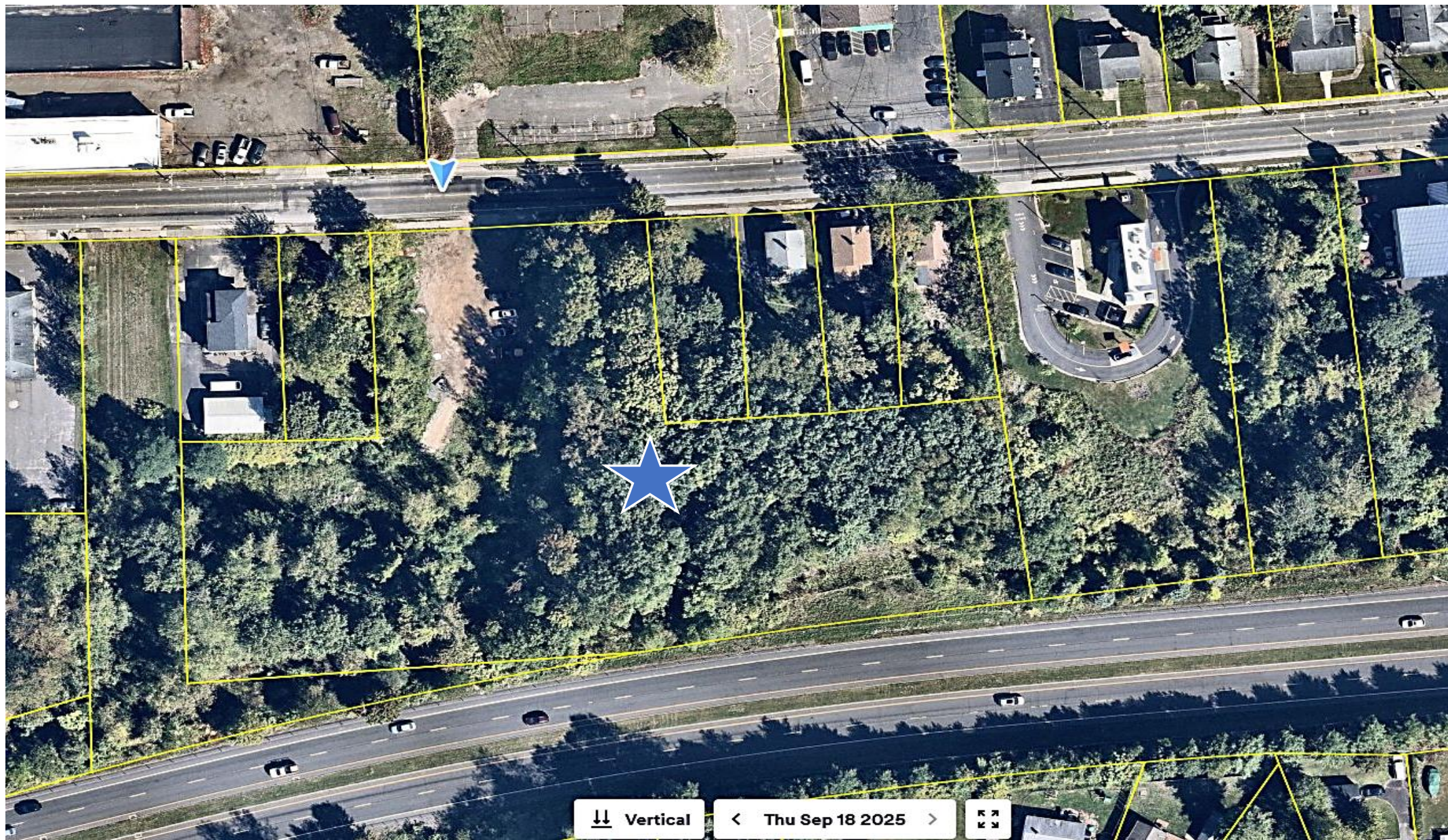
Lots 34 + 33A East Main Street – Wetlands and Upland Review
Map 41, Lot 34+33A



Lots 34+33A East Main Street – Topography
Map 41, Lot 34+33A



Lots 34 & 33A East Main Street – Aerial 2023
Map 41, Lot 34 & 33A



Lots 34 & 33A East Main Street – Aerial 2025
Map 41, Lot 34 & 33A

The flood map for the selected area is number **09003C0466F**, effective on **9/26/2008**

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE

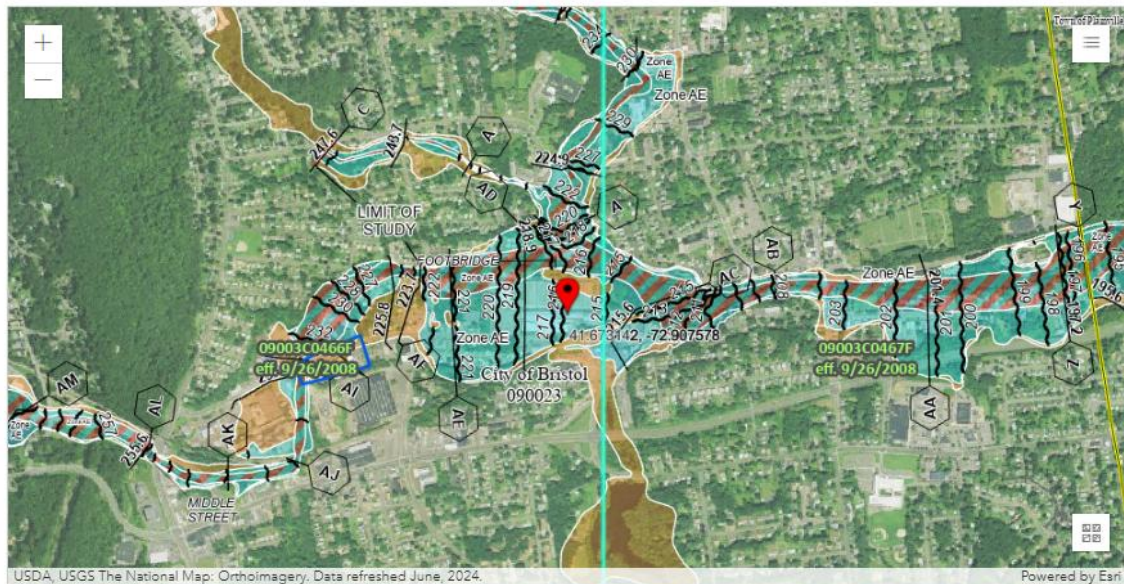


DOWNLOAD
FIRM PANEL

Changes to this FIRM [?](#)

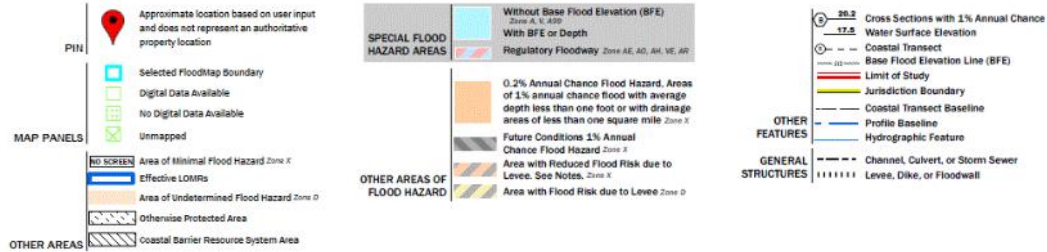
- Revisions (1)
- Amendments (19)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer »](#)



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

Powered by Esri





FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

Lot 34 & 33A, East Main Street, bristol, ct 06010

Search



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

Learn more about [steps you can take](#) to reduce flood risk damage.

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

[Show ALL Products »](#)

The flood map for the selected area is number **09003C0467F**, effective on **9/26/2008**

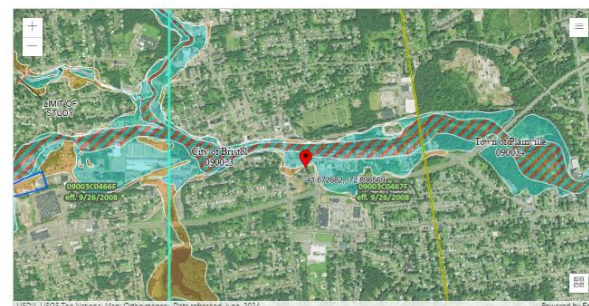
Changes to this FIRM 

Revisions (0)

- Amendments (4)
- Revalidations (1)

REVELATIONS (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIR/ette. [Go To NFHL Viewer »](#)



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

Powered by Es

[illegible]

STORMWATER MANAGEMENT REPORT

Lot 34+33A, Lot 34D, & 154 East Main Street
Bristol, CT

Prepared For
CALCO CONSTRUCTION, INC.
cole #2706

June 23, 2025

By

COLE
cole civil + survey
876 south main street
plantsville, ct 06479
860.628.4484

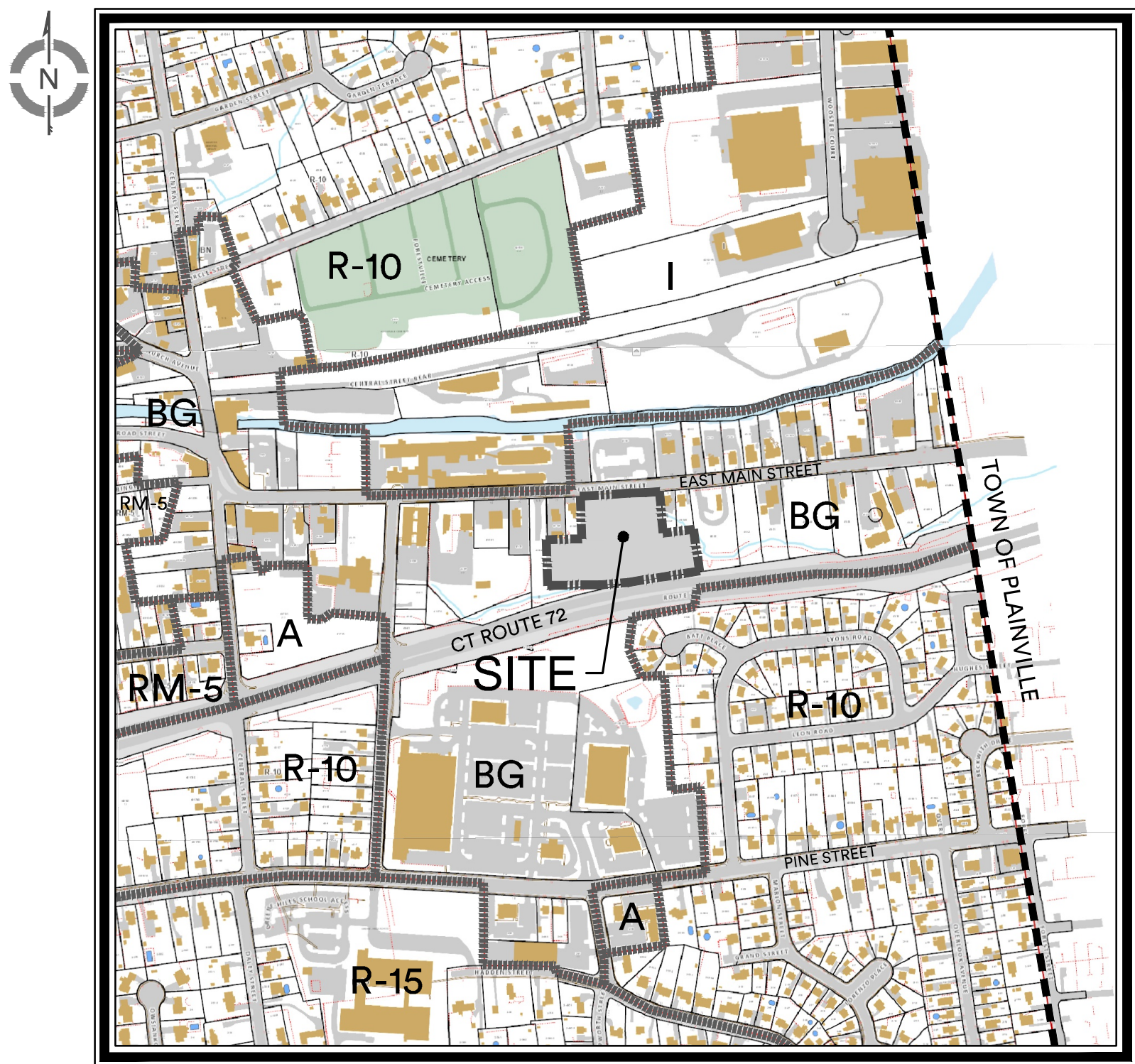
Full Report Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/52190/2076---Stormwater-Management-Report---7-9-26>

Barton N. Bovee, P.E. #13653
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Proposed Flex Storage Development

Lot 34+33A East Main Street
Bristol, CT



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property and Topographic Survey
C1	Site Layout & Landscaping Plan
C2	Site Grading & Utility Plan
R1	Wetland Remediation Plan
ES1	Soil Erosion & Sedimentation Control Plan
DB1	Detention Basin Details
D1	Details
D2	Details

Applicant:

Thirty-Three-Thirty Four East Main
Street Assc, LLC
321 Main Street
Bristol, CT

Property Owners:

Thirty-Three-Thirty Four East Main Street Assc, LLC
(Lot 34+33A East Main Street)
321 Main Street
Bristol, CT

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Thirty-Three-Thirty Four
East Main Street Assc, LLC

July 9, 2026

LEGEND

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

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 Property of Sessions Clock Co., in Bristol, Conn.; Scale:1"=40"; Dated: Nov. 5, 1951 by Adrian M. Matthews." Filed as Vol. 268, Page 55 at the B.L.R..
- b) "Right of Way Survey, City of Bristol, Map Showing Land Acquired from 33-34 East Main Street Associates L.L.C., by The State of Connecticut Department of Transportation Relocation of Route 72; Scale:1"=500"; Dated: February 2001."
- c) "Property Survey, Land of City of Bristol, 172-176 East Main Street, Bristol, Connecticut; Scale:1"=20"; Dated: 02/06/06 by The LRC Group." Filed as Map O-51 at the B.L.R..

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: I

9. Owners:
Thirty-Three-Thirty Four East Main Street Assc, LLC (Lot 34+33A East Main Street)

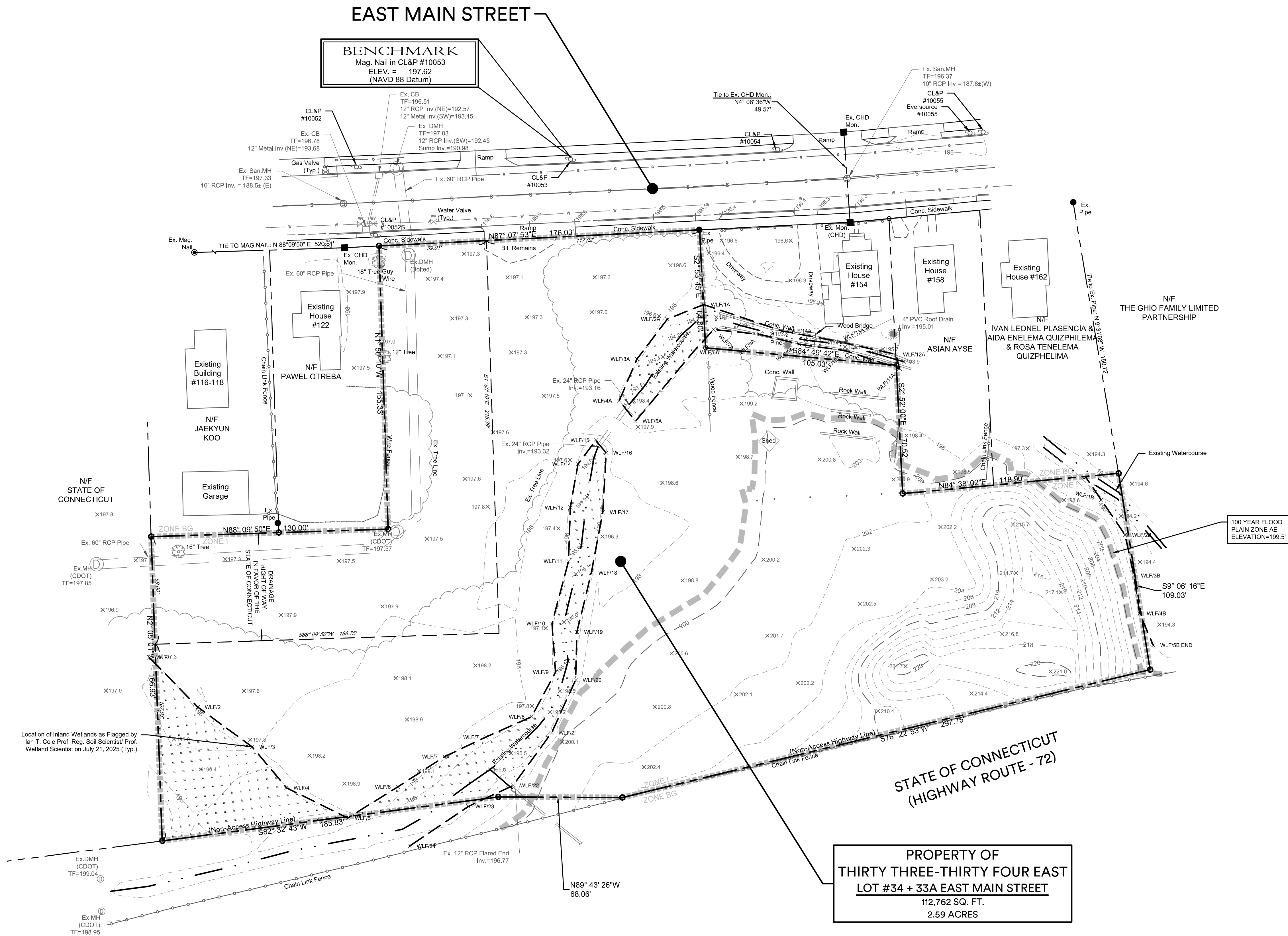
10. City of Bristol Assessors Map #41 Lots #34+33A & 34E

11. Filed in Volume at the City Clerk's office as:
(Lot 34+33A East Main Street) - Volume 1237, Page 996

12. Contour interval is 2 foot.

13. Existing contours generated from field 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.



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


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

project #2706		drawn by: SRZ	
Revisions			
Date:	Descriptions:		

PROPERTY & TOPOGRAPHIC SURVEY

PREPARED FOR

**Thirty-Three-Thirty Four East
Main Street Assc, LLC**

Lot 34+33A - Bristol, Connecticut

July 9, 2026

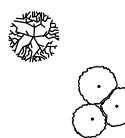
Scale: 1" = 30'

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colecivil.com
860.628.4484

Sheet #:

S1

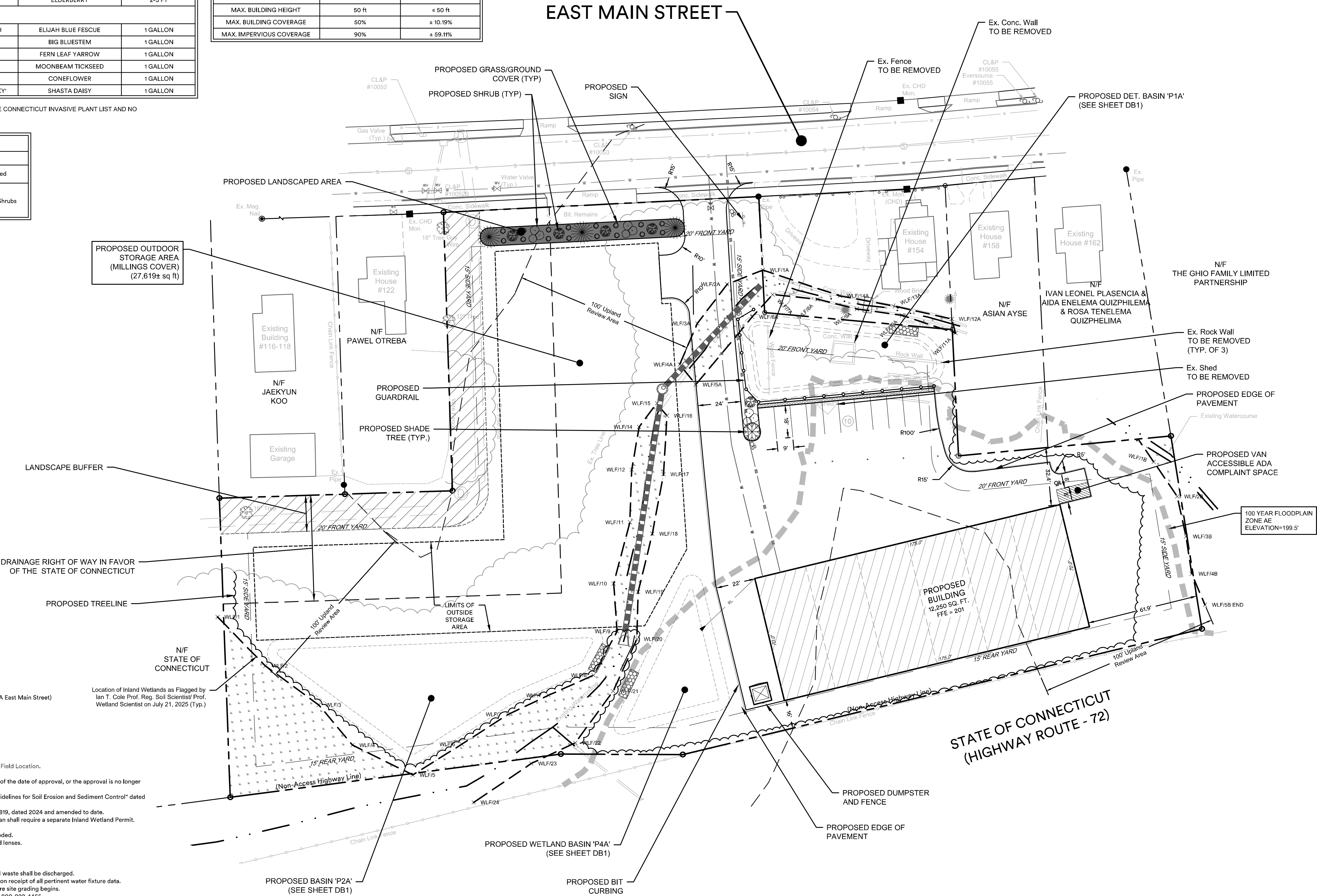
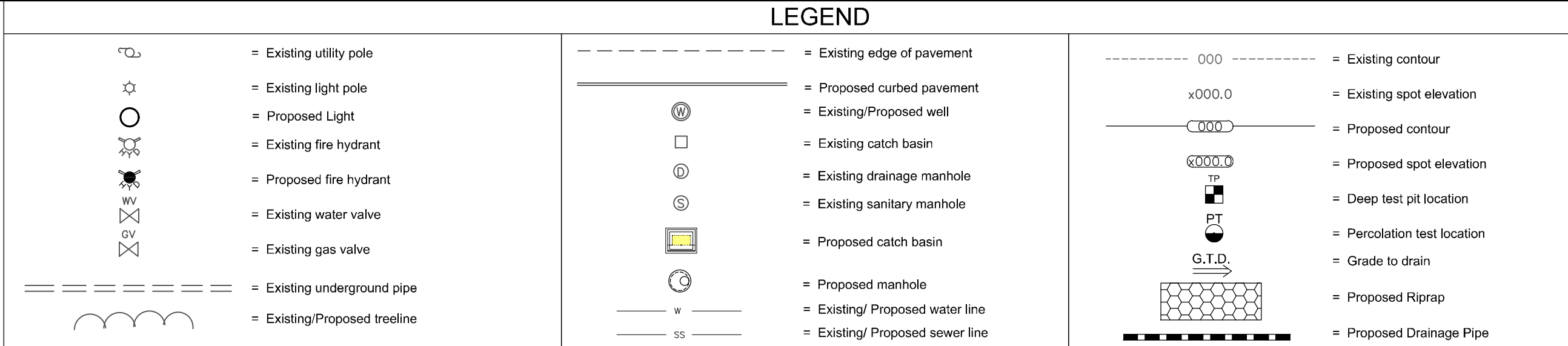
PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES				
	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	B & B, 3" CAL.
SHADE TREES				
	1	MORUS RUBRA	RED MULBERRY	B & B, 3" CAL.
		ACER SACCHARUM	SUGAR MAPLE	B & B, 3" CAL.
		TILIA AMERICANA	AMERICAN LINDEN	B & B, 3" CAL.
		QUERCUS MONTANA	CHESTNUT OAK	B & B, 3" CAL.
SHRUBS				
	8	ILEX GLABRA	INKBERRY HOLLY	B&B, 18-24" HT.
		CORNUS SERICEA	REDTWIG DOGWOOD	3 GAL, HEAVY, FULL
		RHODODENDRON PERICYLMENOIDES	PINKTREE AZALEA	3 GAL, HEAVY, FULL
		KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		SAMBUCUS CANADENSIS	ELDERBERRY	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	16	FESTUCA OVINA GLAUCA 'ELIJAH'	ELIJAH BLUE FESCUE	1 GALLON
		ANDROPOGON GERARDI	BIG BLUESTEM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. 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.

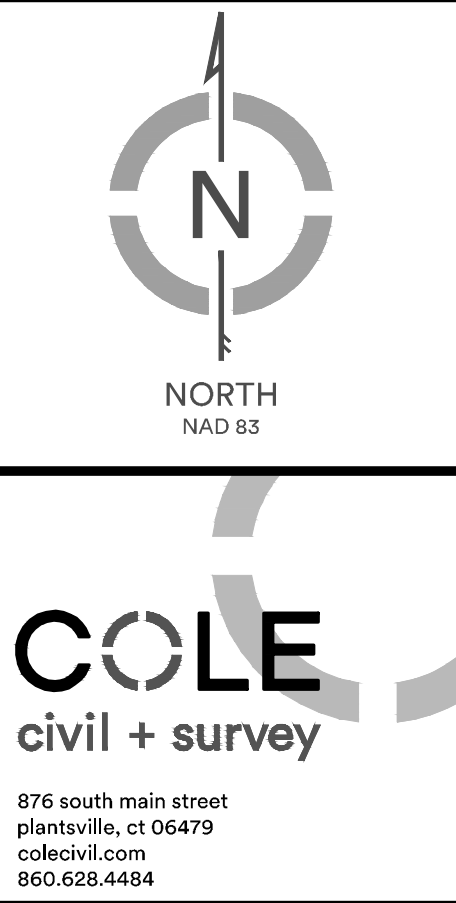
LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces	1 Tree / 2 Shrubs	1 Tree / 2 Shrubs

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: Self Storage Facility (12,260 sq. ft.); 0.1 space per 1,000 sq ft of production/storage space + 3.0 per 1,000 sq. ft. office space	$\begin{aligned} (122,600/1,000 = 127 \times 3 = 382 + 4) + \\ (228/1,000 = 12.25 \times 1 = 123 + 2) = \end{aligned} $	12
HANDICAP PARKING	1-25 Spaces = 1	1
TOTAL # OF SPACES	6 (INCLUDING H.C.)	12 (INCLUDING H.C.)

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	I	I
PROPOSED ZONE	I	I
PROPOSED USE	-	Flex Storage
LOT AREA	25,000 sq.ft.	120,274 sq. ft.
LOT WIDTH	100 ft	280.04+ ft
FRONT YARD SETBACK	15 ft	32.4 ft
SIDE YARD SETBACK	15 ft	61.9 ft
REAR YARD SETBACK	15 ft	16 ft
MAX. BUILDING HEIGHT	50 ft	< 50 ft
MAX. BUILDING COVERAGE	50%	± 10.19%
MAX. IMPIEVIOUS COVERAGE	90%	± 59.11%



- ### SITE PLAN NOTES:
- Owner: Thirty-Three-Thirty Four East Main Street Assoc, LLC (Lot 34+35A East Main Street)
 - Applicant: Thirty-Three-Thirty Four East Main Street Assoc, LLC
 - Street #: Lot 34+35A East Main Street
 - Area of Parcel: Lot #34 + 35A East Main Street - 112,762, 2.59 Acres
 - Parcel is zoned: I
 - Present use: Vacant
 - Proposed use: Flex Storage
 - Wetlands are present per flagging by Professional Wetland Scientist and Field Location.
 - Site to be serviced by local water and sewer.
 - 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.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 819, dated 2024 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Most down earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - Road drains shall tie into the proposed drainage system.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Water service piping to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
 - Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
 - All existing utilities or from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - 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.
 - The State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.
- Location of Inland Wetlands as Flagged by
In't C ofle Prof. Reg. Soil Scientist/Prof.
Wetland Scientist on July 21, 2025 (Typ.)



**PROPOSED FLEX STORAGE
DEVELOPMENT**
Lot 34+33A East Main Street - Bristol, CT

**THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC**

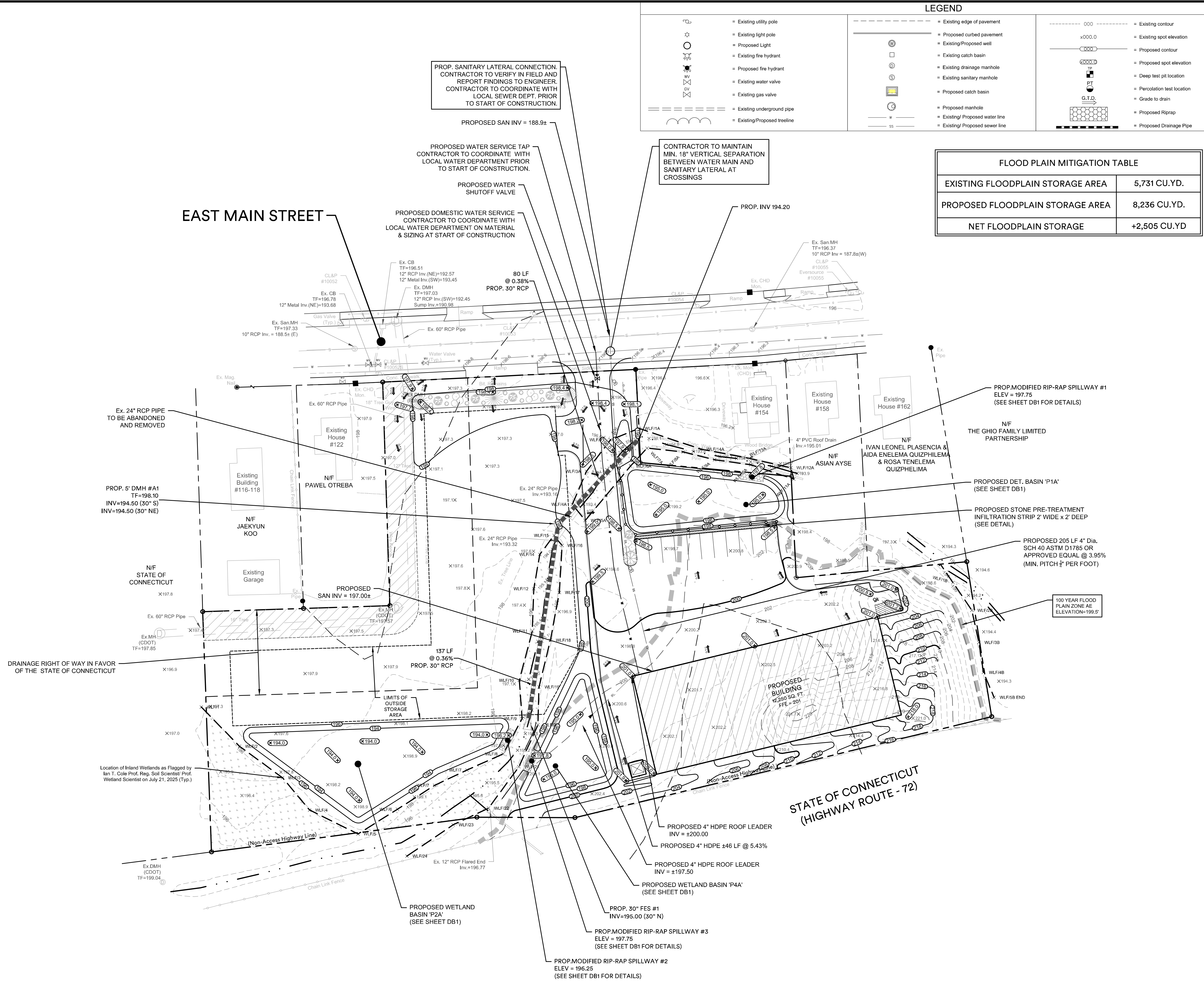
Date:	July 3, 2020	Drawn By:	NMS
Revisions:			
Date:		Descriptions:	
_____		_____ # _____	
_____		_____ # _____	
_____		_____ # _____	
_____		_____ # _____	
_____		_____ # _____	
_____		_____ # _____	
			PREPARED FOR:




Barton N. Bovee P.E.
Reg. No. 13653
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OR STAMP IS AFFIXED HERETO

**SITE LAYOUT &
LANDSCAPING**

C1

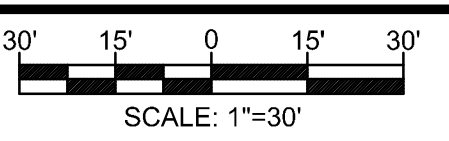


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**PROPOSED FLEX STORAGE
DEVELOPMENT**
Lot 34+33A East Main Street - Bristol, CT

**THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLO**

[illegible]


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

Sheet Description:

**SITE GRADING AND
UTILITIES**

heet #:

C2

Highbush Blueberry - *Vaccinium corymbosum* 3' Tall
 Sweet pepperbush - *Clethra alnifolia* 2-3' Tall
 Silky dogwood - *Cornus amomum*, 2-3' Tall
 Black Chokeberry - *Aronia melanocarpa*, 2-3' Tall
 Spicebush - *Lindera benzoin*, 2-3' Tall

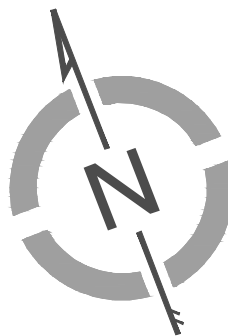
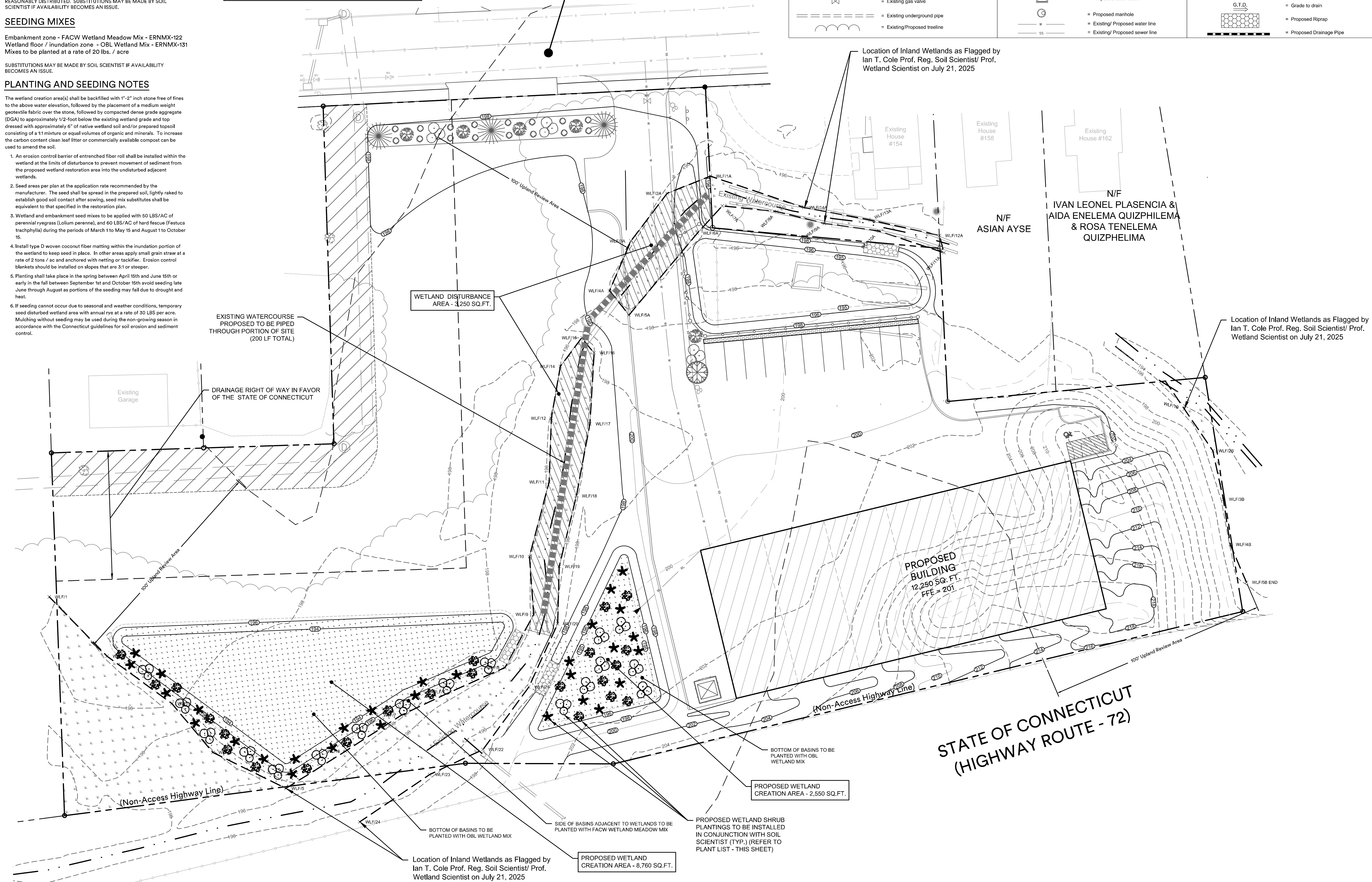
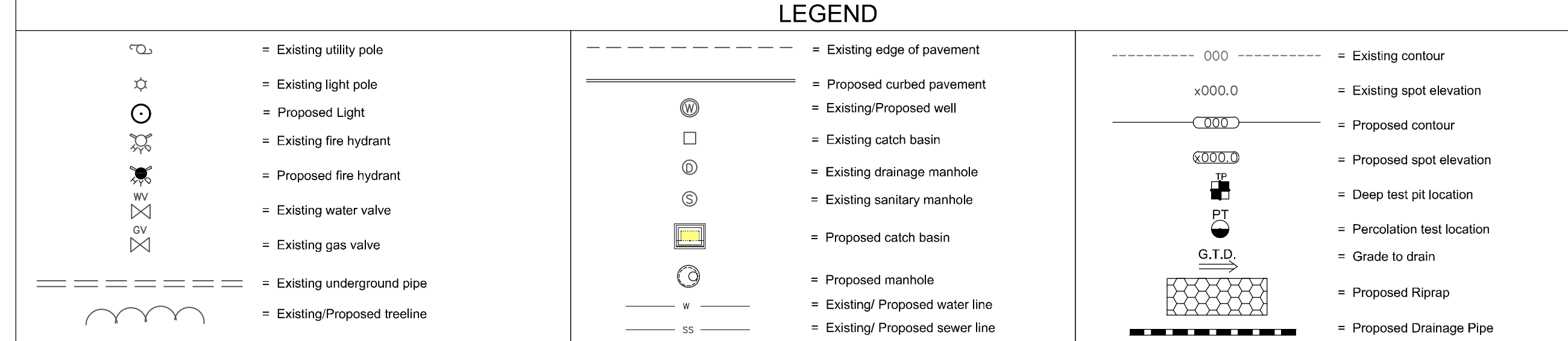
SEEDING MIXES

SUBSTITUTIONS MAY BE MADE BY SOIL SCIENTIST IF AVAILABILITY BECOMES AN ISSUE.

The wetland creation area(s) shall be backfilled with 1/2"-2" inch stone free of fines to the above water elevation, followed by the placement of a medium weight geotextile fabric over the stone, followed by compacted dense grade aggregate (DGA) to approximately 1/2-foot below the existing wetland grade and top dressed with approximately 6" of native wetland soil and/or prepared topsoil consisting of a 1:1 mixture or equal volumes of organic and minerals. To increase the carbon content clean leaf litter or commercially available compost can be used to amend the soil.

1. An erosion control blanket of entrenched fiber roll shall be installed within the wetland at the limits of disturbance to prevent movement of sediment from the proposed wetland restoration area into the undisturbed adjacent wetlands.
2. Seed grasses per seed shall at the application rate recommended by the manufacturer. The seed shall be spread in the prepared soil, lightly raked to establish good soil contact after sowing, seed mix substitutes shall be equivalent to that specified in the restoration plan.
3. Wetland and embankment seed mixes to be applied with 50 LBS/AC of perennial ryegrass (*Lolium perenne*), and 600 LBS/AC of hard fescue (*Festuca trachypoda*) during the periods of March 1 to May 15 and August 1 to October 15.
4. Install type D woven coconut fiber matting within the inundation portion of the wetland to keep seed in place. In other areas apply small grain straw at a rate of 2 tons / ac and anchored with netting or twofold. Erosion control blankets should be installed on slopes that are 3:1 or steeper.
5. Planting shall take place in the spring between April 15th and June 15th or early in the fall between September 1st and October 15th avoid seeding late June through August as portions of the seeding may fall due to drought and heat.
6. If seeding cannot occur due to seasonal and weather conditions, temporary seed disturbed wetland areas with annual ryegrass at a rate of 30 LBS per acre. Mulch without seeding may be used during the non-growing season in accordance with the Connecticut guidelines for soil erosion and sediment control.

WETLAND FILLING/CREATION	
EXISTING WETLAND AREA ON SITE	7,740 SF
PROPOSED WETLAND FILLING/DISTURBANCE	3,250 SF
PROPOSED WETLAND CREATION AREA	11,310 SF
WETLAND AREA AFTER CREATION	15,800 SF
CHANGE IN WETLAND AREA	+ 8,060 SF



NORTH
NAD 83

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PROPOSED FLEX STORAGE DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

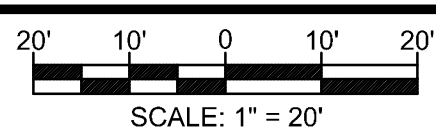
PREPA F

PROJECT:

Drawn By: NMS

Date: July 9, 2026

Revisions:	Descriptions:
Date:	



Ian Cole, LLC
Professional Registered Soil Scientist &
Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457

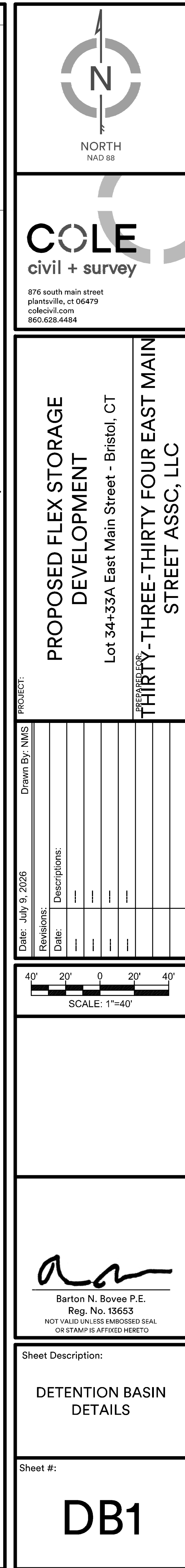

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

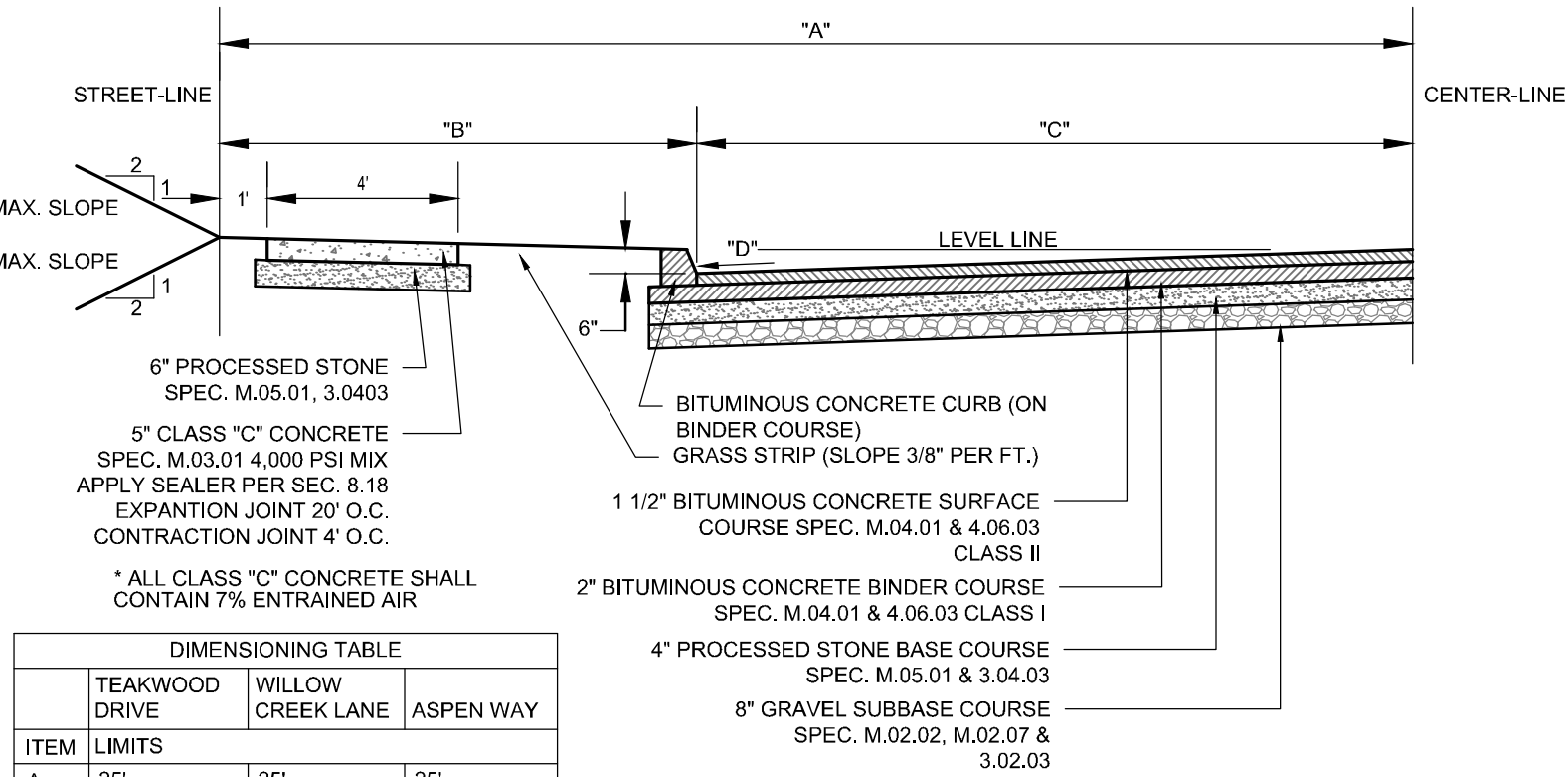
Sheet Description:

WETLAND REMEDIATION PLAN

Sheet #:

R1





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

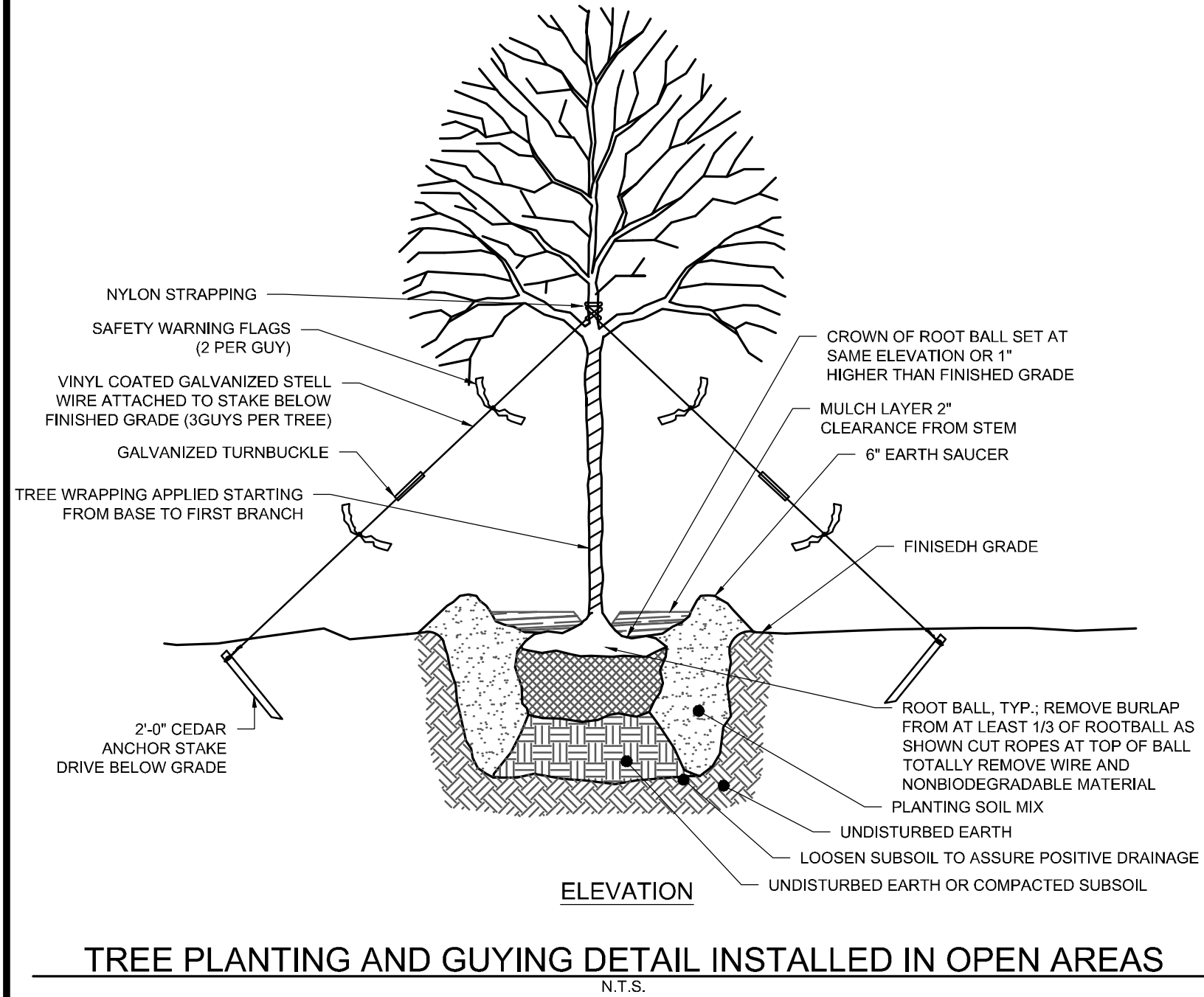
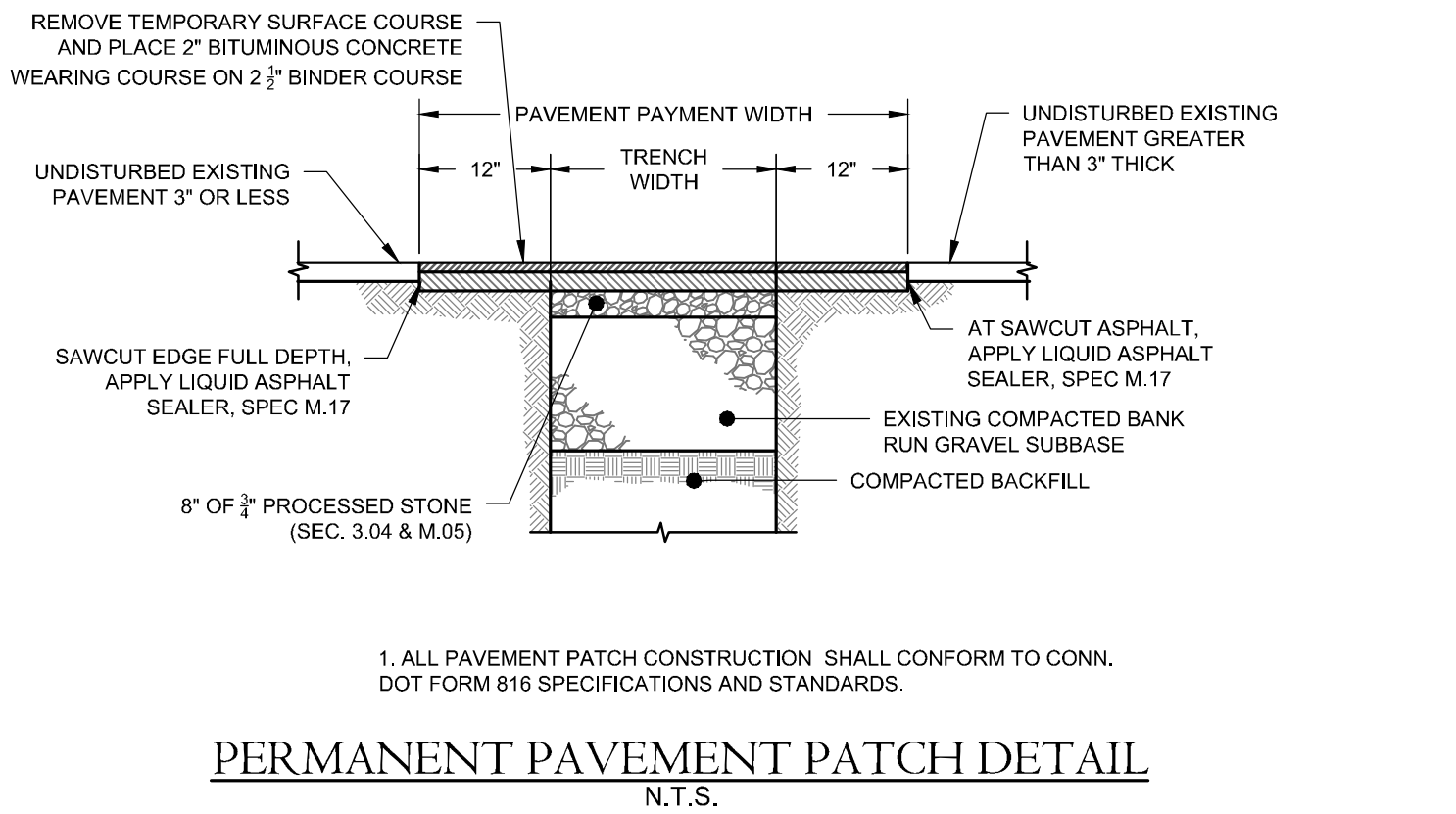
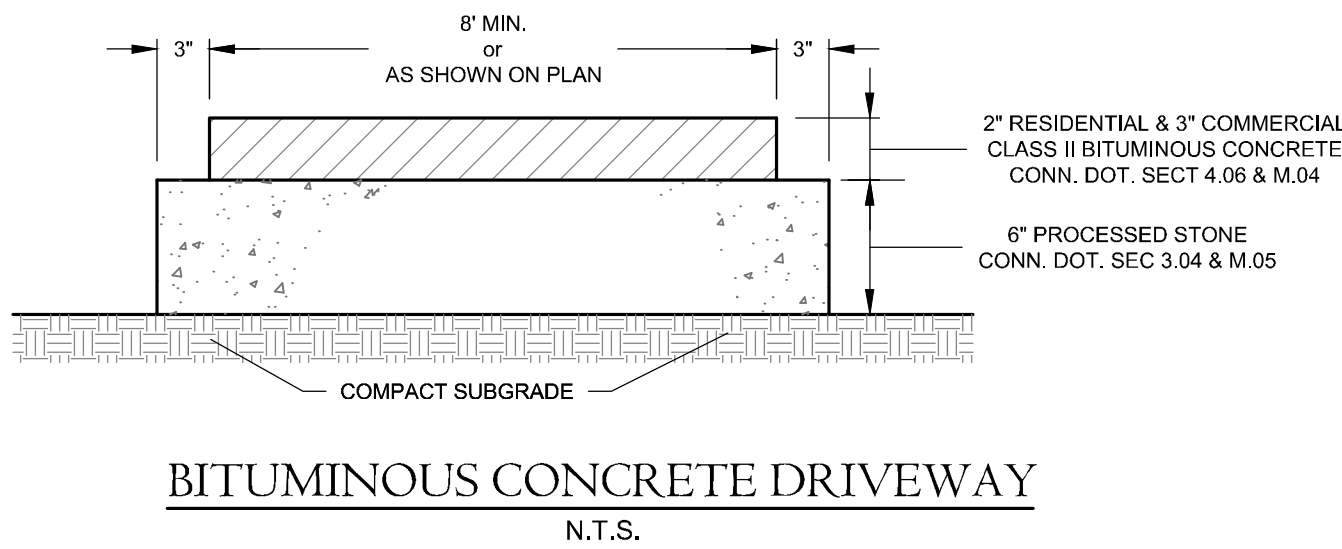
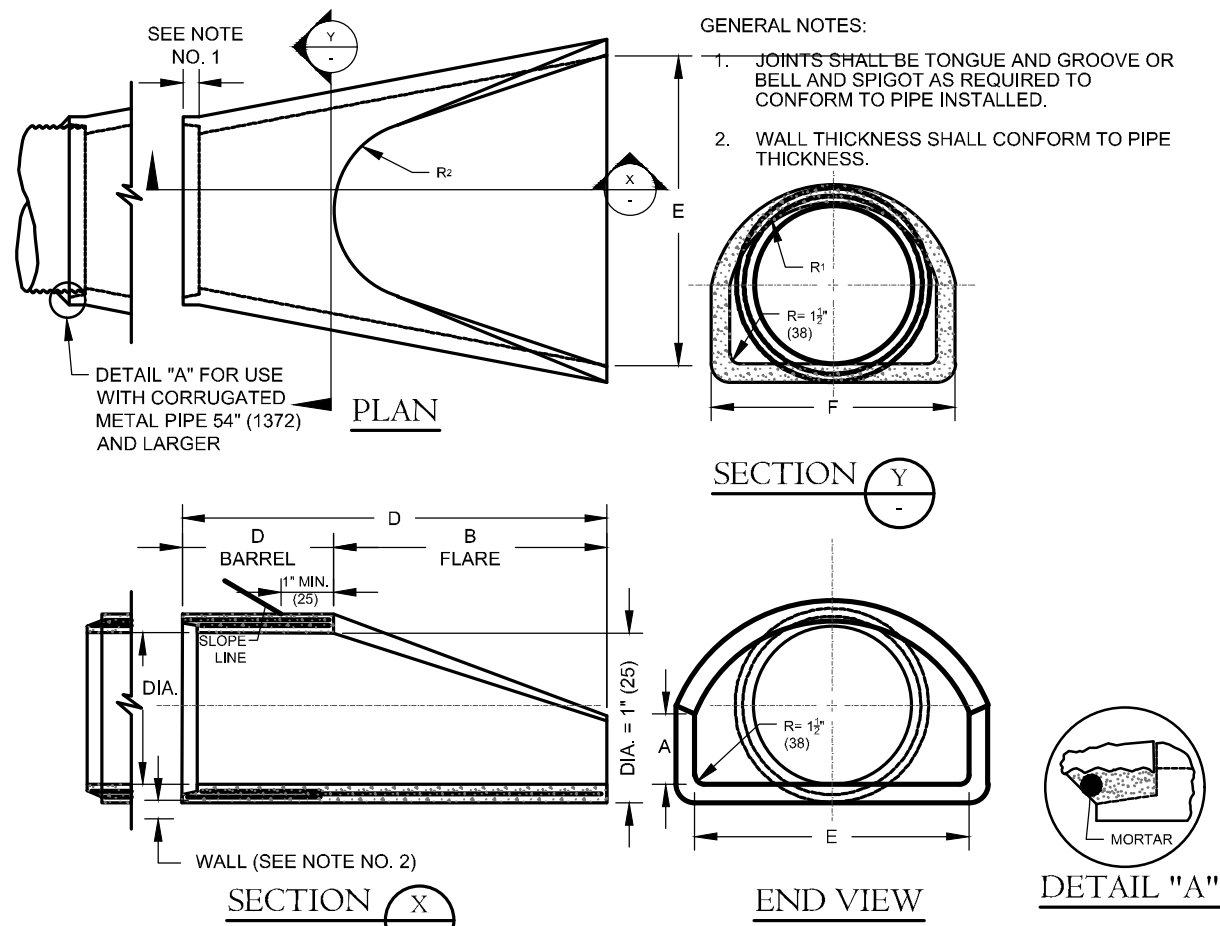
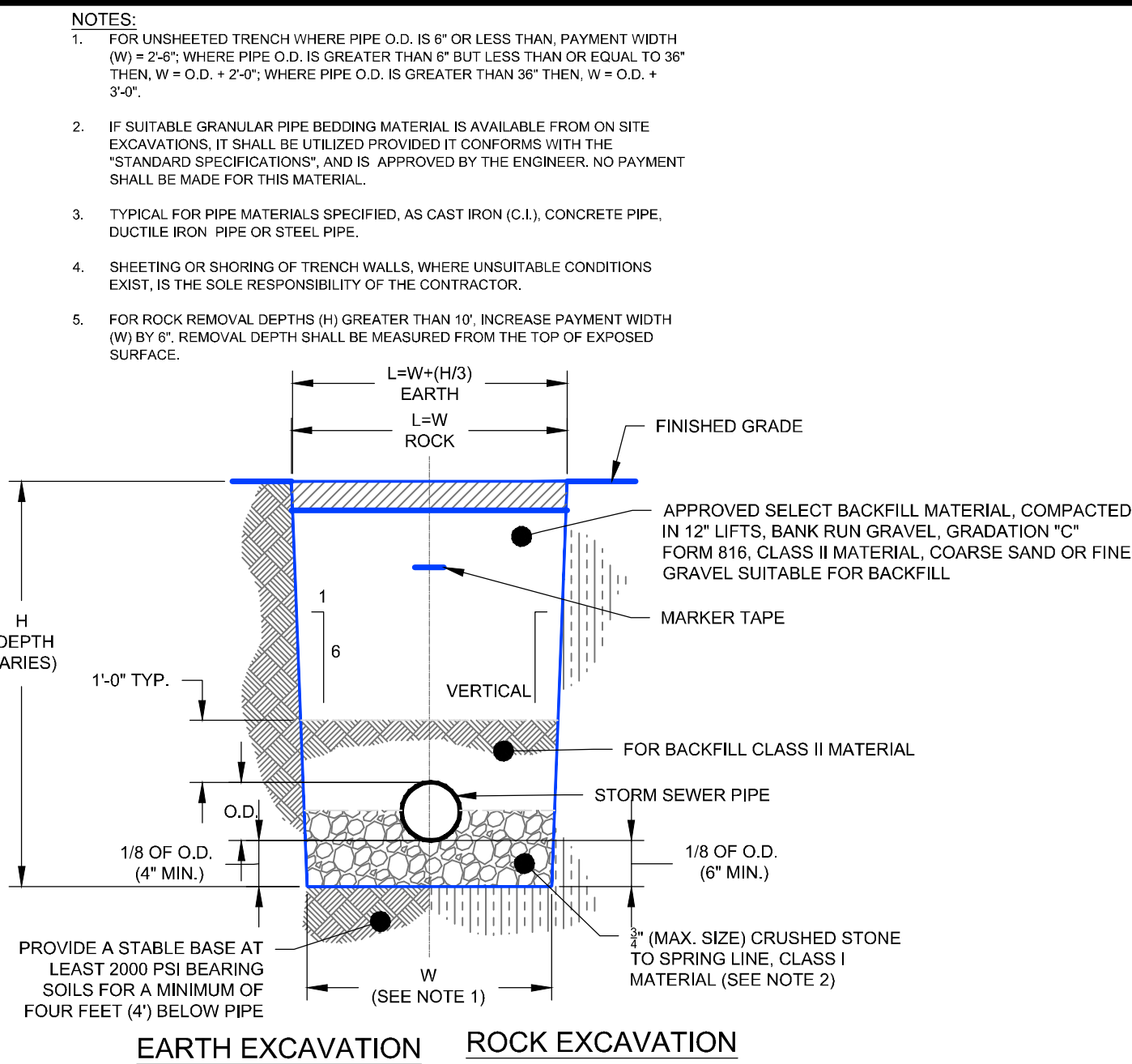
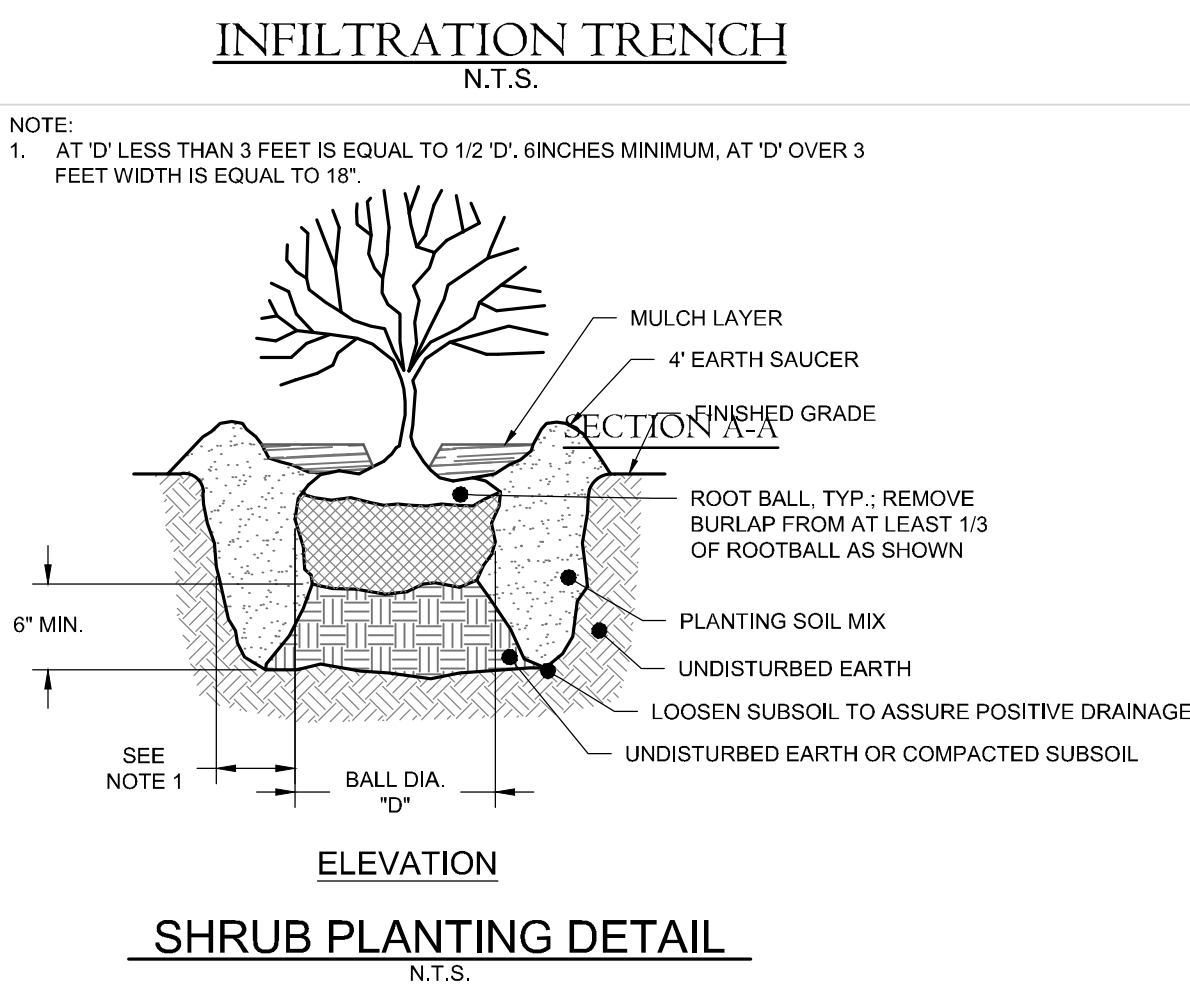
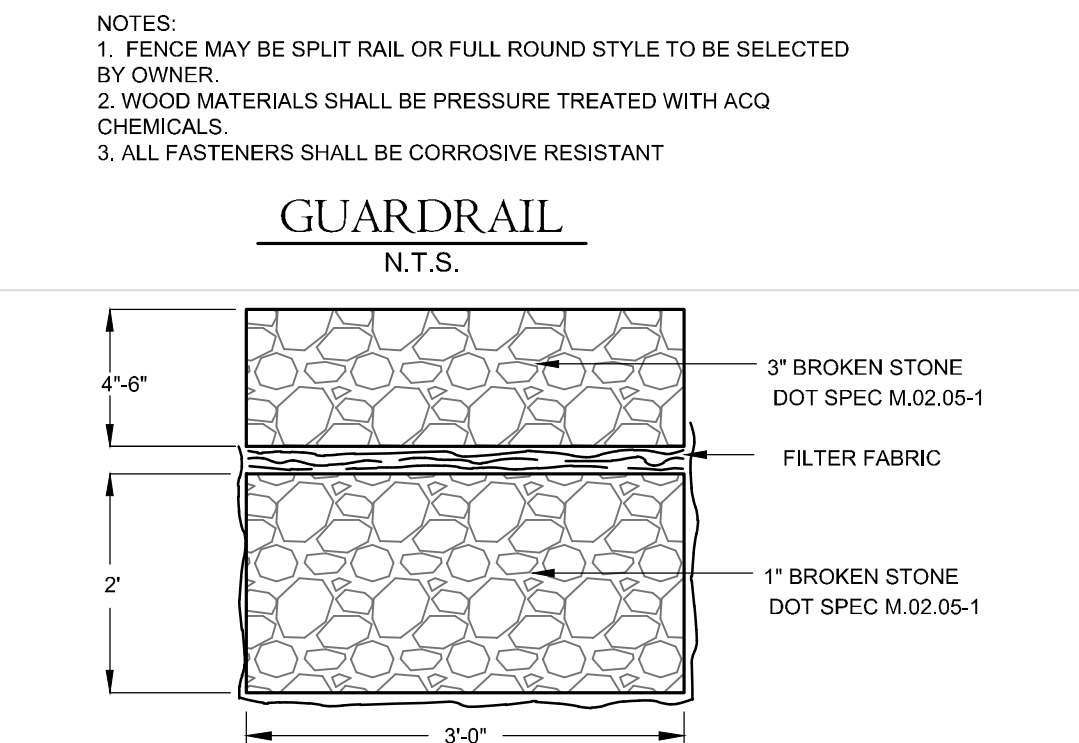
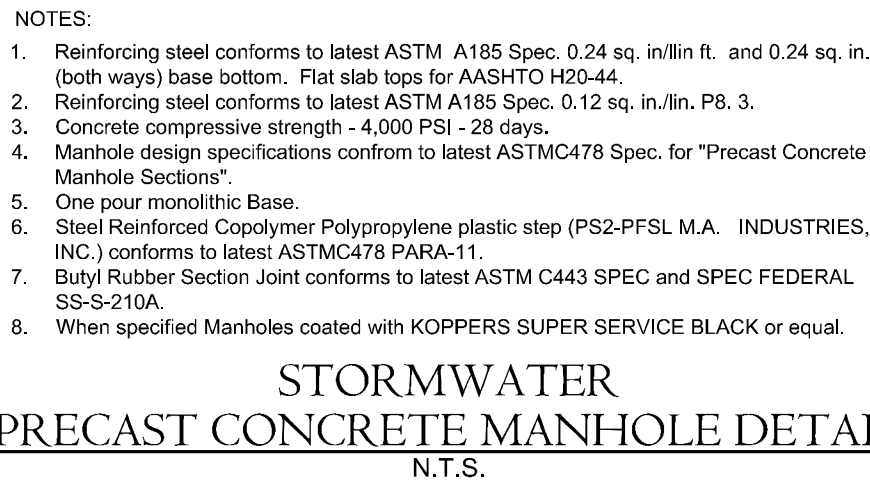
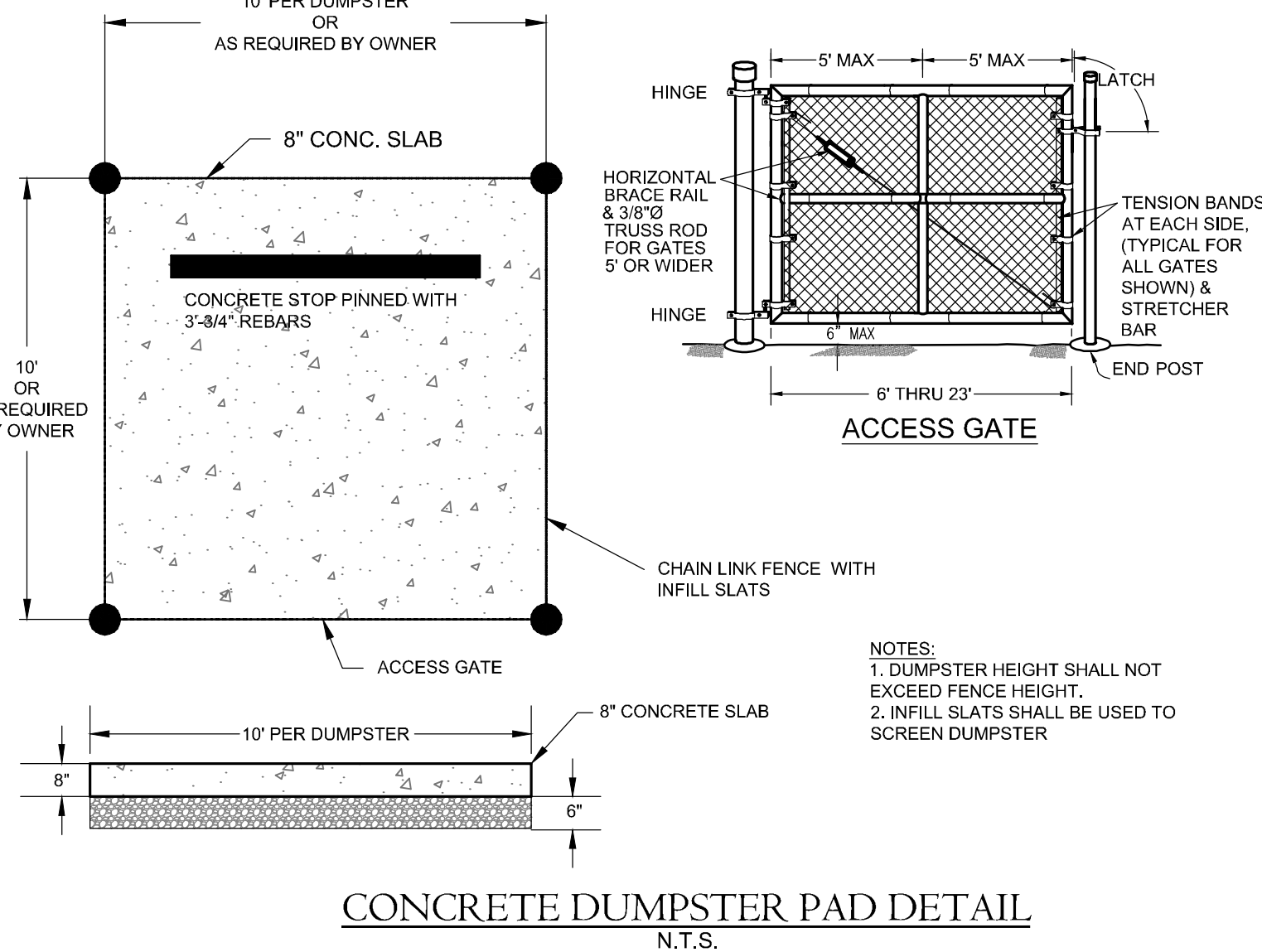
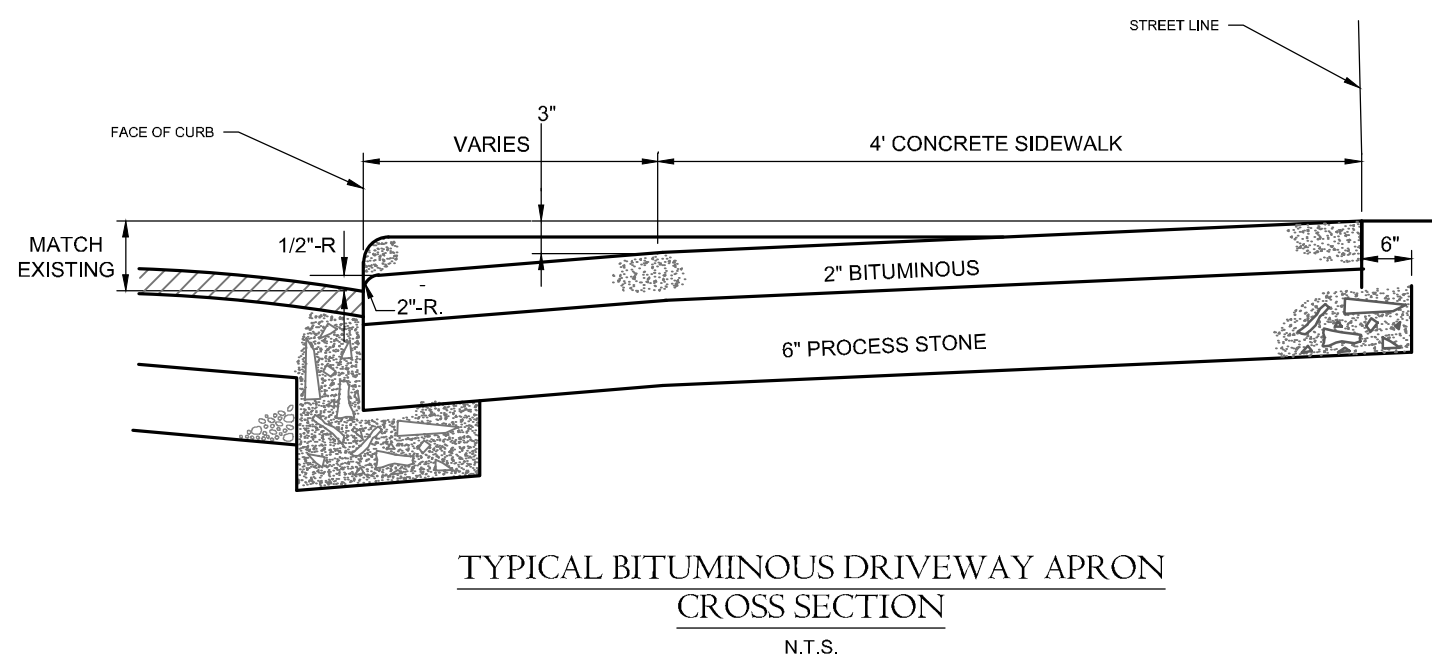
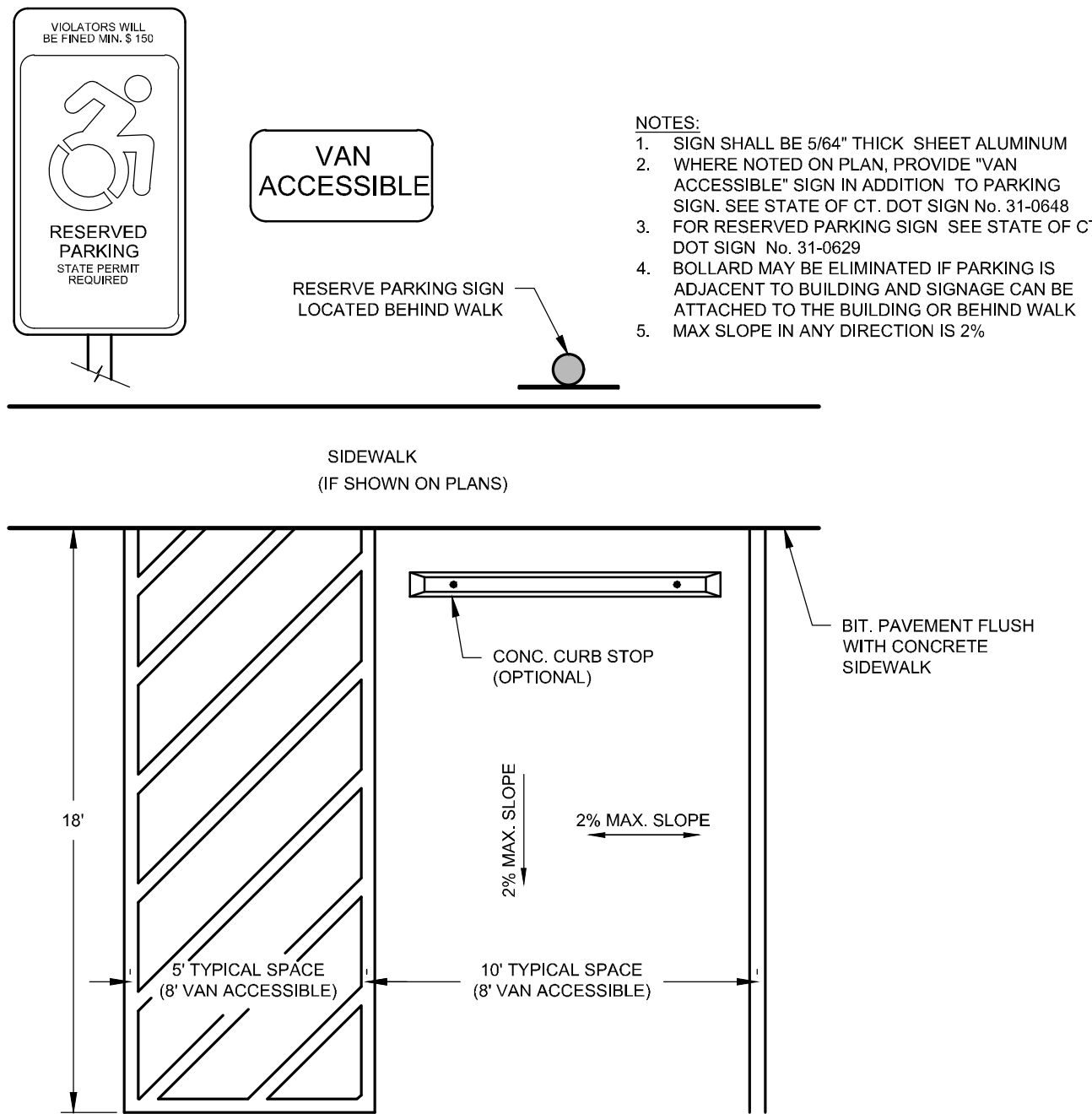
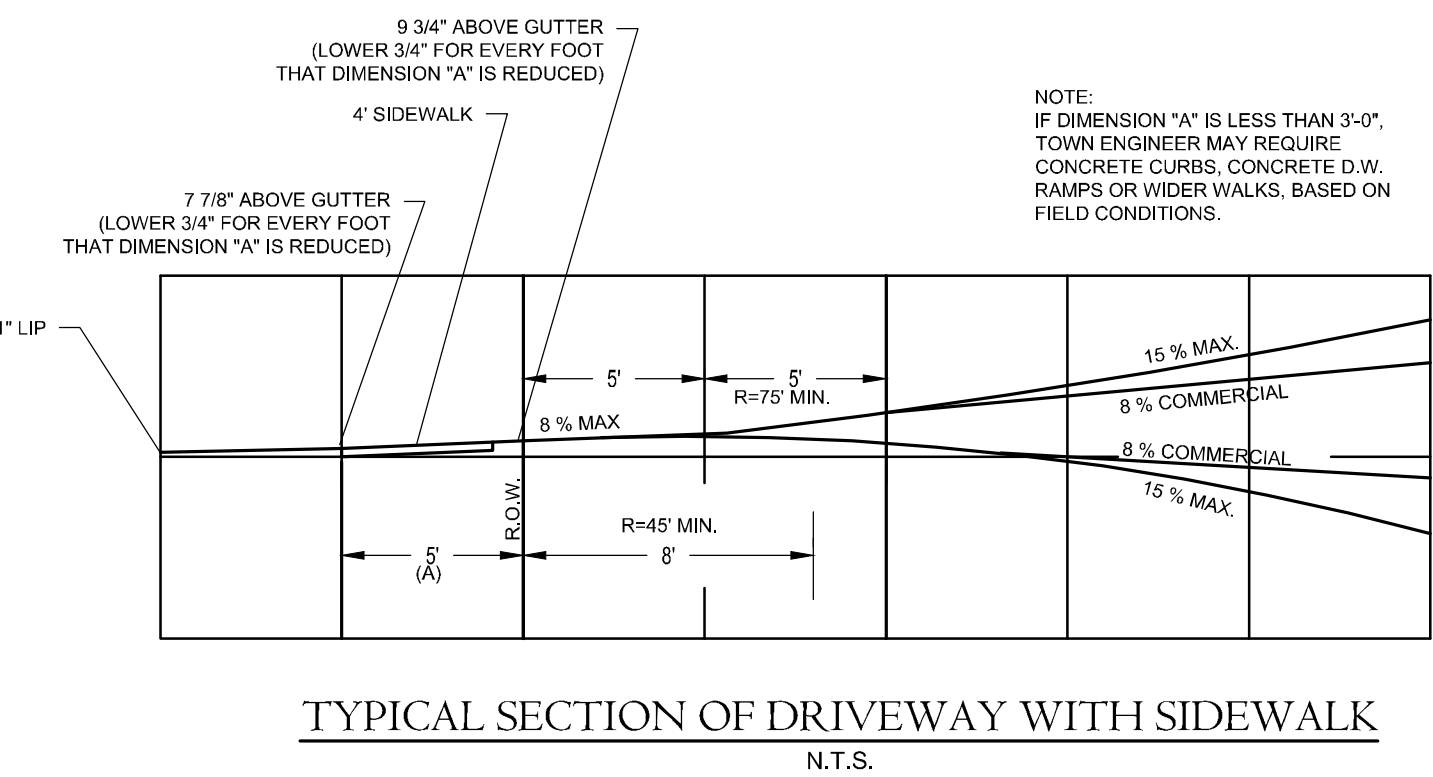


TABLE I	
PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

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



DIMENSIONS FOR REINFORCED CONCRETE CULVERT END										FLARE REINFORCEMENT ONE LAYER (MIN. 5% COEFF. OF AREA INCREASE) OF LONGITUDINAL AND TRANSVERSE STEEL	
DN	A	B	C	D	E	F	R ₁	R ₂			
10-24	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-30	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-36	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-42	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-48	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-54	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-60	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-66	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-72	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-78	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-84	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-90	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-96	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-102	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-108	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-114	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-120	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-126	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-132	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-138	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-144	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-150	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-156	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-162	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-168	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-174	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-180	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-186	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-192	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-198	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-204	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-210	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-216	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-222	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-228	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-234	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-240	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-246	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-252	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-258	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-264	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-270	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-276	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-282	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-288	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-294	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-300	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-306	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-312	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-318	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-324	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-330	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-336	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-342	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-348	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-354	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-360	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-366	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-372	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-378	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-384	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-390	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-396	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-402	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-414	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-420	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-426	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-432	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-438	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-444	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-450	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-456	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-474	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-480	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-486	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-498	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-504	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-516	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-522	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-528	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-534	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-540	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-546	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-558	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-564	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-576	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-582	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-588	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
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10-612	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-618	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-624	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-630	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-636	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-642	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-648	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-654	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-660	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-666	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-672	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-678	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-684	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-690	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-696	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-702	47(12)	27(7)	47(12)	17(4)	17(4)	17(4)	17(4)	17(4)	0.08	0.04	
10-708	47(12)	27(7)	47(12)	17(4)							



COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED FLEX STORAGE
DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

Revisions:	Drawn By: NMS
Date:	Date:
Descriptions:	

NOT TO SCALE

SHEET DESCRIPTION:

DETAILS

SHEET #:

D1



**PROPOSED FLEX STORAGE
DEVELOPMENT**
Lot 34+33A East Main Street - Bristol, CT
**THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC**

[illegible]

NOT TO SCALE

Sheet Description:

DETAILS

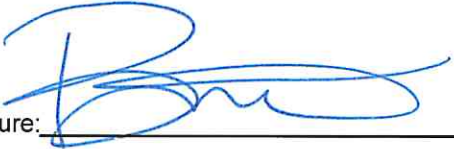
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D2

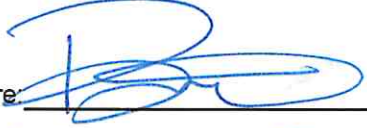
APPLICATION NO: 26-467F-318
DATE FILED: 7/21/26
APPROVED: _____
DENIED: _____

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

1. APPLICANT:

Name: Thirty-Three Thirty-Four East Assc, LLC Signature: 
Address: 321 Main Street City: Farmington State: CT Zip 06032
Telephone No.: (860) 582-2403 [] home [x] work

2. PROPERTY OWNER(S):

Name: Thirty-Three-Thirty Four East Main Street Assc, LLC Signature: 
Address: 321 Main Street City: Farmington State: CT Zip 06032
Telephone No.: (860) 582-2403 [] home [x] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Map 41 - Lot 34 & 33A
Assessor's Map No.: 41 Assessor's Lot No.(s): 33A & 34
Street of Access: East Main Street
Name of Watercourse or Water Body: Unnamed
FIRM Panel Number: 09003C0467F Total Area of Lot(s): 2.6 Acres

4. PROJECT DESCRIPTION:

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

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

Describe the proposed activity and its purpose: Regulated use per Section 4.5.1

The site/area will be used for outdoor storage within an industrial zoned parcel

Proposed encroachment of Flood fringe area (S.F. or acres): 1.8 Acres

Proposed encroachment of Regulated Floodway (S.F. or acres): None

Proposed alteration of Watercourse (L.F., S.F. or acres): 200 L.F.

Flood proofing techniques proposed: None required or proposed

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

Date applied for: _____ Disposition: _____

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

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.
All elevations are to be relative to mean sea level.

Existing base flood flow rate: N/A Source: _____
Existing base flood elevation: 199.5 Source: Pequabuck River
Lowest floor elevation of existing buildings including garage or basements: N/A
Lowest floor elevation of proposed building including garage or basements: 201.0
Will there be dry access to the structure(s) during the 100 year flood? _____

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: 1246 Cu-Yds
Volume of mitigated Flood Plain: 2,505 Cu-Yds

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: N/A
Proposed base flood flow rate: N/A
Proposed base flood elevation: N/A

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

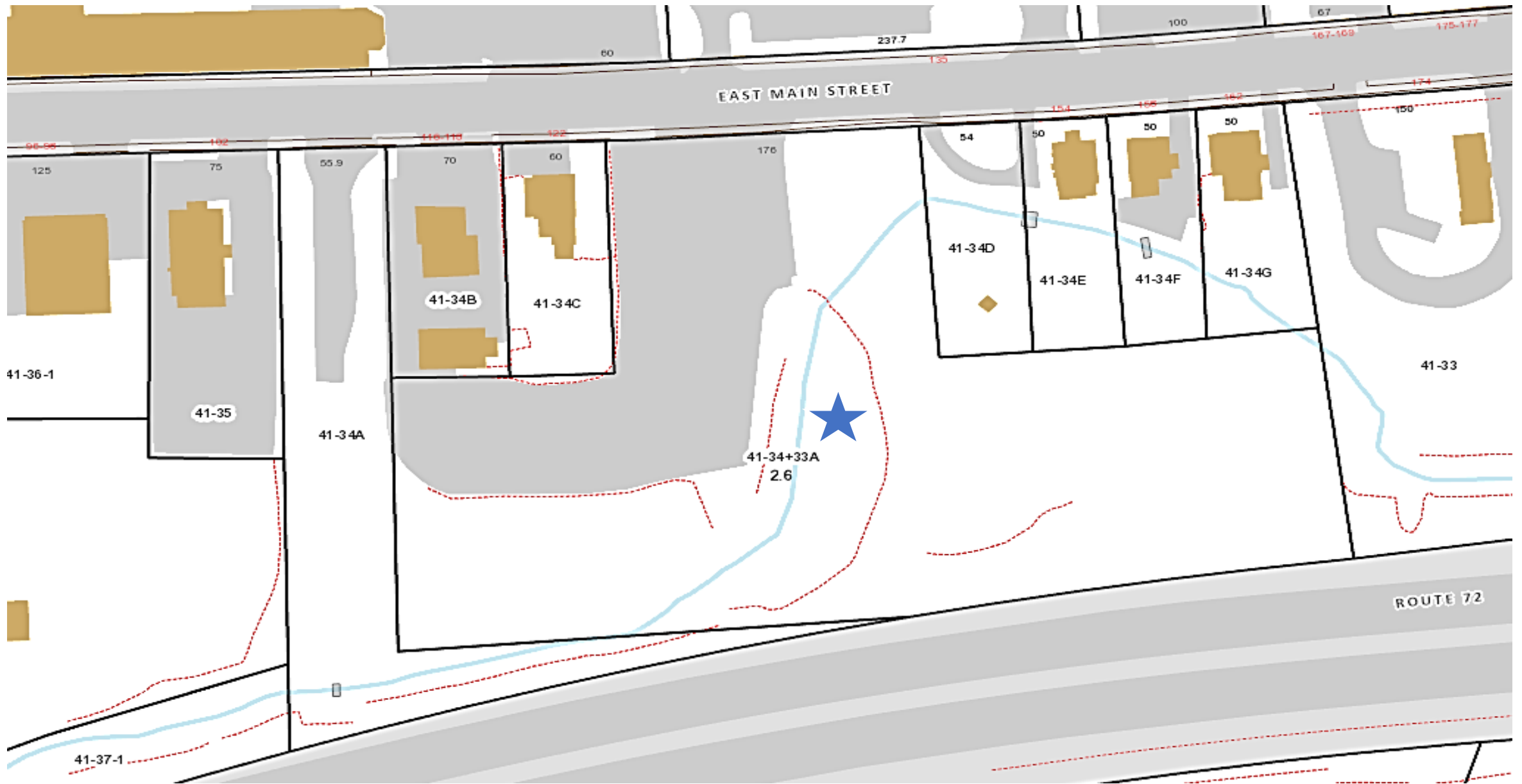
7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

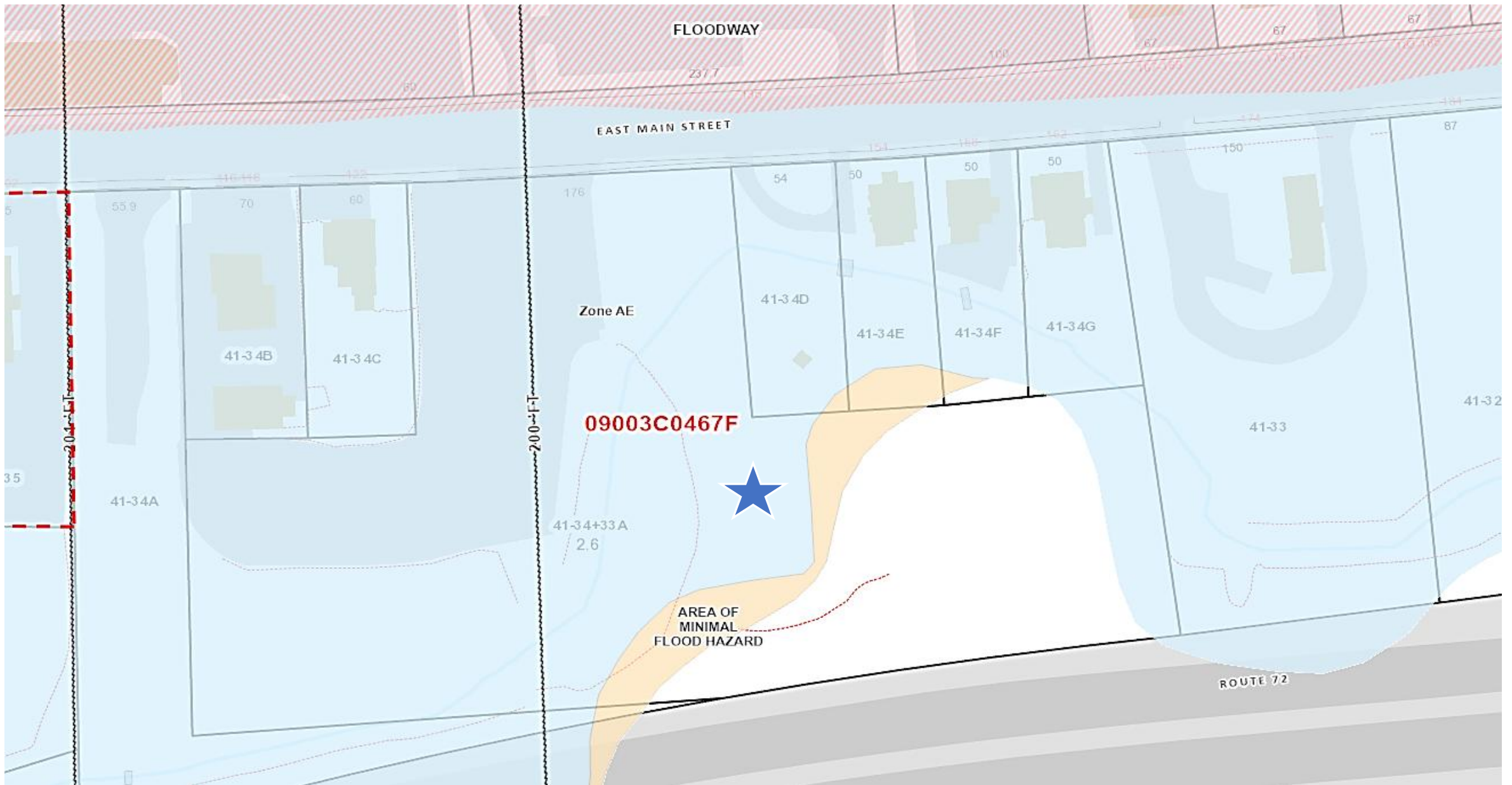
- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance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

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

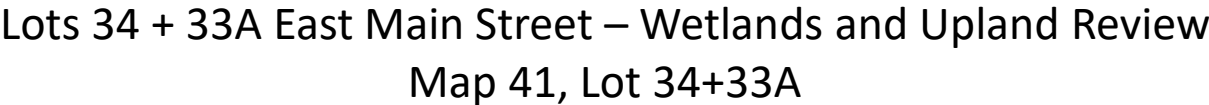
BFEC-12/01

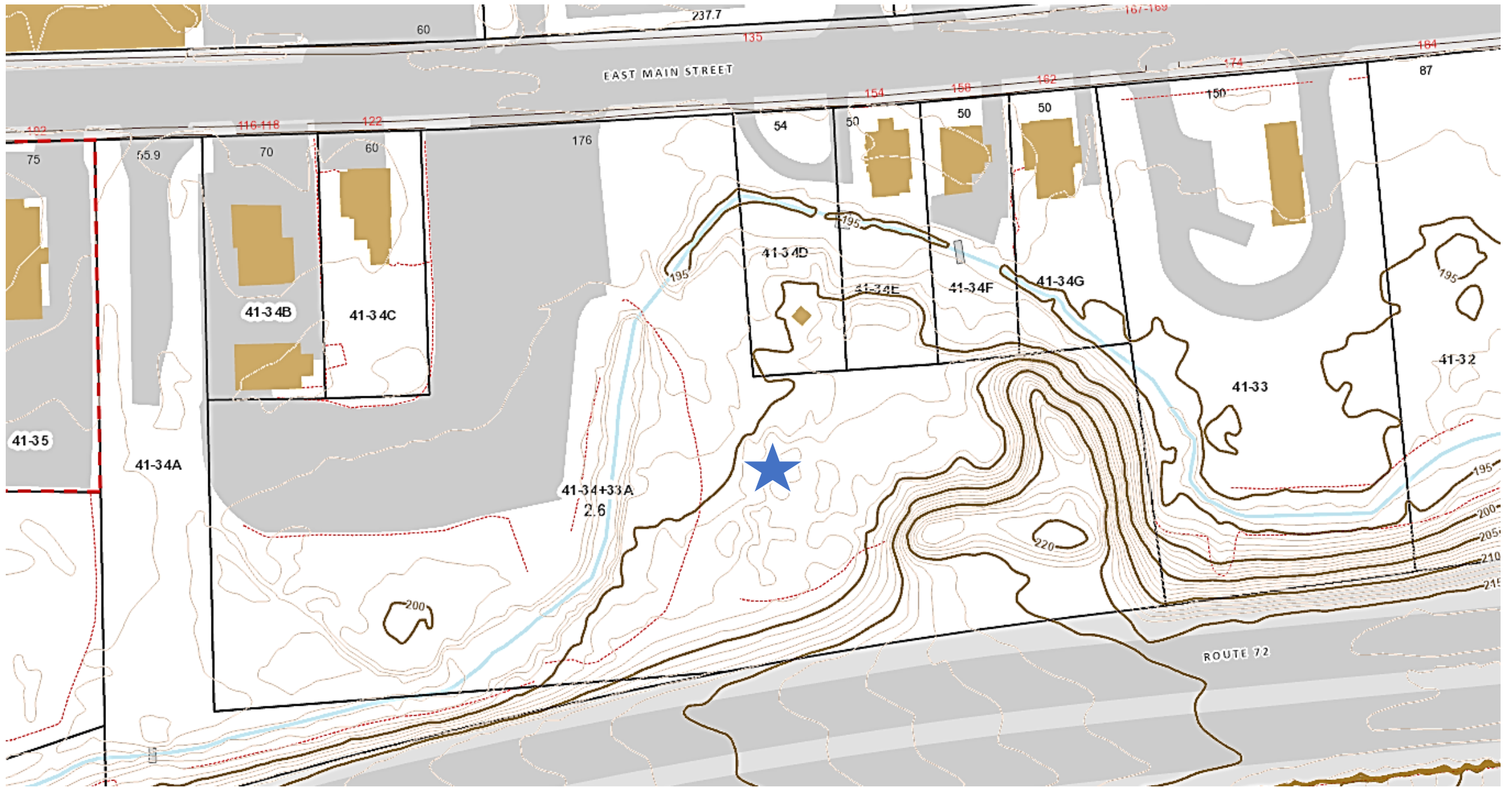


Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A

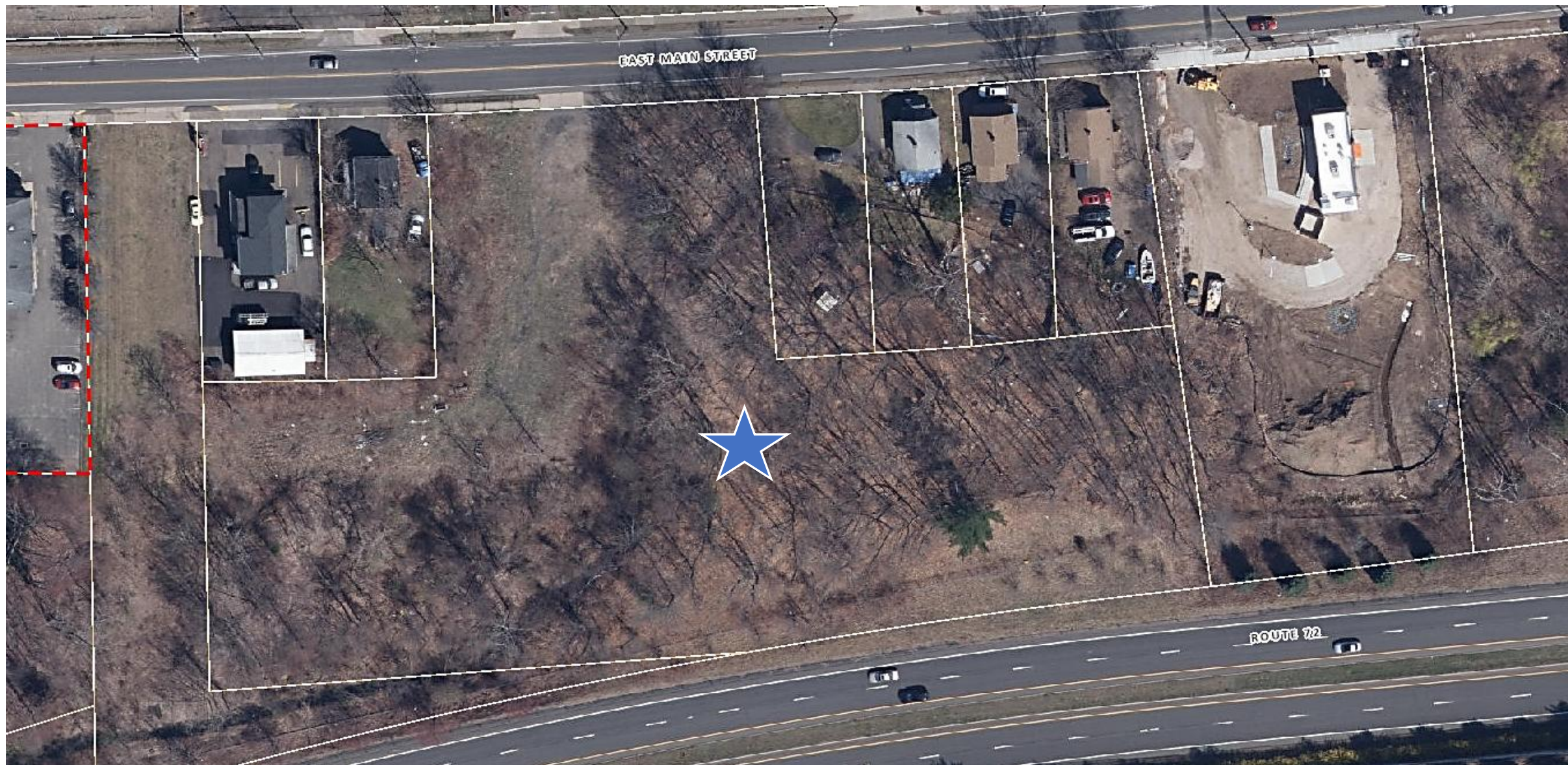


Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A

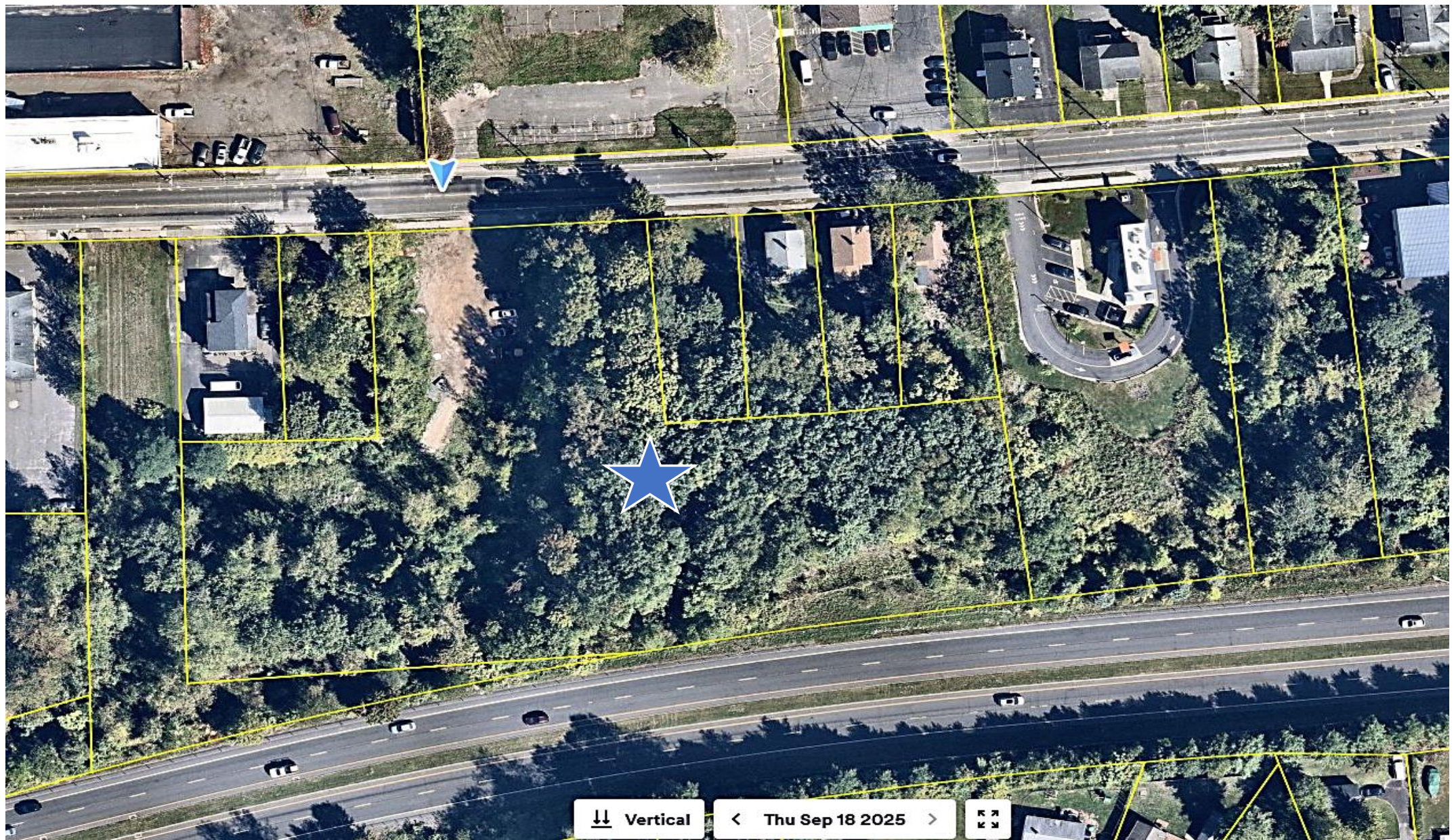




Lots 34+33A East Main Street – Topography
Map 41, Lot 34+33A



Lots 34 & 33A East Main Street – Aerial 2023
Map 41, Lot 34 & 33A



Lots 34 & 33A East Main Street – Aerial 2025
Map 41, Lot 34 & 33A

The flood map for the selected area is number **09003C0466F**, effective on **9/26/2008**

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE

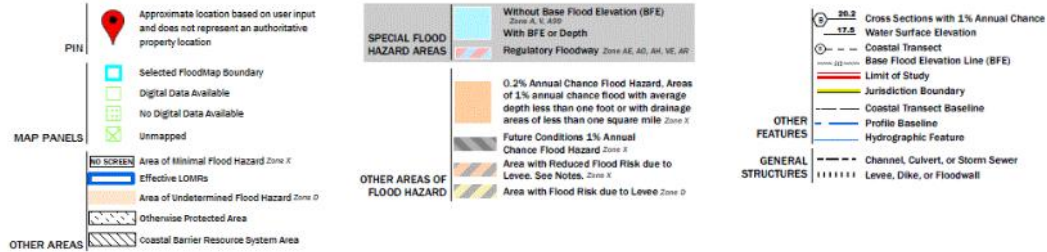
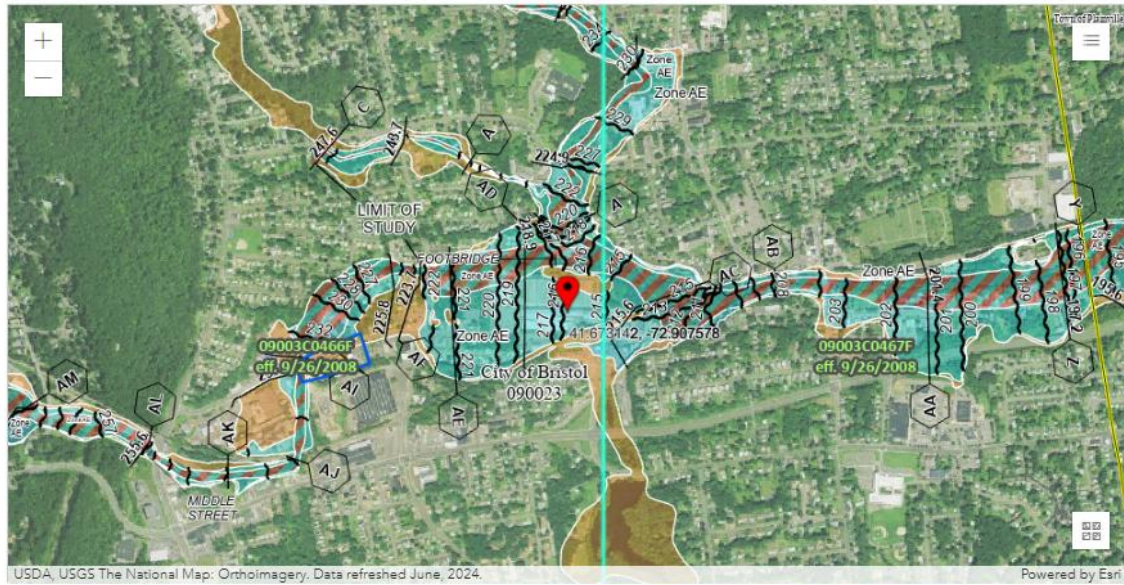


DOWNLOAD
FIRM PANEL

Changes to this FIRM ⓘ

- Revisions (1)
- Amendments (19)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer »](#)





- MSC Home
- MSC Search by Address
- MSC Search All Products
- ▼ MSC Products and Tools
 - Hazus
 - LOMC Batch Files
 - Product Availability
- MSC Frequently Asked Questions (FAQs)
- MSC Email Subscriptions
- Contact MSC Help

Enter an address, place, or coordinates:

Lot 34 & 33A, East Main Street, bristol, ct 06010



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

Learn more about [steps you can take](#) to reduce flood risk damage.

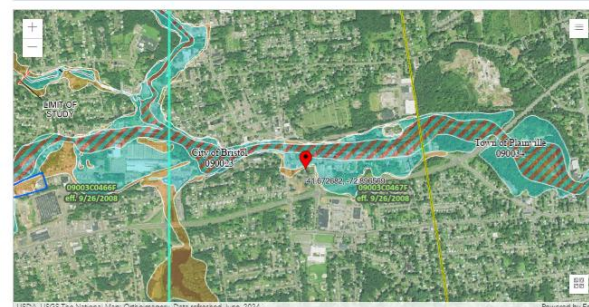
[Show ALL Products »](#)

The flood map for the selected area is number **09003C0467F**, effective on **9/26/2008**

Changes to this FIRM 

- Revisions (0)
- Amendments (4)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIR/ette. [Go To NFHL Viewer »](#)



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

Powered by Es

[illegible]

STORMWATER MANAGEMENT REPORT

Lot 34+33A, Lot 34D, & 154 East Main Street
Bristol, CT

Prepared For
CALCO CONSTRUCTION, INC.
cole #2706

June 23, 2025

By

COLE
cole civil + survey
876 south main street
plantsville, ct 06479
860.628.4484

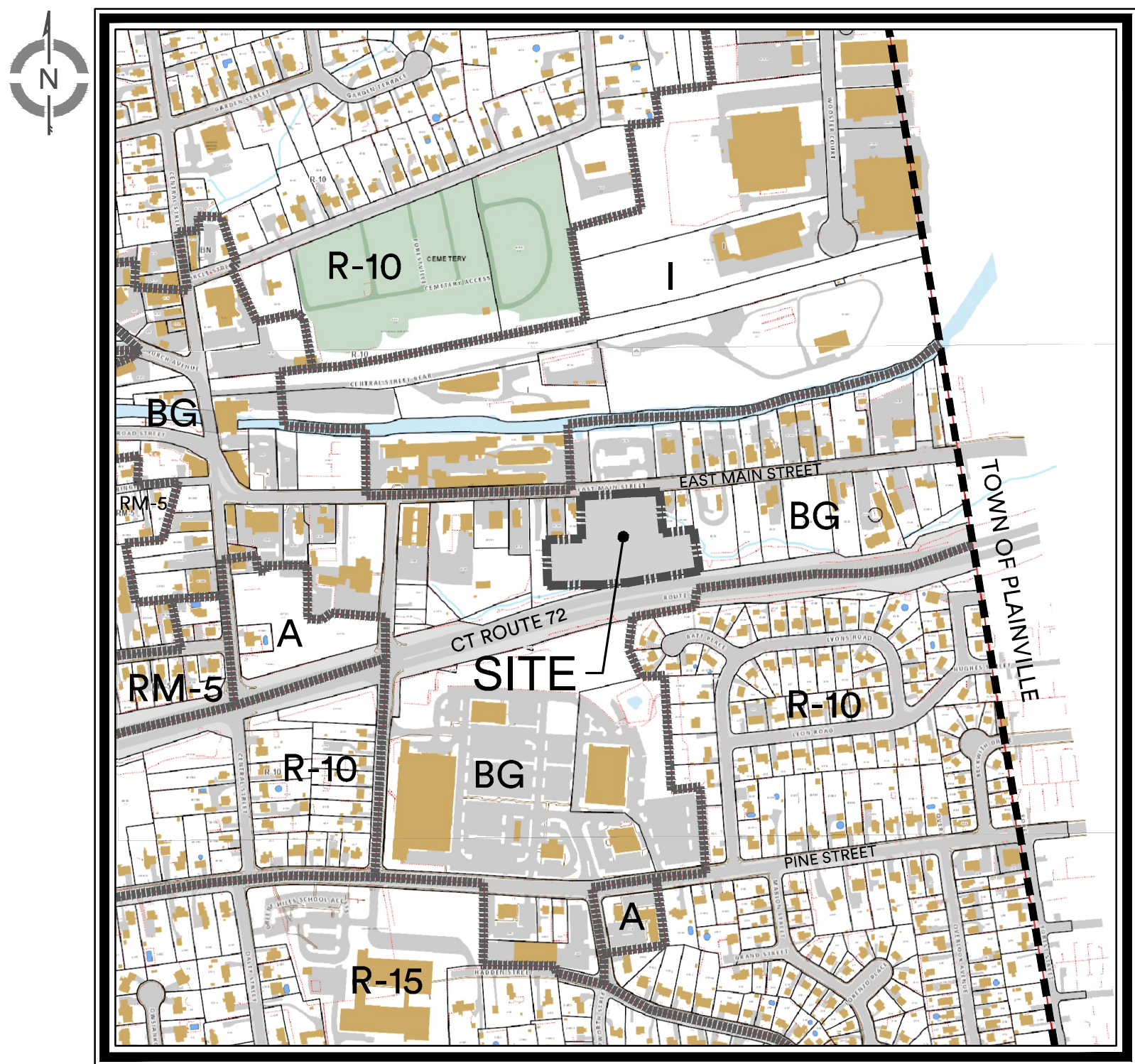
Full Report Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/52190/2076---Stormwater-Management-Report---7-9-26>

Barton N. Bovee, P.E. #13653
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SEAL or STAMP IS AFFIXED HERETO.

Proposed Flex Storage Development

Lot 34+33A East Main Street
Bristol, CT



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property and Topographic Survey
C1	Site Layout & Landscaping Plan
C2	Site Grading & Utility Plan
R1	Wetland Remediation Plan
ES1	Soil Erosion & Sedimentation Control Plan
DB1	Detention Basin Details
D1	Details
D2	Details

Applicant:

Thirty-Three-Thirty Four East Main
Street Assc, LLC
321 Main Street
Bristol, CT

Property Owners:

Thirty-Three-Thirty Four East Main Street Assc, LLC
(Lot 34+33A East Main Street)
321 Main Street
Bristol, CT

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Thirty-Three-Thirty Four
East Main Street Assc, LLC

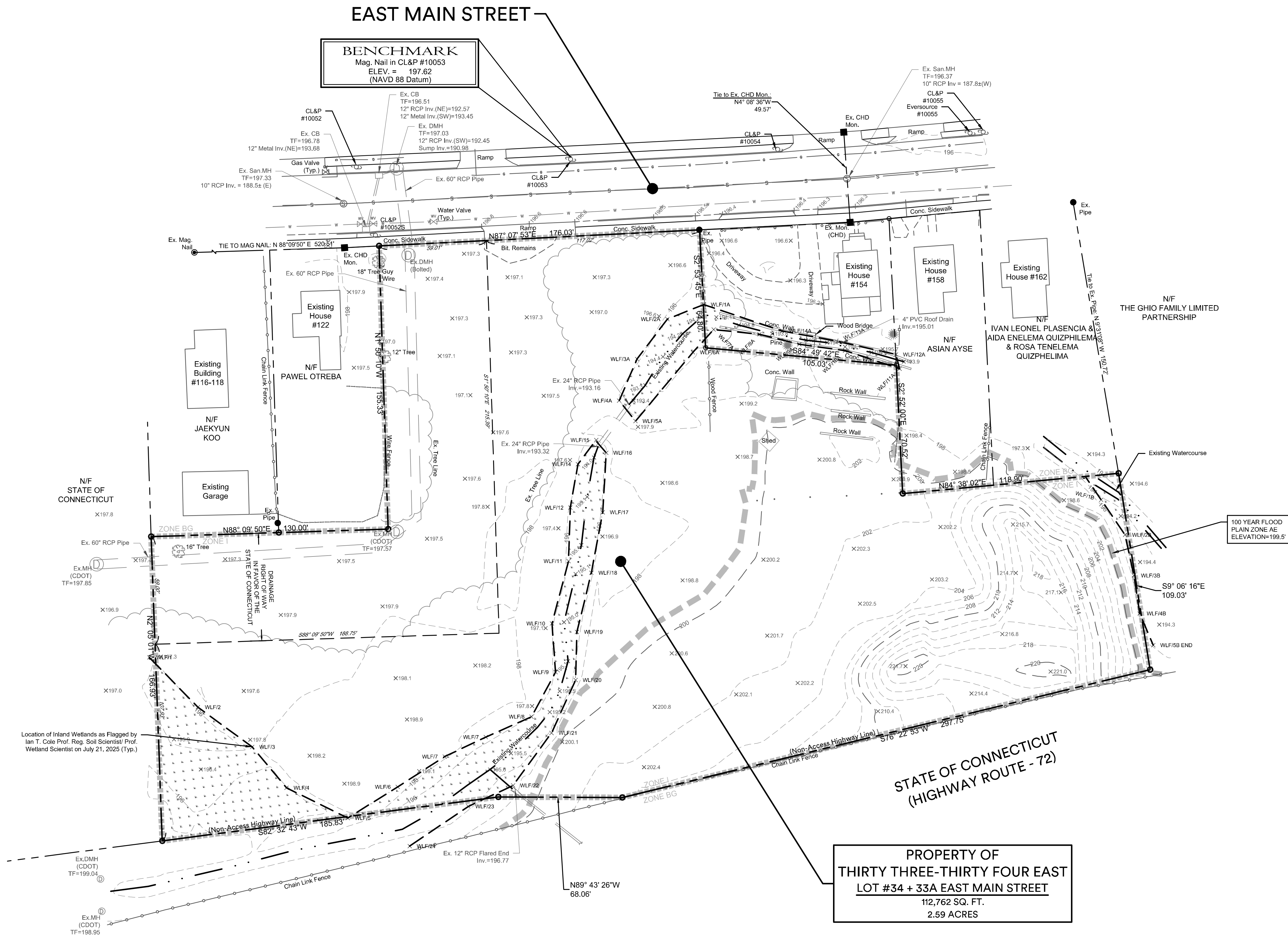
July 9, 2026

LEGEND

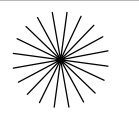
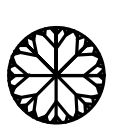
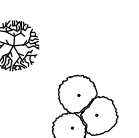
- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
-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

SURVEY NOTES:

- 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.
- Type of survey performed: Property & Topographic Survey
- Boundary determination category: Resurvey
- Class of accuracy:
Horizontal: A-2
Vertical: T-2
- 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.
- Map References:
 - "Plan of Land Property of Sessions Clock Co., in Bristol, Conn.; Scale:1"=40'; Dated: Nov. 5, 1951 by Adrian M. Matthews." Filed as Vol. 268, Page 55 at the B.L.R..
 - "Right of Way Survey, City of Bristol, Map Showing Land Acquired from 33-34 East Main Street Associates L.L.C., by The State of Connecticut Department of Transportation Relocation of Route 72; Scale:1"=500'; Dated: February 2001."
 - "Property Survey, Land of City of Bristol, 172-176 East Main Street, Bristol, Connecticut; Scale:1"=20'; Dated: 02/06/06 by The LRC Group." Filed as Map 0-51 at the B.L.R..
- Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
- Zone: I
- Owners:
Thirty-Three-Thirty Four East Main Street Ass, LLC (Lot 34+33A East Main Street)
- City of Bristol Assessors Map #41 Lots #34+33A & 34E
- Filed in Volume at the City Clerk's office as:
(Lot 34+33A East Main Street) - Volume 1237, Page 996
- Contour interval is 2 foot.
- Existing contours generated from field topography.
- 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.



To the best of my knowledge and belief, this map is substantially correct as noted hereon. Stephen M. Giudice, L.S. Reg. No. 70145 NOT VALID UNLESS EMBOSSSED SEAL OR STAMP IS AFFIXED HERETO	project #2706 drawn by: SRZ		PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR Thirty-Three-Thirty Four East Main Street Assc, LLC Lot 34+33A - Bristol, Connecticut July 9, 2026 Scale: 1" = 30'	 876 south main street plantsville, ct 06479 colecivil.com 860.628.4484	Sheet #: S1
	Date:	Revisions	Descriptions:		

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES				
	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	B & B, 3" CAL.
SHADE TREES				
	1	MORUS RUBRA	RED MULBERRY	B & B, 3" CAL.
		ACER SACCHARUM	SUGAR MAPLE	B & B, 3" CAL.
		TILIA AMERICANA	AMERICAN LINDEN	B & B, 3" CAL.
		QUERCUS MONTANA	CHESTNUT OAK	B & B, 3" CAL.
SHRUBS				
	8	ILEX GLABRA	INKBERRY HOLLY	B&B, 18-24" HT.
		CORNUS SERICEA	REDTWIG DOGWOOD	3 GAL, HEAVY, FULL
		RHODODENDRON PERICLYMENOIDES	PINKTER BLOOM AZALEA	3 GAL, HEAVY, FULL
		KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		SAMBUCUS CANADENSIS	ELDERBERRY	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	16	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		ANDROPOGON GERARDI	BIG BLUESTEM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. 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.

LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces	1 Tree / 2 Shrubs	1 Tree / 2 Shrubs

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: Self Storage Facility (12,250 sq. ft.): 0.1 space per 1,000 sq ft of production/storage space + 3.0 per 1,000 sq. ft. office space	$(\frac{127}{1000} \times 3 = 1.27 \times 3 = 3.82 \approx 4) + (\frac{12250}{1000} \times 3.0 = 12.25 \times 3.0 = 36.75 \approx 37)$	12
HANDICAP PARKING	1-25 Spaces = 1	1
TOTAL # OF SPACES	6 (INCLUDING H.C.)	12 (INCLUDING H.C.)

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	I	I
PROPOSED ZONE	I	I
PROPOSED USE	-	Flex Storage
LOT AREA	25,000 sq. ft.	120,274 sq. ft.
LOT WIDTH	100 ft	280.04+ ft
FRONT YARD SETBACK	15 ft	32.4 ft
SIDE YARD SETBACK	15 ft	61.9 ft
REAR YARD SETBACK	15 ft	16 ft
MAX. BUILDING HEIGHT	50 ft	≤ 50 ft
MAX. BUILDING COVERAGE	50%	± 10.19%
MAX. IMPERVIOUS COVERAGE	90%	± 59.11%











































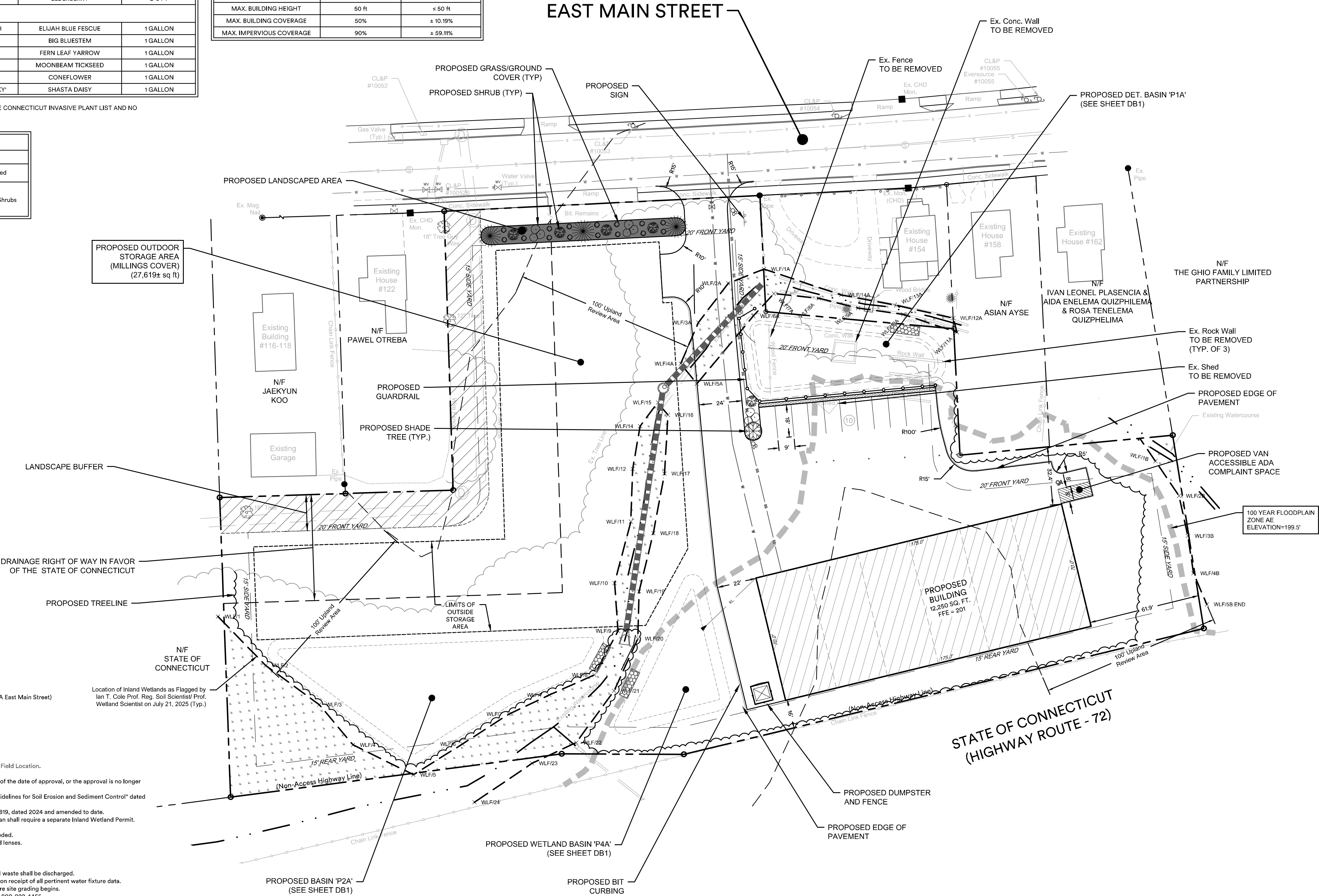




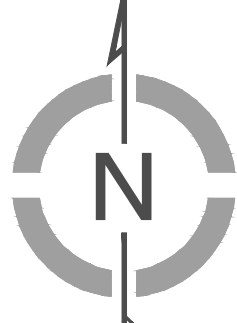








- SITE PLAN NOTES:**
- Owner: Thirty-Three-Thirty Four East Main Street Assc, LLC (Lot 34+33A East Main Street)
 - Applicant: Thirty-Three-Thirty Four East Main Street Assc, LLC
 - Street #: Lot 34+33A East Main Street
 - Area of Parcel: Lot #34 + 33A East Main Street - 112,762, 2.59 Acres
 - Parcel is zoned: I
 - Present use: Vacant
 - Proposed use: Flex Storage
 - Wetlands are present per Flagger by Professional Wetland Scientist and Field Location.
 - Site to be serviced by local water and sewer.
 - 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.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 819, dated 2024 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - Roof drains shall tie into the proposed drainage system.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
 - Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
 - All existing utilities are from best available information; contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - 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.
 - Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.



NORTH
NAD 83



876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT: **PROPOSED FLEX STORAGE DEVELOPMENT**

Lot 34+33A East Main Street - Bristol, CT

PREPARED FOR: **THIRTY-THREE-THIRTY FOUR EAST MAIN STREET ASSC, LLC**

Date: July 9, 2026

Drawn By: NMS

Revisions:	Descriptions:
Date:	

30' 15' 0 15' 30'

SCALE: 1"=30'

Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:

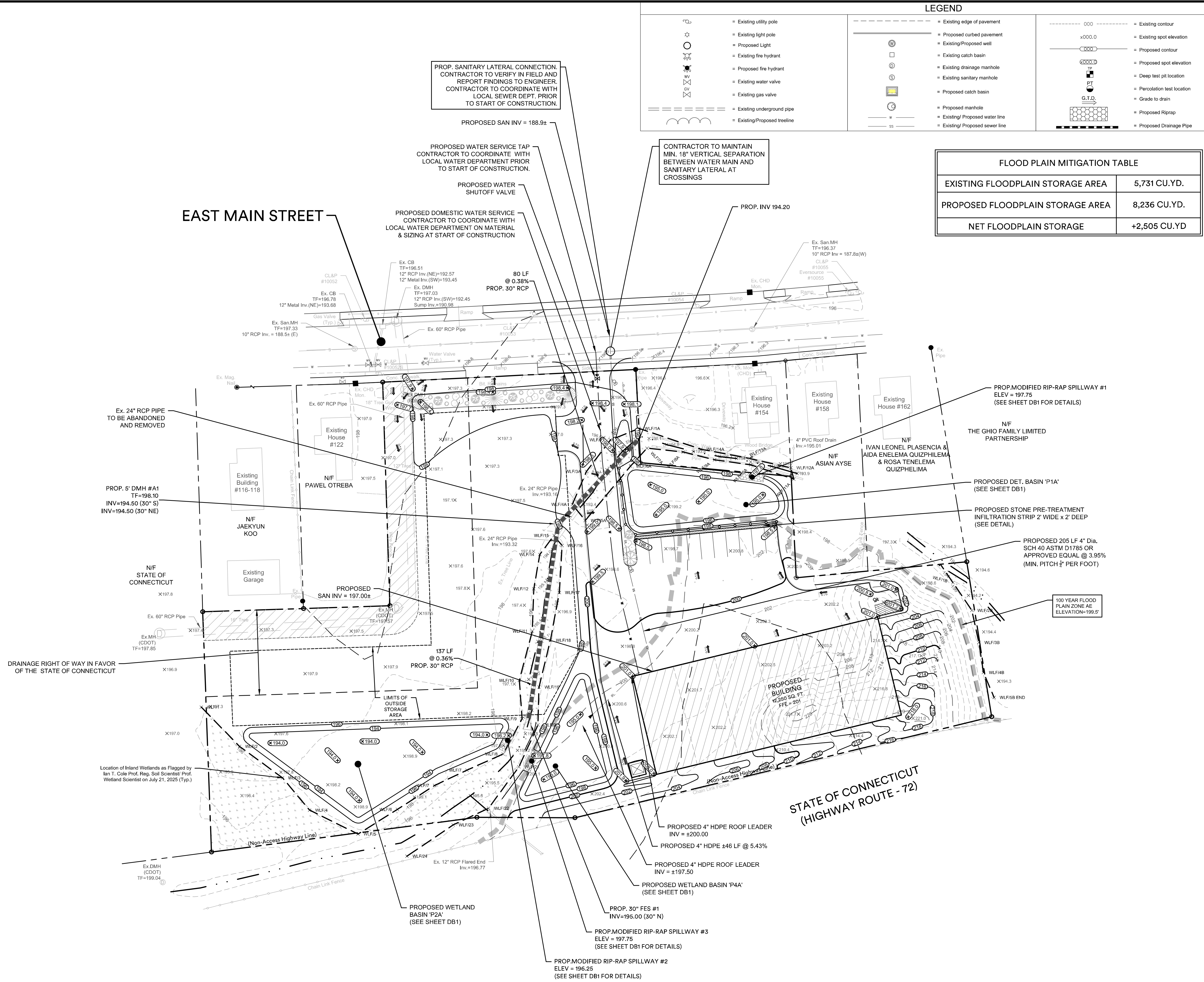
SITE LAYOUT & LANDSCAPING

Sheet #:

C1

COLE #2706

Page 61



COLE
civil + survey

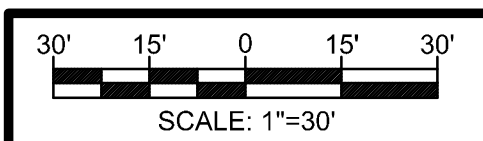
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colecivil.com
860.628.4484

**PROPOSED FLEX STORAGE
DEVELOPMENT**

**THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC**

PROJECT: _____

PREPARED FOR: _____

[illegible]

--	--


Barton N. Bovee P.E.
Reg. No. 13653
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OR STAMP IS AFFIXED HERETO

Sheet Description:

SITE GRADING AND UTILITIES

Sheet #:

C2

Highbush Blueberry - *Vaccinium corymbosum* 3' Tall
 Sweet pepperbush - *Clethra alnifolia* 2-3' Tall
 Silky dogwood - *Cornus amomum*, 2-3' Tall
 Black Chokeberry - *Aronia melanocarpa*, 2-3' Tall
 Spicebush - *Lindera benzoin*, 2-3' Tall

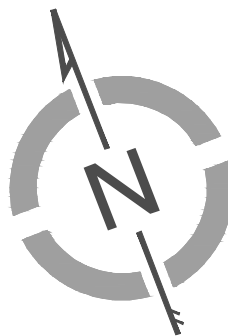
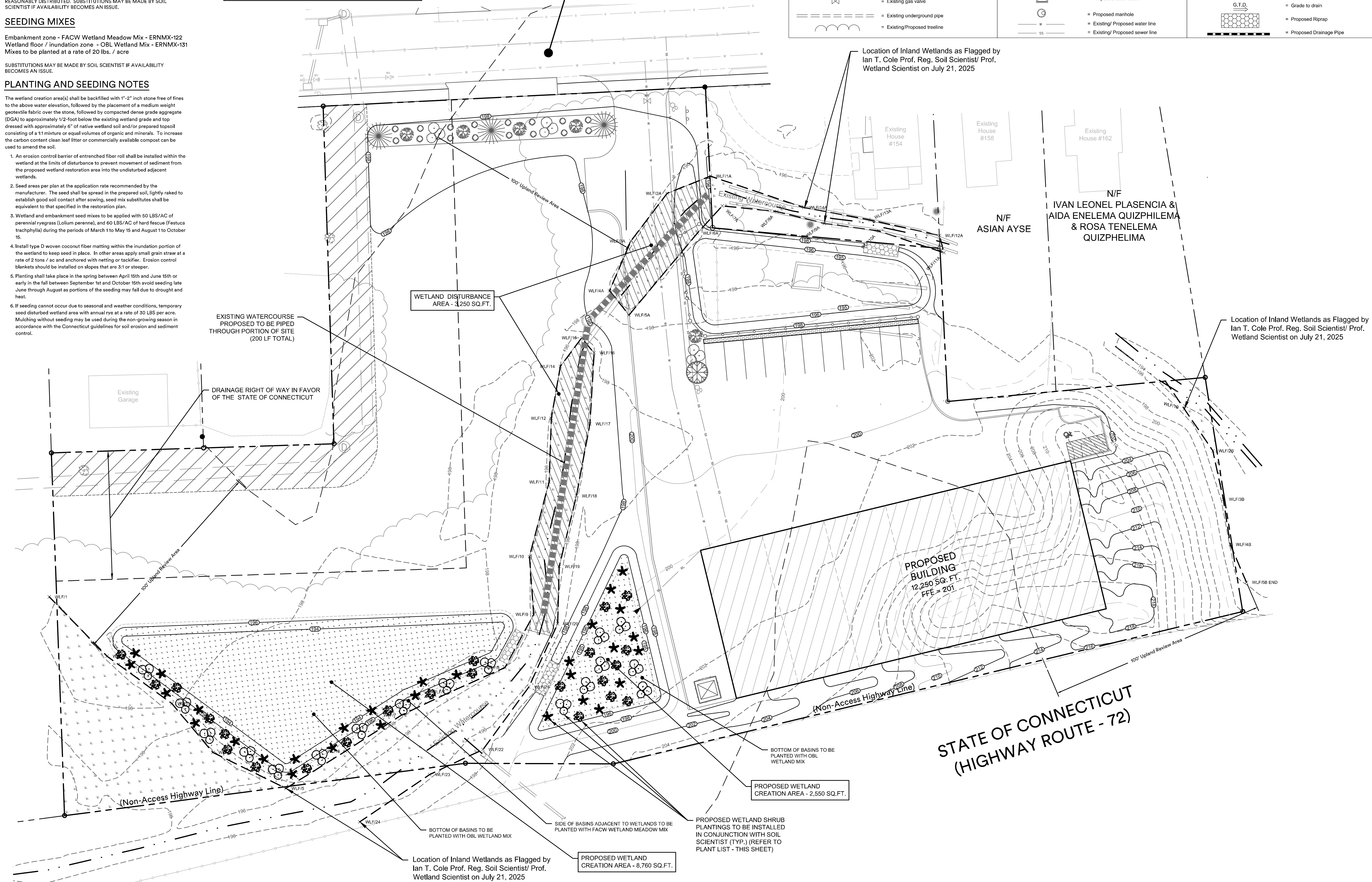
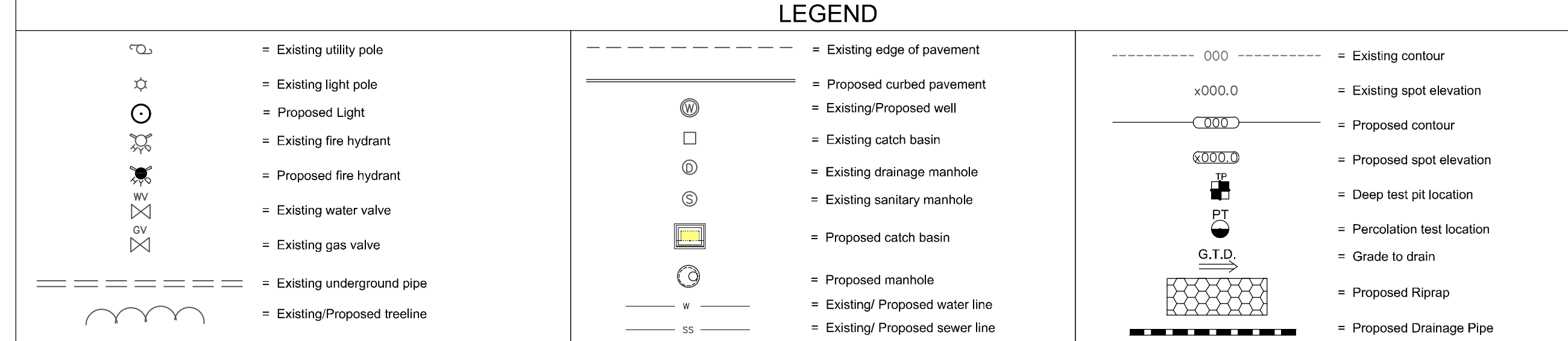
SEEDING MIXES

SUBSTITUTIONS MAY BE MADE BY SOIL SCIENTIST IF AVAILABILITY BECOMES AN ISSUE.

The wetland creation area(s) shall be backfilled with 1/2"-2" inch stone free of fines to the above water elevation, followed by the placement of a medium weight geotextile fabric over the stone, followed by compacted dense grade aggregate (DGA) to approximately 1/2-foot below the existing wetland grade and top dressed with approximately 6" of native wetland soil and/or prepared topsoil consisting of a 1:1 mixture or equal volumes of organic and minerals. To increase the carbon content clean leaf litter or commercially available compost can be used to amend the soil.

1. An erosion control blanket of entrenched fiber roll shall be installed within the wetland at the limits of disturbance to prevent movement of sediment from the proposed wetland restoration area into the undisturbed adjacent wetland.
2. Seed areas per plan at the application rate recommended by the manufacturer. The seed shall be spread in the prepared soil, lightly raked to establish good soil contact after sowing, seed mix substitutes shall be equivalent to that specified in the restoration plan.
3. Wetland and embankment seed mixes to be applied with 50 LBS/AC of perennial ryegrass (*Lolium perenne*), and 60 LBS/AC of hard fescue (*Festuca trachypoda*) during the periods of March 1 to May 15 and August 1 to October 15.
4. Initial type D woven coconut fiber matting within the inundation portion of the wetland to keep seed in place. In other areas apply small grain straw at a rate of 2 tons / ac and anchored with netting or twister. Erosion control blankets should be installed on slopes that are 3:1 or steeper.
5. Planting shall take place in the spring between April 15th and June 15th or early in the fall between September 1st and October 15th avoid seeding late June through August as portions of the seeding may fall due to drought and heat.
6. If seeding cannot occur due to seasonal and weather conditions, temporary seed disturbed wetland areas with annual ryegrass at a rate of 30 LBS per acre. Mulches without seed may be used during the non-growing season in accordance with the Connecticut guidelines for soil erosion and sediment control.

WETLAND FILLING/CREATION	
EXISTING WETLAND AREA ON SITE	7,740 SF
PROPOSED WETLAND FILLING/DISTURBANCE	3,250 SF
PROPOSED WETLAND CREATION AREA	11,310 SF
WETLAND AREA AFTER CREATION	15,800 SF
CHANGE IN WETLAND AREA	+ 8,060 SF



NORTH
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PROPOSED FLEX STORAGE DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

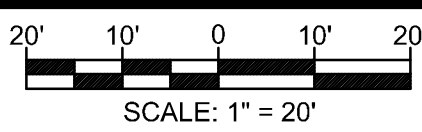
THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

PROJECT:

Drawn By: NMS

Date: July 9, 2026

Revisions:	Descriptions:
Date:	



Ian Cole, LLC
Professional Registered Soil Scientist
Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457

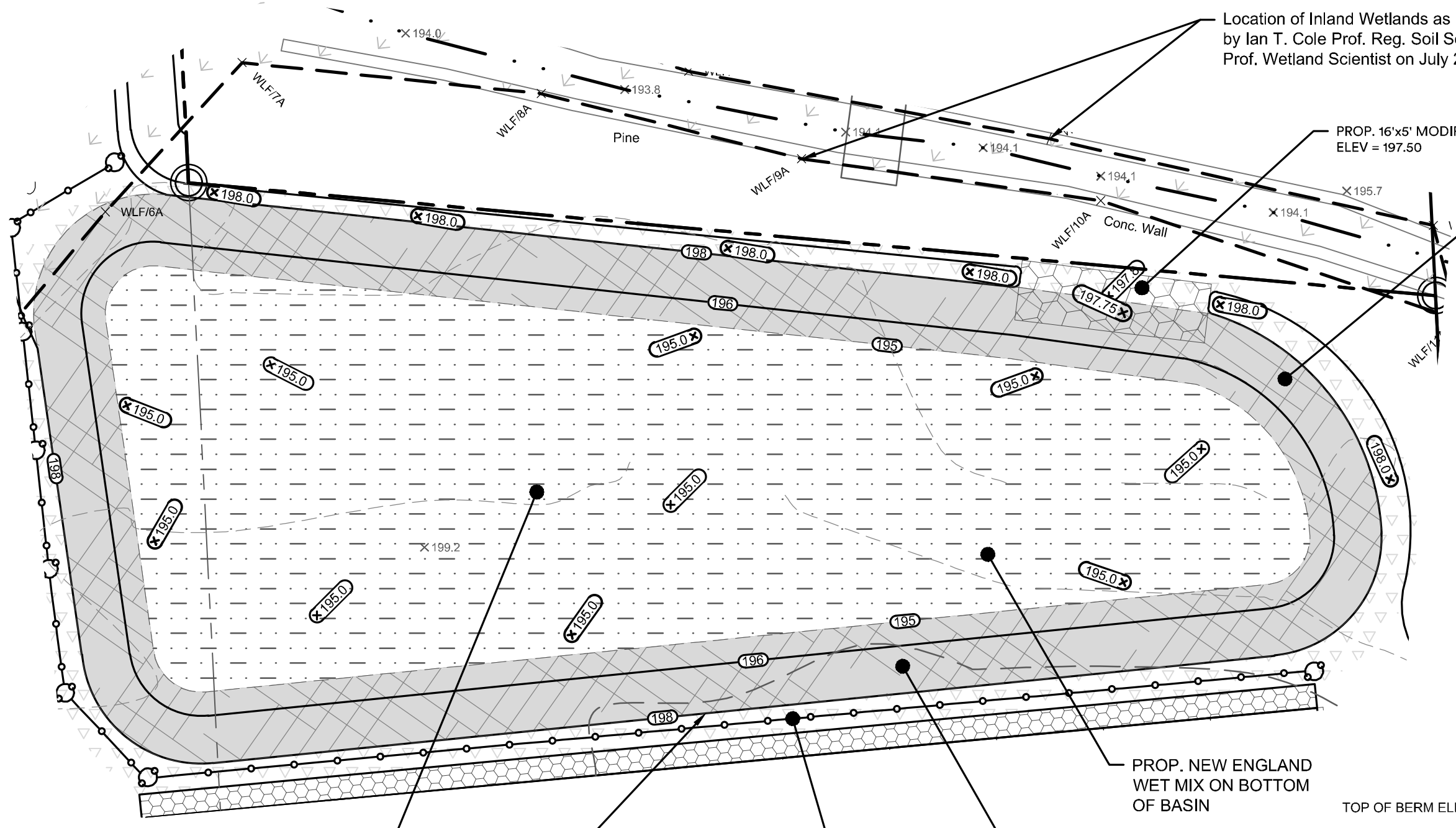

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description:

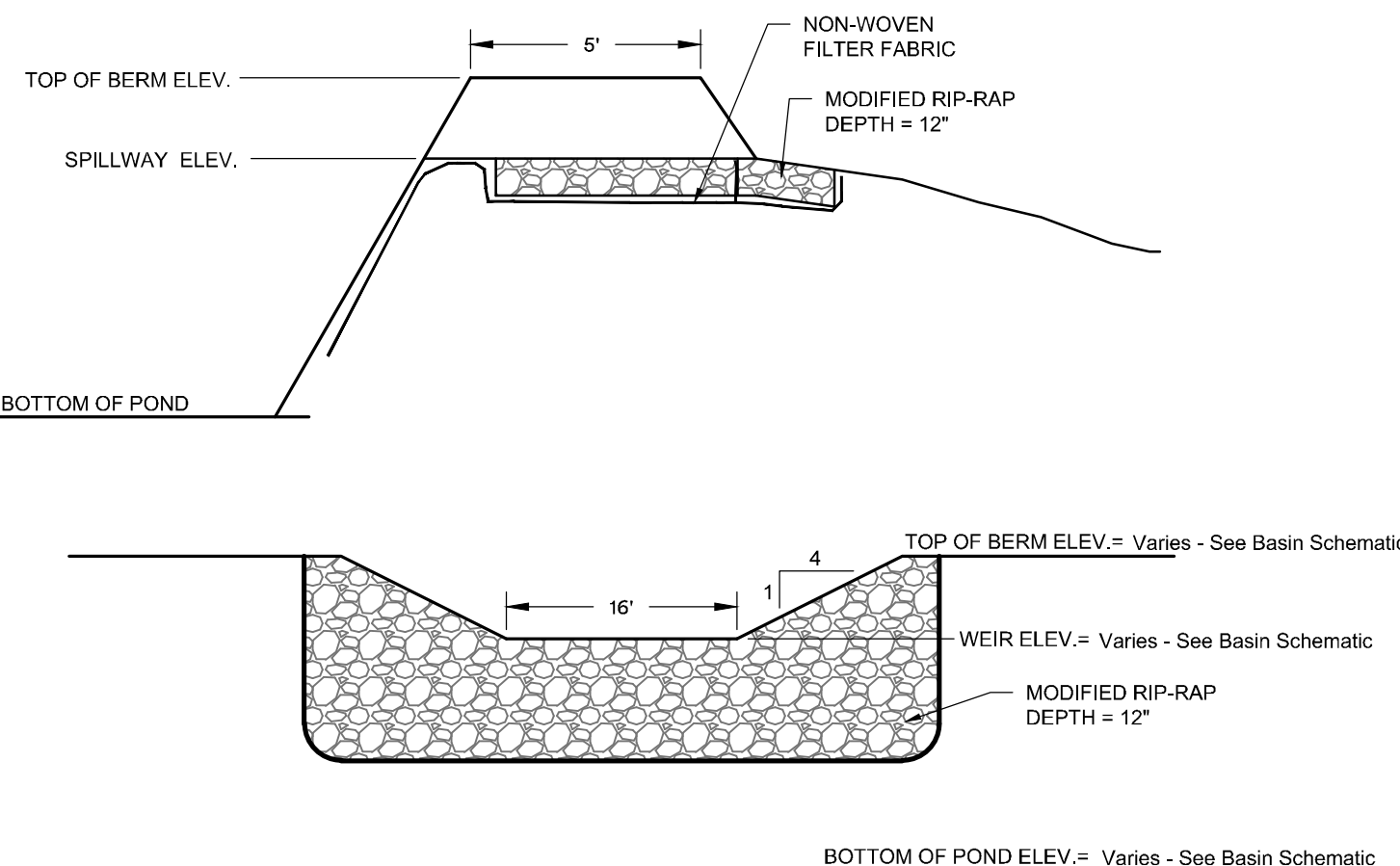
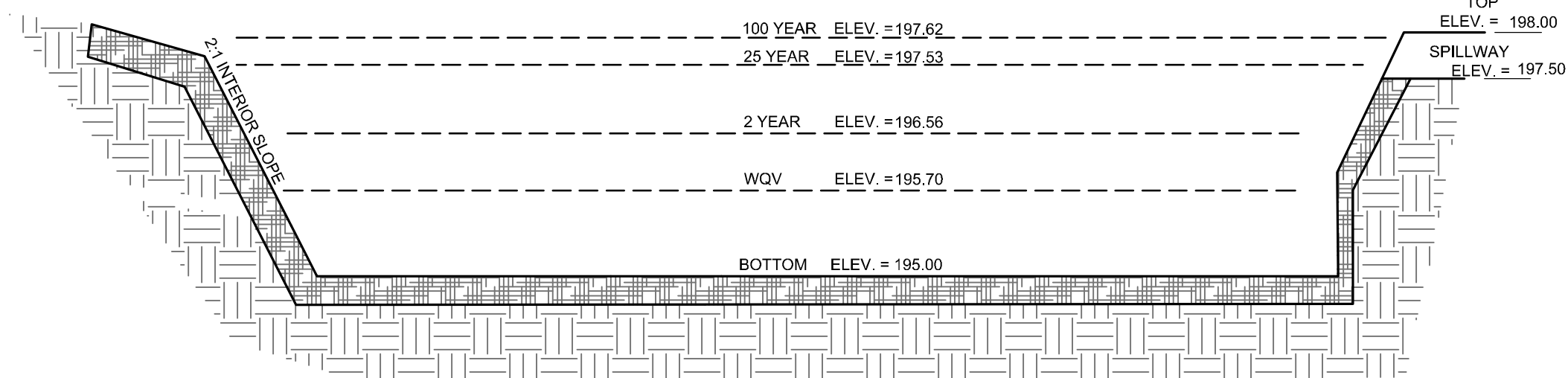
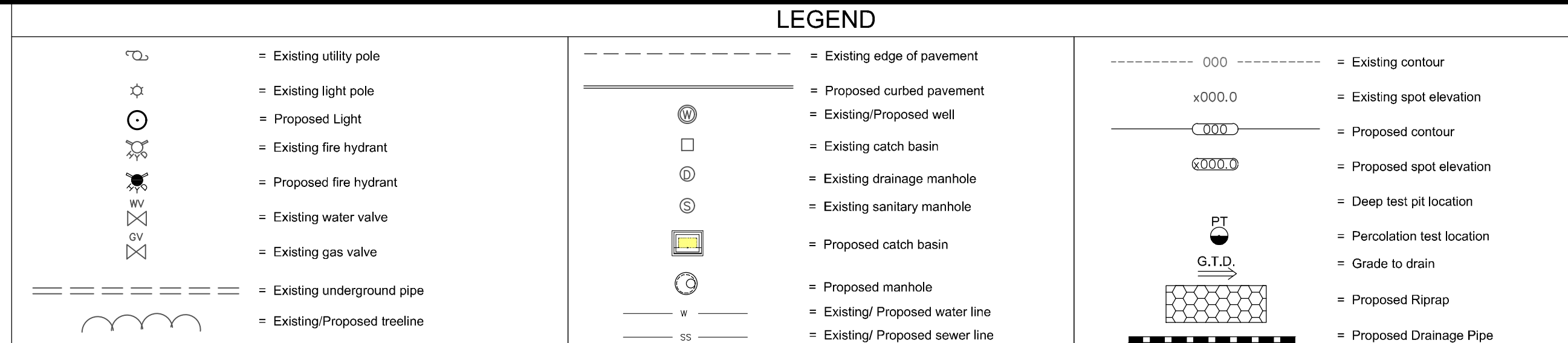
WETLAND REMEDIATION PLAN

Sheet #:

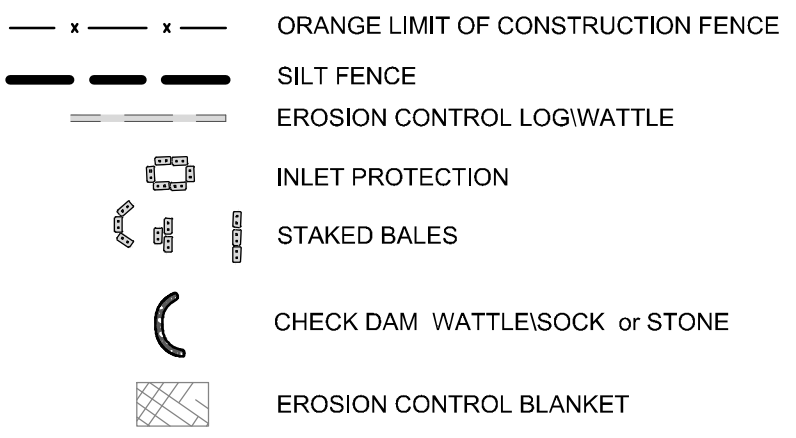
R1



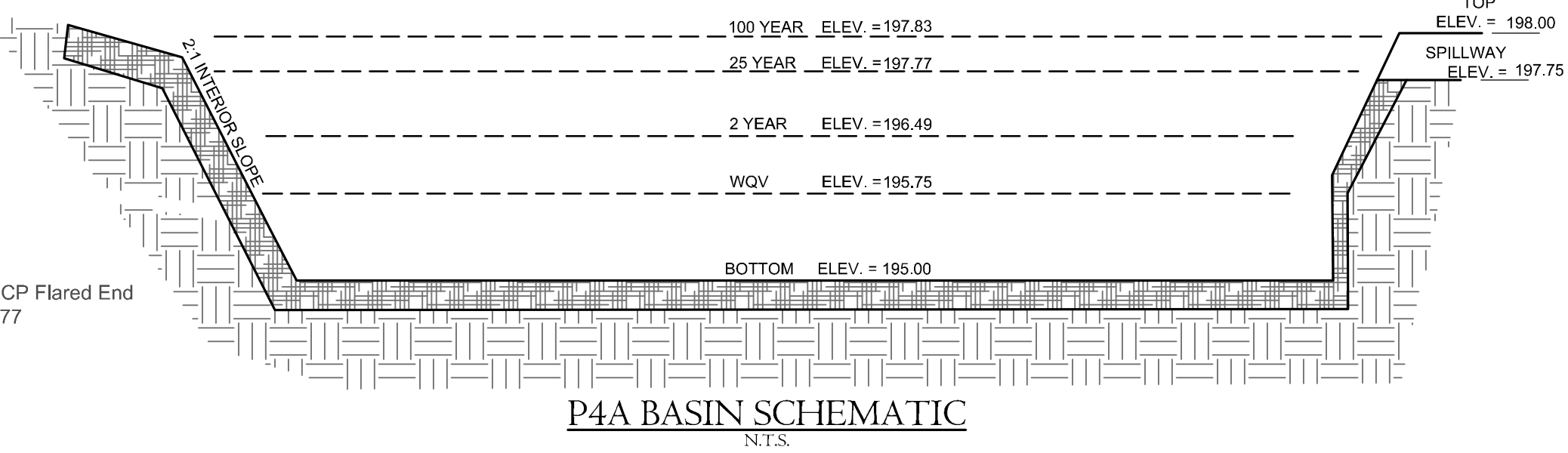
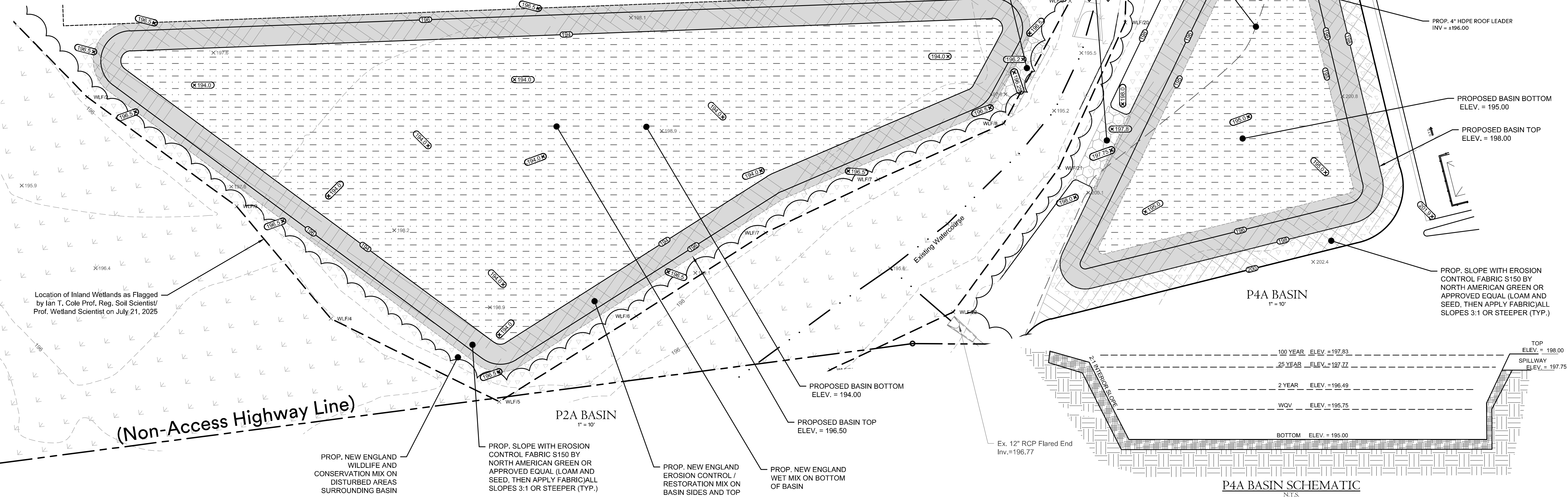
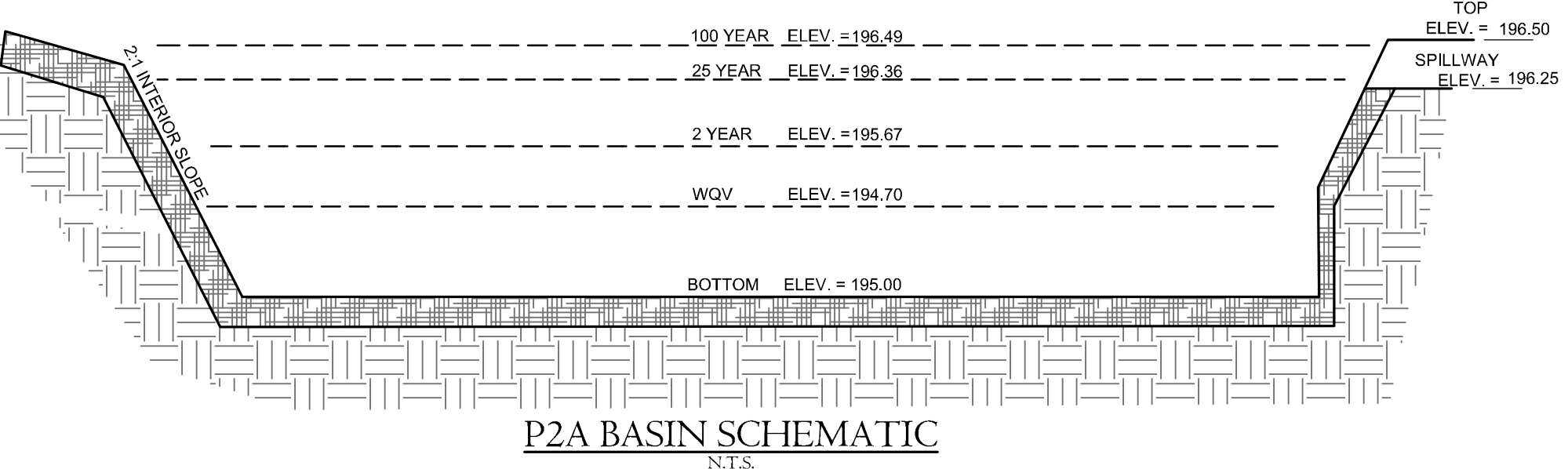
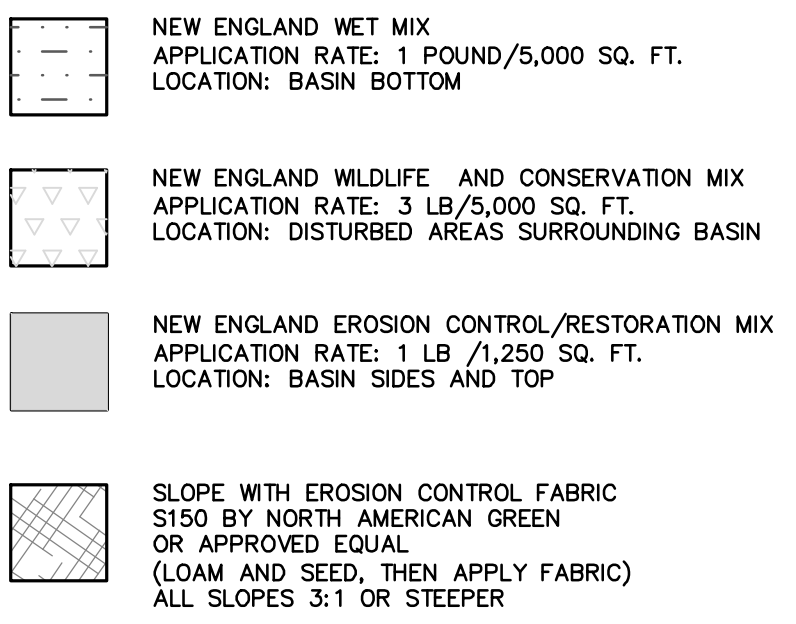
ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER



EROSION CONTROL SYMBOL LEGEND



SEED MIX & FABRIC LEGEND



NORTH
NAD 88

COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED FLEX STORAGE DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR EAST MAIN STREET ASSC, LLC

PROJECT: **DB1**

Date: July 9, 2026

Drawn By: NMS

Revisions:	Descriptions:
Date:	

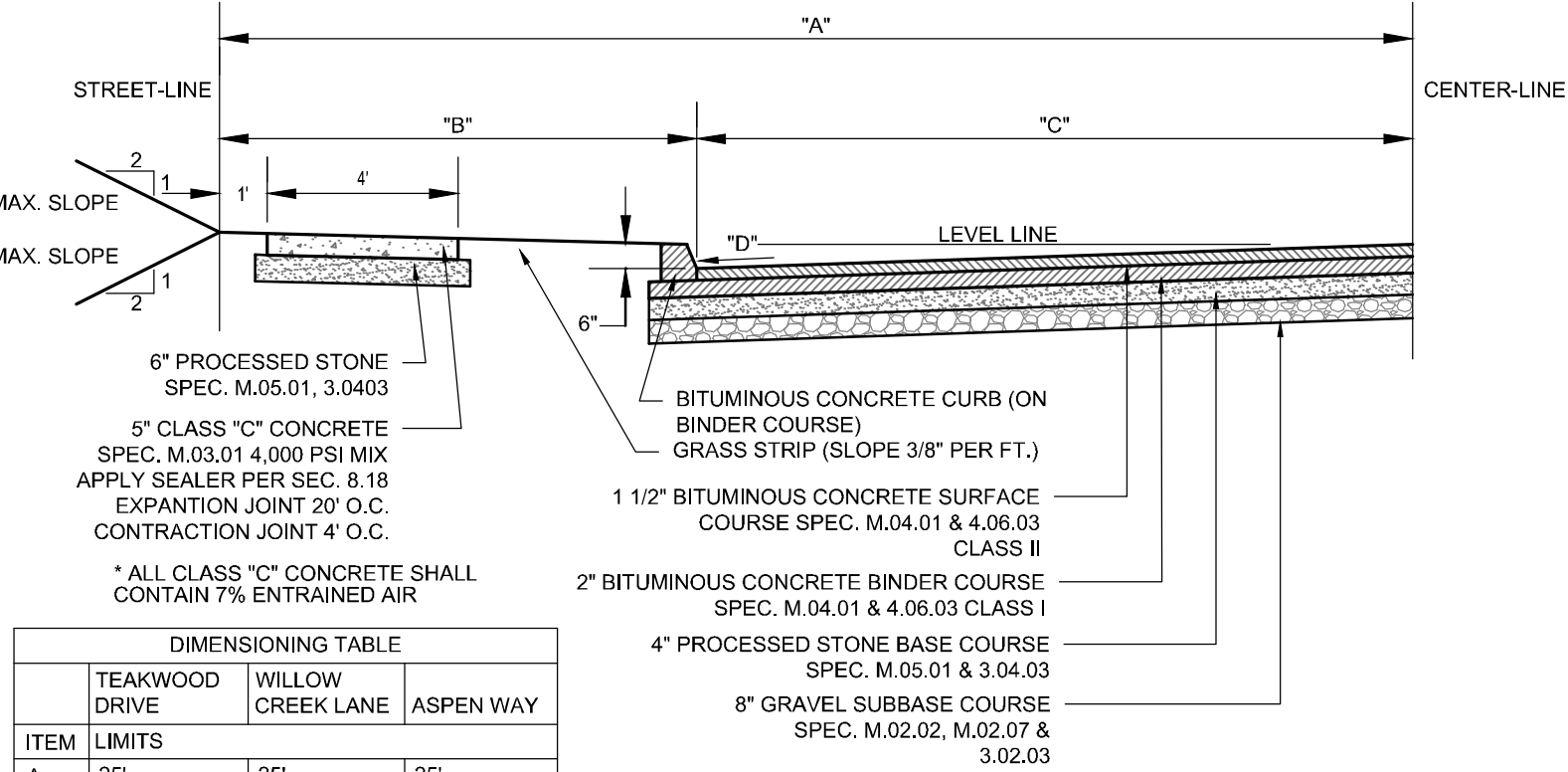
Scale: 1"=40'

Sheet Description: **DETENTION BASIN DETAILS**

Sheet #:

DB1

Page 64



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

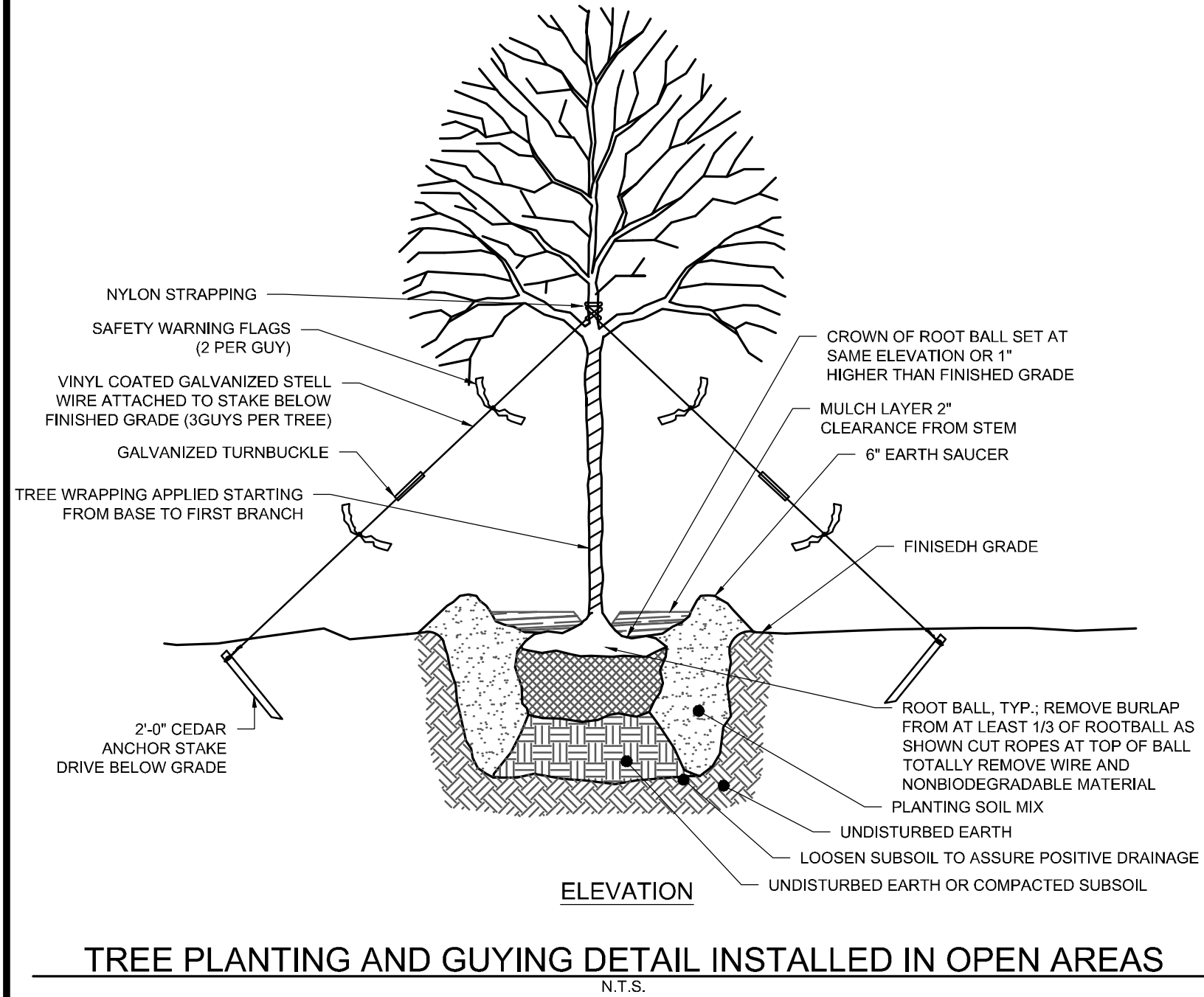
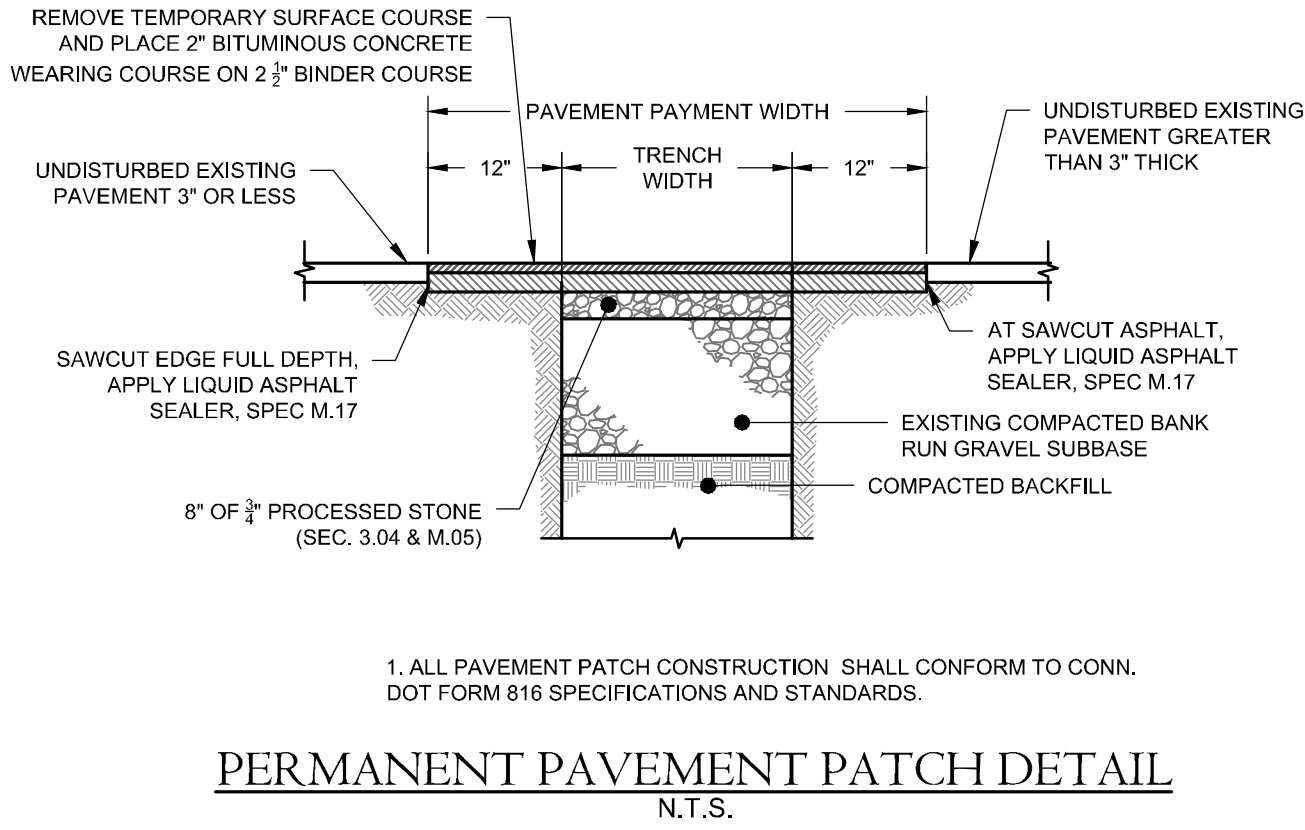
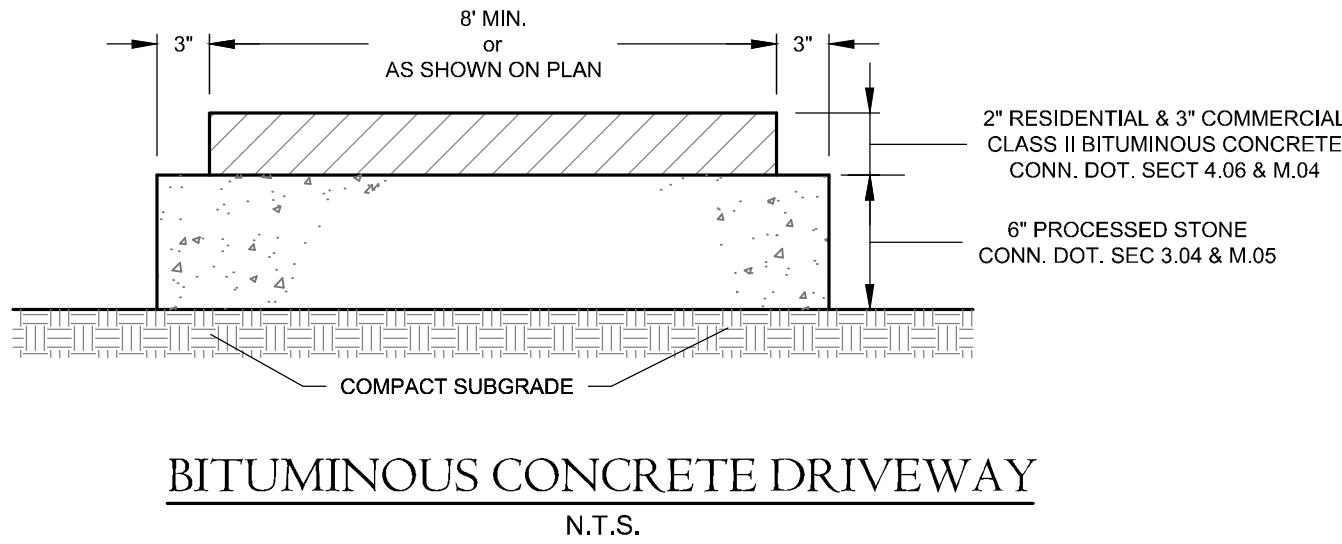
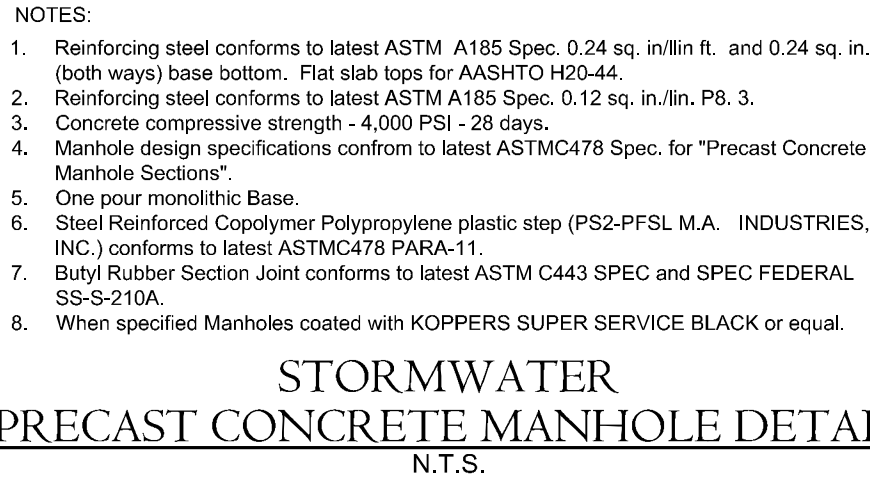
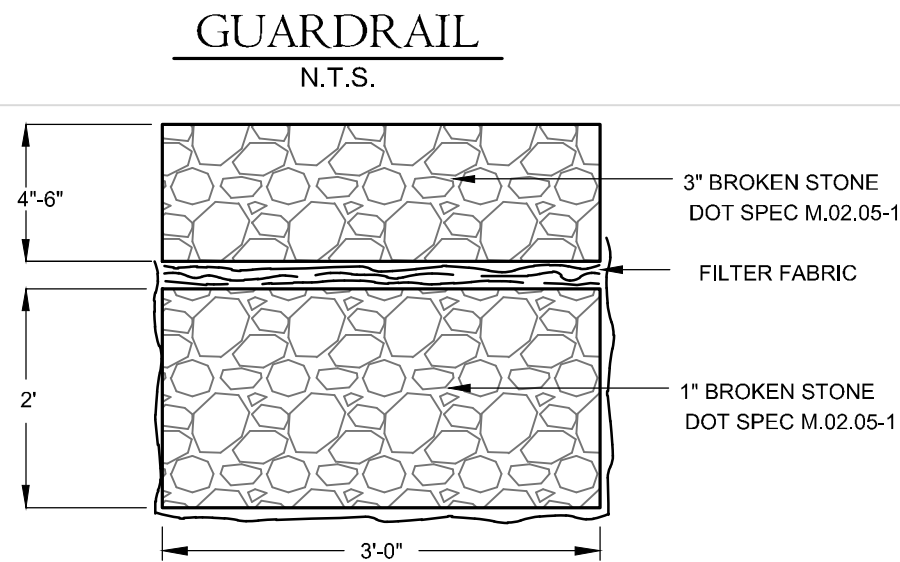


TABLE I	
PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

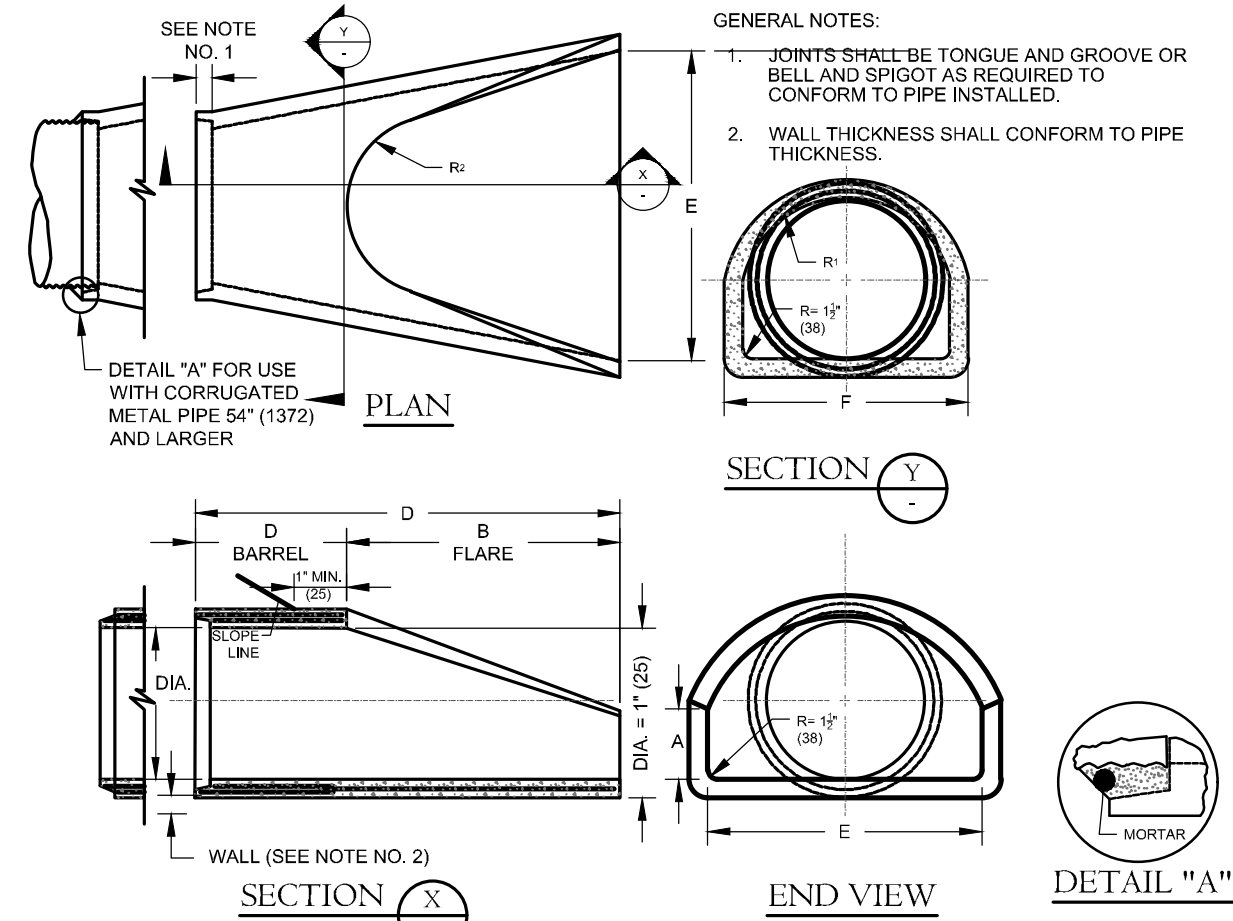
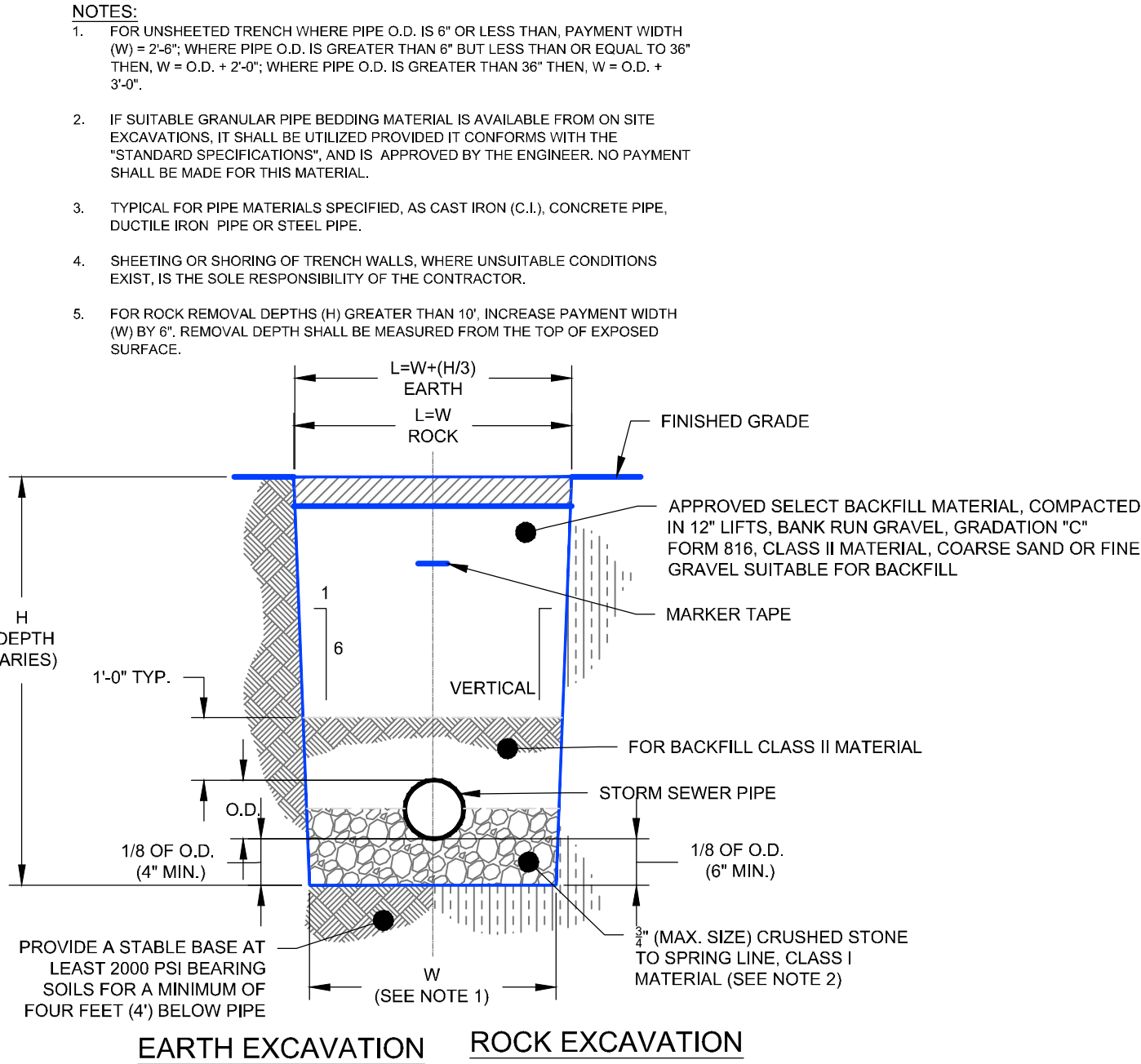
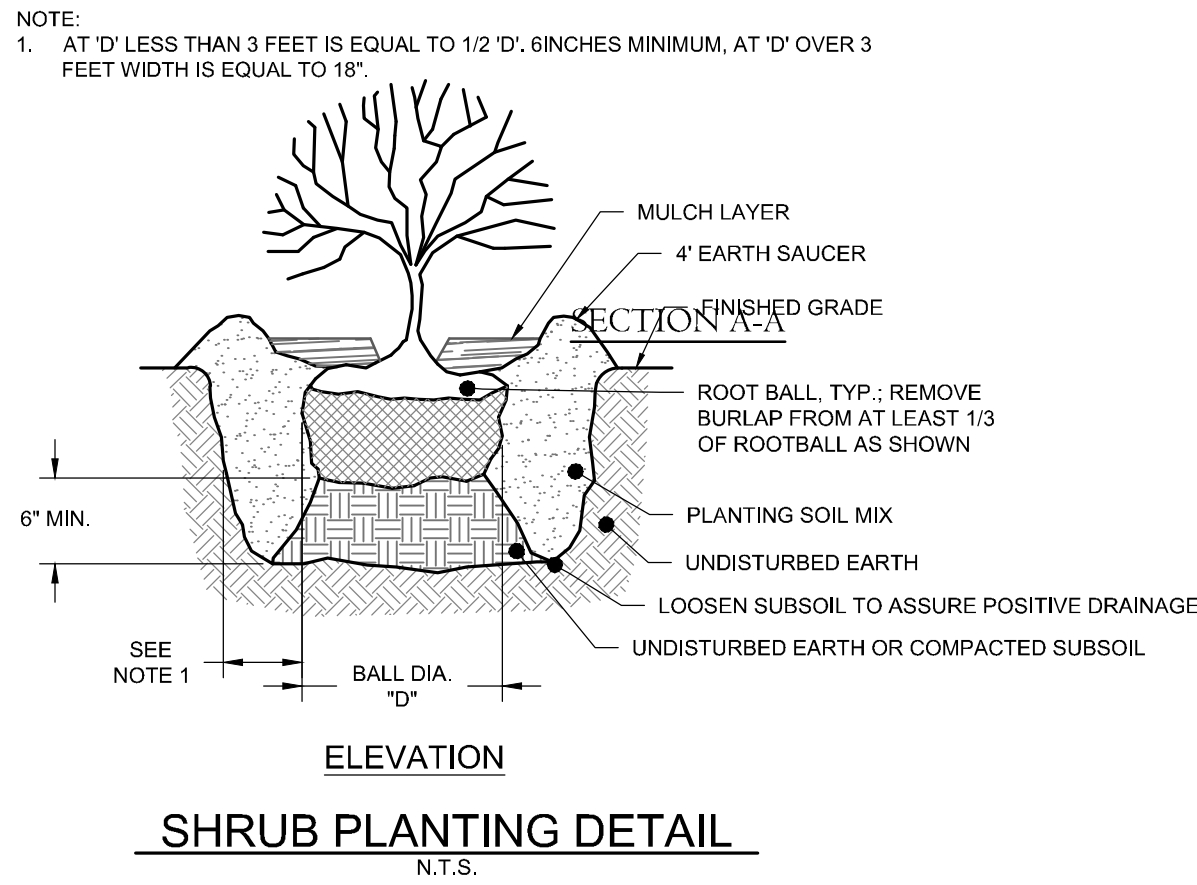
MINIMUM MANHOLE BARREL DIAMETER FOR STRAIGHT THRU ROUND PIPE ONLY. MANHOLE BARREL DIAMETERS FOR PIPES ON AN ANGLE OR NON-ROUND PIPES SHOULD BE COMPUTED BY THE ENGINEER.



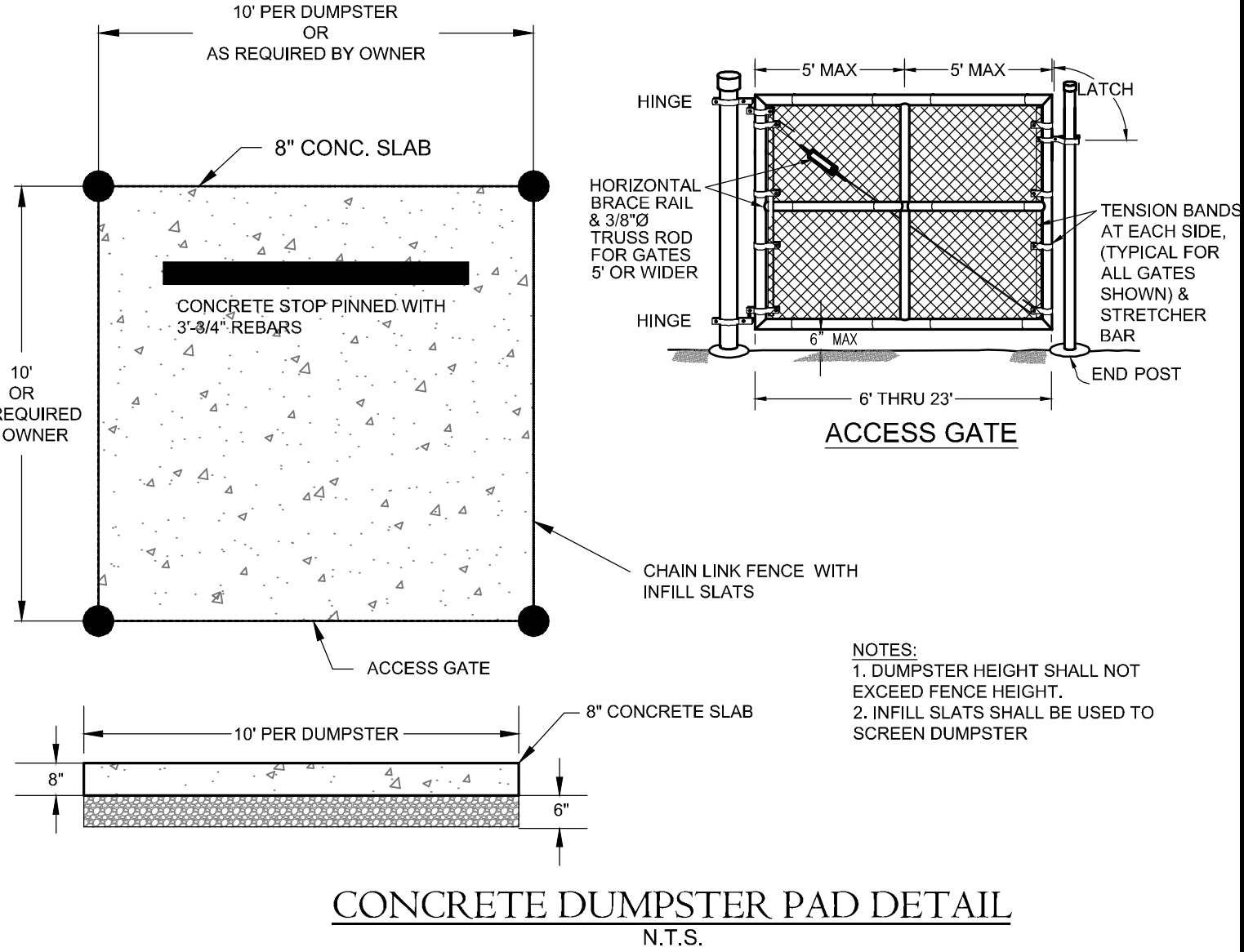
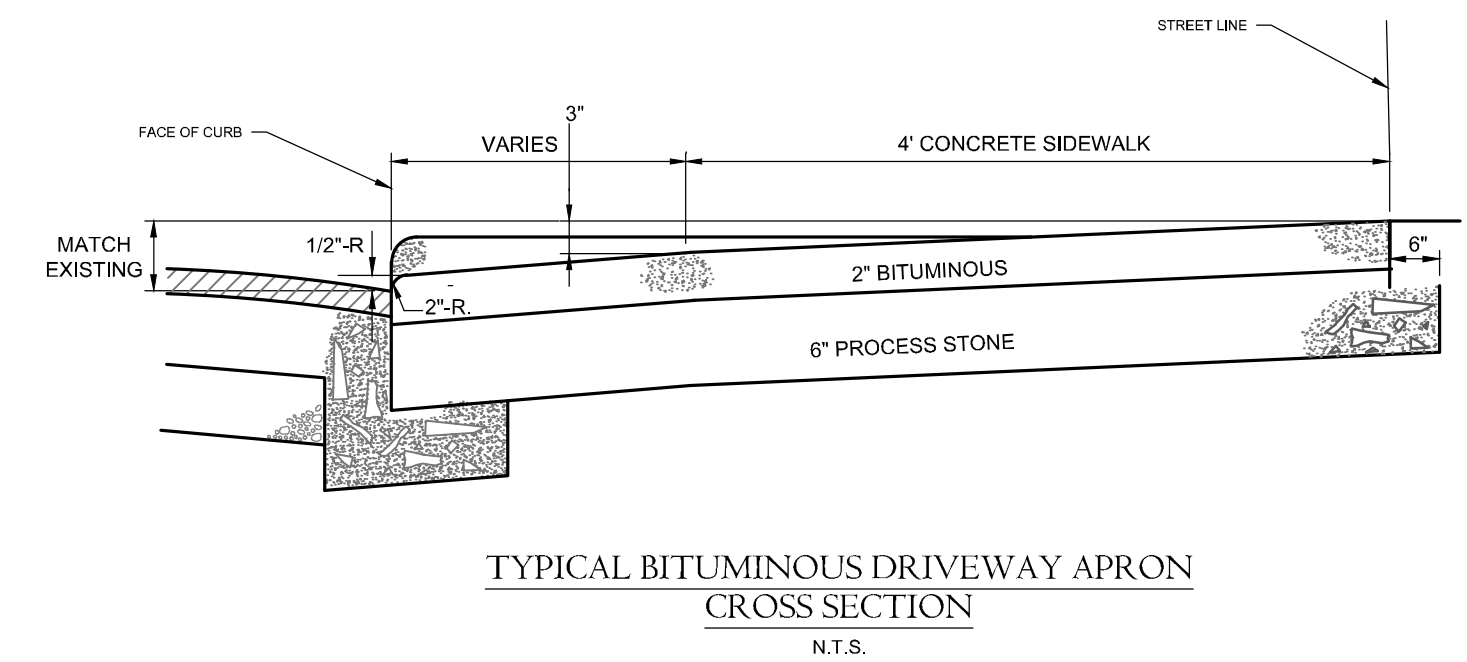
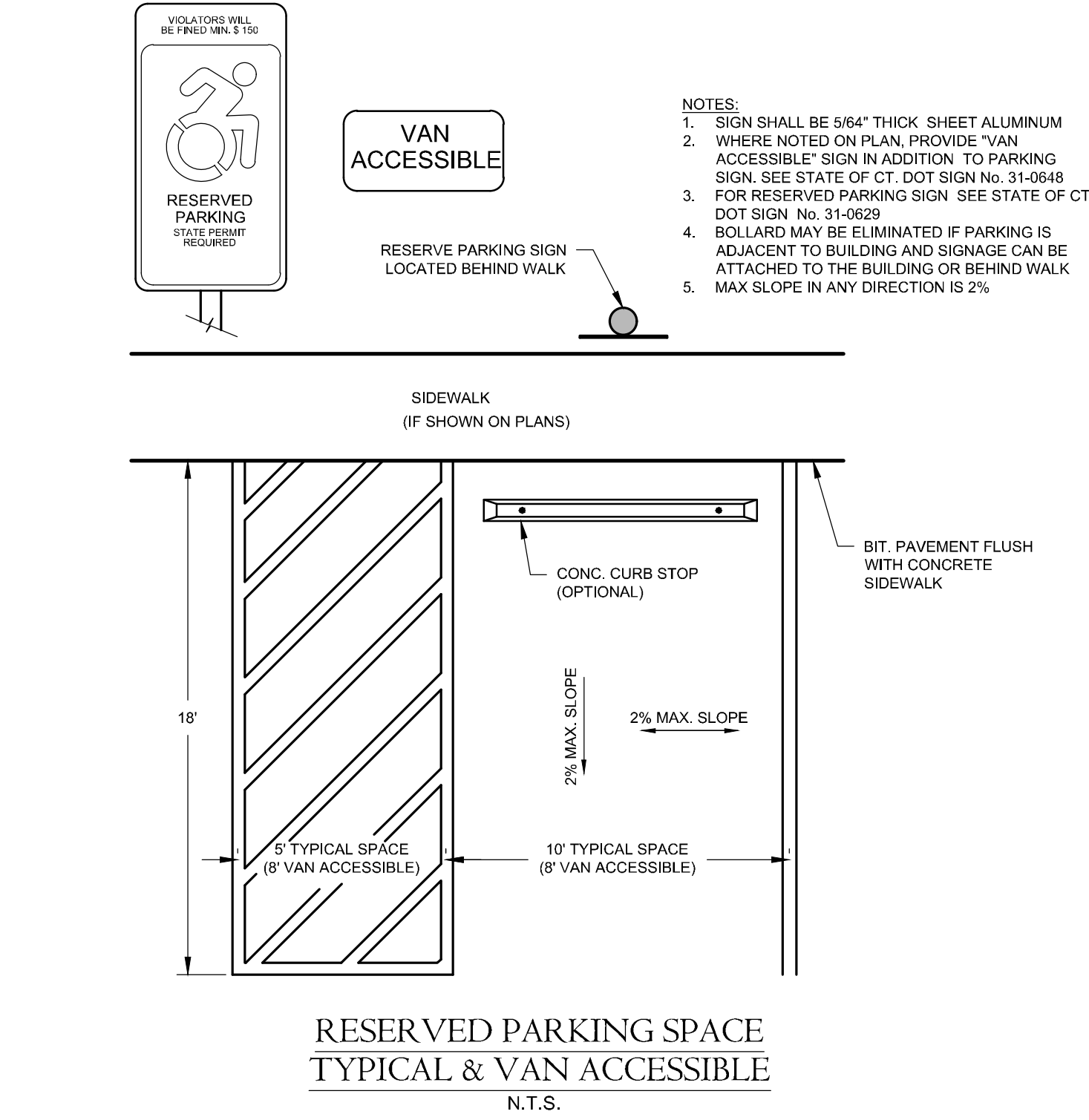
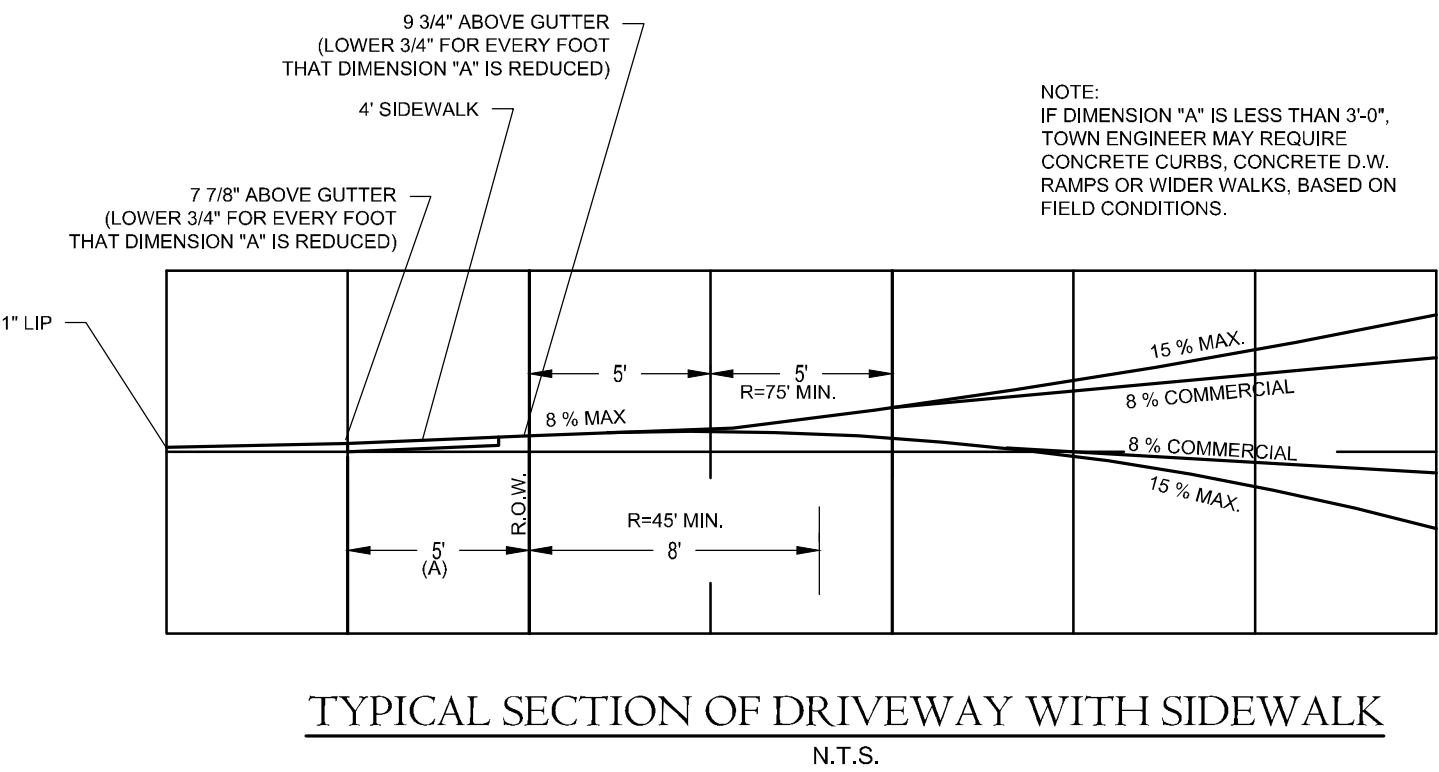
- NOTES:
1. FENCE MAY BE SPLIT RAIL OR FULL ROUND STYLE TO BE SELECTED BY OWNER.
 2. WOOD MATERIALS SHALL BE PRESSURE TREATED WITH ACQ CHEMICALS.
 3. ALL FASTENERS SHALL BE CORROSIVE RESISTANT



INFILTRATION TRENCH
N.T.S.



DIMENSIONS FOR REINFORCED CONCRETE CULVERT END										FLARE REINFORCEMENT ONE LAYER ONLY, PERCENT OF AREA MIN. 0.25% FOR ALL LONGITUDINAL AND TRANSVERSE REINFORCEMENT	
DN	A	B	C	D	E	F	R ₁	R ₂			
17(500)	4(102)		4(81.3)	4(102)	2(50.8)	1(25.4)	10(254)	2(229)	0.68	0.08	
19(508)			2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
19(508)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
19(508)	2(50.8)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
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21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
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21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
21(533)	4(102)		2(50.8)	2(50.8)	2(50.8)	1(25.4)	10(254)		0.68	0.08	
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COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED FLEX STORAGE
DEVELOPMENT

Lot 34+33A East Main Street - Bristol, CT

THIRTY-THREE-THIRTY FOUR
EAST MAIN STREET ASSC, LLC

Revisions:	Drawn By: NMS
Date:	Date:
Descriptions:	

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:

D1

For Office Use Only	
APPLICATION NO.	<u>2076</u>
DATE FILED:	<u>8/17/26</u>
DECISION DATE:	_____
DECISION:	_____

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

1. APPLICANT:

Name: City of Bristol - DPW
 Address: 111 North Main Street City: Bristol State: CT Zip 06010
 Telephone No.: (860) 584 - 6125 [] home [x] work E-Mail: _____
 Signature: *Ellen Zapp Sasso* Signature - (Printed/Typed) _____
 CHECK ONE: [x] owner [] other (specify): _____

2. PROPERTY OWNER(S):

Name: See "Attachment A"
 Address: _____ City: _____ State: _____ Zip _____
 Telephone No.: _____ [] home [] work E-Mail: _____
 Signature: _____ Signature - (Printed/Typed) _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: (1) 87 Collins Road, (2) 53-50 Collins Road, (3) New Britain Water Property - Lot 53-147
 Assessor's Map No.: (1)53,(2)53,(3)53 Assessor's Lot No.(s): (1)51B, (2)50, (3)147

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The location to be disturbed is a wooded swamp located northwest of 87 Collins Road. Approximate area to be disturbed = 0.115 AC. Disturbance area assumes

* We will agree to your estimated 16' wide work area providing it does not approximate 10' wide work area along alignment of new drainage pipe. disturb the patio, garden or shed when the time comes to grant easement. Our signature on this document does not authorize the 10' wide work area necessarily.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Installation of a new drainage pipe approximately 495 ft in length which will run from Collins Road to an existing stream to the northwest. The purpose of this project is to replace an existing drainage pipe which is currently undersized.

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

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

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
 [x] yes [] no

If "yes", see instructions for submission requirements.

ATTACHMENT A

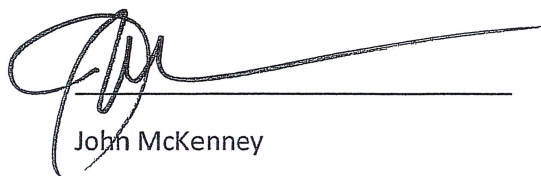
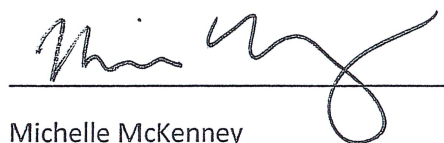
Property Owner(s): All proposed work will take place within existing or proposed easements in favor of The City of Bristol. The owners of the properties in which the easement exists are as follows.

- (1) Michelle McKenney – 87 Collins Road, Bristol CT
- (2) Gary Hoxha – 53-50 Collins Road, Bristol CT (Easement in favor of the City of Bristol)
- (3) New Britain Water Dept – Lot 53-147 (Easement in favor of the City of Bristol)

Property:

1. 87 Collins Road, Bristol, CT

Representative


John McKenney
Michelle McKenney

Property (Easement in favor of the City of Bristol):

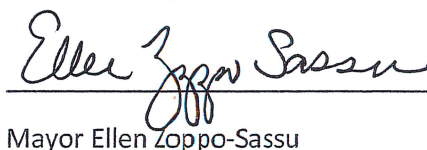
Gary Hoxha

1. 53-50 Collins Road, Bristol, CT

New Britain Water Department

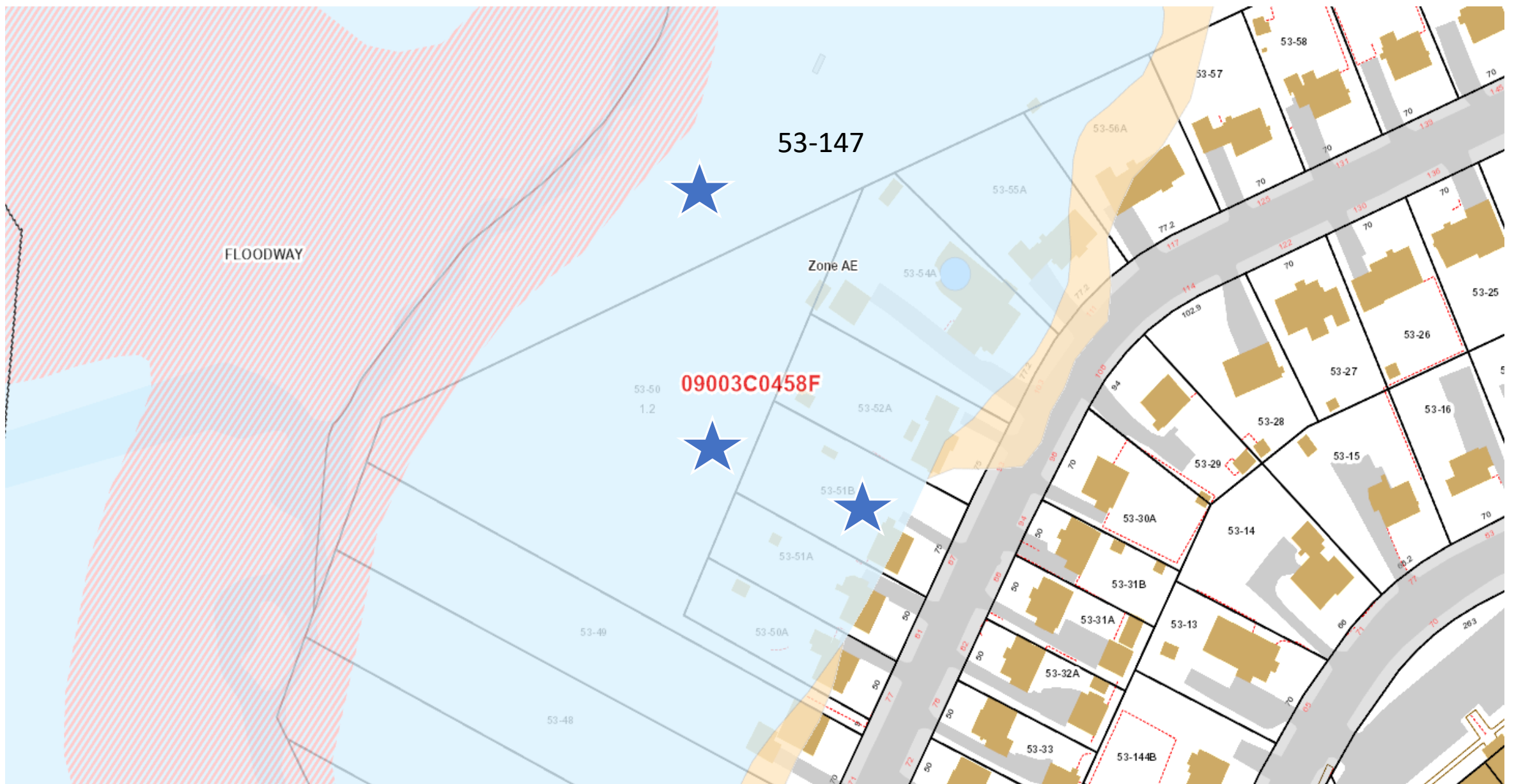
2. Lot 53-147

Representative


Mayor Ellen Zoppo-Sassu



87 Collins Rd; Lot 50 Collins Rd; Lot 147 Stafford Ave. – Location
Map 53 & Lot 51B; Map 53 & Lot 50; Map 53 & Lot 147



87 Collins Rd; Lot 50 Collins Rd; Lot 147 Stafford Ave. – Floodplain
Map 53 & Lot 51B; Map 53 & Lot 50; Map 53 & Lot 147





87 Collins Rd; Lot 50 Collins Rd; Lot 147 Stafford Ave. – Aerial
Map 53 & Lot 51B; Map 53 & Lot 50; Map 53 & Lot 147

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

APPLICATION NO. 26-466F-317

DATE FILED: 6/16/26

APPROVED: _____

DENIED: _____

1. APPLICANT:

Name: Guarantee Construction Services LLC Signature: 

Address: 88 Obtuse Hill Rd City: Brookfield State: CT Zip: 06804

Telephone No.: 203-546-8795 [] home [] work

2. PROPERTY OWNER(S):

Name: Debora Franklin Signature: 

Address: 15 Hardwick Road City: Bristol State: CT Zip: 06010

Telephone No.: 646-474-7008 ☒ home [] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 15 Hardwick Road, Bristol, CT 06010

Assessor's Map No.: 45 Assessor's Lot No.(s): 53

Street of Access: Hardwick Road

Name of Watercourse or Water Body: None

FIRM Panel Number: 09003C0466F Total Area of Lot(s): 0.23

4. PROJECT DESCRIPTION:

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

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

Describe the proposed activity and its purpose: Addition to home - new master bathroom, new walk-in closet

Proposed encroachment of Flood fringe area (S.F. or acres): None

Proposed encroachment of Regulated Floodway (S.F. or acres): None

Proposed alteration of Watercourse (L.F., S.F. or acres): None

Flood proofing techniques proposed: NA

Disturbance of designated wetland area: ☒ No [] Yes: Permit Number: B-26-746

Date applied for: 6/10/2026 Disposition: Addition

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

Page 2

5. TECHNICAL & PLANNING DATA:

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

All elevations are to be relative to mean sea level.

Existing base flood flow rate:	<u>N/A</u>	Source:	<u>FEMA Flood Insurance Rate Map (FIRM) and</u>
Existing base flood elevation:	<u>N/A</u>	Source:	<u>Not shown on FIRM/to be determined</u>
Lowest floor elevation of existing buildings including garage or basements:	<u>Existing lowest floor elevation not</u>		
Lowest floor elevation of proposed building including garage or basements:	<u>To be determined - will comply with FEMA</u>		
Will there be dry access to the structure(s) during the 100 year flood?	<u>To be determined - dependent on final grading</u>		

Floodplain Alterations Proposed:

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

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: 0
Proposed base flood flow rate: no change to existing base flood flow rate
Proposed base flood elevation: no change of existing base flood elevation

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

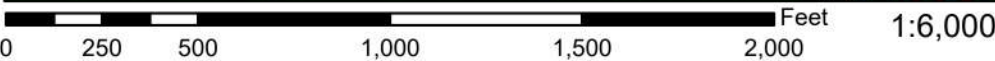
☐ Site Plans	☐ Detail Plans	☐ Construction Specifications
☐ Drainage Computations	☐ Flood Proofing Details	☐ Flood Proofing Certification

BFEC-12/01

National Flood Hazard Layer FIRMMette



72°54'48"W 41°41'17"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

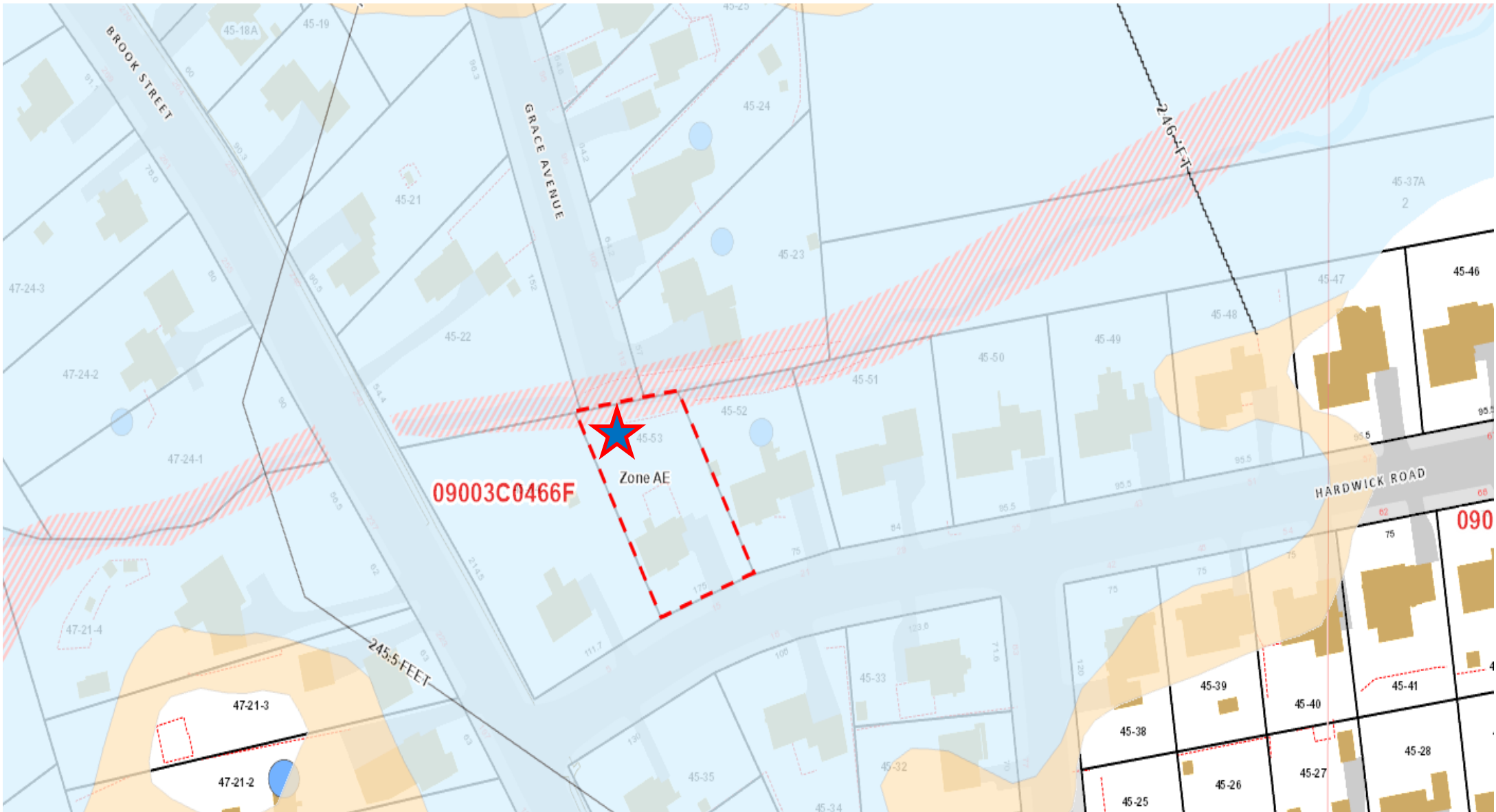
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2026 at 1:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

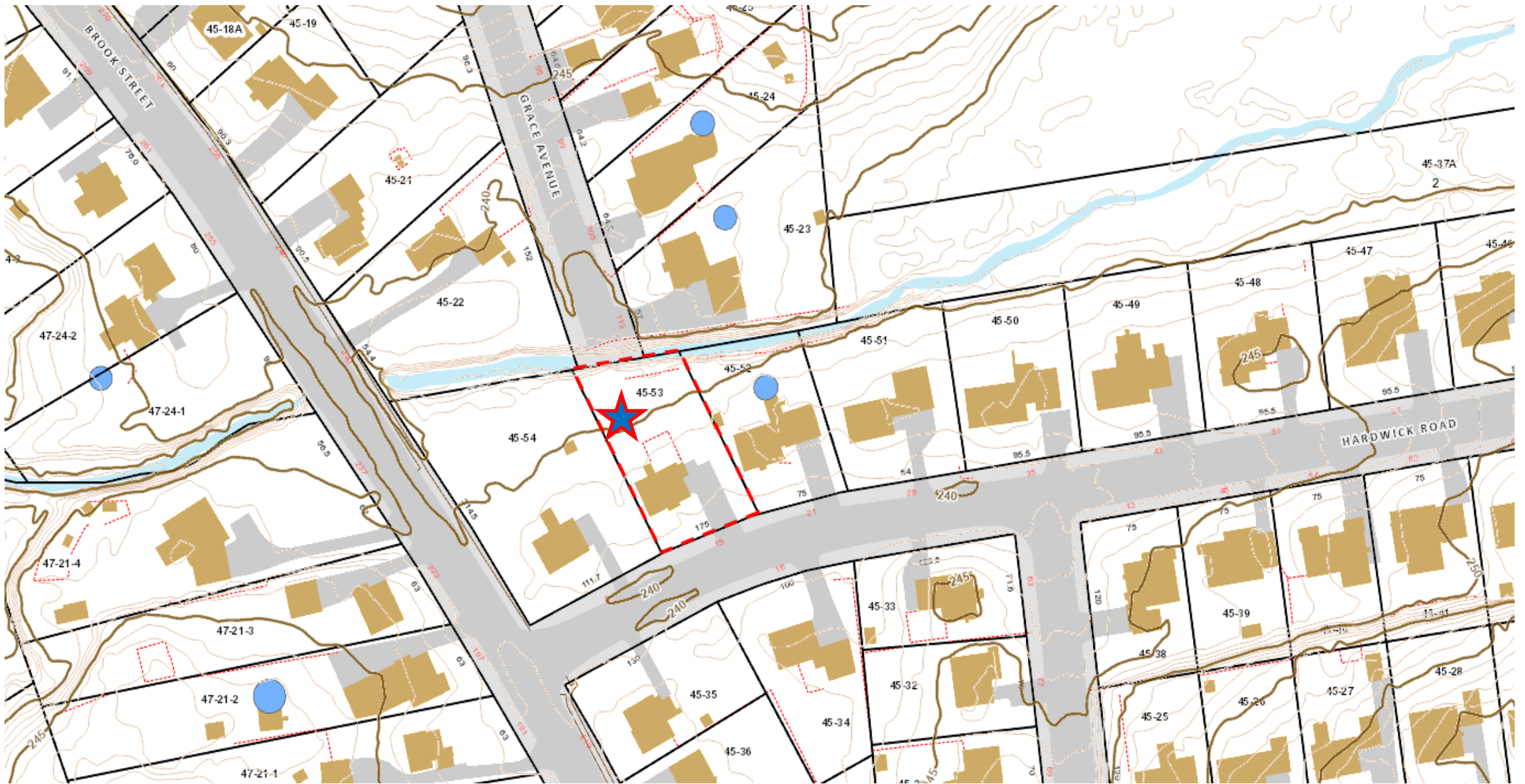
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



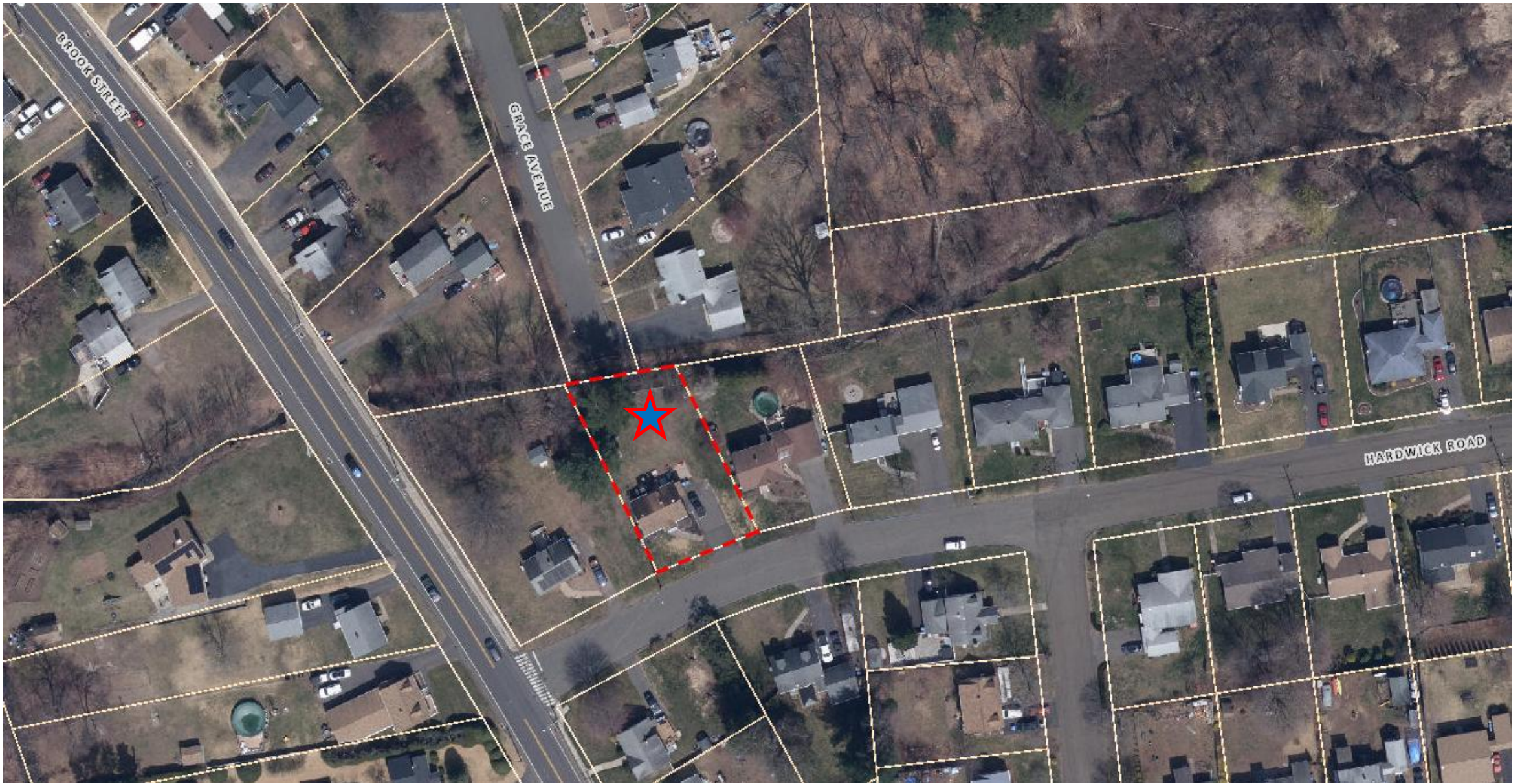




15 Hardwick Rd – Floodplain
Map 45 Lot 23



15 Hardwick Rd – Topography
Map 45 Lot 23



15 Hardwick Rd – Aerial 2023
Map 45 Lot 23



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

July 28, 2026

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	7/9, 7/16, 7/23	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	7/9, 7/16, 7/23	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	7/9, 7/16, 7/23	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	7/8, 7/15, 7/22	Inact
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	7/9, 7/16, 7/23	Act
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	7/8, 7/15, 7/22	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	7/8, 7/15, 7/22	Expired
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	7/8, 7/15, 7/22	Expired
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	7/8, 7/15, 7/22	Expired
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	7/8, 7/15, 7/22	Expired
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	7/8, 7/15, 7/22	Expired
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	7/8, 7/15, 7/22	Expired
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	7/8, 7/15, 7/22	Expired
#1937	Lot 18 Donovan Court	Construct new house (20260901)	7/9, 7/16, 7/23	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	7/8, 7/15, 7/22	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	7/8, 7/15, 7/22	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	7/8, 7/15, 7/22	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	7/8, 7/15, 7/22	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	7/8, 7/15, 7/22	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	7/8, 7/15, 7/22	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	7/8, 7/15, 7/22	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	7/8, 7/15, 7/22	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	7/8, 7/15, 7/22	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	7/8, 7/15, 7/22	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	7/8, 7/15, 7/22	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	7/9, 7/16, 7/23	Inact
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	7/9, 7/16, 7/23	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	7/9, 7/16, 7/23	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	7/9, 7/16, 7/23	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	7/8, 7/15, 7/22	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	7/8, 7/15, 7/22	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	7/8, 7/15, 7/22	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	7/8, 7/15, 7/22	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	7/8, 7/15, 7/22	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	7/8, 7/15, 7/22	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	7/9, 7/16, 7/23	Inact

No.	Location	Description	Inspection Dates	Status
#2004	Mellen Street Bridge	Bridge replacement (20280206)	7/8, 7/15, 7/22	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	7/9, 7/16, 7/23	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	7/8, 7/15, 7/22	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	7/8, 7/15, 7/22	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	7/9, 7/16, 7/23	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	7/8, 7/15, 7/22	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	7/9, 7/16, 7/23	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	7/9, 7/16, 7/23	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	7/8, 7/15, 7/22	Inact
#2018	East Street Bridge	Replacement of Bridge	7/8, 7/15, 7/22	Inact
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	7/8, 7/15, 7/22	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	7/8, 7/15, 7/22	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	7/9, 7/16, 7/23	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	7/8, 7/15, 7/22	Inact
#2029	315-350 Divinity Street	Replacement of Culvert (10/7/2029)	7/9, 7/16, 7/23	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	7/8, 7/15, 7/22	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	7/8, 7/15, 7/22	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	7/9, 7/16, 7/23	Act
#2038	632 Village Street	Pool (10/7/2029)	7/8, 7/15, 7/22	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	7/9, 7/16, 7/23	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	7/8, 7/15, 7/22	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	7/9, 7/16, 7/23	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	7/8, 7/15, 7/22	Inact
#1947	165 Warner Street	Construct single family home (20211006)	7/9, 7/16, 7/23	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	7/9, 7/16, 7/23	Inact

No.	Location	Description	Inspection Dates	Status
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	7/8, 7/15, 7/22	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	7/8, 7/15, 7/22	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	7/8, 7/15, 7/22	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	7/8, 7/15, 7/22	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	7/9, 7/16, 7/23	Inact
#2058	396 Jerome Ave	Demolish Existing Structure (10/06/2030)	7/8, 7/15, 7/22	Complete
#2059	East Main Street	Install New Drainage (11/03/2030)	7/8, 7/15, 7/22	Inact
#2061	1001 Stafford Ave	Demolish Existing Structure (10/06/2030)	7/8, 7/15, 7/22	Inact
#2062	300 Broad Street	Parking lot (12/1/2030)	7/8, 7/15, 7/22	Inact

SPECIAL INSPECTION:

45 Grassy Road- 20260716- The Director of Public Works instructed The IWEO to issue a cease and correct for 45 Grassy Road due to the Directors belief that the current permit holder was in violation of his wetlands permit, and had been working in a wetland area that had not currently been mapped by the permit holder, or the City of Bristol.- **Cease and Correct. 20260720-** The permit holder had their engineer submit a document stating that they are not within 100 feet of a wetland area, as well as a map showing the new wetland limit (attached) which was marked an additional 50 feet past the current City of Bristol wetland limit. **Complete.**

C. O. INSPECTIONS:

NOTICE AND NOTICE OF VIOLATION LETTERS:



July 16, 2026

H & T Holdings of Bristol LLC
145 Burlington Ave
Bristol, CT 06010

Re: Cease and Correct – Digging And Grading Within A Regulated Area Without The Proper Permit –Grassy Road Bristol, CT 06010

Based on a recent inspection of the above-mentioned property, it appears that there are current activities that are in violation of the City's Inland Wetlands and Flood Plain Regulations. Based on the city records, you own this property. It appears that digging, and grading of regulated area is being done without approval on your current permit. This activity is not allowed.

You are required to take the following actions and repairs.

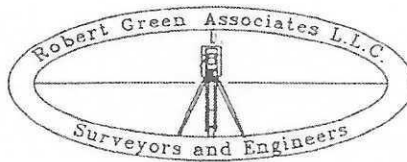
- Immediately cease all work in the regulated area
- Prove that you are not in violation of your current wetlands permit by submitting a plan showing the flags delineating the wetlands
- If you cannot prove that you are not in the wetlands then you must Submit a plan, and obtain the proper permits

Please make corrective action by **July 30, 2026**. Please contact the Engineering Department with questions or concerns at 860-584-6115. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

July 20, 2026

To: Robert Tabacco
Tabacco Brothers
145 Burlington Avenue
Bristol, Conn. 06010

Re. Grassy Road – Bristol, Conn.

This is response to your request for an approximate distance from a proposed soil removal activity within the proposed Grassy Rd. extension easterly to the nearest wetland.

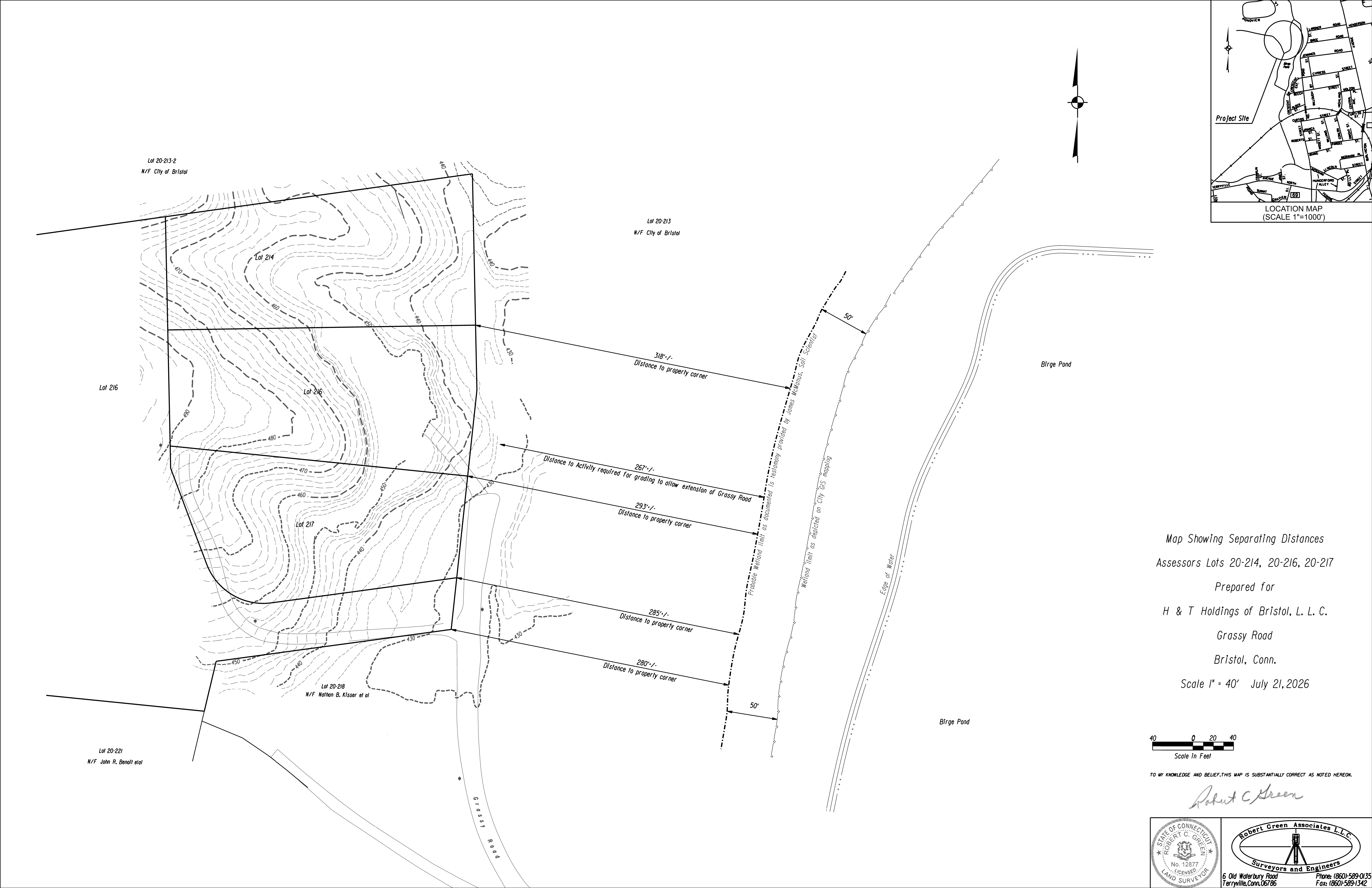
The point of measurement is from a point approximately 50' north of the current end of Grassy Road pavement easterly. The horizontal distance is approximately 330'. James. M. McManus, Soils Scientist, has confirmed in a field visit that the City wetland mapping is correct within approximately 50'

Based on that information, the worst case to the wetlands is in the neighborhood of 280', well in excess of 100'.

If you have any questions, please feel free to call.

Bob Green

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





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

August 28, 2026

Approved Applications Inspections

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#1950	801 Burlington Avenue	Construct single family home (20261103)	8/6, 8/13, 8/20, 8/27	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	8/7, 8/14, 8/21, 8/28	Inact
#1966	183 Foxden Road	Extend sanitary sewer		

No.	Location	Description	Inspection Dates	Status
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#2059	East Main Street	Install New Drainage (11/03/2030)	8/6, 8/13, 8/20, 8/27	Inact
#2061	1001 Stafford Ave	Demolish Existing Structure (10/06/2030)	8/6, 8/13, 8/20, 8/27	Inact
#2062	300 Broad Street	Parking lot (12/1/2030)	8/6, 8/13, 8/20, 8/27	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

NOTICE AND NOTICE OF VIOLATION LETTERS: