



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, APRIL 8, 2024
6:00 P.M. - CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET, BRISTOL

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/87129623389?pwd=r1aDwM75rA2PLb84Y8OTniv5niWTWU.1>

Meeting ID:
871 2962 3389
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting - March 11, 2024
4. ZEO Report
 - a. March 2024
5. Receipt of New Applications
 - a. Application #2491 – Special Permit for a proposed 8,732 sq. ft. Civic Facility (new construction of Fire Station #3); Assessor's Map 43, Lot 16 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol Fire Department, applicant.

- b. Application #2492 – Site Plan for a proposed 8,732 sq. ft. Civic Facility (new construction of Fire Station #3); Assessor’s Map 43, Lot 16 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol Fire Department, applicant.

6. Public Hearings

- a. Application #2489 – Special Permit for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor’s Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; R-10/R-15 (Single-Family Residential) zones; Laurel Meadows, LLC, applicant.
- b. Application #2490 – Site Plan for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor’s Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; R-10/R-15 (Single-Family Residential) zones; Laurel Meadows, LLC, applicant.
- c. Application AZR 24-1 – Proposed revisions to the Zoning Regulations to add and amend the following:

- i - Add to Section 19 Use Definitions: Community Youth Organization

- ii - Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones by Special Permit (SP).

- iii - Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD (Downtown Business) zones by Zoning Permit (ZP), in the BG (General Business) and BHC (Route 72 Corridor Business) zone by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN (Neighborhood Business) zone by Special Permit (SP) – Initiated by: Bristol Zoning Commission.

7. Old Business

8. New Business

9. Staff Reports

10. Communications

11. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, May 13, 2024

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 11, 2024**

CALL TO ORDER:

By: Chairman White

Time: 6:00 P.M.

Place: City Hall
Council Chambers
First Floor**ROLL CALL:**

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

1. Call to Order

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

2. Pledge of Allegiance

Chairman White reminded the Commission the next regular meeting was Monday April 8, 2024.

3. Approval of Minutes

- a. February 12, 2024

MOTION: Move to approve the minutes of the February 12, 2024, regular meeting.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

4. ZEO Report

- a. February 2024

The Commission acknowledged receipt of the February 2024 Zoning Enforcement Officers report. He explained Richard Brown, Chief Building Official, is Zoning Enforcement Officer and he provided Mr. Brown's report.

5. Receipt of New Applications

- b. Application AZR 24-1 – Proposed revisions to the Zoning Regulations to add and amend the following:
- i. Add to Section 19 Use Definitions: Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

- ii. Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones by Special Permit (SP).
- iii. Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD (Downtown Business) zones by Zoning Permit (ZP), in the BG (General Business) and BHC (Route 72 Corridor Business) zone by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN (Neighborhood Business) zone by Special Permit (SP) – Initiated by: Bristol Zoning Commission.

Staff explained these were amendments to the new Zoning Regulations that were brought to the Commission by Staff at the February 2024 meeting. Staff reviewed received responses from the NVCOG and the NHCOC and there were no conflicts of interest with regional plans or policies.

MOTION: Move that Application #AZR 24-1 be scheduled for a Public Hearing for the April 8, 2024 Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- a. Application #2489 – Special Permit for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.
- b. Application #2490 – Site Plan for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained there was a Special Permit and Site Plan for this property. He explained a full set of plans was submitted for the applications. He explained there was pending litigation right now with the Inland Wetlands (IW) Commission. He requested Applications #2489 and #2490 be scheduled for public hearings. He explained the current plan was a fully designed plan that was outside the inland wetlands area. He explained the plans would be discussed with the Inland Wetlands Commission at their next meeting.

Commission inquiries: Attorney Furey explained this plan would not affect any of the designated inland wetland area. He explained there would not be any activity within 100 ft. of the inland wetlands area. He explained the new applications were more than 100 ft. from the inland wetlands area. He reviewed the utility connections on Silo Rd. and Redstone Hill Rd.

Staff inquiries: Attorney Furey explained this plan had the same number of units (84 units) as the prior 2022 plan. He briefly described the units. He explained the plan complied with the new Zoning Regulations.

Staff explained the IW Commission denied the previous application. He explained the applicant filed an appeal that is currently pending litigation. He explained the Zoning Commission approved the prior Special Permit and Site Plan.

MOTION: Move that Application #2489 and #2490 be scheduled for Public Hearings for the April 8, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: LaFreniere.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The Applications #2489 and #2490 are scheduled for public hearing.

6. Public Hearings

- a. Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor’s Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant – Public Hearing continued from February 12, 2024.

MOTION: Move that Application #2486 Item 6a be moved so it can be heard after Application #2488, Item 6b on this evening’s agenda.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

Item #7.b., Public Hearings was taken out of order.

- b. Application #2488 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Attorney Timothy Furey and Charles Talmadge, applicants.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicants, explained the Commission had reviewed variations of this application previously. Attorney Furey explained the Planning Commission also reviewed this second variation of the application and gave a positive referral. He reviewed the comments with the Commission. He reviewed the concerns of the the Fire Marshal regarding the wall separation distance (2 hours.)

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, explained the insulation rating for the structures.

The Commission commented this was a reasonable request.

No one else spoke in favor of the application.

No one spoke against the application.

Staff inquiries: Mr. Talmadge reviewed the list of properties that would be affected by the proposed amendment.

Staff gave an overview of the proposed amendment application for this evening.

The hearing is closed.

By: Marra

Seconded: Goodwin.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

MOTION: Move that Application #2488 – be approved because: the Zoning Commission finds that the zoning text amendment, as presented, would generally be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the amendment is: April 8, 2024.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is approved.

The Commission resumed Item #6, Public Hearings, a., Application #2486.

- a. Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant – Public Hearing continued from February 12, 2024.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the application was continued from the February 2024 meeting. Attorney Ziogas explained a detailed presentation was given at the February 2024 meeting. He explained the Special Permit was approved at the February 2024 meeting. He explained the comments were received and addressed on the revised plans. He explained there were two insignificant comments remaining to resolve that he discussed with Staff and the City Engineer. He explained the first comment at the January meeting was the sidewalks on Felice Rd. was not on the applicant's property but the City may install those sidewalks if necessary. The second comment was the old school would be demolished after the new school was constructed. He explained the old school would not be used for any alternative purposes during construction.

Ryan Scrittorale, P.E., of Alfred Benesch & Co., 120 Hebron Ave., Glastonbury, reviewed the comments that were mainly housekeeping matters. He explained if the easement for the gas service was not obtained, he would have to review alternative plans. Mr. Scrittorale reviewed the comments and the comment responses for the City Engineer comments. He reviewed the comments details for #7, #8, #12, #13, #15, #18 and #20 in detail with the Commission. He explained for comments #7 and #8 he would provide an alternate plan, if necessary. He explained comment #12 that he would revise to relocate sedimentation traps (east on property.) He explained for comment #13 that he would provide the calculations and the profiles for the 25 yr. storm. He explained an operation manual for the entire site would be provided. He explained for comment #15 the vehicle access road for the detention ponds would be revised for maintenance/access road in that area. He explained for comment #18 that the above ground pond would be removed. He explained for comment #20 regarding the cut fill plans for Phase 3, he would provide more details. Mr. Scrittorale also reviewed the new comments and responses to comments #23 to 31 that were received today. He explained the handicapped parking was increased to 10 parking spaces.

Staff requested the Aquifer Protection Area details be placed on the plans.

Staff inquiries: Mr. Scrittorale explained 4 units EVC stations would be constructed. He explained the EVC infrastructure construction was a significant financial amount for the plans.

Attorney Ziogas explained regarding the gas line easement that on the recent project for the former NE school site, the gas line was constructed 5 ft. away from the property line. He explained he spoke to the property owners and the gas line easement would not be a concern.

Staff inquiries, respectively: Mr. Lane reviewed the design process with the Commission. Attorney Ziogas explained the old school would not be used for any alternative activities needs/requirements for any of the schools.

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

The hearing #2486 is closed.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

MOTION: Move that Application #2486 – Site Plan for a public school at 532 Stevens Street, be approved with the following stipulations:

1. The site plan shall not be signed off until all remaining comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is approved with stipulations.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Staff Reports

- a. Zoning Rewrite Meeting Schedule Discussion

Staff reviewed the tentative schedule of the Zoning Re-Write Meeting schedule requested a Special Meeting for April 4, 2024, at 5:00 P.M., on Zoom with the Commission. The Commission agreed to the Special Meeting date.

10. Communications

There were no communications.

11. Adjournment

ADJOURNMENT:

MOTION: Move to adjourn at 7:10 P.M.

By: White

Seconded: Marra.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

2024 ZONING ENFORCEMENT REPORT

For March 2024, the following complaints were investigated by the Chief Building Official. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	2	2	0										4
<i>Year (23):</i>	<i>3</i>	<i>1</i>	<i>3</i>										<i>7</i>
Illegal Business:	0	1	1										2
<i>Year (23):</i>	<i>1</i>	<i>0</i>	<i>2</i>										<i>3</i>
Lack of Permit:	3	0	0										3
<i>Year (23):</i>	<i>1</i>	<i>0</i>	<i>1</i>										<i>2</i>
Accessory Structure:	1	0	1										2
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Illegal Fence:	1	0	0										1
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Illegal Sign:	0	0	0										0
<i>Year (23):</i>	<i>1</i>	<i>1</i>	<i>1</i>										<i>3</i>
Fowl:	0	1	1										2
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Blight:	2	2	0										4
<i>Year (23):</i>	<i>9</i>	<i>6</i>	<i>6</i>										<i>21</i>
Sightline:	0	0	0										0
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Lighting:	0	0	0										0
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Site Plan:	1	15	7										23
<i>Year (23):</i>	<i>3</i>	<i>1</i>	<i>1</i>										<i>5</i>
Illegal Rentals:	0	0	0										0
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
Miscellaneous:	3	0	1										4
<i>Year (23):</i>	<i>2</i>	<i>6</i>	<i>1</i>										<i>9</i>
2023 TOTAL:	13	21	11										45
<i>Year (23):</i>	<i>20</i>	<i>16</i>	<i>15</i>										<i>51</i>
ABATEMENTS:	0	0	0										0
<i>Year (23):</i>	<i>0</i>	<i>0</i>	<i>0</i>										<i>0</i>
CITATIONS:	6	2	3										11
<i>Year (23):</i>	<i>11</i>	<i>10</i>	<i>7</i>										<i>28</i>
PERMITS ISSUED:	275	234	250										759
<i>Year (23):</i>	<i>256</i>	<i>273</i>	<i>351</i>										<i>880</i>

Respectfully submitted,

R.J. Brown

Richard J. Brown

Chief Building Official

April 2, 2024

For Office Use Only
APPLICATION NO. 2491
DATE FILED: 03-28-2024
DECISION DATE: _____
DECISION: _____

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

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

Address or Location of the Property: Church Avenue

Assessor's Map No.: 43 Assessor's Lot No.(s): 16

Zone of the Property: R-15 Size of the Property (in acres or square feet): 2.5 acres

Reason for the Special Permit: _____

Civic Facility use in R-15 zone

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

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

Other comments: _____

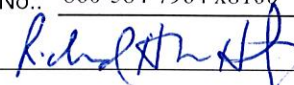
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Bristol Fire Department

Address: 181 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7964 x8100 E-Mail: RichardHart@bristolct.gov

Signature:  Signature – (Printed/Typed) Richard Hart, Fire Chief

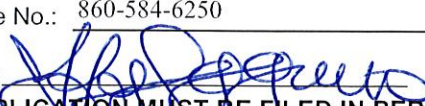
CHECK ONE: [] owner ☒ other (specify): Applicant

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

Name: City of Bristol

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

Telephone No.: 860-584-6250 E-Mail: mayorsoffice@bristolct.gov

Signature:  Signature – (Printed/Typed) Mayor Jeffrey Caggiano

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

For Office Use Only	
APPLICATION NO.	2492
DATE FILED:	03-28-2024
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

_____ Civic Facility - Fire Station _____, a ☐ permitted use ☒ Special Permit use
under Section(s) _____ Article II - Section 4.1 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Church Avenue _____

Assessor's Map No.: _____ 43 _____ Assessor's Lot No.(s): _____ 16 _____

Zone of the Property: _____ R-15 _____ Size of the Property (in acres or square feet): _____ 2.5 acres _____

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: _____

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

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

Name: _____ Bristol Fire Department _____

Address: _____ 181 North Main Street _____ City: _____ Bristol _____ State: _____ CT _____ Zip: _____ 06010 _____

Telephone No.: _____ 860-584-7964 Ext:8100 _____ E-Mail: _____ richardhart@bristolct.gov _____

Signature: _____  _____ Signature – (Printed/Typed) _____ Richard Hart _____

CHECK ONE: ☐ owner ☒ other (specify): _____ Applicant _____

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

Name: _____ City of Bristol _____

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

Telephone No.: _____ 860-584-6250 _____ E-Mail: _____ mayorsoffice@bristolct.gov _____

Signature: _____  _____ Signature – (Printed/Typed) _____ Mayor Jeffrey Caggiano _____

The following shall be included as part of this application:

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

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

LUO – 01/24

March 28, 2024

Fire Station 3
Church Avenue
Bristol, CT

Project Narrative

The proposed project is located on a 2.47 acre undeveloped lot owned by the City of Bristol. This parcel is located on Church Avenue and bound by single-family residential properties to the south and west with multi-family residential and commercial properties to the north. The parcel is zoned as single family residential (R-15). This project proposes to construct a fire station which is classified as a Civic Facility and will require a special permit. The proposed project area is limited to the eastern portion of the parcel and contains about 1.7 acres of disturbance.

The existing project area is predominantly lawn with isolated mature trees. Existing vegetation screens the site from the adjacent residential properties to the south, west, and north. There are no wetlands or areas of flooding concern within the project area.

The proposed project includes constructing a one-story fire station with 3 apparatus bays, gear lockers, a decontamination room, toilet areas, bunk rooms, a kitchen area, common areas, mechanical space, and storage. 8 bunk rooms are proposed to accommodate the maximum staff level needed at one time. 16 proposed private parking spaces will accommodate shift changes. 3 public parking spaces are proposed to accommodate general needs.

Two driveway connection points to Church Avenue are currently proposed. The northern driveway will serve standard vehicles and is 24 feet wide. The southern drive is 52 feet wide to provide a continuous surface leaving each of the apparatus bays and allow for sufficient operation of the station. Driveways are typically limited to a 30 foot width, however, the commission has the ability to authorize a driveway in excess of 30 ft in order to accommodate service vehicles.

A site geotechnical investigation performed in March 2024 revealed the site soils experience high groundwater and low permeability potential. Therefore, the proposed below grade stormwater management system has been designed with an impermeable liner and without infiltration. Furthermore, there are no known drainage structures or piping below Church Avenue along the frontage of our property. A storm sewer extension of about 200 linear feet is proposed along Church Avenue from the intersection of Welch Drive to our property to facilitate a below ground stormwater discharge from our project.

Proposed below ground utilities include gas, electric, telecom, water, and sanitary. A training fire hydrant and associated below ground storage tank are proposed for staff use. Below ground sanitary structures include an oil/water separator for discharge from the apparatus bays and a decontamination tank for discharge from the decontamination room. The decontamination tank will be pumped, as necessary, on site and properly disposed of by a third party. An above grade generator and transformer are proposed in the rear of the building. An existing utility pole owned by Eversource is located within the proposed driveway and will need to be relocated by the utility company.

Site lighting has been designed to maintain appropriate light levels on site while limiting spillage to abutting properties. A flagpole and memorial plaque area is proposed in front of the building.

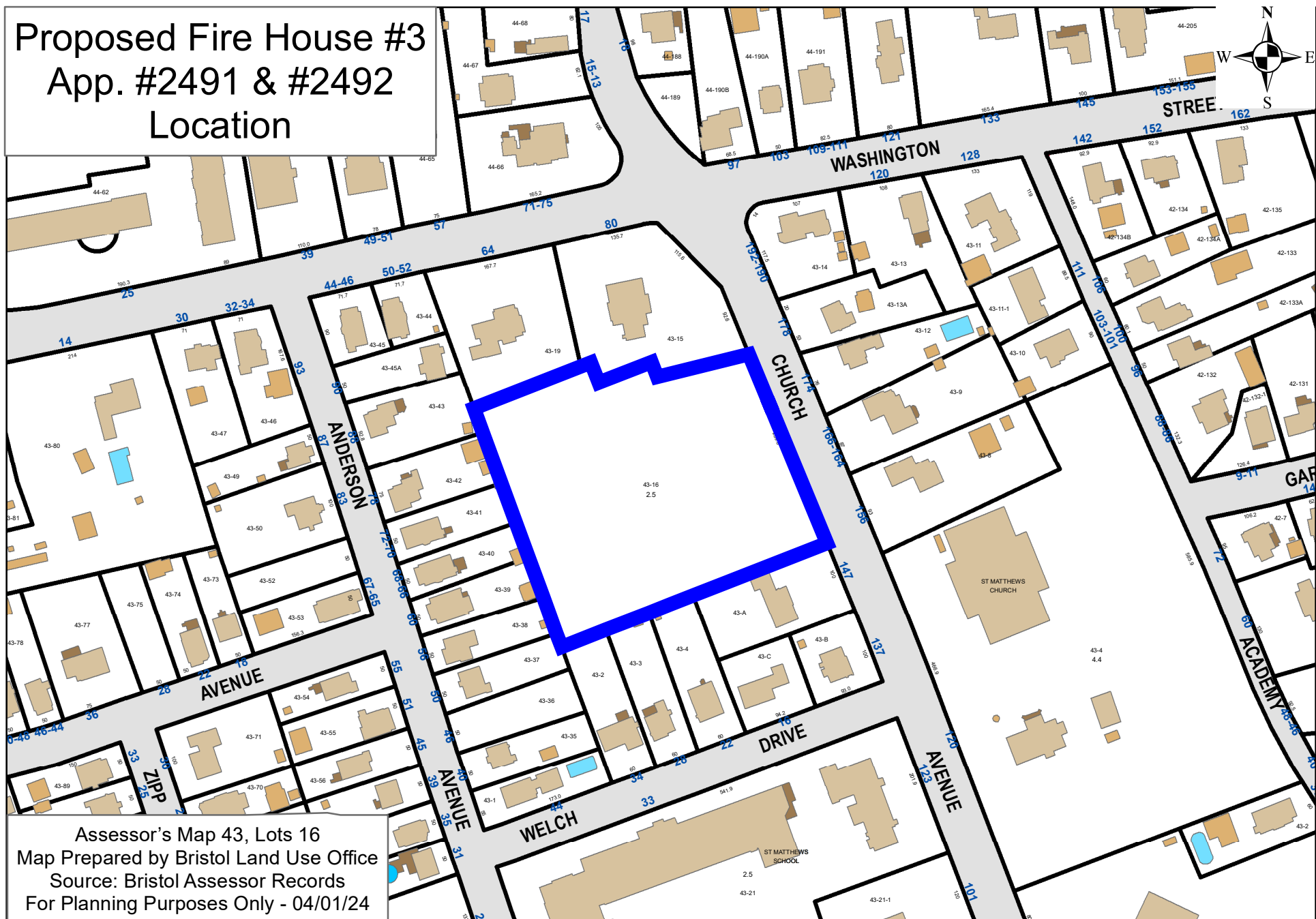
App. 2491 & 2492 – Fire House #3 – Stormwater Report Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3 Stormwater-Report](https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3%20Stormwater-Report)

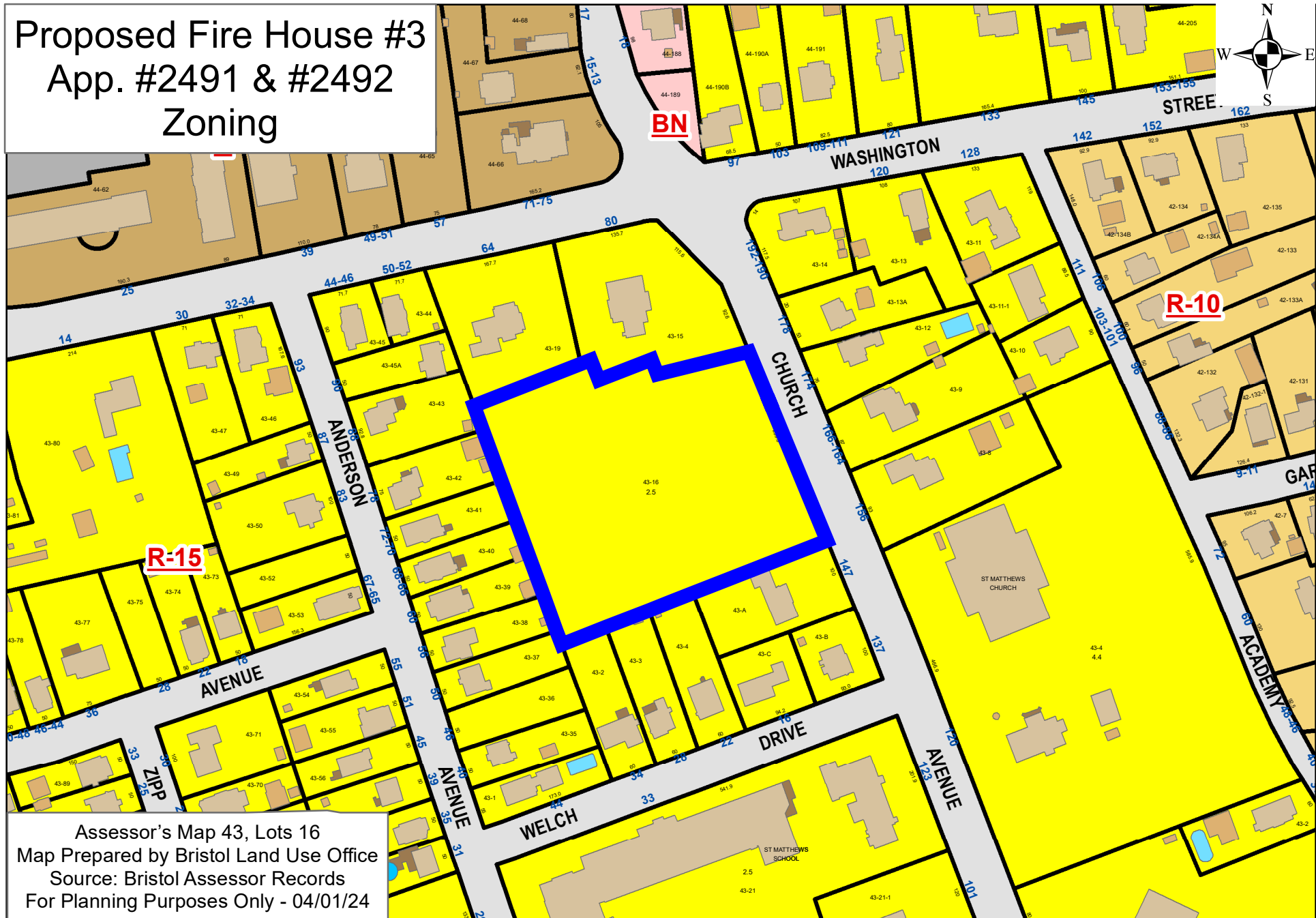
App. 2491 & 2492 – Fire House #3 –

Site Line Analysis Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3 Sightlines](https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3_Sightlines)

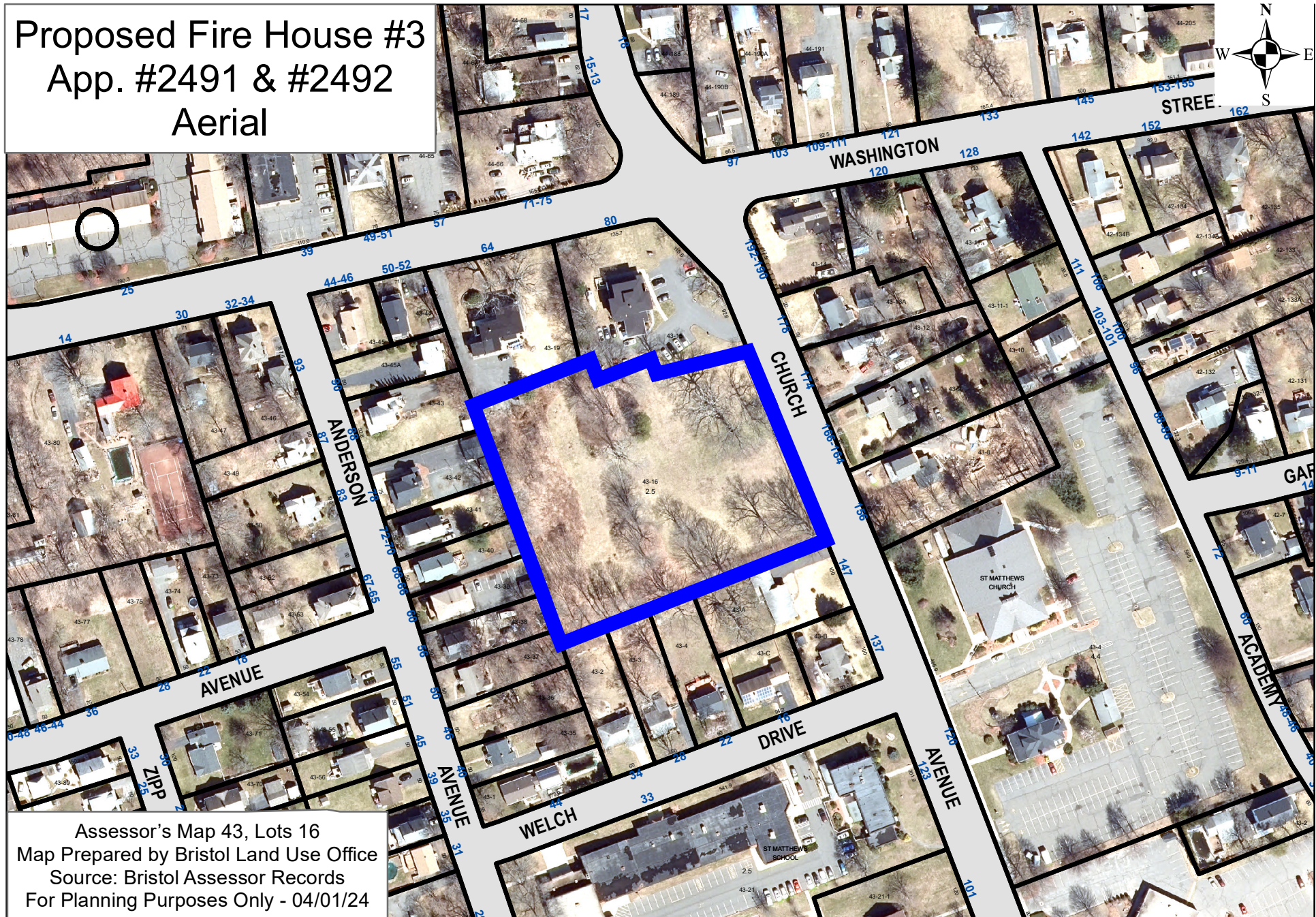


Proposed Fire House #3 App. #2491 & #2492 Zoning



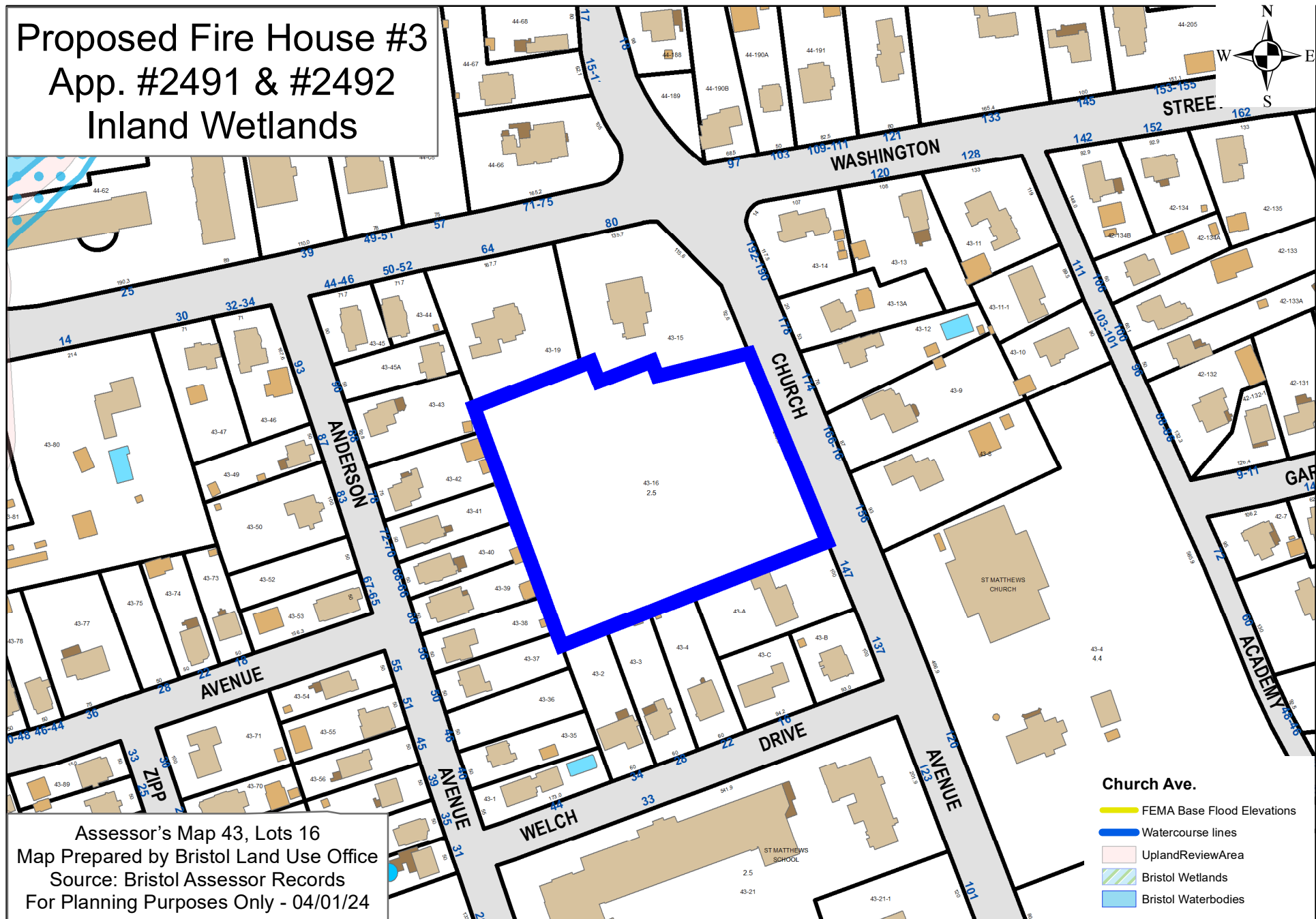
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24

Proposed Fire House #3
App. #2491 & #2492
Aerial



Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24

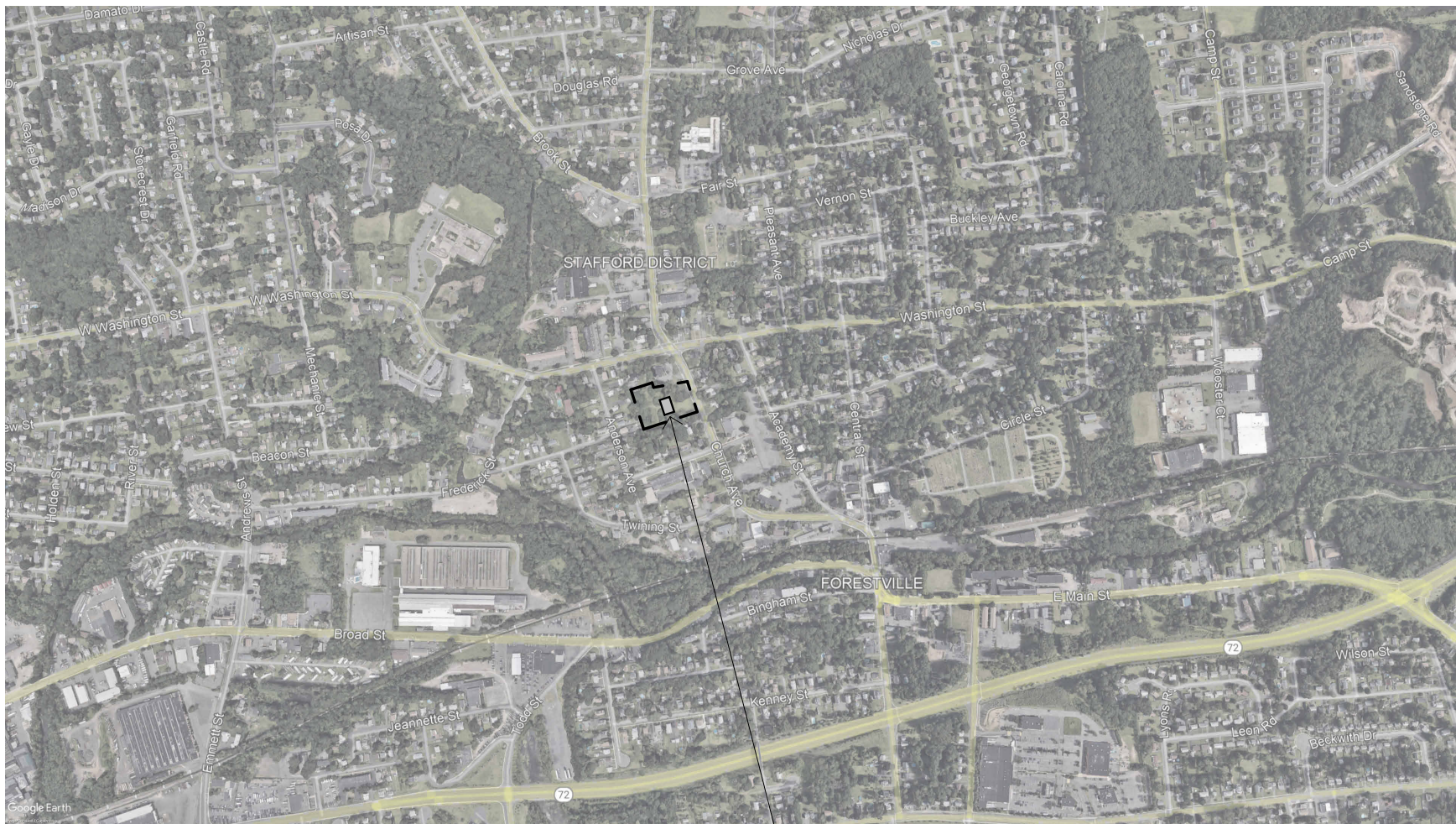
Proposed Fire House #3 App. #2491 & #2492 Inland Wetlands



PROJECT TITLE: _____

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
CHURCH AVENUE
BRISTOL, CT 06010



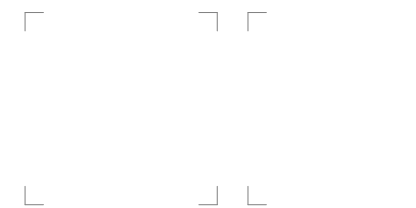
PROJECT LOCATION

DRAWINGS LIST

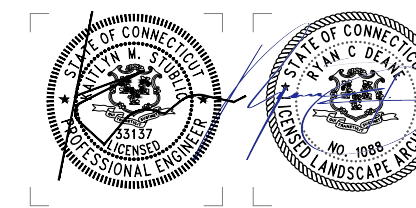
G V1	- COVER SHEET AND DRAWING LIST
CIVIL	
SV.01	- BOUNDARY-TOPOGRAPHIC SURVEY
C 0.0	- OVERALL SITE PLAN
C 1.1	- SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C 2.0	- SITE PLAN
C 3.0	- GRADING AND DRAINAGE PLAN
C 4.0	- SITE UTILITY PLAN
C 5.0	- SITE DETAILS
C 5.1	- SITE DETAILS
C 5.2	- SITE DETAILS
C 5.3	- SITE DETAILS
L 1.0	- PLANTING PLAN
L 1.1	- PLANTING DETAILS
L 2.0	- PHOTOMETRIC PLAN AND LIGHTING DETAILS
ARCHITECTURAL	
A 110	- FIRST FLOOR PLAN
A 300	- EXTERIOR ELEVATIONS
A 301	- EXTERIOR ELEVATIONS



ARCHITECT
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com



M/E/P/FP
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STRUCTURAL
MICHAEL HORTON ASSOCIATES.
780 E MAIN ST SUITE 1, BRANFORD, CT 06405
PHONE 203 481 8600 mha-eng.com

SURVEY/CIVIL/LANDSCAPE ARCHITECT
BENESCH
120 HEBRON AVENUE, FLOOR 2, GLASTONBURY, CT 06033
860 633 8341 benesch.com

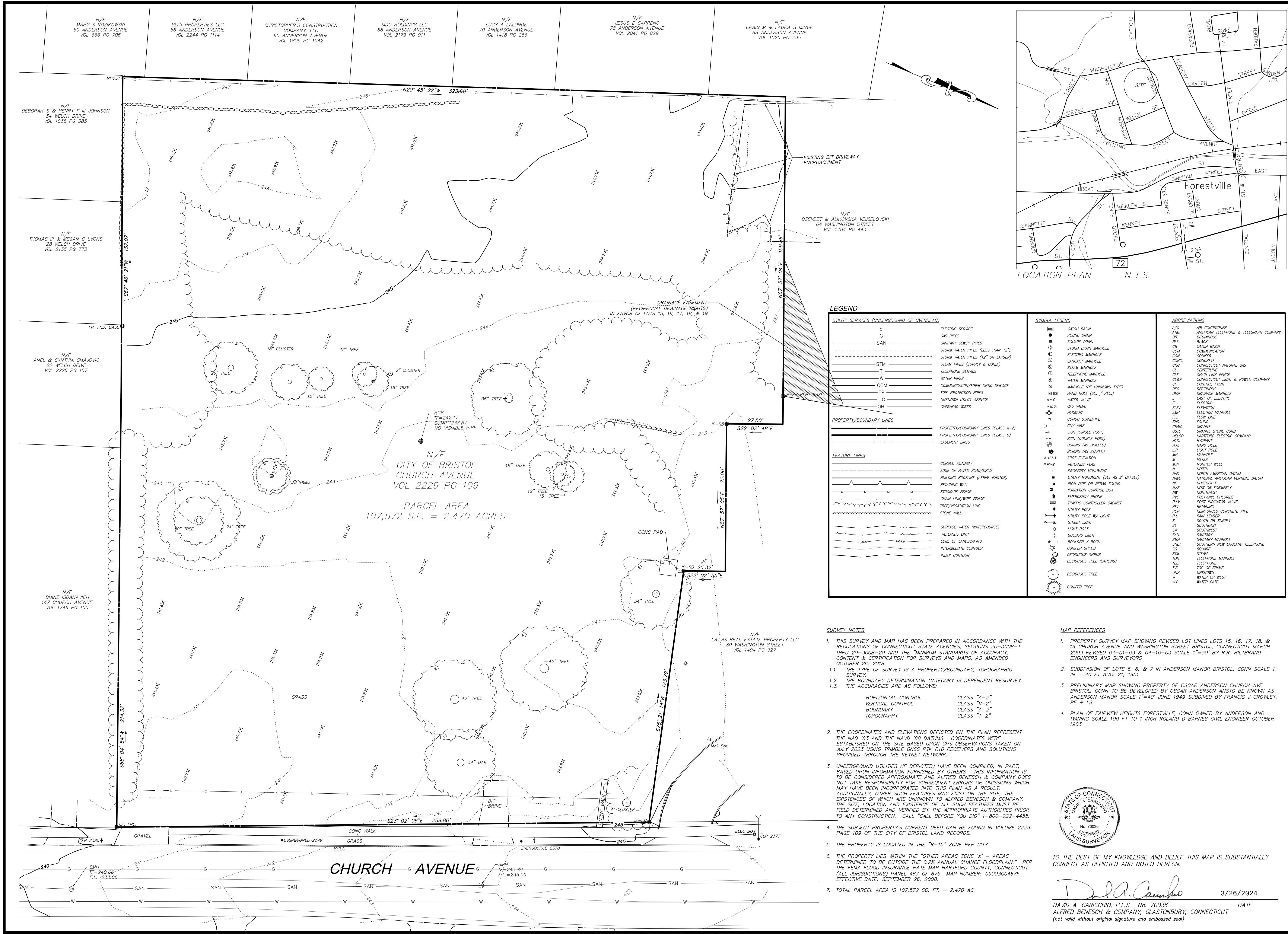


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311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

DESIGN DEVELOPMENT 3/27/2024

OWNER: CITY OF BRISTOL
APPLICANT: BRISTOL FIRE DEPARTMENT



BOUNDARY-TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF BRISTOL

FIRE STATION #3

CHURCH AVENUE

BRISTOL

CONNECTICUT

PROJ. No.: 70895

DATE: JULY 2023

SV.01

Prepared By: _____

benesch

Alfred Benesch & Company
Geospatial Engineering
Glastonbury, Connecticut 06033
Phone (860) 633-2341, Fax (860) 633-1068
www.benesch.com

SCALE: HORZ.: 1" = 20'

VERT.: _____

SURVEY DATUM: HORIZ: NAD 1983

VERT.: NAVD 1988

20

10

0

10

20

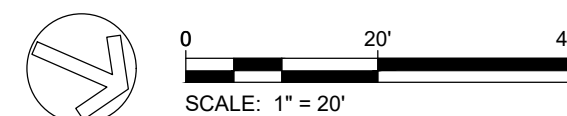
GRAPHIC SCALE

No.		DATE	DESCRIPTION

REQUIRED VOLUME = CONTRIBUTING AREA X 134 CY/AC
1.74 AC. CONTRIBUTING AREA * 134 CY/AC = 235 CY
VOLUME PROVIDED: 32 FT X 60 FT X 3.5 FT = ±250 CY

ITEM	CRITERIA	FREQUENCY
CATCH BASIN INSERT	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
SILT FENCE	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY
TEMPORARY SEDIMENT TRAP AND DIVERSION SWALE	CHECK AND REPAIR STONE OUTLET, CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY), RESTORE TRAP TO ORIGINAL DIMENSIONS, REPAIR DAMAGED AREAS WITHIN 24 HOURS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE

PROJECT LIMIT	
SILT FENCE	
CONSTRUCTION ENTRANCE	
TEMPORARY SOIL STOCKPILE	
TEMPORARY DIVERSION SWALE	
TEMPORARY SEDIMENT TRAP	
CATCH BASIN INSERT	
TREE PROTECTION	
CONCRETE WASHOUT AREA	
REMOVE SITE FEATURE (TREE/POLE/SIGN/ECT.)	
FENCE/WALL DEMOLITION	



SITE PREPARATION NOTES:

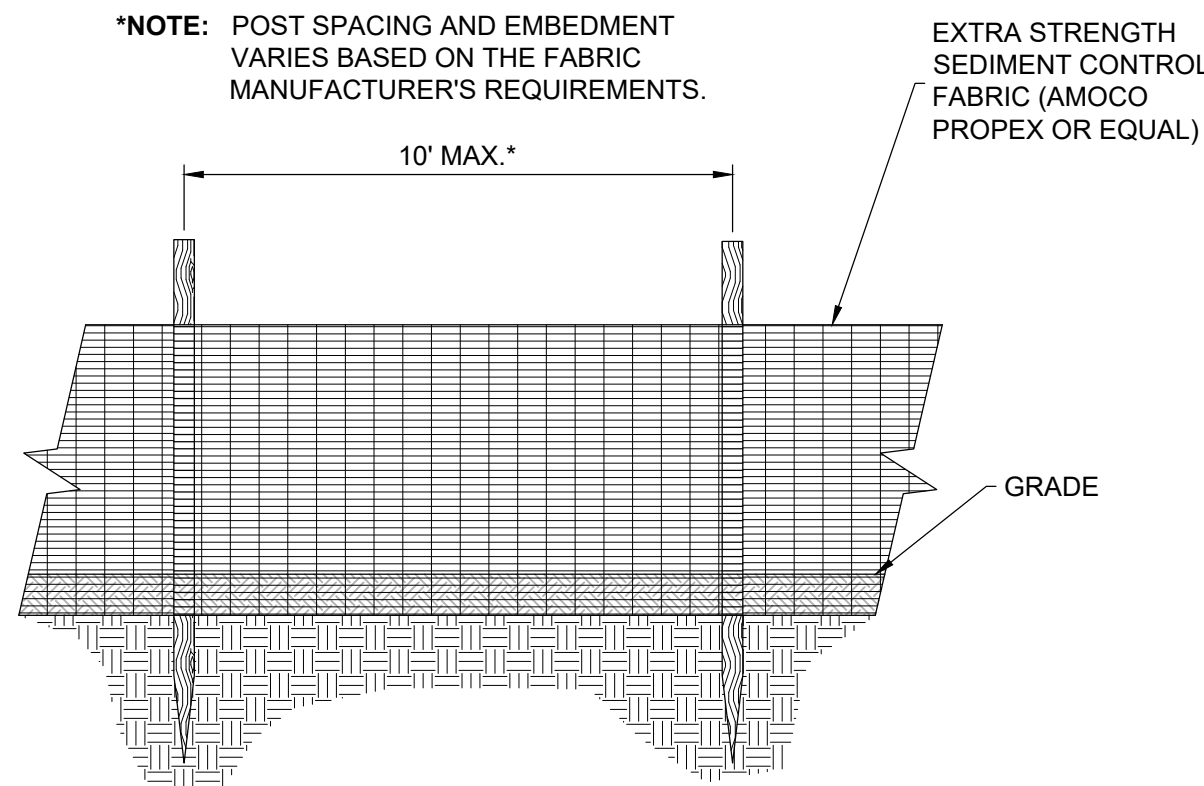
1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
3. PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK, BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
5. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
6. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
7. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
9. PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
10. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
11. ALL SIDEWALK CLOSURES AND MEASURES FOR TEMPORARY PEDESTRIAN ACCESS, SIDEWALKS, CROSSINGS, AND BIKE LANES SHALL MEET THE APPROVAL OF THE TOWN OF LEDYARD.

EROSION AND SEDIMENT CONTROL NOTES:

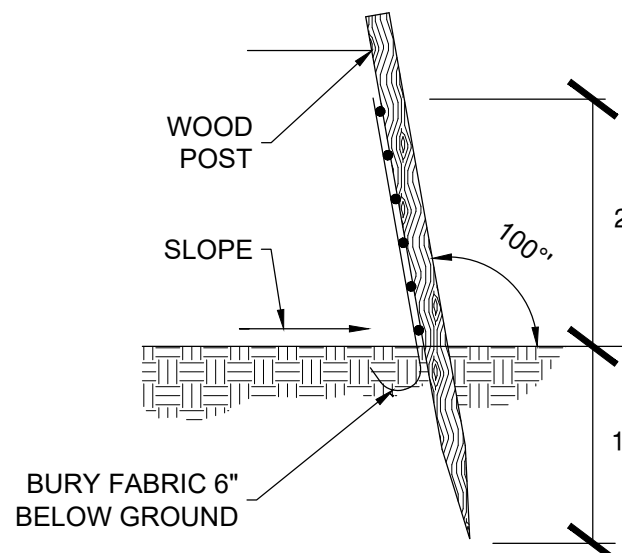
1. THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
4. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
6. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
7. ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
8. NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
11. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
12. SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION SEQUENCE

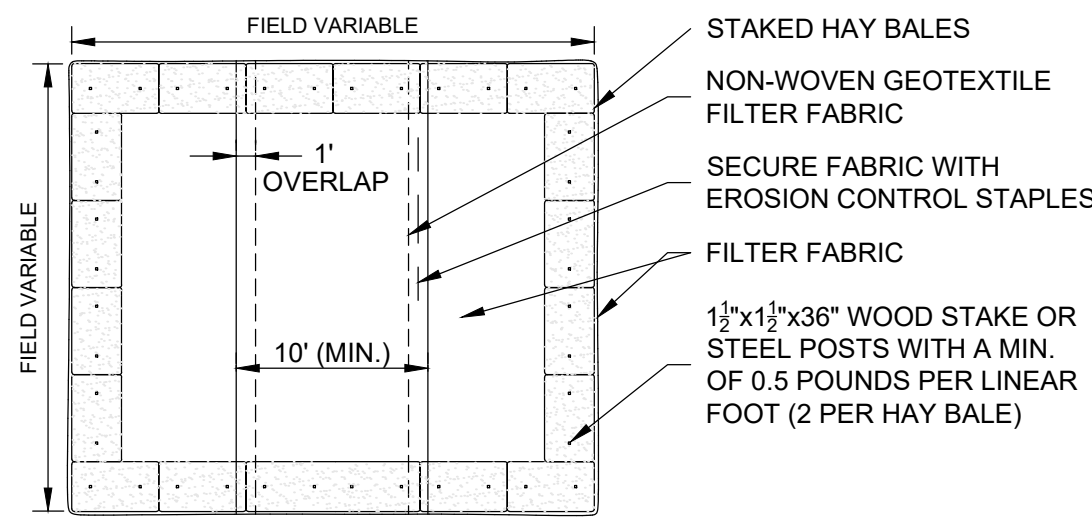
1. CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE PARTIES.
2. INSTALL CONSTRUCTION ENTRANCE AND CATCH BASIN INSERTS
3. INSTALL PERIMETER CONTROLS AND TREE PROTECTION
4. REMOVE EXISTING ITEMS IN CONFLICT WITH PROPOSED WORK.
5. PERFORM BULK EARTHWORK OPERATIONS.
6. BEGIN BUILDING FOUNDATION CONSTRUCTION.
7. CONSTRUCT SITE UTILITIES.
8. CONSTRUCT HARDSCAPE BASE AND FIRST LAYER OF PAVEMENT.
9. CONSTRUCT LANDSCAPE ELEMENTS AND OTHER SITE AMENITIES.
10. CONSTRUCT CURBING AND TOP LAYER OF PAVEMENT.
11. AT THE CONCLUSION OF CONSTRUCTION, AND UPON SITE STABILIZATION, CLEAN THE ENTIRETY OF THE ON-SITE STORM SEWER



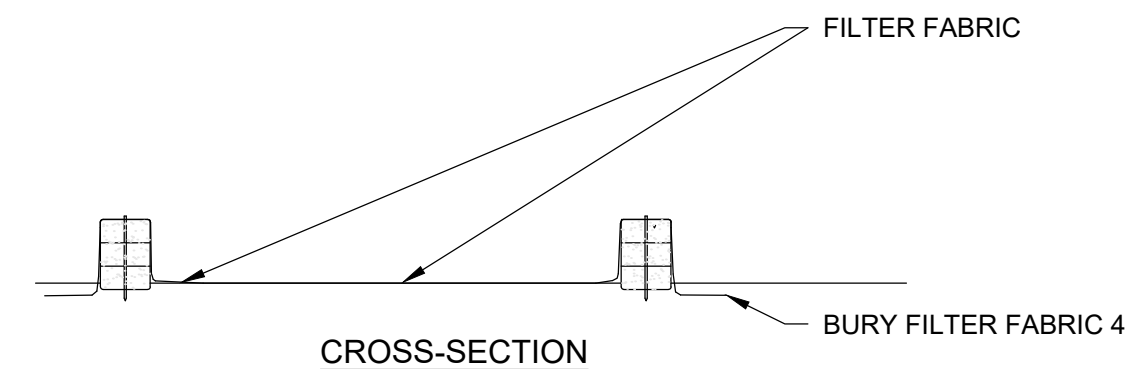
ELEVATION



SECTION



PLAN VIEW



NOTES:

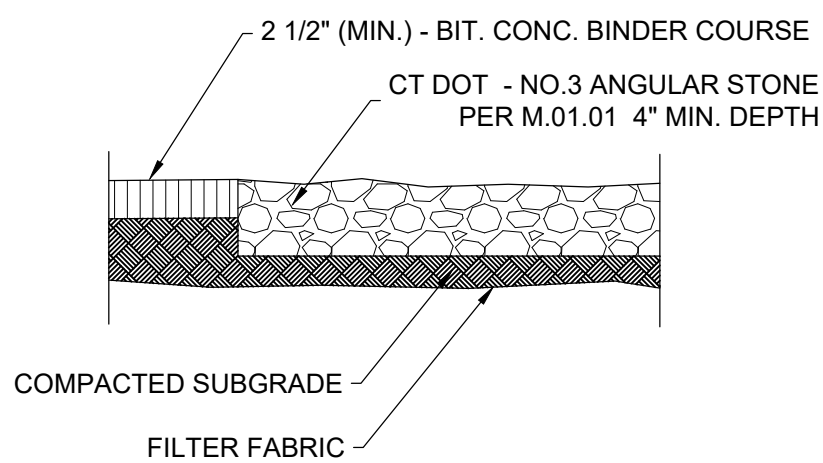
1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA

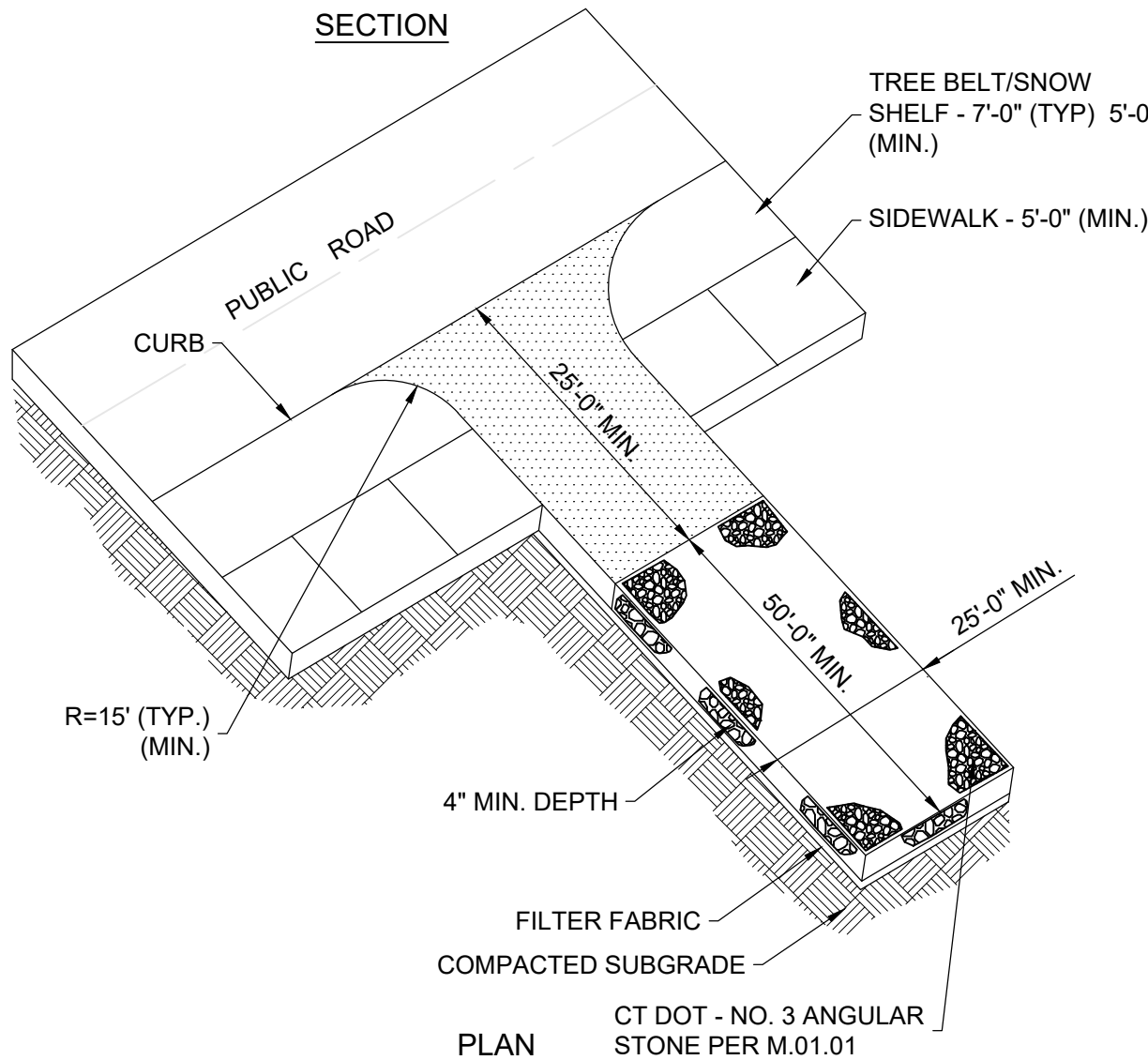
N.T.S.

SILT FENCE

N.T.S.



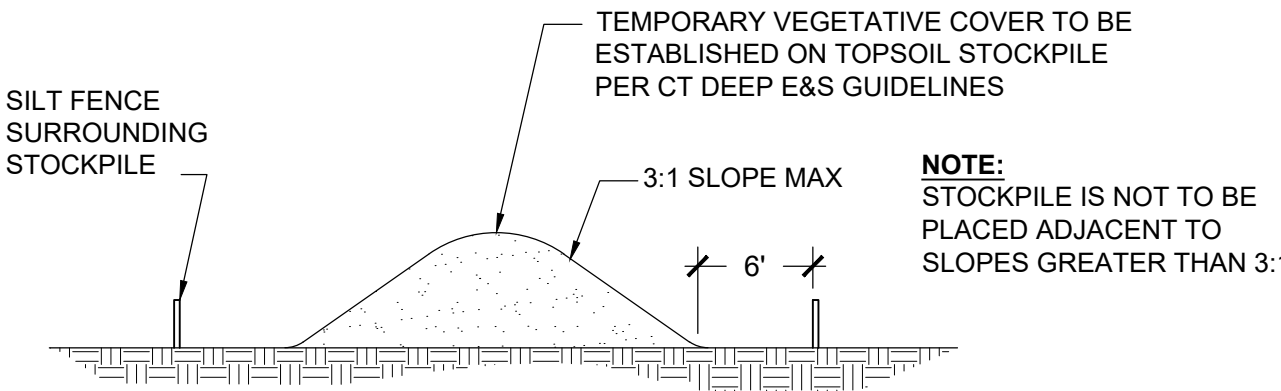
SECTION



PLAN

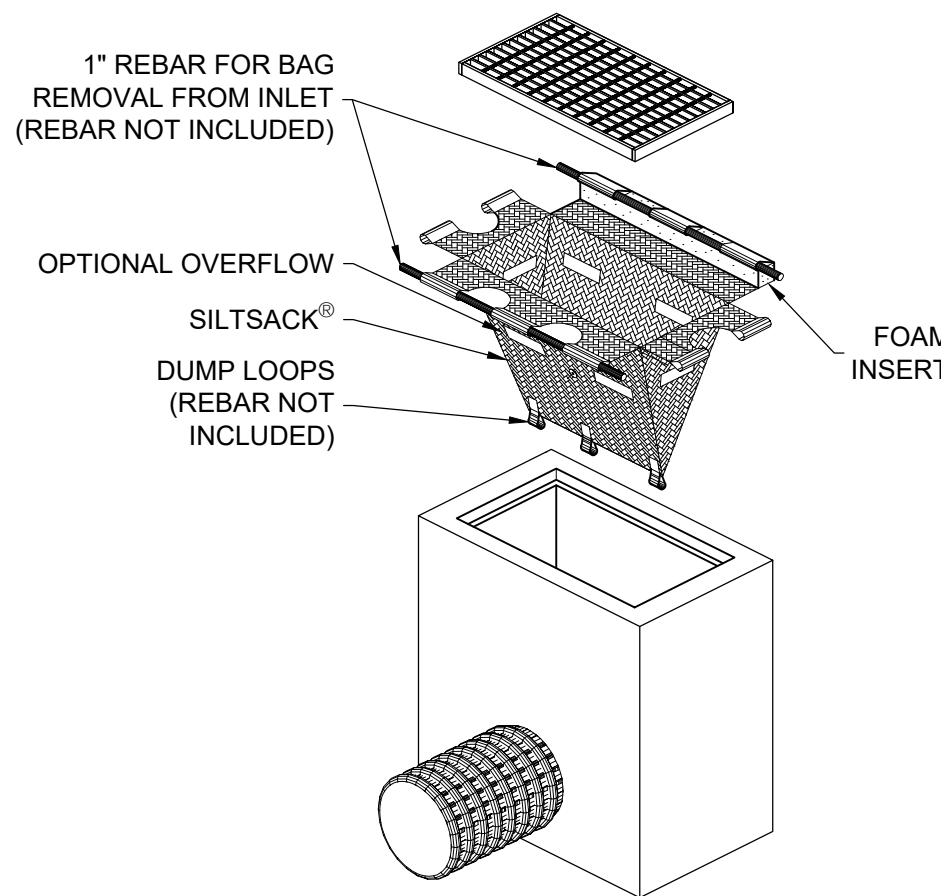
CONSTRUCTION ENTRANCE

N.T.S.



TEMPORARY STOCKPILE

N.T.S.



'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA WWW.TERRAFIXGEO.COM

CATCH BASIN INSERT

N.T.S.

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

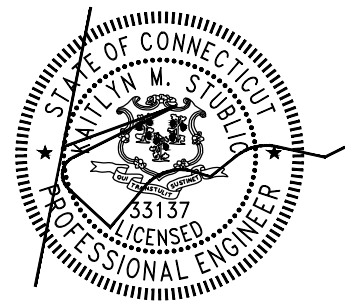
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SOIL EROSION AND SEDIMENT
CONTROL NOTES AND
DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

Drawn By:

GSL

Project Number:
70895.00

Drawing Number:

C1.1

GENERAL NOTES

1. EXISTING INFORMATION BASED UPON THE FOLLOWING DOCUMENTS:
1.1. "BOUNDARY-TOPOGRAPHIC SURVEY", PREPARED FOR CITY OF BRISTOL, FIRE STATION #3, CHURCH AVENUE, BRISTOL, CONNECTICUT, DATED JULY 2023, AND PREPARED BY BENESCH.
2. NO WETLANDS HAVE BEEN IDENTIFIED ON SITE.
3. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 09003C0467F.

SIGN LEGEND

STOP
31-0552*

2
31-0662P
31-0448

AUTHORIZED VEHICLES ONLY
31-1790

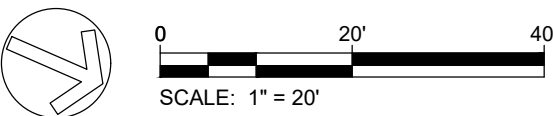
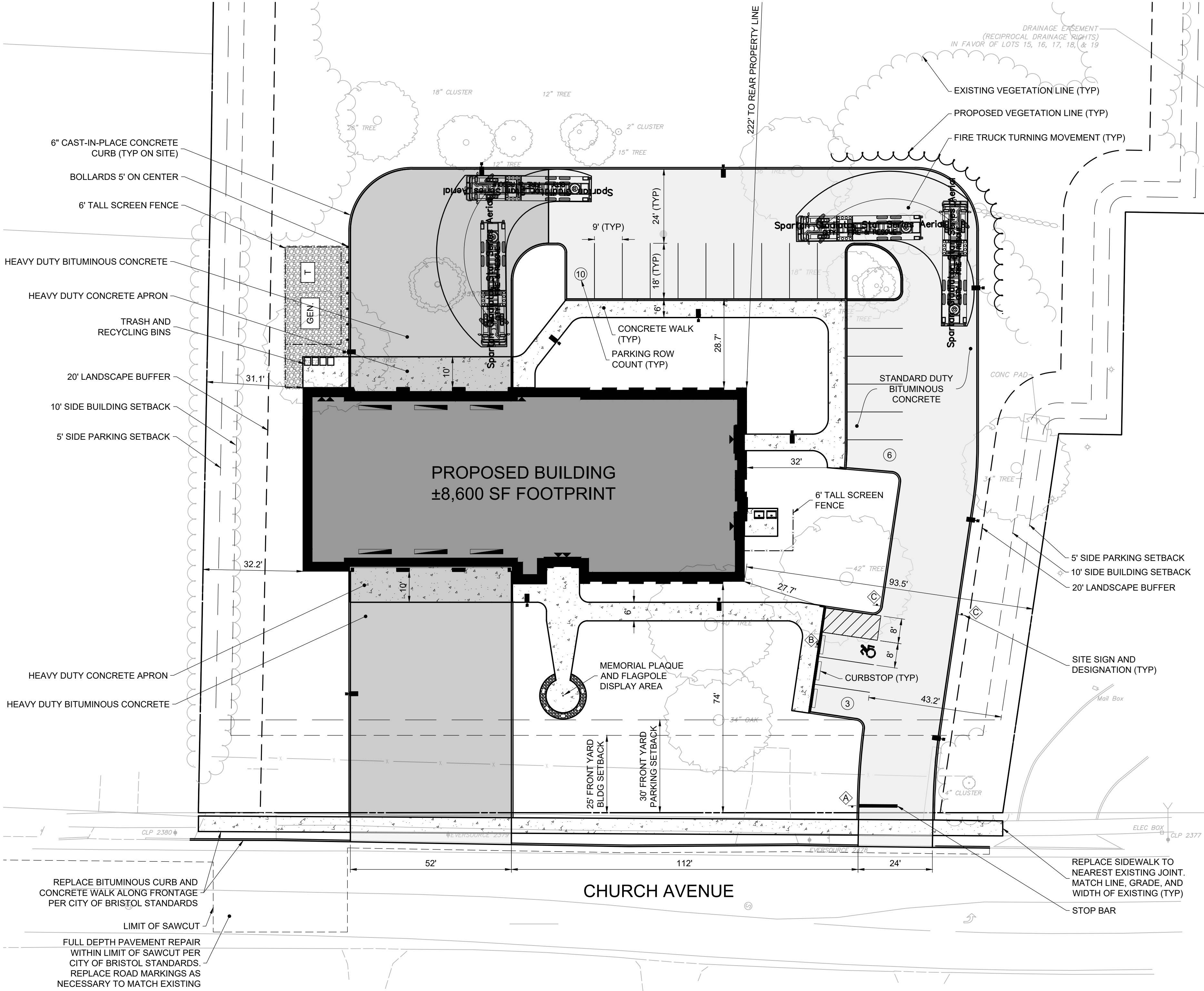
NOTE: ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CTDOT SIGN CATALOG, OR AS SHOWN.
*SIGN MOUNTED ON BREAKAWAY POST

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE		---
BUILDING LINE	=====	=====
BUILDING MAN DOOR		◀
BUILDING OVERHEAD DOOR		
SAWCUT		---
BITUMINOUS PAVEMENT		=====
HEAVY DUTY BITUMINOUS PAVEMENT		=====
CONCRETE		=====
HEAVY DUTY CONCRETE		=====
CURB	=====	=====
FLUSH CURB		=====
SIGN AND DESIGNATION		◀
BOLLARD		•

ZONING CHART				
ZONE: SINGLE FAMILY RESIDENTIAL (R-15), PRINCIPAL USE: CIVIC FACILITY (SPECIAL PERMIT)				
	ITEM	REQUIREMENT	PROPOSED	REFERENCE
BUILDING	MIN. LOT AREA [SF]	15000	107,572	7.1(A)
	MIN. LOT FRONTAGE [FT]	100	260	7.1(B)
	MIN. FRONT YARD [FT]	25	74	7.1(C)
	MIN. SIDE YARD [FT]	10	31	7.1(D)
	MIN. REAR YARD [FT]	25	222	7.1(E)
	MAX. BUILDING HEIGHT [FT]	35	26	7.1(F)
	MAX. BUILDING COVERAGE [%]	30	8	7.1(G)
	MAX. IMPERVIOUS COVERAGE [%]	70	27	7.1(H)
PARKING	NUMBER OF PARKING SPACES	TBD ¹	19	13.2.D.
	REQUIRED ADA SPACES	1 ²	1	ADA REQ'S
	MIN. PARKING FRONT YARD [FT]	30	30	13.7.1.A.1.
	MIN. PARKING SIDE/REAR YARD [FT]	5	43	13.7.1.A.2.
	MIN. PARKING/BUILDING SEPARATION [FT]	6	28	13.7.1.A.3.
	MIN. PARKING SPACE DIMENSIONS [FT X FT]	9 X 18	9 X 18	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/PARKING [FT]	24	24	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/O PARKING [FT]	20	24	13.7.2.D.
	MAX. NUMBER OF DRIVEWAYS [#]	3 ³	2	13.11.A.
	MIN. DRIVEWAY SEPARATION [FT]	100	112	13.11.B.
	MAX. DRIVEWAY WIDTH [FT]	30 ⁴	52	13.11.E.

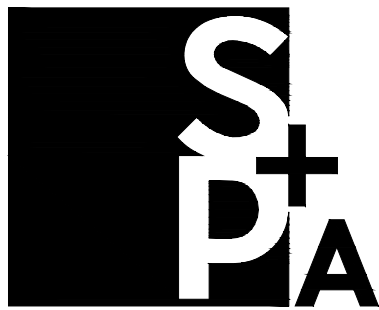
- NOTES:
- MINIMUM NUMBER OF PARKING SPACES FOR PUBLIC OR SEMI-PUBLIC USES NOT OTHERWISE LISTED ARE AS DETERMINED BY THE COMMISSION.
THE 16 PRIVATE PARKING SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES ON SITE DURING A SHIFT CHANGE.
THE 3 PUBLIC SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED VISITOR POPULATION.
 - PER ADA STANDARDS, WHEN THE TOTAL NUMBER OF PARKING SPACES PROVIDED ARE 1-25, 1 SPACE SHALL BE ACCESSIBLE.
 - MAXIMUM DRIVEWAYS CALCULATED PER THE FOLLOWING:
260 LF FRONTAGE * 1 DRIVEWAY / 85 LF FRONTAGE ALLOWED = 3 DRIVEWAYS
 - PER SECTION 13.11.E.2, A DRIVEWAY WIDTH IN EXCESS OF 30FT MAY BE ALLOWED BY THE COMMISSION IN ORDER TO ACCOMMODATE SERVICE VEHICLES.



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

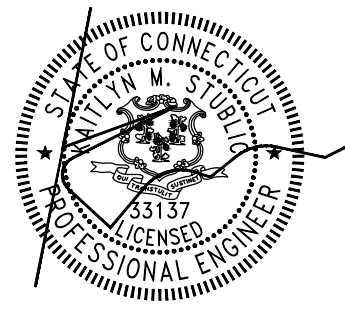
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE PLAN

Date:

MARCH 28, 2024

Scale:

1"=20'

Drawn By:

KMS

Project Number:

70895.00

Drawing Number:

C2.0

LEGEND

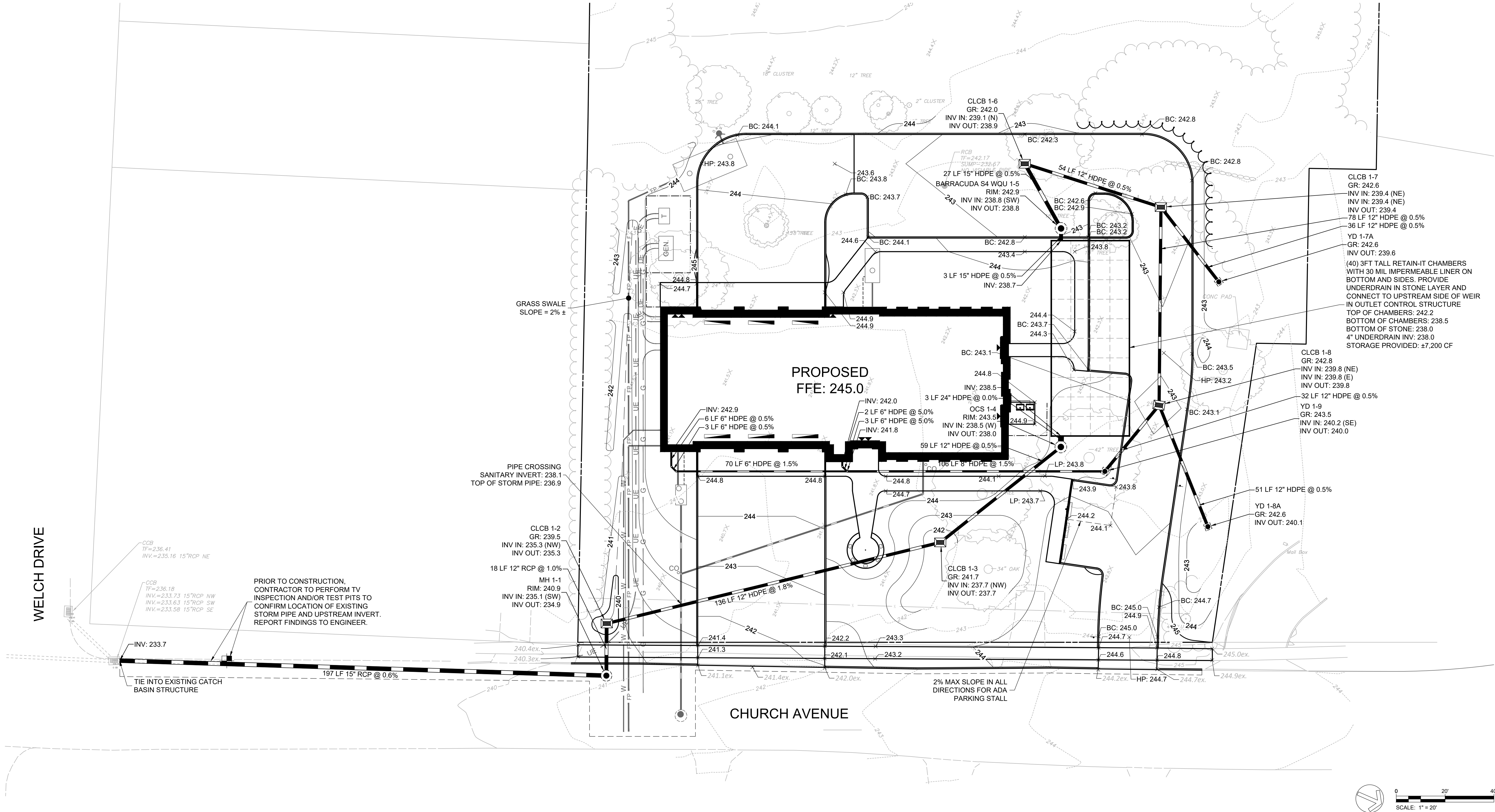
ITEM	EXISTING	PROPOSED
MINOR CONTOUR	----- 129 -----	----- 129 -----
MAJOR CONTOUR	----- 130 -----	----- 130 -----
SPOT GRADE		----- 130.5 -----
STORM PIPE	-----	-----
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊞	⊞
YARD DRAIN	⊙	⊙

CUT AND FILL ANALYSIS

- GROSS EARTHWORK = 2,800 CY FILL
- REQUIRED IMPORT = 2,100 CY
HARDSCAPES AND BASES
BUILDING PAD
BUILDING FOUNDATION
STORM POND
- NET EARTHWORK = 700 CY FILL
- TOPSOIL NOT ACCOUNTED FOR IN CALCULATION.

GRADING AND DRAINAGE NOTES

- EXISTING AND PROPOSED ELEVATIONS ARE IN REFERENCE TO NAVD88 DATUM.
 - CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
 - THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
 - ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE INDICATED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE DRAINAGE MANHOLE SIZING TO ACCEPT THE PROPOSED PIPE CONNECTIONS.
 - STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
 - AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
 - A CERTIFIED AS-BUILT OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED TO THE OWNER AT THE CONCLUSION OF CONSTRUCTION AND PRIOR TO FINAL CLOSEOUT.
 - MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V).
 - SLOPES ALONG ACCESSIBLE ROUTES SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/4 INCH.
 - SLOPES ALONG ACCESSIBLE RAMPS SHALL NOT EXCEED 1:12 (8.3%) AND THE CROSS SLOPE SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4 INCH.
 - LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
 - SLOPES WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
15. ABBREVIATIONS:
- YD: YARD DRAIN
CLCB: CURBLESS CATCH BASIN
CCB: CURBED CATCH BASIN
MH: MANHOLE
WQU: WATER QUALITY UNIT
OCS: OUTLET CONTROL STRUCTURE
- FFE: FINISHED FLOOR ELEVATION
BC: BOTTOM OF CURB ELEVATION
HP: HIGH POINT ELEVATION
LP: LOW POINT ELEVATION
- INV: INVERT ELEVATION
RIM: TOP OF RIM ELEVATION
GR: TOP OF GRATE ELEVATION
INV: INVERT ELEVATION



Project Title:

BRISTOL FIREHOUSE #3

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BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

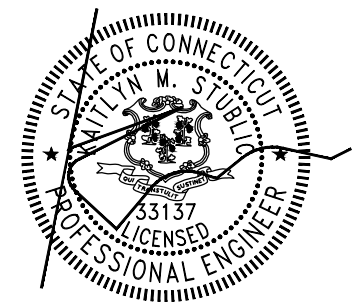
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

GRADING AND DRAINAGE
PLAN

Date:

MARCH 28, 2024

Scale:

1" = 20'

Drawn By:

GSL

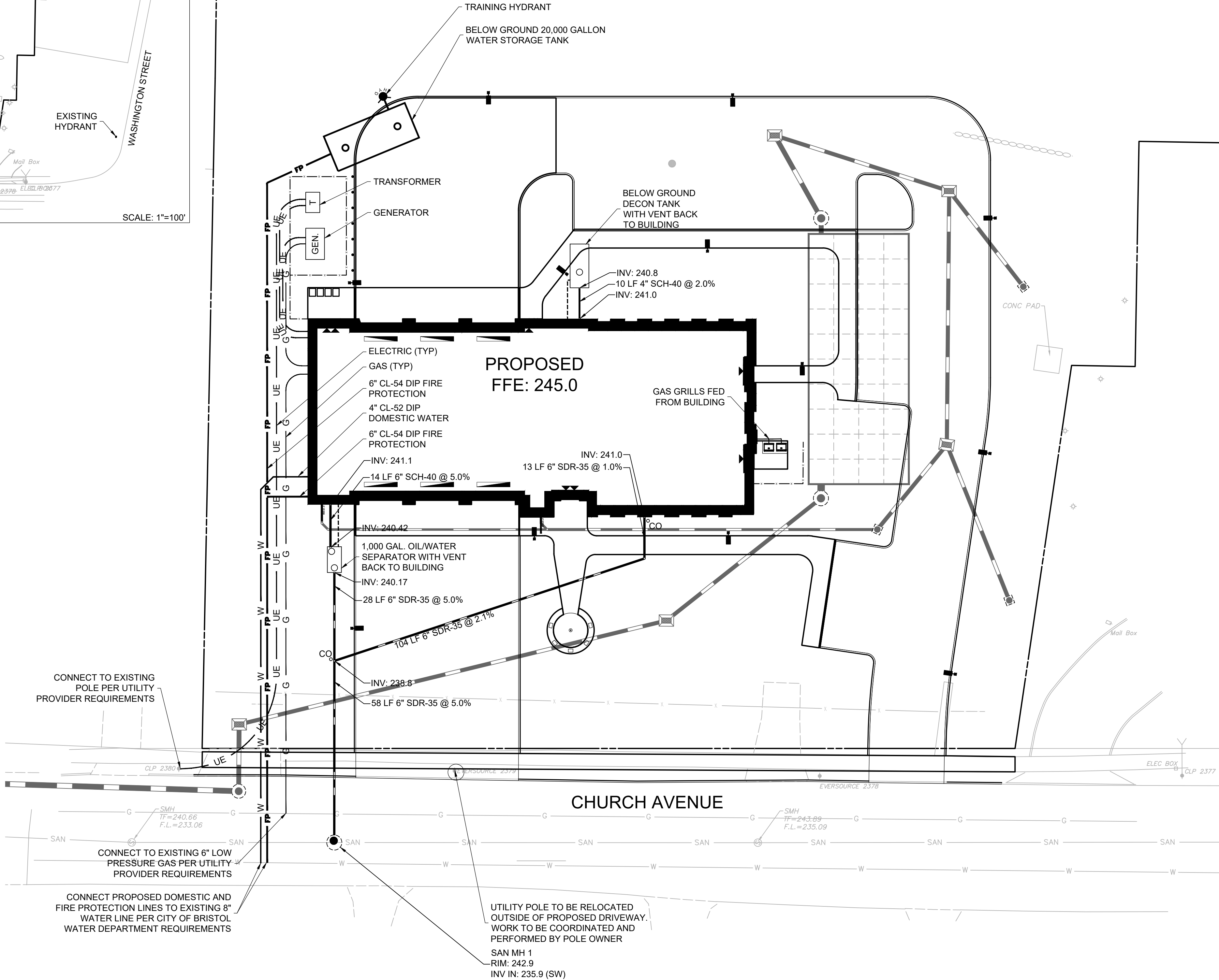
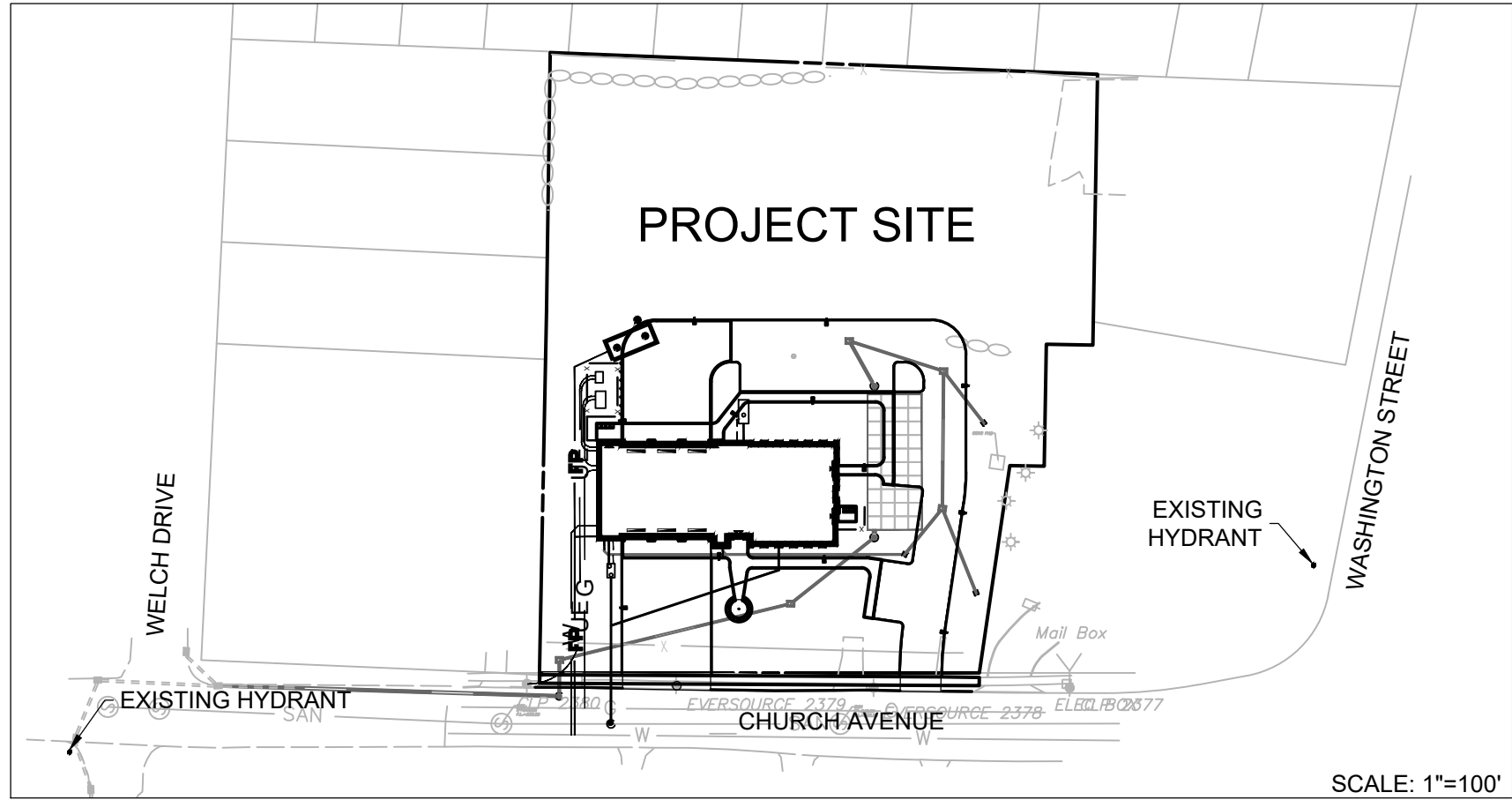
Project Number:

70895.00

Drawing Number:

C3.0

EXISTING HYDRANT LOCATION MAP



LEGEND

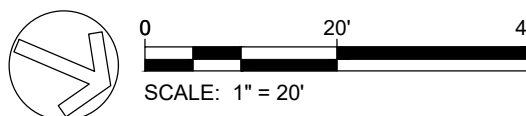
ITEM	EXISTING	PROPOSED
SANITARY PIPE		
CLEANOUT		
SANITARY MANHOLE		
DOMESTIC WATER LINE		
FIRE PROTECTION LINE		
GATE VALVE		
HYDRANT		
ELECTRIC LINE		
TELECOM LINE		
GAS LINE		

UTILITY NOTES

- SANITARY SEWER (CITY OF BRISTOL WATER & SEWER DEPARTMENT)**
- ALL SANITARY SEWER WORK TO COMPLY WITH CITY OF BRISTOL WATER & SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.
 - ALL SANITARY LATERALS ARE TO BE 6" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
 - ALL SANITARY LATERALS ARE TO HAVE CLEANOUTS WITHIN 10 FT OF BUILDING FOOTPRINT.
 - LOCATION OF SANITARY LATERALS AT BUILDING TO BE COORDINATED WITH PLUMBING DRAWINGS.
- WATER SERVICE (CITY OF BRISTOL WATER & SEWER DEPARTMENT)**
- ALL WATER SERVICE WORK TO COMPLY WITH CITY OF BRISTOL WATER & SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.
 - ALL WATER LINES TO MAINTAIN A MINIMUM OF 4.5 FT OF COVER.
 - ALL WATER SERVICES ARE TO BE A MIN. 10 FT HORIZONTALLY OR 18" VERTICALLY FROM ANY SANITARY SEWER COMPONENTS.
 - LOCATION OF WATER SERVICES AT BUILDINGS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - ALL TAPS ARE TO BE PERFORMED BY THE BRISTOL WATER DEPARTMENT, CONTRACTOR TO COORDINATE.
 - ALL FITTINGS WILL REQUIRE JOINT RESTRAINTS BEFORE AND AFTER EACH FITTING.
- GAS SERVICE (EVERSOURCE)**
- ALL GAS SERVICES ARE TO CONFORM TO THE MOST CURRENT GAS COMPANY STANDARDS AND REGULATIONS.
 - FINAL DESIGN TO BE COORDINATED WITH EVERSOURCE.
 - METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
- ELECTRICAL SERVICES (EVERSOURCE)**
- ALL ELECTRICAL SERVICES ARE TO CONFORM TO THE MOST CURRENT ELECTRIC COMPANY STANDARDS AND REGULATIONS.
 - FINAL DESIGN TO BE COORDINATED WITH EVERSOURCE.
 - METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - CONDUIT ROUTING IS FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.
- TELEPHONE SERVICES (FRONTIER/SNET)**
- ALL TELEPHONE SERVICES ARE TO CONFORM TO FRONTIER/SNET MOST CURRENT STANDARDS AND REGULATIONS.
 - FINAL DESIGN TO BE COORDINATED WITH FRONTIER/SNET.
 - SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - CONDUITS ARE FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.
- CABLE TELEVISION SERVICES (COMCAST)**
- ALL CABLE TELEVISION SERVICES ARE TO CONFORM TO MOST CURRENT STANDARDS AND REGULATIONS.
 - FINAL DESIGN TO BE COORDINATED WITH COMCAST.
 - SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - CONDUITS ARE FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.

UTILITY COMPANY CONTACTS

- WATER: CITY OF BRISTOL WATER & SEWER DEPARTMENT - (860) 582-7431
- SANITARY SEWER: CITY OF BRISTOL WATER & SEWER DEPARTMENT - (860) 584-6125
- GAS: EVERSOURCE - (203) 317-4445
- ELECTRIC: EVERSOURCE - (203) 271-4735
- TELEPHONE: FRONTIER/SNET - (877) 308-8822
- CATV: COMCAST - (800) 391-3000
- CALL BEFORE YOU DIG: (800) 922-4455



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010

SILVER PETRUCELLI + ASSOCIATES

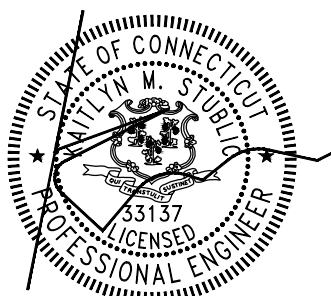
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE UTILITY PLAN

Date:

MARCH 28, 2024

Scale:

1"=20'

Drawn By:

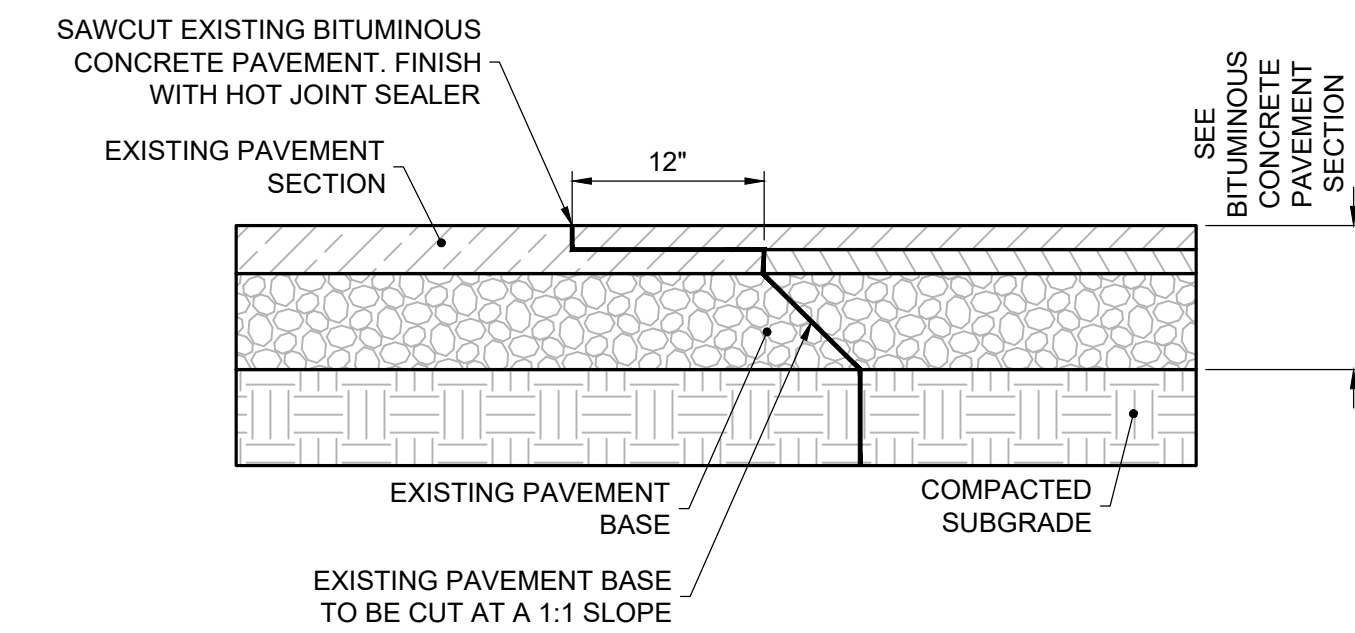
GSL

Project Number:

70895.00

Drawing Number:

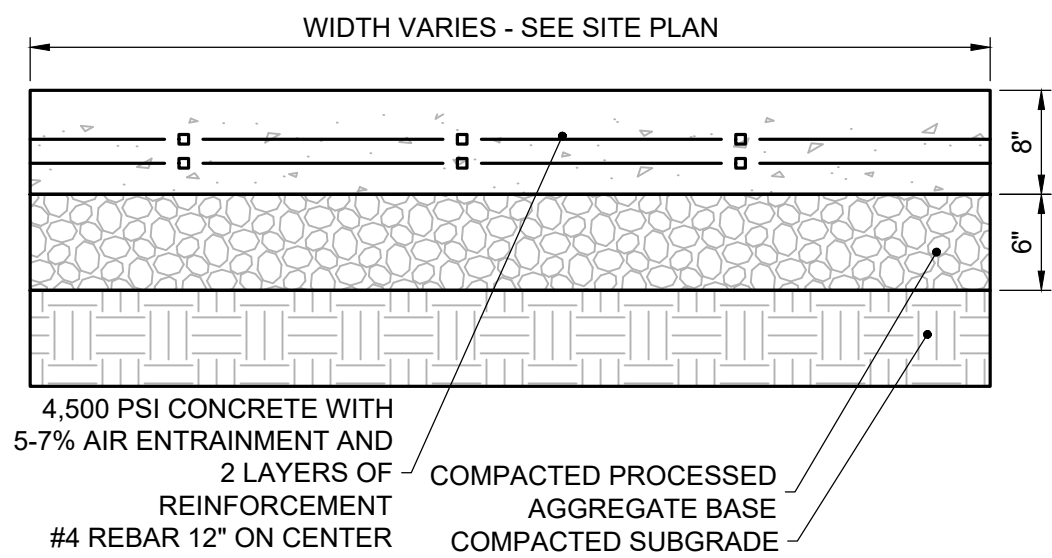
C4.0



- NOTES:
- CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

SAWCUT PAVEMENT

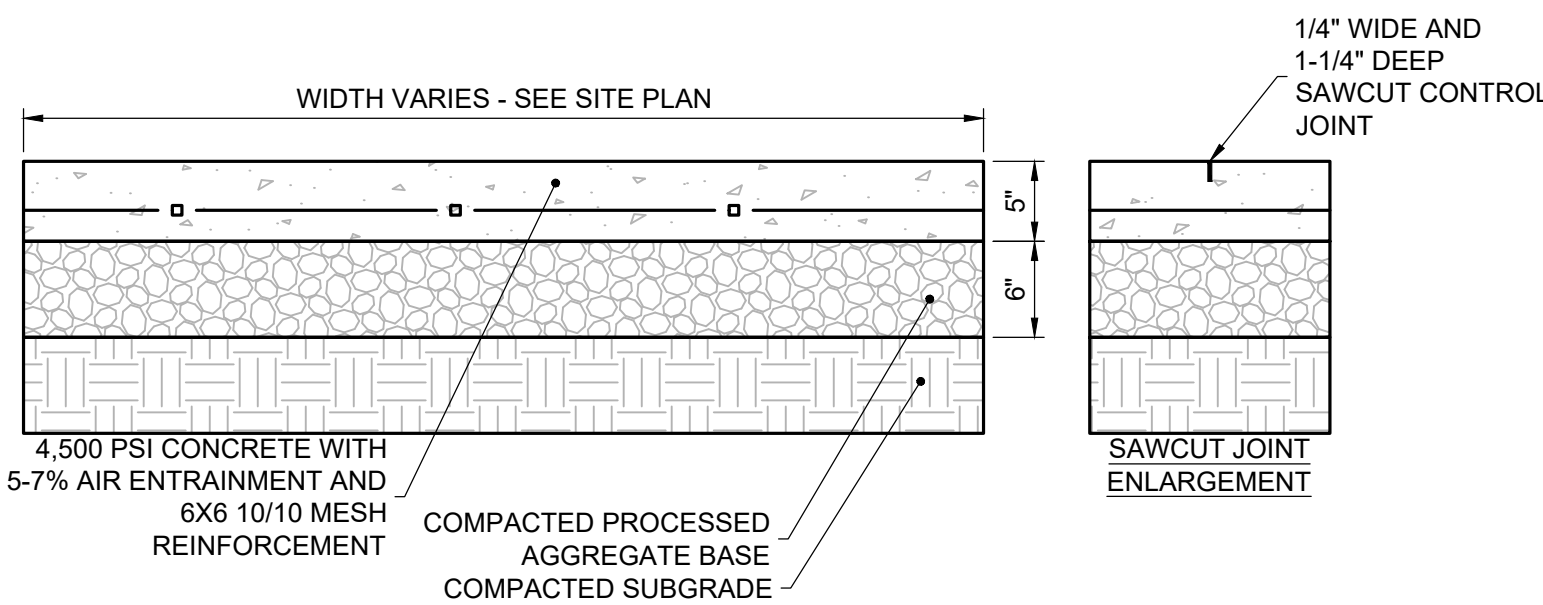
NOT TO SCALE



- NOTES:
- PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
 - BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.06, LATEST REVISION
 - GRAVEL BASE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.02.06 GRADING A

STANDARD DUTY BITUMINOUS PAVEMENT

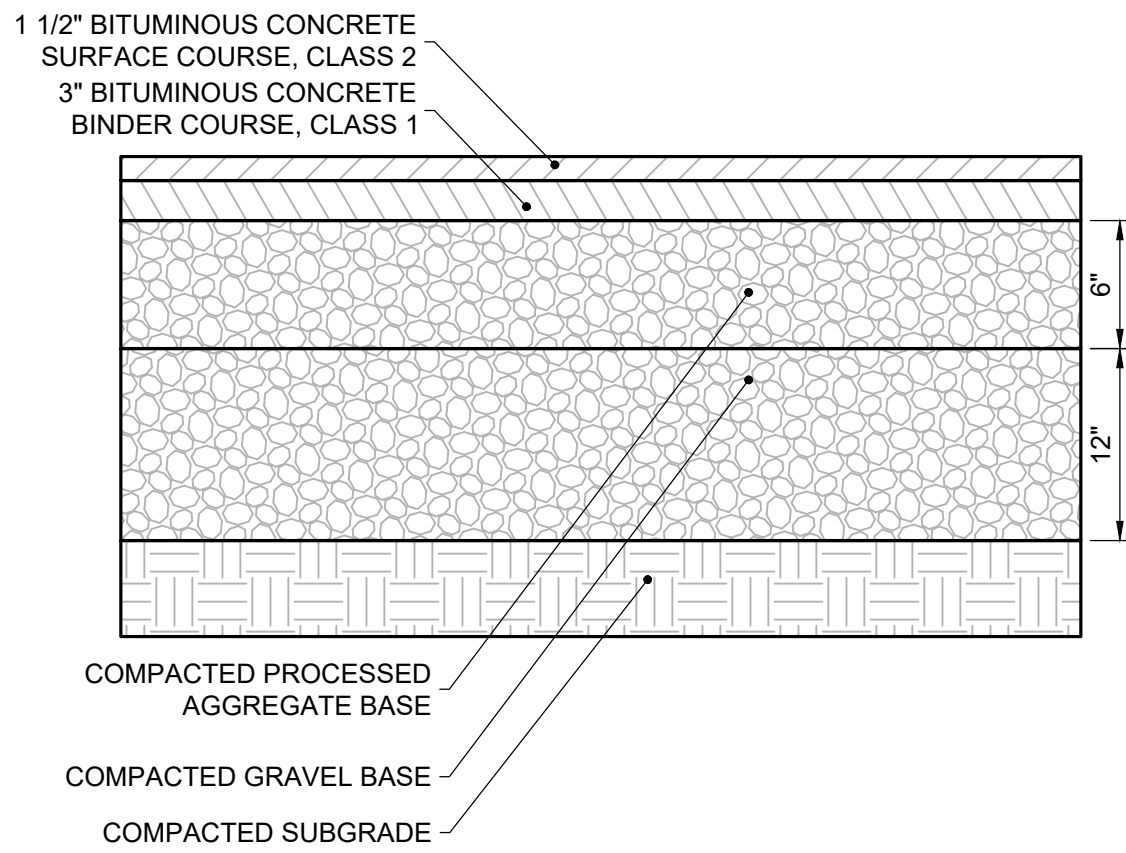
NOT TO SCALE



- NOTES:
- SIDEWALKS TO COMPLY WITH CITY STANDARDS, WHERE APPLICABLE.
 - ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
 - EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
EXPANSION - 20 FT.
CONTROL - 5 FT.
 - SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
 - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
 - PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

CONCRETE WALK

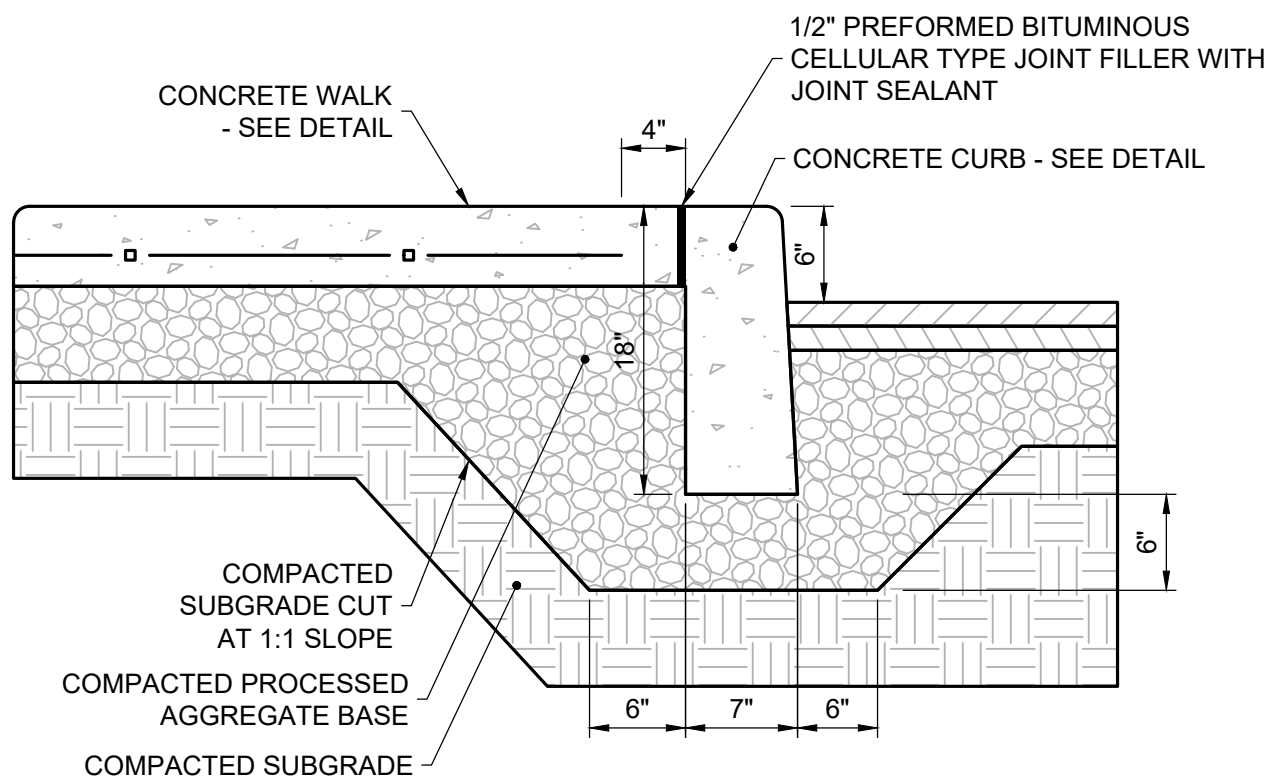
NOT TO SCALE



- NOTES:
- PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
 - BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.06, LATEST REVISION
 - GRAVEL BASE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.02.06 GRADING A
 - PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.05.01

HEAVY DUTY BITUMINOUS PAVEMENT

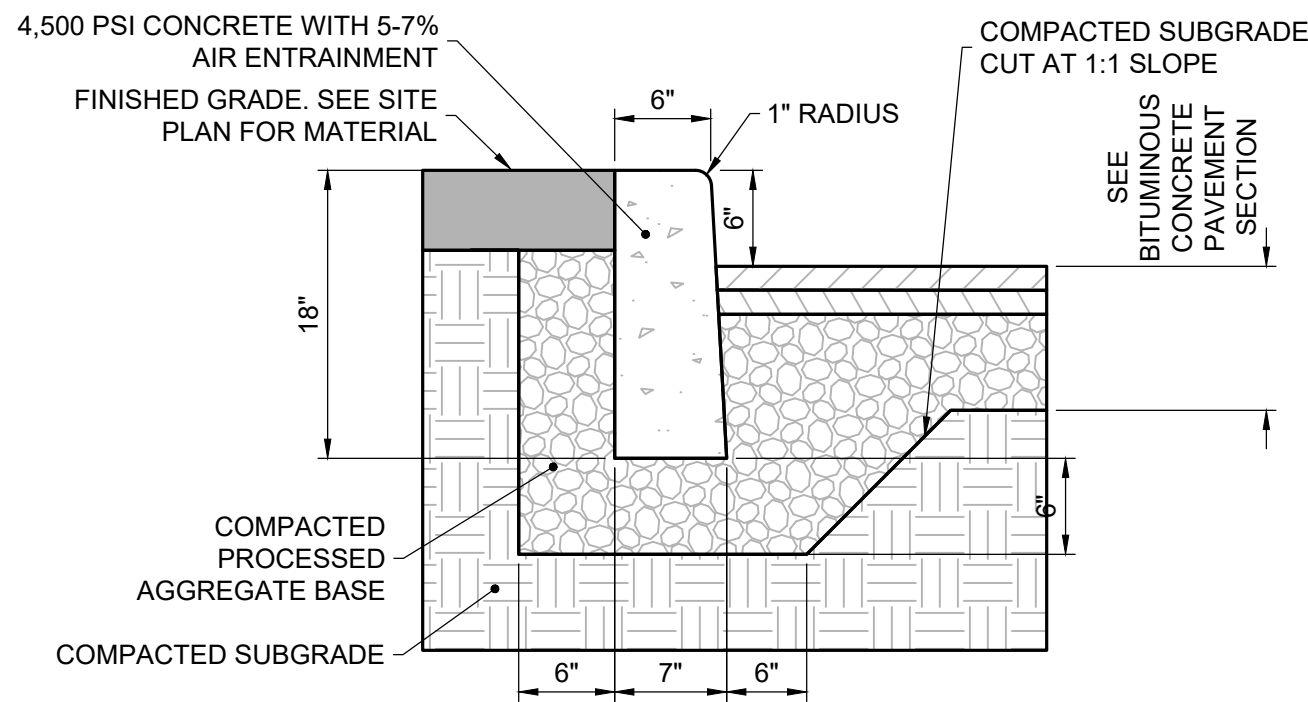
NOT TO SCALE



- NOTES:
- #3 REBAR TO EXTEND THROUGH PINHOLES A MINIMUM 15" AND SHALL REMAIN 1" BELOW TOP OF CURBSTOP. FILL PIN HOLE WITH GROUT AFTER INSTALLATION
 - ANGLED SIDE OF CURBSTOP TO FACE PARKED VEHICLE

CONCRETE CURBSTOP

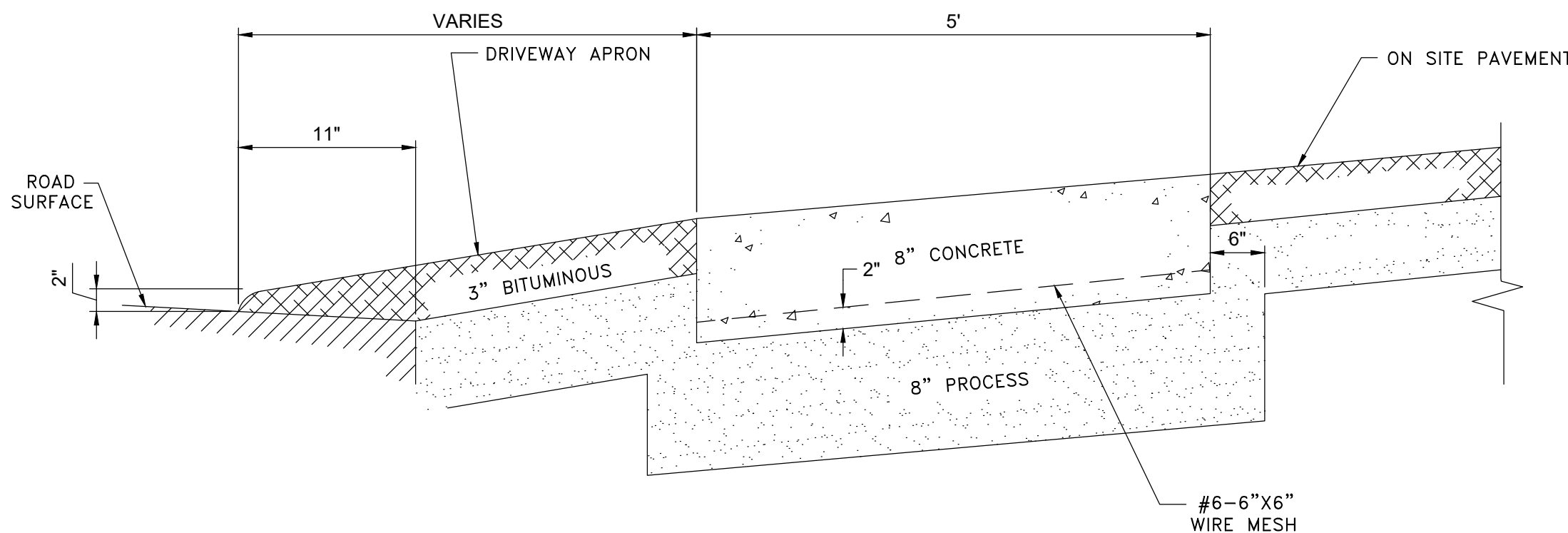
NOT TO SCALE



- NOTES:
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CAST-IN-PLACE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
 - FOR CAST-IN-PLACE CURB, EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.
 - PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

HEAVY DUTY CONCRETE APRON

NOT TO SCALE



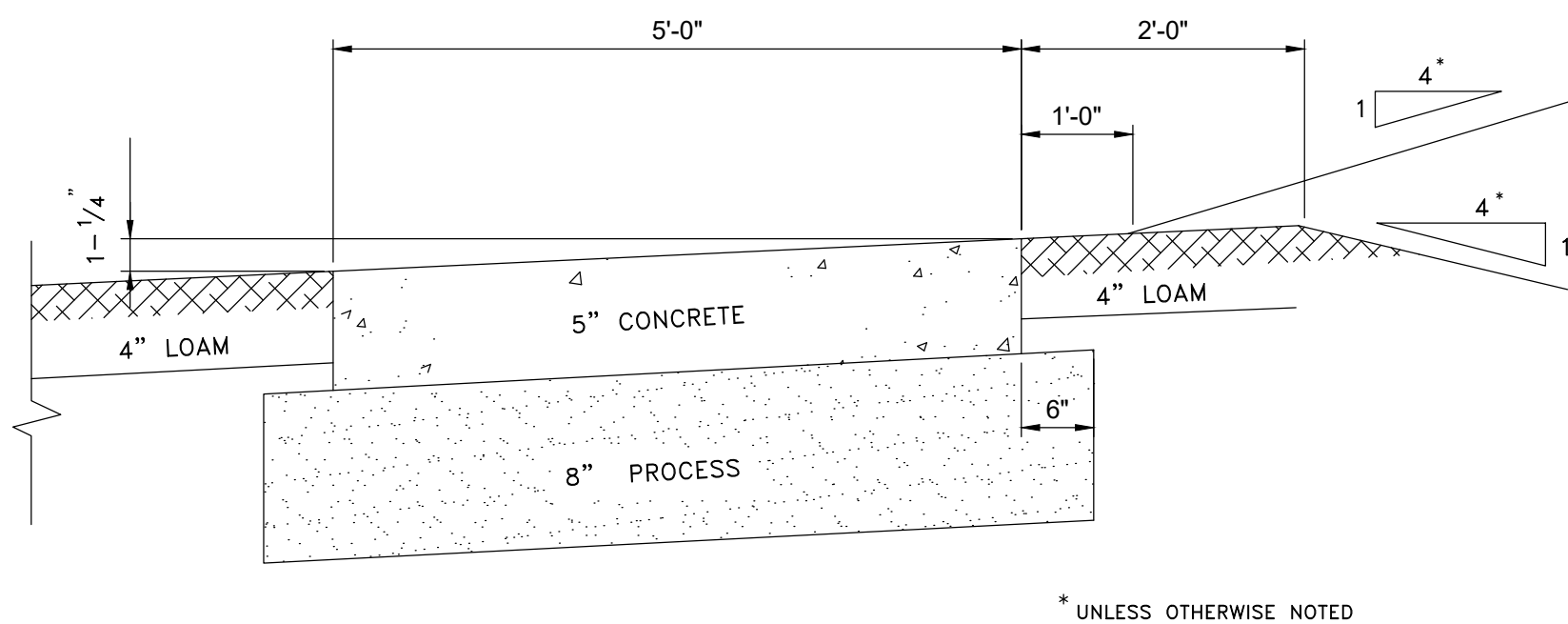
DRIVEWAY AND CONCRETE WALK IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL

INTEGRAL CONCRETE WALK AND CURB

NOT TO SCALE



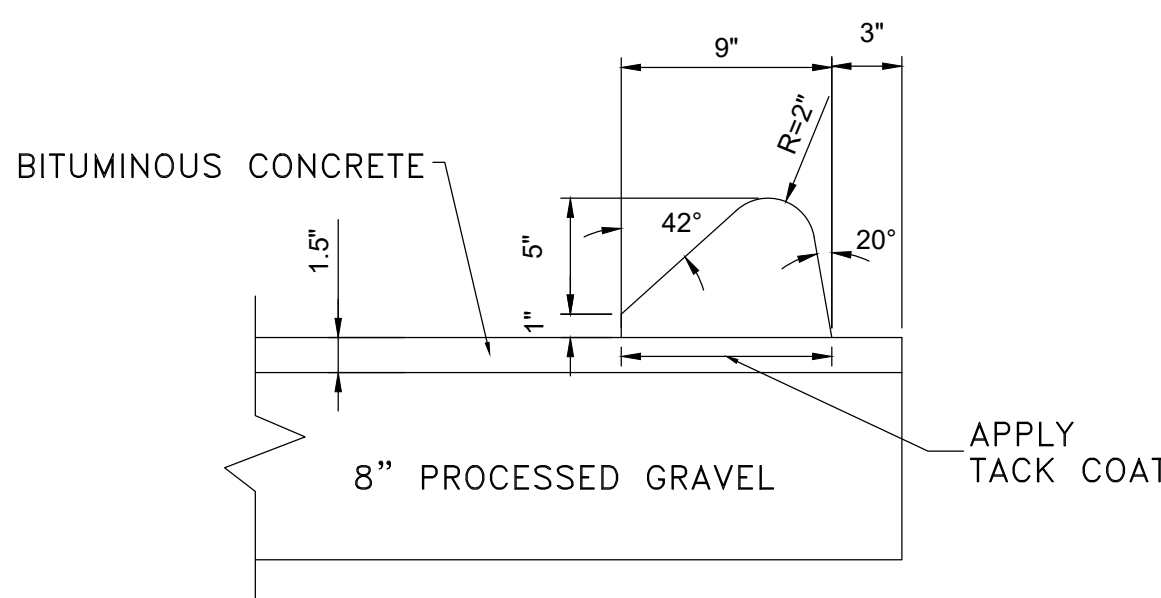
CONCRETE WALK IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL

CONCRETE CURB

NOT TO SCALE



BITUMINOUS CURB IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

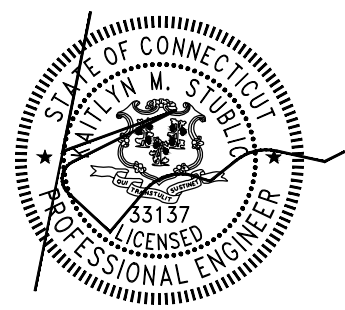
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

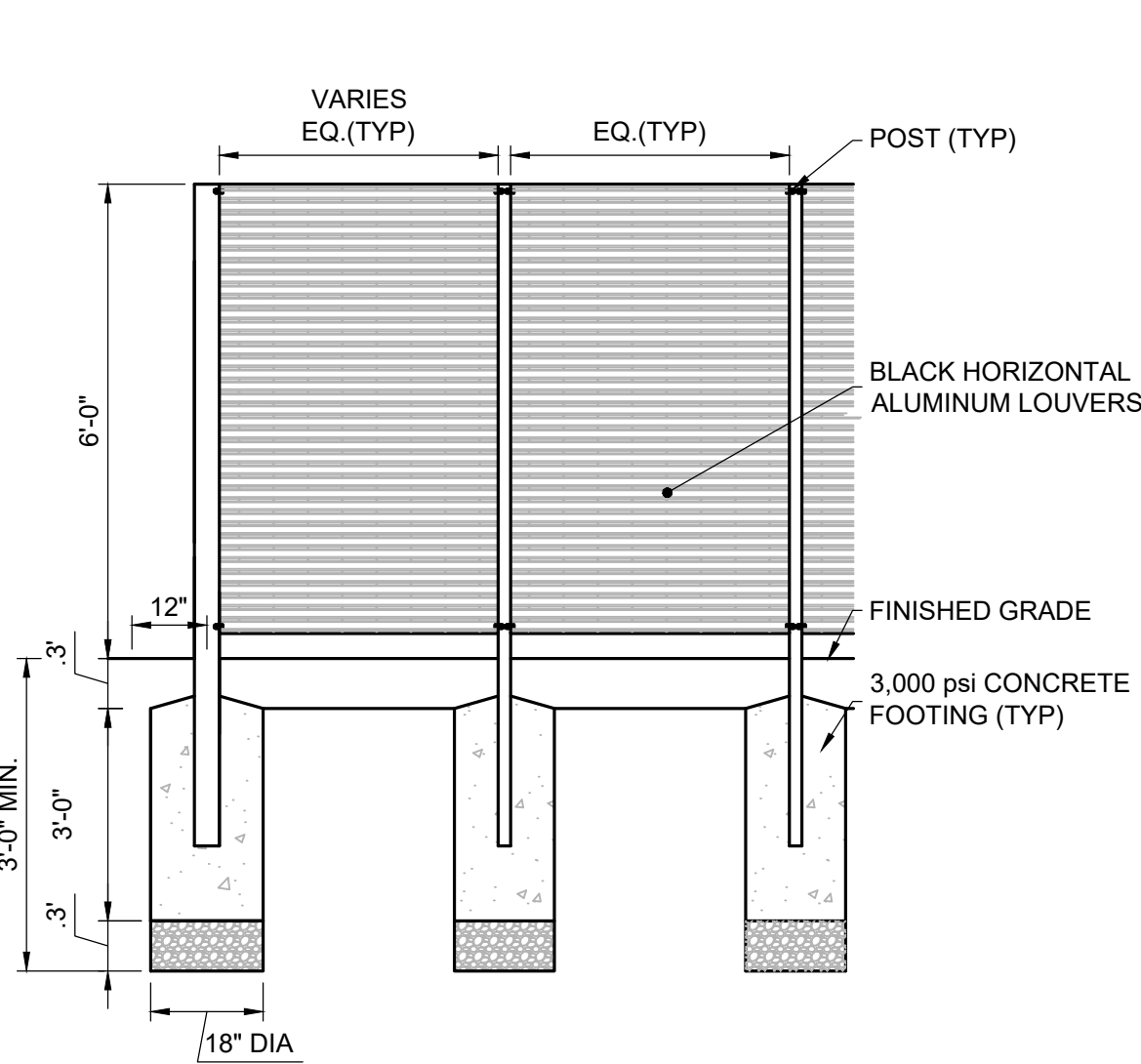
Drawn By:

KS

Project Number:
70895.00

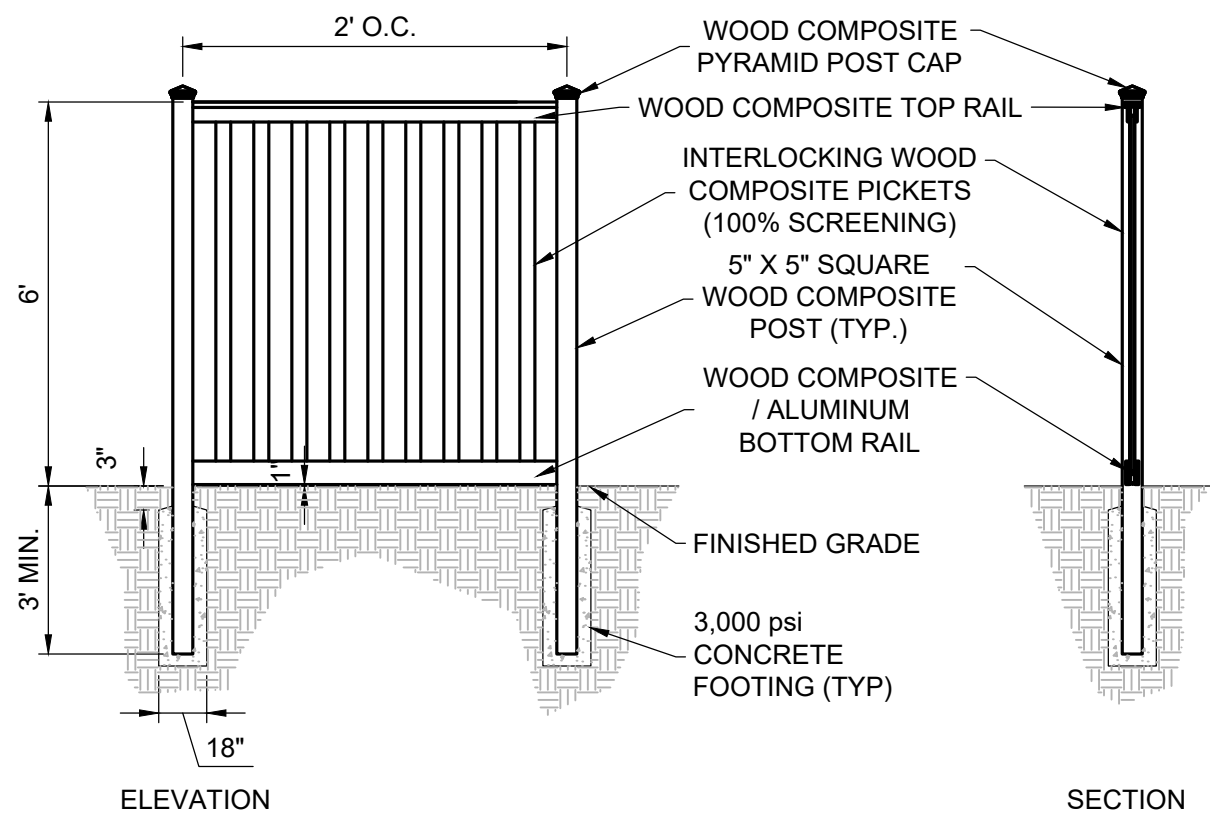
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C5.0



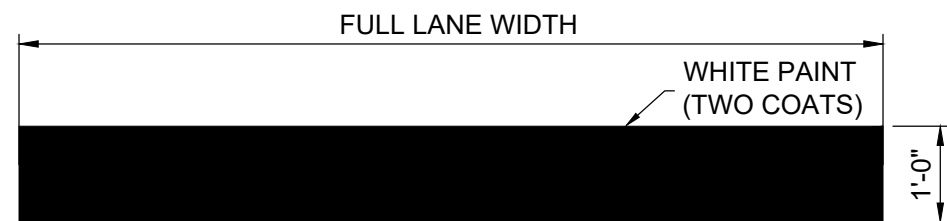
SCREEN FENCE AT GRILLS

NOT TO SCALE



SCREEN FENCE AT GENERATOR

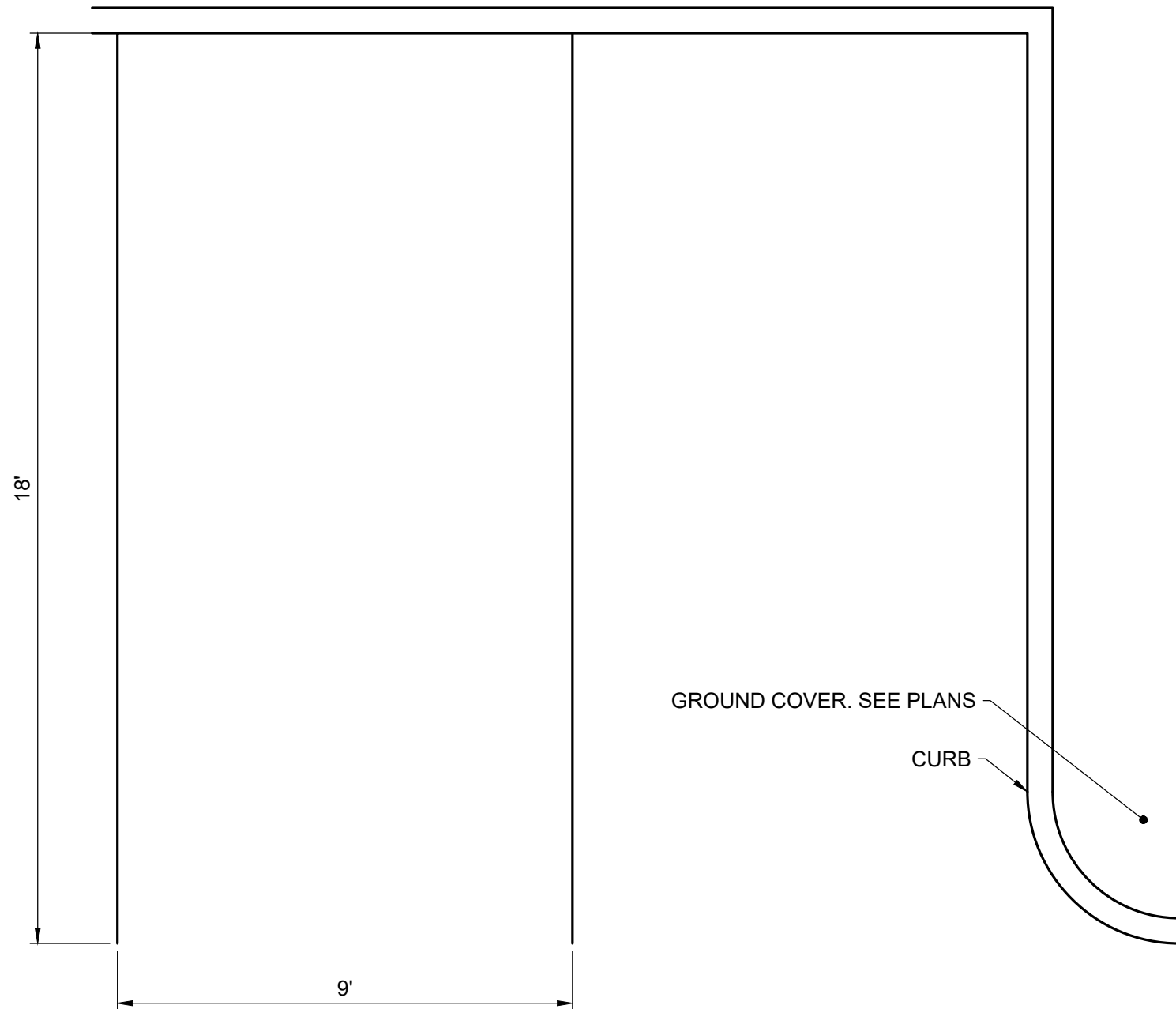
NOT TO SCALE



- NOTES:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
 2. STOP BAR TO BE INSTALLED 4 FT FROM BACK OF SIDEWALK OR CROSSWALK, AS APPLICABLE

STOP BAR

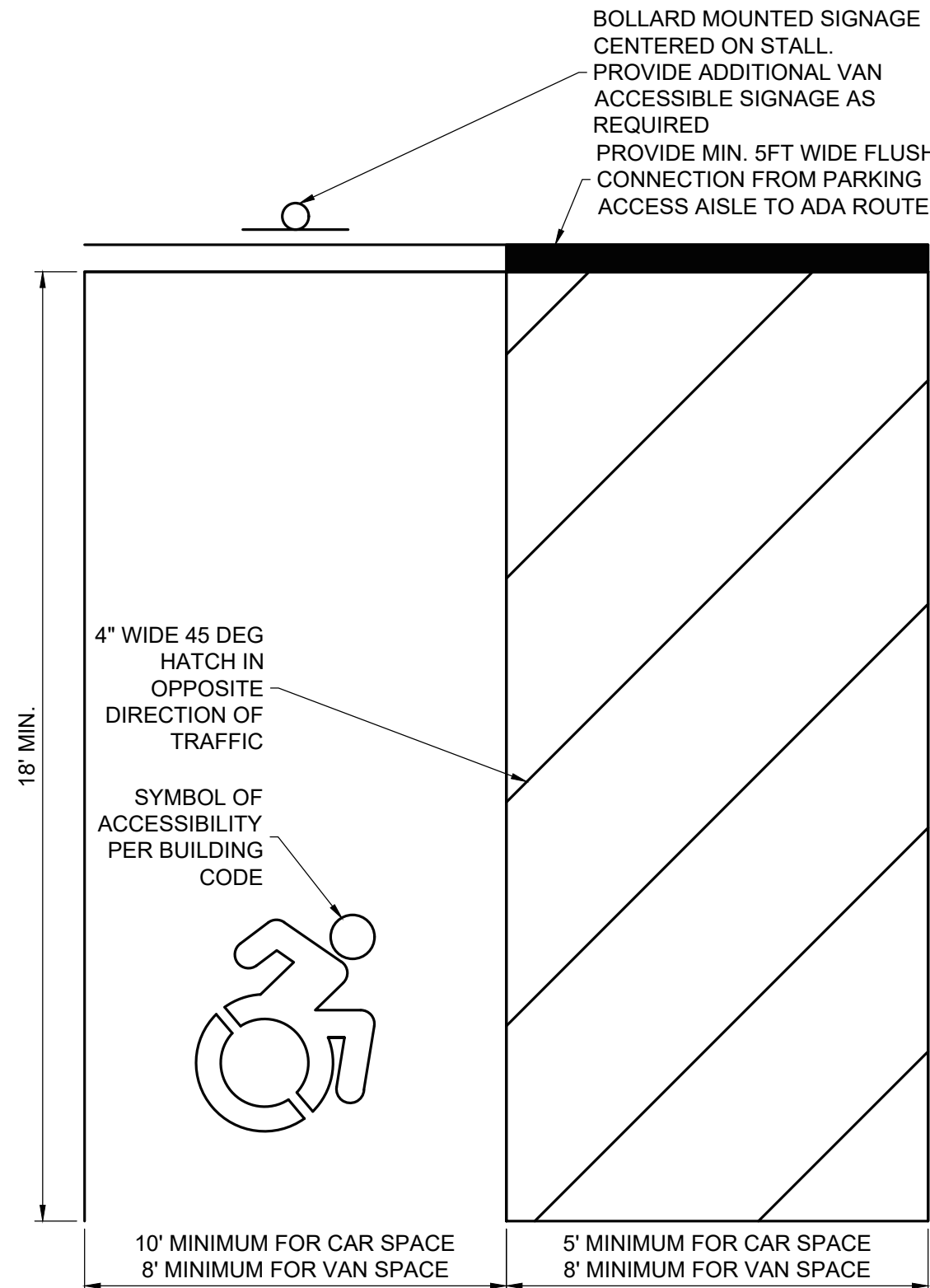
NOT TO SCALE



- NOTES:
1. PAINT LINES TO BE 4" WIDE.
 2. ALL PAINT SHALL BE TRAFFIC TYPE AND APPLIED IN 2 COATS. THE FIRST COAT SHALL BE APPLIED A MINIMUM OF 5 DAYS AFTER PLACING THE FINAL HARDSCAPE SURFACE. THE SECOND COAT SHALL BE APPLIED JUST PRIOR TO BUILDING OPENING.

STANDARD PARKING STALL

NOT TO SCALE



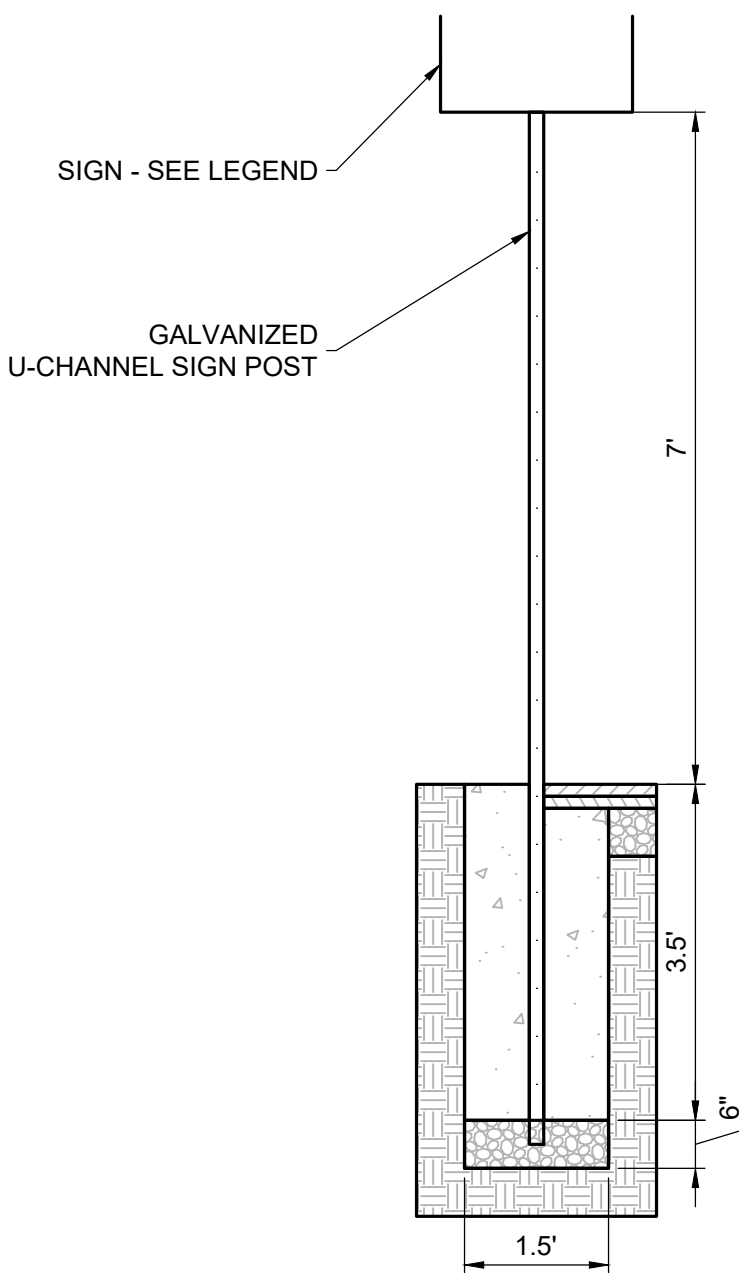
- NOTES:
1. PAINT LINES TO BE 4" WIDE. SYMBOL TO BE AS INDICATED.
 2. ALL PAINT SHALL BE TRAFFIC TYPE AND APPLIED IN 2 COATS. THE FIRST COAT SHALL BE APPLIED A MINIMUM OF 5 DAYS AFTER PLACING THE FINAL HARDSCAPE SURFACE. THE SECOND COAT SHALL BE APPLIED JUST PRIOR TO BUILDING OPENING.
 3. SYMBOLS AND PARKING STALL DIMENSIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST VERSIONS OF THE AMERICAN DISABILITIES ACT, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND BUILDING CODE.
 4. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE EXCEPT IN ANGLED PARKING SPACES. ACCESSIBLE ANGLED PARKING SPACES MUST HAVE DESIGNATED ACCESS AISLES LOCATED ON THE PASSENGER SIDE.
 5. VAN ACCESSIBLE SPACES MUST PROVIDE A MINIMUM 98" OF VERTICAL CLEARANCE.

ADA PARKING STALL

NOT TO SCALE

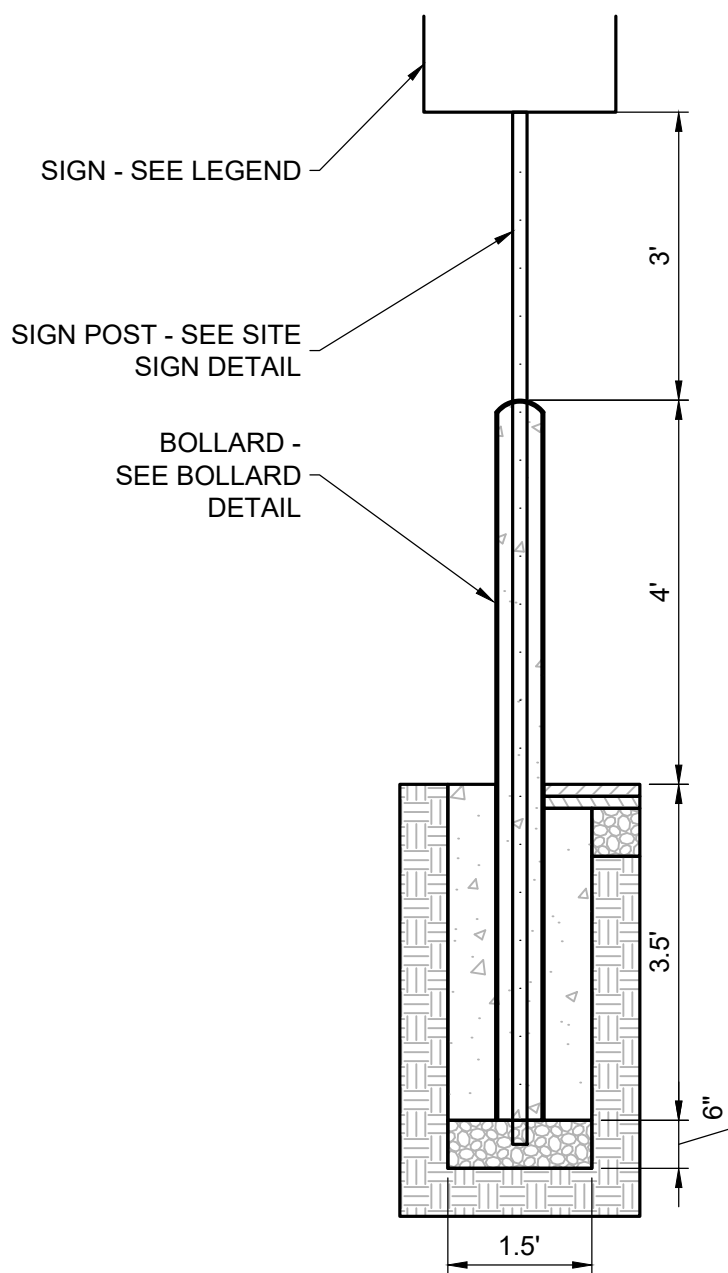
NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 3'-6" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. POSTS SHALL BE BREAKAWAY TYPE II TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.
7. ADA PARKING SIGNAGE SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.



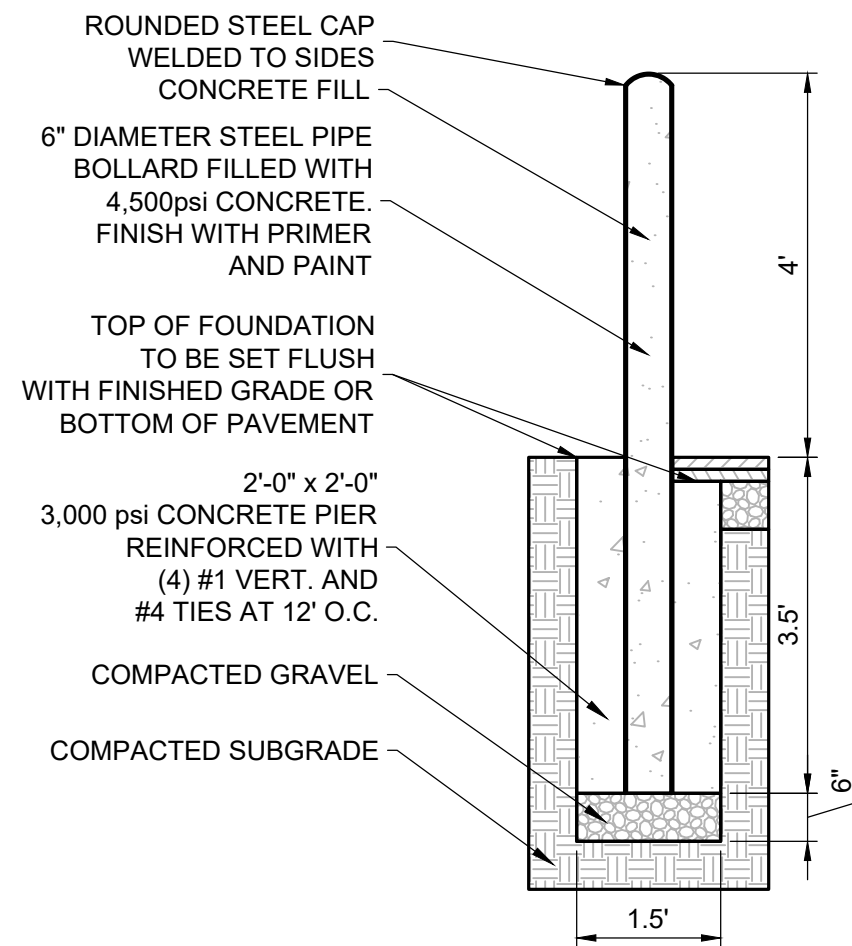
SITE SIGN

NOT TO SCALE



BOLLARD MOUNTED SIGN

NOT TO SCALE



- NOTES:
1. PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. COLOR SHALL BE PROVIDED OWNER/ARCHITECT

BOLLARD

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
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3190 WHITNEY AVENUE HAMDEN CT 06518
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203 230 9007 silverpetrucelli.com

Revision: Description: Date: Revised By:

Professional Engineer Seal: State of Connecticut, License No. 23137, Mechanical Engineering

SITE DETAILS

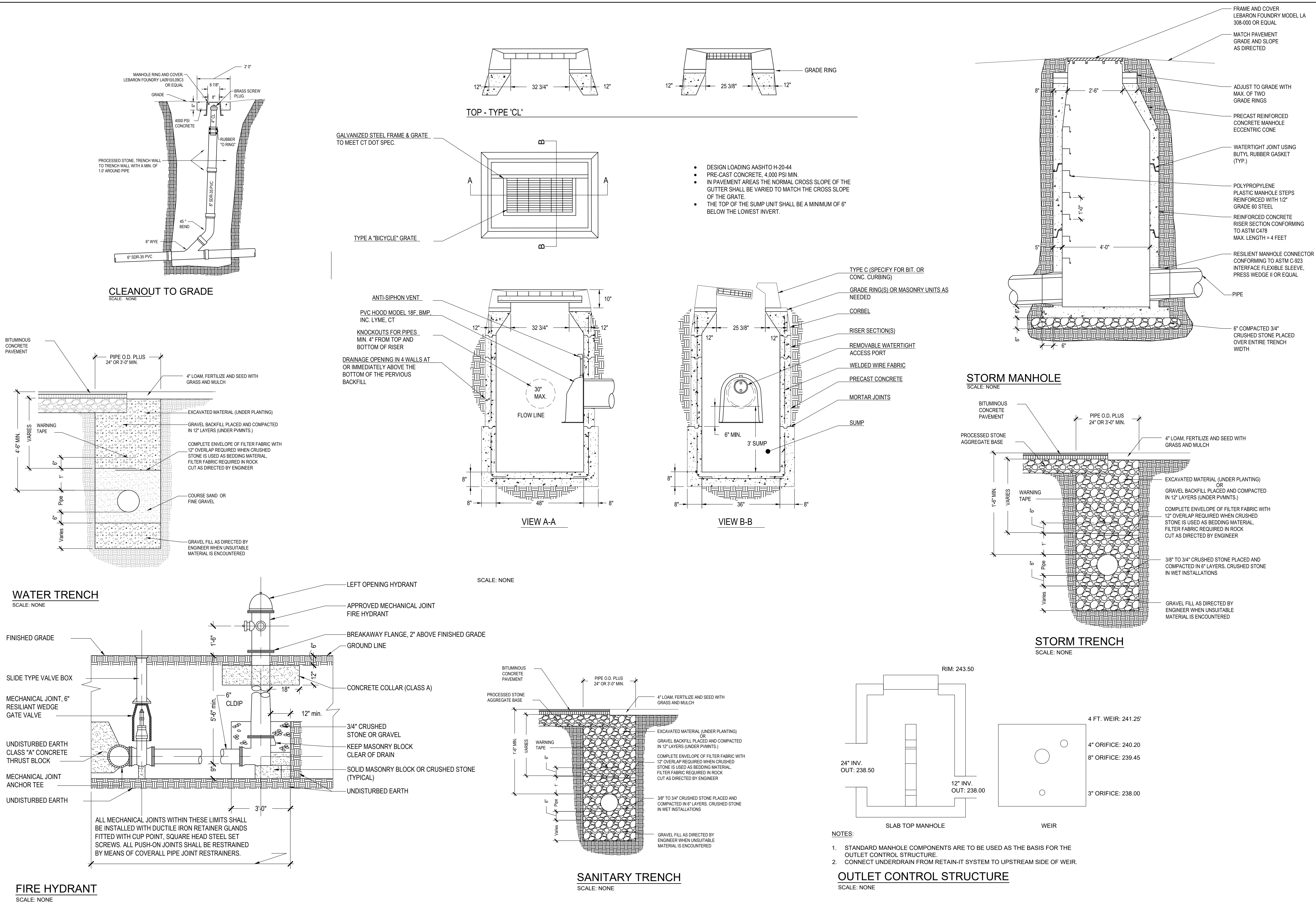
Date: MARCH 28, 2024

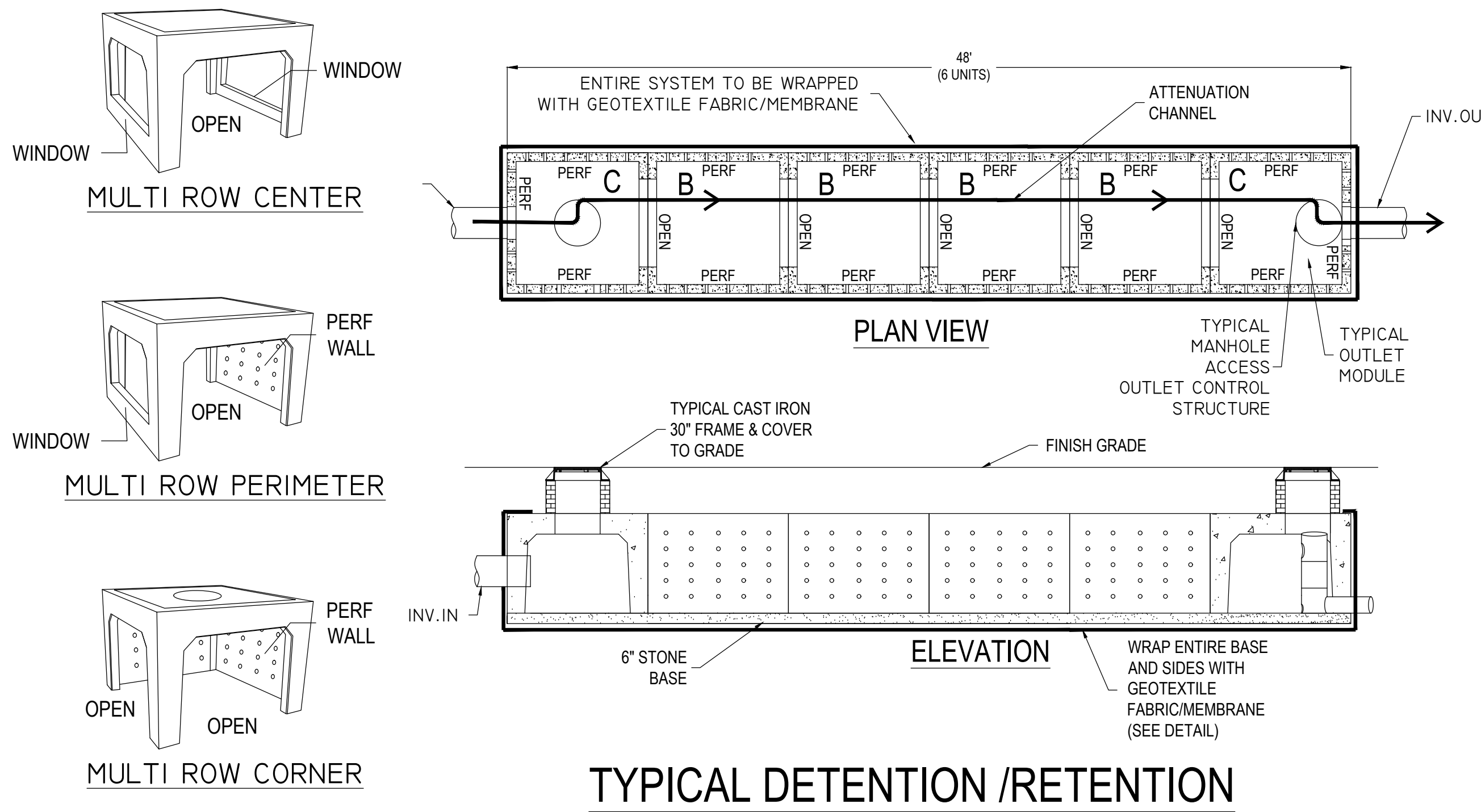
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Drawn By: KS

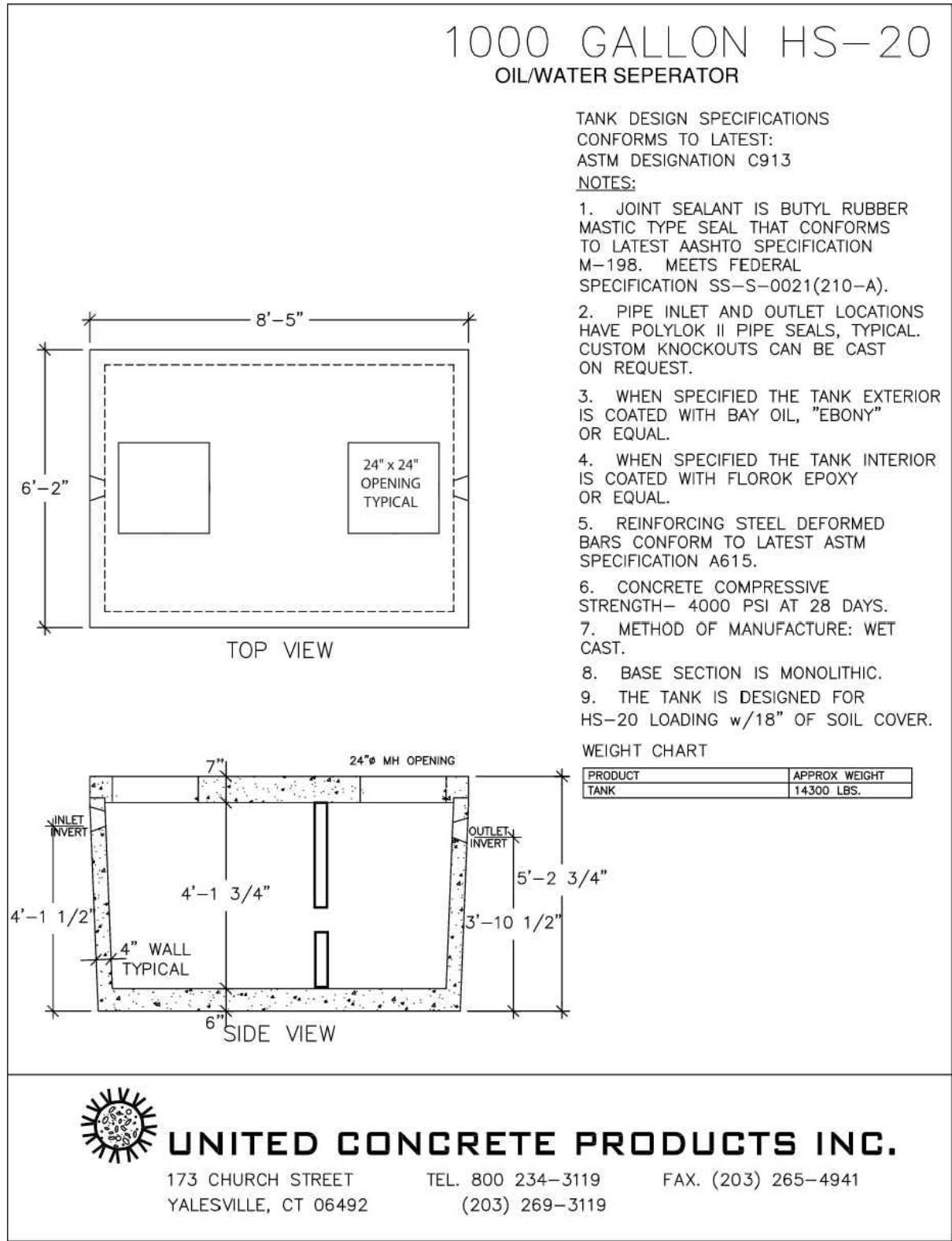
Project Number: 70895.00

Drawing Number: C5.1

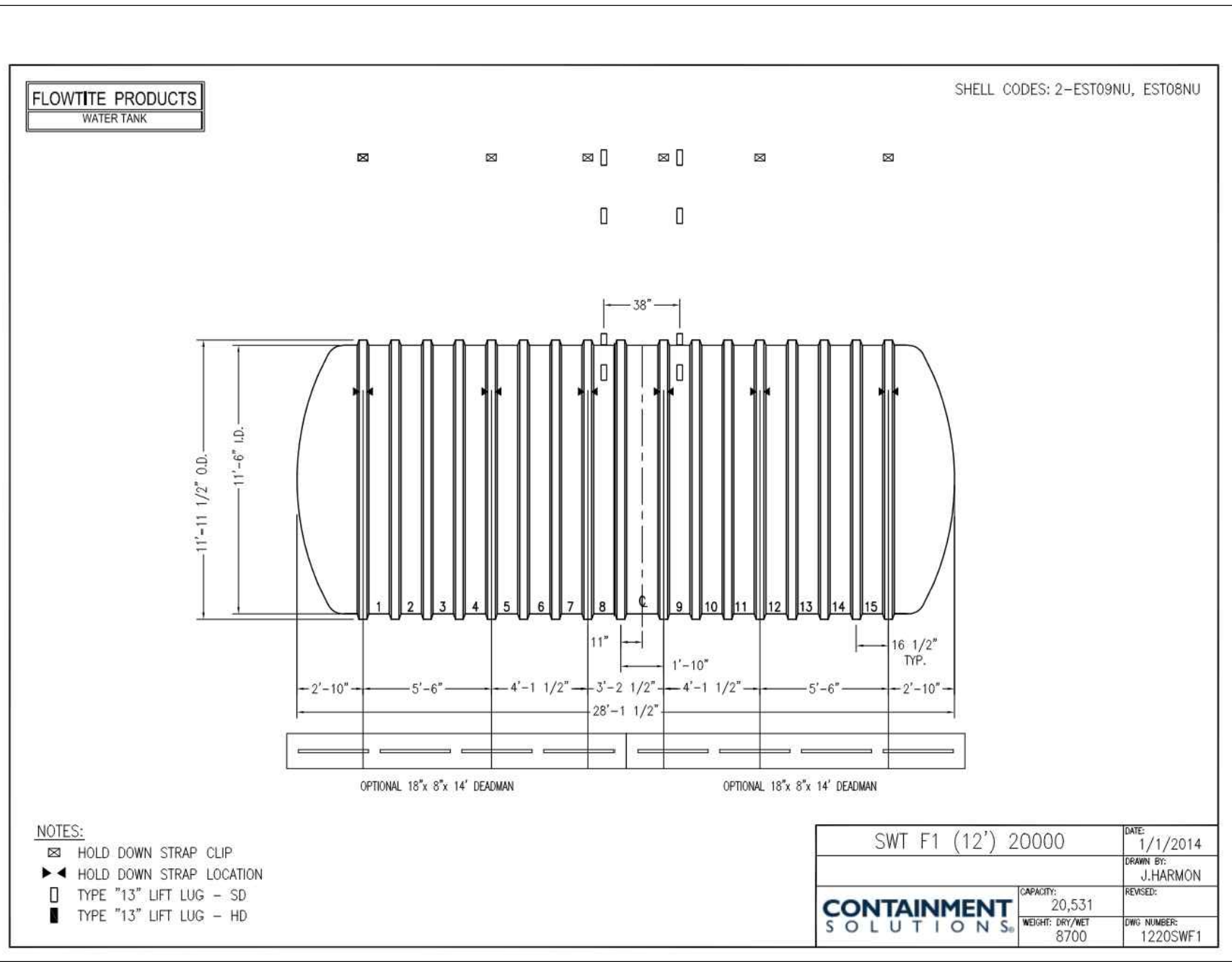




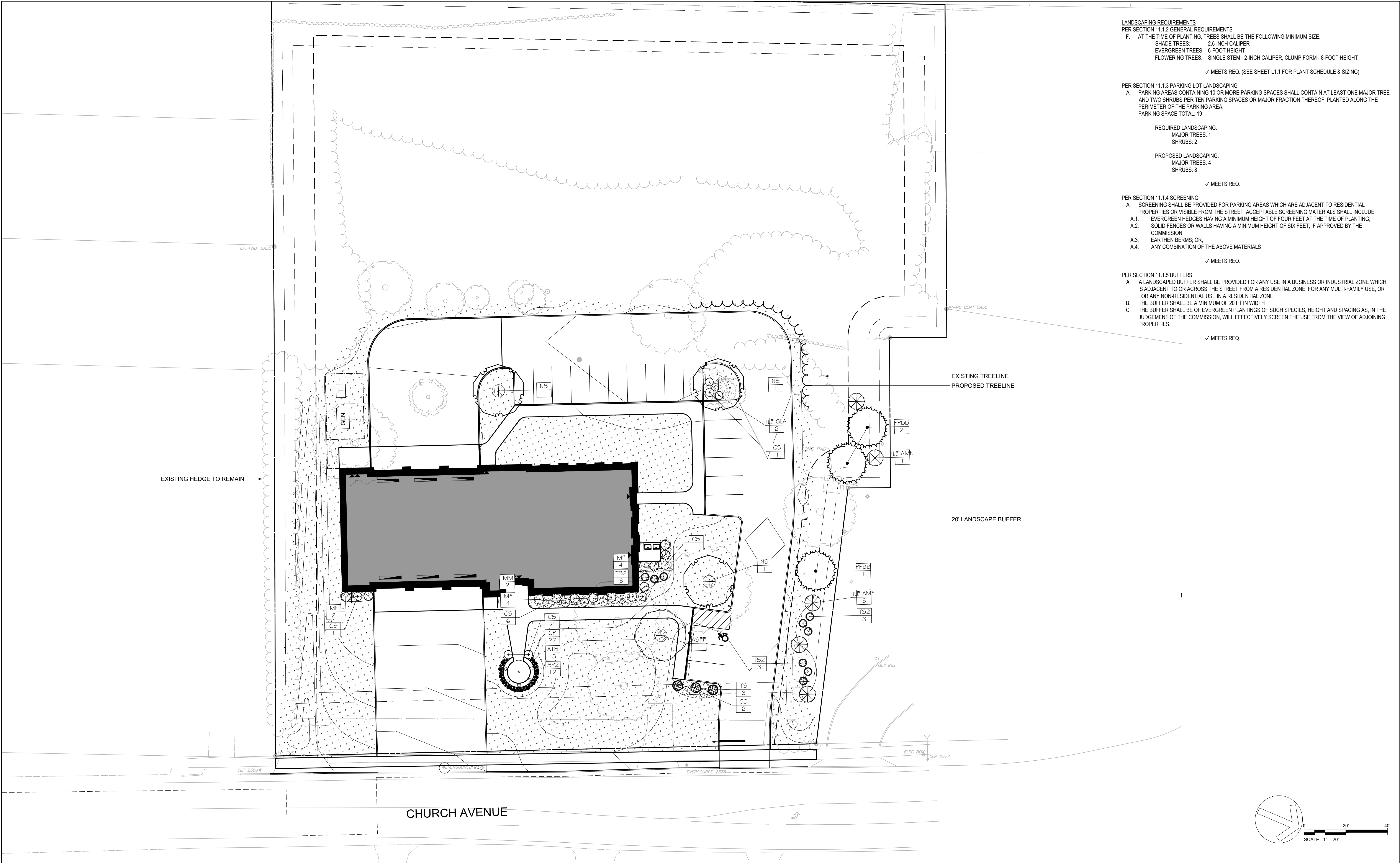
3 FT TALL RETAIN-IT STORMWATER CHAMBERS



OIL/WATER SEPERATOR



20,000 GALLON WATER STORAGE TANK

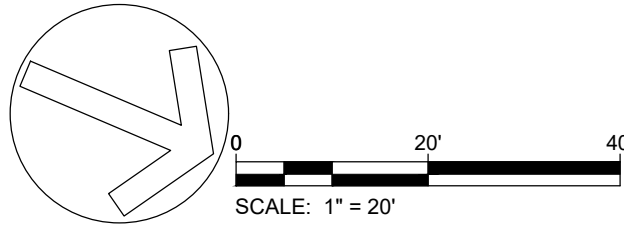


LANDSCAPING REQUIREMENTS
PER SECTION 11.1.2 GENERAL REQUIREMENTS
F. AT THE TIME OF PLANTING, TREES SHALL BE THE FOLLOWING MINIMUM SIZE:
SHADE TREES: 2.5-INCH CALIPER
EVERGREEN TREES: 6-FOOT HEIGHT
FLOWERING TREES: SINGLE STEM - 2-INCH CALIPER, CLUMP FORM - 8-FOOT HEIGHT
✓ MEETS REQ. (SEE SHEET L1.1 FOR PLANT SCHEDULE & SIZING)

PER SECTION 11.1.3 PARKING LOT LANDSCAPING
A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE MAJOR TREE AND TWO SHRUBS PER TEN PARKING SPACES OR MAJOR FRACTION THEREOF, PLANTED ALONG THE PERIMETER OF THE PARKING AREA.
PARKING SPACE TOTAL: 19
REQUIRED LANDSCAPING:
MAJOR TREES: 1
SHRUBS: 2
PROPOSED LANDSCAPING:
MAJOR TREES: 4
SHRUBS: 8
✓ MEETS REQ.

PER SECTION 11.1.4 SCREENING
A. SCREENING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
A.1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING;
A.2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
A.3. EARTHEN BERMS; OR
A.4. ANY COMBINATION OF THE ABOVE MATERIALS
✓ MEETS REQ.

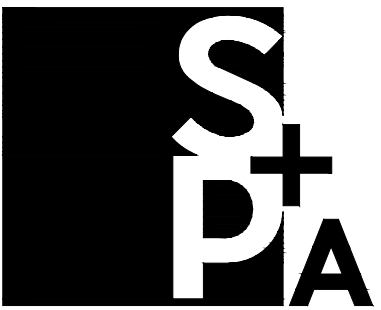
PER SECTION 11.1.5 BUFFERS
A. A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE
B. THE BUFFER SHALL BE A MINIMUM OF 20 FT IN WIDTH
C. THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGEMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
✓ MEETS REQ.



Project Title:

BRISTOL FIREHOUSE #3

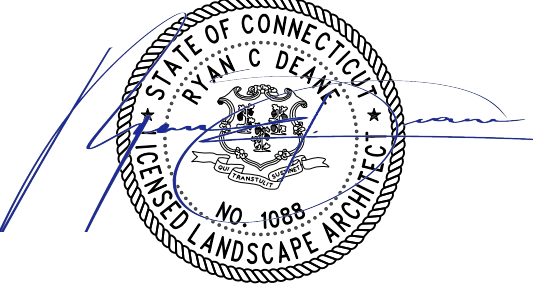
MAP 43, BLOCK 16, CHURCH AVENUE
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Revision:	Description:	Date:	Revised By:



Drawing Title:

PLANTING PLAN

Date:

MARCH 28, 2024

Scale:

1" = 20'

Drawn By:

DEP

Project Number:

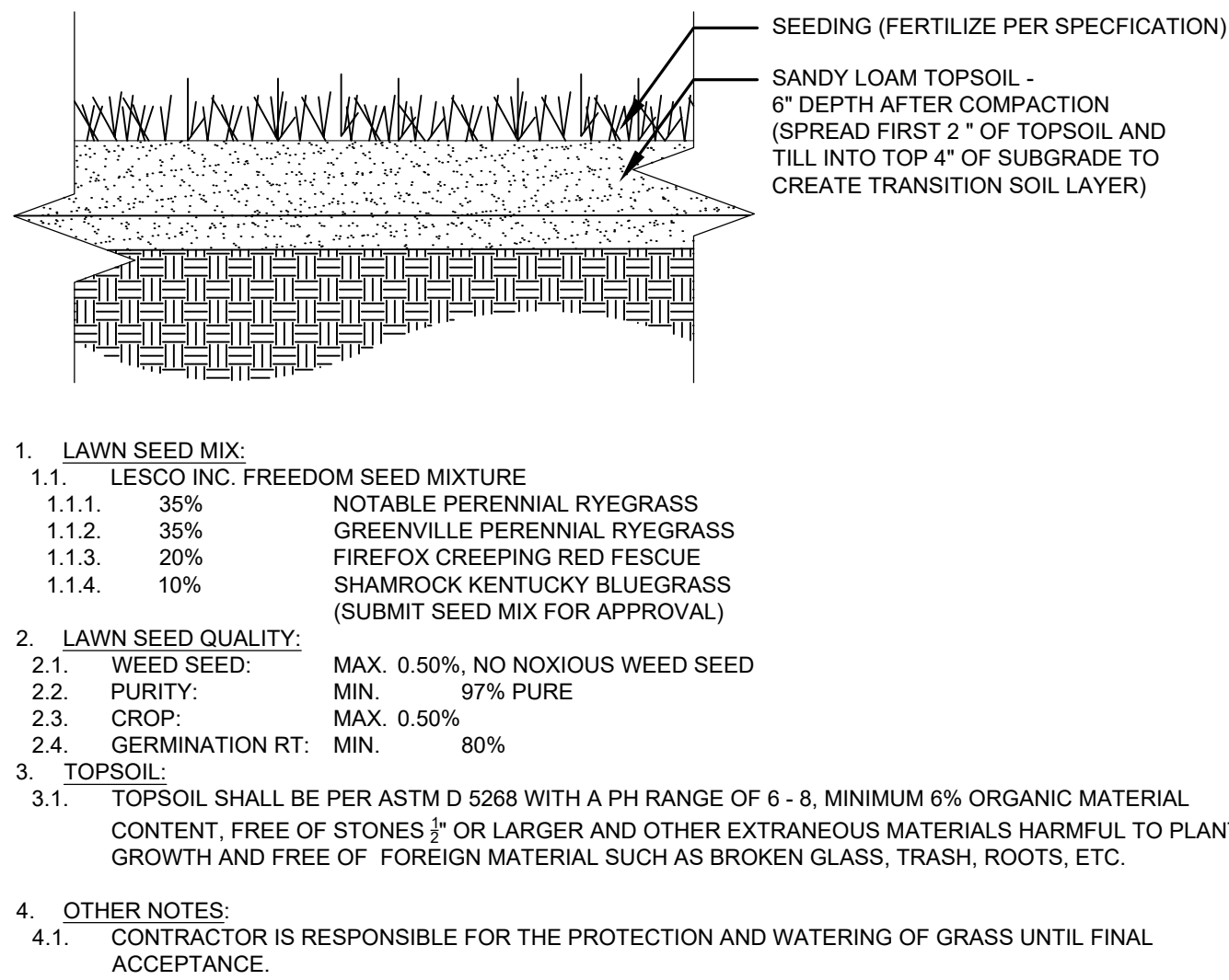
70895.00

Drawing Number:

L1.0

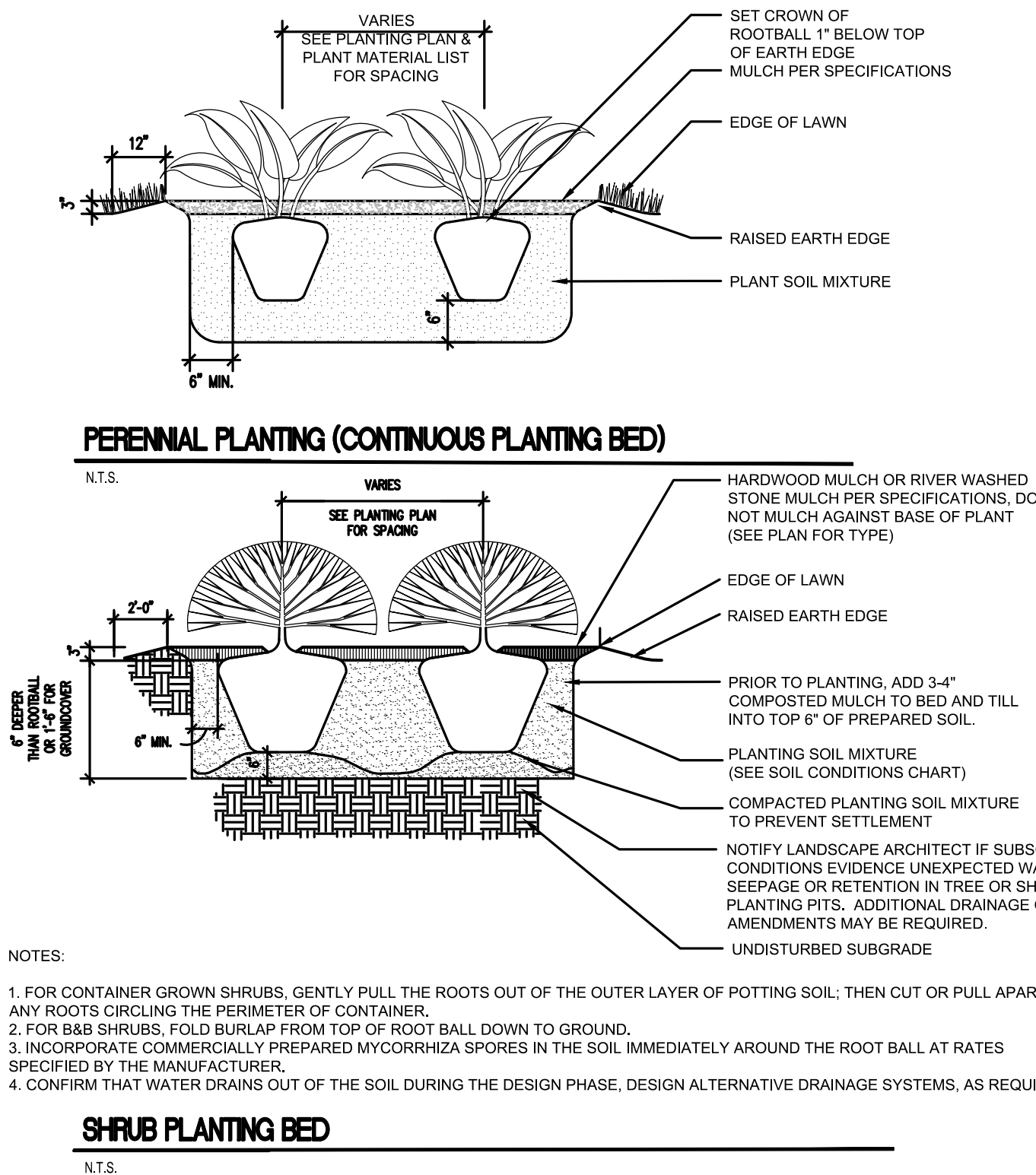
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
DECIDUOUS TREES							
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	8-10' HT.		1
	NS	NYSSA SYLVATICA / SOUR GUM	B & B	2.5" CAL	8-10' HT.		3
EVERGREEN TREES							
	PPBB	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	CONIFER	8-10' HT.		3
	TS2	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	CONIFER	6' MIN.		9
	TS	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	CONIFER	4-6' HT.		3
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD		QTY
ANNUAL S/PERENNIALS							
	ATB	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	#2 CONT.	9-12" HT.	9-12" SPR.		13
	CP	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1 CONT.	6-8" HT.	9-12" SPR.		27
	SP2	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / PURPLE DOME NEW ENGLAND ASTER	#2 CONT.	9-12" HT.	9-12" SPR.		12
DECIDUOUS SHRUBS							
	CS	CORNUS SERICEA / RED TWIG DOGWOOD	#5 CONT.	2-3' HT.	2-3' SPR.		13
EVERGREEN SHRUBS							
	ILE GLA	ILEX GLABRA / INKBERRY HOLLY	#5 CONT.	24-30" HT.	24-30" SPR.		2
	ILE AME	ILEX OPACA / AMERICAN HOLLY	#5 CONT.	2-4' HT.	2-3' SPR.		5
	IMM	ILEX X MESERVEAE 'CHINA BOY' TM / CHINA BOY HOLLY	#7 CONT.	3-4' HT.	30-36" SP.		2
	IMF	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	#7 CONT.	3-4' HT.	30-36" SP.		11
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	
GROUND COVERS							
	TH	TURF SEED MIX	SEED				



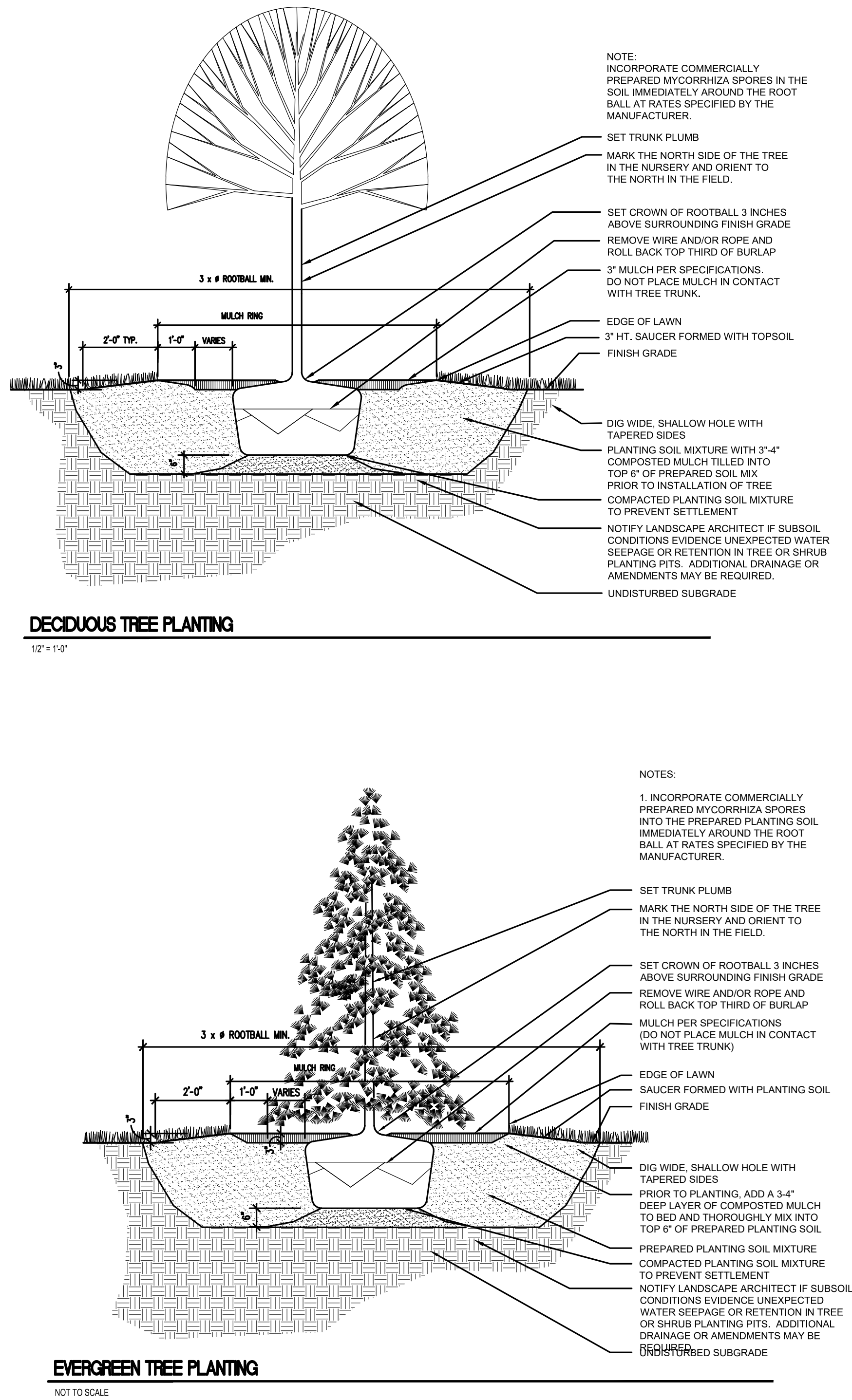
LAWN

N.T.S.



SHRUB PLANTING BED

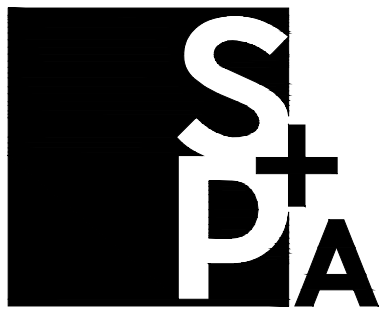
N.T.S.



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

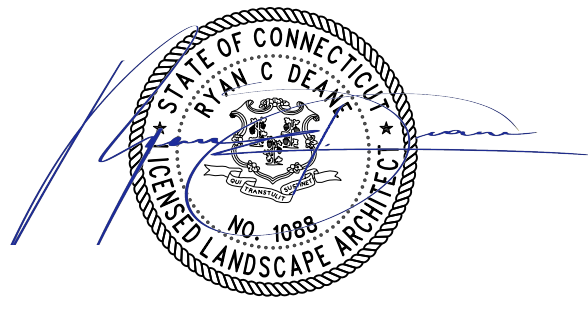
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

PLANTING DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

Drawn By:

DEP

Project Number:

70895.00

Drawing Number:

L1.1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcFts_1	Illuminance	Fc	0.53	4.9	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	2.42	5.9	0.7	3.46	8.43
Walkway_1	Illuminance	Fc	0.64	1.5	0.3	2.13	5.00
Walkway_2	Illuminance	Fc	1.90	4.9	0.5	3.80	9.80

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag
	2	SL-2BC	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-2-UNV-xx-xx-BC	Mounted to Pole 14ft AFG
	7	SL-4F	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-4F-UNV-xx-xx	Mounted to Pole 20ft AFG
	3	SL-5QW	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-5QW-UNV-xx-xx	Mounted to Pole 14ft AFG

BEACON
design performance technology

VIPER Area/Site
VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NX Lighting Controls*, LightGRID+ and 7-pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant die-cast aluminum housing with 3000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (66, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-edges, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

Current

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MICROSTRIKE **STRIKE**

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Field provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable with minimal losses at the house-edges, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocell/receptacle option available for twist-lock photocells or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls* available with in future wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in future wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

WARRANTY

- 5 year warranty

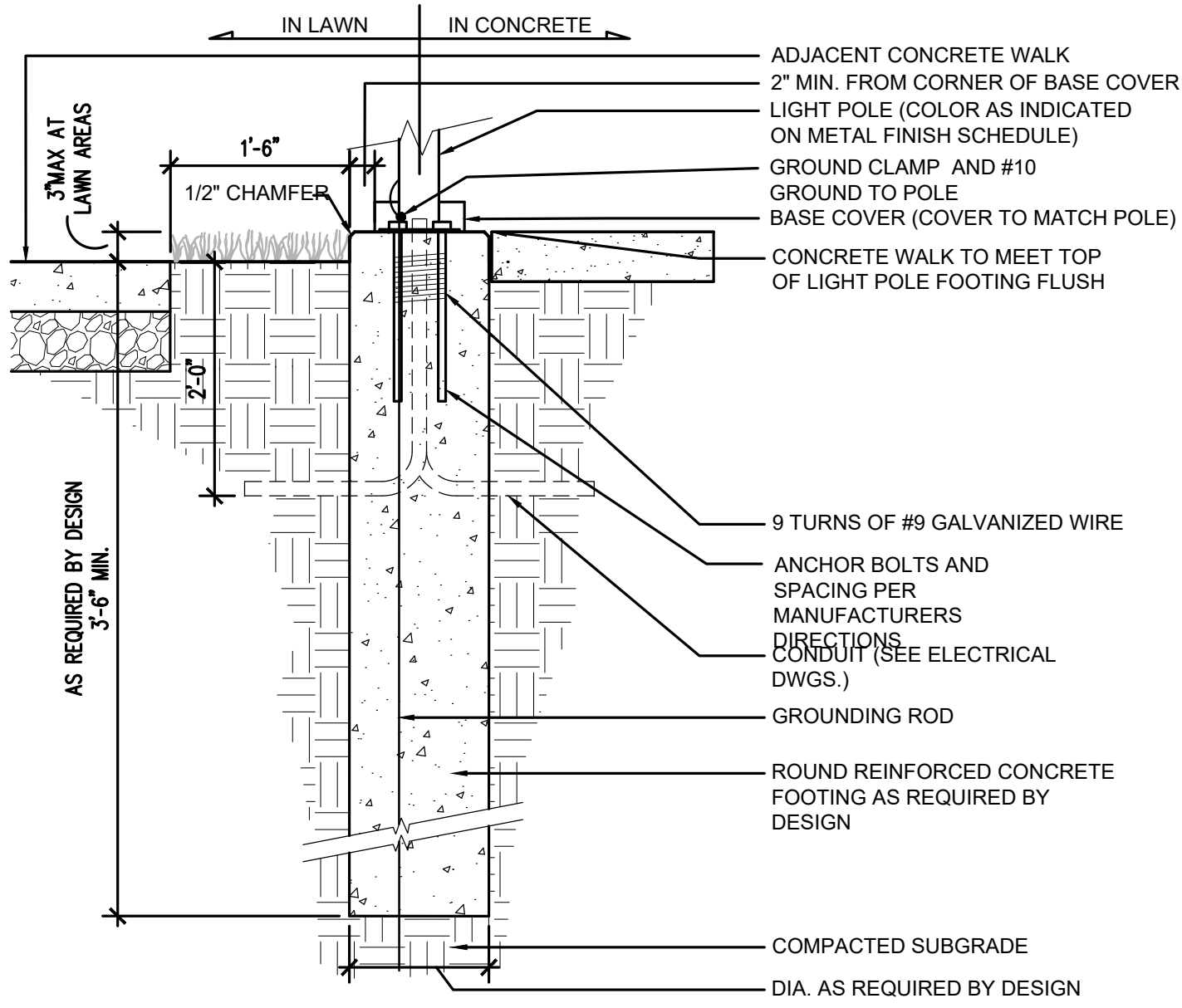
CERTIFICATIONS

- DLCQ (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLCQ qualified. Refer to <http://www.designlights.org> for the most up-to-date list
- Listed to UL1598 and CSA C22.2 250.0-24 for wet locations and 40°C ambient temperatures
- 15 G rated for ANSI C136.31 high vibration applications
- Future is IP65 rated
- Meets IAW recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 22.225-9 and Trade Agreements Act (FAR 22.225-1)). See Buy American Act Solutions (link to <https://www.currentlighting.com/resources/american-solutions>)

WARRANTY

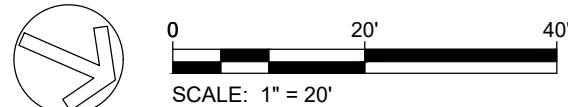
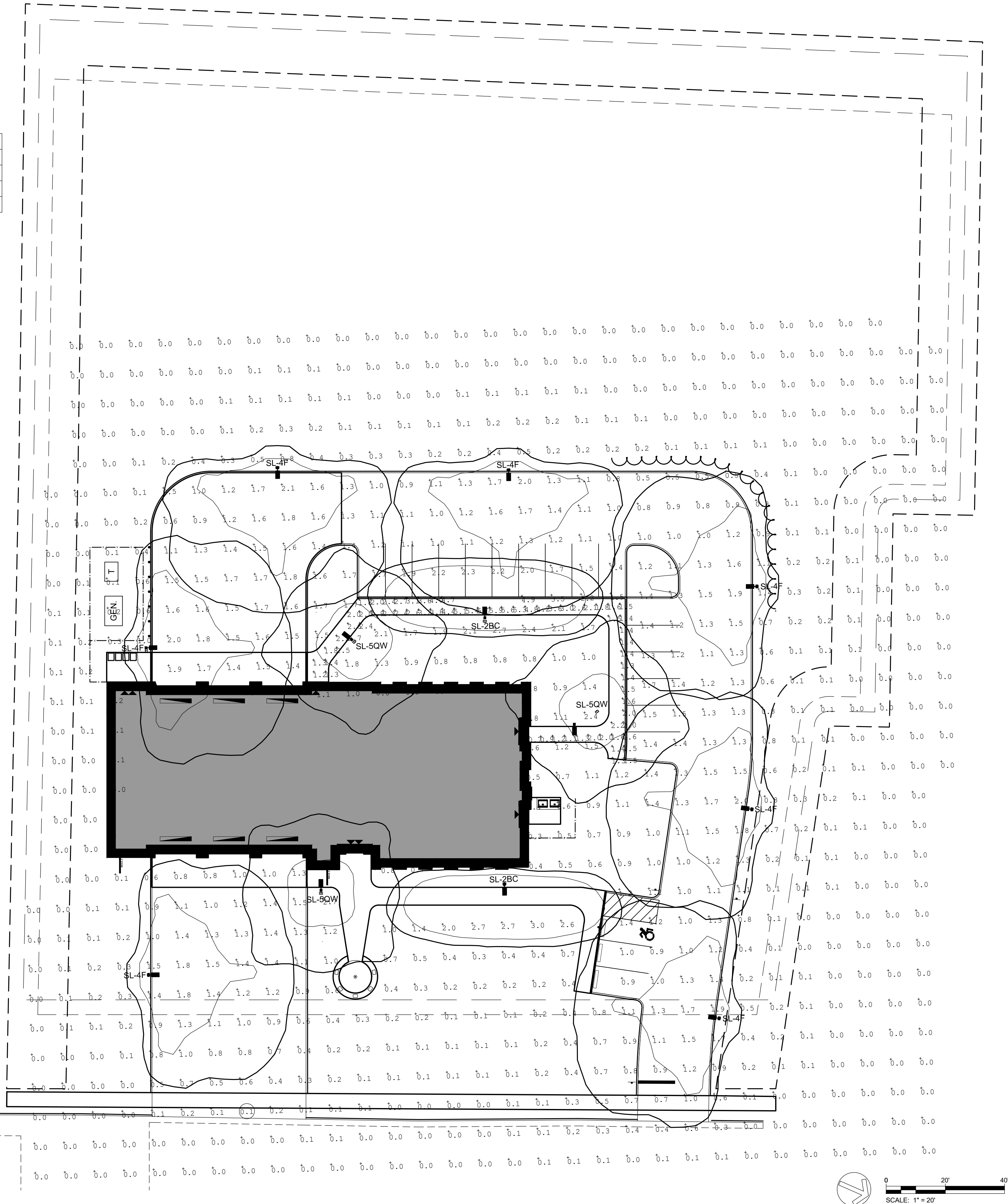
- 5 year warranty

Page 1 of 16
Rev 10/15/23
BEA_VIPERSPEC_R08



TYPICAL SITE LIGHTING POLE FOUNDATIONS

NTS



Project Title:

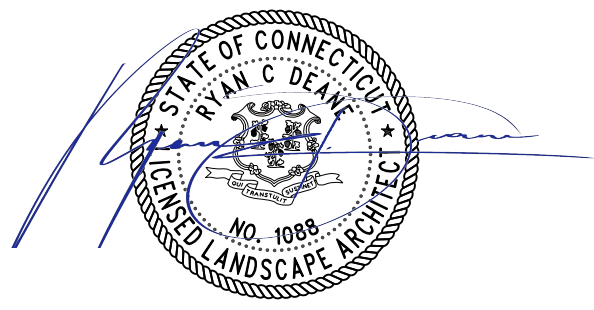
BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010

SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:	Description:	Date:	Revised By:



Drawing Title:

PHOTOMETRICS PLAN AND LIGHTING DETAILS

Date: MARCH 28, 2024

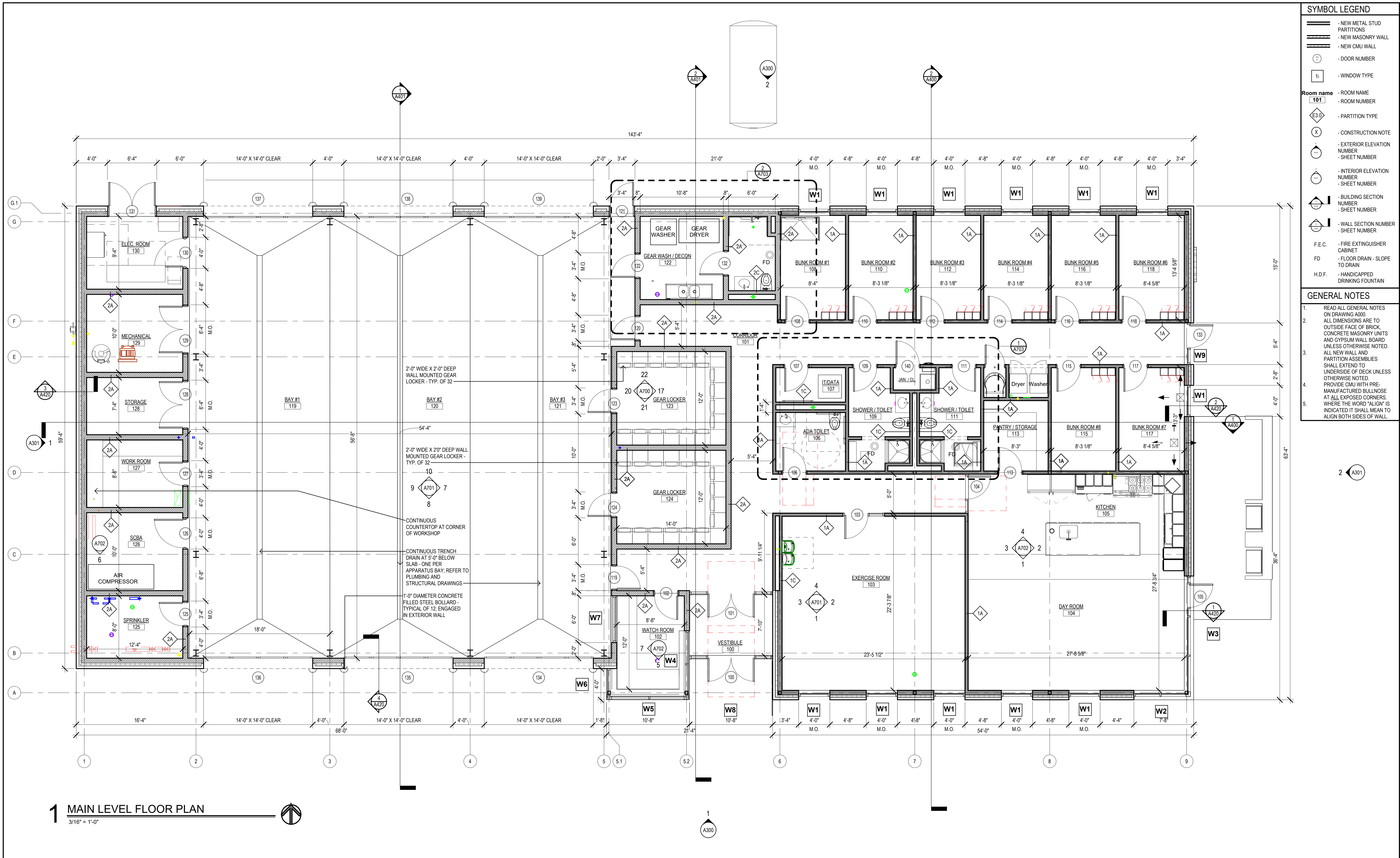
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Drawn By: DEP

Project Number: 70895.00

Drawing Number:

L2.0



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE

BRISTOL, CT 06010

SILVER PETRUCELLI + ASSOCIATES

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3190 WHITNEY AVENUE

311 STATE STREET

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HAMDEN CT 06518

NEW LONDON CT 06320

silverpetrucelli.com

Revision:

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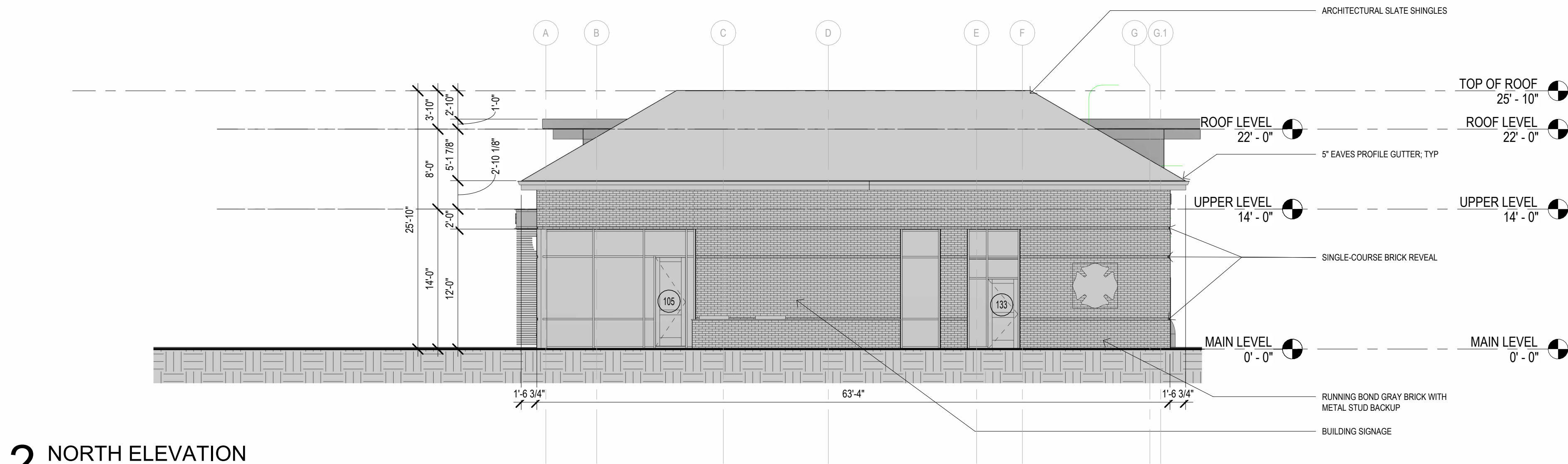
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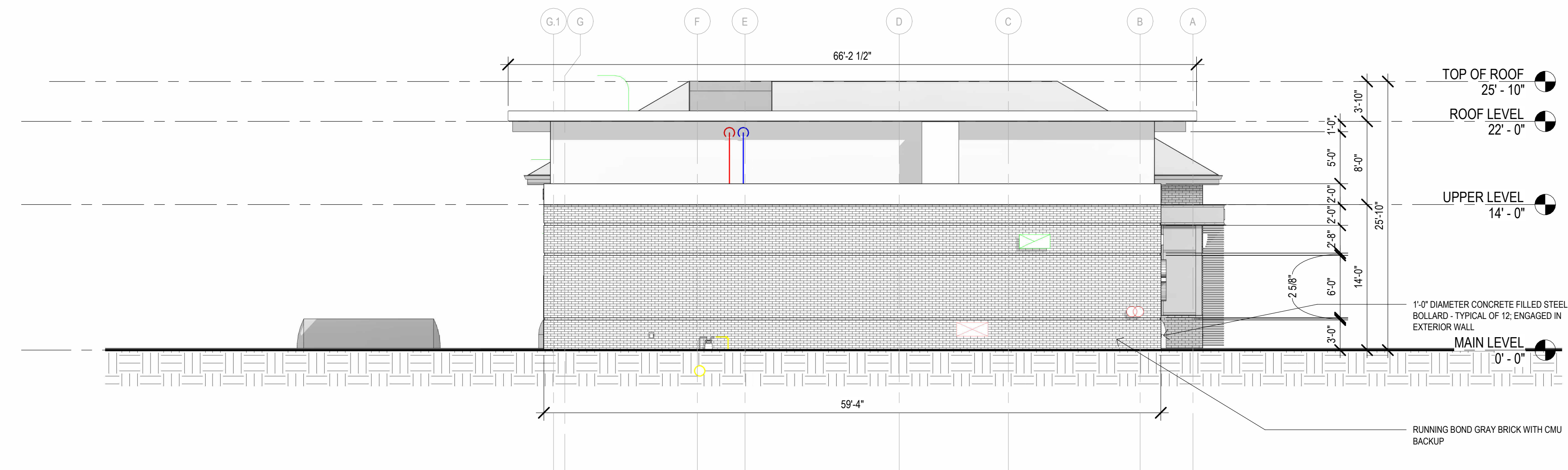
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2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

Project Title:

BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



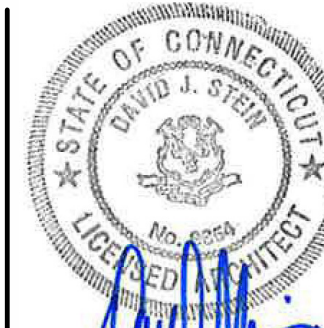
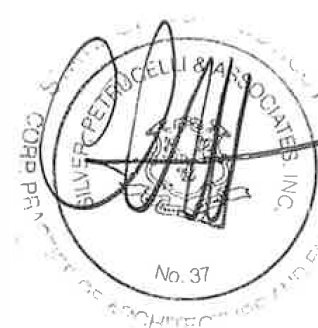
SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

EXTERIOR ELEVATIONS

Date:

3/27/2024

Scale:

1/8" = 1'-0"

Drawn By:

Author:

Project Number:

23.017

Drawing Number:

A301

For Office Use Only
APPLICATION NO. 2491
DATE FILED: 03-28-2024
DECISION DATE: _____
DECISION: _____

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

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

Address or Location of the Property: Church Avenue

Assessor's Map No.: 43 Assessor's Lot No.(s): 16

Zone of the Property: R-15 Size of the Property (in acres or square feet): 2.5 acres

Reason for the Special Permit: _____

Civic Facility use in R-15 zone

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: _____

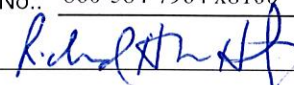
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Bristol Fire Department

Address: 181 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7964 x8100 E-Mail: RichardHart@bristolct.gov

Signature:  Signature – (Printed/Typed) Richard Hart, Fire Chief

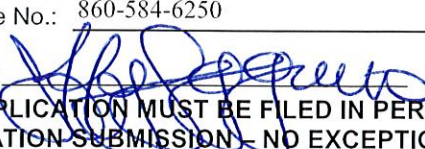
CHECK ONE: ☐ owner ☒ other (specify): Applicant

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

Name: City of Bristol

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

Telephone No.: 860-584-6250 E-Mail: mayorsoffice@bristolct.gov

Signature:  Signature – (Printed/Typed) Mayor Jeffrey Caggiano

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2492
DATE FILED: 03-28-2024
DECISION DATE: _____
DECISION: _____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

Civic Facility - Fire Station, a ☐ permitted use ☒ Special Permit use
under Section(s) Article II - Section 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: Church Avenue

Assessor's Map No.: 43 Assessor's Lot No.(s): 16

Zone of the Property: R-15 Size of the Property (in acres or square feet): 2.5 acres

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: _____

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

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

Name: Bristol Fire Department

Address: 181 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7964 Ext:8100 E-Mail: richardhart@bristolct.gov

Signature:  Signature - (Printed/Typed) Richard Hart

CHECK ONE: ☐ owner ☒ other (specify): Applicant

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

Name: City of Bristol

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

Telephone No.: 860-584-6250 E-Mail: mayorsoffice@bristolct.gov

Signature:  Signature - (Printed/Typed) Mayor Jeffrey Caggiano

The following shall be included as part of this application:

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

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

LUO – 01/24

March 28, 2024

Fire Station 3
Church Avenue
Bristol, CT

Project Narrative

The proposed project is located on a 2.47 acre undeveloped lot owned by the City of Bristol. This parcel is located on Church Avenue and bound by single-family residential properties to the south and west with multi-family residential and commercial properties to the north. The parcel is zoned as single family residential (R-15). This project proposes to construct a fire station which is classified as a Civic Facility and will require a special permit. The proposed project area is limited to the eastern portion of the parcel and contains about 1.7 acres of disturbance.

The existing project area is predominantly lawn with isolated mature trees. Existing vegetation screens the site from the adjacent residential properties to the south, west, and north. There are no wetlands or areas of flooding concern within the project area.

The proposed project includes constructing a one-story fire station with 3 apparatus bays, gear lockers, a decontamination room, toilet areas, bunk rooms, a kitchen area, common areas, mechanical space, and storage. 8 bunk rooms are proposed to accommodate the maximum staff level needed at one time. 16 proposed private parking spaces will accommodate shift changes. 3 public parking spaces are proposed to accommodate general needs.

Two driveway connection points to Church Avenue are currently proposed. The northern driveway will serve standard vehicles and is 24 feet wide. The southern drive is 52 feet wide to provide a continuous surface leaving each of the apparatus bays and allow for sufficient operation of the station. Driveways are typically limited to a 30 foot width, however, the commission has the ability to authorize a driveway in excess of 30 ft in order to accommodate service vehicles.

A site geotechnical investigation performed in March 2024 revealed the site soils experience high groundwater and low permeability potential. Therefore, the proposed below grade stormwater management system has been designed with an impermeable liner and without infiltration. Furthermore, there are no known drainage structures or piping below Church Avenue along the frontage of our property. A storm sewer extension of about 200 linear feet is proposed along Church Avenue from the intersection of Welch Drive to our property to facilitate a below ground stormwater discharge from our project.

Proposed below ground utilities include gas, electric, telecom, water, and sanitary. A training fire hydrant and associated below ground storage tank are proposed for staff use. Below ground sanitary structures include an oil/water separator for discharge from the apparatus bays and a decontamination tank for discharge from the decontamination room. The decontamination tank will be pumped, as necessary, on site and properly disposed of by a third party. An above grade generator and transformer are proposed in the rear of the building. An existing utility pole owned by Eversource is located within the proposed driveway and will need to be relocated by the utility company.

Site lighting has been designed to maintain appropriate light levels on site while limiting spillage to abutting properties. A flagpole and memorial plaque area is proposed in front of the building.

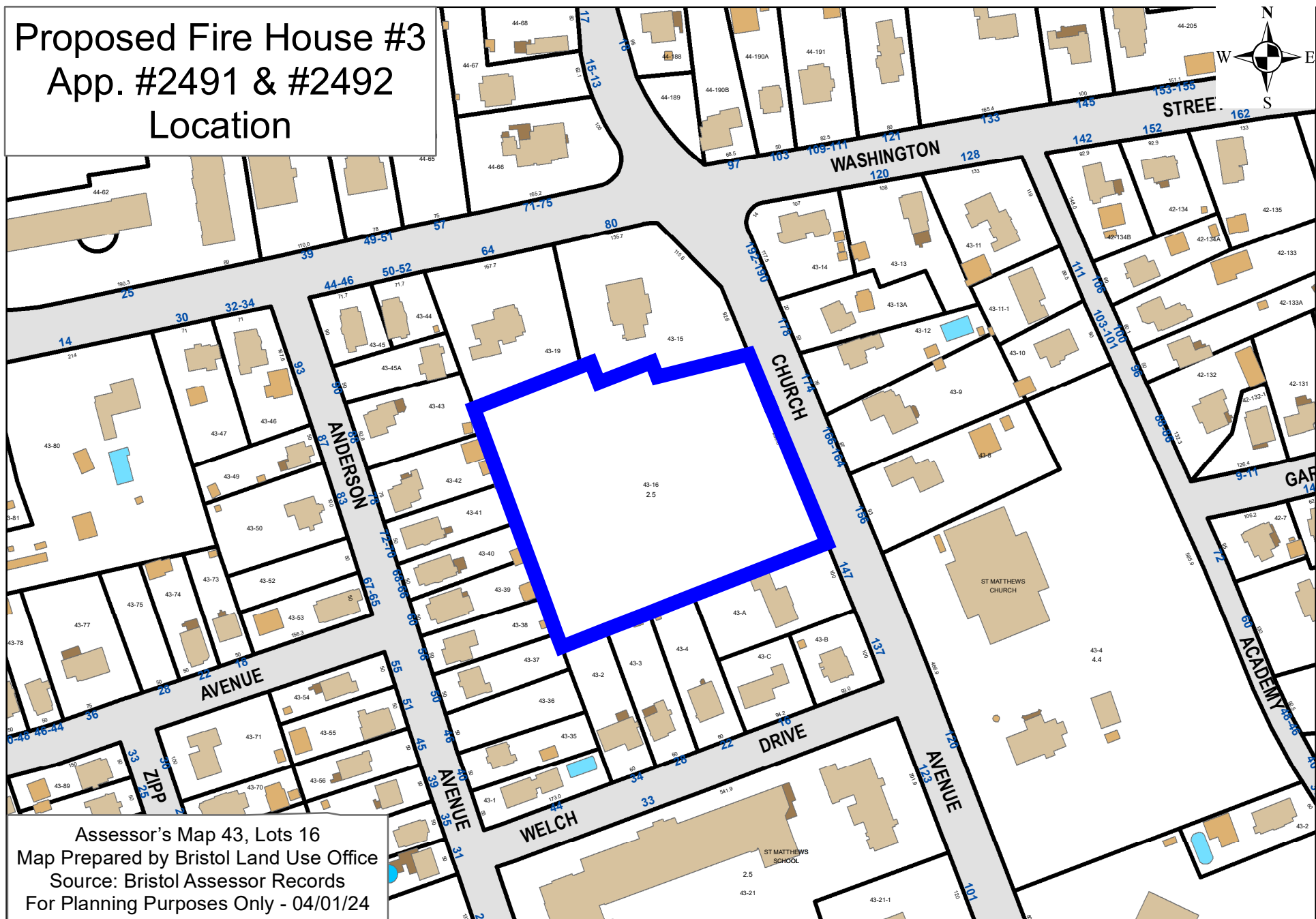
App. 2491 & 2492 – Fire House #3 – Stormwater Report Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3 Stormwater-Report](https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3%20Stormwater-Report)

App. 2491 & 2492 – Fire House #3 –

Site Line Analysis Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3 Sightlines](https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3_Sightlines)

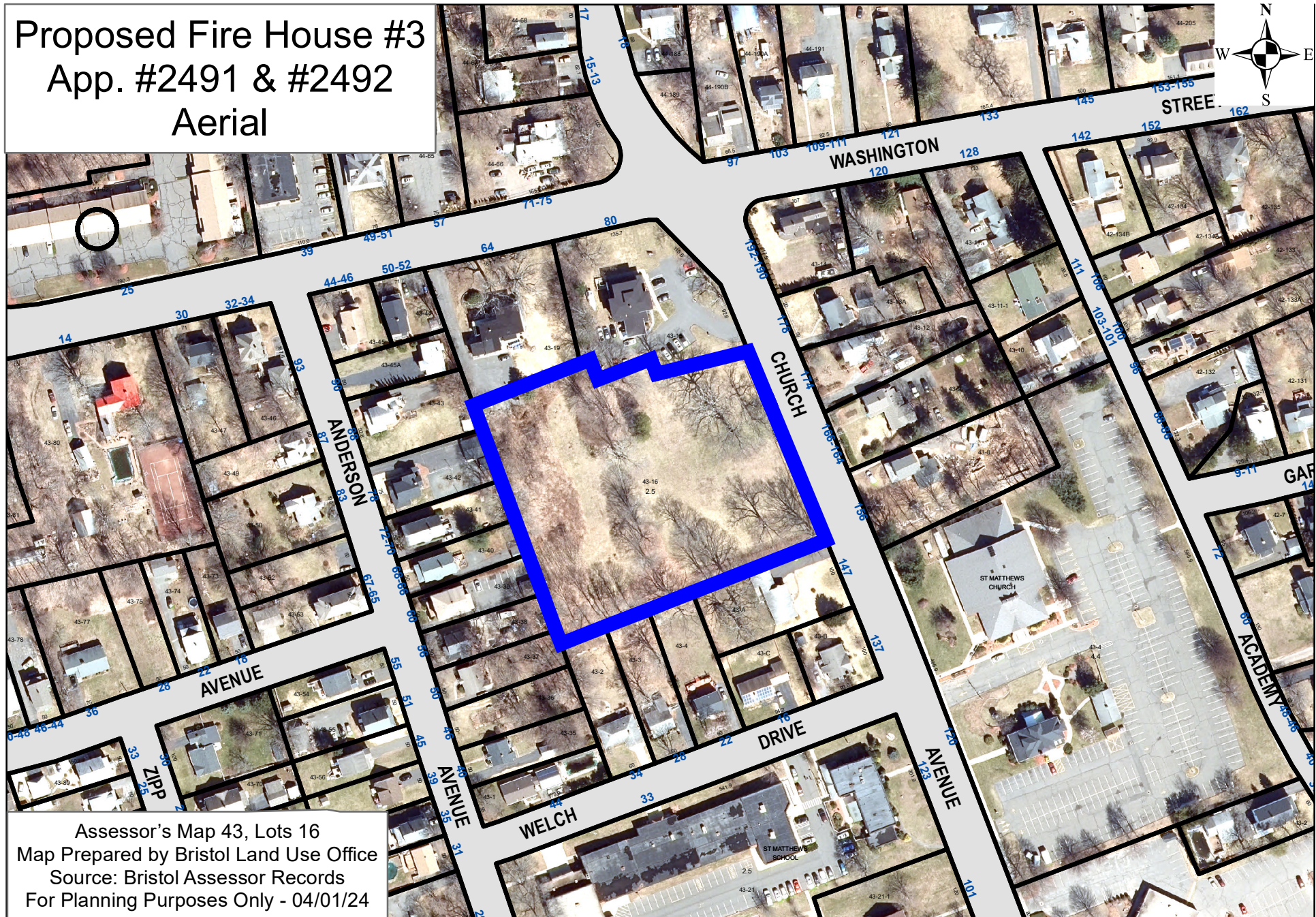


Proposed Fire House #3
App. #2491 & #2492
Zoning

Assessor's Map 43, Lots 16
 Map Prepared by Bristol Land Use Office
 Source: Bristol Assessor Records
 For Planning Purposes Only - 04/01/24

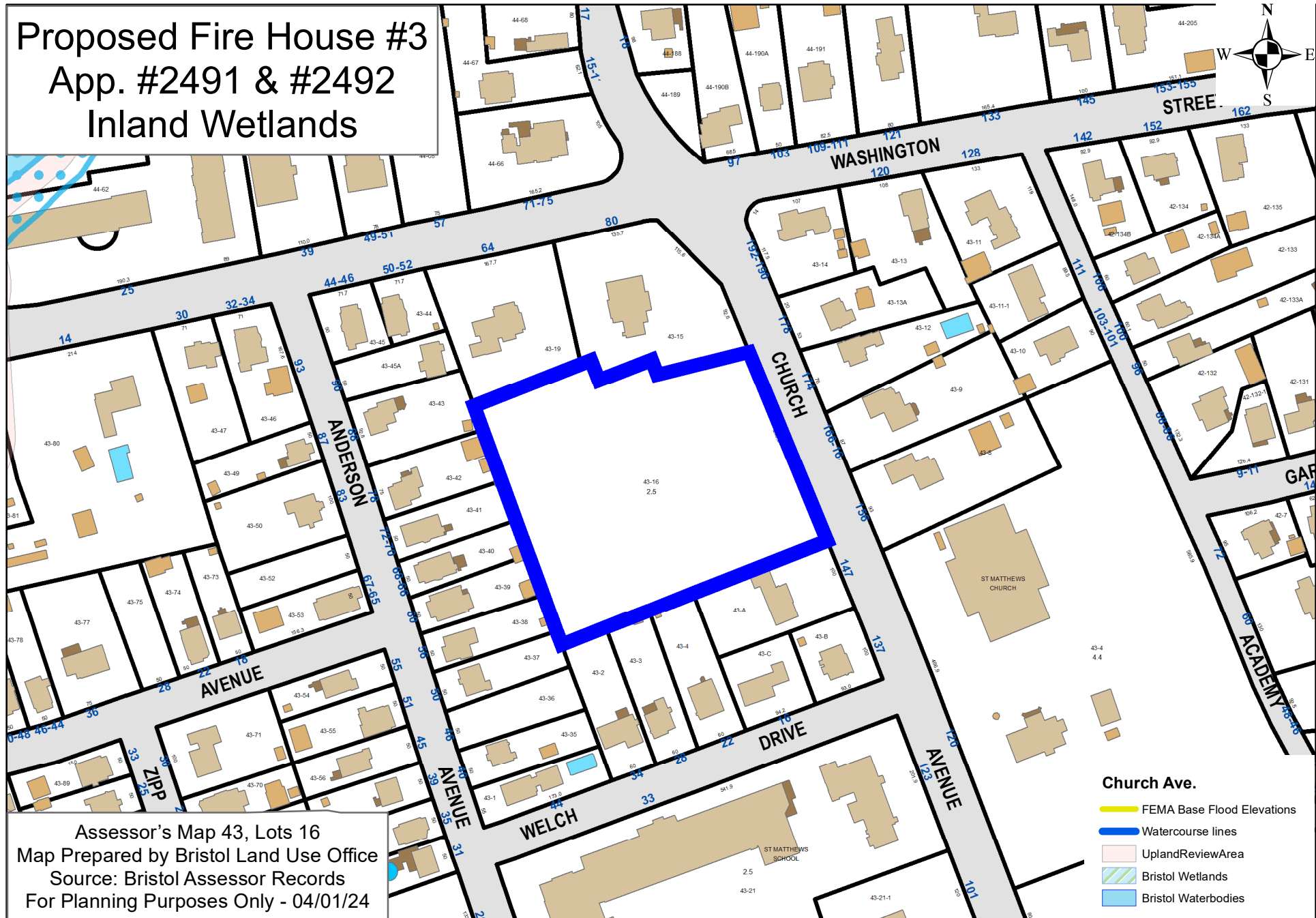
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24

Proposed Fire House #3
App. #2491 & #2492
Aerial



Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24

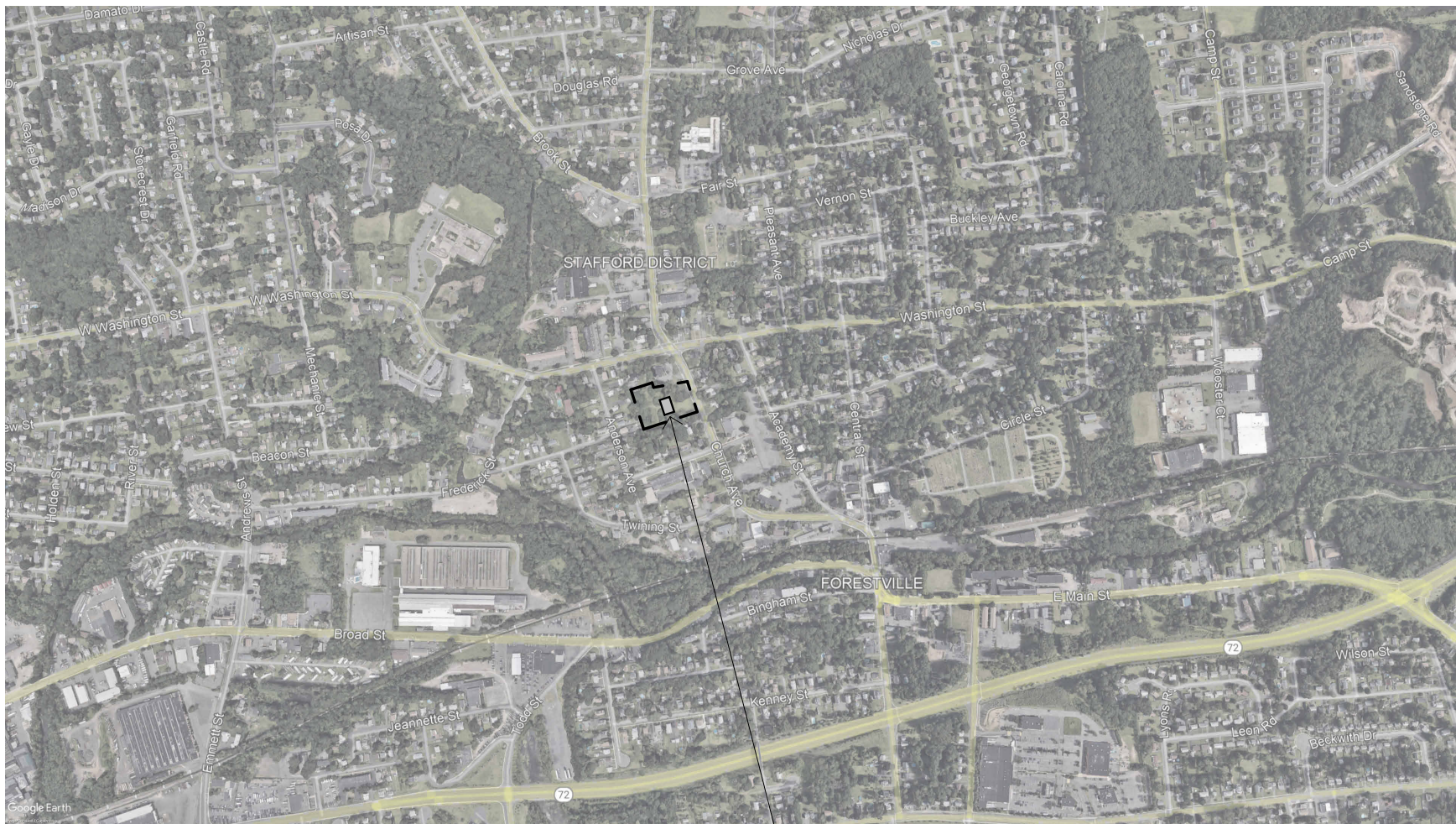
Proposed Fire House #3 App. #2491 & #2492 Inland Wetlands



PROJECT TITLE:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
CHURCH AVENUE
BRISTOL, CT 06010



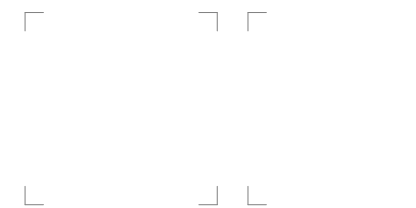
PROJECT LOCATION

DRAWINGS LIST

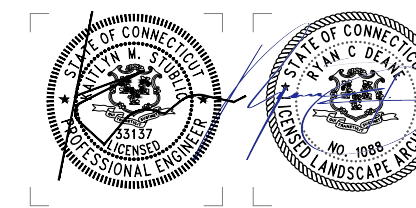
G V1	- COVER SHEET AND DRAWING LIST
CIVIL	
SV.01	- BOUNDARY-TOPOGRAPHIC SURVEY
C 0.0	- OVERALL SITE PLAN
C 1.1	- SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C 2.0	- SITE PLAN
C 3.0	- GRADING AND DRAINAGE PLAN
C 4.0	- SITE UTILITY PLAN
C 5.0	- SITE DETAILS
C 5.1	- SITE DETAILS
C 5.2	- SITE DETAILS
C 5.3	- SITE DETAILS
L 1.0	- PLANTING PLAN
L 1.1	- PLANTING DETAILS
L 2.0	- PHOTOMETRIC PLAN AND LIGHTING DETAILS
ARCHITECTURAL	
A 110	- FIRST FLOOR PLAN
A 300	- EXTERIOR ELEVATIONS
A 301	- EXTERIOR ELEVATIONS



ARCHITECT
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com



M/E/P/FP
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com



STRUCTURAL
MICHAEL HORTON ASSOCIATES.
780 E MAIN ST SUITE 1, BRANFORD, CT 06405
PHONE 203 481 8600 mha-eng.com

SURVEY/CIVIL/LANDSCAPE ARCHITECT
BENESCH
120 HEBRON AVENUE, FLOOR 2, GLASTONBURY, CT 06033
860 633 8341 benesch.com

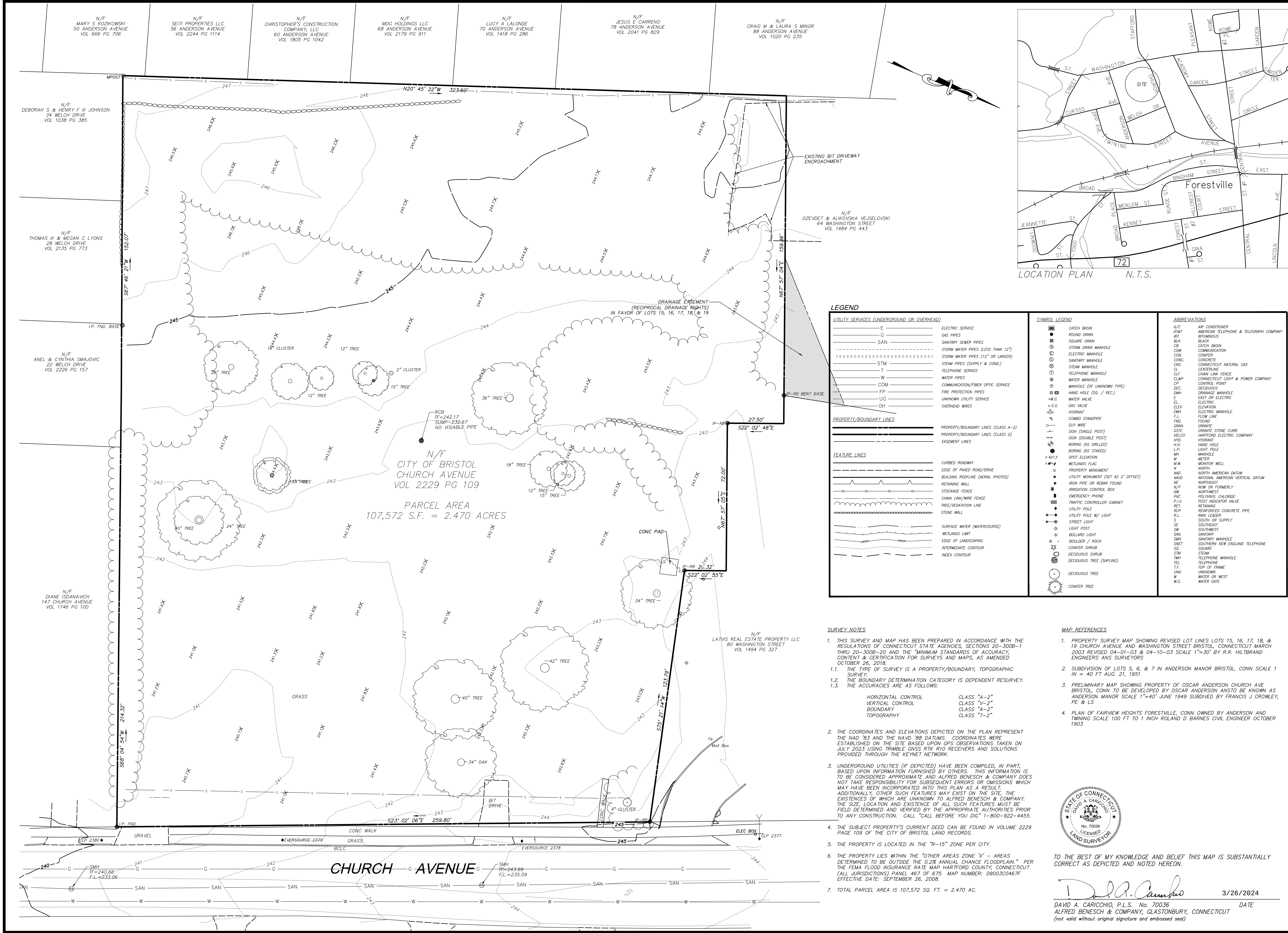


SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

DESIGN DEVELOPMENT 3/27/2024

OWNER: CITY OF BRISTOL
APPLICANT: BRISTOL FIRE DEPARTMENT



PROJ. No.: 70895

DATE: JULY 2023

SV.01

BOUNDARY-TOPOGRAPHIC SURVEY

PREPARED FOR

CITY OF BRISTOL

FIRE STATION #3

CHURCH AVENUE

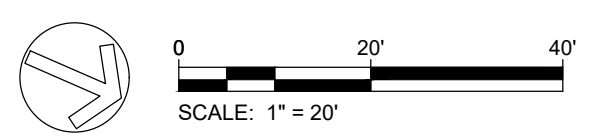
BRISTOL

CONNECTICUT

REQUIRED VOLUME = CONTRIBUTING AREA X 134 CY/AC
1.74 AC. CONTRIBUTING AREA * 134 CY/AC = 235 CY
VOLUME PROVIDED: 32 FT X 60 FT X 3.5 FT = ±250 CY

ITEM	CRITERIA	FREQUENCY
CATCH BASIN INSERT	CLEAN CATCH BASIN GRATE. REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
SILT FENCE	REPAIR/REPLACE WHEN FAILURE OBSERVED. REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY. REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY
TEMPORARY SEDIMENT TRAP AND DIVERSION SWALE	CHECK AND REPAIR STONE OUTLET. CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY). RESTORE TRAP TO ORIGINAL DIMENSIONS. REPAIR DAMAGED AREAS WITHIN 24 HOURS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE

PROJECT LIMIT	— LOD — LOD —
SILT FENCE	— SF — SF —
CONSTRUCTION ENTRANCE	
TEMPORARY SOIL STOCKPILE	
TEMPORARY DIVERSION SWALE	
TEMPORARY SEDIMENT TRAP	
CATCH BASIN INSERT	
TREE PROTECTION	
CONCRETE WASHOUT AREA	
REMOVE SITE FEATURE (TREE/POLE/SIGN/ECT.)	
FENCE/WALL DEMOLITION	



SITE PREPARATION NOTES:

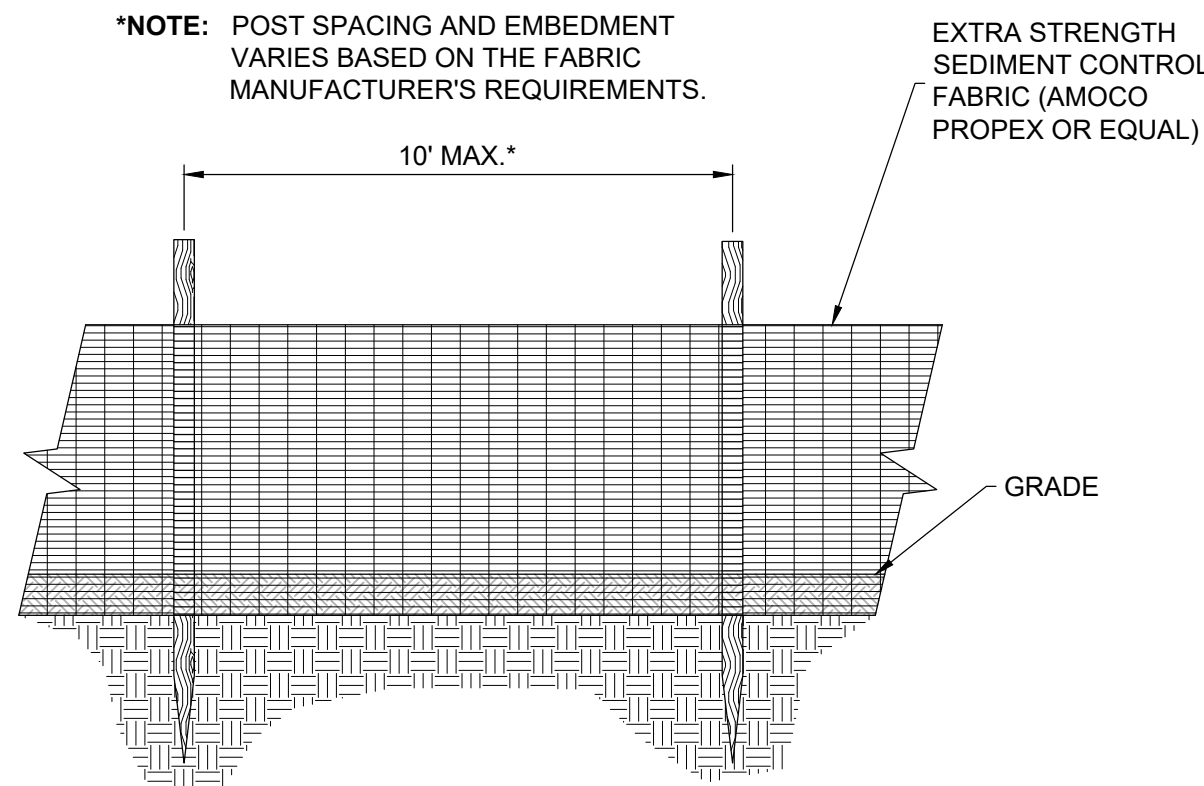
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK, BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
- PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
- ALL SIDEWALK CLOSURES AND MEASURES FOR TEMPORARY PEDESTRIAN ACCESS, SIDEWALKS, CROSSINGS, AND BIKE LANES SHALL MEET THE APPROVAL OF THE TOWN OF LEDYARD.

EROSION AND SEDIMENT CONTROL NOTES:

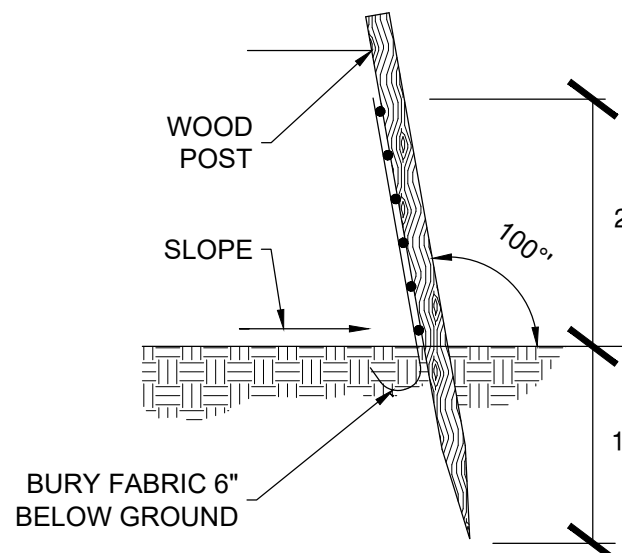
- THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
- THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
- MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
- ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
- PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
- ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
- NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
- FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
- SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION SEQUENCE

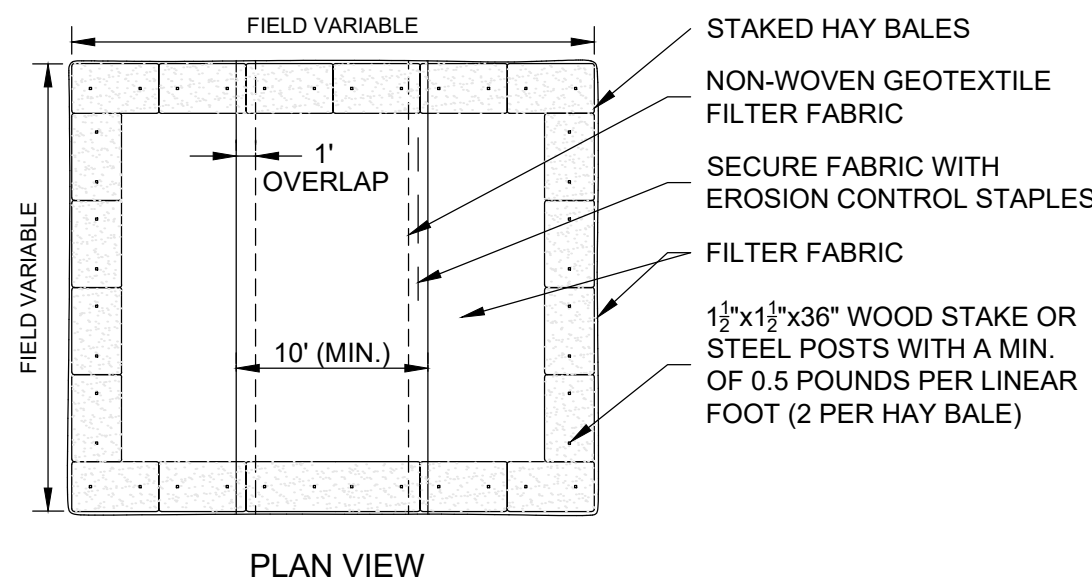
- CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE PARTIES.
- INSTALL CONSTRUCTION ENTRANCE AND CATCH BASIN INSERTS
- INSTALL PERIMETER CONTROLS AND TREE PROTECTION
- REMOVE EXISTING ITEMS IN CONFLICT WITH PROPOSED WORK.
- PERFORM BULK EARTHWORK OPERATIONS.
- BEGIN BUILDING FOUNDATION CONSTRUCTION.
- CONSTRUCT SITE UTILITIES.
- CONSTRUCT HARDSCAPE BASE AND FIRST LAYER OF PAVEMENT.
- CONSTRUCT LANDSCAPE ELEMENTS AND OTHER SITE AMENITIES.
- CONSTRUCT CURBING AND TOP LAYER OF PAVEMENT.
- AT THE CONCLUSION OF CONSTRUCTION, AND UPON SITE STABILIZATION, CLEAN THE ENTIRETY OF THE ON-SITE STORM SEWER



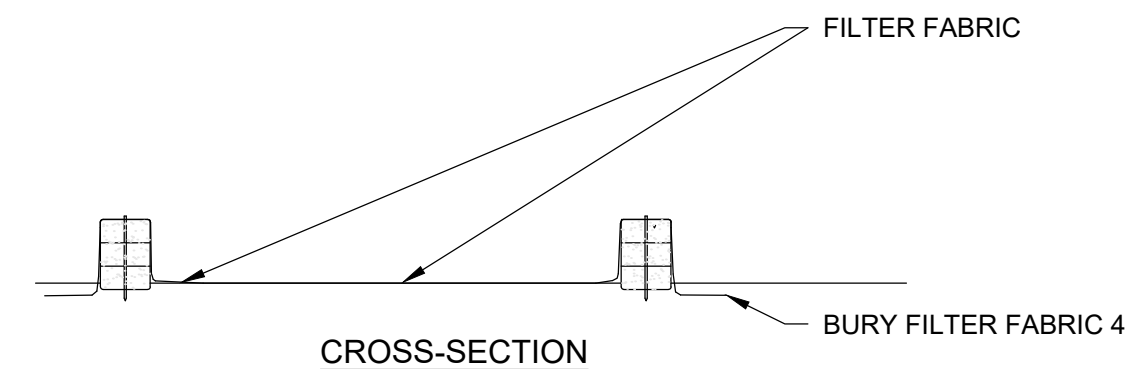
ELEVATION



SECTION



PLAN VIEW



CROSS-SECTION

NOTES:

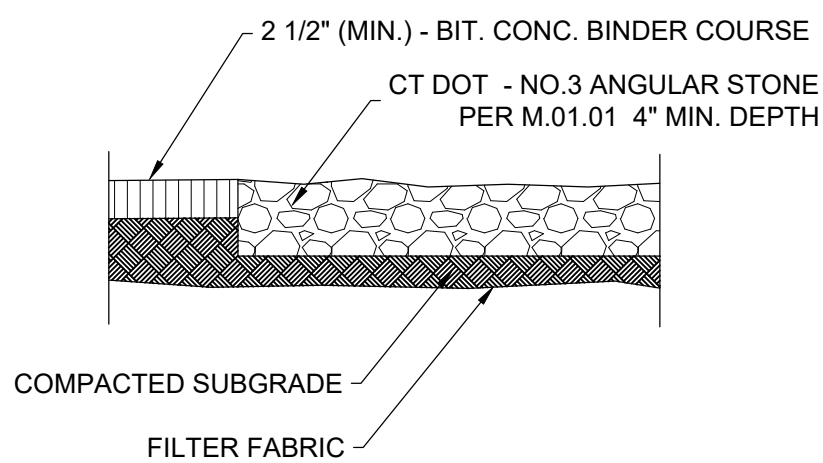
- CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
- WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
- WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA

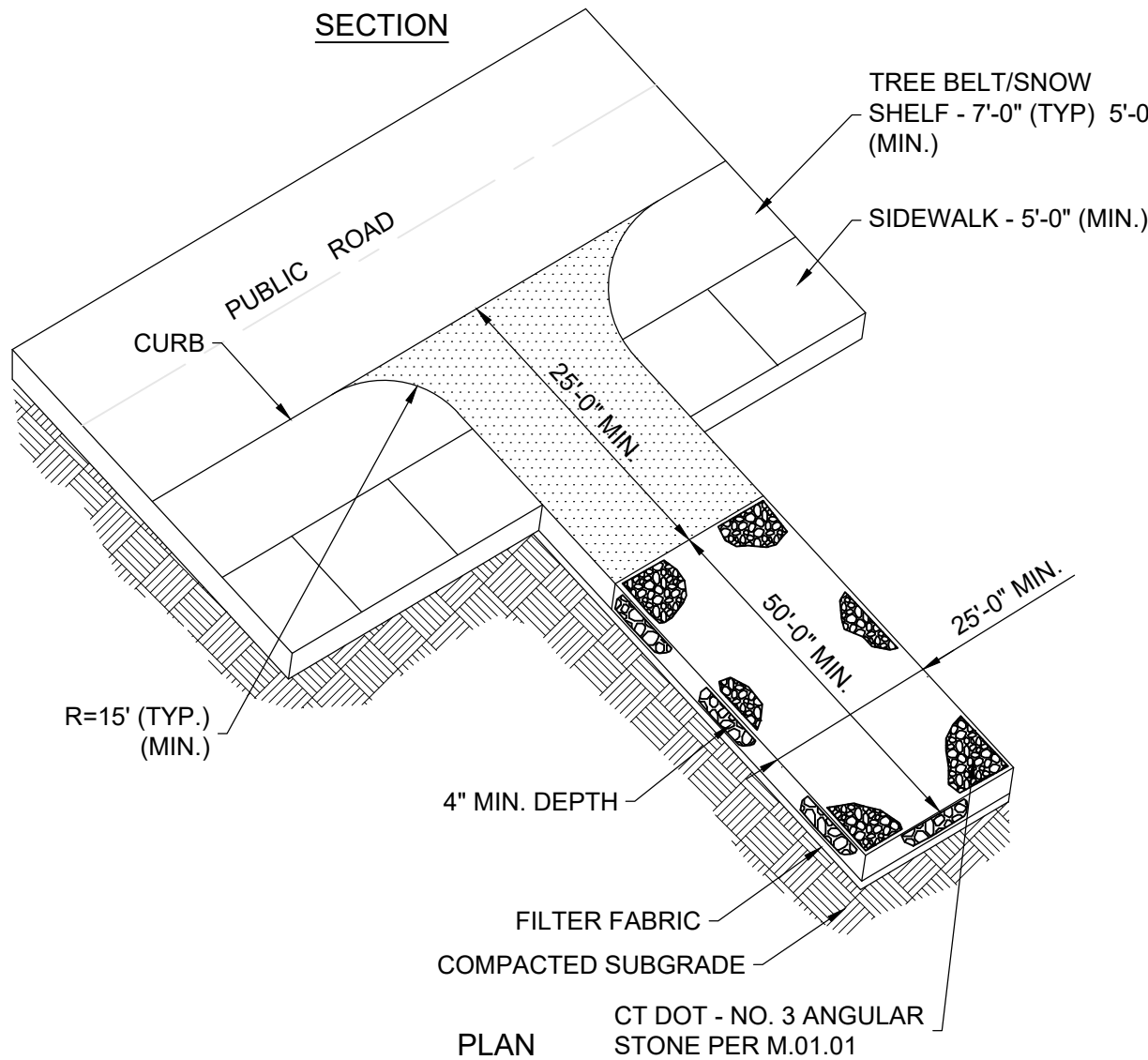
N.T.S.

SILT FENCE

N.T.S.



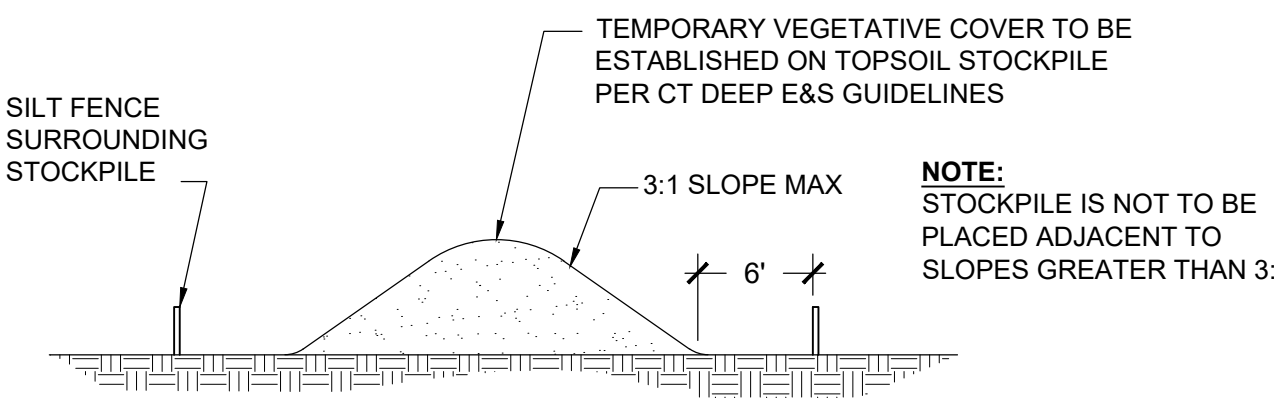
SECTION



PLAN

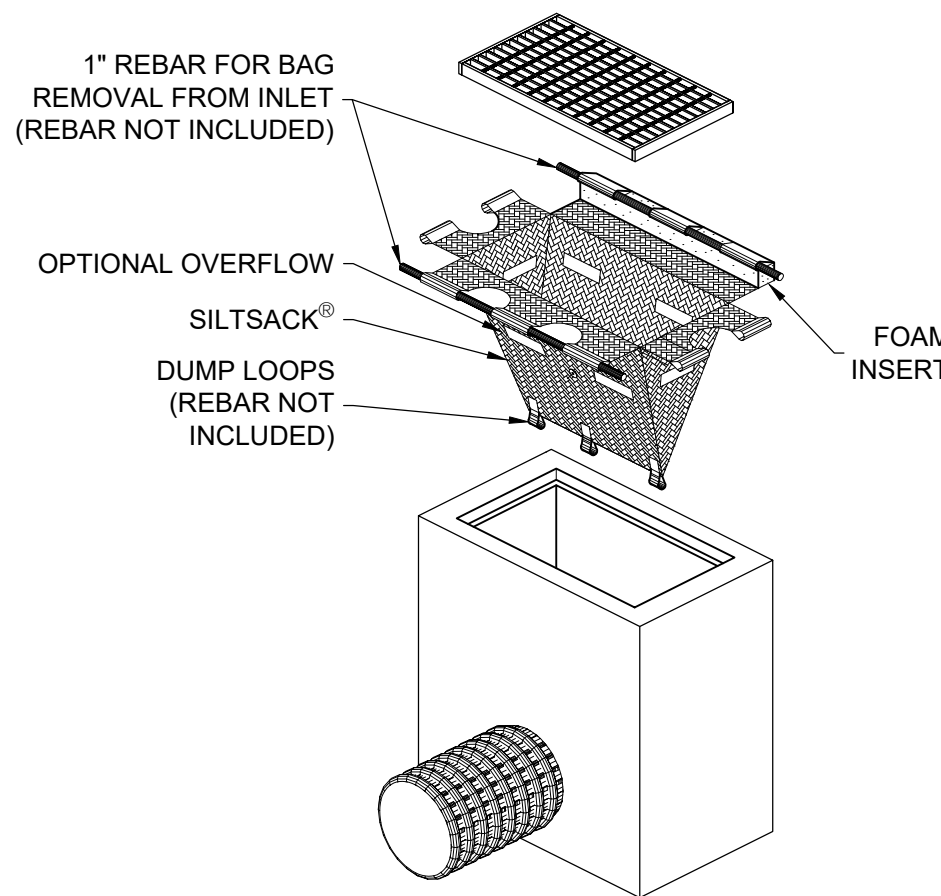
CONSTRUCTION ENTRANCE

N.T.S.



TEMPORARY STOCKPILE

N.T.S.



'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA WWW.TERRAFIXGEO.COM

CATCH BASIN INSERT

N.T.S.

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

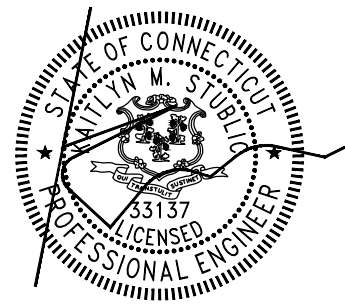
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SOIL EROSION AND SEDIMENT
CONTROL NOTES AND
DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

Drawn By:

GSL

Project Number:
70895.00

Drawing Number:

C1.1

GENERAL NOTES

1. EXISTING INFORMATION BASED UPON THE FOLLOWING DOCUMENTS:
1.1. "BOUNDARY-TOPOGRAPHIC SURVEY", PREPARED FOR CITY OF BRISTOL, FIRE STATION #3, CHURCH AVENUE, BRISTOL, CONNECTICUT, DATED JULY 2023, AND PREPARED BY BENESCH.
2. NO WETLANDS HAVE BEEN IDENTIFIED ON SITE.
3. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 09003C0467F.

SIGN LEGEND


31-0552*


31-0662P
31-0448


31-1790

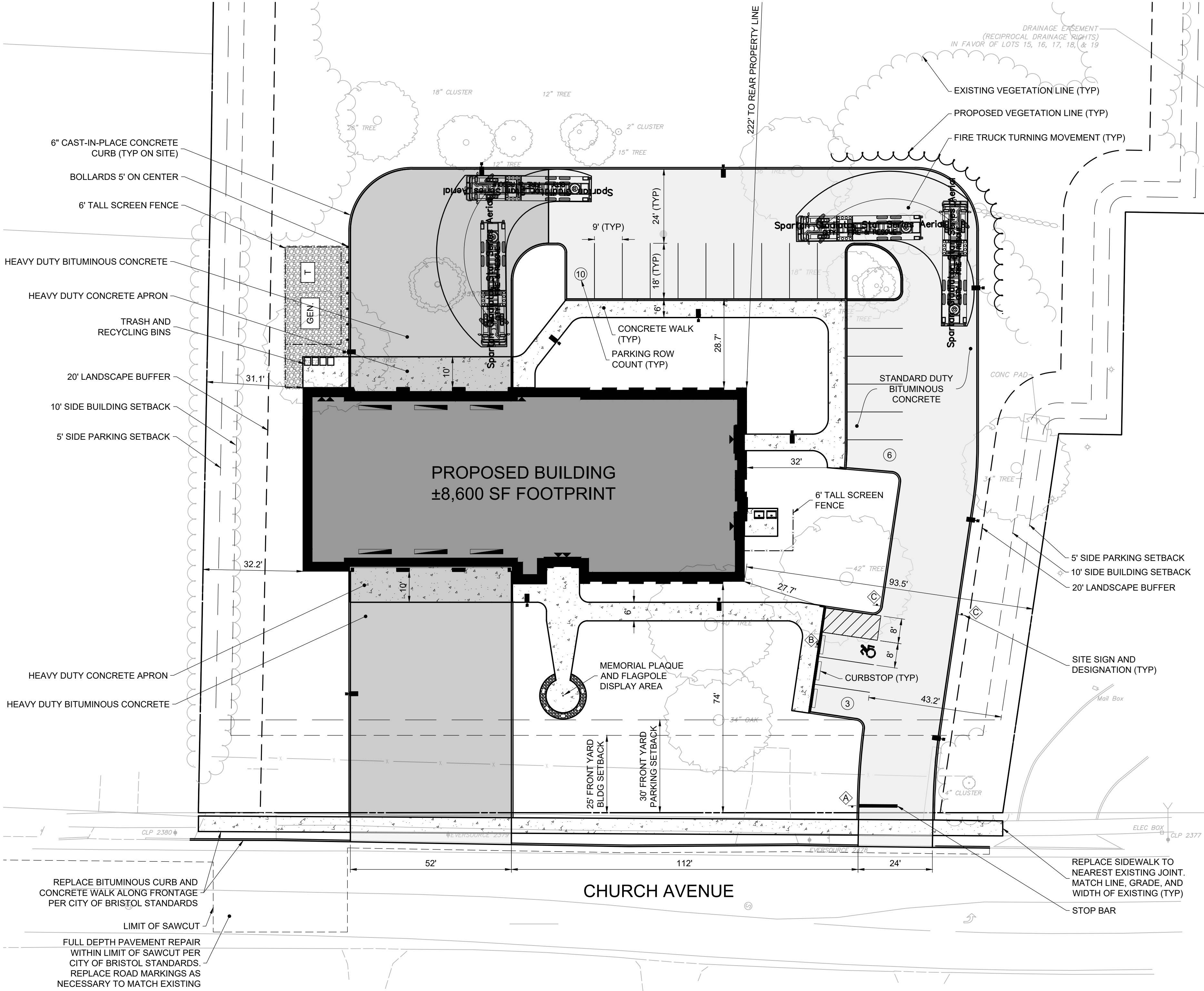
NOTE: ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CTDOT SIGN CATALOG, OR AS SHOWN.
*SIGN MOUNTED ON BREAKAWAY POST

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE		---
BUILDING LINE	=====	=====
BUILDING MAN DOOR		◀
BUILDING OVERHEAD DOOR		
SAWCUT		----
BITUMINOUS PAVEMENT		=====
HEAVY DUTY BITUMINOUS PAVEMENT		=====
CONCRETE		=====
HEAVY DUTY CONCRETE		=====
CURB	=====	=====
FLUSH CURB		=====
SIGN AND DESIGNATION		◀
BOLLARD		•

ZONING CHART				
ZONE: SINGLE FAMILY RESIDENTIAL (R-15), PRINCIPAL USE: CIVIC FACILITY (SPECIAL PERMIT)				
	ITEM	REQUIREMENT	PROPOSED	REFERENCE
BUILDING	MIN. LOT AREA [SF]	15000	107,572	7.1(A)
	MIN. LOT FRONTAGE [FT]	100	260	7.1(B)
	MIN. FRONT YARD [FT]	25	74	7.1(C)
	MIN. SIDE YARD [FT]	10	31	7.1(D)
	MIN. REAR YARD [FT]	25	222	7.1(E)
	MAX. BUILDING HEIGHT [FT]	35	26	7.1(F)
	MAX. BUILDING COVERAGE [%]	30	8	7.1(G)
	MAX. IMPERVIOUS COVERAGE [%]	70	27	7.1(H)
PARKING	NUMBER OF PARKING SPACES	TBD ¹	19	13.2.D.
	REQUIRED ADA SPACES	1 ²	1	ADA REQ'S
	MIN. PARKING FRONT YARD [FT]	30	30	13.7.1.A.1.
	MIN. PARKING SIDE/REAR YARD [FT]	5	43	13.7.1.A.2.
	MIN. PARKING/BUILDING SEPARATION [FT]	6	28	13.7.1.A.3.
	MIN. PARKING SPACE DIMENSIONS [FT X FT]	9 X 18	9 X 18	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/PARKING [FT]	24	24	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/O PARKING [FT]	20	24	13.7.2.D.
	MAX. NUMBER OF DRIVEWAYS [#]	3 ³	2	13.11.A.
	MIN. DRIVEWAY SEPARATION [FT]	100	112	13.11.B.
	MAX. DRIVEWAY WIDTH [FT]	30 ⁴	52	13.11.E.

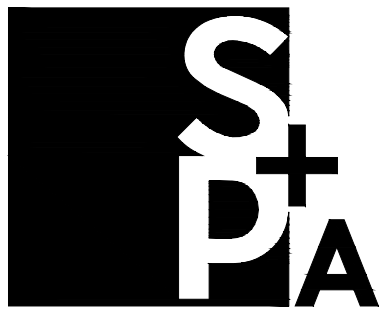
- NOTES:
- MINIMUM NUMBER OF PARKING SPACES FOR PUBLIC OR SEMI-PUBLIC USES NOT OTHERWISE LISTED ARE AS DETERMINED BY THE COMMISSION.
THE 16 PRIVATE PARKING SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES ON SITE DURING A SHIFT CHANGE.
THE 3 PUBLIC SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED VISITOR POPULATION.
 - PER ADA STANDARDS, WHEN THE TOTAL NUMBER OF PARKING SPACES PROVIDED ARE 1-25, 1 SPACE SHALL BE ACCESSIBLE.
 - MAXIMUM DRIVEWAYS CALCULATED PER THE FOLLOWING:
260 LF FRONTAGE * 1 DRIVEWAY / 85 LF FRONTAGE ALLOWED = 3 DRIVEWAYS
 - PER SECTION 13.11.E.2, A DRIVEWAY WIDTH IN EXCESS OF 30FT MAY BE ALLOWED BY THE COMMISSION IN ORDER TO ACCOMMODATE SERVICE VEHICLES.



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

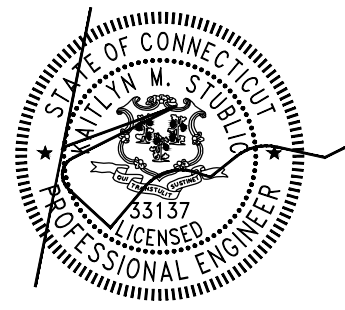
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE PLAN

Date:

MARCH 28, 2024

Scale:

1"=20'

Drawn By:

KMS

Project Number:

70895.00

Drawing Number:

C2.0

LEGEND

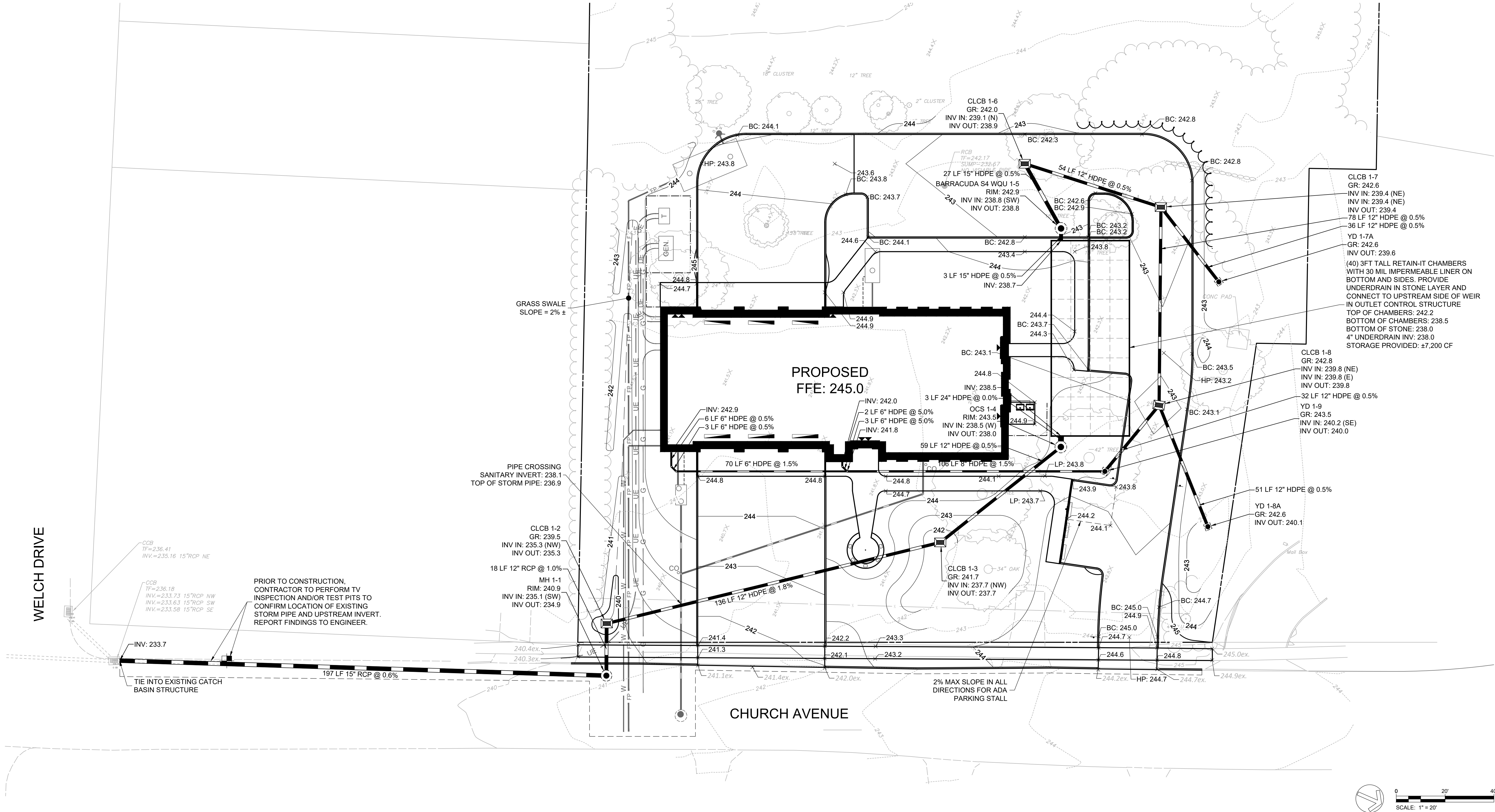
ITEM	EXISTING	PROPOSED
MINOR CONTOUR	----- 129 -----	----- 129 -----
MAJOR CONTOUR	----- 130 -----	----- 130 -----
SPOT GRADE		----- 130.5 -----
STORM PIPE	-----	-----
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊞	⊞
YARD DRAIN	⊙	⊙

CUT AND FILL ANALYSIS

- GROSS EARTHWORK = 2,800 CY FILL
- REQUIRED IMPORT = 2,100 CY
HARDSCAPES AND BASES
BUILDING PAD
BUILDING FOUNDATION
STORM POND
- NET EARTHWORK = 700 CY FILL
- TOPSOIL NOT ACCOUNTED FOR IN CALCULATION.

GRADING AND DRAINAGE NOTES

- EXISTING AND PROPOSED ELEVATIONS ARE IN REFERENCE TO NAVD88 DATUM.
 - CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
 - THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
 - ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE INDICATED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE DRAINAGE MANHOLE SIZING TO ACCEPT THE PROPOSED PIPE CONNECTIONS.
 - STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
 - AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
 - A CERTIFIED AS-BUILT OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED TO THE OWNER AT THE CONCLUSION OF CONSTRUCTION AND PRIOR TO FINAL CLOSEOUT.
 - MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V).
 - SLOPES ALONG ACCESSIBLE ROUTES SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/4 INCH.
 - SLOPES ALONG ACCESSIBLE RAMPS SHALL NOT EXCEED 1:12 (8.3%) AND THE CROSS SLOPE SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4 INCH.
 - LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
 - SLOPES WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
15. ABBREVIATIONS:
- YD: YARD DRAIN
CLCB: CURBLESS CATCH BASIN
CCB: CURBED CATCH BASIN
MH: MANHOLE
WQU: WATER QUALITY UNIT
OCS: OUTLET CONTROL STRUCTURE
- FFE: FINISHED FLOOR ELEVATION
BC: BOTTOM OF CURB ELEVATION
HP: HIGH POINT ELEVATION
LP: LOW POINT ELEVATION
- INV: INVERT ELEVATION
RIM: TOP OF RIM ELEVATION
GR: TOP OF GRATE ELEVATION
INV: INVERT ELEVATION



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

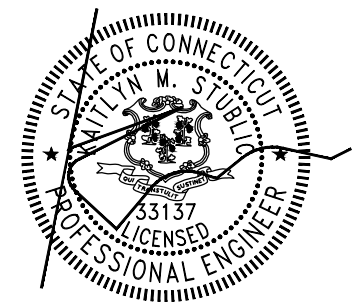
3190 WHITNEY AVENUE HAMDEN CT 06518
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Drawing Title:

GRADING AND DRAINAGE
PLAN

Date:

MARCH 28, 2024

Scale:

1" = 20'

Drawn By:

GSL

Project Number:

70895.00

Drawing Number:

C3.0

PROJECT SITE

WELCH DRIVE

WASHINGTON STREET

EXISTING HYDRANT

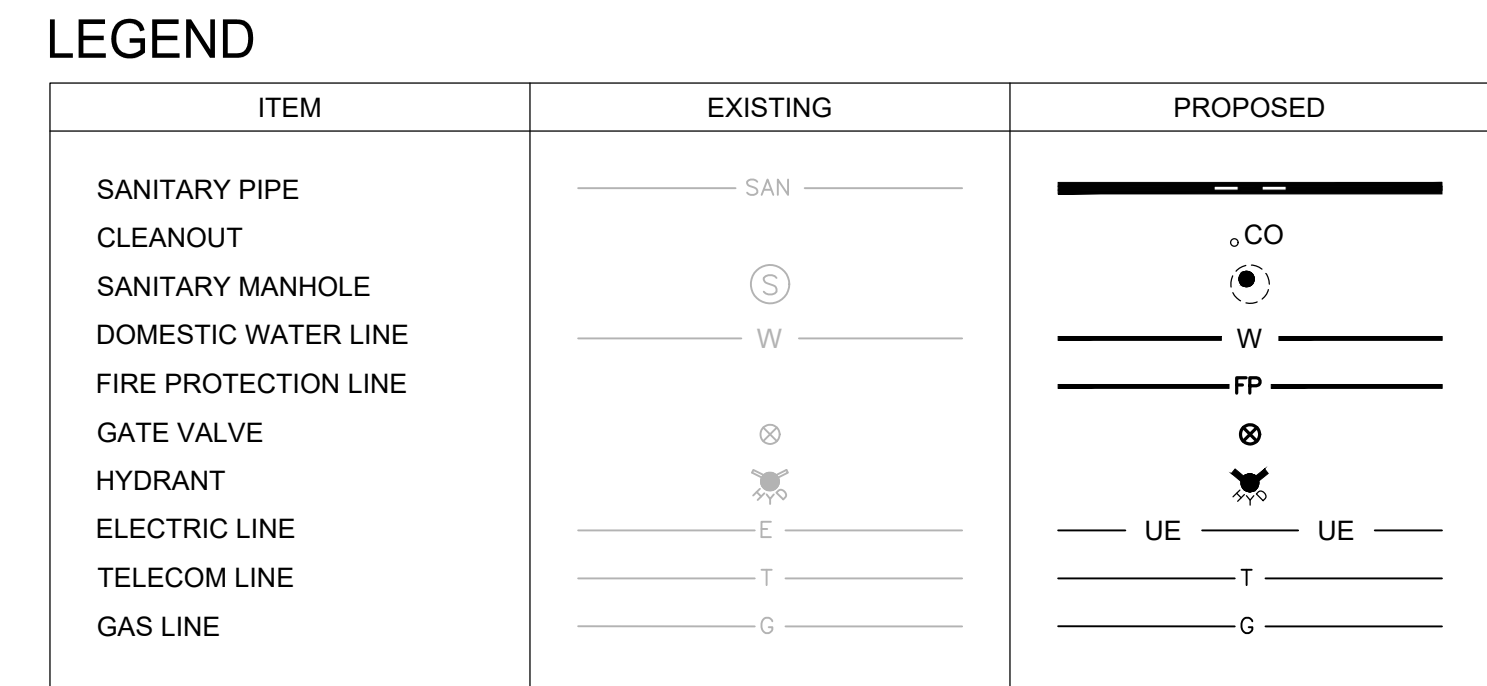
EXISTING HYDRANT

CHURCH AVENUE

MOB. BOX

EXISTING HYDRANT

SCALE: 1"=100'



SANITARY SEWER (CITY OF BRISTOL WATER & SEWER DEPARTMENT)

1. ALL SANITARY SEWER WORK TO COMPLY WITH CITY OF BRISTOL WATER & SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY LATERALS ARE TO BE 6" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
3. ALL SANITARY LATERALS ARE TO HAVE CLEANOUTS WITHIN 10 FT OF BUILDING FOOTPRINT.
4. LOCATION OF SANITARY LATERALS AT BUILDING TO BE COORDINATED WITH PLUMBING DRAWINGS.

WATER SERVICE (CITY OF BRISTOL WATER & SEWER DEPARTMENT)

1. ALL WATER SERVICE WORK TO COMPLY WITH CITY OF BRISTOL WATER & SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATER LINES TO MAINTAIN A MINIMUM OF 4.5 FT OF COVER.
3. ALL WATER SERVICES ARE TO BE A MIN. 10 FT HORIZONTALLY OR 18" VERTICALLY FROM ANY SANITARY SEWER COMPONENTS.
4. LOCATION OF WATER SERVICES AT BUILDINGS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
5. ALL TAPS ARE TO BE PERFORMED BY THE BRISTOL WATER DEPARTMENT, CONTRACTOR TO COORDINATE.
6. ALL FITTINGS WILL REQUIRE JOINT RESTRAINTS BEFORE AND AFTER EACH FITTING.

GAS SERVICE (EVERSOURCE)

1. ALL GAS SERVICES ARE TO CONFORM TO THE MOST CURRENT GAS COMPANY STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH EVERSOURCE
3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

ELECTRICAL SERVICES (EVERSOURCE)

1. ALL ELECTRICAL SERVICES ARE TO CONFORM TO THE MOST CURRENT ELECTRIC COMPANY STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH EVERSOURCE.
3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
4. CONDUIT ROUTING IS FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.

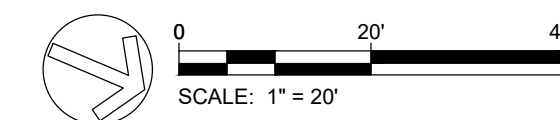
TELEPHONE SERVICES (FRONTIER/SNET)

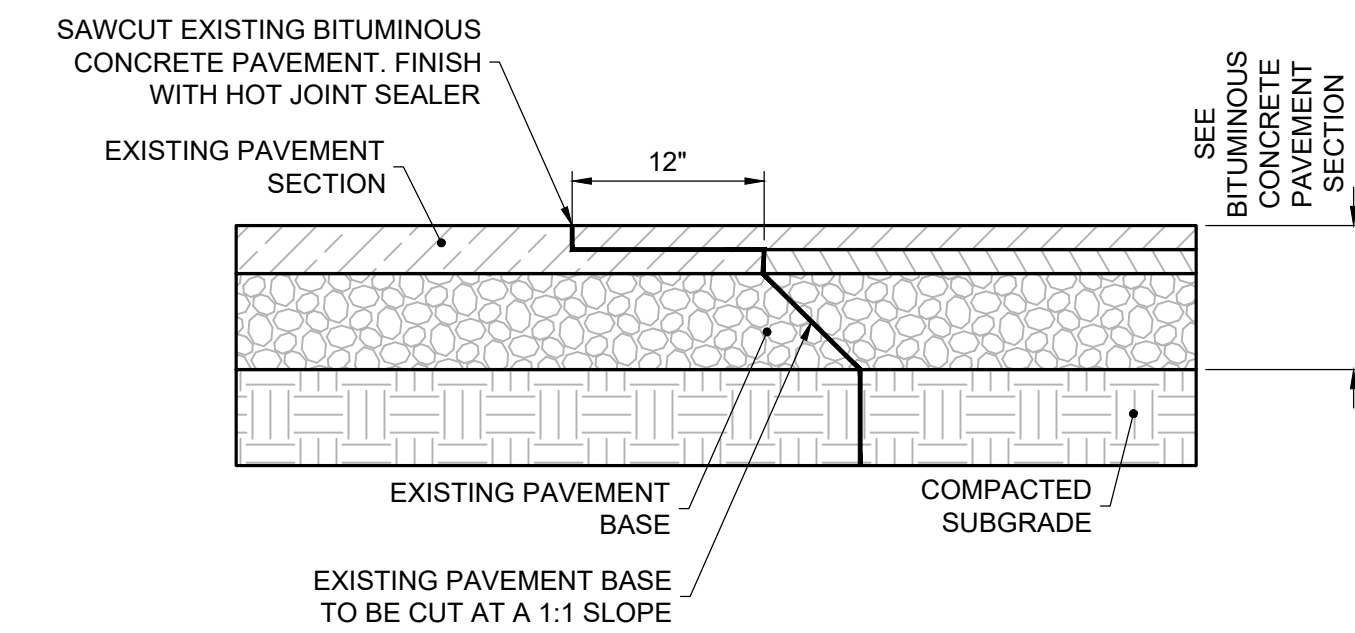
1. ALL TELEPHONE SERVICES ARE TO CONFORM TO FRONTIER/SNET MOST CURRENT STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH FRONTIER/SNET.
3. SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
4. CONDUITS ARE FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.

CABLE TELEVISION SERVICES (COMCAST)

1. ALL CABLE TELEVISION SERVICES ARE TO CONFORM TO MOST CURRENT STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH COMCAST.
3. SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
4. CONDUITS ARE FOR REFERENCE ONLY. REFER TO ELECTRIC SITE UTILITY PLAN FOR EXACT NUMBER OF CONDUITS, MATERIAL AND WIRING.

WATER: CITY OF BRISTOL WATER & SEWER DEPARTMENT - (860) 582-7431
SANITARY SEWER: CITY OF BRISTOL WATER & SEWER DEPARTMENT - (860) 584-6125
GAS: EVERSOURCE - (203) 317-4445
ELECTRIC: EVERSOURCE - (203) 271-4735
TELEPHONE: FRONTIER/SNET - (877) 308-8822
CATV: COMCAST - (800) 391-3000
CALL BEFORE YOU DIG: (800) 922-4455

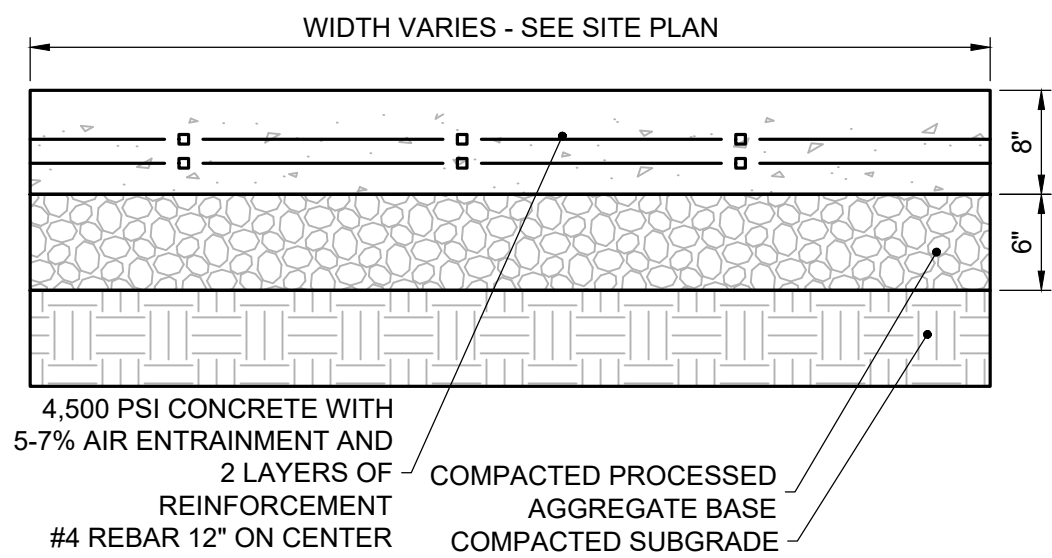




- NOTES:
- CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

SAWCUT PAVEMENT

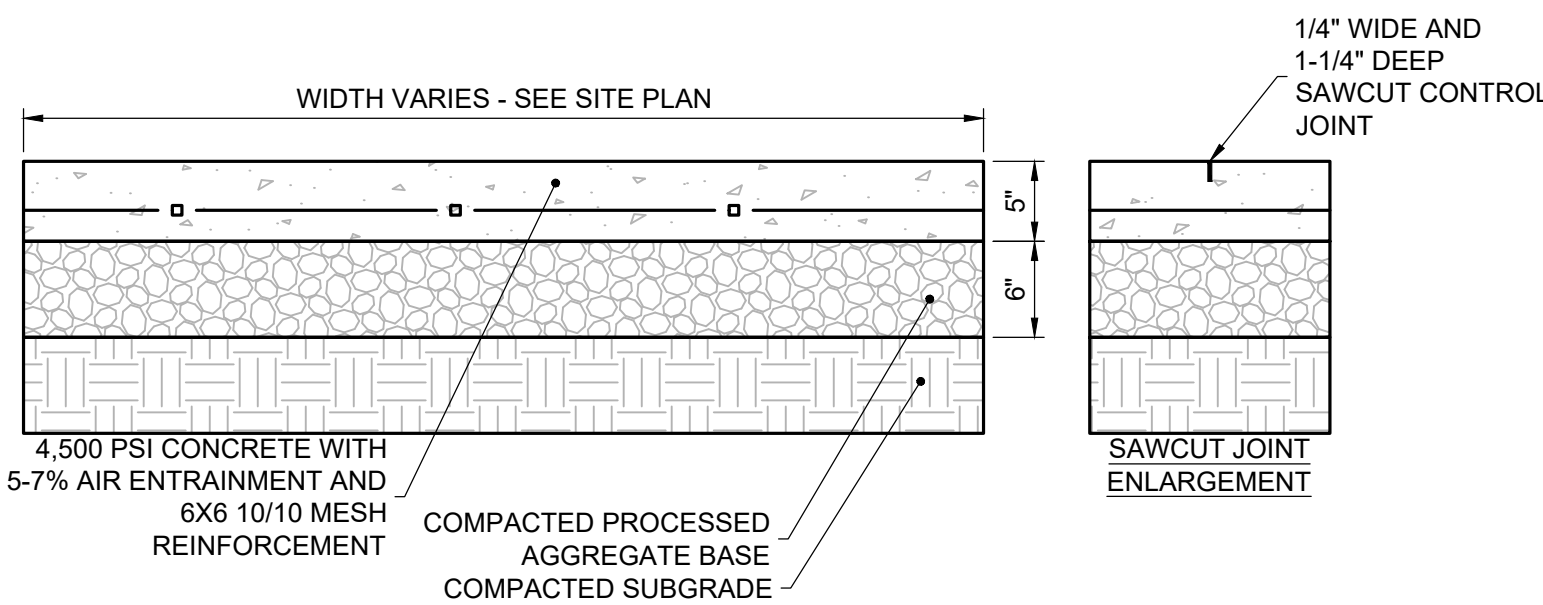
NOT TO SCALE



- NOTES:
- PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
 - BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.06, LATEST REVISION
 - GRAVEL BASE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.02.06 GRADING A

STANDARD DUTY BITUMINOUS PAVEMENT

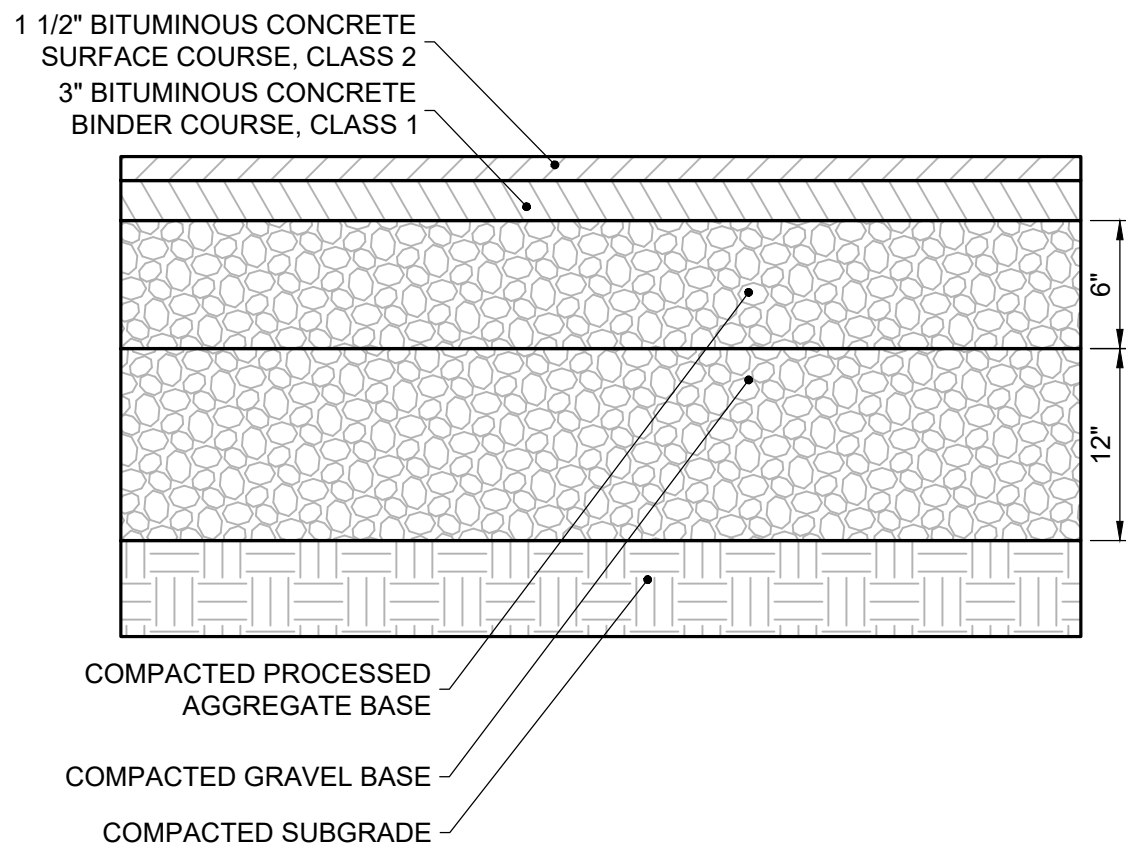
NOT TO SCALE



- NOTES:
- SIDEWALKS TO COMPLY WITH CITY STANDARDS, WHERE APPLICABLE.
 - ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
 - EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
EXPANSION - 20 FT.
CONTROL - 5 FT.
 - SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
 - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
 - PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

CONCRETE WALK

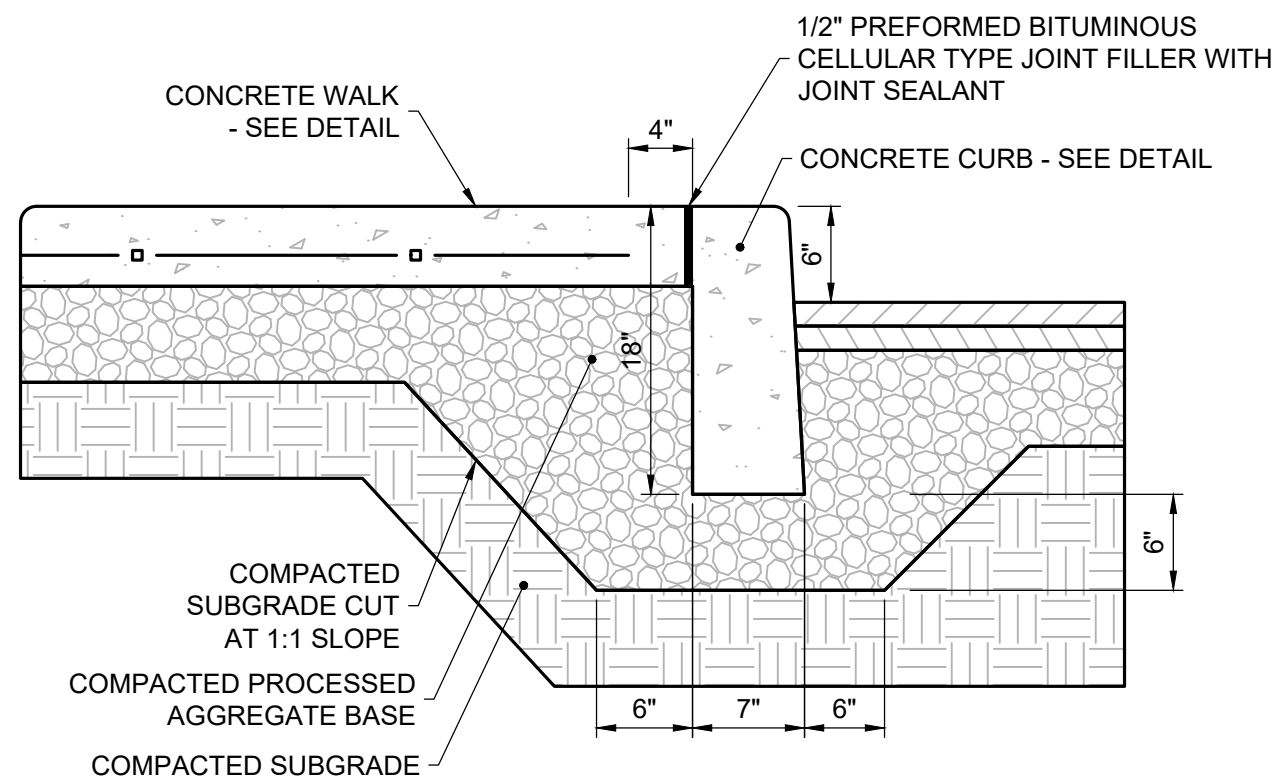
NOT TO SCALE



- NOTES:
- PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
 - BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.06, LATEST REVISION
 - GRAVEL BASE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.02.06 GRADING A
 - PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818, ARTICLE M.05.01

HEAVY DUTY BITUMINOUS PAVEMENT

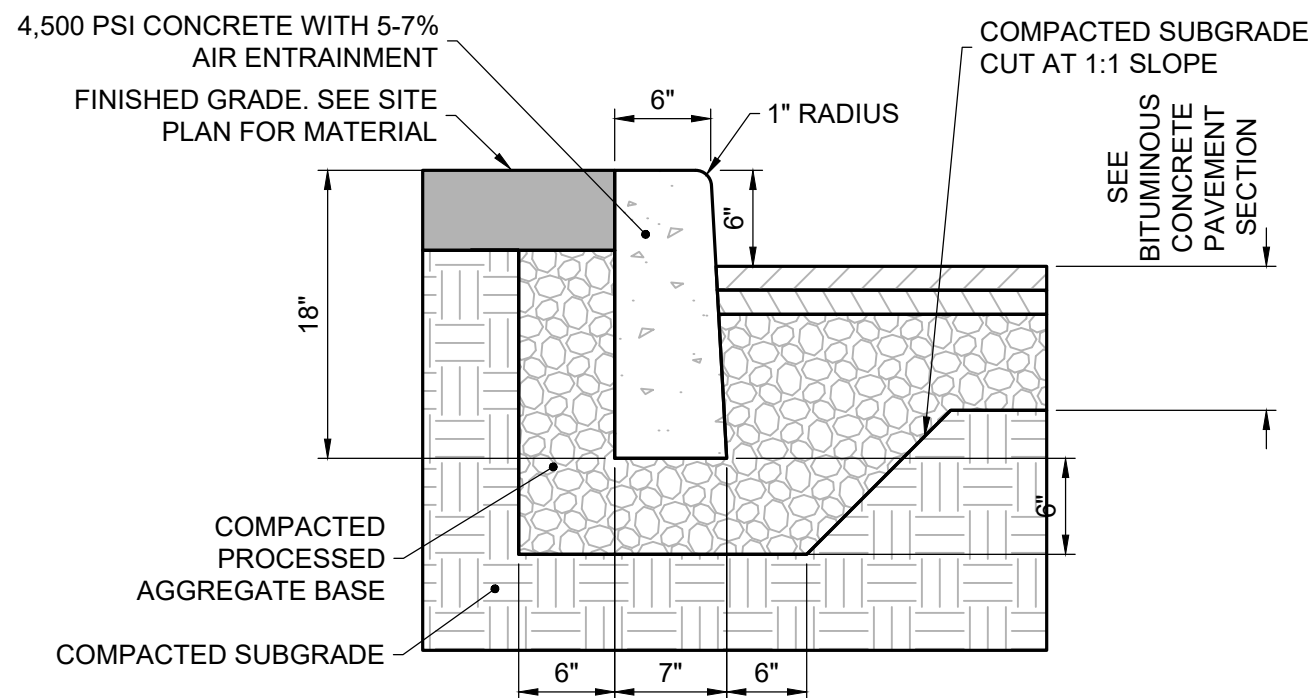
NOT TO SCALE



- NOTES:
- #3 REBAR TO EXTEND THROUGH PINHOLES A MINIMUM 15" AND SHALL REMAIN 1" BELOW TOP OF CURBSTOP. FILL PIN HOLE WITH GROUT AFTER INSTALLATION
 - ANGLED SIDE OF CURBSTOP TO FACE PARKED VEHICLE

CONCRETE CURBSTOP

NOT TO SCALE



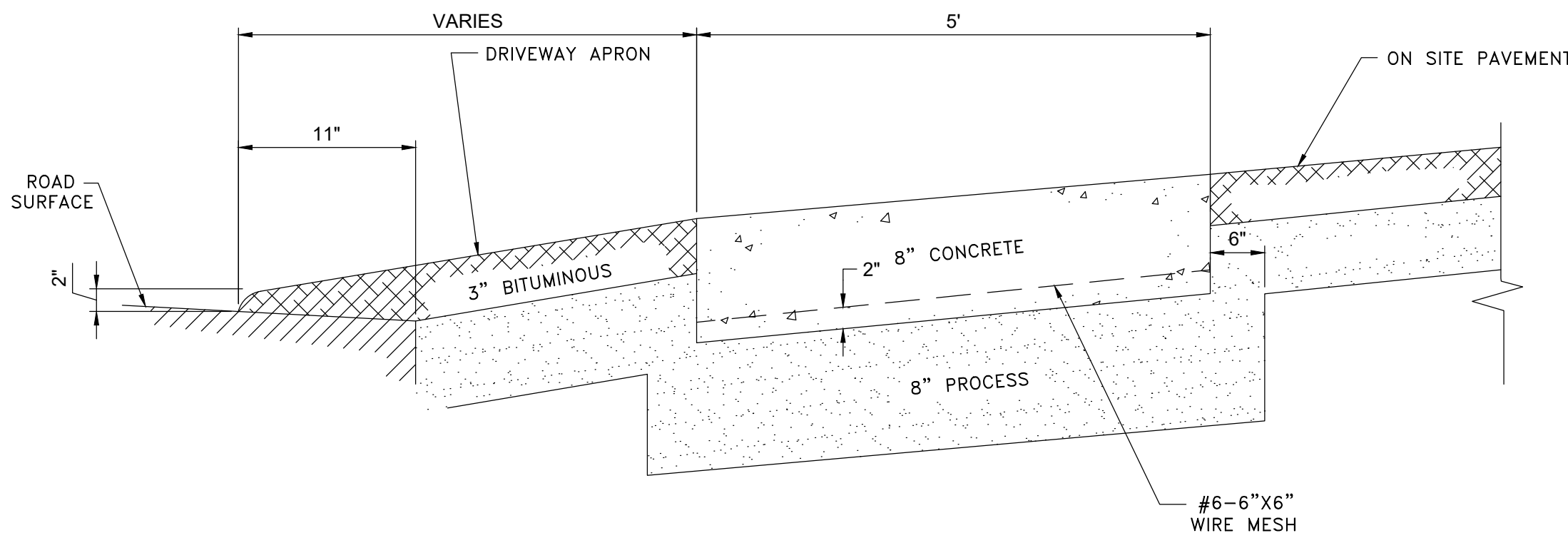
- NOTES:
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CAST-IN-PLACE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
 - FOR CAST-IN-PLACE CURB, EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.
 - PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

CONCRETE CURB

NOT TO SCALE

HEAVY DUTY CONCRETE APRON

NOT TO SCALE



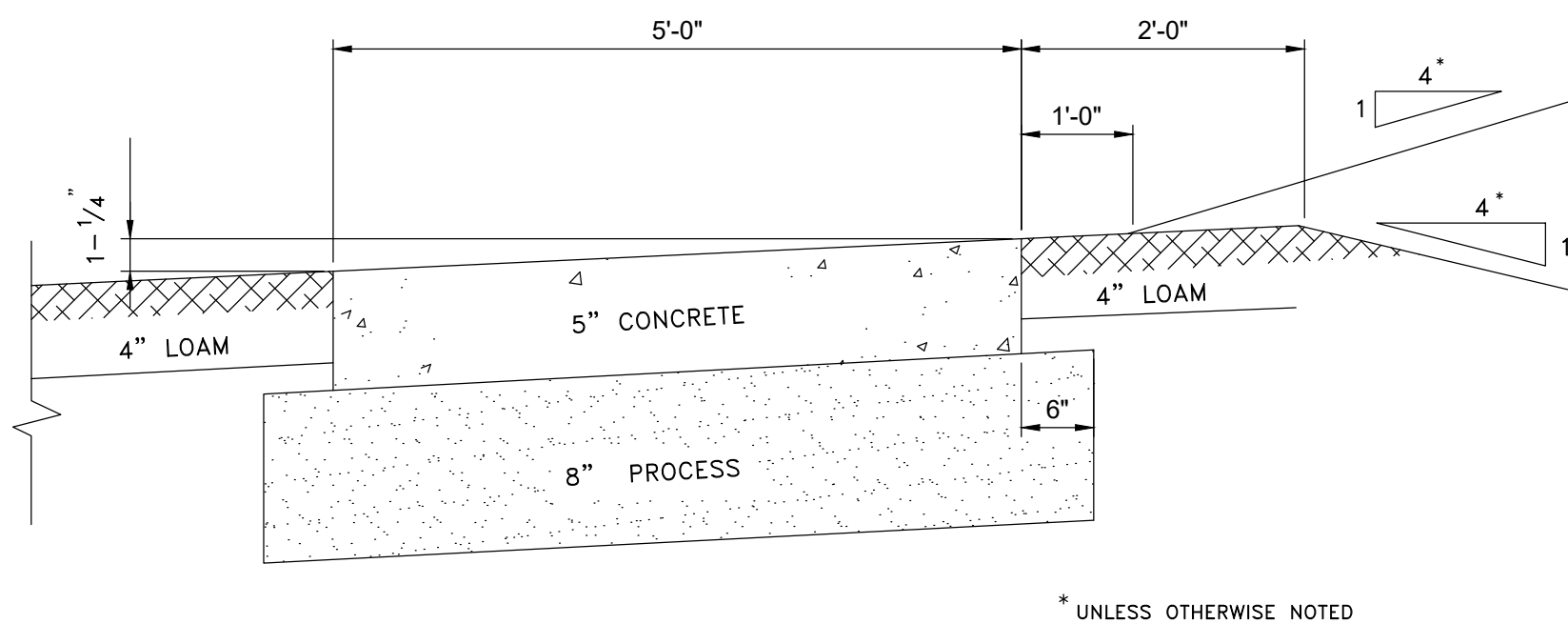
DRIVEWAY AND CONCRETE WALK IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL

INTEGRAL CONCRETE WALK AND CURB

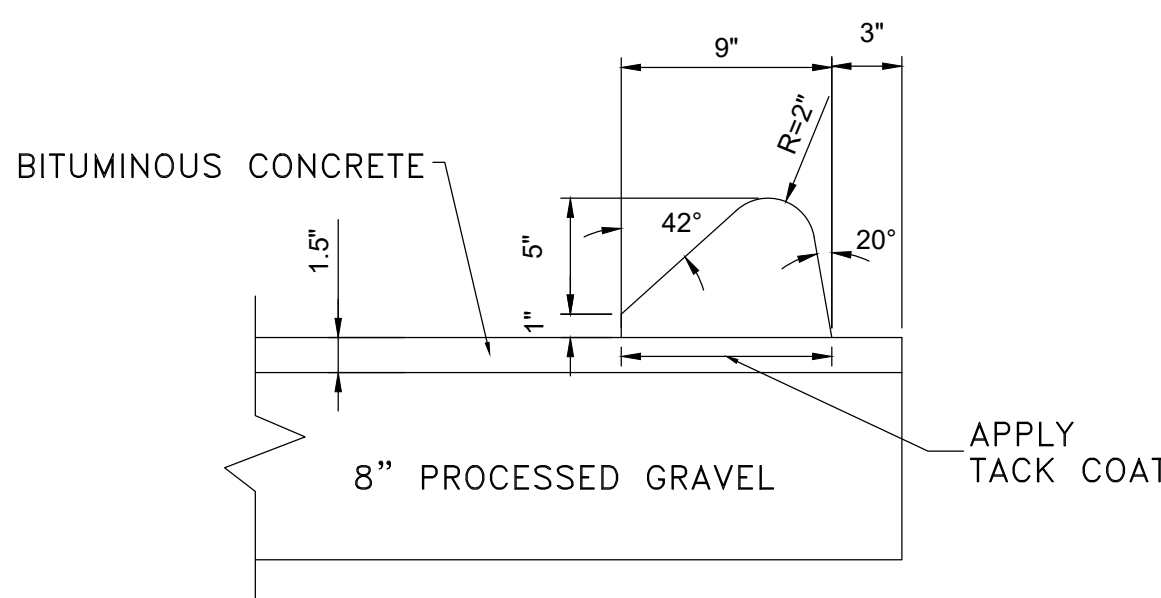
NOT TO SCALE



CONCRETE WALK IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL



BITUMINOUS CURB IN RIGHT-OF-WAY

NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCCELLI + ASSOCIATES

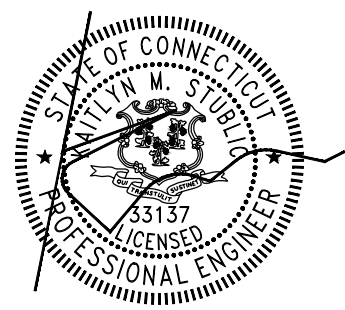
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

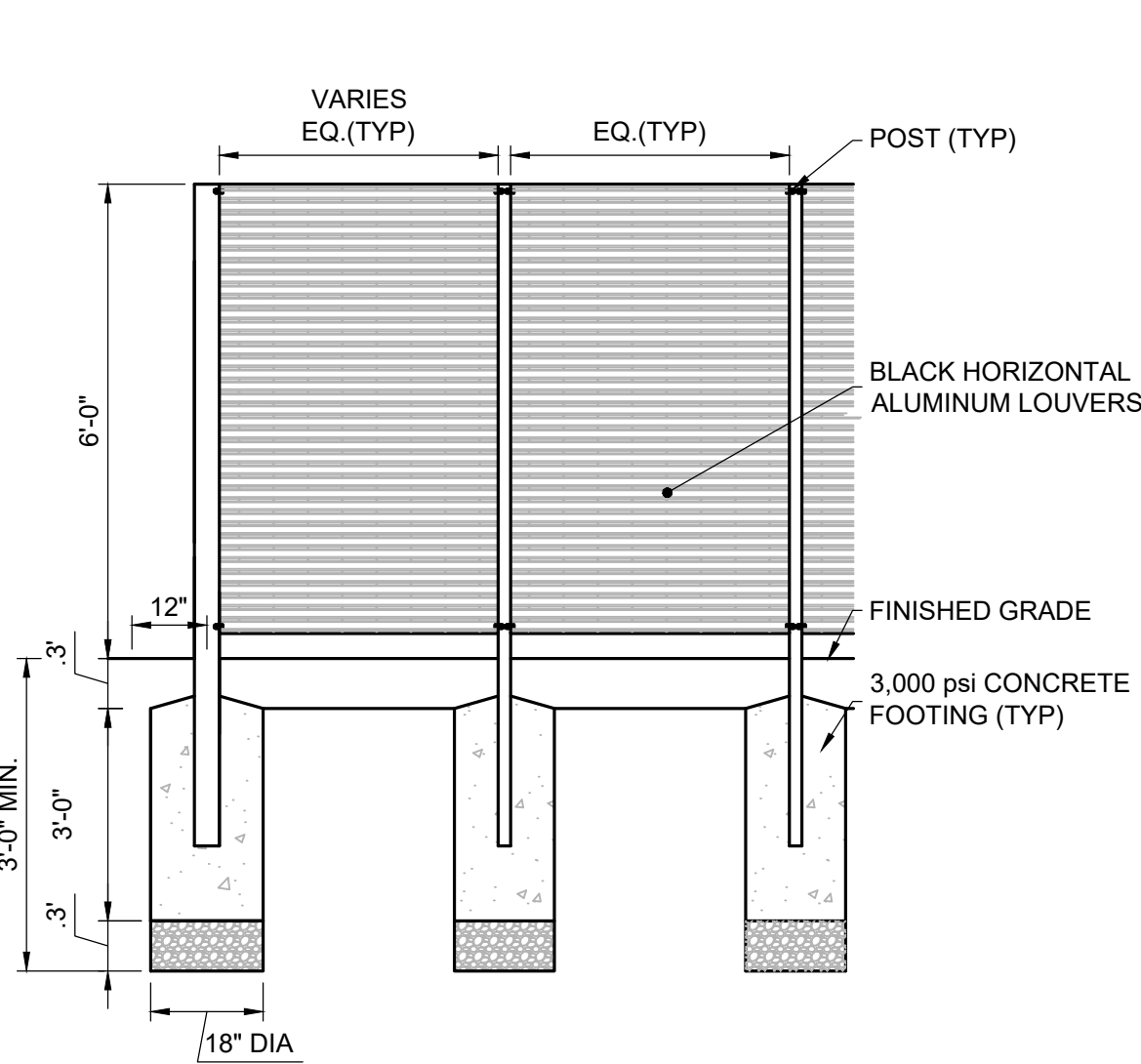
Drawn By:

KS

Project Number:
70895.00

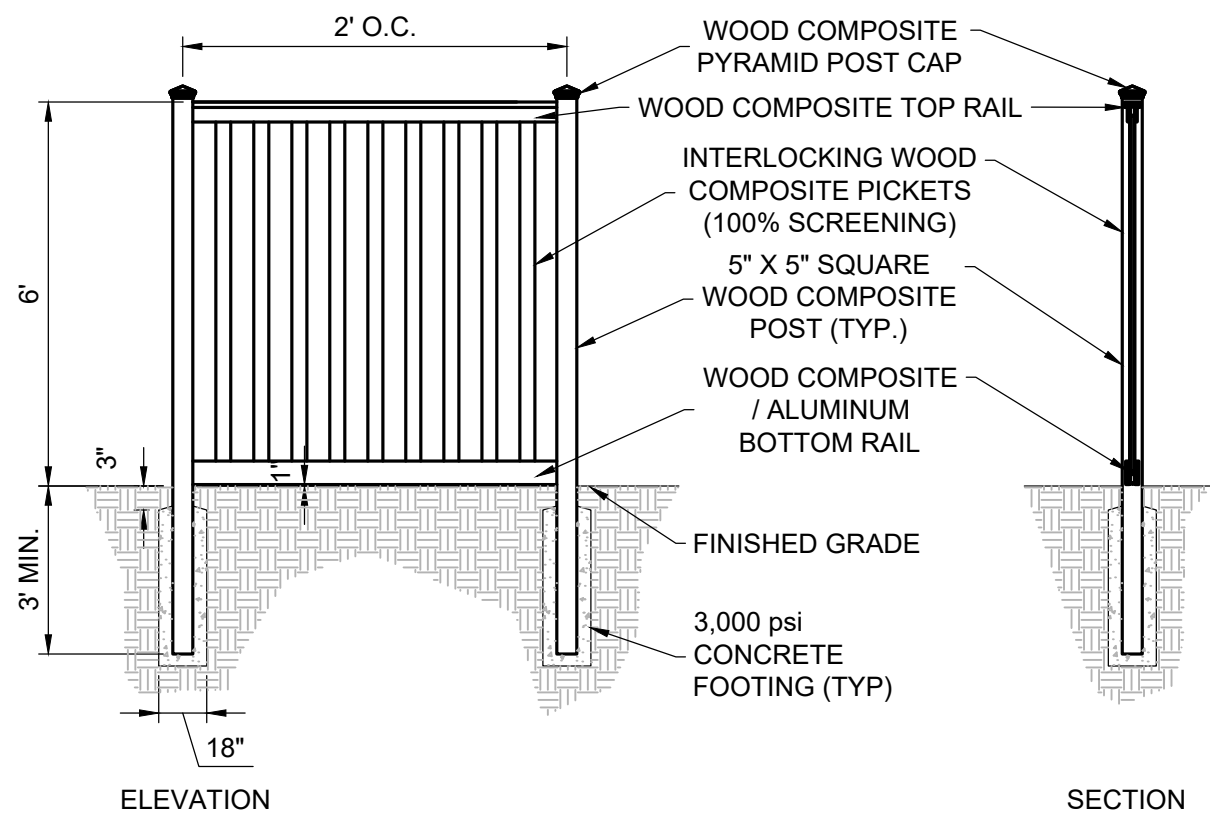
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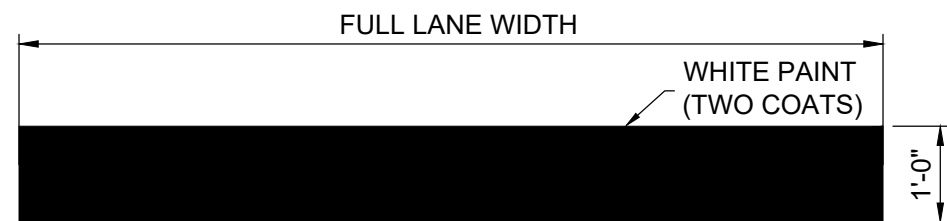
SCREEN FENCE AT GRILLS

NOT TO SCALE



SCREEN FENCE AT GENERATOR

NOT TO SCALE



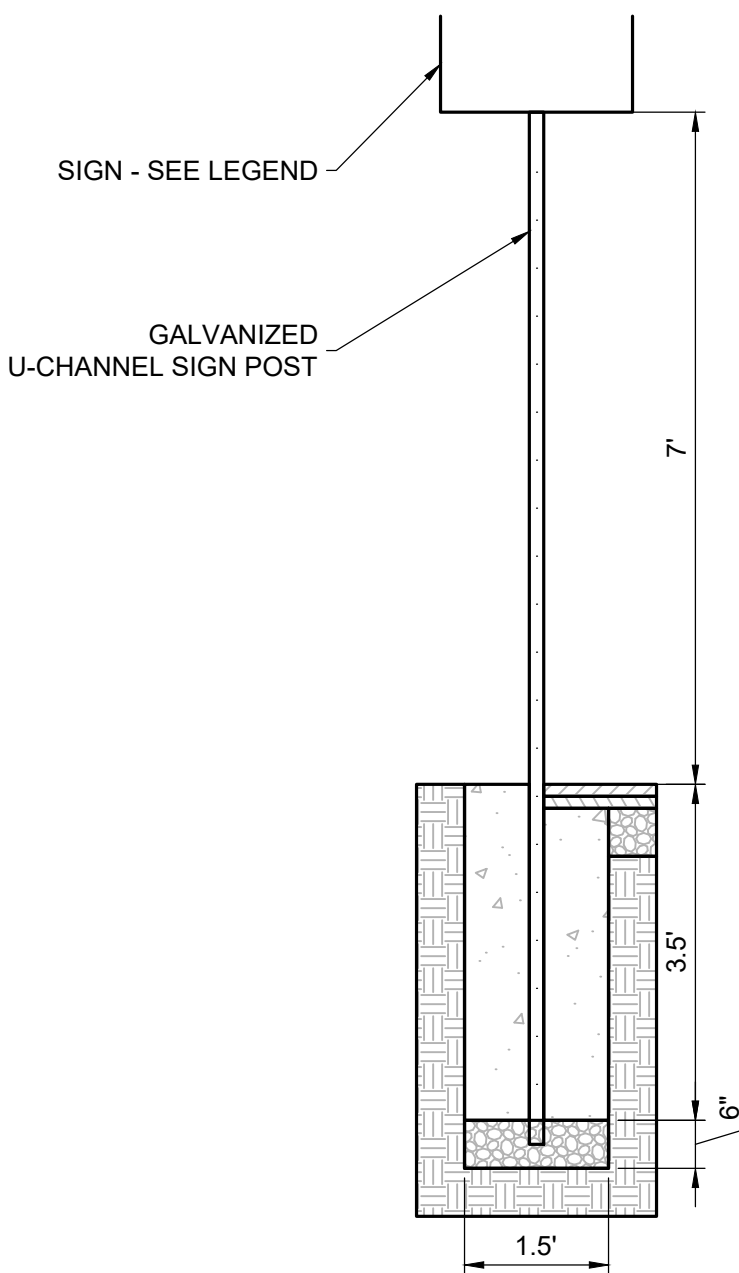
- NOTES:
- PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
 - STOP BAR TO BE INSTALLED 4 FT FROM BACK OF SIDEWALK OR CROSSWALK, AS APPLICABLE

STOP BAR

NOT TO SCALE

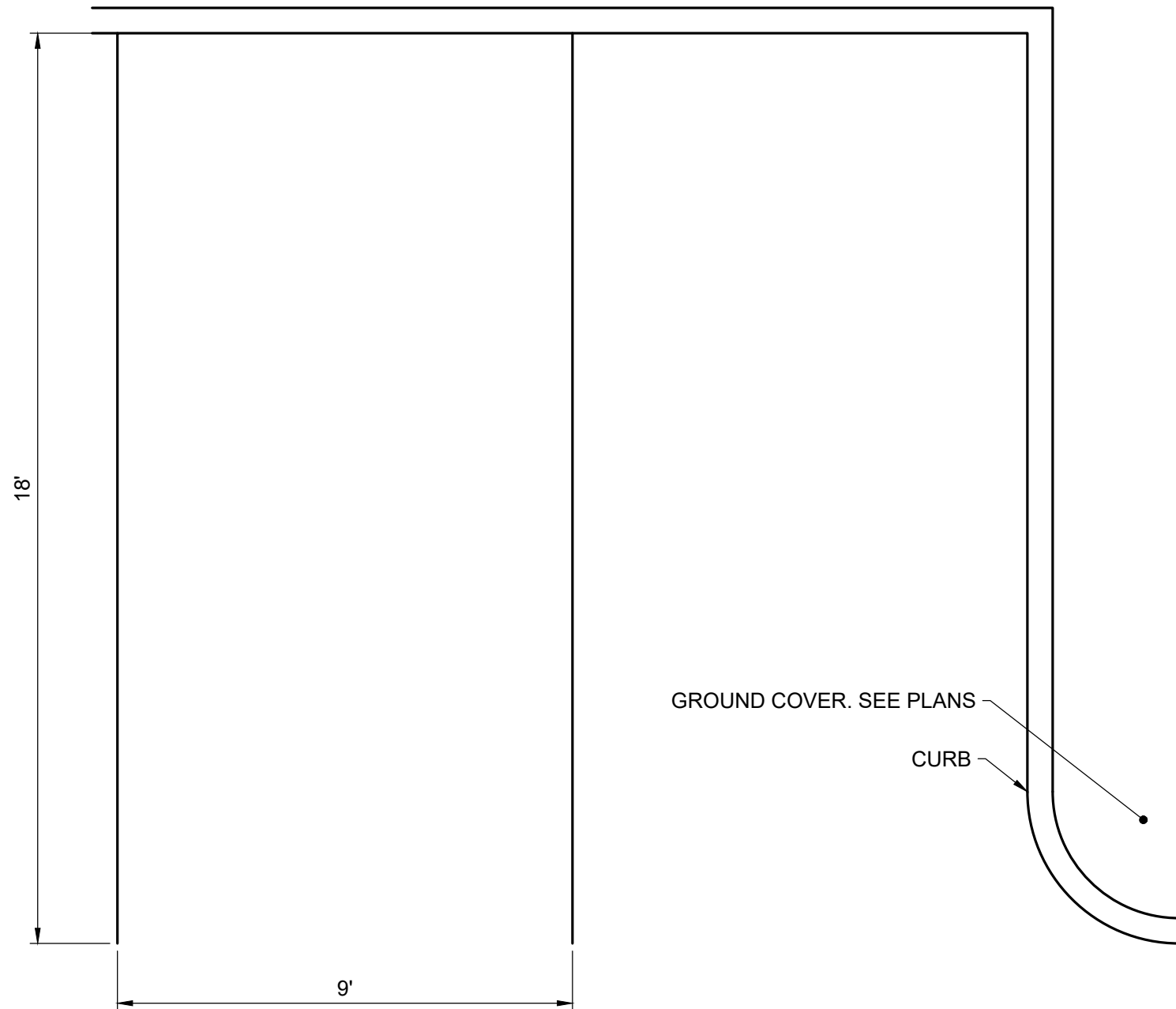
NOTES:

- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- ALL POSTS SHALL BE EMBEDDED 3'-6" MINIMUM BELOW GRADE.
- ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
- POSTS SHALL BE BREAKAWAY TYPE II TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
- SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
- BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
- ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.
- ADA PARKING SIGNAGE SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.



SITE SIGN

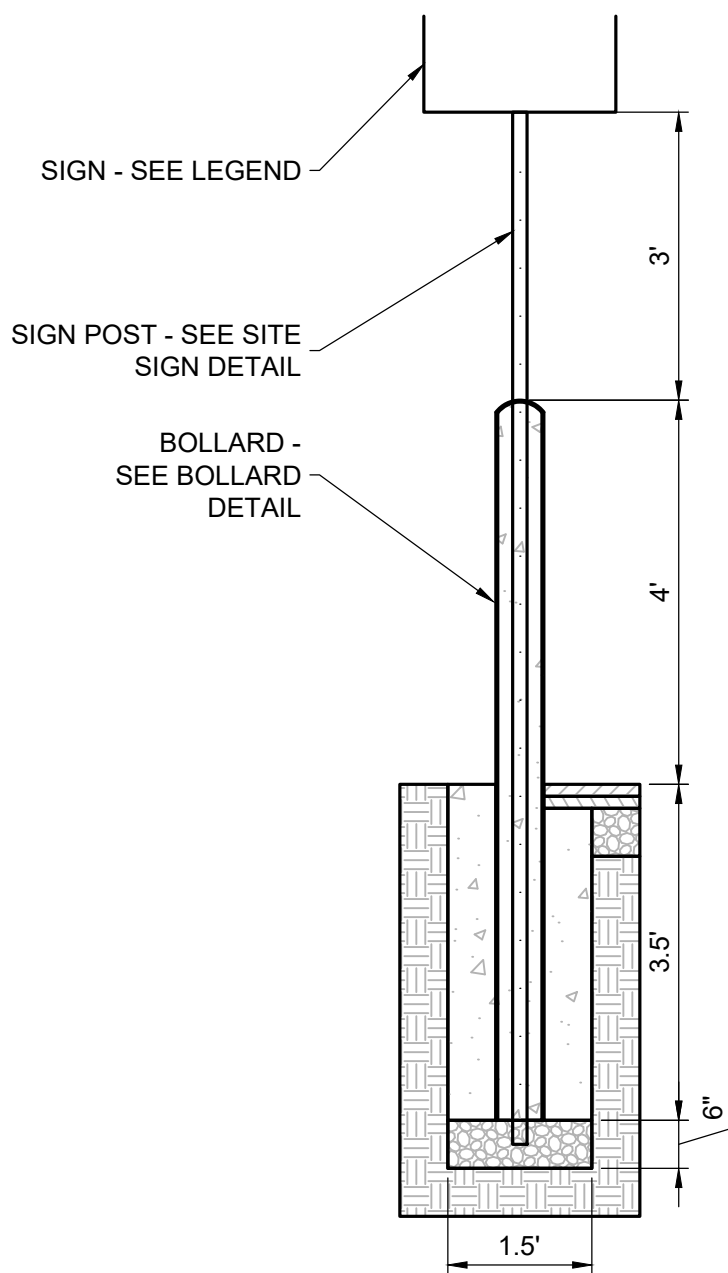
NOT TO SCALE



- NOTES:
- PAINT LINES TO BE 4" WIDE.
 - ALL PAINT SHALL BE TRAFFIC TYPE AND APPLIED IN 2 COATS. THE FIRST COAT SHALL BE APPLIED A MINIMUM OF 5 DAYS AFTER PLACING THE FINAL HARDSCAPE SURFACE. THE SECOND COAT SHALL BE APPLIED JUST PRIOR TO BUILDING OPENING.

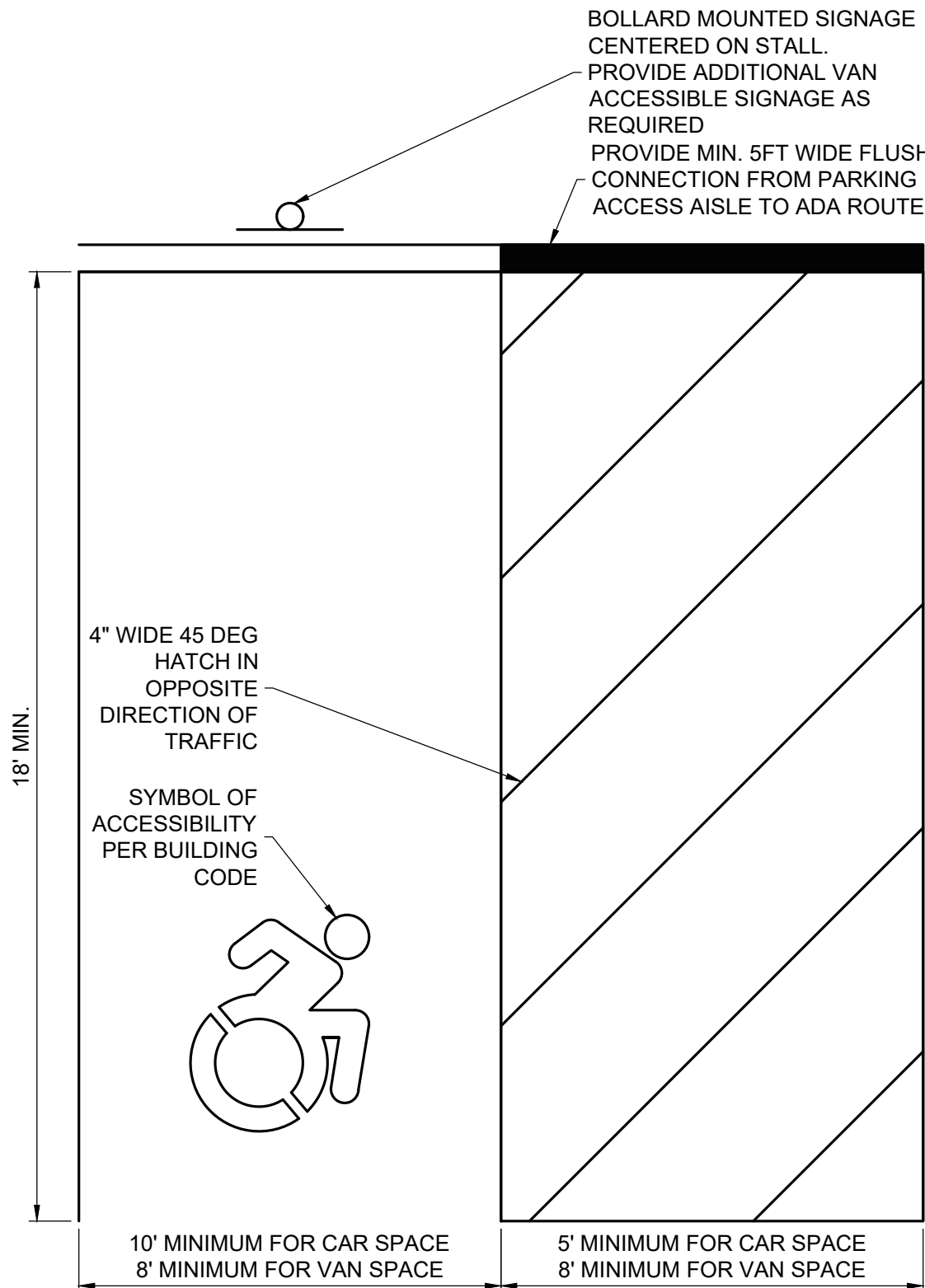
STANDARD PARKING STALL

NOT TO SCALE



BOLLARD MOUNTED SIGN

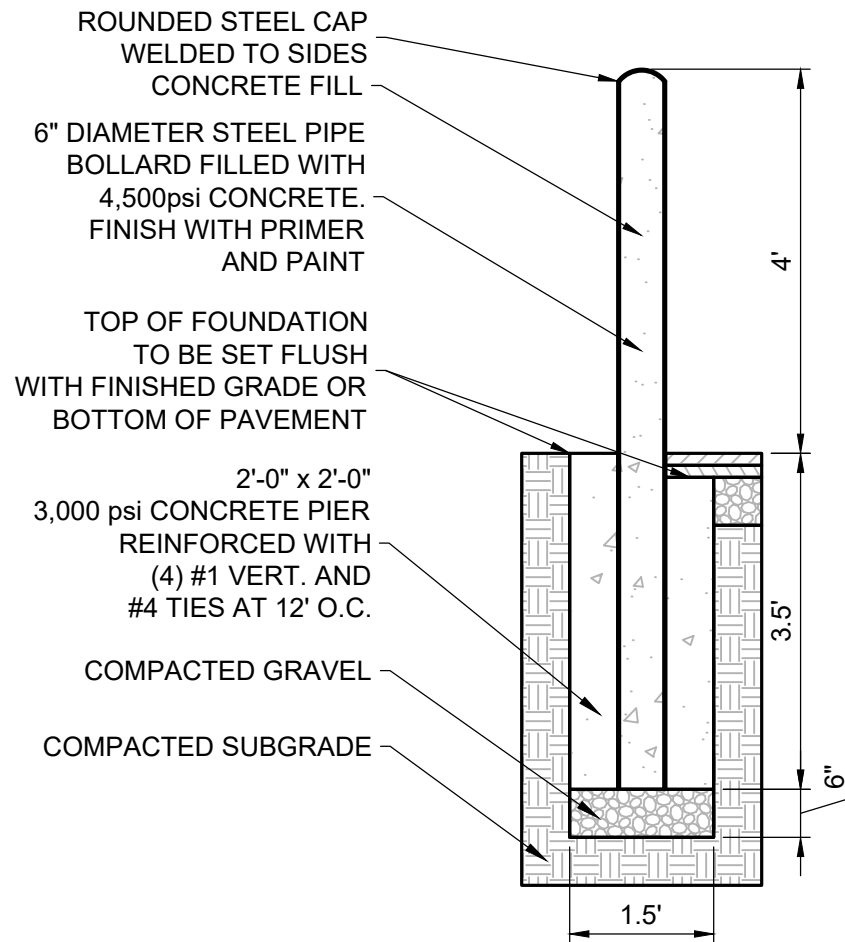
NOT TO SCALE



- NOTES:
- PAINT LINES TO BE 4" WIDE. SYMBOL TO BE AS INDICATED.
 - ALL PAINT SHALL BE TRAFFIC TYPE AND APPLIED IN 2 COATS. THE FIRST COAT SHALL BE APPLIED A MINIMUM OF 5 DAYS AFTER PLACING THE FINAL HARDSCAPE SURFACE. THE SECOND COAT SHALL BE APPLIED JUST PRIOR TO BUILDING OPENING.
 - SYMBOLS AND PARKING STALL DIMENSIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST VERSIONS OF THE AMERICAN DISABILITIES ACT, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND BUILDING CODE.
 - TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE EXCEPT IN ANGLED PARKING SPACES. ACCESSIBLE ANGLED PARKING SPACES MUST HAVE DESIGNATED ACCESS AISLES LOCATED ON THE PASSENGER SIDE.
 - VAN ACCESSIBLE SPACES MUST PROVIDE A MINIMUM 98" OF VERTICAL CLEARANCE.

ADA PARKING STALL

NOT TO SCALE



- NOTES:
- PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. COLOR SHALL BE PROVIDED OWNER/ARCHITECT

BOLLARD

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCELLI + ASSOCIATES

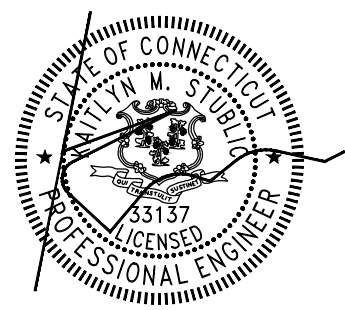
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

SITE DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

Drawn By:

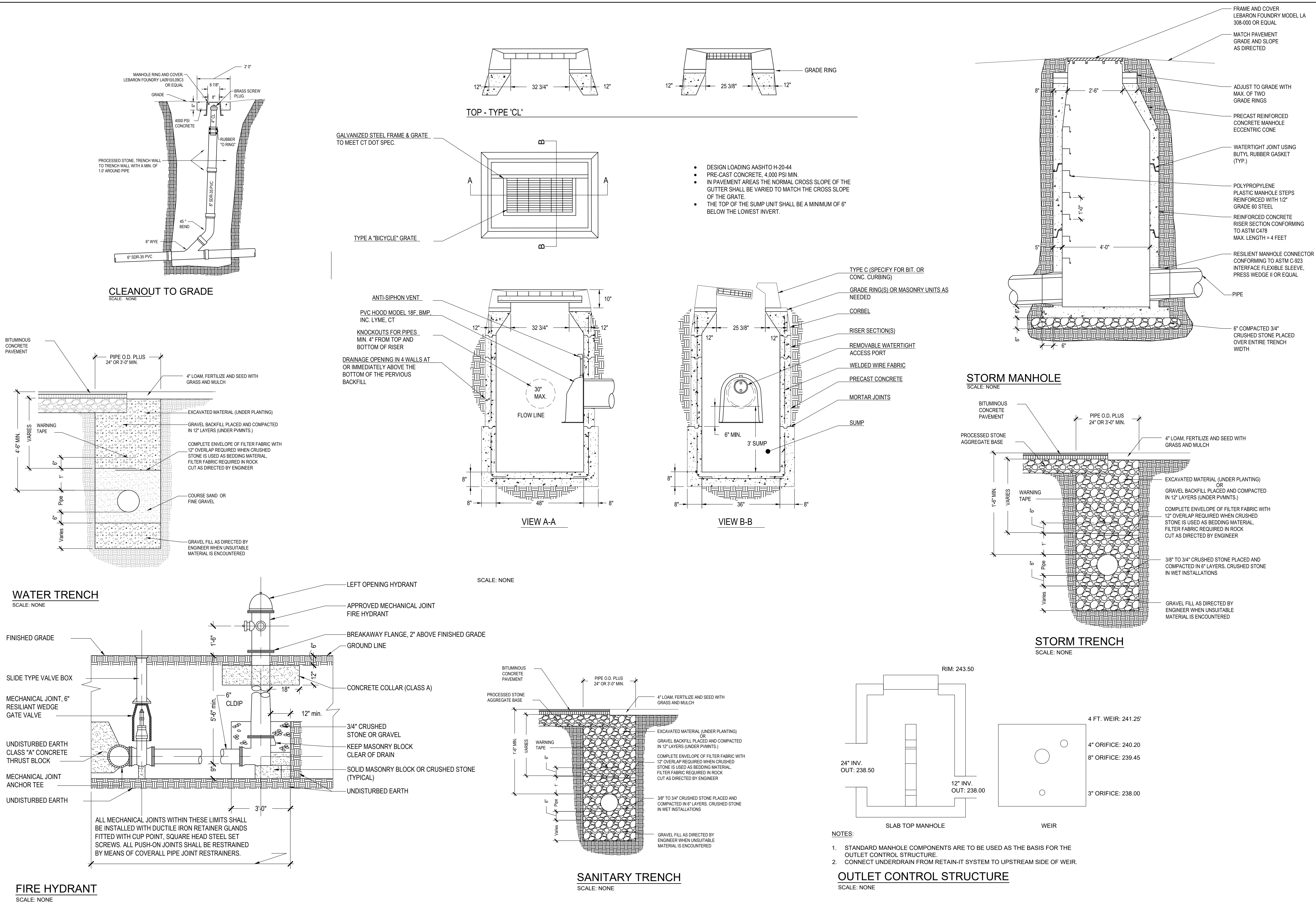
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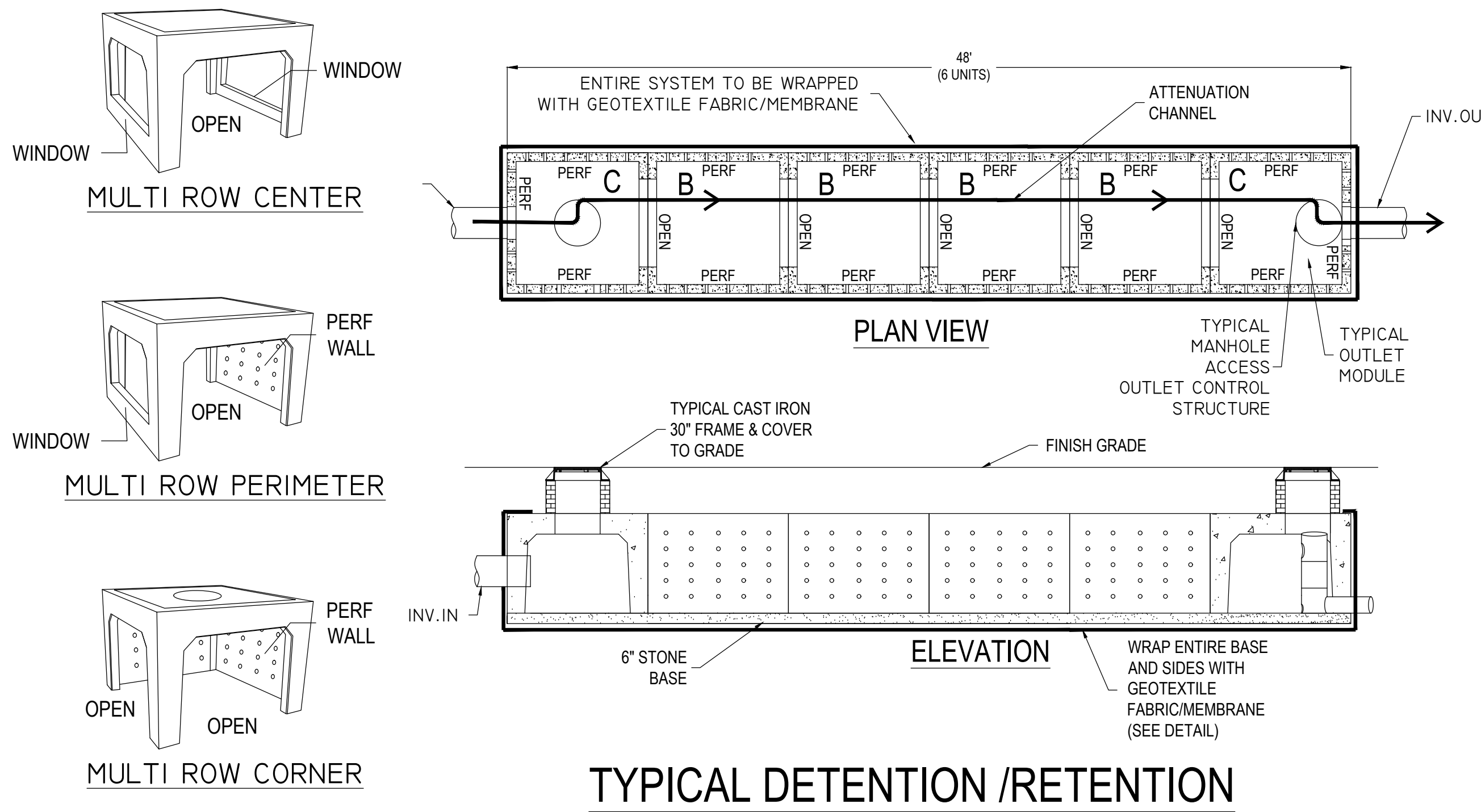
Project Number:

70895.00

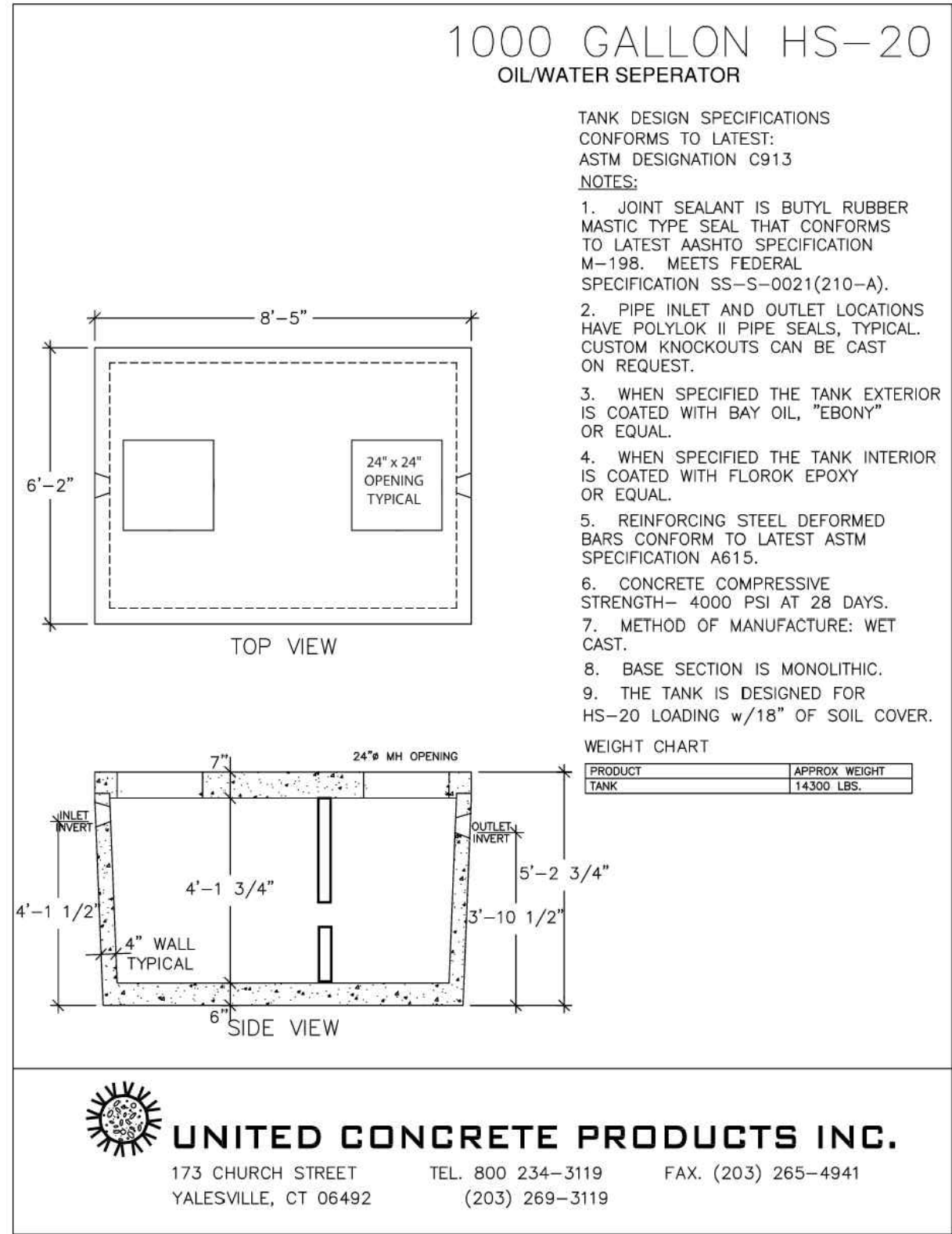
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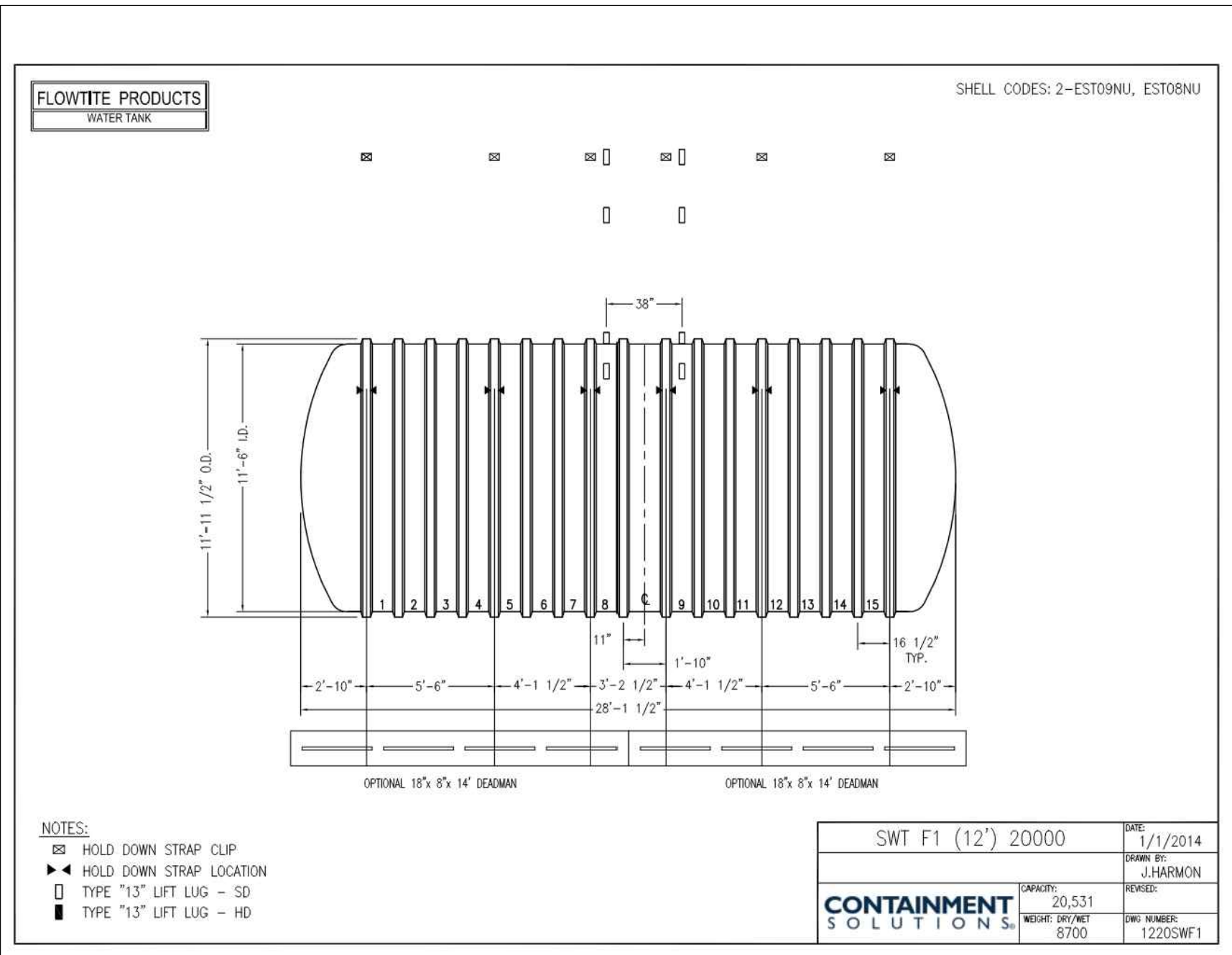




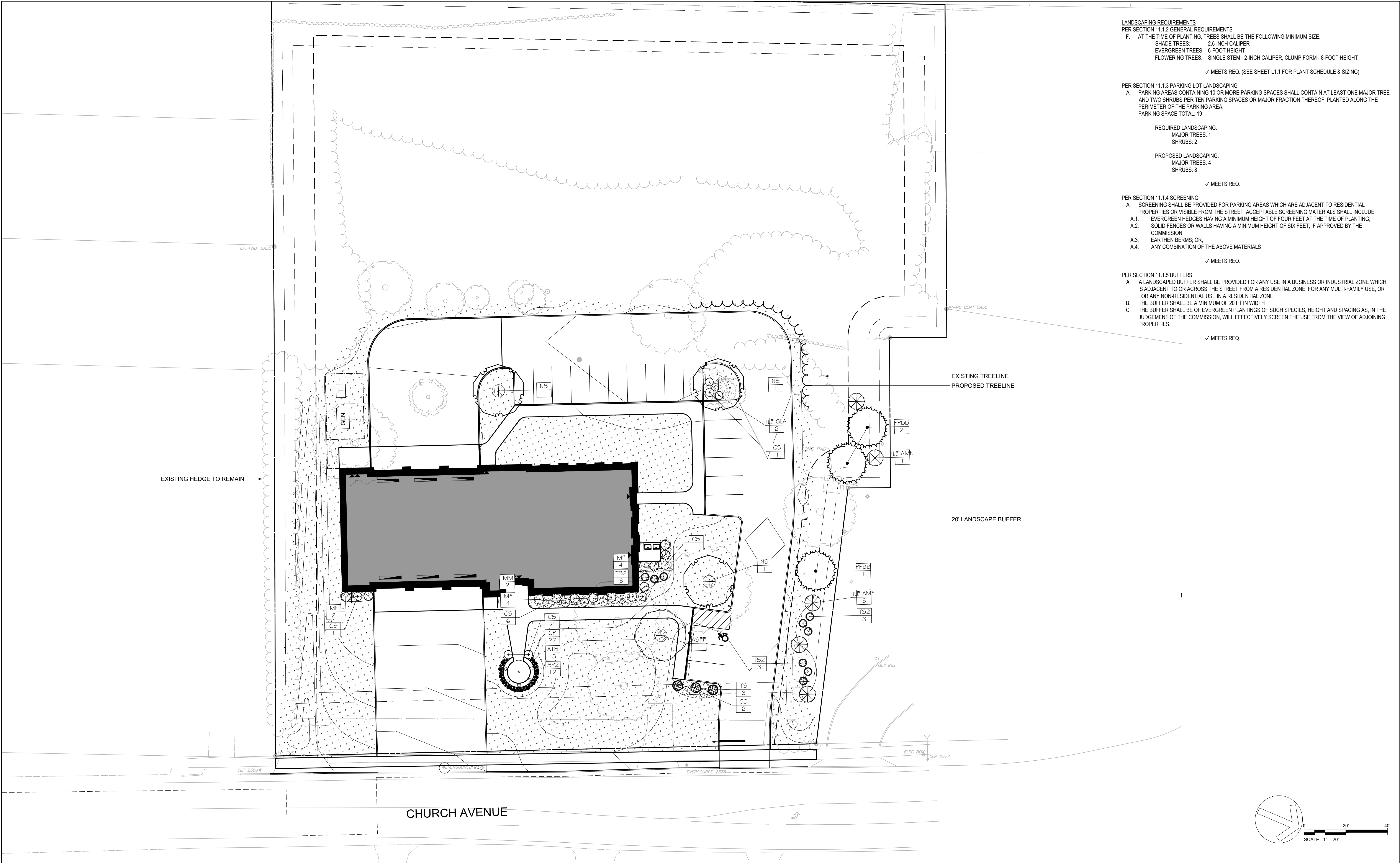
3 FT TALL RETAIN-IT STORMWATER CHAMBERS



OIL/WATER SEPERATOR



20,000 GALLON WATER STORAGE TANK



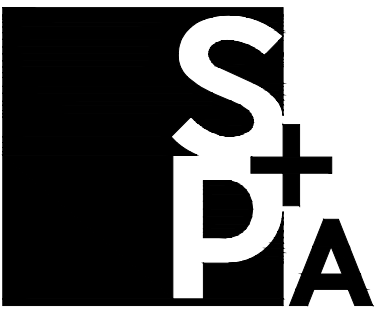
LANDSCAPING REQUIREMENTS
PER SECTION 11.1.2 GENERAL REQUIREMENTS
F. AT THE TIME OF PLANTING, TREES SHALL BE THE FOLLOWING MINIMUM SIZE:
SHADE TREES: 2.5-INCH CALIPER
EVERGREEN TREES: 6-FOOT HEIGHT
FLOWERING TREES: SINGLE STEM - 2-INCH CALIPER, CLUMP FORM - 8-FOOT HEIGHT
✓ MEETS REQ. (SEE SHEET L1.1 FOR PLANT SCHEDULE & SIZING)

PER SECTION 11.1.3 PARKING LOT LANDSCAPING
A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE MAJOR TREE AND TWO SHRUBS PER TEN PARKING SPACES OR MAJOR FRACTION THEREOF, PLANTED ALONG THE PERIMETER OF THE PARKING AREA.
PARKING SPACE TOTAL: 19
REQUIRED LANDSCAPING:
MAJOR TREES: 1
SHRUBS: 2
PROPOSED LANDSCAPING:
MAJOR TREES: 4
SHRUBS: 8
✓ MEETS REQ.

PER SECTION 11.1.4 SCREENING
A. SCREENING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
A.1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING;
A.2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
A.3. EARTHEN BERMS; OR
A.4. ANY COMBINATION OF THE ABOVE MATERIALS
✓ MEETS REQ.

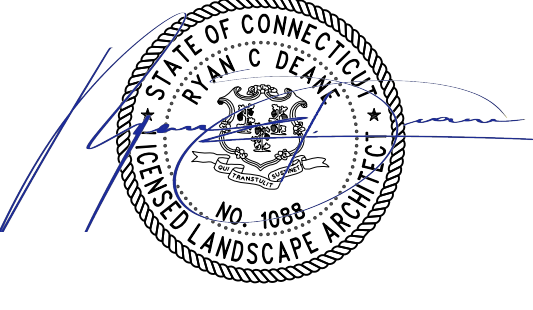
PER SECTION 11.1.5 BUFFERS
A. A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE
B. THE BUFFER SHALL BE A MINIMUM OF 20 FT IN WIDTH
C. THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGEMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
✓ MEETS REQ.

Project Title:
BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:	Description:	Date:	Revised By:



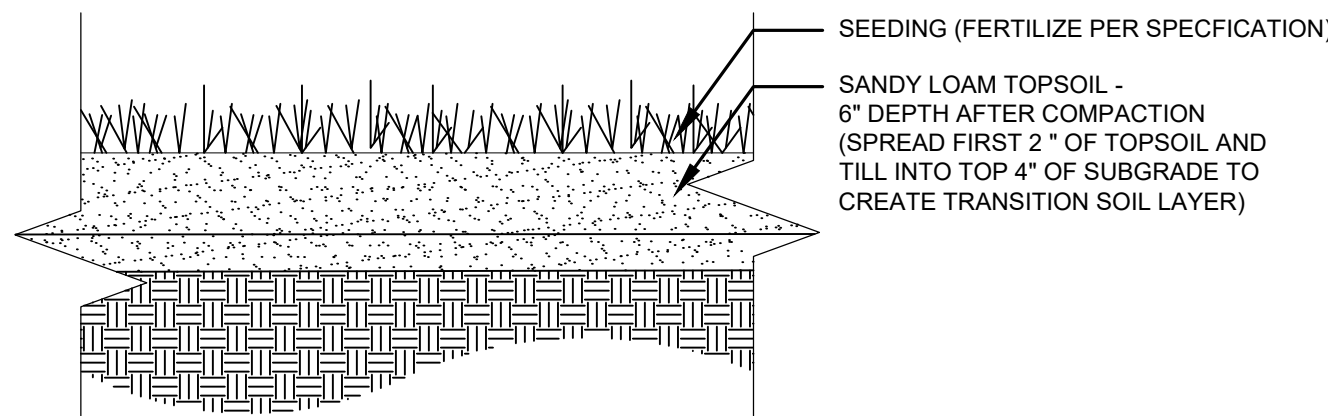
Drawing Title:
PLANTING PLAN

Date:
MARCH 28, 2024
Scale:
1" = 20'
Drawn By:
DEP
Project Number:
70895.00

Drawing Number:
L1.0

PLANT SCHEDULE

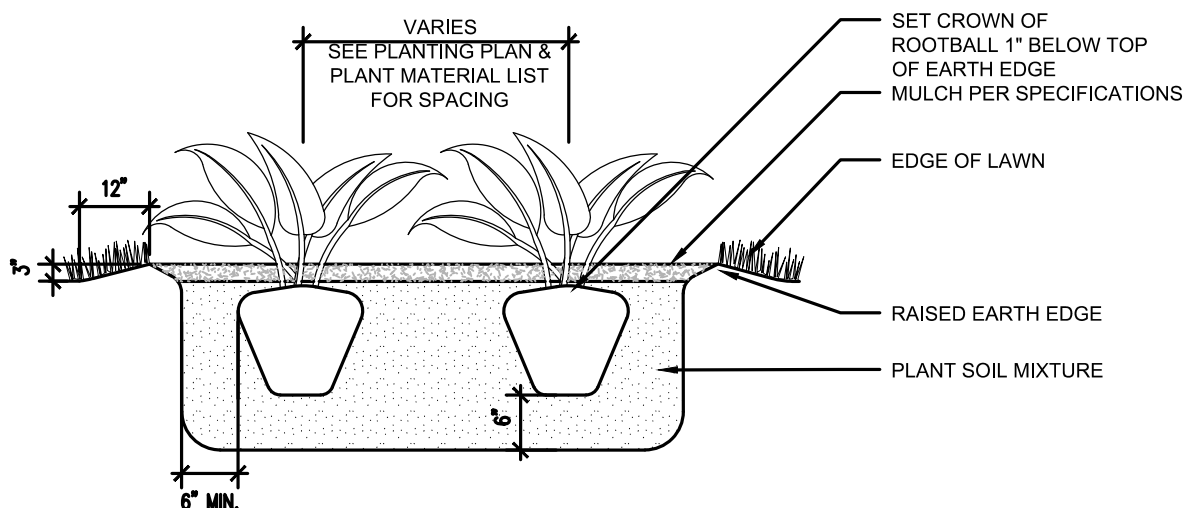
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
DECIDUOUS TREES							
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	8-10' HT.		1
	NS	NYSSA SYLVATICA / SOUR GUM	B & B	2.5"CAL	8-10' HT.		3
EVERGREEN TREES							
	PPBB	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	CONIFER	8-10' HT.		3
	TS2	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	CONIFER	6' MIN.		9
	TS	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	CONIFER	4-6' HT.		3
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD		QTY
ANNUAL S/PERENNIALS							
	ATB	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	#2 CONT.	9-12" HT.	9-12" SPR.		13
	CP	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1 CONT.	6-8" HT.	9-12" SPR.		27
	SP2	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / PURPLE DOME NEW ENGLAND ASTER	#2 CONT.	9-12" HT.	9-12" SPR.		12
DECIDUOUS SHRUBS							
	CS	CORNUS SERICEA / RED TWIG DOGWOOD	#5 CONT.	2-3' HT.	2-3' SPR.		13
EVERGREEN SHRUBS							
	ILE GLA	ILEX GLABRA / INKBERRY HOLLY	#5 CONT.	24-30" HT.	24-30" SPR.		2
	ILE AME	ILEX OPACA / AMERICAN HOLLY	#5 CONT.	2-4' HT.	2-3' SPR.		5
	IMM	ILEX X MESERVEAE 'CHINA BOY' TM / CHINA BOY HOLLY	#7 CONT.	3-4' HT.	30-36" SP.		2
	IMF	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	#7 CONT.	3-4' HT.	30-36" SP.		11
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	
GROUND COVERS							
	TH	TURF SEED MIX	SEED				



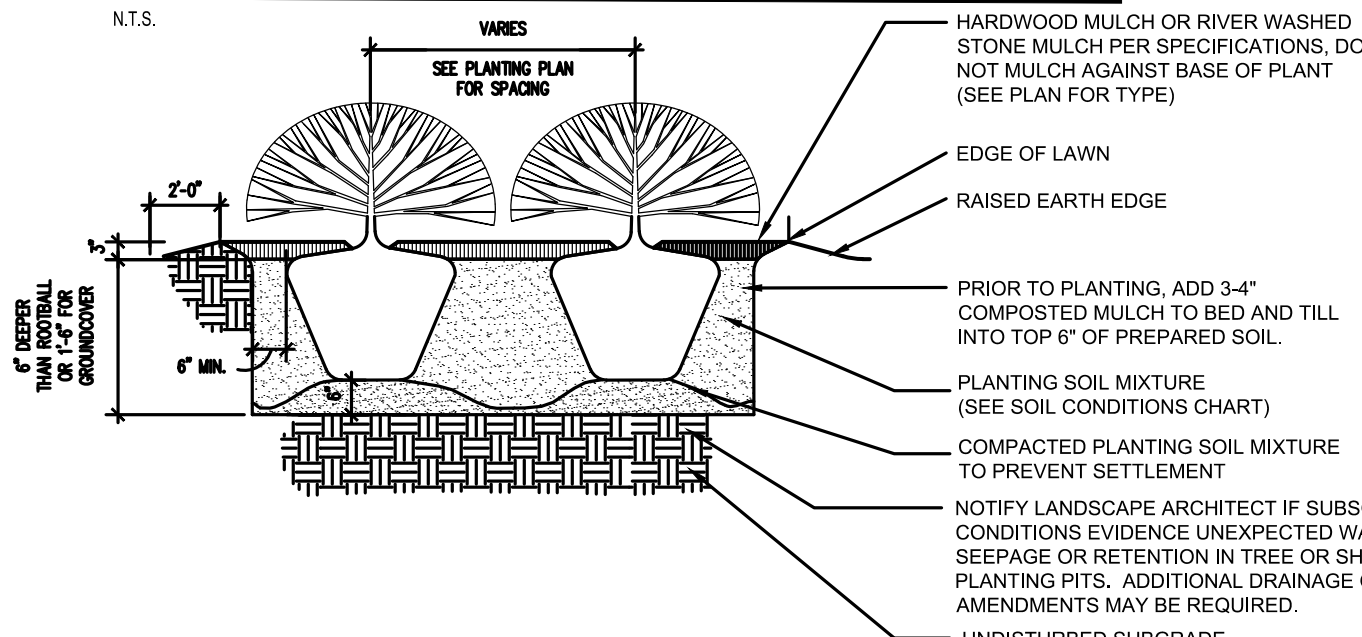
- LAWN SEED MIX:
 - 1.1. LESCO INC. FREEDOM SEED MIXTURE
 - 1.1.1. 35% NOTABLE PERENNIAL RYEGRASS
 - 1.1.2. 35% GREENVILLE PERENNIAL RYEGRASS
 - 1.1.3. 20% FIREFOX CREEPING RED FESCUE
 - 1.1.4. 10% SHAMROCK KENTUCKY BLUEGRASS (SUBMIT SEED MIX FOR APPROVAL)
- LAWN SEED QUALITY:
 - 2.1. WEED SEED: MAX. 0.50%, NO NOXIOUS WEED SEED
 - 2.2. PURITY: MIN. 97% PURE
 - 2.3. CROP: MAX. 0.50%
 - 2.4. GERMINATION RT: MIN. 80%
- TOPSOIL:
 - 3.1. TOPSOIL SHALL BE PER ASTM D 5268 WITH A PH RANGE OF 6 - 8, MINIMUM 6% ORGANIC MATERIAL CONTENT, FREE OF STONES 3" OR LARGER AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH AND FREE OF FOREIGN MATERIAL SUCH AS BROKEN GLASS, TRASH, ROOTS, ETC.
- OTHER NOTES:
 - 4.1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND WATERING OF GRASS UNTIL FINAL ACCEPTANCE.

LAWN

N.T.S.



PERENNIAL PLANTING (CONTINUOUS PLANTING BED)

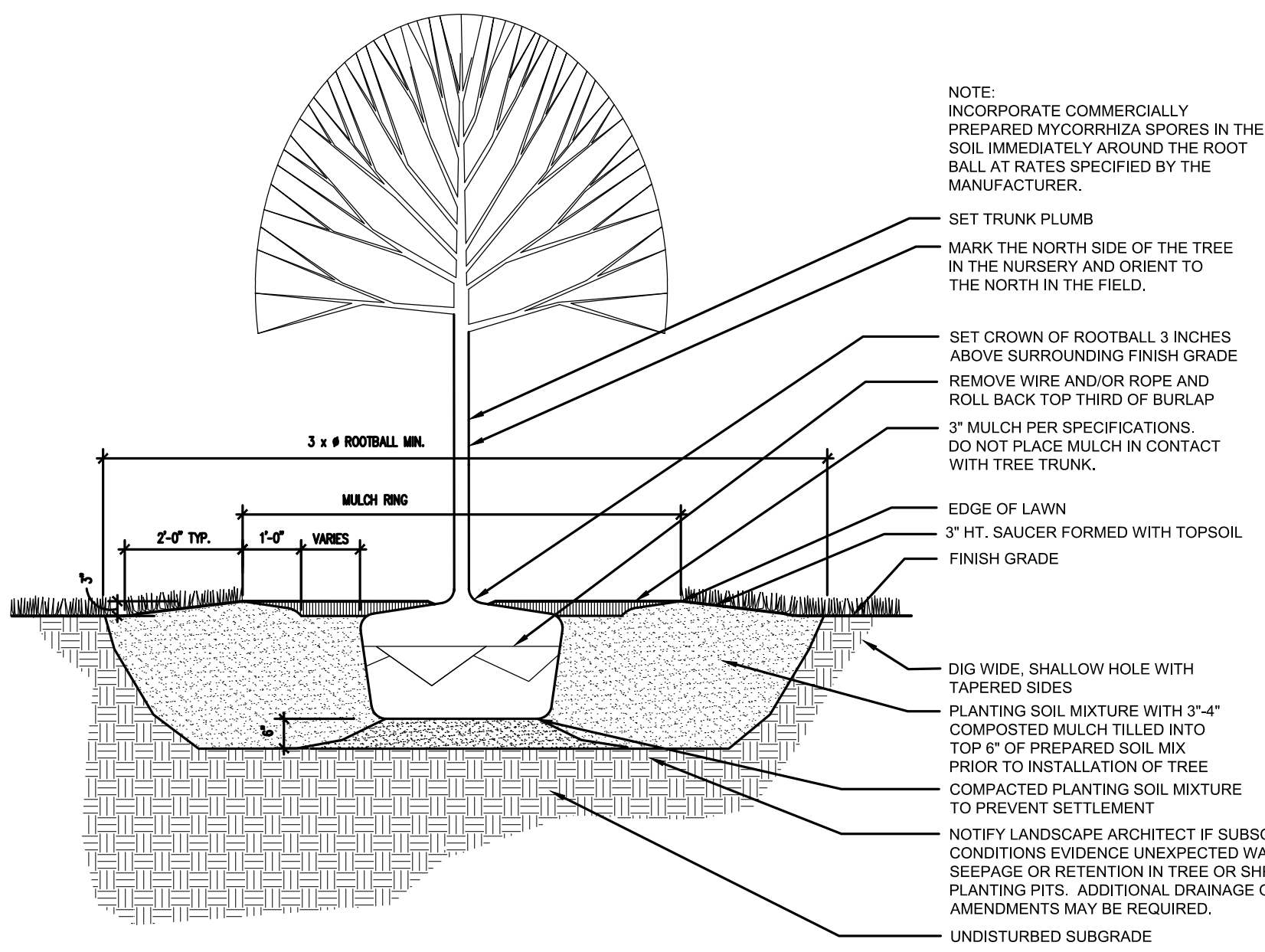


NOTES:

1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
2. FOR S&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE, DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.

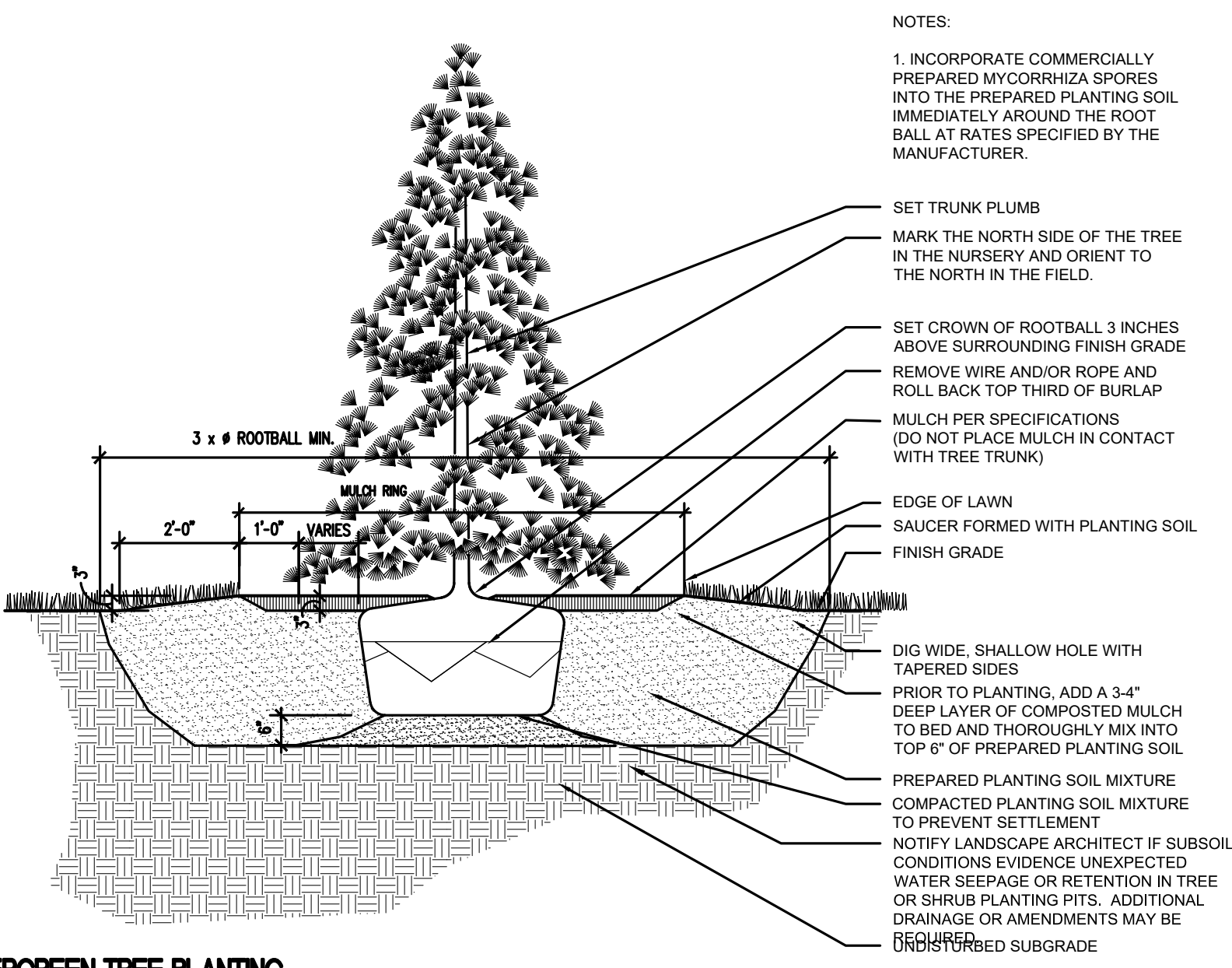
SHRUB PLANTING BED

N.T.S.



DECIDUOUS TREE PLANTING

1/2" = 1'-0"



EVERGREEN TREE PLANTING

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCELLI + ASSOCIATES

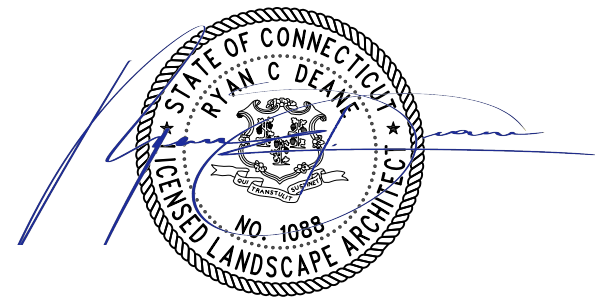
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:

Description:

Date:

Revised By:



Drawing Title:

PLANTING DETAILS

Date:

MARCH 28, 2024

Scale:

AS NOTED

Drawn By:

DEP

Project Number:

70895.00

Drawing Number:

L1.1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcFts_1	Illuminance	Fc	0.53	4.9	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	2.42	5.9	0.7	3.46	8.43
Walkway_1	Illuminance	Fc	0.64	1.5	0.3	2.13	5.00
Walkway_2	Illuminance	Fc	1.90	4.9	0.5	3.80	9.80

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag
	2	SL-2BC	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-2-UNV-xx-xx-BC	Mounted to Pole 14ft AFG
	7	SL-4F	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-4F-UNV-xx-xx	Mounted to Pole 20ft AFG
	3	SL-5QW	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-5QW-UNV-xx-xx	Mounted to Pole 14ft AFG

BEACON
design performance technology

VIPER Area/Site
VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NX Lighting Controls*, LightGRID+ and 7-pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant die-cast aluminum housing with 3000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (66, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-edges, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

WARRANTY

- 5 year warranty

WARRANTY

- 5 year warranty

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MICROSTRIKE **STRIKE**

SIZE 1: 14" W x 14" H
SIZE 2: 20" W x 20" H
SIZE 3: 24" W x 24" H
SIZE 4: 30" W x 30" H

2" MAX AT LAWN AREAS

1-6" 1/2" CHAMFER

2-0"

AS REQUIRED BY DESIGN 3'-6" MIN.

ADJACENT CONCRETE WALK 2" MIN. FROM CORNER OF BASE COVER LIGHT POLE (COLOR AS INDICATED ON METAL FINISH SCHEDULE)

GROUND CLAMP AND #10 GROUND TO POLE

BASE COVER (COVER TO MATCH POLE)

CONCRETE WALK TO MEET TOP OF LIGHT POLE FOOTING FLUSH

9 TURNS OF #9 GALVANIZED WIRE

ANCHOR BOLTS AND SPACING PER MANUFACTURERS DIRECTIONS (SEE ELECTRICAL DWGS.)

GROUNDING ROD

ROUND REINFORCED CONCRETE FOOTING AS REQUIRED BY DESIGN

COMPACTED SUBGRADE

DIA. AS REQUIRED BY DESIGN

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 15 G rated for ANSI C136.31 high vibration applications
- Future is IP65 rated
- Meets IAW recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 22.225-9 and Trade Agreements Act (FAR 22.225-1)). See Buy American Act Solutions (link to <https://www.currentlighting.com/resources/american-solutions>)

WARRANTY

- 5 year warranty

Current

currentlighting.com/beacon

Page 1 of 16

Rev 10/15/23

BEA_VIPERSPEC_R08



Project Title:

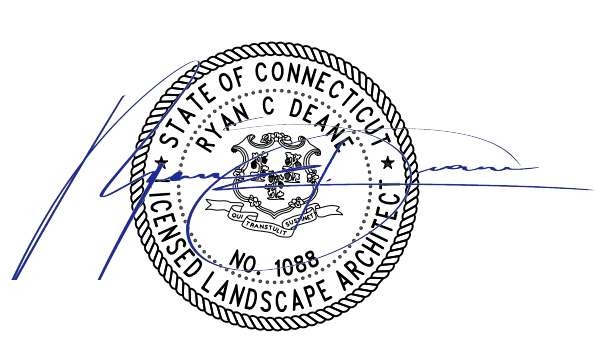
BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010

SILVER PETRUCELLI + ASSOCIATES

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Revision:	Description:	Date:	Revised By:

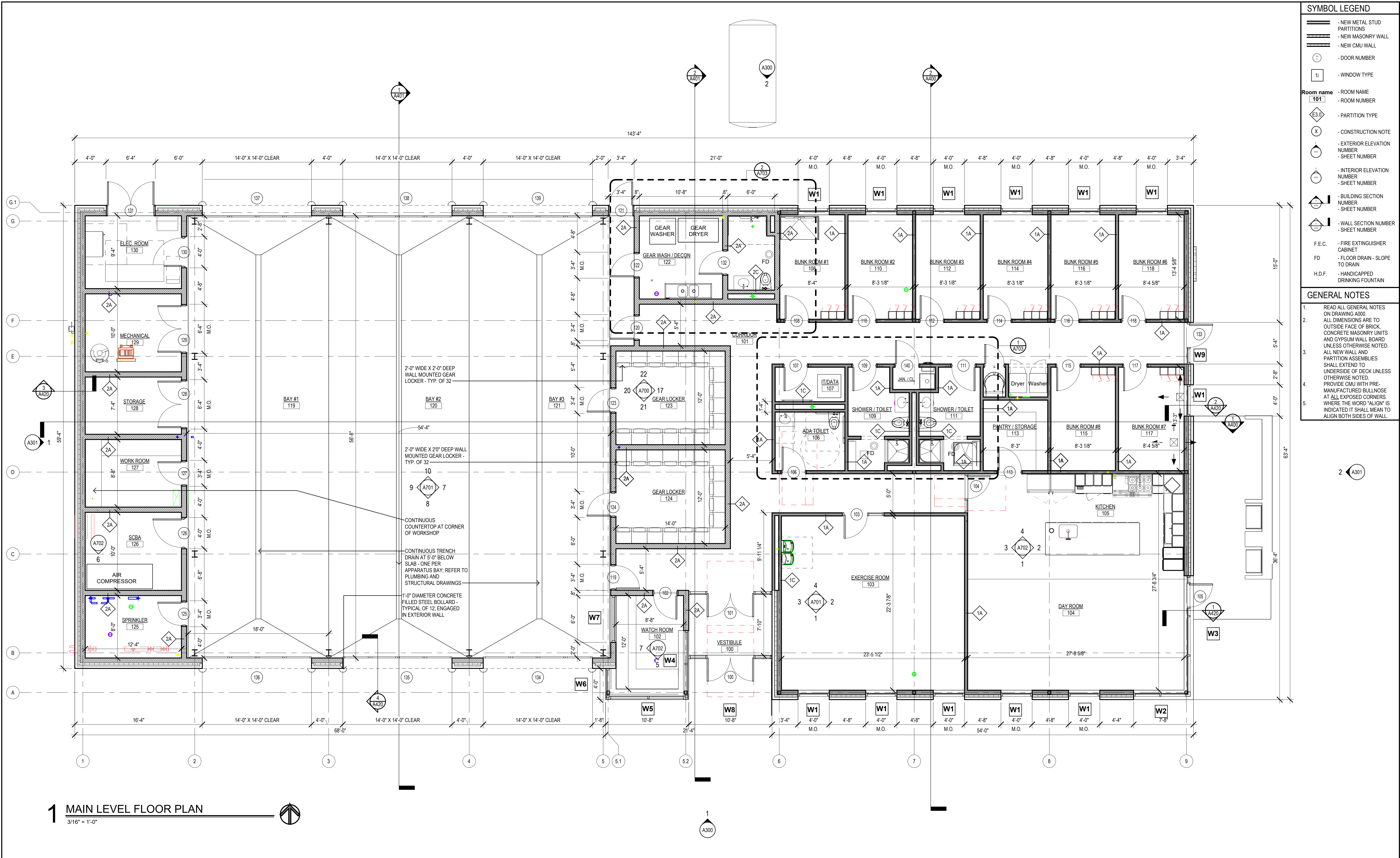


Drawing Title:

PHOTOMETRICS PLAN AND LIGHTING DETAILS

Date: MARCH 28, 2024
Scale: 1" = 20'
Drawn By: DEP
Project Number: 70895.00

Drawing Number: **L2.0**



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16, CHURCH AVENUE

BRISTOL, CT 06010

SILVER PETRUCELLI + ASSOCIATES

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A

3190 WHITNEY AVENUE

311 STATE STREET

203 230 9007

HAMDEN CT 06518

NEW LONDON CT 06320

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Revision:

Description:

Date:

Revised By:

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Drawing Title:

FIRST FLOOR PLAN

Date:

3/27/2024

Scale:

As indicated

Drawn By:

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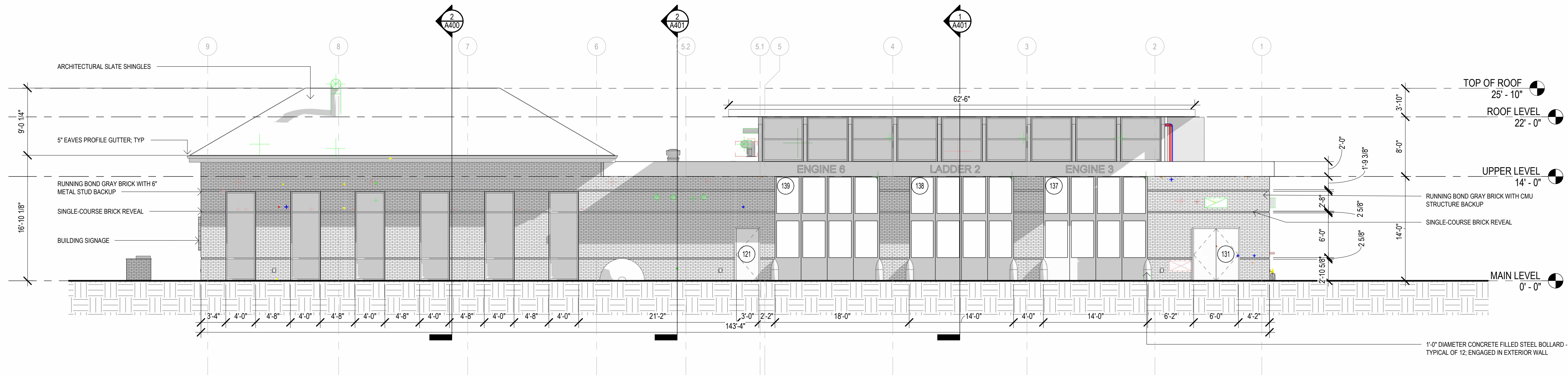
Project Number:

23.017

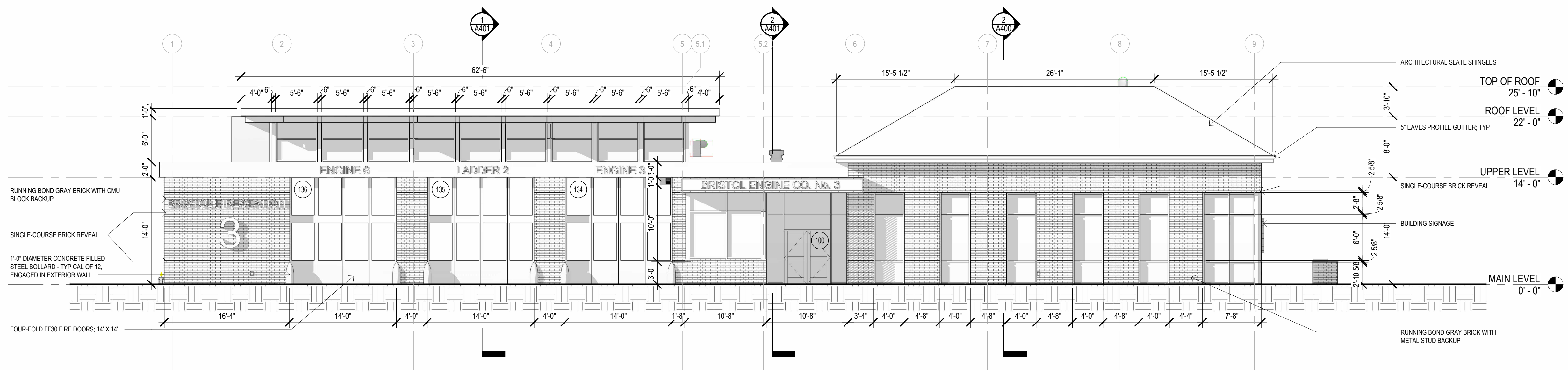
Drawing Number:

A110

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2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

Project Title:

BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



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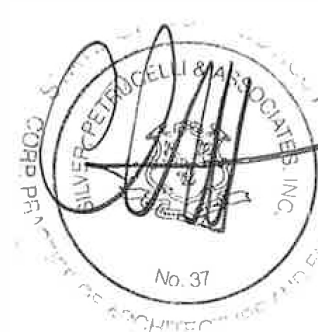
3190 WHITNEY AVENUE HAMDEN CT 06518
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Revision:

Description:

Date:

Revised By:



Drawing Title:

EXTERIOR ELEVATIONS

Date:

3/27/2024

Scale:

1/8" = 1'-0"

Drawn By:

Author:

Project Number:

23.017

Drawing Number:

A300



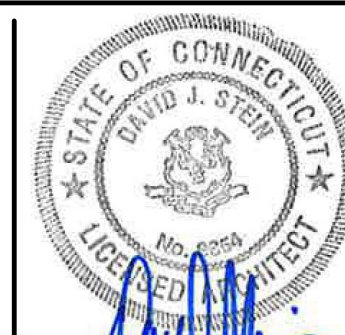
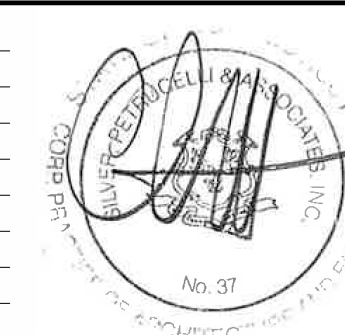
BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16, CHURCH AVENUE
BRISTOL, CT 06010



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Revision:	Description:	Date:	Revised By:
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Drawing Title:

EXTERIOR ELEVATIONS

Date: _____

3/27/2024

Scale:

$$1/8'' = 1'-0''$$

Drawn By:

Author

Project Number:

Drawing Number:

A301

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

For Office Use Only	
APPLICATION NO.	<u>2489</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) Article II Section 4.3.22 of the Bristol Zoning Regulations for the following
Special Permit use: Senior Housing

Address or Location of the Property: 560, 594, & 644 Redstone Hill Road
Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1,9B-2, 11, 11-2, 11-3 & 10-B-1
Zone of the Property: R-15 & R-10 Size of the Property (in acres or square feet): 11.23 Acres
Reason for the Special Permit: Senior Housing

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit housing for the elderly and Site Plan Application #2435.

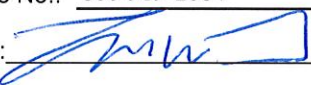
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts.com

Signature:  Signature – (Printed/Typed) Timothy W. Furey duly authorized

CHECK ONE: ☒ owner ☐ other (specify): _____

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

BZC – 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq

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

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: 560, 594, & 644 Redstone Hill Road

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Cole Civil & Survey

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

Telephone No.: 860-712-3967 E-Mail: bryanp@colecivil.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	<u>2490</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

_____ Senior Housing _____, a [] permitted use ☒ Special Permit use
under Section(s) _____ Article II Section 4.3.22 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ 560, 594, & 644 Redstone Hill Road _____

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1, 9B-2, 11, 11-2, 11-3 & 10 B-1

Zone of the Property: R-10 & R-15 Size of the Property (in acres or square feet): 11.23 Acres

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

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit for Elderly Housing and Site Plan Application #2435.

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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2490

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq.

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

Telephone No.: 860-589-43433 E-Mail: tfurey@fureydonovan.com



Inland Wetlands and Watercourses Agency | 860.584.6225

April 5, 2024

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

Dear Chairman White,

RE: Referral of Zoning Applications #2489 & 2490
560, 594 & 644 Redstone Hill Road – Map 1, Lots B-1, 9B-2, 11, 11-2, 11-3, and 10B-1

At the April 1, 2024 Inland Wetlands and Watercourses Agency (IWWA) meeting, the Agency determined that the above referenced applications do not require any permits from the IWWA since the proposed development does not indicate any disturbance of the inland wetlands or the 100' upland review area.

Sincerely,

A handwritten signature in black ink that reads 'Zachary Fisk'.

Zachary Fisk
Chairman

City of Bristol

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

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Laurel Meadows

General Information

Project Name: Laurel Meadows Adult Community Project Location: Redstone Hill Road Zone: R-15 / R-10 Project Type: Senior Housing Date Submitted: February 29, 2024 Variances Required: No Wetlands Approval Required: No Special Permit Required: Yes Site Plan Approval Required: Yes	Developer: Laurel Meadows, LLC Site Engineer: COLE civil + survey Architectural Design: Laurel Meadows, LLC & Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC & Cole Civil + Survey Lighting Design: Cole Civil + Survey Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 84 residential Senior Housing units on a site located on Redstone Hill Road. At present, the site consists of six parcels with three single family homes. Two of the single family homes will be preserved and segregated on two independent lots at the far north east corner of the property and the far north west corner of the property. A blighted home in the center of the property will be removed. The remaining properties will be merged into one with a total project area of 11.23 acres.

The project is proposed as Senior Housing under Article II Section 4.3.22 with a density of 8.4 Units per acre. After the lot line revisions the total site area is 489,264 square feet. The wetlands on the property encompasses 55,334 square feet. The area available for computing the density calculation is 433,930 square feet or 9.96 acres.

The unit mix is proposed to be 19 one bedroom units and 65 two bedroom units.

The site will be serviced by city water and sewer systems. The site design is compliant with all of the City of Bristol's Zoning Regulations. The site is also compliant with the State of Connecticut Stormwater Management regulations as all stormwater will be retained on site.

The Project will require 126 parking spaces. 134 parking spaces are proposed but 18 spaces have been designed but reserved for "future parking". Five handicapped spaces are required and 8 have been provided. 13 charging spaces are required 14 have been provided.

A traffic study was previously provided and the project can be safely constructed and operated. The sight lines are appropriate with 473 feet needed to the west with 675 feet provided and 473 feet needed to the east with 647 feet provided. The site layout and landscape design have both been designed with safety in mind. Appropriate sight lines and distances have been preserved to ensure no unnecessary impacts to traffic in the area.

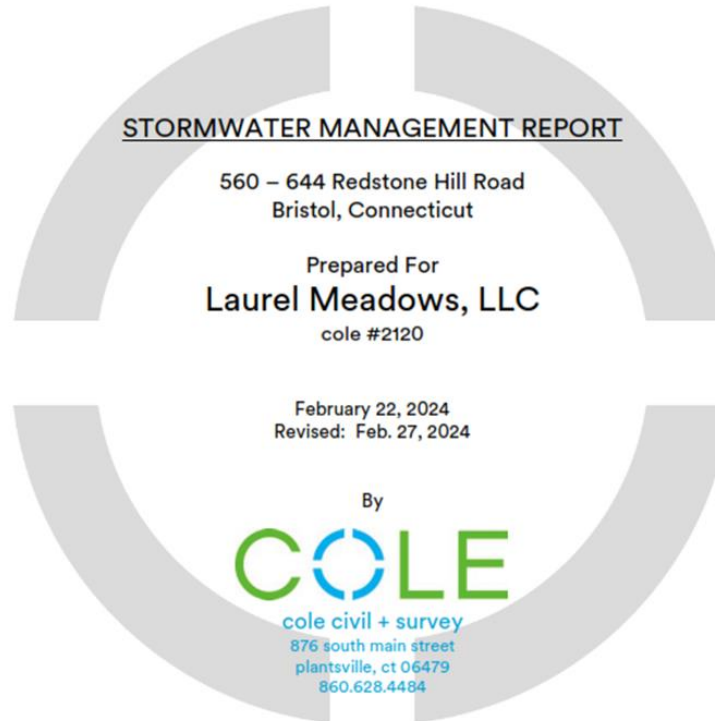
The project previously received a Special Permit (#2434) and Site Plan Approval (#2435) on September 19, 2022. This application is submitted in compliance with the Zoning Regulations effective January 15, 2024.

App. 2489 & App. 2490 – Traffic Statement Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/46471/Laurel-Meadows-Traffic-FA-Hesketh-03-26-24>

App. 2489 & App. 2490 – Traffic Statement Appendix:

<https://www.bristolct.gov/DocumentCenter/View/46470/Laurel-Meadows-Traffic-Appendix-03-26-24>



Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46185/2120
---SWMR-Revised---02-27-2024](https://www.bristolct.gov/DocumentCenter/View/46185/2120---SWMR-Revised---02-27-2024)


Barton N. Bovee, P.E. #13653
NOT VALID UNLESS EMBOSSED
SEAL or STAMP IS AFFIXED HERETO.

Letters for Applications 2489 & 2490:

[https://ct-bristol2.civicplus.com/DocumentCenter/View/46455/App-2489 Letters](https://ct-bristol2.civicplus.com/DocumentCenter/View/46455/App-2489%20Letters)

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2490

SITE PLAN: Site Plan for “Laurel Meadows Adult Community” 84 units of Senior Housing
Plans Dated: February 22, 2024; Date of Committee Review: 3/27/24 (first review)

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate accessible ramp locations and detectible warning strips.
2. Provide additional spot grades along the south of the 48-unit building, along the top of the ponds, and at the dumpster enclosure.
3. A high-level overflow from the basin north of the 36 unit building into the basin on Redstone Hill Rd shall be installed to prevent flow onto the adjacent property.
4. Consider leaving a stand of trees on the slope to the west of the large detention basin, depending on their condition.
5. Details indicate a conservation/open space medallion. Is conservation area designated on this property?
6. The detention access drive is not depicted on the plans. Consider providing additional access to FES 1 for cleaning.
7. For the Stormwater Management Maintenance Schedule, include inspection and a plan for invasive species removal within the pond.
8. Please verify the times of concentration for the post-development conditions. Post Tc's should not increase with developed conditions.
9. A foot of freeboard is required for all of the ponds. Spot elevations should be provided as necessary on the grading plan to indicate.
10. Provide a cross-section of the site through the buildings to indicate proposed elevations.
11. An as-built shall be provided to Engineering prior to issuance of a CO.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide elevation drawings, height of building, building height calculations and update zoning information chart.
2. Provide 20-foot landscape buffer to surrounding uses per Section 4.3.22.D.8. Remove notes related to existing landscape City staff decision.
3. The zoning compliance chart requirements listed on Sheet C1 are incorrect. Please refer to the senior housing requirements listed in Section 4.3.22.C.
4. The proposed building of 36 units does not meet the side yard requirement of 20 feet.
5. Throughout the overall walking path trail loop, grades exceed 5%.
6. The proposed project exceeds 8 dwelling units per acre. Provide details of compliance with Section 4.3.22.C.1.

7. Provide details and graphic of functional open space consisting of 44,000 S.F.
8. Provide floor plans for each style of unit.
9. Is there a plan for preserving/repurposing the existing stonewalls on site?
10. Are there any visitor parking spaces?
11. Will the project be phased?
12. What pathway will residents of the 36 unit building use to access the functional open space trail and community building?
13. Provide a statement with respect to the Fair Housing Act and how the occupancy of units by persons 55 years of age or older will be managed
14. Revise proposed use to “senior housing” rather than elderly housing.
15. Revise R-15 zone lot frontage listed in zoning compliance chart.
16. Change “lot width” to “minimum lot frontage” on zoning compliance chart, Sheet S2.
17. Lot consolidation of Lots 9B-1 (partial), 9B-2, 11-1, 11-2, 11-3 & 10B-1 (partial) needs to be effectuated prior to plan sign-off.
18. Provide additional landscape screening for dumpster, parking areas, buildings and entryway.
19. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.
20. Provide detail of:
 - a. Community building.
 - b. Mailboxes
 - c. Typical decks and patios (dimensions and materials)
21. Provide parking lot directional arrows and directional signage on site plan.
22. Provide dimension from the future parking lot area to the front lot line.
23. Provide connection from walkway to proposed sidewalk.
24. Provide traffic report.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Drawing C1: Zoning information is incorrect.
2. Proposed (2) story building needs to be a minimum of 20 feet away from property line.
3. Will there be a potential for a second dumpster location?
4. Is there any solar proposed for the project?

5. Is there going to be a “buffer” of evergreens between this project and (2) existing residential houses?
6. Can the buildings be set back more from Redstone Hill Road (Not Required)?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. Provide an updated traffic study addressing the comments below due to the number of dwelling units;

Special Permit Uses Involving High Traffic Generators

- a. All applications for a Special Permit involving the construction of more than 50 dwelling units, 100 parking spaces, or 25,000 square feet of gross floor area, or any development which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study evaluating the impact of the proposal on streets serving and/or affected by the development.
- b. At a minimum, the study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.

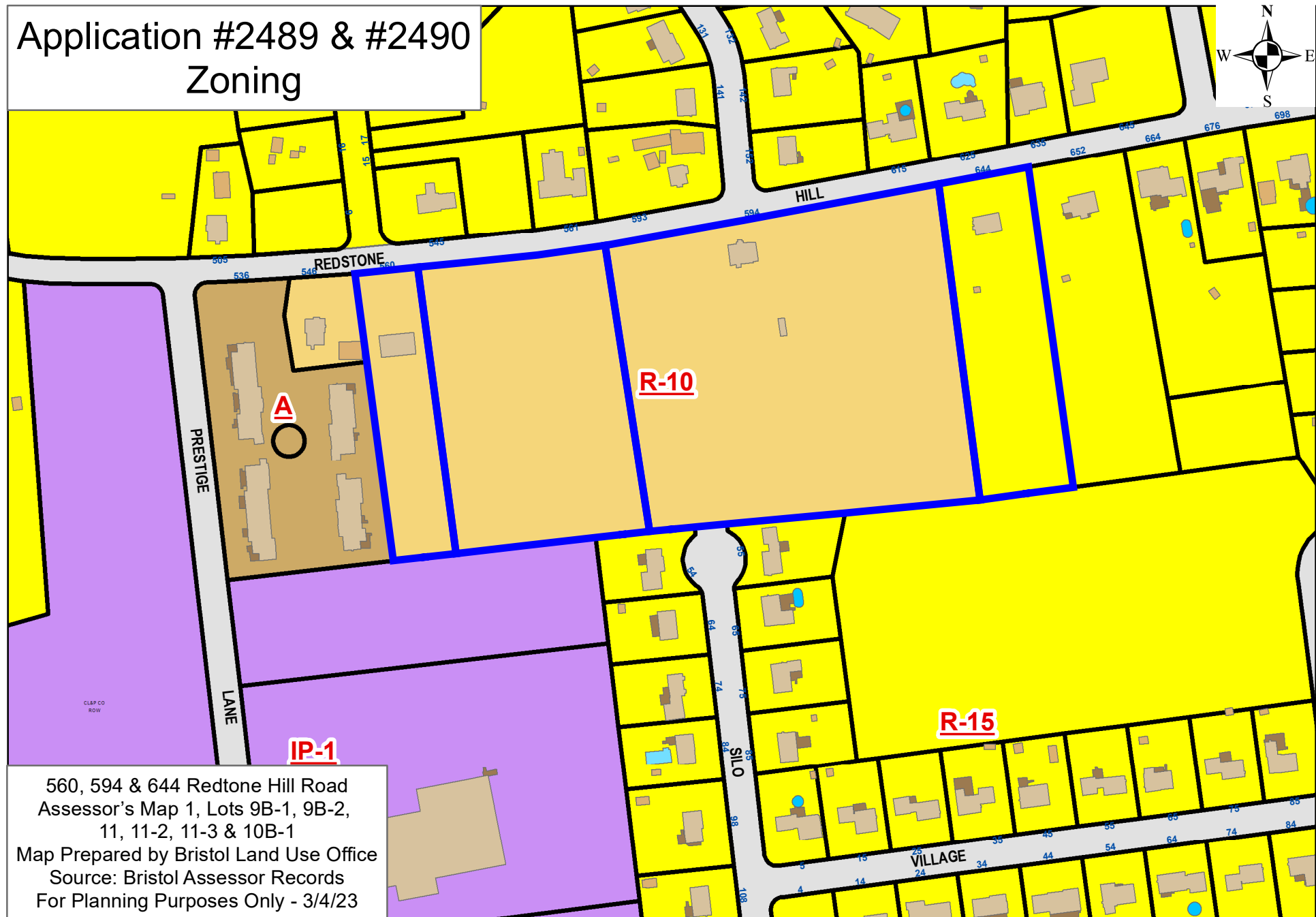
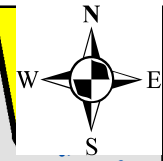
FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

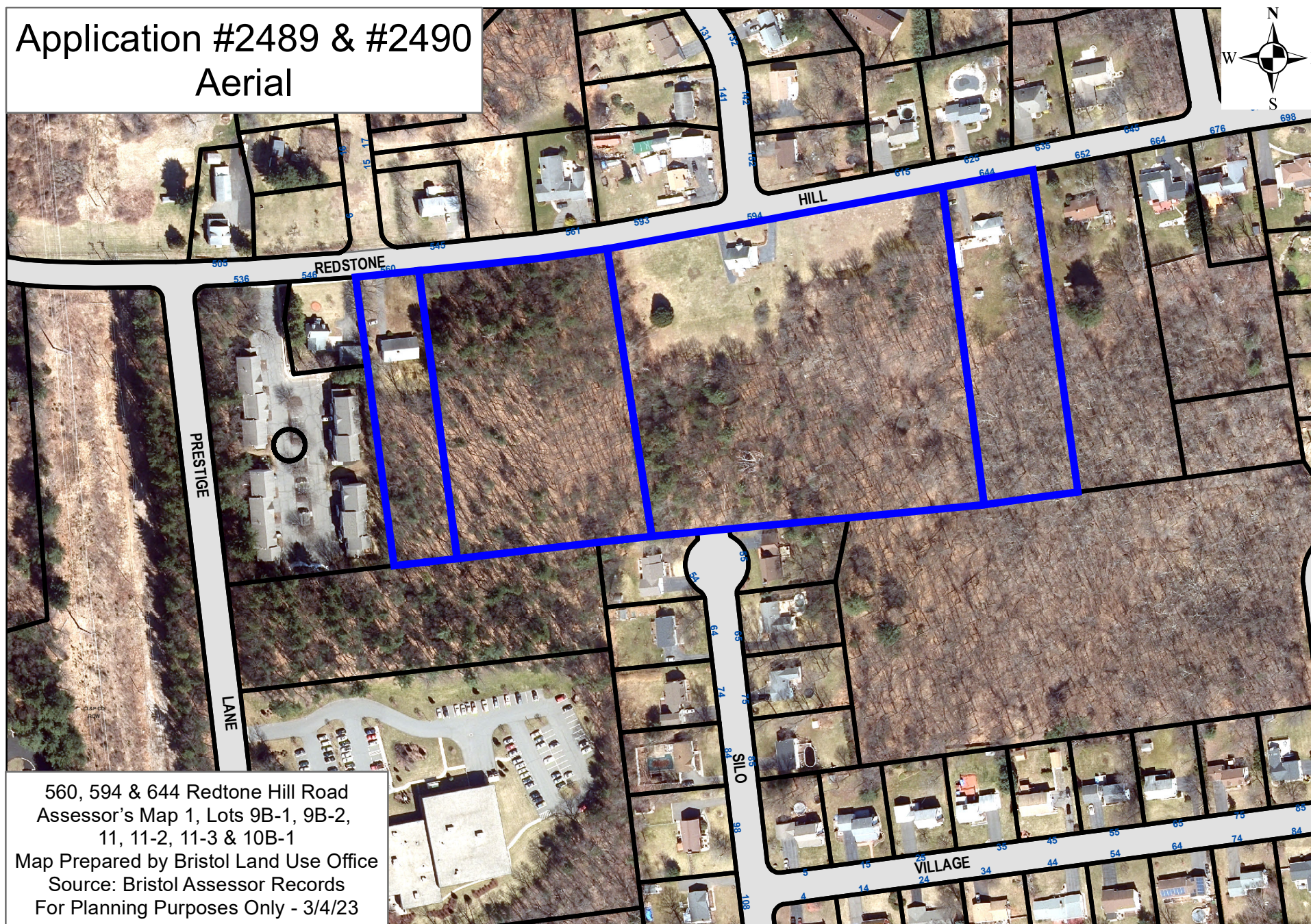
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water: Water-end of main between 2 buildings needs a hydrant to use to clean line
2. Water: Each building needs independent shut off.
3. Water: Water main in front of existing house 644 needs to be shown on map.
4. Sewer: Existing house at 644 needs sewer.
5. Sewer: Existing house at 560 should have sewer.

Application #2489 & #2490 Zoning



Application #2489 & #2490 Aerial

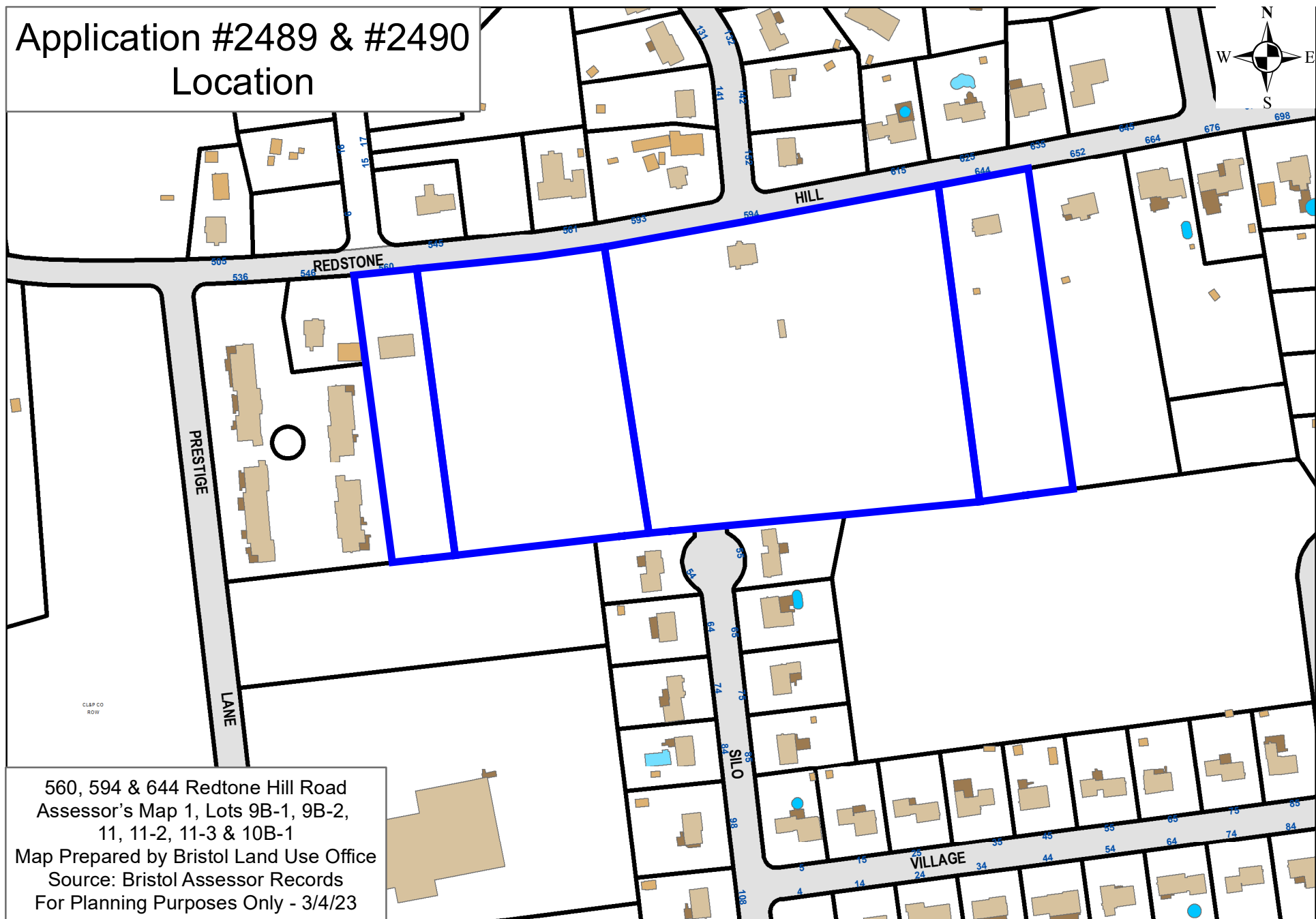


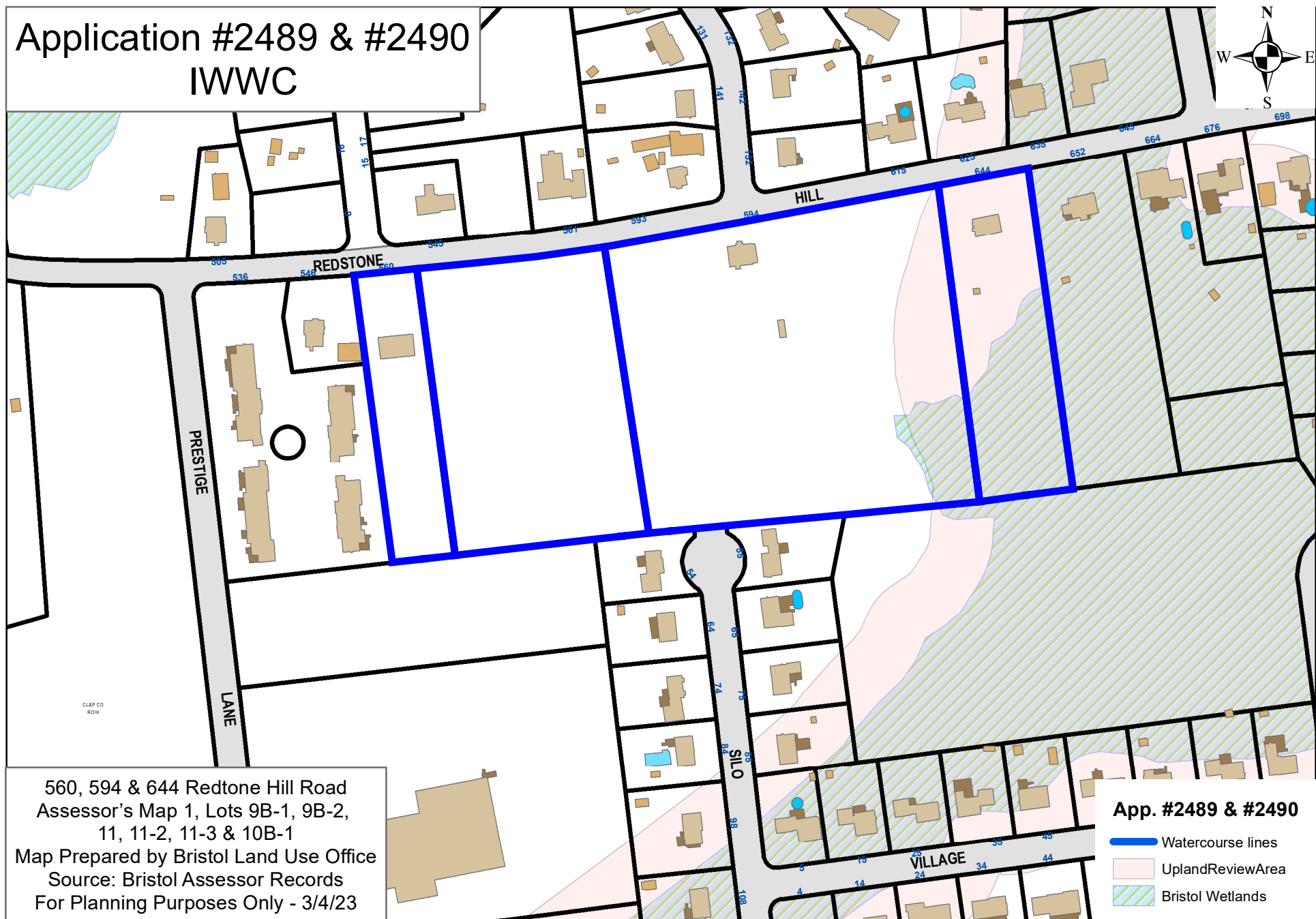
560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 3/4/23





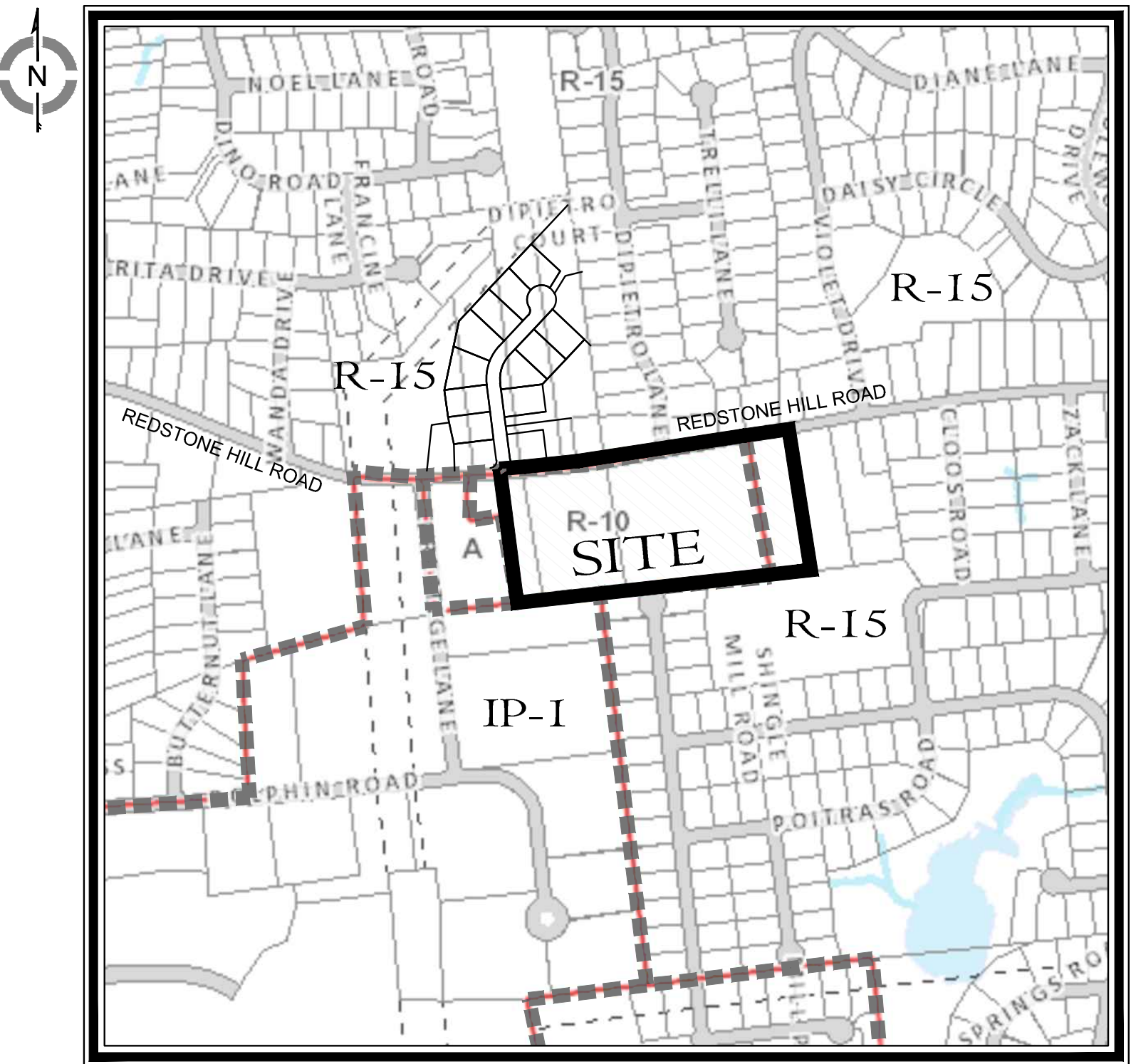
Site Plan

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

Wetland Application #XXXX - Approved: X/X/2024
Site Plan Application #XXXX - Approved: X/X/2024

Assessor's Map 1, Lots 9B-1, 9B-2, 11-11-2-11-3, & 10-B-1



KEY MAP

SCALE: 1"=500'

Sheet Index:

S1	Survey Map
S2	Lot Line Revision Map
C1	Site Layout Plan
C2	Site Grading & Utility Plan
L1	Landscaping Plan
PH1	Photometric Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
D2	Details
D3	Details
DB1	Detention Basin Details
DB2	Detention Basin Details

Applicant:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Property Owner:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Consultants:

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

PREPARED FOR

LAUREL MEADOWS, LLC

FEBRUARY 22, 2024

Revision Table			
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

DRAWING NAME: P:\Land Projects\2120-584 Redstone Hill Road, LLC-584-44 Redstone Hill Road, Bristol, CT, Map 2120-1, 1-1-2022.dwg
DATE: 06-28-2024
BY: HARRY E. COLE & SON
PROJECT: 2120-584 Redstone Hill Road, LLC-584-44 Redstone Hill Road, Bristol, CT, Map 2120-1, 1-1-2022.dwg

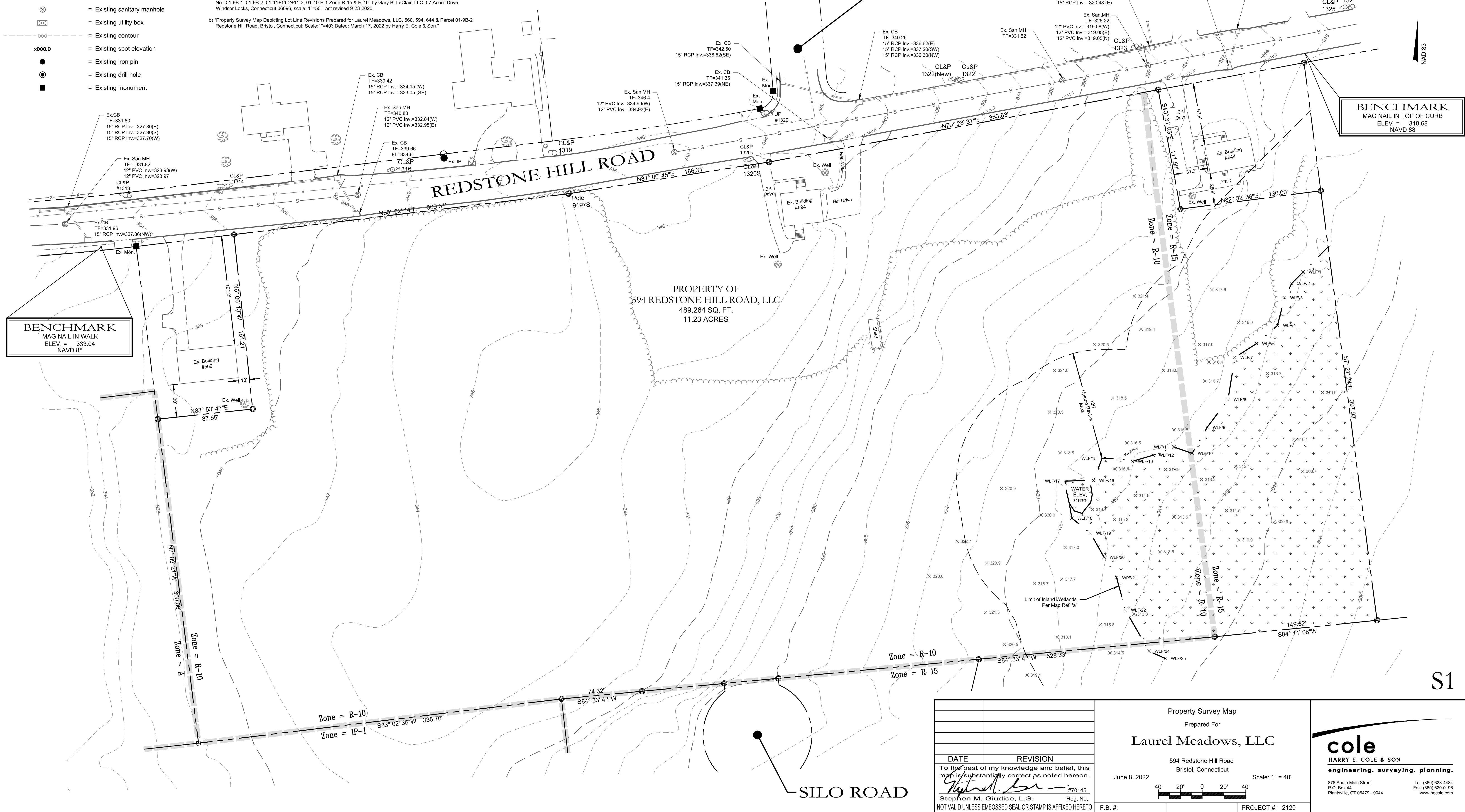
LEGEND

- 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, viable bodies of water and swimming pools; (C) record easements and viable 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:
 - *Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-98-1, 01-98-2, 01-11-1, 01-11-2, 01-11-3, 01-10-5-1, Zone R-15 & R-10" by Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, Connecticut 06096, scale: 1"=50', last revised 9-23-2020.
 - *Property Survey Map Depicting Lot Line Revisions Prepared for Laurel Meadows, LLC, 580, 594, 644 & Parcel 01-98-2 Redstone Hill Road, Bristol, Connecticut, Scale: 1"=40', Dated: March 17, 2022 by Harry E. Cole & Son.

- 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: R-10 & R-15
- Total area: 489,264 Sq. Ft. - 11.23 Acres
- Owner: 594 Redstone Hill LLC
- City of Bristol Assessors Map #01 Lot #11,11-2,11-3
- Filed in Volume 2122, Page 1159 of the City Clerk's office.
- Contour interval is two(2) feet.
- 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.



S1

DATE	REVISION
June 8, 2022	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	

Property Survey Map	
Prepared For	
Laurel Meadows, LLC	
594 Redstone Hill Road	
Bristol, Connecticut	
June 8, 2022	Scale: 1" = 40'
F.B. #:	PROJECT #: 2120

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

876 South Main Street
P.O. Box 44
Plainville, CT 06469-0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hcole.com

SURVEY NOTES:

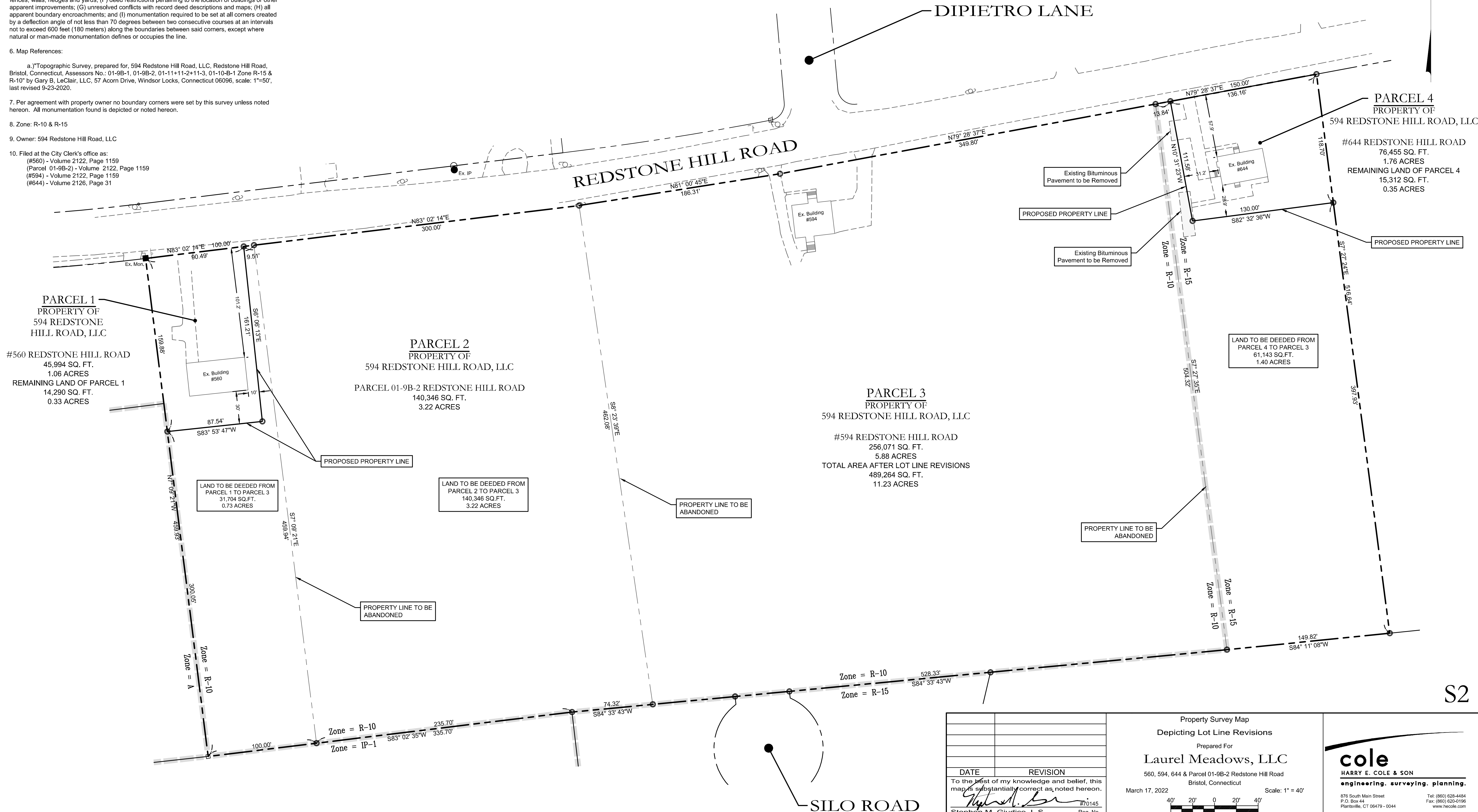
1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

LEGEND

- - - - - = Existing edge of pavement
 = Existing bituminous concrete lip curb
 ● = Existing iron pin
 ⊙ = Existing drill hole
 ■ = Existing monument

ZONING INFORMATION

ITEM	REQUIRED	PROVIDED PARCEL 4	REQUIRED	PROVIDED PARCEL 1
CURRENT ZONE	R-15	R-15	R-10	R-10
EXISTING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 SF	15,312 SF	10,000 SF	14,290 SF
LOT WIDTH	100 FT	136.12 FT	85 FT	90.49 FT
FRONT YARD SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
SIDE YARD SETBACK	10 FT	31.2 FT	8 FT	10 FT
REAR YARD SETBACK	25 FT	28.9 FT	20 FT	30 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.4 %



DRAWING NAME: P- Land Project 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010
DATE: 02/22/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/22/24
PROJECT: 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010

SITE PLAN NOTES:

- Owner: Laurel Meadows, LLC
- Applicant: Laurel Meadows, LLC
- Street #: 560-644 Redstone Hill Road
- Area of Parcel: ±518,866 SF - ±11.9 Acres
- Parcel is zoned: R-10 & R-15
- Present use: Residential
- Proposed use: Residential - Elderly Housing
- Wetlands are present and were delineated in June of 2020 by David H. Lord.
- 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 May 2002, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 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.
- 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 and dark sky compliant.
- Underground fuel tanks are prohibited.
- Town of Bristol Planning and Engineering Departments to be notified at (860)-584-6297 and (860)-584-6185, 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.
- 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.

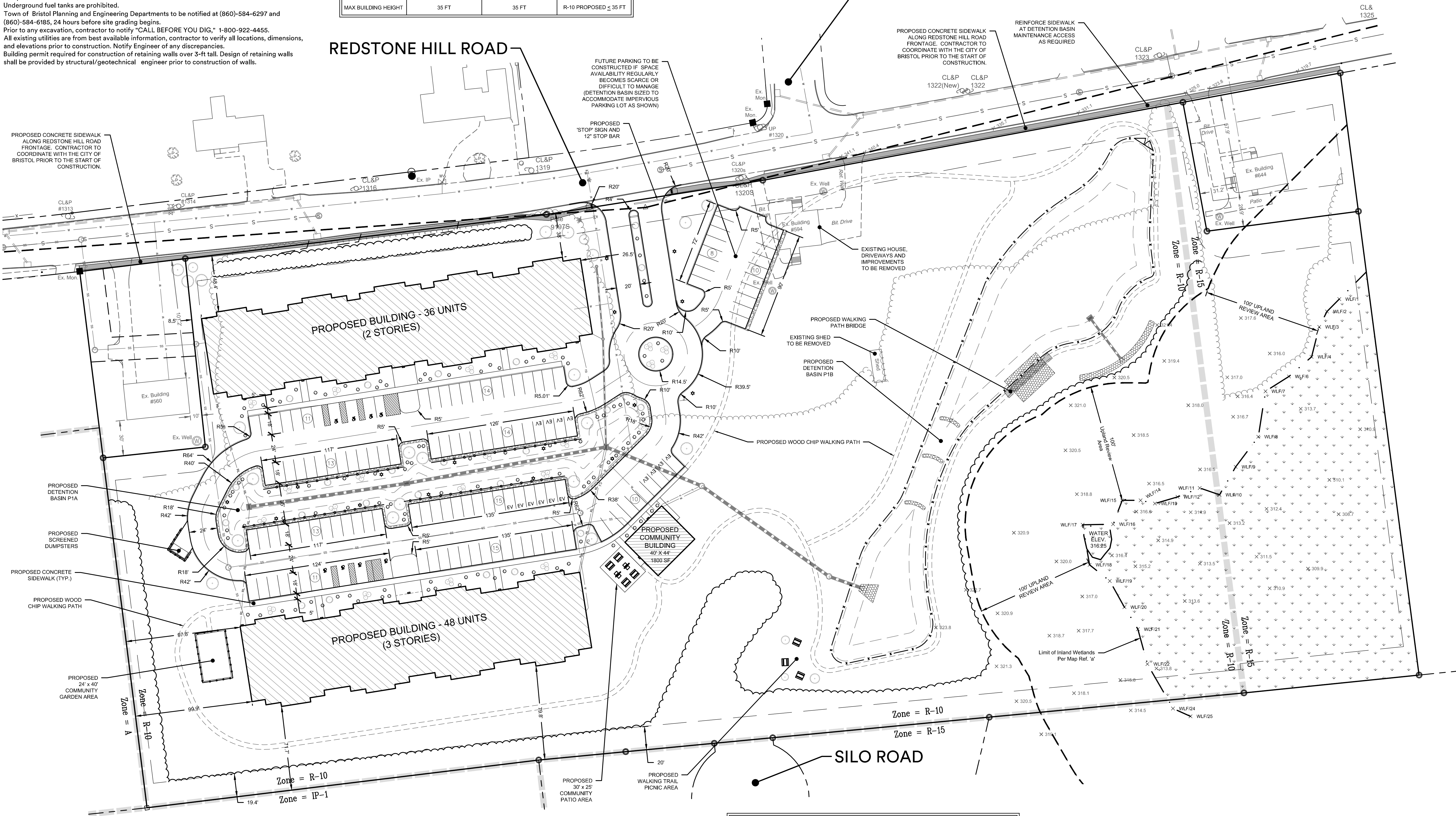
ZONING INFORMATION			
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED	PROPOSED
PRESENT ZONE	R15	R10	R-10 & R-15
MIN. AREA	15,000 SQ.FT.	10,000 SQ.FT.	VARIES
MIN. LOT FRONTAGE	100 FT	85 FT	R-15 = 136 FT R-10 = 90 FT & 859 FT
MIN. FRONT SETBACK	25 FT	20 FT	R-15 = 57.9 FT R-10 = 38.0 FT
MIN. SIDE SETBACK	10 FT	8 FT	R-15 = 31.2 FT R-10 = 8.5 FT
MIN. REAR SETBACK	25 FT	20 FT	R-15 = 28.9 FT R-10 = 30.0 FT
MAX BUILDING COVERAGE	30%	35%	R-15 EXISTING = 7.2% R-10 EXISTING = 11.4% PROPOSED = 8.4%
MAX BUILDING HEIGHT	35 FT	35 FT	R-10 PROPOSED ≤ 35 FT

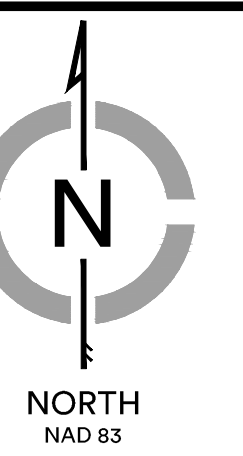


LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbed pavement
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Proposed water valve		= Proposed catch basin
	= Existing gas valve		= Proposed manhole
	= Existing underground pipe		= Existing/ Proposed water line
	= Existing/Proposed treeline		= Existing/ Proposed sewer line

REDSTONE HILL ROAD

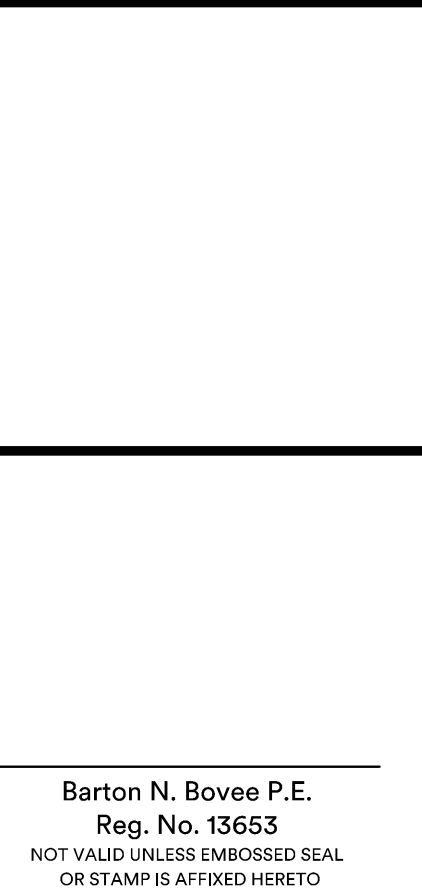
DIPIETRO LANE





76 south main street
Hartford, ct 06103
hrtcivil.com
860.628.4484

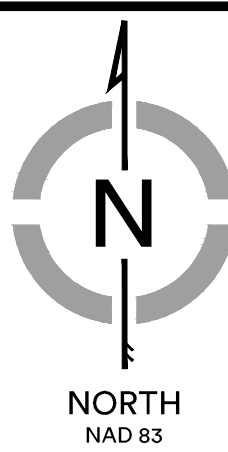
LAUREL MEADOWS, LLC

[illegible]

C2



Notes:
Actual light fixture may vary. Light fixture wattage and style for representation only.
Final selection by owner and shall maintain similar luminosity and foot-candle luminance of site.
All lighting fixtures shall be properly shielded and full cutoff
All light fixtures shall be LED

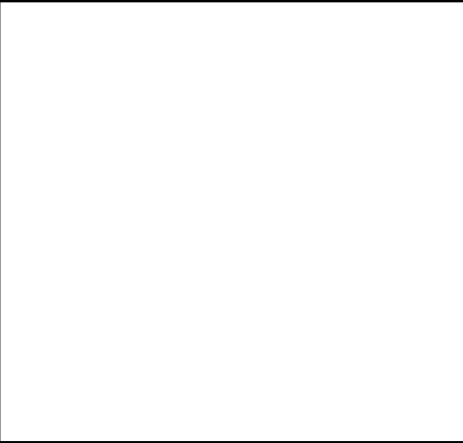


876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:

Date: February 22, 2024	PROJECT: DOWNSIDE BLDG. RTD
-------------------------	-----------------------------



Sheet Description:

Sheet #:

COLE #2120



DRAWING NAME: P:\Land Projects\2120-048 Redstone Hill Road, Bristol CT, July 2023\2120-048 Redstone Hill Road, Bristol CT - SESC Plan.dwg LAYOUT: ES1 - SESC Plan.dwg DATE: 04-26-2024 - 2:58pm OPERATOR: BryanHawkins

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

- A. PROJECT INFORMATION**
- Project Description - The project site consist of 11.9 Acres acres at 560-644 Redstone Hill Road in Bristol, Connecticut.
 - Area of Development - 6.2 Acres.
 - Area Proposed Disturbance Due to Construction Activities - 7.2 Acres.
 - Estimated Start of Construction - 2024.
 - Estimated Construction Completion Date - 2025.
- B. SEQUENCE OF CONSTRUCTION**
- The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.
- Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
 - Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
 - Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
 - After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
 - Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
 - Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
 - Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
 - Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all offices and weirs are to be plugged water tight during construction. (B)
 - Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downslope of all stockpiles. (B)
 - Bring proposed site entrance surface areas to rough subgrade.
 - Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
 - If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
 - Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
 - Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
 - Excavate for and install utilities. (C)
 - Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
 - Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
 - Construct all driveway entrance improvements as indicated on plans. (E)
 - Complete final subgrading for all graded and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
 - Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
 - Complete final paving with top course and paint surfaces with pavement markings. (E)
 - Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
 - Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
 - Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
- Construction Staging:**
- Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
 - Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
 - Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.
- C. RESPONSIBILITY**
- The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SESC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
 - SESC Emergency contact Information**
Emergency Contact Name: Laurel Meadows, LLC
Emergency Contact Phone Number: (860) 919-2084

GENERAL NOTES:

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

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

- Riprap and Discharge Aprons** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.
- Outlet Control Structure** - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.
- Emergency Spillway** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.
- Swales** - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.
- Water Quality Basin** - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.
- Slopes** - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately.
- Parking Lot Sweeping** - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL
SYMBOL LEGEND

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

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

LEGEND

- — — — — Existing edge of pavement
- — — — — Proposed curbed pavement
- — — — — Existing/Proposed well
- — — — — Existing catch basin
- — — — — Existing drainage manhole
- — — — — Existing sanitary manhole
- — — — — Proposed catch basin
- — — — — Proposed manhole
- — — — — Existing/ Proposed water line
- — — — — Existing/ Proposed sewer line
- — — — — Existing contour
- — — — — Existing spot elevation
- — — — — Proposed contour
- — — — — Proposed spot elevation
- — — — — Deep test pit location
- — — — — Percolation test location
- — — — — Grade to drain
- — — — — Proposed Riprap
- — — — — Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
(DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

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

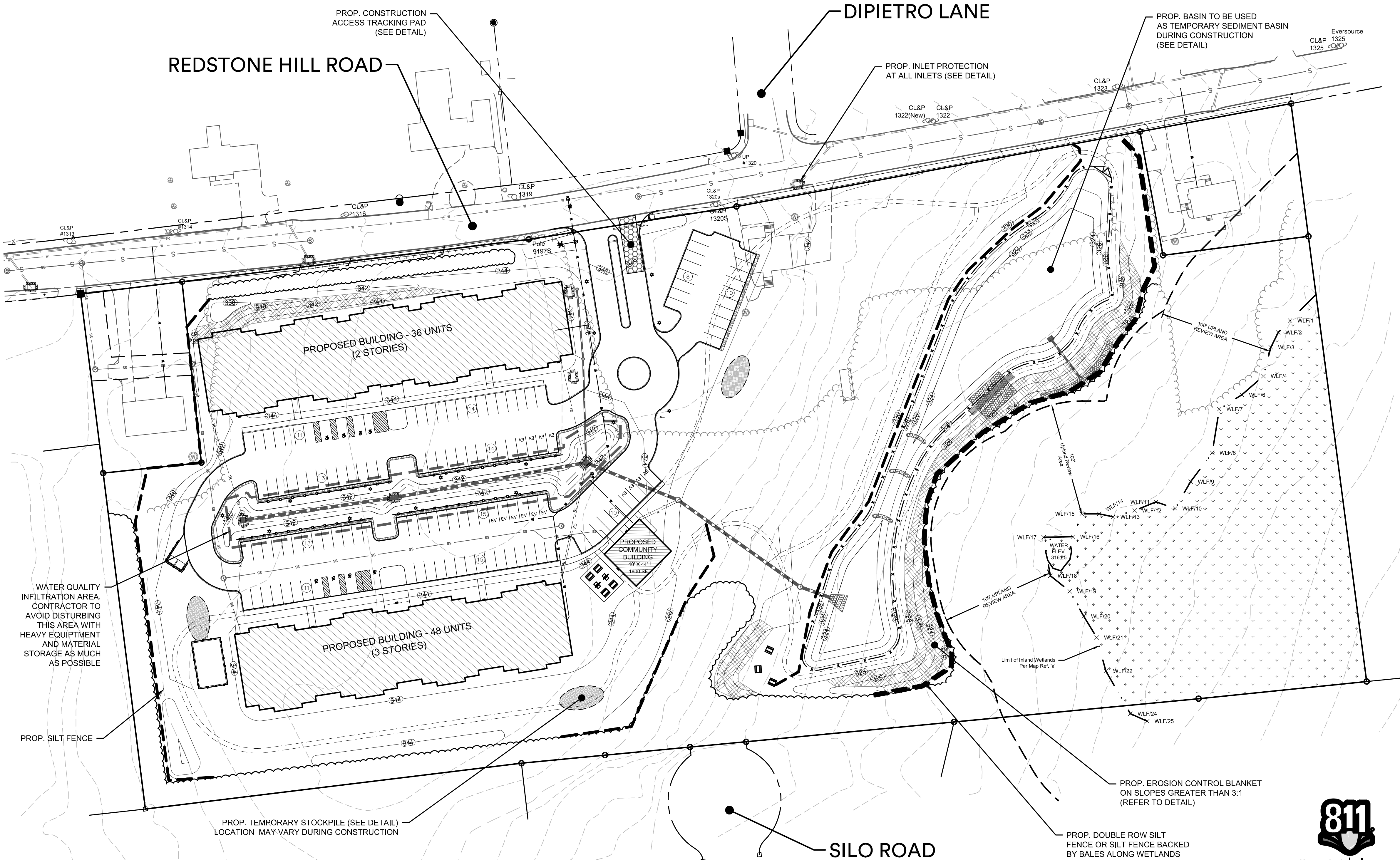
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

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

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

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

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



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**LAUREL MEADOWS ADULT
COMMUNITY**

560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

Revisions:	Date:	02/27/24
Descriptions:	Revised for P&Z Submittal	

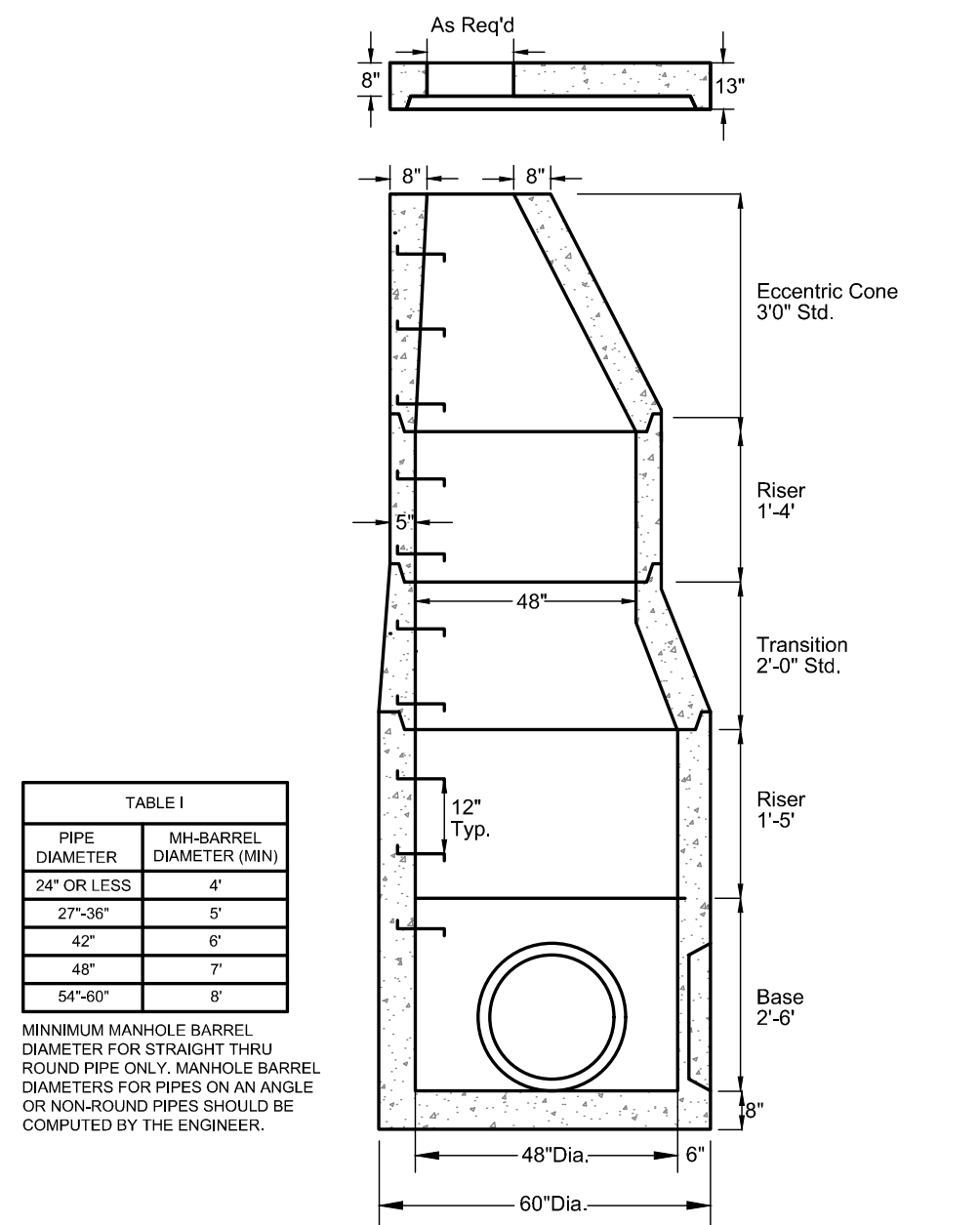
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description:

**SOIL EROSION &
SEDIMENTATION
CONTROL PLAN**

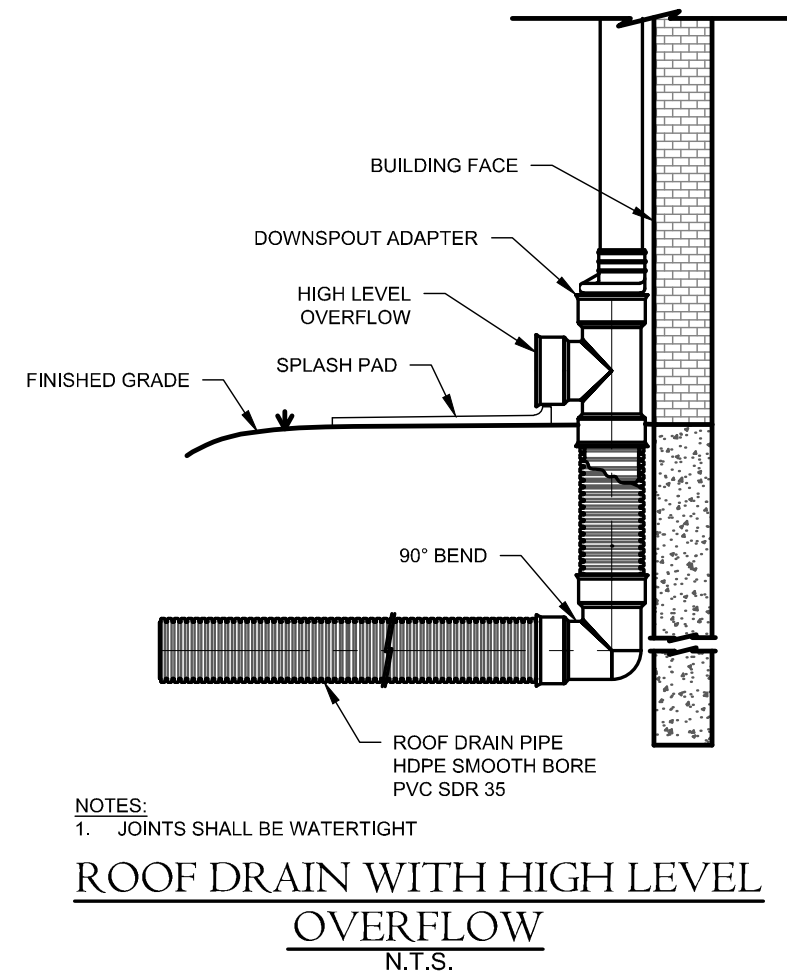
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ES1

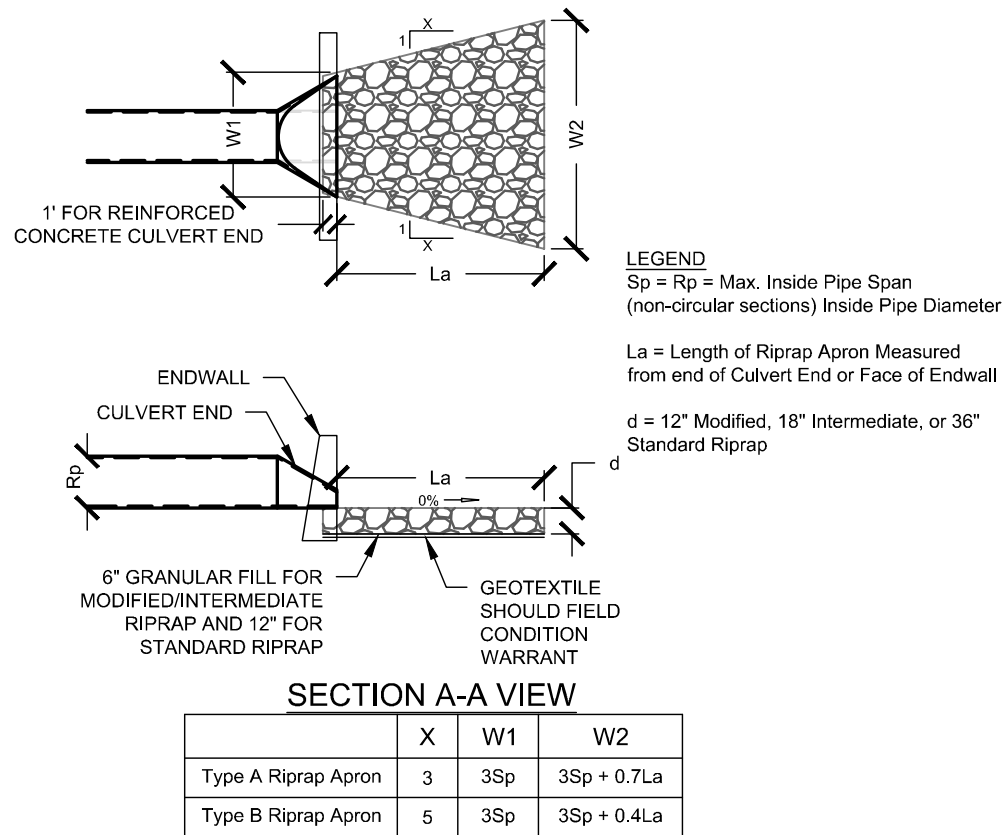
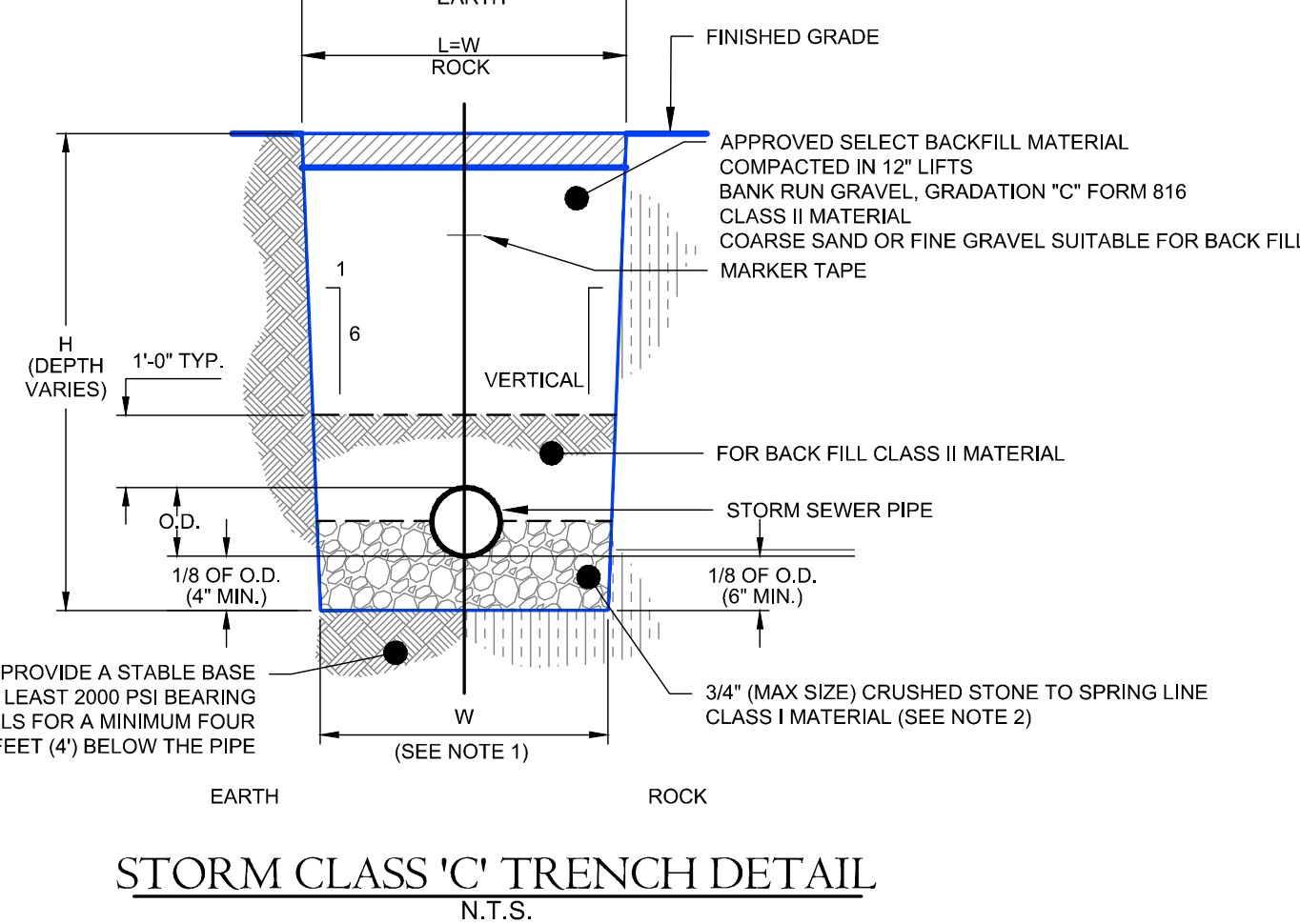


- NOTES:
1. Reinforcing steel conforms to latest ASTM A185 Spec. 0.24 sq. in./lin. ft. and 0.24 sq. in. (both ways) base bottom. Flat slab tops for AASHTO H20-44.
 2. Reinforcing steel conforms to latest ASTM A185 Spec. 0.12 sq. in./lin. P. 8.
 3. Concrete compressive strength - 4,000 PSI - 28 days.
 4. Manhole design specifications conform to latest ASTM C78 Spec. for "Precast Concrete Manholes Sections".
 5. One pour monolithic Base.
 6. Steel Reinforced Copolymer Polypropylene plastic sheet (PS2-PFSL-MA. INDUSTRIES INC.) conforms to latest ASTM C78 PARA-11.
 7. Butyl Rubber Section joint conforms to latest ASTM C443 SPEC and SPC FEDERAL SS-S-210A.
 8. When specified Manholes coated with KOPPERS SUPER SERVICE BLACK or equal.

STORMWATER
PRECAST CONCRETE MANHOLE DETAIL
N.T.S.

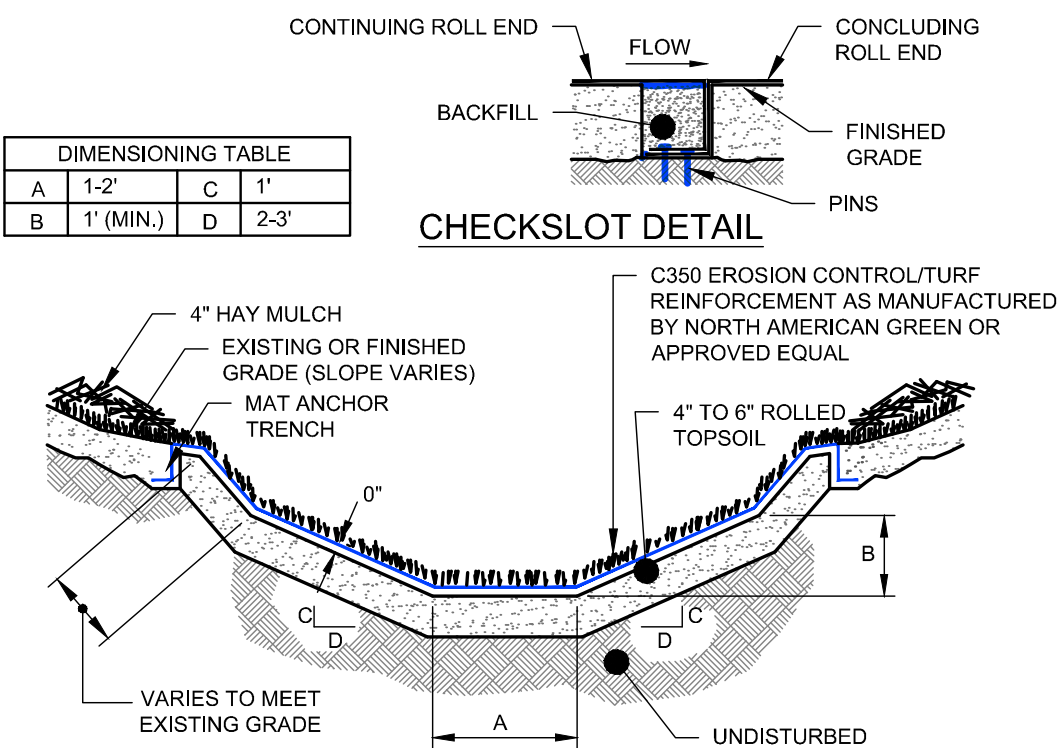


- NOTES:**
1. UNDESIGNED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH W = 2'-4"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0"
 2. MATERIAL SHALL BE AVAILABLE FROM ON SITE EXCAVATIONS. IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS," AND IS NOT MORE THAN 10' FROM THE TRENCH.
 3. TYPICAL FOR PIPE MATERIALS SPECIFIED, AS CAST IRON (C.I.), CONCRETE PIPE, DUCTILE IRON PIPE OR STEEL PIPE.
 4. IN THE EVENT OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 5. FOR REMOVAL DEPTHS (IN) GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.

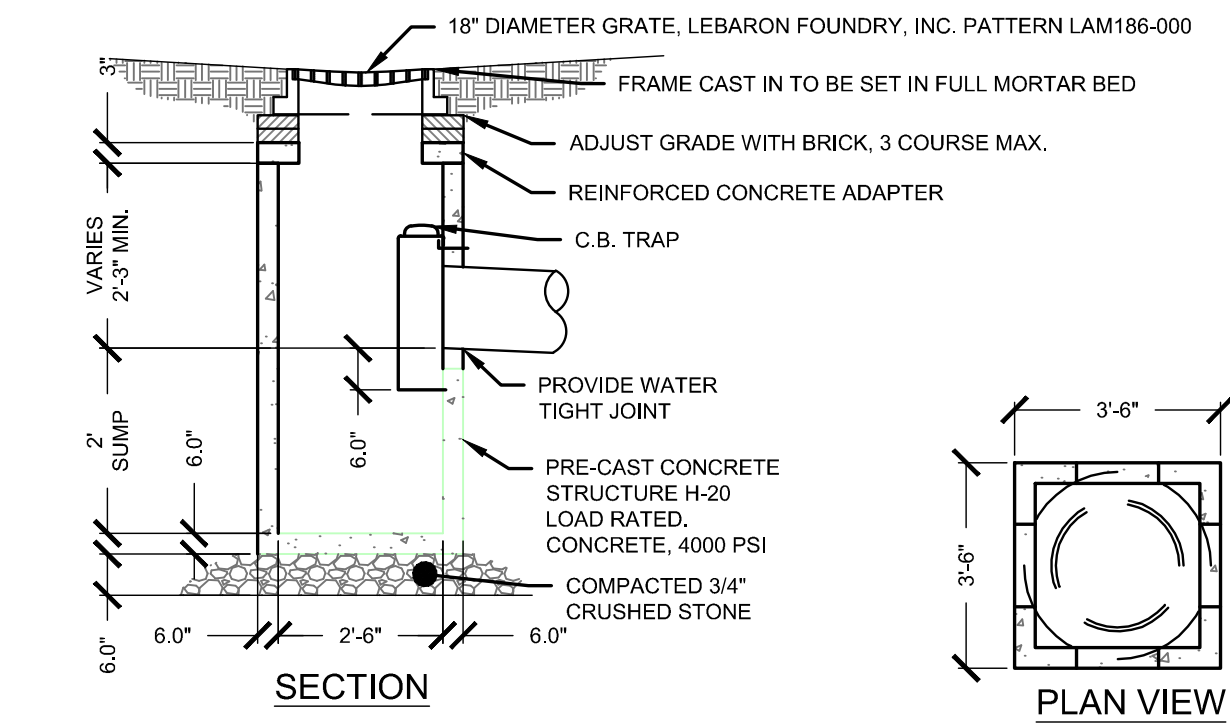


RIPRAP SPLASH PAD (TYPE A OR B APRON)

- NOTES:**
1. SITE PREPARATION: REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS FROM LYING DIRECT CONTACT WITH THE SOIL. SEED AND THE MAT.
 2. PROVIDE 4" TO 6" ROLLED TOPSOIL, SUEDE, AND FERTILIZE. INSTAL MAT AS DIRECTED BELOW AND RESEED AREAS DISTURBED DURING MAT INSTALLATION. SEED DISTURBED AREAS OUTSIDE OF MAT INSTALLATION AND MULCH WITH HAY.
 3. PREPARE 6" X 12" MAT ANCHOR TRENCHES AT TERMINAL ENDS 6" X 6" PERIMETER TRENCHES AT SIDES OF EACH SECTION.
 4. GROUND FASTENING, 18" PIN, 3/16" DIA, WITH ATTACHED 1 1/2" WASHERS, PIN EACH MAT AT CENTER AND AT OVERLAPPED END SIDES.
 5. ROLL W/OUT OVERLAPS SHALL BE A MINIMUM OF 3" PIN AT 3' TO 5' INTERVALS, SPLICE ROLLS ENDS IN A 6" X 6" CHECK SLOT.
 6. BACKFILL TO COVER CONCLUDING AND CONTINUING ENDS AND FASTENERS, TAMP FIRMLY, AND ROLL. CONTINUING MAT ROLL ACROSS BACKFILL AND PIN AGAIN.
 7. PERIMETER TRENCHES SHOULD ONLY BE DUG UPON REACHING ACTUAL PERIMETER OF

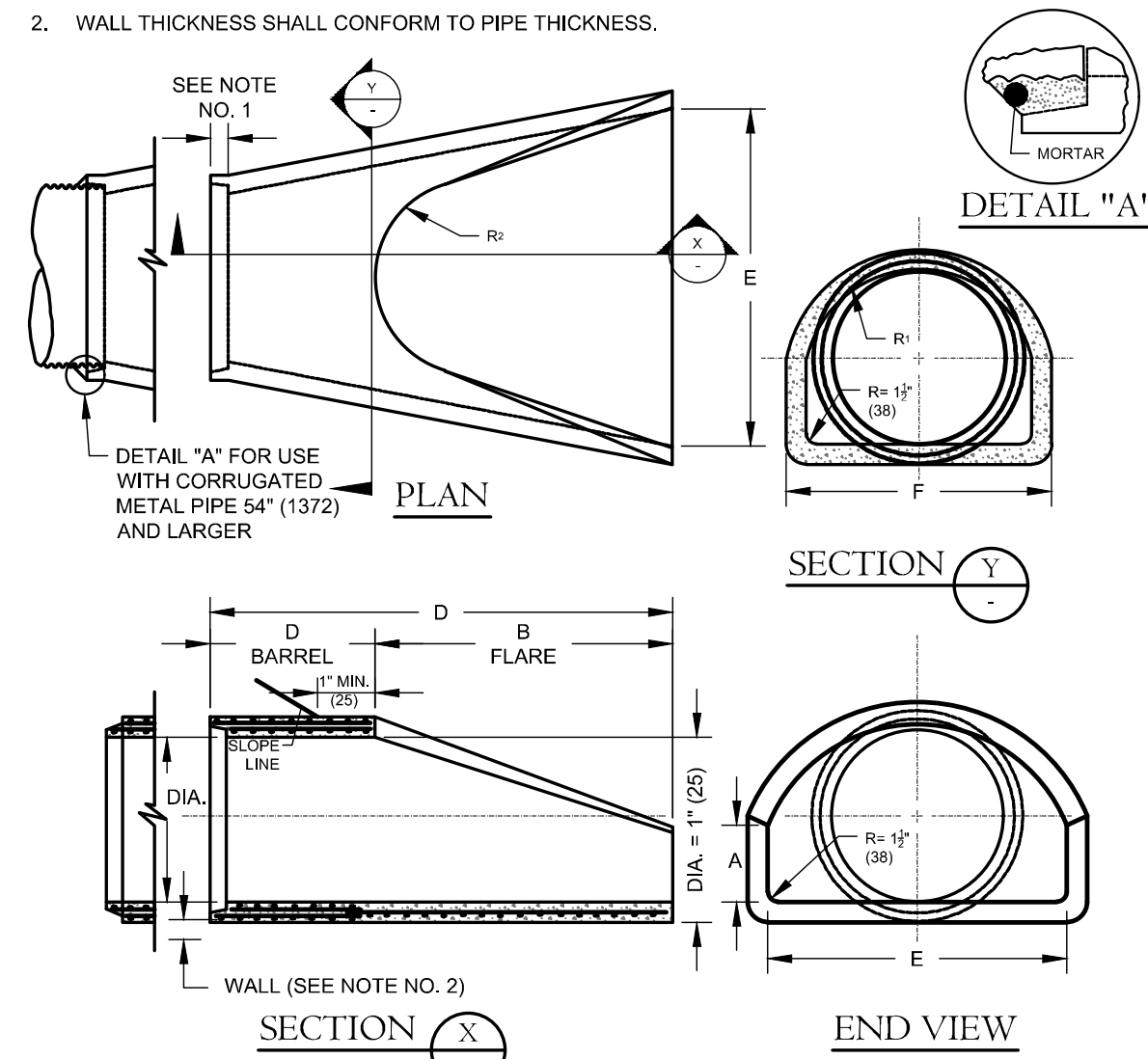


REINFORCED GRASS LINED SWALE DETAIL
N.T.S.



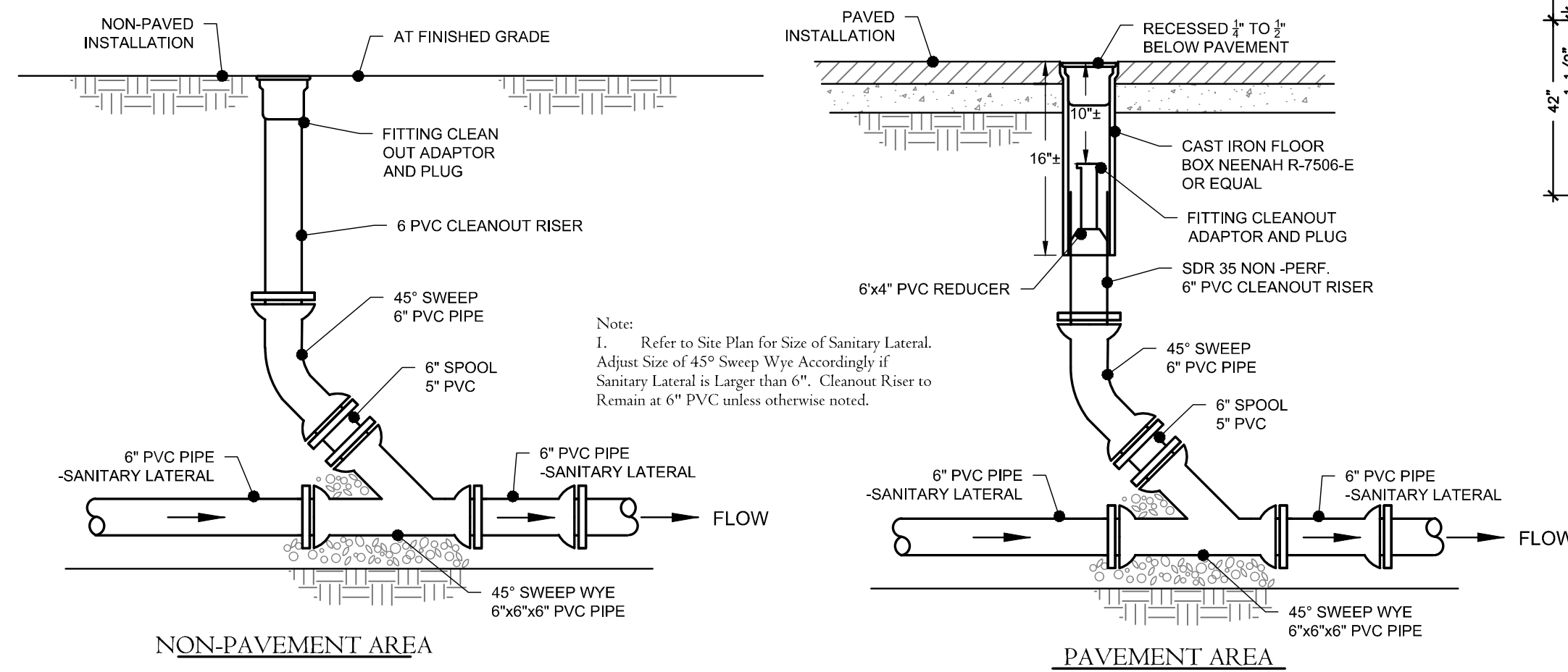
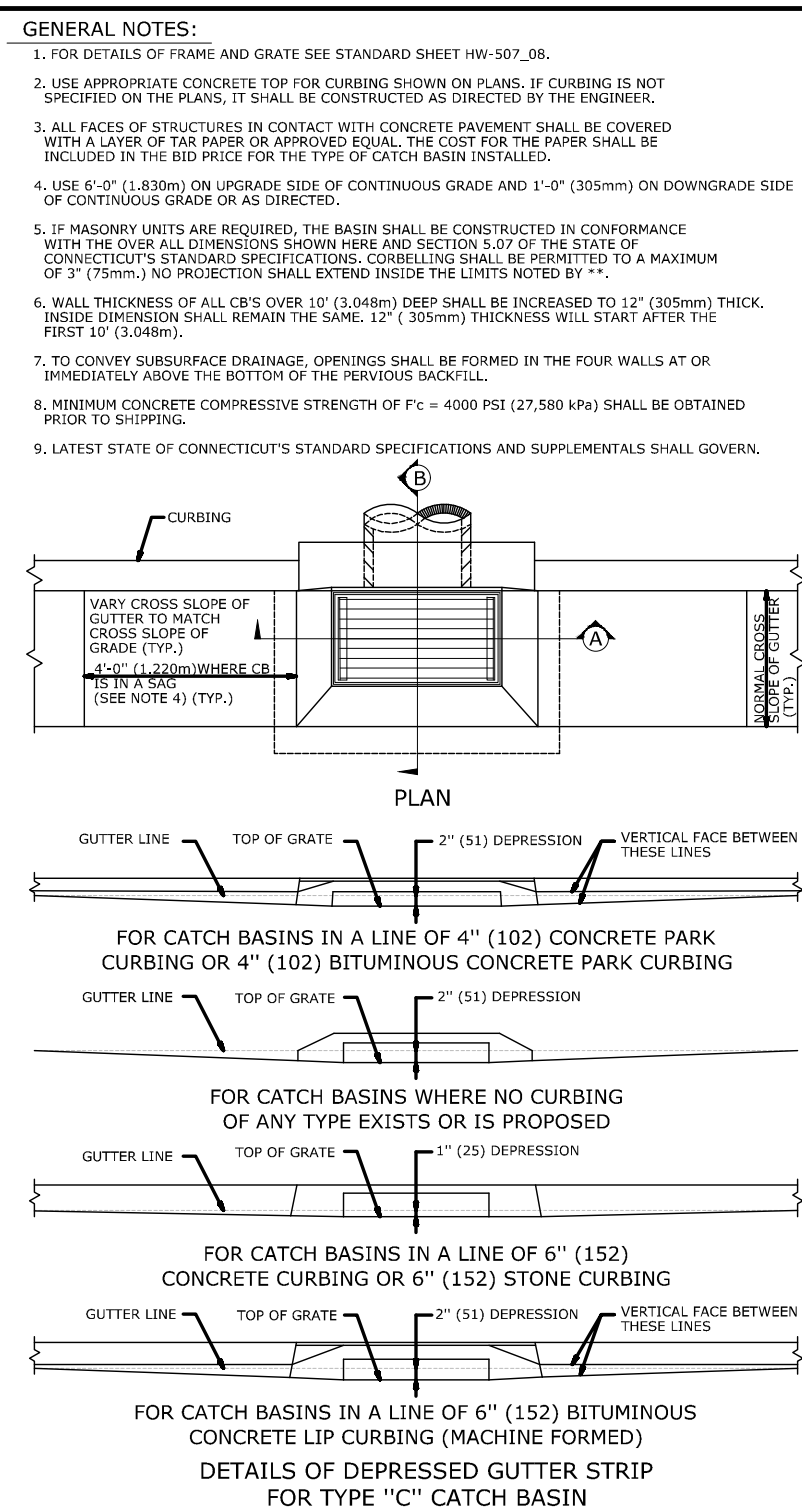
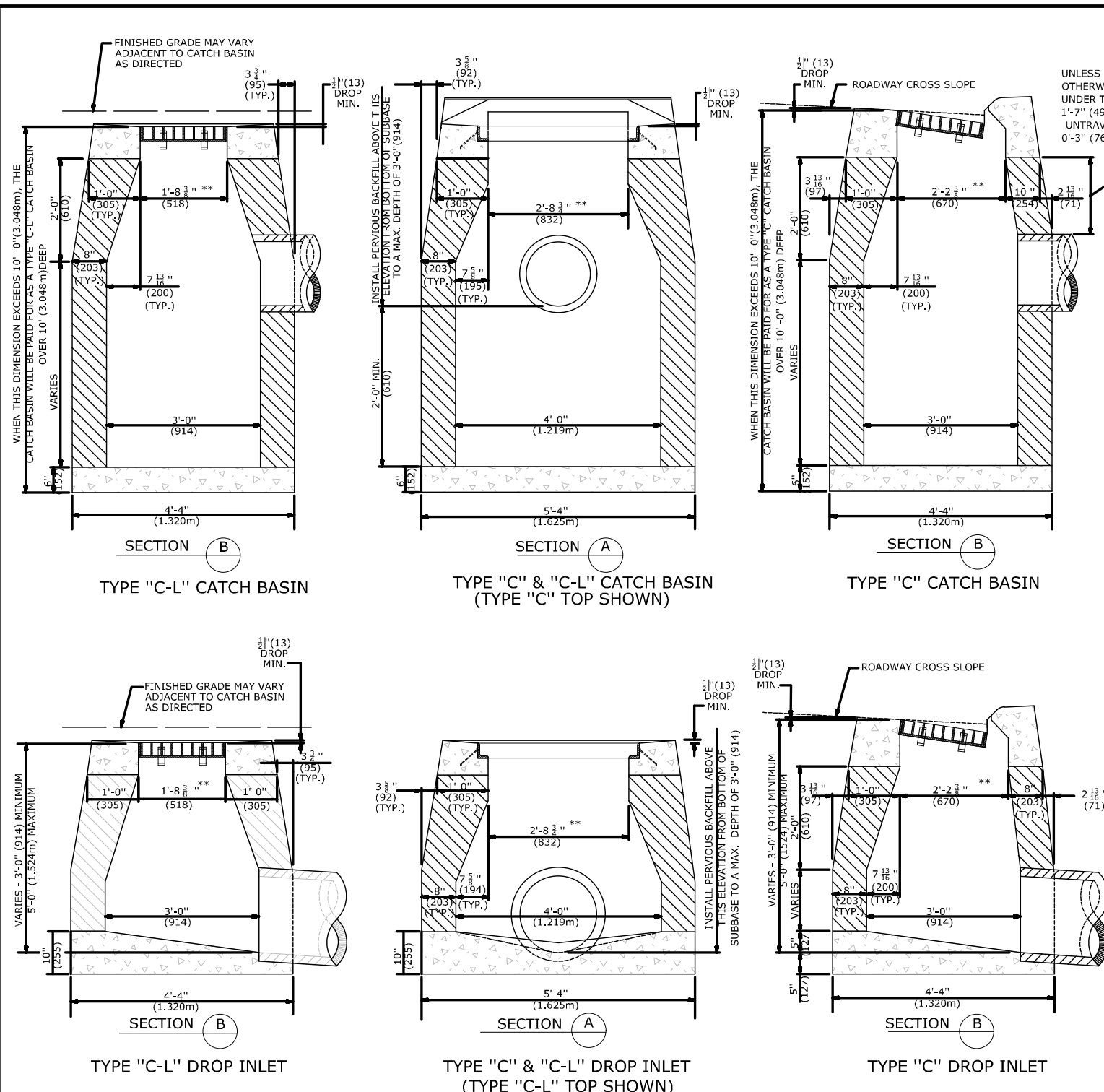
YARD DRAIN
N.T.S.

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

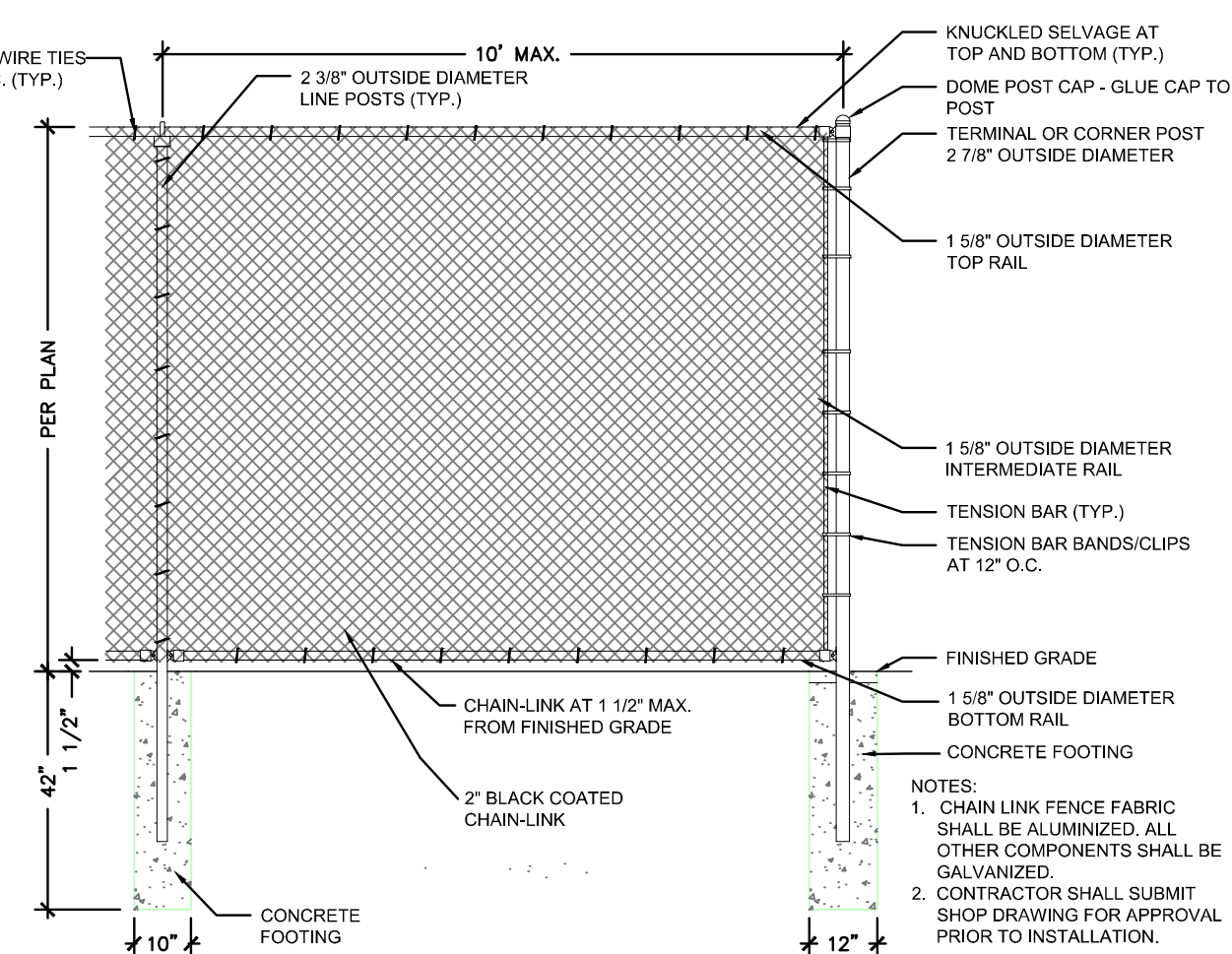


DIMENSIONS FOR REINFORCED CONCRETE CULVERT END							FLARE REINFORCEMENT			
DIA.	A	B	C	D	E	F	R ₁	R ₂	ONE LAYER ONLY IN CENTER OF WALL MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-8"(1241)	6'-0"(1851)	2'-0"(610)	1'-0"(305)	10"(254)	9"(229)	0.048	0.048
15"(381)	6"(152)	2'-5"(686)	5'-10"(1584)	6'-11"(1854)	2'-4"(662)	2'-0"(610)	1'-0"(305)	11"(279)	0.054	0.054

REINFORCED CONCRETE CULVERT END
N.T.S.



CLEANOUT DETAIL
N.T.S.



CHAIN-LINK FENCING

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

- LAUREL MEADOWS ADULT
COMMUNITY
- 644 Redstone Hill Road - Bristol, Connecticut
- RE: LAUREL MEADOWS, LLC

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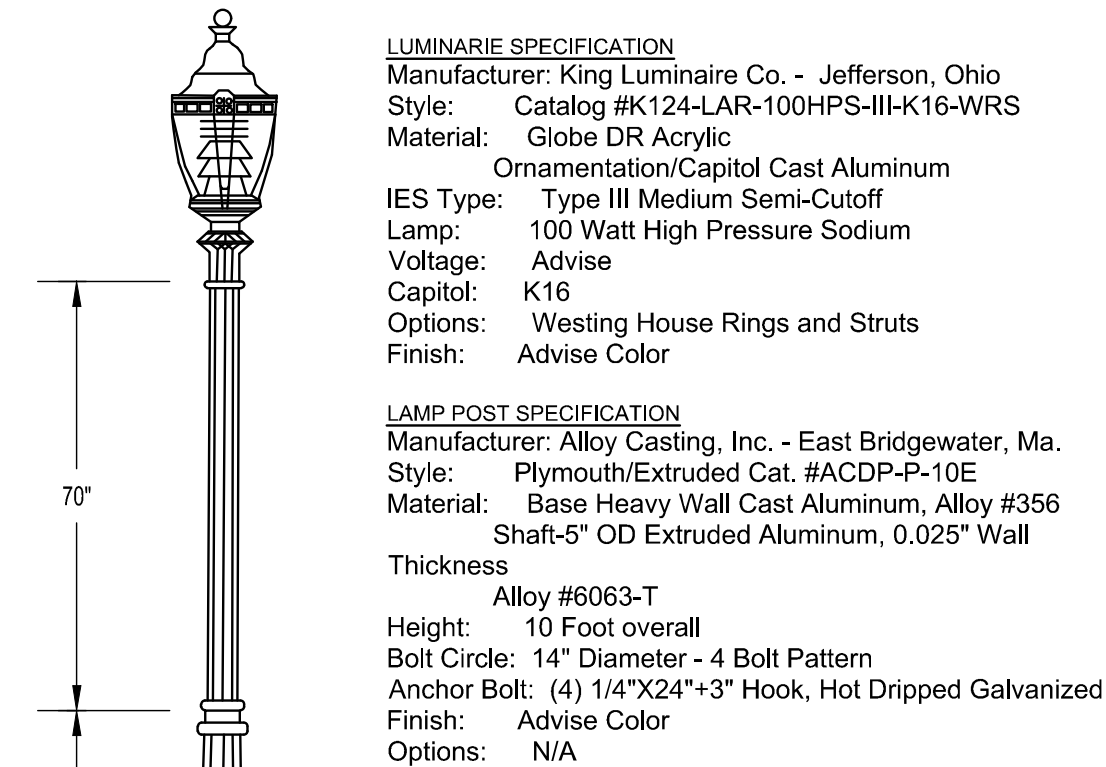
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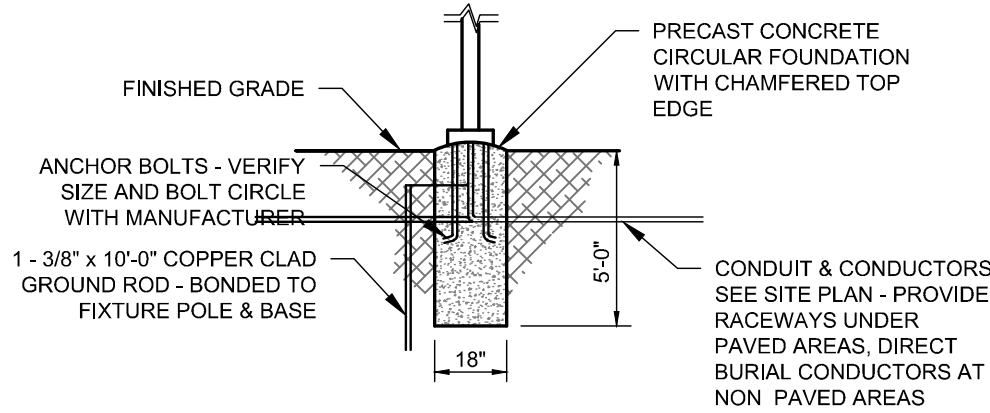
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D2

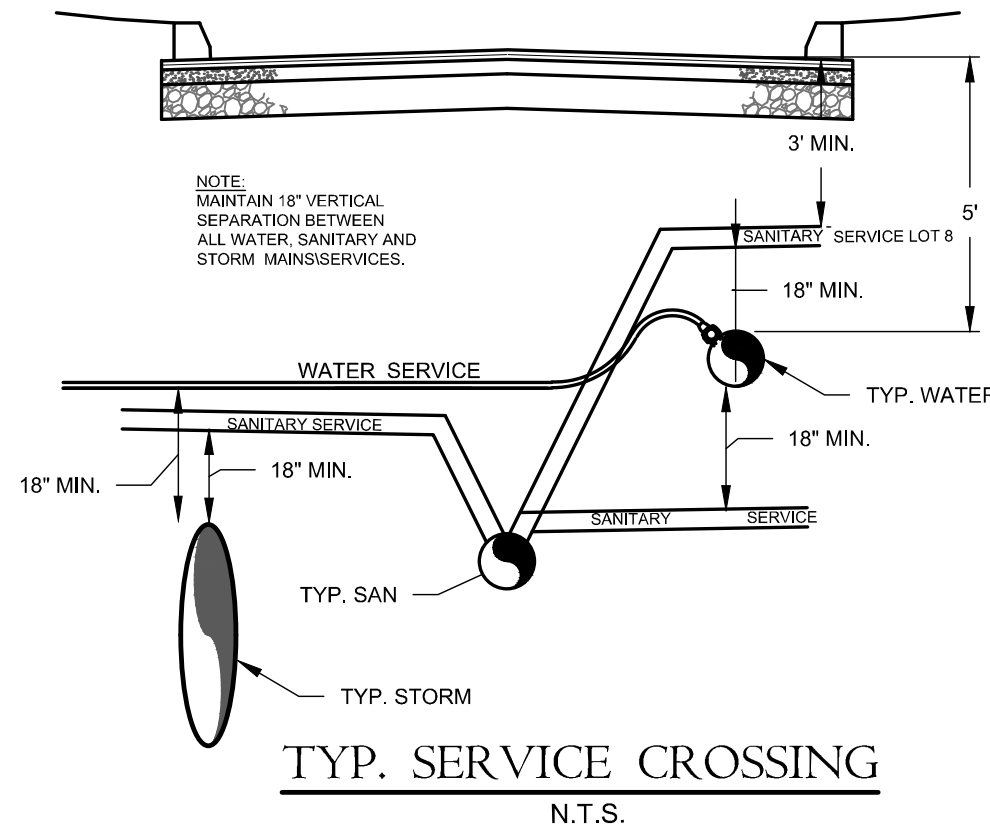
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DATE: 02/27/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/27/24
PROJECT: LAUREL MEADOWS ADULT COMMUNITY
SHEET: D3



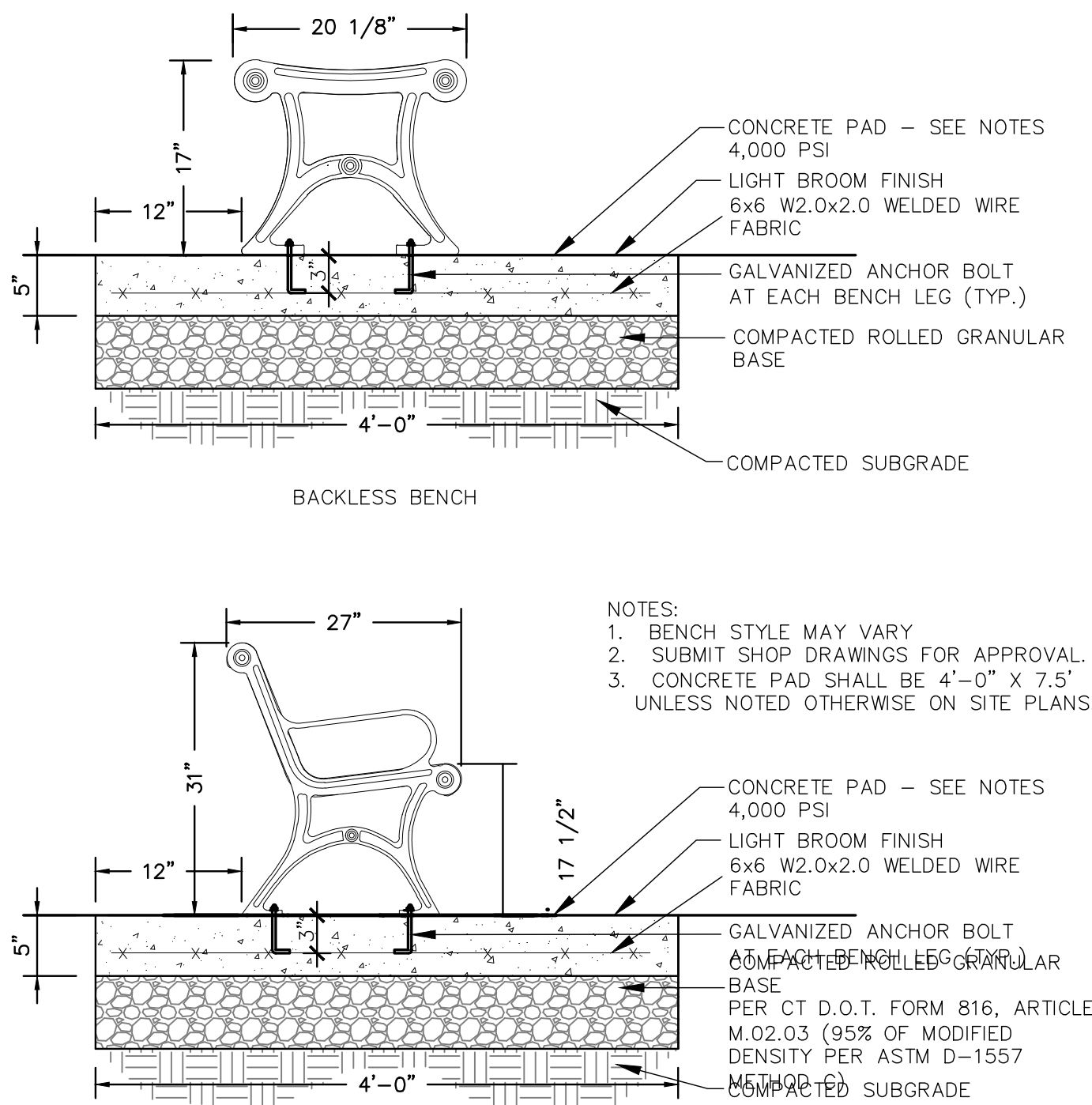
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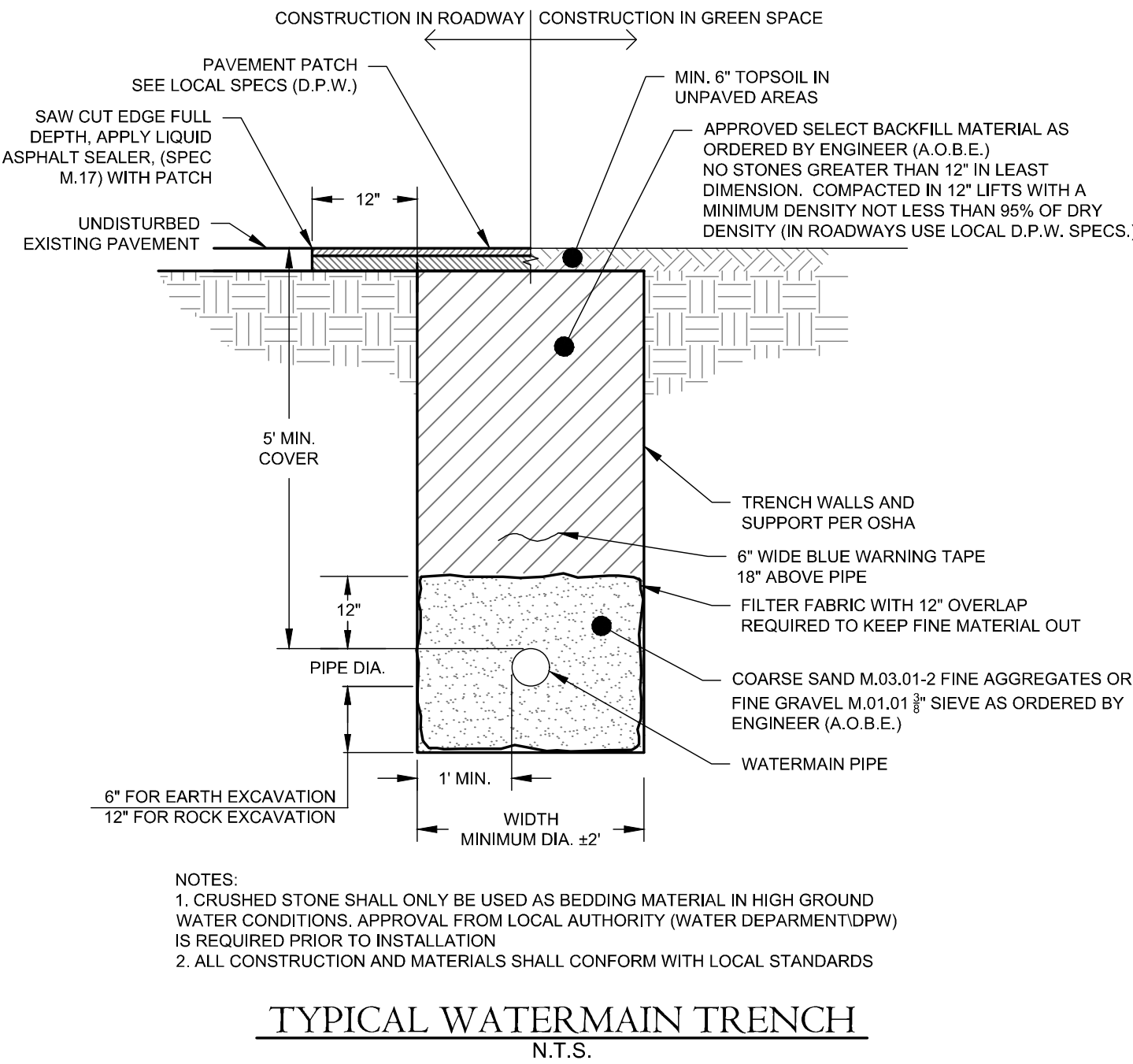
STREET LIGHT POLE FOUNDATION
N.T.S.



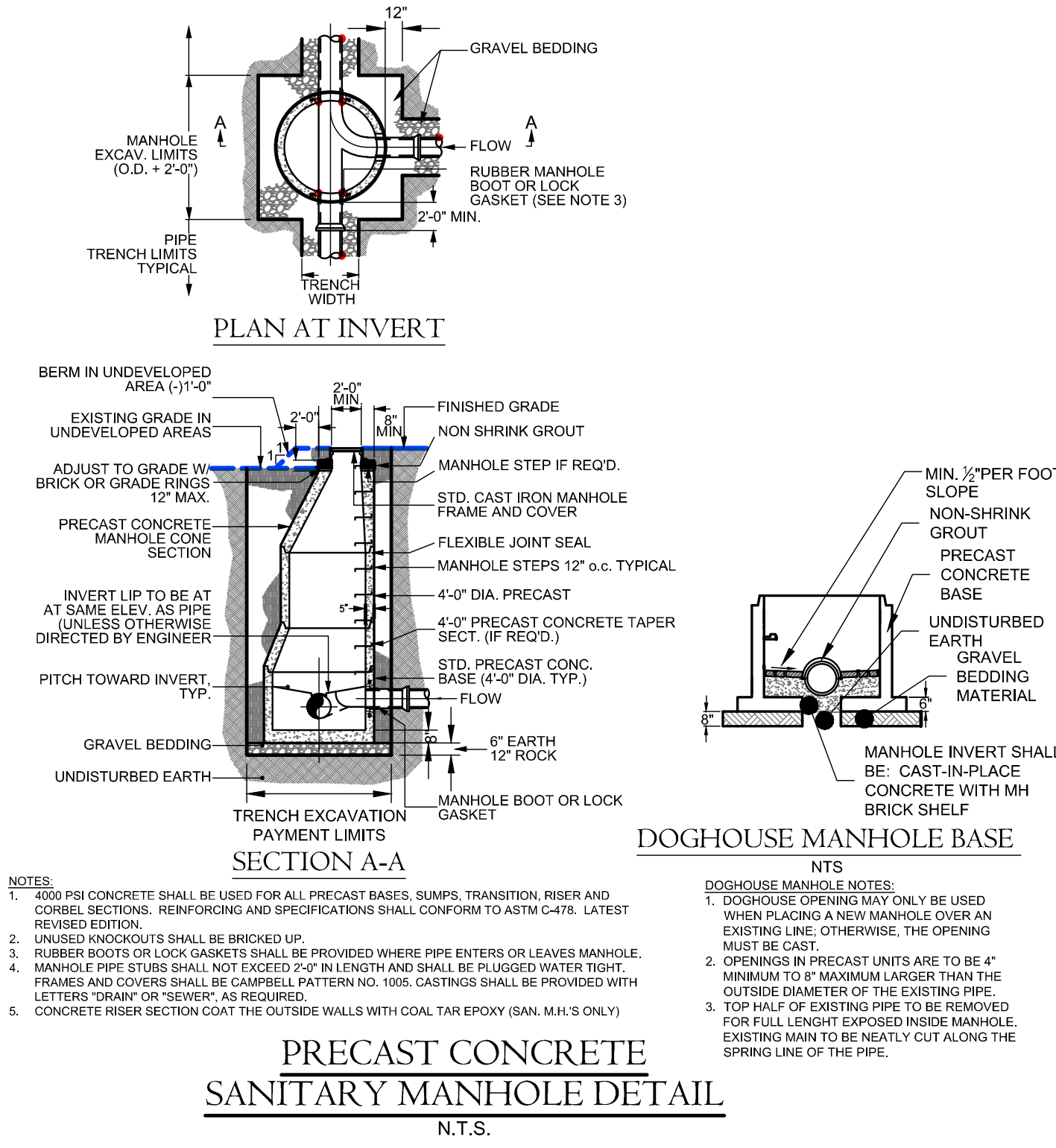
TYP. SERVICE CROSSING
N.T.S.



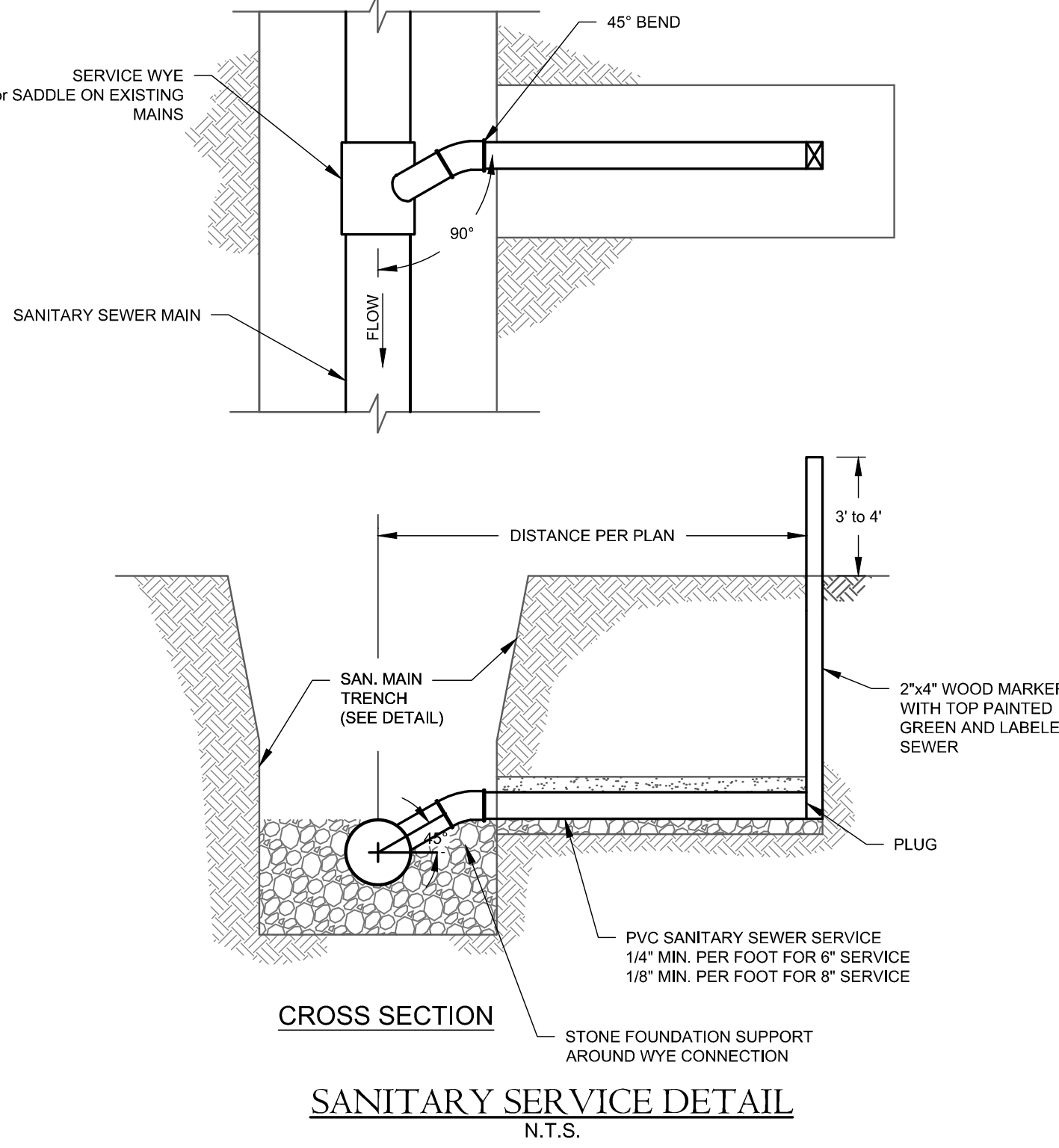
BENCH ON CONCRETE PAD DETAIL
N.T.S.



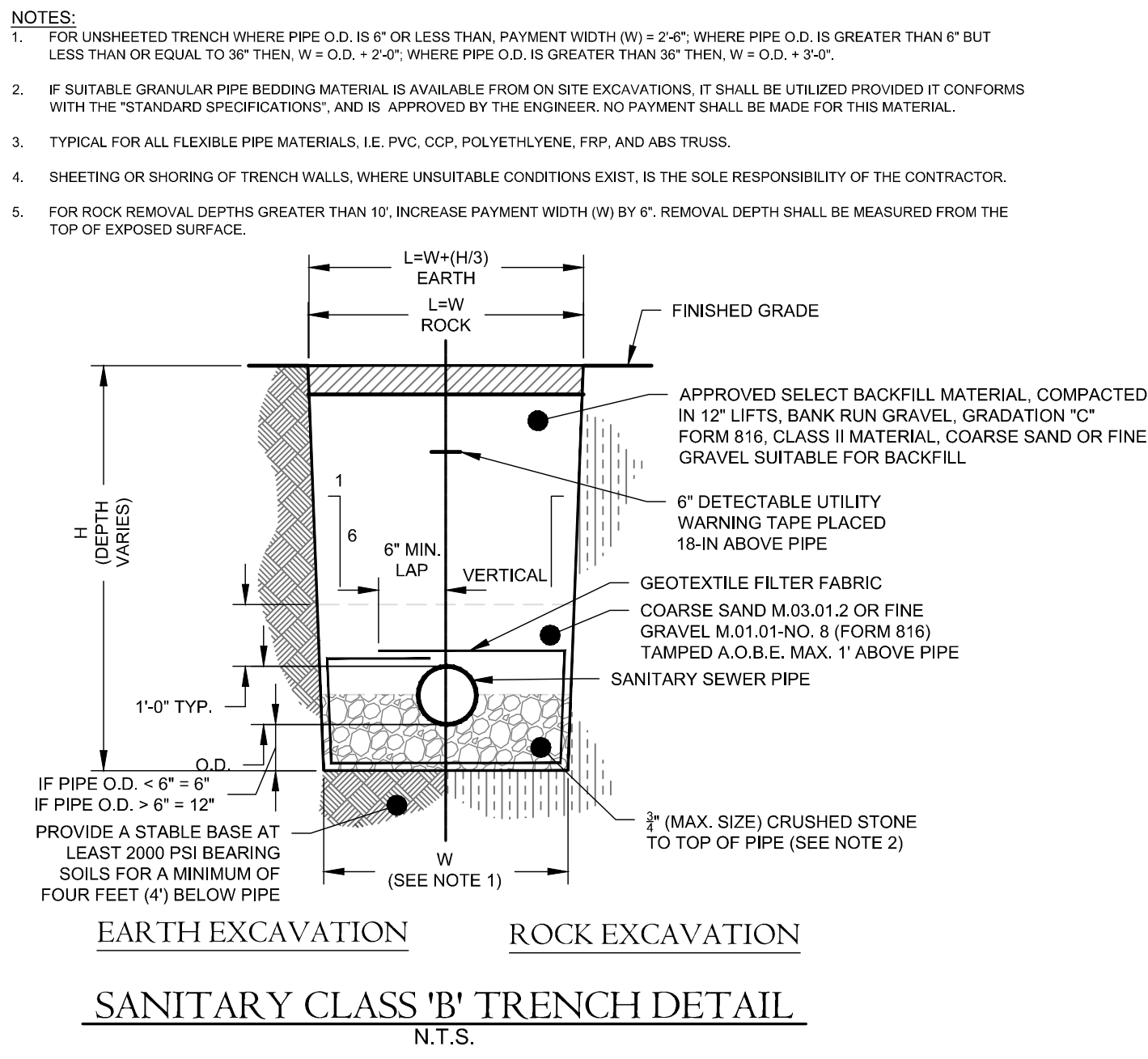
TYPICAL WATERMAIN TRENCH
N.T.S.



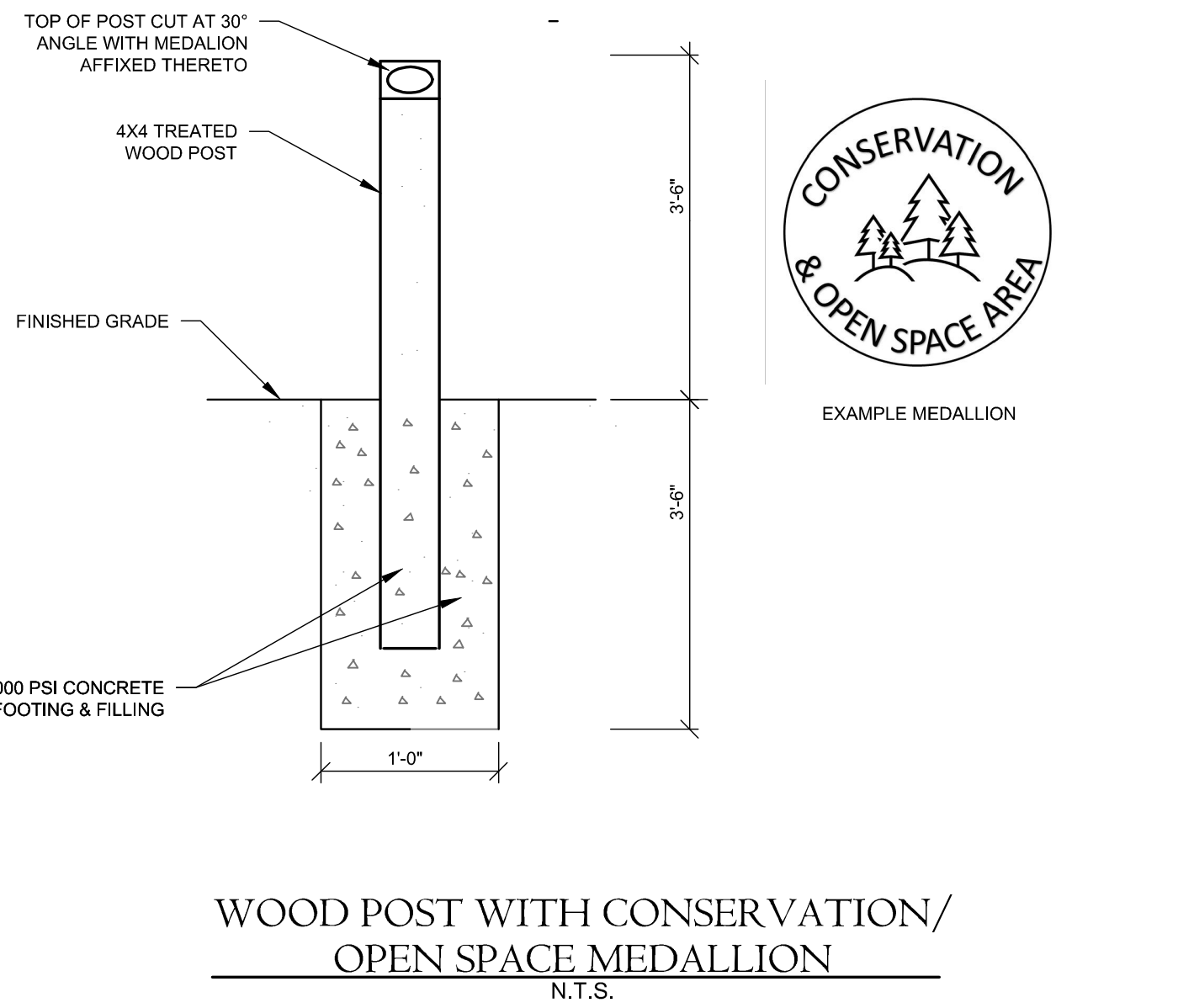
PRECAST CONCRETE
SANITARY MANHOLE DETAIL
N.T.S.



SANITARY SERVICE DETAIL
N.T.S.



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



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

COLE

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colecivil.com
860.628.4484

LAUREL MEADOWS ADULT
COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

PROJECT:
Drawn By: BTP
Date: February 22, 2024

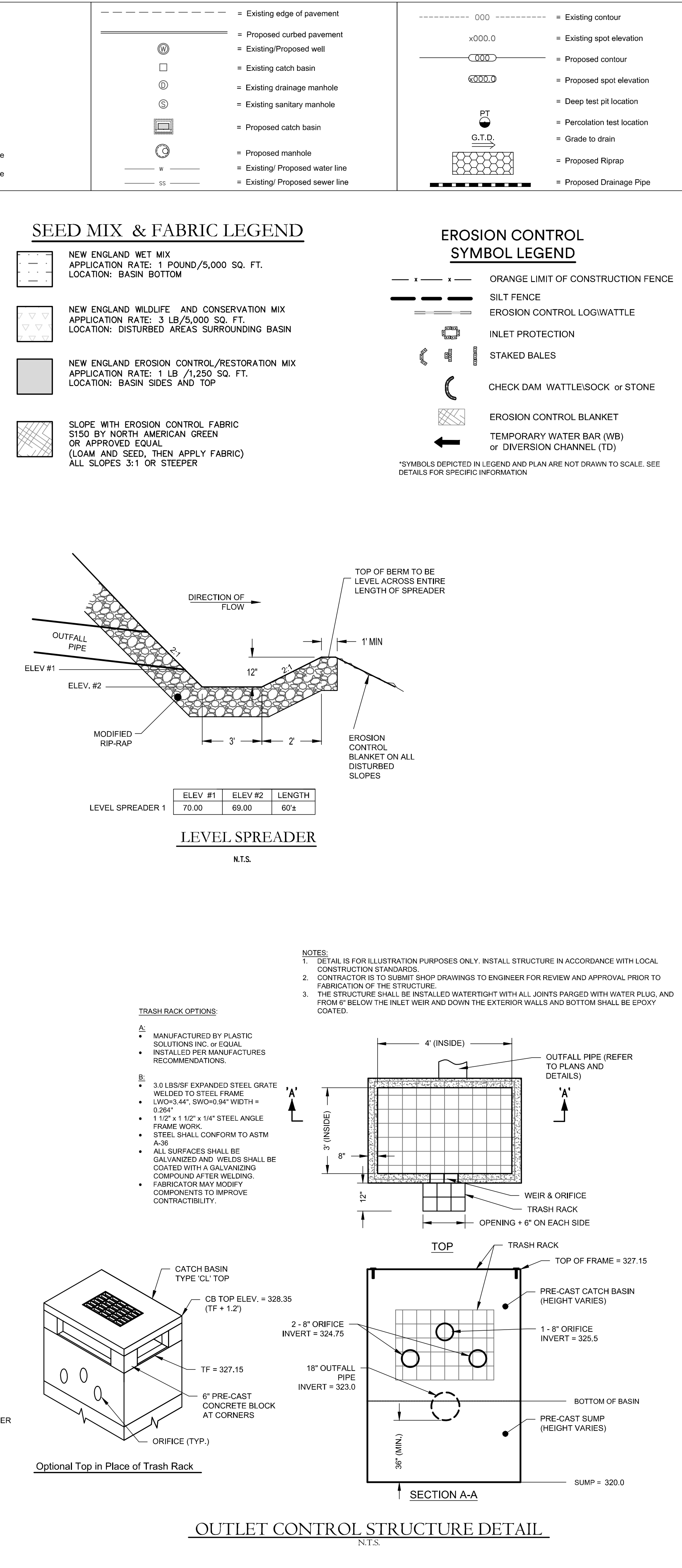
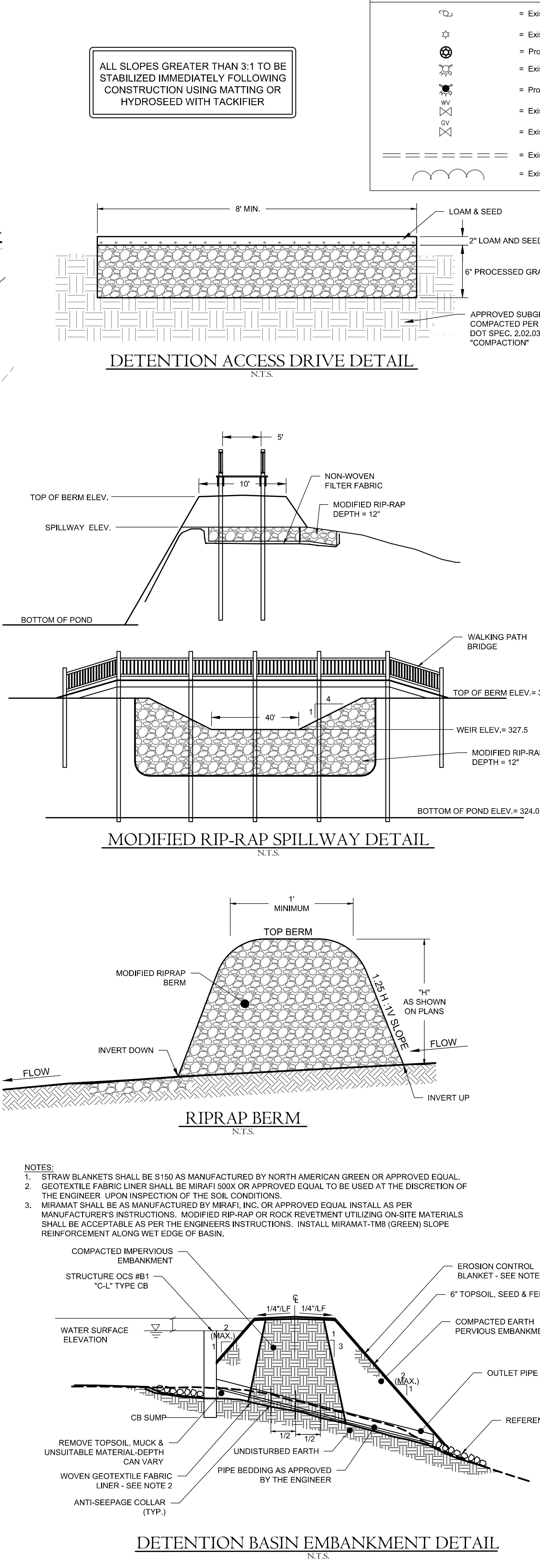
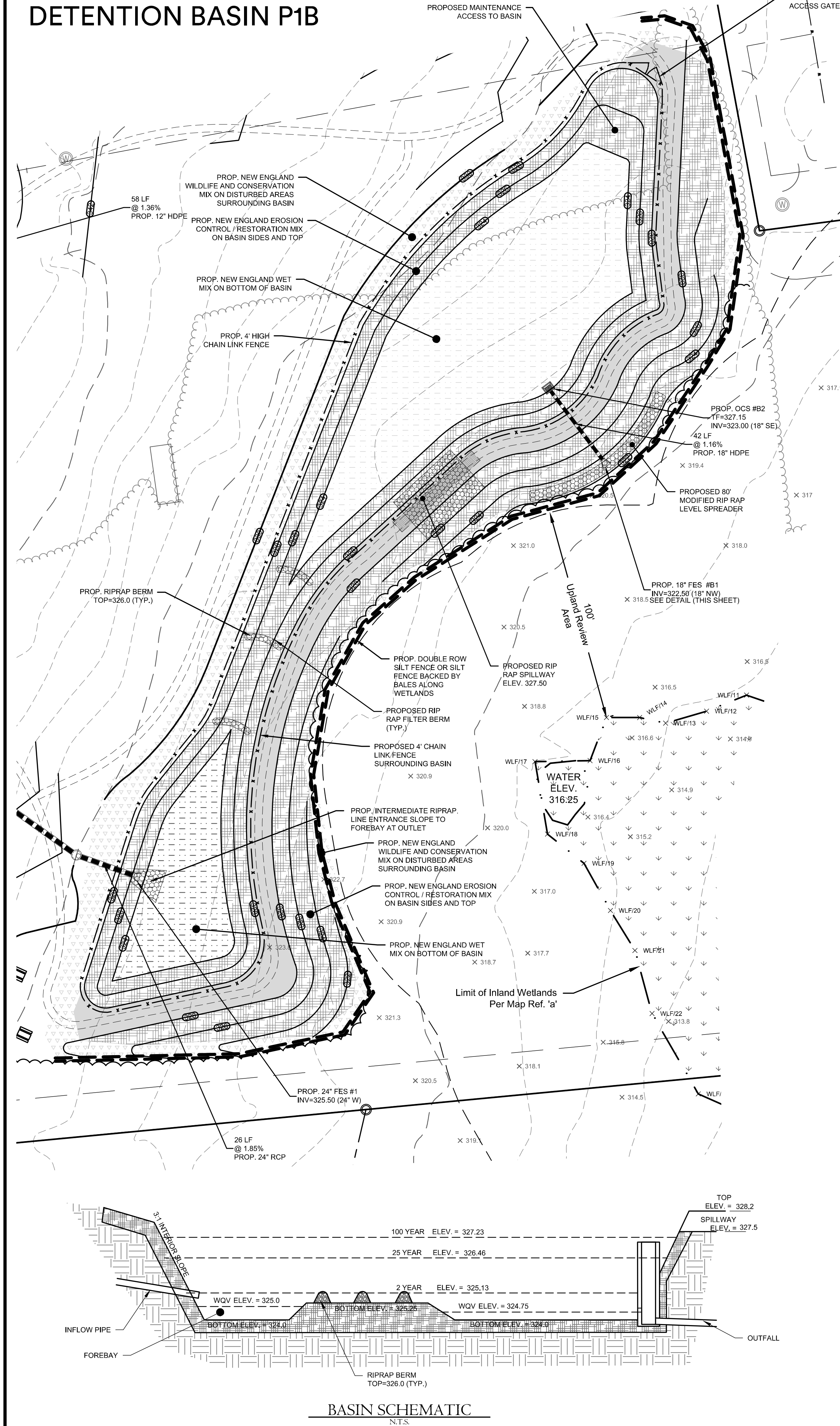
Revisions:
Date: 02/27/24
Descriptions:
Revised for P&Z Submittal

NOT TO SCALE

Sheet Description:
DETAILS

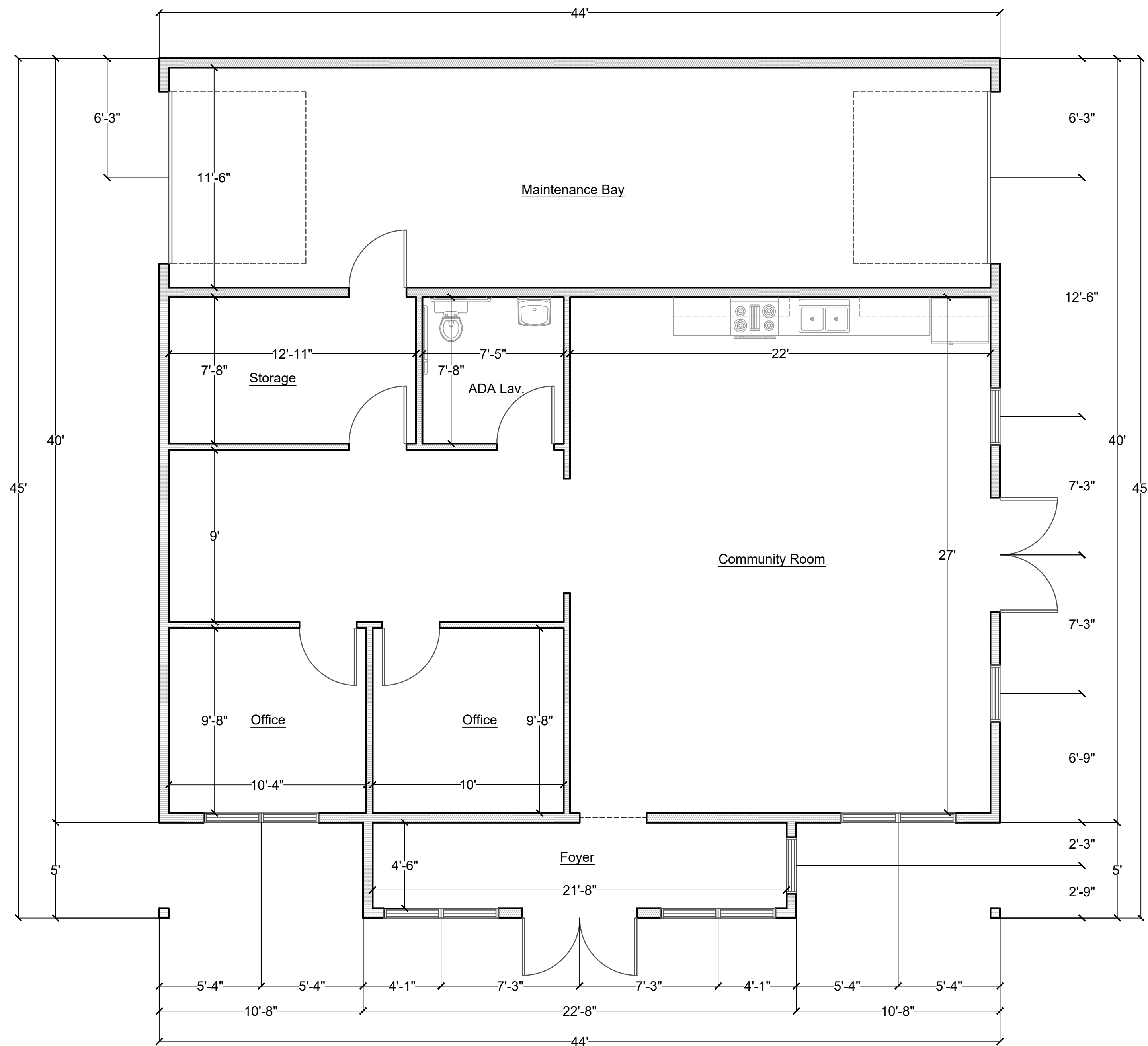
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D3

DETENTION BASIN P1B



 NORTH NAD 88																					
 COLE civil + survey 876 south main street plantsville, ct 06479 colecivil.com 860.628.4484																					
LAUREL MEADOWS ADULT COMMUNITY 550-644 Redstone Hill Road - Bristol, Connecticut LAUREL MEADOWS, LLC																					
PROJECT: _____ DATE: February 22, 2024 DRAWN BY: BTP <table border="1"><thead><tr><th>Revisions:</th><th>Revisions:</th></tr></thead><tbody><tr><td>Date:</td><td>Descriptions:</td></tr><tr><td>02/27/24</td><td>Revised for PR2 Submittal</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table> 30' 15' 0 15' 30' SCALE: 1"=30'		Revisions:	Revisions:	Date:	Descriptions:	02/27/24	Revised for PR2 Submittal														
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Sheet Description: DETENTION BASIN DETAILS																					
Sheet #: DB1																					

Elevation Drawings and Floor Plans



**COMMUNITY BUILDING
594 REDSTONE HILL ROAD
BRISTOL CONNECTICUT**

DPS_CLIENTS_LAUREL MEADOWS LLC_BRISTOL_REDSTONE HILL ROAD

Project Number 2019-05

**ISSUE DATE
FEB. 12, 2024**

REVISIONS

Mar. 6, 2024

DRAWING INDEX

A.1	Schematic Design	A.6	
A.2		A.7	
A.3		A.8	
A.4		A.9	
A.5		A.10	

CODE DATA

The basis for design is the following:
2021 International Building Code 2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

**SCHEMATIC
DESIGN**

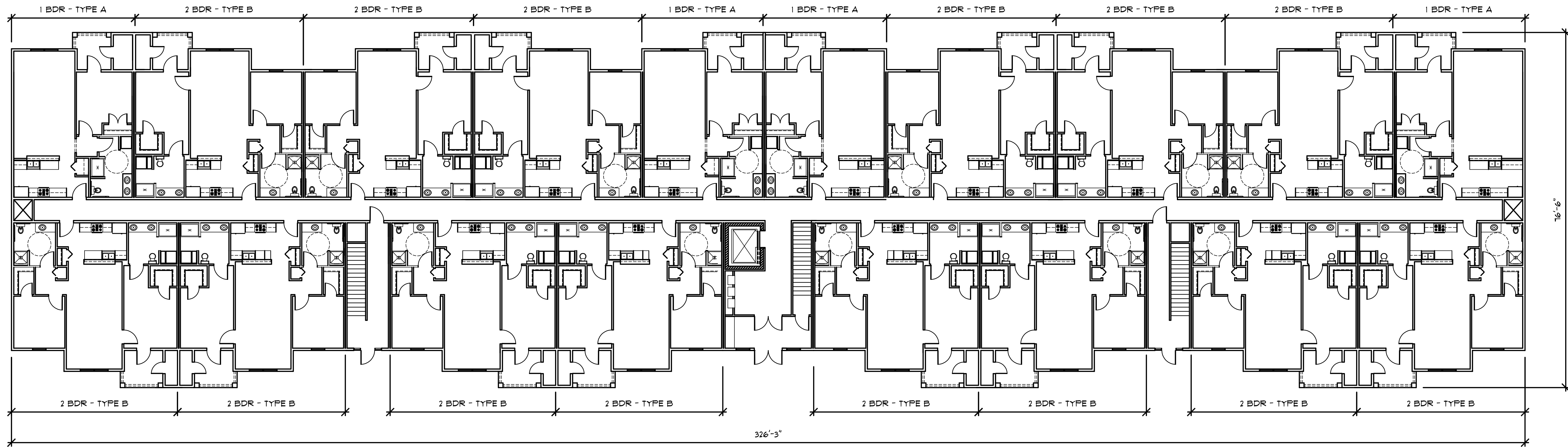
**SCALE
 $\frac{1}{4}" = 1'-0"$**

**SHEET
A.1**

D | P | S

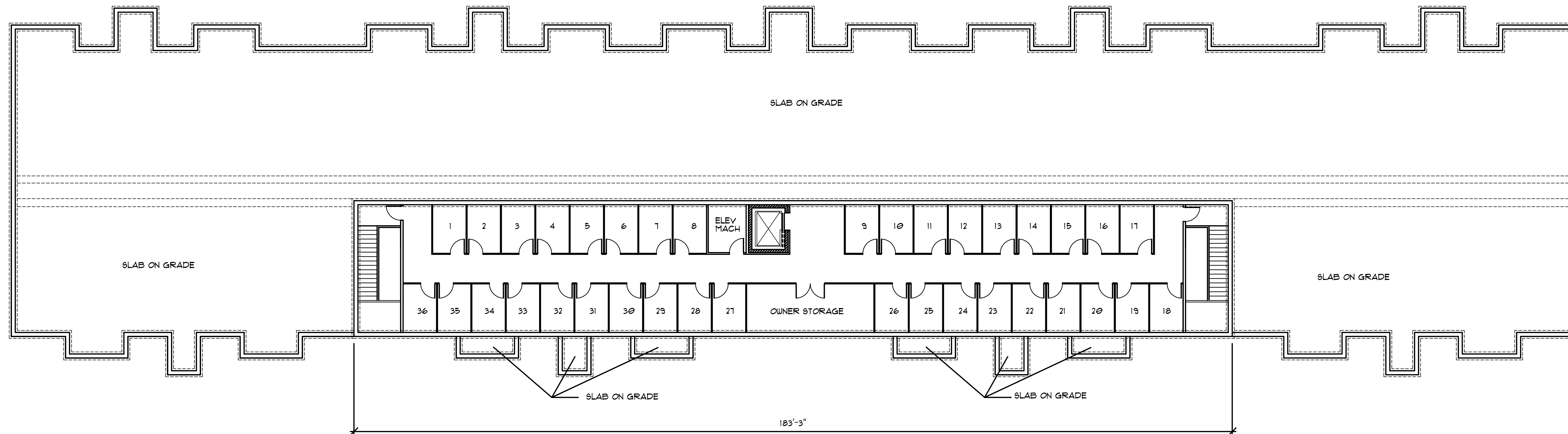
DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



2 Building 1 - 2 story - 36 Unit - First Floor Plan

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



1 Building 1 - 2 story - 36 Unit - Basement Floor Plan

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

REVISIONS

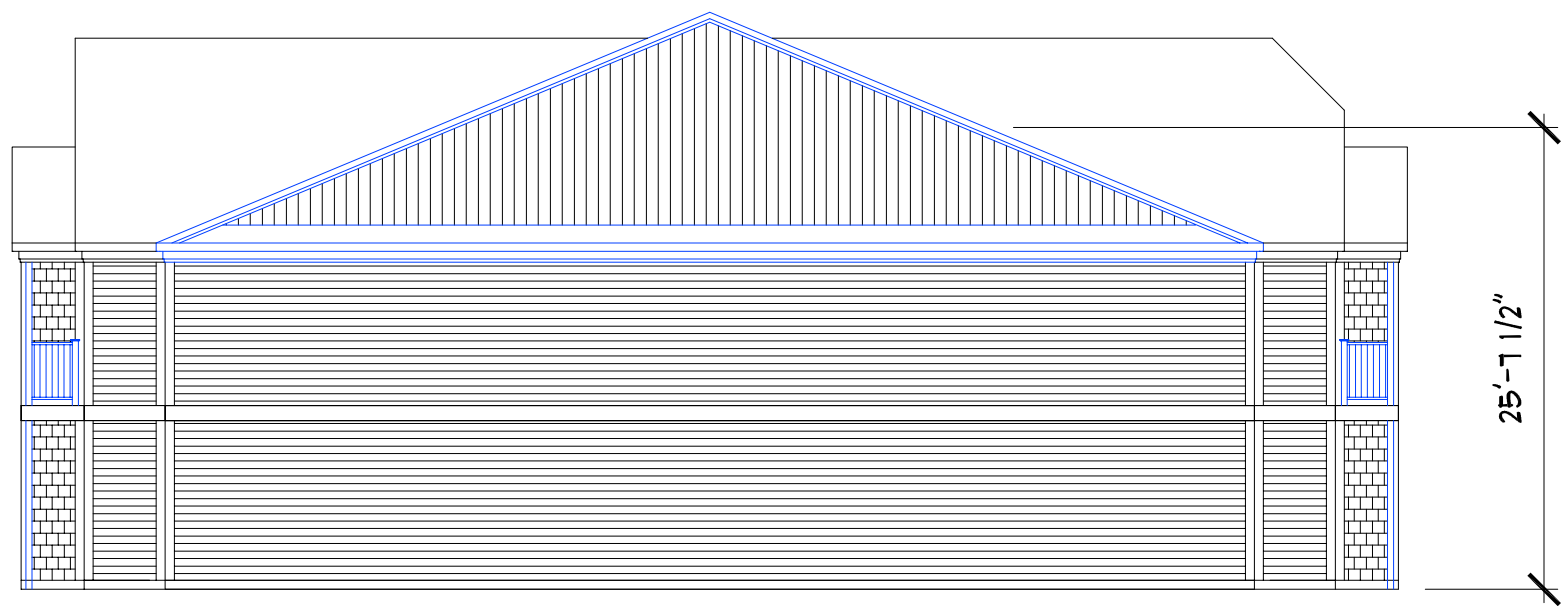
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3		
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LAUREL MEADOWS LLC

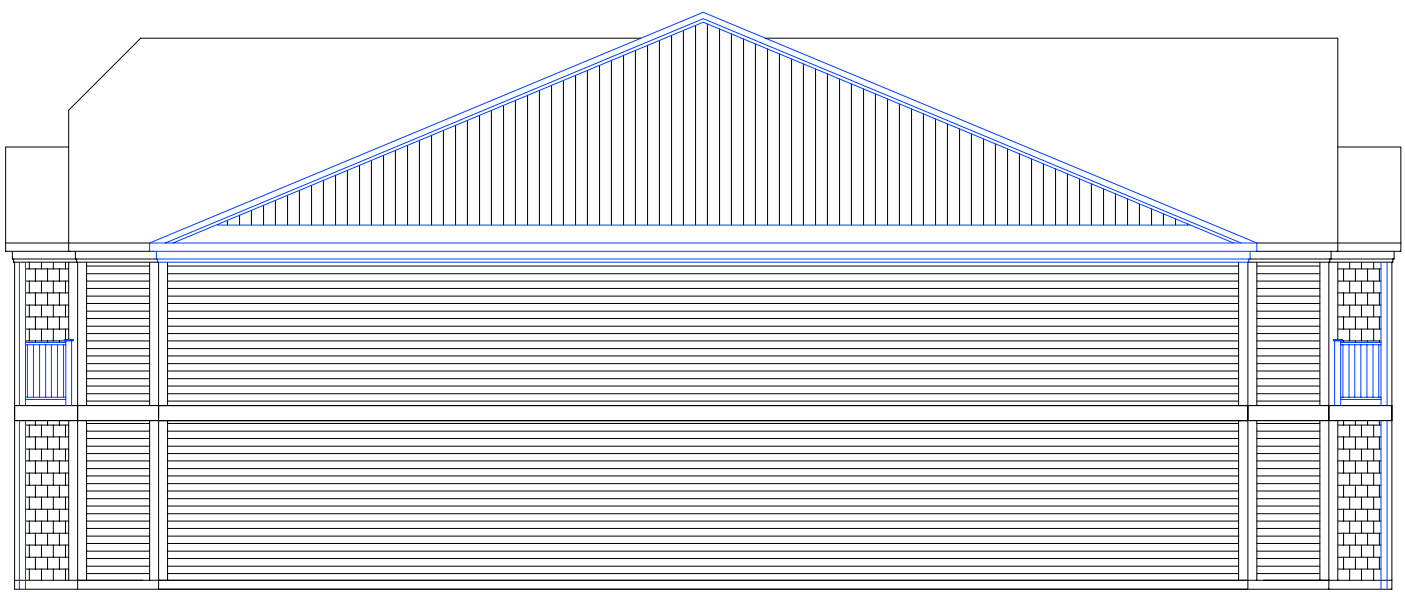
594 REDSTONE HILL RD
BRISTOL CT

BUILDING 1 - 36 UNIT
FLOOR PLANS

A 100



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side Scale: 3/32" = 1'-0"



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side Scale: 3/32" = 1'-0"



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Rear Scale: 3/32" = 1'-0"



1 Building 1 - 3 story - 36 Unit - Exterior Elevation - Front Scale: 3/32" = 1'-0"

REVISIONS

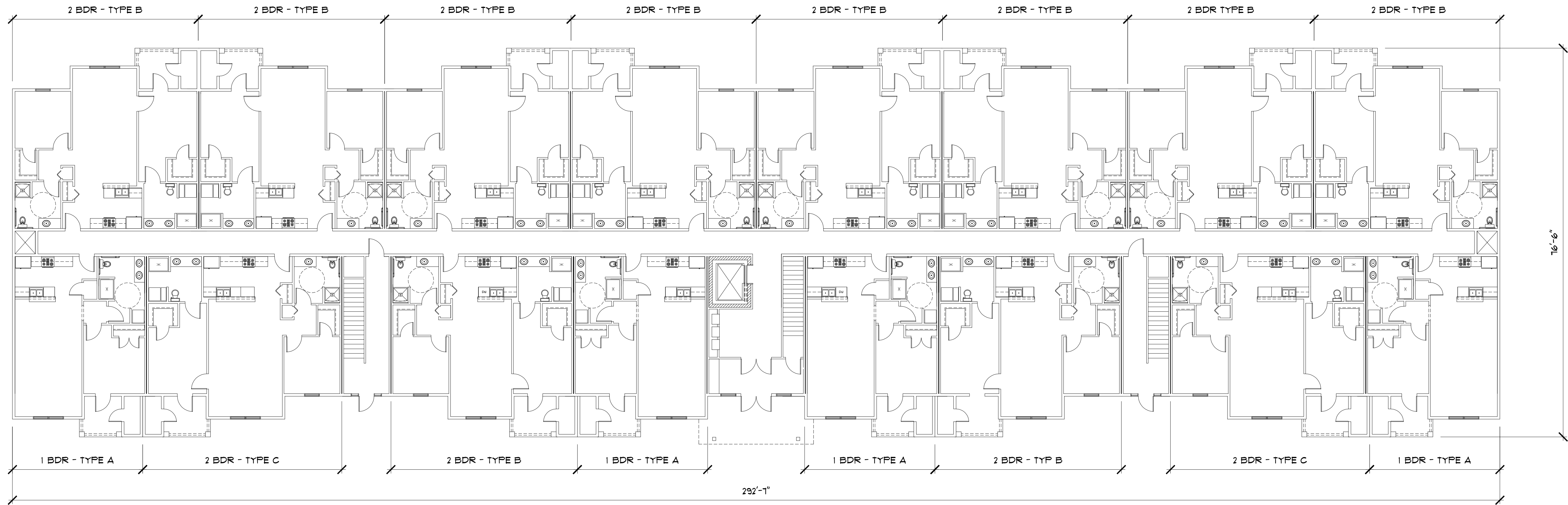
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

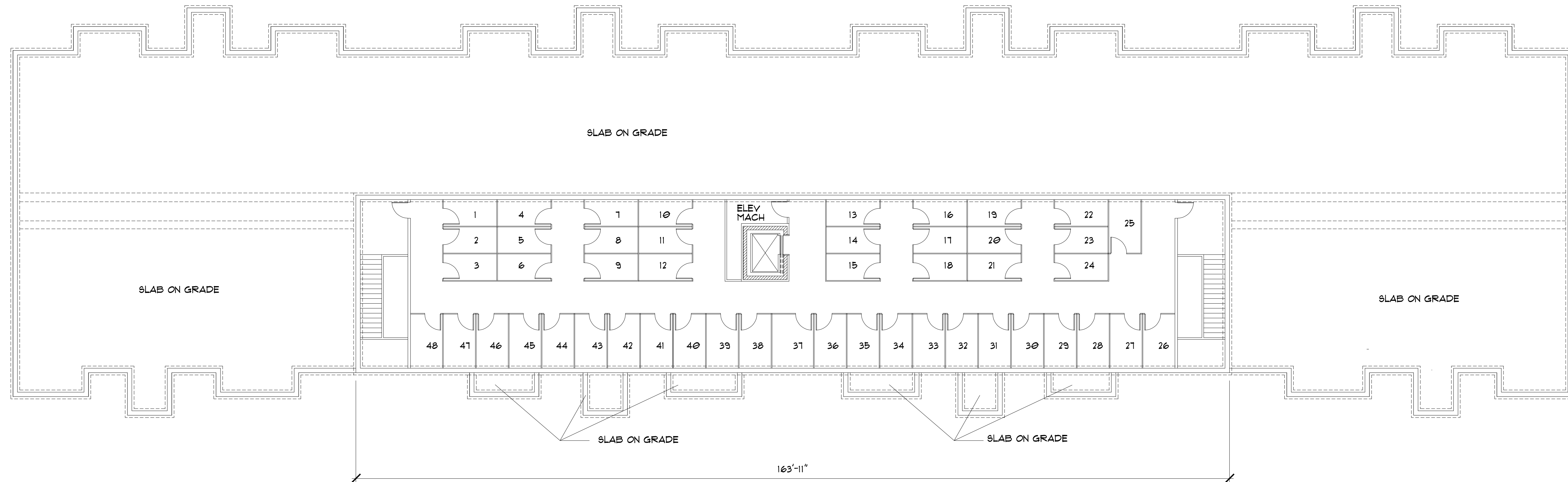
BUILDING 1 - 36 UNIT
EXTERIOR ELEVATIONS

A 300



2 Building 2 - 3 story - 48 Unit - First Floor Plan

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



1 Building 2 - 3 story - 48 Unit - Basement Floor Plan

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

REVISIONS

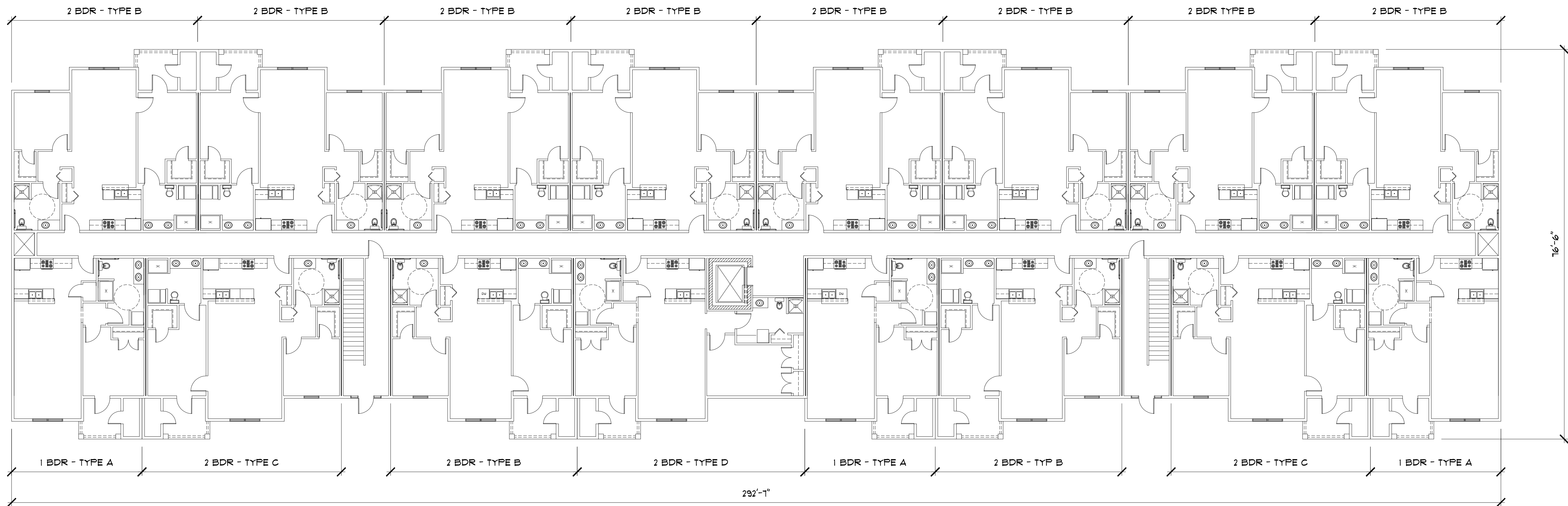
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

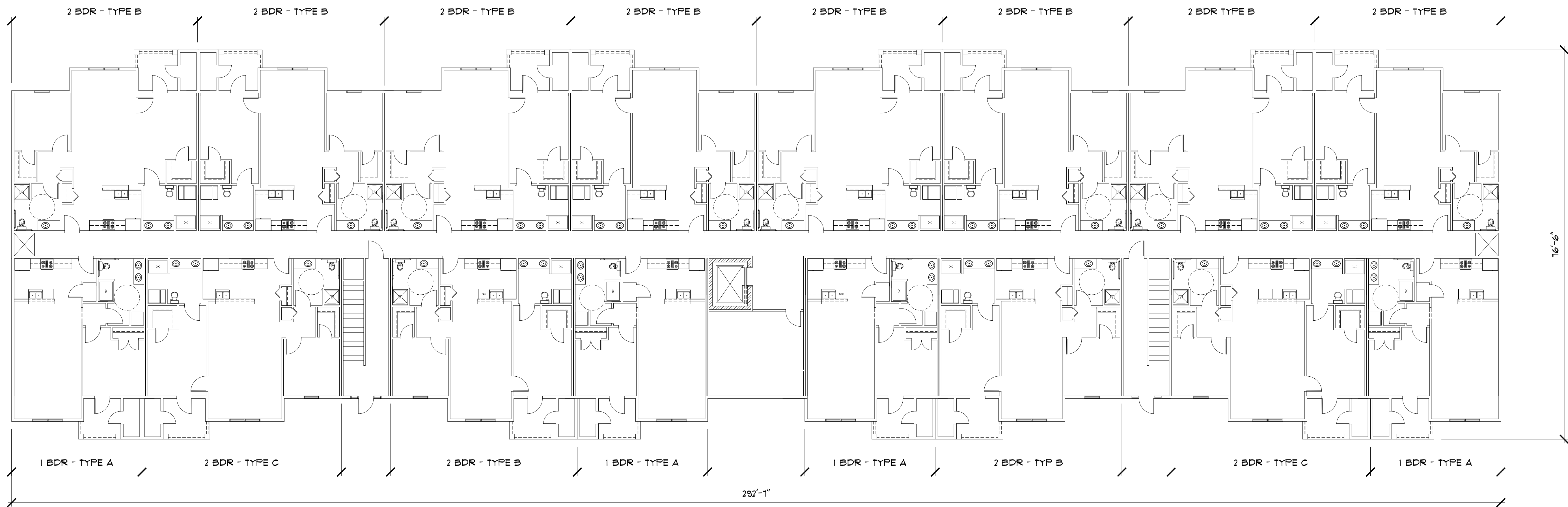
BUILDING 2 - 48 UNIT
FLOOR PLANS

A 100



2 Building 2 - 3 story - 48 Unit - Third Floor Plan

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



1 Building 2 - 3 story - 48 Unit - Second Floor Plan

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

REVISIONS

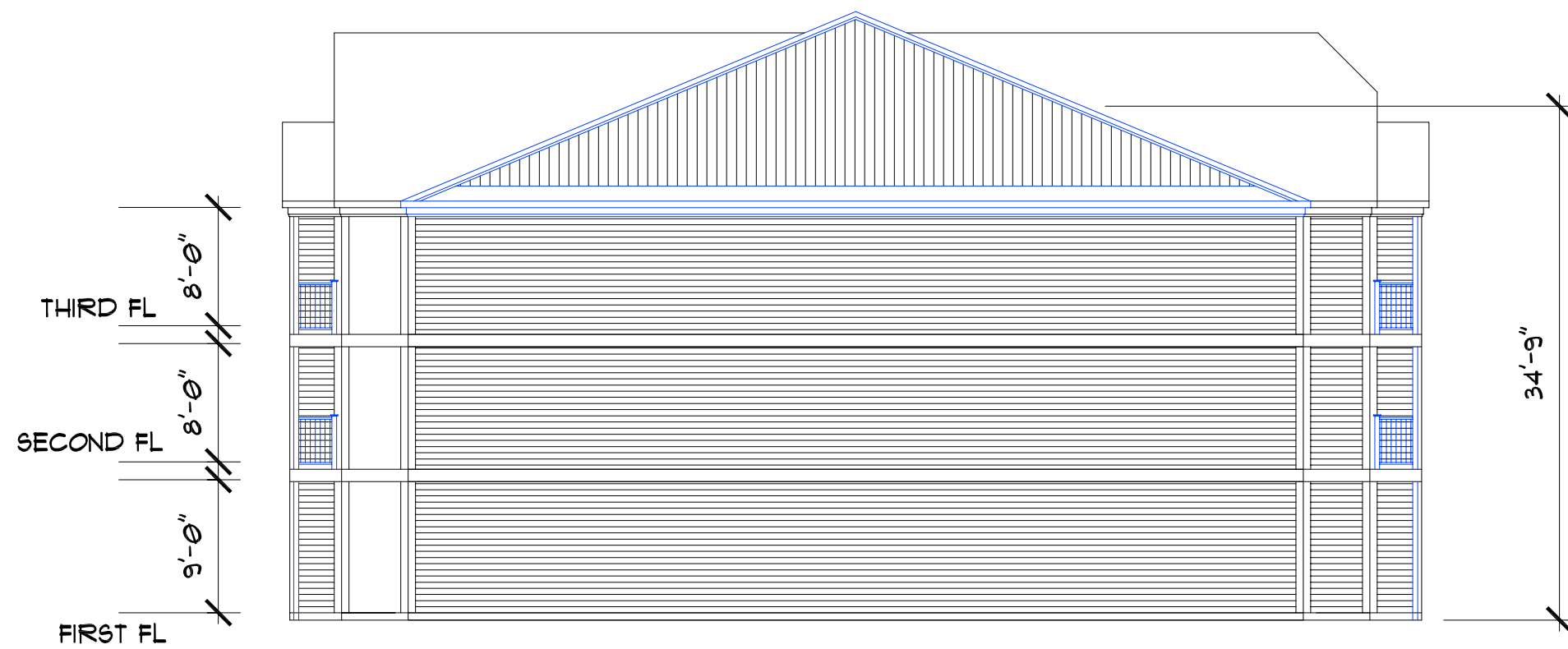
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

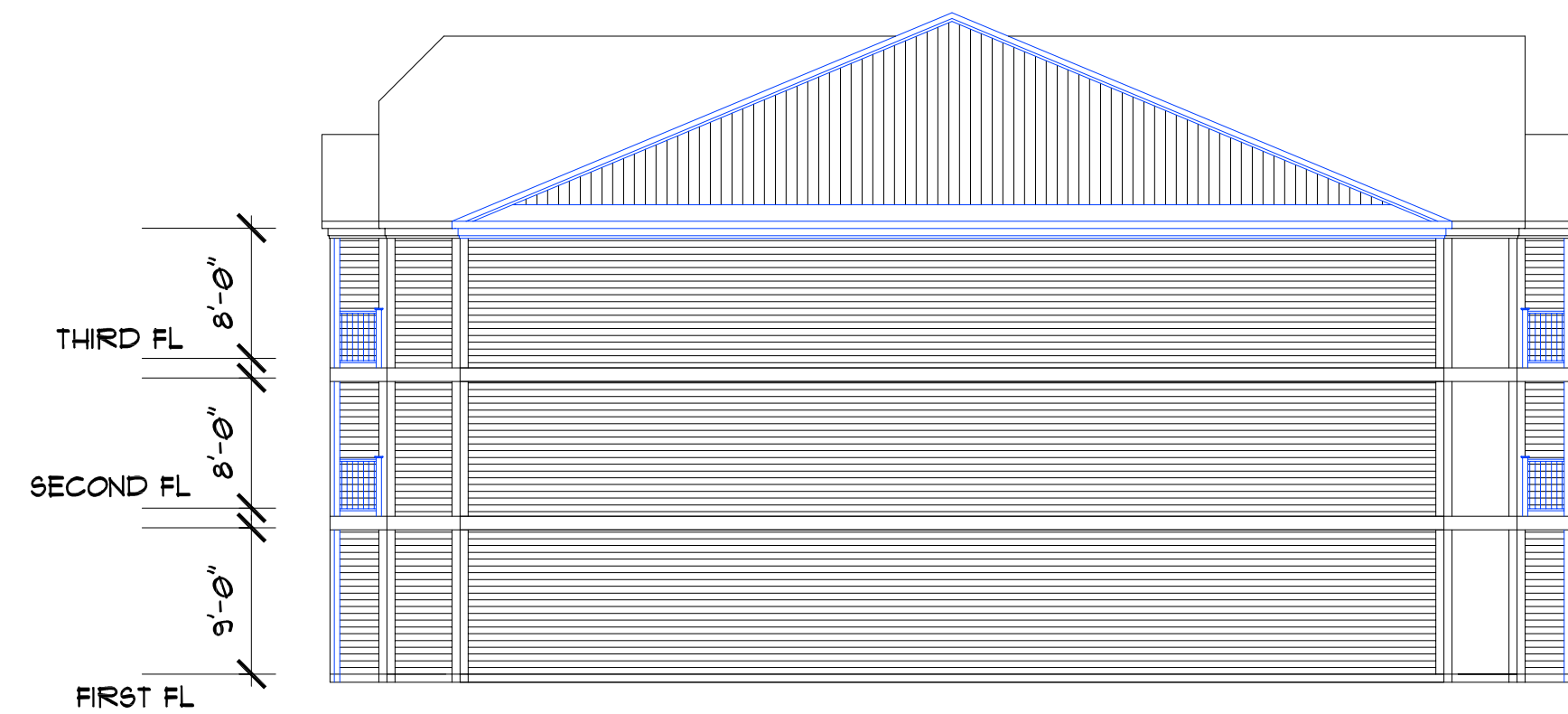
BUILDING 2 - 48 UNIT
FLOOR PLANS

A 101



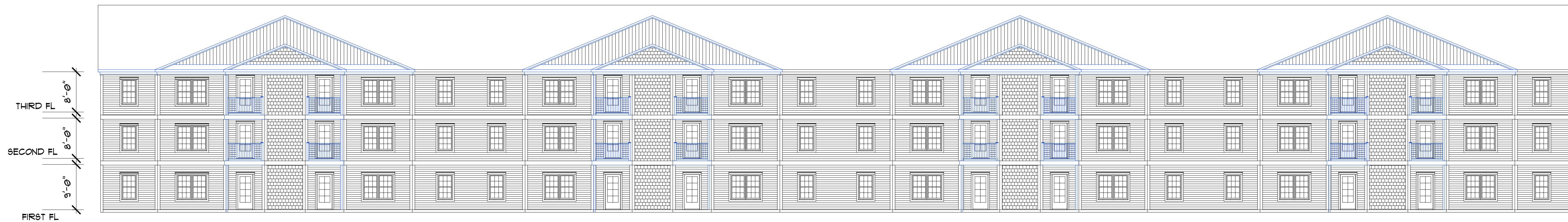
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

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



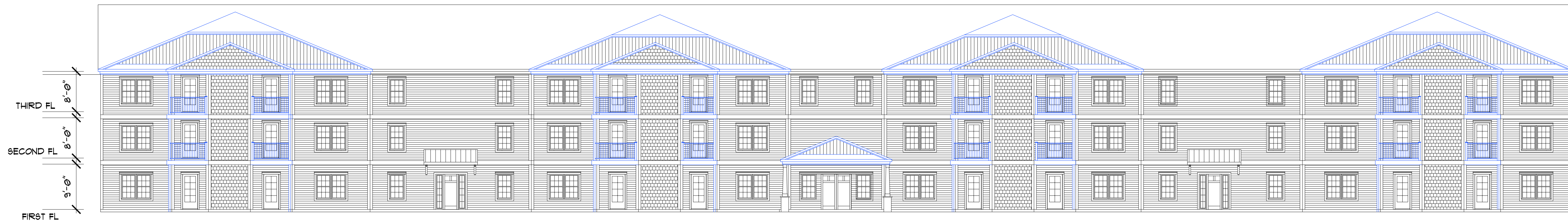
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

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



2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Rear

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



1 Building 2 - 3 story - 48 Unit - Exterior Elevation - Front

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

REVISIONS

NO.	DATE	REVISION
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4	--/--/--	...
5	--/--/--	...

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT EXTERIOR ELEVATIONS

A 300

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

For Office Use Only	
APPLICATION NO.	<u>2489</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) Article II Section 4.3.22 of the Bristol Zoning Regulations for the following
Special Permit use: Senior Housing

Address or Location of the Property: 560, 594, & 644 Redstone Hill Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1,9B-2, 11, 11-2, 11-3 & 10-B-1

Zone of the Property: R-15 & R-10 Size of the Property (in acres or square feet): 11.23 Acres

Reason for the Special Permit: Senior Housing

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit housing for the elderly and Site Plan Application #2435.

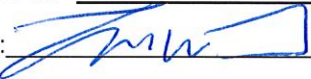
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts.com

Signature:  Signature – (Printed/Typed) Timothy W. Furey duly authorized

CHECK ONE: ☒ owner ☐ other (specify): _____

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

BZC – 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq

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

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: 560, 594, & 644 Redstone Hill Road

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Cole Civil & Survey

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

Telephone No.: 860-712-3967 E-Mail: bryanp@colecivil.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	<u>2490</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

_____ Senior Housing _____, a [] permitted use ☒ Special Permit use
under Section(s) _____ Article II Section 4.3.22 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ 560, 594, & 644 Redstone Hill Road _____

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1, 9B-2, 11, 11-2, 11-3 & 10 B-1

Zone of the Property: R-10 & R-15 Size of the Property (in acres or square feet): 11.23 Acres

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

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit for Elderly Housing and Site Plan Application #2435.

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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2490

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq.

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

Telephone No.: 860-589-43433 E-Mail: tfurey@fureydonovan.com



Inland Wetlands and Watercourses Agency | 860.584.6225

April 5, 2024

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

Dear Chairman White,

RE: Referral of Zoning Applications #2489 & 2490
560, 594 & 644 Redstone Hill Road – Map 1, Lots B-1, 9B-2, 11, 11-2, 11-3, and 10B-1

At the April 1, 2024 Inland Wetlands and Watercourses Agency (IWWA) meeting, the Agency determined that the above referenced applications do not require any permits from the IWWA since the proposed development does not indicate any disturbance of the inland wetlands or the 100' upland review area.

Sincerely,

A handwritten signature in black ink that reads 'Zachary Fisk'.

Zachary Fisk
Chairman

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Laurel Meadows

General Information

Project Name: Laurel Meadows Adult Community Project Location: Redstone Hill Road Zone: R-15 / R-10 Project Type: Senior Housing Date Submitted: February 29, 2024 Variances Required: No Wetlands Approval Required: No Special Permit Required: Yes Site Plan Approval Required: Yes	Developer: Laurel Meadows, LLC Site Engineer: COLE civil + survey Architectural Design: Laurel Meadows, LLC & Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC & Cole Civil + Survey Lighting Design: Cole Civil + Survey Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 84 residential Senior Housing units on a site located on Redstone Hill Road. At present, the site consists of six parcels with three single family homes. Two of the single family homes will be preserved and segregated on two independent lots at the far north east corner of the property and the far north west corner of the property. A blighted home in the center of the property will be removed. The remaining properties will be merged into one with a total project area of 11.23 acres.

The project is proposed as Senior Housing under Article II Section 4.3.22 with a density of 8.4 Units per acre. After the lot line revisions the total site area is 489,264 square feet. The wetlands on the property encompasses 55,334 square feet. The area available for computing the density calculation is 433,930 square feet or 9.96 acres.

The unit mix is proposed to be 19 one bedroom units and 65 two bedroom units.

The site will be serviced by city water and sewer systems. The site design is compliant with all of the City of Bristol's Zoning Regulations. The site is also compliant with the State of Connecticut Stormwater Management regulations as all stormwater will be retained on site.

The Project will require 126 parking spaces. 134 parking spaces are proposed but 18 spaces have been designed but reserved for "future parking". Five handicapped spaces are required and 8 have been provided. 13 charging spaces are required 14 have been provided.

A traffic study was previously provided and the project can be safely constructed and operated. The sight lines are appropriate with 473 feet needed to the west with 675 feet provided and 473 feet needed to the east with 647 feet provided. The site layout and landscape design have both been designed with safety in mind. Appropriate sight lines and distances have been preserved to ensure no unnecessary impacts to traffic in the area.

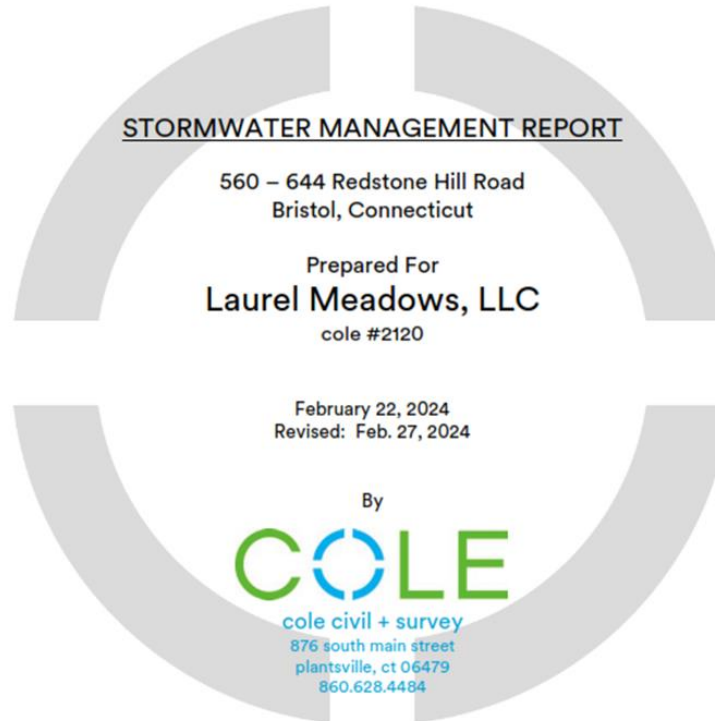
The project previously received a Special Permit (#2434) and Site Plan Approval (#2435) on September 19, 2022. This application is submitted in compliance with the Zoning Regulations effective January 15, 2024.

App. 2489 & App. 2490 – Traffic Statement Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/46471/Laurel-Meadows-Traffic-FA-Hesketh-03-26-24>

App. 2489 & App. 2490 – Traffic Statement Appendix:

<https://www.bristolct.gov/DocumentCenter/View/46470/Laurel-Meadows-Traffic-Appendix-03-26-24>



Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46185/2120
---SWMR-Revised---02-27-2024](https://www.bristolct.gov/DocumentCenter/View/46185/2120---SWMR-Revised---02-27-2024)


Barton N. Bovee, P.E. #13653
NOT VALID UNLESS EMBOSSED
SEAL or STAMP IS AFFIXED HERETO.

Letters for Applications 2489 & 2490:

[https://ct-bristol2.civicplus.com/DocumentCenter/View/46455/App-2489 Letters](https://ct-bristol2.civicplus.com/DocumentCenter/View/46455/App-2489%20Letters)

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2490

SITE PLAN: Site Plan for “Laurel Meadows Adult Community” 84 units of Senior Housing
Plans Dated: February 22, 2024; Date of Committee Review: 3/27/24 (first review)

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate accessible ramp locations and detectible warning strips.
2. Provide additional spot grades along the south of the 48-unit building, along the top of the ponds, and at the dumpster enclosure.
3. A high-level overflow from the basin north of the 36 unit building into the basin on Redstone Hill Rd shall be installed to prevent flow onto the adjacent property.
4. Consider leaving a stand of trees on the slope to the west of the large detention basin, depending on their condition.
5. Details indicate a conservation/open space medallion. Is conservation area designated on this property?
6. The detention access drive is not depicted on the plans. Consider providing additional access to FES 1 for cleaning.
7. For the Stormwater Management Maintenance Schedule, include inspection and a plan for invasive species removal within the pond.
8. Please verify the times of concentration for the post-development conditions. Post Tc's should not increase with developed conditions.
9. A foot of freeboard is required for all of the ponds. Spot elevations should be provided as necessary on the grading plan to indicate.
10. Provide a cross-section of the site through the buildings to indicate proposed elevations.
11. An as-built shall be provided to Engineering prior to issuance of a CO.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide elevation drawings, height of building, building height calculations and update zoning information chart.
2. Provide 20-foot landscape buffer to surrounding uses per Section 4.3.22.D.8. Remove notes related to existing landscape City staff decision.
3. The zoning compliance chart requirements listed on Sheet C1 are incorrect. Please refer to the senior housing requirements listed in Section 4.3.22.C.
4. The proposed building of 36 units does not meet the side yard requirement of 20 feet.
5. Throughout the overall walking path trail loop, grades exceed 5%.
6. The proposed project exceeds 8 dwelling units per acre. Provide details of compliance with Section 4.3.22.C.1.

7. Provide details and graphic of functional open space consisting of 44,000 S.F.
8. Provide floor plans for each style of unit.
9. Is there a plan for preserving/repurposing the existing stonewalls on site?
10. Are there any visitor parking spaces?
11. Will the project be phased?
12. What pathway will residents of the 36 unit building use to access the functional open space trail and community building?
13. Provide a statement with respect to the Fair Housing Act and how the occupancy of units by persons 55 years of age or older will be managed
14. Revise proposed use to “senior housing” rather than elderly housing.
15. Revise R-15 zone lot frontage listed in zoning compliance chart.
16. Change “lot width” to “minimum lot frontage” on zoning compliance chart, Sheet S2.
17. Lot consolidation of Lots 9B-1 (partial), 9B-2, 11-1, 11-2, 11-3 & 10B-1 (partial) needs to be effectuated prior to plan sign-off.
18. Provide additional landscape screening for dumpster, parking areas, buildings and entryway.
19. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.
20. Provide detail of:
 - a. Community building.
 - b. Mailboxes
 - c. Typical decks and patios (dimensions and materials)
21. Provide parking lot directional arrows and directional signage on site plan.
22. Provide dimension from the future parking lot area to the front lot line.
23. Provide connection from walkway to proposed sidewalk.
24. Provide traffic report.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Drawing C1: Zoning information is incorrect.
2. Proposed (2) story building needs to be a minimum of 20 feet away from property line.
3. Will there be a potential for a second dumpster location?
4. Is there any solar proposed for the project?

5. Is there going to be a “buffer” of evergreens between this project and (2) existing residential houses?
6. Can the buildings be set back more from Redstone Hill Road (Not Required)?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. Provide an updated traffic study addressing the comments below due to the number of dwelling units;

Special Permit Uses Involving High Traffic Generators

- a. All applications for a Special Permit involving the construction of more than 50 dwelling units, 100 parking spaces, or 25,000 square feet of gross floor area, or any development which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study evaluating the impact of the proposal on streets serving and/or affected by the development.
- b. At a minimum, the study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.

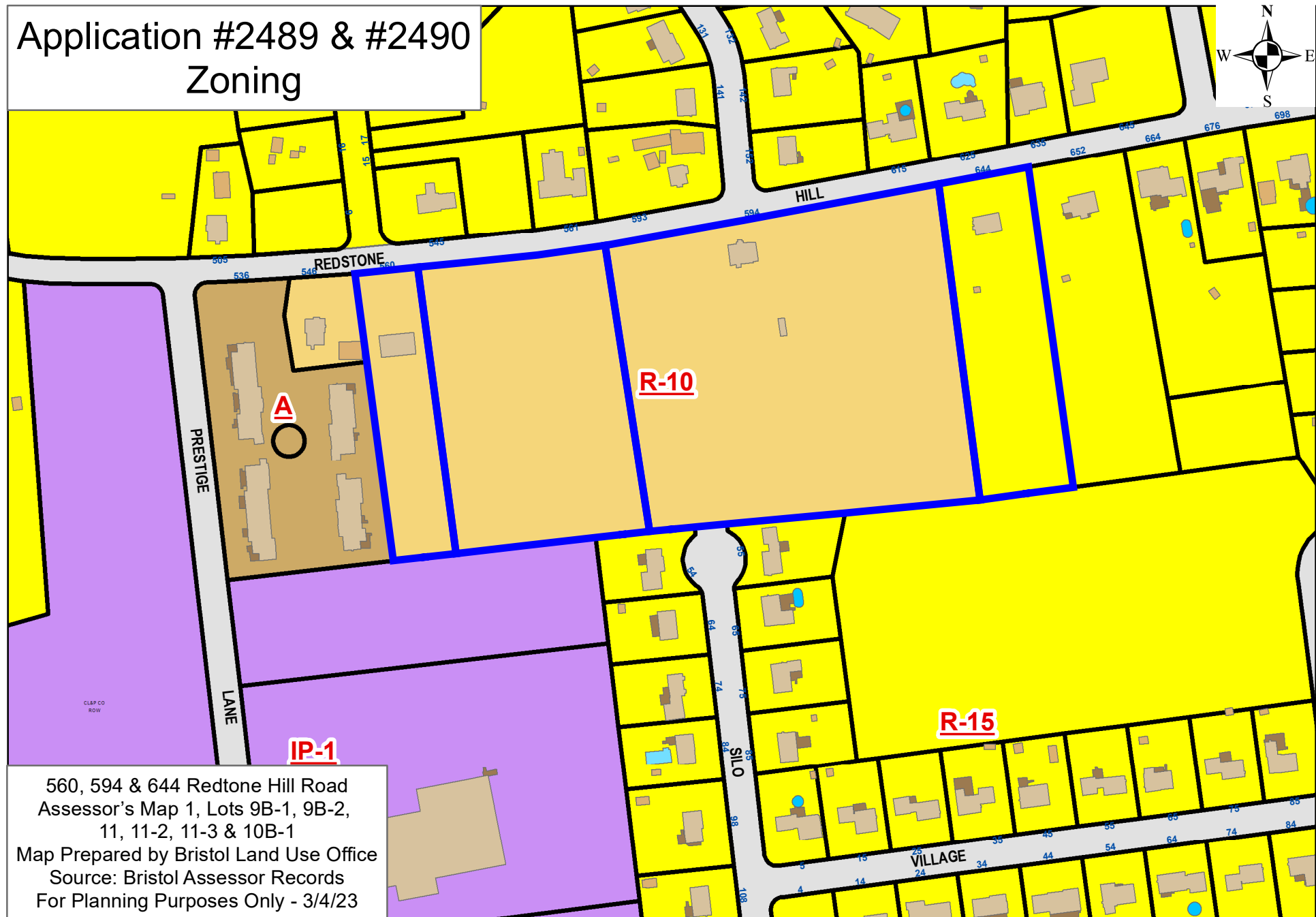
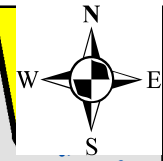
FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water: Water-end of main between 2 buildings needs a hydrant to use to clean line
2. Water: Each building needs independent shut off.
3. Water: Water main in front of existing house 644 needs to be shown on map.
4. Sewer: Existing house at 644 needs sewer.
5. Sewer: Existing house at 560 should have sewer.

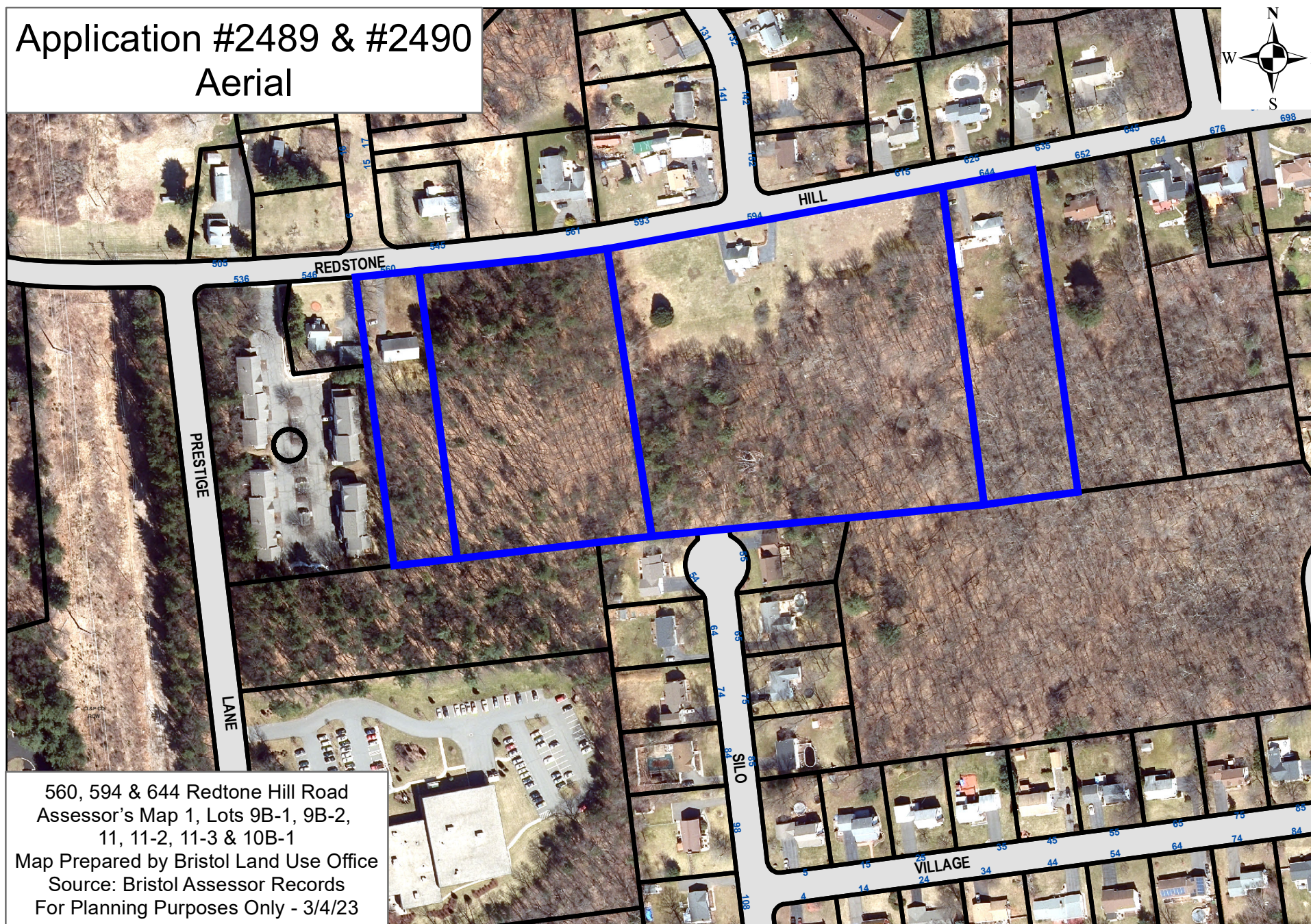
Application #2489 & #2490 Zoning



560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

Application #2489 & #2490 Aerial



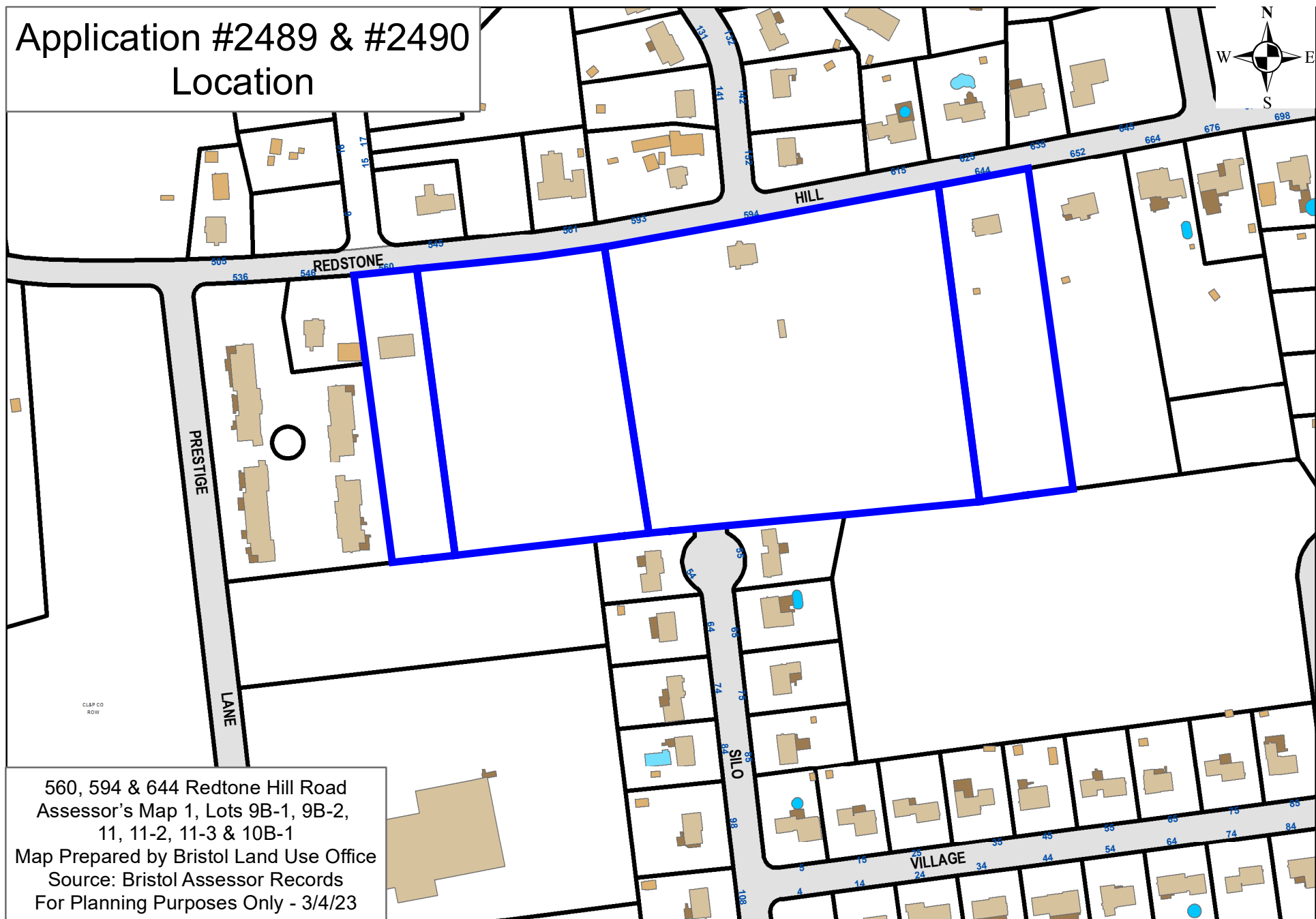
560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

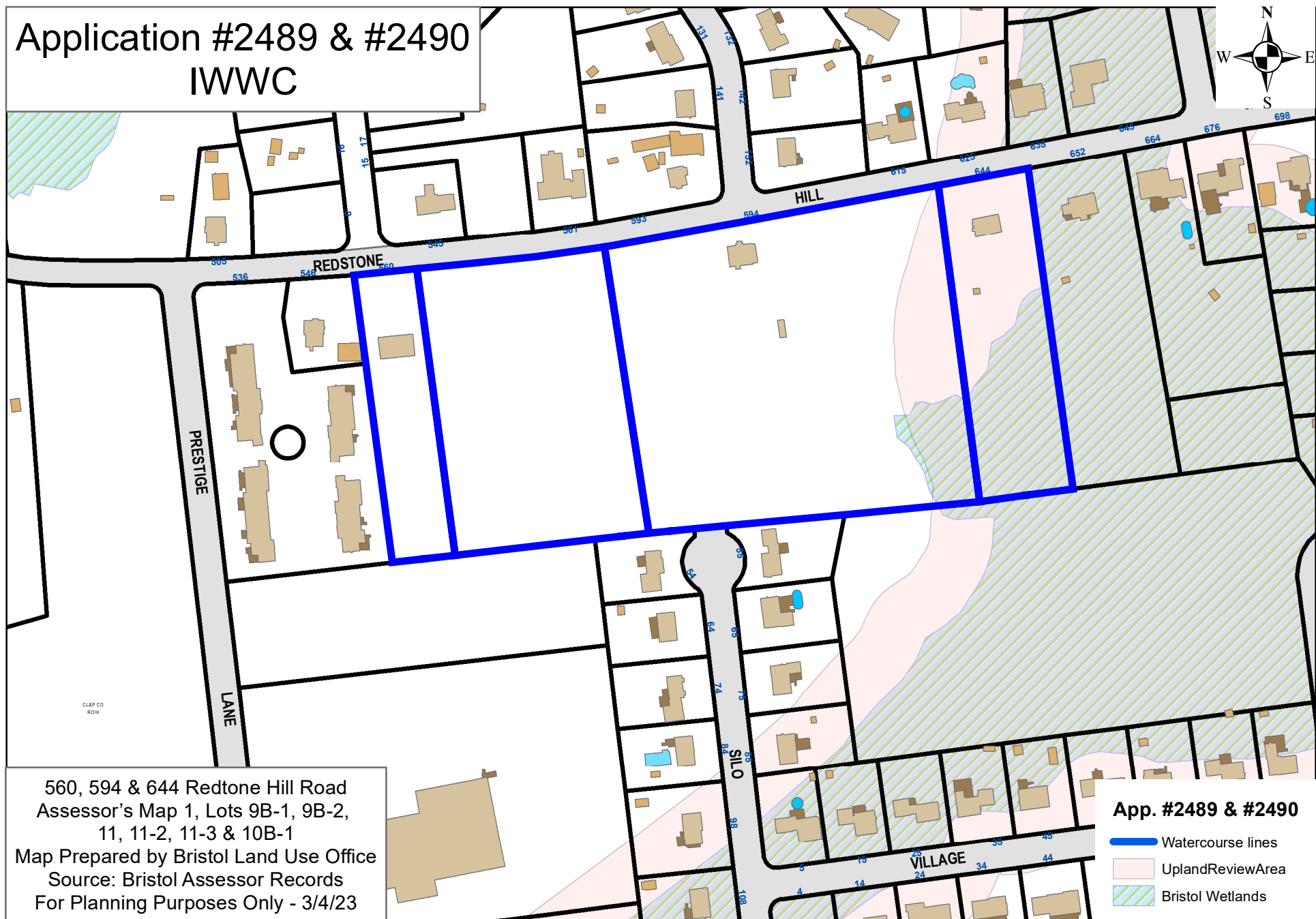
For Planning Purposes Only - 3/4/23

Application #2489 & #2490 Location



560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23



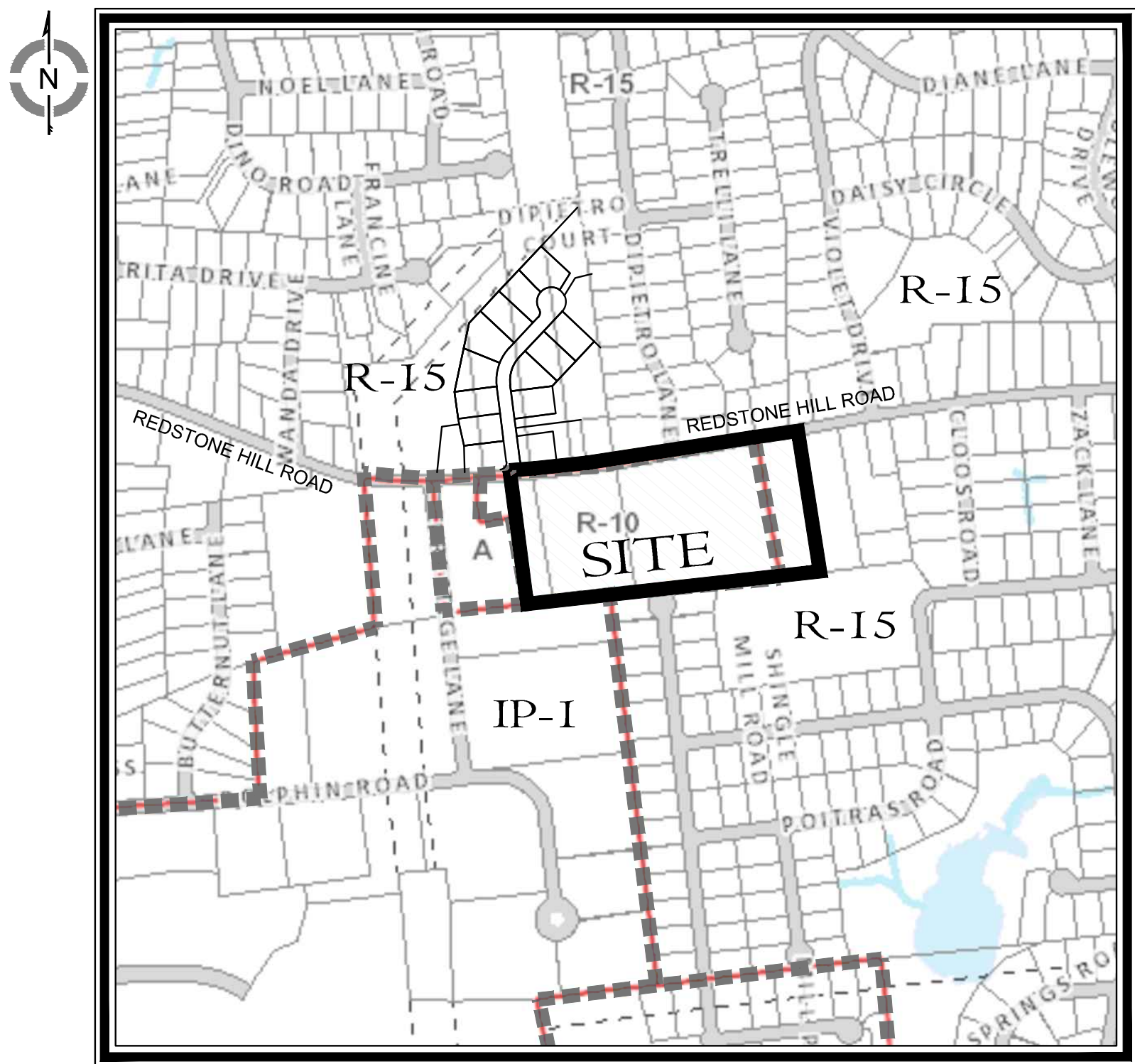
Site Plan

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

Wetland Application #XXXX - Approved: X/X/2024
Site Plan Application #XXXX - Approved: X/X/2024

Assessor's Map 1, Lots 9B-1, 9B-2, 11-11-2-11-3, & 10-B-1



KEY MAP

SCALE: 1"=500'

Sheet Index:

- S1 Survey Map
- S2 Lot Line Revision Map
- C1 Site Layout Plan
- C2 Site Grading & Utility Plan
- L1 Landscaping Plan
- PH1 Photometric Plan
- ES1 Soil Erosion & Sedimentation Control Plan
- D1 Details
- D2 Details
- D3 Details
- DB1 Detention Basin Details
- DB2 Detention Basin Details

Applicant:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Property Owner:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Consultants:

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

PREPARED FOR

LAUREL MEADOWS, LLC

FEBRUARY 22, 2024

Revision Table			
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

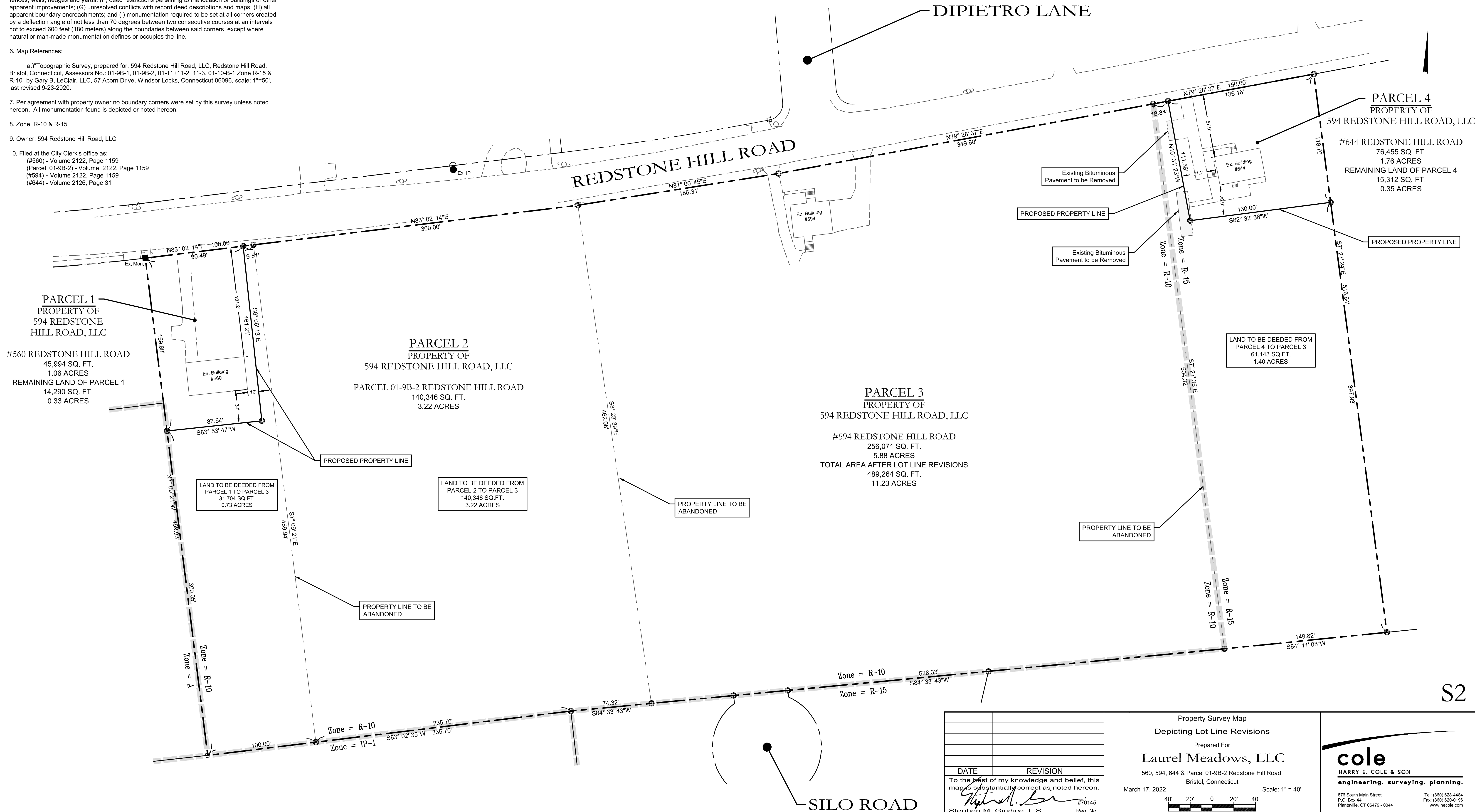
SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

LEGEND

-  = Existing edge of pavement
 = Existing bituminous concrete lip curb
 = Existing iron pin
 = Existing drill hole
 = Existing monument

ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED PARCEL 4	REQUIRED	PROVIDED PARCEL 1
CURRENT ZONE	R-15	R-15	R-10	R-10
EXISTING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 SF	15,312 SF	10,000 SF	14,290 SF
LOT WIDTH	100 FT	136 12 FT	85 FT	90 49 FT
FRONT YARD SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
SIDE YARD SETBACK	10 FT	31.2 FT	8 FT	10 FT
REAR YARD SETBACK	25 FT	28.9 FT	20 FT	30 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.4 %

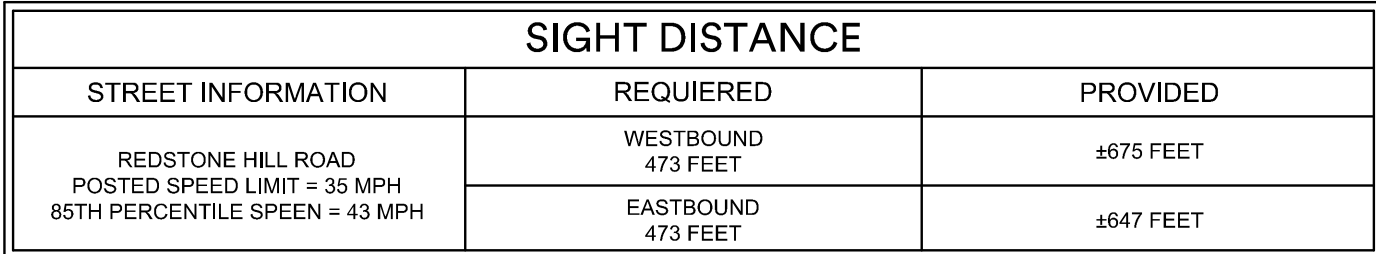




Know what's **below**.
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LEGEND

	= 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		



PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
ELDERLY HOUSING COMPLEX 84 UNITS	126	134 - 116 PROPOSED FOR IMMEDIATE CONSTRUCTION & 18 PROPOSED FUTURE
1.5 SPACE PER UNIT		
TOTAL # OF SPACES	126	
		134 SPACES
# OF HANDICAPPED PARKING SPACES	5	8
ELECTRIC VEHICLE CHARGING SPACES	13 (10%)	14 (10%)



COLE
civil + survey

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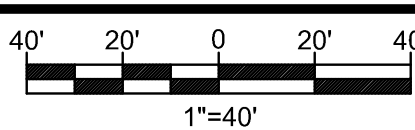
LAUREL MEADOWS ADULT
COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP PROJECT:

Revisions:	Descriptions:
Date:	Revised for P&Z Submittal
02/27/24	
03/01/24	03/01/24
03/05/24	03/05/24
03/08/24	03/08/24
03/11/24	03/11/24
03/14/24	03/14/24
03/17/24	03/17/24
03/20/24	03/20/24
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03/26/24	03/26/24
03/29/24	03/29/24
03/31/24	03/31/24



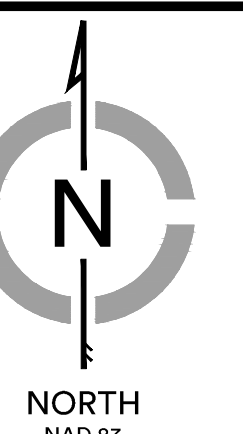
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description:

SITE LAYOUT PLAN

Sheet #:

C1



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LAUREL MEADOWS, LLC

0' 20' 0 20' 40'

1"=40'

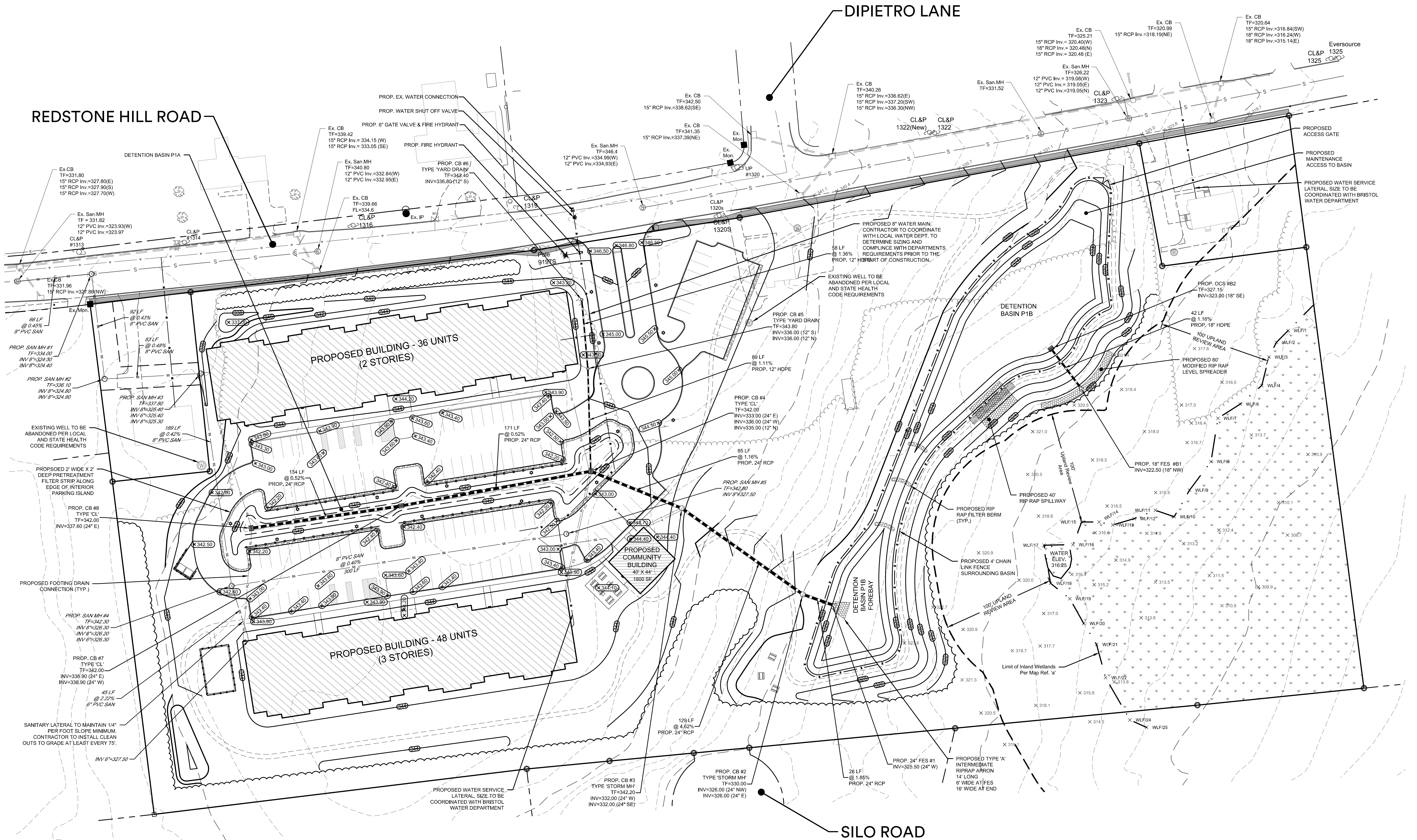
Sheet Description:

TE GRADING & UTILITY PLAN

Sheet #:

C2

0212# 3702



DRAWING NAME: P:\Land Projects\2120-094 Redstone Hill Road, LLC\04-044 Redstone Hill Road, Bristol, CT\04-044 Redstone Hill Road, Bristol, CT.dwg
DATE: 02/22/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/22/24
PROJECT: LAUREL MEADOWS ADULT COMMUNITY
SHEET: L1

PLANT LIST				
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
	XX	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
SHRUBS				
	XX	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	XX	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	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 PLAN NOTES:
1. Additional notes located on Sheet C1
2. All areas disturbed shall receive loam and seed

FUNCTIONAL OPEN SPACE		
84 UNITS - 750 SF/UNIT - 63,000 SF		
AREA TYPE	SF	ACRES
DECKS/PATIOS	3,600	0.08
GRASS/LAWN	44,000	1.01
WALKING PATH	16,000	0.37
TOTAL	63,600	1.46

811
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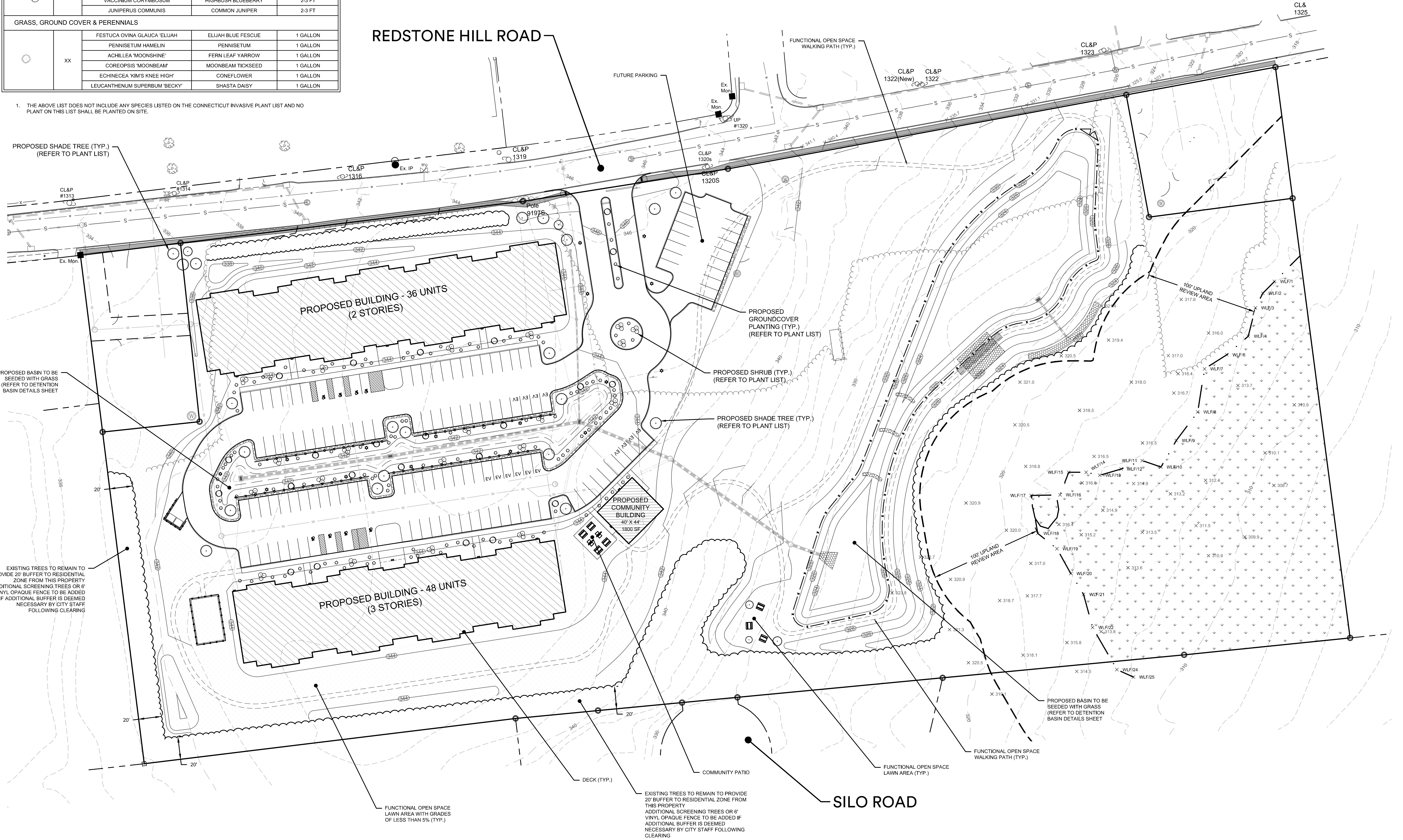


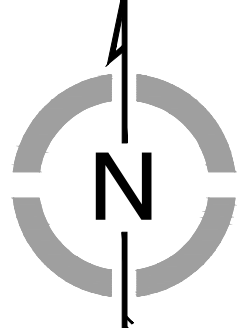












NORTH
NAD 83



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LAUREL MEADOWS ADULT
COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

PROJECT:
Drawn By: BTP
Date: February 22, 2024

Revisions:	Descriptions:
Date:	Revised for P&Z Submittal
02/27/24	

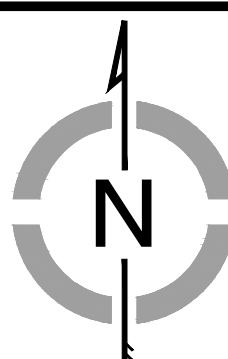
Sheet Description:
LANDSCAPING PLAN

Sheet #:
L1

COLE #2120

Page 125 of 153

Notes:
Actual light fixture may vary. Light fixture wattage and style for representation only.
Final selection by owner and shall maintain similar luminosity and foot-candle luminance of site.
All lighting fixtures shall be properly shielded and full cutoff
All light fixtures shall be LED



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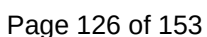
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:

Sheet Description:

Sheet #:

COLE #2120



SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

- A. PROJECT INFORMATION**
- Project Description - The project consist of 11.9 Acres acres at 560-644 Redstone Hill Road in Bristol, Connecticut.
 - Area of Development - 6± Acres.
 - Area Proposed Disturbance Due to Construction Activities - 7± Acres.
 - Estimated Start of Construction - 2024.
 - Estimated Construction Completion Date - 2025.
- B. SEQUENCE OF CONSTRUCTION**
- The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.
- Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
 - Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
 - Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
 - After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
 - Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
 - Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
 - Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
 - Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all offices and weirs are to be plugged water tight during construction. (B)
 - Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downslope of all stockpiles. (B)
 - Bring proposed site entrance surface areas to rough subgrade.
 - Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
 - If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
 - Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
 - Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
 - Excavate for and install utilities. (C)
 - Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
 - Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
 - Construct all driveway entrance improvements as indicated on plans. (E)
 - Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
 - Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
 - Complete final paving with top course and paint surfaces with pavement markings. (E)
 - Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
 - Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
 - Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
- Construction Staging:**
- Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
 - Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
 - Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.
- C. RESPONSIBILITY**
- The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
 - SESC Emergency contact Information**
Emergency Contact Name: Laurel Meadows, LLC
Emergency Contact Phone Number: (860) 919-2084

GENERAL NOTES:

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

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.

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

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

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.

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

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

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

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15. All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL
SYMBOL LEGEND

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

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

LEGEND

- — — — — Existing edge of pavement
- — — — — Proposed curbed pavement
- — — — — Existing/Proposed well
- — — — — Existing catch basin
- — — — — Existing drainage manhole
- — — — — Existing sanitary manhole
- — — — — Proposed catch basin
- — — — — Proposed manhole
- — — — — Existing/ Proposed water line
- — — — — Existing/ Proposed sewer line
- — — — — Existing contour
- — — — — Existing spot elevation
- — — — — Proposed contour
- — — — — Proposed spot elevation
- — — — — Deep test pit location
- — — — — Percolation test location
- — — — — Grade to drain
- — — — — Proposed Riprap
- — — — — Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
(DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

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

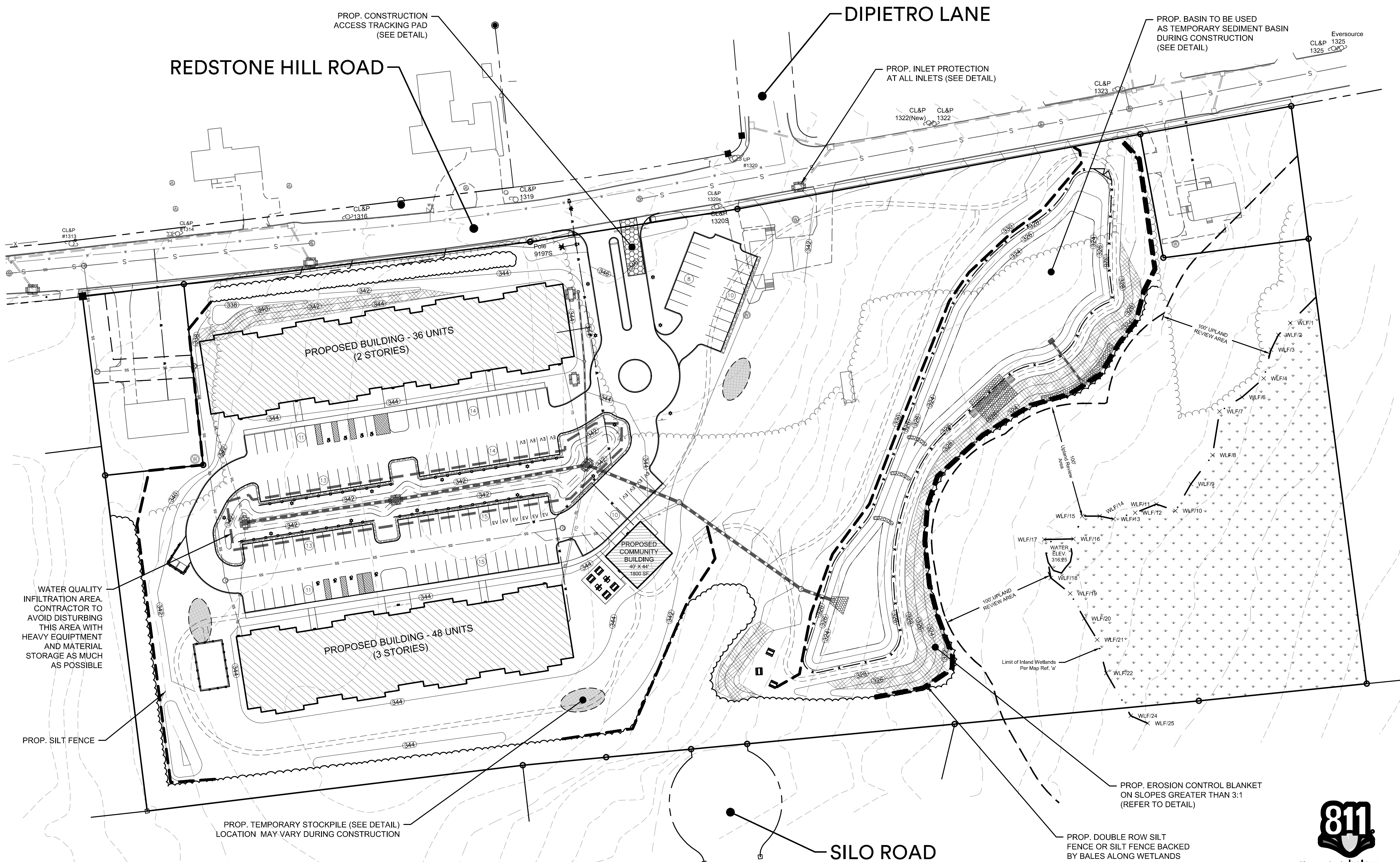
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

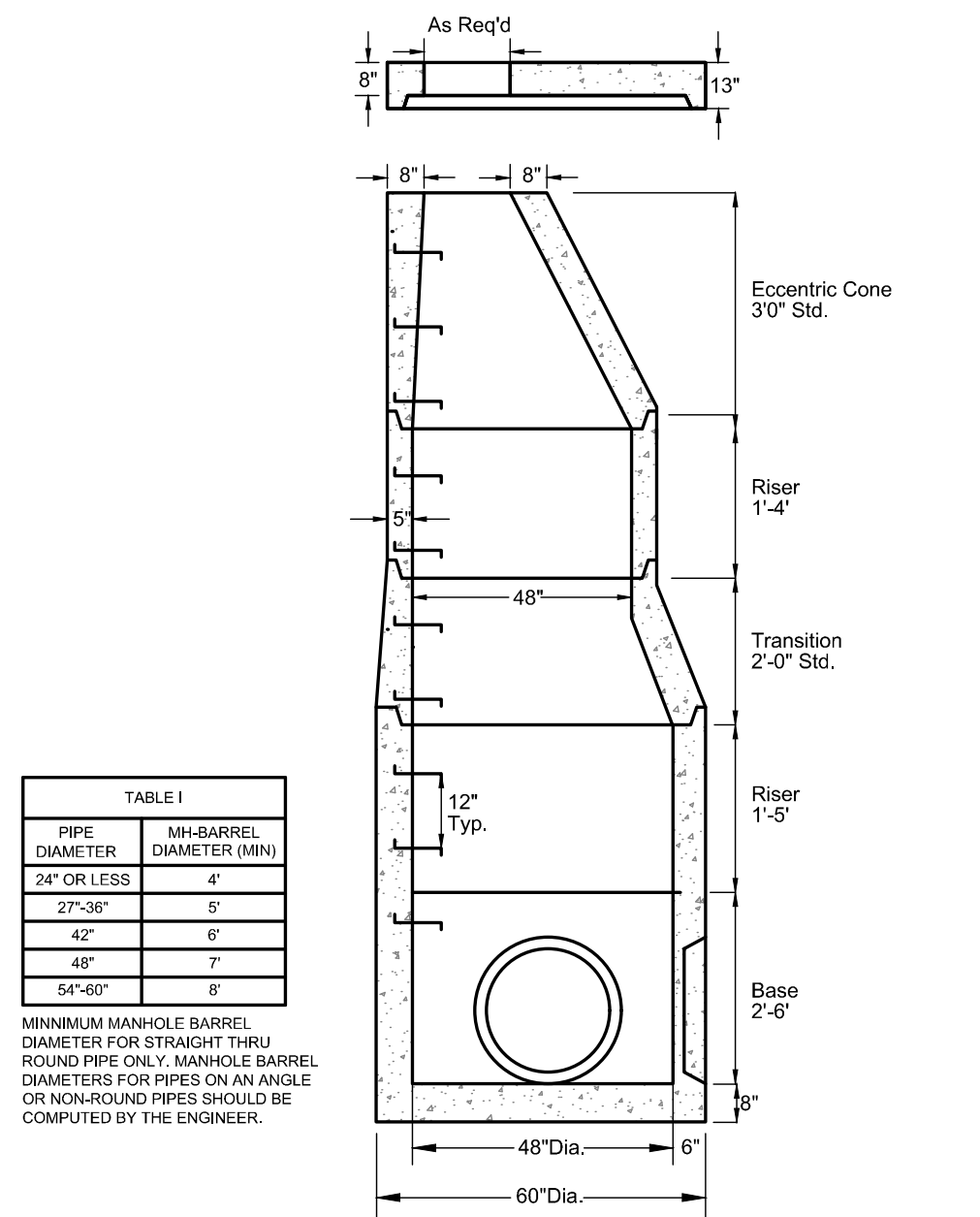
Slopes - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant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

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

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

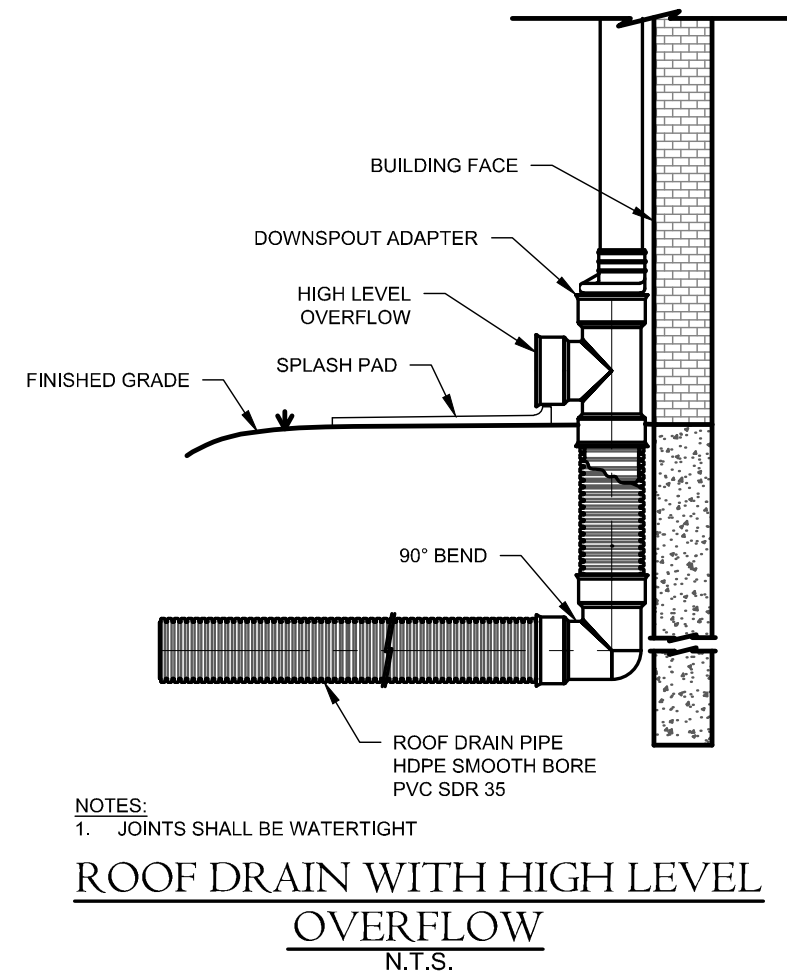
Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



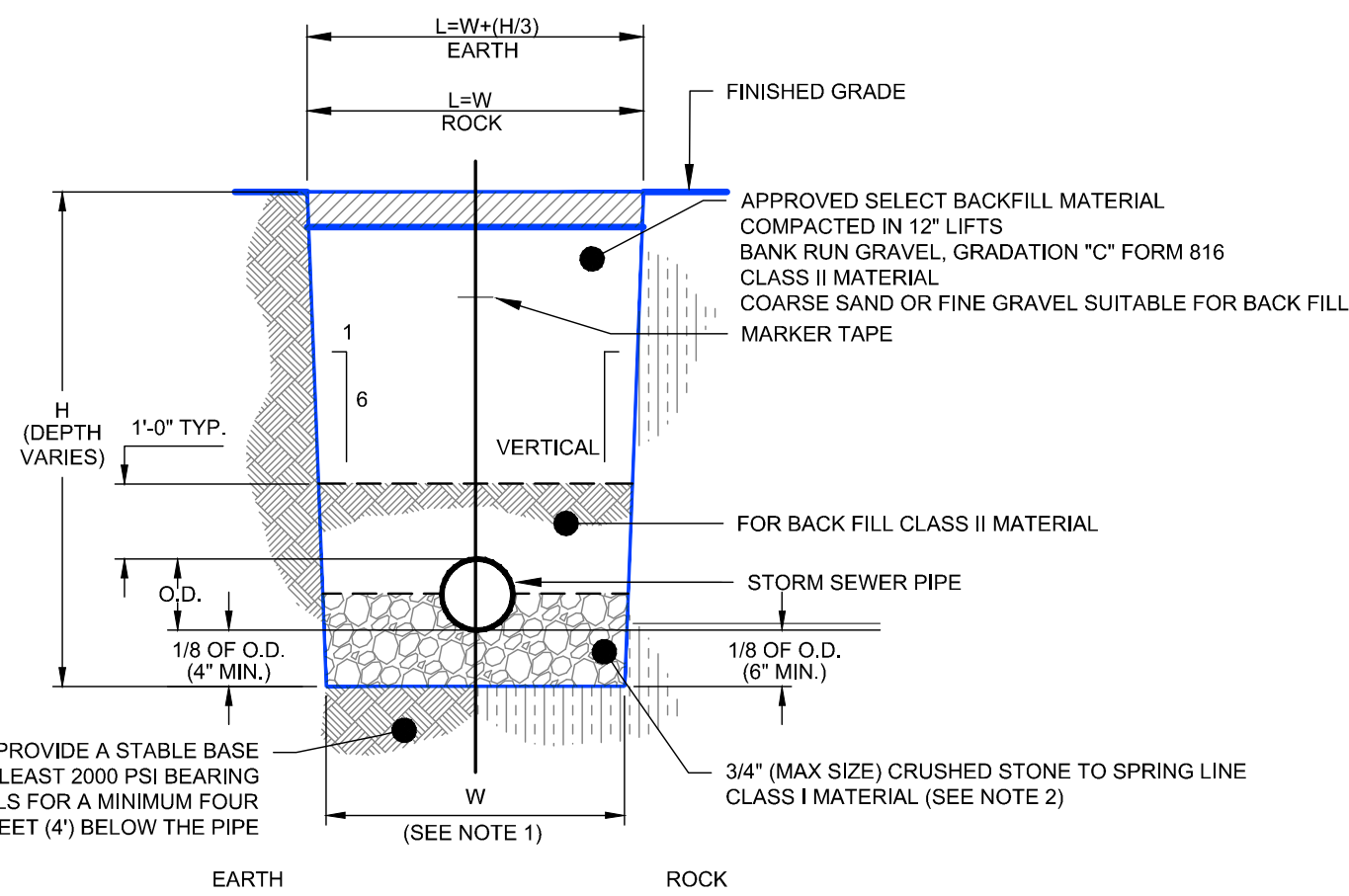


- NOTES:
1. Reinforcing steel conforms to latest ASTM A165 Spec. 0.24 sq. in./lin. ft. and 0.24 sq. in. (both ways) base bond. Flat slab tops for ASHTO H-20-44.
 2. Reinforcing steel conforms to latest ASTM A165 Spec. 0.12 sq. in./lin. PB. 3.
 3. Concrete compressive strength - 4,000 PSI - 28 days.
 4. Manhole design specifications conform to the latest ASTM C478 Spec. for "Precast Concrete Manholes Sections".
 5. One pour monolithic base.
 6. Steel Reinforced Copolymer Polypropylene plastic pipe (PS2-PFSL-M.A. INDUSTRIES, INC.) conforms to latest ASTM C478 PARA-11.
 7. Butyl Rubber Section joint conforms to latest ASTM C443 SPEC and SPEC FEDERAL SS-S-210A.
- When specified Manholes coated with KOPPERS SUPER SERVICE BLACK or equal.

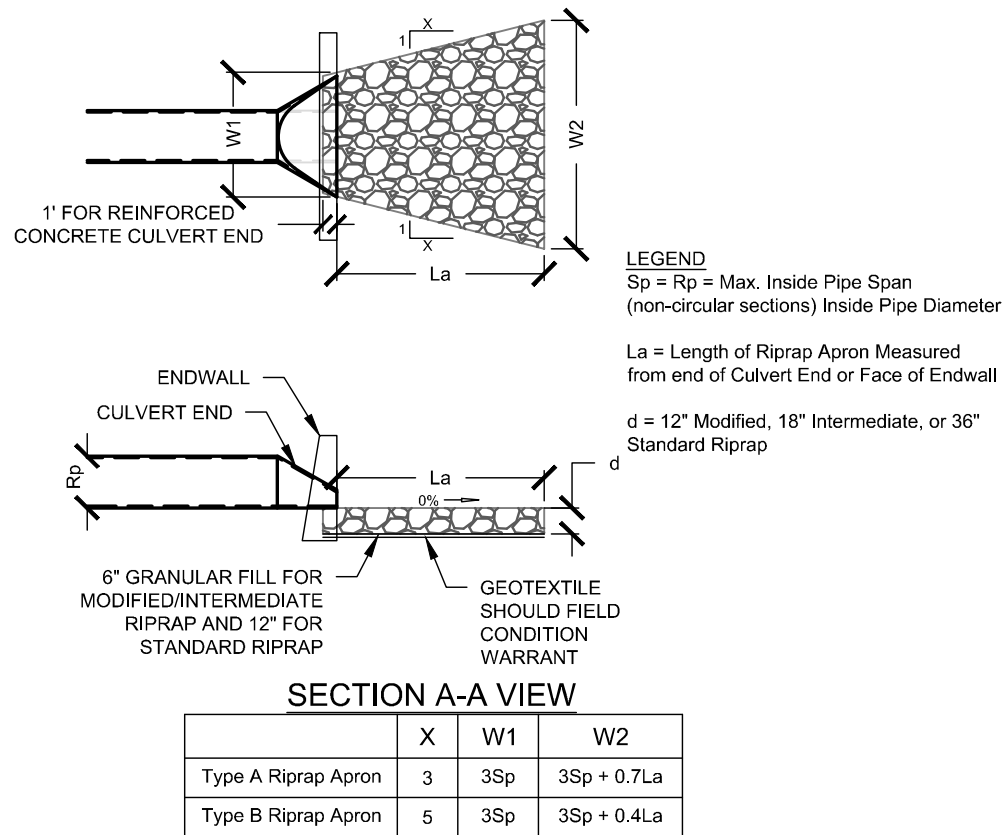
STORMWATER
PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



- NOTES:**
1. UNDESIGNED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH W = 2'-4"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0"
 2. MATERIAL SHALL BE AVAILABLE FROM ON SITE EXCAVATIONS. IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS," AND IS NOT MORE THAN TWO (2) YEARS OLD.
 3. TYPICAL FOR PIPE MATERIALS SPECIFIED, AS CAST IRON (C.I.), CONCRETE PIPE, DUCTILE IRON PIPE OR STEEL PIPE.
 4. IN THE EVENT OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 5. FOR REMOVAL DEPTHS (IN) GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6".
 6. REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.

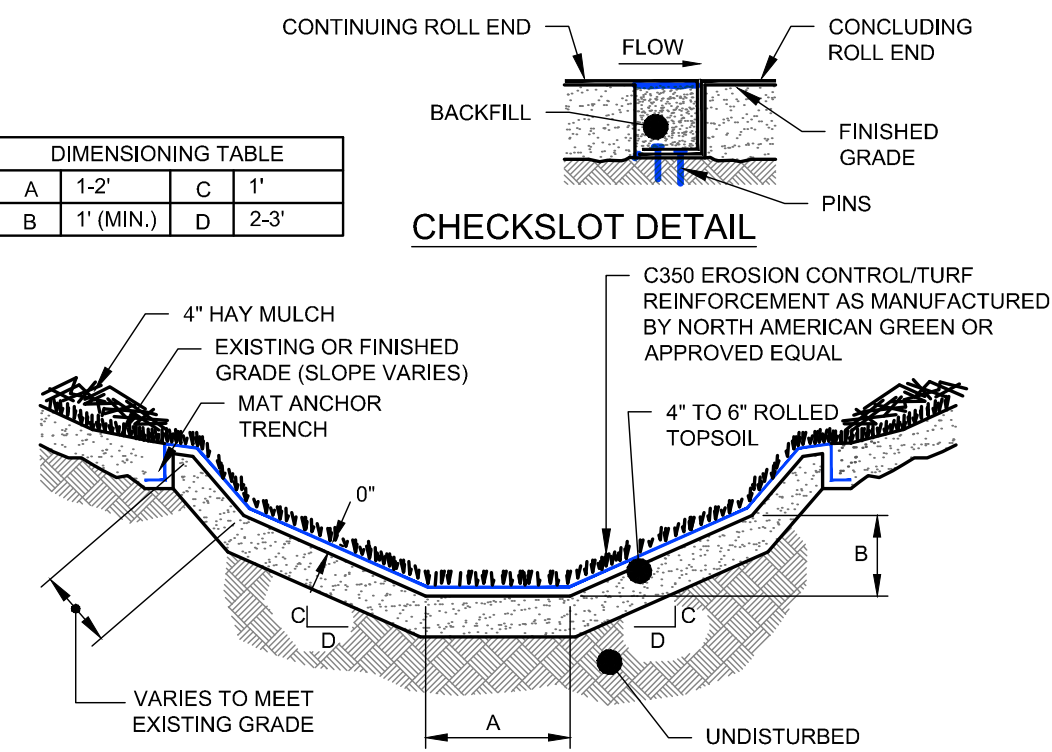


STORM CLASS 'C' TRENCH DETAIL
N.T.S.

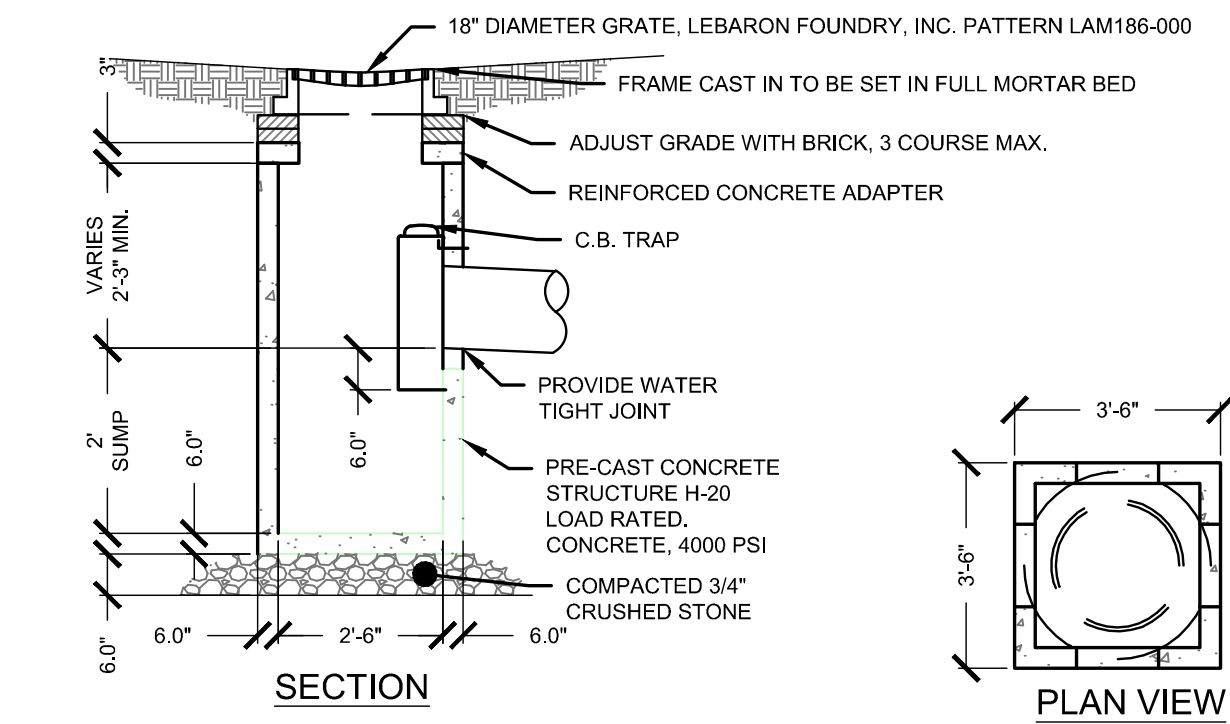


RIPRAP SPLASH PAD (TYPE A OR B APRON)

- NOTES:
1. SITE PREPARATION: GRADE SURFACE OF INSTALLATION AREAS SO GROUND IS SMOOTH AND COMPACT. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS FROM LYING IN DIRECT CONTACT WITH THE SOIL. SEED AND THE MAT.
 2. PROVIDE 4" TO 6" ROLLED TOPSOIL, SUEE, AND FERTILIZE. INSTALL MAT AS DIRECTED BELOW AND RESEED AREAS DISTURBED DURING WITH INSTALLATION. SEED DISTURBED AREAS OUTSIDE OF MAT INSTALLATION AND MULCH WITH HAY.
 3. PREPARE 6" X 12" MAT ANCHOR TRENCHES AT TERMINAL ENDS 6" X 6" PERIMETER TRENCHES AT SIDES OF MAT.
 4. GROUND FASTENING: 16" PIN, 316" G, WITH ATTACHED 1 1/2" WASHERS, PIN EACH MAT AT CENTER AND AT OVERLAPPED EDGES.
 5. ROLL WIDTH OVERLAPS SHALL BE A MINIMUM OF 3" PIN AT 3' TO 5' INTERVALS. SPlice ROLLS IN A 6" X 6" CHECK SLOT.
 6. BACKFILL TO COVER CONCLUDING AND CONTINUING ENDS AND FASTENERS, TAMP FIRMLY, AND ROLL CONTINUING MAT ROLL ACROSS BACKFILL AND PIN AGAIN.
 7. PERIMETER TRENCHES SHOULD ONLY BE DUG UPON REACHING ACTUAL PERIMETER OF

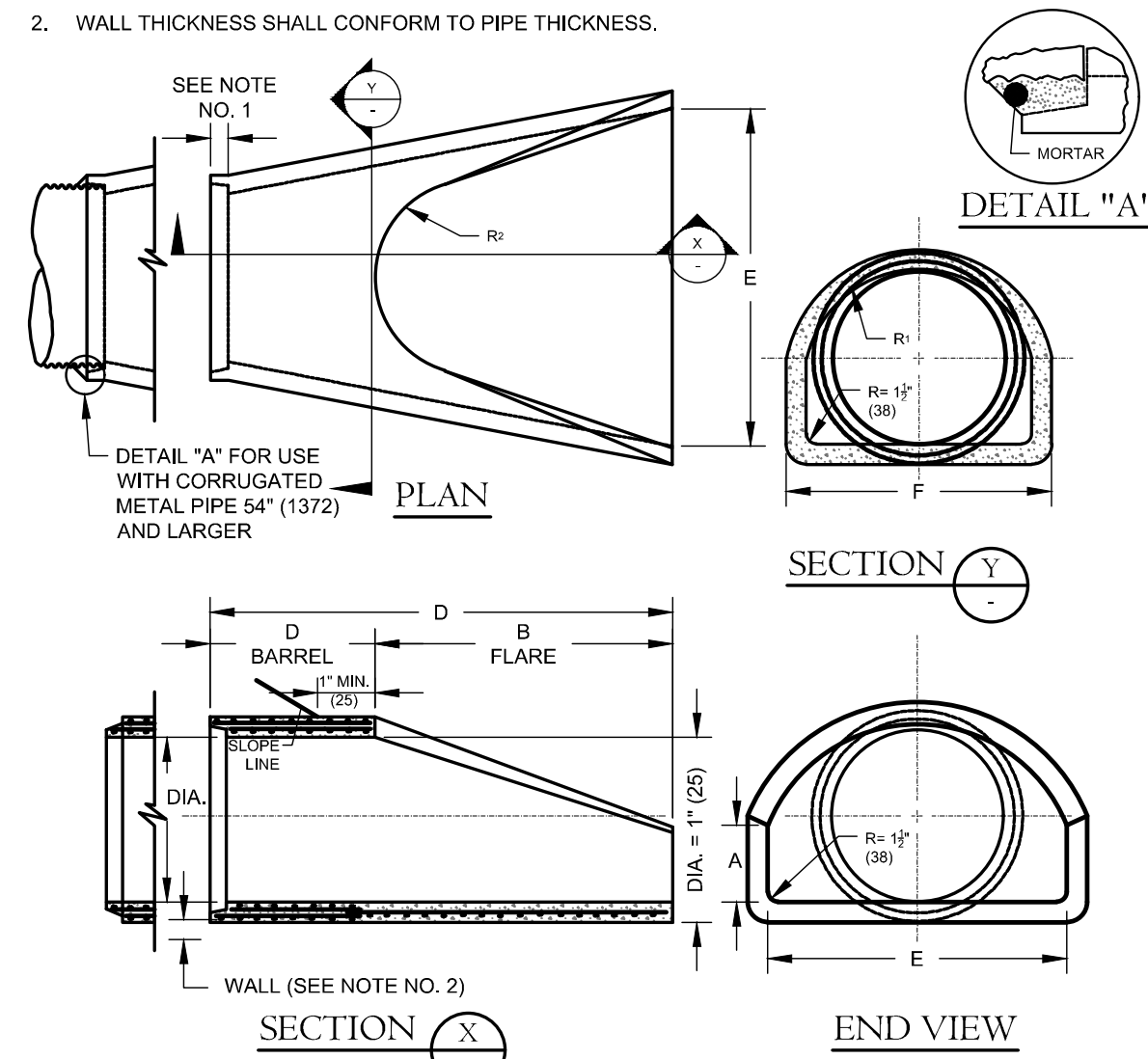


REINFORCED GRASS LINED SWALE DETAIL



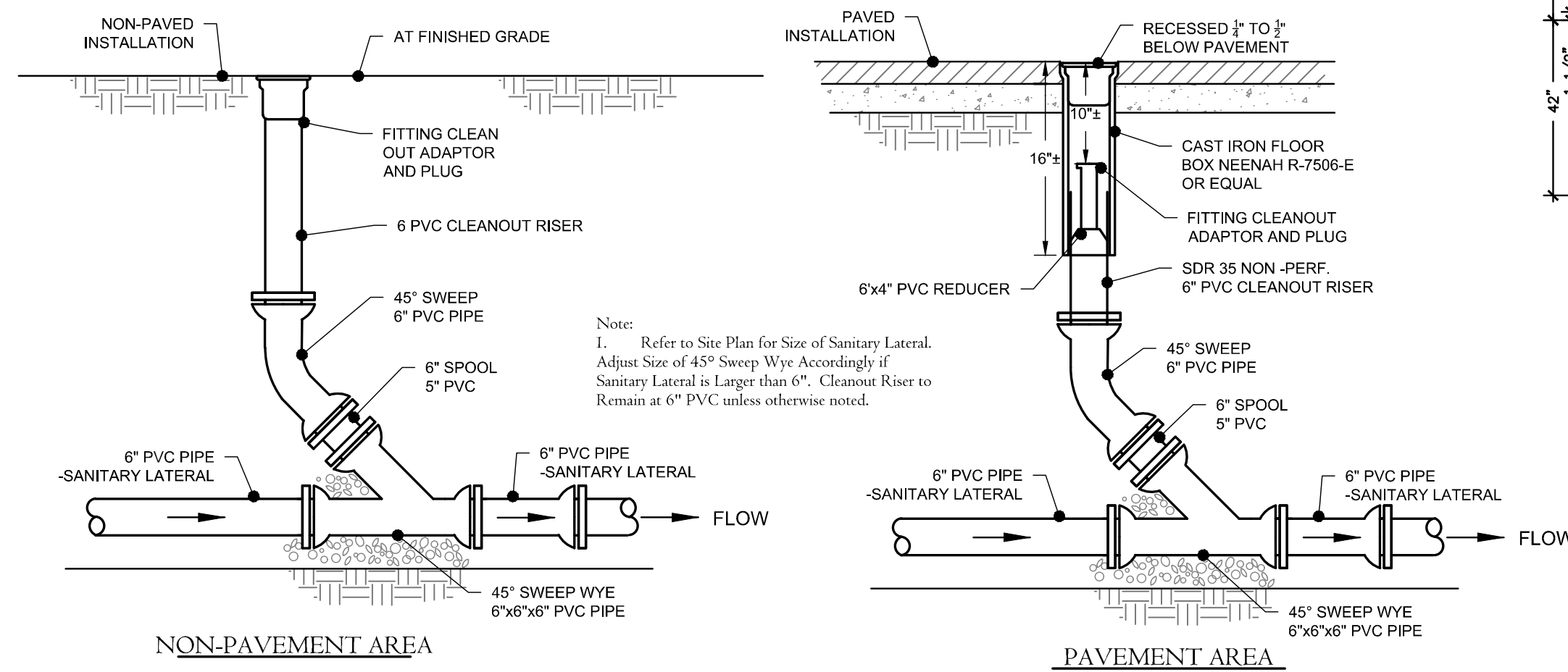
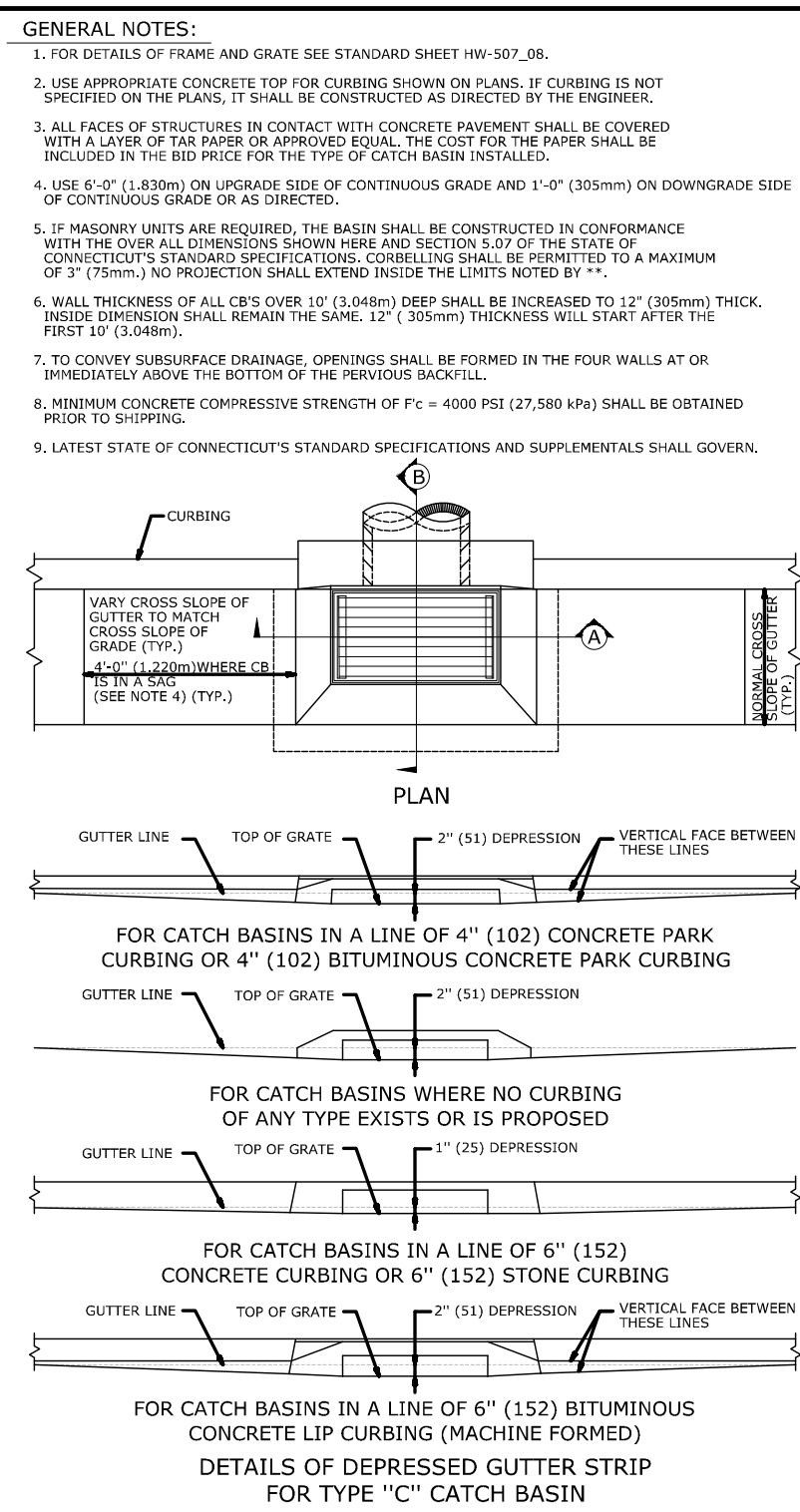
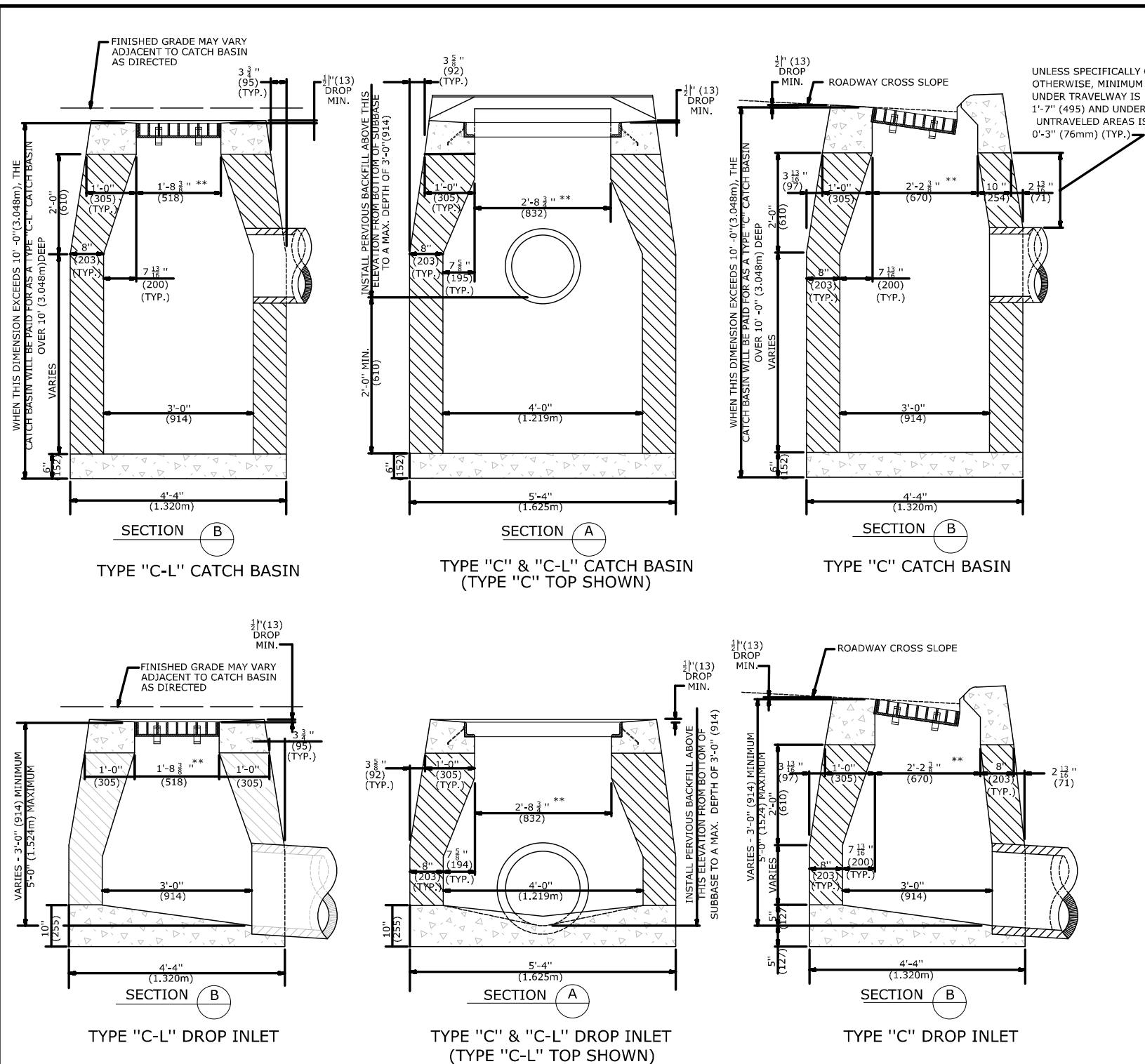
YARD DRAIN
N.T.S.

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

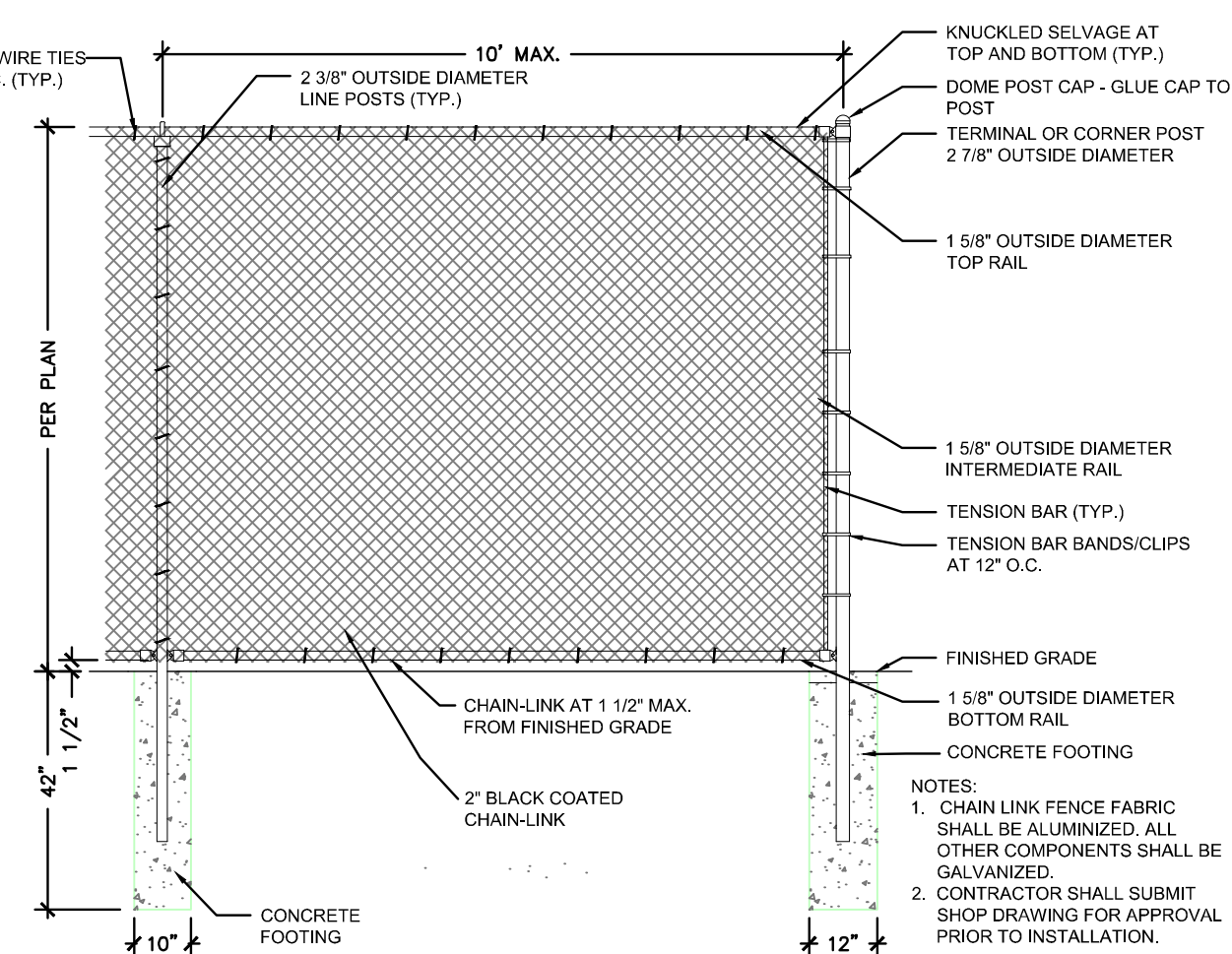


DIMENSIONS FOR REINFORCED CONCRETE CULVERT END								FLARE REINFORCEMENT			
								ONE LAYER ONLY IN CENTER OF WALL		MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
DIA.	A	B	C	D	E	F	R ₁	R ₂			
12"(305)	4"(102)	2-0"(51)	4-0"(102)	6-0"(152)	2-0"(51)	1-0"(25)	10"(254)	1"(25)	0.048	0.048	
15"(381)	4"(102)	2-5"(65)	3-10"(114)	6-11"(154)	2-4"(62)	2-0"(51)	1-0"(25)	11"(279)	0.054	0.054	

REINFORCED CONCRETE CULVERT END
N.T.S.



CLEANOUT DETAIL
N.T.S.



CHAIN-LINK FENCING



COLE
civil + survey

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

LAUREL MEADOWS ADULT
COMMUNITY
644 Redstone Hill Road - Bristol, Connecticut
RE:
LAUREL MEADOWS, LLC

[illegible]

NOT TO SCALE

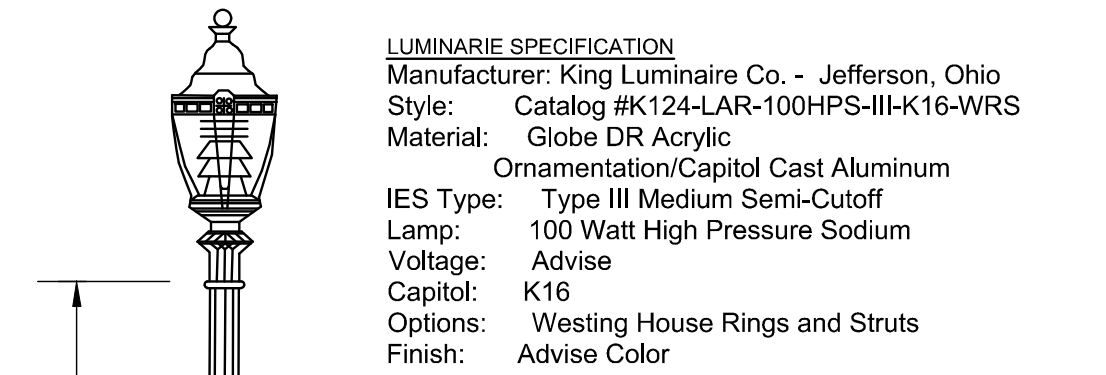
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DETAILS

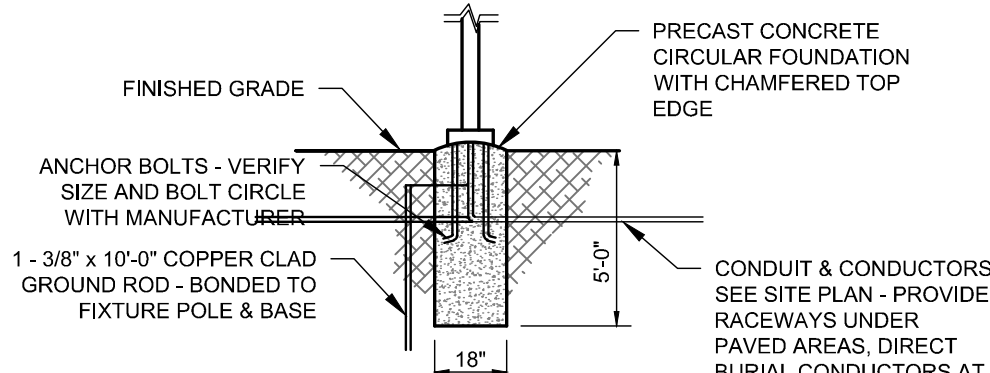
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D2

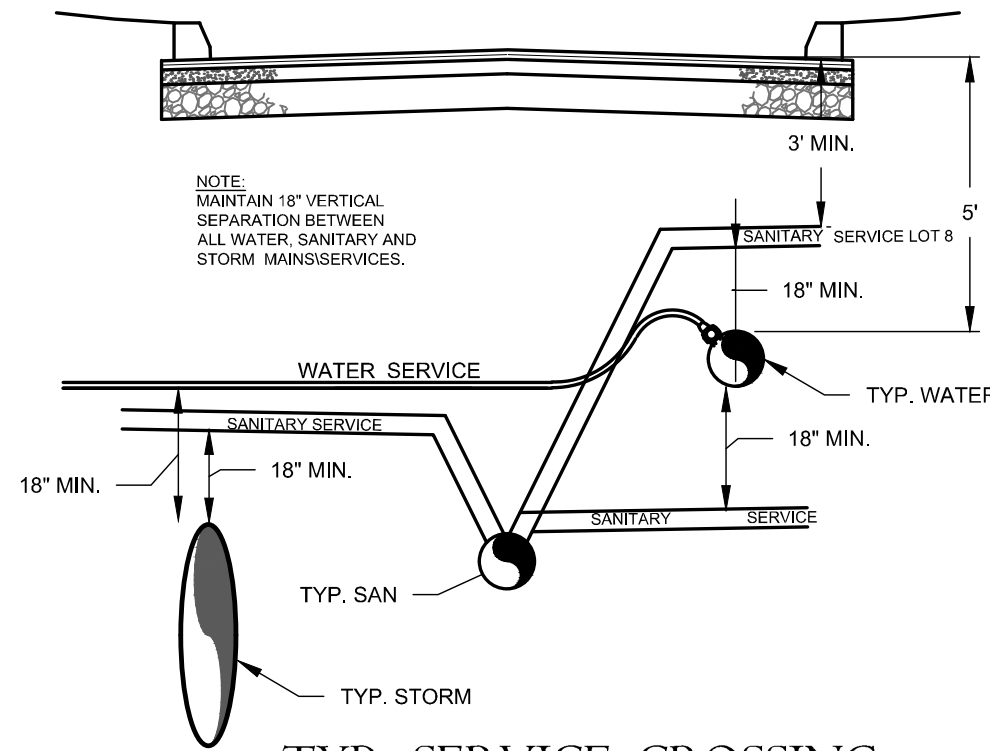
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DATE: 02/27/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/27/24
PROJECT: LAUREL MEADOWS ADULT COMMUNITY
SHEET: D3



LAMP POST DETAIL
N.T.S.



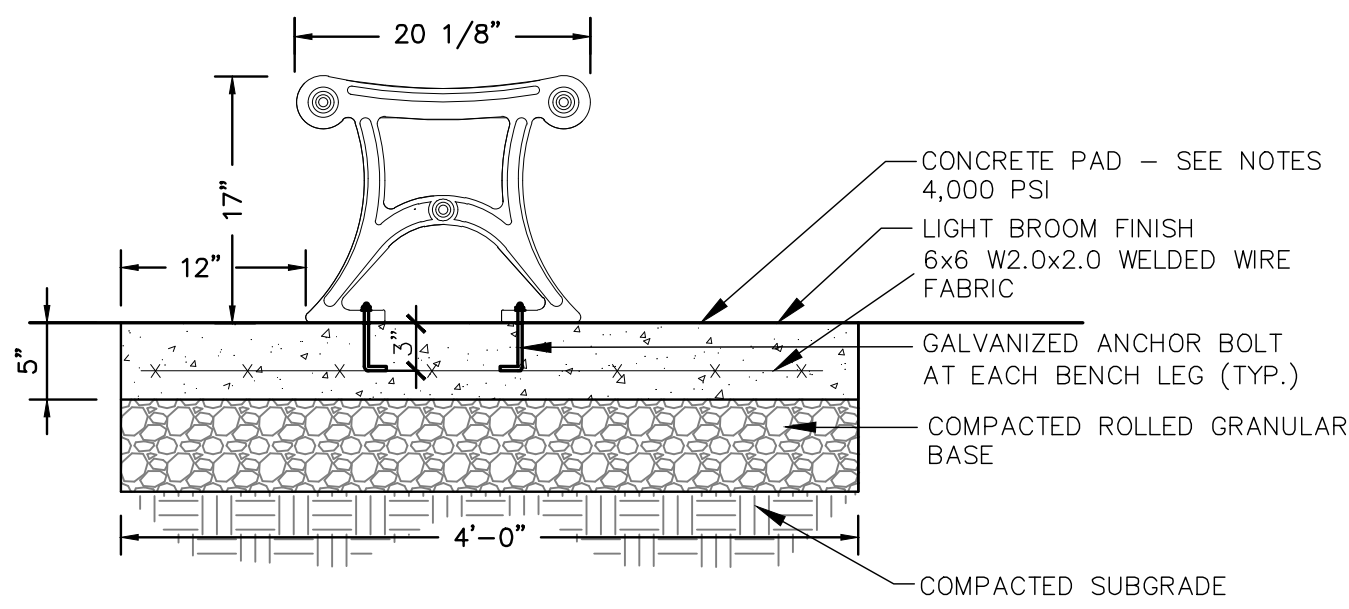
STREET LIGHT POLE FOUNDATION
N.T.S.



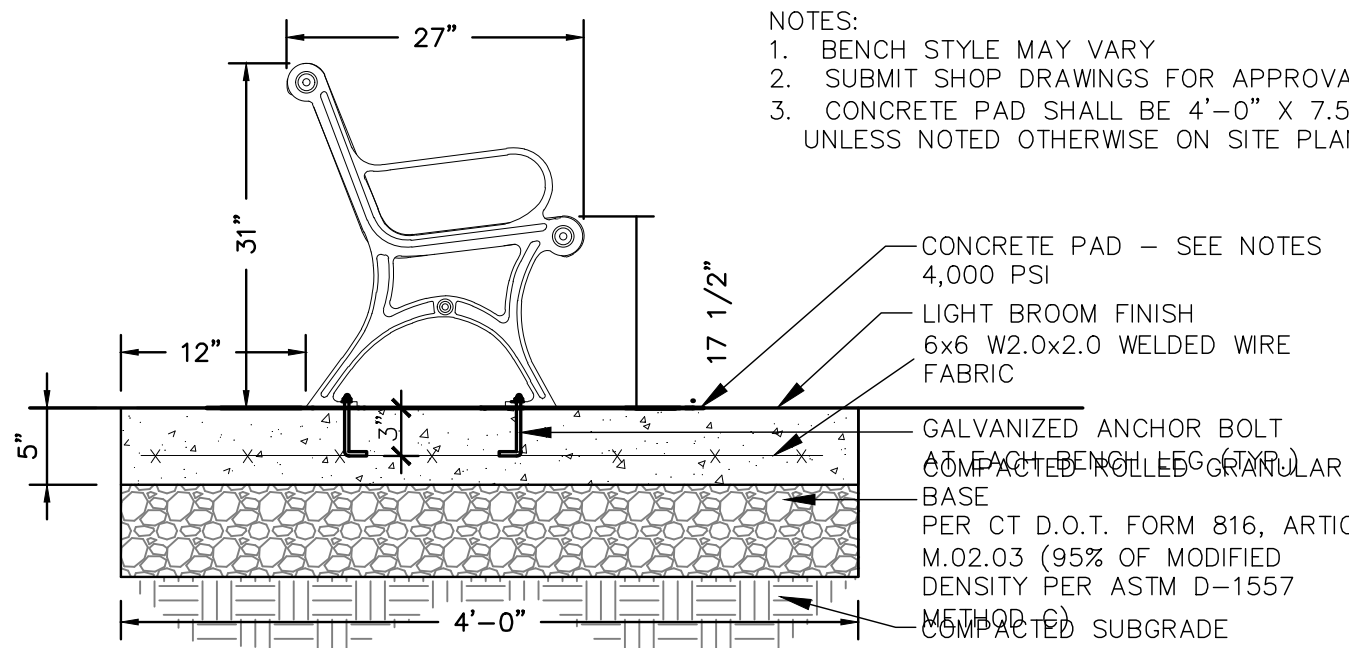
TYP. SERVICE CROSSING
N.T.S.

LUMINARIE SPECIFICATION
Manufacturer: King Luminaire Co. - Jefferson, Ohio
Style: Catalog #K124-LAR-100HPS-III-K16-WRS
Material: Globe OR Acrylic
Ornamentation/Capitol Cast Aluminum
IES Type: Type III Medium Semi-Cutoff
Lamp: 100 Watt High Pressure Sodium
Voltage: Advise
Capitol: K16
Options: Vesting House Rings and Struts
Finish: Advise Color

LAMP POST SPECIFICATION
Manufacturer: Alloy Casting, Inc. - East Bridgewater, Ma.
Style: Plymouth/Extruded Cat. #ACDP-P-10E
Material: Base Heavy Wall Cast Aluminum, Alloy #356
Shaft-5" OD Extruded Aluminum, 0.025" Wall
Thickness: Alloy #6063-T
Height: 10 Foot overall
Bolt Circle: 14" Diameter - 4 Bolt Pattern
Anchor Bolt: (4) 1/4"x24"+3" Hook, Hot Dipped Galvanized
Finish: Advise Color
Options: N/A

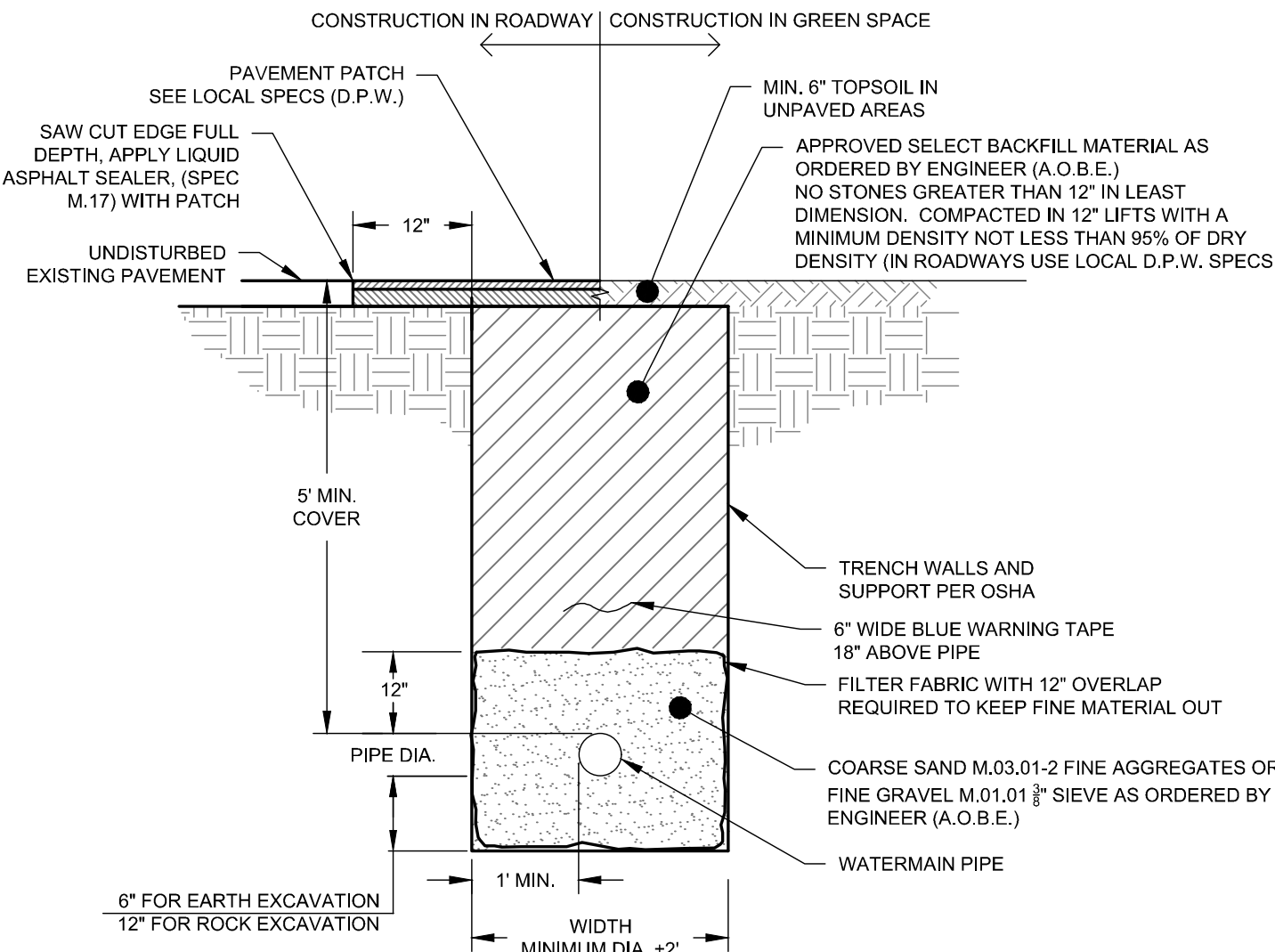


BACKLESS BENCH



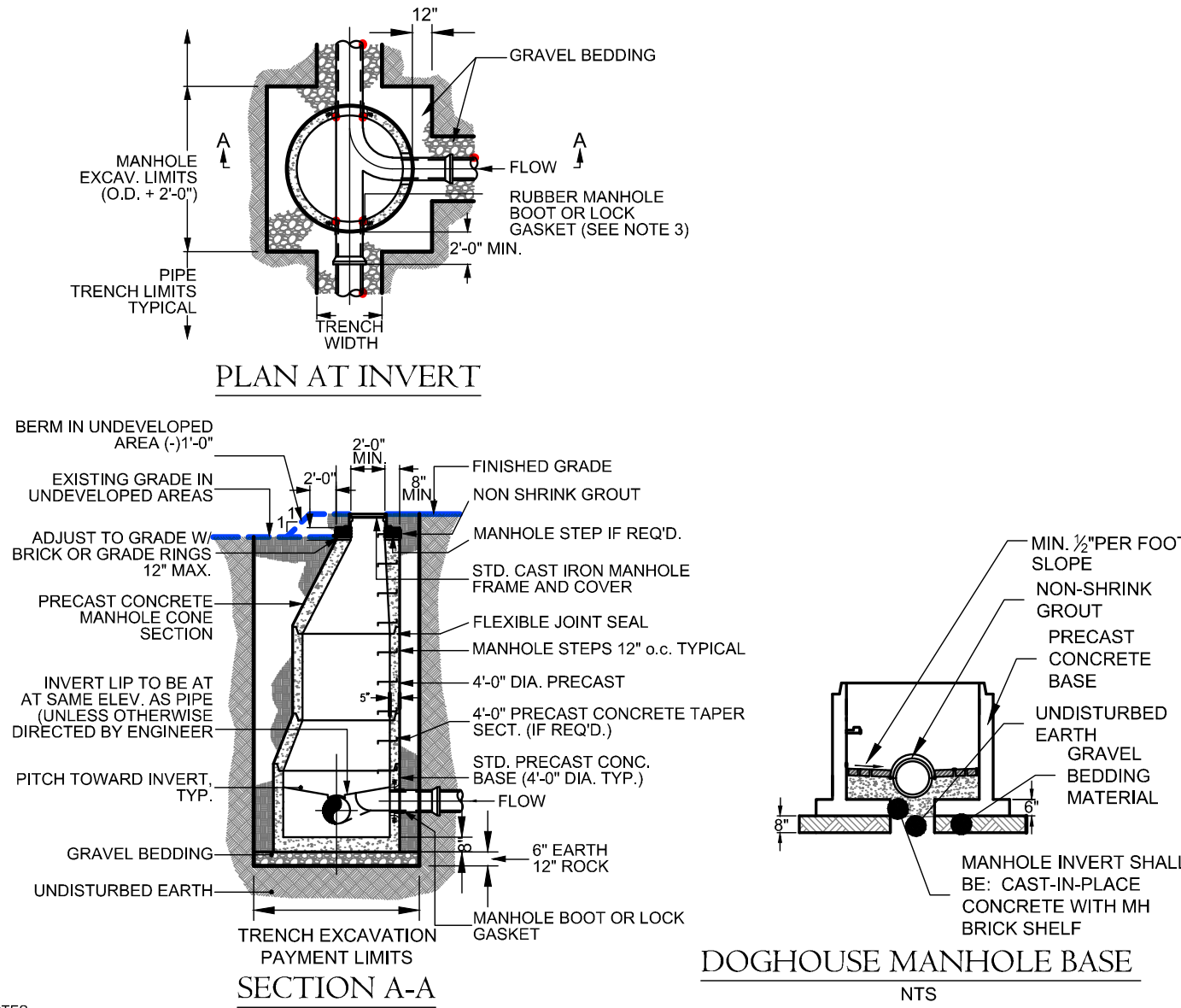
BENCH ON CONCRETE PAD DETAIL
N.T.S.

- NOTES:
1. BENCH STYLE MAY VARY
 2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 3. CONCRETE PAD SHALL BE 4'-0" X 7.5' UNLESS NOTED OTHERWISE ON SITE PLANS.



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

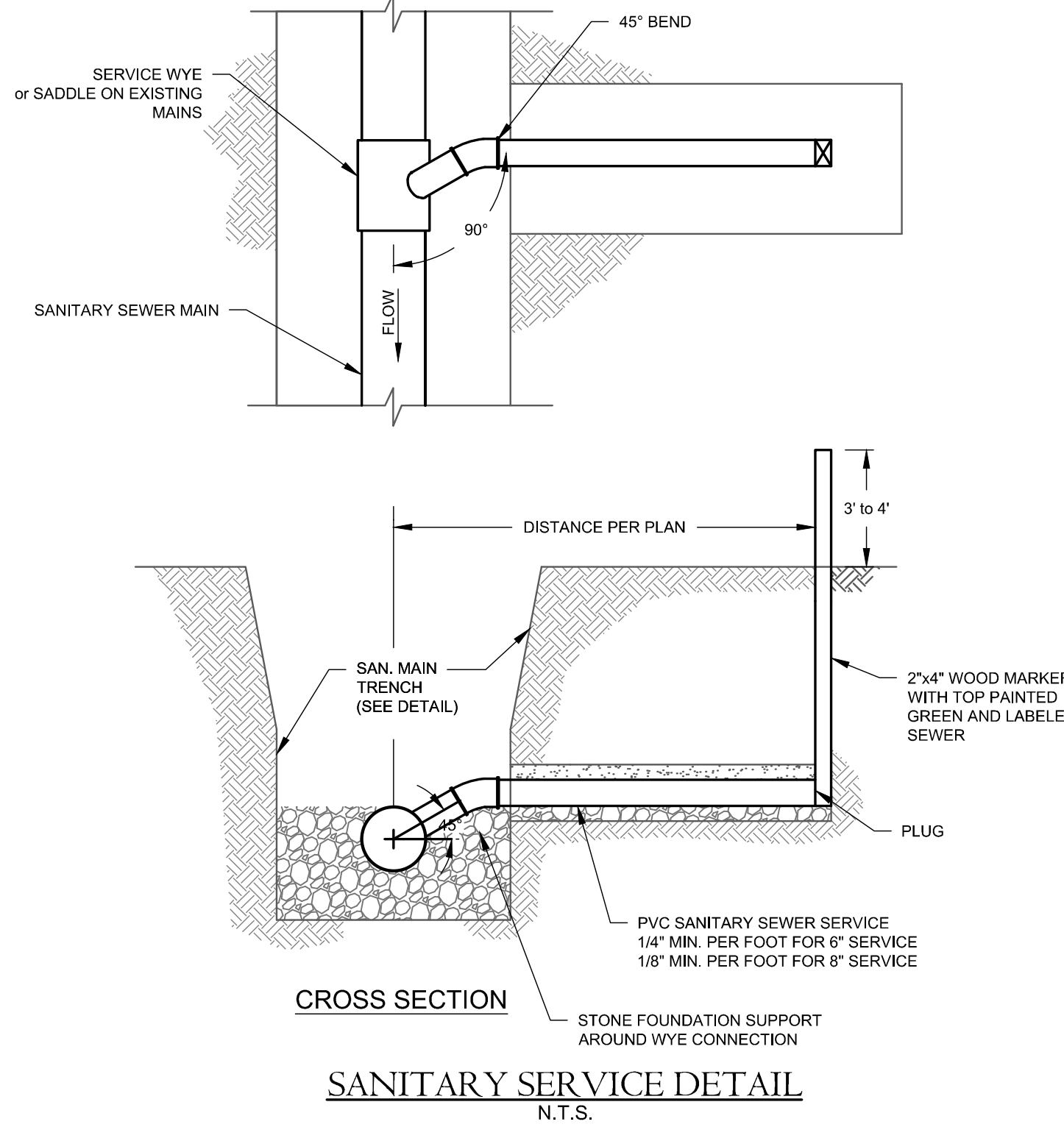
TYPICAL WATERMAIN TRENCH
N.T.S.



PRECAST CONCRETE
SANITARY MANHOLE DETAIL
N.T.S.

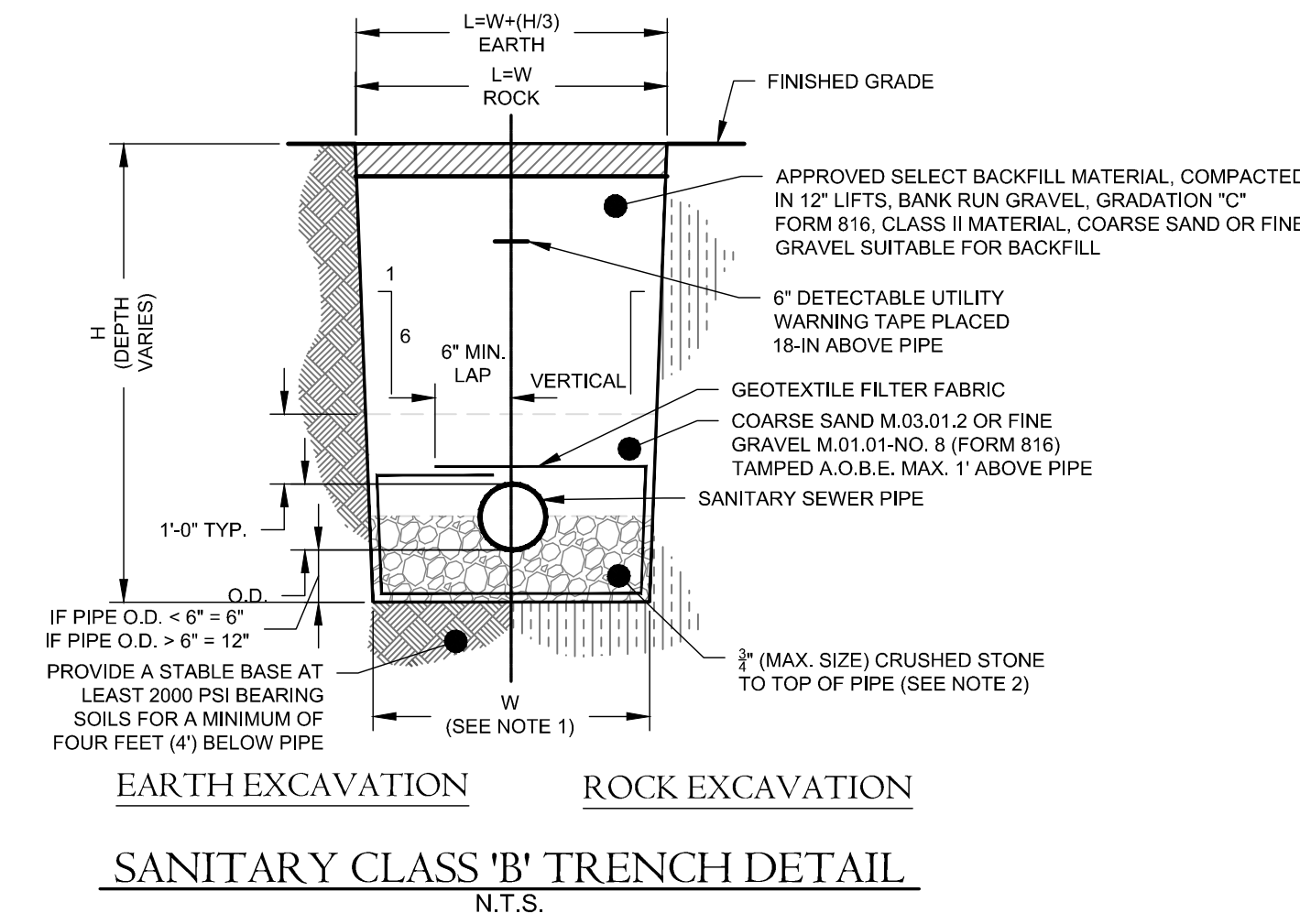
- NOTES:
1. 4000 PSI CONCRETE SHALL BE USED FOR ALL PRECAST BASES, SUMPS, TRANSITION, RISER AND CORREL SECTIONS. REINFORCING AND SPECIFICATIONS SHALL CONFORM TO ASTM C-478, LATEST REVISED EDITION.
 2. UNBID INVOICENTS SHALL BE BRICKED UP.
 3. RUBBER BOOTS OR LOCK GASKETS SHALL BE PROVIDED WHERE PIPE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

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

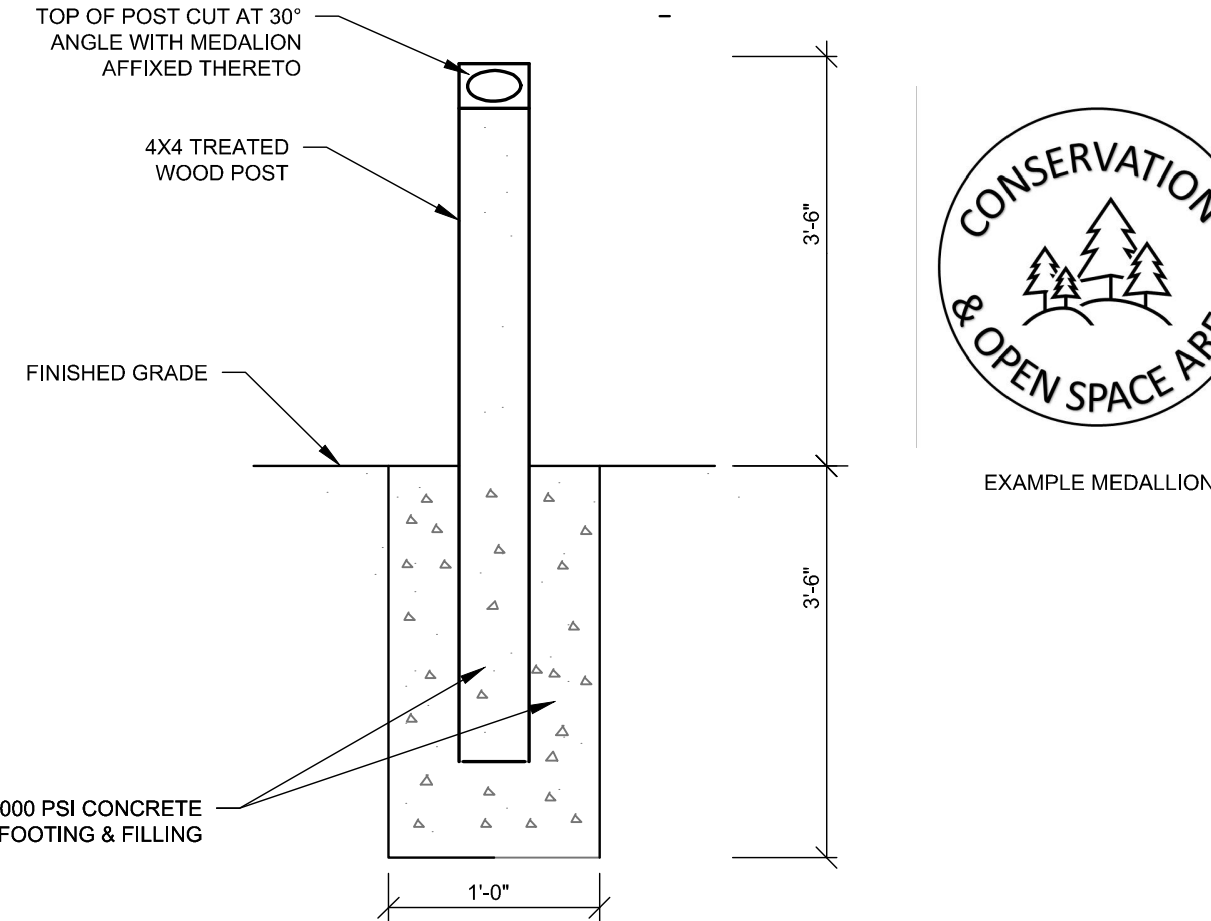


CROSS SECTION
SANITARY SERVICE DETAIL
N.T.S.

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



EARTH EXCAVATION
ROCK EXCAVATION
SANITARY CLASS 'B' TRENCH DETAIL
N.T.S.



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



EXAMPLE MEDALLION



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

LAUREL MEADOWS ADULT
COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

PROJECT:

Drawn By: BTP

Date: February 22, 2024

Revisions:

Date: 02/27/24

Descriptions:

Revised for P&Z Submittal

NOT TO SCALE

Sheet Description:

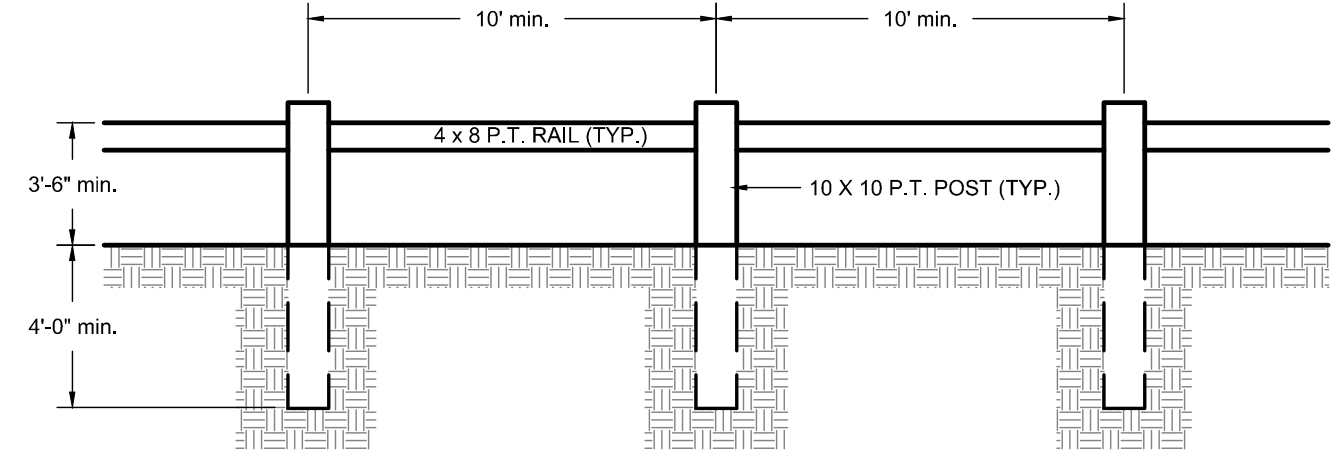
DETAILS

Sheet #:

D3

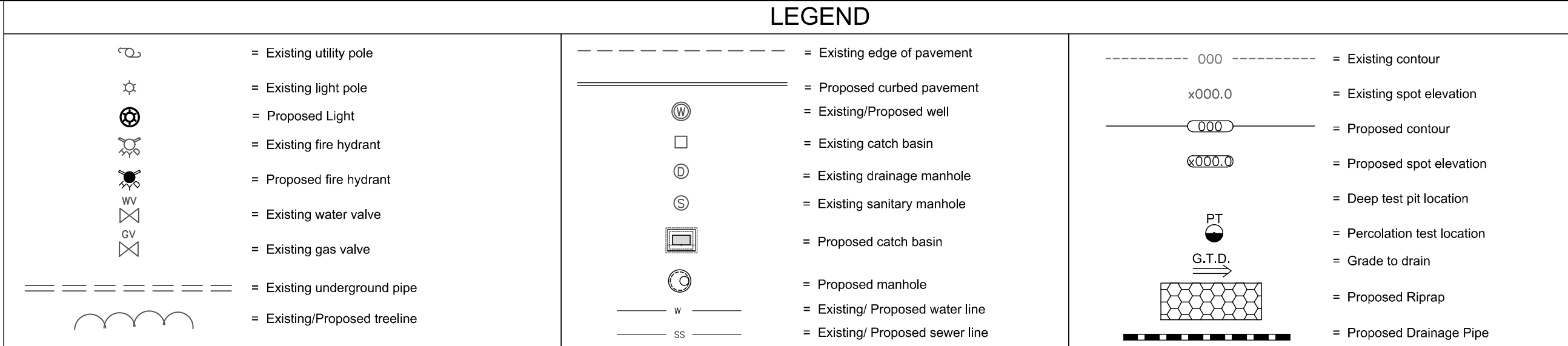
COLE #2120

DETENTION BASIN P1A

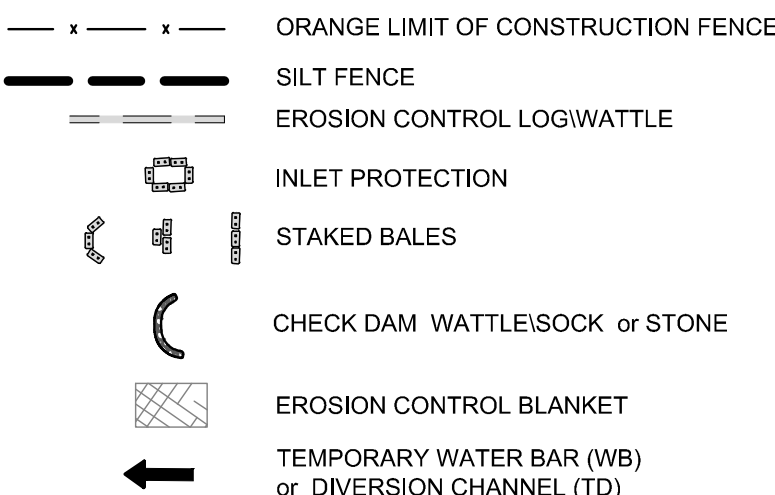


WOOD GUIDE RAIL DETAIL
N.T.S.

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

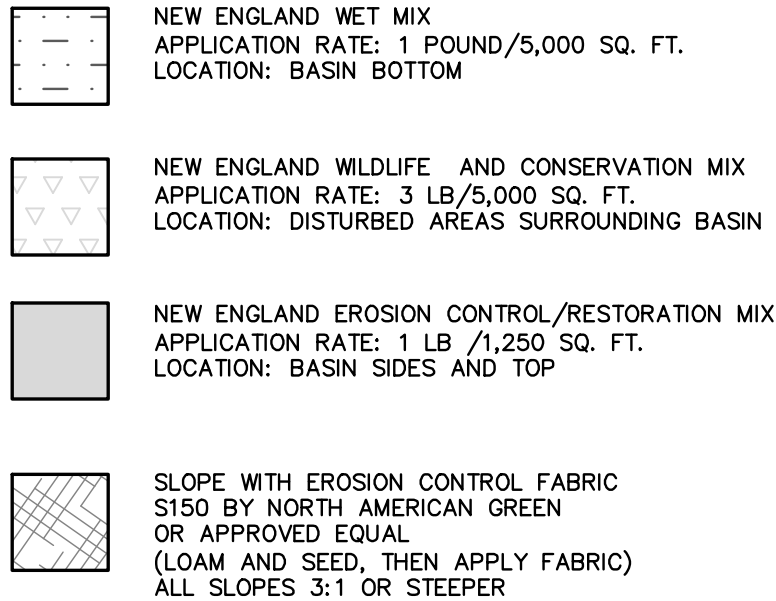


EROSION CONTROL
SYMBOL LEGEND

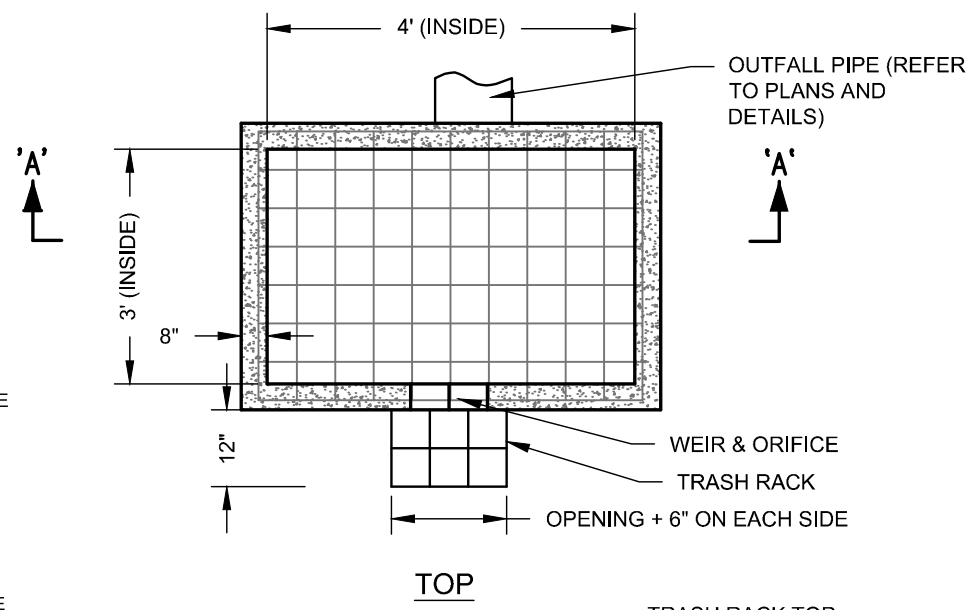


*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

SEED MIX & FABRIC LEGEND

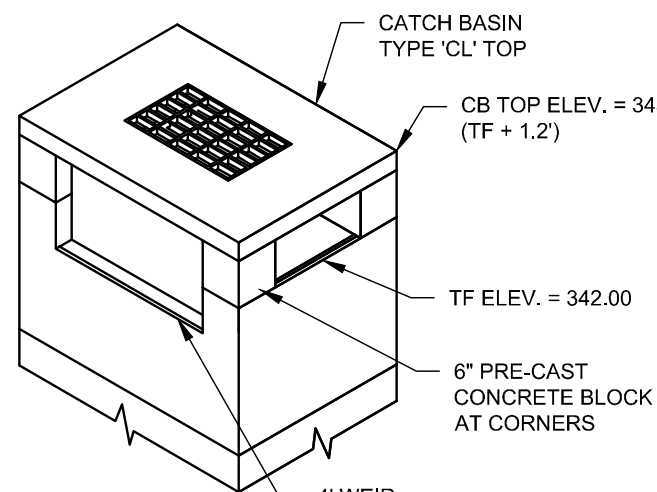


- NOTES:
1. DETAIL IS FOR ILLUSTRATION PURPOSES ONLY. INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
 2. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.
 3. THE STRUCTURE SHALL BE INSTALLED WATERTIGHT WITH ALL JOINTS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

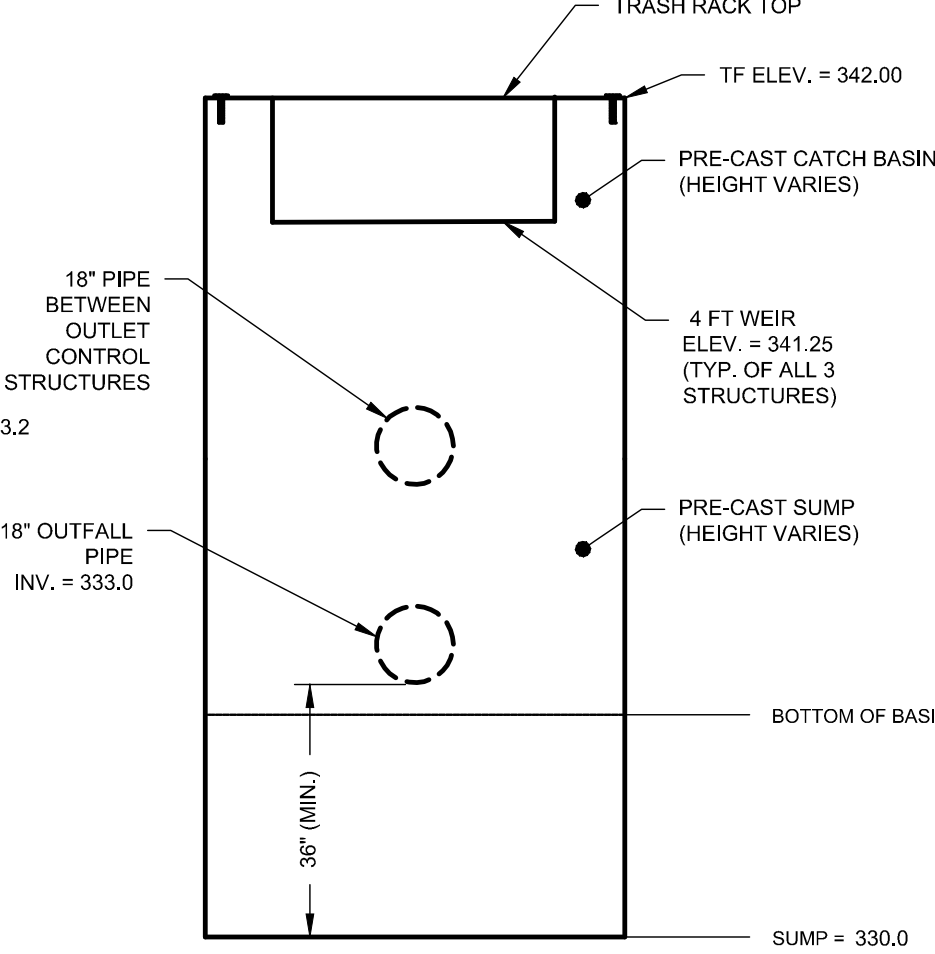


TRASH RACK OPTIONS:

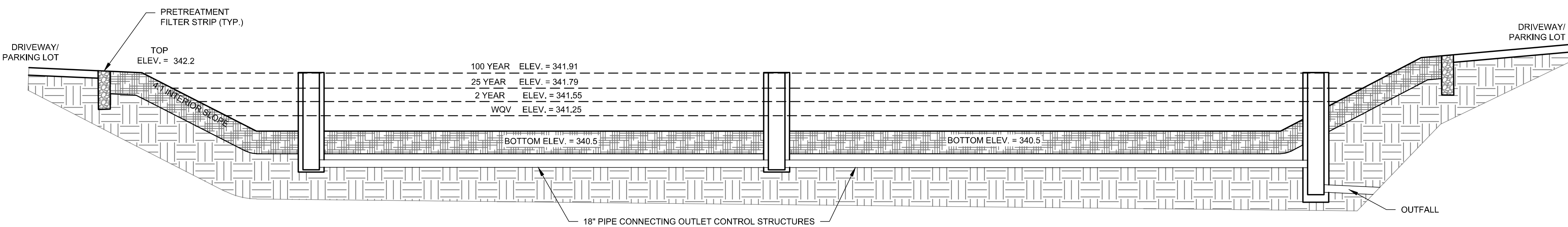
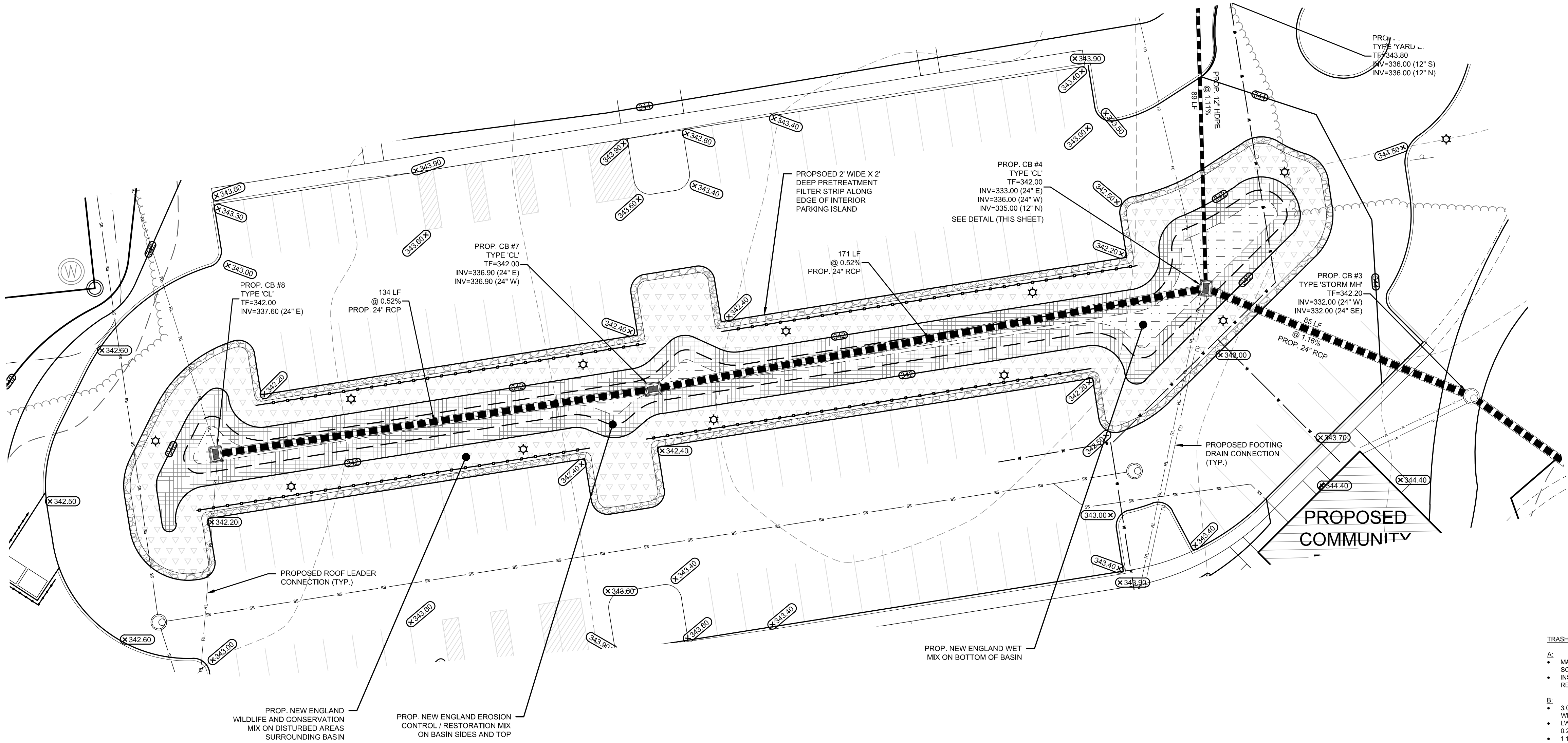
- A. MANUFACTURED BY PLASTIC SOLUTIONS INC. OR EQUAL. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- B. 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME. LWD=34" SWD=36" WIDTH = 0.264" 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK. STEEL SHALL CONFORM TO ASTM A-36. ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING. FABRICATOR MAY MODIFY COMPONENTS TO IMPROVE CONTRACTIBILITY.



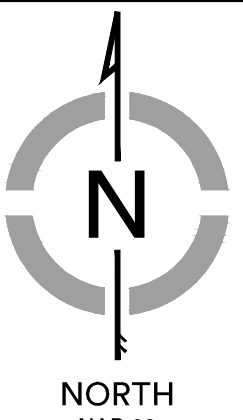
Optional Top in Place of Trash Rack



OUTLET CONTROL STRUCTURE DETAIL (CB#4)
N.T.S.



BASIN SCHEMATIC
N.T.S.

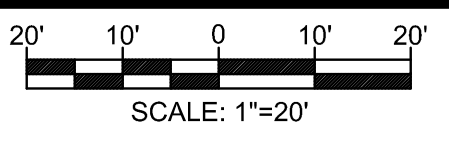


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colecivil.com
860.628.4484

LAUREL MEADOWS ADULT
COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut
PREPARED FOR:
LAUREL MEADOWS, LLC

Revisions:	Date:	Descriptions:
1	02/27/24	Revised for P&Z Submittal

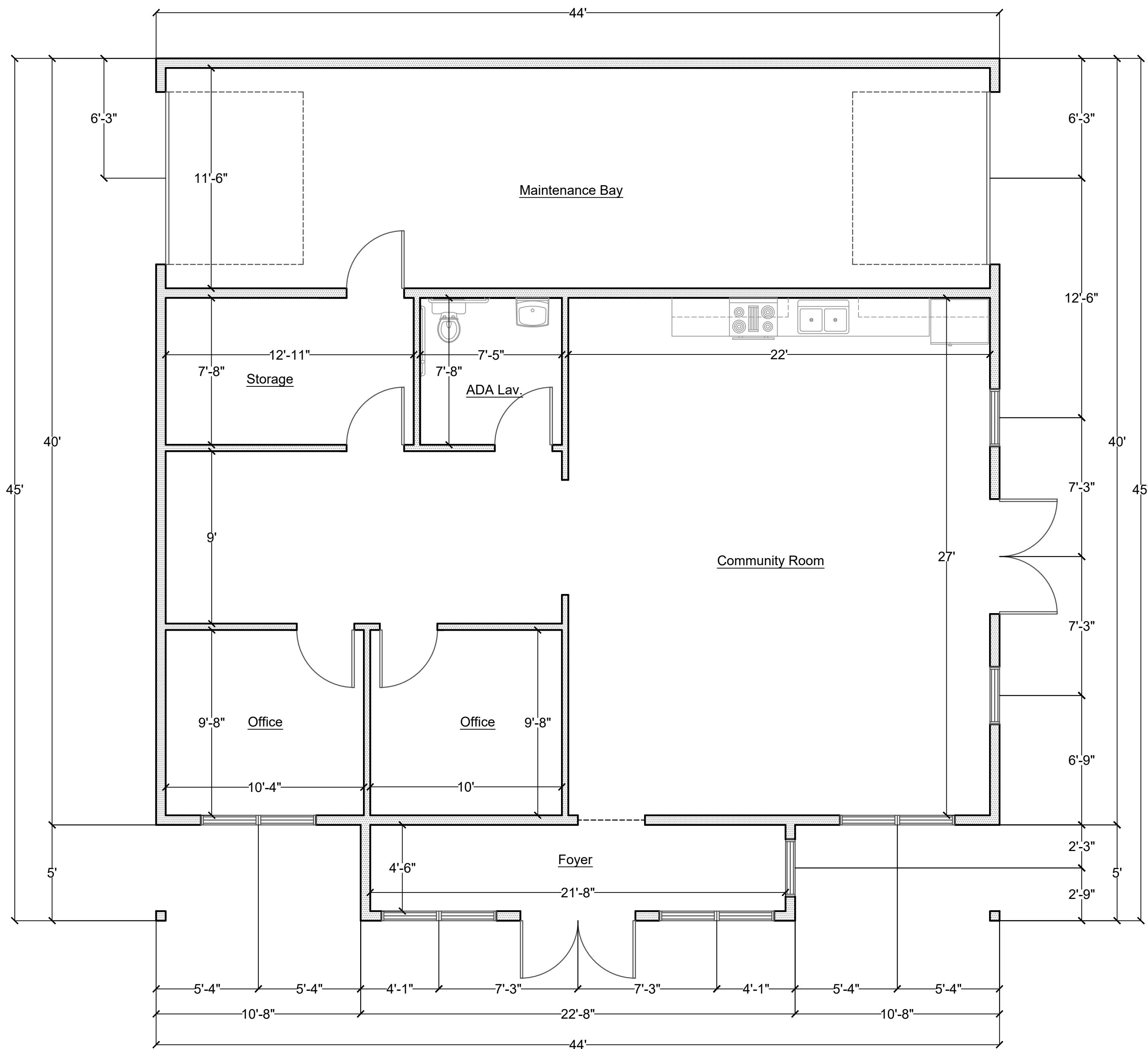


Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
DETENTION BASIN
DETAILS

Sheet #:
DB2

Elevation Drawings and Floor Plans



COMMUNITY BUILDING
594 REDSTONE HILL ROAD
BRISTOL CONNECTICUT

ISSUE DATE
FEB. 12, 2024

REVISIONS

Mar. 6, 2024

DRAWING INDEX

A.1	Schematic Design	A.6	
A.2		A.7	
A.3		A.8	
A.4		A.9	
A.5		A.10	

CODE DATA

The basis for design is the following:
2021 International Building Code 2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

SCHEMATIC DESIGN

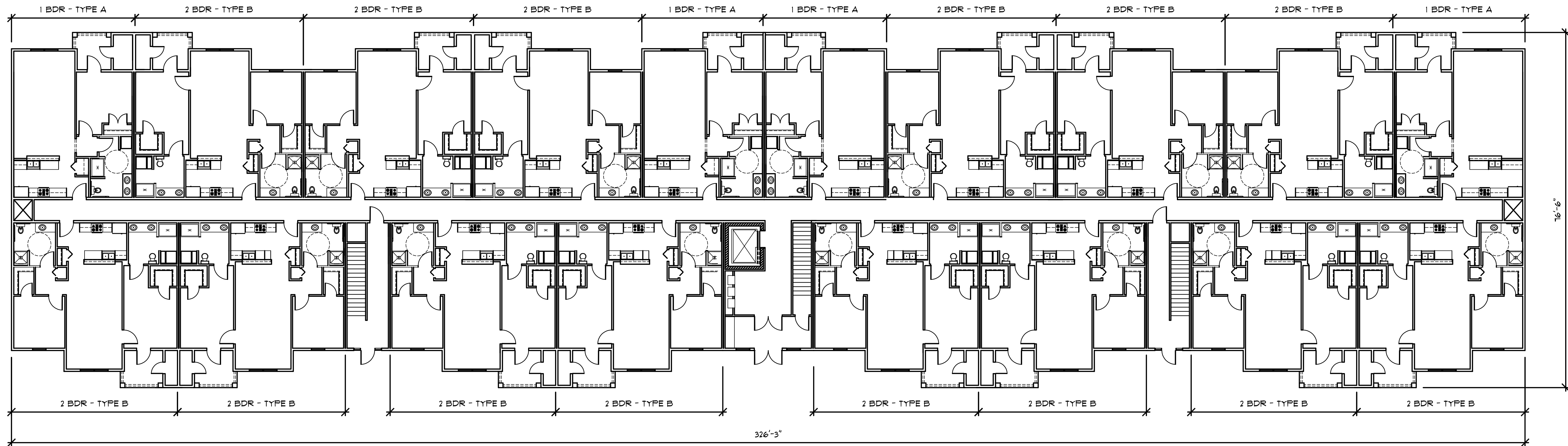
SCALE
 $\frac{1}{4}" = 1'-0"$

SHEET
A.1

D | P | S

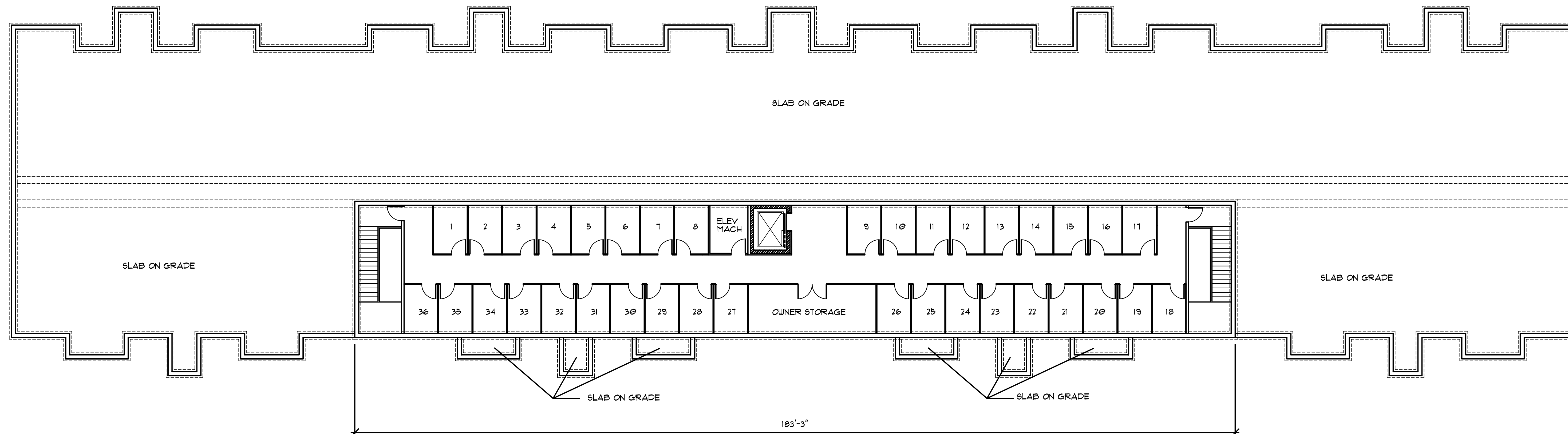
DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



2 Building 1 - 2 story - 36 Unit - First Floor Plan

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



1 Building 1 - 2 story - 36 Unit - Basement Floor Plan

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

REVISIONS

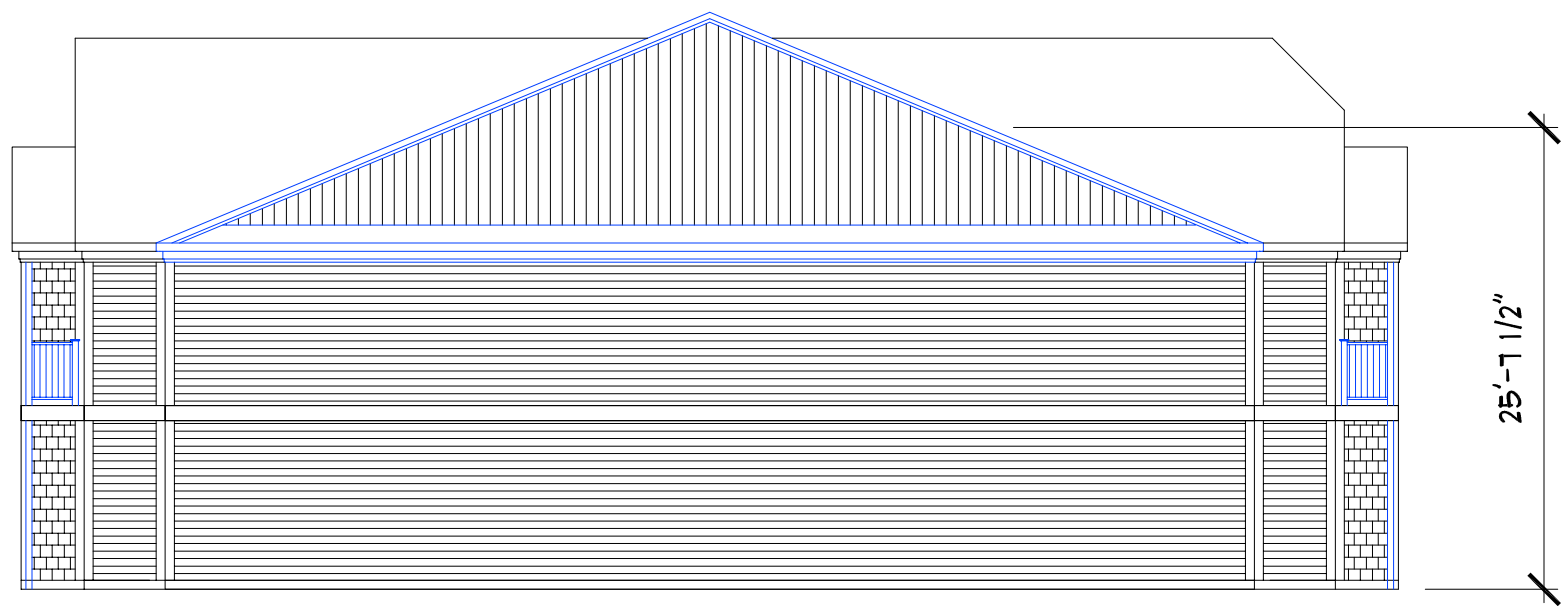
NO.	DATE	REVISION
1	03/06/24	ZONING SUBMISSION
2		
3		
4		
5		

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

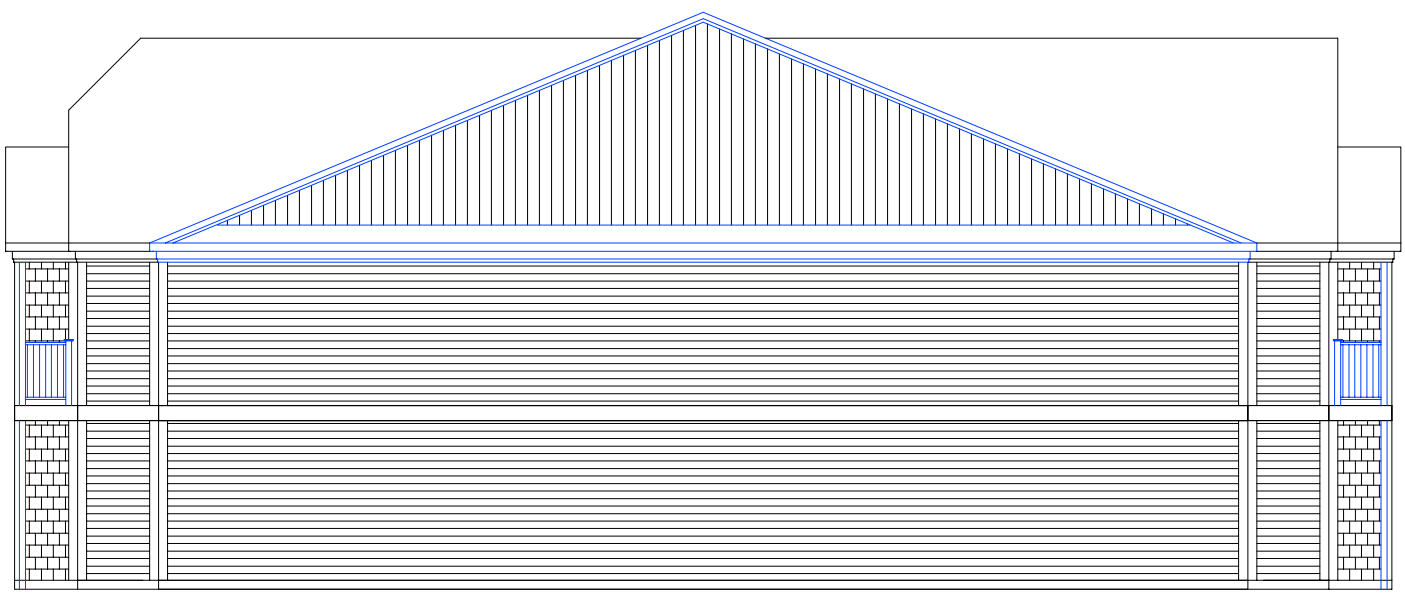
BUILDING 1 - 36 UNIT
FLOOR PLANS

A 100



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

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



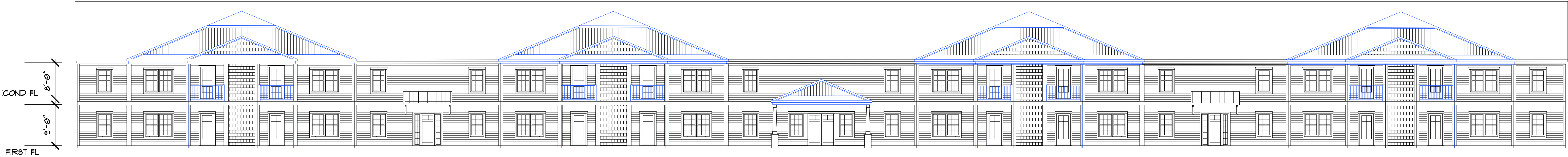
2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

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



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Rear

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



1 Building 1 - 3 story - 36 Unit - Exterior Elevation - Front

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

REVISIONS

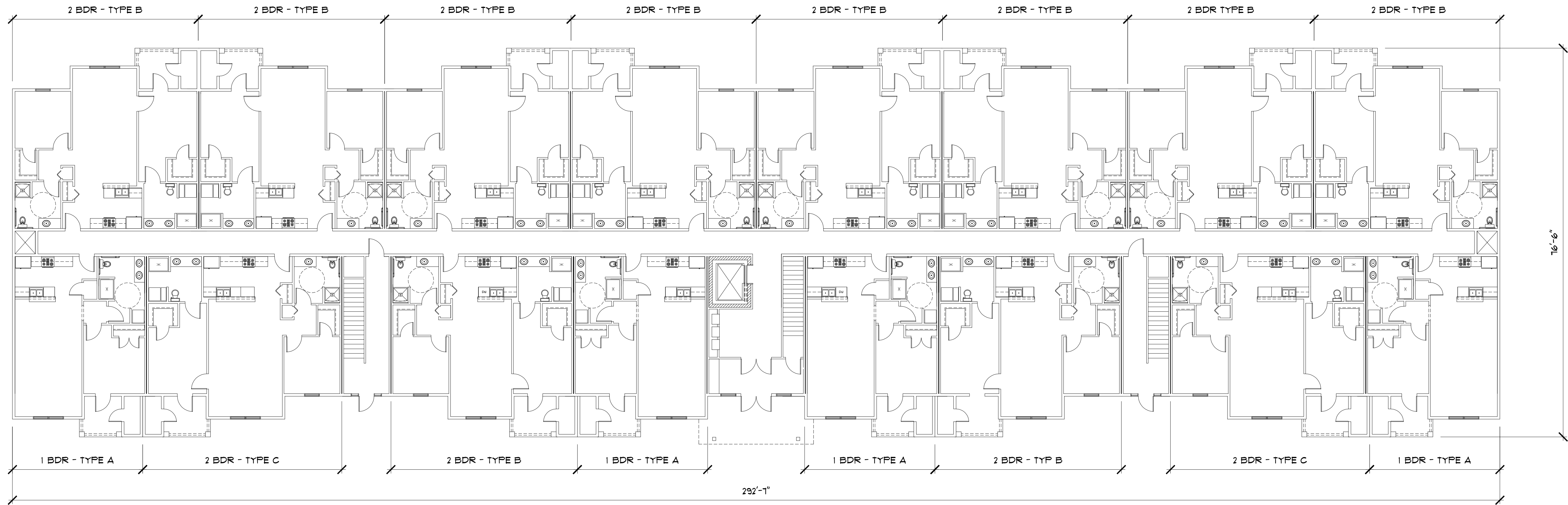
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NO.	DATE	DESCRIPTION
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4	--/--/--	...
5	--/--/--	...

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

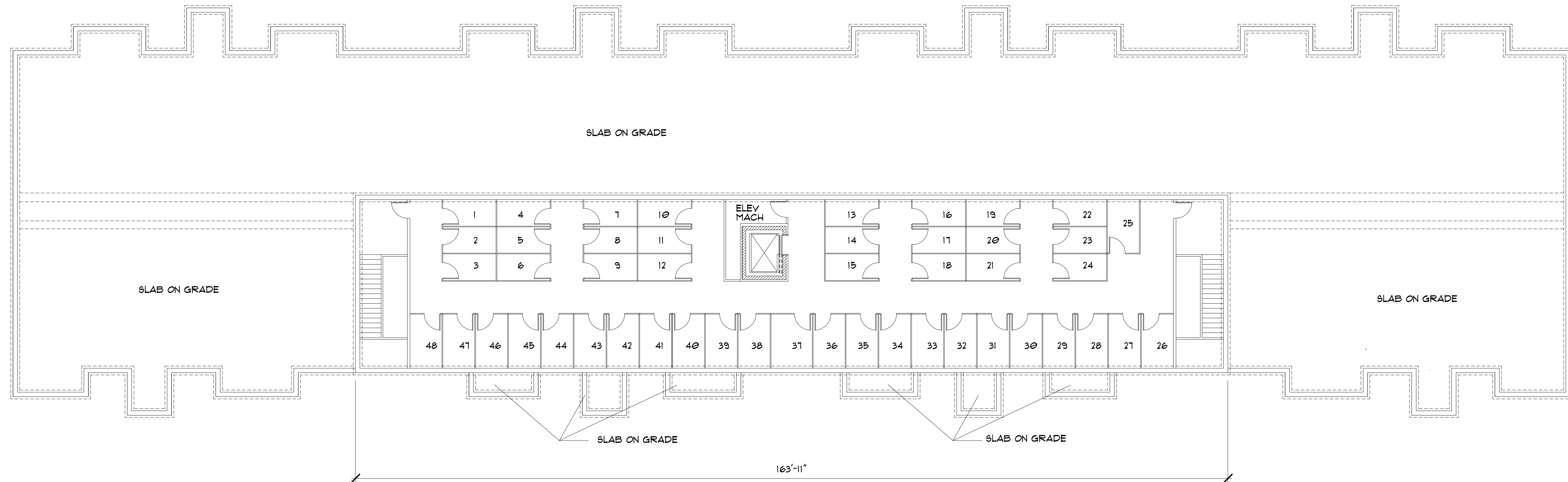
BUILDING 1 - 36 UNIT
EXTERIOR ELEVATIONS

A 300



2 Building 2 - 3 story - 48 Unit - First Floor Plan

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



1 Building 2 - 3 story - 48 Unit - Basement Floor Plan

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

REVISIONS

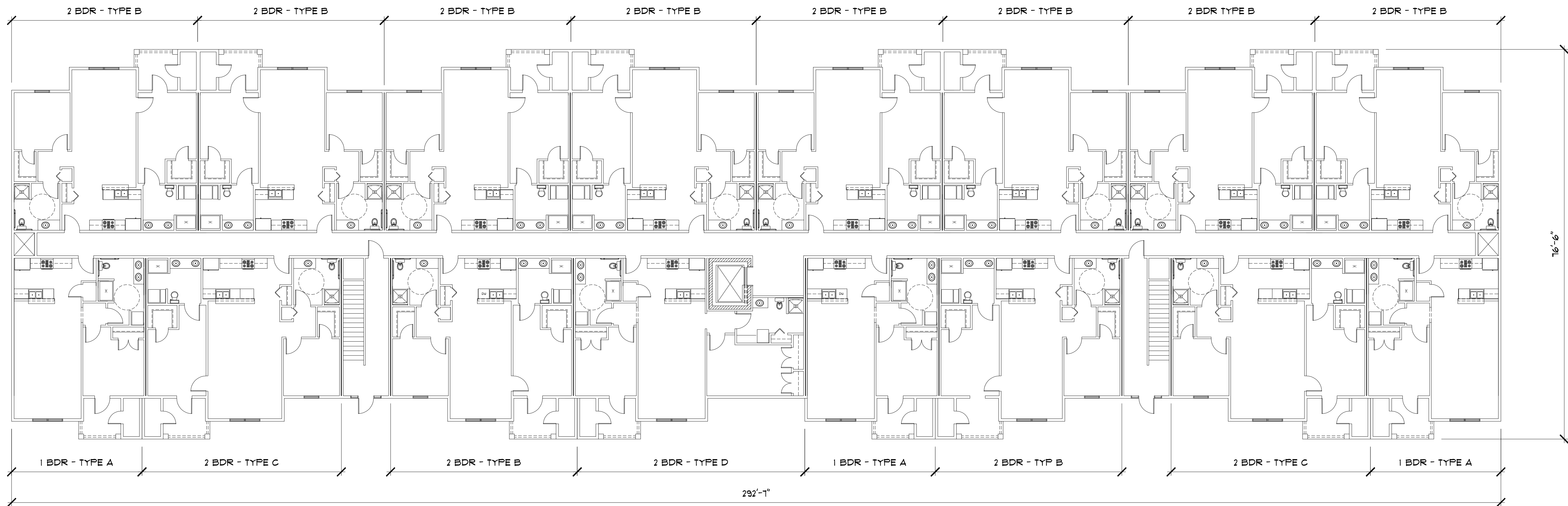
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3		
4		
5		

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

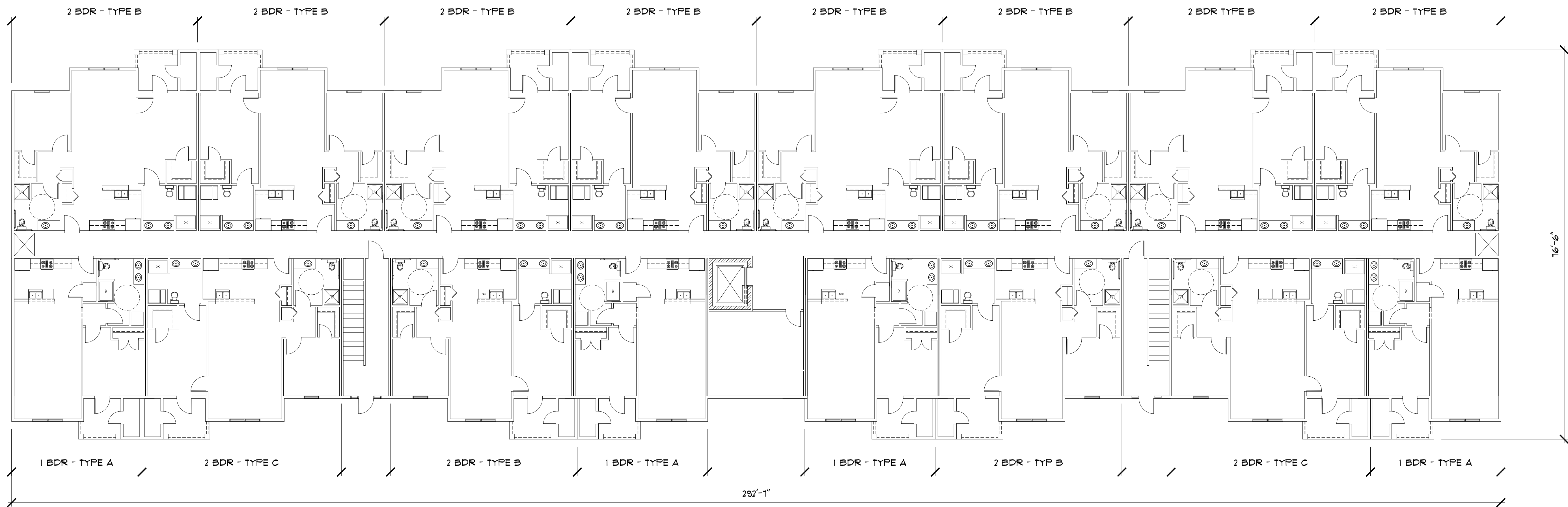
BUILDING 2 - 48 UNIT
FLOOR PLANS

A 100



2 Building 2 - 3 story - 48 Unit - Third Floor Plan

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



1 Building 2 - 3 story - 48 Unit - Second Floor Plan

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

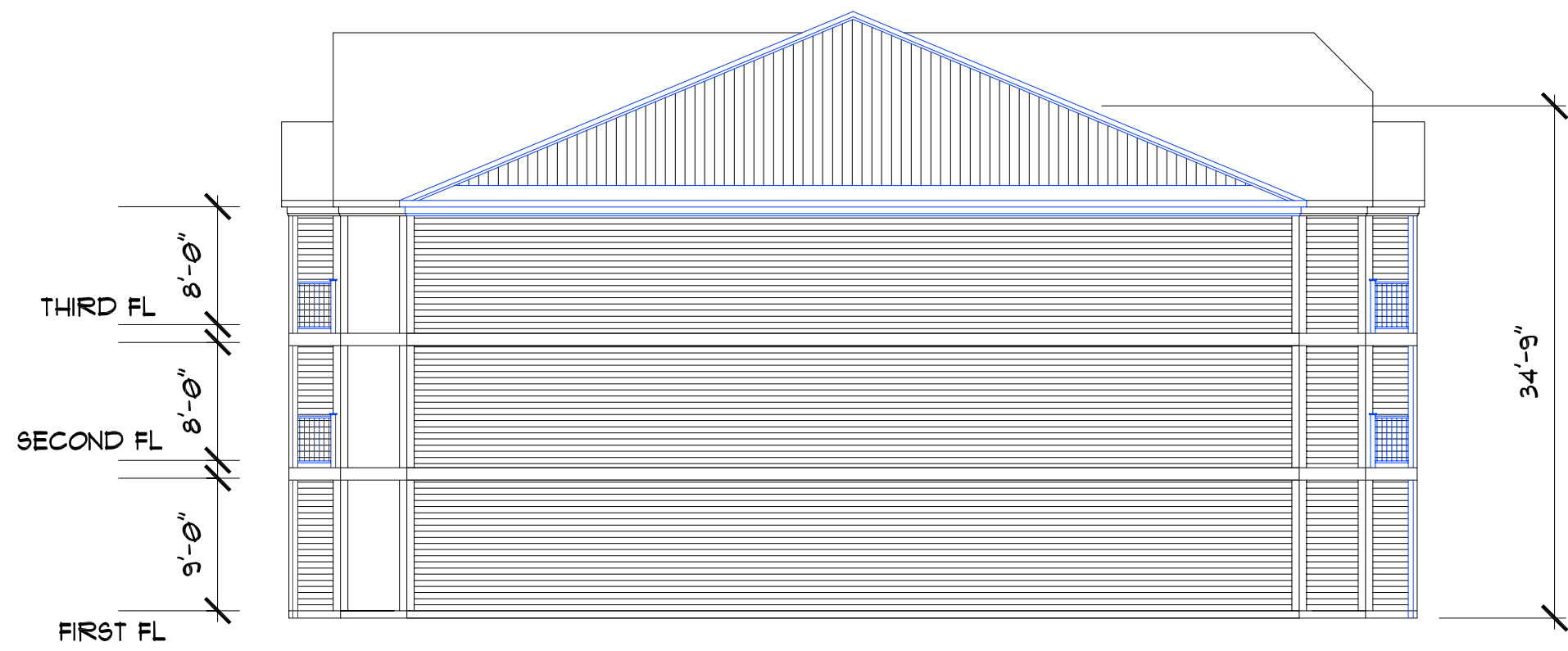
REVISIONS

NO.	DATE	REVISION
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2		
3		
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5		

LAUREL MEADOWS LLC

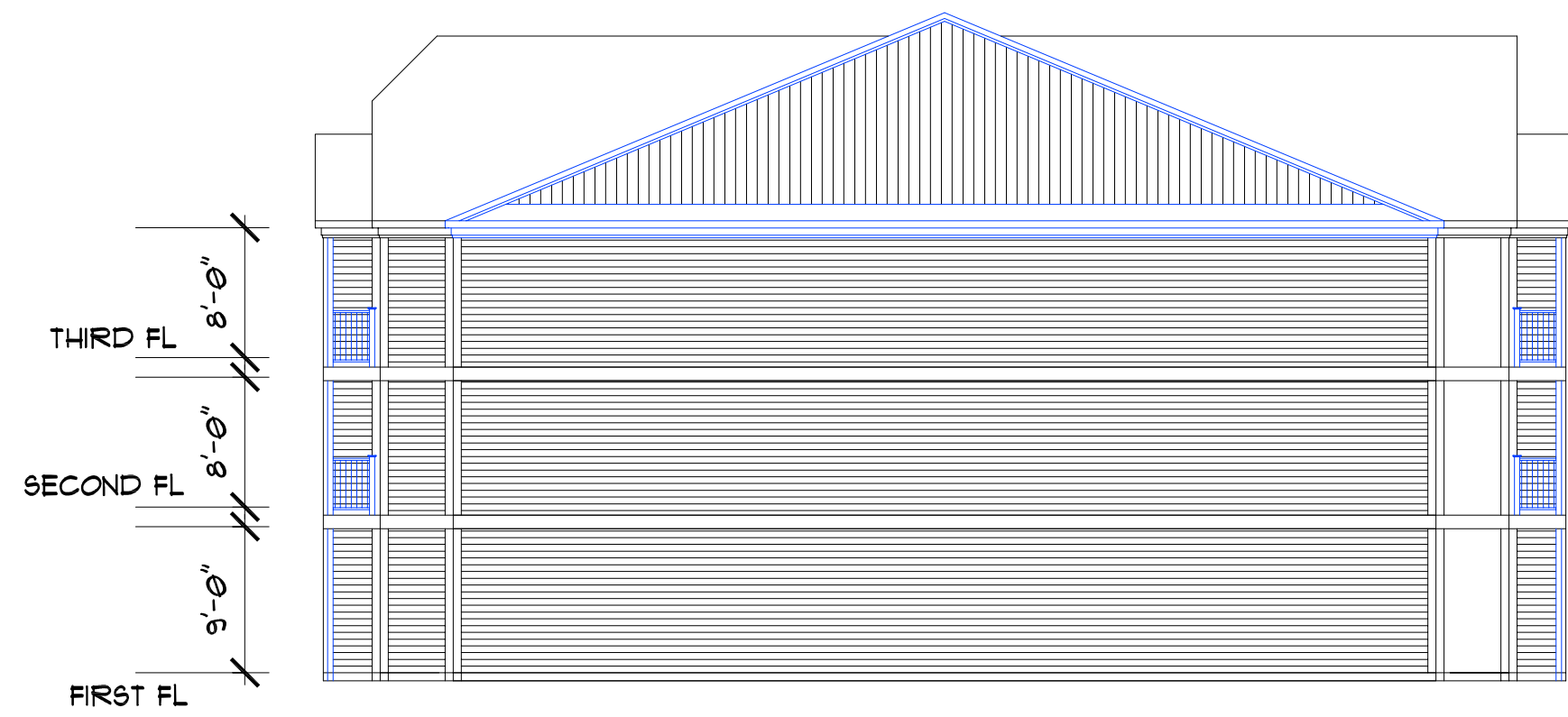
594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
FLOOR PLANS



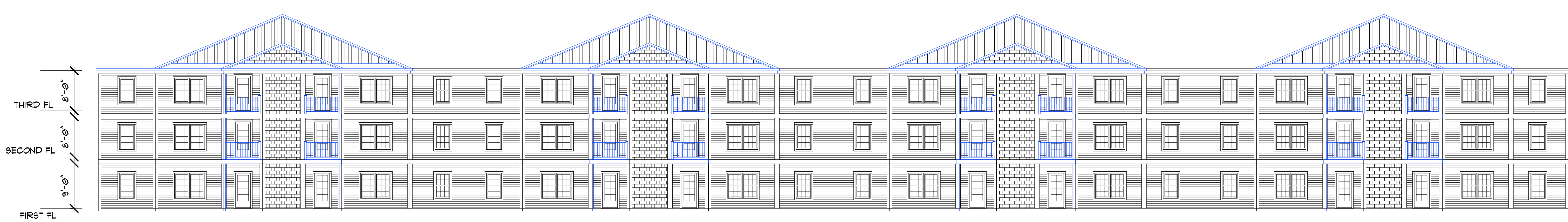
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

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



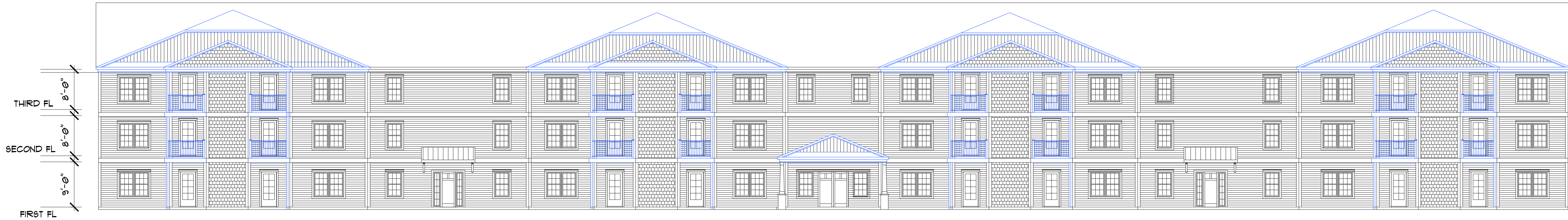
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

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



2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Rear

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



1 Building 2 - 3 story - 48 Unit - Exterior Elevation - Front

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

REVISIONS

NO.	DATE	REVISION
1	03/06/24	ZONING SUBMISSION
2	--/--/----	...
3	--/--/----	...
4	--/--/----	...
5	--/--/----	...

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
EXTERIOR ELEVATIONS

A 300

AZR 24-01

3/1/24

Proposed Zoning Amendment: City of Bristol Zoning Regulations Effective Date 1/15/24

2/7/24

The recent update of the City's zoning regulations, which became effective 1/15/24, involved updating the definition of multiple uses and providing definitions for uses for which definitions had not been provided in the regulations. In the course of this process "clubs" were recategorized as "membership organizations" and are now permitted only in commercial zones, so as to limit nuisances to residential areas that may be associated with large gatherings such as festivals, weddings, etc..

This has resulted in The Boys and Girls Club of Bristol, which had been permitted in the R-15 zone as a "club" becoming a non-conforming use in that zone, which was not the intent of reclassifying clubs as membership organizations. While having "club" in its name, the Boys and Girls Club is different in its function than a membership organization, providing beneficial services to the neighborhood in which it is located and functioning much like a community center.

To correct this oversight, we recommend that a new permitted use type be established to accommodate the Boys and Girls Club as a permitted use to avoid the club being classified as a non-conforming use. Specifically, we recommend the following:

1. Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2. Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).
3. Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

AZR 24-1 - Hyperlinks

Previous Regulations:

<https://www.bristolct.gov/DocumentCenter/View/46177/Previous-Regulations>

Current Regulations:

<https://www.bristolct.gov/DocumentCenter/View/46179/Current-Regulations>

RECEIVED
2024 MAR -1 AM 8:55
TOWN AND CITY CLERK
BRISTOL, CT



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: March 1, 2024
TO: Erica Cabiya – Town and City Clerk - Bristol
FROM: Bristol Zoning Commission
Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

- 1) Add the following definition to Section 19 Use Definitions:
Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.
- 2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).
- 3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure.



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Bristol Planning Commission**

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: March 26, 2024

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application AZR 24-1 – Proposed revisions to the Zoning Regulations for:
Community Youth Organizations

The Planning Commission, at its Regular Meeting of March 25, 2024, voted to recommend the approval of the above zoning text amendment application with the following positive referral motion:

“To send a positive referral to the Zoning Commission for Application AZR 24-1– Proposed amendments to the Zoning Regulations to the following:

- i. *Add to Section 19 Use Definitions: Community Youth Organization*
- ii. *Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and to allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones.*
- iii. *Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and to allow in the BD (Downtown Business) zones; BG (General Business) zone; BHC (Route 72 Corridor Business) zone and the BN (Neighborhood Business) zone – Initiated by: Bristol Zoning Commission.*

The Planning Commission finds that the zoning text amendment, as presented, would be generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018 and specifically:

1. Section 6.2.4. – Community / Cultural Resources
Support community resources which enhance the quality of life within Bristol.”

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-622
DATE: March 26, 2024



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Naugatuck Valley Council of Governments (NVCOG)**
Regional Planning Commission – Zoning Regulation Referral
Savannah Nicole-Villalba - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

NVCOG STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Bristol Chief Elected Official, City Planner, and Naugatuck Valley Council of Governments (NVCOG) Regional Planning Commission (RPC) Representatives

FROM:  Keith Rosenfeld, Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: March 8, 2024

NVCOG FILE NO.: BRIS-46-030424-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: March 4, 2024
DATE OF PUBLIC HEARING: April 8, 2024
TYPE OF REFERRAL: Text Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The Bristol Zoning Commission has initiated several amendments to the Bristol Zoning Regulations to define and allow Community Youth Organizations in Residential Zones. Please refer to the attached comprehensive re-write of the Bristol Zoning Regulations.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and will not result in intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-46-030424-Z



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Northwest Hills Council of Governments (NHCOG)**
Regional Planning Commission – Zoning Regulation Referral
Emily Hultquist – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

FROM: NHCOG

DATE RECEIVED: March 4, 2024

DATE: March 7, 2024

TYPE OF REFERRAL: Zoning

REFERRED BY: Robert Flanagan

REFERRAL COMMENT BY: Rista
Malanca, AICP

MUNICIPALITY: City of Bristol

PUBLIC HEARING DATE: April 8, 2024

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed amendment to the Zoning Regulations to allow for Community Youth Organizations

REGIONAL IMPACT / REVIEW COMMENTS: The staff of the Northwest Hills Council of Governments (NHCOG) has reviewed this referral and finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: City of Bristol, CT
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 03/01/2024
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>		
NATURE OF PROPOSED CHANGE:		
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 04/08/2024		
MATERIAL SUBMITTED HEREWITH:		
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)		Name: Robert M. Flanagan, AICP
Date Received:		Title: City Planner
Sent certified/e-mail?		Address: 111 North Main Street Bristol, CT 06010
File Number		Phone: (860) 584-6227 Email: robertflanagan@bristolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Capital Region Council of Governments (CRCOG)**
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton– CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

March 25, 2024

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2024-19: Proposed zoning amendment pertaining to community youth organization definitions and regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 4/8/2024.

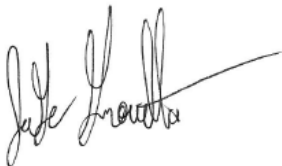
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: March 1, 2024

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure.