City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, MAY 13, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/81930813402?pwd=kAyBBBd7j48UYadmWb1o3rD8W3yKqE.1
Meeting ID:
819 3081 3402
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
   a. Special Meeting - April 4, 2024
   b. Regular Meeting - April 8, 2024
4. ZEO Report
   a. April 2024
5. Receipt of New Applications
   a. Application #2493 – Special Permit for an Indoor Amusement Facility (Slingshot Gallery) at 99 Main Street; Assessor's Map 30, Lot 66; BD-1 (Downtown Business) zone; F&B Slingshot, applicant.

b. Application #2494 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72, 73, 74, 75 & 76 Earl Street; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zones; DGG Development, LLC, applicant.

c. Application #2495 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72, 73, 74, 75 & 76; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zones; DGG Development, LLC, applicant.

d. Application #2496 – Special Permit for a Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.

e. Application #2497 – Site Plan for a Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.

f. Application #2498 – Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street); Crown Estates, LLC, applicant.

g. Application #2499 – Revision to an Approved Site Plan for a Car Wash at 1255 Farmington Avenue; Assessor's Map 49 Lot 28; BG (General Business) zone; Ryan Schmitz, 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 - Public Hearing continued from April 8, 2024.

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 - Public Hearing continued from April 8, 2024.

c. 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; 163 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol, applicant.

d. 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; 163 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol, applicant.

7. Old Business
8. New Business
9. Staff Reports
10. Communications
11. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, June 10, 2024

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY APRIL 4, 2024

By: Chairman White Time: 5:00 P.M. Place: City Hall – Zoom Only

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

Per the order of Chairman White, the meeting was called to order at 5:00 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 8, 2024.

1. Public Participation

There was no public participation.

2. Old Business

There was no old business.

3. New Business

b. Discuss Phase 3 approach and schedule

Mr. Gomes explained the Commission is in Phase 3 and this project is on schedule to be completed in June 2025. He reviewed the items the Commission needed to finish. Mr. Gomes reviewed the parking Regulations.

Mr. Gomes explained he would discuss the following six subjects of the Regulations: parking regulations, environmental regulations, commercial districts, industrial district (housing districts), site designs and the permit process.

He discussed the schedule and the process for special meetings.
He will request a special meeting when all the recommended amendments are completed.

c. Discuss Parking Regulations

Mr. Gomes reviewed the summary of parking deficiencies. He explained one deficiency was the required determination by the Commission. Additionally, landscaping parking lot definitions were limited and parking lots for community residences and child care homes should be added. The responsibility of reporting associated uses for assessing parking lots also needs to be updated. The commercial, industrial and mixed-use districts generally do not have any parking requirements.
Staff inquiries: Mr. Gomes explained the negative and positive aspects of parking determinations by the Commission, which needed clearer definitions. He explained the fire house application on April 8, 2024 would need appropriate parking requirements.

Mr. Gomes compared the downtown district and Route 6 district parking requirements.
He reviewed his suggestion to reduce downtown parking requirements.

Staff reviewed the parking in various downtown areas that did not have parking requirements to potentially expand the development and parking for the area but there needs to be adequate ADA parking spaces.

The Commission generally agreed with Staff's suggestion because currently there was not a lot of people in the downtown area. The Commission had potential concerns if the downtown area does develop if there would be sufficient parking.

d. Discuss additional items that require attention
   i - Needed revisions to Section 17.2 Zoning Board of Appeals
   ii – Other

Mr. Gomes explained there were some additional items that needed to be discussed that had not been addressed. Section 17.2 regarding the Zoning Board of Appeals (ZBA), ZBA cannot grant Use Variances. He explained the reasons the Use Variance should be removed from the Regulations.

Mr. Gomes reviewed the previous Regulations for mobile vending units for food trucks/trailers. He also reviewed the updated Regulations for mobile vending units. The Commission agreed that in the industrial district that mobile vending units for food truck/trailers should not be allowed to park overnight on a property but can be there during the day.

Mr. Gomes reviewed the existing hobby kennel Regulations that needed to be discussed at additional meetings. He noted in the prior Regulations that there was an accessory use of keeping of domestic animals which was removed. He reviewed his suggestion to limit the number of dogs by acreage. He reviewed his reasonings to limit the number of dogs by acreage. He requested the Commissioners give some suggestions and feedback on the number.

Staff explained the concerns of potential problems of keeping of 4 or more domestic dogs on any sized property.

Mr. Gomes inquiries: The Commission agreed hobby kennels for dogs should have a defined number of dogs. Commissioner DeRoehn thought the number of dogs per acre was arbitrary. Commissioner Mangiafico agreed there should be a limit on the number of dogs on hobby kennels. Commissioner Goodwin had some thoughts but he preferred to discuss this at additional meetings.

Regarding Phase 3, Mr. Gomes explained it was important to invite the public to this process for their views because the Commission was changing things that were allowed in districts. He explained this would allow the Commission to say the public was surveyed and the public supported a regulation.

Mr. Gomes noted the next meeting would be on Thursday, May 9, 2024, at 5:00 P.M.

5. Adjournment

Chairman White designated regular Commissioners Harlow, Goodwin and White to vote on the adjournment. He also designated alternate Commissioners DeRoehn to vote on the adjournment in place of Commissioners Marra this evening.

MOTION: Move to adjourn at 6:51 P.M.

By: White Seconded: Goodwin.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 8, 2024

1. Call To Order

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

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
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

2. Pledge of Allegiance

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

Chairman White reminded the Commission the next regular meeting was Monday, May 13, 2024.

3. Approval of Minutes
   a. Approval of Minutes – March 11, 2024

Chairman White designated regular Commissioners Harlow, Marra, Goodwin, LaFreniere and White to vote on the March 11, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the March 11, 2024, regular meeting.

By: White Seconded: Harlow.

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

4. ZEO Report
   a. March 2024
   The Commission acknowledged receipt of the February 2024 Zoning Enforcement Officers report.

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, 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, applicant.

Chairman White designated regular Commissioners Harlow, Marra, Goodwin, LaFreniere and White to vote on Applications #2491 and #2492. Staff explained this plan was to replace the existing fire house and to provide a facility with more modern amenities.

Richard Hart, Fire Chief, City of Bristol, 181 North Main St., representing the applicant, explained this would expand the facilities located at 81 Church Ave. This facility would expand City services and allow for community events including increasing the capabilities of the Forestville Neighborhood Association.

MOTION: Move that Applications #2491 and #2492 be scheduled for a Public Hearing for the May 13, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Marra Seconded: Harlow.

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

The Applications #2491 and #2492 are scheduled for public hearing.

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.

Chairman White designated regular Commissioners Harlow, Marra, Goodwin, LaFreniere and White to vote on Applications #2489 and #2490. Staff gave a history of the applications. Staff explained litigation is pending for the property with the Inland Wetlands (IW) Agency. If the Zoning Commission applications are approved, the litigation would potentially go away. At the April IW meeting a determination was made that no IW application was necessary for this proposal, therefore, only the Zoning Commission applications were required. It was explained that the Zoning Regulations were re-written with a new senior housing amendment.

The following persons representing the applicant reviewed Applications #2489 and #2490 with the Commission: Attorney Timothy Furey, 43 Bellevue Avenue and Brian Panico, L.S., of Cole Civil and Survey, 876 South Main St., Plantsville; Charles Talmadge, president, of Development Planning Solutions, 225 North Main St. and Ramseed Mohamood, T.E., of Design Solutions, Inc., 11 Broad St., Plainville, that assisted in preparing the traffic report for Glen Unger at F.A. Hesketh Associates, LLC, of East Granby.

Attorney Timothy Furey gave a presentation for the request for senior housing on the 11.23-acre property. He explained one existing house would be demolished and two houses would remain. He explained 84 senior housing units are proposed to be constructed. He reiterated the pending IW Commission litigation, noting that last year there was a Staff discussion that about seeking a potential resolution to the case. He reviewed the details of the Zoning Regulations rewrite for senior housing, which was adopted by the Commission in January 2024. He explained this use is permitted by the Regulations in all residential zones with a Special Permit.

Attorney Furey explained the plan would need public sewer and water services. He received comments from the Sewer and Water Department and explained the Director of the Water and Sewer Dept. attended a prior meeting to assure residents the water system would be sufficient. He explained 125 parking spaces were required and 135 parking spaces were provided. If necessary, 18 future parking spaces would be constructed. He reviewed the floor plan.

Attorney Furey reviewed the landscaping design/open space plan. He detailed the buffer that would utilize existing trees with an added landscaping design. He requested the Commission's suggestion for the buffers and the property design. He explained about 80% of the site would be preserved. He reviewed the proposed amenities.

Attorney Furey reviewed the traffic report. He explained the traffic engineer determined with the original traffic report that the traffic and sight lines were appropriate. The new traffic report vehicle counts were reduced from the previous report. He explained the traffic engineer used higher traffic counts and the traffic report had no concerns from Staff.

Attorney Furey explained there was no evidence of negative effects on housing values. He reviewed the proposed construction phases. He explained Staff needed to re-review the plans. He explained the construction vehicle access would be on the property of the house to be demolished.

Commission inquiries: Attorney Furey explained there would be EV stations for the facility. He explained the applicant hired a full-time construction manager to control vehicles during construction. He reviewed the business/construction hours.

Attorney Furey outlined Mr. Panico's design work and the storm water system plan, which complied with the State water quality and quantity Regulations. Staff noted there are 35 days to close the public hearing.

No one else spoke in favor of the application.

The following persons spoke against the application: Thomas Bentivengo; 5 Village St.; Keith Brault, 546 Redstone Hill Rd.; Zina Corriveau, 250 Dino Rd.; Denise Lepito; 707 Redstone Hill Rd., Forestville; Jeffrey Taylor, 625 Redstone Hill Rd.; Albert Pellegrini, 171 Silo Rd.; Jason Newton, 698 Redstone Hill Rd.; Cathy Sileo, 154 Redstone Hill Rd., Plainville; Argirios (Archie) Halkias, 30 DiPietro Ln.; Thomas Lepito, 707 Redstone Hill Rd., Forestville; James Sherman, 712 Redstone Hill Rd.; Mark Pelletier, 64 Redstone Hill Rd.; Jordon Martin, 67 Hepworth St.; Douglas Capsalors, 14 Fireside Ln.; Brian Lavigne, 117 Redstone Hill Rd.; Rosalie Panioto, 241 Birch St. and Jorge Contina, 181 Silo Rd.

Among all their general concerns were the following:
Mr. Bentivengo had concerns that a business was potentially being allowed in a residential area without a Special Permit.
He requested limits for these types of applications/constructions in residential areas.

Mr. Brault had concerns of being unable to pave his driveway because of the condition of the applicant's property.

Ms. Corriveau had concerns of the environmental impacts and the eco-system changing in the neighborhood from prior construction and this application, regardless of the engineer's report.

Ms. Lepito had concerns of the buffer being insufficient and the deforesting of the area. She had concerns of the water levels in the area because of the stream coming from the site. She had concerns of traffic safety, no sidewalks, property values, animal displacements and the applicant's houses and properties being in disrepair, which may be an indication of the proposed property maintenance.

Mr. Taylor reviewed his concerns of the PoCD and preserving single family residential housing.

Mr. Pellegrini was concerned this area was a pass-way to Plainville and Southington for a lot of traffic.
He requested that the number of units be reduced.

Mr. Newton was concerned the plan would create increased traffic safety problems.

Ms. Sileo was concerned with mosquitos in the proposed retaining ponds. She had safety concerns of egress/ingress of her driveway being right near a stop sign. She was disappointed in rewrite of the Zoning Regulation to allow the units in residential areas with a Special Permit.

Mr. Halkias had concerns of child safety. He had concerns of the area traffic safety which was not being discussed.
He inquired if additional future units would be constructed.

Mr. Lepito was concerned the plan was for persons 55 years old and not 62-year-olds. His view was the Commission would have to make an exception on their Special Permit vote with all these people against the application.

Mr. Sherman had concerns of the Special Permit approval encroaching on a neighborhood.

Mr. Pelletier had concerns of who would be responsible for any damage to the area wells.
He had concerns of the well water quality and water levels in the area.

Mr. Martin had concerns of speeding traffic and if this plan was being constructed within 5 acres distance of a similar property. Because if it was not a similar property, his view was this would be an encroachment to the neighbors. His view was this type of construction would not be able to be stopped in residential areas.

Mr. Capsalors had concerns of emergency vehicles not being able to get through traffic in the area in time.

Mr. Lavigne had concerns of the streets needing repair in the area.

Ms. Panioto explained she spoke with the traffic division about traffic in the area. She had concerns of having safe housing for the elderly but not in her neighborhood. She supported the applications however.

Mr. Contina had concerns of the applicant representatives were not directing their questions to the Commission.
His view was the Commission represented the public audience.

Attorney Furey addressed the public comments. He noted the plan included sidewalks that needed Commission approval in phase one. The east side of the site was maintained but the center property was a placeholder for now. Both buildings had first floor storage and elevators.

He reviewed the reasons the applicant designed elderly housing plans and that the traffic design would address traffic concerns. He explained the plans complied with the Zoning Regulations and Federal Regulations and he would provide data to manage the construction vehicles. He explained building future units on the property would be a difficulty. He requested to continue Applications #2489 and #2490 until the May 13, 2024, meeting to address the comments.

Staff reviewed the documents for the application, which are posted on the City's Website.

Chairman White informed the public their comments were important to the Commission. He explained the difficult position the Commission is in with respect to neighbors, applicants and developers. He reviewed the requirements for the Commission vote. He requested the public let the Commission do their job as fairly as possible. He noted the next public hearing is May 13, 2024.

Commission inquiries, respectively: Mr. Mohamood, T.E., explained the installed traffic counter from 2019, 2021 and 2024. Mr. Mohamood explained he used the highest traffic volumes as a conservative number. Attorney Furey explained the conservation markers were removed from the property, but there was no activity in that area. He explained a conservation easement was not necessary for the property.

MOTION: move that the Public Hearing on Application #2489 be continued to the May 13, 2024, Regular meeting of the Zoning Commission.

By: Marra Seconded: Harlow.

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

The Application #2489 is continued.

MOTION: move that the Public Hearing on Application #2490 be continued to the May 13, 2024, Regular meeting of the Zoning Commission.

By: Marra Seconded: LaFreniere.

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

The Application #2490 is continued.

Attorney Furey requested the public communicate with Staff for any concerns on Applications #2489 and #2490.
Staff explained he has received many communications from the public on Applications #2489 and #2490.

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: 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.

Chairman White designated regular Commissioners Harlow, Marra, Goodwin, LaFreniere and White to vote on Application #AZR 24-1.

Staff explained the request was initiated by the Zoning Commission due to an oversight during the Zoning Re-Write process that made the Bristol Boys and Girls Club property non-conforming for zoning. He explained the City's consultant discussed this with him and the concern was brought to the Commission.

Staff read into the record the letter dated February 7, 2024, from Francisco Gomes, regarding the concerns.

Staff explained that the Bristol Boys and Girls Club has been consulted regarding the property becoming non-conforming due to the rewrite of the Zoning Regulations. He explained the revised definition was improved for this use. The use tables are also being updated for this use by Special Permit.

He explained the Regulations were also being amended for community youth organizations. If the application is approved, this would allow the Bristol Boys and Girls Club to apply to become a conforming use. He explained the facility and Staff were in favor of this amendment. The applicant's architect had technical difficulty online at this time.

Staff reviewed the documents for the application.

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

MOTION: move to close Application #AZR 24-1.

By: White Seconded: Goodwin.

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

MOTION: move that Application #AZR 24-1 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: May 13, 2024.

By: Marra Seconded: Harlow.

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

The application is approved.

7. Old Business

There was no old business.

8. New Business

Chairman White explained for 3 years he was the representative for the Regional Planning Commission and the Naugatuck Valley Council of Governments and that the Regional Planning Commission was going to be discontinued.

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

MOTION: Move to adjourn at 8:24 P.M.

By: Marra Seconded: Harlow.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

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**									**8**
Year (23):	*3*	*1*	*3*	*0*									*7*
Illegal Business:	**0**	**1**	**1**	**4**									**6**
Year (23):	*1*	*0*	*2*	*2*									*5*
Lack of Permit:	**3**	**0**	**0**	**0**									**3**
Year (23):	*1*	*0*	*1*	*1*									*3*
Accessory Structure:	**1**	**0**	**1**	**0**									**2**
Year (23):	*0*	*0*	*0*	*0*									*0*
Illegal Fence:	**1**	**0**	**0**	**2**									**3**
Year (23):	*0*	*0*	*0*	*1*									*1*
Illegal Sign:	**0**	**0**	**0**	**0**									**0**
Year (23):	*1*	*1*	*1*	*3*									*6*
Fowl:	**0**	**1**	**1**	**1**									**3**
Year (23):	*0*	*0*	*0*	*1*									*1*
Blight:	**2**	**2**	**0**	**6**									**10**
Year (23):	*9*	*6*	*6*	*3*									*24*
Sightline:	**0**	**0**	**0**	**0**									**0**
Year (23):	*0*	*0*	*0*	*0*									*0*
Lighting:	**0**	**0**	**0**	**1**									**1**
Year (23):	*0*	*0*	*0*	*0*									*0*
Site Plan:	**1**	**15**	**7**	**6**									**29**
Year (23):	*3*	*1*	*1*	*0*									*5*
Illegal Rentals:	**0**	**0**	**0**	**0**									**0**
Year (23):	*0*	*0*	*0*	*0*									*0*
Miscellaneous:	**3**	**0**	**1**	**4**									**8**
Year (23):	*2*	*6*	*1*	*1*									*10*
2023 TOTAL:	**13**	**21**	**11**	**28**									**73**
Year (23):	*20*	*16*	*15*	*15*									*66*
ABATEMENTS:	**0**	**0**	**0**	**0**									**0**
Year (23):	*0*	*0*	*0*	*0*									*0*
CITATIONS:	**6**	**2**	**3**	**0**									**11**
Year (23):	*11*	*10*	*7*	*4*									*32*
PERMITS ISSUED:	**275**	**234**	**250**	**300**									**1059**
Year (23):	*256*	*273*	*351*	*321*									*1201*

Respectfully submitted,

R.J. Brown

Richard J. Brown
Chief Building Official
April 2, 2024

For Office Use Only	
APPLICATION NO.	2493
DATE FILED:	4-30-24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Indoor recreation -Slingshot Shooting Gallery

Address or Location of the Property: 99 Main St. (West Warehouse)

Assessor's Map No.: 30 Assessor's Lot No.(s): 66

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 3,219 square feet

Reason for the Special Permit: Reuse of existing non-residential building; Indoor recreation in BD Zone

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

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

Other comments: n/a

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: F+B Slingshot

Address: 290 Pratt St City: Meriden State: CT Zip: 06450

Telephone No.: 475-441-4334 E-Mail: forkplusbandslingshot@yahoo.com

Signature: [signature] *Signature – (Printed/Typed)* Andrew M. Cislo (Sole Proprietor)

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

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

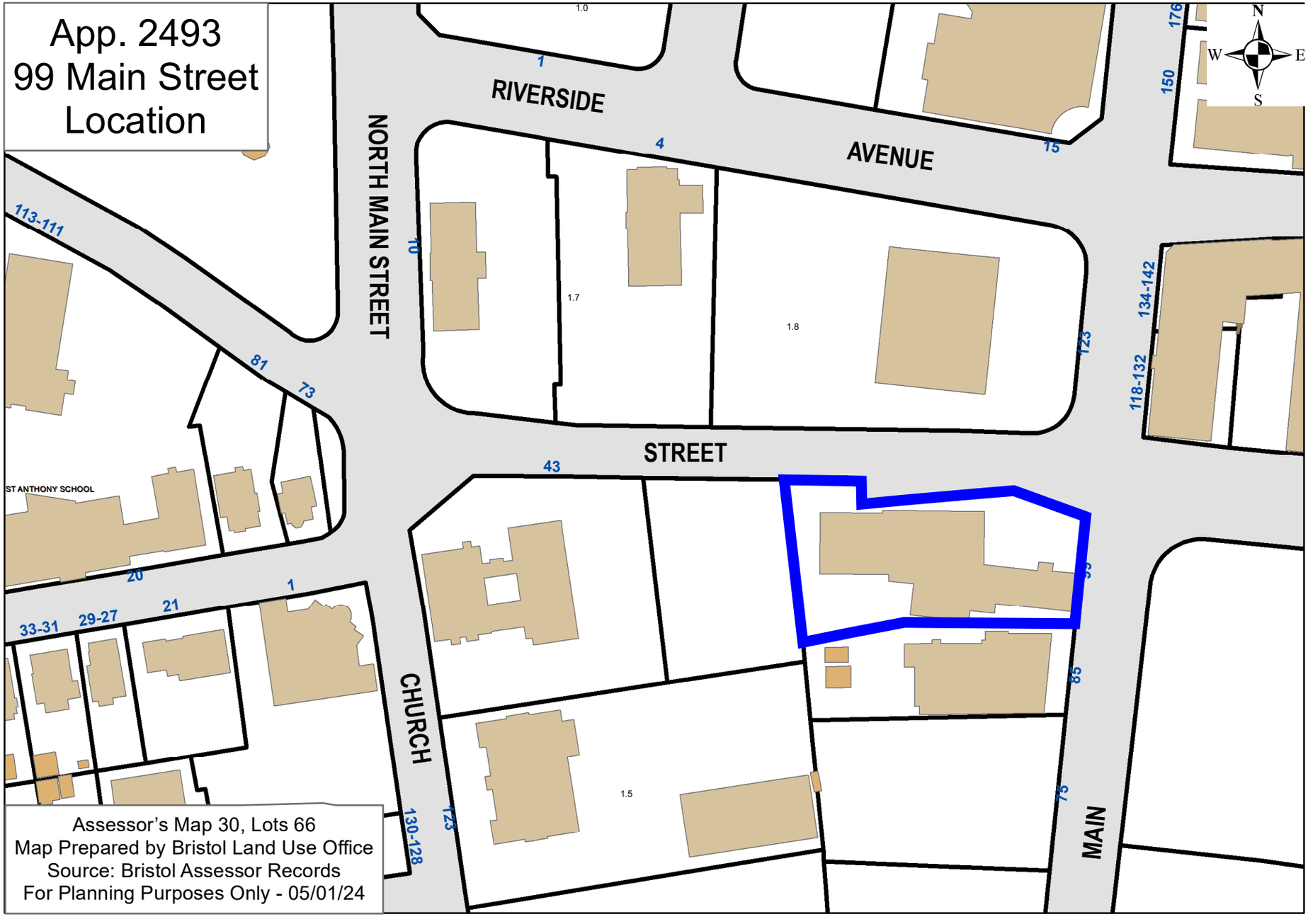
Name: Robert Demarais / 99 Bristol Bros LLC

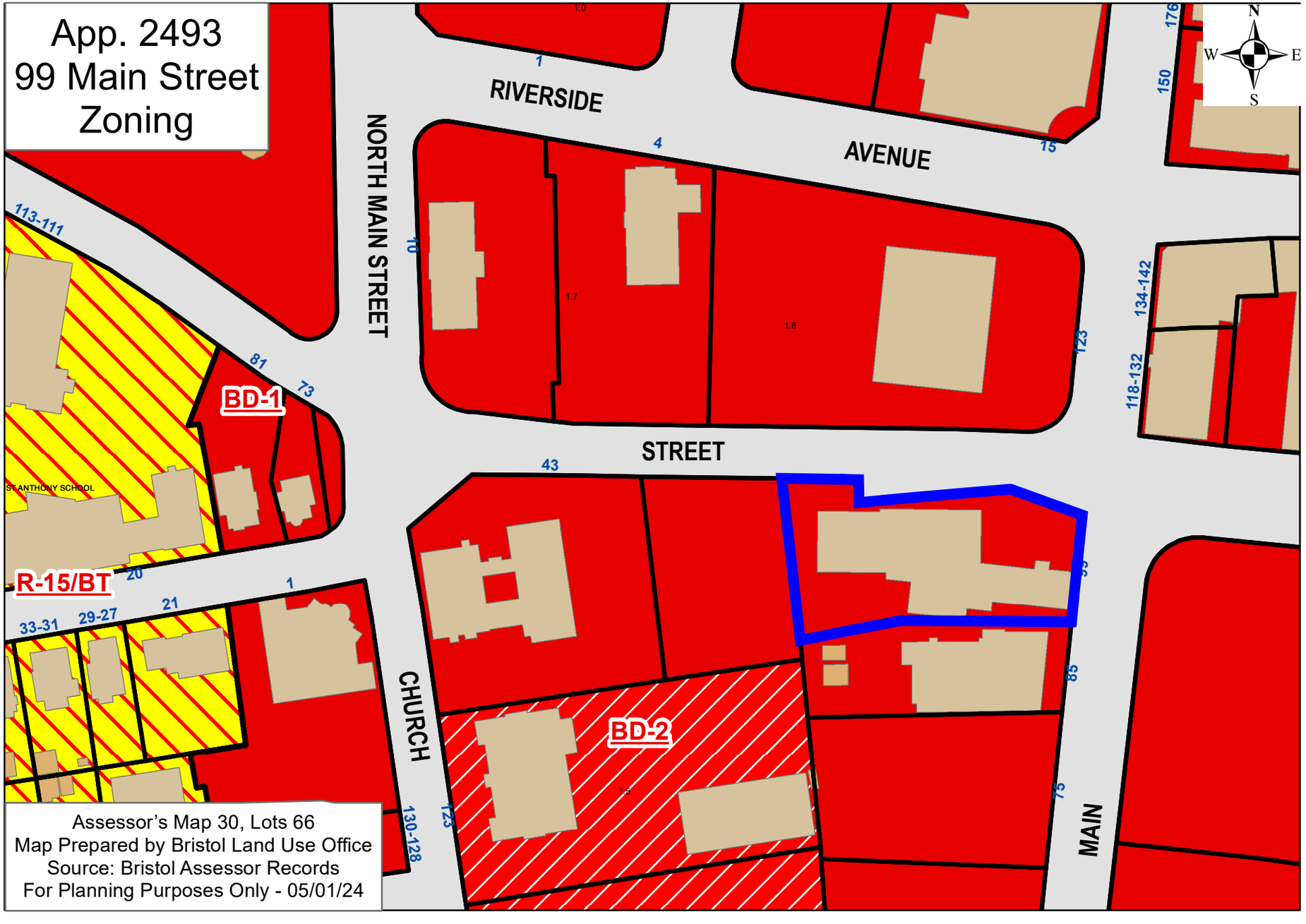
Address: 99 Main St City: Bristol State: CT Zip: 06010

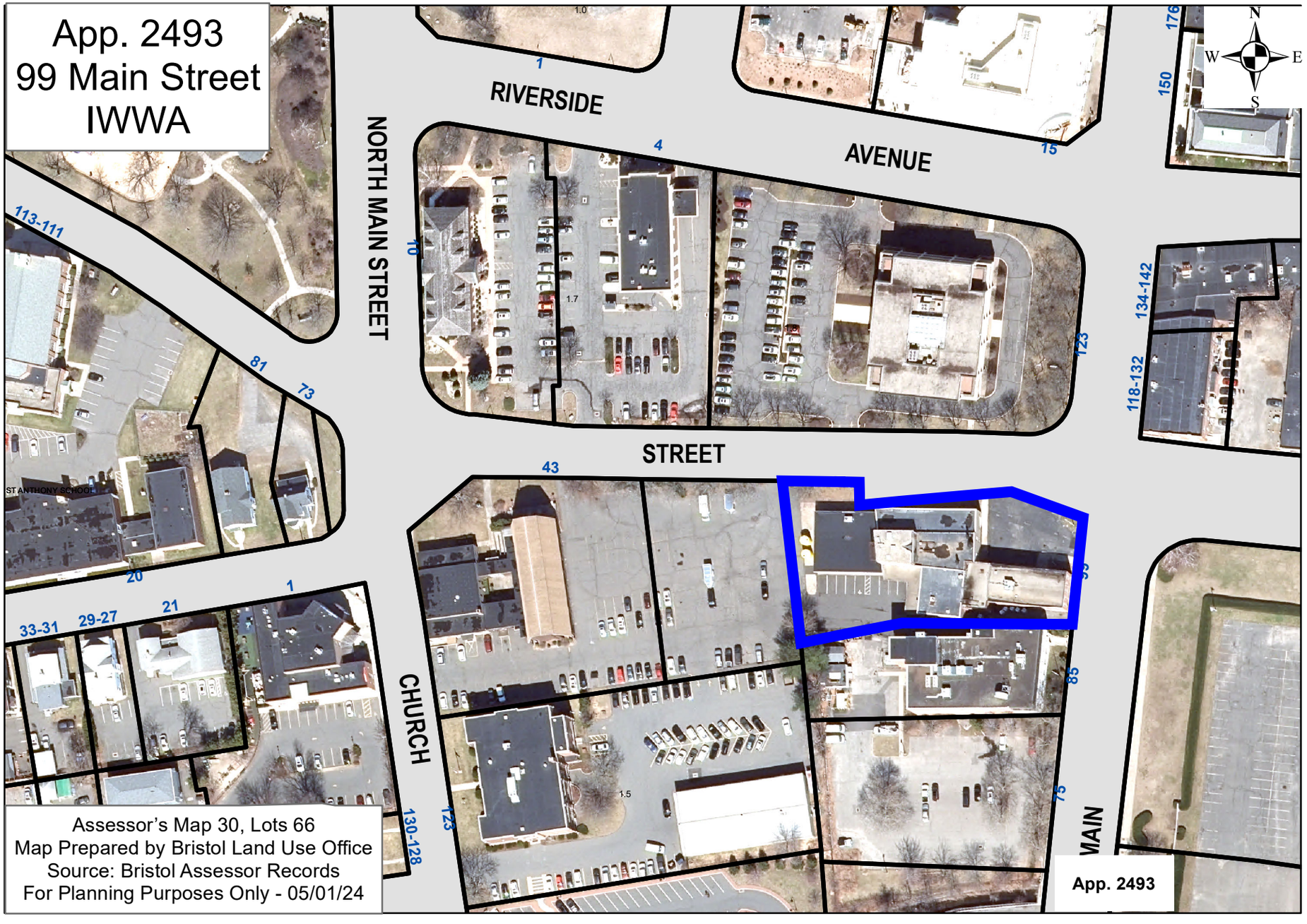
Telephone No.: 860-306-9456 E-Mail: Bzbo@CountryGardensBristol

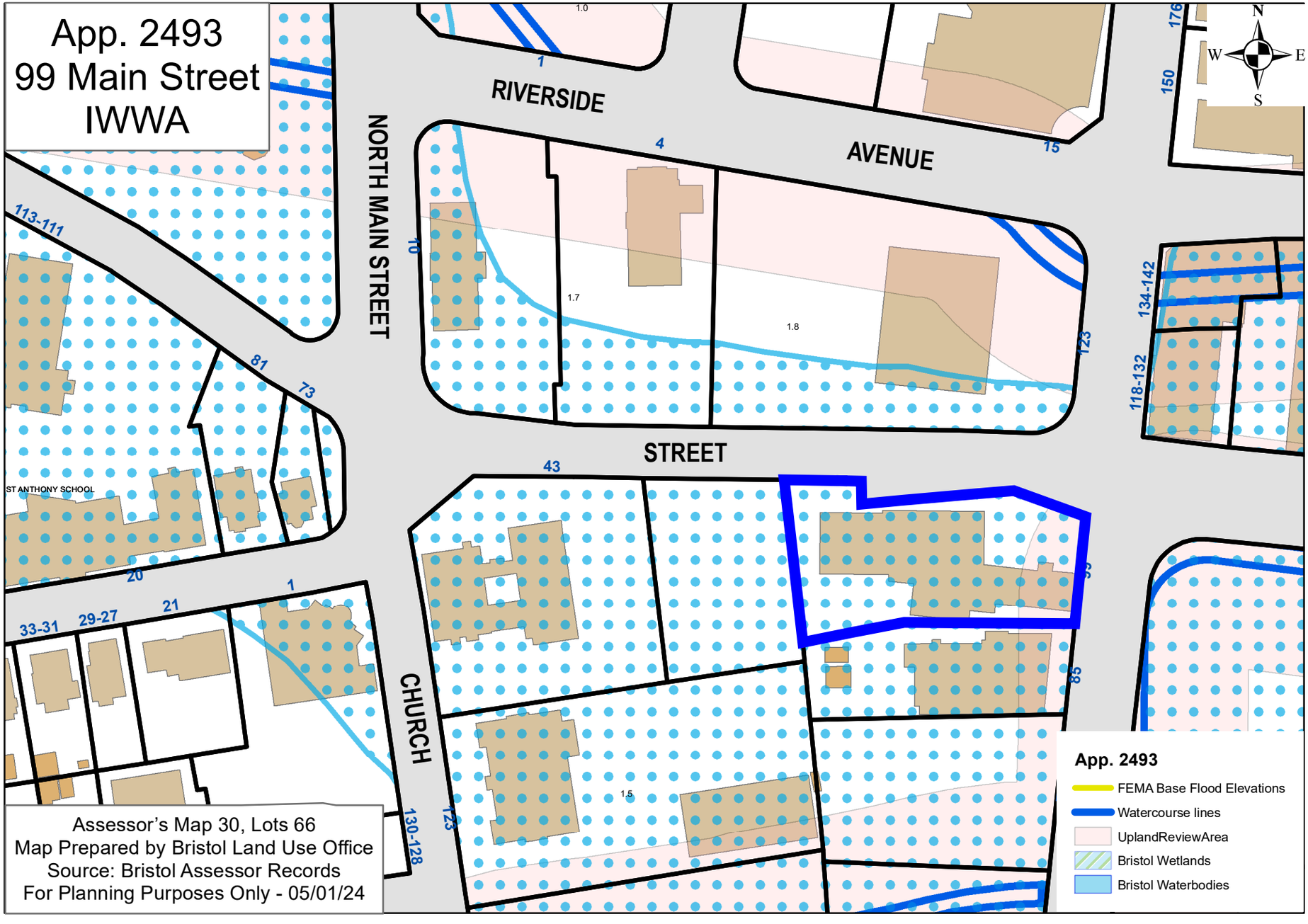
Signature: [signature] *Signature – (Printed/Typed)* Robert Demarais

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


App. 2493
99 Main Street
Location
RIVERSIDE
AVENUE
NORTH MAIN STREET
STREET
CHURCH
MAIN
ST ANTHONY SCHOOL
1.0
1
4
15
176
150
113-111
10
1.7
1.8
123
134-142
118-132
81
73
43
20
1
33-31
29-27
21
99
85
1.5
75
130-128
123
N
W
E
S
Assessor's Map 30, Lots 66
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2493
99 Main Street
Zoning
RIVERSIDE
AVENUE
NORTH MAIN STREET
STREET
CHURCH
MAIN
BD-1
BD-2
R-15/BT
ST ANTHONY SCHOOL
N
W
E
S
Assessor's Map 30, Lots 66
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2493
99 Main Street
IWWA
RIVERSIDE
AVENUE
NORTH MAIN STREET
STREET
CHURCH
MAIN
ST ANTHONY SCHOOL
113-111
81
73
20
1
33-31
29-27
21
43
4
10
123
134-142
118-132
176
150
15
130-128
85
75
N
W
E
S
Assessor's Map 30, Lots 66
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24
App. 2493


App. 2493
99 Main Street
IWWA
RIVERSIDE
AVENUE
NORTH MAIN STREET
STREET
CHURCH
ST ANTHONY SCHOOL
Assessor's Map 30, Lots 66
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24
App. 2493
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Medical Care Center
Bridge Community Church
Bristol School Superintendent

T 959.333.7731. E FORKPLUSBANDSLINGSHOT@YAHOO.COM

4.29.2024

Bristol Zoning Commission

Subject: Request for Review of Fork Plus Band Slingshot LLC operation at 99 Main St.

Dear Members of the Zoning Commission,

We are writing to request a permit for Fork Plus Band Slingshot LLC (F+B) to operate a family-friendly entertainment/recreation center at 99 Main St., a property located in the BD Zone. In what follows, we are including the application for special permit, a narrative describing our operations, a professionally prepared floor plan, and map showing the property location and parking spaces.

We sincerely appreciate your consideration of our request for review. We believe that our unique offerings will contribute positively to the local community, providing meaningful activities, social connections, and a unique destination Bristol can be proud of. Should you require any additional information or have any questions, please do not hesitate to contact us at 959-333-7731 or ForkPlusBandSlinghsot@yahoo.com .

Thank you for your time and attention. We look forward to offering our services in Bristol and hope for a favorable decision.

Sincerely,

Andrew M. Cislo, PhD
Owner
Fork Plus Band Slingshot LLC

Project Narrative: F+B Slingshot Fun Zone

General Information

Project Name	F+B Slingshot
Project Location	99 Main Street (west warehouse)
Property Owner	Robert Desmarais
Zone	BD-1
Project Type	Indoor Recreation
Special Permit Required	Yes
Site Plan Approval Required	No
Variances Required	No
Wetlands Approval Required	No
Building Size	3,219 square feet
Parking Spaces Required	16 (5 per 1ksf)

Project Overview

F+B offers slingshot target shooting games and sports in a safe, fun, and tested environment. The shooting gallery is accessible for most ages and abilities and is designed for safe and rewarding play. There is a small retail store carrying slingshot frames and accessories. There will be no food or beverage service, but there will be a selection of packaged refreshments (snacks and non-alcoholic beverages) for guests to enjoy while playing. Signed waivers are required for all play and there are no slingshot sales to minors.

This local mom-n-pop business has been successfully operating for over two years, gaining experience in safely running programs in slingshot games and sports and hosting events while promoting a culture of responsible play. The themed slingshot gallery avoids targets representing animals, vehicles, buildings, and people. Guests are required to wear safety glasses and are issued program slingshots fitted with lightweight latex bands matched in power to the mass of lightweight rubber training ammo. The setups used in the facility are customized for each player, elevating both safety and customer experience through increased accuracy. Customers receive safety instruction, required safety glasses, and continual safety monitoring. F+B has a wide and growing customer base who travel from throughout Connecticut and beyond, with an international online following and lots of media interest.

F+B currently has zero employees and no tenants; it is run by owner Andrew (Andy) M. Cislo with assistance from his wife, Naomi. Regular operating hours are Thursdays & Fridays 4-10pm, Saturdays 12-10pm and Sundays 11am-7pm, with additional special hours on occasion. Our operating hours overlap minimally with the current operating hours of Biker's Edge (the

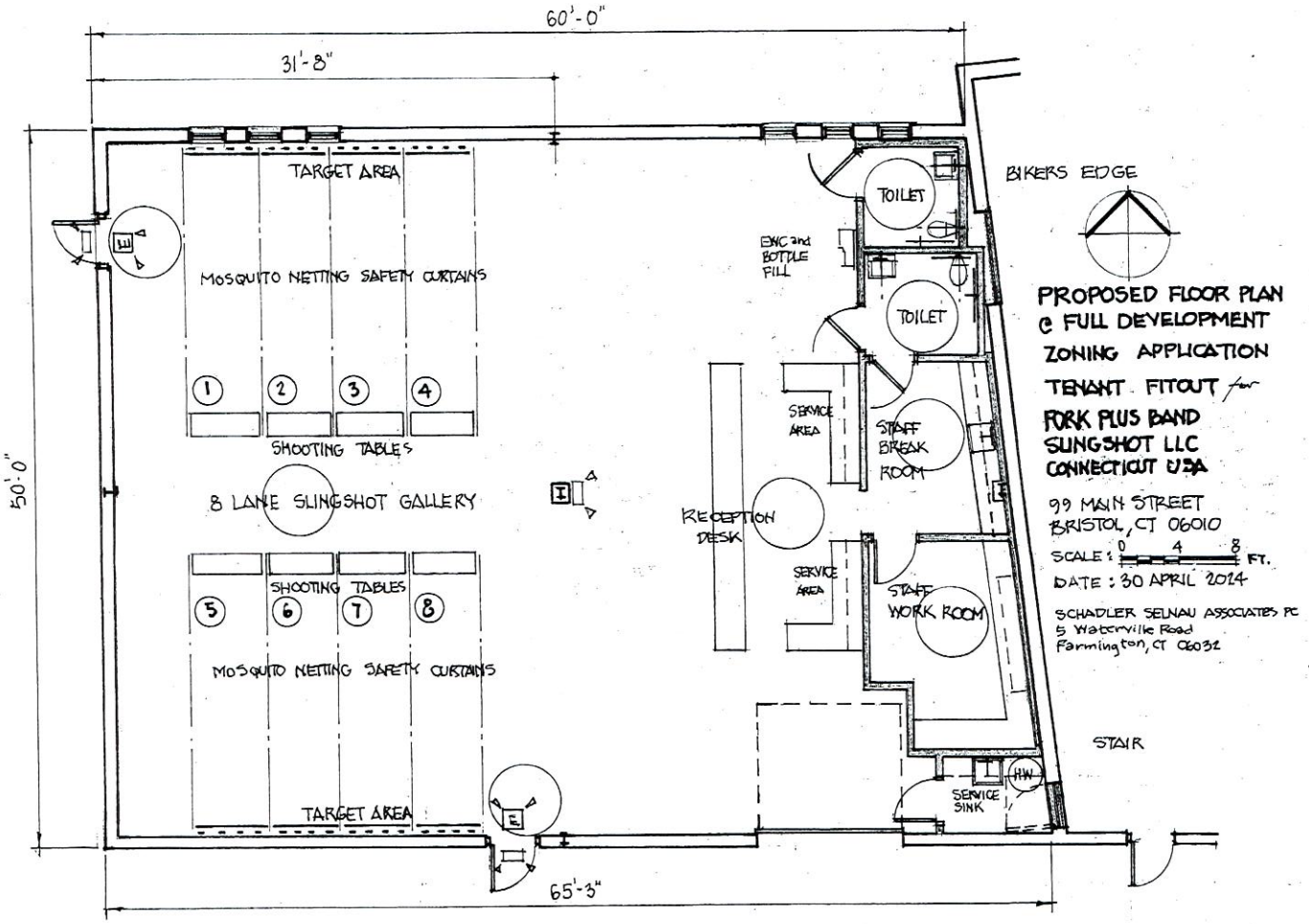
abutting business). Additional operating hours may be added to accommodate private or special events, most often during school breaks, holidays, or other times when local families and businesses are likely to seek recreational activities.

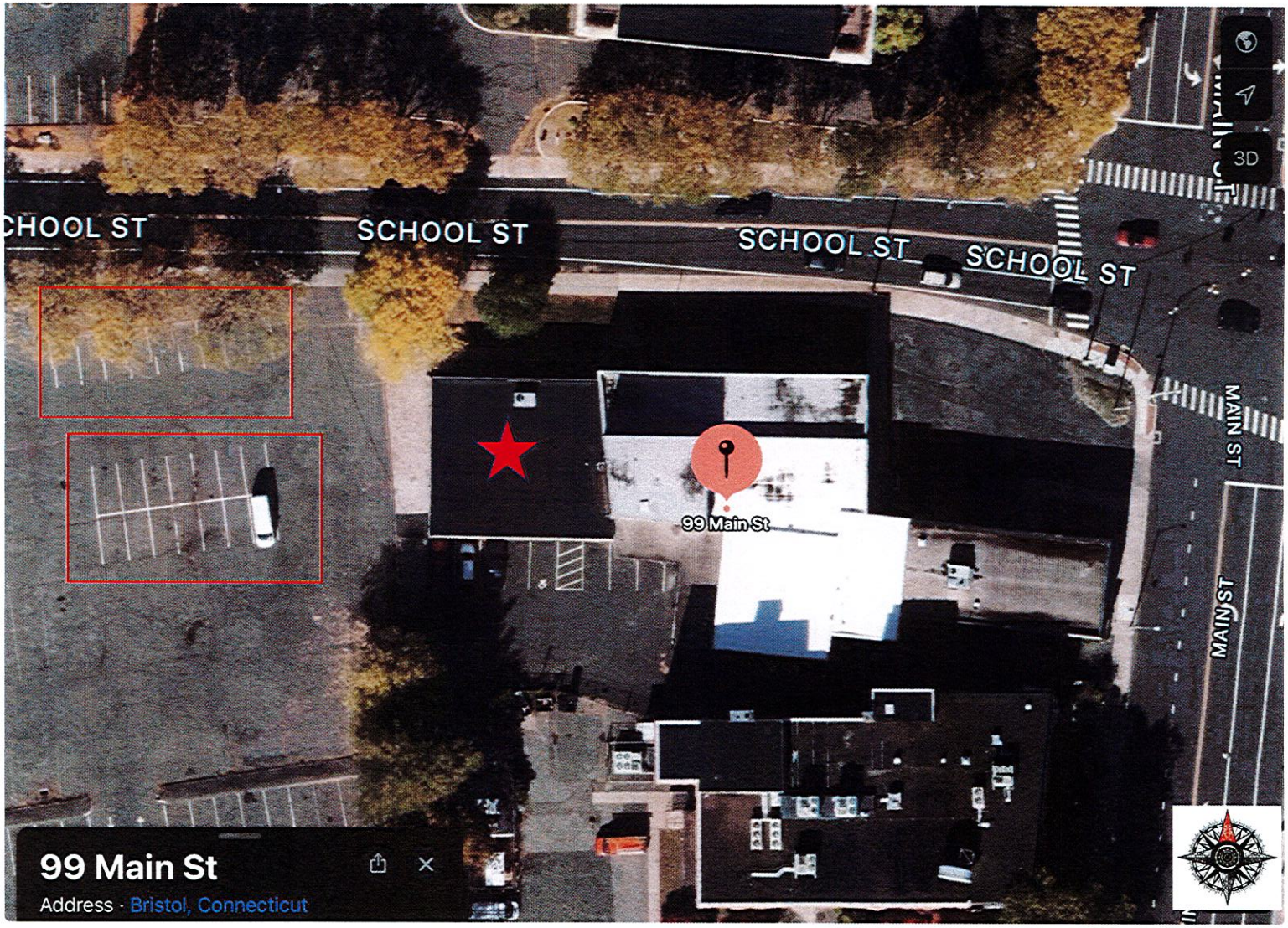
The F+B Shooting Gallery accommodates 16 players per session. Participants pre-register online for sessions, typically beginning on the hour. When sessions are over, the shooting lanes are reset and prepared to welcome another group of players. In some groups, parents/guardians may observe without participating. However, this is uncommon and is not expected to significantly increase the total number of people in the facility. Our operations are expected to have low traffic generation resulting in minimum traffic impact given our maximum 16 player capacity. Our lease at 99 Main St. includes 16 unreserved parking spaces in a much larger lot, enough to accommodate our parking needs and meets the Bristol zoning requirement of 5 parking spaces per 1ksf.

Attached is a professionally prepared floorplan showing the layout with full buildout plan at 99 Main Street and proposed interior changes. The attached layout shows the placement of shooting gallery lanes, which are comprised of shooting tables and target stations separated by polyester mosquito netting safety curtains. The property owner will install one ADA restroom by 8/1/2024; the remainder of the build-out will be completed as soon as we are able.

Following the floorplan is a map of the property indicating the location of the west warehouse and parking spaces associated with the building.

Proposed Floor Plan


60'-0"
31'-8"
50'-0"
TARGET AREA
MOSQUITO NETTING SAFETY CURTAINS
1
2
3
4
SHOOTING TABLES
8 LANE SLINGSHOT GALLERY
SHOOTING TABLES
5
6
7
8
MOSQUITO NETTING SAFETY CURTAINS
TARGET AREA
65'-3"
TOILET
EWC and BOTTLE FILL
TOILET
SERVICE AREA
STAFF BREAK ROOM
RECEPTION DESK
SERVICE AREA
STAFF WORK ROOM
SERVICE SINK
HW
STAIR
BIKERS EDGE
PROPOSED FLOOR PLAN
@ FULL DEVELOPMENT
ZONING APPLICATION
TENANT FITOUT for
FORK PLUS BAND
SLINGSHOT LLC
CONNECTICUT USA
99 MAIN STREET
BRISTOL, CT 06010
SCALE: 0 4 8 FT.
DATE: 30 APRIL 2014
SCHADLER SELNAU ASSOCIATES PC
5 Waterville Road
Farmington, CT 06032


SCHOOL ST
SCHOOL ST
SCHOOL ST
SCHOOL ST
MAIN ST
MAIN ST
3D
99 Main St
99 Main St
Address · Bristol, Connecticut

For Office Use Only	
APPLICATION NO.	2494
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 9.2.3 of the Bristol Zoning Regulations for the following Special Permit use: Unified Residential Development

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 74, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 acres

Reason for the Special Permit: To construct a Unified Residential Development containing 15 Residential Dwelling Units and associated site improvements

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: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06105

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

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

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

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

Name: Same as applicant

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

Telephone No.: _____ E-Mail: _____

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

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. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Maon Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2495
DATE FILED: 5/2/24
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:

Unified Residential Development, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 9.2.3 of the Bristol Zoning Regulations.

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 73, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 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: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06010

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

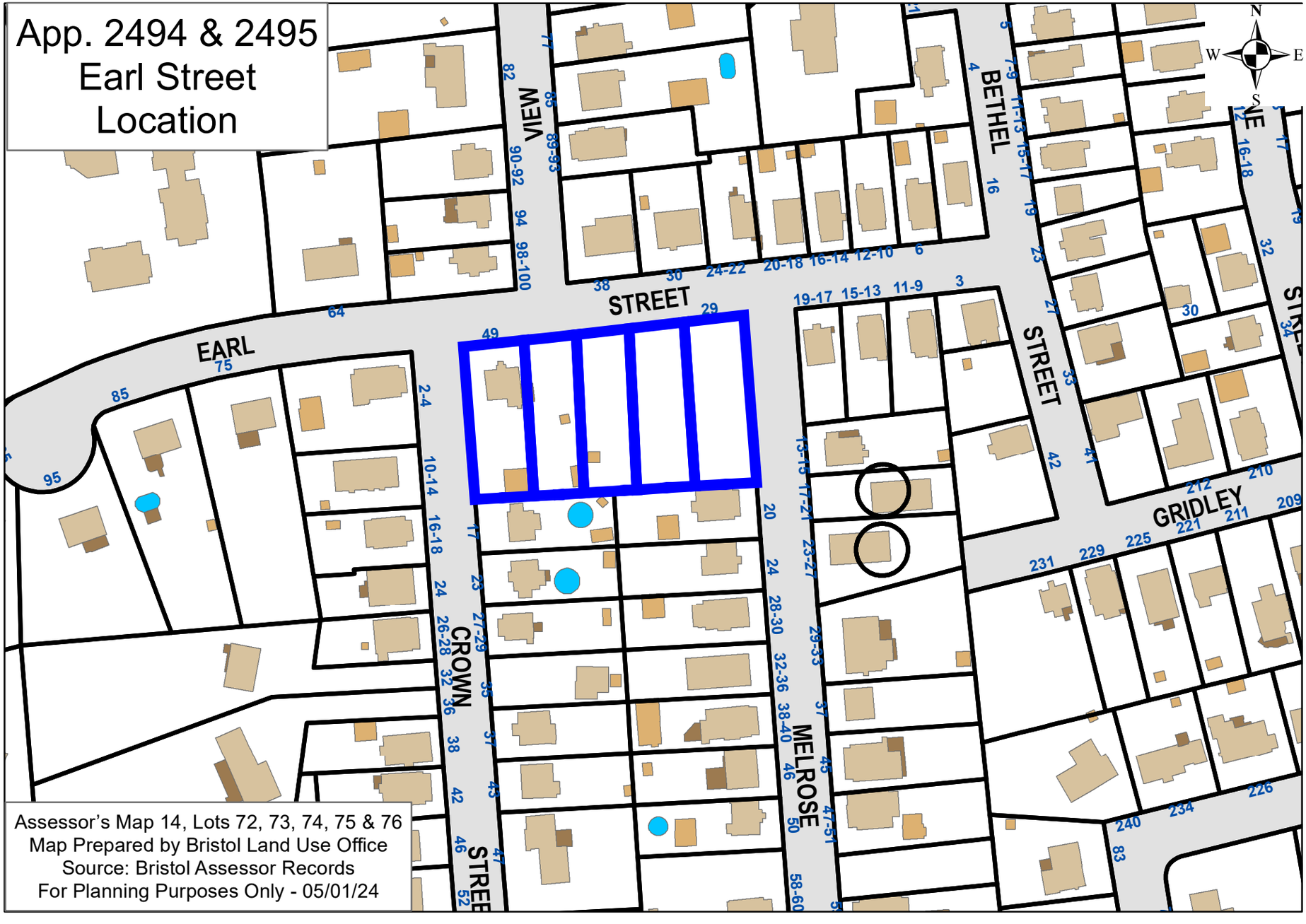
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

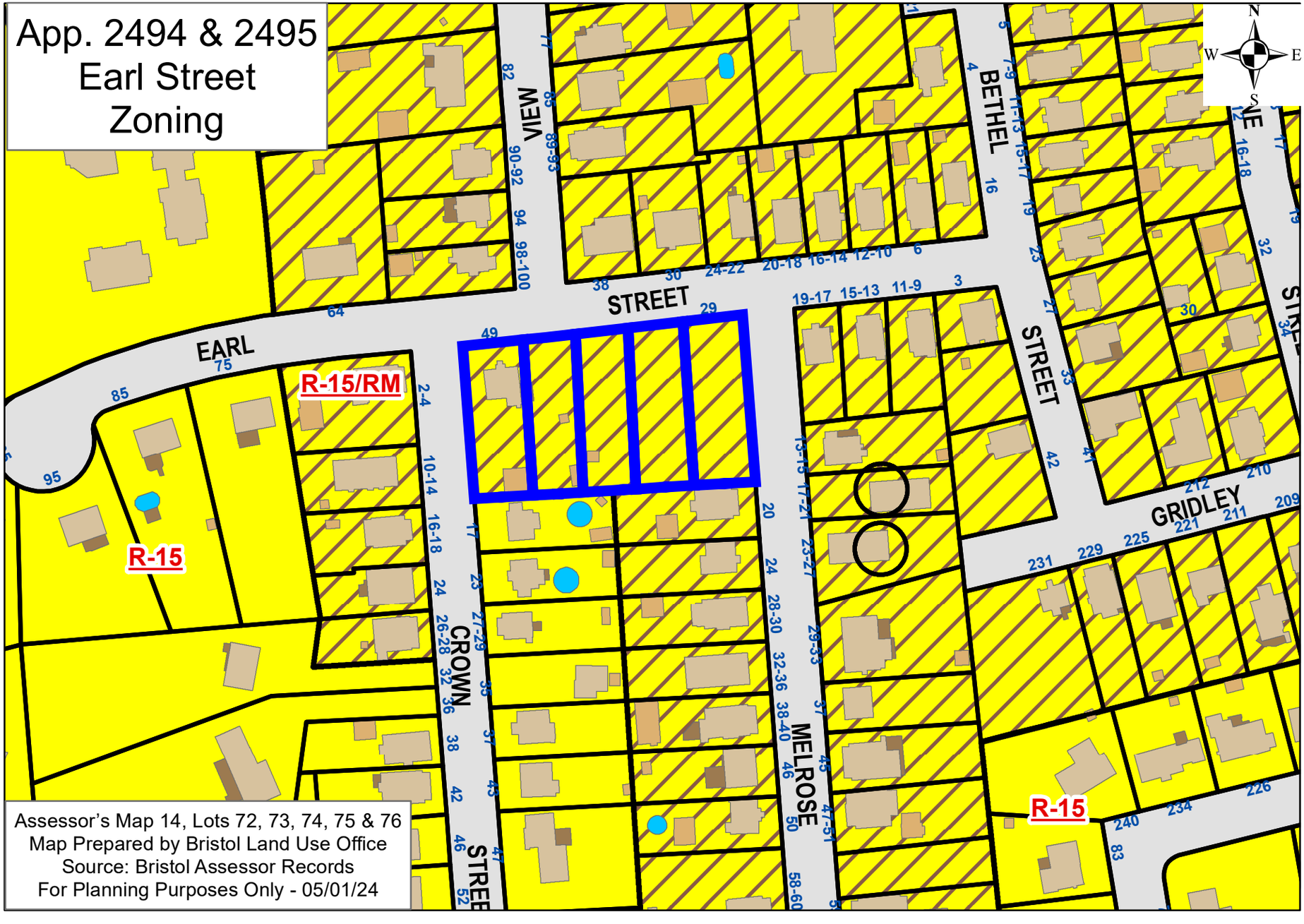
Name: Development Planning Solutions LLC

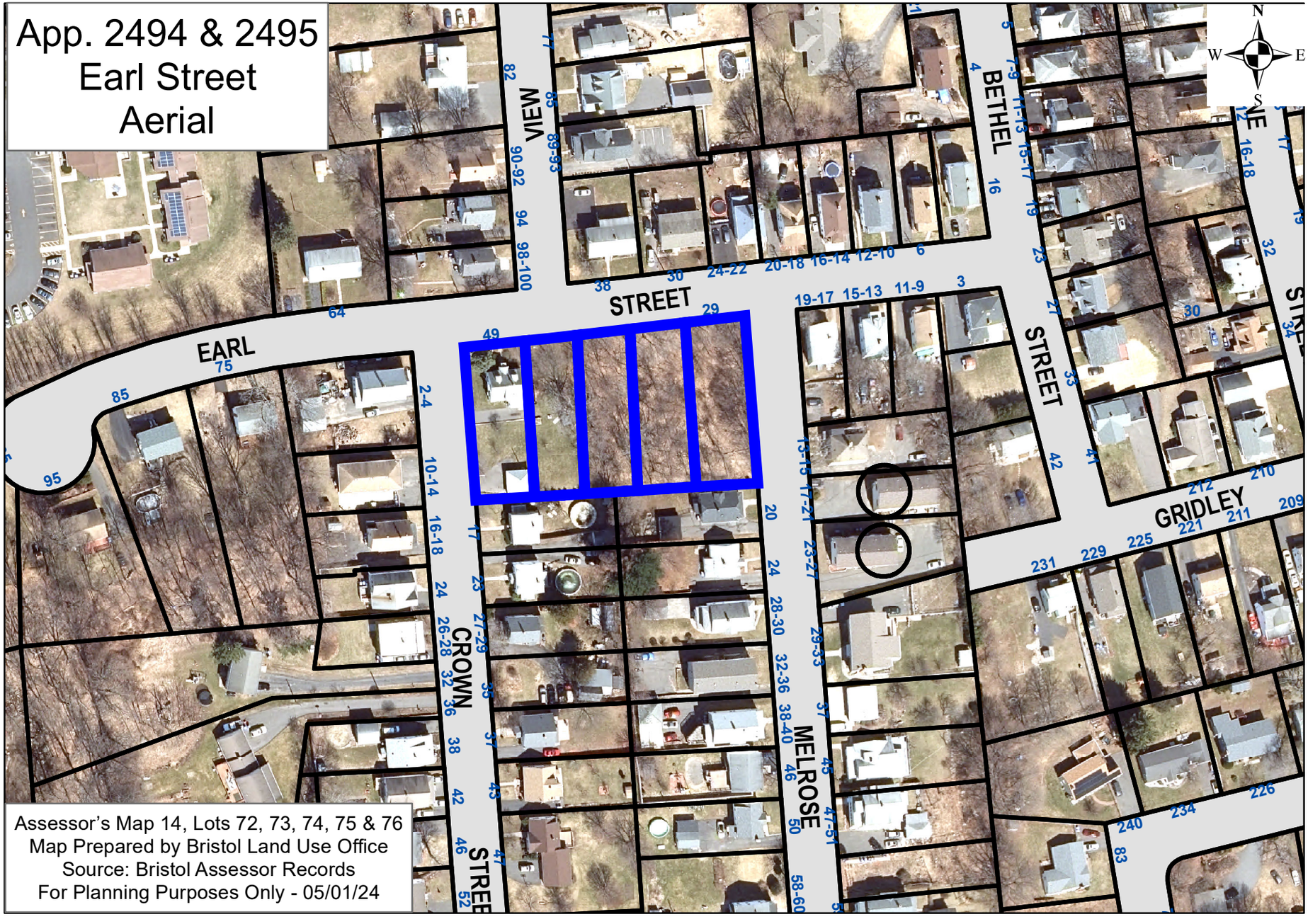
Address: 225 North Maon Street Suite 207 City: Bristol State: Ct Zip: 06010

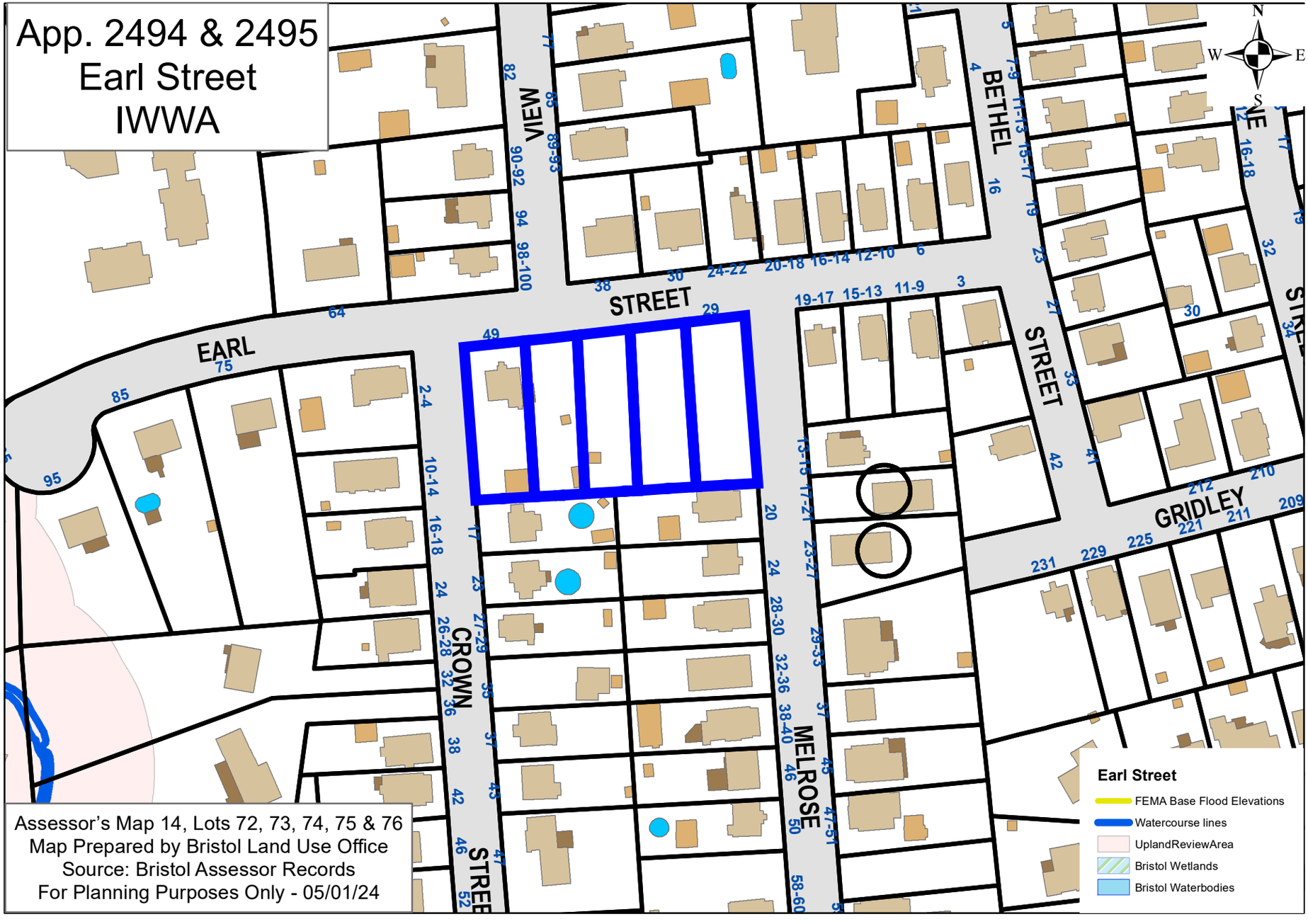
Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

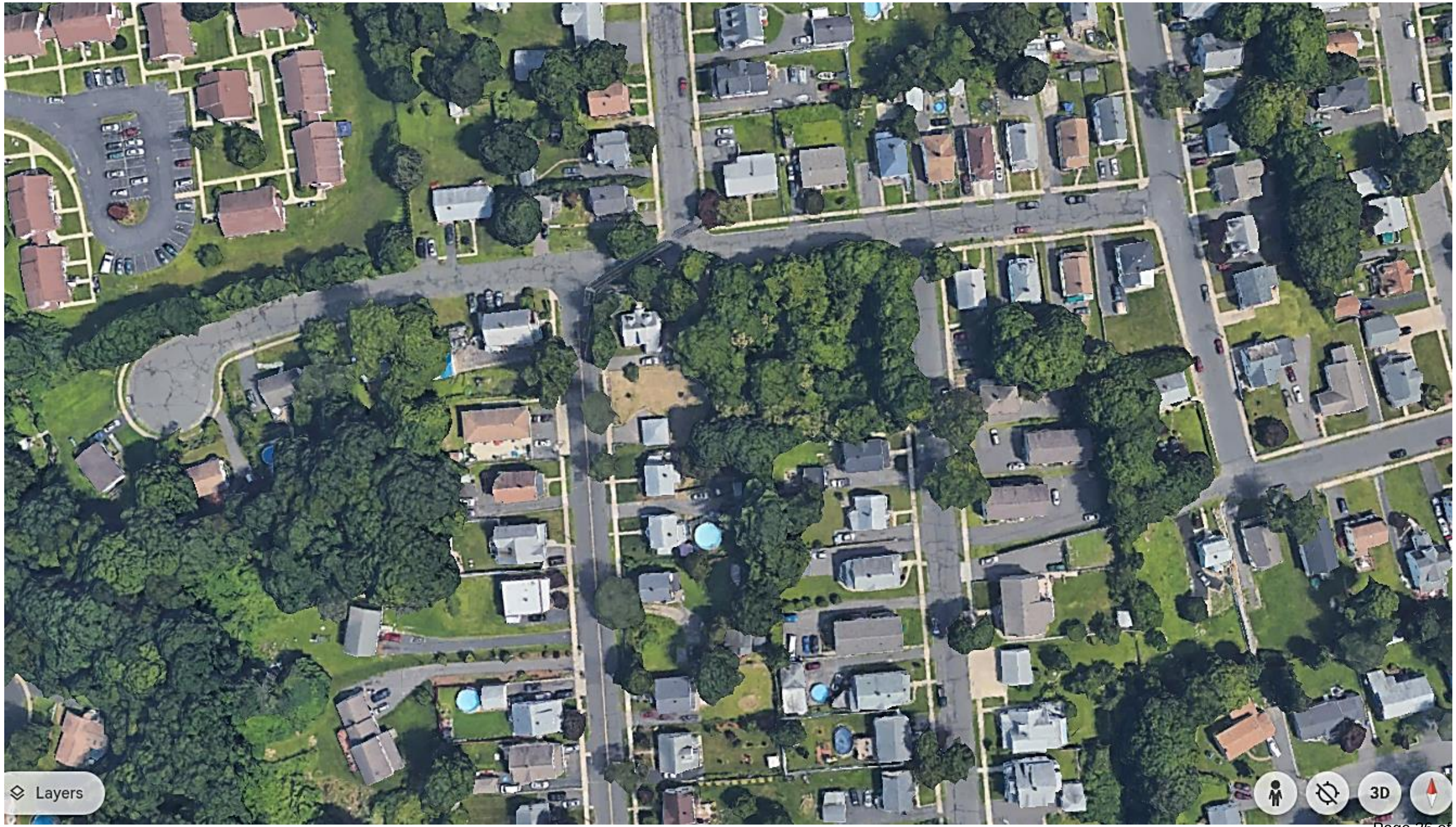

App. 2494 & 2495
Earl Street
Location
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
Zoning
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

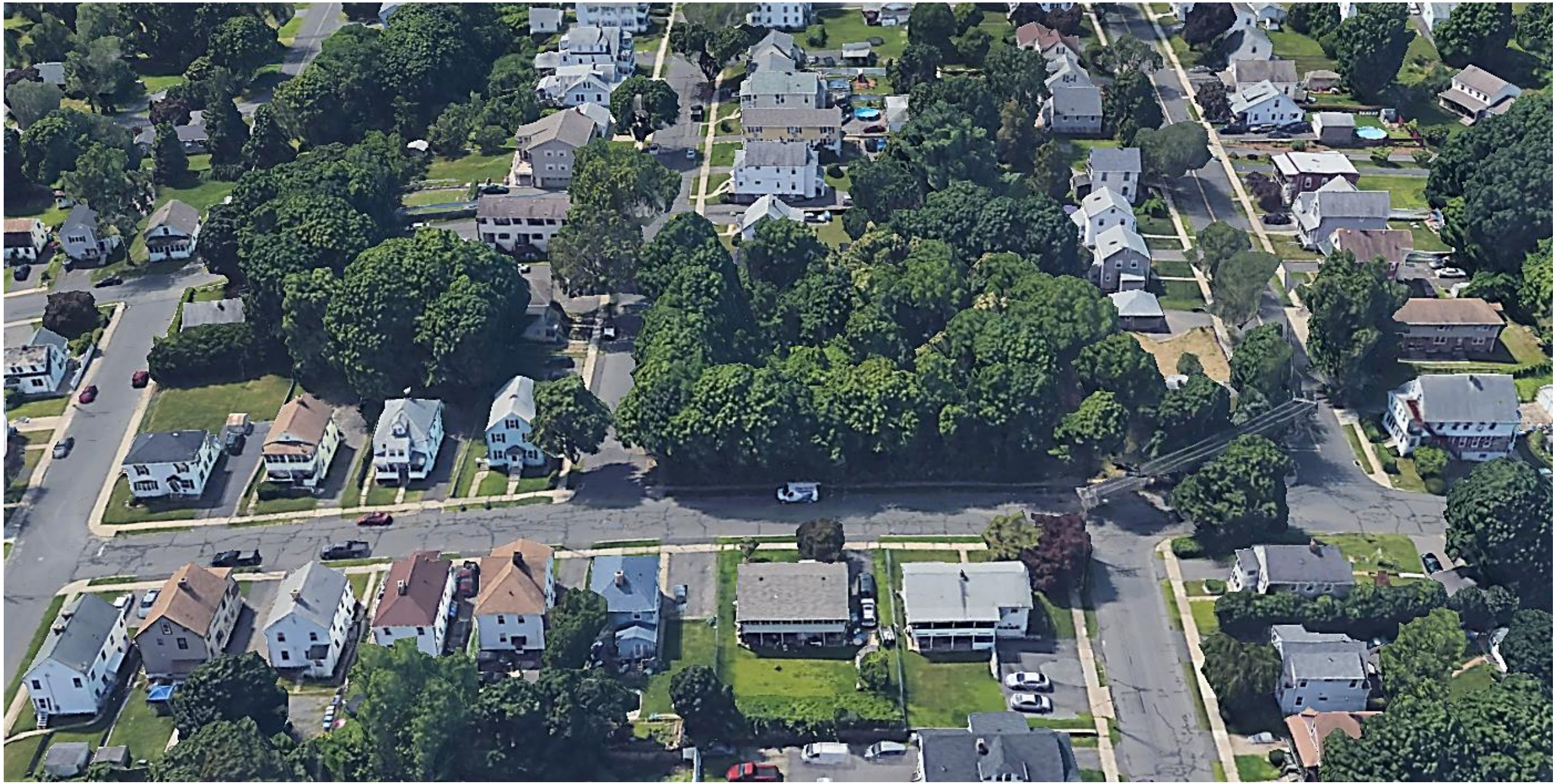

App. 2494 & 2495
Earl Street
Aerial
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
IWWA
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24
Earl Street
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Layers
3D


Layers
3D



Stormwater Report

SUPPORTING DOCUMENTS

MAP 14, LOTS 72/71, 73/70, 74/69, 75/68, 76/67

EARL STREET, MELROSE STREET AND CROWN STREET

BRISTOL, CONNECTICUT

May 1, 2024



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

Hyperlink for Stormwater Report:

https://www.bristolct.gov/DocumentCenter/View/46670/2024_05_01_Supporting-Documents-Report_Total

Site Plan

ECM GARDENS

ASSESSORS MAP: 14 LOT'S: 72/71, 73/70, 74/69, 75/68 & 76/67

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

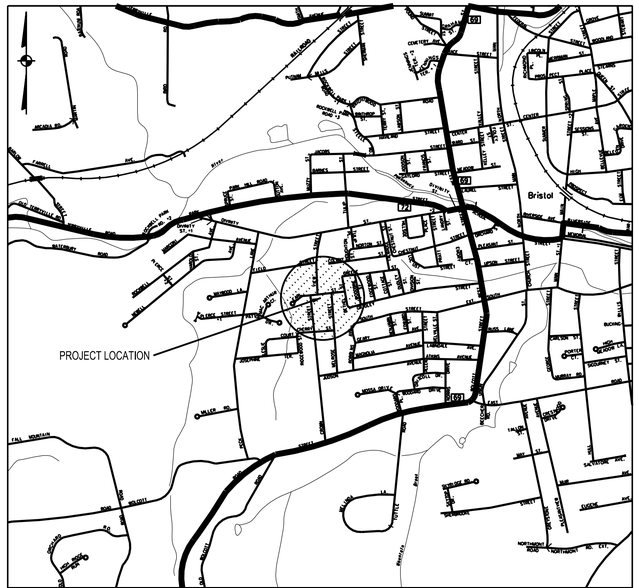
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- W PROPOSED 6" D.I.P. WATER MAIN
- WS PROPOSED 1" COPPER DOMESTIC WATER SERVICE
- S PROPOSED 8" PVC SDR. 35 SEWER MAIN
- SS PROPOSED 6" PVC SDR. 35 SEWER CONNECTION
- V PROPOSED OVERHEAD ELECTRIC CONNECTION
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
6	DRAINAGE AND UTILITIES PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN
9-13	MISCELLANEOUS NOTES AND DETAILS
L1.0	LIGHTING PLAN
L2.0	LANDSCAPING PLAN

Applicant:

D.G.G. Development LLC
21 Cobbs Road
West Hartford, CT 06107
(860) 841-6008

Surveyor/Civil Engineer:

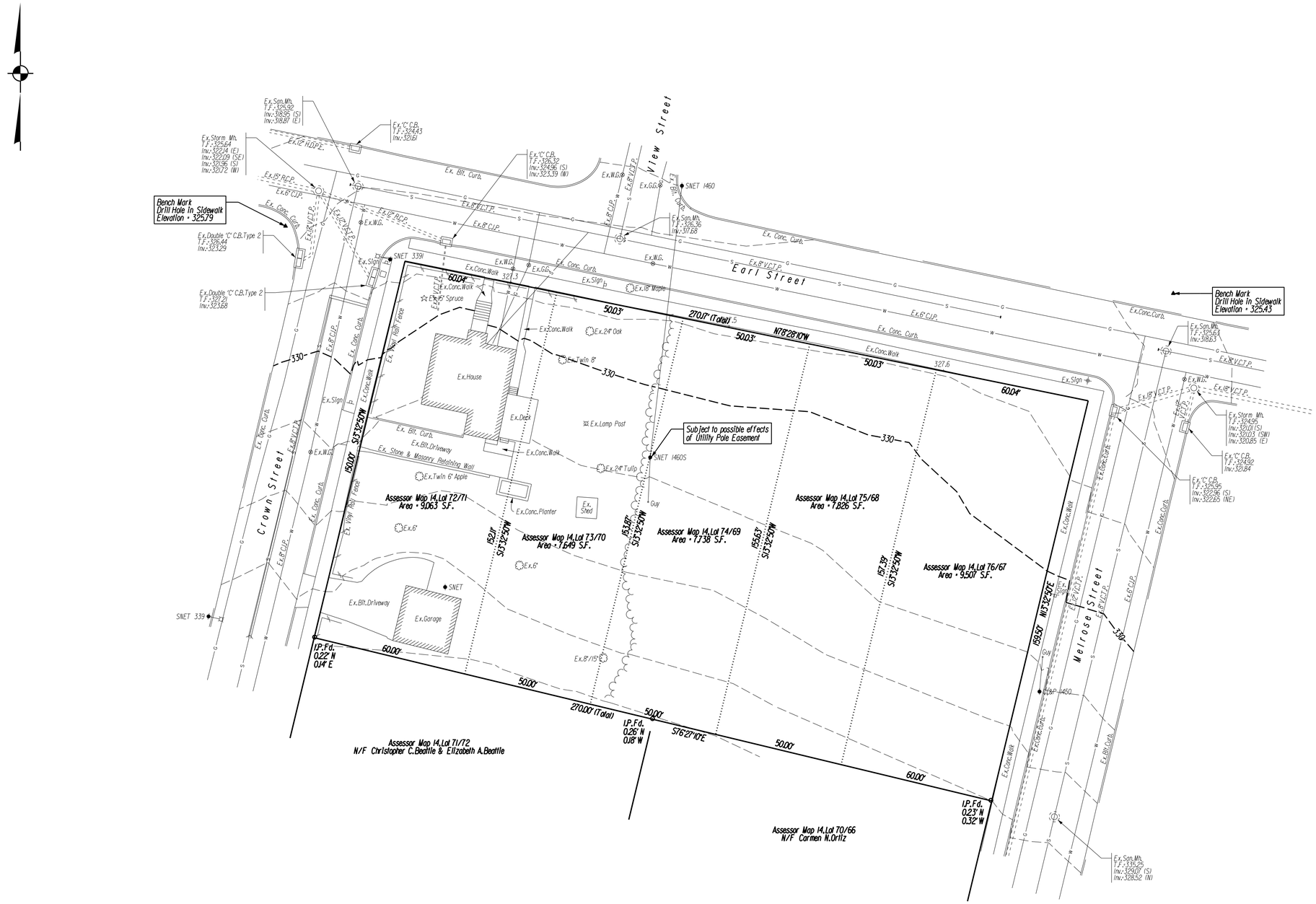
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

Lighting:

Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
(860) 282-1822


Earl Street
Crown Street
Melrose Street
View Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Subject to possible effects of Utility Pole Easement
Ex.House
Ex.Deck
Ex.Shed
Ex.Garage
Ex.Bit.Driveway
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Bit.Curb
Ex.Stone & Masonry Retaining Wall
Ex.Twin 6" Apple
Ex.24" Tulip
Ex.24" Oak
Ex.Twin 8"
Ex.Lamp Post
Ex.Conc.Planter
Ex.Vinyl Rail Fence
Ex.Chain Link Fence
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Bit.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc

GENERAL NOTES:

1. ASSESSORS MAP: 14
ASSESSEORS LOT'S: 72/71,73/70,74/69,75/68,76/67

2. PROPERTY ADDRESS: 29-49 EARL STREET

3. OWNER NAME: D.G.G.DEVELOPMENT LLC

4. PREPARED FOR: D.G.G.DEVELOPMENT LLC

5. ZONE: R-15/RM

6. ASSESSORS LOT 72/71 REVISED AREA - 7,341 S.F.
ASSESSORS LOT 73/70 REVISED AREA - 8,822 S.F.
ASSESSORS LOT 74/69 REVISED AREA - 8,814 S.F.
ASSESSORS LOT 75/68 REVISED AREA - 8,822 S.F.
ASSESSORS LOT 76/67 REVISED AREA - 7,983 S.F.

* SUBSEQUENT TO SITE PLAN APPROVAL BY LOCAL AGENCIES AND PRIOR TO ISSUANCE OF A ZONING PERMIT,THE OWNER SHALL COMBINE LOT'S 72/71,73/70,74/69,75/68,76/67

7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

8. BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS), PANEL 468 OF 675, MAP NUMBER 09003C0468F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER

12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION.THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN,THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.

13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS,ELEVATIONS,QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS,BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

PARKING REQUIREMENT: 2 PER DWELLING UNIT
15 DWELLING UNITS x 2 PER = 30 SPACES

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

2) LOW-IMPACT STORMWATER MANAGEMENT: GROUNDWATER RECHARGE & STORMWATER QUALITY STRUCTURES

FUNCTIONAL OPEN SPACE CALCULATION:

REQUIRED: 250 S.F./ DWELLING UNIT
15 UNITS x 250 S.F.= 3,750 S.F.

PROVIDED: 4,800 S.F.

Unified Residential Developments (R15/RM)
Area and Dimensional Requirements

Standard		Proposed
a) Maximum Density (units per acre)	18	15.6
b) Minimum Lot Area (acres)	0.5	0.96
c) Minimum Lot Frontage (ft)	75	150
d) Minimum Front Yard (ft)	6	11.5
e) Minimum Side Yard (ft)	6	6.5
f) Minimum Rear Yard (ft)	15	NA
g) Maximum Building Height (ft)	35	25
h) Maximum Building Coverage (%)	40	25.6
i) Maximum Impervious Coverage (%)	80	67.6
j) Minimum Building Spacing (ft)	18	19.8

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.

2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER,ENGINEER,CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.

3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.

4. INSTALL CONSTRUCTION ENTRANCE PAD.

5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.

6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH.STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.

7. REMOVE ALL ITEMS PER REMOVALS PLAN.

8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.

9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING'S TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.

10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES,INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE,REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.

12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.

13. PREPARE SUB-BASE,SLOPES,PARKING AREAS,SHOULDER AREAS,ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.

14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.

16. FINE GRADE,RAKE,SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.

17. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDING'S,COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.

18. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

19. INSTALL FINAL COURSE OF PAVEMENT.

20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY, TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING,AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.

3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)

4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.

2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

https://www.conleches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED,IN PART,BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.

2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

3. MANHOLES,CATCH BASINS,CLEANOUTS,VALVE BOXES,FRAMES,COVERS,GRATES,ETC.TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.

4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED,STOCKPILED,PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.

6. DURING THE PRECONSTRUCTION MEETING. THE CONTRACTOR,ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.

7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.

9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.

2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.

3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.

2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.

3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS"(OR APPROVED EQUAL)WITH THE STANDARD D.I.FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.

5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK,BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.

6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.

7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING'S, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.

8. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.

9. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.

10. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY,THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.

11. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS.HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.

2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.

3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.

4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/INEO.

6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.

7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

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

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

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

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

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

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

A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 90# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER,LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES,REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

C) SEED MIX:
- CREEPING RED FESCUE 49# / ACRE
- TALL FESCUE 20# / ACRE

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

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

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

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

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT,OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE,THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED,THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g.CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

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

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

15. JEFFERY NIMAN OR HER DULY AUTHORIZED AGENT (860) 841-6008 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JEFFERY NIMAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

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

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

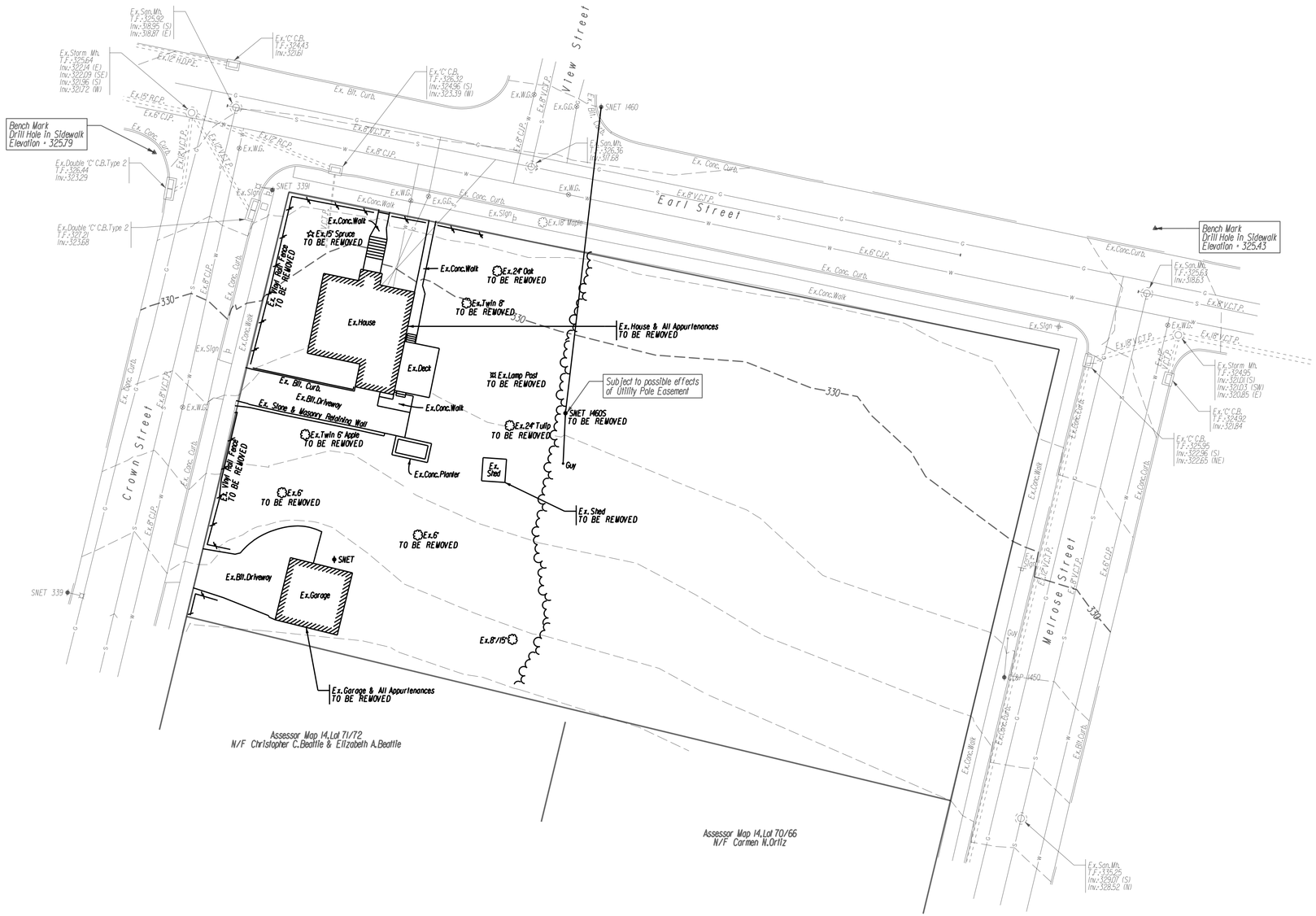
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

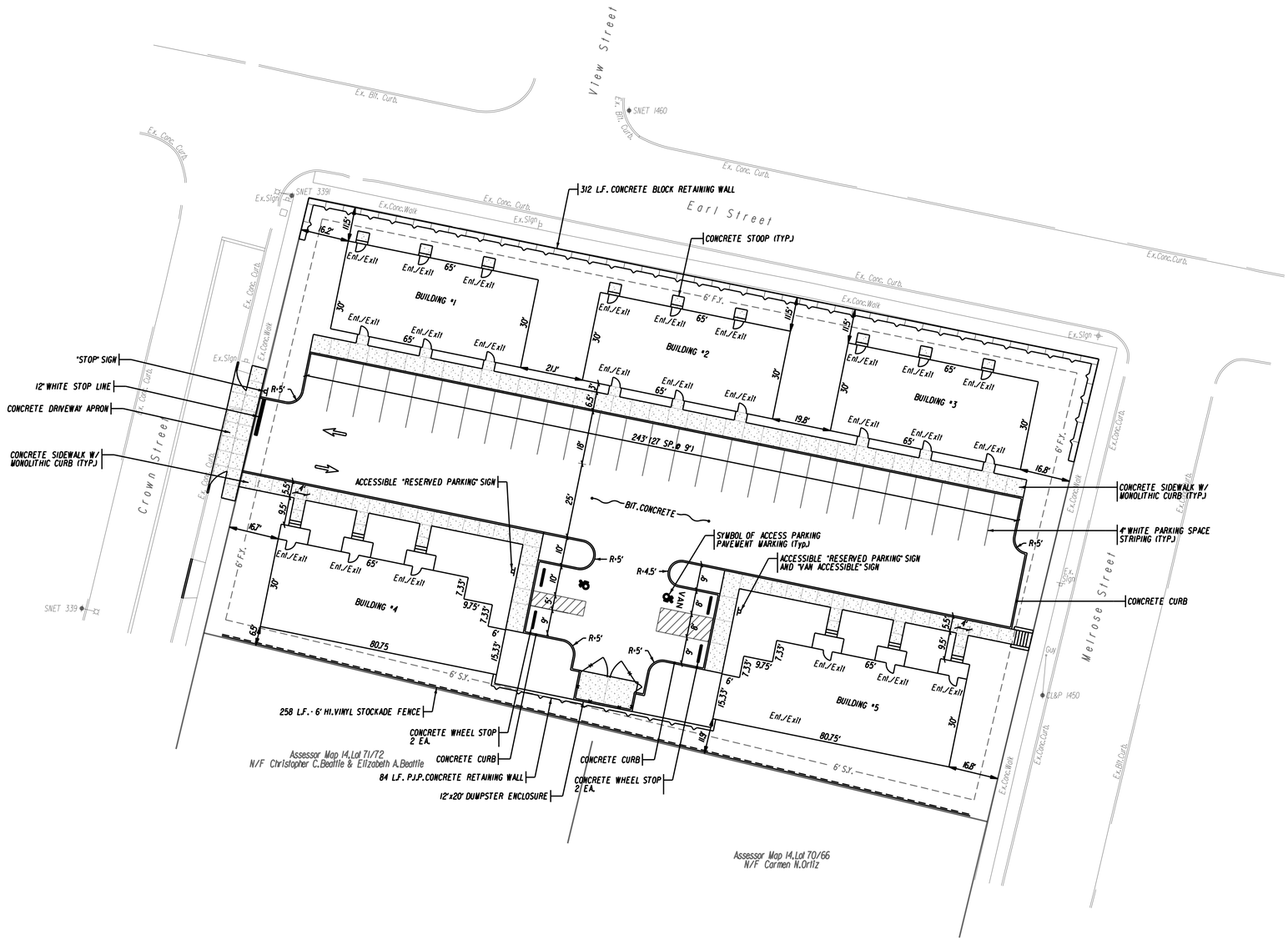
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3


Earl Street
Crown Street
Melrose Street
View Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Ex.House
Ex.Garage
Ex.Deck
Ex.Shed
Ex.Conc.Walk
Ex.Bit.Driveway
Ex.Bit.Curb
Ex.Conc.Curb
Ex.Conc.Planter
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Walk
Ex.15" Spruce
TO BE REMOVED
Ex.Twin Teak
TO BE REMOVED
Ex.24" Oak
TO BE REMOVED
Ex.Twin 8"
TO BE REMOVED
Ex.House & All Appurtenances
TO BE REMOVED
1Ex.Lamp Post
TO BE REMOVED
Subject to possible effects
of Utility Pole Easement
SNET 1460S
TO BE REMOVED
Ex.24" Tulip
TO BE REMOVED
Guy
Ex.Shed
TO BE REMOVED
Ex.Twin Teak
TO BE REMOVED
Ex.6'
TO BE REMOVED
Ex.6'
TO BE REMOVED
Ex.8"/15"
Ex.Garage & All Appurtenances
TO BE REMOVED
SNET 1460
SNET 339
SNET 1450
Ex.Sign
Ex.W.G.
Ex.G.G.
Ex.Conc. Curb
Ex.Conc.Walk
Ex.Bit. Curb
Ex.Bit.Driveway
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Planter
Ex.Deck
Ex.House
Ex.Garage
Ex.Shed
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Bit.Driveway
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0029232 — LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

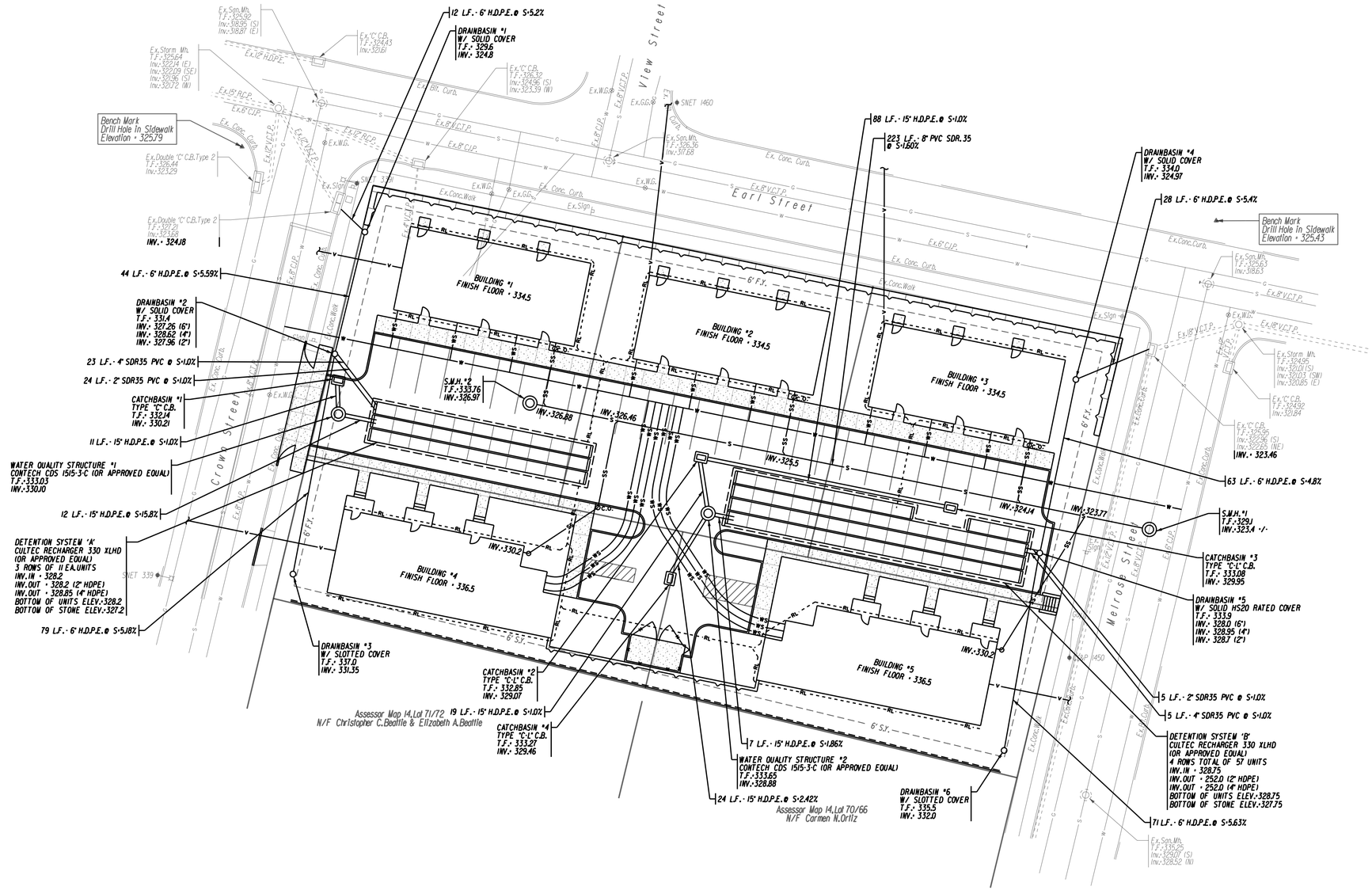
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

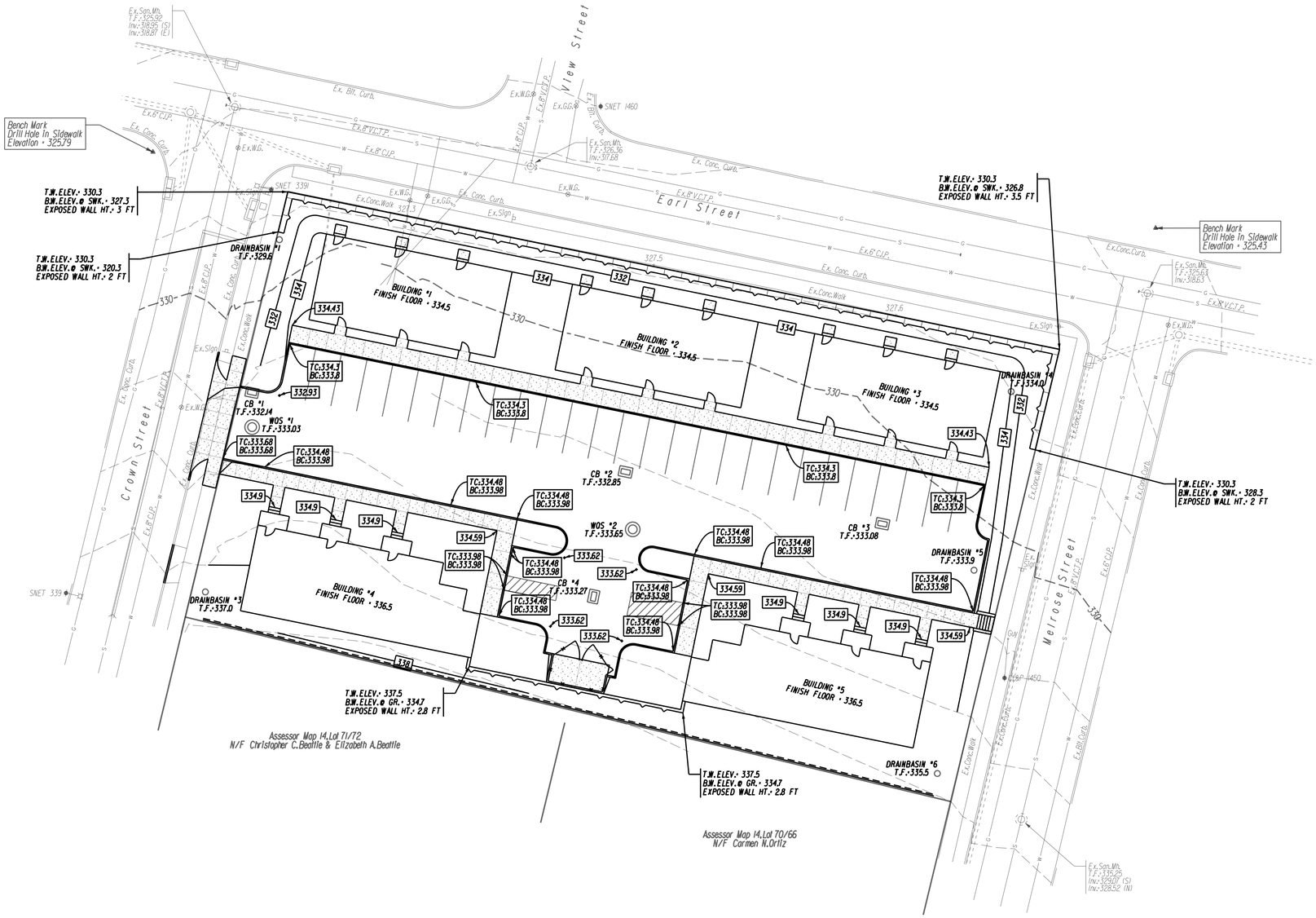
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 5


Earl Street
View Street
Crown Street
Melrose Street
12 L.F. - 6" H.D.P.E. @ S=5.2%
DRAINBASIN #1
W/ SOLID COVER
T.F. = 329.6
INV. = 324.8
88 L.F. - 15" H.D.P.E. @ S=1.0%
223 L.F. - 8" PVC SDR 35
@ S=1.60%
DRAINBASIN #4
W/ SOLID COVER
T.F. = 334.0
INV. = 324.97
28 L.F. - 6" H.D.P.E. @ S=5.4%
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Ex. Storm Mh.
T.F.=325.92
Inv.=318.95 (S)
Inv.=318.87 (E)
Ex. 'C' C.B.
T.F.=324.43
Inv.=320.61
Ex. Storm Mh.
T.F.=325.64
Inv.=322.14 (E)
Inv.=322.09 (SE)
Inv.=321.96 (S)
Inv.=321.72 (W)
Ex. 'C' C.B.
T.F.=326.32
Inv.=324.96 (S)
Inv.=323.39 (W)
Ex. Storm Mh.
T.F.=326.36
Inv.=311.68
Ex. Double 'C' C.B.,Type 2
T.F.=326.44
Inv.=323.29
Ex. Double 'C' C.B.,Type 2
T.F.=327.21
Inv.=321.58
INV. = 324.18
44 L.F. - 6" H.D.P.E. @ S=5.59%
DRAINBASIN #2
W/ SOLID COVER
T.F. = 331.4
INV. = 327.26 (6")
INV. = 328.62 (4")
INV. = 327.96 (2")
23 L.F. - 4" SDR35 PVC @ S=1.0%
24 L.F. - 2" SDR35 PVC @ S=1.0%
CATCHBASIN #1
TYPE "C" C.B.
T.F. = 332.14
INV. = 330.21
11 L.F. - 15" H.D.P.E. @ S=1.0%
WATER QUALITY STRUCTURE #1
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.03
INV. = 330.10
12 L.F. - 15" H.D.P.E. @ S=15.8%
DETENTION SYSTEM 'A'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
3 ROWS OF 11 E.A. UNITS
INV.IN = 328.2
INV.OUT = 328.2 (12" HDPE)
INV.OUT = 328.85 (4" HDPE)
BOTTOM OF UNITS ELEV. = 328.2
BOTTOM OF STONE ELEV. = 327.2
79 L.F. - 6" H.D.P.E. @ S=5.18%
DRAINBASIN #3
W/ SLOTTED COVER
T.F. = 337.0
INV. = 331.35
CATCHBASIN #2
TYPE "C-1" C.B.
T.F. = 332.85
INV. = 329.07
CATCHBASIN #4
TYPE "C-1" C.B.
T.F. = 333.27
INV. = 329.46
19 L.F. - 15" H.D.P.E. @ S=1.0%
Assessor Map 14, Lot 71/72
N/F Christopher C. Beattie & Elizabeth A. Beattie
S.M.H. #2
T.F. = 333.76
INV. = 326.97
INV. = 326.88
INV. = 326.46
INV. = 325.5
INV. = 330.2
BUILDING #1
FINISH FLOOR = 334.5
BUILDING #2
FINISH FLOOR = 334.5
BUILDING #3
FINISH FLOOR = 334.5
BUILDING #4
FINISH FLOOR = 336.5
BUILDING #5
FINISH FLOOR = 336.5
6' F.Y.
6' S.Y.
7 L.F. - 15" H.D.P.E. @ S=1.86%
WATER QUALITY STRUCTURE #2
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.65
INV. = 328.88
24 L.F. - 15" H.D.P.E. @ S=2.42%
Assessor Map 14, Lot 70/66
N/F Carmen M. Ortiz
DRAINBASIN #6
W/ SLOTTED COVER
T.F. = 335.5
INV. = 332.0
63 L.F. - 6" H.D.P.E. @ S=4.8%
INV. = 324.14
INV. = 323.77
S.M.H. #1
T.F. = 329.1
INV. = 323.4 +/-
CATCHBASIN #3
TYPE "C-1" C.B.
T.F. = 333.08
INV. = 329.95
DRAINBASIN #5
W/ SOLID HS20 RATED COVER
T.F. = 333.9
INV. = 328.0 (6")
INV. = 328.95 (4")
INV. = 328.7 (2")
5 L.F. - 2" SDR35 PVC @ S=1.0%
5 L.F. - 4" SDR35 PVC @ S=1.0%
DETENTION SYSTEM 'B'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
4 ROWS TOTAL OF 57 UNITS
INV.IN = 328.75
INV.OUT = 252.0 (12" HDPE)
INV.OUT = 252.0 (4" HDPE)
BOTTOM OF UNITS ELEV. = 328.75
BOTTOM OF STONE ELEV. = 327.75
71 L.F. - 6" H.D.P.E. @ S=5.63%
Ex. Storm Mh.
T.F.=325.05
Inv.=321.03 (S)
Inv.=321.03 (SW)
Inv.=320.85 (E)
Ex. 'C' C.B.
T.F.=324.92
Inv.=321.84
Ex. 'C' C.B.
T.F.=325.95
Inv.=322.56 (S)
Inv.=322.55 (NE)
INV. = 323.46
Ex. San. Mh.
T.F.=315.26
Inv.=329.07 (S)
Inv.=328.52 (N)
SNET 1460
SNET 339
SNET 1450
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign
Ex. W.G.
Ex. G.G.
Ex. 8" C.I.P.
Ex. 8" V.C.I.P.
Ex. 12" R.C.P.
Ex. 15" R.C.P.
Ex. 12" H.D.P.E.
Ex. 18" V.C.I.P.
Ex. Blk. Curb.
Ex. Conc. Curb Cut
Ex. Conc. Curb Ramp
Ex. Conc. Curb Transition



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PE.N. 0026920 — LICENSED PROFESSIONAL ENGINEER

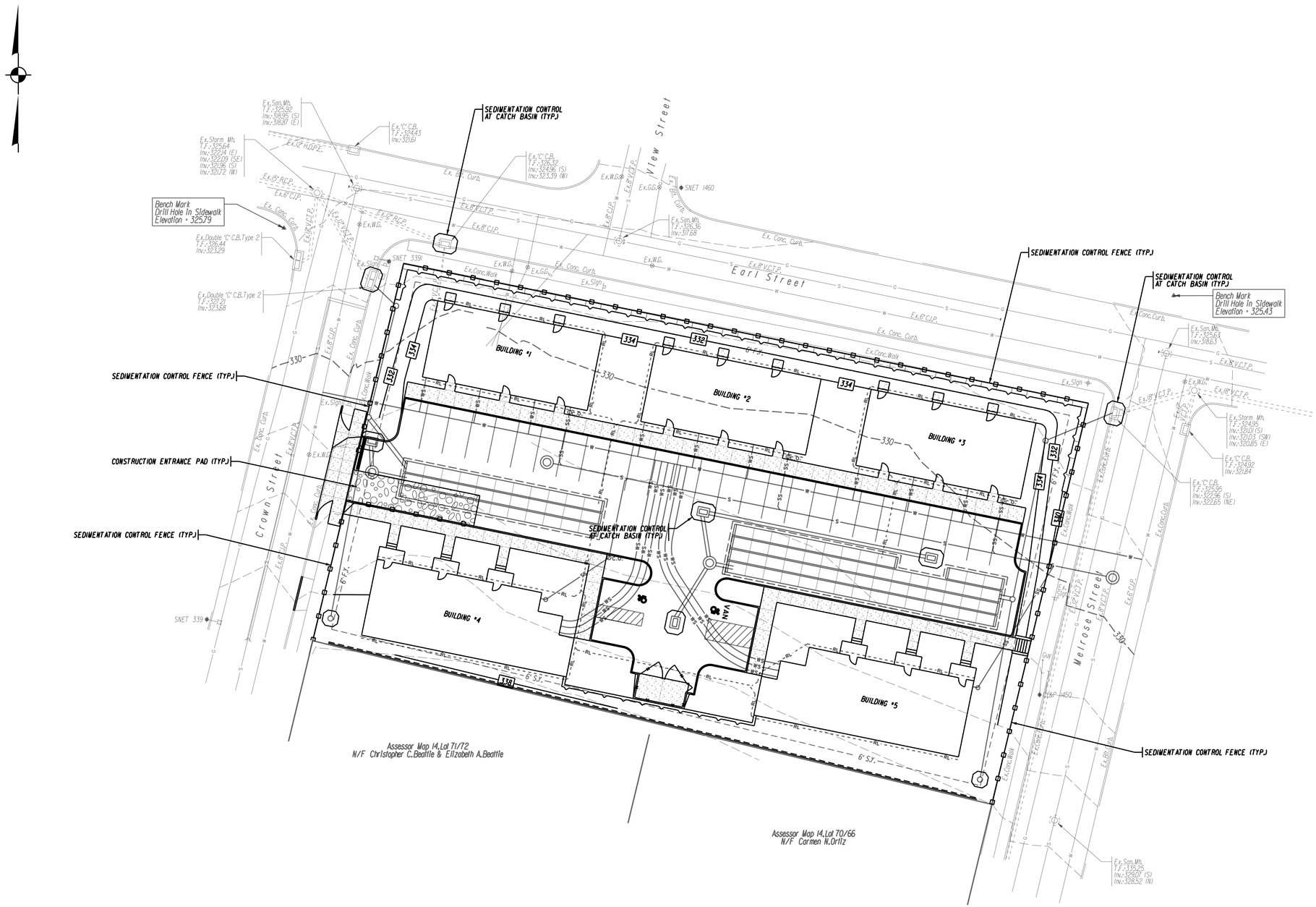
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026232 — LICENSED PROFESSIONAL ENGINEER

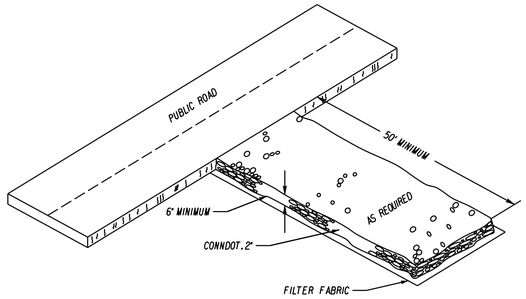
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

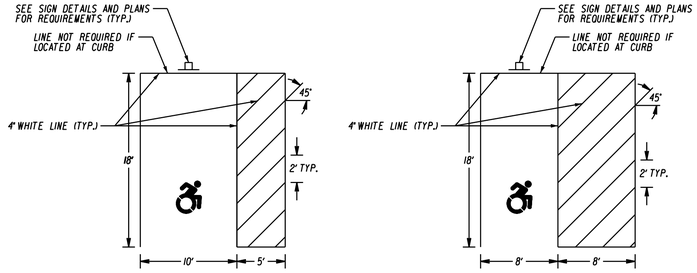
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

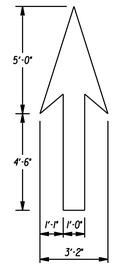


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

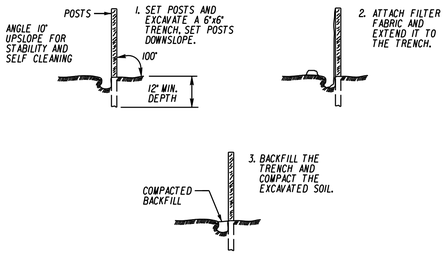
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



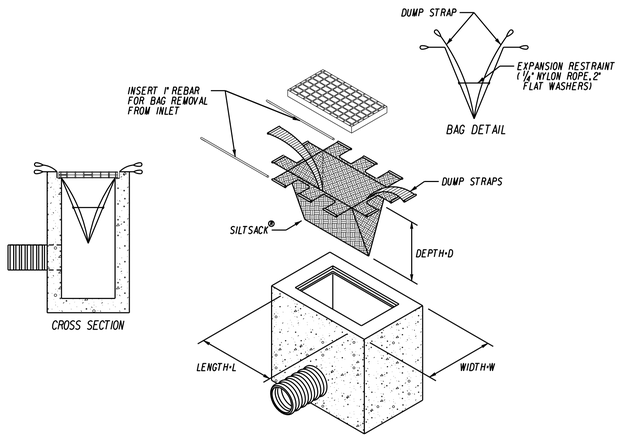
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
	12X6	31-0648		.080

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

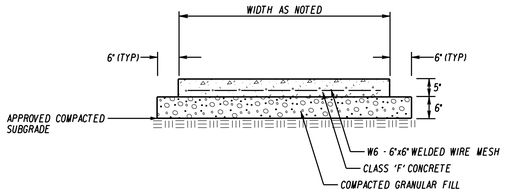
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO. MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

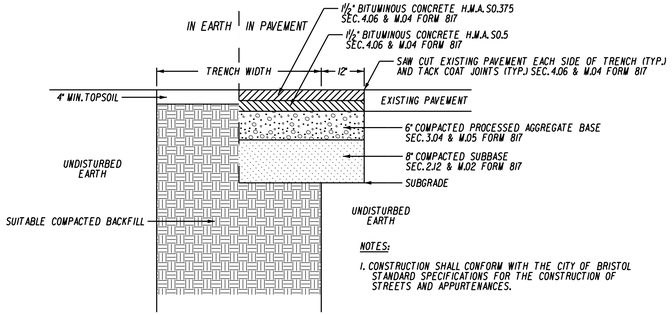
SHEET NO. 9



NOTES:

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

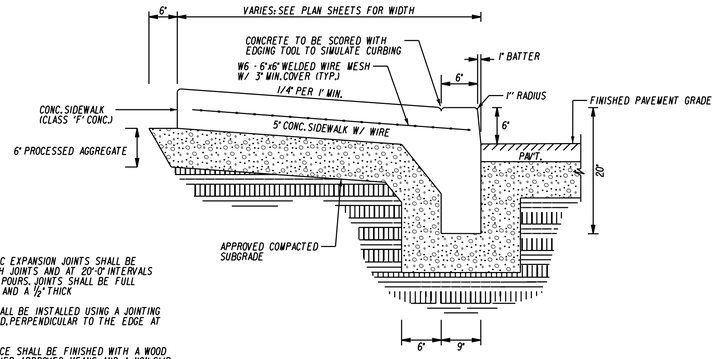
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

1. CONSTRUCTION SHALL CONFORM WITH THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.

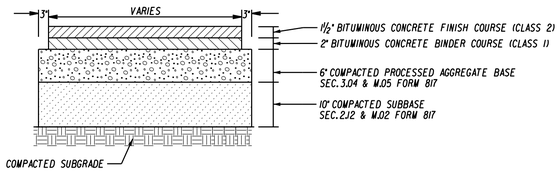
TRENCH RESTORATION DETAIL
NOT TO SCALE



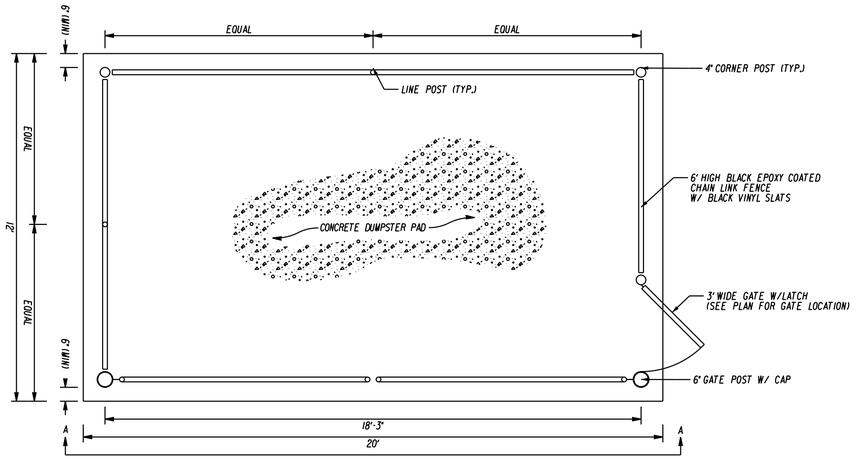
W/ 6" CURB REVEAL

NOTES:

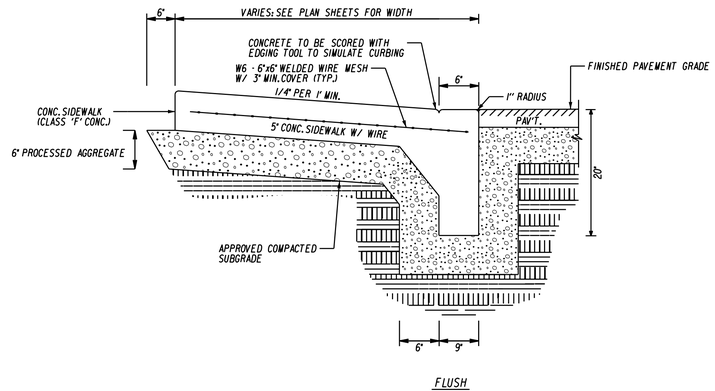
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

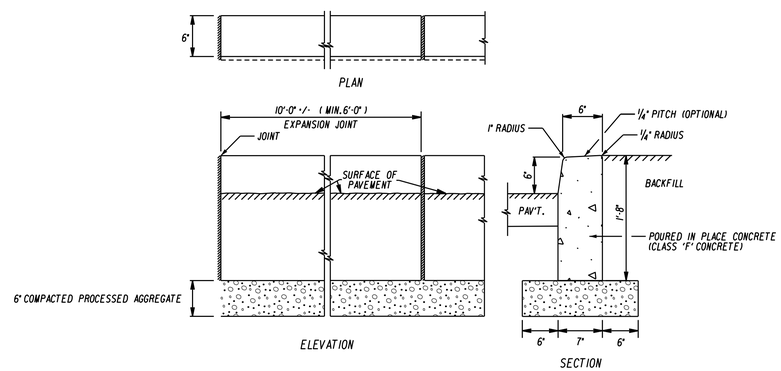


PLAN

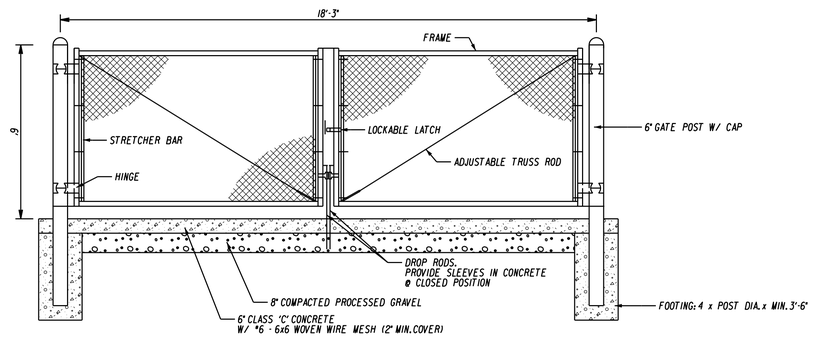


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020232 LICENSED PROFESSIONAL ENGINEER

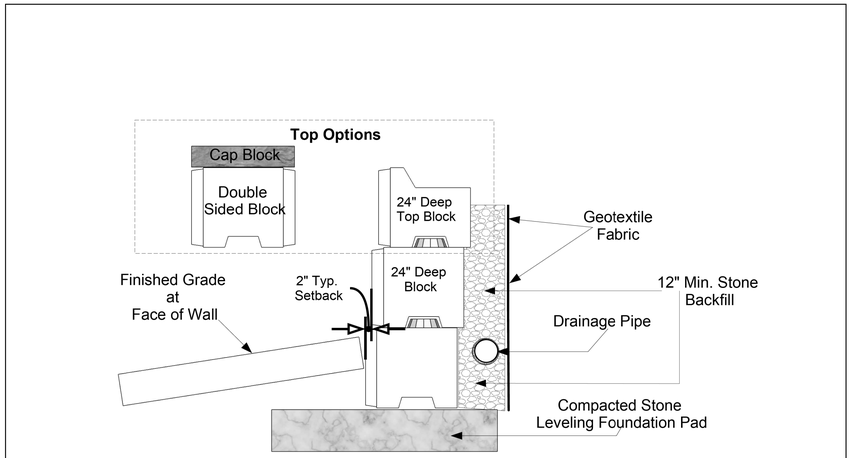
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

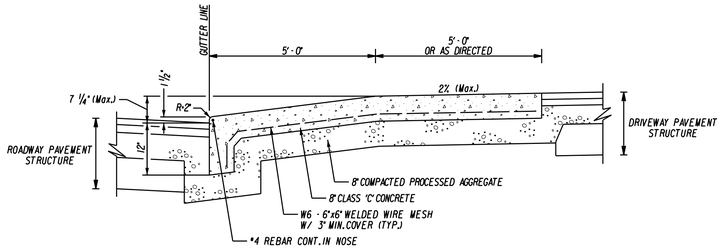
SHEET NO.: 10



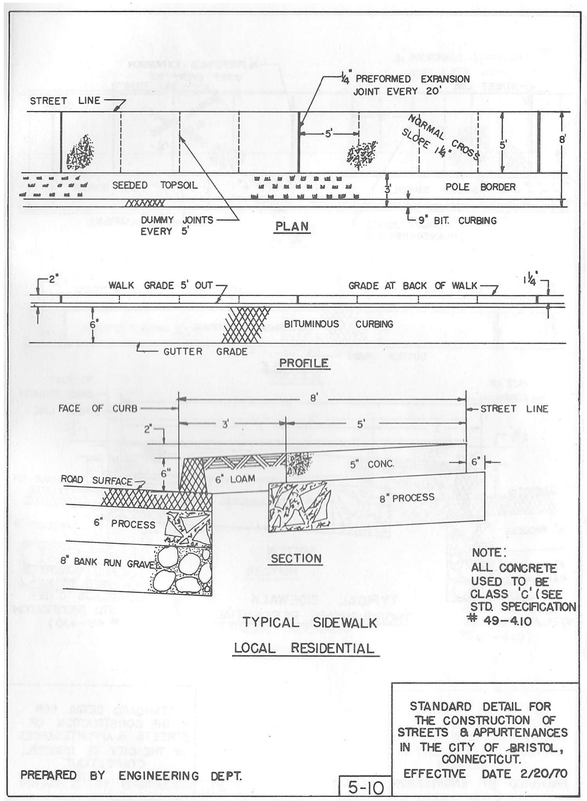
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)

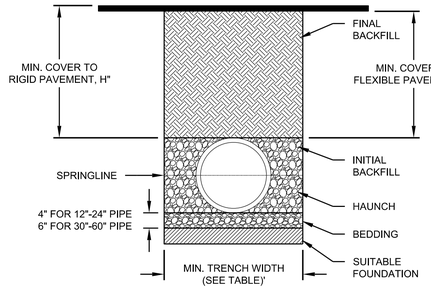


TYPICAL SIDEWALK
LOCAL RESIDENTIAL

PREPARED BY ENGINEERING DEPT.

5-10

STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS & APPURTENANCES IN THE CITY OF BRISTOL, CONNECTICUT.
EFFECTIVE DATE 2/20/70



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

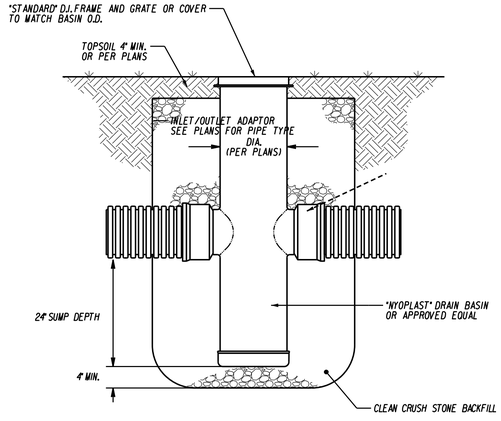
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-003

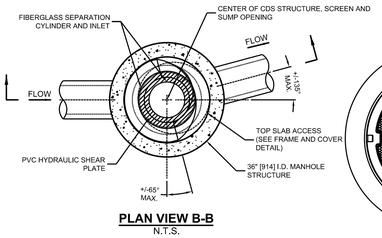
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

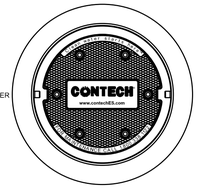
CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1,0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



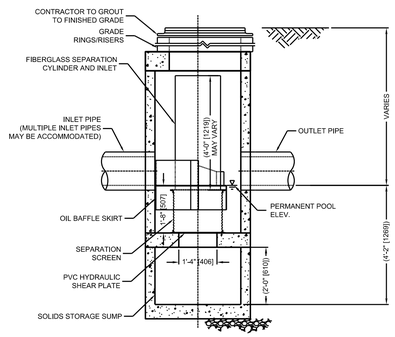
PLAN VIEW B-B
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #1
WATER QUALITY FLOW RATE (cfs [L/s])			0,08 cfs
PEAK FLOW RATE (cfs [L/s])			2,23 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			333,03
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	330,10	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	330,10	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #2
WATER QUALITY FLOW RATE (cfs [L/s])			0,31 cfs
PEAK FLOW RATE (cfs [L/s])			2,08 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			333,65
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	328,88	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	328,88	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			



ELEVATION A-A
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848; 6,027,639; 6,350,378; AND RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORM\ATER\JA\RBSDCTION\SUBAMN_SDE DESIGN TOOLS_ STANDARD DETAILS\CDS\CDS1515-3-C-DTL.DWG 8/6/2018 4:16 PM

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0029232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.: MISC-004
SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

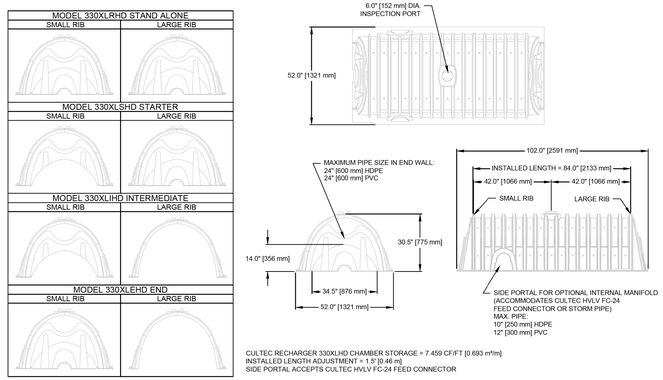
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

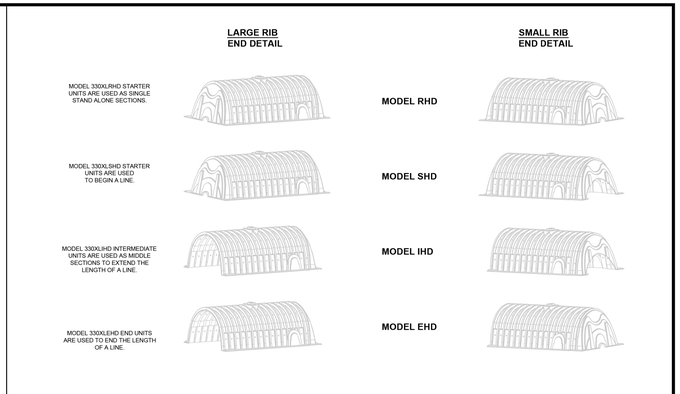
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

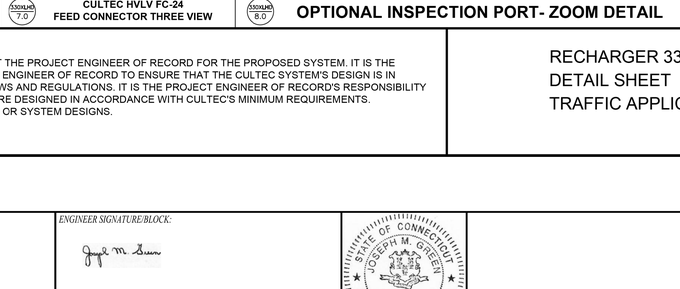


CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

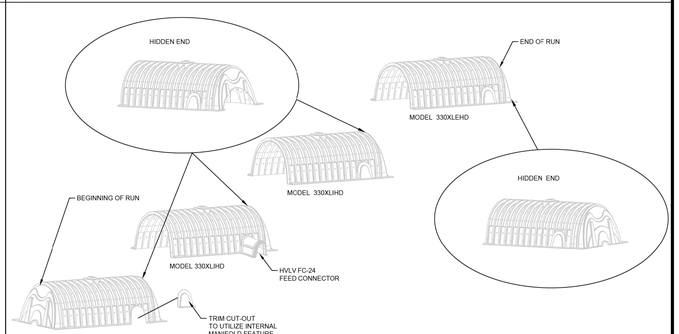
330XLHD 2.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**



330XLHD 3.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION**

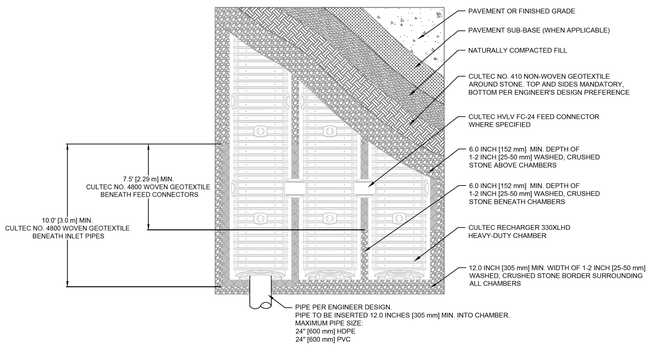


330XLHD 4.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION**

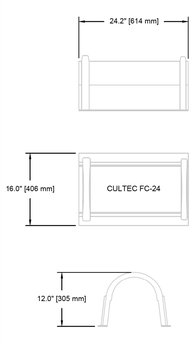


330XLHD 5.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**

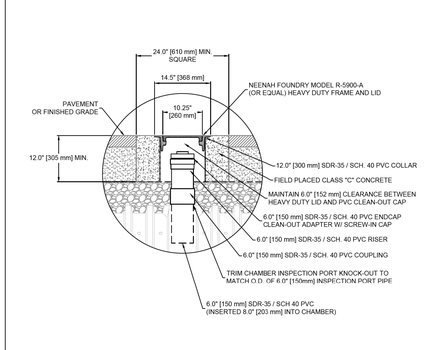
330XLHD 1.0 **GENERAL NOTES**



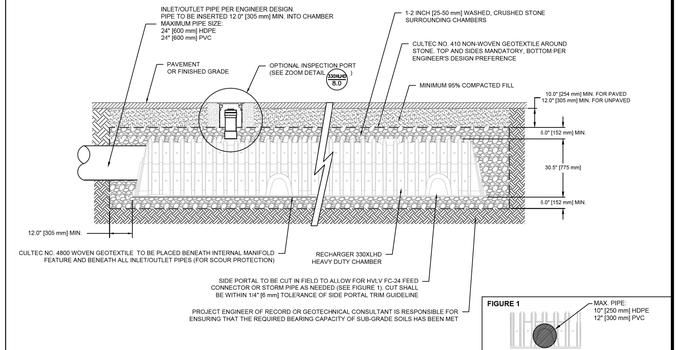
330XLHD 6.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**



330XLHD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



330XLHD 8.0 **OPTIONAL INSPECTION PORT- ZOOM DETAIL**



330XLHD 9.0 **CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL**

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-005

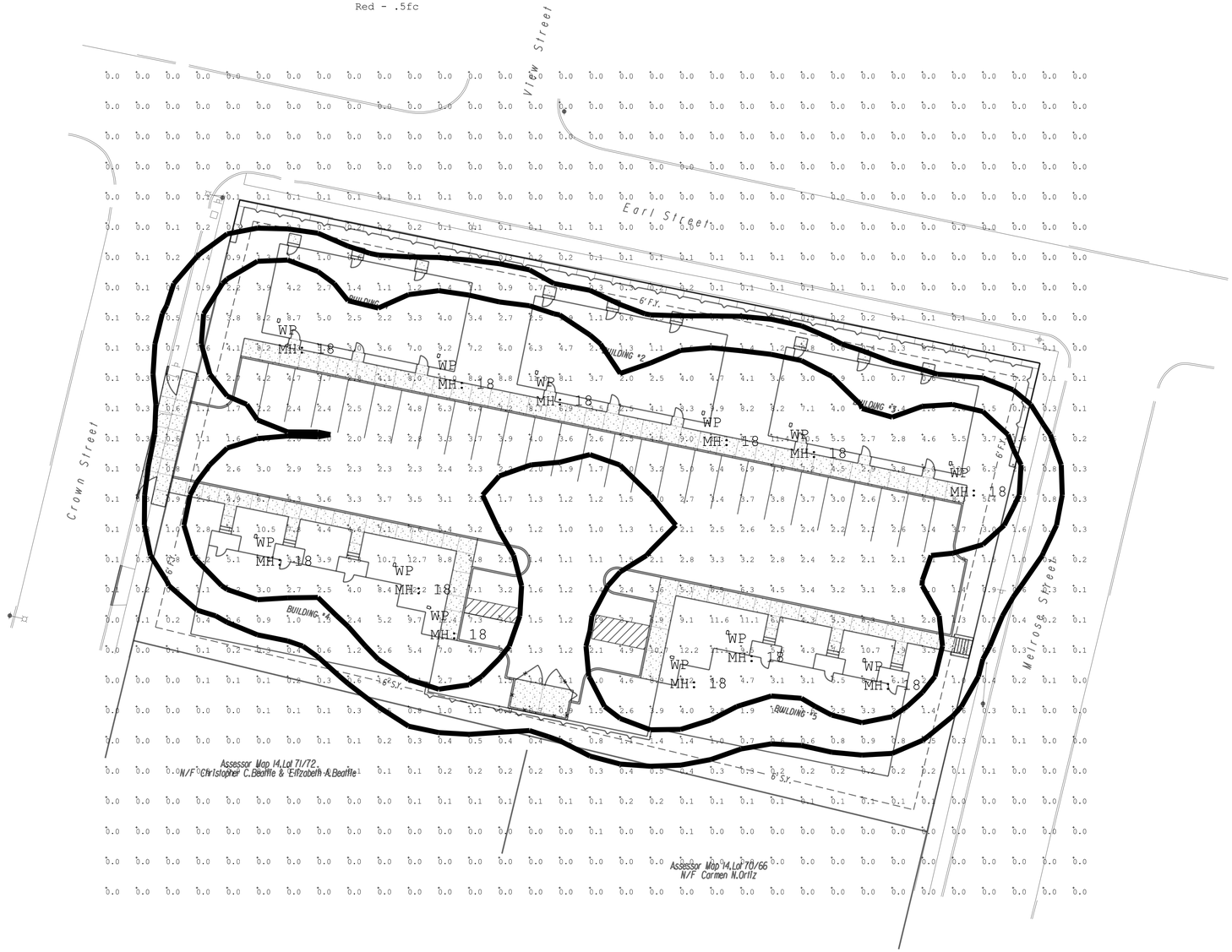
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 13

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	WP	SINGLE	WPC100UT4-WCSBPCCR

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

1. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES WHICH WAY BE IN CONFLICT WITH THE INDICATED LAYOUT. ANY CONFLICTS WHICH WAY OCCUR SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE LOCATIONS CAN BE DETERMINED.
2. ALL LIGHTS WILL BE PROVIDED WITH INTERNAL CUTOFFS TO PREVENT LIGHT TRESSPASS ONTO ADJOINING PROPERTIES.

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

Greg Cate
Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
Phone: 860-282-1818
Website: www.wattsaverlighting.com

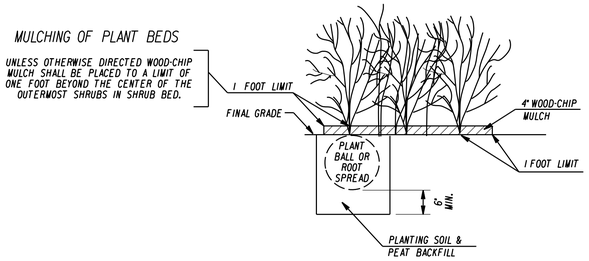
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

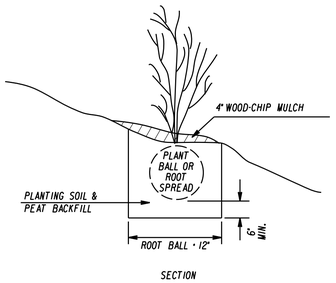
DRAWING NO.:

DRAWING TITLE: LIGHTING PLAN

SHEET NO.: L1.0



SHRUB PLANTING IN BEDS

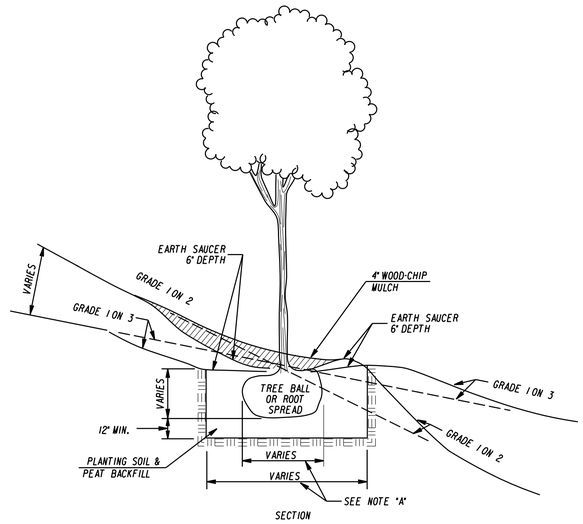


SECTION

SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION

TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	8	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	4	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	2	Rododendron / Robelzea Autumn Bonfire Azalea / Deleware Wine Valley Azalea	3	Gallon	
BW	8	Buxus Horizontalis Japonic Japanese Boxwood	#2	Container	

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

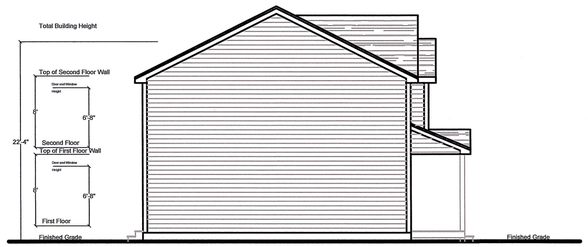
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

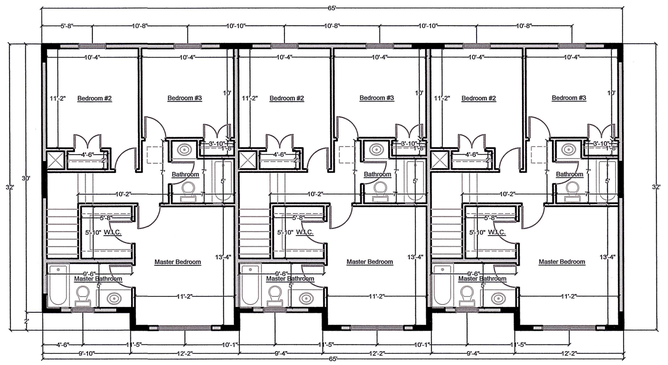
DRAWING NO.

SHEET NO. L2.0

Elevation Drawings and Floor Plans



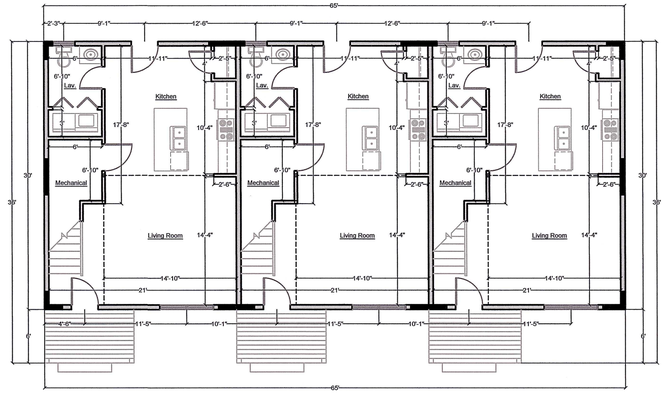
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	

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 Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

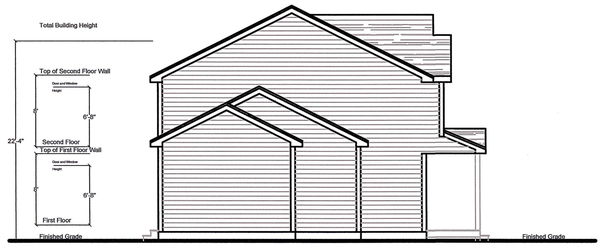
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

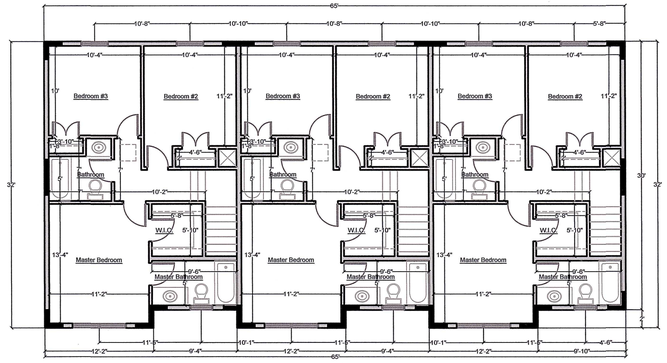
Scale
1/8" = 1'-0"

Sheet
A.1

D|P|S
Development Planning Solutions LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



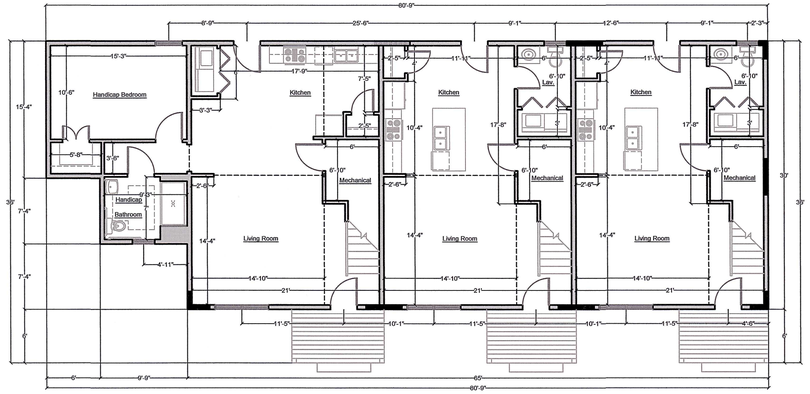
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

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 Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

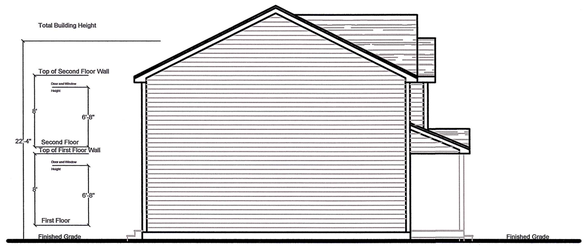
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

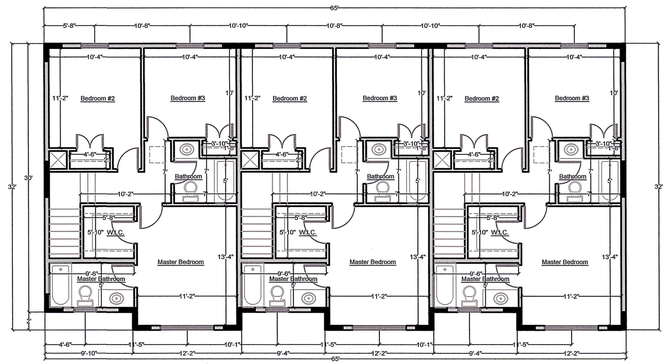
SCALE
$\frac{1}{8}$" = 1'-0"

SHEET
A.1

DPS
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



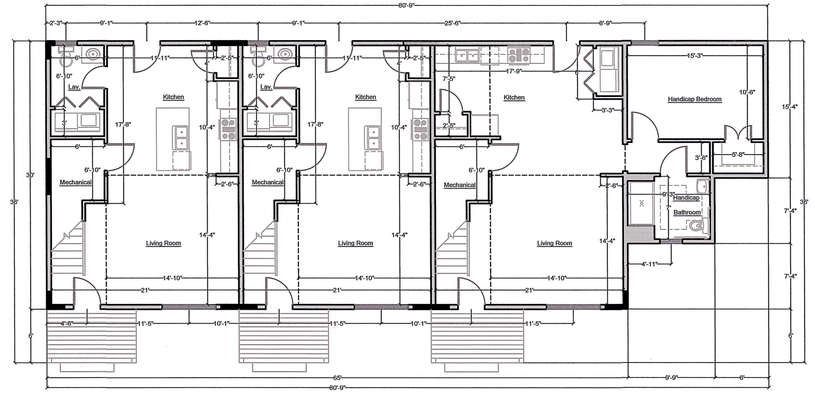
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

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 Residential Code for One and Two Family Dwellings
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
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268

For Office Use Only	
APPLICATION NO.	2494
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 9.2.3 of the Bristol Zoning Regulations for the following Special Permit use: Unified Residential Development

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 74, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 acres

Reason for the Special Permit: To construct a Unified Residential Development containing 15 Residential Dwelling Units and associated site improvements

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: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06105

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

Signature: [signature] *Signature – (Printed/Typed)* Jeffrey Niman

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

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

Name: Same as applicant

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

Telephone No.: _____ E-Mail: _____

Signature: [signature] *Signature – (Printed/Typed)* Jeffrey Niman

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. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Maon Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2495
DATE FILED: 5/2/24
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:

Unified Residential Development, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 9.2.3 of the Bristol Zoning Regulations.

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 73, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 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: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06010

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

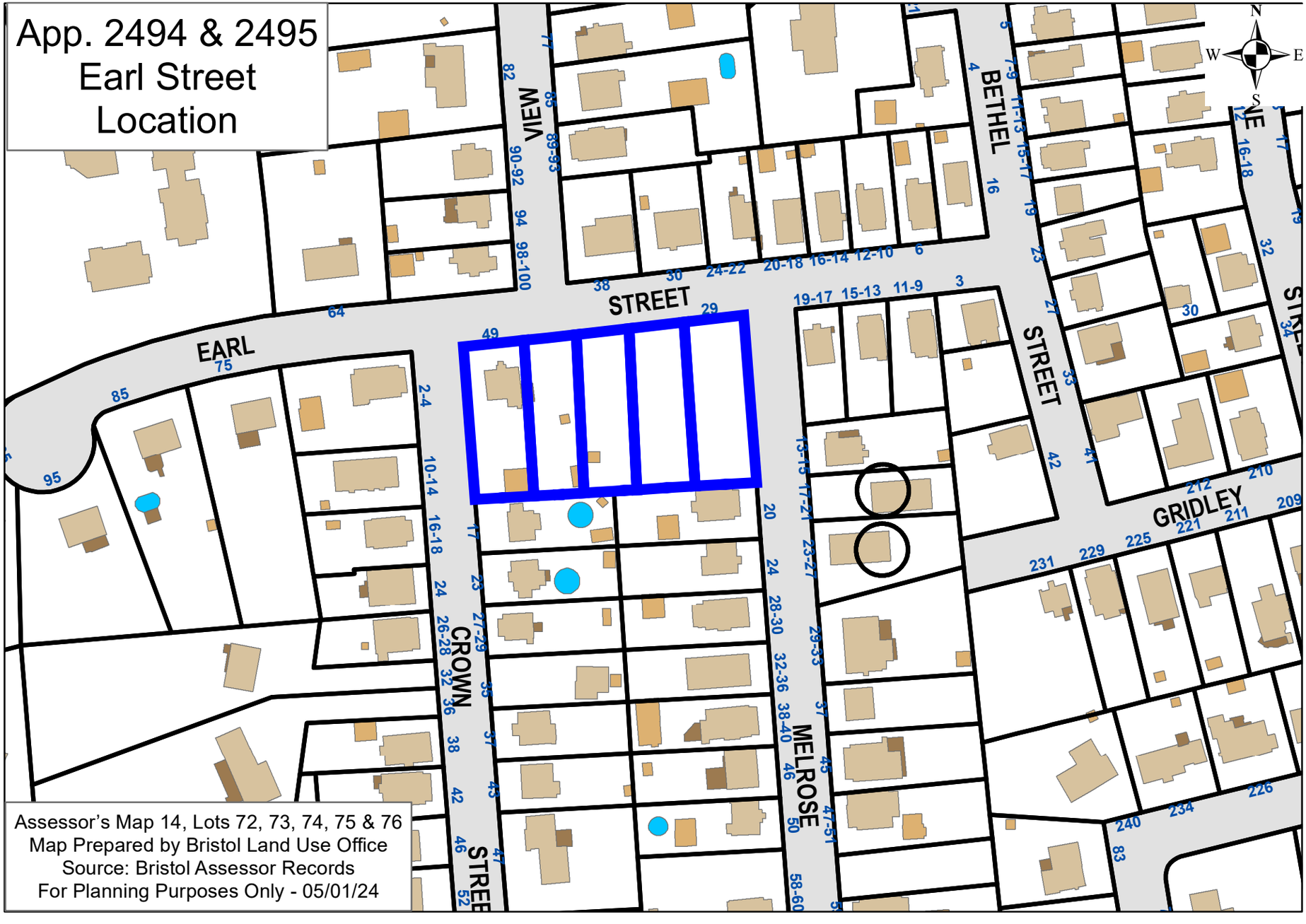
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

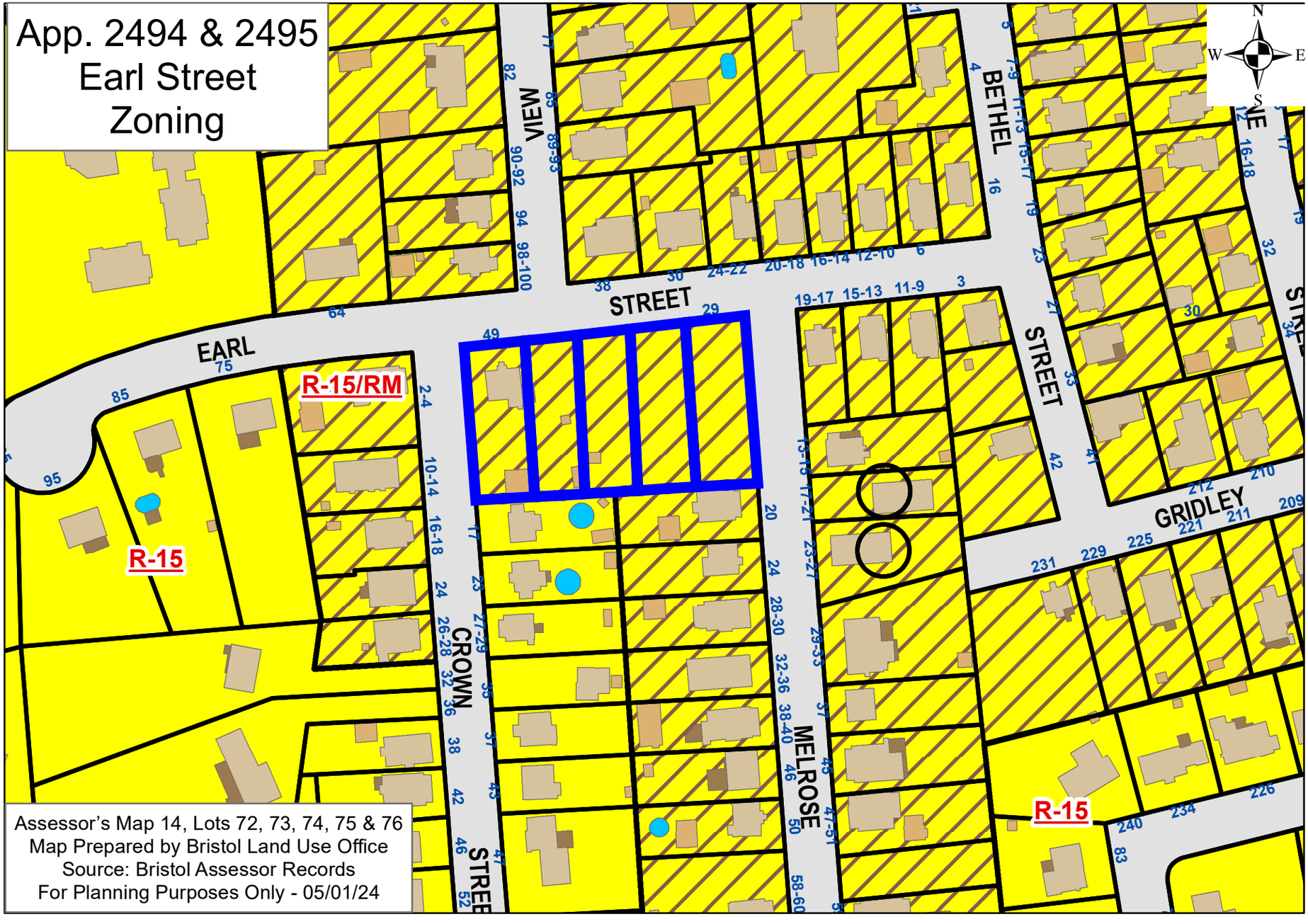
Name: Development Planning Solutions LLC

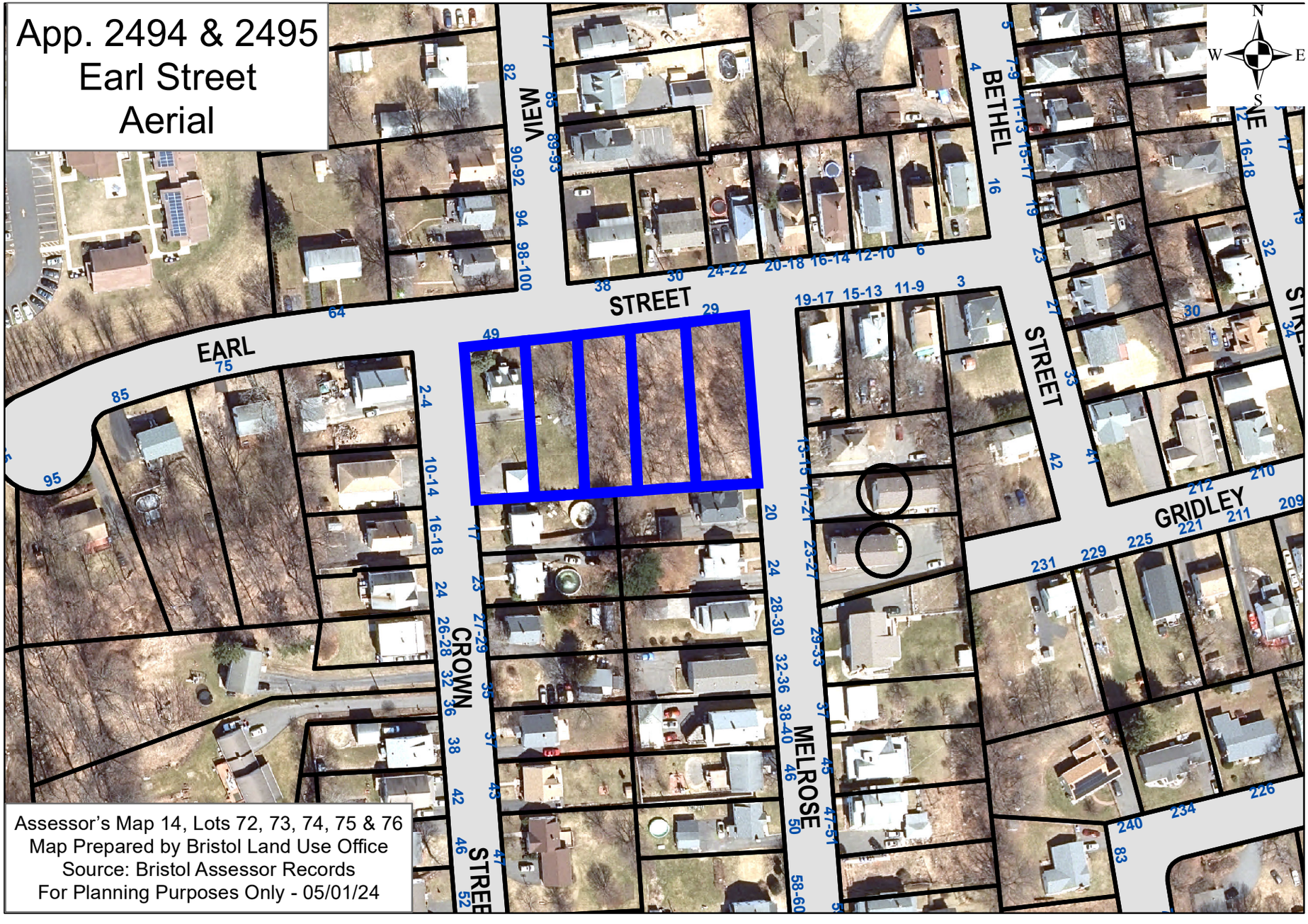
Address: 225 North Maon Street Suite 207 City: Bristol State: Ct Zip: 06010

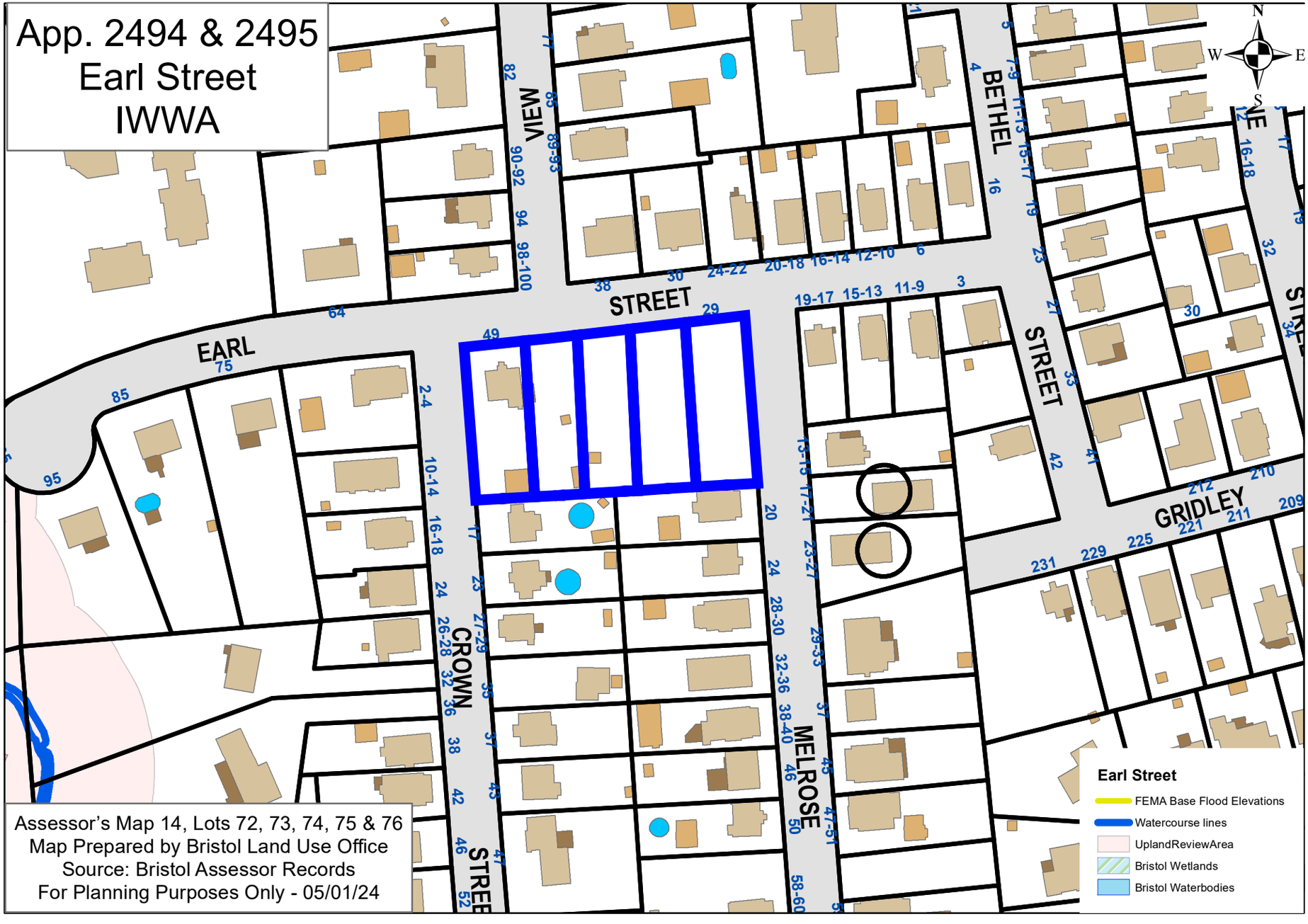
Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

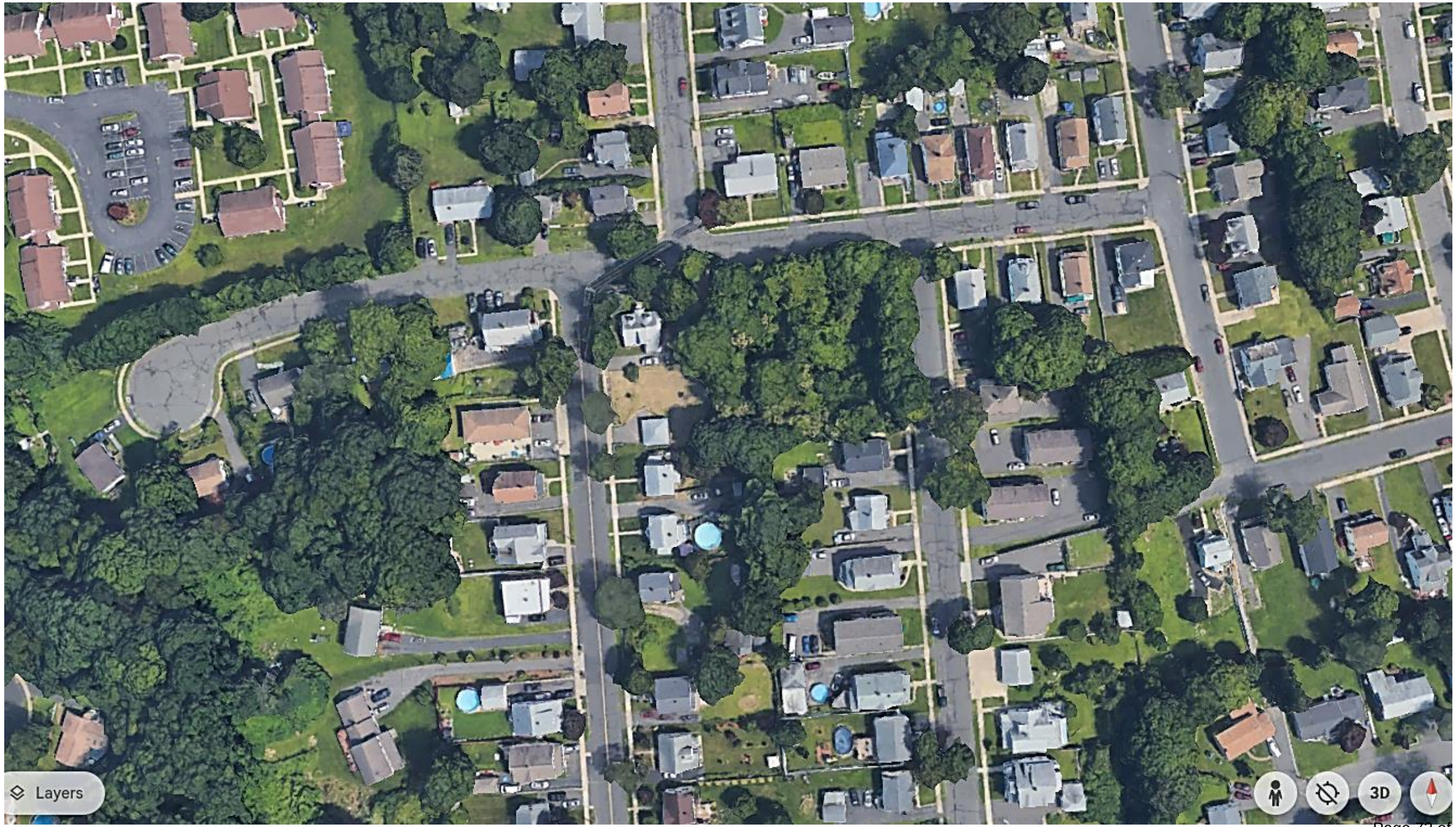

App. 2494 & 2495
Earl Street
Location
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
N
W
E
S
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
Zoning
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

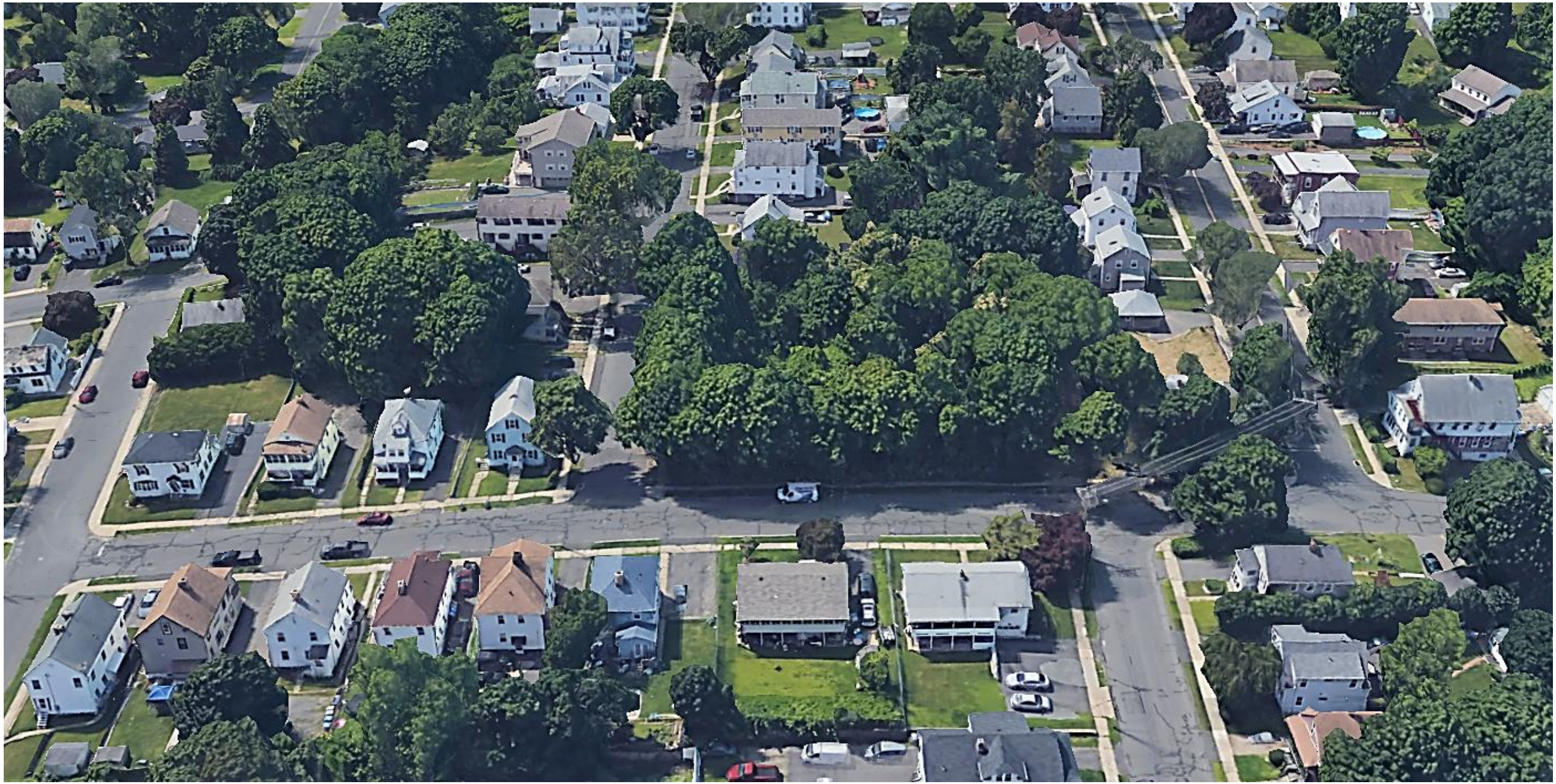

App. 2494 & 2495
Earl Street
Aerial
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
IWWA
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24
Earl Street
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Layers
3D


Layers
3D



Stormwater Report

SUPPORTING DOCUMENTS

MAP 14, LOTS 72/71, 73/70, 74/69, 75/68, 76/67

EARL STREET, MELROSE STREET AND CROWN STREET

BRISTOL, CONNECTICUT

May 1, 2024



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

Hyperlink for Stormwater Report:

https://www.bristolct.gov/DocumentCenter/View/46670/2024_05_01_Supporting-Documents-Report_Total

Site Plan

ECM GARDENS

ASSESSORS MAP: 14 LOT'S: 72/71, 73/70, 74/69, 75/68 & 76/67

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

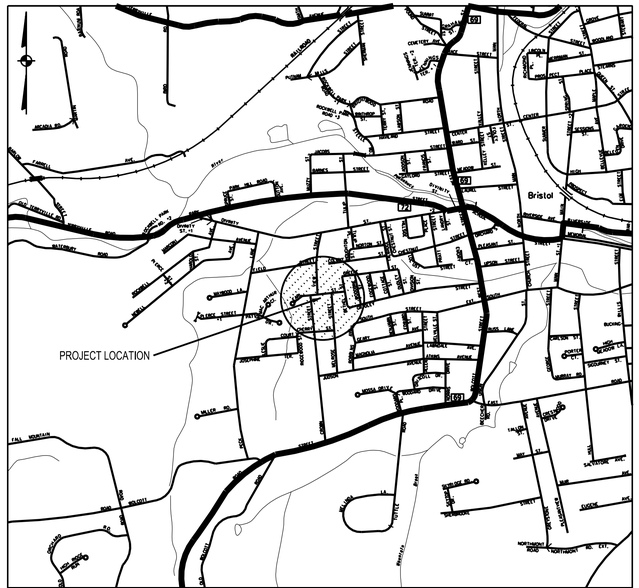
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROX. LOCATION EXISTING SEWER MAIN
- APPROX. LOCATION EXISTING WATER MAIN
- APPROX. LOCATION EXISTING GAS MAIN
- PROPOSED 6" D.I.P. WATER MAIN
- PROPOSED 1" COPPER DOMESTIC WATER SERVICE
- PROPOSED 8" PVC SDR. 35 SEWER MAIN
- PROPOSED 6" PVC SDR. 35 SEWER CONNECTION
- PROPOSED OVERHEAD ELECTRIC CONNECTION
- PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
6	DRAINAGE AND UTILITIES PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN
9-13	MISCELLANEOUS NOTES AND DETAILS
L1.0	LIGHTING PLAN
L2.0	LANDSCAPING PLAN

Applicant:

D.G.G. Development LLC
21 Cobbs Road
West Hartford, CT 06107
(860) 841-6008

Surveyor/Civil Engineer:

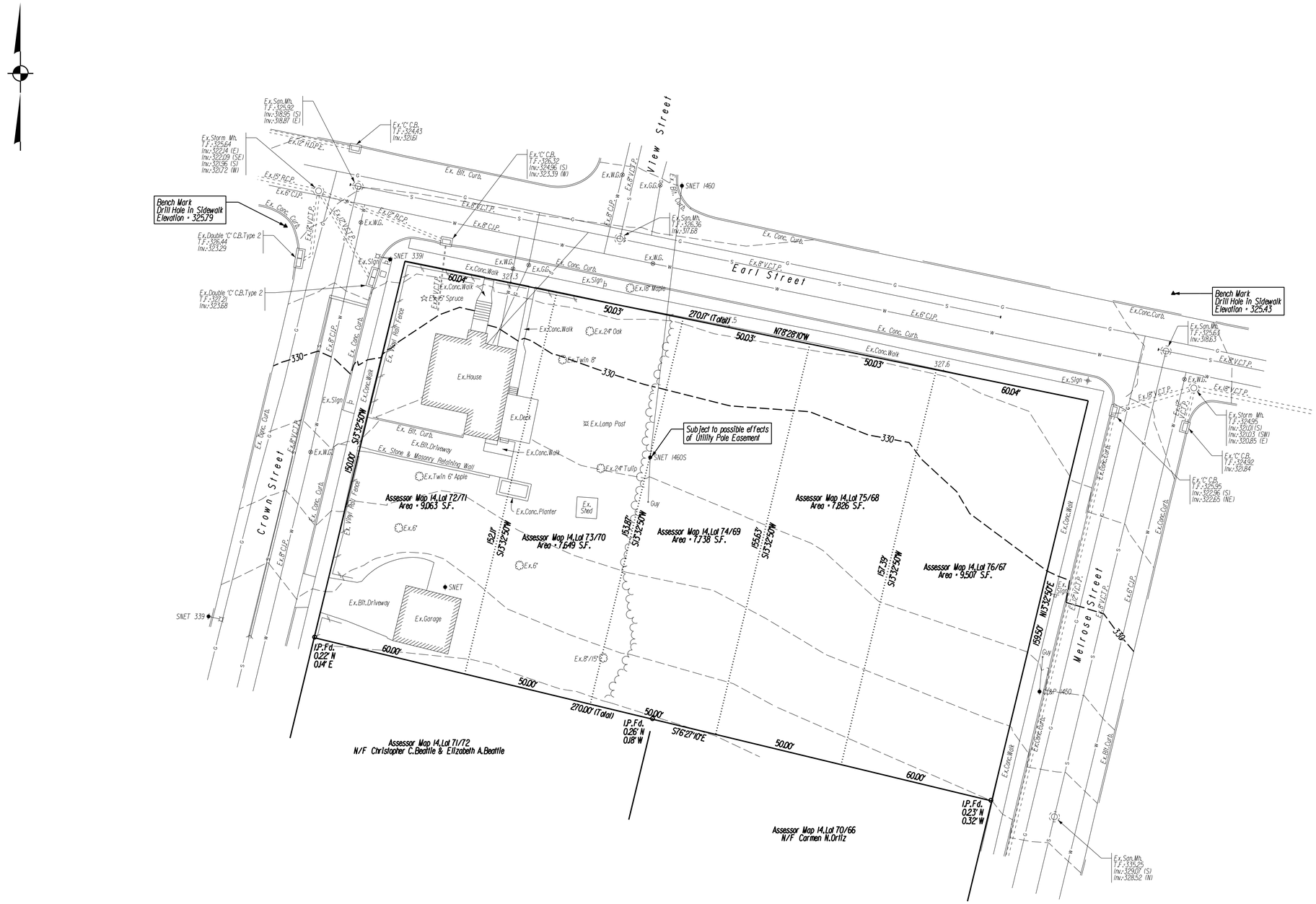
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

Lighting:

Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
(860) 282-1822


Earl Street
Crown Street
Melrose Street
View Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Subject to possible effects of Utility Pole Easement
Assessor Map 14, Lot 72/71
Area = 9,063 S.F.
Assessor Map 14, Lot 73/70
Area = 7,649 S.F.
Assessor Map 14, Lot 74/69
Area = 7,738 S.F.
Assessor Map 14, Lot 75/68
Area = 7,826 S.F.
Assessor Map 14, Lot 76/67
Area = 9,501 S.F.
Assessor Map 14, Lot 71/72
N/F Christopher C. Beattie & Elizabeth A. Beattie
Assessor Map 14, Lot 70/66
N/F Carmen M. Ortiz
270.01' (Total)
150.01'
158.50'
60.04'
50.03'
60.00'
50.00'
270.00' (Total)
S13°32'50"W
N13°32'50"E
N78°28'10"W
S76°27'10"E
I.P.Fd. 0.22' N 0.14' E
I.P.Fd. 0.26' N 0.18' W
I.P.Fd. 0.23' N 0.32' W
Ex.House
Ex.Deck
Ex.Garage
Ex.Shed
Ex.Bit.Driveway
Ex.Bit.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Planter
Ex.Stone & Masonry Retaining Wall
Ex.Twin 6" Apple
Ex.24" Oak
Ex.Twin 8"
Ex.24" Tulip
Ex.Lamp Post
Ex.18" Maple
Ex.6" Spruce
Ex.Vinyl Rail Fence
Ex.Chain Link Fence
Ex.Sign
Ex.W.G.
Ex.G.G.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb Ramp
Ex.Bit.Dr.
Ex.Bit.Curb
Ex.Bit.Curb
Ex.Bit.Dr.
Ex.Bit.Driveway
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Curb
Ex.Conc.Curb

GENERAL NOTES:

1. ASSESSORS MAP: 14
ASSESSEORS LOT'S: 72/71,73/70,74/69,75/68,76/67

2. PROPERTY ADDRESS: 29-49 EARL STREET

3. OWNER NAME: D.G.G.DEVELOPMENT LLC

4. PREPARED FOR: D.G.G.DEVELOPMENT LLC

5. ZONE: R-15/RM

6. ASSESSORS LOT 72/71 REVISED AREA - 7,341 S.F.
ASSESSORS LOT 73/70 REVISED AREA - 8,822 S.F.
ASSESSORS LOT 74/69 REVISED AREA - 8,814 S.F.
ASSESSORS LOT 75/68 REVISED AREA - 8,822 S.F.
ASSESSORS LOT 76/67 REVISED AREA - 7,983 S.F.

* SUBSEQUENT TO SITE PLAN APPROVAL BY LOCAL AGENCIES AND PRIOR TO ISSUANCE OF A ZONING PERMIT,THE OWNER SHALL COMBINE LOT'S 72/71,73/70,74/69,75/68,76/67

7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

8. BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS), PANEL 468 OF 675, MAP NUMBER 09003C0468F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER

12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION.THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN,THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.

13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS,ELEVATIONS,QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS,BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

PARKING REQUIREMENT: 2 PER DWELLING UNIT
15 DWELLING UNITS x 2 PER = 30 SPACES

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

2) LOW-IMPACT STORMWATER MANAGEMENT: GROUNDWATER RECHARGE & STORMWATER QUALITY STRUCTURES

FUNCTIONAL OPEN SPACE CALCULATION:

REQUIRED: 250 S.F./ DWELLING UNIT
15 UNITS x 250 S.F.= 3,750 S.F.

PROVIDED: 4,800 S.F.

Unified Residential Developments (R15/RM)
Area and Dimensional Requirements

Standard		Proposed
a) Maximum Density (units per acre)	18	15.6
b) Minimum Lot Area (acres)	0.5	0.96
c) Minimum Lot Frontage (ft)	75	150
d) Minimum Front Yard (ft)	6	11.5
e) Minimum Side Yard (ft)	6	6.5
f) Minimum Rear Yard (ft)	15	NA
g) Maximum Building Height (ft)	35	25
h) Maximum Building Coverage (%)	40	25.6
i) Maximum Impervious Coverage (%)	80	67.6
j) Minimum Building Spacing (ft)	18	19.8

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.

2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER,ENGINEER,CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.

3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.

4. INSTALL CONSTRUCTION ENTRANCE PAD.

5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.

6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH.STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.

7. REMOVE ALL ITEMS PER REMOVALS PLAN.

8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.

9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING'S TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.

10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES,INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE,REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.

12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.

13. PREPARE SUB-BASE,SLOPES,PARKING AREAS,SHOULDER AREAS,ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.

14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.

16. FINE GRADE,RAKE,SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.

17. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDING'S,COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.

18. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

19. INSTALL FINAL COURSE OF PAVEMENT.

20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY, TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING,AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.

3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)

4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.

2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

https://www.conleches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED,IN PART,BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.

2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

3. MANHOLES,CATCH BASINS,CLEANOUTS,VALVE BOXES,FRAMES,COVERS,GRATES,ETC.TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.

4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED,STOCKPILED,PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.

6. DURING THE PRECONSTRUCTION MEETING. THE CONTRACTOR,ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.

7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.

9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.

2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.

3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.

2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.

3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS"(OR APPROVED EQUAL)WITH THE STANDARD D.I.FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.

5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.,INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK,BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.

6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.

7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING'S, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.

8. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.

9. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.

10. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY,THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.

11. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS.HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.

2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.

3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.

4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/INEO.

6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.

7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

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

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

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

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

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

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

A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 90# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER,LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES,REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

C) SEED MIX:
- CREEPING RED FESCUE 49# / ACRE
- TALL FESCUE 20# / ACRE

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

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

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

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

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT,OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE,THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED,THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g.CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

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

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

15. JEFFERY NIMAN OR HER DULY AUTHORIZED AGENT (860) 841-6008 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JEFFERY NIMAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

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

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

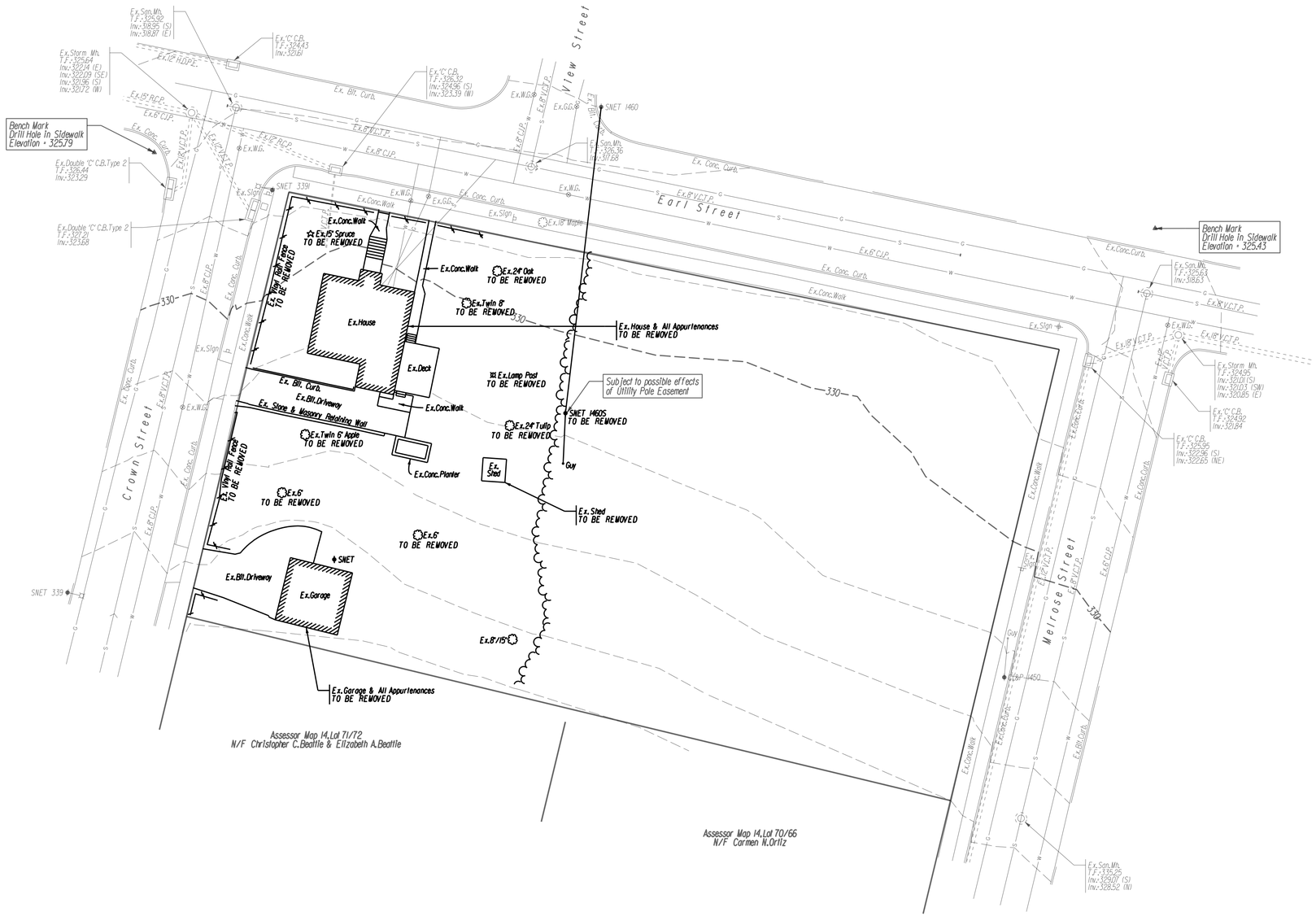
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026233 — LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

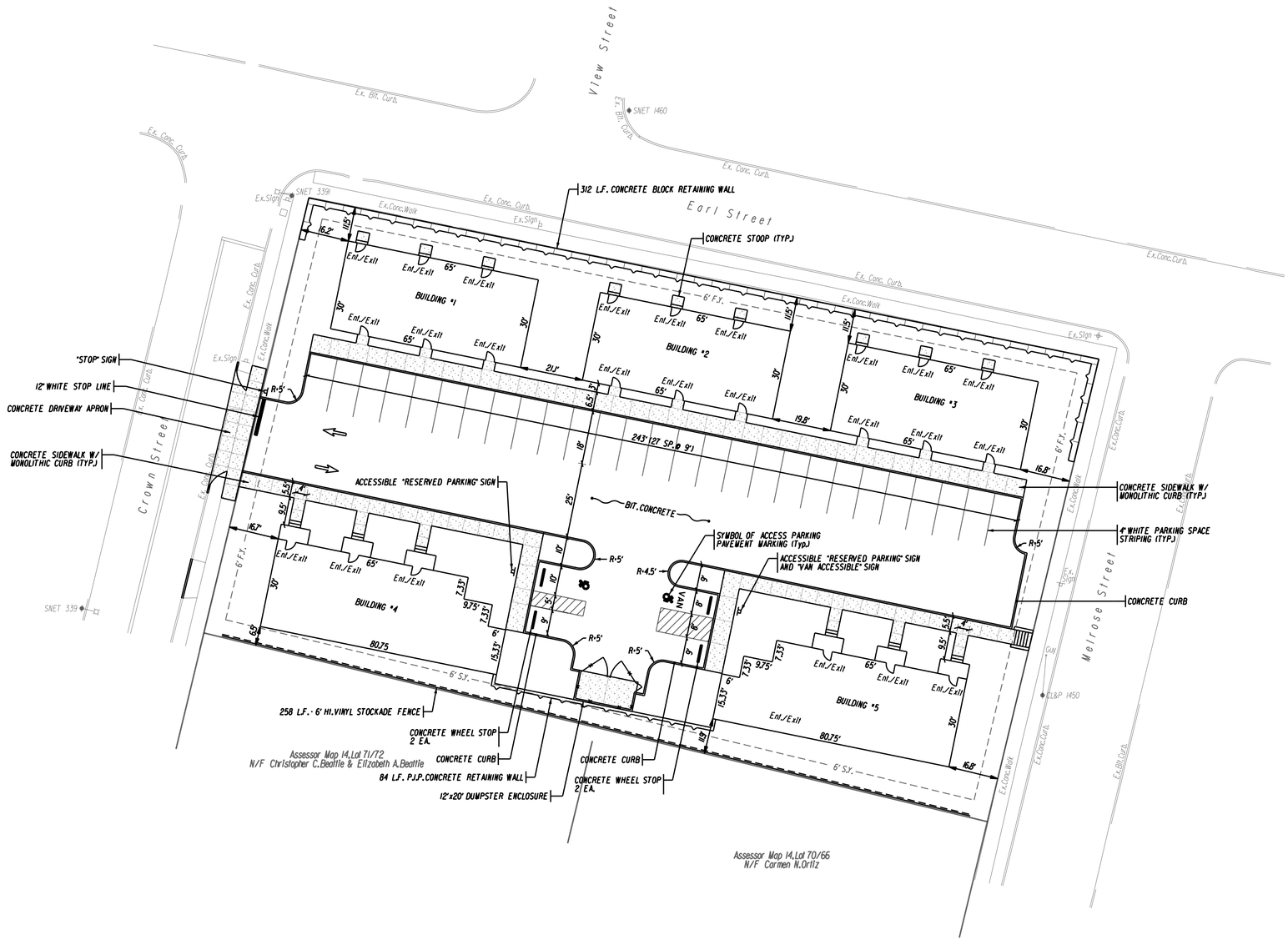
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO.: 4



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0009230 — LICENSED PROFESSIONAL ENGINEER

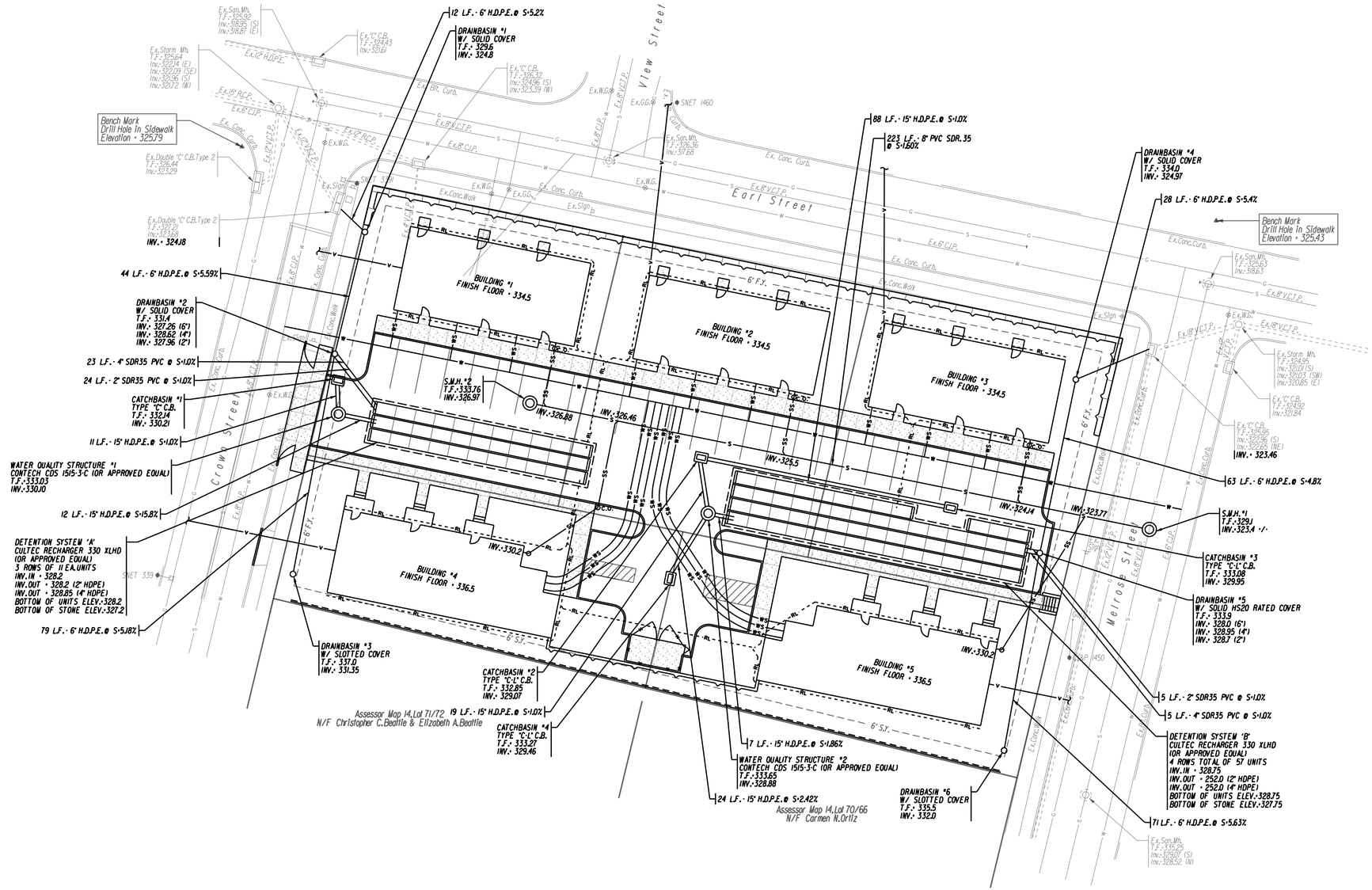
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

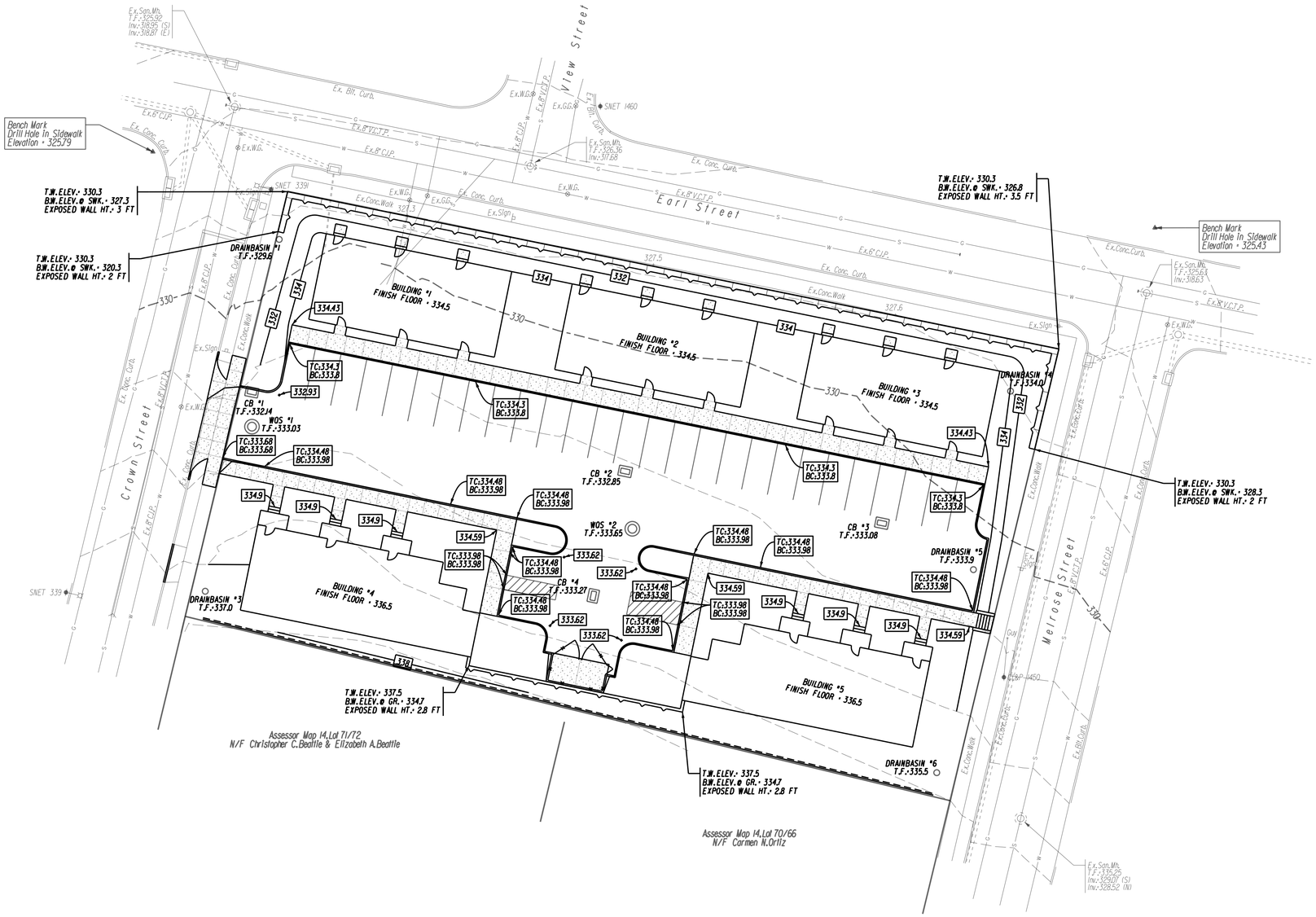
ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: PLN-001

DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 5


Earl Street
View Street
Crown Street
Melrose Street
12 L.F. - 6" H.D.P.E. @ S=5.2%
DRAINBASIN #1
W/ SOLID COVER
T.F. = 329.6
INV. = 324.8
88 L.F. - 15" H.D.P.E. @ S=1.0%
223 L.F. - 8" PVC SDR.35 @ S=1.60%
DRAINBASIN #4
W/ SOLID COVER
T.F. = 334.0
INV. = 324.97
28 L.F. - 6" H.D.P.E. @ S=5.4%
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Ex.Double "C" C.B.Type 2
T.F.=326.44
Inv.=323.29
Ex.Double "C" C.B.Type 2
T.F.=327.21
Inv.=321.58
INV. = 324.18
44 L.F. - 6" H.D.P.E. @ S=5.59%
DRAINBASIN #2
W/ SOLID COVER
T.F. = 331.4
INV. = 327.26 (6")
INV. = 326.62 (4")
INV. = 327.96 (2")
23 L.F. - 4" SDR35 PVC @ S=1.0%
24 L.F. - 2" SDR35 PVC @ S=1.0%
CATCHBASIN #1
TYPE "C" C.B.
T.F. = 332.14
INV. = 330.21
11 L.F. - 15" H.D.P.E. @ S=1.0%
WATER QUALITY STRUCTURE #1
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.03
INV. = 330.10
12 L.F. - 15" H.D.P.E. @ S=15.8%
DETENTION SYSTEM 'A'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
3 ROWS OF 11 E.A.UNITS
INV.IN = 328.2
INV.OUT = 328.2 (12" HDPE)
INV.OUT = 328.85 (4" HDPE)
BOTTOM OF UNITS ELEV.=328.2
BOTTOM OF STONE ELEV.=327.2
79 L.F. - 6" H.D.P.E. @ S=5.18%
DRAINBASIN #3
W/ SLOTTED COVER
T.F. = 337.0
INV. = 331.35
CATCHBASIN #2
TYPE "C-1" C.B.
T.F. = 332.85
INV. = 329.07
CATCHBASIN #4
TYPE "C-1" C.B.
T.F. = 333.27
INV. = 329.46
19 L.F. - 15" H.D.P.E. @ S=1.0%
Assessor Map 14, Lot 71/72
N/F Christopher C.Beattie & Elizabeth A.Beattie
S.M.H. #2
T.F. = 333.76
INV. = 326.97
INV. = 326.88
INV. = 326.46
INV. = 325.5
INV. = 330.2
BUILDING #1
FINISH FLOOR = 334.5
BUILDING #2
FINISH FLOOR = 334.5
BUILDING #3
FINISH FLOOR = 334.5
BUILDING #4
FINISH FLOOR = 336.5
BUILDING #5
FINISH FLOOR = 336.5
6' F.Y.
6' S.Y.
7 L.F. - 15" H.D.P.E. @ S=1.86%
WATER QUALITY STRUCTURE #2
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.65
INV. = 328.88
24 L.F. - 15" H.D.P.E. @ S=2.42%
Assessor Map 14, Lot 70/66
N/F Carmen M.Ortiz
DRAINBASIN #6
W/ SLOTTED COVER
T.F. = 335.5
INV. = 332.0
63 L.F. - 6" H.D.P.E. @ S=4.8%
INV. = 324.14
INV. = 323.77
S.M.H. #1
T.F. = 329.1
INV. = 323.4 +/-
CATCHBASIN #3
TYPE "C-1" C.B.
T.F. = 333.08
INV. = 329.95
DRAINBASIN #5
W/ SOLID HS20 RATED COVER
T.F. = 333.9
INV. = 328.0 (6")
INV. = 328.95 (4")
INV. = 328.7 (2")
5 L.F. - 2" SDR35 PVC @ S=1.0%
5 L.F. - 4" SDR35 PVC @ S=1.0%
DETENTION SYSTEM 'B'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
4 ROWS TOTAL OF 57 UNITS
INV.IN = 328.75
INV.OUT = 252.0 (12" HDPE)
INV.OUT = 252.0 (4" HDPE)
BOTTOM OF UNITS ELEV.=328.75
BOTTOM OF STONE ELEV.=327.75
71 L.F. - 6" H.D.P.E. @ S=5.63%
Ex.Storm Mh.
T.F.=325.64
Inv.=322.14 (E)
Inv.=322.09 (SE)
Inv.=321.96 (S)
Inv.=321.72 (W)
Ex.'C' C.B.
T.F.=324.43
Inv.=321.61
Ex.'C' C.B.
T.F.=326.32
Inv.=324.96 (S)
Inv.=323.39 (W)
Ex.San.Mh.
T.F.=326.36
Inv.=311.68
Ex.San.Mh.
T.F.=326.92
Inv.=318.95 (S)
Inv.=318.87 (E)
Ex.San.Mh.
T.F.=325.63
Inv.=316.63
Ex.Storm Mh.
T.F.=324.95
Inv.=321.03 (S)
Inv.=321.03 (SW)
Inv.=320.85 (E)
Ex.'C' C.B.
T.F.=324.92
Inv.=321.84
Ex.'C' C.B.
T.F.=325.95
Inv.=322.56 (S)
Inv.=322.55 (NE)
INV. = 323.46
Ex.San.Mh.
T.F.=315.26
Inv.=309.07 (S)
Inv.=308.52 (N)
SNET 1460
SNET 339
SNET 1450
Ex.W.G.
Ex.G.G.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign
Ex.Blk.Curb
Ex.8"C.I.P.
Ex.8"V.C.I.P.
Ex.12"R.C.P.
Ex.15"R.C.P.
Ex.12"H.D.P.E.
Ex.18"V.C.I.P.
Ex.Gas Line
Ex.Conc.Curb.Cut
Ex.Conc.Curb.Ramp
Ex.Conc.Walk
Ex.Gas Line
Ex.Utility Pole
Ex.Light Pole
Ex.Guy Wire
Ex.Fence
Ex.Hydrant
Ex.Gate Valve
Ex.Tree
Ex.Bush
Ex.Shrub
Ex.Flag Pole
Ex.Mail Box
Ex.Sign
Ex.Bench
Ex.Trash Can
Ex.Bollard
Ex.Post
Ex.Curb Inlet
Ex.Catch Basin
Ex.Manhole
Ex.Water Valve
Ex.Water Meter
Ex.Water Shut Off
Ex.Water Curb Stop
Ex.Water Service
Ex.Water Main
Ex.Gas Valve
Ex.Gas Meter
Ex.Gas Shut Off
Ex.Gas Curb Stop
Ex.Gas Service
Ex.Gas Main
Ex.Electric Box
Ex.Electric Meter
Ex.Electric Shut Off
Ex.Electric Curb Stop
Ex.Electric Service
Ex.Electric Main
Ex.Telephone Box
Ex.Telephone Pedestal
Ex.Telephone Shut Off
Ex.Telephone Curb Stop
Ex.Telephone Service
Ex.Telephone Main
Ex.Cable Box
Ex.Cable Pedestal
Ex.Cable Shut Off
Ex.Cable Curb Stop
Ex.Cable Service
Ex.Cable Main
Ex.Fiber Optic Box
Ex.Fiber Optic Pedestal
Ex.Fiber Optic Shut Off
Ex.Fiber Optic Curb Stop
Ex.Fiber Optic Service
Ex.Fiber Optic Main
Ex.Overhead Wires
Ex.Underground Wires
Ex.Contour
Ex.Index Contour
Ex.Intermediate Contour
Ex.Depression Contour
Ex.Supplemental Contour
Ex.Spot Grade
Ex.Top of Wall
Ex.Bottom of Wall
Ex.Top of Bank
Ex.Bottom of Bank
Ex.Top of Ditch
Ex.Bottom of Ditch
Ex.Top of Berm
Ex.Bottom of Berm
Ex.Top of Curb
Ex.Bottom of Curb
Ex.Top of Sidewalk
Ex.Bottom of Sidewalk
Ex.Top of Step
Ex.Bottom of Step
Ex.Top of Ramp
Ex.Bottom of Ramp
Ex.Top of Deck
Ex.Bottom of Deck
Ex.Top of Patio
Ex.Bottom of Patio
Ex.Top of Pool
Ex.Bottom of Pool
Ex.Top of Fence
Ex.Bottom of Fence
Ex.Top of Hedge
Ex.Bottom of Hedge
Ex.Top of Tree
Ex.Bottom of Tree
Ex.Top of Bush
Ex.Bottom of Bush
Ex.Top of Shrub
Ex.Bottom of Shrub
Ex.Top of Flag Pole
Ex.Bottom of Flag Pole
Ex.Top of Mail Box
Ex.Bottom of Mail Box
Ex.Top of Sign
Ex.Bottom of Sign
Ex.Top of Bench
Ex.Bottom of Bench
Ex.Top of Trash Can
Ex.Bottom of Trash Can
Ex.Top of Bollard
Ex.Bottom of Bollard
Ex.Top of Post
Ex.Bottom of Post
Ex.Top of Curb Inlet
Ex.Bottom of Curb Inlet
Ex.Top of Catch Basin
Ex.Bottom of Catch Basin
Ex.Top of Manhole
Ex.Bottom of Manhole
Ex.Top of Water Valve
Ex.Bottom of Water Valve
Ex.Top of Water Meter
Ex.Bottom of Water Meter
Ex.Top of Water Shut Off
Ex.Bottom of Water Shut Off
Ex.Top of Water Curb Stop
Ex.Bottom of Water Curb Stop
Ex.Top of Water Service
Ex.Bottom of Water Service
Ex.Top of Water Main
Ex.Bottom of Water Main
Ex.Top of Gas Valve
Ex.Bottom of Gas Valve
Ex.Top of Gas Meter
Ex.Bottom of Gas Meter
Ex.Top of Gas Shut Off
Ex.Bottom of Gas Shut Off
Ex.Top of Gas Curb Stop
Ex.Bottom of Gas Curb Stop
Ex.Top of Gas Service
Ex.Bottom of Gas Service
Ex.Top of Gas Main
Ex.Bottom of Gas Main
Ex.Top of Electric Box
Ex.Bottom of Electric Box
Ex.Top of Electric Meter
Ex.Bottom of Electric Meter
Ex.Top of Electric Shut Off
Ex.Bottom of Electric Shut Off
Ex.Top of Electric Curb Stop
Ex.Bottom of Electric Curb Stop
Ex.Top of Electric Service
Ex.Bottom of Electric Service
Ex.Top of Electric Main
Ex.Bottom of Electric Main
Ex.Top of Telephone Box
Ex.Bottom of Telephone Box
Ex.Top of Telephone Pedestal
Ex.Bottom of Telephone Pedestal
Ex.Top of Telephone Shut Off
Ex.Bottom of Telephone Shut Off
Ex.Top of Telephone Curb Stop
Ex.Bottom of Telephone Curb Stop
Ex.Top of Telephone Service
Ex.Bottom of Telephone Service
Ex.Top of Telephone Main
Ex.Bottom of Telephone Main
Ex.Top of Cable Box
Ex.Bottom of Cable Box
Ex.Top of Cable Pedestal
Ex.Bottom of Cable Pedestal
Ex.Top of Cable Shut Off
Ex.Bottom of Cable Shut Off
Ex.Top of Cable Curb Stop
Ex.Bottom of Cable Curb Stop
Ex.Top of Cable Service
Ex.Bottom of Cable Service
Ex.Top of Cable Main
Ex.Bottom of Cable Main
Ex.Top of Fiber Optic Box
Ex.Bottom of Fiber Optic Box
Ex.Top of Fiber Optic Pedestal
Ex.Bottom of Fiber Optic Pedestal
Ex.Top of Fiber Optic Shut Off
Ex.Bottom of Fiber Optic Shut Off
Ex.Top of Fiber Optic Curb Stop
Ex.Bottom of Fiber Optic Curb Stop
Ex.Top of Fiber Optic Service
Ex.Bottom of Fiber Optic Service
Ex.Top of Fiber Optic Main
Ex.Bottom of Fiber Optic Main
Ex.Top of Overhead Wires
Ex.Bottom of Overhead Wires
Ex.Top of Underground Wires
Ex.Bottom of Underground Wires
Ex.Top of Contour
Ex.Bottom of Contour
Ex.Top of Index Contour
Ex.Bottom of Index Contour
Ex.Top of Intermediate Contour
Ex.Bottom of Intermediate Contour
Ex.Top of Depression Contour
Ex.Bottom of Depression Contour
Ex.Top of Supplemental Contour
Ex.Bottom of Supplemental Contour
Ex.Top of Spot Grade
Ex.Bottom of Spot Grade
Ex.Top of Top of Wall
Ex.Bottom of Top of Wall
Ex.Top of Bottom of Wall
Ex.Bottom of Bottom of Wall
Ex.Top of Top of Bank
Ex.Bottom of Top of Bank
Ex.Top of Bottom of Bank
Ex.Bottom of Bottom of Bank
Ex.Top of Top of Ditch
Ex.Bottom of Top of Ditch
Ex.Top of Bottom of Ditch
Ex.Bottom of Bottom of Ditch
Ex.Top of Top of Berm
Ex.Bottom of Top of Berm
Ex.Top of Bottom of Berm
Ex.Bottom of Bottom of Berm
Ex.Top of Top of Curb
Ex.Bottom of Top of Curb
Ex.Top of Bottom of Curb
Ex.Bottom of Bottom of Curb
Ex.Top of Top of Sidewalk
Ex.Bottom of Top of Sidewalk
Ex.Top of Bottom of Sidewalk
Ex.Bottom of Bottom of Sidewalk
Ex.Top of Top of Step
Ex.Bottom of Top of Step
Ex.Top of Bottom of Step
Ex.Bottom of Bottom of Step
Ex.Top of Top of Ramp
Ex.Bottom of Top of Ramp
Ex.Top of Bottom of Ramp
Ex.Bottom of Bottom of Ramp
Ex.Top of Top of Deck
Ex.Bottom of Top of Deck
Ex.Top of Bottom of Deck
Ex.Bottom of Bottom of Deck
Ex.Top of Top of Patio
Ex.Bottom of Top of Patio
Ex.Top of Bottom of Patio
Ex.Bottom of Bottom of Patio
Ex.Top of Top of Pool
Ex.Bottom of Top of Pool
Ex.Top of Bottom of Pool
Ex.Bottom of Bottom of Pool
Ex.Top of Top of Fence
Ex.Bottom of Top of Fence
Ex.Top of Bottom of Fence
Ex.Bottom of Bottom of Fence
Ex.Top of Top of Hedge
Ex.Bottom of Top of Hedge
Ex.Top of Bottom of Hedge
Ex.Bottom of Bottom of Hedge
Ex.Top of Top of Tree
Ex.Bottom of Top of Tree
Ex.Top of Bottom of Tree
Ex.Bottom of Bottom of Tree
Ex.Top of Top of Bush
Ex.Bottom of Top of Bush
Ex.Top of Bottom of Bush
Ex.Bottom of Bottom of Bush
Ex.Top of Top of Shrub
Ex.Bottom of Top of Shrub
Ex.Top of Bottom of Shrub
Ex.Bottom of Bottom of Shrub
Ex.Top of Top of Flag Pole
Ex.Bottom of Top of Flag Pole
Ex.Top of Bottom of Flag Pole
Ex.Bottom of Bottom of Flag Pole
Ex.Top of Top of Mail Box
Ex.Bottom of Top of Mail Box
Ex.Top of Bottom of Mail Box
Ex.Bottom of Bottom of Mail Box
Ex.Top of Top of Sign
Ex.Bottom of Top of Sign
Ex.Top of Bottom of Sign
Ex.Bottom of Bottom of Sign
Ex.Top of Top of Bench
Ex.Bottom of Top of Bench
Ex.Top of Bottom of Bench
Ex.Bottom of Bottom of Bench
Ex.Top of Top of Trash Can
Ex.Bottom of Top of Trash Can
Ex.Top of Bottom of Trash Can
Ex.Bottom of Bottom of Trash Can
Ex.Top of Top of Bollard
Ex.Bottom of Top of Bollard
Ex.Top of Bottom of Bollard
Ex.Bottom of Bottom of Bollard
Ex.Top of Top of Post
Ex.Bottom of Top of Post
Ex.Top of Bottom of Post
Ex.Bottom of Bottom of Post
Ex.Top of Top of Curb Inlet
Ex.Bottom of Top of Curb Inlet
Ex.Top of Bottom of Curb Inlet
Ex.Bottom of Bottom of Curb Inlet
Ex.Top of Top of Catch Basin
Ex.Bottom of Top of Catch Basin
Ex.Top of Bottom of Catch Basin
Ex.Bottom of Bottom of Catch Basin
Ex.Top of Top of Manhole
Ex.Bottom of Top of Manhole
Ex.Top of Bottom of Manhole
Ex.Bottom of Bottom of Manhole
Ex.Top of Top of Water Valve
Ex.Bottom of Top of Water Valve
Ex.Top of Bottom of Water Valve
Ex.Bottom of Bottom of Water Valve
Ex.Top of Top of Water Meter
Ex.Bottom of Top of Water Meter
Ex.Top of Bottom of Water Meter
Ex.Bottom of Bottom of Water Meter
Ex.Top of Top of Water Shut Off
Ex.Bottom of Top of Water Shut Off
Ex.Top of Bottom of Water Shut Off
Ex.Bottom of Bottom of Water Shut Off
Ex.Top of Top of Water Curb Stop
Ex.Bottom of Top of Water Curb Stop
Ex.Top of Bottom of Water Curb Stop
Ex.Bottom of Bottom of Water Curb Stop
Ex.Top of Top of Water Service
Ex.Bottom of Top of Water Service
Ex.Top of Bottom of Water Service
Ex.Bottom of Bottom of Water Service
Ex.Top of Top of Water Main
Ex.Bottom of Top of Water Main
Ex.Top of Bottom of Water Main
Ex.Bottom of Bottom of Water Main
Ex.Top of Top of Gas Valve
Ex.Bottom of Top of Gas Valve
Ex.Top of Bottom of Gas Valve
Ex.Bottom of Bottom of Gas Valve
Ex.Top of Top of Gas Meter
Ex.Bottom of Top of Gas Meter
Ex.Top of Bottom of Gas Meter
Ex.Bottom of Bottom of Gas Meter
Ex.Top of Top of Gas Shut Off
Ex.Bottom of Top of Gas Shut Off
Ex.Top of Bottom of Gas Shut Off
Ex.Bottom of Bottom of Gas Shut Off
Ex.Top of Top of Gas Curb Stop
Ex.Bottom of Top of Gas Curb Stop
Ex.Top of Bottom of Gas Curb Stop
Ex.Bottom of Bottom of Gas Curb Stop
Ex.Top of Top of Gas Service
Ex.Bottom of Top of Gas Service
Ex.Top of Bottom of Gas Service
Ex.Bottom of Bottom of Gas Service
Ex.Top of Top of Gas Main
Ex.Bottom of Top of Gas Main
Ex.Top of Bottom of Gas Main
Ex.Bottom of Bottom of Gas Main
Ex.Top of Top of Electric Box
Ex.Bottom of Top of Electric Box
Ex.Top of Bottom of Electric Box
Ex.Bottom of Bottom of Electric Box
Ex.Top of Top of Electric Meter
Ex.Bottom of Top of Electric Meter
Ex.Top of Bottom of Electric Meter
Ex.Bottom of Bottom of Electric Meter
Ex.Top of Top of Electric Shut Off
Ex.Bottom of Top of Electric Shut Off
Ex.Top of Bottom of Electric Shut Off
Ex.Bottom of Bottom of Electric Shut Off
Ex.Top of Top of Electric Curb Stop
Ex.Bottom of Top of Electric Curb Stop
Ex.Top of Bottom of Electric Curb Stop
Ex.Bottom of Bottom of Electric Curb Stop
Ex.Top of Top of Electric Service
Ex.Bottom of Top of Electric Service
Ex.Top of Bottom of Electric Service
Ex.Bottom of Bottom of Electric Service
Ex.Top of Top of Electric Main
Ex.Bottom of Top of Electric Main
Ex.Top of Bottom of Electric Main
Ex.Bottom of Bottom of Electric Main
Ex.Top of Top of Telephone Box
Ex.Bottom of Top of Telephone Box
Ex.Top of Bottom of Telephone Box
Ex.Bottom of Bottom of Telephone Box
Ex.Top of Top of Telephone Pedestal
Ex.Bottom of Top of Telephone Pedestal
Ex.Top of Bottom of Telephone Pedestal
Ex.Bottom of Bottom of Telephone Pedestal
Ex.Top of Top of Telephone Shut Off
Ex.Bottom of Top of Telephone Shut Off
Ex.Top of Bottom of Telephone Shut Off
Ex.Bottom of Bottom of Telephone Shut Off
Ex.Top of Top of Telephone Curb Stop
Ex.Bottom of Top of Telephone Curb Stop
Ex.Top of Bottom of Telephone Curb Stop
Ex.Bottom of Bottom of Telephone Curb Stop
Ex.Top of Top of Telephone Service
Ex.Bottom of Top of Telephone Service
Ex.Top of Bottom of Telephone Service
Ex.Bottom of Bottom of Telephone Service
Ex.Top of Top of Telephone Main
Ex.Bottom of Top of Telephone Main
Ex.Top of Bottom of Telephone Main
Ex.Bottom of Bottom of Telephone Main
Ex.Top of Top of Cable Box
Ex.Bottom of Top of Cable Box
Ex.Top of Bottom of Cable Box
Ex.Bottom of Bottom of Cable Box
Ex.Top of Top of Cable Pedestal
Ex.Bottom of Top of Cable Pedestal
Ex.Top of Bottom of Cable Pedestal
Ex.Bottom of Bottom of Cable Pedestal
Ex.Top of Top of Cable Shut Off
Ex.Bottom of Top of Cable Shut Off
Ex.Top of Bottom of Cable Shut Off
Ex.Bottom of Bottom of Cable Shut Off
Ex.Top of Top of Cable Curb Stop
Ex.Bottom of Top of Cable Curb Stop
Ex.Top of Bottom of Cable Curb Stop
Ex.Bottom of Bottom of Cable Curb Stop
Ex.Top of Top of Cable Service
Ex.Bottom of Top of Cable Service
Ex.Top of Bottom of Cable Service
Ex.Bottom of Bottom of Cable Service
Ex.Top of Top of Cable Main
Ex.Bottom of Top of Cable Main
Ex.Top of Bottom of Cable Main
Ex.Bottom of Bottom of Cable Main
Ex.Top of Top of Fiber Optic Box
Ex.Bottom of Top of Fiber Optic Box
Ex.Top of Bottom of Fiber Optic Box
Ex.Bottom of Bottom of Fiber Optic Box
Ex.Top of Top of Fiber Optic Pedestal
Ex.Bottom of Top of Fiber Optic Pedestal
Ex.Top of Bottom of Fiber Optic Pedestal
Ex.Bottom of Bottom of Fiber Optic Pedestal
Ex.Top of Top of Fiber Optic Shut Off
Ex.Bottom of Top of Fiber Optic Shut Off
Ex.Top of Bottom of Fiber Optic Shut Off
Ex.Bottom of Bottom of Fiber Optic Shut Off
Ex.Top of Top of Fiber Optic Curb Stop
Ex.Bottom of Top of Fiber Optic Curb Stop
Ex.Top of Bottom of Fiber Optic Curb Stop
Ex.Bottom of Bottom of Fiber Optic Curb Stop
Ex.Top of Top of Fiber Optic Service
Ex.Bottom of Top of Fiber Optic Service
Ex.Top of Bottom of Fiber Optic Service
Ex.Bottom of Bottom of Fiber Optic Service
Ex.Top of Top of Fiber Optic Main
Ex.Bottom of Top of Fiber Optic Main
Ex.Top of Bottom of Fiber Optic Main
Ex.Bottom of Bottom of Fiber Optic Main
Ex.Top of Top of Overhead Wires
Ex.Bottom of Top of Overhead Wires
Ex.Top of Bottom of Overhead Wires
Ex.Bottom of Bottom of Overhead Wires
Ex.Top of Top of Underground Wires
Ex.Bottom of Top of Underground Wires
Ex.Top of Bottom of Underground Wires
Ex.Bottom of Bottom of Underground Wires
Ex.Top of Top of Contour
Ex.Bottom of Top of Contour
Ex.Top of Bottom of Contour
Ex.Bottom of Bottom of Contour
Ex.Top of Top of Index Contour
Ex.Bottom of Top of Index Contour
Ex.Top of Bottom of Index Contour
Ex.Bottom of Bottom of Index Contour
Ex.Top of Top of Intermediate Contour
Ex.Bottom of Top of Intermediate Contour
Ex.Top of Bottom of Intermediate Contour
Ex.Bottom of Bottom of Intermediate Contour
Ex.Top of Top of Depression Contour
Ex.Bottom of Top of Depression Contour
Ex.Top of Bottom of Depression Contour
Ex.Bottom of Bottom of Depression Contour
Ex.Top of Top of Supplemental Contour
Ex.Bottom of Top of Supplemental Contour
Ex.Top of Bottom of Supplemental Contour
Ex.Bottom of Bottom of Supplemental Contour
Ex.Top of Top of Spot Grade
Ex.Bottom of Top of Spot Grade
Ex.Top of Bottom of Spot Grade
Ex.Bottom of Bottom of Spot Grade
Ex.Top of Top of Top of Wall
Ex.Bottom of Top of Top of Wall
Ex.Top of Bottom of Top of Wall
Ex.Bottom of Bottom of Top of Wall
Ex.Top of Top of Bottom of Wall
Ex.Bottom of Top of Bottom of Wall
Ex.Top of Bottom of Bottom of Wall
Ex.Bottom of Bottom of Bottom of Wall
Ex.Top of Top of Top of Bank
Ex.Bottom of Top of Top of Bank
Ex.Top of Bottom of Top of Bank
Ex.Bottom of Bottom of Top of Bank
Ex.Top of Top of Bottom of Bank
Ex.Bottom of Top of Bottom of Bank
Ex.Top of Bottom of Bottom of Bank
Ex.Bottom of Bottom of Bottom of Bank
Ex.Top of Top of Top of Ditch
Ex.Bottom of Top of Top of Ditch
Ex.Top of Bottom of Top of Ditch
Ex.Bottom of Bottom of Top of Ditch
Ex.Top of Top of Bottom of Ditch
Ex.Bottom of Top of Bottom of Ditch
Ex.Top of Bottom of Bottom of Ditch
Ex.Bottom of Bottom of Bottom of Ditch
Ex.Top of Top of Top of Berm
Ex.Bottom of Top of Top of Berm
Ex.Top of Bottom of Top of Berm
Ex.Bottom of Bottom of Top of Berm
Ex.Top of Top of Bottom of Berm
Ex.Bottom of Top of Bottom of Berm
Ex.Top of Bottom of Bottom of Berm
Ex.Bottom of Bottom of Bottom of Berm
Ex.Top of Top of Top of Curb
Ex.Bottom of Top of Top of Curb
Ex.Top of Bottom of Top of Curb
Ex.Bottom of Bottom of Top of Curb
Ex.Top of Top of Bottom of Curb
Ex.Bottom of Top of Bottom of Curb
Ex.Top of Bottom of Bottom of Curb
Ex.Bottom of Bottom of Bottom of Curb
Ex.Top of Top of Top of Sidewalk
Ex.Bottom of Top of Top of Sidewalk
Ex.Top of Bottom of Top of Sidewalk
Ex.Bottom of Bottom of Top of Sidewalk
Ex.Top of Top of Bottom of Sidewalk
Ex.Bottom of Top of Bottom of Sidewalk
Ex.Top of Bottom of Bottom of Sidewalk
Ex.Bottom of Bottom of Bottom of Sidewalk
Ex.Top of Top of Top of Step
Ex.Bottom of Top of Top of Step
Ex.Top of Bottom of Top of Step
Ex.Bottom of Bottom of Top of Step
Ex.Top of Top of Bottom of Step
Ex.Bottom of Top of Bottom of Step
Ex.Top of Bottom of Bottom of Step
Ex.Bottom of Bottom of Bottom of Step
Ex.Top of Top of Top of Ramp
Ex.Bottom of Top of Top of Ramp
Ex.Top of Bottom of Top of Ramp
Ex.Bottom of Bottom of Top of Ramp
Ex.Top of Top of Bottom of Ramp
Ex.Bottom of Top of Bottom of Ramp
Ex.Top of Bottom of Bottom of Ramp
Ex.Bottom of Bottom of Bottom of Ramp
Ex.Top of Top of Top of Deck
Ex.Bottom of Top of Top of Deck
Ex.Top of Bottom of Top of Deck
Ex.Bottom of Bottom of Top of Deck
Ex.Top of Top of Bottom of Deck
Ex.Bottom of Top of Bottom of Deck
Ex.Top of Bottom of Bottom of Deck
Ex.Bottom of Bottom of Bottom of Deck
Ex.Top of Top of Top of Patio
Ex.Bottom of Top of Top of Patio
Ex.Top of Bottom of Top of Patio
Ex.Bottom of Bottom of Top of Patio
Ex.Top of Top of Bottom of Patio
Ex.Bottom of Top of Bottom of Patio
Ex.Top of Bottom of Bottom of Patio
Ex.Bottom of Bottom of Bottom of Patio
Ex.Top of Top of Top of Pool
Ex.Bottom of Top of Top of Pool
Ex.Top of Bottom of Top of Pool
Ex.Bottom of Bottom of Top of Pool
Ex.Top of Top of Bottom of Pool
Ex.Bottom of Top of Bottom of Pool
Ex.Top of Bottom of Bottom of Pool
Ex.Bottom of Bottom of Bottom of Pool
Ex.Top of Top of Top of Fence
Ex.Bottom of Top of Top of Fence
Ex.Top of Bottom of Top of Fence
Ex.Bottom of Bottom of Top of Fence
Ex.Top of Top of Bottom of Fence
Ex.Bottom of Top of Bottom of Fence
Ex.Top of Bottom of Bottom of Fence
Ex.Bottom of Bottom of Bottom of Fence
Ex.Top of Top of Top of Hedge
Ex.Bottom of Top of Top of Hedge
Ex.Top of Bottom of Top of Hedge
Ex.Bottom of Bottom of Top of Hedge
Ex.Top of Top of Bottom of Hedge
Ex.Bottom of Top of Bottom of Hedge
Ex.Top of Bottom of Bottom of Hedge
Ex.Bottom of Bottom of Bottom of Hedge
Ex.Top of Top of Top of Tree
Ex.Bottom of Top of Top of Tree
Ex.Top of Bottom of Top of Tree
Ex.Bottom of Bottom of Top of Tree
Ex.Top of Top of Bottom of Tree
Ex.Bottom of Top of Bottom of Tree
Ex.Top of Bottom of Bottom of Tree
Ex.Bottom of Bottom of Bottom of Tree
Ex.Top of Top of Top of Bush
Ex.Bottom of Top of Top of Bush
Ex.Top of Bottom of Top of Bush
Ex.Bottom of Bottom of Top of Bush
Ex.Top of Top of Bottom of Bush
Ex.Bottom of Top of Bottom of Bush
Ex.Top of Bottom of Bottom of Bush
Ex.Bottom of Bottom of Bottom of Bush
Ex.Top of Top of Top of Shrub
Ex.Bottom of Top of Top of Shrub
Ex.Top of Bottom of Top of Shrub
Ex.Bottom of Bottom of Top of Shrub
Ex.Top of Top of Bottom of Shrub
Ex.Bottom of Top of Bottom of Shrub
Ex.Top of Bottom of Bottom of Shrub
Ex.Bottom of Bottom of Bottom of Shrub
Ex.Top of Top of Top of Flag Pole
Ex.Bottom of Top of Top of Flag Pole
Ex.Top of Bottom of Top of Flag Pole
Ex.Bottom of Bottom of Top of Flag Pole
Ex.Top of Top of Bottom of Flag Pole
Ex.Bottom of Top of Bottom of Flag Pole
Ex.Top of Bottom of Bottom of Flag Pole
Ex.Bottom of Bottom of Bottom of Flag Pole
Ex.Top of Top of Top of Mail Box
Ex.Bottom of Top of Top of Mail Box
Ex.Top of Bottom of Top of Mail Box
Ex.Bottom of Bottom of Top of Mail Box
Ex.Top of Top of Bottom of Mail Box
Ex.Bottom of Top of Bottom of Mail Box
Ex.Top of Bottom of Bottom of Mail Box
Ex.Bottom of Bottom of Bottom of Mail Box
Ex.Top of Top of Top of Sign
Ex.Bottom of Top of Top of Sign
Ex.Top of Bottom of Top of Sign
Ex.Bottom of Bottom of Top of Sign
Ex.Top of Top of Bottom of Sign
Ex.Bottom of Top of Bottom of Sign
Ex.Top of Bottom of Bottom of Sign
Ex.Bottom of Bottom of Bottom of Sign
Ex.Top of Top of Top of Bench
Ex.Bottom of Top of Top of Bench
Ex.Top of Bottom of Top of Bench
Ex.Bottom of Bottom of Top of Bench
Ex.Top of Top of Bottom of Bench
Ex.Bottom of Top of Bottom of Bench
Ex.Top of Bottom of Bottom of Bench
Ex.Bottom of Bottom of Bottom of Bench
Ex.Top of Top of Top of Trash Can
Ex.Bottom of Top of Top of Trash Can
Ex.Top of Bottom of Top of Trash Can
Ex.Bottom of Bottom of Top of Trash Can
Ex.Top of Top of Bottom of Trash Can
Ex.Bottom of Top of Bottom of Trash Can
Ex.Top of Bottom of Bottom of Trash Can
Ex.Bottom of Bottom of Bottom of Trash Can
Ex.Top of Top of Top of Bollard
Ex.Bottom of Top of Top of Bollard
Ex.Top of Bottom of Top of Bollard
Ex.Bottom of Bottom of Top of Bollard
Ex.Top of Top of Bottom of Bollard
Ex.Bottom of Top of Bottom of Bollard
Ex.Top of Bottom of Bottom of Bollard
Ex.Bottom of Bottom of Bottom of Bollard
Ex.Top of Top of Top of Post
Ex.Bottom of Top of Top of Post
Ex.Top of Bottom of Top of Post
Ex.Bottom of Bottom of Top of Post
Ex.Top of Top of Bottom of Post
Ex.Bottom of Top of Bottom of Post
Ex.Top of Bottom of Bottom of Post
Ex.Bottom of Bottom of Bottom of Post
Ex.Top of Top of Top of Curb Inlet
Ex.Bottom of Top of Top of Curb Inlet
Ex.Top of Bottom of Top of Curb Inlet
Ex.Bottom of Bottom of Top of Curb Inlet
Ex.Top of Top of Bottom of Curb Inlet
Ex.Bottom of Top of Bottom of Curb Inlet
Ex.Top of Bottom of Bottom of Curb Inlet
Ex.Bottom of Bottom of Bottom of Curb Inlet
Ex.Top of Top of Top of Catch Basin
Ex.Bottom of Top of Top of Catch Basin
Ex.Top of Bottom of Top of Catch Basin
Ex.Bottom of Bottom of Top of Catch Basin
Ex.Top of Top of Bottom of Catch Basin
Ex.Bottom of Top of Bottom of Catch Basin
Ex.Top of Bottom of Bottom of Catch Basin
Ex.Bottom of Bottom of Bottom of Catch Basin
Ex.Top of Top of Top of Manhole
Ex.Bottom of Top of Top of Manhole
Ex.Top of Bottom of Top of Manhole
Ex.Bottom of Bottom of Top of Manhole
Ex.Top of Top of Bottom of Manhole
Ex.Bottom of Top of Bottom of Manhole
Ex.Top of Bottom of Bottom of Manhole
Ex.Bottom of Bottom of Bottom of Manhole
Ex.Top of Top of Top of Water Valve
Ex.Bottom of Top of Top of Water Valve
Ex.Top of Bottom of Top of Water Valve
Ex.Bottom of Bottom of Top of Water Valve
Ex.Top of Top of Bottom of Water Valve
Ex.Bottom of Top of Bottom of Water Valve
Ex.Top of Bottom of Bottom of Water Valve
Ex.Bottom of Bottom of Bottom of Water Valve
Ex.Top of Top of Top of Water Meter
Ex.Bottom of Top of Top of Water Meter
Ex.Top of Bottom of Top of Water Meter
Ex.Bottom of Bottom of Top of Water Meter
Ex.Top of Top of Bottom of Water Meter
Ex.Bottom of Top of Bottom of Water Meter
Ex.Top of Bottom of Bottom of Water Meter
Ex.Bottom of Bottom of Bottom of Water Meter
Ex.Top of Top of Top of Water Shut Off
Ex.Bottom of Top of Top of Water Shut Off
Ex.Top of Bottom of Top of Water Shut Off
Ex.Bottom of Bottom of Top of Water Shut Off
Ex.Top of Top of Bottom of Water Shut Off
Ex.Bottom of Top of Bottom of Water Shut Off
Ex.Top of Bottom of Bottom of Water Shut Off
Ex.Bottom of Bottom of Bottom of Water Shut Off
Ex.Top of Top of Top of Water Curb Stop
Ex.Bottom of Top of Top of Water Curb Stop
Ex.Top of Bottom of Top of Water Curb Stop
Ex.Bottom of Bottom of Top of Water Curb Stop
Ex.Top of Top of Bottom of Water Curb Stop
Ex.Bottom of Top of Bottom of Water Curb Stop
Ex.Top of Bottom of Bottom of Water Curb Stop
Ex.Bottom of Bottom of Bottom of Water Curb Stop
Ex.Top of Top of Top of Water Service
Ex.Bottom of Top of Top of Water Service
Ex.Top of Bottom of Top of Water Service
Ex.Bottom of Bottom of Top of Water Service
Ex.Top of Top of Bottom of Water Service
Ex.Bottom of Top of Bottom of Water Service
Ex.Top of Bottom of Bottom of Water Service
Ex.Bottom of Bottom of Bottom of Water Service
Ex.Top of Top of Top of Water Main
Ex.Bottom of Top of Top of Water Main
Ex.Top of



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PE.N. 0026920 — LICENSED PROFESSIONAL ENGINEER

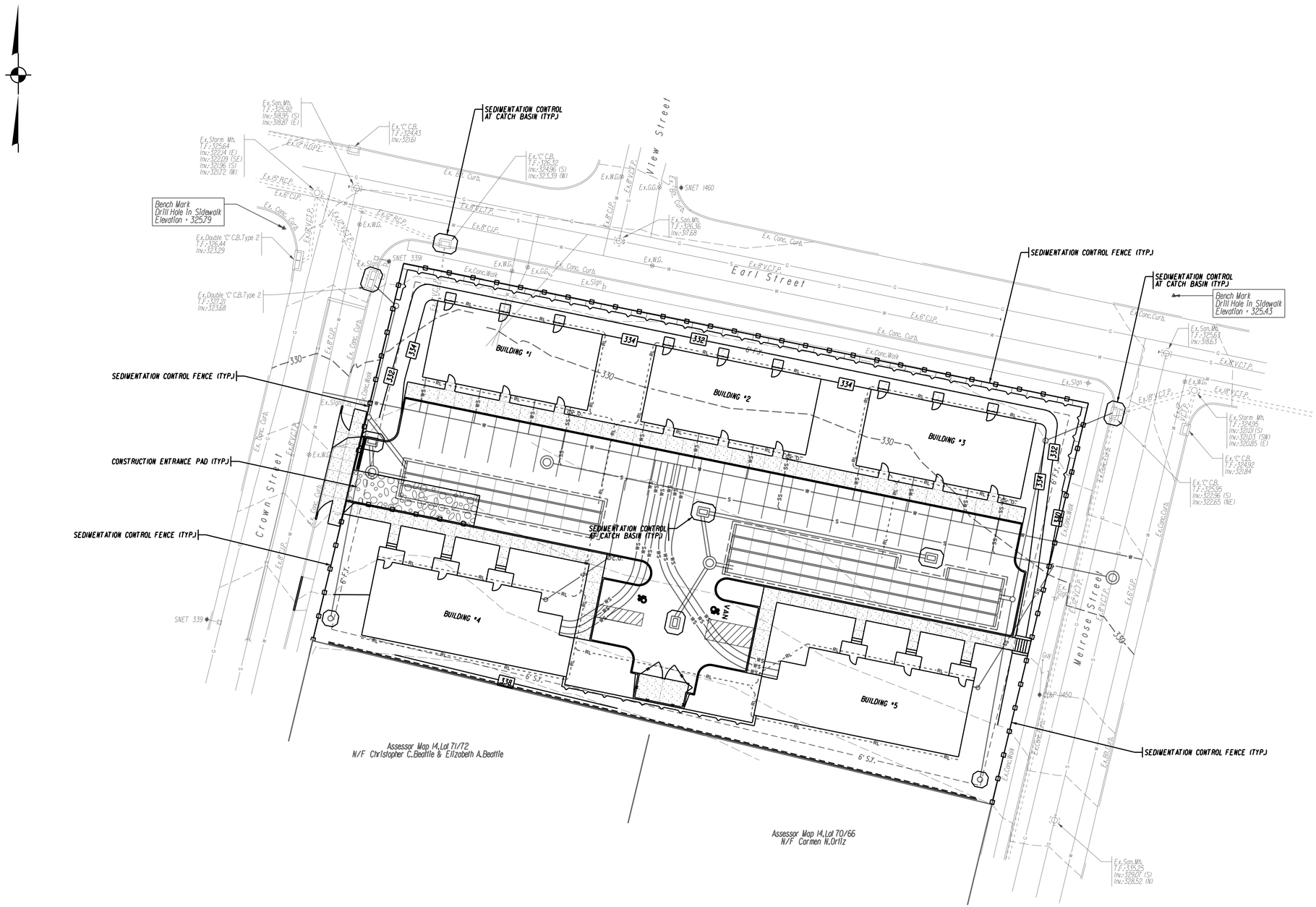
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0009232 LICENSED PROFESSIONAL ENGINEER

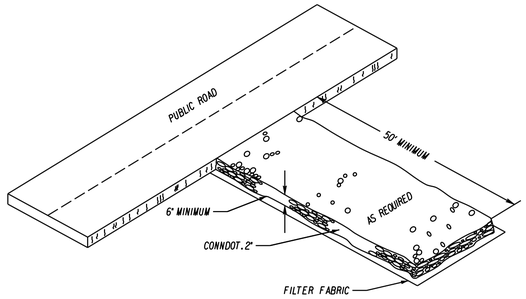
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

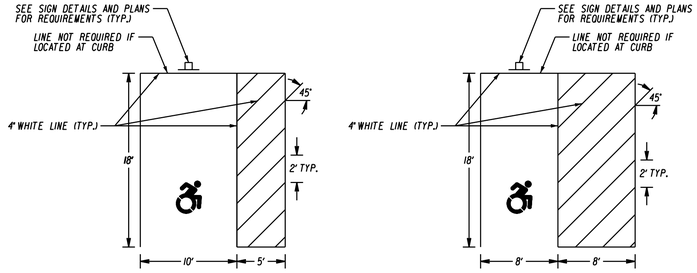
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

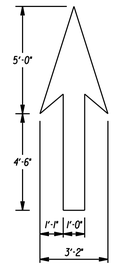


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

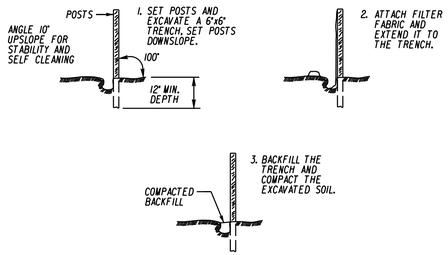
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



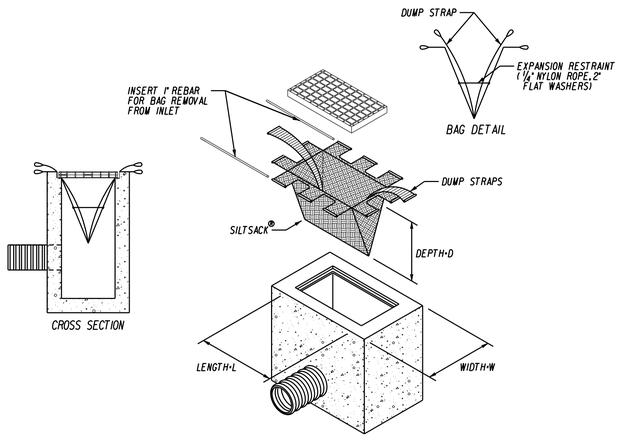
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
	12X6	31-0648		.080

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

AREA (SQ. FT)	SIZE (INCHES)	CONN. O.D.T. *	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

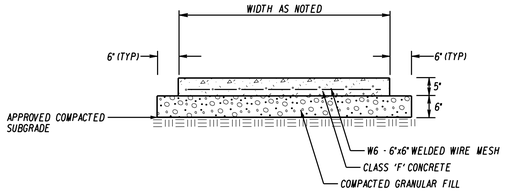
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO. MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

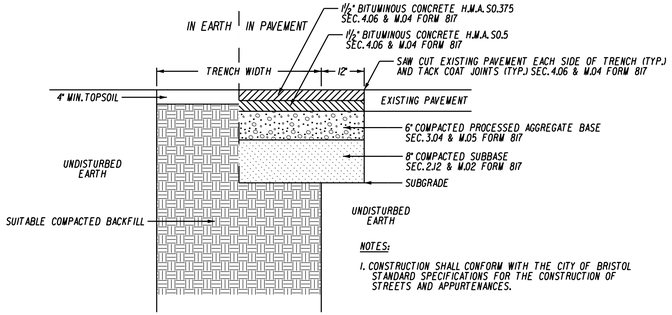
SHEET NO. 9



NOTES:

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

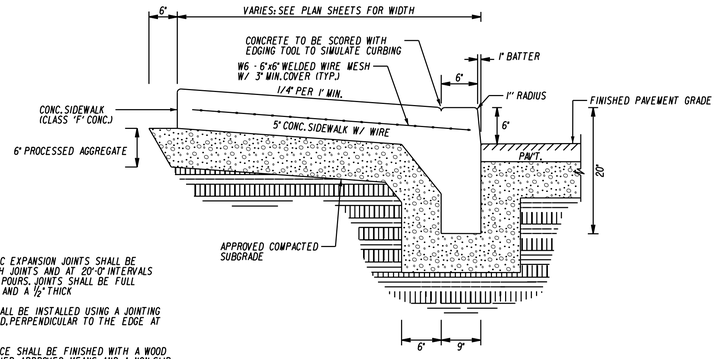
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

1. CONSTRUCTION SHALL CONFORM WITH THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.

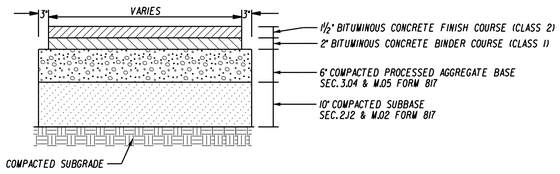
TRENCH RESTORATION DETAIL
NOT TO SCALE



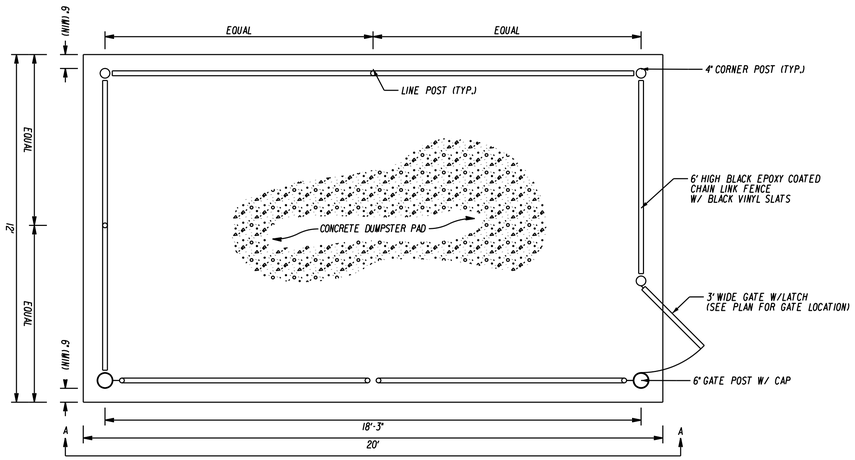
W/ 6" CURB REVEAL

NOTES:

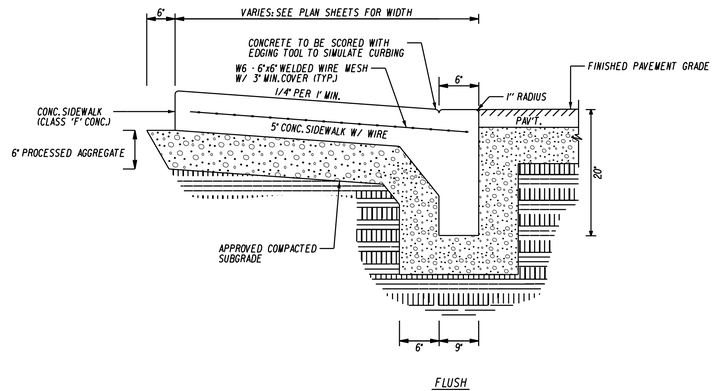
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

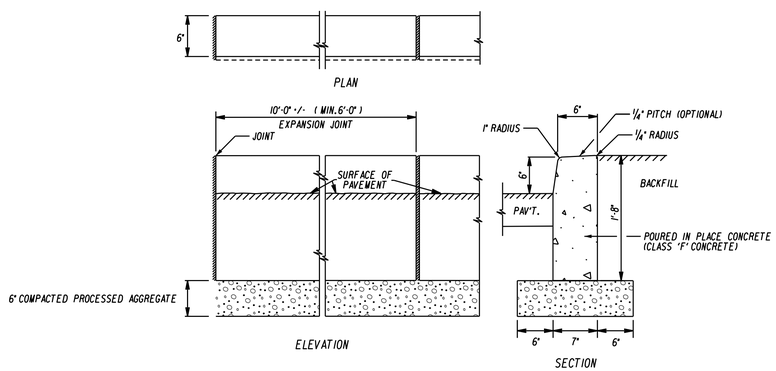


PLAN

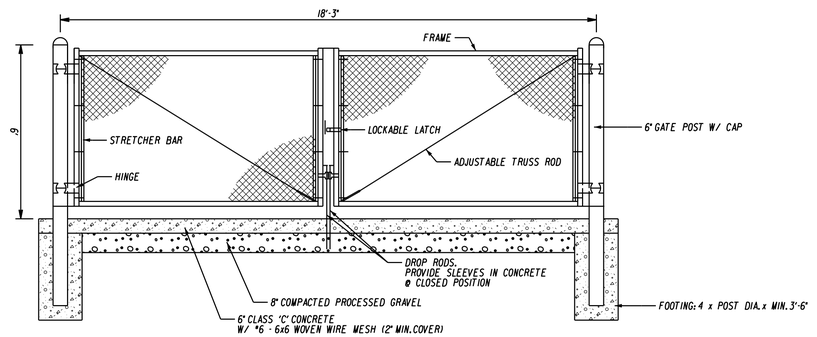


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

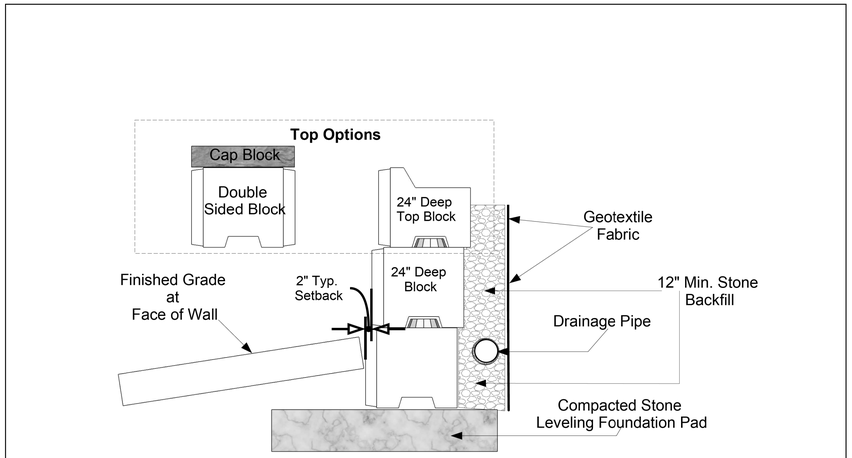
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

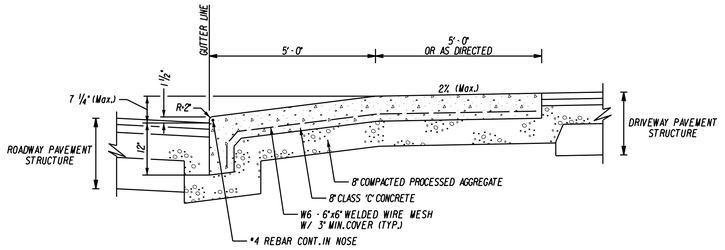
SHEET NO.: 10



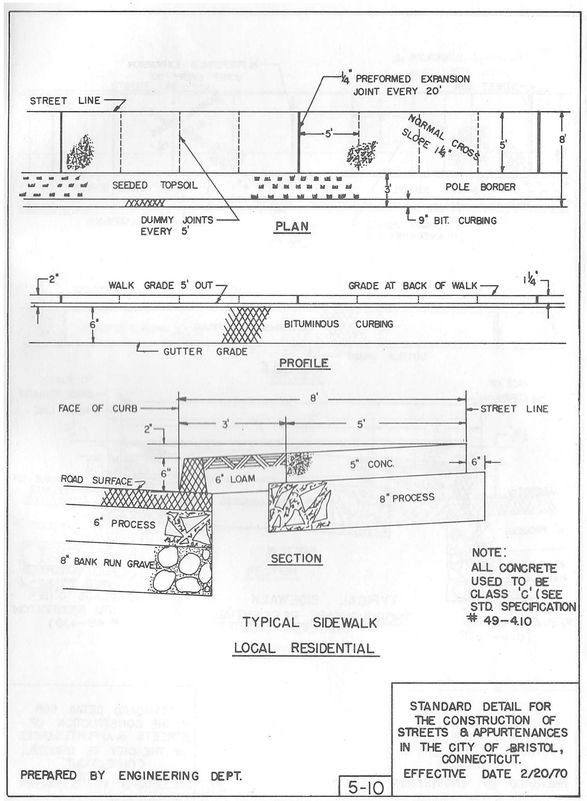
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)

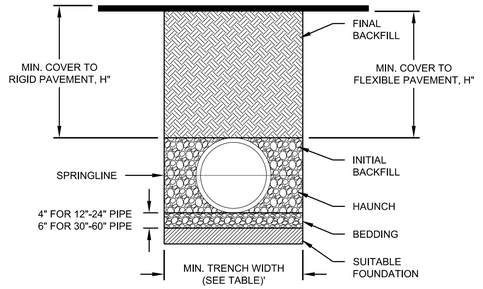


TYPICAL SIDEWALK
LOCAL RESIDENTIAL

PREPARED BY ENGINEERING DEPT.

5-10

STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS & APPURTENANCES IN THE CITY OF BRISTOL, CONNECTICUT.
EFFECTIVE DATE 2/20/70



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

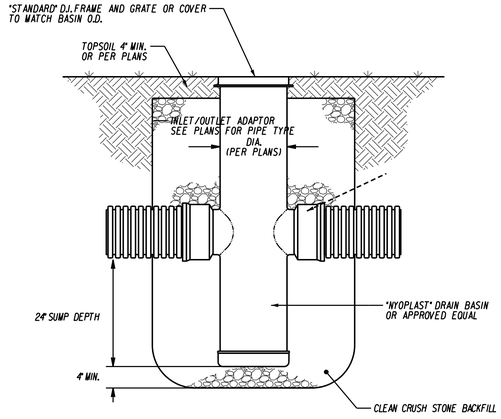
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-003

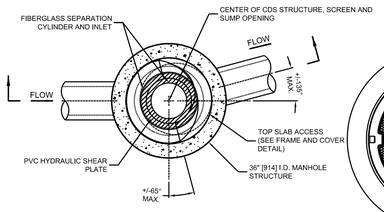
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

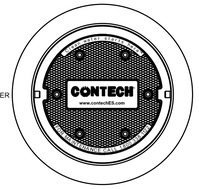
CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1,0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



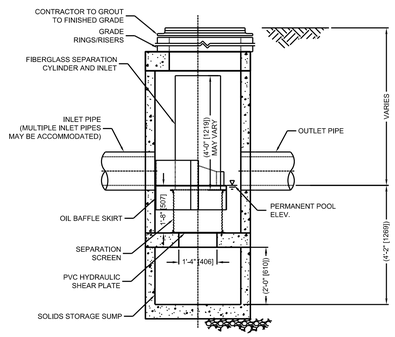
PLAN VIEW B-B
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #1
WATER QUALITY FLOW RATE (cfs [L/s])			0,08 cfs
PEAK FLOW RATE (cfs [L/s])			2,23 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			333,03
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	330,10	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	330,10	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #2
WATER QUALITY FLOW RATE (cfs [L/s])			0,31 cfs
PEAK FLOW RATE (cfs [L/s])			2,08 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			333,65
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	328,88	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	328,88	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848; 6,511,595; 6,649,048; 6,790,355; AND RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORMWATER\JOBS\CTOWN\USA\MAIL_DIE DESIGN TOOLS_STANDARD DETAILS\CDS\CDS1515-3-C-DTL.DWG 8/6/2018 4:16 PM

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN 17148 REGISTERED No. PEN.0039232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.: MISC-004

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

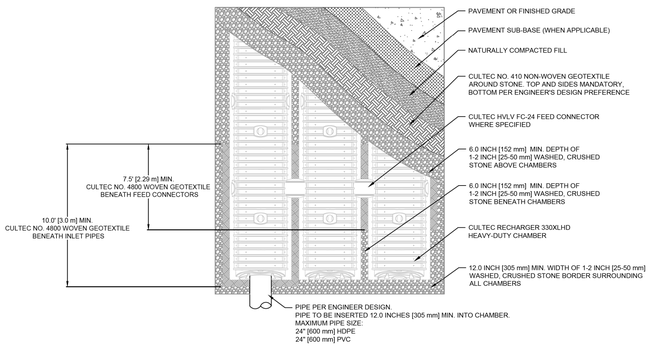
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

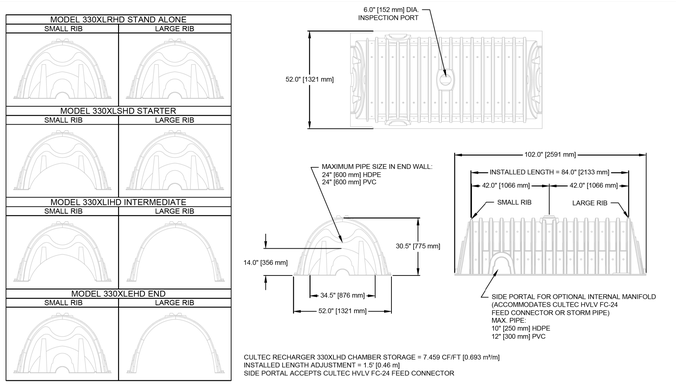
330XLHD 1.0

GENERAL NOTES



330XLHD 6.0

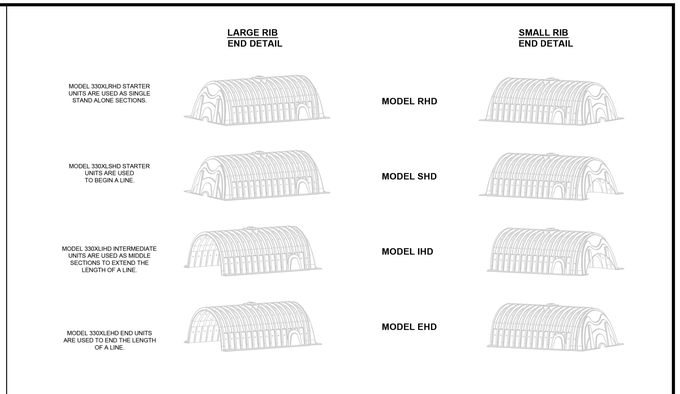
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

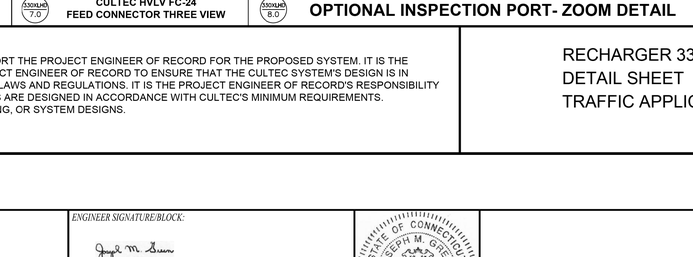
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



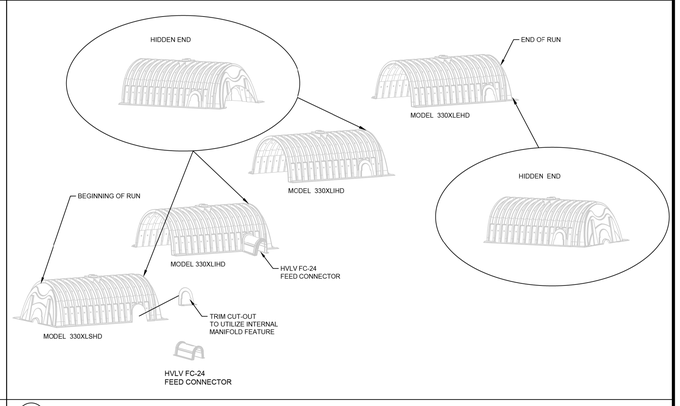
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



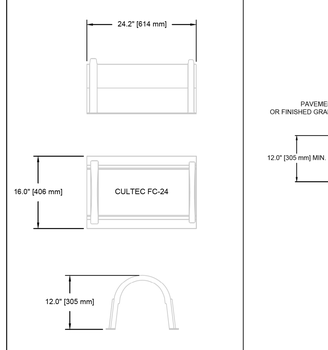
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



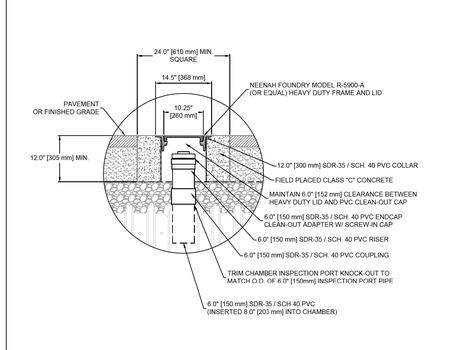
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



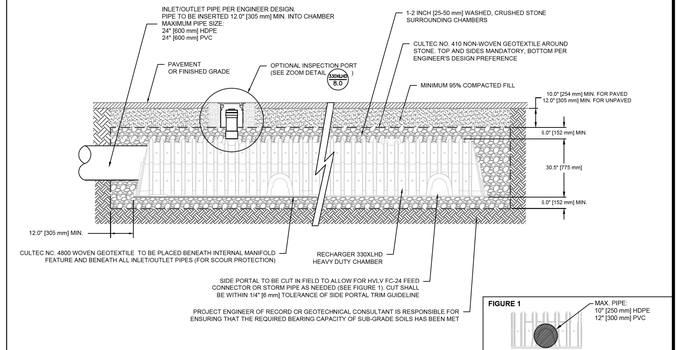
330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

CULTEC

TM

CULTEC, Inc.

Subsurface Stormwater Management Systems

P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: MISC-005

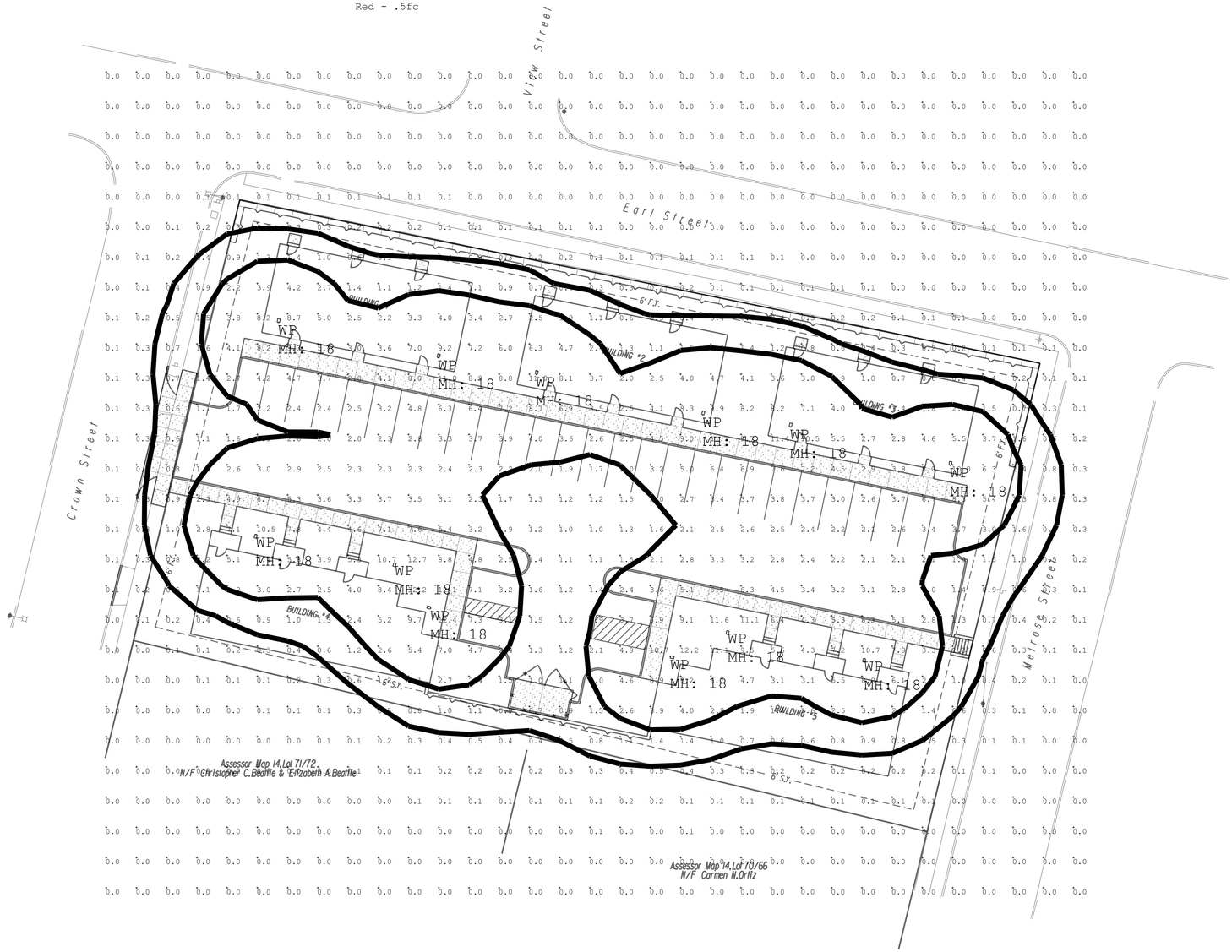
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 13

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	WP	SINGLE	WPC100UT4-WCSBPCCR

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

1. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES WHICH WAY BE IN CONFLICT WITH THE INDICATED LAYOUT. ANY CONFLICTS WHICH WAY OCCUR SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE LOCATIONS CAN BE DETERMINED.
2. ALL LIGHTS WILL BE PROVIDED WITH INTERNAL CUTOFFS TO PREVENT LIGHT TRESSPASS ONTO ADJOINING PROPERTIES.

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

Wattsaver Lighting Products

Greg Cate
Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
Phone: 860-282-1818
Website: www.wattsaverlighting.com

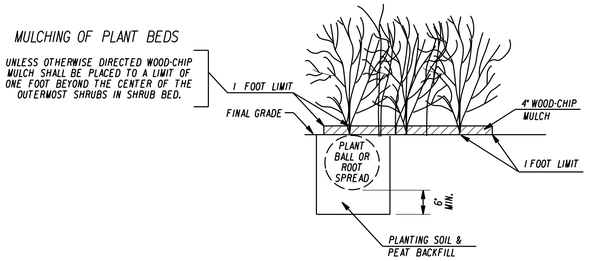
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69,
14/75/68 & 14/76/67

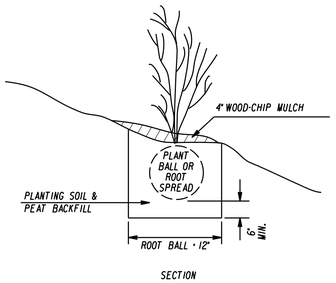
DRAWING NO.:

DRAWING TITLE:
LIGHTING PLAN

SHEET NO.:
L1.0



SHRUB PLANTING IN BEDS

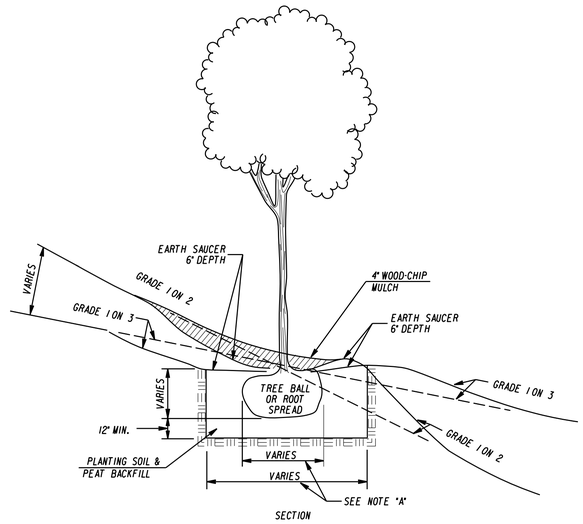


SECTION

SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION

TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	8	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	4	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	2	Rododendron / Robelzea Autumn Bonfire Azalea / Deleware Wine Valley Azalea	3	Gallon	
BW	8	Buxus Horizontalis Japonic Japanese Boxwood	#2	Container	

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

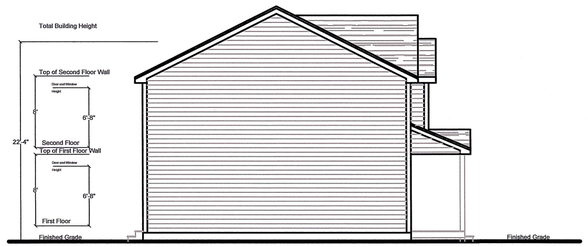
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

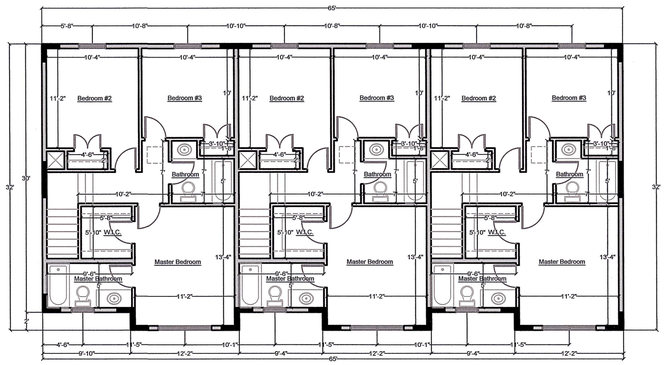
DRAWING NO.

SHEET NO. L2.0

Elevation Drawings and Floor Plans



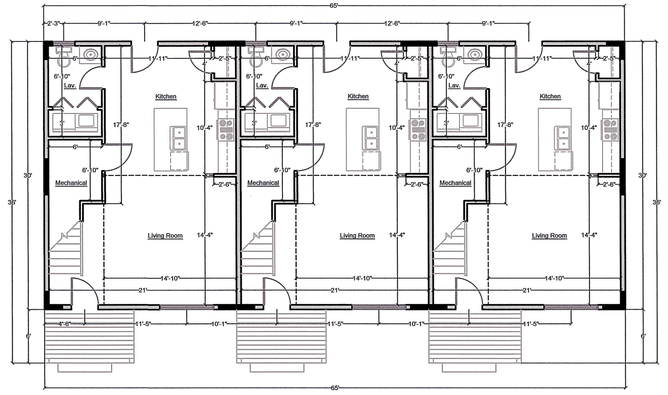
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	

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 Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

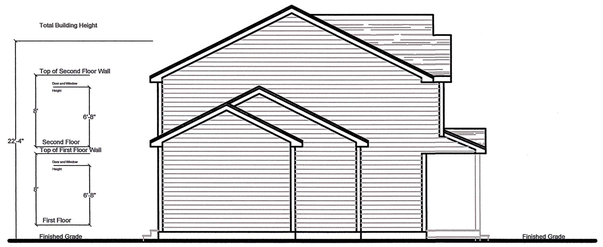
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

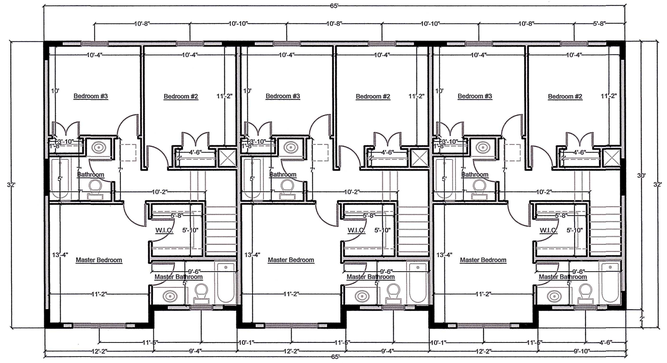
Scale
$\frac{1}{8}" = 1'-0"$

Sheet
A.1

D|P|S
Development Planning Solutions LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



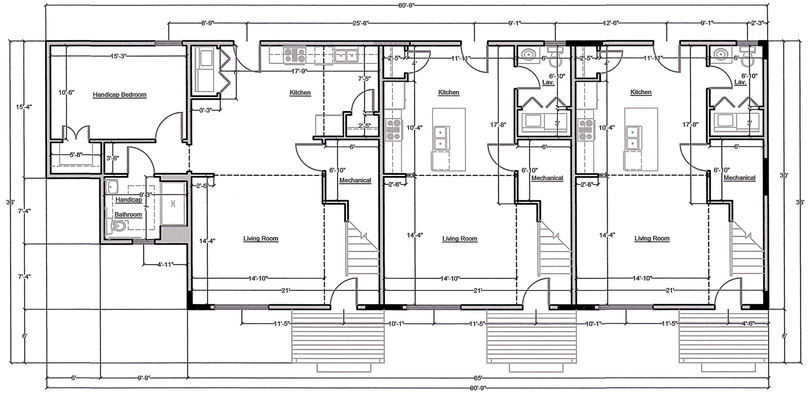
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

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 Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

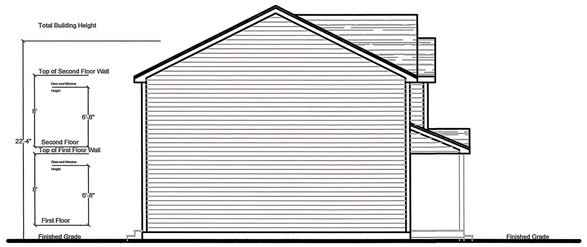
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

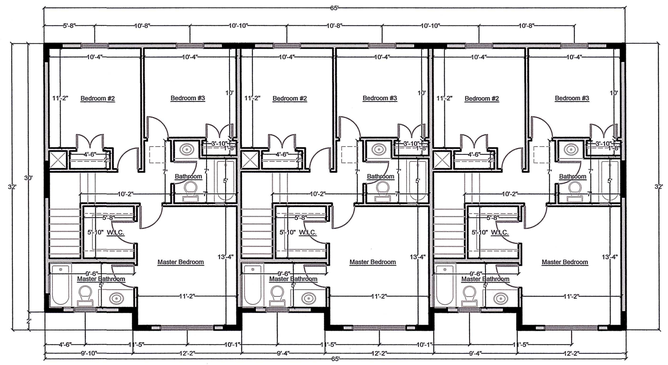
SCALE
$\frac{1}{8}$" = 1'-0"

SHEET
A.1

D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



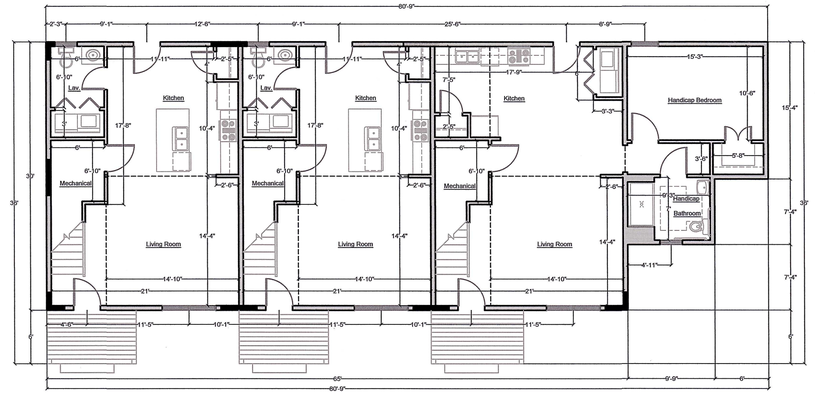
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

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 Residential Code for One and Two Family Dwellings
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
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268

For Office Use Only	
APPLICATION NO.	2496
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations for the following Special Permit use: Climate Controlled Self-Storage Facilities

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 Square Feet

Reason for the Special Permit: To Construct a Climate Controlled Self-Storage Facility in an existing structure located at 238 Main Street and 13 Prospect Street

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: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

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. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	2497
DATE FILED:	5/2/24
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:

Climate Controlled Self-Storage Facilities, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations.

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 SQFT

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: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO: 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

Project Narrative

Project Title: 238 Main Street an 13 Prospect Street

General Information

Project Name: None	**Developer:** Carrier Construction Incorporated
Project Location: 238 Main Street and 13 Prospect Street	**Site Engineer:** Robert Green Associates LLC
Zone: BD-1	**Architectural Design:** None
Project Type: Climate Controlled Self-Storage	**Landscape Design:** Development Planning Solutions LLC
Date Submitted: May 2, 2024	**Lighting Design:** None
Variances Required: No	**Project Consultant:** None
Wetlands Approval Required: No	**Legal Representative:** Attorney Timothy Furey
Special Permit Required: Yes	
Site Plan Approval Required: Yes	

Project Overview

The proposed project calls for the redevelopment of an existing structure and a change of use from a historically underperforming office building to a climate controlled self-storage facility. Carrier Construction Incorporated purchased the subject property along with several others from Bristol Health at the beginning of 2023. Since that time Carrier Construction Inc and their design team have been working with several city departments to plan the redevelopment of this site.

In late 2023, after studying the building and its current condition, it became clear that a climate controlled self-storage facility was an appropriate, and perhaps the most viable reuse of the property. At that time, the applicant's team worked with city staff and the zoning commission to amend the regulations to allow Climate Controlled Self-Storage Facilities as a Special Permit Use in the BD-1 Zone.

The plan calls for approximately 5,000 square feet of the first floor to be reserved for uses not associated with the storage facility. The remainder of the first floor contains the management office, supply store, restrooms, loading areas, cart storage, and a limited number of storage units. The second and third floors will be occupied entirely by storage units as well as a portion of the fourth floor.

The site provides 24 parking spaces to service the tenants of the building. It is the applicant's assumption that the first-floor tenant space will be occupied by either an office or retail use which would require 15 parking spaces to be dedicated to that space leaving 9 spaces for the storage facility.

If approved the anticipated start time for the project would be in the third quarter of 2024, with an estimated 12-month period of construction.

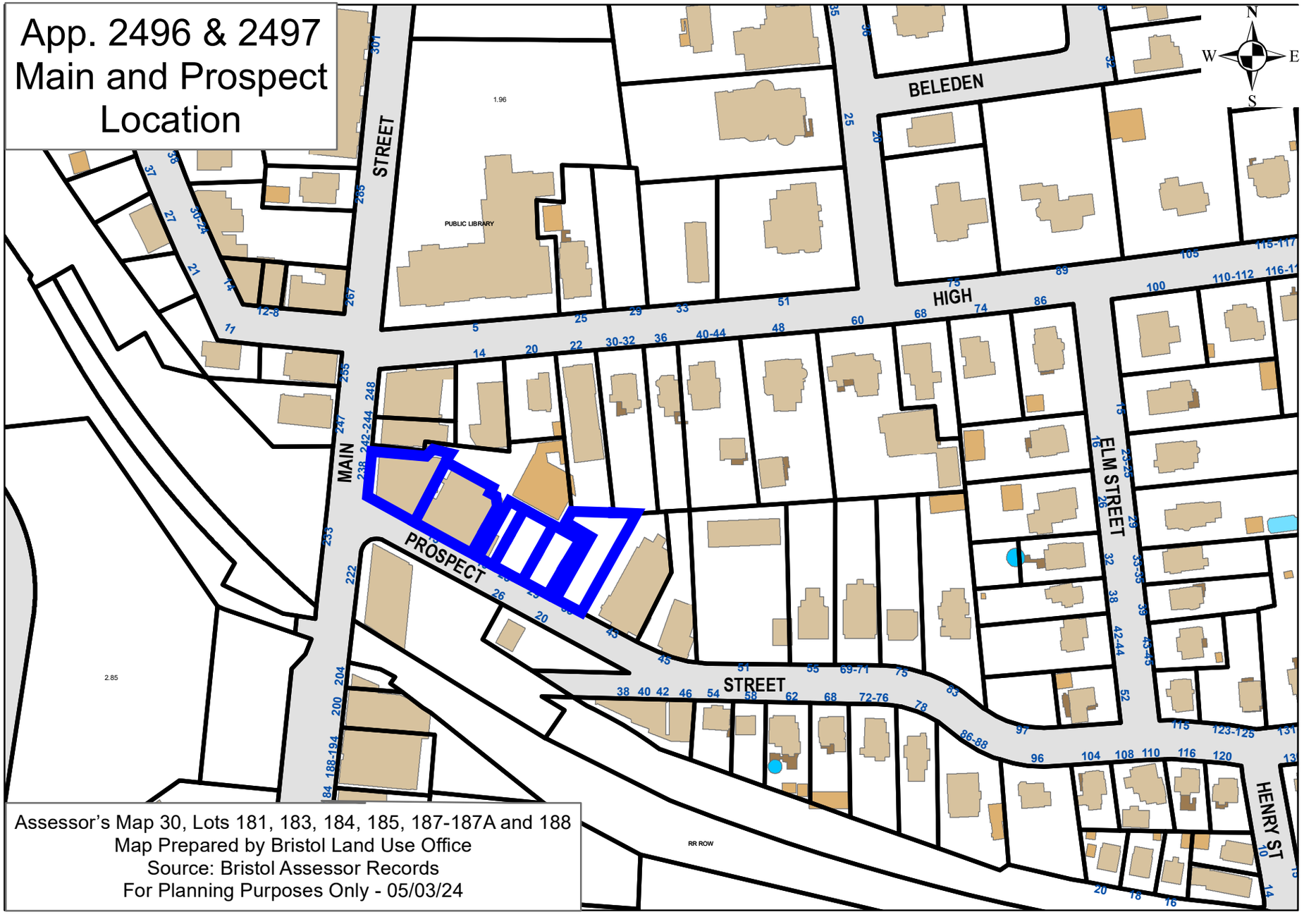
Project Statement

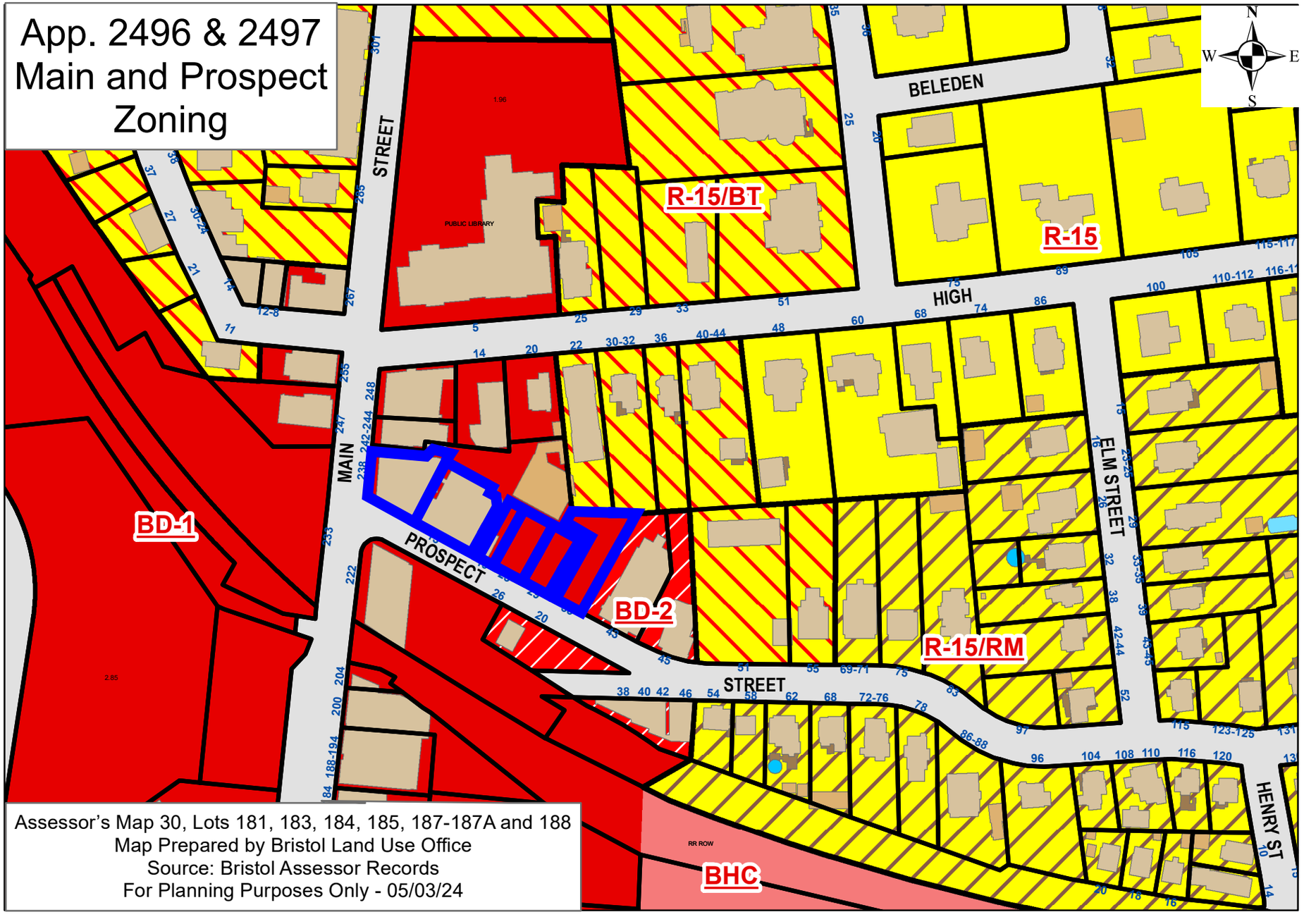
Retail and Climate Controlled Self Storage
Main Street at Prospect Street in Bristol, CT

The project is located at the northeast quadrant of the Main Street / Prospect Street intersection and consists of repurposing an existing vacant building into a retail and climate-controlled storage facility. There will be no expansion of the existing building's footprint on the property.

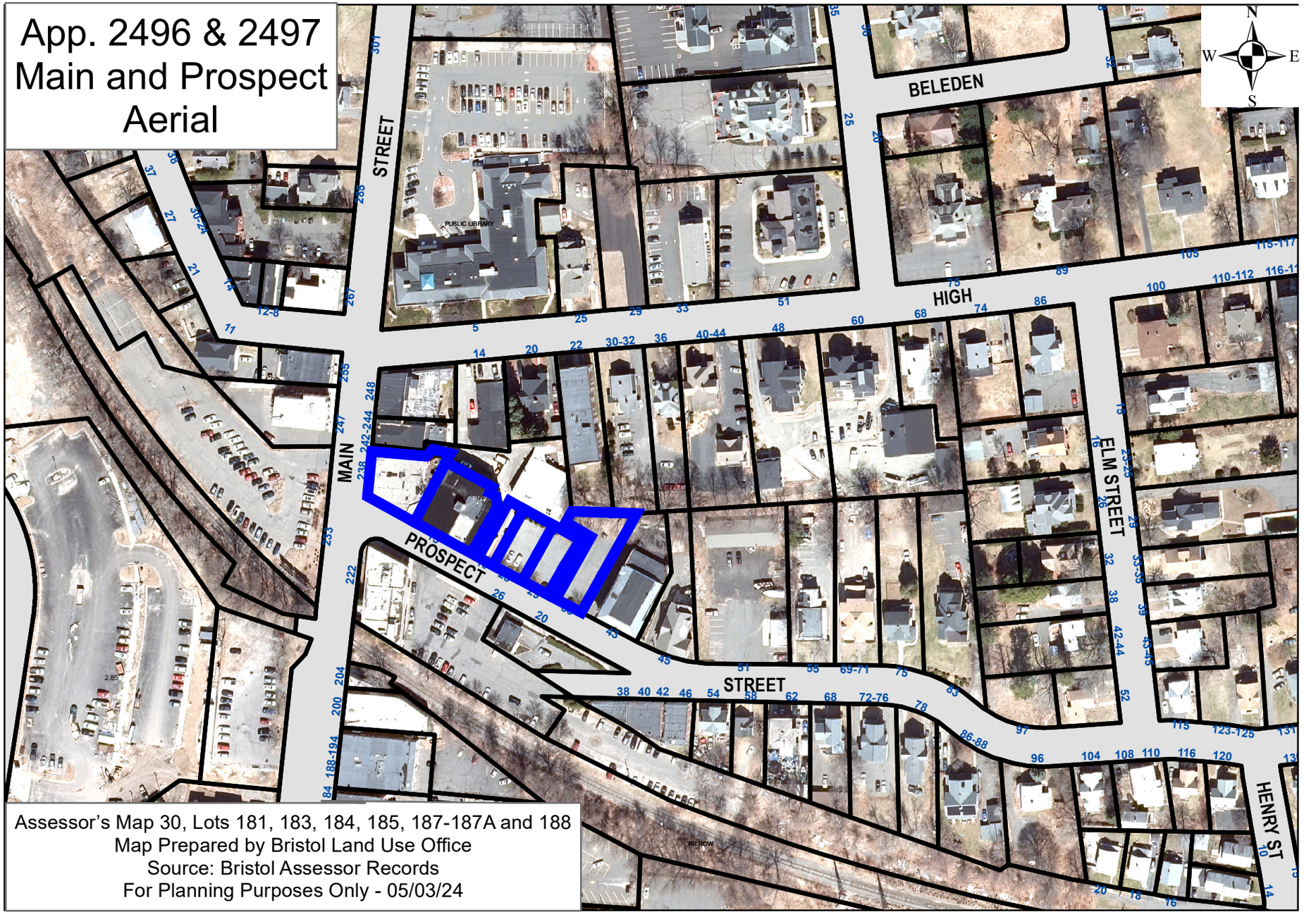
The existing parking lot and building will be modified to accommodate a box truck backing up to either of the two new overhead doors using the existing driveway.

From a stormwater perspective, this project will reduce the current runoff from the parking lot impervious surface area by 650 square feet. This area will be regraded, topsoiled and seeded with a grass mix. There will be no additional drainage infrastructure needed for this property.

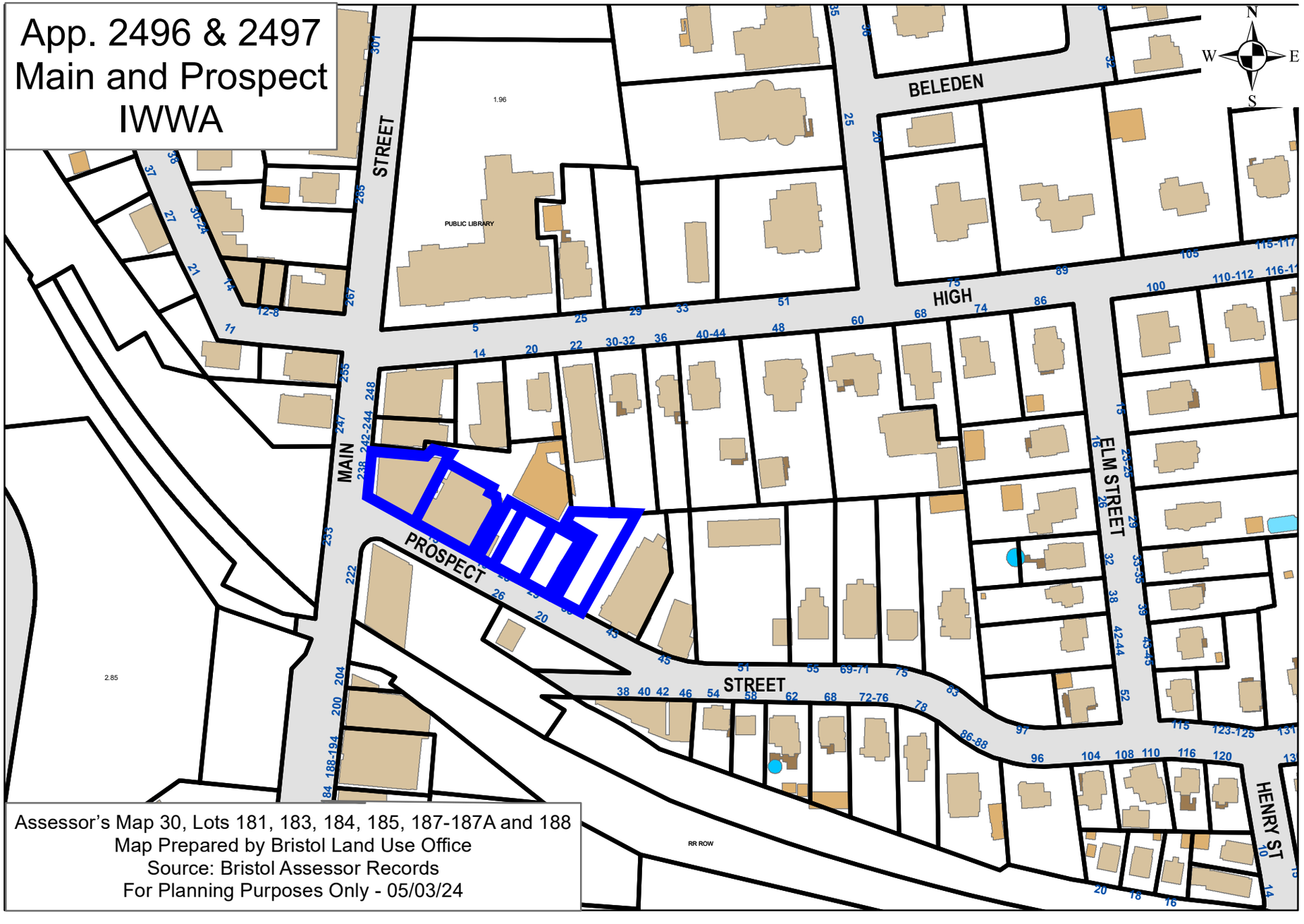

App. 2496 & 2497
Main and Prospect
Location
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
Zoning
N
W
E
S
STREET
BELEDEN
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
PUBLIC LIBRARY
RR ROW
R-15/BT
R-15
BD-1
BD-2
R-15/RM
BHC
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

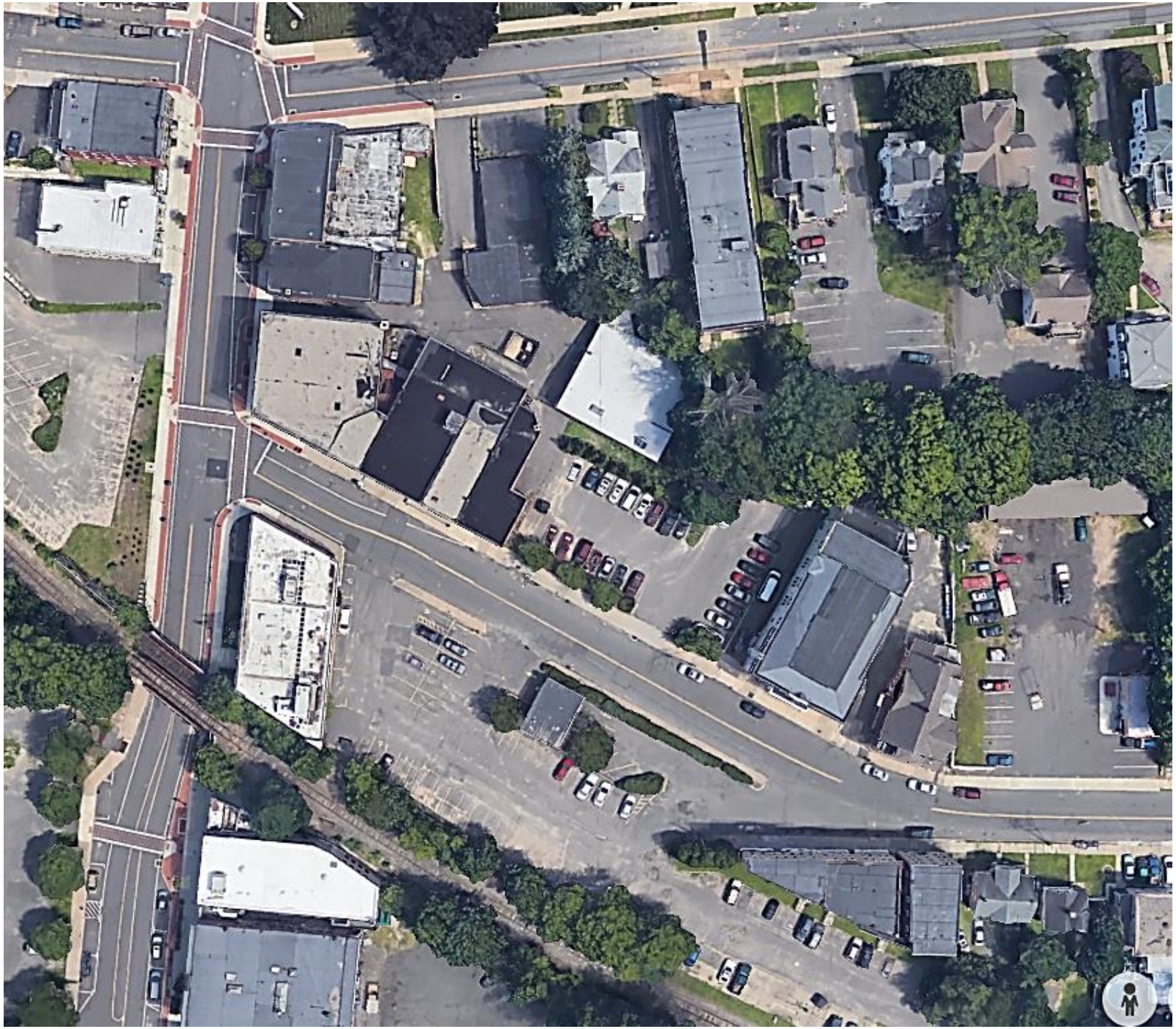
App. 2496 & 2497 Main and Prospect Aerial



Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
IWWA
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

Google Earth




Bristol Oral Surgery
and Implant Center
Bristol Public Library





Site Plan

SITE PLAN FOR SELF STORAGE

MAIN STREET AND PROSPECT STREET

BRISTOL, CONNECTICUT

ASSESSORS MAP: 30 LOT'S: 181, 183, 184, 185, 187-187A & 188

JANUARY 31, 2024

APPLICATION: #2462

SPECIAL PERMIT TO PROVIDE
CLIMATE CONTROLLED SELF STORAGE

GRANTED:

APPLICATION: #

SITE PLAN FOR SELF STORAGE

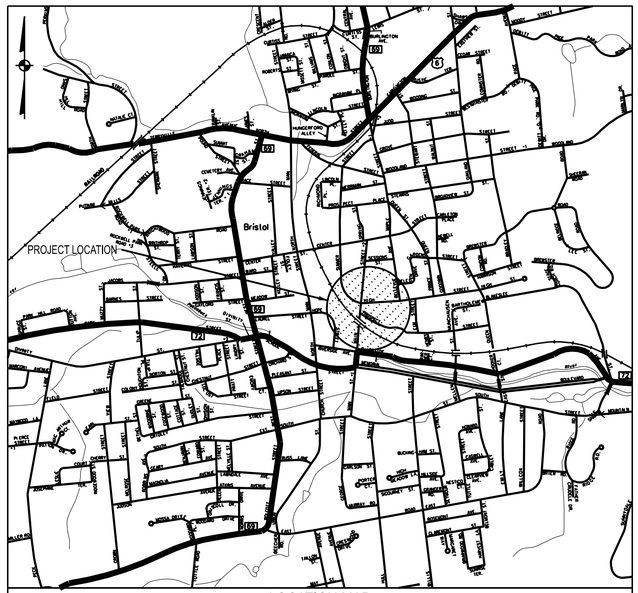
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- COM APPROX. LOCATION EXISTING COMMUNICATION LINE
- SAWCUT SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- ACCESSIBLE ROUTE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT PLAN, SIGNS AND PAVEMENT MARKINGS PLAN
6	GRADING, EROSION AND SEDIMENTATION CONTROL PLAN
7	MISCELLANEOUS NOTES AND DETAILS
L-1	LANDSCAPING PLAN

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

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

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

AS TO 238 MAIN STREET ONLY:

(14) Obligations and benefits of the party wall along the easterly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(15) Obligations and benefits of the passway south of the Charles O. Herald et al property from Main Street and thence to Prospect Street, and of the passway north of the Bassett Building and thence to Prospect Street, also of the two triangular pieces adjoining said Main Street passway and use for open space as contained in a Warranty Deed from William Unstead dated November 30, 1901 and recorded in Volume 57 at Page 540 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al, dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records. (For location of passways and open yard or space, see two maps on file in the City Engineer's Office entitled, "Plat showing properties and passways in the rear of C. Funk and Son Inc. Store Bristol, Conn. Scale, 1" = 20' May 1913 Sperry and Buell, Inc. Civil Engineers" and "Map Showing Property Belonging to Arcanum Building Company Bristol, Conn. July 1929 Scale 1" = 20' Sperry & Buell, Inc."). See also Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 13 PROSPECT STREET ONLY:

(16) Obligations and benefits of the party wall along the westerly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(17) Obligation, benefits and rights of others in and to a ten (10) foot passway as more particularly described in an Administrator's Deed from the American Trust Company, Administrator, c.t.a. of the Estate of William Unstead to C. Funk & Son, Inc. dated September 6, 1927 and recorded in Volume 139 at Page 383 of the Bristol Land Records. See also Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al. dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records and Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 19 PROSPECT STREET ONLY:

(18) Three (3) foot building line on Prospect Street as set forth in a Warranty Deed from William Unstead to William J. Madden dated October 30, 1890 and recorded in Volume 46 at Page 386 of the Bristol Land Records. (Affects, plotted hereon, also mentioned, Right of Way for Stairway, affects, plotted hereon, no observed evidence of said stairway at the time of the fieldwork)

AS TO 29 PROSPECT STREET ONLY:

(19) Rights in a division wall on the westerly boundary of the premises. (Affects, no observed evidence of said wall at the time of the fieldwork)

AS TO 35 PROSPECT STREET ONLY:

(20) Three (3) foot building line and rights of others in and to air space 4' x 26' as set forth in a Warranty Deed from William Unstead to Frank Griffith and William J. Griffith dated and recorded January 10, 1906 in Volume 63 at Page 626 of the Bristol Land Records. (Said three (3) foot building line affects, plotted hereon, said air space not located on and does not affect the surveyed property, plotted hereon)

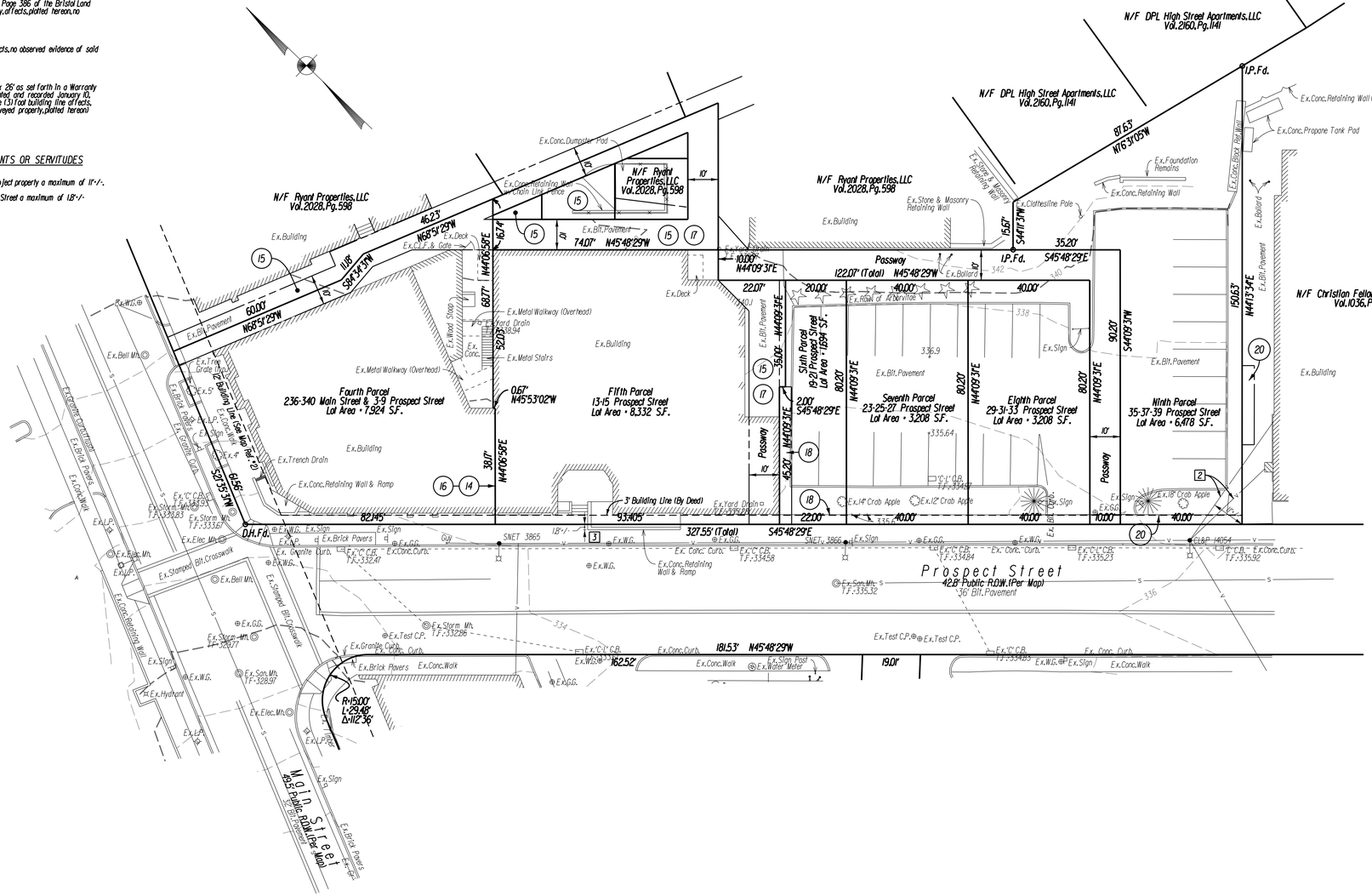
STATEMENT OF ENCROACHMENTS, UNRECORDED EASEMENTS OR SERVITUDES

[2] Overhead utilities servicing abutting property cross a portion of the subject property a maximum of 11'+/-.

[3] Existing Conc. Retaining Wall & Ramp encroach onto portion of Prospect Street a maximum of 1.8'+/-

MAP REFERENCES

1. Main Street, Bristol, Conn., Nov. 1913, Scale 40 ft. = 1 Inch, Sperry and Buell Inc., Civil Engineers (City Engineering Map No. 15-36)
2. Map Showing Proposed Widening of a Portion of the Traveled Way, Main Street, Bristol, Conn., June 1924, Scale 1"=20', Carleton W. Buell, City Engineer (City Engineering Map No. H-77)
3. Department of Public Works, Division of Engineering, City of Bristol, Connecticut, Main Street, Street Line Map, April 1997, Scale 1"=40', 3 Sheets, Peter W. Forrest, L.S. (City Engineering Map No. 28-212)
4. Left Blank Intentially
5. Left Blank Intentially
6. Left Blank Intentially
7. Left Blank Intentially
8. Map Showing Land to be Acquired for Highway Purposes, Scale 1"=20', May 1967, Bristol, Conn., Engineering Department, City of Bristol, Bristol, Connecticut, Richard Salmon, City Engineer (Map No. 525-2)
9. Left Blank Intentially
10. Left Blank Intentially
11. Left Blank Intentially
12. Left Blank Intentially
13. Left Blank Intentially
14. Left Blank Intentially
15. Left Blank Intentially
16. Map Showing Property Belonging to Arcanum Building Company, Bristol, Conn., July 1929, Scale 1"=20', Sperry & Buell, Inc. (City Engineering Map No. 16-116)
17. Plat showing properties and passways in the rear of C. Funck and Son Inc. Store, Bristol, Conn., Scale 1"=20', May 1913, Sperry & Buell Inc. (City Engineering Map No. 16A-61)
18. Map Showing Property Belonging to Arthur LaLone, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots "181 & "182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carras, Scale 1"=20', Date: 4-17-86, A.F. Lepore, Jr. & Associates, P.C. (Map No. 94-3)
20. Map of Property Belonging to Improved Order of Red Men Compounce Tribe "15, Bristol, Conn., Apr. 1910, Scale 1 Inch = 20 Feet, Carleton W. Buell, Resident Engineer (Map No. 62-27B)
21. Sketch Showing Property of Ella A. Upson, High Street, Bristol, Conn., July 1927, Scale 1"=50', Sperry & Buell, Inc.
22. Map Showing Property Belonging to Charles E. Nott, Est., Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc., (Map No. 141-119)
23. Improvement Location Survey, Showing Passway Rights Prepared for The Steffer Company, "242 & 244 Main Street, and "14 High Street, Bristol, Connecticut, Scale 1"=20', June 29, 2016, Scale 1"=20'. Flynn & Cyr Land Surveying, LLC. (Map No. D-265)


N/F Ryant Properties, LLC Vol. 2028, Pg. 598
N/F DPL High Street Apartments, LLC Vol. 2160, Pg. 141
N/F Christian Fellowship Center, Inc. Vol. 1036, Pg. 796
Fourth Parcel 236-340 Main Street & 3-9 Prospect Street Lot Area = 7,924 S.F.
Fifth Parcel 13-15 Prospect Street Lot Area = 8,332 S.F.
Sixth Parcel 19-21 Prospect Street Lot Area = 1,859 S.F.
Seventh Parcel 23-25-27 Prospect Street Lot Area = 3,208 S.F.
Eighth Parcel 29-31-33 Prospect Street Lot Area = 3,208 S.F.
Ninth Parcel 35-37-39 Prospect Street Lot Area = 6,478 S.F.
Passway
Prospect Street
42.8' Public R.O.W. (Per Map)
36' Bit. Pavement
Main Street
49.5' Public R.O.W. (Per Map)
Ex. Bit. Pavement
Ex. Building
Ex. Conc. Retaining Wall & Ramp
Ex. Stone & Masonry Retaining Wall
Ex. Conc. Retaining Wall (Battered)
Ex. Conc. Propane Tank Pad
Ex. Foundation Remains
Ex. Conc. Block Retaining Wall
Ex. Clothesline Pole
Ex. Bollard
Ex. Deck
Ex. Metal Walkway (Overhead)
Ex. Metal Stairs
Ex. Wood Steps
Ex. Trench Drain
Ex. Yard Drain
Ex. Sign
Ex. Granite Curb
Ex. Brick Pavers
Ex. Stamped Bit. Crosswalk
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Hydrant
Ex. Bell Mh.
Ex. Elec. Mh.
Ex. Storm Mh.
Ex. San. Mh.
Ex. Test C.P.
Ex. Water Meter
Ex. Sign Post
Ex. Tree Grate (Typ.)
Ex. 14" Crab Apple
Ex. 12" Crab Apple
Ex. 18" Crab Apple
3' Building Line (By Deed)
Building Line (See Map No. 2)
SNET 3865
SNET 3866
D.H.Fd.
I.P.Fd.
Ex. Curb Inlet
Ex. Gas Gate
Ex. Gas Line
Ex. Utility Pole
Ex. Guy Wire
Ex. Overhead Wires
Ex. Granite Curb
Ex. Stone Curb
Ex. Concrete Curb
Ex. Bituminous Curb
Ex. Gutter
Ex. Curb Cut
Ex. Catch Basin
Ex. Manhole
Ex. Gas Valve
Ex. Gas Meter
Ex. Gas Vent
Ex. Gas Riser
Ex. Gas Box
Ex. Gas Marker
Ex. Gas Blow Off
Ex. Gas Test Station
Ex. Gas Regulator
Ex. Gas Shut Off
Ex. Gas Main
Ex. Gas Service
Ex. Gas Meter
Ex. Gas Valve

GENERAL NOTES:

1. ASSESSORS MAP: 30 LOT'S: 181,183,184,185,187-187A & 188
2. PROPERTY ADDRESS: MAIN STREET AND PROSPECT STREET
3. OWNER NAME: CARRIER CONSTRUCTION INC.
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: BD-1
6. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
7. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
8. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
9. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
11. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
12. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
13. ANY WALLS OVER 3FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
14. RETAINING WALLS OVER 3 FT. IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: RETAIL AND CLIMATE CONTROLLED SELF-STORAGE FACILITY

RETAIL: 4900 S.F. X 3 SPACES/1000 S.F. = 14.7 SPACES (SAY 15 SPACES)

CLIMATE CONTROLLED SELF STORAGE: 51,100 S.F. - AS DETERMINED BY THE COMMISSION

PARKING PROVIDED: 24 SPACES (23 + 1 ACCESSIBLE)

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Total
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)	
	gross floor area of buildings (sq. ft.)	56,000s.f.
	total lot area (sq. ft.)	30,844 s.f.
	ratio of floor area to lot area (.60 required)	1.82
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall	
	total length of building wall (ft.)	Existing - Not to be Altered
	portion of building wall up to 10-ft. build-to-line (ft.)	Existing - Not to be Altered
	portion of building wall up to 10-ft. build-to-line (%)	Existing - Not to be Altered
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	Existing - Not to be Altered
	portion of building wall between 10-ft. build to line and 25 ft. (%)	Existing - Not to be Altered
	greatest setback from front lot line (ft.)	3.1 ft.
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)	
	total area of building wall* (sq. ft.)	Existing - Not to be Altered
	portion of building wall cotaining glazing* (sq. ft.)	Existing - Not to be Altered
	portion of building wall cotaining glazing* (%)	Existing - Not to be Altered
	* measured between 2ft and 10ft. above street grade	Existing - Not to be Altered
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)	
	total length of building wall (building frontage) (ft.)	52' (Along Main St.) 154' (Along Prospect St.)
	total length of front line (ft.)	61.5' (Along Main St.) 307.5' (Along Prospect St.)
	ratio of building frontage to lot frontage	84.5% (Along Main St.) 50.0% (Along Prospect St.)

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. (REMEMBER TO CALL BEFORE YOU DIG 811).
3. FLAG CLEARING LIMITS OF CONSTRUCTION IF REQUIRED.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN.
6. REMOVE ALL ITEMS PER REMOVALS PLAN.
7. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AS REQUIRED.
8. PREPARE SUB-BASE, SLOPES, PARKING AREAS, AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
9. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
10. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
11. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
12. UPON SUBSTANTIAL COMPLETION OF THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
13. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING.
14. INSTALL FINAL COURSE OF PAVEMENT.
15. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED, STOCKPILED, PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
6. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
6. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
7. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
8. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
9. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
10. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
11. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

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

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026235 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

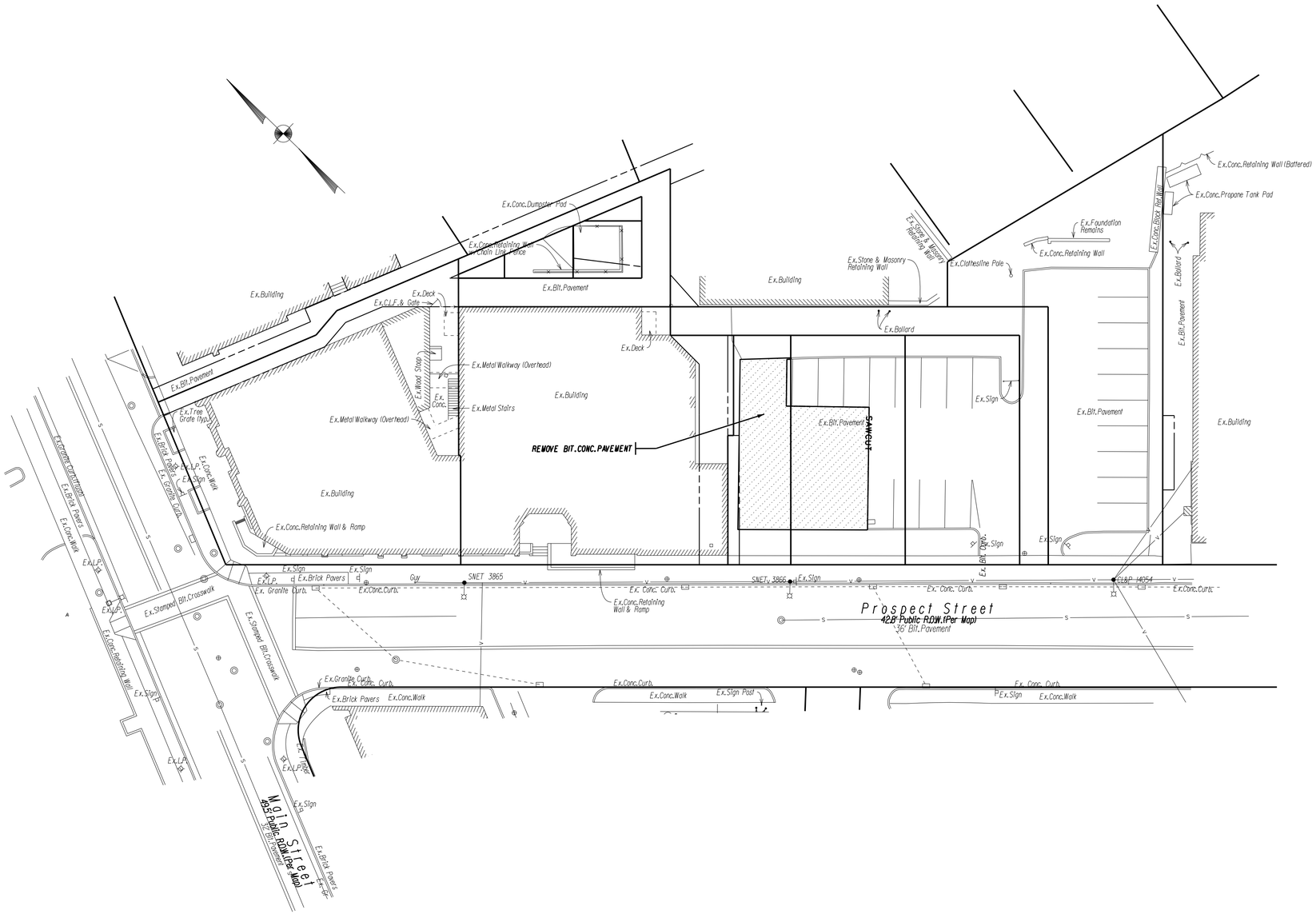
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.
NOTES-001

SHEET NO.
3



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

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

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

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026630
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

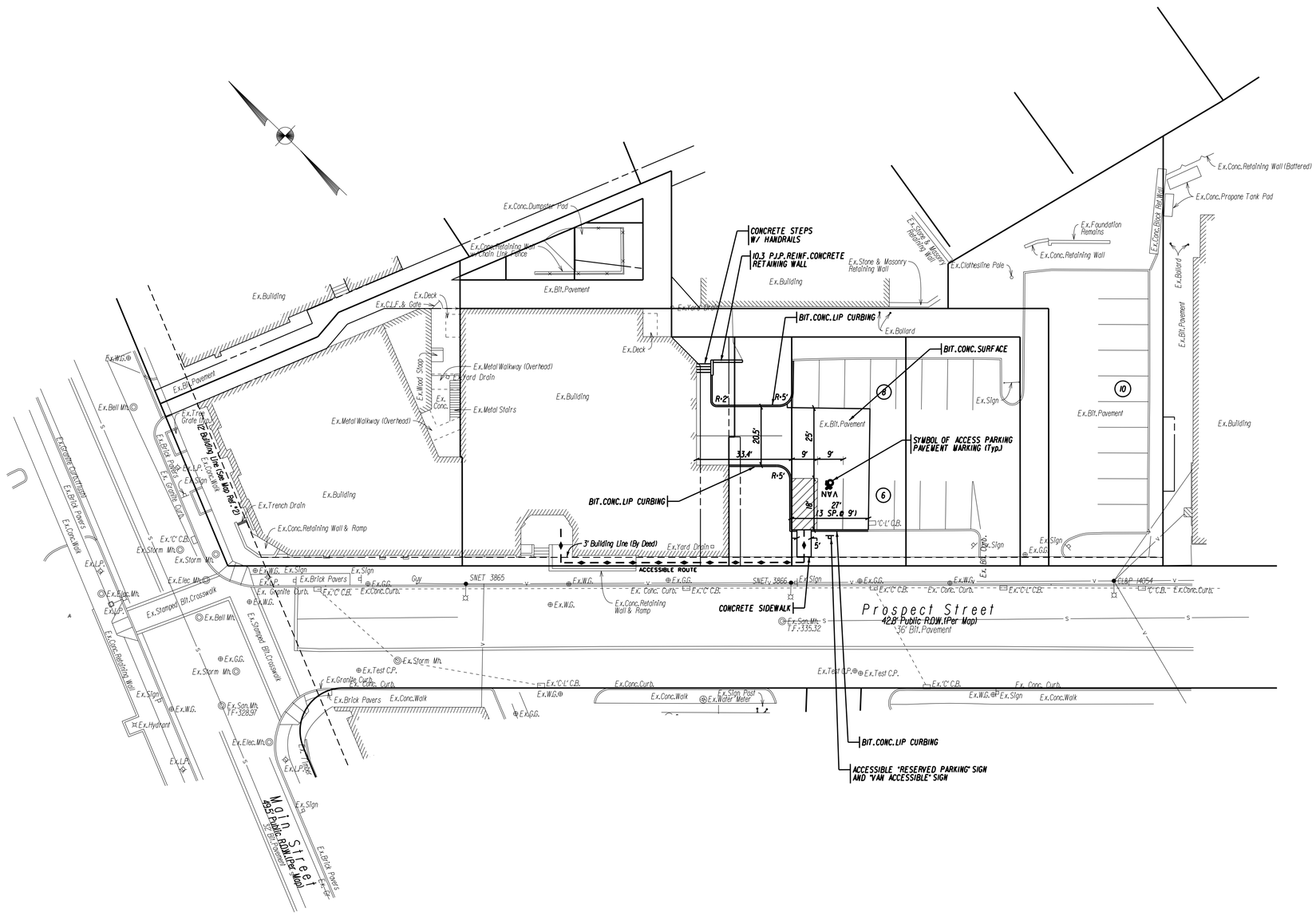
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

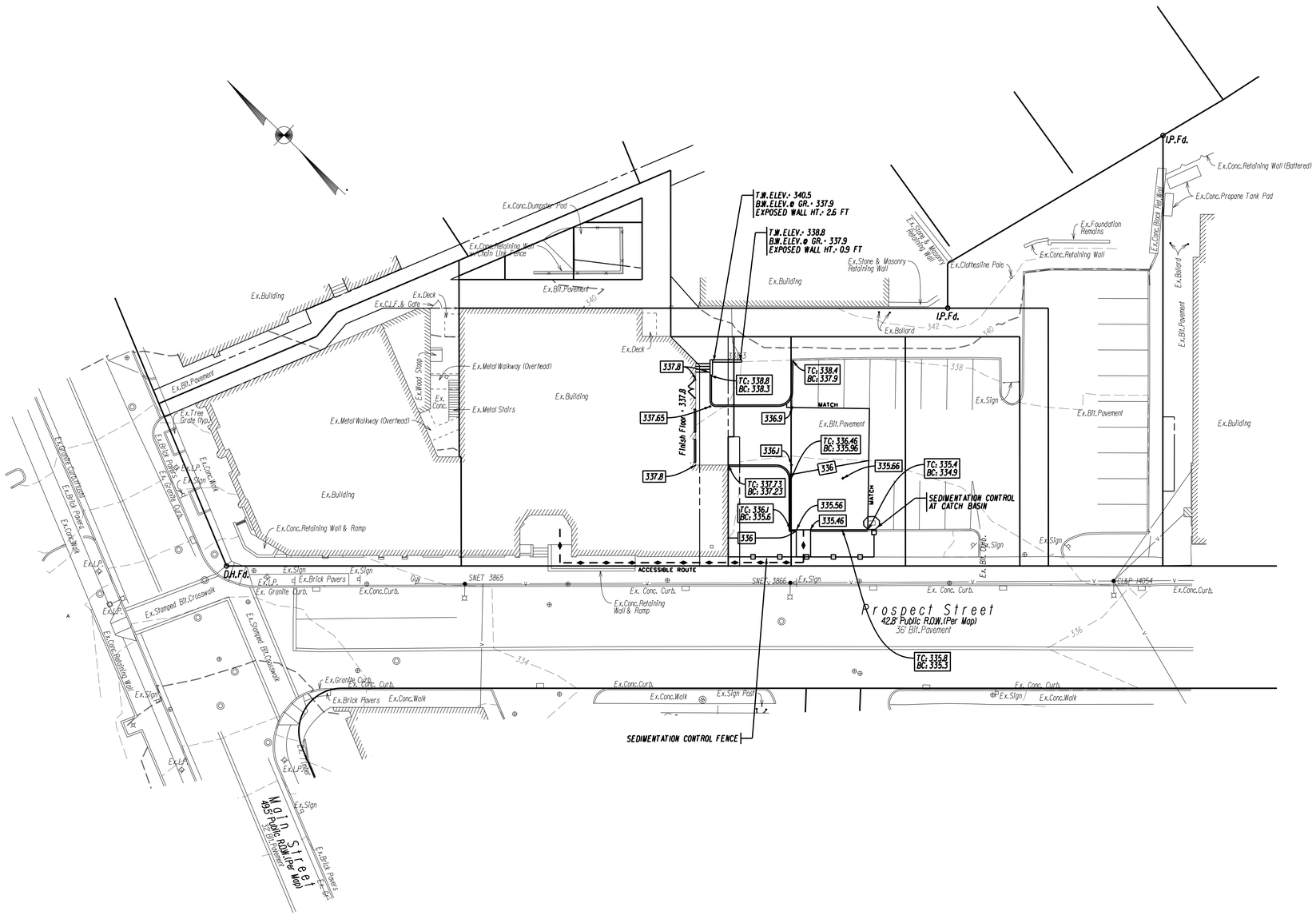
ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
SITE REMOVALS PLAN

DRAWING NO.
RMV-001

SHEET NO.
4


CONCRETE STEPS W/ HANDRAILS
10.3 P.J.P. REINF. CONCRETE RETAINING WALL
BIT. CONC. LIP CURBING
BIT. CONC. SURFACE
SYMBOL OF ACCESS PARKING PAVEMENT WARKING (Typ.)
BIT. CONC. LIP CURBING
3' Building Line (By Deed)
ACCESSIBLE ROUTE
CONCRETE SIDEWALK
BIT. CONC. LIP CURBING
ACCESSIBLE "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN
Prospect Street
42.8' Public R.O.W. (Per Map)
36' Bit. Pavement
Main Street
49.5' Public R.O.W. (Per Map)
36' Bit. Pavement
Ex. Building
Ex. Bit. Pavement
Ex. Deck
Ex. Metal Walkway (Overhead)
Ex. Metal Stairs
Ex. Metal Stairs
Ex. Yard Drain
Ex. Trench Drain
Ex. Conc. Retaining Wall & Ramp
Ex. Conc. Retaining Wall w/ Chain Link Fence
Ex. Conc. Dumpster Pad
Ex. Stone & Masonry Retaining Wall
Ex. Clothesline Pole
Ex. Foundation Remains
Ex. Conc. Retaining Wall
Ex. Conc. Retaining Wall (Battered)
Ex. Conc. Propane Tank Pad
Ex. Conc. Block Retaining Wall
Ex. Bollard
Ex. C.L.F. & Gate
Ex. Wood Steps
Ex. Granite Curb
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Tree Grate (Typ.)
Ex. Sign
Ex. Storm Mh.
Ex. Elec. Mh.
Ex. Son. Mh. TF-328.97
Ex. Son. Mh. TF-335.32
Ex. Hydrant
Ex. W.G.
Ex. G.G.
Ex. Test C.P.
Ex. Sign Post
Ex. Water Meter
Ex. 'C' C.B.
Ex. 'C-L' C.B.
Ex. Conc. Curb.
Ex. Conc. Curb.
Ex. Trench Drain
Ex. Yard Drain
Ex. Granite Curb.
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Conc. Retaining Wall & Ramp
Ex. Conc. Retaining Wall
Ex. Stamped Bit. Crosswalk
Ex. Conc. Retaining Wall
Ex. Bit. Pavers
Ex. Conc. Walk
Ex. Granite Curb
Ex. Sign
Ex. Bit. Pavement
Ex. Building
Ex. Deck
Ex. C.L.F. & Gate
Ex. Metal Walkway (Overhead)
Ex. Wood Steps
Ex. Conc.
Ex. Metal Stairs
Ex. Building
Ex. Trench Drain
Ex. Conc. Retaining Wall & Ramp
Ex. Yard Drain
Ex. Building
Ex. Bit. Pavement
Ex. Sign
Ex. Bollard
Ex. Bit. Pavement
Ex. Building
Ex. Sign
Ex. G.G.
Ex. Sign
Ex. Brick Pavers
Guy
SNET 3865
Ex. W.G.
Ex. G.G.
SNET 3866
Ex. Sign
Ex. W.G.
Ex. G.G.
218P 14054
Ex. 'C' C.B.
Ex. Conc. Curb.
Ex. 'C' C.B.
Ex. Conc. Curb.
Ex. 'C-L' C.B.
Ex. Conc. Curb.
Ex. Conc. Curb.
Ex. Granite Curb.
Ex. Conc. Curb.
Ex. Brick Pavers
Ex. Conc. Walk
Ex. W.G.
Ex. Conc. Retaining Wall & Ramp
Ex. Test C.P.
Ex. Test C.P.
Ex. 'C-L' C.B.
Ex. Conc. Curb.
Ex. Conc. Walk
Ex. Sign Post
Ex. Water Meter
Ex. W.G.
Ex. 'C' C.B.
Ex. Conc. Curb.
Ex. W.G.
Ex. Sign
Ex. Conc. Walk
Ex. G.G.
Ex. Brick Pavers
Ex. Granite Curb.
Ex. Sign
Ex. Bell Mh.
Ex. Tree Grate (Typ.)
Ex. Bit. Pavers
Ex. Granite Curb.
Ex. Sign
Ex. 'C' C.B.
Ex. Storm Mh.
Ex. Storm Mh.
Ex. Elec. Mh.
Ex. Elec. Mh.
Ex. Bell Mh.
Ex. L.P.
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Conc. Retaining Wall
Ex. Storm Mh.
Ex. W.G.
Ex. Hydrant
Ex. Son. Mh. TF-328.97
Ex. Elec. Mh.
Ex. L.P.
Ex. L.P.
Ex. Sign
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Conc. Retaining Wall
Ex. Bit. Pavers
Ex. Conc. Walk
Ex. Granite Curb
Ex. Sign
Ex. Bit. Pavers
Ex. Granite Curb
Ex. Sign
Ex. Bell Mh.
Ex. Tree Grate (Typ.)
Ex. Bit. Pavers
Ex. Granite Curb.
Ex. Sign
Ex. 'C' C.B.
Ex. Storm Mh.
Ex. Storm



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

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

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

STATE OF CONNECTICUT
JOSEPH M. GREEN
LICENSED
NO. PEN.0026920
PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

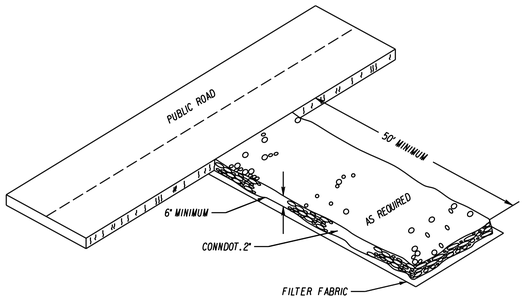
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

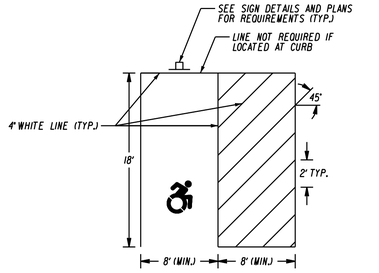
DRAWING NO.: GRA-001

DRAWING TITLE: GRADING, EROSION AND SED. CONTROL

SHEET NO.: 6



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



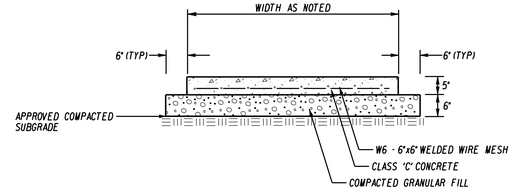
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE. THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



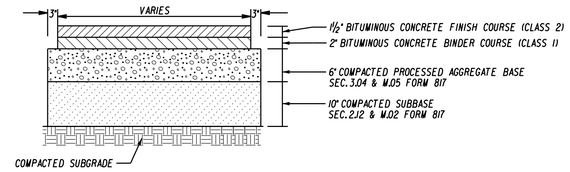
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



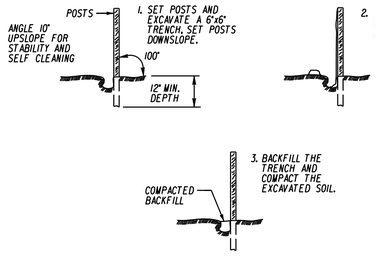
NOTES:

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

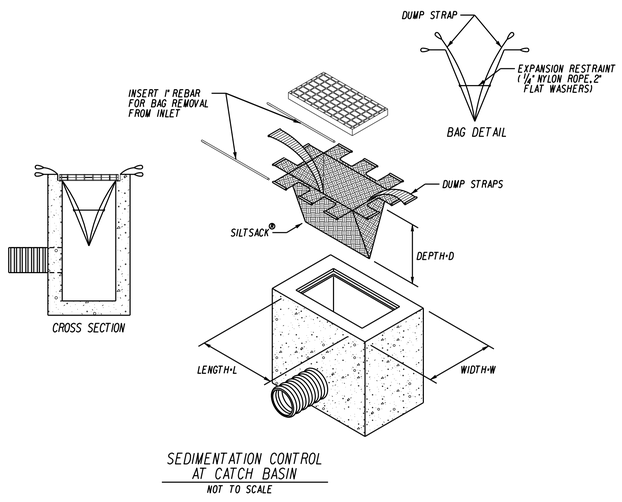
CONCRETE SIDEWALK SECTION
NOT TO SCALE



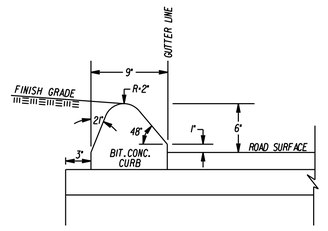
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



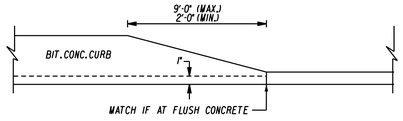
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

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

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026930 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

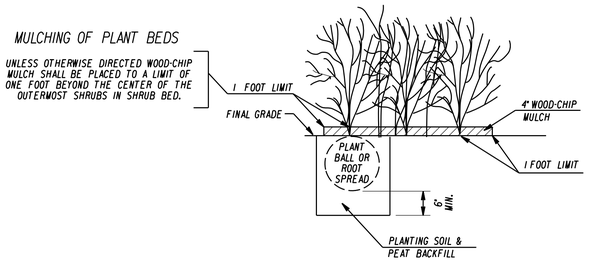
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

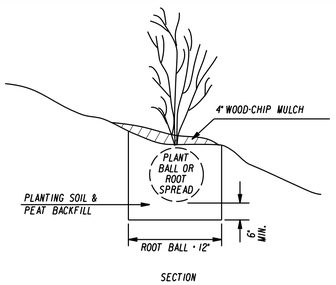
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 7



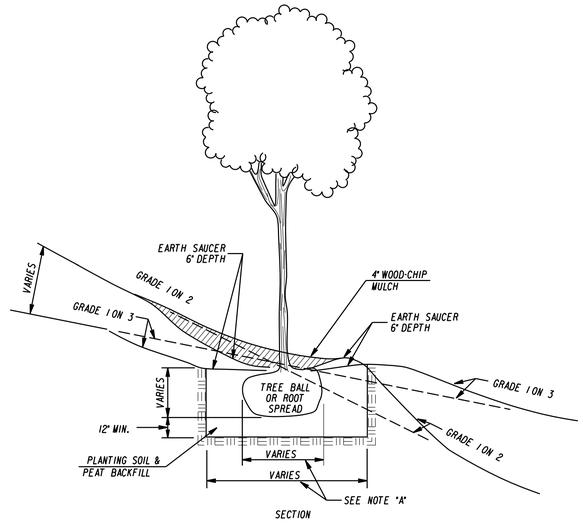
SHRUB PLANTING IN BEDS



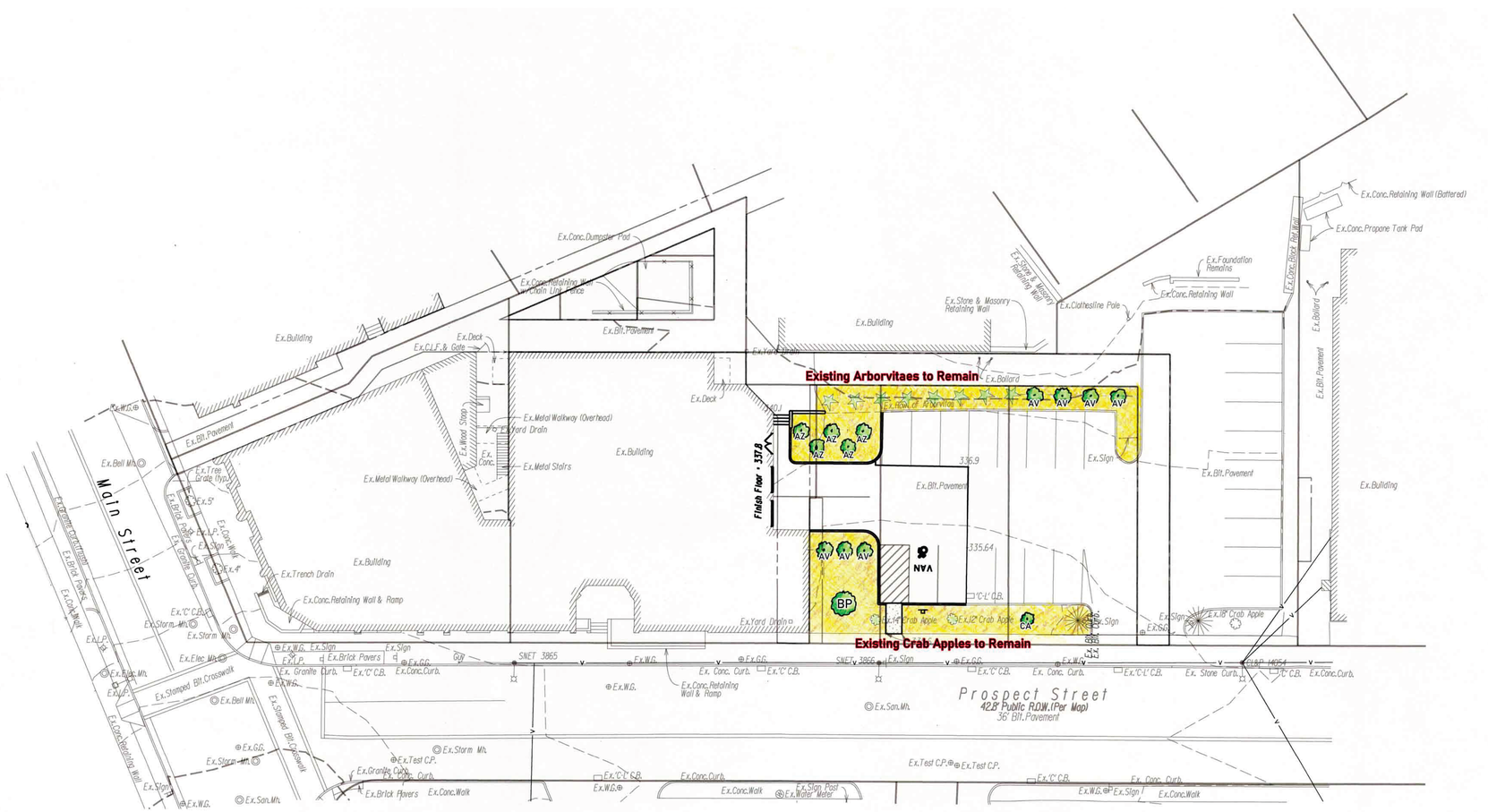
SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	7	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	1	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	5	Rodedendron / Robelzea Autumn Bonfire Azalea / Deleware	3	Gallon	
CA	1	Malus 'Robinson' Robinson Crab Apple	2" - 2 1/2"	Caliper	

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 181 , 30 / 183, 30 / 184, 30 / 185 30 / 187-187A & 30 / 188

DRAWING NO.

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO. L-1

For Office Use Only	
APPLICATION NO.	2496
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations for the following Special Permit use: Climate Controlled Self-Storage Facilities

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 Square Feet

Reason for the Special Permit: To Construct a Climate Controlled Self-Storage Facility in an existing structure located at 238 Main Street and 13 Prospect Street

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: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

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. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	2497
DATE FILED:	5/2/24
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:

Climate Controlled Self-Storage Facilities, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations.

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 SQFT

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: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO: 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

Project Narrative

Project Title: 238 Main Street an 13 Prospect Street

General Information

Project Name: None	**Developer:** Carrier Construction Incorporated
Project Location: 238 Main Street and 13 Prospect Street	**Site Engineer:** Robert Green Associates LLC
Zone: BD-1	**Architectural Design:** None
Project Type: Climate Controlled Self-Storage	**Landscape Design:** Development Planning Solutions LLC
Date Submitted: May 2, 2024	**Lighting Design:** None
Variances Required: No	**Project Consultant:** None
Wetlands Approval Required: No	**Legal Representative:** Attorney Timothy Furey
Special Permit Required: Yes	
Site Plan Approval Required: Yes	

Project Overview

The proposed project calls for the redevelopment of an existing structure and a change of use from a historically underperforming office building to a climate controlled self-storage facility. Carrier Construction Incorporated purchased the subject property along with several others from Bristol Health at the beginning of 2023. Since that time Carrier Construction Inc and their design team have been working with several city departments to plan the redevelopment of this site.

In late 2023, after studying the building and its current condition, it became clear that a climate controlled self-storage facility was an appropriate, and perhaps the most viable reuse of the property. At that time, the applicant's team worked with city staff and the zoning commission to amend the regulations to allow Climate Controlled Self-Storage Facilities as a Special Permit Use in the BD-1 Zone.

The plan calls for approximately 5,000 square feet of the first floor to be reserved for uses not associated with the storage facility. The remainder of the first floor contains the management office, supply store, restrooms, loading areas, cart storage, and a limited number of storage units. The second and third floors will be occupied entirely by storage units as well as a portion of the fourth floor.

The site provides 24 parking spaces to service the tenants of the building. It is the applicant's assumption that the first-floor tenant space will be occupied by either an office or retail use which would require 15 parking spaces to be dedicated to that space leaving 9 spaces for the storage facility.

If approved the anticipated start time for the project would be in the third quarter of 2024, with an estimated 12-month period of construction.

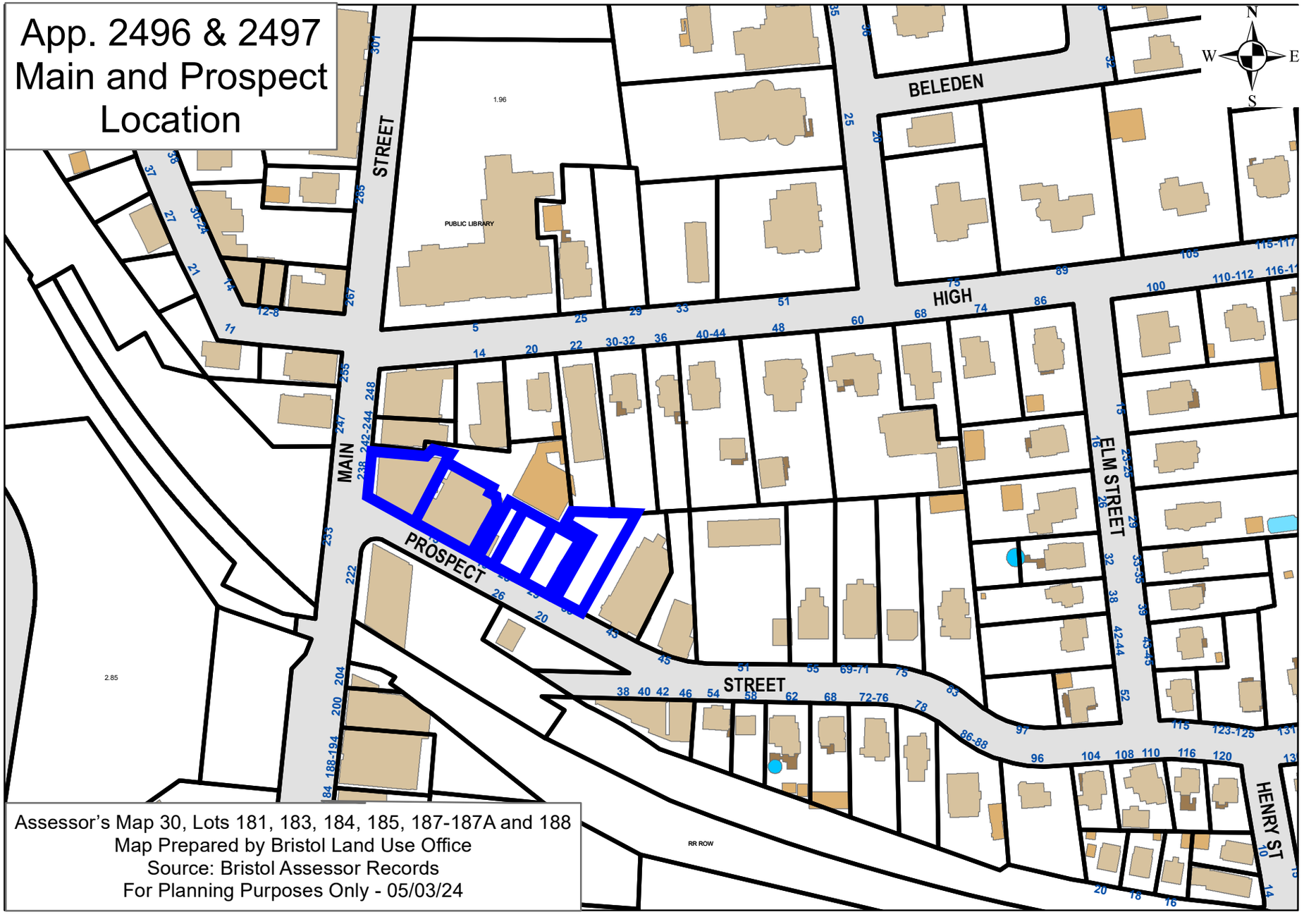
Project Statement

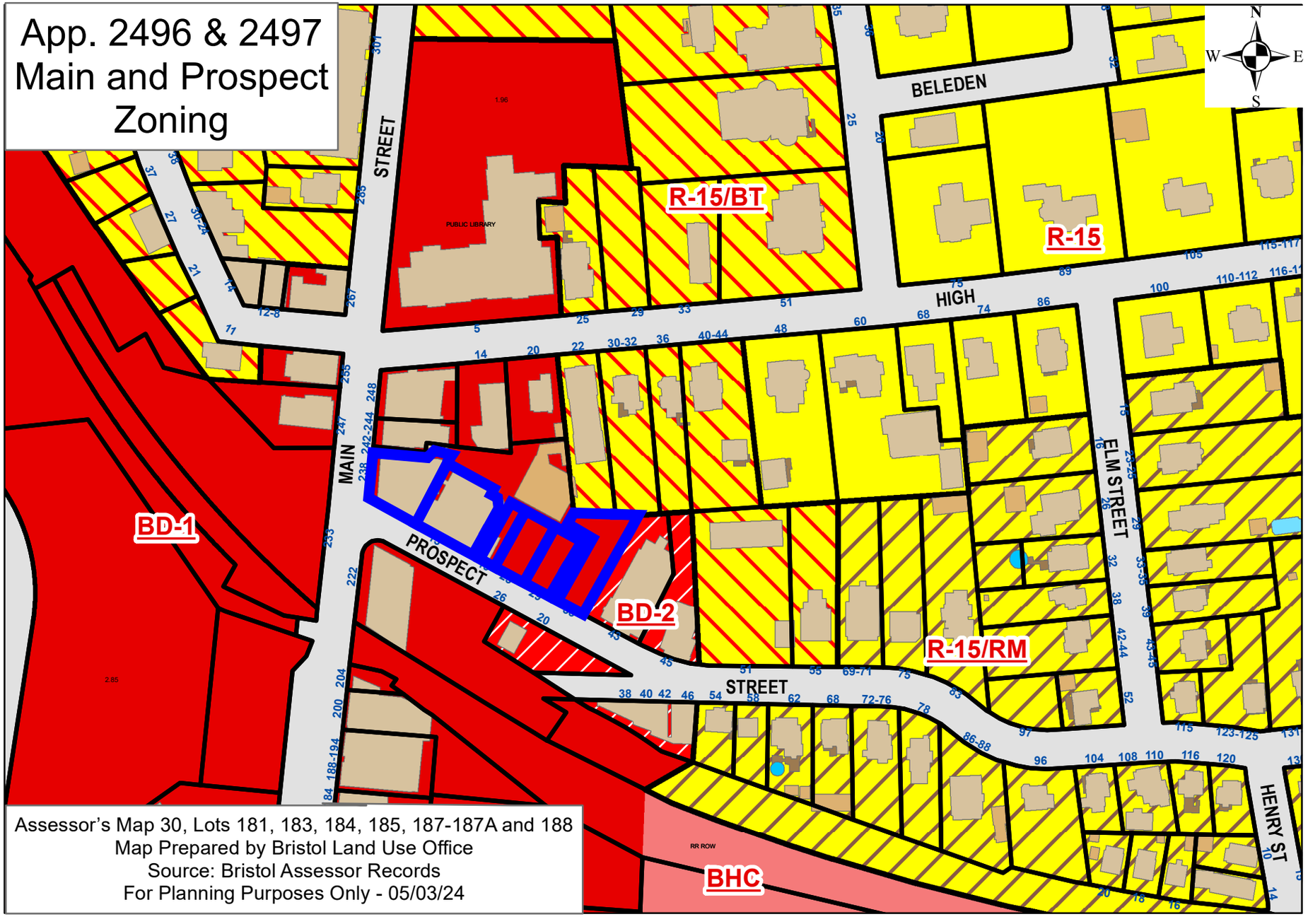
Retail and Climate Controlled Self Storage
Main Street at Prospect Street in Bristol, CT

The project is located at the northeast quadrant of the Main Street / Prospect Street intersection and consists of repurposing an existing vacant building into a retail and climate-controlled storage facility. There will be no expansion of the existing building's footprint on the property.

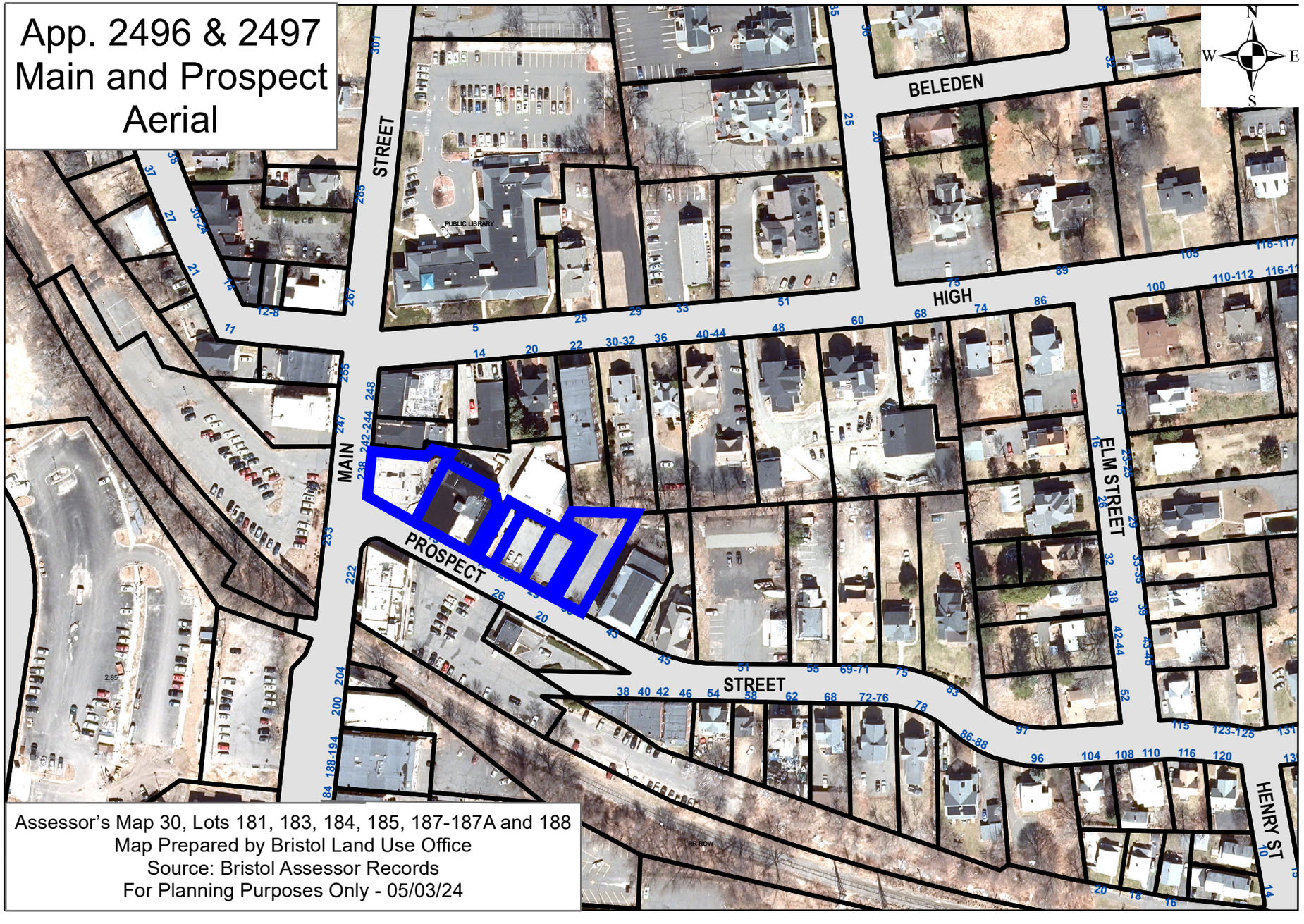
The existing parking lot and building will be modified to accommodate a box truck backing up to either of the two new overhead doors using the existing driveway.

From a stormwater perspective, this project will reduce the current runoff from the parking lot impervious surface area by 650 square feet. This area will be regraded, topsoiled and seeded with a grass mix. There will be no additional drainage infrastructure needed for this property.

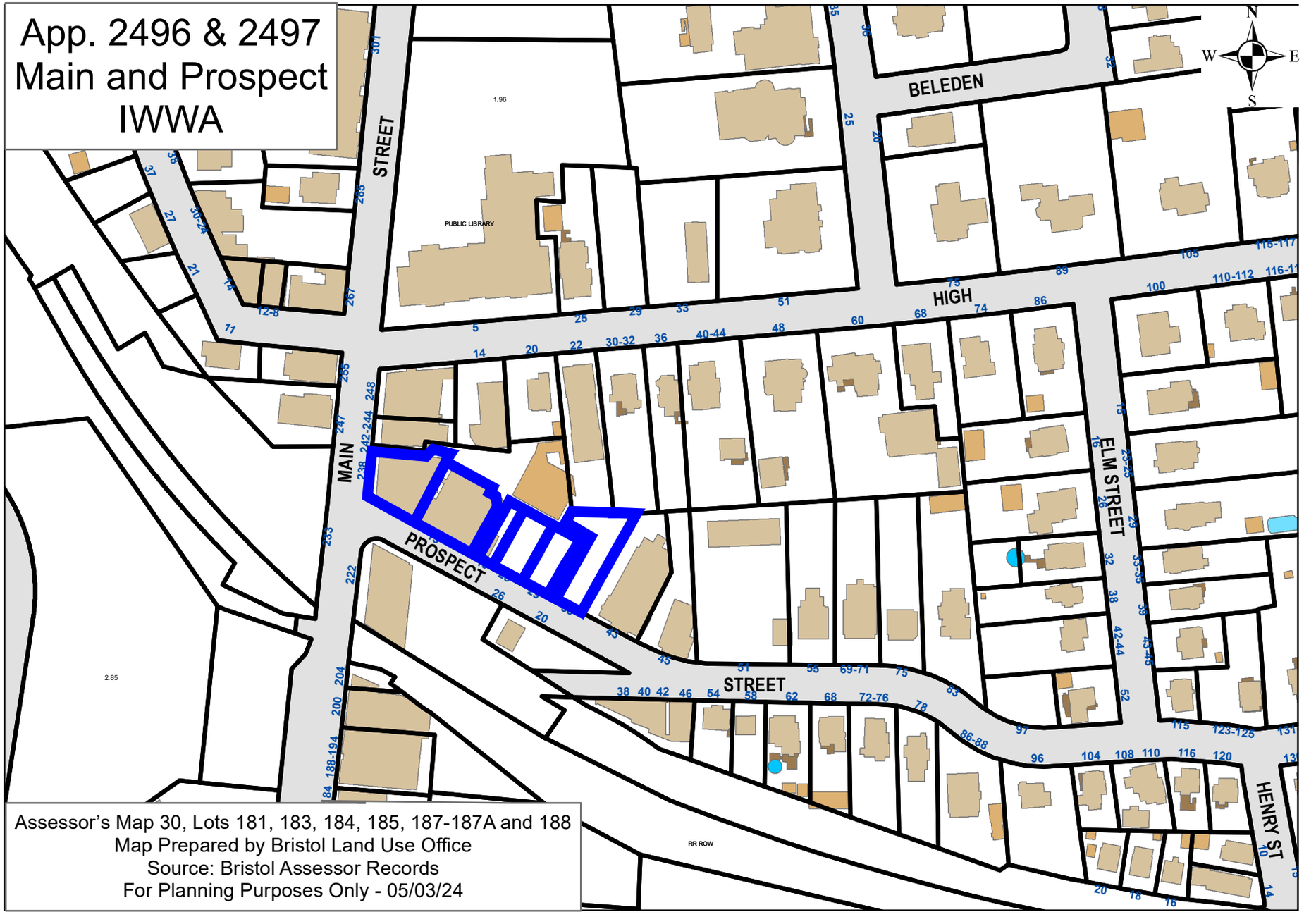

App. 2496 & 2497
Main and Prospect
Location
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
Zoning
N
W
E
S
R-15/BT
R-15
BD-1
BD-2
R-15/RM
BHC
BELEDEN
HIGH
STREET
MAIN
PROSPECT
ELM STREET
HENRY ST
PUBLIC LIBRARY
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

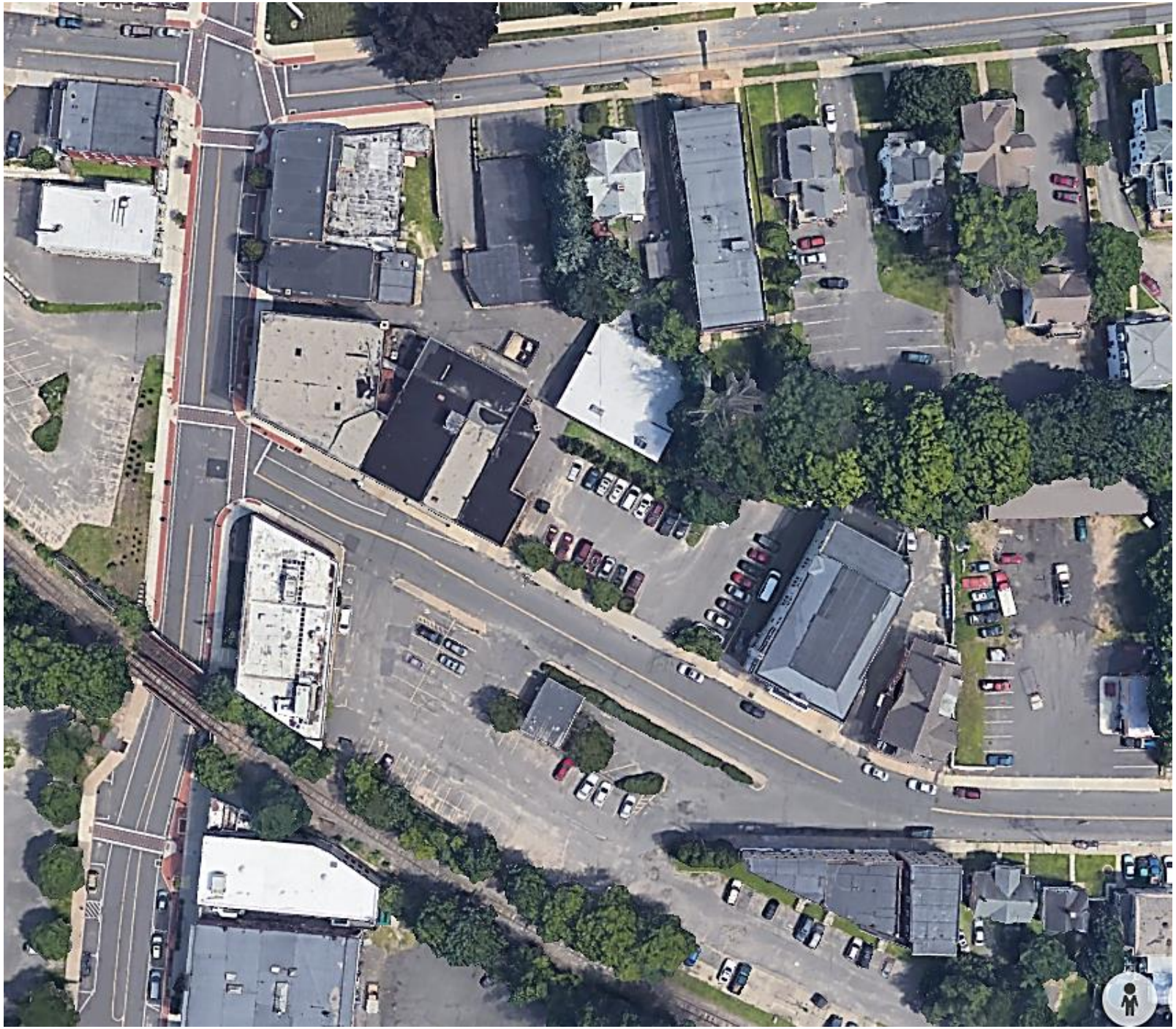
App. 2496 & 2497 Main and Prospect Aerial



Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
IWWA
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
1.96
2.85
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

Google Earth




Bristol Oral Surgery
and Implant Center
Bristol Public Library





Site Plan

SITE PLAN FOR SELF STORAGE

MAIN STREET AND PROSPECT STREET

BRISTOL, CONNECTICUT

ASSESSORS MAP: 30 LOT'S: 181, 183, 184, 185, 187-187A & 188

JANUARY 31, 2024

APPLICATION: #2462

SPECIAL PERMIT TO PROVIDE
CLIMATE CONTROLLED SELF STORAGE

GRANTED:

APPLICATION: #

SITE PLAN FOR SELF STORAGE

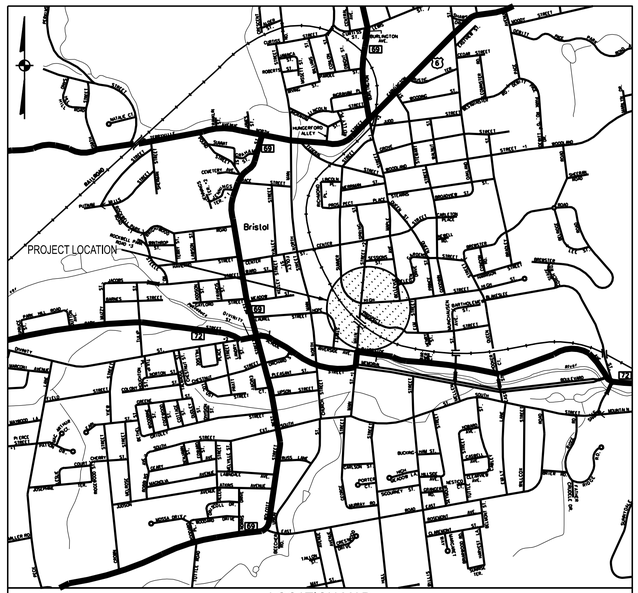
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- COM APPROX. LOCATION EXISTING COMMUNICATION LINE
- SAWCUT SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- ACCESSIBLE ROUTE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT PLAN, SIGNS AND PAVEMENT MARKINGS PLAN
6	GRADING, EROSION AND SEDIMENTATION CONTROL PLAN
7	MISCELLANEOUS NOTES AND DETAILS
L-1	LANDSCAPING PLAN

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

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

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

AS TO 238 MAIN STREET ONLY:

(14) Obligations and benefits of the party wall along the easterly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(15) Obligations and benefits of the passway south of the Charles O. Herald et al property from Main Street and thence to Prospect Street, and of the passway north of the Bassett Building and thence to Prospect Street, also of the two triangular pieces adjoining said Main Street passway and use for open space as contained in a Warranty Deed from William Unstead dated November 30, 1901 and recorded in Volume 57 at Page 540 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al, dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records. (For location of passways and open yard or space, see two maps on file in the City Engineer's Office entitled, "Plat showing properties and passways in the rear of C. Funk and Son Inc. Store Bristol, Conn. Scale, 1" = 20' May 1913 Sperry and Buell, Inc. Civil Engineers" and "Map Showing Property Belonging to Arcanum Building Company Bristol, Conn. July 1929 Scale 1" = 20' Sperry & Buell, Inc."). See also Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 13 PROSPECT STREET ONLY:

(16) Obligations and benefits of the party wall along the westerly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(17) Obligation, benefits and rights of others in and to a ten (10) foot passway as more particularly described in an Administrator's Deed from the American Trust Company, Administrator, c.t.a. of the Estate of William Unstead to C. Funk & Son, Inc. dated September 6, 1927 and recorded in Volume 139 at Page 383 of the Bristol Land Records. See also Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al, dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records and Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 19 PROSPECT STREET ONLY:

(18) Three (3) foot building line on Prospect Street as set forth in a Warranty Deed from William Unstead to William J. Madden dated October 30, 1890 and recorded in Volume 46 at Page 386 of the Bristol Land Records. (Affects, plotted hereon, also mentioned, Right of Way for Stairway, affects, plotted hereon, no observed evidence of said stairway at the time of the fieldwork)

AS TO 29 PROSPECT STREET ONLY:

(19) Rights in a division wall on the westerly boundary of the premises. (Affects, no observed evidence of said wall at the time of the fieldwork)

AS TO 35 PROSPECT STREET ONLY:

(20) Three (3) foot building line and rights of others in and to air space 4' x 26' as set forth in a Warranty Deed from William Unstead to Frank Griffith and William J. Griffith dated and recorded January 10, 1906 in Volume 63 at Page 626 of the Bristol Land Records. (Said three (3) foot building line affects, plotted hereon, said air space not located on and does not affect the surveyed property, plotted hereon)

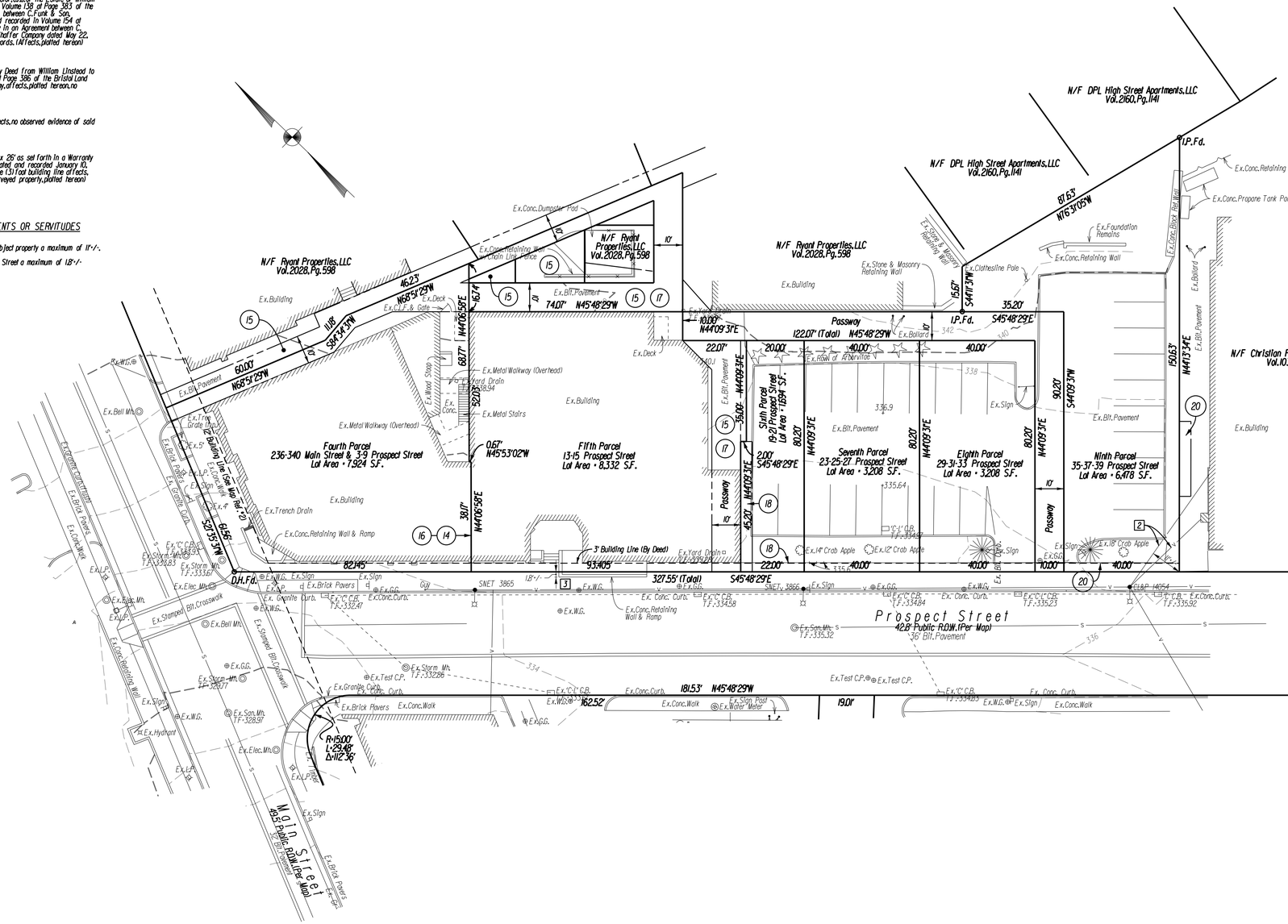
STATEMENT OF ENCROACHMENTS, UNRECORDED EASEMENTS OR SERVITUDES

[2] Overhead utilities servicing abutting property cross a portion of the subject property a maximum of 11'+/-.

[3] Existing Conc. Retaining Wall & Ramp encroach onto portion of Prospect Street a maximum of 1.8'+/-

MAP REFERENCES

1. Main Street, Bristol, Conn., Nov. 1913, Scale 40 ft. = 1 Inch, Sperry and Buell Inc., Civil Engineers (City Engineering Map No. 15-36)
2. Map Showing Proposed Widening of a Portion of the Traveled Way, Main Street, Bristol, Conn., June 1924, Scale 1"=20', Carleton W. Buell, City Engineer (City Engineering Map No. H-77)
3. Department of Public Works, Division of Engineering, City of Bristol, Connecticut, Main Street, Street Line Map, April 1997, Scale 1"=40', 3 Sheets, Peter W. Forrest, L.S. (City Engineering Map No. 28-212)
4. Left Blank Intentially
5. Left Blank Intentially
6. Left Blank Intentially
7. Left Blank Intentially
8. Map Showing Land to be Acquired for Highway Purposes, Scale 1"=20', May 1967, Bristol, Conn., Engineering Department, City of Bristol, Bristol, Connecticut, Richard Salmon, City Engineer (Map No. 525-2)
9. Left Blank Intentially
10. Left Blank Intentially
11. Left Blank Intentially
12. Left Blank Intentially
13. Left Blank Intentially
14. Left Blank Intentially
15. Left Blank Intentially
16. Map Showing Property Belonging to Arcanum Building Company, Bristol, Conn., July 1929, Scale 1"=20', Sperry & Buell, Inc. (City Engineering Map No. 16-116)
17. Plat showing properties and passways in the rear of C. Funck and Son Inc. Store, Bristol, Conn., Scale 1"=20', May 1913, Sperry & Buell Inc. (City Engineering Map No. 16A-61)
18. Map Showing Property Belonging to Arthur LaLone, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots "181 & "182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carras, Scale 1"=20', Date: 4-17-86, A.F. Lepore, Jr. & Associates, P.C. (Map No. 94-3)
20. Map of Property Belonging to Improved Order of Red Men Compounce Tribe "15, Bristol, Conn., Apr. 1910, Scale 1 Inch = 20 Feet, Carleton W. Buell, Resident Engineer (Map No. 62-27B)
21. Sketch Showing Property of Ella A. Upson, High Street, Bristol, Conn., July 1927, Scale 1"=50', Sperry & Buell, Inc.
22. Map Showing Property Belonging to Charles E. Nott, Est., Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc., (Map No. 141-119)
23. Improvement Location Survey, Showing Passway Rights Prepared for The Steffer Company, "242 & 244 Main Street, and "14 High Street, Bristol, Connecticut, Scale 1"=20', June 29, 2016, Scale 1"=20'. Flynn & Cyr Land Surveying, LLC. (Map No. D-265)


N/F Ryant Properties, LLC Vol. 2028, Pg. 598
N/F DPL High Street Apartments, LLC Vol. 2160, Pg. 141
N/F Christian Fellowship Center, Inc. Vol. 1036, Pg. 796
Fourth Parcel 236-340 Main Street & 3-9 Prospect Street Lot Area = 7,924 S.F.
Fifth Parcel 13-15 Prospect Street Lot Area = 8,332 S.F.
Sixth Parcel 19-21 Prospect Street Lot Area = 1,859 S.F.
Seventh Parcel 23-25-27 Prospect Street Lot Area = 3,208 S.F.
Eighth Parcel 29-31-33 Prospect Street Lot Area = 3,208 S.F.
Ninth Parcel 35-37-39 Prospect Street Lot Area = 6,478 S.F.
Prospect Street 42.8' Public R.O.W. (Per Map) 36' Bit. Pavement
Main Street 85' Public R.O.W. (Per Map) 36' Bit. Pavement
Passway
Ex. Bldg.
Ex. Bit. Pavement
Ex. Conc. Retaining Wall & Ramp
Ex. Stone & Masonry Retaining Wall
Ex. Foundation Remains
Ex. Conc. Retaining Wall
Ex. Conc. Block Retaining Wall
Ex. Conc. Propane Tank Pad
Ex. Conc. Dumpster Pad
Ex. Deck
Ex. C.L.F. & Gate
Ex. Metal Walkway (Overhead)
Ex. Metal Stairs
Ex. Wood Stairs
Ex. Trench Drain
Ex. Yard Drain
Ex. Granite Curb
Ex. Brick Pavers
Ex. Stamped Bit. Crosswalk
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Granite Curb
Ex. Sign
Ex. Ballard
Ex. Clothesline Pole
Ex. Bell Mh.
Ex. Elec. Mh.
Ex. Storm Mh.
Ex. San. Mh.
Ex. Test C.P.
Ex. Sign Post
Ex. Water Meter
Ex. Hydrant
Ex. Utility Pole
Ex. Tree Grate (Typ.)
Ex. Crape Myrtle
Ex. 14" Crab Apple
Ex. 12" Crab Apple
Ex. 18" Crab Apple
Ex. Maple
Ex. Oak
Ex. Conc. Curb
Ex. Croc. Curb
Ex. Metal Walkway (Overhead)

GENERAL NOTES:

1. ASSESSORS MAP: 30 LOT'S: 181,183,184,185,187-187A & 188
2. PROPERTY ADDRESS: MAIN STREET AND PROSPECT STREET
3. OWNER NAME: CARRIER CONSTRUCTION INC.
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: BD-1
6. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
7. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
8. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
9. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
11. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
12. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
13. ANY WALLS OVER 3FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
14. RETAINING WALLS OVER 3 FT. IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: RETAIL AND CLIMATE CONTROLLED SELF-STORAGE FACILITY

RETAIL: 4900 S.F. X 3 SPACES/1000 S.F. = 14.7 SPACES (SAY 15 SPACES)

CLIMATE CONTROLLED SELF STORAGE: 51,100 S.F. - AS DETERMINED BY THE COMMISSION

PARKING PROVIDED: 24 SPACES (23 + 1 ACCESSIBLE)

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Total
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)	
gross floor area of buildings (sq. ft.)		56,000s.f.
total lot area (sq. ft.)		30,844 s.f.
ratio of floor area to lot area (.60 required)		1.82
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall	
total length of building wall (ft.)		Existing - Not to be Altered
portion of building wall up to 10-ft. build-to-line (ft.)		Existing - Not to be Altered
portion of building wall up to 10-ft. build-to-line (%)		Existing - Not to be Altered
portion of building wall between 10-ft. build to line and 25 ft. (ft.)		Existing - Not to be Altered
portion of building wall between 10-ft. build to line and 25 ft. (%)		Existing - Not to be Altered
greatest setback from front lot line (ft.)		3.1 ft.
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)	
total area of building wall* (sq. ft.)		Existing - Not to be Altered
portion of building wall cotaining glazing* (sq. ft.)		Existing - Not to be Altered
portion of building wall cotaining glazing* (%)		Existing - Not to be Altered
* measured between 2ft and 10ft. above street grade		Existing - Not to be Altered
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)	
total length of building wall (building frontage) (ft.)		52' (Along Main St.) 154' (Along Prospect St.)
total length of front line (ft.)		61.5' (Along Main St.) 307.5' (Along Prospect St.)
ratio of building frontage to lot frontage		84.5% (Along Main St.) 50.0% (Along Prospect St.)

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. (REMEMBER TO CALL BEFORE YOU DIG 811).
3. FLAG CLEARING LIMITS OF CONSTRUCTION IF REQUIRED.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN.
6. REMOVE ALL ITEMS PER REMOVALS PLAN.
7. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AS REQUIRED.
8. PREPARE SUB-BASE, SLOPES, PARKING AREAS, AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
9. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
10. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
11. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
12. UPON SUBSTANTIAL COMPLETION OF THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
13. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING.
14. INSTALL FINAL COURSE OF PAVEMENT.
15. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED, STOCKPILED, PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
6. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
6. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
7. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
8. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
9. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
10. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
11. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

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

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026235 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

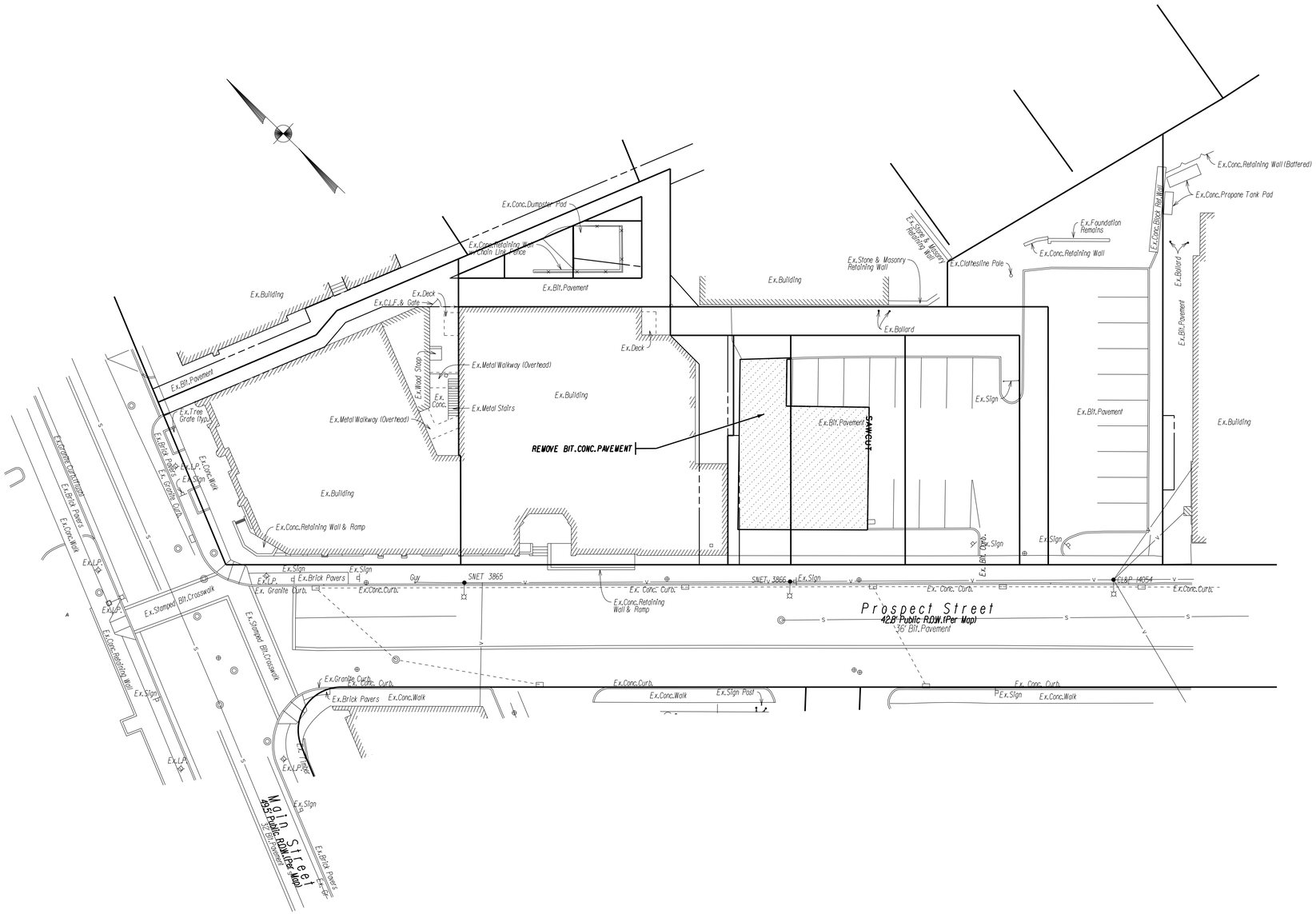
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.
NOTES-001

SHEET NO.
3



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

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

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

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026630
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

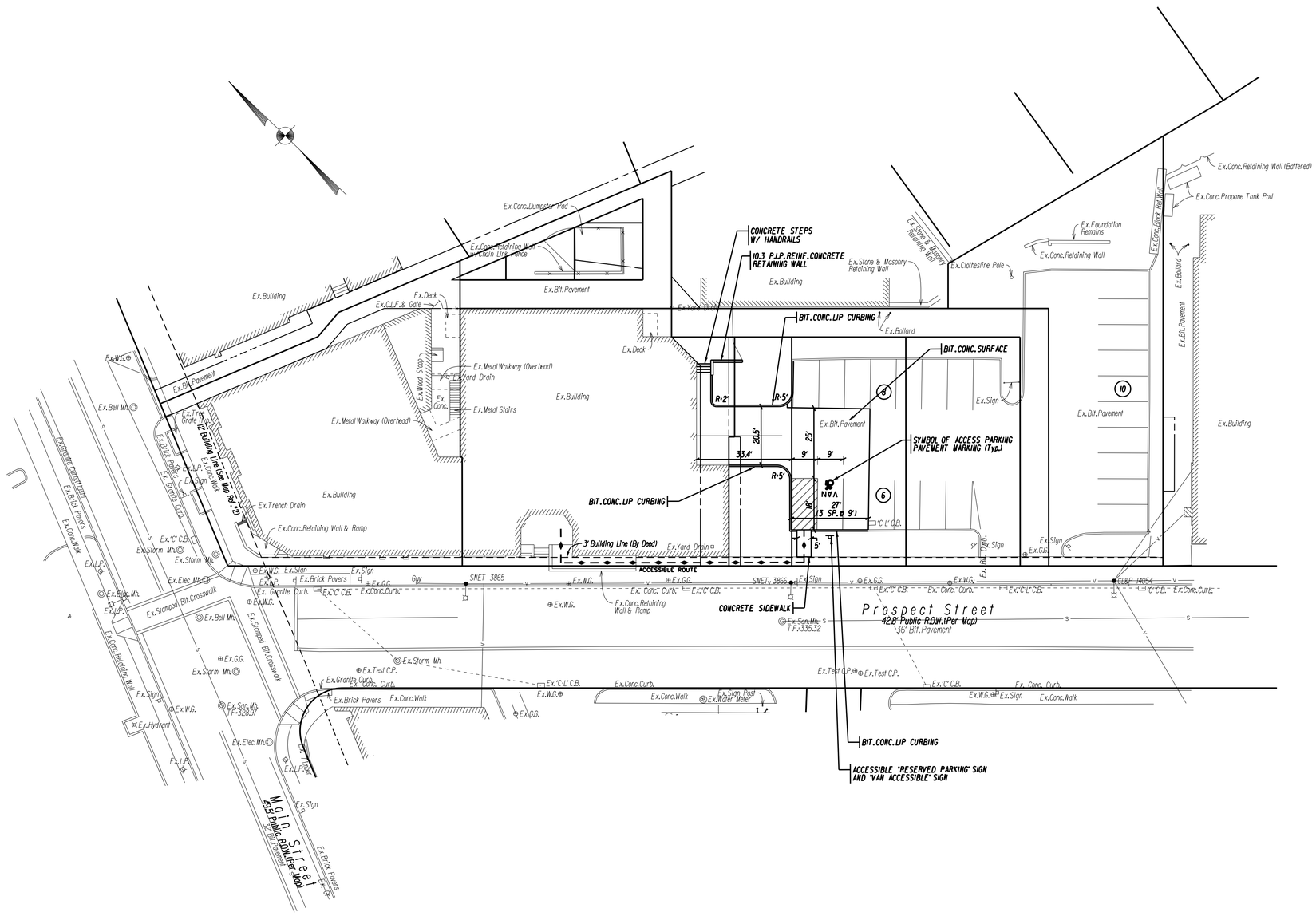
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

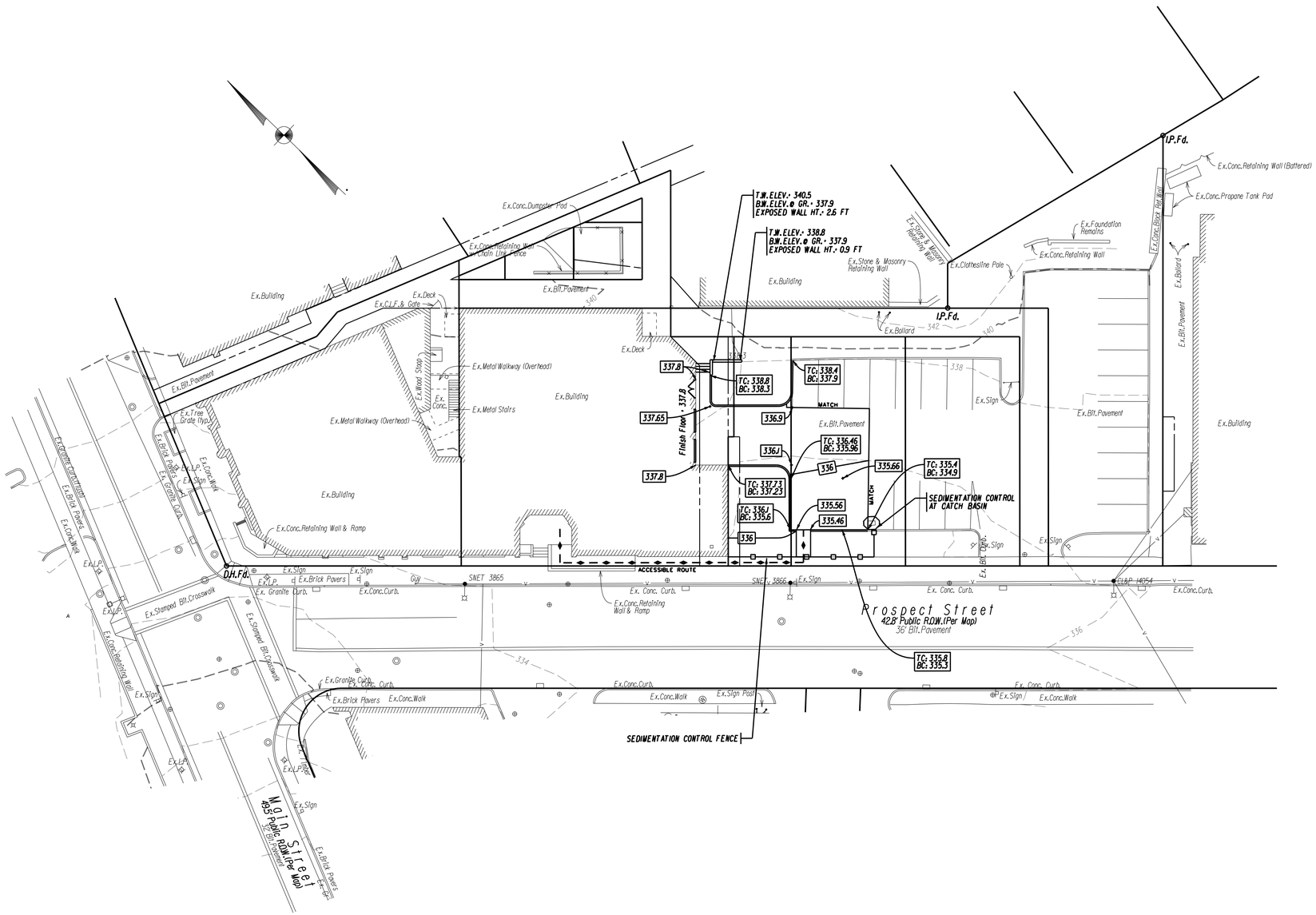
ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

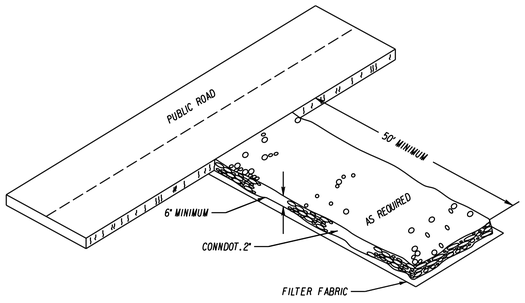
DRAWING TITLE:
SITE REMOVALS PLAN

DRAWING NO.
RMV-001

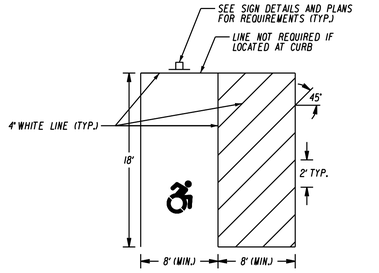
SHEET NO.
4


Ex.Conc.Dumpster Pad
Ex.Conc.Retaining Wall w/ Chain Link Fence
Ex.Bit.Pavement
Ex.Building
Ex.C.L.F.& Gate
Ex.Deck
CONCRETE STEPS W/ HANDRAILS
10.3 P.J.P.REINF.CONCRETE RETAINING WALL
Ex.Stone & Masonry Retaining Wall
Ex.Clothesline Pole
Ex.Foundation Remains
Ex.Conc.Retaining Wall
Ex.Conc.Block Ret.Wall
Ex.Conc.Retaining Wall (Battered)
Ex.Conc.Propane Tank Pad
Ex.Ballard
BIT.CONC.LIP CURBING
BIT.CONC.SURFACE
Ex.Sign
Ex.Bell Mh.
Ex.Tree Grate (Typ.)
Ex.Metal Walkway (Overhead)
Yard Drain
Ex.Wood Steps
Ex.Conc.
Ex.Metal Stairs
Ex.Metal Walkway (Overhead)
Ex.Building
Ex.Trench Drain
Ex.Conc.Retaining Wall & Ramp
Ex.Granite Curb
Ex.Brick Pavers
Ex.Conc.Walk
Ex.'C' C.B.
Ex.Storm Mh.
Ex.L.P.
Ex.Elec. Mh.
Ex.Stamped Bit.Crosswalk
Ex.Bell Mh.
Ex.G.G.
Ex.Test C.P.
Ex.Conc.Retaining Wall
Ex.Hydrant
Ex.Son.Mh. T.F.-328.97
Ex.Elec.Mh.
Ex.Sign
Main Street
49.5' Public R.O.W.(Per Map)
36' Bit.Pavement
Ex.Brick Pavers
Ex.Conc.Curb
Ex.'C-L' C.B.
Ex.W.G.
Ex.Conc.Walk
Ex.Sign Post
Ex.Water Meter
Ex.Test C.P.
Ex.'C' C.B.
Ex.Conc.Curb
Ex.W.G.
Ex.Sign
Ex.Conc.Walk
Ex.Son.Mh. T.F.-335.32
Prospect Street
42.8' Public R.O.W.(Per Map)
36' Bit.Pavement
SNET 3865
SNET 3866
218P 14054
Guy
ACCESSIBLE ROUTE
CONCRETE SIDEWALK
3' Building Line (By Deed)
Ex.Yard Drain
Ex.'C-L' C.B.
BIT.CONC.LIP CURBING
SYMBOL OF ACCESS PARKING PAVEMENT WARKING (Typ.)
NVA
27'
(3 Sp.@ 9')
20.5'
25'
33.4'
9'
9'
R-2'
R-5'
R-5'
5'
6
8
10
Ex.Building
Ex.Bit.Pavement
Ex.Ballard
Ex.Conc.Block Ret.Wall
Ex.Foundation Remains
Ex.Conc.Retaining Wall
Ex.Clothesline Pole
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Retaining Wall (Battered)
Ex.Conc.Propane Tank Pad
Ex.Sign
Ex.G.G.
Ex.'C-L' C.B.
Ex.Conc.Curb
Ex.'C' C.B.
Ex.Conc.Walk
Ex.Sign
Ex.W.G.
Ex.Conc.Curb
Ex.'C' C.B.
Ex.'C-L' C.B.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign
Ex.Conc.Curb
Ex.'C' C.B.
Ex.Conc.Walk
Ex.Sign
Ex.W.G.
Ex.Conc.Curb
Ex.'C' C.B.
Ex.Conc.Curb


T.W.ELEV.= 340.5
B.W.ELEV.@ GR.= 337.9
EXPOSED WALL HT.= 2.6 FT
T.W.ELEV.= 338.8
B.W.ELEV.@ GR.= 337.9
EXPOSED WALL HT.= 0.9 FT
I.P.Fd.
I.P.Fd.
Ex.Conc.Retaining Wall (Battered)
Ex.Conc.Propane Tank Pad
Ex.Conc.Block Ret.Wall
Ex.Foundation Remains
Ex.Conc.Retaining Wall
Ex.Clothesline Pole
Ex.Stone & Masonry Retaining Wall
Ex.Stone & Masonry Retaining Wall
Ex.Building
Ex.Deck
Ex.Conc.Dumpster Pad
Ex.Conc.Retaining Wall w/ Chain Link Fence
Ex.Bit.Pavement
Ex.C.L.F.& Gate
Ex.Deck
Ex.Bollard
Ex.Bollard
Ex.Bit.Pavement
Ex.Building
Ex.Metal Walkway (Overhead)
Ex.Wood Steps
Ex.Conc.
Ex.Metal Stairs
Ex.Metal Walkway (Overhead)
Ex.Building
337.8
337.65
337.8
Finish Floor 337.8
TC: 338.8
BC: 338.3
TC: 338.4
BC: 337.9
MATCH
336.9
336.7
336
335.66
335.56
335.46
336
TC: 337.73
BC: 337.23
TC: 336.7
BC: 335.6
TC: 336.46
BC: 335.96
TC: 335.4
BC: 334.9
TC: 335.8
BC: 335.3
MATCH
SEDIMENTATION CONTROL AT CATCH BASIN
SEDIMENTATION CONTROL FENCE
Ex.Sign
Ex.Bit.Pavement
Ex.Building
Ex.Tree Grate (Typ.)
Ex.Brick Pavers
Ex.Granite Curb
Ex.Conc.Work
Ex.Sign
Ex.Building
Ex.Conc.Retaining Wall & Ramp
Ex.Granite Curbing
Ex.Brick Pavers
Ex.Concrete Walk
Ex.L.P.
Ex.Stamped Bit.Crosswalk
Ex.Concrete Retaining Wall
Ex.Sign
Ex.L.P.
Ex.Stamped Bit.Crosswalk
Ex.Granite Curb
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Sign
Ex.L.P.
Ex.Sign
Main Street
49.5' Public R.O.W.(Per Map)
36' Bit.Pavement
Ex.Brick Pavers
Ex.Gas
D.H.Fd.
Ex.Sign
Ex.L.P.
Ex.Brick Pavers
Ex.Granite Curb
Ex.Conc.Curb.
Guy
SNET 3865
ACCESSIBLE ROUTE
SNET 3866
Ex.Sign
Ex.Conc. Curb.
Ex.Conc.Retaining Wall & Ramp
Ex.Conc. Curb.
CT&P 14054
Ex.Conc.Curb.
Prospect Street
42.8' Public R.O.W.(Per Map)
36' Bit.Pavement
Ex.Conc.Curb.
Ex.Conc.Walk
Ex.Sign Post
Ex.Conc. Curb.
Ex.Sign
Ex.Conc.Walk
Ex.Bit.Pavement
Ex.Sign
Ex.Sign
Ex.Bit.Pavement
Ex.Sign
Ex.Sign
Ex.Sign



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



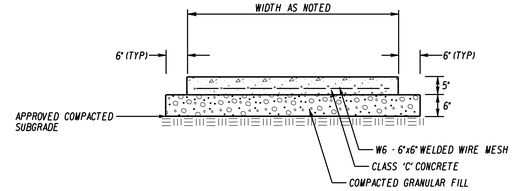
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE. THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



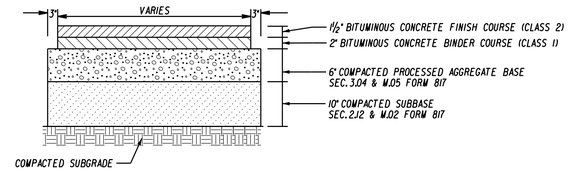
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



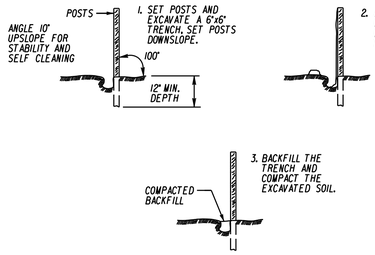
NOTES:

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

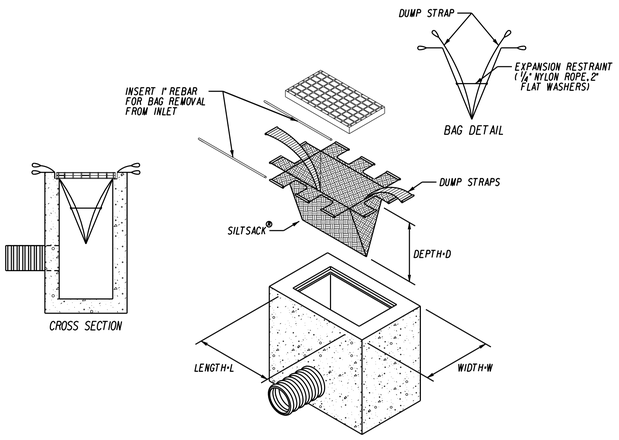
CONCRETE SIDEWALK SECTION
NOT TO SCALE



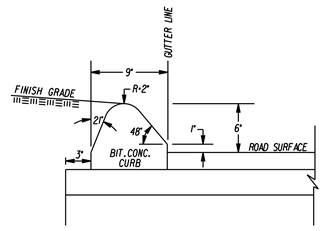
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



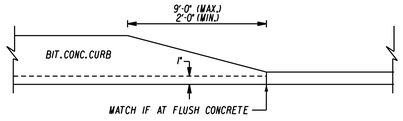
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

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

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026930 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

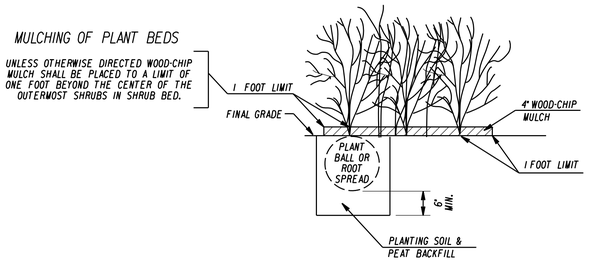
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

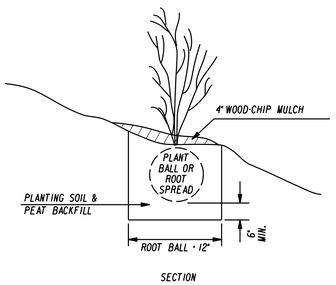
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 7



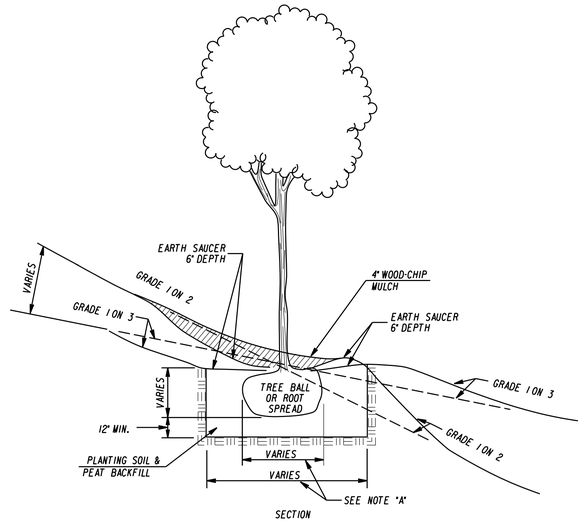
SHRUB PLANTING IN BEDS



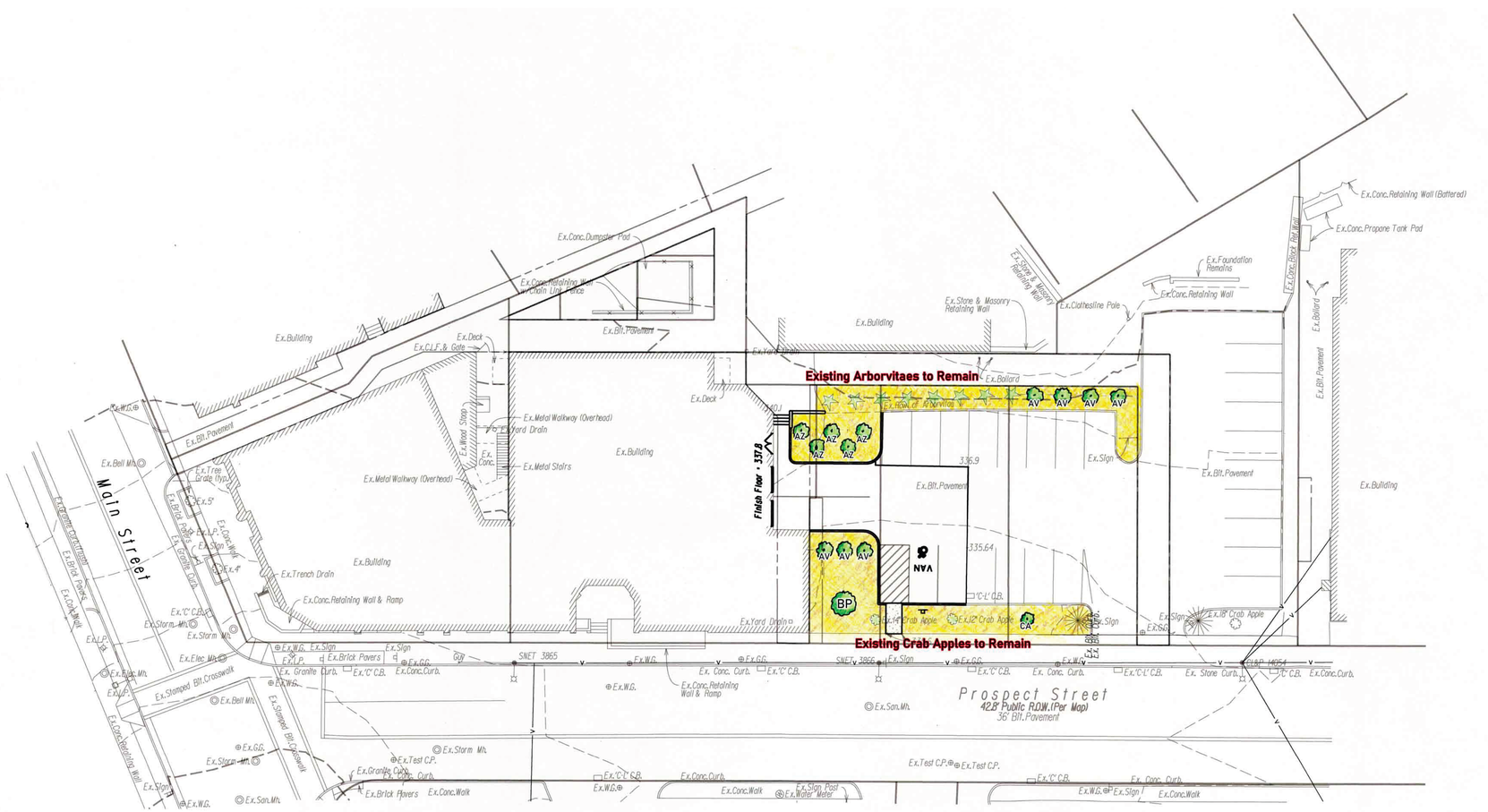
SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



TREE PLANTING



Planting Key

Key	Quantity	Botanical Name / Common Name	Size	Condition	Notes
AV	7	Thuja Occidentals / Emerald Arborvitae	4 Foot	Height	
BP	1	Pyrus Calleryana "Bradford" / Bradford Pear	2" - 2 1/2"	Caliper	
AZ	5	Rodedendron / Robelzea / Autumn Bonfire Azalea / Deleware	3	Gallon	
CA	1	Malus 'Robinson' / Robinson Crab Apple	2" - 2 1/2"	Caliper	

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: SCALE IN FEET — SCALE 1"=20' (0, 20, 40)

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 181 , 30 / 183, 30 / 184, 30 / 185 30 / 187-187A & 30 / 188

DRAWING NO.:

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO.: L-1

For Office Use Only	
APPLICATION NO.	2498
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: R-15 Proposed zone of the Property: A

Address or Location of the Property: east of Old Wolcott Road and south of Wolcott Street

Assessor's Map No.: 7 Assessor's Lot No.(s): Lots 45, 44, 44-1,44-2

Size of the Property (in acres or square feet): 3.89 Acres Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 2 Acres

Reason for the proposed zone change:
In Accordance with the 2018 Plan of Conservation and Development Section 10.3.3 Housing Mix, this application seeks to promote the creation of new modern housing opportunities for young adults and families.

Other comments:

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

Name: Crown Estates LLC

Address: 22 Pine Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 250-7784 E-Mail: laurettico@aol.com

Signature: Mark A Lauretti Signature – (Printed/Typed) Mark Lauretti

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

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

Name: Same as Applicant

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Mark A Lauretti Signature – (Printed/Typed) Mark A. Lauretti

*not applicable for zone changes initiated by the Zoning Commission itself

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2498

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: east of Old Wolcott Road and south of Wolcott Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2498

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: east of Old Wolcott Road and south of Wolcott Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

08/17 - LUO

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2498

Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

Initiated by: Crown Estates, LLC

Tentative Hearing Date: June 10, 2024

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

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

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

Application #2498

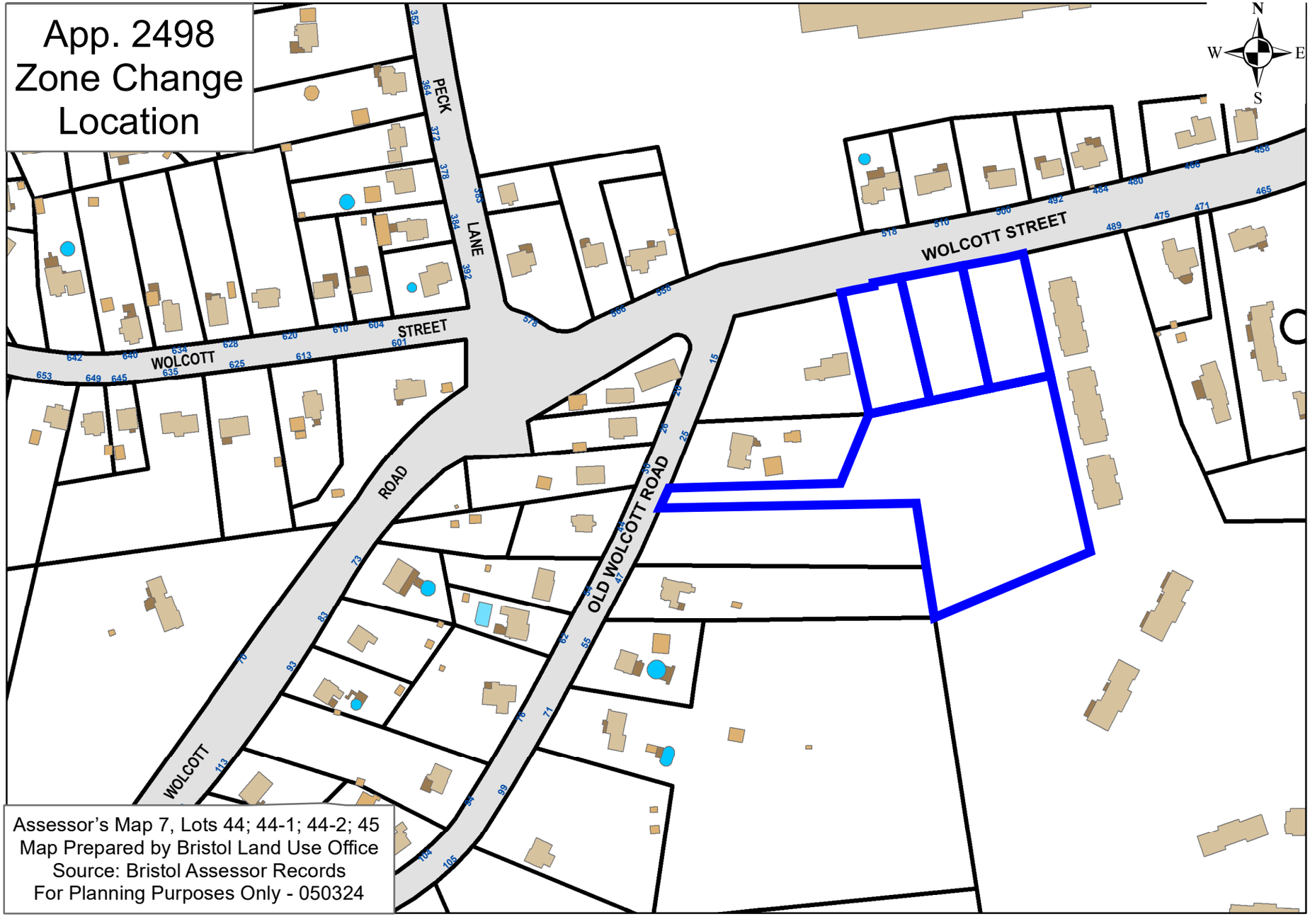
Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

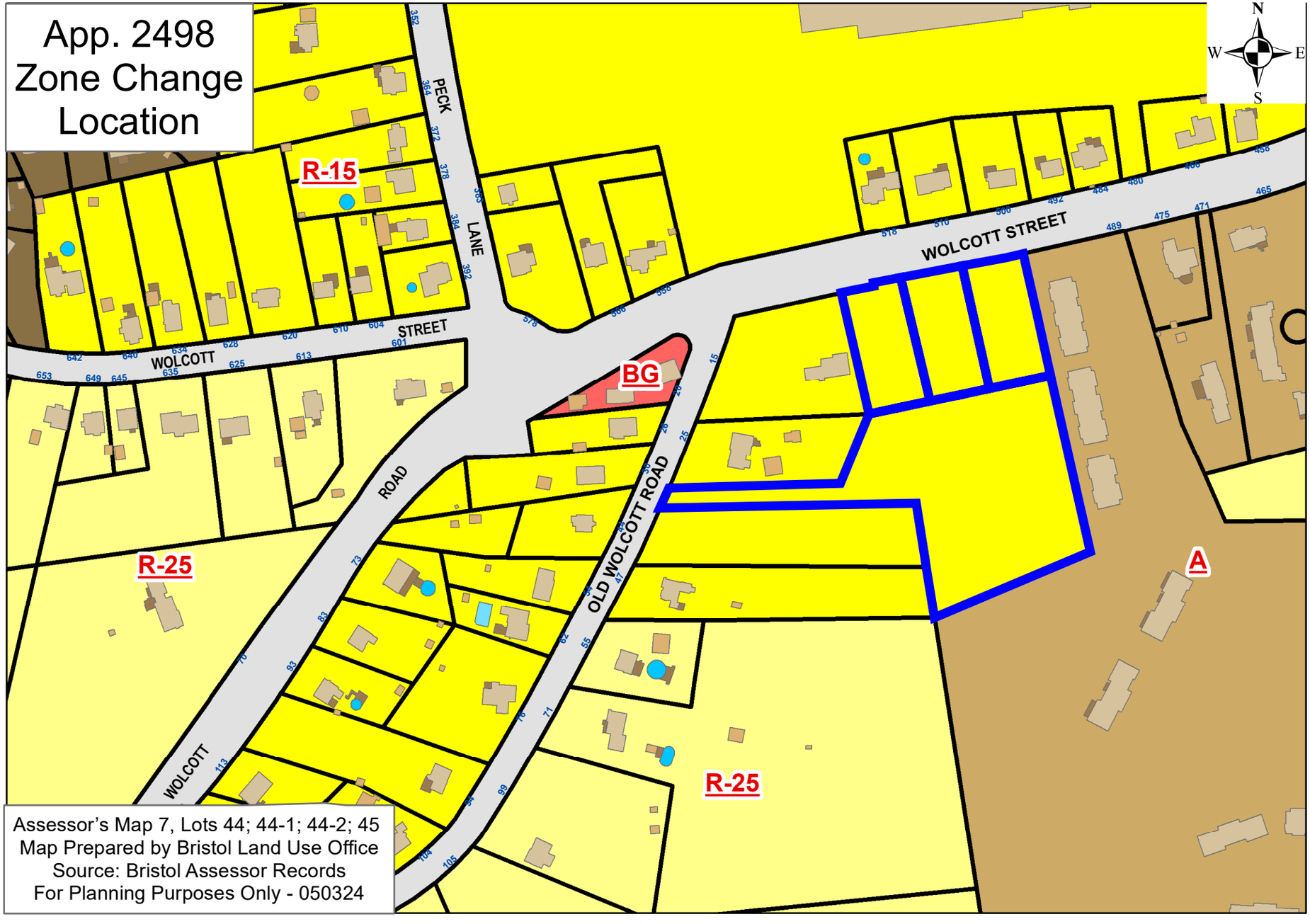
Initiated by: Crown Estates, LLC

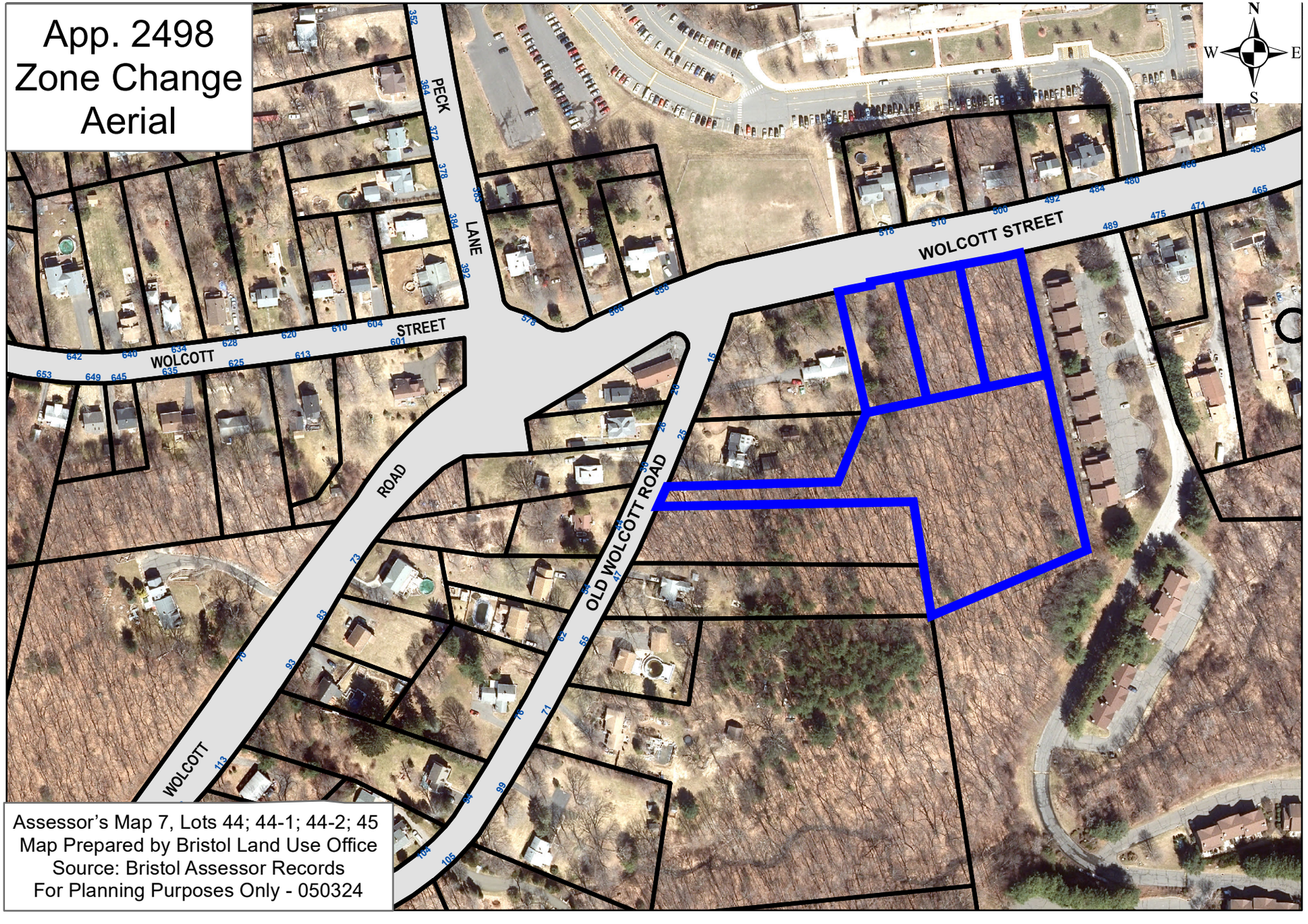
Tentative Hearing Date: June 10, 2024

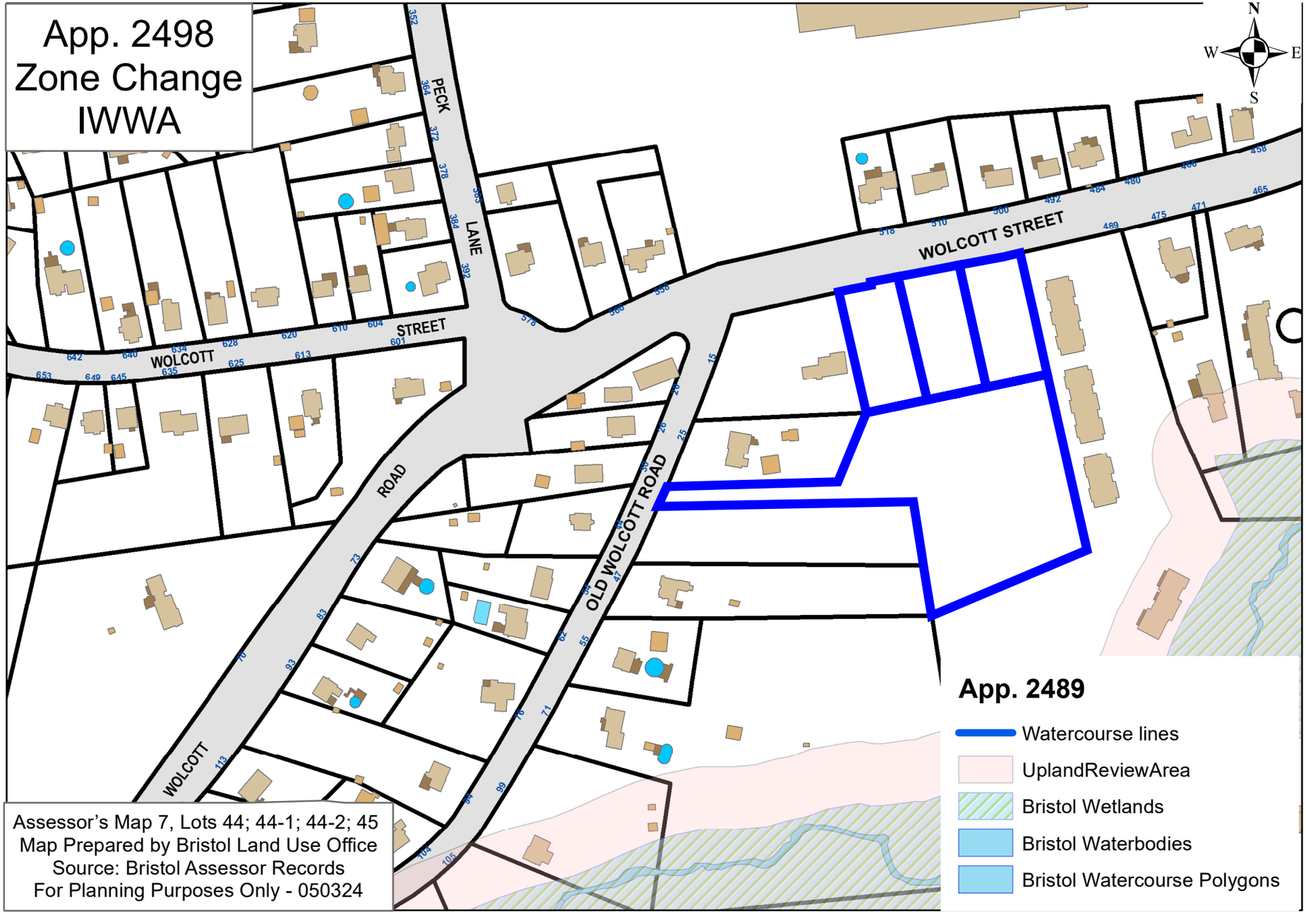
City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

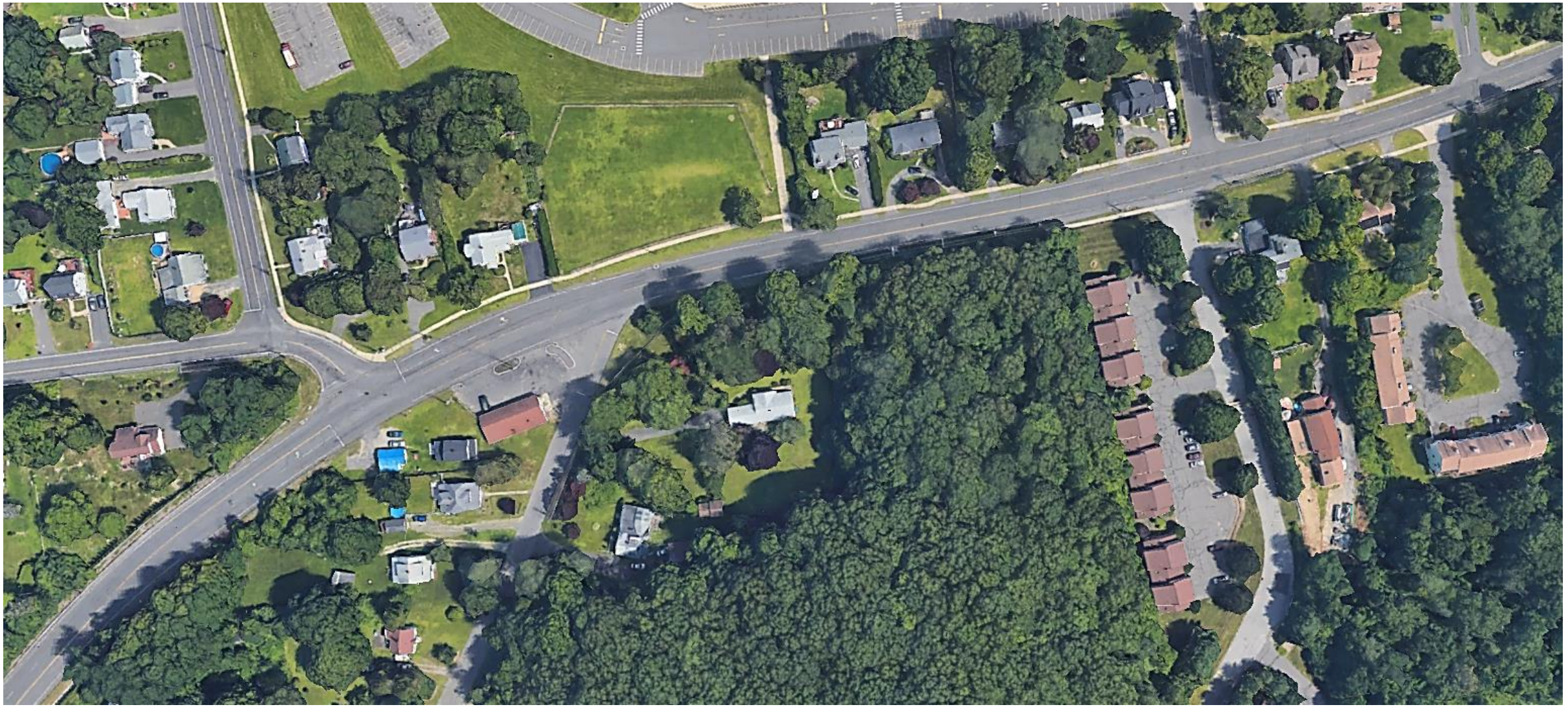

App. 2498
Zone Change
Location
N
W
E
S
PECK LANE
WOLCOTT STREET
WOLCOTT STREET
OLD WOLCOTT ROAD
WOLCOTT ROAD
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324

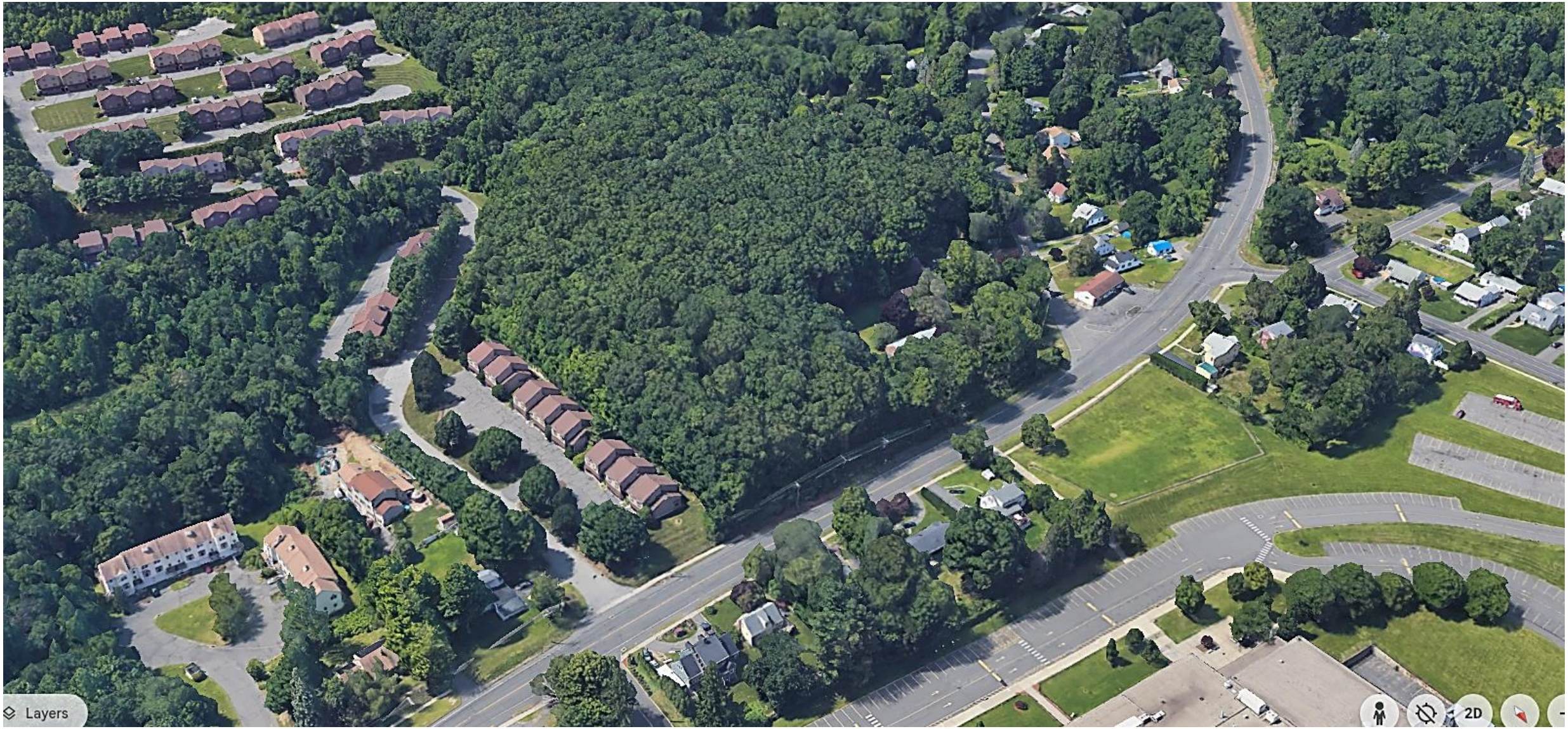

App. 2498
Zone Change
Location
N
W
E
S
R-15
PECK
LANE
WOLCOTT STREET
WOLCOTT
STREET
BG
ROAD
OLD WOLCOTT ROAD
R-25
A
R-25
WOLCOTT
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2498
Zone Change
Aerial
N
W
E
S
PECK
LANE
WOLCOTT STREET
WOLCOTT
STREET
ROAD
OLD WOLCOTT ROAD
WOLCOTT
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2498
Zone Change
IWWA
N
W
E
S
PECK
LANE
WOLCOTT STREET
WOLCOTT
STREET
ROAD
OLD WOLCOTT ROAD
WOLCOTT
App. 2489
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Bristol Watercourse Polygons
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324

Google Earth

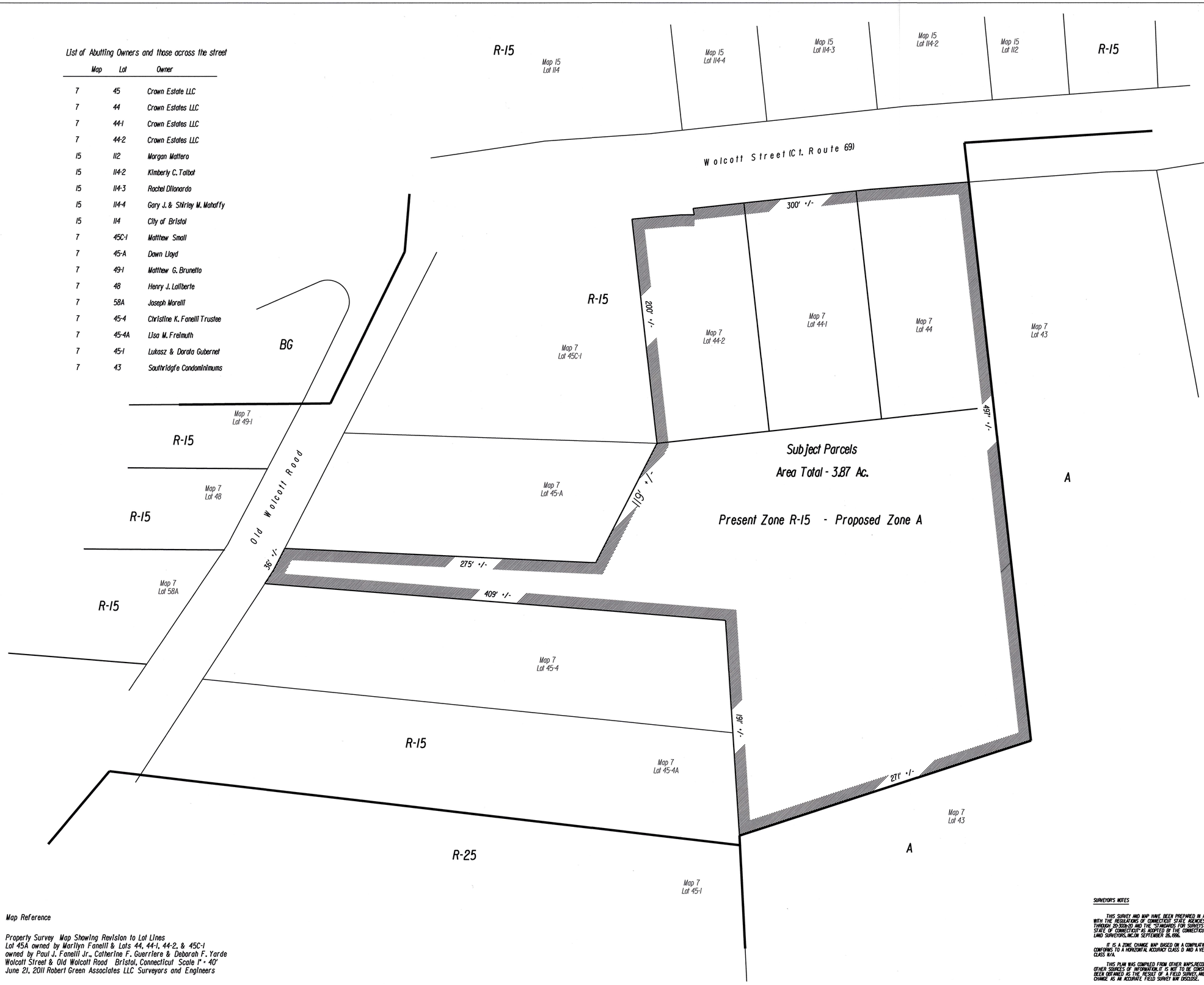


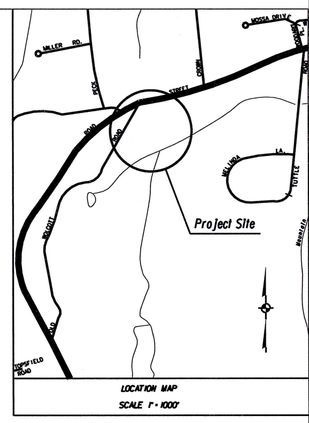

Layers
2D

Zone Change Map

List of Abutting Owners and those across the street

Map	Lot	Owner
7	45	Crown Estate LLC
7	44	Crown Estates LLC
7	44-1	Crown Estates LLC
7	44-2	Crown Estates LLC
15	112	Morgan Mattero
15	114-2	Kimberly C. Talbot
15	114-3	Rachel DiIonardo
15	114-4	Gary J. & Shirley M. Mahaffy
15	114	City of Bristol
7	45C-1	Matthew Small
7	45-A	Down Lloyd
7	49-1	Matthew G. Brunetto
7	48	Henry J. Lalliberte
7	58A	Joseph Morelli
7	45-4	Christine K. Fanelli Trustee
7	45-4A	Lisa M. Freimuth
7	45-1	Lukasz & Dorota Gubernet
7	43	Southridge Condominiums





Map Reference

Property Survey Map Showing Revision to Lot Lines
Lot 45A owned by Marilyn Fanelli & Lots 44, 44-1, 44-2, & 45C-1
owned by Paul J. Fanelli Jr., Catherine F. Guerriere & Deborah F. Yarde
Wolcott Street & Old Wolcott Road Bristol, Connecticut Scale 1" = 40'
June 21, 2011 Robert Green Associates LLC Surveyors and Engineers

Zone Change Map

R-15 TO A

Assessor Map 7 Lots 45, 44, 44-1, & 44-2

Wolcott Street & Old Wolcott Road

Bristol, Connecticut

Scale 1"=40' April 3, 2024
Rev. April 25, 2024

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

Robert C. Green

SURVEYORS NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.ON SEPTEMBER 26, 1996.

IT IS A ZONE CHANGE MAP BASED ON A COMPILATION PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS N/A.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED LAND SURVEYOR

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

For Office Use Only	
APPLICATION NO.	2499
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 1255 Farmington Avenue

Assessor's Map No.: 49 Assessor's Lot No.(s): 28 Zone of the Property: BG

Title of approved Site Plan: "Land Development Plans Isued for Planning and Zoning 1251-1265 Farmington Avenue"

Date of original Site Plan approval: 3/13/2023

Nature of proposed revision:
Revisions to the approved site plan pertain to Lot 1 Map 48 Lot 28. The car wash layout has been reconfigured and the grading drainage, utilities, landscaping and lighting have been revised to accommodate this reconfigured layout.

Reason for proposed revision:
Revisions have been made to meet the tenants operational needs.

Other comments:

NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan 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 Site Plan application is filed.

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

Name: Ryan Schmitz

Address: 20 Litchfield Hollow Road City: Licthfield State: CT Zip: 06450

Telephone No.: 203-527-9700 E-Mail: ryan@platinumexpresswash.com

Signature: [signature] *Signature – (Printed/Typed)* Ryan Schmitz

CHECK ONE: [ ] owner [✓] other (specify): prospective tenant

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

Name: Bristol Endurance Properties, LLC

Address: 208 Royal Turn Road North City: Ponte Verda State: FL Zip: 32082

Telephone No.: 904-923-1557 E-Mail: billbaker@endurancepropertiies.net

Signature: William Baker *Signature – (Printed/Typed)* William Baker

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

BZC/BPC – 08/17

MEMORANDUM

DATE: 05/02/2024

ATTENTION: Robert Flanagan

PREPARED BY: Tyler Riccitelli

EMAIL: triccitelli@blcompanies.com

PROJECT NAME: 1255 Farmington Ave.

PROJECT NUMBER: 1800613.0002

SUBJECT: Project Narrative

Project Narrative

The subject site at 1255 Farmington Ave. is part of a larger commercial development located at 1251, 1249, and 1255 Farmington Ave. This commercial development was originally permitted in 2023 and received zoning approval on March 13th, 2023. The commercial development as a whole includes a medical office building, restaurant with drive thru, and a carwash. The site at 1255 Farmington Ave. was permitted in 2023 for use as a carwash. The proposed changes to 1255 Farmington Ave. will not result in a change of use but will reconfigure the site to meet the specific requirements of the prospective tenant. The proposed changes are as follows:

- Increase in building size of approximately 500 sq.ft.
- Increase in parking count by 3 parking spaces.
- Modifications were made to the grading, drainage, utility, erosion control, landscape, and lighting plans to serve the reconfigured site, but design intent remains the same.

No stormwater treatment modifications are proposed as a result of the site reconfiguration. The difference in impervious area between the original layout and the proposed reconfigured layout is less than 300 sq.ft. and will have a negligible impact on the previously approved stormwater system.

2023 Drainage Report

Stormwater Management Report

For the Proposed:

PROPOSED DEVELOPMENT

Located at:

1251 & 1265 Farmington Avenue
Bristol, Connecticut

Prepared for Submission to:

Bristol, Connecticut

November 23, 2022
Revised: December 20, 2022

Prepared for:

Targeted Endurance Bristol, LLC
209 Royal Turn Road North
Ponte Vedra, FL 32082

Prepared by:

BL Companies
Architecture
Engineering
Environmental
Land Surveying

BL Companies
355 Research Parkway
Meriden, Connecticut 06450
Phone: (203) 630-1406
Fax: (203) 630-2615

BL Project Number: 1800613



Hyperlink:

https://ct-bristol2.civicplus.com/DocumentCenter/View/39399/C-RPT-1800613-STORMWATER-2022-12-20

2023 Traffic Report

DTS • PROVIDENT
Intelligent Land Use

TRAFFIC IMPACT STUDY

Farmington Avenue Commercial Development
City of Bristol, Hartford County, Connecticut

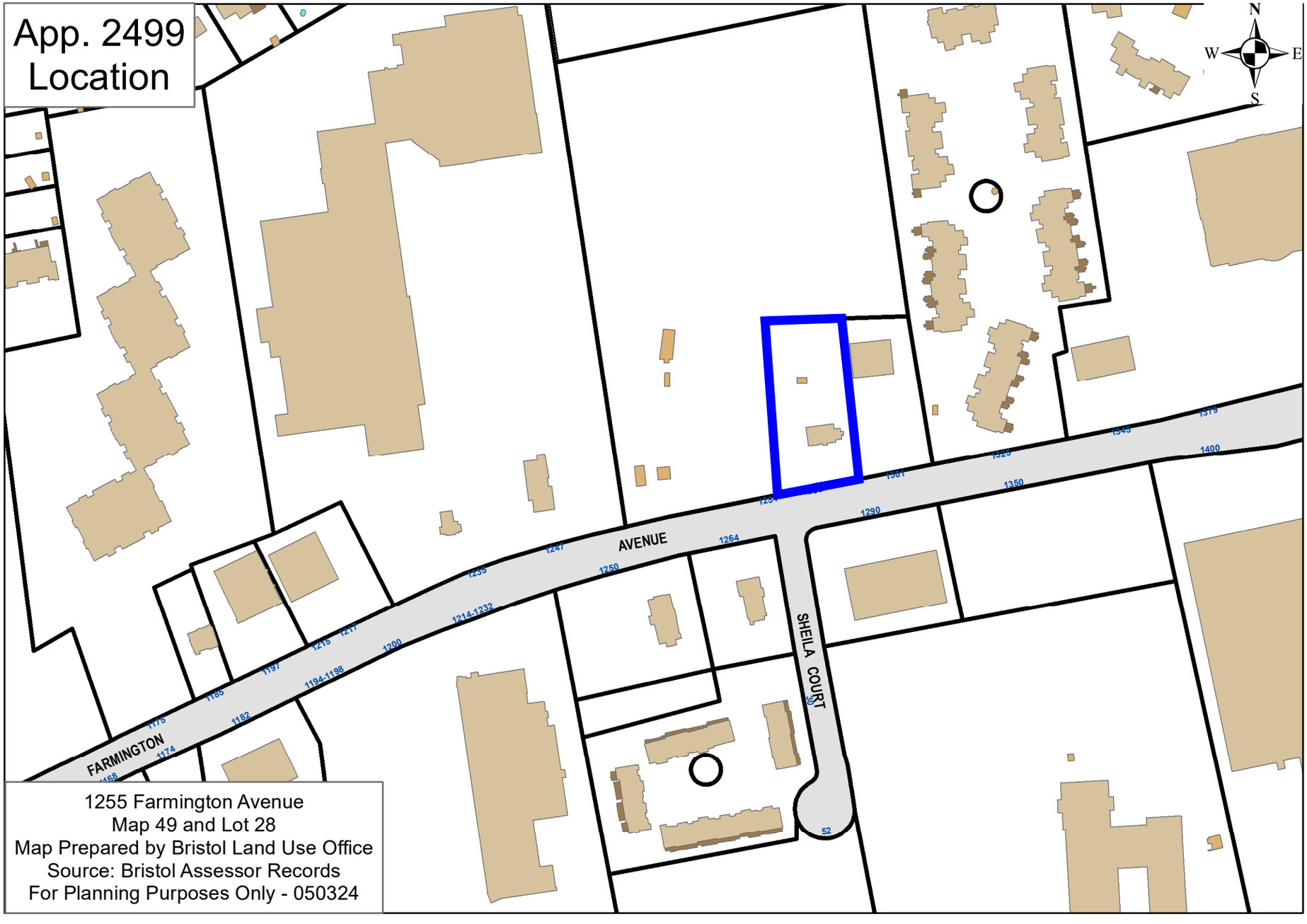
Prepared for
Targeted Real Estate Equities LLC
1500 Post Road East, 2nd Floor
Westport, CT 06880

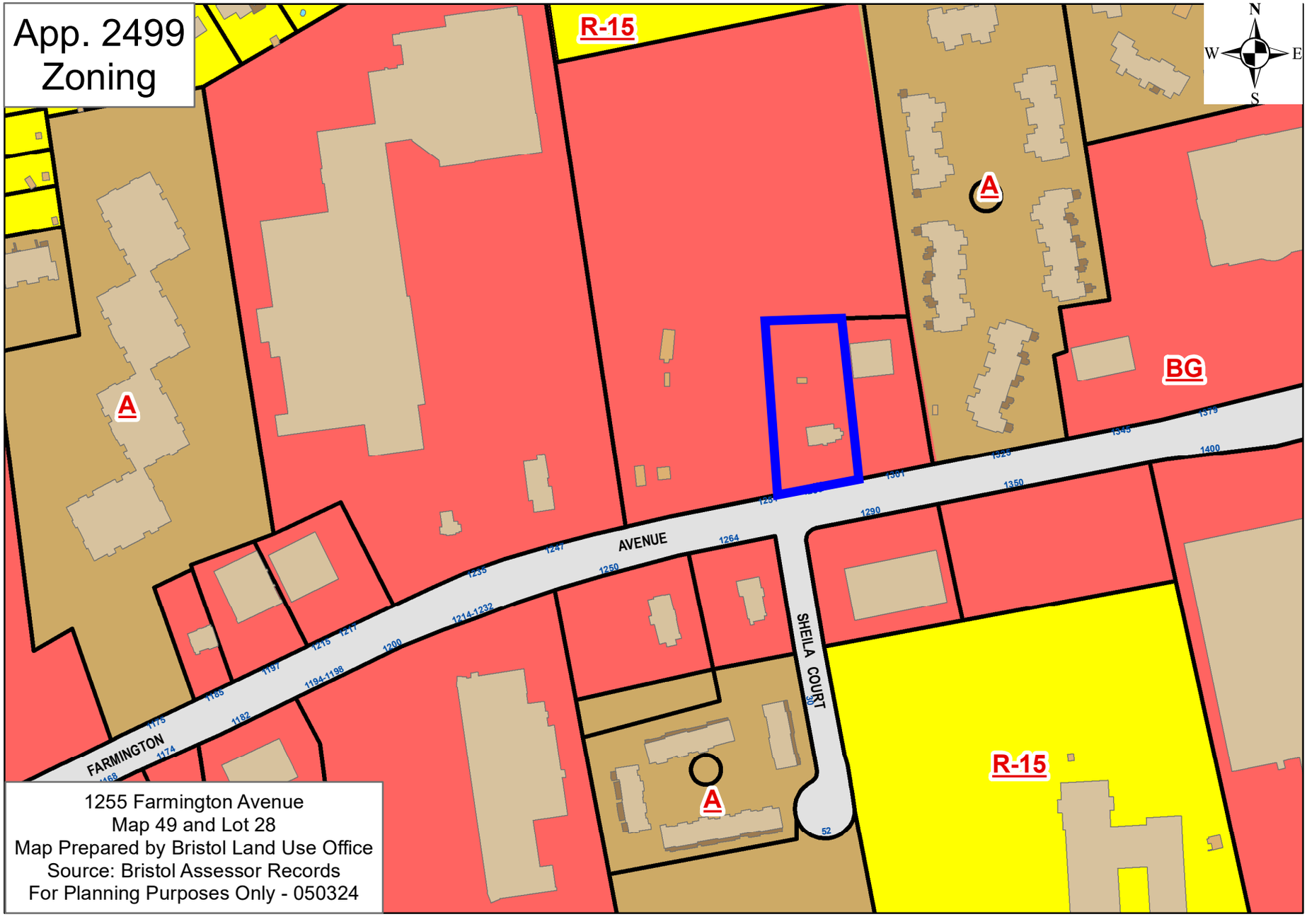
Prepared by
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, New York

December 12, 2022
DTSP Project No. 0968

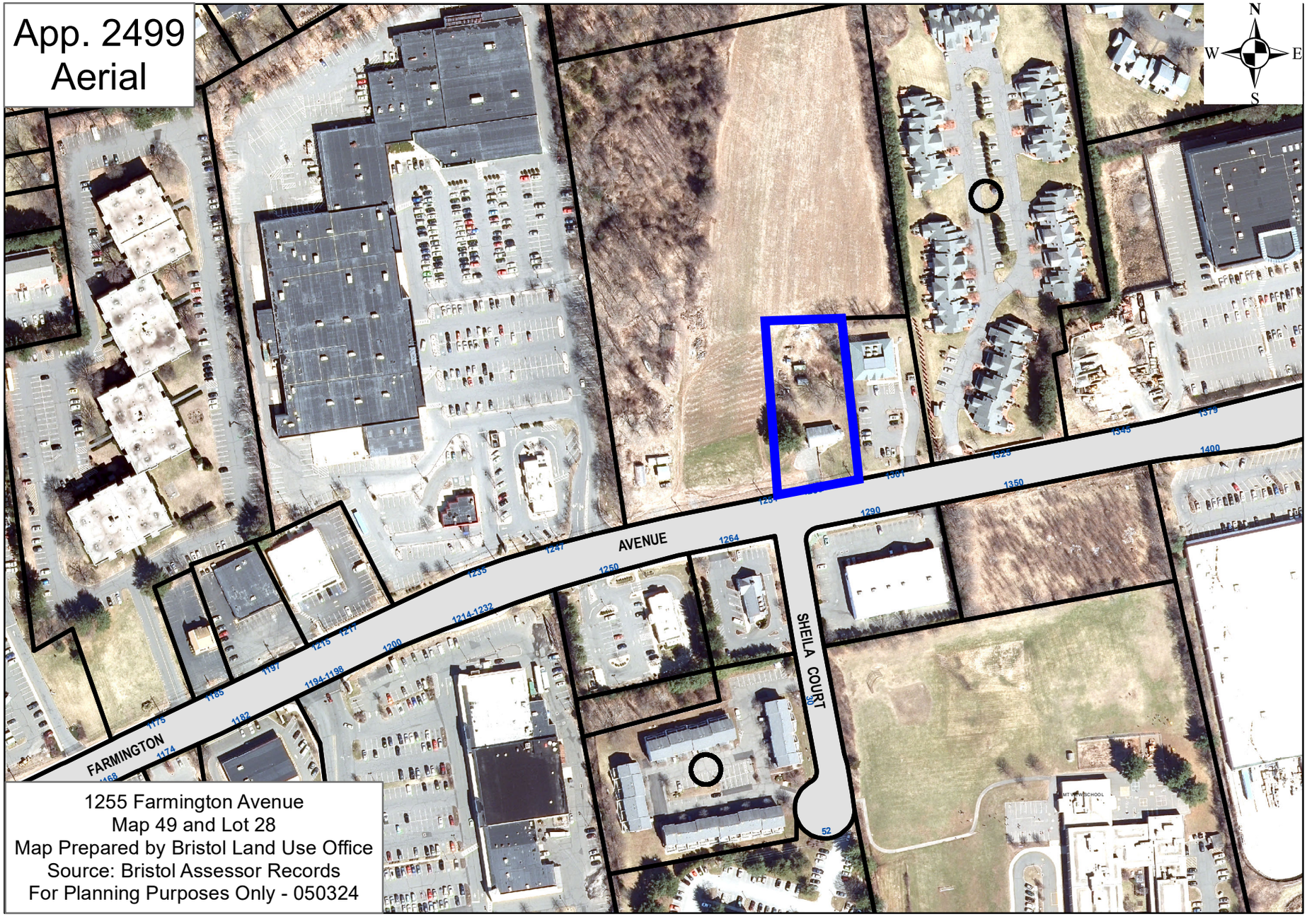
Traffic Impact Study Hyperlink:

https://ct-bristol.civicplus.com/DocumentCenter/View/39398/0968-TIS---Bristol-CT

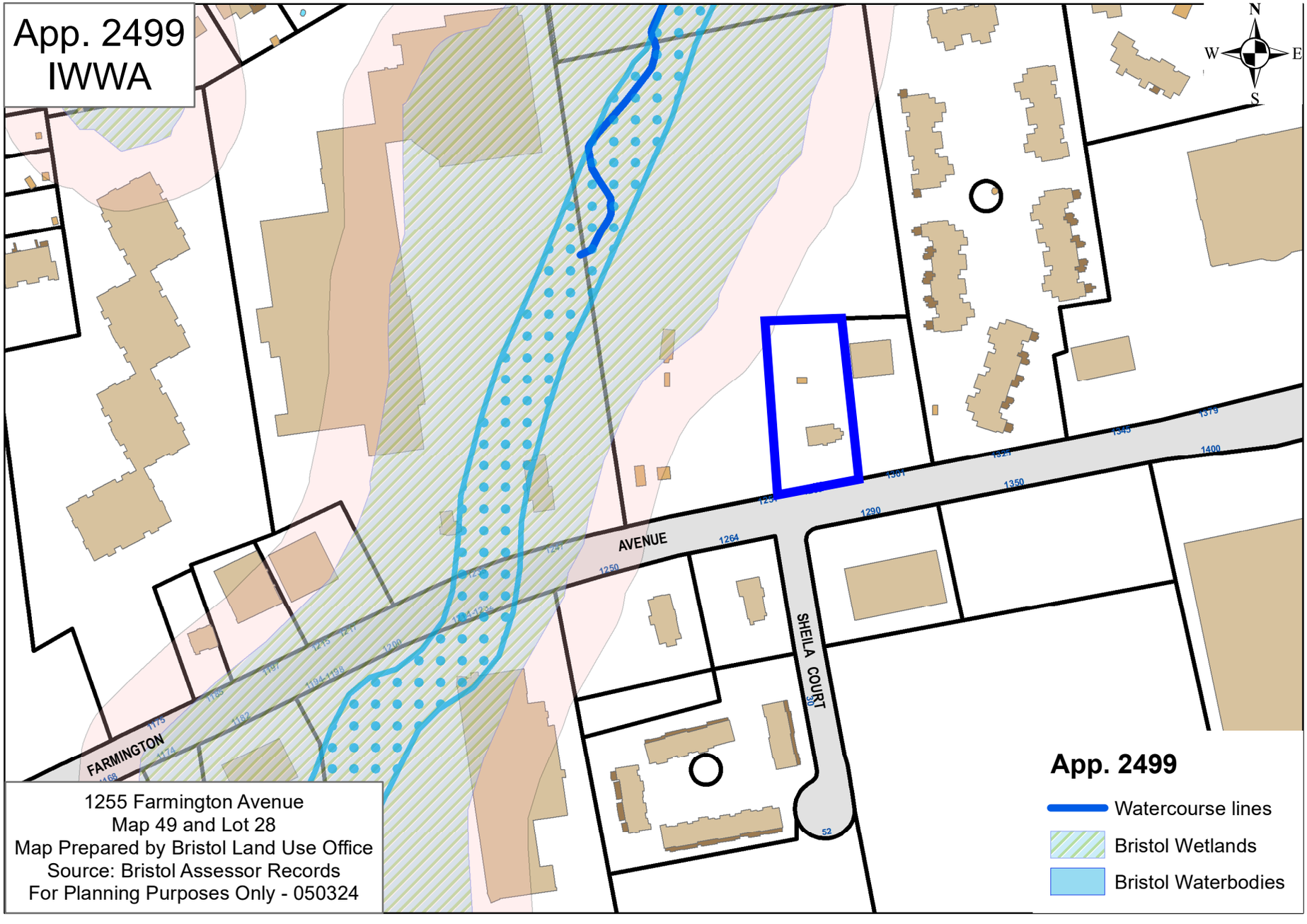

App. 2499
Location
N
W
E
S
AVENUE
FARMINGTON
SHEILA COURT
1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2499
Zoning
R-15
A
A
BG
AVENUE
FARMINGTON
SHEILA COURT
A
R-15
N
W
E
S
1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324

App. 2499
Aerial



1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2499
IWWA
N
W
E
S
AVENUE
FARMINGTON
SHEILA COURT
1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324
App. 2499
Watercourse lines
Bristol Wetlands
Bristol Waterbodies

Google Earth





ZONING INFORMATION (LOT #1)

LOCATION: 1255 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: CAR WASH FACILITY (SPECIAL PERMIT USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±46,058 S.F. (±1.06 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	121 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	121 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	75 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	15 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	102 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	NA	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	155 FEET	NO
9	MAXIMUM BUILDING HEIGHT	35 FEET (1)	31 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±9 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

ZONING INFORMATION (LOT #2)

LOCATION: 1249 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: FAST-FOOD RESTAURANT (SPECIAL PERMIT USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±65,732 S.F. (±1.50 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	214 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	214 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	214 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	35 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	103 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	NA	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	NA	NO
9	MAXIMUM BUILDING HEIGHT	35 FEET (1)	25 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±12 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

ZONING INFORMATION (LOT #3)

LOCATION: 1251 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: MEDICAL OFFICE (PERMITTED USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±278,635 S.F. (±6.40 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	486 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	57 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	57 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	92 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	236 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	238 FEET	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	102 FEET	NO
9	MAXIMUM BUILDING HEIGHT	35 FEET (1)	26 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±9 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MAX. FREESTANDING SIGN AREA	24 S.F. PER SIDE	24 S.F. PER SIDE
2	MAXIMUM SIGN HEIGHT	16 FEET	16 FEET
3	MAX. WALL SIGN AREA	ONE ALLOWED; THE WALL SIGN SHALL NOT EXCEED 1 S.F. FOR EACH LINEAR FOOT OF THE FACE OF BUILDING	T.B.D.

PARKING INFORMATION (LOT #1)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±4,332 S.F. (CAR WASH FACILITY)	NO
2	PARKING REQUIRED	3 PER FACILITY (3 REQUIRED)	18 TOTAL SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	12 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	157 FEET	NO
7	MINIMUM FRONT SETBACK	10 FEET	30 FEET	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	0 FEET (1) / 157 FEET	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET / NA	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (225 S.F. REQUIRED)	6,662 S.F.	NO

(1) AT SHARED ACCESS DRIVE.

PARKING INFORMATION (LOT #2)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±5,544 S.F. (RESTAURANT)	NO
2	PARKING REQUIRED	1 PER 200 S.F. (28 REQUIRED)	56 TOTAL SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	3 SPACES	3 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	NA	NO
7	MINIMUM FRONT SETBACK	10 FEET	20 FEET	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET / NA	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET (2) / NA	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (840 S.F. REQUIRED)	7,791 S.F.	NO

(1) 0 FEET AT SHARED PARKING AREA.

PARKING INFORMATION (LOT #3)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±26,070 S.F. (MEDICAL OFFICE)	NO
2	PARKING REQUIRED	3.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA (92 REQUIRED) TOTAL REQUIRED = 92	119 SPACES + 23 FUTURE PARKING SPACES TOTAL 142 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	8 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	36 FEET	NO
7	MINIMUM FRONT SETBACK	10 FEET	0 FEET (2)	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET/ 36 FEET	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	170 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (2840 S.F. REQUIRED)	8,353 S.F.	NO

(2) AT SHARED PARKING AREA.

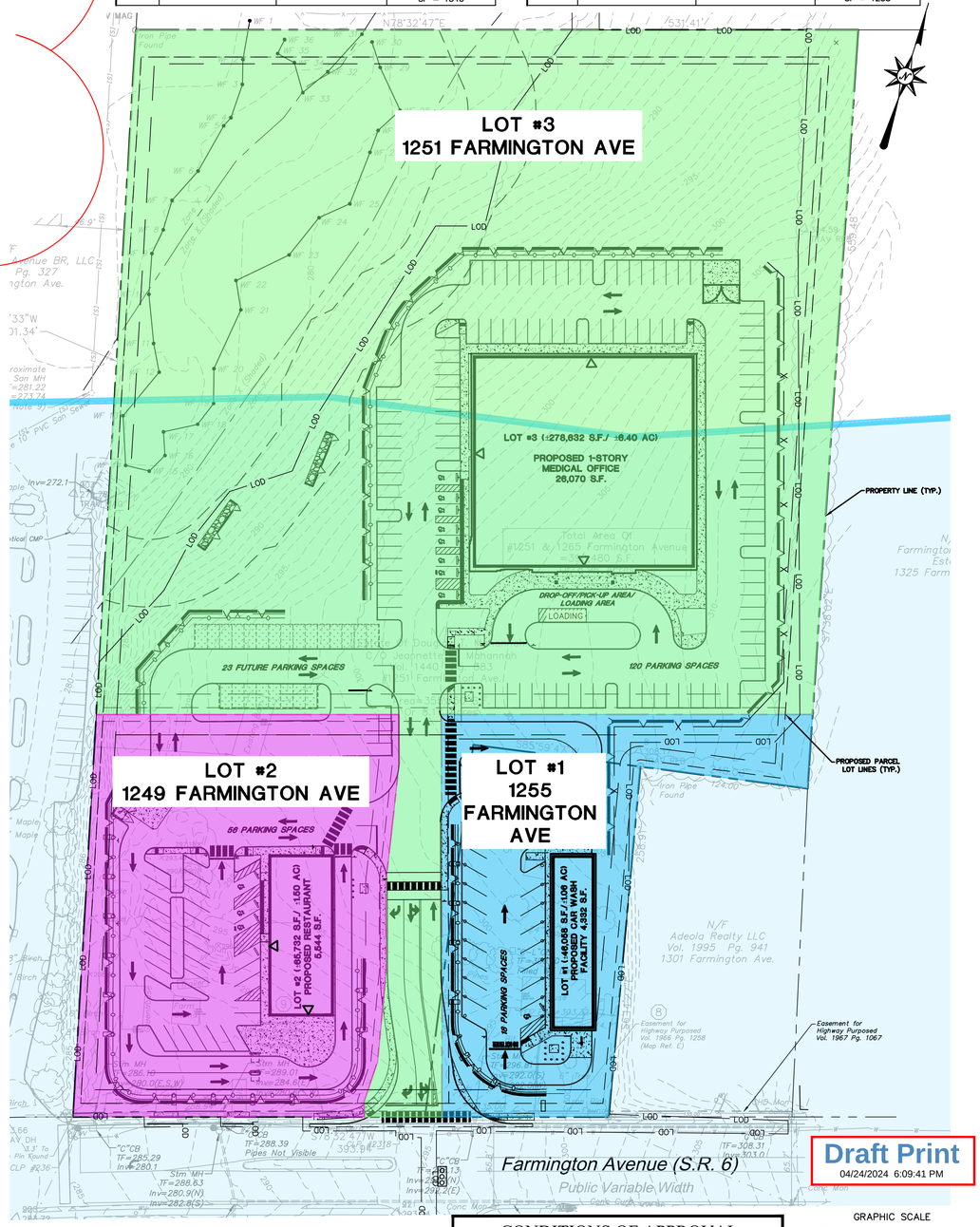
SITE PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- PROPERTY LINE
- PROPOSED PARCEL LOT LINES
- SAWCUT LINE
- SIGN
- CONCRETE SIDEWALK
- STANDARD–DUTY ASPHALT PAVEMENT STRUCTURE
- PROPOSED FUTURE PARKING EXPANSION AREA

EXISTING LOT INFORMATION

LOCATION: 1251 FARMINGTON AVE, BRISTOL CT			
ZONE: BG (GENERAL BUSINESS ZONE)			
ITEM #	**ITEM**	**REQUIREMENTS**	**EXISTING**
1	MINIMUM LOT AREA	15,000 S.F.	±355,885 S.F. (8.17 AC.)
2	MINIMUM LOT WIDTH	100 FEET	258 FEET
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	258 FEET
4	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	32 FEET / NA
5	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	486 FEET
6	MINIMUM FRONT SETBACK	10 FEET	61 FEET
7	BUILDING SIZE	NONE REQUIRED	TOTAL STRUCTURE/BUILDING SF = 1843

LOCATION: 1265 FARMINGTON AVE, BRISTOL CT			
ZONE: BG (GENERAL BUSINESS ZONE)			
ITEM #	**ITEM**	**REQUIREMENTS**	**EXISTING**
1	MINIMUM LOT AREA	15,000 S.F.	±34529 S.F. (0.79 AC.)
2	MINIMUM LOT WIDTH	100 FEET	124 FEET
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	134 FEET
4	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	14.7' / NA
5	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	162' / NA
6	MINIMUM FRONT SETBACK	10 FEET	68 FEET
7	BUILDING SIZE	NONE REQUIRED	TOTAL STRUCTURE/BUILDING SF = 1288



Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
0.	12/13/2022	PRE P&Z SUBMISSION REVIEW
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/05/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/04/2023	RESPONSE TO CITY & OSTA COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/19/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=50'
Project No.	1800613
Date	11/23/2022

CAD File: SP1800613O1.0002

Title

PROPOSED LOT LINE SEPARATION SITE PLAN

Sheet No.

SP-0

Xref (s) : BD1800613O1 ; XY1800613O2 ; XC1800613O1.0002 ; SS-1 Pavement\Markings\dgn\SignPlan_REV1 ; XC1800613O1.0002

4/24/2024 - PACCIELLI, EVA (OBI1\EVA) U:\OBI1\EVA\1800613O1\SP1800613O1.0002.DWG SP-1 24x36 ZSEC

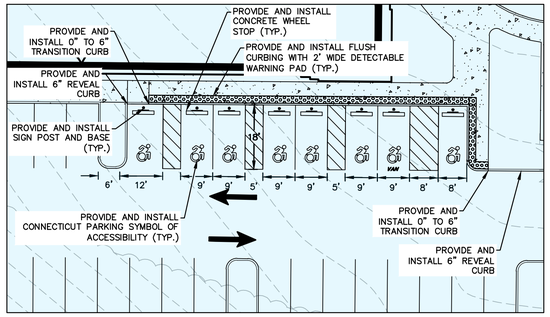
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SITE PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- X — CHAIN-LINK FENCE
- GUIDE RAIL
- ORNAMENTAL FENCE
- PROPERTY LINE
- PROPOSED PARCEL LOT LINES
- SAWCUT LINE
- SIGN
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
- PROPOSED FUTURE PARKING EXPANSION AREA
- PRELIMINARY AQUIFER PROTECTION AREA

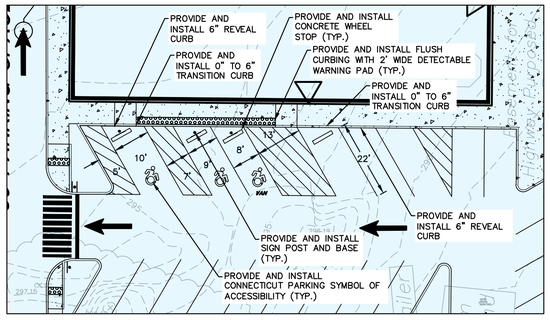
NOTES

1. AQUIFER PROTECTION MAPPING IS BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) "AQUIFER PROTECTION AREA INTERACTIVE MAP". DATE OF ACCESS: 01/17/2024



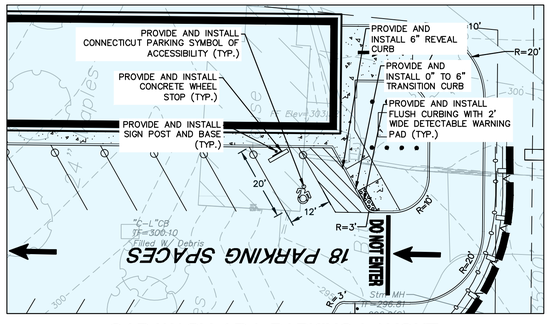
MEDICAL BUILDING ADA PARKING LAYOUT

1"=20'



RESTAURANT ADA PARKING LAYOUT

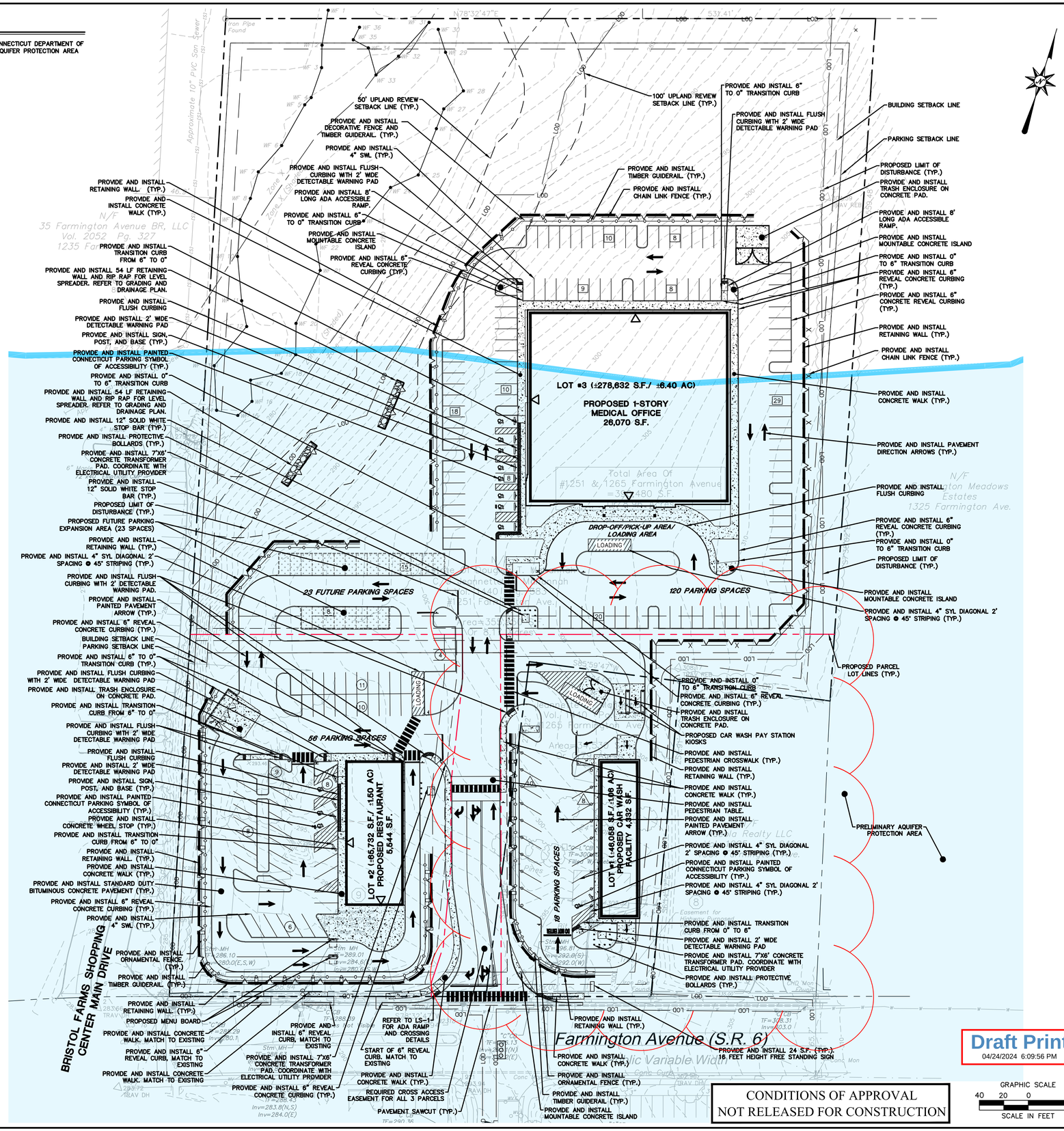
1"=20'



CAR WASH ADA PARKING LAYOUT

1"=20'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET



Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

No.	Date	Desc.
0.	12/13/2022	PRE P&Z SUBMISSION REVIEW
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/05/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/29/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/04/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	AS NOTED
Project No.	1800613
Date	11/23/2022
CAD File:	SP180061301.0002

Title

SITE PLAN

Sheet No.

SP-1

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

4/24/2024, TIMOTHY.ELL, C:\LDATA\BL\DATA\1800613\DWG\SITE\SP180061301.0002.DWT, SP180061301.0002.DWG, SP-1, 24X36, 48SC
Xref (s): - BD180061302 - XY180061302 - XC180061301 - SS-1 Pavement\Markings\Signing\Plan_REV1 - XC180061301.0002

SITE PLAN LEGEND

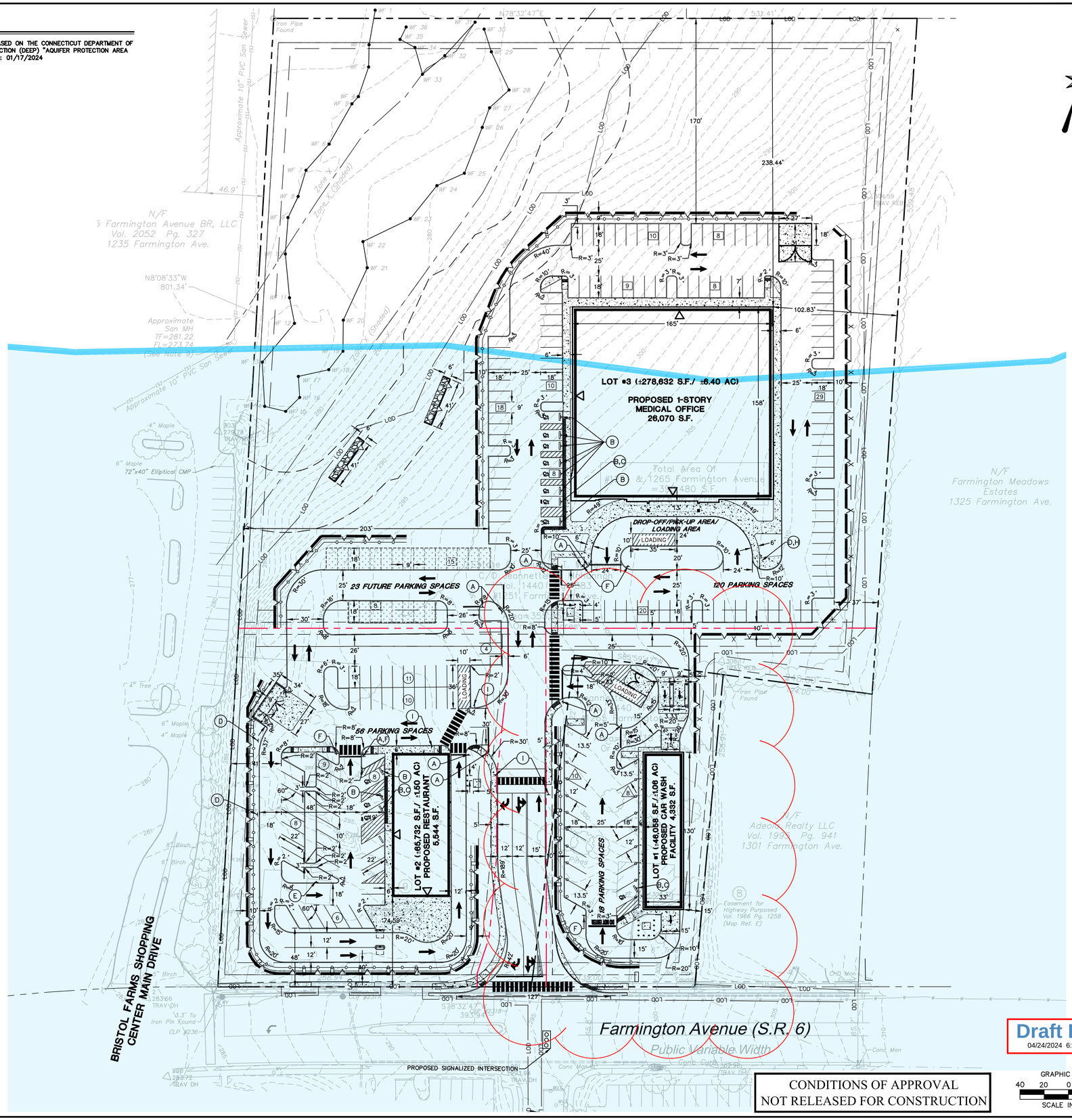
LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
X	CHAIN-LINK FENCE
	GUIDE RAIL
	ORNAMENTAL FENCE
	PROPERTY LINE
	PROPOSED PARCEL LOT LINES
	SAWCUT LINE
	SIGN
	CONCRETE SIDEWALK
	STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
	PROPOSED FUTURE PARKING EXPANSION AREA
	PRELIMINARY AQUIFER PROTECTION AREA

SIGN LEGEND

SIGN ID	CT-DOT NO.	LEGEND
A	31-0552	STOP 30"
B	31-0662	HANDICAPPED PARKING 24" 12"
C	31-0648	VAN ACCESSIBLE
D	31-1188	ONE WAY
E	31-1177	ONE WAY
F	31-1109	DO NOT ENTER
H	31-0665	PICK UP AND DROP OFF AREA
I	41-4830	

NOTES

1. AQUIFER PROTECTION MAPPING IS BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) "AQUIFER PROTECTION AREA INTERACTIVE MAP". DATE OF ACCESS: 01/17/2024



Draft Print
04/24/2024 6:10:00 PM

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

No.	Date	Desc.
0.	12/13/2022	PRE PAZ SUBMISSION REVIEW
1.	12/21/2022	POST PAZ SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/24/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	11/06/2023	FINAL SET RESUBMISSION FOR CITY COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022

CAD File: SP1800613O1.0002

Title

SITE PLAN

Sheet No.

SP-2

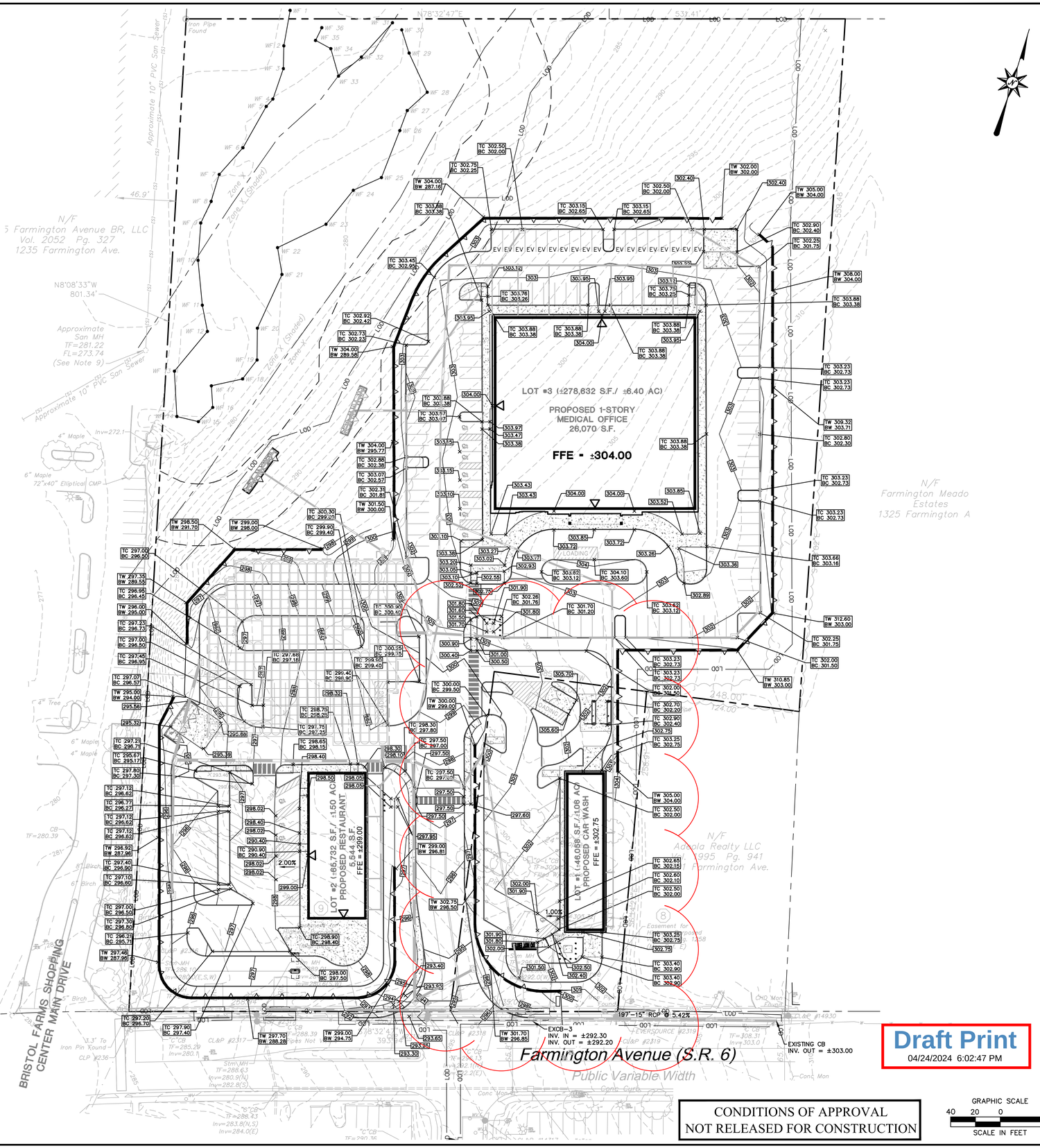
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

4/24/2024 - PACCITELLI G:\JOBS\1800613\01\1800613\DWGS\1800613XREF\1800613XREF_SP1800613O1.DWG SP-2 24X36 ARC
Xref (s) : BD1800613O1 ; XY1800613O2 ; XC1800613O1 ; SS-1 PavementMarkingsandSignsingPlan_REV1 ; XC1800613O1.0002

GRADING AND DRAINAGE LEGEND

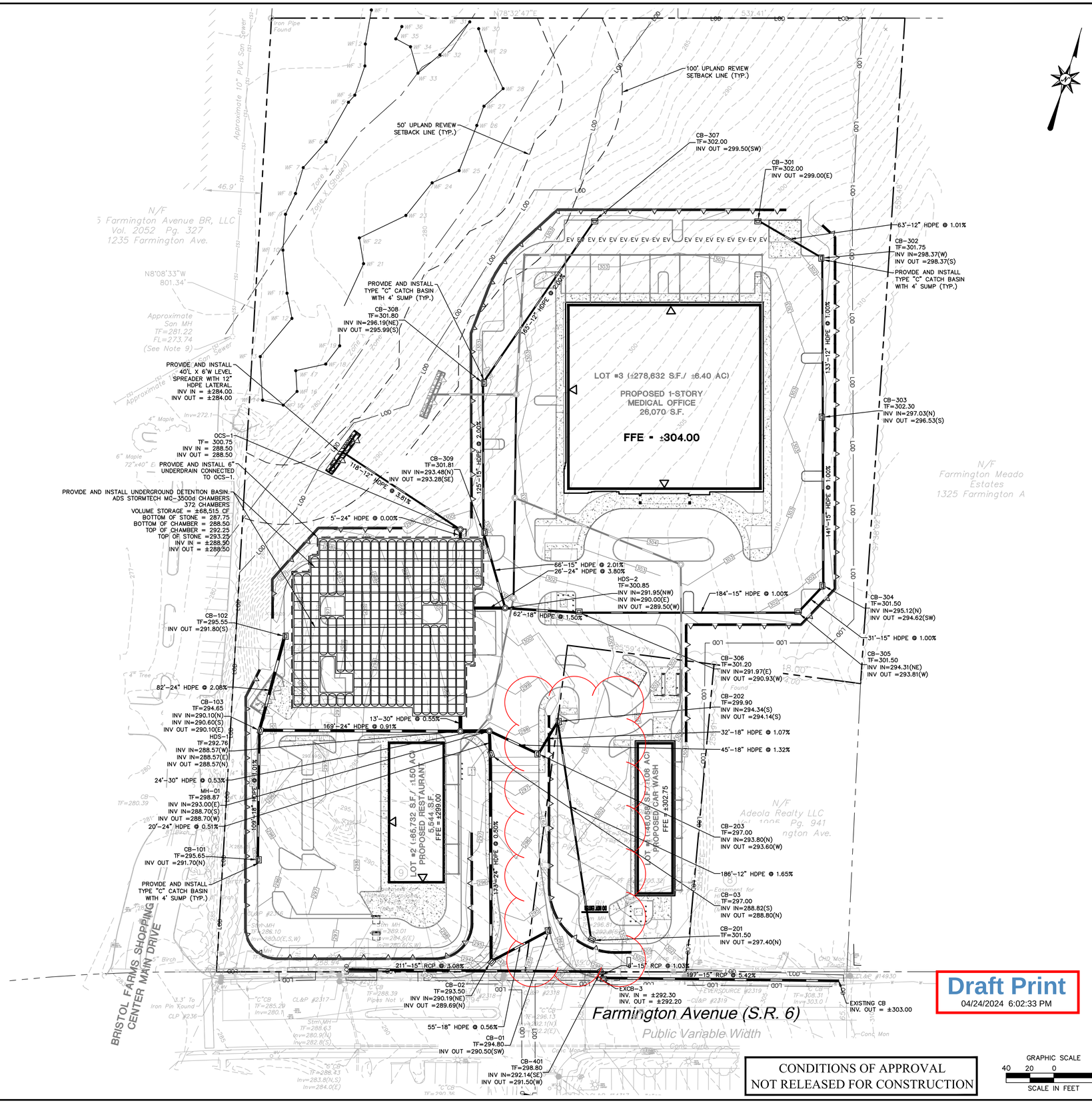
PROPERTY LINE	
LIMIT OF DISTURBANCE LINE	LOD
STORM LINE	
CATCH BASIN	
STORM MANHOLE	
HYDRODYNAMIC SEPARATOR	
PROPOSED CONTOUR LINE	301
EXISTING CONTOUR LINE	290
PROPOSED SPOT GRADE	x 301.15
ABBREVIATIONS – TC=TOP OF CURB – BC=BOTTOM OF CURB – EX= EXISTING CONDITION	x TC=301.50 BC=301.00
PROPOSED SURFACE SLOPE	2.00%

CUT/FILL SUMMARY: 490 C.Y. OF IMPORT


N78°32'47"E
531.41'
LOD
Iron Pipe Found
Approximate 10" PVC San Sewer
46.9'
N/F
5 Farmington Avenue BR, LLC
Vol. 2052 Pg. 327
1235 Farmington Ave.
N8°08'33"W
801.34'
Approximate San MH
TF=281.22
FL=273.74
(See Note 9)
Approximate 10" PVC San Sewer
Zone X (Shaded)
Zone X
Zone X (Shaded)
LOT #3 (±278,632 S.F./ ±6.40 AC)
PROPOSED 1-STORY
MEDICAL OFFICE
26,070 S.F.
FFE = ±304.00
LOT #2 (±65,732 S.F./ ±1.50 AC)
PROPOSED RESTAURANT
5,644 S.F.
FFE = ±299.00
LOT #1 (±48,085 S.F./ ±1.08 AC)
PROPOSED CAR WASH
FFE = ±302.75
2.00%
1.00%
N/F
Farmington Meado
Estates
1325 Farmington A
N/F
Adpola Realty LLC
Vol. 1995 Pg. 941
1255 Farmington Ave.
BRISTOL FARMS SHOPPING CENTER MAIN DRIVE
Farmington Avenue (S.R. 6)
Public Variable Width
Conc. Curb
Conc. Mon
197'-15" RCP @ 5.42%
EXCB-3
INV. IN = ±292.30
INV. OUT = ±292.20
EXISTING CB
INV. OUT = ±303.00
4" Maple
6" Maple
72"x40" Elliptical CMP
Inv=272.1
4" Tree
6" Maple
4" Maple
8" Birch
6" Birch
5" Birch
3.3' To Iron Pin Kound
CLP #2317
CLP #2318
CLP #2319
CLP #2320
CLP #2321
CLP #2322
CLP #2323
CLP #2324
CLP #2325
CLP #2326
CLP #2327
CLP #2328
CLP #2329
CLP #2330
CLP #2331
CLP #2332
CLP #2333
CLP #2334
CLP #2335
CLP #2336
CLP #14930
Sim MH
TF=288.63
Inv=280.9(N)
Inv=282.8(S)
"C"CB
TF=285.29
Inv=280.7
"C"CB
TF=288.43
Inv=283.8(N,S)
Inv=284.0(E)
CB
TF=280.39
Sim MH
TF=288.39
Inv=280.6(N,E,S,W)
Inv=282.4(W)
Inv=272.1(E)
Inv=272.3(E)
Inv=272.4(E)
Inv=272.5(E)
Inv=272.6(E)
Inv=272.7(E)
Inv=272.8(E)
Inv=272.9(E)
Inv=273.0(E)
Inv=273.1(E)
Inv=273.2(E)
Inv=273.3(E)
Inv=273.4(E)
Inv=273.5(E)
Inv=273.6(E)
Inv=273.7(E)
Inv=273.8(E)
Inv=273.9(E)
Inv=274.0(E)
Inv=274.1(E)
Inv=274.2(E)
Inv=274.3(E)
Inv=274.4(E)
Inv=274.5(E)
Inv=274.6(E)
Inv=274.7(E)
Inv=274.8(E)
Inv=274.9(E)
Inv=275.0(E)
Inv=275.1(E)
Inv=275.2(E)
Inv=275.3(E)
Inv=275.4(E)
Inv=275.5(E)
Inv=275.6(E)
Inv=275.7(E)
Inv=275.8(E)
Inv=275.9(E)
Inv=276.0(E)
Inv=276.1(E)
Inv=276.2(E)
Inv=276.3(E)
Inv=276.4(E)
Inv=276.5(E)
Inv=276.6(E)
Inv=276.7(E)
Inv=276.8(E)
Inv=276.9(E)
Inv=277.0(E)
Inv=277.1(E)
Inv=277.2(E)
Inv=277.3(E)
Inv=277.4(E)
Inv=277.5(E)
Inv=277.6(E)
Inv=277.7(E)
Inv=277.8(E)
Inv=277.9(E)
Inv=278.0(E)
Inv=278.1(E)
Inv=278.2(E)
Inv=278.3(E)
Inv=278.4(E)
Inv=278.5(E)
Inv=278.6(E)
Inv=278.7(E)
Inv=278.8(E)
Inv=278.9(E)
Inv=279.0(E)
Inv=279.1(E)
Inv=279.2(E)
Inv=279.3(E)
Inv=279.4(E)
Inv=279.5(E)
Inv=279.6(E)
Inv=279.7(E)
Inv=279.8(E)
Inv=279.9(E)
Inv=280.0(E)
Inv=280.1(E)
Inv=280.2(E)
Inv=280.3(E)
Inv=280.4(E)
Inv=280.5(E)
Inv=280.6(E)
Inv=280.7(E)
Inv=280.8(E)
Inv=280.9(E)
Inv=281.0(E)
Inv=281.1(E)
Inv=281.2(E)
Inv=281.3(E)
Inv=281.4(E)
Inv=281.5(E)
Inv=281.6(E)
Inv=281.7(E)
Inv=281.8(E)
Inv=281.9(E)
Inv=282.0(E)
Inv=282.1(E)
Inv=282.2(E)
Inv=282.3(E)
Inv=282.4(E)
Inv=282.5(E)
Inv=282.6(E)
Inv=282.7(E)
Inv=282.8(E)
Inv=282.9(E)
Inv=283.0(E)
Inv=283.1(E)
Inv=283.2(E)
Inv=283.3(E)
Inv=283.4(E)
Inv=283.5(E)
Inv=283.6(E)
Inv=283.7(E)
Inv=283.8(E)
Inv=283.9(E)
Inv=284.0(E)
Inv=284.1(E)
Inv=284.2(E)
Inv=284.3(E)
Inv=284.4(E)
Inv=284.5(E)
Inv=284.6(E)
Inv=284.7(E)
Inv=284.8(E)
Inv=284.9(E)
Inv=285.0(E)
Inv=285.1(E)
Inv=285.2(E)
Inv=285.3(E)
Inv=285.4(E)
Inv=285.5(E)
Inv=285.6(E)
Inv=285.7(E)
Inv=285.8(E)
Inv=285.9(E)
Inv=286.0(E)
Inv=286.1(E)
Inv=286.2(E)
Inv=286.3(E)
Inv=286.4(E)
Inv=286.5(E)
Inv=286.6(E)
Inv=286.7(E)
Inv=286.8(E)
Inv=286.9(E)
Inv=287.0(E)
Inv=287.1(E)
Inv=287.2(E)
Inv=287.3(E)
Inv=287.4(E)
Inv=287.5(E)
Inv=287.6(E)
Inv=287.7(E)
Inv=287.8(E)
Inv=287.9(E)
Inv=288.0(E)
Inv=288.1(E)
Inv=288.2(E)
Inv=288.3(E)
Inv=288.4(E)
Inv=288.5(E)
Inv=288.6(E)
Inv=288.7(E)
Inv=288.8(E)
Inv=288.9(E)
Inv=289.0(E)
Inv=289.1(E)
Inv=289.2(E)
Inv=289.3(E)
Inv=289.4(E)
Inv=289.5(E)
Inv=289.6(E)
Inv=289.7(E)
Inv=289.8(E)
Inv=289.9(E)
Inv=290.0(E)
Inv=290.1(E)
Inv=290.2(E)
Inv=290.3(E)
Inv=290.4(E)
Inv=290.5(E)
Inv=290.6(E)
Inv=290.7(E)
Inv=290.8(E)
Inv=290.9(E)
Inv=291.0(E)
Inv=291.1(E)
Inv=291.2(E)
Inv=291.3(E)
Inv=291.4(E)
Inv=291.5(E)
Inv=291.6(E)
Inv=291.7(E)
Inv=291.8(E)
Inv=291.9(E)
Inv=292.0(E)
Inv=292.1(E)
Inv=292.2(E)
Inv=292.3(E)
Inv=292.4(E)
Inv=292.5(E)
Inv=292.6(E)
Inv=292.7(E)
Inv=292.8(E)
Inv=292.9(E)
Inv=293.0(E)
Inv=293.1(E)
Inv=293.2(E)
Inv=293.3(E)
Inv=293.4(E)
Inv=293.5(E)
Inv=293.6(E)
Inv=293.7(E)
Inv=293.8(E)
Inv=293.9(E)
Inv=294.0(E)
Inv=294.1(E)
Inv=294.2(E)
Inv=294.3(E)
Inv=294.4(E)
Inv=294.5(E)
Inv=294.6(E)
Inv=294.7(E)
Inv=294.8(E)
Inv=294.9(E)
Inv=295.0(E)
Inv=295.1(E)
Inv=295.2(E)
Inv=295.3(E)
Inv=295.4(E)
Inv=295.5(E)
Inv=295.6(E)
Inv=295.7(E)
Inv=295.8(E)
Inv=295.9(E)
Inv=296.0(E)
Inv=296.1(E)
Inv=296.2(E)
Inv=296.3(E)
Inv=296.4(E)
Inv=296.5(E)
Inv=296.6(E)
Inv=296.7(E)
Inv=296.8(E)
Inv=296.9(E)
Inv=297.0(E)
Inv=297.1(E)
Inv=297.2(E)
Inv=297.3(E)
Inv=297.4(E)
Inv=297.5(E)
Inv=297.6(E)
Inv=297.7(E)
Inv=297.8(E)
Inv=297.9(E)
Inv=298.0(E)
Inv=298.1(E)
Inv=298.2(E)
Inv=298.3(E)
Inv=298.4(E)
Inv=298.5(E)
Inv=298.6(E)
Inv=298.7(E)
Inv=298.8(E)
Inv=298.9(E)
Inv=299.0(E)
Inv=299.1(E)
Inv=299.2(E)
Inv=299.3(E)
Inv=299.4(E)
Inv=299.5(E)
Inv=299.6(E)
Inv=299.7(E)
Inv=299.8(E)
Inv=299.9(E)
Inv=300.0(E)
Inv=300.1(E)
Inv=300.2(E)
Inv=300.3(E)
Inv=300.4(E)
Inv=300.5(E)
Inv=300.6(E)
Inv=300.7(E)
Inv=300.8(E)
Inv=300.9(E)
Inv=301.0(E)
Inv=301.1(E)
Inv=301.2(E)
Inv=301.3(E)
Inv=301.4(E)
Inv=301.5(E)
Inv=301.6(E)
Inv=301.7(E)
Inv=301.8(E)
Inv=301.9(E)
Inv=302.0(E)
Inv=302.1(E)
Inv=302.2(E)
Inv=302.3(E)
Inv=302.4(E)
Inv=302.5(E)
Inv=302.6(E)
Inv=302.7(E)
Inv=302.8(E)
Inv=302.9(E)
Inv=303.0(E)
Inv=303.1(E)
Inv=303.2(E)
Inv=303.3(E)
Inv=303.4(E)
Inv=303.5(E)
Inv=303.6(E)
Inv=303.7(E)
Inv=303.8(E)
Inv=303.9(E)
Inv=304.0(E)
Inv=304.1(E)
Inv=304.2(E)
Inv=304.3(E)
Inv=304.4(E)
Inv=304.5(E)
Inv=304.6(E)
Inv=304.7(E)
Inv=304.8(E)
Inv=304.9(E)
Inv=305.0(E)
Inv=305.1(E)
Inv=305.2(E)
Inv=305.3(E)
Inv=305.4(E)
Inv=305.5(E)
Inv=305.6(E)
Inv=305.7(E)
Inv=305.8(E)
Inv=305.9(E)
Inv=306.0(E)
Inv=306.1(E)
Inv=306.2(E)
Inv=306.3(E)
Inv=306.4(E)
Inv=306.5(E)
Inv=306.6(E)
Inv=306.7(E)
Inv=306.8(E)
Inv=306.9(E)
Inv=307.0(E)
Inv=307.1(E)
Inv=307.2(E)
Inv=307.3(E)
Inv=307.4(E)
Inv=307.5(E)
Inv=307.6(E)
Inv=307.7(E)
Inv=307.8(E)
Inv=307.9(E)
Inv=308.0(E)
Inv=308.1(E)
Inv=308.2(E)
Inv=308.3(E)
Inv=308.4(E)
Inv=308.5(E)
Inv=308.6(E)
Inv=308.7(E)
Inv=308.8(E)
Inv=308.9(E)
Inv=309.0(E)
Inv=309.1(E)
Inv=309.2(E)
Inv=309.3(E)
Inv=309.4(E)
Inv=309.5(E)
Inv=309.6(E)
Inv=309.7(E)
Inv=309.8(E)
Inv=309.9(E)
Inv=310.0(E)
Inv=310.1(E)
Inv=310.2(E)
Inv=310.3(E)
Inv=310.4(E)
Inv=310.5(E)
Inv=310.6(E)
Inv=310.7(E)
Inv=310.8(E)
Inv=310.9(E)
Inv=311.0(E)
Inv=311.1(E)
Inv=311.2(E)
Inv=311.3(E)
Inv=311.4(E)
Inv=311.5(E)
Inv=311.6(E)
Inv=311.7(E)
Inv=311.8(E)
Inv=311.9(E)
Inv=312.0(E)
Inv=312.1(E)
Inv=312.2(E)
Inv=312.3(E)
Inv=312.4(E)
Inv=312.5(E)
Inv=312.6(E)
Inv=312.7(E)
Inv=312.8(E)
Inv=312.9(E)
Inv=313.0(E)
Inv=313.1(E)
Inv=313.2(E)
Inv=313.3(E)
Inv=313.4(E)
Inv=313.5(E)
Inv=313.6(E)
Inv=313.7(E)
Inv=313.8(E)
Inv=313.9(E)
Inv=314.0(E)
Inv=314.1(E)
Inv=314.2(E)
Inv=314.3(E)
Inv=314.4(E)
Inv=314.5(E)
Inv=314.6(E)
Inv=314.7(E)
Inv=314.8(E)
Inv=314.9(E)
Inv=315.0(E)
Inv=315.1(E)
Inv=315.2(E)
Inv=315.3(E)
Inv=315.4(E)
Inv=315.5(E)
Inv=315.6(E)
Inv=315.7(E)
Inv=315.8(E)
Inv=315.9(E)
Inv=316.0(E)
Inv=316.1(E)
Inv=316.2(E)
Inv=316.3(E)
Inv=316.4(E)
Inv=316.5(E)
Inv=316.6(E)
Inv=316.7(E)
Inv=316.8(E)
Inv=316.9(E)
Inv=317.0(E)
Inv=317.1(E)
Inv=317.2(E)
Inv=317.3(E)
Inv=317.4(E)
Inv=317.5(E)
Inv=317.6(E)
Inv=317.7(E)
Inv=317.8(E)
Inv=317.9(E)
Inv=318.0(E)
Inv=318.1(E)
Inv=318.2(E)
Inv=318.3(E)
Inv=318.4(E)
Inv=318.5(E)
Inv=318.6(E)
Inv=318.7(E)
Inv=318.8(E)
Inv=318.9(E)
Inv=319.0(E)
Inv=319.1(E)
Inv=319.2(E)
Inv=319.3(E)
Inv=319.4(E)
Inv=319.5(E)
Inv=319.6(E)
Inv=319.7(E)
Inv=319.8(E)
Inv=319.9(E)
Inv=320.0(E)
Inv=320.1(E)
Inv=320.2(E)
Inv=320.3(E)
Inv=320.4(E)
Inv=320.5(E)
Inv=320.6(E)
Inv=320.7(E)
Inv=320.8(E)
Inv=320.9(E)
Inv=321.0(E)
Inv=321.1(E)
Inv=321.2(E)
Inv=321.3(E)
Inv=321.4(E)
Inv=321.5(E)
Inv=321.6(E)
Inv=321.7(E)
Inv=321.8(E)
Inv=321.9(E)
Inv=322.0(E)
Inv=322.1(E)
Inv=322.2(E)
Inv=322.3(E)
Inv=322.4(E)
Inv=322.5(E)
Inv=322.6(E)
Inv=322.7(E)
Inv=322.8(E)
Inv=322.9(E)
Inv=323.0(E)
Inv=323.1(E)
Inv=323.2(E)
Inv=323.3(E)
Inv=323.4(E)
Inv=323.5(E)
Inv=323.6(E)
Inv=323.7(E)
Inv=323.8(E)
Inv=323.9(E)
Inv=324.0(E)
Inv=324.1(E)
Inv=324.2(E)
Inv=324.3(E)
Inv=324.4(E)
Inv=324.5(E)
Inv=324.6(E)
Inv=324.7(E)
Inv=324.8(E)
Inv=324.9(E)
Inv=325.0(E)
Inv=325.1(E)
Inv=325.2(E)
Inv=325.3(E)
Inv=325.4(E)
Inv=325.5(E)
Inv=325.6(E)
Inv=325.7(E)
Inv=325.8(E)
Inv=325.9(E)
Inv=326.0(E)
Inv=326.1(E)
Inv=326.2(E)
Inv=326.3(E)
Inv=326.4(E)
Inv=326.5(E)
Inv=326.6(E)
Inv=326.7(E)
Inv=326.8(E)
Inv=326.9(E)
Inv=327.0(E)
Inv=327.1(E)
Inv=327.2(E)
Inv=327.3(E)
Inv=327.4(E)
Inv=327.5(E)
Inv=327.6(E)
Inv=327.7(E)
Inv=327.8(E)
Inv=327.9(E)
Inv=328.0(E)
Inv=328.1(E)
Inv=328.2(E)
Inv=328.3(E)
Inv=328.4(E)
Inv=328.5(E)
Inv=328.6(E)
Inv=328.7(E)
Inv=328.8(E)
Inv=328.9(E)
Inv=329.0(E)
Inv=329.1(E)
Inv=329.2(E)
Inv=329.3(E)
Inv=329.4(E)
Inv=329.5(E)
Inv=329.6(E)
Inv=329.7(E)
Inv=329.8(E)
Inv=329.9(E)
Inv=330.0(E)
Inv=330.1(E)
Inv=330.2(E)
Inv=330.3(E)
Inv=330.4(E)
Inv=330.5(E)
Inv=330.6(E)
Inv=330.7(E)
Inv=330.8(E)
Inv=330.9(E)
Inv=331.0(E)
Inv=331.1(E)
Inv=331.2(E)
Inv=331.3(E)
Inv=331.4(E)
Inv=331.5(E)
Inv=331.6(E)
Inv=331.7(E)
Inv=331.8(E)
Inv=331.9(E)
Inv=332.0(E)
Inv=332.1(E)
Inv=332.2(E)
Inv=332.3(E)
Inv=332.4(E)
Inv=332.5(E)
Inv=332.6(E)
Inv=332.7(E)
Inv=332.8(E)
Inv=332.9(E)
Inv=333.0(E)
Inv=333.1(E)
Inv=333.2(E)
Inv=333.3(E)
Inv=333.4(E)
Inv=333.5(E)
Inv=333.6(E)
Inv=333.7(E)
Inv=333.8(E)
Inv=333.9(E)
Inv=334.0(E)
Inv=334.1(E)
Inv=334.2(E)
Inv=334.3(E)
Inv=334.4(E)
Inv=334.5(E)
Inv=334.6(E)
Inv=334.7(E)
Inv=334.8(E)
Inv=334.9(E)
Inv=335.0(E)
Inv=335.1(E)
Inv=335.2(E)
Inv=335.3(E)
Inv=335.4(E)
Inv=335.5(E)
Inv=335.6(E)
Inv=335.7(E)
Inv=335.8(E)
Inv=335.9(E)
Inv=336.0(E)
Inv=336.1(E)
Inv=336.2(E)
Inv=336.3(E)
Inv=336.4(E)
Inv=336.5(E)
Inv=336.6(E)
Inv=336.7(E)
Inv=336.8(E)
Inv=336.9(E)
Inv=337.0(E)
Inv=337.1(E)
Inv=337.2(E)
Inv=337.3(E)
Inv=337.4(E)
Inv=337.5(E)
Inv=337.6(E)
Inv=337.7(E)
Inv=337.8(E)
Inv=337.9(E)
Inv=338.0(E)
Inv=338.1(E)
Inv=338.2(E)
Inv=338.3(E)
Inv=338.4(E)
Inv=338.5(E)
Inv=338.6(E)
Inv=338.7(E)
Inv=338.8(E)
Inv=338.9(E)
Inv=339.0(E)
Inv=339.1(E)
Inv=339.2(E)
Inv=339.3(E)
Inv=339.4(E)
Inv=339.5(E)
Inv=339.6(E)
Inv=339.7(E)
Inv=339.8(E)
Inv=339.9(E)
Inv=340.0(E)
Inv=340.1(E)
Inv=340.2(E)
Inv=340.3(E)
Inv=340.4(E)
Inv=340.5(E)
Inv=340.6(E)
Inv=340.7(E)
Inv=340.8(E)
Inv=340.9(E)
Inv=341.0(E)
Inv=341.1(E)
Inv=341.2(E)
Inv=341.3(E)
Inv=341.4(E)
Inv=341.5(E)
Inv=341.6(E)
Inv=341.7(E)
Inv=341.8(E)
Inv=341.9(E)
Inv=342.0(E)
Inv=342.1(E)
Inv=342.2(E)
Inv=342.3(E)
Inv=342.4(E)
Inv=342.5(E)
Inv=342.6(E)
Inv=342.7(E)
Inv=342.8(E)
Inv=342.9(E)
Inv=343.0(E)
Inv=343.1(E)
Inv=343.2(E)
Inv=343.3(E)
Inv=343.4(E)
Inv=343.5(E)
Inv=343.6(E)
Inv=343.7(E)
Inv=343.8(E)
Inv=343.9(E)
Inv=344.0(E)
Inv=344.1(E)
Inv=344.2(E)
Inv=344.3(E)
Inv=344.4(E)
Inv=344.5(E)
Inv=344.6(E)
Inv=344.7(E)
Inv=344.8(E)
Inv=344.9(E)
Inv=345.0(E)
Inv=345.1(E)
Inv=345.2(E)
Inv=345.3(E)
Inv=345.4(E)
Inv=345.5(E)
Inv=345.6(E)
Inv=345.7(E)
Inv=345.8(E)
Inv=345.9(E)
Inv=346.0(E)
Inv=346.1(E)
Inv=346.2(E)
Inv=346.3(E)
Inv=346.4(E)
Inv=346.5(E)
Inv=346.6(E)
Inv=346.7(E)
Inv=346.8(E)
Inv=346.9(E)
Inv=347.0(E)
Inv=347.1(E)
Inv=347.2(E)
Inv=347.3(E)
Inv=347.4(E)
Inv=347.5(E)
Inv=347.6(E)
Inv=347.7(E)
Inv=347.8(E)
Inv=347.9(E)
Inv=348.0(E)
Inv=348.1(E)
Inv=348.2(E)
Inv=348.3(E)
Inv=348.4(E)
Inv=348.5(E)
Inv=348.6(E)
Inv=348.7(E)
Inv=348.8(E)
Inv=348.9(E)
Inv=349.0(E)
Inv=349.1(E)
Inv=349.2(E)
Inv=349.3(E)
Inv=349.4(E)
Inv=349.5(E)
Inv=349.6(E)
Inv=349.7(E)
Inv=349.8(E)
Inv=349.9(E)
Inv=350.0(E)
Inv=350.1(E)
Inv=350.2(E)
Inv=350.3(E)
Inv=350.4(E)
Inv=350.5(E)
Inv=350.6(E)
Inv=350.7(E)
Inv=350.8(E)
Inv=350.9(E)
Inv=351.0(E)
Inv=351.1(E)
Inv=351.2(E)
Inv=351.3(E)
Inv=351.4(E)
Inv=351.5(E)
Inv=351.6(E)
Inv=351.7(E)
Inv=351.8(E)
Inv=351.9(E)
Inv=352.0(E)
Inv=352.1(E)
Inv=352.2(E)
Inv=352.3(E)
Inv=352.4(E)
Inv=352.5(E)
Inv=352.6(E)
Inv=352.7(E)
Inv=352.8(E)
Inv=352.9(E)
Inv=353.0(E)
Inv=353.1(E)
Inv=353.2(E)
Inv=353.3(E)
Inv=353.4(E)
Inv=353.5(E)
Inv=353.6(E)
Inv=353.7(E)
Inv=353.8(E)
Inv=353.9(E)
Inv=354.0(E)
Inv=354.1(E)
Inv=354.2(E)
Inv=354.3(E)
Inv=354.4(E)
Inv=354.5(E)
Inv=354.6(E)
Inv=354.7(E)
Inv=354.8(E)
Inv=354.9(E)
Inv=355.0(E)
Inv=355.1(E)
Inv=355.2(E)
Inv=355.3(E)
Inv=355.4(E)
Inv=355.5(E)
Inv=355.6(E)
Inv=355.7(E)
Inv=355.8(E)
Inv=355.9(E)
Inv=356.0(E)
Inv=356.1(E)
Inv=356.2(E)
Inv=356.3(E)
Inv=356.4(E)
Inv=356.5(E)
Inv=356.6(E)
Inv=356.7(E)
Inv=356.8(E)
Inv=356.9(E)
Inv=357.0(E)
Inv=357.1(E)
Inv=357.2(E)
Inv=357.3(E)
Inv=357.4(E)
Inv=357.5(E)
Inv=357.6(E)
Inv=357.7(E)
Inv=357.8(E)
Inv=357.9(E)
Inv=358.0(E)
Inv=358.1(E)
Inv=358.2(E)
Inv=358.3(E)
Inv=358.4(E)
Inv=358.5(E)
Inv=358.6(E)
Inv=358.7(E)
Inv=358.8(E)
Inv=358.9(E)
Inv=359.0(E)
Inv=359.1(E)
Inv=359.2(E)
Inv=359.3(E)
Inv=359.4(E)
Inv=359.5(E)
Inv=359.6(E)
Inv=359.7(E)
Inv=359.8(E)
Inv=359.9(E)
Inv=360.0(E)
Inv=360.1(E)
Inv=360.2(E)
Inv=360.3(E)
Inv=360.4(E)
Inv=360.5(E)
Inv=360.6(E)
Inv=360.7(E)
Inv=360.8(E)
Inv=360.9(E)
Inv=361.0(E)
Inv=361.1(E)
Inv=361.2(E)
Inv=361.3(E)
Inv=361.4(E)
Inv=361.5(E)
Inv=361.6(E)
Inv=361.7(E)
Inv=361.8(E)
Inv=361.9(E)
Inv=362.0(E)
Inv=362.1(E)
Inv=362.2(E)
Inv=362.3(E)
Inv=362.4(E)
Inv=362.5(E)
Inv=362.6(E)
Inv=362.7(E)
Inv=362.8(E)
Inv=362.9(E)
Inv=363.0(E)
Inv=363.1(E)
Inv=363.2(E)
Inv=363.3(E)
Inv=363.4(E)
Inv=363.5(E)
Inv=363.6(E)
Inv=363.7(E)
Inv=363.8(E)
Inv=363.9(E)
Inv=364.0(E)
Inv=364.1(E)
Inv=364.2(E)
Inv=364.3(E)
Inv=364.4(E)
Inv=364.5(E)
Inv=364.6(E)
Inv=364.7(E)
Inv=364.8(E)
Inv=364.9(E)
Inv=365.0(E)
Inv=365.1(E)
Inv=365.2(E)
Inv=365.3(E)
Inv=365.4(E)
Inv=365.5(E)
Inv=365.6(E)
Inv=365.7(E)
Inv=365.8(E)
Inv=365.9(E)
Inv=366.0(E)
Inv=366.1(E)
Inv=366.2(E)
Inv=366.3(E)
Inv=366.4(E)
Inv=366.5(E)
Inv=366.6(E)
Inv=366.7(E)
Inv=366.8(E)
Inv=366.9(E)
Inv=367.0(E)
Inv=367.1(E)
Inv=367.2(E)
Inv=367.3(E)
Inv=367.4(E)
Inv=367.5(E)
Inv=367.6(E)
Inv=367.7(E)
Inv=367.8(E)
Inv=367.9(E)
Inv=368.0(E)
Inv=368.1(E)
Inv=368.2(E)
Inv=368.3(E)
Inv=368.4(E)
Inv=368.5(E)
Inv=368.6(E)
Inv=368.7(E)
Inv=368.8(E)
Inv=368.9(E)
Inv=369.0(E)
Inv=369.1(E)
Inv=369.2(E)
Inv=369.3(E)
Inv=369.4(E)
Inv=369.5(E)
Inv=369.6(E)
Inv=369.7(E)
Inv=369.8(E)
Inv=369.9(E)
Inv=370.0(E)
Inv=370.1(E)
Inv=370.2(E)
Inv=370.3(E)
Inv=370.4(E)
Inv=370.5(E)
Inv=370.6(E)
Inv=370.7(E)
Inv=370.8(E)
Inv=370.9(E)
Inv=371.0(E)
Inv=371.1(E)
Inv=371.2(E)
Inv=371.3(E)
Inv=371.4(E)
Inv=371.5(E)
Inv=371.6(E)
Inv=371.7(E)
Inv=371.8(E)
Inv=371.9(E)
Inv=372.0(E)
Inv=372.1(E)
Inv=372.2(E)
Inv=372.3(E)
Inv=372.4(E)
Inv=372.5(E)
Inv=372.6(E)
Inv=372.7(E)
Inv=372.8(E)
Inv=372.9(E)
Inv=373.0(E)
Inv=373.1(E)
Inv=373.2(E)
Inv=373.3(E)
Inv=373.4(E)
Inv=373.5(E)
Inv=373.6(E)
Inv=373.7(E)
Inv=373.8(E)
Inv=373.9(E)
Inv=374.0(E)
Inv=374.1(E)
Inv=374.2(E)
Inv=374.3(E)
Inv=374.4(E)
Inv=374.5(E)
Inv=374.6(E)
Inv=374.7(E)
Inv=374.8(E)
Inv=374.9(E)
Inv=375.0(E)
Inv=375.1(E)
Inv=375.2(E)
Inv=375.3(E)
Inv=375.4(E)
Inv=375.5(E)
Inv=375.6(E)
Inv=375.7(E)
Inv=375.8(E)
Inv=375.9(E)
Inv=376.0(E)
Inv=376.1(E)
Inv=376.2(E)
Inv=376.3(E)
Inv=376.4(E)
Inv=376.5(E)
Inv=376.6(E)
Inv=376.7(E)
Inv=376.8(E)
Inv=376.9(E)
Inv=377.0(E)
Inv=377.1(E)
Inv=377.2(E)
Inv=377.3(E)
Inv=377.4(E)
Inv=377.5(E)
Inv=377.6(E)
Inv=377.7(E)
Inv=377.8(E)
Inv=377.9(E)
Inv=378.0(E)
Inv=378.1(E)
Inv=378.2(E)
Inv=378.3(E)
Inv=378.4(E)
Inv=378.5(E)
Inv=378.6(E)
Inv=378.7(E)
Inv=378.8(E)
Inv=378.9(E)
Inv=379.0(E)
Inv=379.1(E)
Inv=379.2(E)
Inv=379.3(E)
Inv=379.4(E)
Inv=379.5(E)
Inv=379.6(E)
Inv=379.7(E)
Inv=379.8(E)
Inv=379.9(E)
Inv=380.0(E)
Inv=380.1(E)
Inv=380.2(E)
Inv=380.3(E)
Inv=380.4(E)
Inv=380.5(E)
Inv=380.6(E)
Inv=380.7(E)
Inv=380.8(E)
Inv=380.9(E)
Inv=381.0(E)
Inv=381.1(E)
Inv=381.2(E)
Inv=381.3(E)
Inv=381.4(E)
Inv=381.5(E)
Inv=381.6(E)
Inv=381.7(E)
Inv=381.8(E)
Inv=381.9(E)
Inv=382.0(E)
Inv=382.1(E)
Inv=382.2(E)
Inv=382.3(E)
Inv=382.4(E)
Inv=382.5(E)
Inv=382.6(E)
Inv=382.7(E)
Inv=382.8(E)
Inv=382.9(E)
Inv=383.0(E)
Inv=383.1(E)
Inv=383.2(E)
Inv=383.3(E)
Inv=383.4(E)
Inv=383.5(E)
Inv=383.6(E)
Inv=383.7(E)
Inv=383.8(E)
Inv=383.9(E)
Inv=384.0(E)
Inv=384.1(E)
Inv=384.2(E)
Inv=384.3(E)
Inv=384.4(E)
Inv=384.5(E)
Inv=384.6(E)
Inv=384.7(E)
Inv=384.8(E)
Inv=384.9(E)
Inv=385.0(E)
Inv=385.1(E)
Inv=385.2(E)
Inv=385.3(E)
Inv=385.4(E)
Inv=385.5(E)
Inv=385.6(E)
Inv=385.7(E)
Inv=385.8(E)
Inv=385.9(E)
Inv=386.0(E)
Inv=386.1(E)
Inv=386.2(E)
Inv=386.3(E)
Inv=386.4(E)
Inv=386.5(E)
Inv=386.6(E)
Inv=386.7(E)
Inv=386.8(E)
Inv=386.9(E)
Inv=387.0(E)
Inv=387.1(E)
Inv=387.2(E)
Inv=387.3(E)
Inv=387.4(E)
Inv=387.5(E)
Inv=387.6(E)
Inv=387.7(E)
Inv=387.8(E)
Inv=387.9(E)
Inv=388.0(E)
Inv=388.1(E)
Inv=388.2(E)
Inv=388.3(E)
Inv=388.4(E)
Inv=388.5(E)
Inv=388.6(E)
Inv=388.7(E)
Inv=388.8(E)
Inv=388.9(E)
Inv=389.0(E)
Inv=389.1(E)
Inv=389.2(E)
Inv=389.3(E)
Inv=389.4(E)
Inv=389.5(E)
Inv=389.6(E)
Inv=389.7(E)
Inv=389.8(E)
Inv=389.9(E)
Inv=390.0(E)
Inv=390.1(E)
Inv=390.2(E)
Inv=390.3(E)
Inv=390.4(E)
Inv=390.5(E)
Inv=390.6(E)
Inv=390.7(E)
Inv=390.8(E)
Inv=390.9(E)
Inv=391.0(E)
Inv=391.1(E)
Inv=391.2(E)
Inv=391.3(E)
Inv=391.4(E)
Inv=391.5(E)
Inv=391.6(E)
Inv=391.7(E)
Inv=391.8(E)
Inv=391.9(E)
Inv=392.0(E)
Inv=392.1(E)
Inv=392.2(E)
Inv=392.3(E)
Inv=392.4(E)
Inv=392.5(E)
Inv=392.6(E)
Inv=392.7(E)
Inv=392.8(E)
Inv=392.9(E)
Inv=393.0(E)
Inv=393.1(E)
Inv=393.2(E)
Inv=393.3(E)
Inv=393.4(E)
Inv=393.5(E)
Inv=393.6(E)
Inv=393.7(E)
Inv=393.8(E)
Inv=393.9(E)
Inv=394.0(E)
Inv=394.1(E)
Inv=394.2(E)
Inv=394.3(E)
Inv=394.4(E)
Inv=394.5(E)
Inv=394.6(E)
Inv=394.7(E)
Inv=394.8(E)
Inv=394.9(E)
Inv=395.0(E)
Inv=395.1(E)
Inv=395.2(E)
Inv=395.3(E)
Inv=395.4(E)
Inv=395.5(E)
Inv=395.6(E)
Inv=395.7(E)
Inv=395.8(E)
Inv=395.9(E)
Inv=396.0(E)
Inv=396.1(E)
Inv=396.2(E)
Inv=396.3(E)
Inv=396.4(E)
Inv=396.5(E)
Inv=396.6(E)
Inv=396.7(E)
Inv=396.8(E)
Inv=396.9(E)
Inv=397.0(E)
Inv=397.1(E)
Inv=397.2(E)
Inv=397.3(E)
Inv=397.4(E)
Inv=397.5(E)
Inv=397.6(E)
Inv=397.7(E)
Inv=397.8(E)
Inv=397.9(E)
Inv=398.0(E)
Inv=398.1(E)
Inv=398.2(E)
Inv=398.3(E)
Inv=398.4(E)
Inv=398.5(E)
Inv=398.6(E)
Inv=398.7(E)
Inv=398.8(E)
Inv=398.9(E)
Inv=399.0(E)
Inv=399.1(E)
Inv=399.2(E)
Inv=399.3(E)
Inv=399.4(E)
Inv=399.5(E)
Inv=399.6(E)
Inv=399.7(E)
Inv=399.8(E)
Inv=399.9(E)
Inv=400.0(E)
Inv=400.1(E)
Inv=400.2(E)
Inv=400.3(E)
Inv=400.4(E)
Inv=400.5(E)
Inv=400.6(E)
Inv=400.7(E)
Inv=400.8(E)
Inv=400.9(E)
Inv=401.0(E)
Inv=401.1(E)
Inv=401.2(E)
Inv=401.3(E)
Inv=401.4(E)
Inv=401.5(E)
Inv=401.6(E)
Inv=401.7(E)
Inv=401.8(E)
Inv=401.9(E)
Inv=402.0(E)
Inv=402.1(E)
Inv=402.2(E)
Inv=402.3(E)
Inv=402.4(E)
Inv=402.5(E)
Inv=402.6(E)
Inv=402.7(E)
Inv=402.8(E)
Inv=402.9(E)
Inv=403.0(E)
Inv=403.1(E)
Inv=403.2(E)
Inv=403.3(E)
Inv=403.4(E)
Inv=403.5(E)
Inv=403.6(E)
Inv=403.7(E)
Inv=403.8(E)
Inv=403.9(E)
Inv=404.0(E)
Inv=404.1(E)
Inv=404.2(E)
Inv=404.3(E)
Inv=404.4(E)
Inv=404.5(E)
Inv=404.6(E)
Inv=404.7(E)
Inv=404.8(E)
Inv=404.9(E)
Inv=405.0(E)
Inv=405.1(E)
Inv=405.2(E)
Inv=405.3(

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE — LOD
- STORM LINE
- ROOF STORM LINE
- CATCH BASIN
- STORM MANHOLE
- HYDRODYNAMIC SEPARATOR
- PROPOSED CONTOUR LINE — 1246
- EXISTING CONTOUR LINE — 1246
- PROPOSED SURFACE SLOPE — 2.00%



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
0.	12/13/2022	PRE PAZ SUBMISSION REVIEW
1.	12/21/2022	POST PAZ SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/24/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/27/2023	RESPONSE TO CITY AND OSTA COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File:	GD180061301.0002

Title

DRAINAGE PLAN

Sheet No.

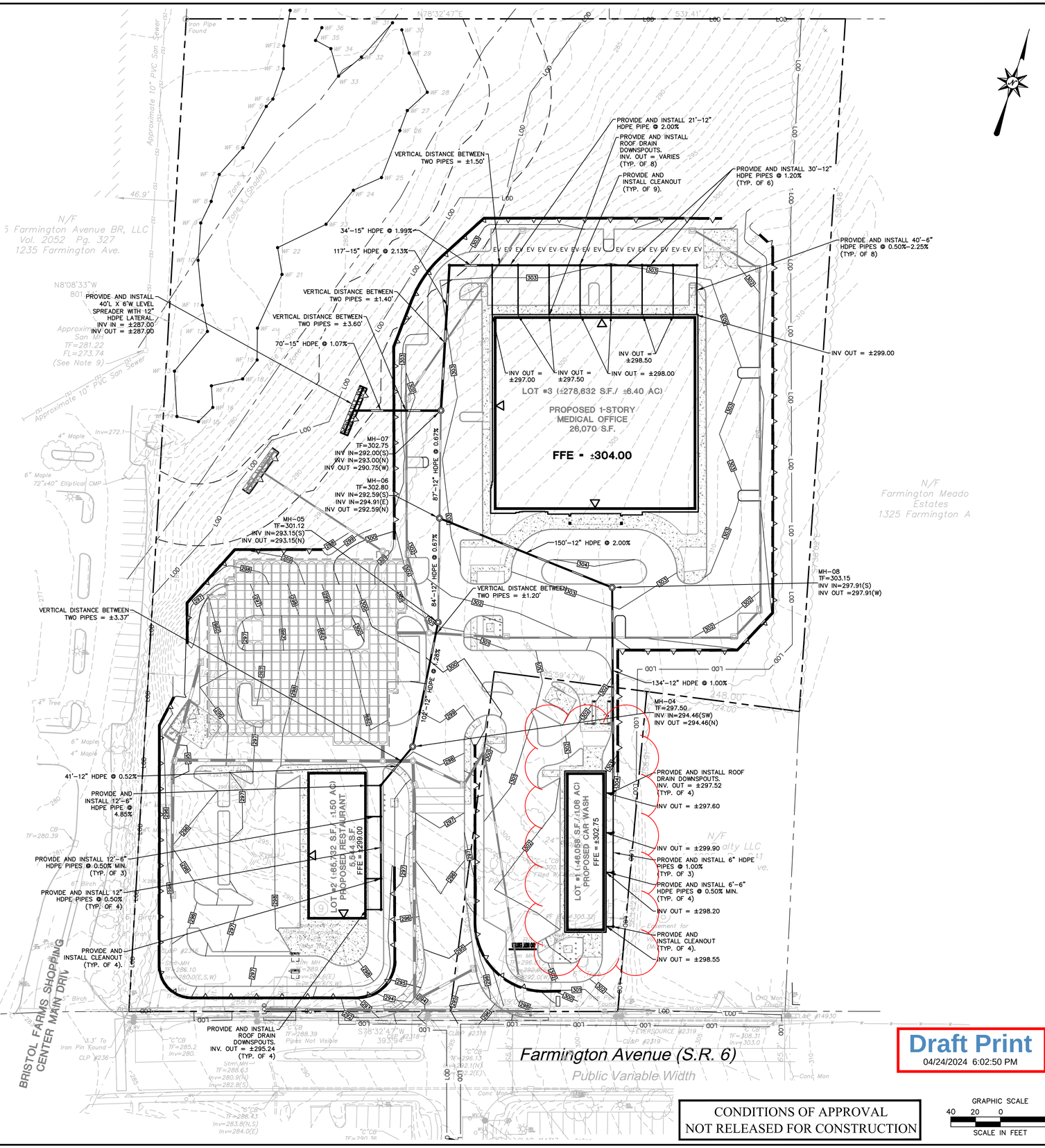
GD-2

Xref (s) : BD180061301 ; XC180061301 ; XC180061304 ; XC180061302 ; XC180061303

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE — LOD
- STORM LINE
- ROOF STORM LINE
- CATCH BASIN
- STORM MANHOLE
- HYDRODYNAMIC SEPARATOR
- PROPOSED CONTOUR LINE — 1246
- EXISTING CONTOUR LINE — 1246
- PROPOSED SURFACE SLOPE — 2.00%

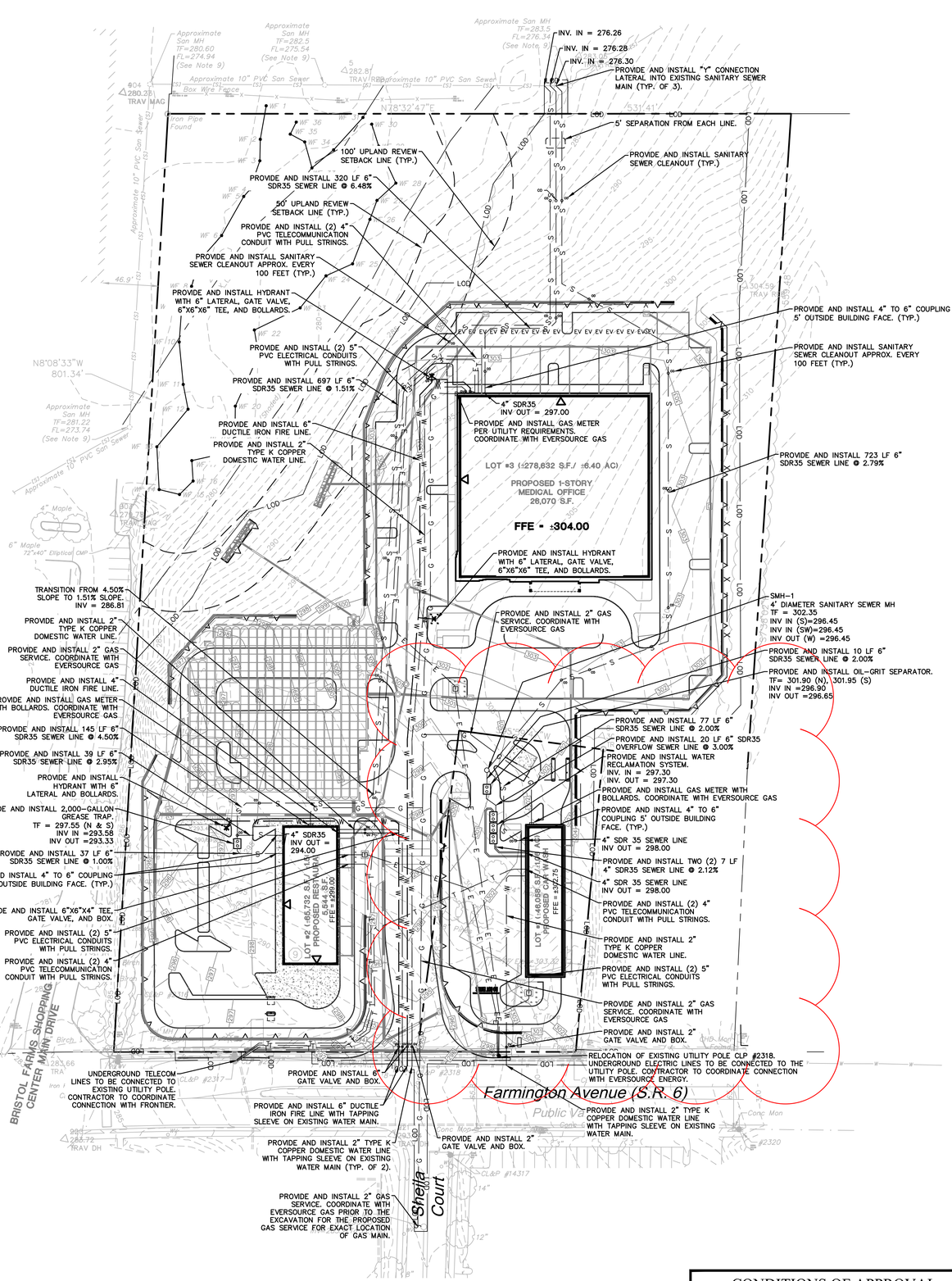

N78°32'47"E 531.41'
Iron Pipe Found
Approximate 10" PVC San Sewer
46.9'
Zone A (Shaded)
N/F
5 Farmington Avenue BR, LLC
Vol. 2052 Pg. 327
1235 Farmington Ave.
N8°08'33"W 801
PROVIDE AND INSTALL 40'L X 6'W LEVEL SPREADER WITH 12" HDPE LATERAL. INV IN = ±287.00 INV OUT = ±287.00
Approximate 10" PVC San Sewer
TF=281.22
FL=273.74
(See Note 9)
Approximate 10" PVC San Sewer
4" Maple
Inv=272.1
6" Maple 72"x40" Elliptical CMP
VERTICAL DISTANCE BETWEEN TWO PIPES = ±3.37'
4" Tree
6" Maple
4" Maple
41'-12" HDPE @ 0.52%
PROVIDE AND INSTALL 12'-6" HDPE PIPE @ 4.85%
PROVIDE AND INSTALL 12'-6" HDPE PIPES @ 0.50% MIN. (TYP. OF 3)
PROVIDE AND INSTALL 12" HDPE PIPES @ 0.50% (TYP. OF 4)
PROVIDE AND INSTALL CLEANOUT (TYP. OF 4).
BRISTOL FARMS SHOPPING CENTER MAIN DRIV
5" Birch
CB TF=280.39
"C"CB TF=285.2 Inv=280.
Stm MH TF=288.63 Inv=280.9(N) Inv=282.8(S)
"C"CB TF=295.43 Inv=283.8(N,S) Inv=284.0(E)
"C"CB TF=290.56
PROVIDE AND INSTALL ROOF DRAIN DOWNSPOUTS. INV. OUT = ±295.24 (TYP. OF 4)
MH-07 TF=302.75 INV IN=292.00(S) INV IN=293.00(N) INV OUT =290.75(W)
MH-06 TF=302.80 INV IN=292.59(S) INV IN=294.91(E) INV OUT =292.59(N)
MH-05 TF=301.12 INV IN=293.15(S) INV OUT =293.15(N)
87'-12" HDPE @ 0.67%
84'-12" HDPE @ 0.67%
102'-12" HDPE @ 2.85%
VERTICAL DISTANCE BETWEEN TWO PIPES = ±1.50'
34'-15" HDPE @ 1.99%
117'-15" HDPE @ 2.13%
VERTICAL DISTANCE BETWEEN TWO PIPES = ±1.40'
VERTICAL DISTANCE BETWEEN TWO PIPES = ±3.60'
70'-15" HDPE @ 1.07%
PROVIDE AND INSTALL 21'-12" HDPE PIPE @ 2.00%
PROVIDE AND INSTALL ROOF DRAIN DOWNSPOUTS. INV. OUT = VARIES (TYP. OF 8)
PROVIDE AND INSTALL CLEANOUT (TYP. OF 9).
PROVIDE AND INSTALL 30'-12" HDPE PIPES @ 1.20% (TYP. OF 6)
PROVIDE AND INSTALL 40'-6" HDPE PIPES @ 0.50%-2.25% (TYP. OF 8)
INV OUT = ±299.00
INV OUT = ±297.00
INV OUT = ±297.50
INV OUT = ±298.50
INV OUT = ±298.00
LOT #3 (±278,632 S.F./ ±6.40 AC)
PROPOSED 1-STORY MEDICAL OFFICE 26,070 S.F.
FFE = ±304.00
150'-12" HDPE @ 2.00%
VERTICAL DISTANCE BETWEEN TWO PIPES = ±1.20'
MH-08 TF=303.15 INV IN=297.91(S) INV OUT =297.91(W)
134'-12" HDPE @ 1.00%
MH-04 TF=297.50 INV IN=294.46(SW) INV OUT =294.46(N)
PROVIDE AND INSTALL ROOF DRAIN DOWNSPOUTS. INV. OUT = ±297.52 (TYP. OF 4)
INV OUT = ±297.60
INV OUT = ±299.90
PROVIDE AND INSTALL 6" HDPE PIPES @ 1.00% (TYP. OF 3)
PROVIDE AND INSTALL 6'-6" HDPE PIPES @ 0.50% MIN. (TYP. OF 4)
INV OUT = ±298.20
PROVIDE AND INSTALL CLEANOUT (TYP. OF 4).
INV OUT = ±298.55
LOT #2 (±65,732 S.F./1.50 AC) PROPOSED RESTAURANT 6,544 S.F. FFE = 299.00
LOT #1 (±46,068 S.F./1.06 AC) PROPOSED CAR WASH FFE = ±302.75
N/F Farmington Meado Estates 1325 Farmington A
N/F Farmington Avenue (S.R. 6) Public Variable Width
Conc. Mon
Granite Curb
CLP #2318
CLP #2319
CLP #2398
EVERSOURCE #2319
CLP #2317
CLP #2316
CLP #2315
CLP #2314
CLP #2313
CLP #2312
CLP #2311
CLP #2310
CLP #2309
CLP #2308
CLP #2307
CLP #2306
CLP #2305
CLP #2304
CLP #2303
CLP #2302
CLP #2301
CLP #2300
CLP #2299
CLP #2298
CLP #2297
CLP #2296
CLP #2295
CLP #2294
CLP #2293
CLP #2292
CLP #2291
CLP #2290
CLP #2289
CLP #2288
CLP #2287
CLP #2286
CLP #2285
CLP #2284
CLP #2283
CLP #2282
CLP #2281
CLP #2280
CLP #2279
CLP #2278
CLP #2277
CLP #2276
CLP #2275
CLP #2274
CLP #2273
CLP #2272
CLP #2271
CLP #2270
CLP #2269
CLP #2268
CLP #2267
CLP #2266
CLP #2265
CLP #2264
CLP #2263
CLP #2262
CLP #2261
CLP #2260
CLP #2259
CLP #2258
CLP #2257
CLP #2256
CLP #2255
CLP #2254
CLP #2253
CLP #2252
CLP #2251
CLP #2250
CLP #2249
CLP #2248
CLP #2247
CLP #2246
CLP #2245
CLP #2244
CLP #2243
CLP #2242
CLP #2241
CLP #2240
CLP #2239
CLP #2238
CLP #2237
CLP #2236
CLP #2235
CLP #2234
CLP #2233
CLP #2232
CLP #2231
CLP #2230
CLP #2229
CLP #2228
CLP #2227
CLP #2226
CLP #2225
CLP #2224
CLP #2223
CLP #2222
CLP #2221
CLP #2220
CLP #2219
CLP #2218
CLP #2217
CLP #2216
CLP #2215
CLP #2214
CLP #2213
CLP #2212
CLP #2211
CLP #2210
CLP #2209
CLP #2208
CLP #2207
CLP #2206
CLP #2205
CLP #2204
CLP #2203
CLP #2202
CLP #2201
CLP #2200
CLP #2199
CLP #2198
CLP #2197
CLP #2196
CLP #2195
CLP #2194
CLP #2193
CLP #2192
CLP #2191
CLP #2190
CLP #2189
CLP #2188
CLP #2187
CLP #2186
CLP #2185
CLP #2184
CLP #2183
CLP #2182
CLP #2181
CLP #2180
CLP #2179
CLP #2178
CLP #2177
CLP #2176
CLP #2175
CLP #2174
CLP #2173
CLP #2172
CLP #2171
CLP #2170
CLP #2169
CLP #2168
CLP #2167
CLP #2166
CLP #2165
CLP #2164
CLP #2163
CLP #2162
CLP #2161
CLP #2160
CLP #2159
CLP #2158
CLP #2157
CLP #2156
CLP #2155
CLP #2154
CLP #2153
CLP #2152
CLP #2151
CLP #2150
CLP #2149
CLP #2148
CLP #2147
CLP #2146
CLP #2145
CLP #2144
CLP #2143
CLP #2142
CLP #2141
CLP #2140
CLP #2139
CLP #2138
CLP #2137
CLP #2136
CLP #2135
CLP #2134
CLP #2133
CLP #2132
CLP #2131
CLP #2130
CLP #2129
CLP #2128
CLP #2127
CLP #2126
CLP #2125
CLP #2124
CLP #2123
CLP #2122
CLP #2121
CLP #2120
CLP #2119
CLP #2118
CLP #2117
CLP #2116
CLP #2115
CLP #2114
CLP #2113
CLP #2112
CLP #2111
CLP #2110
CLP #2109
CLP #2108
CLP #2107
CLP #2106
CLP #2105
CLP #2104
CLP #2103
CLP #2102
CLP #2101
CLP #2100
CLP #2099
CLP #2098
CLP #2097
CLP #2096
CLP #2095
CLP #2094
CLP #2093
CLP #2092
CLP #2091
CLP #2090
CLP #2089
CLP #2088
CLP #2087
CLP #2086
CLP #2085
CLP #2084
CLP #2083
CLP #2082
CLP #2081
CLP #2080
CLP #2079
CLP #2078
CLP #2077
CLP #2076
CLP #2075
CLP #2074
CLP #2073
CLP #2072
CLP #2071
CLP #2070
CLP #2069
CLP #2068
CLP #2067
CLP #2066
CLP #2065
CLP #2064
CLP #2063
CLP #2062
CLP #2061
CLP #2060
CLP #2059
CLP #2058
CLP #2057
CLP #2056
CLP #2055
CLP #2054
CLP #2053
CLP #2052
CLP #2051
CLP #2050
CLP #2049
CLP #2048
CLP #2047
CLP #2046
CLP #2045
CLP #2044
CLP #2043
CLP #2042
CLP #2041
CLP #2040
CLP #2039
CLP #2038
CLP #2037
CLP #2036
CLP #2035
CLP #2034
CLP #2033
CLP #2032
CLP #2031
CLP #2030
CLP #2029
CLP #2028
CLP #2027
CLP #2026
CLP #2025
CLP #2024
CLP #2023
CLP #2022
CLP #2021
CLP #2020
CLP #2019
CLP #2018
CLP #2017
CLP #2016
CLP #2015
CLP #2014
CLP #2013
CLP #2012
CLP #2011
CLP #2010
CLP #2009
CLP #2008
CLP #2007
CLP #2006
CLP #2005
CLP #2004
CLP #2003
CLP #2002
CLP #2001
CLP #2000
CLP #1999
CLP #1998
CLP #1997
CLP #1996
CLP #1995
CLP #1994
CLP #1993
CLP #1992
CLP #1991
CLP #1990
CLP #1989
CLP #1988
CLP #1987
CLP #1986
CLP #1985
CLP #1984
CLP #1983
CLP #1982
CLP #1981
CLP #1980
CLP #1979
CLP #1978
CLP #1977
CLP #1976
CLP #1975
CLP #1974
CLP #1973
CLP #1972
CLP #1971
CLP #1970
CLP #1969
CLP #1968
CLP #1967
CLP #1966
CLP #1965
CLP #1964
CLP #1963
CLP #1962
CLP #1961
CLP #1960
CLP #1959
CLP #1958
CLP #1957
CLP #1956
CLP #1955
CLP #1954
CLP #1953
CLP #1952
CLP #1951
CLP #1950
CLP #1949
CLP #1948
CLP #1947
CLP #1946
CLP #1945
CLP #1944
CLP #1943
CLP #1942
CLP #1941
CLP #1940
CLP #1939
CLP #1938
CLP #1937
CLP #1936
CLP #1935
CLP #1934
CLP #1933
CLP #1932
CLP #1931
CLP #1930
CLP #1929
CLP #1928
CLP #1927
CLP #1926
CLP #1925
CLP #1924
CLP #1923
CLP #1922
CLP #1921
CLP #1920
CLP #1919
CLP #1918
CLP #1917
CLP #1916
CLP #1915
CLP #1914
CLP #1913
CLP #1912
CLP #1911
CLP #1910
CLP #1909
CLP #1908
CLP #1907
CLP #1906
CLP #1905
CLP #1904
CLP #1903
CLP #1902
CLP #1901
CLP #1900
CLP #1899
CLP #1898
CLP #1897
CLP #1896
CLP #1895
CLP #1894
CLP #1893
CLP #1892
CLP #1891
CLP #1890
CLP #1889
CLP #1888
CLP #1887
CLP #1886
CLP #1885
CLP #1884
CLP #1883
CLP #1882
CLP #1881
CLP #1880
CLP #1879
CLP #1878
CLP #1877
CLP #1876
CLP #1875
CLP #1874
CLP #1873
CLP #1872
CLP #1871
CLP #1870
CLP #1869
CLP #1868
CLP #1867
CLP #1866
CLP #1865
CLP #1864
CLP #1863
CLP #1862
CLP #1861
CLP #1860
CLP #1859
CLP #1858
CLP #1857
CLP #1856
CLP #1855
CLP #1854
CLP #1853
CLP #1852
CLP #1851
CLP #1850
CLP #1849
CLP #1848
CLP #1847
CLP #1846
CLP #1845
CLP #1844
CLP #1843
CLP #1842
CLP #1841
CLP #1840
CLP #1839
CLP #1838
CLP #1837
CLP #1836
CLP #1835
CLP #1834
CLP #1833
CLP #1832
CLP #1831
CLP #1830
CLP #1829
CLP #1828
CLP #1827
CLP #1826
CLP #1825
CLP #1824
CLP #1823
CLP #1822
CLP #1821
CLP #1820
CLP #1819
CLP #1818
CLP #1817
CLP #1816
CLP #1815
CLP #1814
CLP #1813
CLP #1812
CLP #1811
CLP #1810
CLP #1809
CLP #1808
CLP #1807
CLP #1806
CLP #1805
CLP #1804
CLP #1803
CLP #1802
CLP #1801
CLP #1800
CLP #1799
CLP #1798
CLP #1797
CLP #1796
CLP #1795
CLP #1794
CLP #1793
CLP #1792
CLP #1791
CLP #1790
CLP #1789
CLP #1788
CLP #1787
CLP #1786
CLP #1785
CLP #1784
CLP #1783
CLP #1782
CLP #1781
CLP #1780
CLP #1779
CLP #1778
CLP #1777
CLP #1776
CLP #1775
CLP #1774
CLP #1773
CLP #1772
CLP #1771
CLP #1770
CLP #1769
CLP #1768
CLP #1767
CLP #1766
CLP #1765
CLP #1764
CLP #1763
CLP #1762
CLP #1761
CLP #1760
CLP #1759
CLP #1758
CLP #1757
CLP #1756
CLP #1755
CLP #1754
CLP #1753
CLP #1752
CLP #1751
CLP #1750
CLP #1749
CLP #1748
CLP #1747
CLP #1746
CLP #1745
CLP #1744
CLP #1743
CLP #1742
CLP #1741
CLP #1740
CLP #1739
CLP #1738
CLP #1737
CLP #1736
CLP #1735
CLP #1734
CLP #1733
CLP #1732
CLP #1731
CLP #1730
CLP #1729
CLP #1728
CLP #1727
CLP #1726
CLP #1725
CLP #1724
CLP #1723
CLP #1722
CLP #1721
CLP #1720
CLP #1719
CLP #1718
CLP #1717
CLP #1716
CLP #1715
CLP #1714
CLP #1713
CLP #1712
CLP #1711
CLP #1710
CLP #1709
CLP #1708
CLP #1707
CLP #1706
CLP #1705
CLP #1704
CLP #1703
CLP #1702
CLP #1701
CLP #1700
CLP #1699
CLP #1698
CLP #1697
CLP #1696
CLP #1695
CLP #1694
CLP #1693
CLP #1692
CLP #1691
CLP #1690
CLP #1689
CLP #1688
CLP #1687
CLP #1686
CLP #1685
CLP #1684
CLP #1683
CLP #1682
CLP #1681
CLP #1680
CLP #1679
CLP #1678
CLP #1677
CLP #1676
CLP #1675
CLP #1674
CLP #1673
CLP #1672
CLP #1671
CLP #1670
CLP #1669
CLP #1668
CLP #1667
CLP #1666
CLP #1665
CLP #1664
CLP #1663
CLP #1662
CLP #1661
CLP #1660
CLP #1659
CLP #1658
CLP #1657
CLP #1656
CLP #1655
CLP #1654
CLP #1653
CLP #1652
CLP #1651
CLP #1650
CLP #1649
CLP #1648
CLP #1647
CLP #1646
CLP #1645
CLP #1644
CLP #1643
CLP #1642
CLP #1641
CLP #1640
CLP #1639
CLP #1638
CLP #1637
CLP #1636
CLP #1635
CLP #1634
CLP #1633
CLP #1632
CLP #1631
CLP #1630
CLP #1629
CLP #1628
CLP #1627
CLP #1626
CLP #1625
CLP #1624
CLP #1623
CLP #1622
CLP #1621
CLP #1620
CLP #1619
CLP #1618
CLP #1617
CLP #1616
CLP #1615
CLP #1614
CLP #1613
CLP #1612
CLP #1611
CLP #1610
CLP #1609
CLP #1608
CLP #1607
CLP #1606
CLP #1605
CLP #1604
CLP #1603
CLP #1602
CLP #1601
CLP #1600
CLP #1599
CLP #1598
CLP #1597
CLP #1596
CLP #1595
CLP #1594
CLP #1593
CLP #1592
CLP #1591
CLP #1590
CLP #1589
CLP #1588
CLP #1587
CLP #1586
CLP #1585
CLP #1584
CLP #1583
CLP #1582
CLP #1581
CLP #1580
CLP #1579
CLP #1578
CLP #1577
CLP #1576
CLP #1575
CLP #1574
CLP #1573
CLP #1572
CLP #1571
CLP #1570
CLP #1569
CLP #1568
CLP #1567
CLP #1566
CLP #1565
CLP #1564
CLP #1563
CLP #1562
CLP #1561
CLP #1560
CLP #1559
CLP #1558
CLP #1557
CLP #1556
CLP #1555
CLP #1554
CLP #1553
CLP #1552
CLP #1551
CLP #1550
CLP #1549
CLP #1548
CLP #1547
CLP #1546
CLP #1545
CLP #1544
CLP #1543
CLP #1542
CLP #1541
CLP #1540
CLP #1539
CLP #1538
CLP #1537
CLP #1536
CLP #1535
CLP #1534
CLP #1533
CLP #1532
CLP #1531
CLP #1530
CLP #1529
CLP #1528
CLP #1527
CLP #1526
CLP #1525
CLP #1524
CLP #1523
CLP #1522
CLP #1521
CLP #1520
CLP #1519
CLP #1518
CLP #1517
CLP #1516
CLP #1515
CLP #1514
CLP #1513
CLP #1512
CLP #1511
CLP #1510
CLP #1509
CLP #1508
CLP #1507
CLP #1506
CLP #1505
CLP #1504
CLP #1503
CLP #1502
CLP #1501
CLP #1500
CLP #1499
CLP #1498
CLP #1497
CLP #1496
CLP #1495
CLP #1494
CLP #1493
CLP #1492
CLP #1491
CLP #1490
CLP #1489
CLP #1488
CLP #1487
CLP #1486
CLP #1485
CLP #1484
CLP #1483
CLP #1482
CLP #1481
CLP #1480
CLP #1479
CLP #1478
CLP #1477
CLP #1476
CLP #1475
CLP #1474
CLP #1473
CLP #1472
CLP #1471
CLP #1470
CLP #1469
CLP #1468
CLP #1467
CLP #1466
CLP #1465
CLP #1464
CLP #1463
CLP #1462
CLP #1461
CLP #1460
CLP #1459
CLP #1458
CLP #1457
CLP #1456
CLP #1455
CLP #1454
CLP #1453
CLP #1452
CLP #1451
CLP #1450
CLP #1449
CLP #1448
CLP #1447
CLP #1446
CLP #1445
CLP #1444
CLP #1443
CLP #1442
CLP #1441
CLP #1440
CLP #1439
CLP #1438
CLP #1437
CLP #1436
CLP #1435
CLP #1434
CLP #1433
CLP #1432
CLP #1431
CLP #1430
CLP #1429
CLP #1428
CLP #1427
CLP #1426
CLP #1425
CLP #1424
CLP #1423
CLP #1422
CLP #1421
CLP #1420
CLP #1419
CLP #1418
CLP #1417
CLP #1416
CLP #1415
CLP #1414
CLP #1413
CLP #1412
CLP #1411
CLP #1410
CLP #1409
CLP #1408
CLP #1407
CLP #1406
CLP #1405
CLP #1404
CLP #1403
CLP #1402
CLP #1401
CLP #1400
CLP #1399
CLP #1398
CLP #1397
CLP #1396
CLP #1395
CLP #1394
CLP #1393
CLP #1392
CLP #1391
CLP #1390
CLP #1389
CLP #1388
CLP #1387
CLP #1386
CLP #1385
CLP #1384
CLP #1383
CLP #1382
CLP #1381
CLP #1380
CLP #1379
CLP #1378
CLP #1377
CLP #1376
CLP #1375
CLP #1374
CLP #1373
CLP #1372
CLP #1371
CLP #1370
CLP #1369
CLP #1368
CLP #1367
CLP #1366
CLP #1365
CLP #1364
CLP #1363
CLP #1362
CLP #1361
CLP #1360
CLP #1359
CLP #1358
CLP #1357
CLP #1356
CLP #1355
CLP #1354
CLP #1353
CLP #1352
CLP #1351
CLP #1350
CLP #1349
CLP #1348
CLP #1347
CLP #1346
CLP #1345
CLP #1344
CLP #1343
CLP #1342
CLP #1341
CLP #1340
CLP #1339
CLP #1338
CLP #1337
CLP #1336
CLP #1335
CLP #1334
CLP #1333
CLP #1332
CLP #1331
CLP #1330
CLP #1329
CLP #1328
CLP #1327
CLP #1326
CLP #1325
CLP #1324
CLP #1323
CLP #1322
CLP #1321
CLP #1320
CLP #1319
CLP #1318
CLP #1317
CLP #1316
CLP #1315
CLP #1314
CLP #1313
CLP #1312
CLP #1311
CLP #1310
CLP #1309
CLP #1308
CLP #1307
CLP #1306
CLP #1305
CLP #1304
CLP #1303
CLP #1302
CLP #1301
CLP #1300
CLP #1299
CLP #1298
CLP #1297
CLP #1296
CLP #1295
CLP #1294
CLP #1293
CLP #1292
CLP #1291
CLP #1290
CLP #1289
CLP #1288
CLP #1287
CLP #1286
CLP #1285
CLP #1284
CLP #1283
CLP #1282
CLP #1281
CLP #1280
CLP #1279
CLP #1278
CLP #1277
CLP #1276
CLP #1275
CLP #1274
CLP #1273
CLP #1272
CLP #1271
CLP #1270
CLP #1269
CLP #1268
CLP #1267
CLP #1266
CLP #1265
CLP #1264
CLP #1263
CLP #1262
CLP #1261
CLP #1260
CLP #1259
CLP #1258
CLP #1257
CLP #1256
CLP #1255
CLP #1254
CLP #1253
CLP #1252
CLP #1251
CLP #1250
CLP #1249
CLP #1248
CLP #1247
CLP #1246
CLP #1245
CLP #1244
CLP #1243
CLP #1242
CLP #1241
CLP #1240
CLP #1239
CLP #1238
CLP #1237
CLP #1236
CLP #1235
CLP #1234
CLP #1233
CLP #1232
CLP #1231
CLP #1230
CLP #1229
CLP #1228
CLP #1227
CLP #1226
CLP #1225
CLP #1224
CLP #1223
CLP #1222
CLP #1221
CLP #1220
CLP #1219
CLP #1218
CLP #1217
CLP #1216
CLP #1215
CLP #1214
CLP #1213
CLP #1212
CLP #1211
CLP #1210
CLP #1209
CLP #1208
CLP #1207
CLP #1206
CLP #1205
CLP #1204
CLP #1203
CLP #1202
CLP #1201
CLP #1200
CLP #1199
CLP #1198
CLP #1197
CLP #1196
CLP #1195
CLP #1194
CLP #1193
CLP #1192
CLP #1191
CLP #1190
CLP #1189
CLP #1188
CLP #1187
CLP #1186
CLP #1185
CLP #1184
CLP #1183
CLP #1182
CLP #1181
CLP #1180
CLP #1179
CLP #1178
CLP #1177
CLP #1176
CLP #1175
CLP #1174
CLP #1173
CLP #1172
CLP #1171
CLP #1170
CLP #1169
CLP #1168
CLP #1167
CLP #1166
CLP #1165
CLP #1164
CLP #1163
CLP #1162
CLP #1161
CLP #1160
CLP #1159
CLP #1158
CLP #1157
CLP #1156
CLP #1155
CLP #1154
CLP #1153
CLP #1152
CLP #1151
CLP #1150
CLP #1149
CLP #1148
CLP #1147
CLP #1146
CLP #1145
CLP #1144
CLP #1143
CLP #1142
CLP #1141
CLP #1140
CLP #1139
CLP #1138
CLP #1137
CLP #1136
CLP #1135
CLP #1134
CLP #1133
CLP #1132
CLP #1131
CLP #1130
CLP #1129
CLP #1128
CLP #1127
CLP #1126
CLP #1125
CLP #1124
CLP #1123
CLP #1122
CLP #1121
CLP #1120
CLP #1119
CLP #1118
CLP #1117
CLP #1116
CLP #1115
CLP #1114
CLP #1113
CLP #1112
CLP #1111
CLP #1110
CLP #1109
CLP #1108
CLP #1107
CLP #1106
CLP #1105
CLP #1104
CLP #1103
CLP #1102
CLP #1101
CLP #1100
CLP #1099
CLP #1098
CLP #1097
CLP #1096
CLP #1095
CLP #1094
CLP #1093
CLP #1092
CLP #1091
CLP #1090
CLP #1089
CLP #1088
CLP #1087
CLP #1086
CLP #1085
CLP #1084
CLP #1083
CLP #1082
CLP #1081
CLP #1080
CLP #1079
CLP #1078
CLP #1077
CLP #1076
CLP #1075
CLP #1074
CLP #1073
CLP #1072
CLP #1071
CLP #1070
CLP #1069
CLP #1068
CLP #1067
CLP #1066
CLP #1065
CLP #1064
CLP #1063
CLP #1062
CLP #1061
CLP #1060
CLP #1059
CLP #1058
CLP #1057
CLP #1056
CLP #1055
CLP #1054
CLP #1053
CLP #1052
CLP #1051
CLP #1050
CLP #1049
CLP #1048
CLP #1047
CLP #1046
CLP #1045
CLP #1044
CLP #1043
CLP #1042
CLP #1041
CLP #1040
CLP #1039
CLP #1038
CLP #1037
CLP #1036
CLP #1035
CLP #1034
CLP #1033
CLP #1032
CLP #1031
CLP #1030
CLP #1029
CLP #1028
CLP #1027
CLP #1026
CLP #1025
CLP #1024
CLP #1023
CLP #1022
CLP #1021
CLP #1020
CLP #1019
CLP #1018
CLP #1017
CLP #1016
CLP #1015
CLP #1014
CLP #1013
CLP #1012
CLP #1011
CLP #1010
CLP #1009
CLP #1008
CLP #1007
CLP #1006
CLP #1005
CLP #1004
CLP #1003
CLP #1002
CLP #1001
CLP #1000
CLP #999
CLP #998
CLP #997
CLP #996
CLP #995
CLP #994
CLP #993
CLP #992
CLP #991
CLP #990
CLP #989
CLP #988
CLP #987
CLP #986
CLP #985
CLP #984
CLP #983
CLP #982
CLP #981
CLP #980
CLP #979
CLP #978
CLP #977
CLP #976
CLP #975
CLP #974
CLP #973
CLP #972
CLP #971
CLP #970
CLP #969
CLP #968
CLP #967
CLP #966
CLP #965
CLP #964
CLP #963
CLP #962
CLP #961
CLP #960
CLP #959
CLP #958
CLP #957
CLP #956
CLP #955
CLP #954
CLP #953
CLP #952
CLP #951
CLP #950
CLP #949
CLP #948
CLP #947
CLP #946
CLP #945
CLP #944
CLP #943
CLP #942
CLP #941
CLP #940
CLP #939
CLP #938
CLP #937
CLP #936
CLP #935
CLP #934
CLP #933
CLP #932
CLP #931
CLP #930
CLP #929
CLP #928
CLP #927
CLP #926
CLP #925
CLP #924
CLP #923
CLP #922
CLP #921
CLP #920
CLP #919
CLP #918
CLP #917
CLP #916
CLP #915
CLP #914
CLP #913
CLP #912
CLP #911
CLP #910
CLP #909
CLP #908
CLP #907
CLP #906
CLP #905
CLP #904
CLP #903
CLP #902
CLP #901
CLP #900
CLP #899
CLP #898
CLP #897
CLP #896
CLP #895
CLP #894
CLP #893
CLP #892
CLP #891
CLP #890
CLP #889
CLP #888
CLP #887
CLP #886
CLP #885
CLP #884
CLP #883
CLP #882
CLP #881
CLP #880
CLP #879
CLP #878
CLP #877
CLP #876
CLP #875
CLP #874
CLP #873
CLP #872
CLP #871
CLP #870
CLP #869
CLP #868
CLP #867
CLP #866
CLP #865
CLP #864
CLP #863
CLP #862
CLP #861
CLP #860
CLP #859
CLP #858
CLP #857
CLP #856
CLP #855
CLP #854
CLP #853
CLP #852
CLP #851
CLP #850
CLP #849
CLP #848
CLP #847
CLP #846
CLP #845
CLP #844
CLP #843
CLP #842
CLP #841
CLP #840
CLP #839
CLP #838
CLP #837
CLP #836
CLP #835
CLP #834
CLP #833
CLP #832
CLP #831
CLP #830
CLP #829
CLP #828
CLP #827
CLP #826
CLP #825
CLP #824
CLP #823
CLP #822
CLP #821
CLP #820
CLP #819
CLP #818
CLP #817
CLP #816
CLP #815
CLP #814
CLP #813
CLP #812
CLP #811
CLP #810
CLP #809
CLP #808
CLP #807
CLP #806
CLP #805
CLP #804
CLP #803
CLP #802
CLP #801
CLP #800
CLP #799
CLP #798
CLP #797
CLP #796
CLP #795
CLP #794
CLP #793
CLP #792
CLP #791
CLP #790
CLP #789
CLP #788
CLP #787
CLP #786
CLP #785
CLP #784
CLP #783
CLP #782
CLP #781
CLP #780
CLP #779
CLP #778
CLP #777
CLP #776
CLP #775
CLP #774
CLP #773
CLP #772
CLP #771
CLP #770
CLP #769
CLP #768
CLP #767
CLP #766
CLP #765
CLP #764
CLP #763
CLP #762
CLP #761
CLP #760
CLP #759
CLP #758
CLP #757
CLP #756
CLP #755
CLP #754
CLP #753
CLP #752
CLP #751
CLP #750
CLP #749
CLP #748
CLP #747
CLP #746
CLP #745
CLP #744
CLP #743
CLP #742
CLP #741
CLP #740
CLP #739
CLP #738
CLP #737
CLP #736
CLP #735
CLP #734
CLP #733
CLP #732
CLP #731
CLP #730
CLP #729
CLP #728
CLP #727
CLP #726
CLP #725
CLP #724
CLP #723
CLP #722
CLP #721
CLP #720
CLP #719
CLP #718
CLP #717
CLP #716
CLP #715
CLP #714
CLP #713
CLP #712
CLP #711
CLP #710
CLP #709
CLP #708
CLP #707
CLP #706
CLP #705
CLP #704
CLP #703
CLP #702
CLP #701
CLP #700
CLP #699
CLP #698
CLP #697
CLP #696
CLP #695
CLP #694
CLP #693
CLP #692
CLP #691
CLP #690
CLP #689
CLP #688
CLP #687
CLP #686
CLP #685
CLP #684
CLP #683
CLP #682
CLP #681
CLP #680
CLP #679
CLP #678
CLP #677
CLP #676
CLP #675
CLP #674
CLP #673
CLP #672
CLP #671
CLP #670
CLP #669
CLP #668
CLP #667
CLP #666
CLP #665
CLP #664
CLP #663
CLP #662
CLP #661
CLP #660
CLP #659
CLP #658
CLP #657
CLP #656
CLP #655
CLP #654
CLP #653
CLP #652
CLP #651
CLP #650
CLP #649
CLP #648
CLP #647
CLP #646
CLP #645
CLP #644
CLP #643
CLP #642
CLP #641
CLP #640
CLP #639
CLP #638
CLP #637
CLP #636
CLP #635
CLP #634
CLP #633
CLP #632
CLP #631
CLP #630
CLP #629
CLP #628
CLP #627
CLP #626
CLP #625
CLP #624
CLP #623
CLP #622
CLP #621
CLP #620
CLP #619
CLP #618
CLP #617
CLP #616
CLP #615
CLP #614
CLP #613
CLP #612
CLP #611
CLP #610
CLP #609
CLP #608
CLP #607
CLP #606
CLP #605
CLP #604
CLP #603
CLP #602
CLP #601
CLP #600
CLP #599
CLP #598
CLP #597
CLP #596
CLP #595
CLP #594
CLP #593
CLP #592
CLP #591
CLP #590
CLP #589
CLP #588
CLP #587
CLP #586
CLP #585
CLP #584
CLP #583
CLP #582
CLP #581
CLP #580
CLP #579
CLP #578
CLP #577
CLP #576
CLP #575
CLP #574
CLP #573
CLP #572
CLP #571
CLP #570
CLP #569
CLP #568
CLP #567
CLP #566
CLP #565
CLP #564
CLP #563
CLP #562
CLP #561
CLP #560
CLP #559
CLP #558
CLP #557
CLP #556
CLP #555
CLP #554
CLP #553
CLP #552
CLP #551
CLP #550
CLP #549
CLP #548
CLP #547
CLP #546
CLP #545
CLP #544
CLP #543
CLP #542
CLP #541
CLP #540
CLP #539
CLP #538
CLP #537
CLP #536
CLP #535
CLP #534
CLP #533
CLP #532
CLP #531
CLP #530
CLP #529
CLP #528
CLP #527
CLP #526
CLP #525
CLP #524
CLP #523
CLP #522
CLP #521
CLP #520
CLP #519
CLP #518
CLP #517
CLP #516
CLP #515
CLP #514
CLP #513
CLP #512
CLP #511
CLP #510
CLP #509
CLP #508
CLP #507
CLP #506
CLP #505
CLP #504
CLP #503
CLP #502
CLP #501
CLP #500
CLP #499
CLP #498
CLP #497
CLP #496
CLP #495
CLP #494
CLP #493
CLP #492
CLP #491
CLP #490
CLP #489
CLP #488
CLP #487
CLP #486
CLP #485
CLP #484
CLP #483
CLP #482
CLP #481
CLP #480
CLP #479
CLP #478
CLP #477
CLP #476
CLP #475
CLP #474
CLP #473
CLP #472
CLP #471
CLP #470
CLP #469
CLP #468
CLP #467
CLP #466
CLP #465
CLP #464
CLP #463
CLP #462
CLP #461
CLP #460
CLP #459
CLP #458
CLP #457
CLP #456
CLP #455
CLP #454
CLP #453
CLP #452
CLP #451
CLP #450
CLP #449
CLP #448
CLP #447
CLP #446
CLP #445
CLP #444
CLP #443
CLP #442
CLP #441
CLP #440
CLP #439
CLP #438
CLP #437
CLP #436
CLP #435
CLP #434
CLP #433
CLP #432
CLP #431
CLP #430
CLP #429
CLP #428
CLP #427
CLP #426
CLP #425
CLP #424
CLP #423
CLP #422
CLP #421
CLP #420
CLP #419
CLP #418
CLP #417
CLP #416
CLP #415
CLP #414
CLP #413
CLP #412
CLP #411
CLP #410
CLP #409
CLP #408
CLP #407
CLP #406
CLP #405
CLP #404
CLP #403
CLP #402
CLP #401
CLP #400
CLP #399
CLP #398
CLP #397
CLP #396
CLP #395
CLP #394
CLP #393
CLP #392
CLP #391
CLP #390
CLP #389
CLP #388
CLP #387
CLP #386
CLP #385
CLP #384
CLP #383
CLP #382
CLP #381
CLP #380
CLP #379
CLP #378
CLP #377
CLP #376
CLP #375
CLP #374
CLP #373
CLP #372
CLP #371
CLP #370
CLP #369
CLP #368
CLP #367
CLP #366
CLP #365
CLP #364
CLP #363
CLP #362
CLP #361
CLP #360
CLP #359
CLP #358
CLP #357
CLP #356
CLP #355
CLP #354
CLP #353
CLP #352
CLP #351
CLP #350
CLP #349
CLP #348
CLP #347
CLP #346
CLP #345
CLP #344
CLP #343
CLP #342
CLP #341
CLP #340
CLP #339
CLP #338
CLP #337
CLP #336
CLP #335
CLP #334
CLP #333
CLP #332
CLP #331
CLP #330
CLP #329
CLP #328
CLP #327
CLP #326
CLP #325
CLP #324
CLP #323
CLP #322
CLP #321
CLP #320
CLP #319
CLP #318
CLP #317
CLP #316
CLP #315
CLP #314
CLP #313
CLP #312
CLP #311
CLP #310
CLP #309
CLP #308
CLP #307
CLP #306
CLP #305
CLP #304
CLP #303
CLP #302
CLP #301
CLP #300
CLP #299
CLP #298
CLP #297
CLP #296
CLP #295
CLP #294
CLP #293
CLP #292
CLP #291
CLP #290
CLP #289
CLP #288
CLP #287
CLP #286
CLP #285
CLP #284
CLP #283
CLP #282
CLP #281
CLP #280
CLP #279
CLP #278
CLP #277
CLP #276
CLP #275
CLP #274
CLP #273
CLP #272
CLP #271
CLP #270
CLP #269
CLP #268
CLP #267
CLP #266
CLP #265
CLP #264
CLP #263
CLP #262
CLP #261
CLP #260
CLP #259
CLP #258
CLP #257
CLP #256
CLP #255
CLP #254
CLP #253
CLP #252
CLP #251
CLP #250
CLP #249
CLP #248
CLP #247
CLP #246
CLP #245
CLP #244
CLP #243
CLP #242
CLP #241
CLP #240
CLP #239
CLP #238
CLP #237
CLP #236
CLP #235

SITE UTILITIES LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	ETC
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
TRANSFORMER	T
HYDRANT	
UTILITY POLE	
SANITARY MANHOLE	
SANITARY CLEANOUT	CO
WATER VALVE	WV
GATE VALVE	GV
THRUST BLOCK	
GREASE TRAP	
OUTLET CONTROL STRUCTURE	
HYDRODYNAMIC SEPARATOR	
STORM LINE	
CATCH BASIN	
STORM MANHOLE	
END WALL OR HEADWALL	
PROPOSED CONTOUR LINE	301

NOTES

PER CODE SECTION 506.1 OF THE IFC 2021 EDITION, A KEY BOX (KNOX BOX) SHALL BE REQUIRED ON THE MEDICAL BUSINESS AND RESTAURANT.



Draft Print
04/24/2024 6:10:25 PM

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS		
No.	Date	Desc.
0.	12/13/2022	PRE PAZ SUBMISSION REVIEW
1.	12/27/2022	POST PAZ SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/24/2023	RESPONSE TO CITY COMMENTS
4.	04/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/26/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=50'
Project No.	1800613
Date	11/23/2022
CAD File:	SU1800613O1.0002

Title

SITE UTILITIES PLAN

Sheet No.

SU-1

Xref (s) : BD1800613O1 : XC1800613O1 : XC1800613O2 : XC1800613O3 : XC1800613O4

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

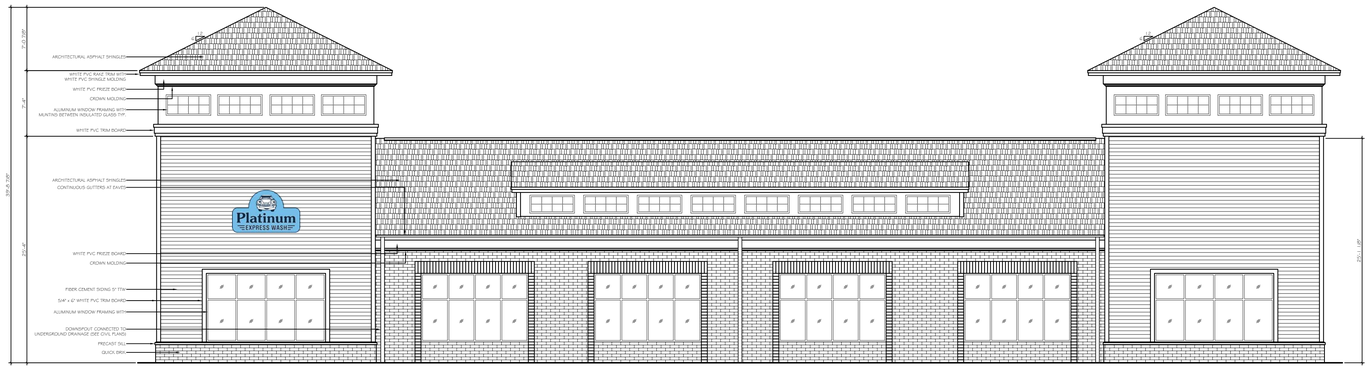
Revised Elevation Drawings



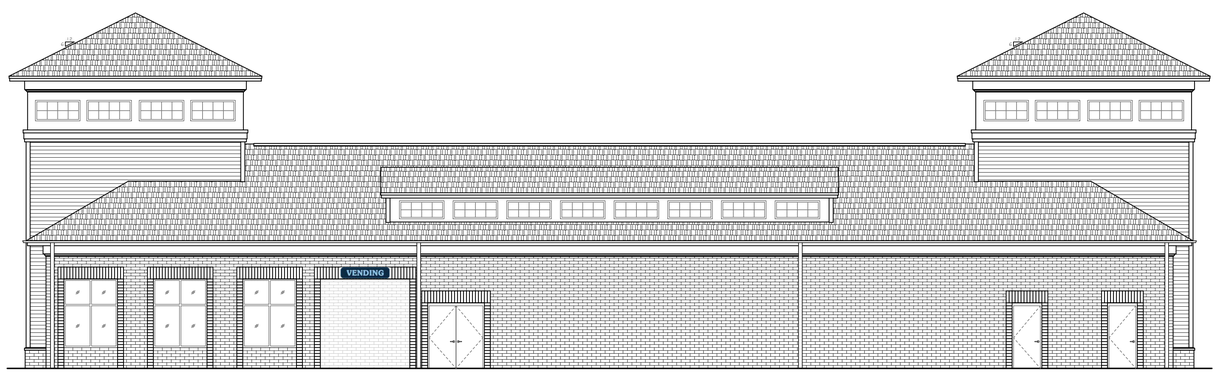
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH

CAR WASH
FARMINGTON AVE
BRISTOL, CT 06010

KS CONSULTING
389 ABBE ROAD
SOUTH WINDSOR, CT 06074
PHONE: 860.982.1127
JSIMMONS52@COX.NET

REVISIONS:

DATE:
5/25/23

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

ELEVATIONS

A-4


WELCOME
VENDING
JKS CONSULTING


P
Platinum
EXPRESS WASH
EXIT ONLY
P
Platinum
EXPRESS WASH
JKS CONSULTING


P
Platinum
EXPRESS WASH
EXIT ONLY
VENDING
JKS CONSULTING


P
Platinum
EXPRESS WASH
EXIT ONLY
P
Platinum
EXPRESS WASH
JKS CONSULTING

For Office Use Only	
APPLICATION NO.	2489
DATE FILED:	2-29-24
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 4.3.22 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

For Office Use Only
APPLICATION NO. 2489

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

For Office Use Only
APPLICATION NO. 2489

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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.	2490
DATE FILED:	2-29-24
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

For Office Use Only
APPLICATION NO. 2490

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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) _____

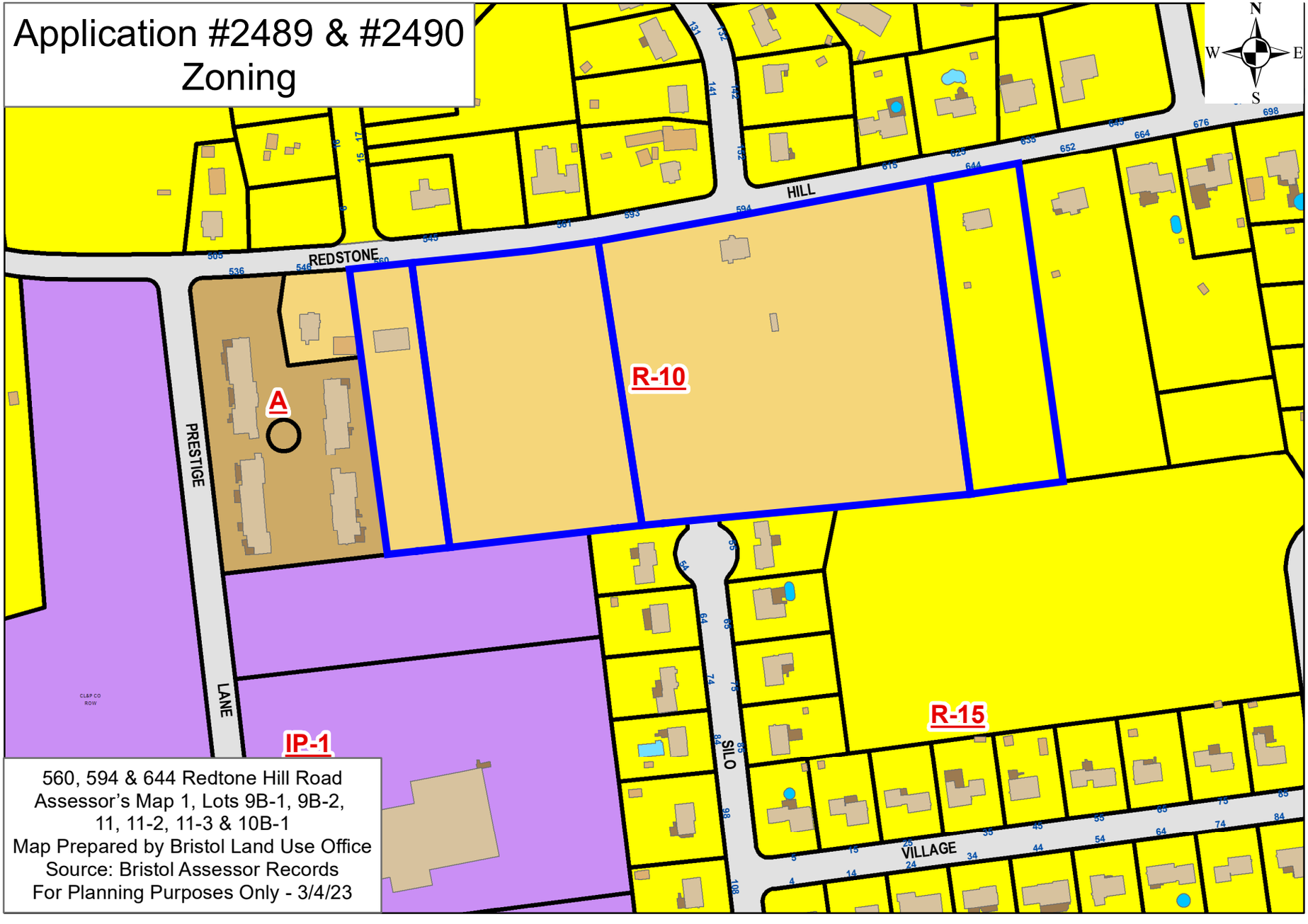
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq.

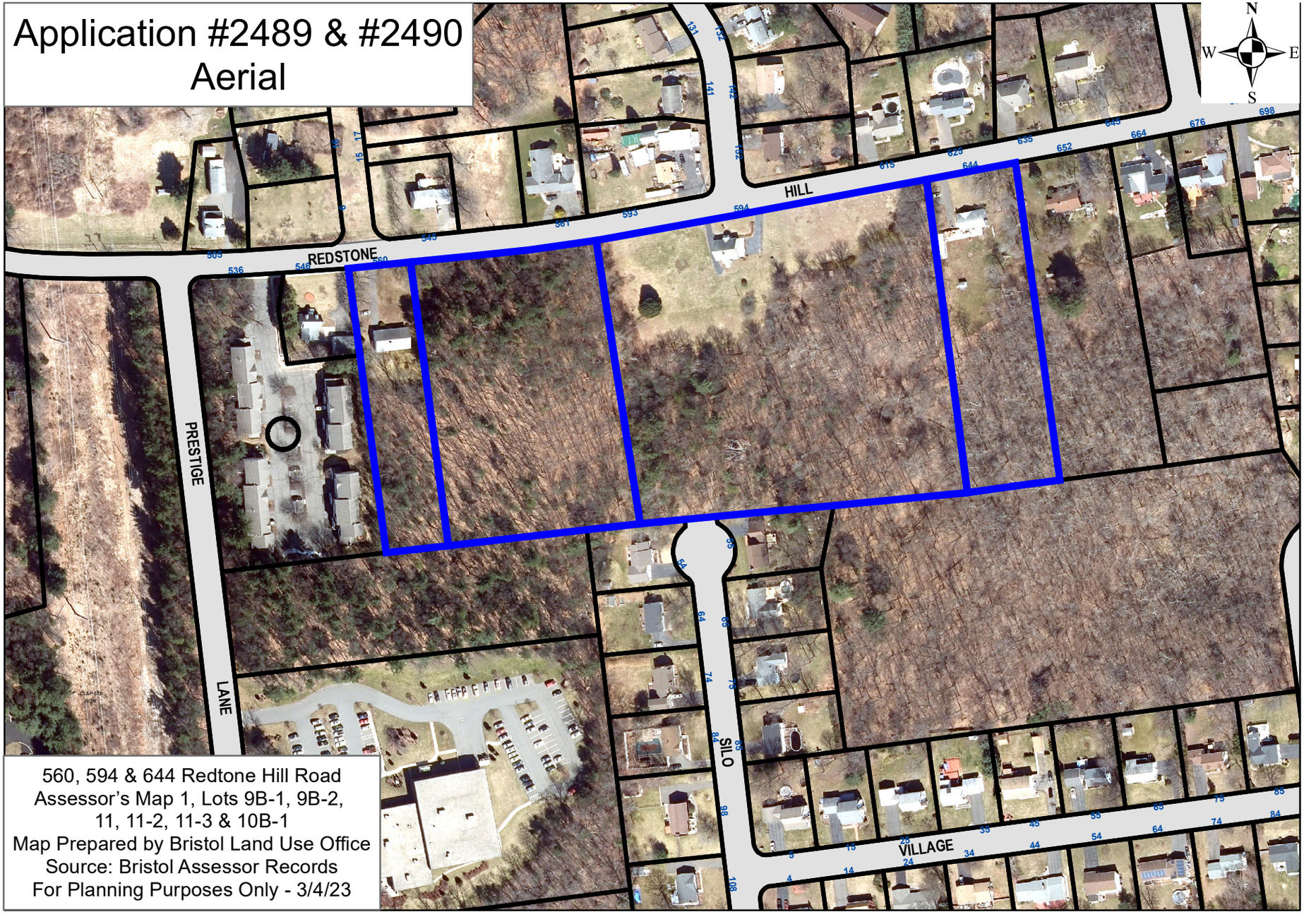
Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

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

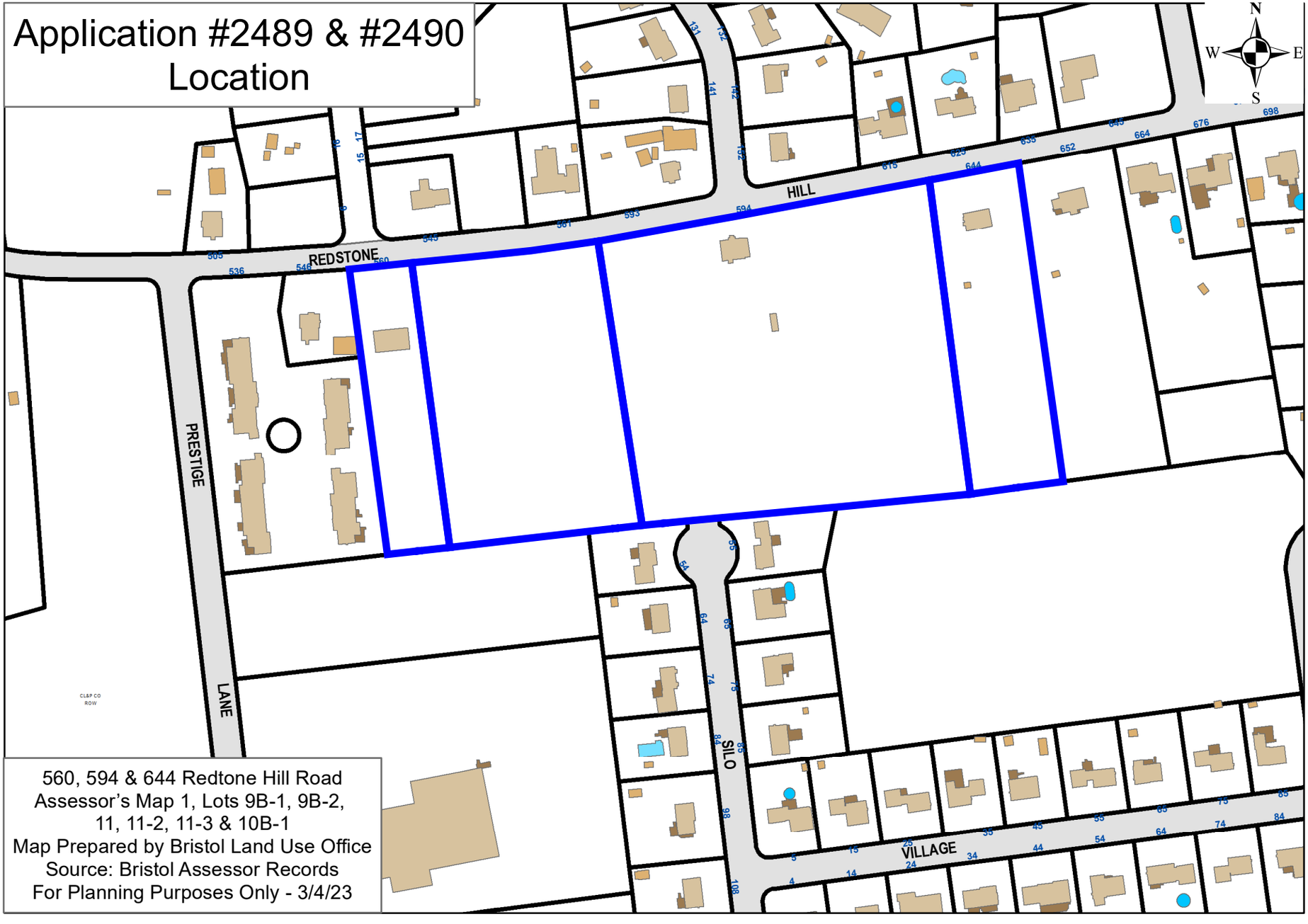
1/24 - LUO

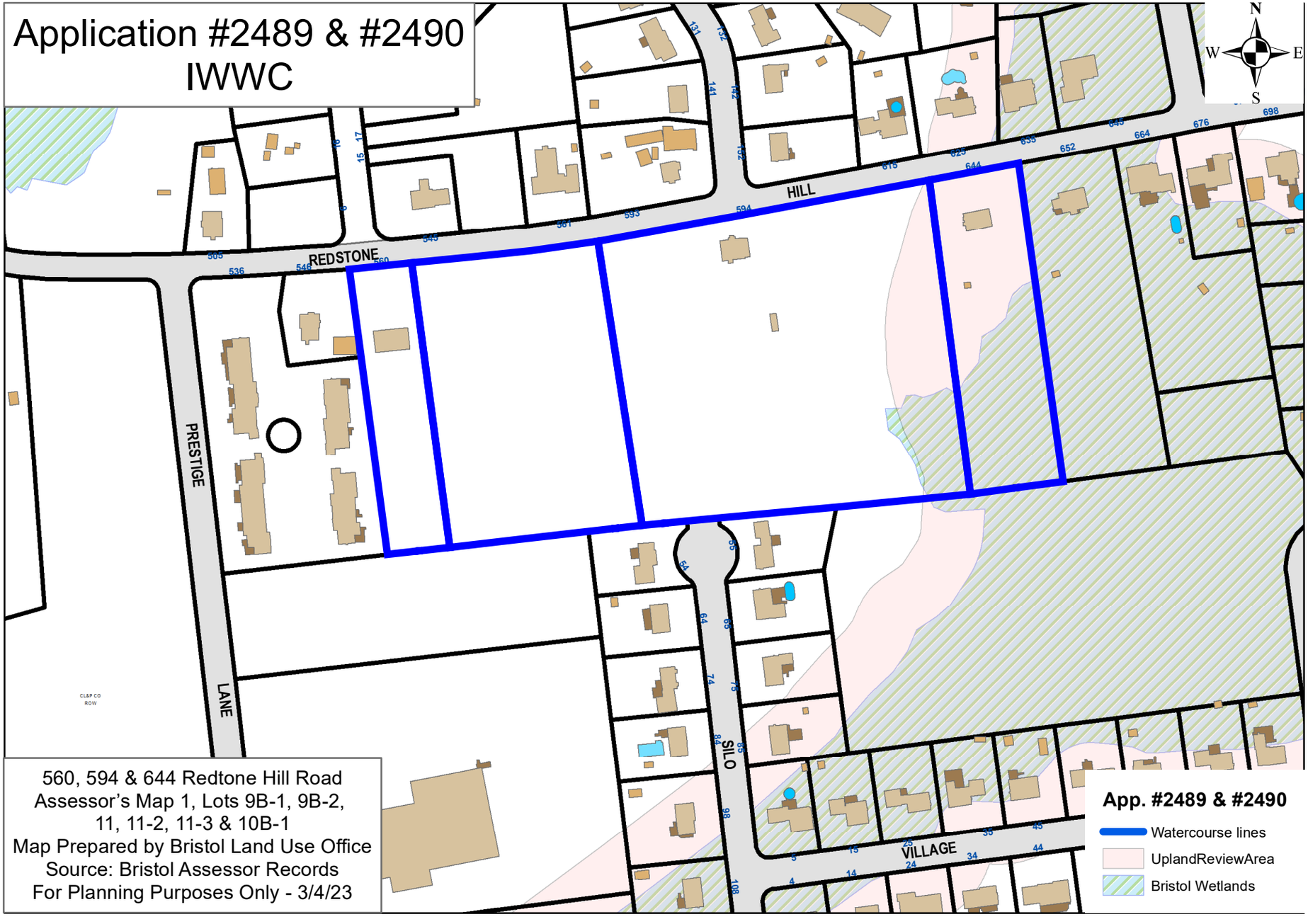

Application #2489 & #2490
Zoning
N
W
E
S
HILL
REDSTONE
PRESTIGE
LANE
SILO
VILLAGE
A
R-10
R-15
IP-1
CL&P CO
ROW
560, 594 & 644 Redtone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

Application #2489 & #2490
Aerial



560, 594 & 644 Redtone 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
N
W
E
S
HILL
REDSTONE
PRESTIGE
LANE
SILO
VILLAGE
560, 594 & 644 Redtone 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
IWWC
N
W
E
S
HILL
REDSTONE
PRESTIGE
LANE
SILO
VILLAGE
CL&P CO
ROW
560, 594 & 644 Redtone 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
App. #2489 & #2490
Watercourse lines
UplandReviewArea
Bristol Wetlands

Letter from IWWA Chair

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,

Zachary N Fisk

Zachary Fisk
Chairman

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

Letter from David Lord

Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

March 26, 2024

SRC Job No. 22-27

Timothy W. Furey, Esq.
Furey, Donovan, Cooney, & Dyer, P.C.
43 Bellevue Avenue
Bristol, CT 6010

Dear Attorney Furey:

Re: Laurel Meadow Active Adult Community – 560-644 Redstone Hill Road – Bristol, CT

At your request, I have completed a review of the current revisions to the site plan drawings for this development dated – February 22, 2024. The purpose of my review was to provide commentary in support of this project design, locations on subject site, and my professional opinion as to the likelihood for any adverse environmental impacts to the onsite wetlands.

The following are my review comments, and conclusions.

1. The proposed development has been redesigned to relocate all hard surface development activities (Buildings, Roadways, Stormwater Management System Components, and Parking Areas) outside the 100 foot Upland Review Zone (URZ) limits as established in the regulations of the Bristol Inland Wetlands Agency.

2. The current plans provide for the existing URZ limits to be retained in their existing vegetative cover pattern of dense mature trees and shrubs. The size and vegetative cover of the onsite URZ provides an additional layer of protection for the onsite wetlands.

3. The onsite wetland have been thoroughly documented in the previous application to contain a very stable ecological level of wetland functioning and values. The subject onsite wetlands have been thoroughly studied and found to be a Mesotrophic type wetland resource. This term describes a wetland that is not too low or too high in natural nutrient levels which could make the wetland more sensitive to changes.

In my professional opinion, the proposed development of "Laurel Meadow Active Adult Community" does not represent any potential for adverse environmental impacts to the short term or to the long term functioning of the onsite wetland resources at their present levels.

If you have any questions regarding this report, please contact me.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

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

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 Section4.3.22 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.

Age Restriction Statement from Applicant

Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

William Tracy (retired)
Charles L. Furey (1923-2004)
Theodore M. Donovan (1032-2020.)

LAW OFFICES

FUREY, DONOVAN,

COONEY & DYER, P. C.

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

Fax No. (860) 583-8674
tfurey@fureydonovan.com

April 5, 2024

Robert Flanagan
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Laurel Meadows LLC
Application -Special Permit for Senior Housing Redstone Hill Road Bristol Ct.

Dear Robert:

Pursuant to our discussion regarding the above captioned matter please be advised the issue of "Senior Housing " will be addressed as follows:

Age Restrictions. Laurel Meadows is to be developed as an apartment complex managed and controlled by the limited liability company which is managed by Joseph Naples III. The housing project is designed and intended to provide housing for persons 55 years of age or older, so as to qualify as "housing for older persons," within the meaning of the Fair Housing Act, the Fair Housing Act Amendments Act of 1988, P.L. 100-430 (September 13, 1988) and amendments thereto including, but not limited to, the Housing for Older Persons Act of 1995, HR 660 (signed December 1995); regulations adopted by the U.S. Department of Housing and Urban Development, implementing the Housing for Older Persons Act, found at 24 CFR Part 100, and any amendments thereto; and any judicial or administrative interpretations or decisions affecting said legislation. ("Fair Housing Act"). The Bristol Zoning Regulations refer to this as Code of Federal Regulations Title 24 Subpart E – Housing For Older Persons.

To comply with the Fair Housing Act typically the owners would be required as follows:

(a) Permanent Occupancy of any Unit is restricted to:

(1) any person 55 years of age or older (an "Age Qualified Person"); and (b) any person approved by the Owner, in accordance with the provision set forth herein;

(2) a husband, wife or companion, over the age of 18 years, residing with the Age Qualified Person;

(3) children residing with the Age Qualified Person or residing with the husband, wife or companion of the Age Qualified Person, provided the children are over the age of 18 years;

(4) an individual, over the age of 18 years, residing with and providing physical or economic support to the Age Qualified Person; or

(5) any person who was permitted to and did occupy a Unit with an Age Qualified Person may continue to occupy the Unit after the death of the Age Qualified Person.

(b) It is the duty of the Owner, in connection with the initial rental of units, and as to all subsequent rentals of units, to enforce the requirements of the Fair Housing Act so that at all times the apartment complex will qualify for the 55 years of age or older, housing for older persons exemption. Permanent occupancy of any unit is not permitted or allowed to continue if such occupancy results in the loss of the apartment complex's 55 years of age or older "housing for older persons" exemption under the Fair Housing Act. At the time of execution of any lease of a unit the tenant will be required to sign a certification or declaration to insure that the unit will be occupied by an Age Qualified Person and that the apartment complex will qualify for the exemption under The Fair Housing Act and to insure that said tenant is in compliance with the age-restrictions set forth herein.

(c) Permanent occupancy will not be permitted, and applications will not be approved to any person who intends to have as a resident a person under the age of 18 years, unless, despite anything to the contrary, such person is a handicapped dependent protected by the Fair Housing Act. Nothing herein is intended to prohibit the visitation by children not over the age of 18 years who are family members, or guests of a qualified tenant, or Age Qualified Persons who occupy the Unit. Permitted visitations must not exceed 29 consecutive days, nor more than a total of 60 days in a calendar year.

(d) The Owners shall require, on a biennial basis, they be provided with information from each tenant which verifies the ages(s) of all persons occupying a unit to determine that all the units are occupied by at least one Age Qualified Person. The verification provided to the Owners may be in the form of copies of driver's licenses, birth certificates or similar documentation. The Owners may also require that all tenants sign certifications acknowledging the ages of persons in the unit they rent. These provisions are typically included in the form lease for a apartment complex which provides "qualified housing for older persons" pursuant to the Federal Fair Housing Act.

If you require further information please contact me.

Very truly yours,

Timothy W. Furey

TWF

Traffic Statement

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

https://www.bristolct.gov/DocumentCenter/View/46471/Laurel-Medows-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

Stormwater Report

Revised 040424 Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/46528/2120---SWMR-Revised---04-04-2024



Original Hyperlink:
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

Site Plan Review Comments Updated 5/8/24

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW 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); 4/24/24 (second review); 5/9/24 (third review)

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate accessible ramp locations and detectible warning strips.

4/5/24 Applicant Response: Callouts for these have been added to the plans, see Sheet C1.

4/24/24 City Response: Indicate ramps and grading within the site – not only at the roadway.

4/29/24 Applicant Response: Ramps have been called out within the site as well. See Sheet C1.

5/8/24 City Response: Comment addressed.

2. Provide additional spot grades along the south of the 48-unit building, along the top of the ponds, and at the dumpster enclosure.

4/5/24 Applicant Response: Additional spot grades have been provided.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: This basin was not necessary for detention and given there is no increase in impervious surface to this design point no additional water quality is required. We have removed this basin from the plans and runoff will flow in its historic path to Redstone Hill Road.

4/24/24 City Response: Comment addressed.

4. Consider leaving a stand of trees on the slope to the west of the large detention basin. depending on their condition.

4/5/24 Applicant Response: Limits of clearing have been amended and some trees have been shown to remain on the west side of the basin.

4/24/24 City Response: Comment addressed.

5. Details indicate a conservation/open space medallion. Is conservation area designated on this property?

4/5/24 Applicant Response: The detail has been removed.

4/24/24 City Response: Consideration should be given to providing a conservation easement.

4/29/24 Applicant Response: Acknowledged, no conservation easement is being proposed at this time however Applicant will provide wetlands identification markers at the wetlands boundary.

5/8/24 City Response: Comment addressed.

6. The detention access drive is not depicted on the plans. Consider providing additional access to FES 1 for cleaning.

4/5/24 Applicant Response: The access drive has been shown on the plans in the northern most part of the basin.

4/24/24 City Response: Will the drive be accessed through the site or through the proposed parcel on the northeast corner. If access is through the drive on the northeast parcel, provide an access easement.

4/29/24 Applicant Response: The drive can and will be accessed from the site itself.

5/8/24 City Response: Comment addressed.

7. For the Stormwater Management Maintenance Schedule, include inspection and a plan for invasive species removal within the pond.

4/5/24 Applicant Response: This has been added to the maintenance schedule.

4/24/24 City Response: Comment addressed.

8. Please verify the times of concentration for the post-development conditions. Post Tc's should not increase with developed conditions.

4/5/24 Applicant Response: Time of concentrations have been updated in the model to reflect no increase following developed conditions.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: The detention basin details have been updated and spot elevations added to reflect this.

4/24/24 City Response: Comment addressed.

10. Provide a cross-section of the site through the buildings to indicate proposed elevations.

4/5/24 Applicant Response: Building locations are at grade indicated on plans. Building elevation details have been provided. Additional cross sections can be provided as determined necessary by staff.

4/24/24 City Response: Comment addressed.

11. An as-built shall be provided to Engineering prior to issuance of a CO.

4/5/24 Applicant Response: Acknowledged.

4/24/24 City Response: Comment addressed.

Additional City Comments 4/24/24:
12. Indicate the well on the northeast corner lot to be abandoned.

4/29/24 Applicant Response: The well has been called out to be abandoned. See Sheet C2.

5/8/24 City Response: Comment addressed.

13. Average footcandles should be 1 across the building, parking and drive area with an average range of 0.5-2.

4/29/24 Applicant Response: Additional lights have been added to increase the average foot candles to within the prescribed range.

5/8/24 City Response: Comment addressed.

14. Sight lines are indicated on the Site Plan but they are not labeled.

4/29/24 Applicant Response: The sight distance lines have been called out on the plans. See sheet C1.

5/8/24 City Response: Comment addressed.

15. There appears to be over 5 acres of disturbance. A General Permit from DEEP will be required. Additional permits from the City of Bristol will be required for utilities, permanent patch and driveway.

4/29/24 Applicant Response: Acknowledged, these will be obtained following this approval.

5/8/24 City Response: Comment addressed.

16. The sidewalk along the frontage should be located within the public right-of-way.

4/29/24 Applicant Response: There is not enough room between the edge of pavement and the R.O.W. line for a sidewalk in all locations. Additionally, there are utility poles which cause conflict. The sidewalk has been routed to best follow the road without conflicts. The Applicant will provide an easement if requested.

5/8/24 City Response: Comment addressed.

17. Specify a concrete driveway apron for the driveway and provide the City standard detail.

4/29/24 Applicant Response: A concrete driveway apron has been specified and the City of Bristol Detail added. See sheets C1 and D3.

5/8/24 City Response: Comment addressed.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide elevation drawings, height of building, building height calculations and update zoning information chart.

   4/5/24 Applicant Response: Plans provided and zoning chart updated.

   4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Note removed from plan. Applicant has increased of buffers on most of boundary and will discuss additional measures with Zoning Commission.

4/24/24 City Response: Provide 20-foot landscaping buffer of evergreen species per Section 11.1.5.D to provide screening year-round including the existing home at #560 and southern boundary abutting the IP-1 and R-15 zones. Additionally, paving as shown is not permitted in the buffer.

4/29/24 Applicant Response: The plans have been updated to include additional screening. The applicant is working with a forester and will be transplanting white pine trees (2-4' height) from the area of proposed clearing to the buffer areas surrounding the site to enhance the buffer to other zones/uses. Additionally, a lightproof privacy fence has been proposed along the property line between #560 and the subject property in lieu of plantings. The property line has been modified to keep pavement area outside of the 20' buffer area.

5/8/24 City Response:

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.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

4. The proposed building of 36 units does not meet the side yard requirement of 20 feet.

4/5/24 Applicant Response: The location of the building has been revised.

4/24/24 City Response: Comment addressed.

5. Throughout the overall walking path trail loop, grades exceed 5%.

4/5/24 Applicant Response: Acknowledged. The path follows the natural slope of the site and where possible has been graded to make the path as comfortable as possible. This results in a mostly flat trails with areas on the North and the South where grades are closer to 7 or 8%. This is similar to the sidewalk grade along Redstone Hill Road. Areas of the trail greater than five (5%) have been excluded from the functional open space calculation but if the entire trail was removed the applicant still meets the requirement.

4/24/24 City Response: Comment addressed.

6. The proposed project exceeds 8 dwelling units per acre. Provide details of compliance with Section 4.3.22.C.1.

4/5/24 Applicant Response: A note regarding this item has been added to Sheet C1.

4/24/24 City Response: Comment addressed.

7. Provide details and graphic of functional open space consisting of 44,000 S.F.

4/5/24 Applicant Response: A table outlining functional open space calculations and graphical representation on the plan have been added to sheet L1.

4/24/24 City Response: Comment addressed.

8. Provide floor plans for each style of unit.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

9. Is there a plan for preserving/repurposing the existing stonewalls on site?

4/5/24 Applicant Response: The proposed development has no impact to the existing stone wall on site and therefore it will remain undisturbed.

4/24/24 City Response: Comment addressed.

10. Are there any visitor parking spaces?

4/5/24 Applicant Response: No spaces are being proposed to be delineated as reserved for units or visitors at this time; there are 33 more parking spaces than units in the currently submitted plan and if spaces are delineated it will be at a rate of one space per unit leaving 33 visitor spaces scattered throughout the site.

4/24/24 City Response: Comment addressed.

11. Will the project be phased?

4/5/24 Applicant Response: Construction of the project will be 2 phases, one for each building. A phasing plan has been added to the set.

4/24/24 City Response: All project amenities in Phase 3 must be constructed prior to the issuance of a final Certificate of Occupancy.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

12. What pathway will residents of the 36 unit building use to access the functional open space trail and community building?

4/5/24 Applicant Response: A sidewalk and crosswalks have been added to provided better pedestrian circulation throughout the site.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: This has been provided on Sheet C1.

4/24/24 City Response: Comment addressed.

14. Revise proposed use to “senior housing” rather than elderly housing.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: The proposed use on Page C1 and parking information table still refer to "elderly housing".

4/29/24 Applicant Response: This has been revised to "senior housing".

5/8/24 City Response:

15. Revise R-15 zone lot frontage listed in zoning compliance chart.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

16. Change "lot width" to "minimum lot frontage" on zoning compliance chart, Sheet S2.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Acknowledged.

4/24/24 City Response: Noted. This will be a condition of final approval.

18. Provide additional landscape screening for dumpster, parking areas, buildings and entryway.

4/5/24 Applicant Response: Additional landscaping has been provided.

4/24/24 City Response: The dumpster screening is sufficient. Provide additional shade trees along Redstone Hill Road and internally throughout the site including picnic/ community areas, buildings and walkways.

4/29/24 Applicant Response: Additional trees have been added to the plans.

5/8/24 City Response:

19. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.

4/5/24 Applicant Response: A landscaping table chart has been added to Sheet L1 to show compliance with the regulations.

4/24/24 City Response: Comment addressed.

20. Provide detail of:
    a. Community building.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

b. Mailboxes

4/5/24 Applicant Response: Working with postmaster to have mailboxes in building lobbies as was permitted in Centre Square.

4/24/24 City Response: Please note this on the plan set.

4/29/24 Applicant Response: A note has been added to Sheet C1.

c. Typical decks and patios (dimensions and materials)

4/5/24 Applicant Response: Concrete patios and composite decks to be a part of building plans at time of permitting.

4/24/24 City Response: Provide details, dimensions and location for both items on the plan set.

4/29/24 Applicant Response: Patio and deck locations have been added to the plans. See sheet C1. A detail for these areas has been added to Sheet D3.

5/8/24 City Response:

21. Provide parking lot directional arrows and directional signage on site plan.

4/5/24 Applicant Response: Directional signage and arrows have been added to the plans.

4/24/24 City Response: Provide a two-way directional sign and a set of directional arrows at the loop near the dumpster.

4/29/24 Applicant Response: Additional two-way directional arrows added to the plans. See sheet C1.

5/8/24 City Response:

22. Provide dimension from the future parking lot area to the front lot line.

4/5/24 Applicant Response: This dimension has been added to the plans.

4/24/24 City Response: Comment noted.

23. Provide connection from walkway to proposed sidewalk.

4/5/24 Applicant Response: Internal connections provided. Connection to sidewalk on Redstone is not proposed as with last approved site plan.

4/24/24 City Response: Comment addressed.

24. Provide traffic report.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

New Comments – 4/24/24

25. The parking chart needs to be revised to show the use as "Senior Housing."

4/29/24 Applicant Response: This has been updated.

5/8/24 City Response:

26. Has the applicant considered providing a conservation easement for the wetland area in order to be conserved on–site permanently?

4/29/24 Applicant Response: No but the Applicant will install wetland's identification markers at the wetlands boundary if requested.

5/8/24 City Response:

27. List LID features.

4/29/24 Applicant Response:

- Pretreatment Filter Strips
- Grass Swales and Overland Sheet Flow areas
- Disconnected and Elongated Basins
- Filter Berms
- Water Quality Depressions
- Wet Bottom Basins
- Conservation of Natural Vegetation on site

5/8/24 City Response:

28. Provide landscaping for patios.

4/29/24 Applicant Response: Additional landscaping has been provided around the community patio area.

5/8/24 City Response:

29. Provide speed bump on both sides at pedestrian crosswalk.

4/29/24 Applicant Response: We do not feel a speed bump is necessary as the crosswalk is in front of a stop sign and adjacent to the traffic circle which will have a minimal speed limit.

5/8/24 City Response:

30. Provide detail of proposed community patio area.

4/29/24 Applicant Response: The patio will be concrete pad with seating areas and grills. A concrete pad detail has been added to the plan set. See sheet D3.

5/8/24 City Response:

31. Move the future parking area outside of the front setback area, show a future landscape buffer to be constructed and move proposed walking trail outside of this area.

4/29/24 Applicant Response: These areas have been updated. 2 Future Parking Spaces have been removed.

5/8/24 City Response:

32. Accessory Uses not listed in Section 4.3.22E.2 require a Zoning Permit from the ZEO per Section 4.3.22E.1.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

33. How do residents in the 2-story building access the community garden and dumpster areas? Provide a walkway.

4/29/24 Applicant Response: The connectivity through the parking area; with crosswalks and sidewalks/ramps were added so that residents of the building in the front would have a clear means and path to the other side of the site. Grading in the suggested area does not support a sidewalk and given the limited access of the site and the limited traffic walking to the dumpster is no different than walking across the parking lot from a parking space.

5/8/24 City Response:

34. Provide ramps and signage for all handicap spaces on plan.

4/29/24 Applicant Response: Pavement is flush with the sidewalk and therefore no ramp is required. Signage has been added to the plans.

5/8/24 City Response:

35. Benches are shown in the details but not on the plan. Is there a plan for benches? If so, where?

4/29/24 Applicant Response: Bench locations are possible along the walking trail as part of its recreational nature or in conjunction with the picnic area. We are encouraging the applicant to construct this feature and decide on the best locations based on scenery, topography, and aesthetics.

5/8/24 City Response:

36. Call out the proposed decorative railing for the retention area on Page C1.

4/29/24 Applicant Response: This has been called out.

5/8/24 City Response:

37. Define lawn areas on Landscape Plan Sheet.

4/29/24 Applicant Response: Lawn areas have been defined by a hatch pattern on the landscape plan.

5/8/24 City Response:

38. Move the picnic bench area further away from the Southern residential boundary and provide landscaping.

4/29/24 Applicant Response: The area has been shifted and additional landscaping provided. We have also reduced the tree clearing where possible.

5/8/24 City Response:

39. Show basin at Southwest corner on the Site Layout plan, sheet C1.

4/29/24 Applicant Response: Shown on Sheet C1.

5/8/24 City Response:

40. Chain link fencing is shown in the details plan sheets. Is there chain link fencing proposed on-site?

4/29/24 Applicant Response: Chain link fence is proposed around the detention basin. This is identified on sheet C2.

5/8/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Drawing C1: Zoning information is incorrect.

4/5/24 Applicant Response: The chart has been updated.

4/24/24 City Response: Comment addressed.

2. Proposed (2) story building needs to be a minimum of 20 feet away from property line.

4/5/24 Applicant Response: The building has been moved.

4/24/24 City Response: Comment addressed.

3. Will there be a potential for a second dumpster location?

4/5/24 Applicant Response: Yes if needed but not at this time.

4/24/24 City Response: Comment addressed.

4. Is there any solar proposed for the project?

4/5/24 Applicant Response: No.

4/24/24 City Response: Comment addressed.

5. Is there going to be a "buffer" of evergreens between this project and (2) existing residential houses?

4/5/24 Applicant Response: Homes are owned by the applicant. Two have appropriate buffers fence will be provided if required to east boundary of home on the west side.

4/24/24 City Response: Comment addressed.

6. Can the buildings be set back more from Redstone Hill Road (Not Required)?

4/5/24 Applicant Response: Setbacks are double what is required.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Traffic report provided I believe the Police Department is satisfied.

4/24/24 City Response: Comment addressed.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

4/24/24 City Response: No further fire code concerns 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

4/5/24 Applicant Response: A hydrant at the end of the line has been shown.

4/24/24 City Response: Acknowledged.

2. Water: Each building needs independent shut off.

4/5/24 Applicant Response: Shutoffs to each building have been shown on the plan.

4/24/24 City Response: Acknowledged.

3. Water: Water main in front of existing house 644 needs to be shown on map.

4/5/24 Applicant Response: Approximate location shown on the plans.

4/24/24 City Response: Acknowledged.

4. Sewer: Existing house at 644 needs sewer.

4/5/24 Applicant Response: A proposed sewer connection has been shown.

4/24/24 City Response: Acknowledged.

5. Sewer: Existing house at 560 should have sewer.

4/5/24 Applicant Response: Approximate location shown on the plans.

4/24/24 City Response: Acknowledged.

****

4/5/24 Applicant: Fire services have been shown to each of the residential buildings.

4/24/24 City Response: Acknowledged.

4/5/24 Applicant: Booster pumps will be utilized in each building if necessary for fire suppression systems as determined at the time mechanical drawings are completed for building permits.

4/24/24 City Response: No further comments at this time.

New Comments – 4/24/24

1. Each building's domestic water service needs to be discussed. The Sewer connection fee is based on the water meter sizes.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

2. Standard pressure test, bacteria test and inspection fees apply.

4/29/24 Applicant Response: Acknowledged.

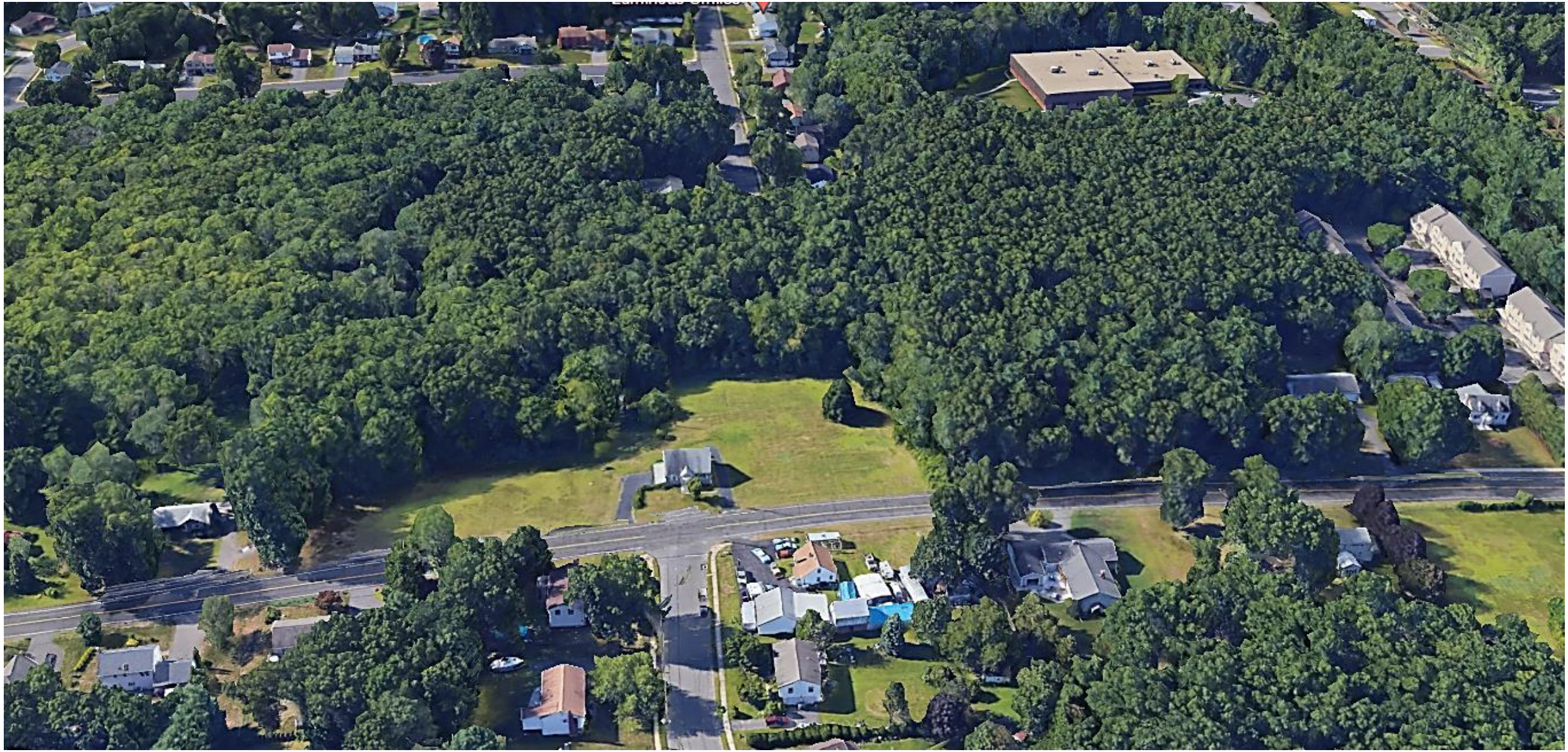
5/8/24 City Response:

App. 2489 & 2490 – 560, 594 & 644 Redstone Hill Road

Buffer Pictures from applicant (Hyperlink):

https://www.bristolct.gov/DocumentCenter/View/46550/Buffer-Pics

Google Earth



Site Plan

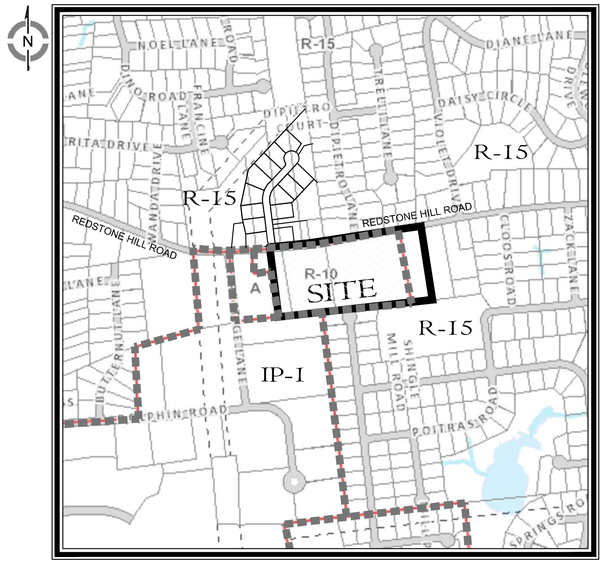
COLE
civil + survey

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

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

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



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
P1	Phasing Plan

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

03	04/25/24	Revised per City Comments	
02	04/03/24	Revised per City Comments	
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- W = Existing well
- = Existing catch basin
- = Existing drainage manhole
- S = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

a) "Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-9B-1, 01-9B-2, 01-11+11-2+11-3, 01-10-B-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.

b) "Property Survey Map Depicting Lot Line Revisions Prepared for Laurel Meadows, LLC, 560, 594, 644 & Parcel 01-9B-2 Redstone Hill Road, Bristol, Connecticut; Scale:1"=40'; Dated: March 17, 2022 by Harry E. Cole & Son."

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

8. Zone: R-10 & R-15

9. Total area: 489,264 Sq. Ft. - 11.23 Acres

10. Owner: 594 Redstone Hill LLC

11. City of Bristol Assessors Map #01 Lot #11,11-2,11-3

12. Filed in Volume 2122, Page 1159 of the City Clerk's office.

13. Contour interval is two(2) feet.

14. Existing contours generated from field topography.

15. 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.

DIPIETRO LANE

REDSTONE HILL ROAD

SILO ROAD

BENCHMARK
MAG NAIL IN TOP OF CURB
ELEV. = 318.68
NAVD 88

BENCHMARK
MAG NAIL IN WALK
ELEV. = 333.04
NAVD 88

PROPERTY OF
594 REDSTONE HILL ROAD, LLC
489,264 SQ. FT.
11.23 ACRES

Ex.CB TF=331.80 15" RCP Inv.=327.80(E) 15" RCP Inv.=327.90(S) 15" RCP Inv.=327.70(W)
Ex. San.MH TF = 331.82 12" PVC Inv.=323.93(W) 12" PVC Inv.=323.97
CL&P #1313
Ex.CB TF=331.96 15" RCP Inv.=327.86(NW)
Ex. Mon.
N83° 02' 14"E 309.51'
Ex. CB TF=339.66 FL=334.6
CL&P #1314
CL&P 1316
Ex. IP
Ex. CB TF=339.42 15" RCP Inv.= 334.15 (W) 15" RCP Inv.= 333.05 (SE)
Ex. San.MH TF=340.80 12" PVC Inv.=332.84(W) 12" PVC Inv.=332.95(E)
CL&P 1319
Ex. San.MH TF=346.4 12" PVC Inv.=334.96(W) 12" PVC Inv.=334.93(E)
Ex. CB TF=342.50 15" RCP Inv.=338.62(SE)
Ex. CB TF=341.35 15" RCP Inv.=337.39(NE)
Ex. Mon.
Ex. Mon.
UP #1320
Pole 9197S
N81° 00' 45"E 186.31'
CL&P 1320s
CL&H 1320S
Ex. Well
Ex. Well
Bit. Drive
Ex. Building #594
Bit. Drive
Ex. CB TF=340.26 15" RCP Inv.=336.62(E) 15" RCP Inv.=337.20(SW) 15" RCP Inv.=336.30(NW)
CL&P 1322(New)
CL&P 1322
Ex. San.MH TF=331.52
Ex. CB TF=325.21 15" RCP Inv.= 320.40(W) 18" RCP Inv.= 320.48(N) 15" RCP Inv.= 320.48 (E)
Ex. San.MH TF=326.22 12" PVC Inv.= 319.08(W) 12" PVC Inv.= 319.05(E) 12" PVC Inv.=319.05(N)
CL&P 1323
Ex. CB TF=320.99 15" RCP Inv.=318.19(NE)
Ex. CB TF=320.64 15" RCP Inv.=316.84(SW) 18" RCP Inv.=316.24(W) 18" RCP Inv.=315.14(E)
CL&P 1325
N79° 28' 37"E 363.63'
Bit. Drive
Ex. Building #644
Patio
Ex. Well
N82° 52' 36"E 116.05'
S24° 25' 35"E 115.71'
Zone = R-10
Zone = R-15
N6° 06' 13"W 149.90'
Ex. Building #560
10'
Ex. Well
N62° 05' 15"E 93.84'
N7° 08' 17"W 277.32'
Zone = A
Zone = R-10
Zone = R-10
Zone = IP-1
S83° 02' 35"W 335.70'
74.32'
S84° 33' 43"W
Zone = R-10
Zone = R-15
S84° 33' 43"W 528.33'
Zone = R-15
Zone = R-10
S7° 27' 24"E 397.93'
149.62'
S84° 11' 08"W
100' Upland Review Area
Limit of Inland Wetlands Per Map Ref. 'a'
WATER ELEV. 316.25
Shed
WLF/1
WLF/2
WLF/3
WLF/4
WLF/6
WLF/7
WLF/8
WLF/9
WLF/10
WLF/11
WLF/12
WLF/14
WLF/15
WLF/16
WLF/17
WLF/18
WLF/19
WLF/20
WLF/21
WLF/22
WLF/24
WLF/25

NAD 83

S1

DATE	REVISION

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

#70145
Stephen M. Giudice, L.S. Reg. No.

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'
40' 20' 0 20' 40'

F.B. #:
PROJECT #: 2120

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

DRAWING NAME: P:\Land Projects\2120\594 Redstone Hill Road, LLC\560-644 Redstone Hill Road, Bristol CT\Aug\2120 -b - existing.dwg LAYOUT:S1 PLOT DATE: Apr 25, 2024 - 11:47am OPERATOR: BryanPerron

DRAWING [NAME IF: L:\Land Projects\2120-594 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol, CT_Dwg\2120- Lot Line Revision.dwg LAYOUT: S2 PLOT DATE: Apr 25, 2024 - 11:47am USER: BrianPerico

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.

6. Map References:

   a.)"Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-9B-1, 01-9B-2, 01-11+11-2+11-3, 01-10-B-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.

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

8. Zone: R-10 & R-15

9. Owner: 594 Redstone Hill Road, LLC

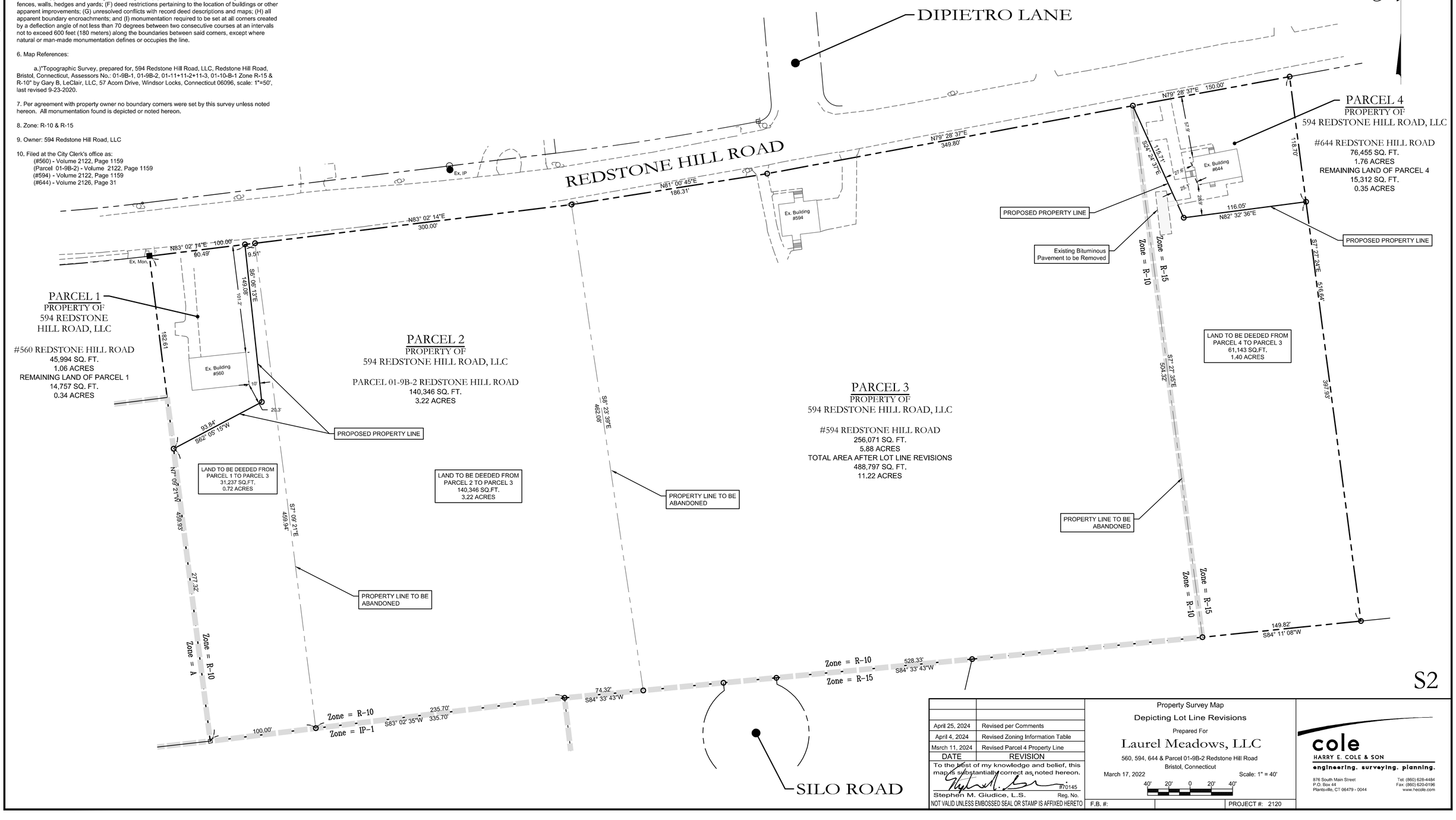
10. Filed at the City Clerk's office as:
    (#560) - Volume 2122, Page 1159
    (Parcel 01-9B-2) - Volume 2122, Page 1159
    (#594) - Volume 2122, Page 1159
    (#644) - Volume 2126, Page 31

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	14,757 SF
MINIMUM LOT FRONTAGE	100 FT	150 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	20.3 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.2 %



S2

DATE	REVISION
April 25, 2024	Revised per Comments
April 4, 2024	Revised Zoning Information Table
Msrch 11, 2024	Revised Parcel 4 Property Line

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

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Property Survey Map
Depicting Lot Line Revisions
Prepared For
Laurel Meadows, LLC
560, 594, 644 & Parcel 01-9B-2 Redstone Hill Road
Bristol, Connecticut
March 17, 2022
Scale: 1" = 40'
40' 20' 0 20' 40'

F.B. #: PROJECT #: 2120

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

SITE PLAN NOTES:

1. Owner: Laurel Meadows, LLC
2. Applicant: Laurel Meadows, LLC
3. Street #: 560-644 Redstone Hill Road
4. Area of Parcel: ±518,866 SF - ±11.9 Acres
5. Parcel is zoned: R-10 & R-15
6. Present use: Residential
7. Proposed use: Residential - Elderly Housing
8. Wetlands are present and were delineated in June of 2020 by David H. Lord.
9. 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.
10. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
11. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
12. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
13. All areas disturbed by construction to be restored with 4" of loam and seeded.
14. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses and dark sky compliant.
15. Underground fuel tanks are prohibited.
16. Town of Bristol Planning and Engineering Departments to be notified at (860)-584-6297 and (860)-584-6185, 24 hours before site grading begins.
17. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
18. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
19. 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	PROPOSED	REQUIRED/ALLOWED	PROPOSED
LOT / PARCEL	EXISTING HOUSE #644		EXISTING HOUSE #560	
PRESENT ZONE	R15	R15	R10	R10
MIN. AREA	15,000 SQ.FT.	15,312 SQ.FT.	10,000 SQ.FT.	14,757 SQ. FT.
MIN. LOT FRONTAGE	100 FT	150 FT	85 FT	90.49 FT
MIN. FRONT SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
MIN. SIDE SETBACK	10 FT	25.1 FT	8 FT	10 FT
MIN. REAR SETBACK	25 FT	28.9 FT	20 FT	20 FT
MAX BUILDING COVERAGE	30%	7.3%	35%	11.2%
MAX BUILDING HEIGHT	35 FT	EXISTING HOUSE < 35 FT	35 FT	EXISTING HOUSE < 35 FT

ZONING INFORMATION - SENIOR HOUSING		
ITEM	REQUIRED/ ALLOWED	PROPOSED
PRESENT ZONE	R10	R-10 & R-15
MAXIMUM DENSITY	SEE DENSITY INFORMATION TABLE	
MIN. AREA	2 ACRES	11.22 ACRES
MIN. LOT FRONTAGE	170 FT	859 FT
MIN. FRONT SETBACK	20 FT	37.9 FT
MIN. SIDE SETBACK	20 FT	20.4 FT
MIN. REAR SETBACK	50 FT	71.7 FT
MAX BUILDING COVERAGE	30%	9%
MAX BUILDING HEIGHT	35 FT	34.9 FT
MAX IMPERVIOUS COVERAGE	50%	22%
MINIMUM BUILDING SPACING	30 FT	> 30 FT

LEGEND

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

DIPIETRO LANE

REDSTONE HILL ROAD

SILO ROAD

PROPOSED BUILDING - 36 UNITS (2 STORIES) 22,641 SF

PROPOSED BUILDING - 48 UNITS (3 STORIES) 20,307 SF

PROPOSED COMMUNITY BUILDING 40' X 48' 1,920 SF

EXISTING HOUSE, DRIVEWAYS AND IMPROVEMENTS TO BE REMOVED

EXISTING SHED TO BE REMOVED

PROPOSED DETENTION BASIN P1B

PROPOSED DETENTION BASIN P1A

PROPOSED CONCRETE SIDEWALK ALONG REDSTONE HILL ROAD FRONTAGE. CONTRACTOR TO COORDINATE WITH THE CITY OF BRISTOL PRIOR TO THE START OF CONSTRUCTION.

REINFORCE SIDEWALK AT DETENTION BASIN MAINTENANCE ACCESS AS REQUIRED

PROPOSED SIGHT LINE LOOKING RIGHT (AT WESTBOUND TRAFFIC)

PROPOSED SIGHT LINE LOOKING LEFT (AT EASTBOUND TRAFFIC)

FUTURE PARKING TO BE CONSTRUCTED IF SPACE AVAILABILITY REGULARLY BECOMES SCARCE OR DIFFICULT TO MANAGE (DETENTION BASIN SIZED TO ACCOMMODATE IMPERVIOUS PARKING LOT AS SHOWN)

SIDEWALK RAMP WITH DETECTABLE WARNING STRIP (TYP.)

PROPOSED INFORMATION SIGN

PROPOSED CROSSWALK (TYP.)

PROPOSED SIDEWALK RAMP (TYP.)

PROPOSED 'STOP' SIGN AND 12" STOP BAR (TYP.)

PROPOSED 'STOP' SIGN AND 12" STOP BAR

PROPOSED CONCRETE DRIVEWAY APRON

PROPOSED H/C PARKING SPACE SIGN (TYP.)

PATIO OR DECK LOCATION (TYP.) P = PATIO OR D = DECK DECKS ABOVE SAME LOCATION ON OTHER LEVELS

PROPOSED 6' LIGHT PROOF PRIVACY FENCE

PROPOSED SCREENED DUMPSTERS

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED WOOD CHIP WALKING PATH

PROPOSED 24' x 40' COMMUNITY GARDEN AREA

PROPOSED 30' x 25' COMMUNITY PATIO AREA

PROPOSED WALKING TRAIL PICNIC AREA

PROPOSED WALKING PATH BRIDGE

PROPOSED WOOD CHIP WALKING PATH

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED SIDEWALK RAMP (TYP.)

PROPOSED INFORMATION SIGN

FUTURE SIDEWALK TO BE BUILT AT THE TIME OF FUTURE PARKING AREA

FLUSH SIDEWALK

PROPOSED DECORATIVE GUIDE RAIL (TYP.)

20' FRONT YARD

20' SIDE YARD

50' REAR YARD

Zone = R-10

Zone = R-15

Zone = IP-1

Zone = A

100' UPLAND REVIEW AREA

Limit of Inland Wetlands Per Map Ref. 'a'

WATER ELEV. 316.25

Ex. Building #644

Ex. Building #594

Ex. Building #560

Ex. Well

Ex. Mon.

Ex. IP

Bit. Drive

Patio

MAILBOXES TO BE LOCATED WITHIN LOBBY OF EACH BUILDING. FINAL DETERMINATION AND APPROVAL BY POSTMASTER.

SIGHT DISTANCE		
STREET INFORMATION	REQUIERED	PROVIDED
REDSTONE HILL ROAD POSTED SPEED LIMIT = 35 MPH 85TH PERCENTILE SPEEN = 43 MPH	WESTBOUND 473 FEET	±675 FEET
	EASTBOUND 473 FEET	±647 FEET

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
SENIOR HOUSING COMPLEX 84 UNITS 1.5 SPACE PER UNIT	126	133 - 117 PROPOSED FOR IMMEDIATE CONSTRUCITON & 16 PROPOSED FUTURE
TOTAL # OF SPACES	126	133 SPACES
# OF HANDICAPPED PARKING SPACES	5	8
ELECTRIC VEHICLE CHARGING SPACES	13 (10%)	14 (10%)

DENSITY INFORMATION		
ITEM	REQUIRED	PROVIDED
TOTAL PARCEL AREA	488,797 SF	11.22 ACRES
WETLAND AREA	55,334 SF	1.27 ACRES
TOTAL NET AREA	433,463 SF	9.95 ACRES
DENSITY	8.4 UNITS PER ACRE *	

*PER SECTION 4.3.22-C.1: "UP TO 12 UNITS PER ACRE MAY BE PERMITTED PROVIDED THAT ALL UNITS IN EXCESS OF 8 UNITS PER ACRE ARE COMPLIANT WITH THE ACCESSIBILITY STANDARDS OF THE FAIR HOUSING ACT AS PROVIDED IN THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FAIR HOUSING ACT DESIGN MANUAL OR ARE COMPLIANT WITH SPECIALLY ADAPTED HOUSING (SAH) STANDARDS OF THE U.S. DEPARTMENT OF VETERANS AFFAIRS"

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

NORTH NAD 83

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

PROJECT: LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR: LAUREL MEADOWS, LLC

Drawn By: BTP

Revisions:	Date:	Descriptions:
1	02/27/24	Revised for P&Z Submittal
2	04/03/24	Revised per City Comments
3	04/25/24	Revised per City Comments
4	—	—
5	—	—
6	—	—

Date: February 22, 2024

40' 20' 0 20' 40'
1"=40'

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

Sheet Description: SITE LAYOUT PLAN

Sheet #: C1

COLE #2120

Know what's below. Call before you dig.

LEGEND

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

REDSTONE HILL ROAD

DIPIETRO LANE

SILO ROAD

PROPOSED BUILDING - 36 UNITS (2 STORIES) 22,641 SF

PROPOSED BUILDING - 48 UNITS (3 STORIES) 20,307 SF

PROPOSED COMMUNITY BUILDING 40' X 48' 1,920 SF

DETENTION BASIN P1A

DETENTION BASIN P1B

DETENTION BASIN P1B FOREBAY

WATER ELEV. 316.25

Limit of Inland Wetlands Per Map Ref. 'a'

100' UPLAND REVIEW AREA

Eversource CL&P 1325

CL&P 1322(New)

CL&P 1322

CL&P 1323

CL&P 1320S

CL&P 1319

CL&P 1316

CL&P #1313

CL&P #1314

UP #1320

Ex. Mon.

Ex. IP

Ex.CB TF=331.80 15" RCP Inv.=327.80(E) 15" RCP Inv.=327.90(S) 15" RCP Inv.=327.70(W)

Ex. San.MH TF = 331.82 12" PVC Inv.=323.93(W) 12" PVC Inv.=323.97

Ex.CB TF=331.96 15" RCP Inv.=327.86(NW)

Ex. CB TF=339.42 15" RCP Inv.= 334.15 (W) 15" RCP Inv.= 333.05 (SE)

Ex. San.MH TF=340.80 12" PVC Inv.=332.84(W) 12" PVC Inv.=332.95(E)

Ex. CB TF=339.66 FL=334.6

Ex. San.MH TF=346.4 12" PVC Inv.=334.99(W) 12" PVC Inv.=334.93(E)

Ex. CB TF=342.50 15" RCP Inv.=338.62(SE)

Ex. CB TF=341.35 15" RCP Inv.=337.39(NE)

Ex. CB TF=340.26 15" RCP Inv.=339.62(E) 15" RCP Inv.=337.20(SW) 15" RCP Inv.=336.30(NW)

Ex. CB TF=325.21 15" RCP Inv.= 320.40(W) 18" RCP Inv.= 320.48(N) 15" RCP Inv.= 320.48 (E)

Ex. San.MH TF=326.22 12" PVC Inv.= 319.08(W) 12" PVC Inv.= 319.05(E) 12" PVC Inv.=319.05(N)

Ex. San.MH TF=331.52

Ex. CB TF=320.99 15" RCP Inv.=318.19(NE)

Ex. CB TF=320.64 15" RCP Inv.=316.84(SW) 18" RCP Inv.=316.24(W) 18" RCP Inv.=315.14(E)

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

DETENTION BASIN P1A

PROP. EX. WATER CONNECTION

PROP. WATER SHUT OFF VALVE

PROP. 6" GATE VALVE & FIRE HYDRANT

PROP. FIRE HYDRANT

PROPOSED WATER SHUT OFF (TYP.)

PROP. YARD DRAIN #6 TF=343.45 INV=339.30 (12" S)

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROPOSED 8" WATER MAIN. CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPT. TO DETERMINE SIZING AND COMPLINCE WITH DEPARTMENTS REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.

PROP. YARD DRAIN #STRUCTURE - (169) TF=343.70 INV=336.37 (12" S) INV=336.37 (12" N)

33 LF @ 1.10% PROP. 12" HDPE

PROP. YARD DRAIN #5 TF=343.75 / INV=336.00 (12" S) INV=336.00 (12" N)

78 LF @ 1.27% PROP. 12" HDPE

PROP. CB #4 TYPE 'CL' TF=342.00 INV=333.00 (24" SE) INV=336.00 (24" W) INV=335.00 (12" N)

171 LF @ 0.52% PROP. 24" RCP

76 LF @ 1.30% PROP. 24" RCP

PROP. SAN MH #5 TF=342.40 INV 8"=324.60

PROP. STORM MH #3 TF=342.20 INV=332.00 (24" NW) INV=332.00 (24" SE)

PROP. STORM MH #2 TF=331.08 INV=326.00 (24",NW) INV=326.00 (24" SE)

154 LF @ 0.52% PROP. 24" RCP

125 LF @ 1.60% PROP. 24" RCP

14 LF @ 3.33% PROP. 24" RCP

PROP. 24" FES #1 INV=325.50 (24" NW)

PROPOSED TYPE 'A' INTERMEDIATE RIPRAP APRON 14' LONG 6' WIDE AT FES 16' WIDE AT END

PROP. 18" FES #B1 INV=322.50 (18" NW)

PROP. OCS #B2 TF=327.15 INV=323.00 (18" SE)

42 LF @ 1.16% PROP. 18" HDPE

PROPOSED 80' MODIFIED RIP RAP LEVEL SPREADER

PROPOSED 40' RIP RAP SPILLWAY

PROPOSED RIP RAP FILTER BERM (TYP.)

PROPOSED 4' CHAIN LINK FENCE SURROUNDING BASIN

PROPOSED ACCESS GATE

SANITARY LATERAL TO MAINTAIN 1/4" PER FOOT SLOPE MINIMUM.

PROPOSED MAINTENANCE ACCESS TO BASIN

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROPOSED FIRE SERVICE LATERAL, TO BE SIZED BY MEP BASED ON BUILDING DESIGN REQUIREMENTS

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

92 LF @ 0.43% 8" PVC SAN

66 LF @ 0.45% 8" PVC SAN

87 LF @ 0.46% 8" PVC SAN

189 LF @ 0.42% 8" PVC SAN

PROP. SAN MH #1 TF=334.00 INV 8"=324.30 INV 8"=324.40

PROP. SAN MH #2 TF=336.10 INV 8"=324.80 INV 8"=324.90

PROP. SAN MH #3 TF=328.92 INV8"=325.40 INV 6"=325.40 INV 8"=325.30

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROPSOED 2' WIDE X 2' DEEP PRETREATMENT FILTER STRIP ALONG EDGE OF INTERIOR PARKING ISLAND

PROP. CB #8 TYPE 'CL' TF=342.00 INV=337.60 (24" E)

8" PVC SAN @ 0.40% 300' LF

PROPOSED FOOTING DRAIN CONNECTION (TYP.)

PROP. SAN MH #4 TF=342.75 INV 8"=326.30 INV 8"=326.20 INV 6"=326.30

PROP. CB #7 TYPE 'CL' TF=342.00 INV=336.90 (24" E) INV=336.90 (24" W)

45 LF @ 2.22% 6" PVC SAN

SANITARY LATERAL TO MAINTAIN 1/4" PER FOOT SLOPE MINIMUM. CONTRACTOR TO INSTALL CLEAN OUTS TO GRADE AT LEAST EVERY 75'.

INV 6"=327.50

PROP. FIRE HYDRANT

PROP. 6" GATE VALVE & FIRE HYDRANT

PROPOSED WATER SHUT OFF (TYP.)

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

PROPOSED FIRE SERVICE LATERAL, TO BE SIZED BY MEP BASED ON BUILDING DESIGN REQUIREMENTS

SPILLWAY 35' 340.6 339.6 339.25 3.5'

WLF/1 WLF/2 WLF/3 WLF/4 WLF/6 WLF/7 WLF/8 WLF/9 WLF/10 WLF/11 WLF/12 WLF/13 WLF/15 WLF/16 WLF/17 WLF/18 WLF/19 WLF/20 WLF/21 WLF/22 WLF/24 WLF/25

N
NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Drawn By: BTP

Date: February 22, 2024

Revisions:	Date:	Descriptions:
1	02/27/24	Revised for P&Z Submittal
2	04/03/24	Revised per City Comments
3	04/25/24	Revised per City Comments
4		
5		
6		

40' 20' 0 20' 40'
1"=40'

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

Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2120

DRAWINGS (NAME)\Land Projects\2020-2918 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol (CT)\Eng\2020 2120 - LL - Landscaping\Plots\Eng - LANDSCAPE PLAN.dwg - Apr 25, 2024 - 11:44am - DWEBSTER - Plot Paper

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
+	38	QUERCUS RUBRA	RED OAK	B & B, 2.5" CAL.
		ACER RUBRUM	RED MAPLE	
		TILIA TOMENTOSA	SILVER LINDEN	
		PRUNUS PENSYLVANICA	WILD RED CHERRY	
SHRUBS				
	50	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODONDERON	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				
	123	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	
SCREENING TREES				
	21	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 4-6 FT HEIGHT
		PICEA RUBENS	RED SPRUCE	
		THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	

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 <5% GRADE	42,213	0.97
WOODED AREA <5% GRADE	53,425	1.23
WALKING PATH	11,000	0.25
TOTAL	110,238	2.53

LANDSCAPING TABLE

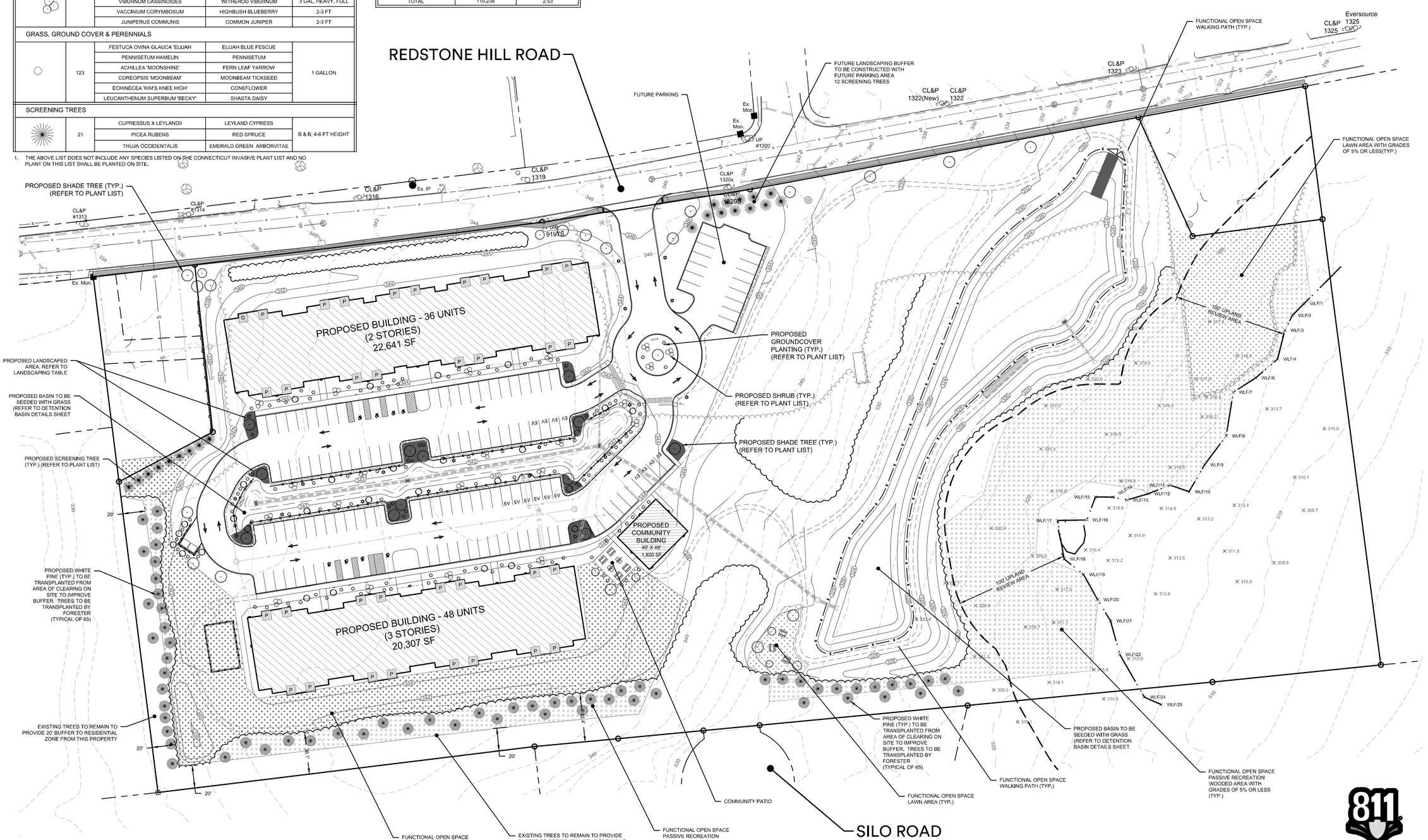
PARKING LOT (117 spaces)

		REQUIRED	PROPOSED
INTERIOR LANDSCAPING	20 S.F. / INTERIOR SPACE	2,340 S.F.	2,350 S.F.
SHADE TREES	1 SHADE TREE / 10 SPACES	12	13
SHRUBS	2 SHRUBS / 10 SPACES	24	26

1. No plants between building and sidewalk counted toward the parking lot landscaping minimums, only the plantings and landscaped areas within the parking lot and at eisle ends.

LEGEND

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



NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

40' 20' 0 20' 40'
1"=40'

Sheet Description:
LANDSCAPING PLAN

Sheet #:
L1

COLE #2120

Know what's below. Call before you dig.



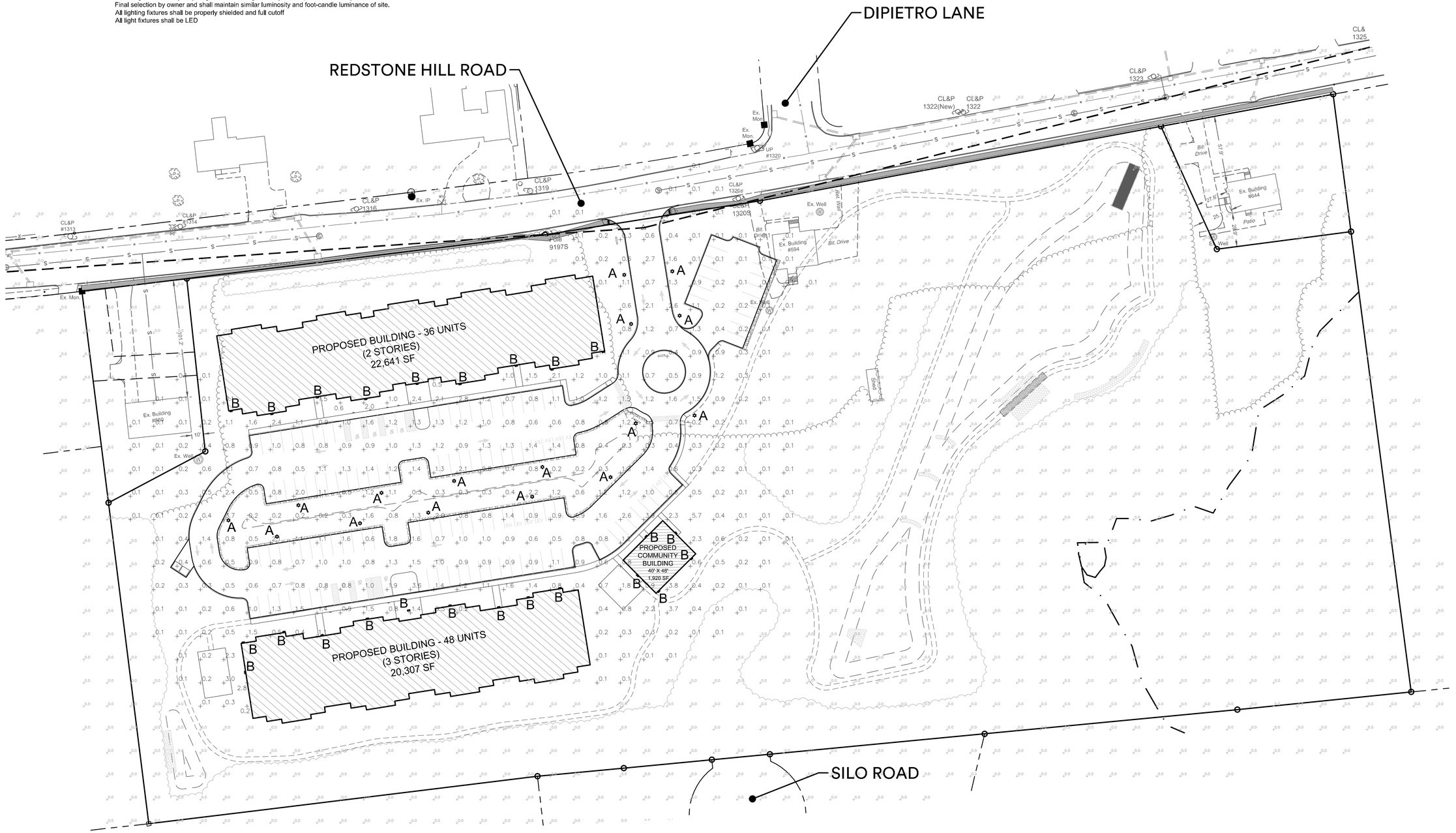
Luminaire Schedule								
Symbol	Label	Catalog Number	Description	Lamp Lumens	Location	Watts	Qty	Height
☼	A	247CL P303 XXXX 30K R3	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R3 Distribution.	8593	Pole Mounted Throughout Parking Areas	80	16	12'
▭	B	ARC2 LED P5 30K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 3000K	6260	Wall Mounted At Building Entrances	50	24	10'

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

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

LEGEND

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



NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024	Drawn By: BTP
Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

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

Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

COLE #2120

DRAWING NAME: P:\LandProjects\2120.599 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol\CT_Dwg\2023.2120 - PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Apr 25, 2024 - 11:44am USER: KTOM Bus.nPerso

I:\PROJECTS\NOBE 2\Civil Projects 2120-39 Redstone Hill Road, LLC - 560-644 Redstone Hill Road, Bristol CT\dwg 2021\2120- ES1 - SESC Plan.dwg LAYOUT: ES1 PLOT DATE: Apr 25, 2024 - 11:48am USER: BTP

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of 11.9 Acres acres at 560-644 Redstone Hill Road in Bristol, Connecticut. Area of Development - 6± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 7± Acres.
3. Estimated Start of Construction - 2024.
4. 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.

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

C. RESPONSIBILITY

1. The responsibility for Implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information
   Emergency Contact Name: Laurel Meadows, LLC
   Emergency Contact Phone Number: (860) 919-2084

GENERAL NOTES:

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

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

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

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

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

LEGEND

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

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

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

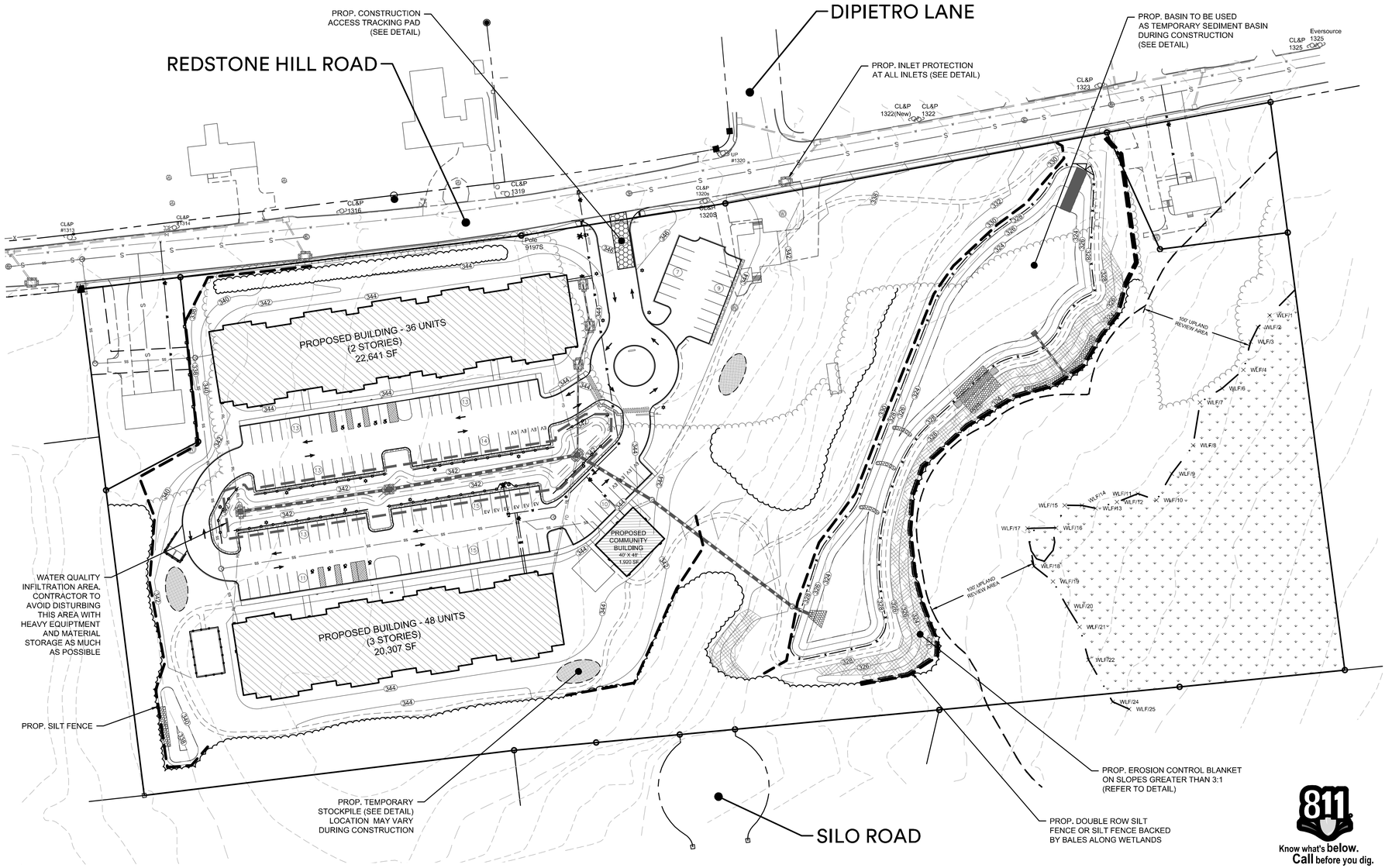
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

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

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

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

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



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

NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

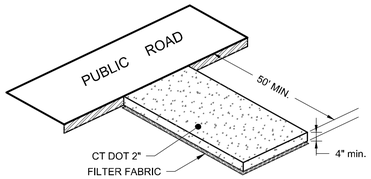
40' 20' 0 20' 40'
1"=40'

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

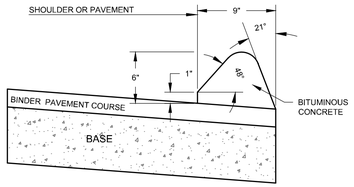
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

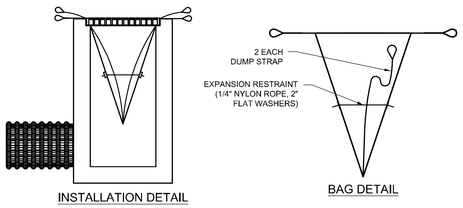
COLE #2120

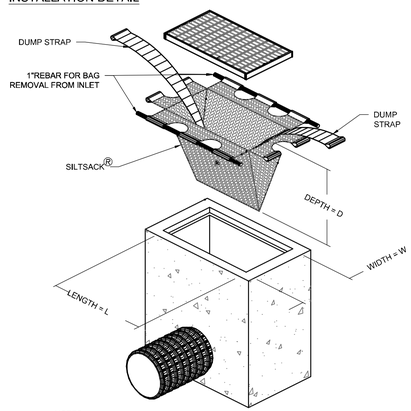


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



BITUMINOUS CONCRETE LIP CURBING
N.T.S.

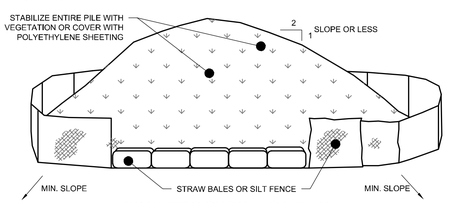




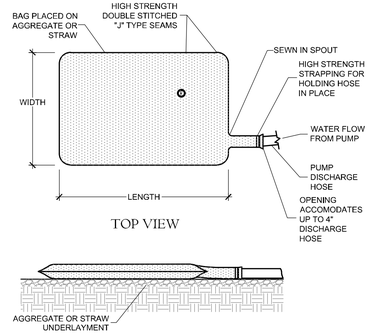
NOTES:
1. AVAILABLE FROM ACF ENVIORMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.

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



SOIL STOCKPILE DETAIL
N.T.S.



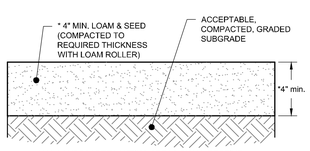
NOTES:
1. AVAILABLE FROM ACF ENVIORMENTAL 48 OLD GRAYS BRIDGE ROAD, BROOKFIELD, CT 06904. (203)313-9002

DIRTBAG SILT CONTROL SYSTEM
N.T.S.

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

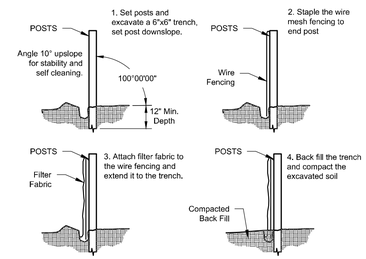
or

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



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

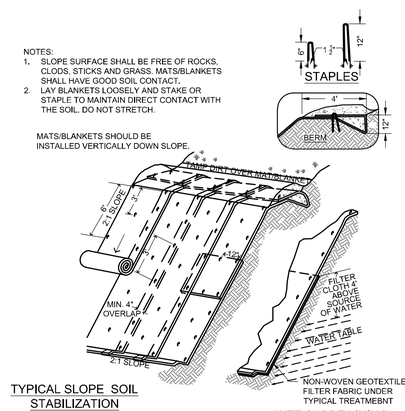
LOAM & SEED DETAIL
N.T.S.



SEDIMENTATION BARRIER DETAIL
N.T.S.

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

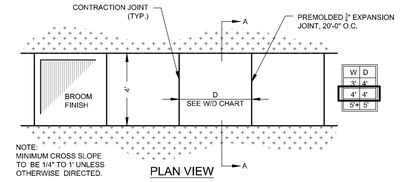
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.



TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

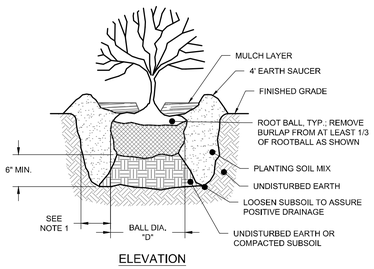
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.



LONGITUDINAL SECTION

CONCRETE SIDEWALK
N.T.S.

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

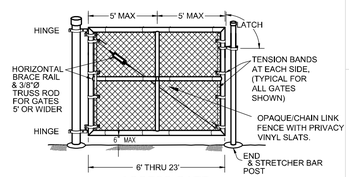


ELEVATION

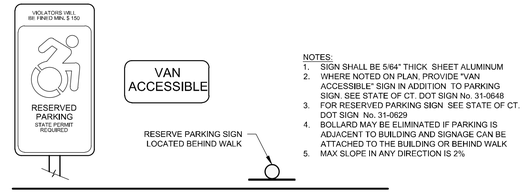
SHRUB PLANTING DETAIL
N.T.S.

NOTES:
1. DUMPSTER HEIGHT SHALL NOT EXCEED FENCE HEIGHT.
2. PRIVACY VINYL SLATS SHALL BE USED TO SCREEN DUMPSTER

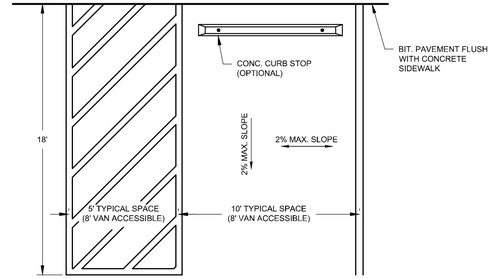
CONCRETE DUMPSTER PAD DETAIL
N.T.S.



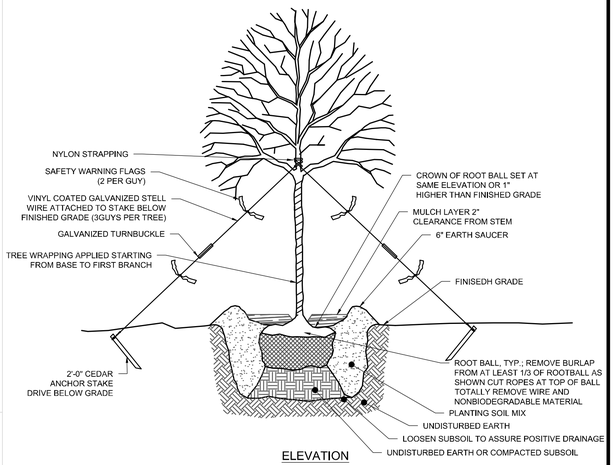
ACCESS GATE



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



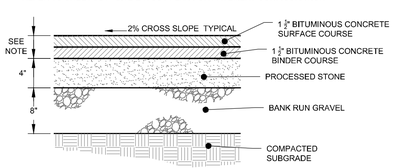
RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.



ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

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



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Drawn By: BTP
Date: February 22, 2024

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2120

I:\ACIVIL\2120\CSUSD\2nd Local Process\2120-SP01 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol CT\Dwg\2023-2120 - D - Details.dwg LAYOUT:D1 PLOT DATE: Apr 25, 2024 - 11:44am USER:KTOR Xrefs:Proto

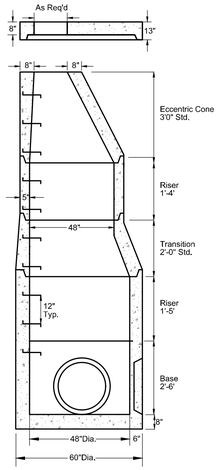
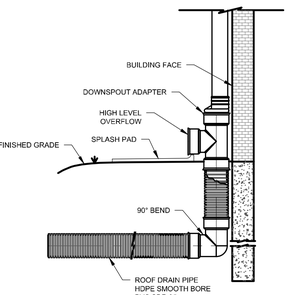


TABLE I	
PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

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

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

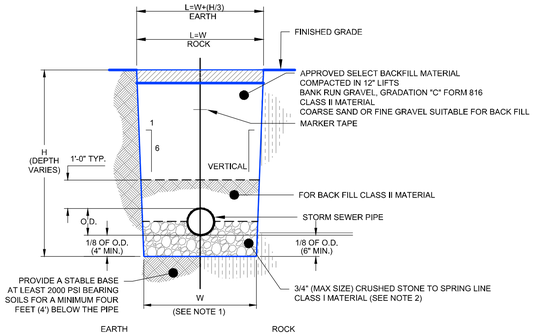
STORMWATER PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



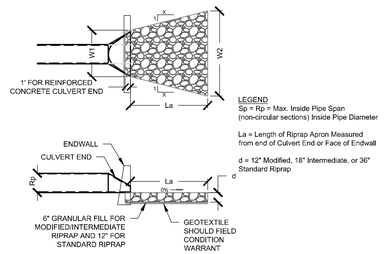
NOTES:
1. JOINTS SHALL BE WATERTIGHT

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

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



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

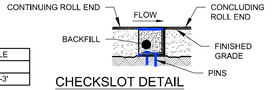


SECTION A-A VIEW

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

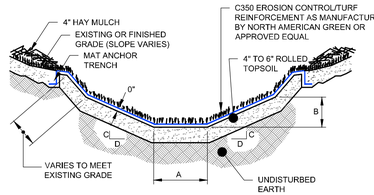
RIPRAP SPLASH PAD (TYPE A OR B APRON)
N.T.S.

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

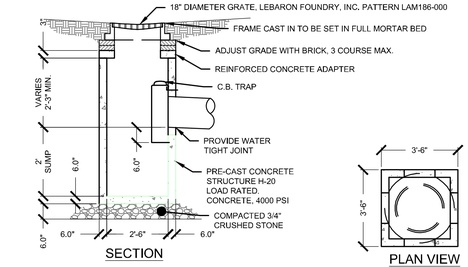


DIMENSIONING TABLE			
A	1-2'	C	1'
B	1" (MIN.)	D	2-3"

CHECKSLOT DETAIL

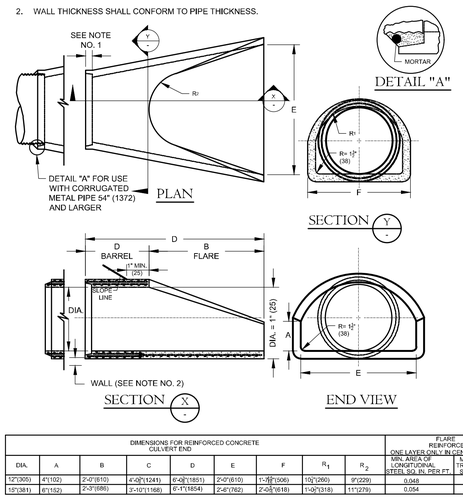


REINFORCED GRASS LINED SWALE DETAIL
N.T.S.



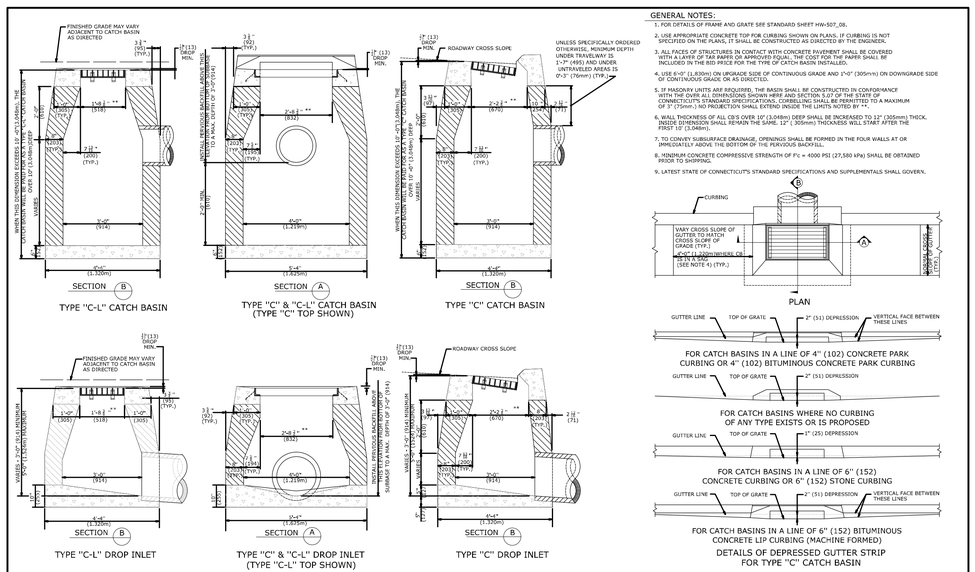
YARD DRAIN
N.T.S.

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.

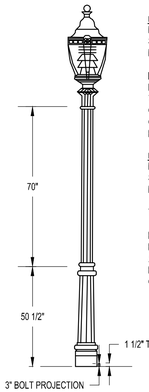


DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARE REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R_1	R_2	MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-0"(11241)	6'-0"(1851)	2'-0"(610)	1'-5"(1506)	10"(260)	9"(229)	0.048	0.048
15"(381)	6"(152)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	2'-6"(762)	2'-0"(618)	1'-0"(318)	11"(279)	0.054	0.054

REINFORCED CONCRETE CULVERT END
N.T.S.



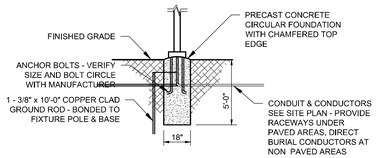
| | | | | | | | | |



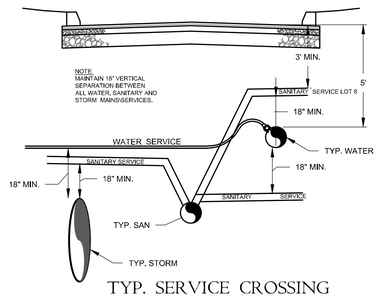
LUMINARIE SPECIFICATION
Manufacturer: King Luminaire Co. - Jefferson, Ohio
Style: Catalog #K124-LAR-100HPS-III-K16-WRS
Material: Globe DR Acrylic
Ornamentation/Capitol Cast Aluminum
IES Type: Type III Medium Semi-Cutoff
Lamp: 100 Watt High Pressure Sodium
Voltage: Advise
Capitol: K16
Options: Westing 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 Dripped Galvanized
Finish: Advise Color
Options: N/A

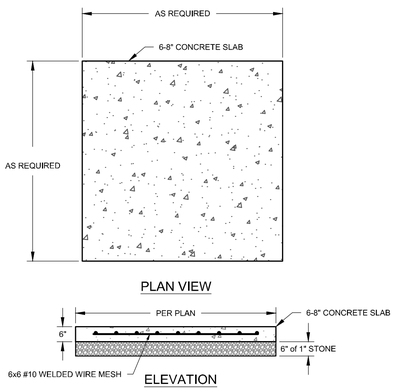
LAMP POST DETAIL
N.T.S.



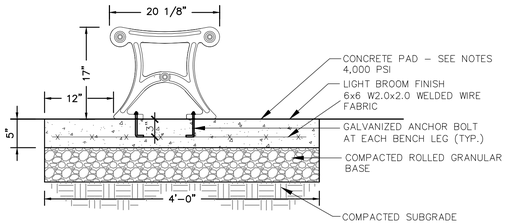
STREET LIGHT POLE FOUNDATION
N.T.S.



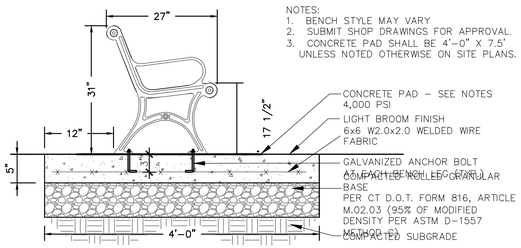
TYP. SERVICE CROSSING
N.T.S.



CONCRETE PAD DETAIL
N.T.S.



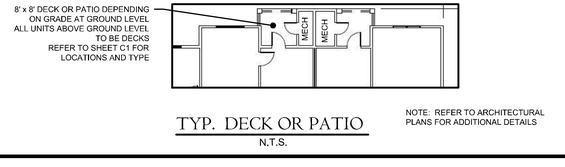
BACKLESS BENCH



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.

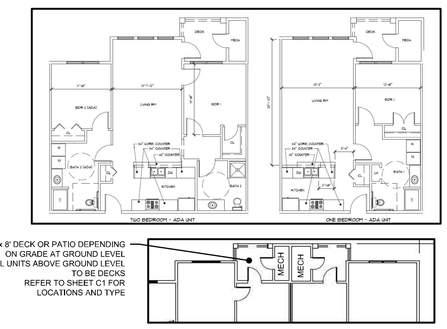
PER CT D.O.T. FORM 816, ARTICLE M.02.03 (95% OF MODIFIED DENSITY PER ASTM D-1557 METHOD C)

BENCH ON CONCRETE PAD DETAIL
N.T.S.



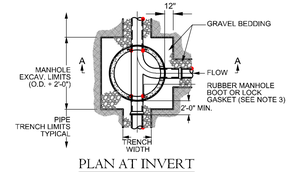
NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT\DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.

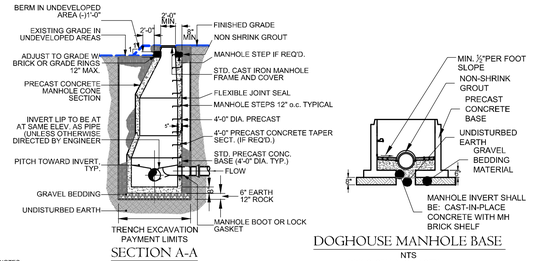


TYP. DECK OR PATIO
N.T.S.

NOTE: REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS



PLAN AT INVERT



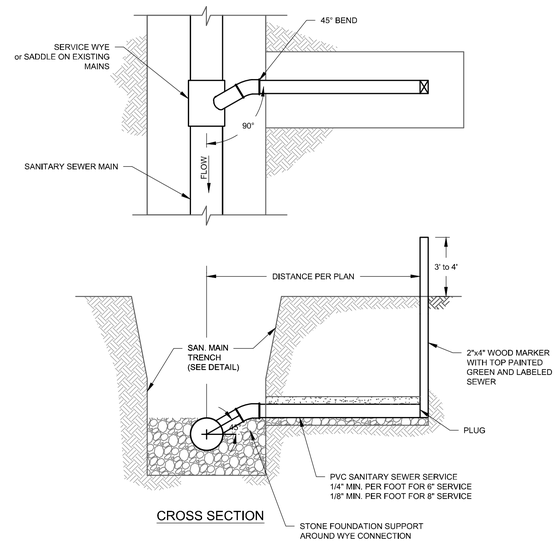
SECTION A-A

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

PRECAST CONCRETE SANITARY MANHOLE DETAIL
N.T.S.

DOGHOUSE MANHOLE BASE
NTS

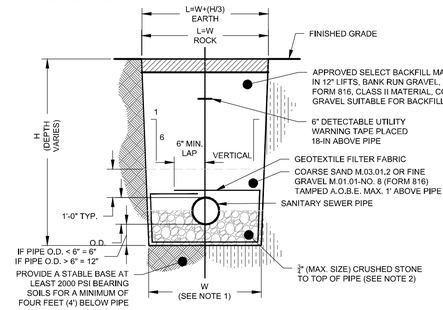
DOGHOUSE MANHOLE NOTES:
1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST.
2. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
3. TOP HALF OF EXISTING PIPE TO BE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



CROSS SECTION

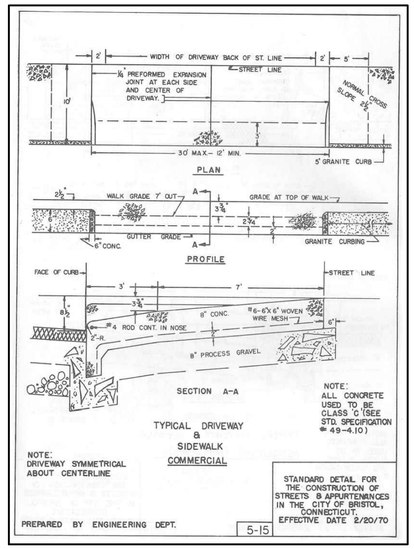
SANITARY SERVICE DETAIL
N.T.S.

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



EARTH EXCAVATION ROCK EXCAVATION

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



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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	Descriptions:
Date:	
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

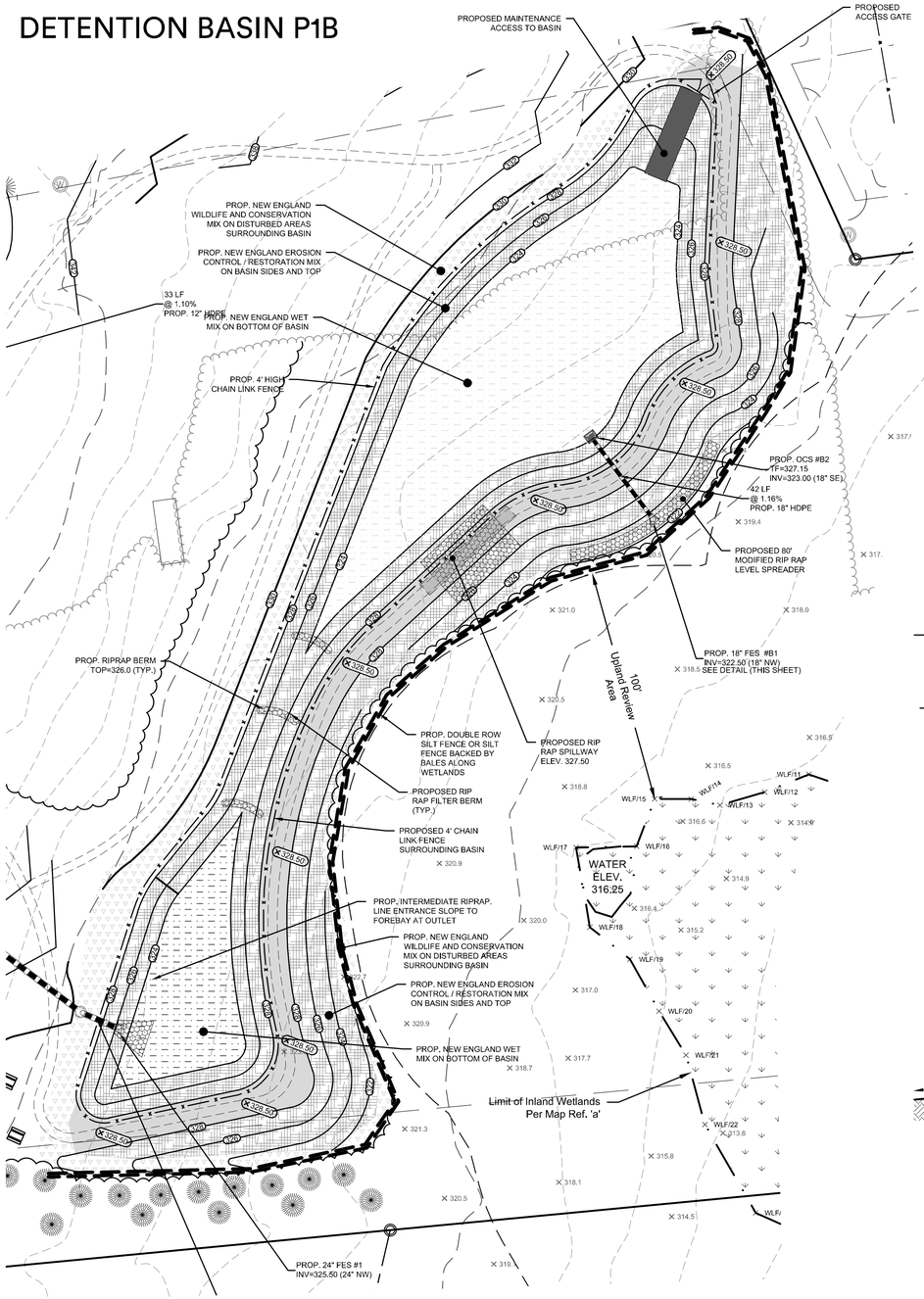
NOT TO SCALE

Sheet Description:
DETAILS

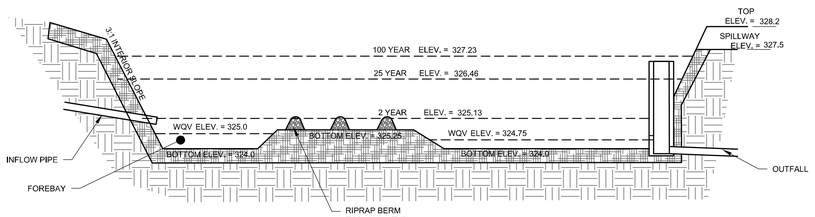
Sheet #:
D3

COLE #2120

DETENTION BASIN P1B



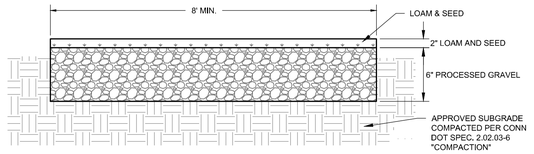
BASIN SCHEMATIC
N.T.S.



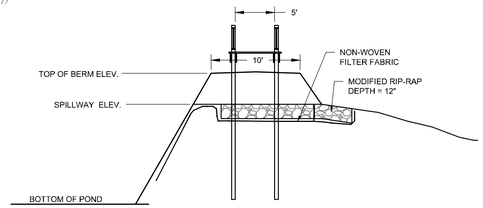
ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

LEGEND

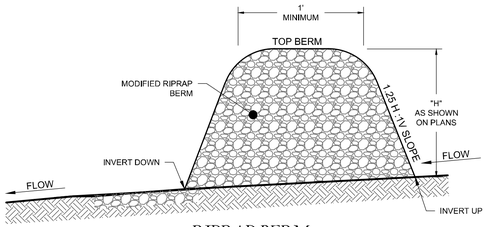
- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed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



DETENTION ACCESS DRIVE DETAIL
N.T.S.

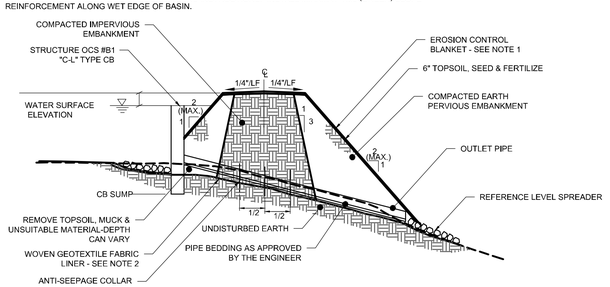


MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



RIPRAP BERM
N.T.S.

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



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.

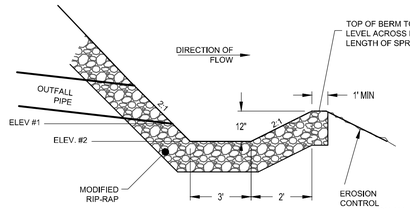
SEED MIX & FABRIC LEGEND

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

EROSION CONTROL SYMBOL LEGEND

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

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



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

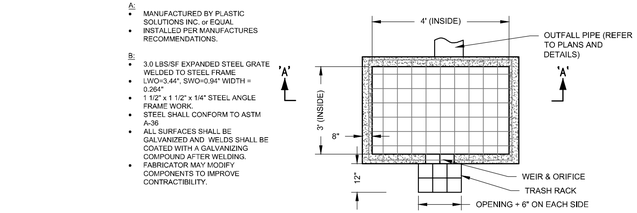
LEVEL SPREADER
N.T.S.

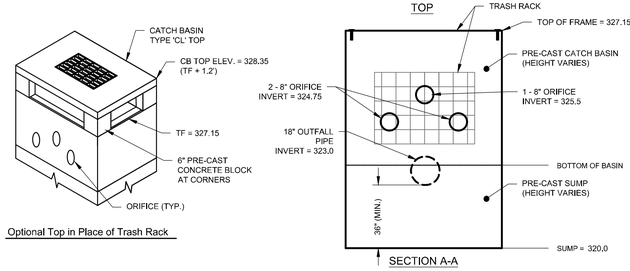
TRASH RACK OPTIONS:

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

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

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.





Optional Top in Place of Trash Rack

OUTLET CONTROL STRUCTURE DETAIL
N.T.S.

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024	Drawn By: BTP
Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
----	----

SCALE: 1"=30'

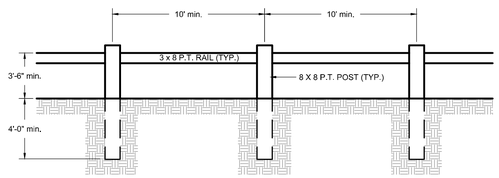
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
DETENTION BASIN DETAILS

Sheet #:
DB1

COLE #2120

DETENTION BASIN P1A

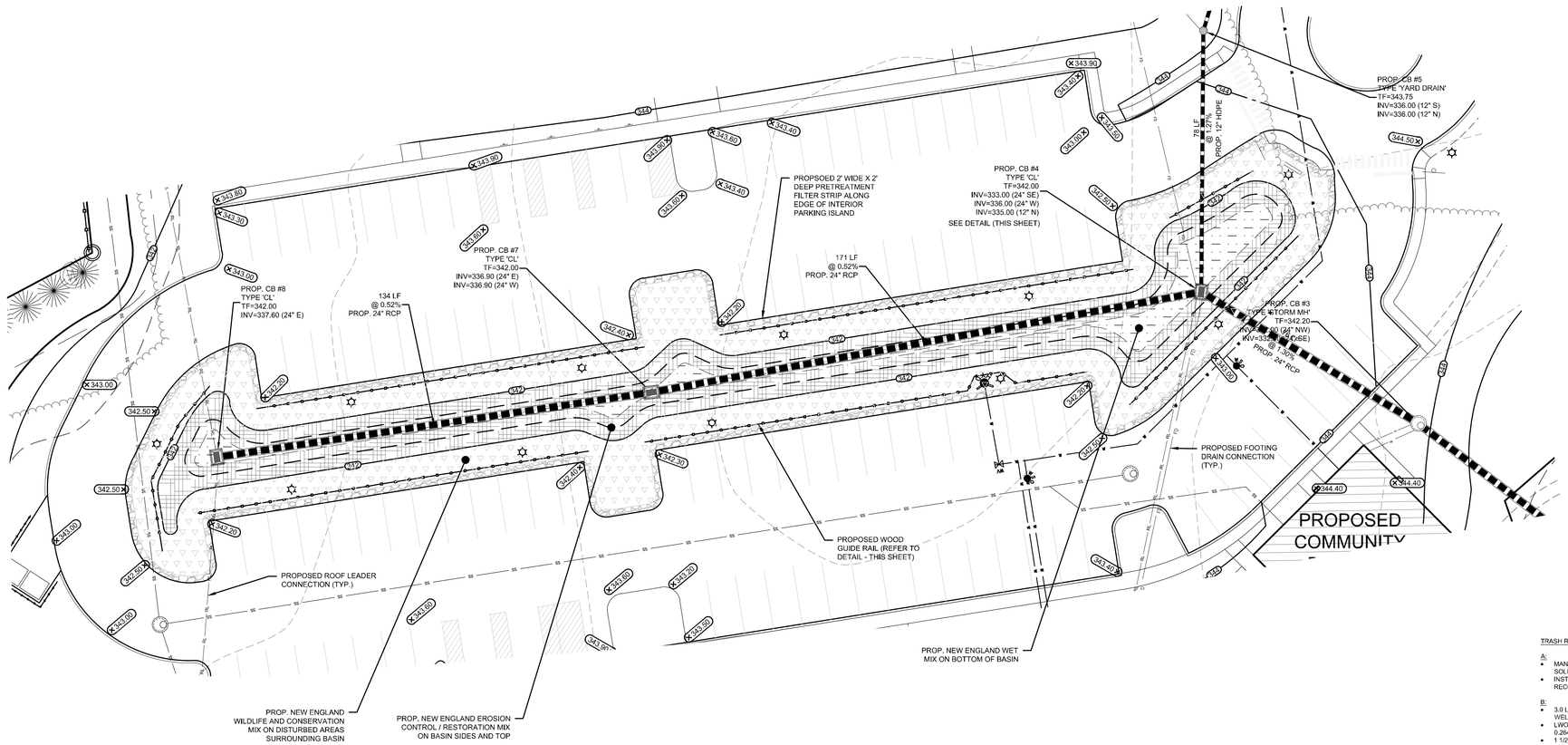


WOOD GUIDE RAIL DETAIL
N.T.S.

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

LEGEND

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



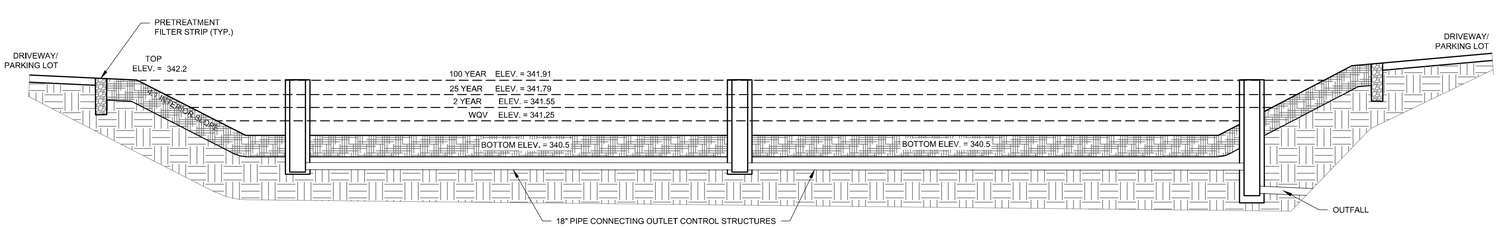
EROSION CONTROL SYMBOL LEGEND

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

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

SEED MIX & FABRIC LEGEND

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

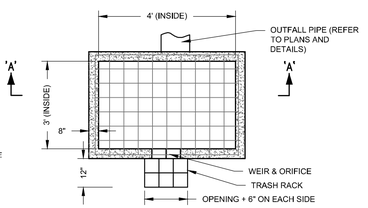


BASIN SCHEMATIC
N.T.S.

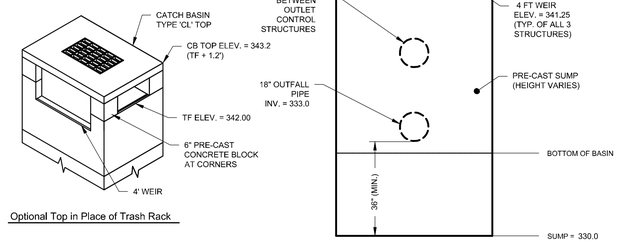
TRASH RACK OPTIONS:

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

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



TOP



Optional Top in Place of Trash Rack

SECTION A-A

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

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

NORTH
NAD 88

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024		
Revisions:	Date:	Descriptions:
	02/27/24	Revised for P&Z Submittal
	04/03/24	Revised per City Comments
	04/25/24	Revised per City Comments
	—	—
	—	—
	—	—

Drawn By: BTP

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

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

COLE #2120

PHASE I

1. INSTALL EROSION CONTROLS PER SESC PLAN
2. CLEAR ALL VEGETATION IN AREAS OF DETENTION BASINS
3. CONSTRUCT DETENTION BASINS AND STABILIZE SLOPES
4. CLEAR TREES ON SITE FOR PHASE I & II
5. ROUGH GRADE ROADS AND INSTALL ALL UTILITIES (BOTH PHASES & PROVIDE STUBS FOR FUTURE CONNECTION
6. CREATE TEMPORARY ACCESS OVER PHASE II FOR EMERGENCY ACCESS
7. CONSTRUCT BUILDING AND COMPLETE ENTRANCE ROAD, PARKING LOT, & TRASH ENCLOSURE
8. INSTALL ALL DIRECTION AND INFORMATION SIGNAGE
9. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN
10. INSTALL EROSION CONTROLS UPHILL OF FINISHED DETENTION BASIN AND IN FINISHED AREAS OF PHASE I FOR PHASE II

PHASE II

1. CHECK QUALITY OF ALL PREVIOUSLY INSTALLED EROSION CONTROLS PER SESC PLAN & REPLACE/REPAIR AS NECESSARY
2. CONSTRUCT TEMPORARY ACCESS ROAD FROM REDSTONE HILL TO PHASE II
3. CONSTRUCT BUILDING AND PARKING
4. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN
5. INSTALL EROSION CONTROLS UPHILL OF FINISHED PHASE II FOR PHASE III

PHASE III

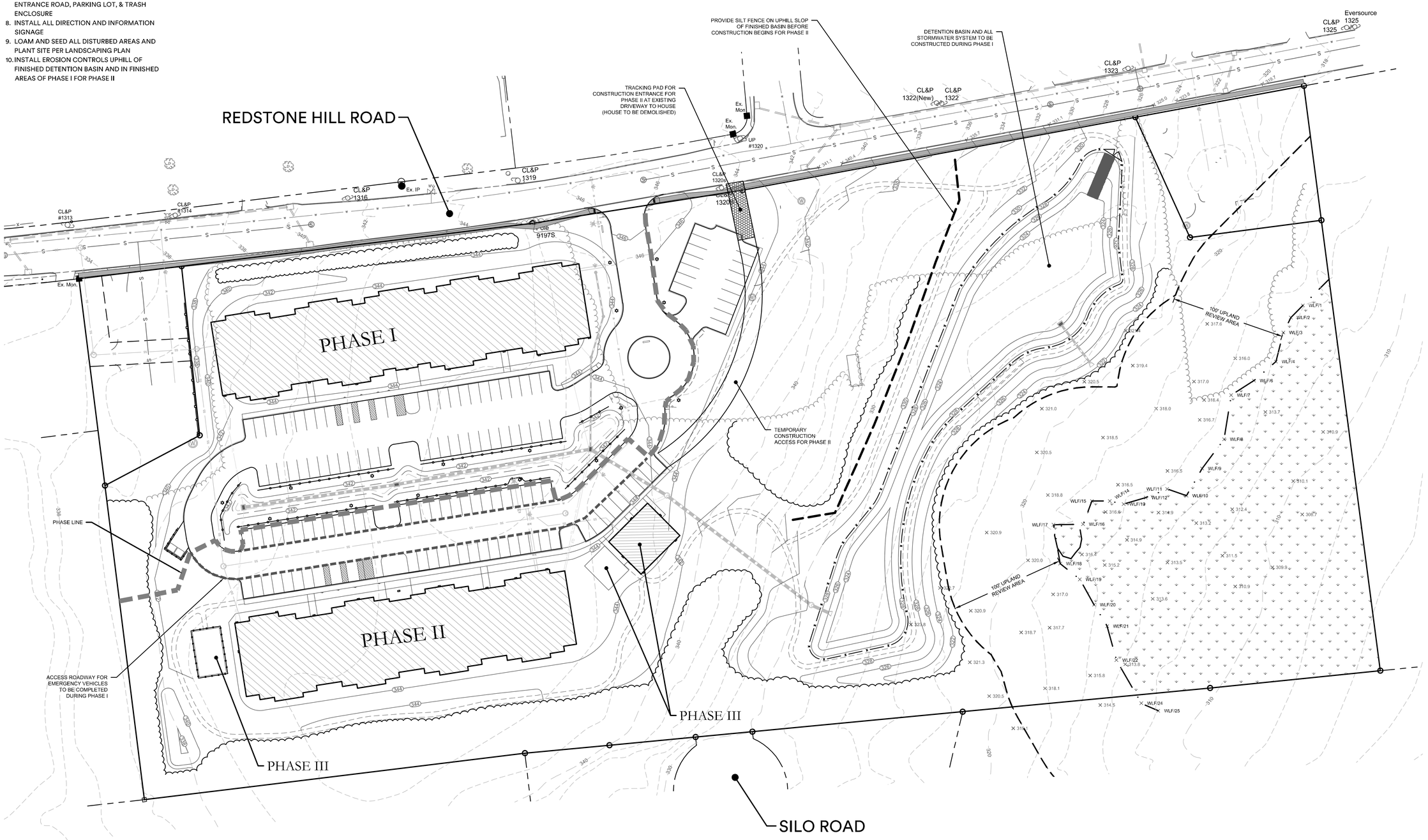
1. CHECK QUALITY OF ALL PREVIOUSLY INSTALLED EROSION CONTROLS PER SESC PLAN & REPLACE/REPAIR AS NECESSARY
2. CONSTRUCT COMMUNITY BUILDING
3. CONSTRUCT COMMUNITY PATIO
4. CONSTRUCT COMMUNITY GARDEN
5. CONNECT ALL WALKING TRAILS AND RESURFACE AS NECESSARY
6. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN

GENERAL NOTES:

1. NO HEAVY CONSTRUCTION VEHICLES SHALL BE ALLOWED TO TRAVEL THROUGH FINISHED SECTIONS OF DEVELOPMENT. SIGNAGE SHALL BE POSTED AT ENTRY.
2. CITY STAFF SHALL BE NOTIFIED AFTER COMPLETION OF A PHASE AND BEFORE THE START OF NEXT PHASE.
3. SITE SHALL BE STABILIZED PRIOR TO STARTING A NEW PHASE.

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- w Existing/ Proposed water line
- ss Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- TP Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe



NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Drawn By: BTP
Date: April 4, 2024

Revisions:	Descriptions:
Date:	
04/25/24	Revised per City Comments
----	----

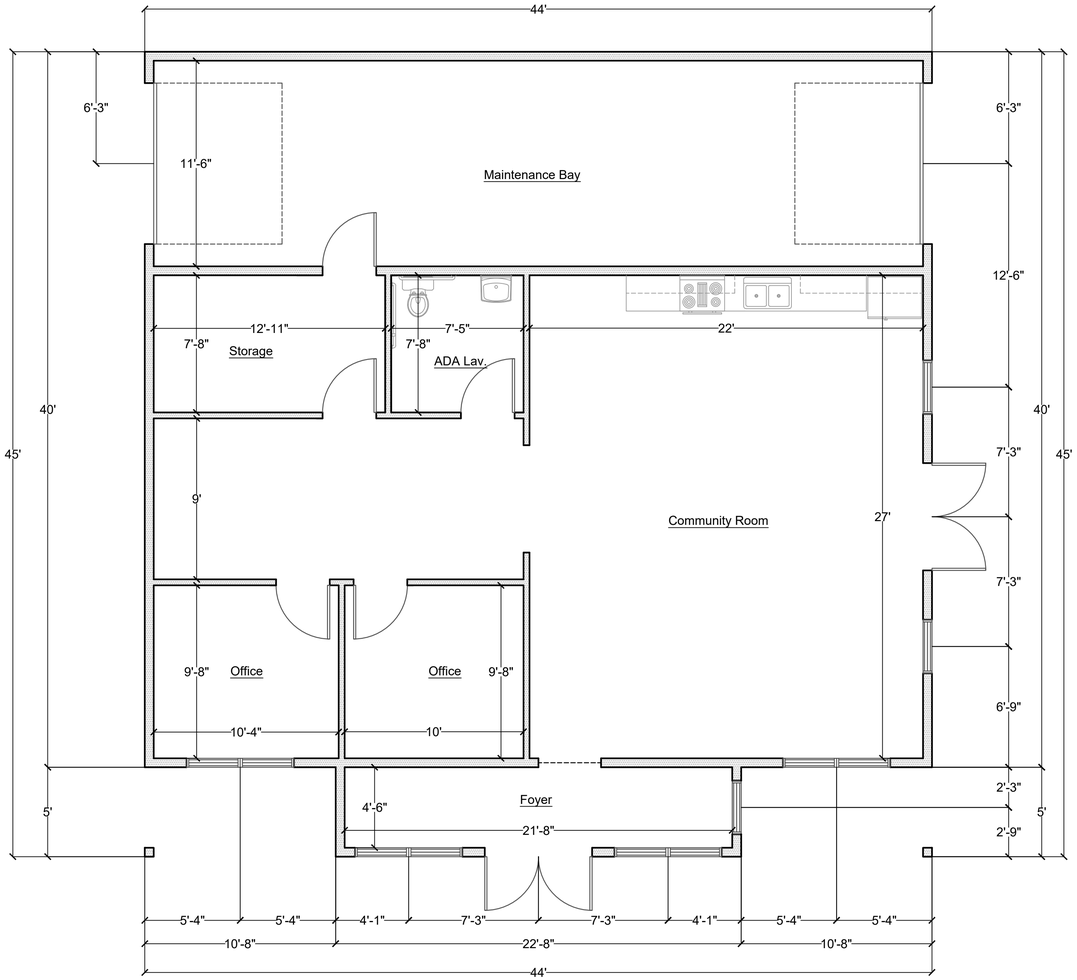
40' 20' 0 20' 40'
1"=40'

Sheet Description:
PHASING PLAN

Sheet #:
P1

COLE #2120

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)

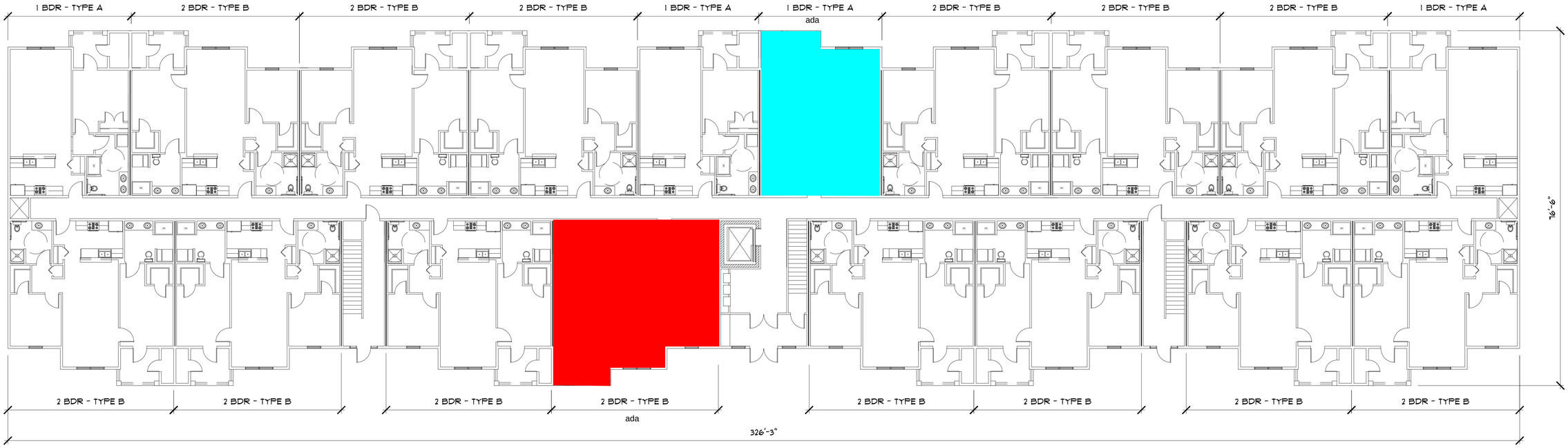
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

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

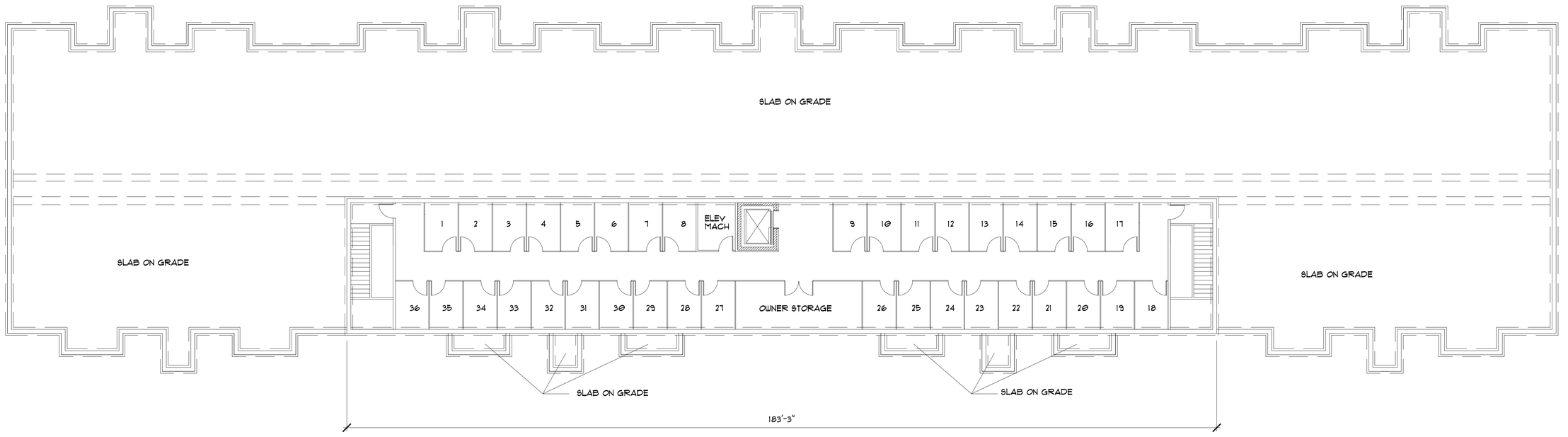


2 Building 1 - 2 story - 36 Unit - First Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

	DATE	REMARKS
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

total unit count

building one - 36 units

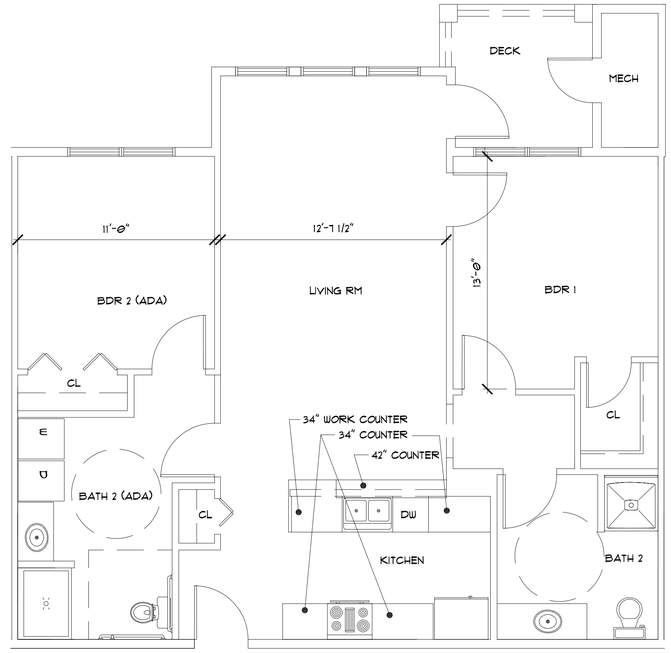
one bedroom - 8 units (total)
one bedroom - 1 ada units
one bedroom - 7 adapatable

two bedroom - 28 units (total)
two bedroom - 3 ada units
two bedroom - 25 adaptable

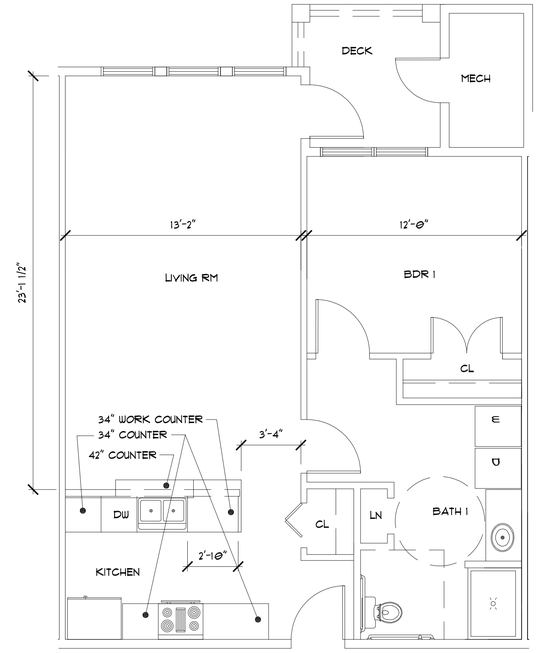
building two - 48 units

one bedroom - 11 units (total)
one bedroom - 2 ada units
one bedroom - 9 adapatable

two bedroom - 37 units (total)
two bedroom - 4 ada units
two bedroom - 33 adaptable

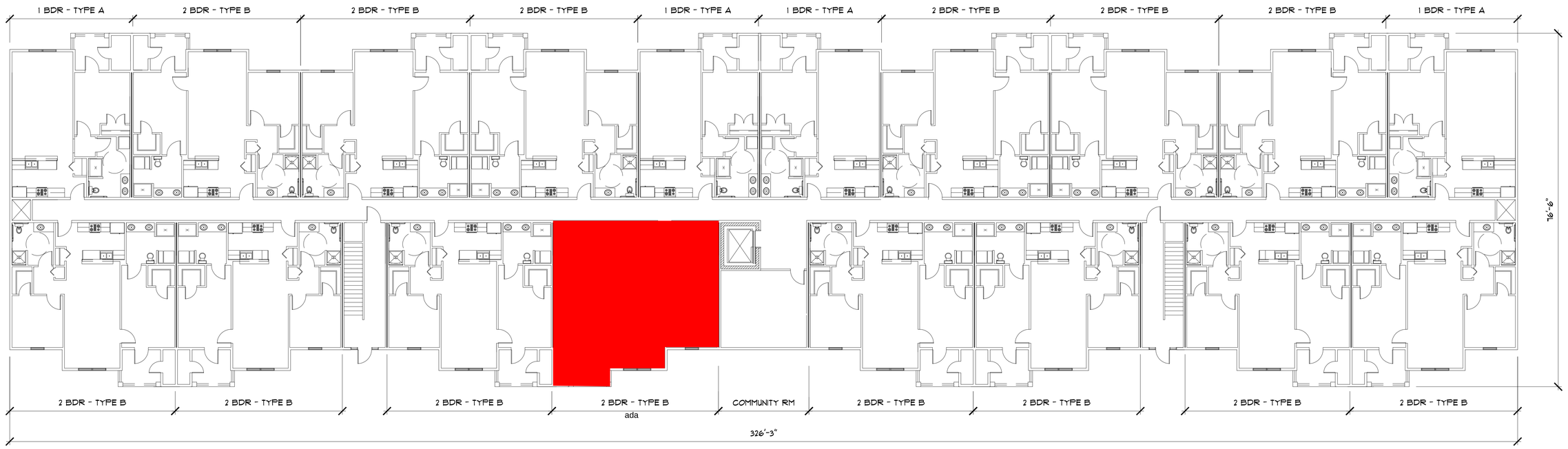


TWO BEDROOM - ADA UNIT
BUILDING 1 - QTY = 3
BUILDING 2 - QTY = 4



ONE BEDROOM - ADA UNIT
BUILDING 1 - QTY = 1
BUILDING 2 - QTY = 2

2 Buildings - 1 and 2 ADA Unit Layouts — Scale: 1/4" = 1'-0"



1 Building 1 - 2 story - 36 Unit - Second Floor Plan — one bedroom ada unit — two bedroom ada unit — Scale: 3/32" = 1'-0"

REVISIONS

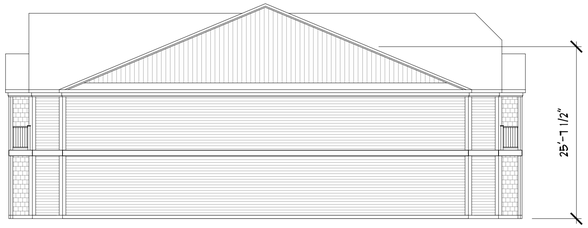
	REMARKS	MM/DD/YY
1	ZONING SUBMISSION	03/06/24
2		--/--/--
3		--/--/--
4		--/--/--
5		--/--/--

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

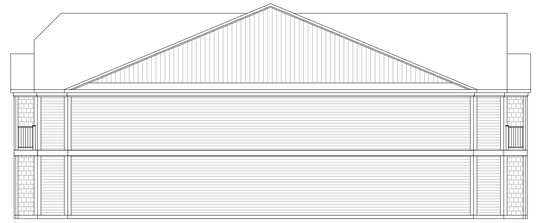
BUILDING 1 - 36 UNIT
FLOOR PLANS

A 101



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

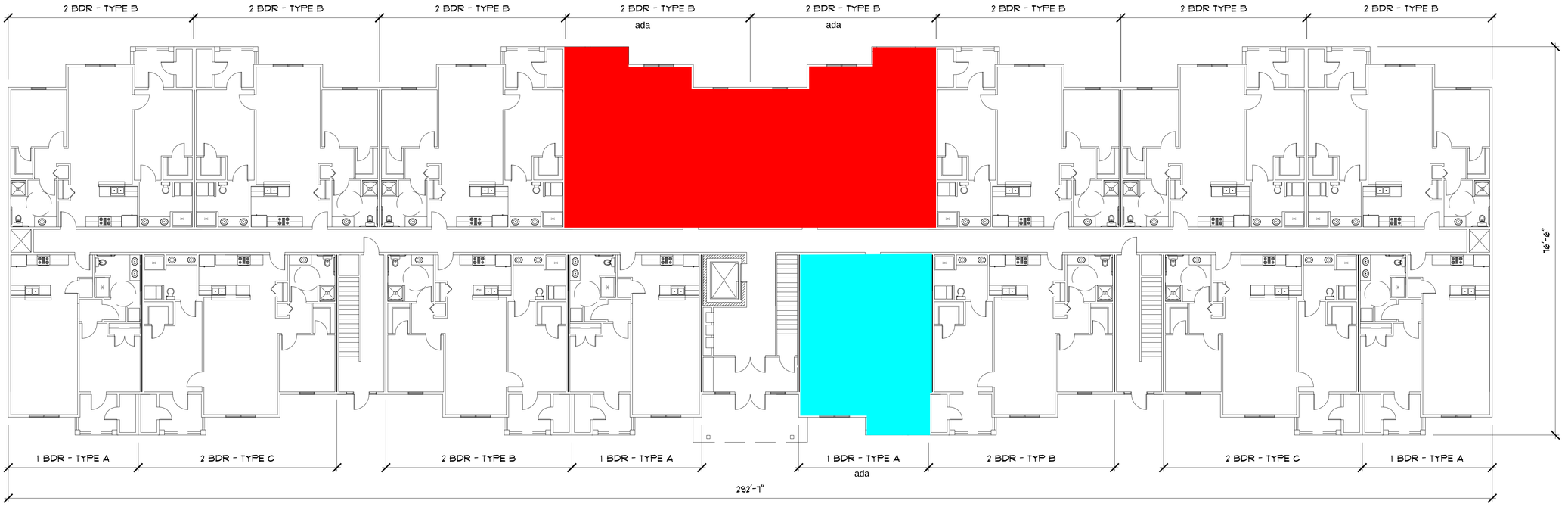
	MM/DD/YY	REMARKS
1	03/06/24	ZONING SUBMISSION
2	--/--/--	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 1 - 36 UNIT EXTERIOR ELEVATIONS

A 300

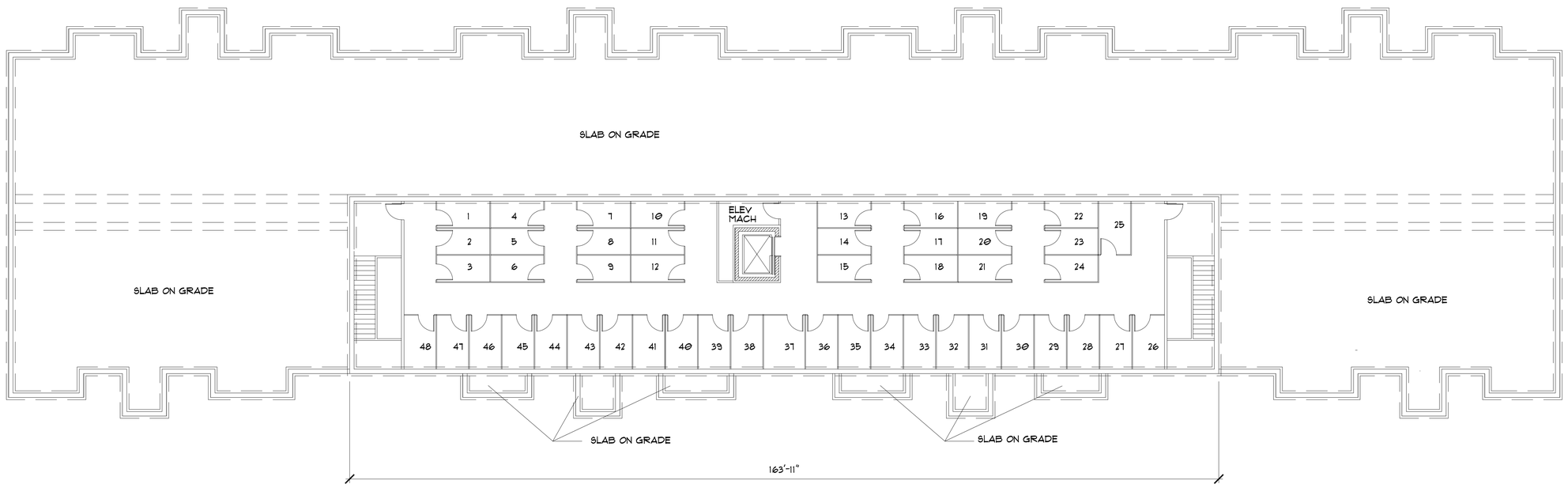


2 Building 2 - 3 story - 48 Unit - First Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

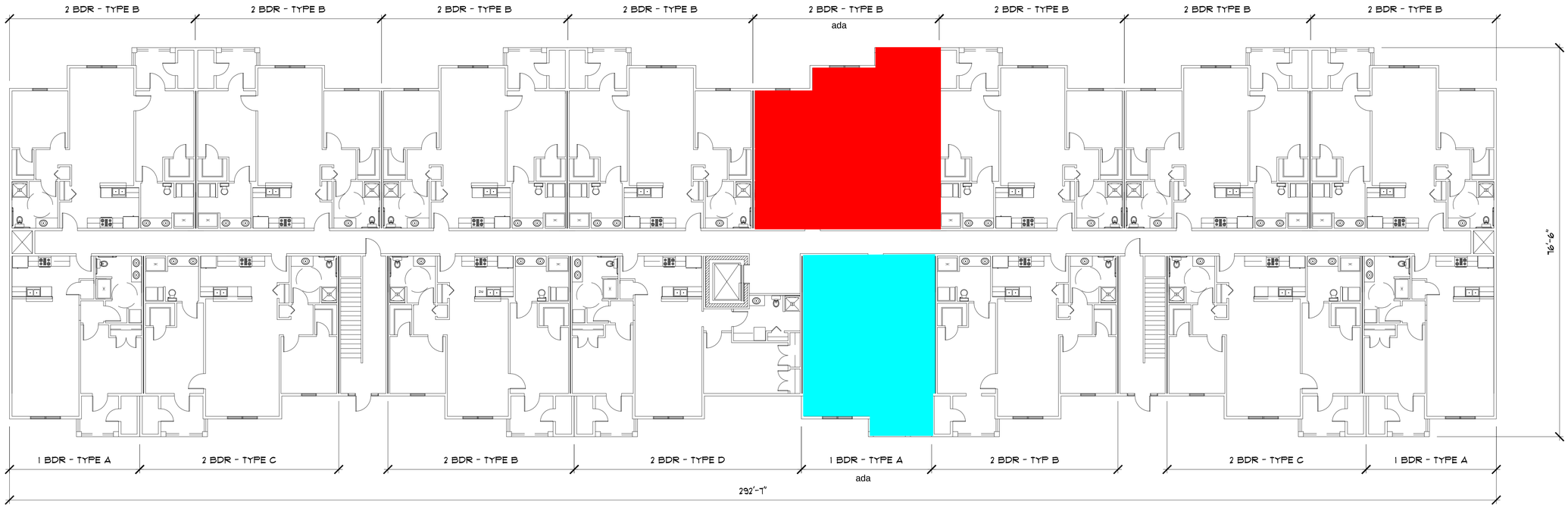
	MM/DD/YY	REMARKS
1	03/06/24	ZONING SUBMISSION
2	--/--/--	
3	--/--/--	
4	--/--/--	
5	--/--/--	

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
FLOOR PLANS

A 100

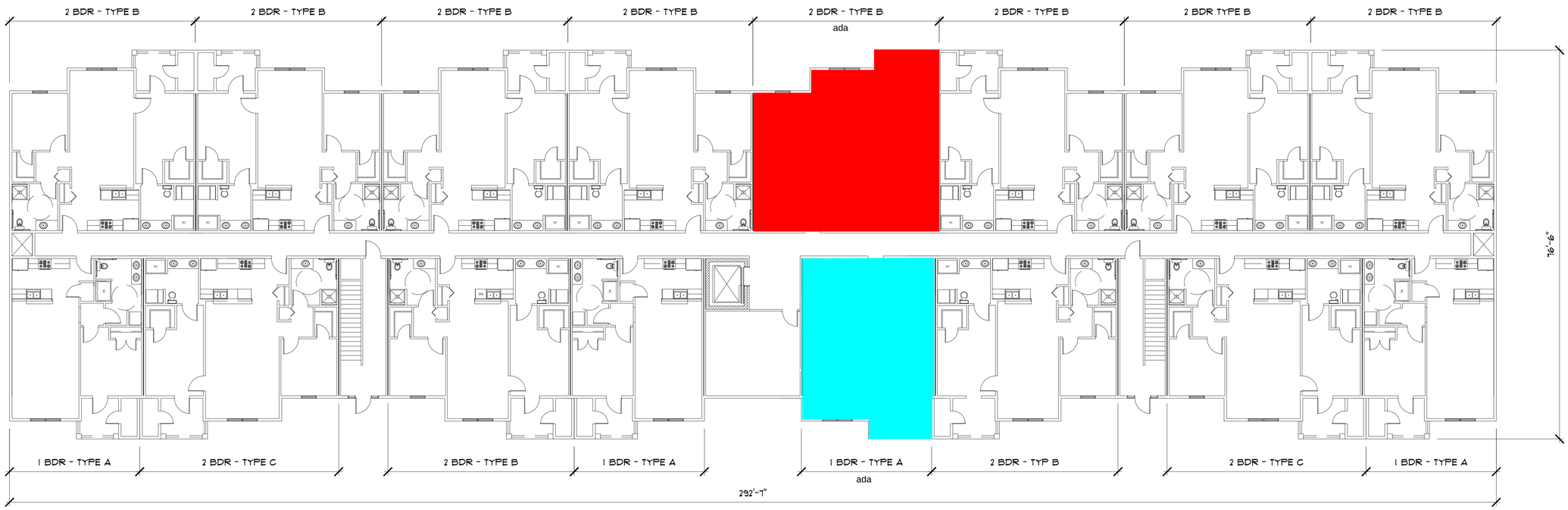


2 Building 2 - 3 story - 48 Unit - Third Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

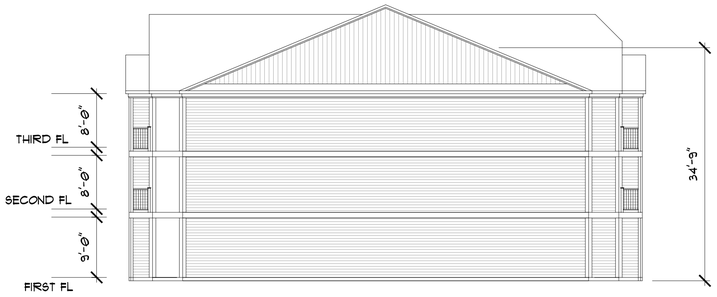
	DATE	REMARKS
1	MM/DD/YY	ZONING SUBMISSION
2	03/06/24	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

LAUREL MEADOWS LLC

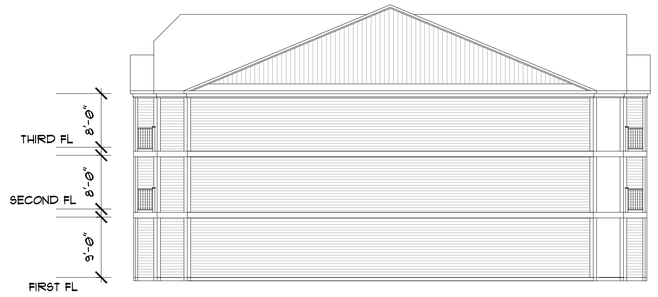
594 REDSTONE HILL RD
BRISTOL CT

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

	MM/DD/YY	REMARKS
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

For Office Use Only	
APPLICATION NO.	2489
DATE FILED:	2-29-24
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 4.3.22 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

For Office Use Only
APPLICATION NO. 2489

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

For Office Use Only
APPLICATION NO. 2489

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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.	2490
DATE FILED:	2-29-24
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

For Office Use Only
APPLICATION NO. 2490

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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) _____

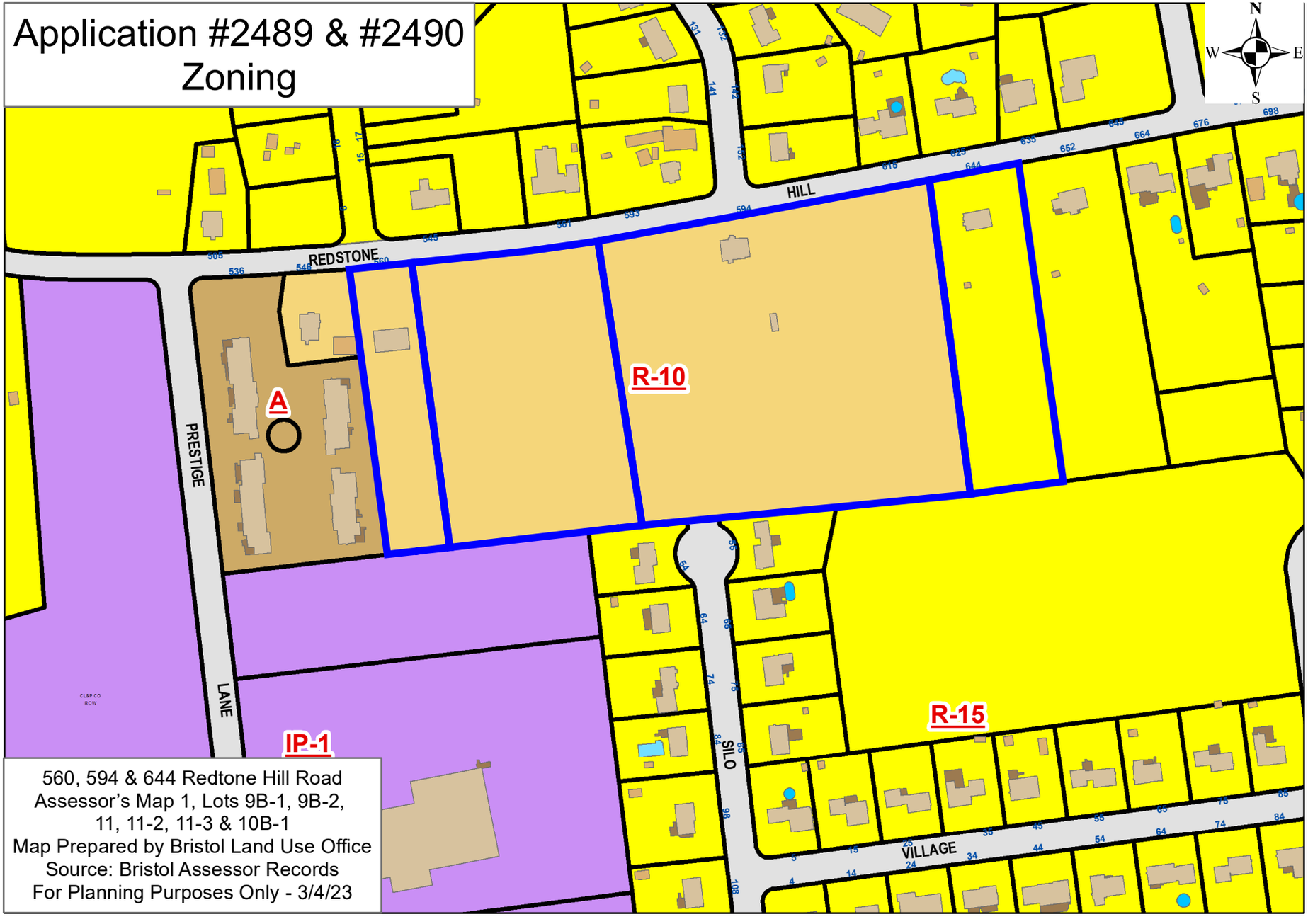
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey Esq.

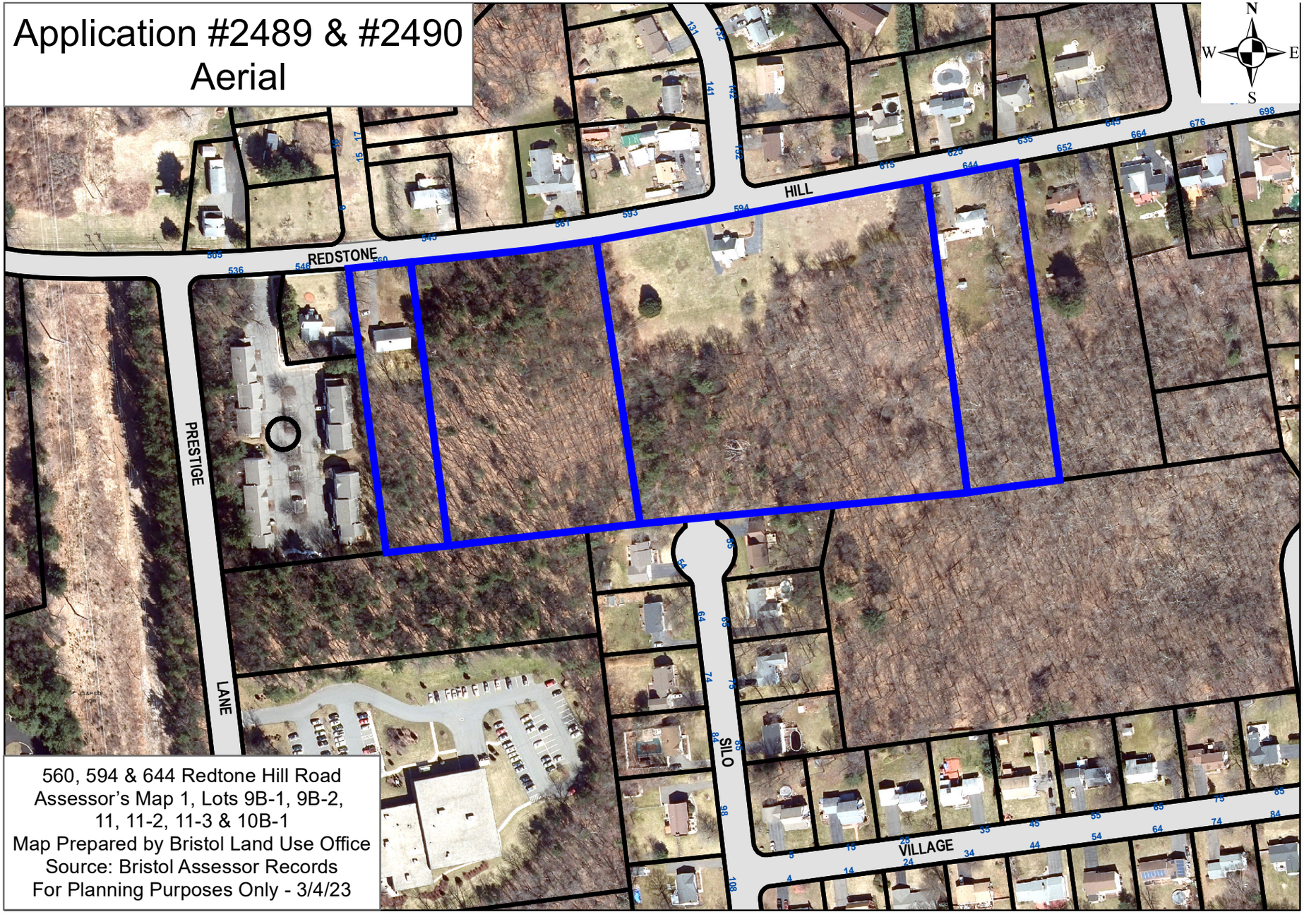
Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

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

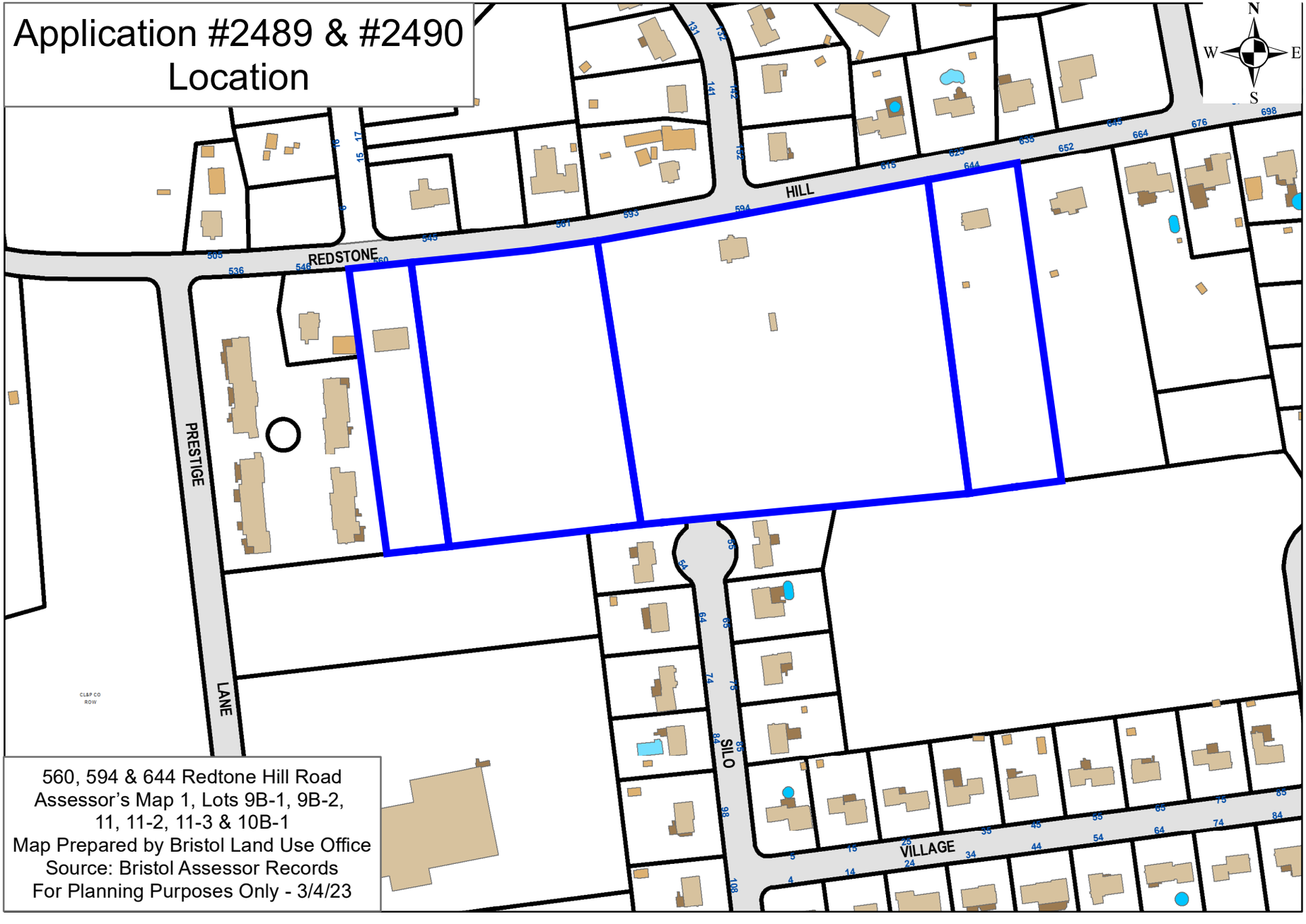
1/24 - LUO

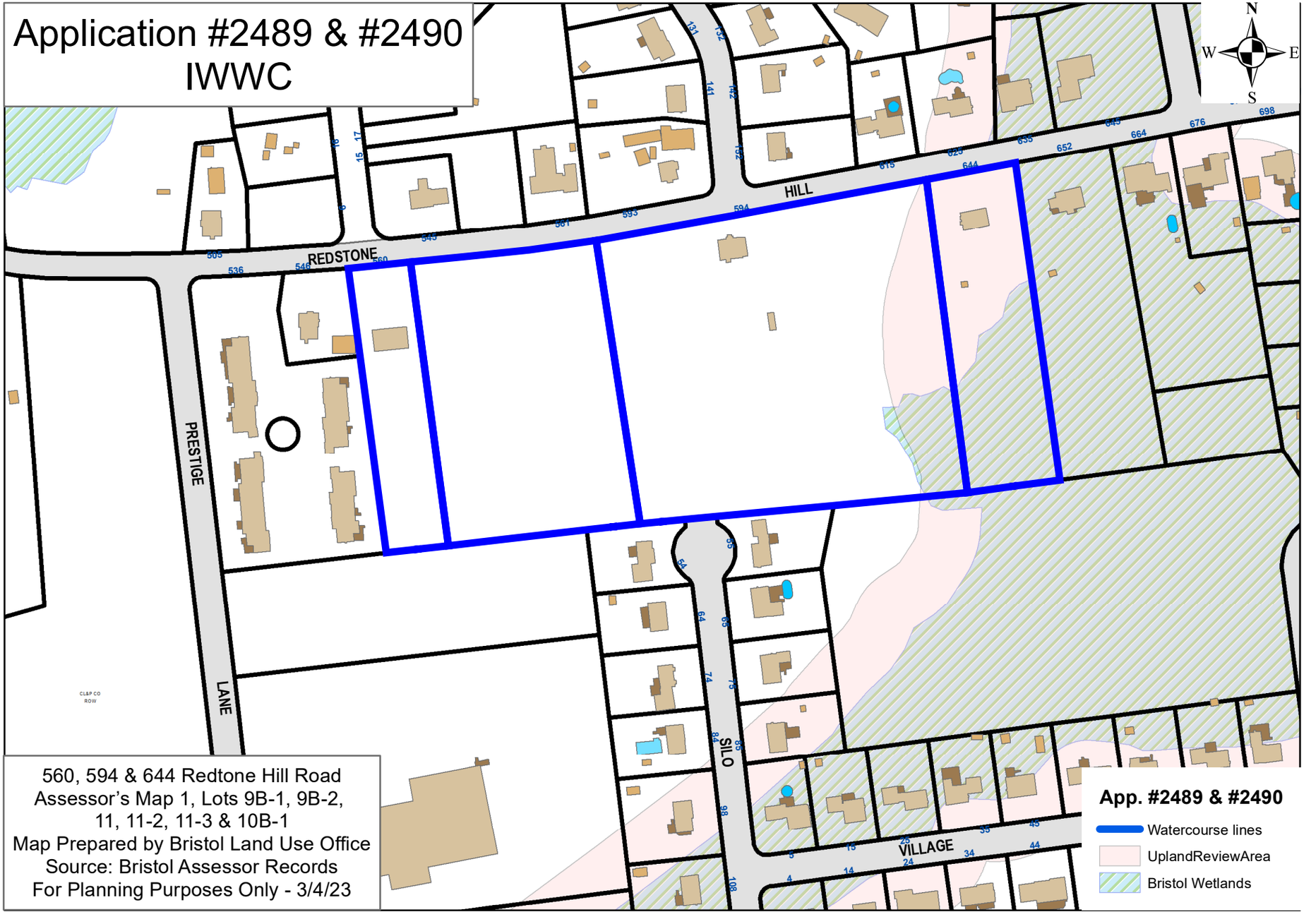

Application #2489 & #2490
Zoning
N
W
E
S
HILL
REDSTONE
PRESTIGE
LANE
SILO
VILLAGE
A
R-10
R-15
IP-1
CL&P CO
ROW
560, 594 & 644 Redtone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

Application #2489 & #2490
Aerial



560, 594 & 644 Redtone 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
N
W
E
S
HILL
REDSTONE
PRESTIGE
LANE
SILO
VILLAGE
560, 594 & 644 Redtone 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
IWWC
N
W
E
S
REDSTONE HILL
PRESTIGE LANE
SILO VILLAGE
560, 594 & 644 Redtone 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
App. #2489 & #2490
Watercourse lines
UplandReviewArea
Bristol Wetlands

Letter from IWWA Chair

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,

Zachary N Fisk

Zachary Fisk
Chairman

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

Letter from David Lord

Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

March 26, 2024

SRC Job No. 22-27

Timothy W. Furey, Esq.
Furey, Donovan, Cooney, & Dyer, P.C.
43 Bellevue Avenue
Bristol, CT 6010

Dear Attorney Furey:

Re: Laurel Meadow Active Adult Community – 560-644 Redstone Hill Road – Bristol, CT

At your request, I have completed a review of the current revisions to the site plan drawings for this development dated – February 22, 2024. The purpose of my review was to provide commentary in support of this project design, locations on subject site, and my professional opinion as to the likelihood for any adverse environmental impacts to the onsite wetlands.

The following are my review comments, and conclusions.

1. The proposed development has been redesigned to relocate all hard surface development activities (Buildings, Roadways, Stormwater Management System Components, and Parking Areas) outside the 100 foot Upland Review Zone (URZ) limits as established in the regulations of the Bristol Inland Wetlands Agency.

2. The current plans provide for the existing URZ limits to be retained in their existing vegetative cover pattern of dense mature trees and shrubs. The size and vegetative cover of the onsite URZ provides an additional layer of protection for the onsite wetlands.

3. The onsite wetland have been thoroughly documented in the previous application to contain a very stable ecological level of wetland functioning and values. The subject onsite wetlands have been thoroughly studied and found to be a Mesotrophic type wetland resource. This term describes a wetland that is not too low or too high in natural nutrient levels which could make the wetland more sensitive to changes.

In my professional opinion, the proposed development of "Laurel Meadow Active Adult Community" does not represent any potential for adverse environmental impacts to the short term or to the long term functioning of the onsite wetland resources at their present levels.

If you have any questions regarding this report, please contact me.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

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

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 Section4.3.22 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.

Age Restriction Statement from Applicant

Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

William Tracy (retired)
Charles L. Furey (1923-2004)
Theodore M. Donovan (1032-2020.)

LAW OFFICES

FUREY, DONOVAN,

COONEY & DYER, P. C.

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

Fax No. (860) 583-8674
tfurey@fureydonovan.com

April 5, 2024

Robert Flanagan
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Laurel Meadows LLC
Application -Special Permit for Senior Housing Redstone Hill Road Bristol Ct.

Dear Robert:

Pursuant to our discussion regarding the above captioned matter please be advised the issue of "Senior Housing " will be addressed as follows:

Age Restrictions. Laurel Meadows is to be developed as an apartment complex managed and controlled by the limited liability company which is managed by Joseph Naples III. The housing project is designed and intended to provide housing for persons 55 years of age or older, so as to qualify as "housing for older persons," within the meaning of the Fair Housing Act, the Fair Housing Act Amendments Act of 1988, P.L. 100-430 (September 13, 1988) and amendments thereto including, but not limited to, the Housing for Older Persons Act of 1995, HR 660 (signed December 1995); regulations adopted by the U.S. Department of Housing and Urban Development, implementing the Housing for Older Persons Act, found at 24 CFR Part 100, and any amendments thereto; and any judicial or administrative interpretations or decisions affecting said legislation. ("Fair Housing Act"). The Bristol Zoning Regulations refer to this as Code of Federal Regulations Title 24 Subpart E – Housing For Older Persons.

To comply with the Fair Housing Act typically the owners would be required as follows:

(a) Permanent Occupancy of any Unit is restricted to:

(1) any person 55 years of age or older (an "Age Qualified Person"); and (b) any person approved by the Owner, in accordance with the provision set forth herein;

(2) a husband, wife or companion, over the age of 18 years, residing with the Age Qualified Person;

(3) children residing with the Age Qualified Person or residing with the husband, wife or companion of the Age Qualified Person, provided the children are over the age of 18 years;

(4) an individual, over the age of 18 years, residing with and providing physical or economic support to the Age Qualified Person; or

(5) any person who was permitted to and did occupy a Unit with an Age Qualified Person may continue to occupy the Unit after the death of the Age Qualified Person.

(b) It is the duty of the Owner, in connection with the initial rental of units, and as to all subsequent rentals of units, to enforce the requirements of the Fair Housing Act so that at all times the apartment complex will qualify for the 55 years of age or older, housing for older persons exemption. Permanent occupancy of any unit is not permitted or allowed to continue if such occupancy results in the loss of the apartment complex's 55 years of age or older "housing for older persons" exemption under the Fair Housing Act. At the time of execution of any lease of a unit the tenant will be required to sign a certification or declaration to insure that the unit will be occupied by an Age Qualified Person and that the apartment complex will qualify for the exemption under The Fair Housing Act and to insure that said tenant is in compliance with the age-restrictions set forth herein.

(c) Permanent occupancy will not be permitted, and applications will not be approved to any person who intends to have as a resident a person under the age of 18 years, unless, despite anything to the contrary, such person is a handicapped dependent protected by the Fair Housing Act. Nothing herein is intended to prohibit the visitation by children not over the age of 18 years who are family members, or guests of a qualified tenant, or Age Qualified Persons who occupy the Unit. Permitted visitations must not exceed 29 consecutive days, nor more than a total of 60 days in a calendar year.

(d) The Owners shall require, on a biennial basis, they be provided with information from each tenant which verifies the ages(s) of all persons occupying a unit to determine that all the units are occupied by at least one Age Qualified Person. The verification provided to the Owners may be in the form of copies of driver's licenses, birth certificates or similar documentation. The Owners may also require that all tenants sign certifications acknowledging the ages of persons in the unit they rent. These provisions are typically included in the form lease for a apartment complex which provides "qualified housing for older persons" pursuant to the Federal Fair Housing Act.

If you require further information please contact me.

Very truly yours,

Timothy W. Furey

TWF

Traffic Statement

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

https://www.bristolct.gov/DocumentCenter/View/46471/Laurel-Medows-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

Stormwater Report

Revised 040424 Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/46528/2120---SWMR-Revised---04-04-2024



Original Hyperlink:
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

Site Plan Review Comments Updated 5/8/24

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW 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); 4/24/24 (second review); 5/9/24 (third review)

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate accessible ramp locations and detectible warning strips.

4/5/24 Applicant Response: Callouts for these have been added to the plans, see Sheet C1.

4/24/24 City Response: Indicate ramps and grading within the site – not only at the roadway.

4/29/24 Applicant Response: Ramps have been called out within the site as well. See Sheet C1.

5/8/24 City Response: Comment addressed.

2. Provide additional spot grades along the south of the 48-unit building, along the top of the ponds, and at the dumpster enclosure.

4/5/24 Applicant Response: Additional spot grades have been provided.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: This basin was not necessary for detention and given there is no increase in impervious surface to this design point no additional water quality is required. We have removed this basin from the plans and runoff will flow in its historic path to Redstone Hill Road.

4/24/24 City Response: Comment addressed.

4. Consider leaving a stand of trees on the slope to the west of the large detention basin. depending on their condition.

4/5/24 Applicant Response: Limits of clearing have been amended and some trees have been shown to remain on the west side of the basin.

4/24/24 City Response: Comment addressed.

5. Details indicate a conservation/open space medallion. Is conservation area designated on this property?

4/5/24 Applicant Response: The detail has been removed.

4/24/24 City Response: Consideration should be given to providing a conservation easement.

4/29/24 Applicant Response: Acknowledged, no conservation easement is being proposed at this time however Applicant will provide wetlands identification markers at the wetlands boundary.

5/8/24 City Response: Comment addressed.

6. The detention access drive is not depicted on the plans. Consider providing additional access to FES 1 for cleaning.

4/5/24 Applicant Response: The access drive has been shown on the plans in the northern most part of the basin.

4/24/24 City Response: Will the drive be accessed through the site or through the proposed parcel on the northeast corner. If access is through the drive on the northeast parcel, provide an access easement.

4/29/24 Applicant Response: The drive can and will be accessed from the site itself.

5/8/24 City Response: Comment addressed.

7. For the Stormwater Management Maintenance Schedule, include inspection and a plan for invasive species removal within the pond.

4/5/24 Applicant Response: This has been added to the maintenance schedule.

4/24/24 City Response: Comment addressed.

8. Please verify the times of concentration for the post-development conditions. Post Tc's should not increase with developed conditions.

4/5/24 Applicant Response: Time of concentrations have been updated in the model to reflect no increase following developed conditions.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: The detention basin details have been updated and spot elevations added to reflect this.

4/24/24 City Response: Comment addressed.

10. Provide a cross-section of the site through the buildings to indicate proposed elevations.

4/5/24 Applicant Response: Building locations are at grade indicated on plans. Building elevation details have been provided. Additional cross sections can be provided as determined necessary by staff.

4/24/24 City Response: Comment addressed.

11. An as-built shall be provided to Engineering prior to issuance of a CO.

4/5/24 Applicant Response: Acknowledged.

4/24/24 City Response: Comment addressed.

Additional City Comments 4/24/24:
12. Indicate the well on the northeast corner lot to be abandoned.

4/29/24 Applicant Response: The well has been called out to be abandoned. See Sheet C2.

5/8/24 City Response: Comment addressed.

13. Average footcandles should be 1 across the building, parking and drive area with an average range of 0.5-2.

4/29/24 Applicant Response: Additional lights have been added to increase the average foot candles to within the prescribed range.

5/8/24 City Response: Comment addressed.

14. Sight lines are indicated on the Site Plan but they are not labeled.

4/29/24 Applicant Response: The sight distance lines have been called out on the plans. See sheet C1.

5/8/24 City Response: Comment addressed.

15. There appears to be over 5 acres of disturbance. A General Permit from DEEP will be required. Additional permits from the City of Bristol will be required for utilities, permanent patch and driveway.

4/29/24 Applicant Response: Acknowledged, these will be obtained following this approval.

5/8/24 City Response: Comment addressed.

16. The sidewalk along the frontage should be located within the public right-of-way.

4/29/24 Applicant Response: There is not enough room between the edge of pavement and the R.O.W. line for a sidewalk in all locations. Additionally, there are utility poles which cause conflict. The sidewalk has been routed to best follow the road without conflicts. The Applicant will provide an easement if requested.

5/8/24 City Response: Comment addressed.

17. Specify a concrete driveway apron for the driveway and provide the City standard detail.

4/29/24 Applicant Response: A concrete driveway apron has been specified and the City of Bristol Detail added. See sheets C1 and D3.

5/8/24 City Response: Comment addressed.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide elevation drawings, height of building, building height calculations and update zoning information chart.

   4/5/24 Applicant Response: Plans provided and zoning chart updated.

   4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Note removed from plan. Applicant has increased of buffers on most of boundary and will discuss additional measures with Zoning Commission.

4/24/24 City Response: Provide 20-foot landscaping buffer of evergreen species per Section 11.1.5.D to provide screening year-round including the existing home at #560 and southern boundary abutting the IP-1 and R-15 zones. Additionally, paving as shown is not permitted in the buffer.

4/29/24 Applicant Response: The plans have been updated to include additional screening. The applicant is working with a forester and will be transplanting white pine trees (2-4' height) from the area of proposed clearing to the buffer areas surrounding the site to enhance the buffer to other zones/uses. Additionally, a lightproof privacy fence has been proposed along the property line between #560 and the subject property in lieu of plantings. The property line has been modified to keep pavement area outside of the 20' buffer area.

5/8/24 City Response:

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.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

4. The proposed building of 36 units does not meet the side yard requirement of 20 feet.

4/5/24 Applicant Response: The location of the building has been revised.

4/24/24 City Response: Comment addressed.

5. Throughout the overall walking path trail loop, grades exceed 5%.

4/5/24 Applicant Response: Acknowledged. The path follows the natural slope of the site and where possible has been graded to make the path as comfortable as possible. This results in a mostly flat trails with areas on the North and the South where grades are closer to 7 or 8%. This is similar to the sidewalk grade along Redstone Hill Road. Areas of the trail greater than five (5%) have been excluded from the functional open space calculation but if the entire trail was removed the applicant still meets the requirement.

4/24/24 City Response: Comment addressed.

6. The proposed project exceeds 8 dwelling units per acre. Provide details of compliance with Section 4.3.22.C.1.

4/5/24 Applicant Response: A note regarding this item has been added to Sheet C1.

4/24/24 City Response: Comment addressed.

7. Provide details and graphic of functional open space consisting of 44,000 S.F.

4/5/24 Applicant Response: A table outlining functional open space calculations and graphical representation on the plan have been added to sheet L1.

4/24/24 City Response: Comment addressed.

8. Provide floor plans for each style of unit.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

9. Is there a plan for preserving/repurposing the existing stonewalls on site?

4/5/24 Applicant Response: The proposed development has no impact to the existing stone wall on site and therefore it will remain undisturbed.

4/24/24 City Response: Comment addressed.

10. Are there any visitor parking spaces?

4/5/24 Applicant Response: No spaces are being proposed to be delineated as reserved for units or visitors at this time; there are 33 more parking spaces than units in the currently submitted plan and if spaces are delineated it will be at a rate of one space per unit leaving 33 visitor spaces scattered throughout the site.

4/24/24 City Response: Comment addressed.

11. Will the project be phased?

4/5/24 Applicant Response: Construction of the project will be 2 phases, one for each building. A phasing plan has been added to the set.

4/24/24 City Response: All project amenities in Phase 3 must be constructed prior to the issuance of a final Certificate of Occupancy.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

12. What pathway will residents of the 36 unit building use to access the functional open space trail and community building?

4/5/24 Applicant Response: A sidewalk and crosswalks have been added to provided better pedestrian circulation throughout the site.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: This has been provided on Sheet C1.

4/24/24 City Response: Comment addressed.

14. Revise proposed use to “senior housing” rather than elderly housing.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: The proposed use on Page C1 and parking information table still refer to "elderly housing".

4/29/24 Applicant Response: This has been revised to "senior housing".

5/8/24 City Response:

15. Revise R-15 zone lot frontage listed in zoning compliance chart.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

16. Change "lot width" to "minimum lot frontage" on zoning compliance chart, Sheet S2.

4/5/24 Applicant Response: This has been revised.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Acknowledged.

4/24/24 City Response: Noted. This will be a condition of final approval.

18. Provide additional landscape screening for dumpster, parking areas, buildings and entryway.

4/5/24 Applicant Response: Additional landscaping has been provided.

4/24/24 City Response: The dumpster screening is sufficient. Provide additional shade trees along Redstone Hill Road and internally throughout the site including picnic/ community areas, buildings and walkways.

4/29/24 Applicant Response: Additional trees have been added to the plans.

5/8/24 City Response:

19. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.

4/5/24 Applicant Response: A landscaping table chart has been added to Sheet L1 to show compliance with the regulations.

4/24/24 City Response: Comment addressed.

20. Provide detail of:
    a. Community building.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

b. Mailboxes

4/5/24 Applicant Response: Working with postmaster to have mailboxes in building lobbies as was permitted in Centre Square.

4/24/24 City Response: Please note this on the plan set.

4/29/24 Applicant Response: A note has been added to Sheet C1.

c. Typical decks and patios (dimensions and materials)

4/5/24 Applicant Response: Concrete patios and composite decks to be a part of building plans at time of permitting.

4/24/24 City Response: Provide details, dimensions and location for both items on the plan set.

4/29/24 Applicant Response: Patio and deck locations have been added to the plans. See sheet C1. A detail for these areas has been added to Sheet D3.

5/8/24 City Response:

21. Provide parking lot directional arrows and directional signage on site plan.

4/5/24 Applicant Response: Directional signage and arrows have been added to the plans.

4/24/24 City Response: Provide a two-way directional sign and a set of directional arrows at the loop near the dumpster.

4/29/24 Applicant Response: Additional two-way directional arrows added to the plans. See sheet C1.

5/8/24 City Response:

22. Provide dimension from the future parking lot area to the front lot line.

4/5/24 Applicant Response: This dimension has been added to the plans.

4/24/24 City Response: Comment noted.

23. Provide connection from walkway to proposed sidewalk.

4/5/24 Applicant Response: Internal connections provided. Connection to sidewalk on Redstone is not proposed as with last approved site plan.

4/24/24 City Response: Comment addressed.

24. Provide traffic report.

4/5/24 Applicant Response: Provided.

4/24/24 City Response: Comment addressed.

New Comments – 4/24/24

25. The parking chart needs to be revised to show the use as "Senior Housing."

4/29/24 Applicant Response: This has been updated.

5/8/24 City Response:

26. Has the applicant considered providing a conservation easement for the wetland area in order to be conserved on–site permanently?

4/29/24 Applicant Response: No but the Applicant will install wetland's identification markers at the wetlands boundary if requested.

5/8/24 City Response:

27. List LID features.

4/29/24 Applicant Response:
- Pretreatment Filter Strips
- Grass Swales and Overland Sheet Flow areas
- Disconnected and Elongated Basins
- Filter Berms
- Water Quality Depressions
- Wet Bottom Basins
- Conservation of Natural Vegetation on site

5/8/24 City Response:

28. Provide landscaping for patios.

4/29/24 Applicant Response: Additional landscaping has been provided around the community patio area.

5/8/24 City Response:

29. Provide speed bump on both sides at pedestrian crosswalk.

4/29/24 Applicant Response: We do not feel a speed bump is necessary as the crosswalk is in front of a stop sign and adjacent to the traffic circle which will have a minimal speed limit.

5/8/24 City Response:

30. Provide detail of proposed community patio area.

4/29/24 Applicant Response: The patio will be concrete pad with seating areas and grills. A concrete pad detail has been added to the plan set. See sheet D3.

5/8/24 City Response:

31. Move the future parking area outside of the front setback area, show a future landscape buffer to be constructed and move proposed walking trail outside of this area.

4/29/24 Applicant Response: These areas have been updated. 2 Future Parking Spaces have been removed.

5/8/24 City Response:

32. Accessory Uses not listed in Section 4.3.22E.2 require a Zoning Permit from the ZEO per Section 4.3.22E.1.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

33. How do residents in the 2-story building access the community garden and dumpster areas? Provide a walkway.

4/29/24 Applicant Response: The connectivity through the parking area; with crosswalks and sidewalks/ramps were added so that residents of the building in the front would have a clear means and path to the other side of the site. Grading in the suggested area does not support a sidewalk and given the limited access of the site and the limited traffic walking to the dumpster is no different than walking across the parking lot from a parking space.

5/8/24 City Response:

34. Provide ramps and signage for all handicap spaces on plan.

4/29/24 Applicant Response: Pavement is flush with the sidewalk and therefore no ramp is required. Signage has been added to the plans.

5/8/24 City Response:

35. Benches are shown in the details but not on the plan. Is there a plan for benches? If so, where?

4/29/24 Applicant Response: Bench locations are possible along the walking trail as part of its recreational nature or in conjunction with the picnic area. We are encouraging the applicant to construct this feature and decide on the best locations based on scenery, topography, and aesthetics.

5/8/24 City Response:

36. Call out the proposed decorative railing for the retention area on Page C1.

4/29/24 Applicant Response: This has been called out.

5/8/24 City Response:

37. Define lawn areas on Landscape Plan Sheet.

4/29/24 Applicant Response: Lawn areas have been defined by a hatch pattern on the landscape plan.

5/8/24 City Response:

38. Move the picnic bench area further away from the Southern residential boundary and provide landscaping.

4/29/24 Applicant Response: The area has been shifted and additional landscaping provided. We have also reduced the tree clearing where possible.

5/8/24 City Response:

39. Show basin at Southwest corner on the Site Layout plan, sheet C1.

4/29/24 Applicant Response: Shown on Sheet C1.

5/8/24 City Response:

40. Chain link fencing is shown in the details plan sheets. Is there chain link fencing proposed on-site?

4/29/24 Applicant Response: Chain link fence is proposed around the detention basin. This is identified on sheet C2.

5/8/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Drawing C1: Zoning information is incorrect.

4/5/24 Applicant Response: The chart has been updated.

4/24/24 City Response: Comment addressed.

2. Proposed (2) story building needs to be a minimum of 20 feet away from property line.

4/5/24 Applicant Response: The building has been moved.

4/24/24 City Response: Comment addressed.

3. Will there be a potential for a second dumpster location?

4/5/24 Applicant Response: Yes if needed but not at this time.

4/24/24 City Response: Comment addressed.

4. Is there any solar proposed for the project?

4/5/24 Applicant Response: No.

4/24/24 City Response: Comment addressed.

5. Is there going to be a "buffer" of evergreens between this project and (2) existing residential houses?

4/5/24 Applicant Response: Homes are owned by the applicant. Two have appropriate buffers fence will be provided if required to east boundary of home on the west side.

4/24/24 City Response: Comment addressed.

6. Can the buildings be set back more from Redstone Hill Road (Not Required)?

4/5/24 Applicant Response: Setbacks are double what is required.

4/24/24 City Response: Comment addressed.

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.

4/5/24 Applicant Response: Traffic report provided I believe the Police Department is satisfied.

4/24/24 City Response: Comment addressed.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

4/24/24 City Response: No further fire code concerns 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

4/5/24 Applicant Response: A hydrant at the end of the line has been shown.

4/24/24 City Response: Acknowledged.

2. Water: Each building needs independent shut off.

4/5/24 Applicant Response: Shutoffs to each building have been shown on the plan.

4/24/24 City Response: Acknowledged.

3. Water: Water main in front of existing house 644 needs to be shown on map.

4/5/24 Applicant Response: Approximate location shown on the plans.

4/24/24 City Response: Acknowledged.

4. Sewer: Existing house at 644 needs sewer.

4/5/24 Applicant Response: A proposed sewer connection has been shown.

4/24/24 City Response: Acknowledged.

5. Sewer: Existing house at 560 should have sewer.

4/5/24 Applicant Response: Approximate location shown on the plans.

4/24/24 City Response: Acknowledged.

****

4/5/24 Applicant: Fire services have been shown to each of the residential buildings.

4/24/24 City Response: Acknowledged.

4/5/24 Applicant: Booster pumps will be utilized in each building if necessary for fire suppression systems as determined at the time mechanical drawings are completed for building permits.

4/24/24 City Response: No further comments at this time.

New Comments – 4/24/24

1. Each building's domestic water service needs to be discussed. The Sewer connection fee is based on the water meter sizes.

4/29/24 Applicant Response: Acknowledged.

5/8/24 City Response:

2. Standard pressure test, bacteria test and inspection fees apply.

4/29/24 Applicant Response: Acknowledged.

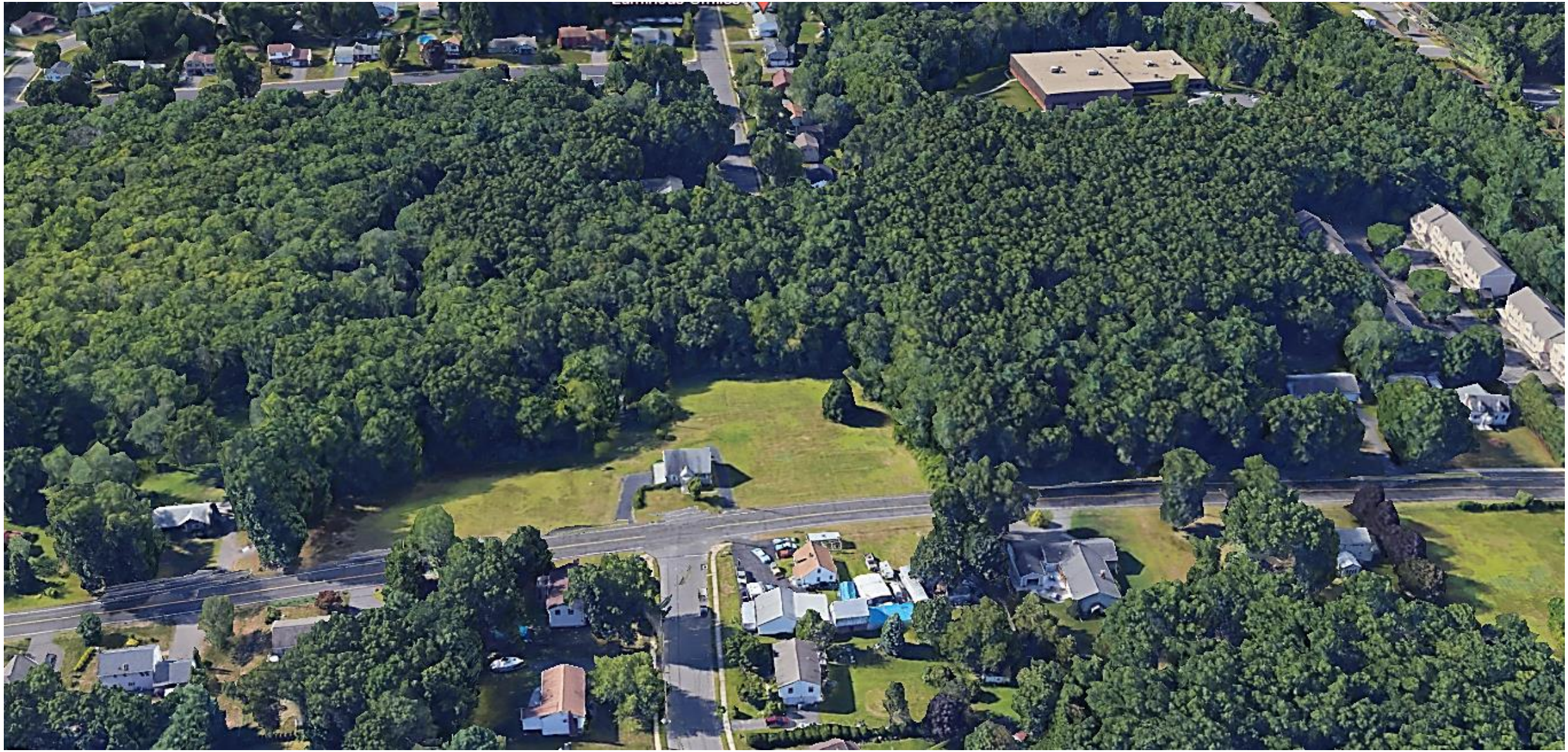
5/8/24 City Response:

App. 2489 & 2490 – 560, 594 & 644 Redstone Hill Road

Buffer Pictures from applicant (Hyperlink):

https://www.bristolct.gov/DocumentCenter/View/46550/Buffer-Pics

Google Earth



Site Plan

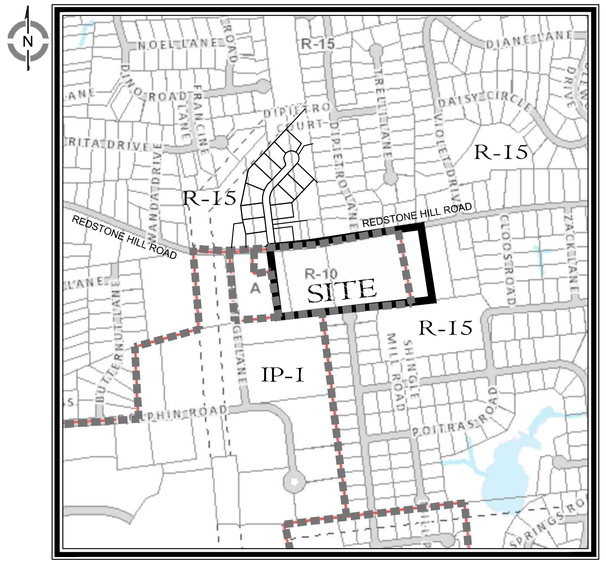
COLE
civil + survey

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

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

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



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
P1	Phasing Plan

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

03	04/25/24	Revised per City Comments	
02	04/03/24	Revised per City Comments	
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

DRAWING NAME: P:\Land Projects\2120-594 Redstone Hill Road, LLC\560-644 Redstone Hill Road, Bristol CT\Arg\2120 -b - existing.dwg LAYOUT:S1 PLOT DATE: Apr 25, 2024 - 11:47am USER:JUTOS BrucePerron

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- W = Existing well
- = Existing catch basin
- = Existing drainage manhole
- S = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

a) "Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-9B-1, 01-9B-2, 01-11+11-2+11-3, 01-10-B-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.

b) "Property Survey Map Depicting Lot Line Revisions Prepared for Laurel Meadows, LLC, 560, 594, 644 & Parcel 01-9B-2 Redstone Hill Road, Bristol, Connecticut; Scale:1"=40'; Dated: March 17, 2022 by Harry E. Cole & Son."

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

8. Zone: R-10 & R-15

9. Total area: 489,264 Sq. Ft. - 11.23 Acres

10. Owner: 594 Redstone Hill LLC

11. City of Bristol Assessors Map #01 Lot #11,11-2,11-3

12. Filed in Volume 2122, Page 1159 of the City Clerk's office.

13. Contour interval is two(2) feet.

14. Existing contours generated from field topography.

15. 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.

DIPIETRO LANE

REDSTONE HILL ROAD

BENCHMARK
MAG NAIL IN TOP OF CURB
ELEV. = 318.68
NAVD 88

BENCHMARK
MAG NAIL IN WALK
ELEV. = 333.04
NAVD 88

PROPERTY OF
594 REDSTONE HILL ROAD, LLC
489,264 SQ. FT.
11.23 ACRES

SILO ROAD

NAD 83

Zone = R-10
Zone = R-15
Zone = IP-1
Zone = A

S1

DATE	REVISION

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

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Property Survey Map
Prepared For
Laurel Meadows, LLC
594 Redstone Hill Road
Bristol, Connecticut
June 8, 2022
Scale: 1" = 40'
40' 20' 0 20' 40'

F.B. #: PROJECT #: 2120

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

DRAWING [NAME IF: L:\Land Projects\2120-594 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol, CT_Dwg\2120- Lot Line Revision.dwg LAYOUT: S2 PLOT DATE: Apr 25, 2024 - 11:47am USER: BrianPerico

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.

6. Map References:

   a.)"Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-9B-1, 01-9B-2, 01-11+11-2+11-3, 01-10-B-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.

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

8. Zone: R-10 & R-15

9. Owner: 594 Redstone Hill Road, LLC

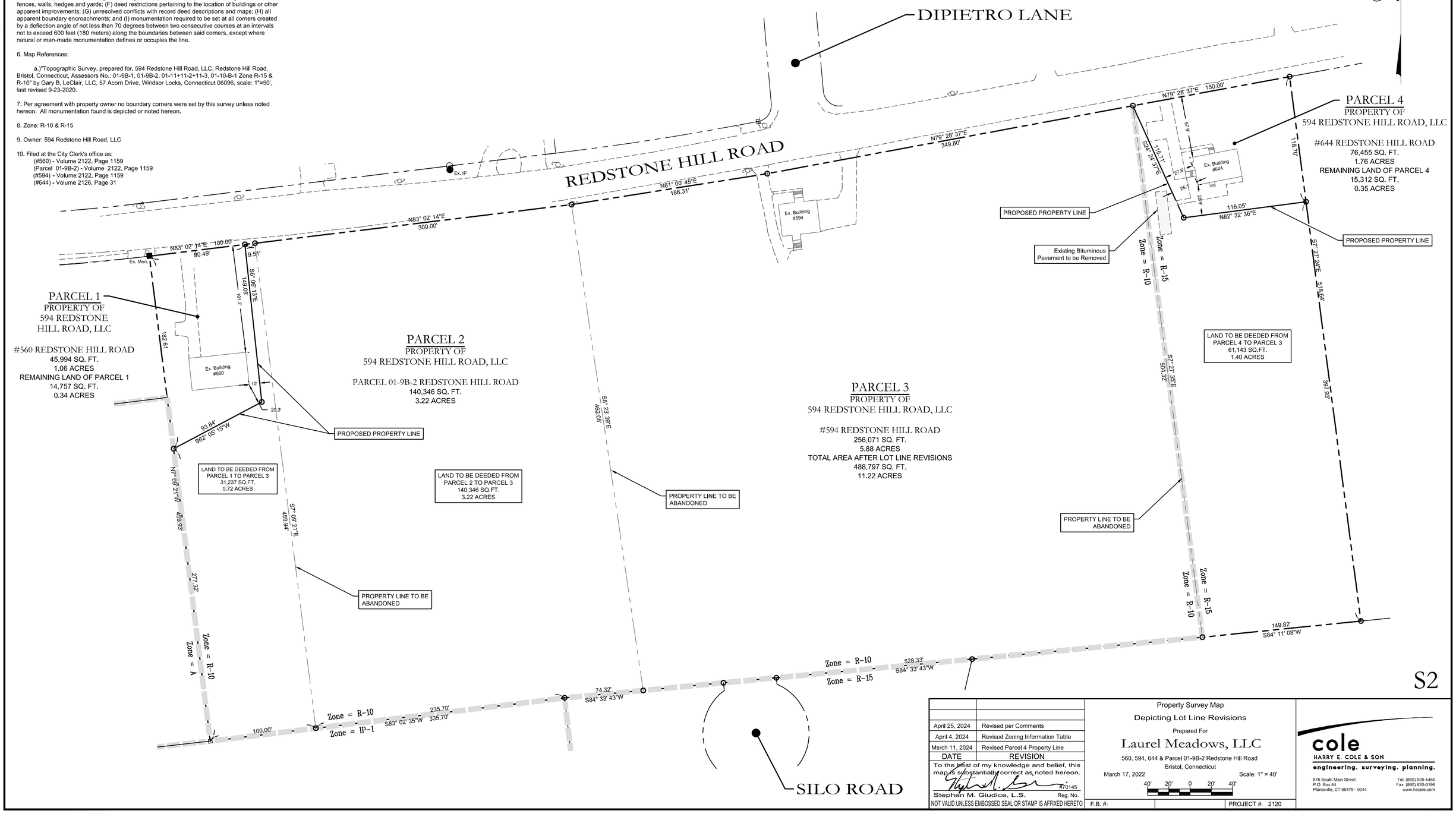
10. Filed at the City Clerk's office as:
    (#560) - Volume 2122, Page 1159
    (Parcel 01-9B-2) - Volume 2122, Page 1159
    (#594) - Volume 2122, Page 1159
    (#644) - Volume 2126, Page 31

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	14,757 SF
MINIMUM LOT FRONTAGE	100 FT	150 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	20.3 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.2 %



S2

April 25, 2024	Revised per Comments
April 4, 2024	Revised Zoning Information Table
Msrch 11, 2024	Revised Parcel 4 Property Line
DATE	REVISION

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

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Property Survey Map
Depicting Lot Line Revisions
Prepared For
Laurel Meadows, LLC
560, 594, 644 & Parcel 01-9B-2 Redstone Hill Road
Bristol, Connecticut
March 17, 2022
Scale: 1" = 40'
40' 20' 0 20' 40'

F.B. #: PROJECT #: 2120

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

SITE PLAN NOTES:

1. Owner: Laurel Meadows, LLC
2. Applicant: Laurel Meadows, LLC
3. Street #: 560-644 Redstone Hill Road
4. Area of Parcel: ±518,866 SF - ±11.9 Acres
5. Parcel is zoned: R-10 & R-15
6. Present use: Residential
7. Proposed use: Residential - Elderly Housing
8. Wetlands are present and were delineated in June of 2020 by David H. Lord.
9. 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.
10. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
11. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
12. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
13. All areas disturbed by construction to be restored with 4" of loam and seeded.
14. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses and dark sky compliant.
15. Underground fuel tanks are prohibited.
16. Town of Bristol Planning and Engineering Departments to be notified at (860)-584-6297 and (860)-584-6185, 24 hours before site grading begins.
17. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
18. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
19. 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	PROPOSED	REQUIRED/ALLOWED	PROPOSED
LOT / PARCEL	EXISTING HOUSE #644		EXISTING HOUSE #560	
PRESENT ZONE	R15	R15	R10	R10
MIN. AREA	15,000 SQ.FT.	15,312 SQ.FT.	10,000 SQ.FT.	14,757 SQ. FT.
MIN. LOT FRONTAGE	100 FT	150 FT	85 FT	90.49 FT
MIN. FRONT SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
MIN. SIDE SETBACK	10 FT	25.1 FT	8 FT	10 FT
MIN. REAR SETBACK	25 FT	28.9 FT	20 FT	20 FT
MAX BUILDING COVERAGE	30%	7.3%	35%	11.2%
MAX BUILDING HEIGHT	35 FT	EXISTING HOUSE < 35 FT	35 FT	EXISTING HOUSE < 35 FT

ZONING INFORMATION - SENIOR HOUSING		
ITEM	REQUIRED/ ALLOWED	PROPOSED
PRESENT ZONE	R10	R-10 & R-15
MAXIMUM DENSITY	SEE DENSITY INFORMATION TABLE	
MIN. AREA	2 ACRES	11.22 ACRES
MIN. LOT FRONTAGE	170 FT	859 FT
MIN. FRONT SETBACK	20 FT	37.9 FT
MIN. SIDE SETBACK	20 FT	20.4 FT
MIN. REAR SETBACK	50 FT	71.7 FT
MAX BUILDING COVERAGE	30%	9%
MAX BUILDING HEIGHT	35 FT	34.9 FT
MAX IMPERVIOUS COVERAGE	50%	22%
MINIMUM BUILDING SPACING	30 FT	> 30 FT

LEGEND

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

DIPIETRO LANE

REDSTONE HILL ROAD

SILO ROAD

PROPOSED BUILDING - 36 UNITS (2 STORIES) 22,641 SF

PROPOSED BUILDING - 48 UNITS (3 STORIES) 20,307 SF

PROPOSED COMMUNITY BUILDING 40' X 48' 1,920 SF

EXISTING HOUSE, DRIVEWAYS AND IMPROVEMENTS TO BE REMOVED

EXISTING SHED TO BE REMOVED

PROPOSED CONCRETE SIDEWALK ALONG REDSTONE HILL ROAD FRONTAGE. CONTRACTOR TO COORDINATE WITH THE CITY OF BRISTOL PRIOR TO THE START OF CONSTRUCTION.

PROPOSED SIGHT LINE LOOKING LEFT (AT EASTBOUND TRAFFIC)

PROPOSED SIGHT LINE LOOKING RIGHT (AT WESTBOUND TRAFFIC)

REINFORCE SIDEWALK AT DETENTION BASIN MAINTENANCE ACCESS AS REQUIRED

SIDEWALK RAMP WITH DETECTABLE WARNING STRIP (TYP.)

PROPOSED INFORMATION SIGN

PROPOSED CROSSWALK (TYP.)

PROPOSED SIDEWALK RAMP (TYP.)

PROPOSED 'STOP' SIGN AND 12" STOP BAR (TYP.)

PROPOSED 'STOP' SIGN AND 12" STOP BAR

PROPOSED CONCRETE DRIVEWAY APRON

FUTURE PARKING TO BE CONSTRUCTED IF SPACE AVAILABILITY REGULARLY BECOMES SCARCE OR DIFFICULT TO MANAGE (DETENTION BASIN SIZED TO ACCOMMODATE IMPERVIOUS PARKING LOT AS SHOWN)

PROPOSED H/C PARKING SPACE SIGN (TYP.)

PATIO OR DECK LOCATION (TYP.) P = PATIO OR D = DECK DECKS ABOVE SAME LOCATION ON OTHER LEVELS

PROPOSED 6' LIGHT PROOF PRIVACY FENCE

PROPOSED DETENTION BASIN P1A

PROPOSED SCREENED DUMPSTERS

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED WOOD CHIP WALKING PATH

PROPOSED 24' x 40' COMMUNITY GARDEN AREA

PROPOSED 30' x 25' COMMUNITY PATIO AREA

PROPOSED WALKING TRAIL PICNIC AREA

PROPOSED DETENTION BASIN P1B

PROPOSED WALKING PATH BRIDGE

FLUSH SIDEWALK

FUTURE SIDEWALK TO BE BUILT AT THE TIME OF FUTURE PARKING AREA

PROPOSED SIDEWALK RAMP (TYP.)

PROPOSED WOOD CHIP WALKING PATH

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED DECORATIVE GUIDE RAIL (TYP.)

PROPOSED SIDEWALK RAMP (TYP.)

PROPOSED INFORMATION SIGN

PATIO OR DECK LOCATION (TYP.) P = PATIO OR D = DECK DECKS ABOVE SAME LOCATION ON OTHER LEVELS

MAILBOXES TO BE LOCATED WITHIN LOBBY OF EACH BUILDING. FINAL DETERMINATION AND APPROVAL BY POSTMASTER.

SIGHT DISTANCE		
STREET INFORMATION	REQUIERED	PROVIDED
REDSTONE HILL ROAD POSTED SPEED LIMIT = 35 MPH 85TH PERCENTILE SPEEN = 43 MPH	WESTBOUND 473 FEET	±675 FEET
	EASTBOUND 473 FEET	±647 FEET

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
SENIOR HOUSING COMPLEX 84 UNITS 1.5 SPACE PER UNIT	126	133 - 117 PROPOSED FOR IMMEDIATE CONSTRUCITON & 16 PROPOSED FUTURE
TOTAL # OF SPACES	126	133 SPACES
# OF HANDICAPPED PARKING SPACES	5	8
ELECTRIC VEHICLE CHARGING SPACES	13 (10%)	14 (10%)

DENSITY INFORMATION		
ITEM	REQUIRED	PROVIDED
TOTAL PARCEL AREA	488,797 SF	11.22 ACRES
WETLAND AREA	55,334 SF	1.27 ACRES
TOTAL NET AREA	433,463 SF	9.95 ACRES
DENSITY	8.4 UNITS PER ACRE *	

*PER SECTION 4.3.22-C.1: "UP TO 12 UNITS PER ACRE MAY BE PERMITTED PROVIDED THAT ALL UNITS IN EXCESS OF 8 UNITS PER ACRE ARE COMPLIANT WITH THE ACCESSIBILITY STANDARDS OF THE FAIR HOUSING ACT AS PROVIDED IN THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FAIR HOUSING ACT DESIGN MANUAL OR ARE COMPLIANT WITH SPECIALLY ADAPTED HOUSING (SAH) STANDARDS OF THE U.S. DEPARTMENT OF VETERANS AFFAIRS"

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

NORTH NAD 83

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

PROJECT: LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR: LAUREL MEADOWS, LLC

Drawn By: BTP

Revisions:	Descriptions:
Date:	
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

Date: February 22, 2024

40' 20' 0 20' 40'
1"=40'

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

Sheet Description: SITE LAYOUT PLAN

Sheet #: C1

COLE #2120

DRAWING NAME: P:\Land Projects\2120-3594 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol CT\dwg\2025\2120-3594 Redstone Hill Road, Bristol CT.dwg 2025-12-26 - C2 - Site Grading & Utility Plan.dwg - LAYOUT: C-2 - PLOT DATE: Apr 25, 2024 - 11:48am - USER: KTOM - Xref Paths:

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

LEGEND

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

REDSTONE HILL ROAD

DIPIETRO LANE

SILO ROAD

PROPOSED BUILDING - 36 UNITS (2 STORIES) 22,641 SF

PROPOSED BUILDING - 48 UNITS (3 STORIES) 20,307 SF

PROPOSED COMMUNITY BUILDING 40' X 48' 1,920 SF

DETENTION BASIN P1A

DETENTION BASIN P1B

DETENTION BASIN P1B FOREBAY

WATER ELEV. 316.25

Eversource CL&P 1325

CL&P 1322(New)

CL&P 1322

CL&P 1323

CL&P 1320S

CL&P 1319

CL&P 1316

CL&P #1314

CL&P #1313

UP #1320

Ex. Mon.

Ex. IP

Ex. CB TF=339.42 15" RCP Inv.= 334.15 (W) 15" RCP Inv.= 333.05 (SE)

Ex. San.MH TF=340.80 12" PVC Inv.=332.84(W) 12" PVC Inv.=332.95(E)

Ex. CB TF=339.66 FL=334.6

Ex. San.MH TF = 331.82 12" PVC Inv.=323.93(W) 12" PVC Inv.=323.97

Ex.CB TF=331.80 15" RCP Inv.=327.80(E) 15" RCP Inv.=327.90(S) 15" RCP Inv.=327.70(W)

Ex.CB TF=331.96 15" RCP Inv.=327.86(NW)

Ex. CB TF=342.50 15" RCP Inv.=338.62(SE)

Ex. CB TF=341.35 15" RCP Inv.=337.39(NE)

Ex. San.MH TF=346.4 12" PVC Inv.=334.99(W) 12" PVC Inv.=334.93(E)

Ex. San.MH TF=331.52

Ex. CB TF=340.26 15" RCP Inv.=336.62(E) 15" RCP Inv.=337.20(SW) 15" RCP Inv.=336.30(NW)

Ex. CB TF=325.21 15" RCP Inv.= 320.40(W) 18" RCP Inv.= 320.48(N) 15" RCP Inv.= 320.48 (E)

Ex. San.MH TF=326.22 12" PVC Inv.= 319.08(W) 12" PVC Inv.= 319.05(E) 12" PVC Inv.=319.05(N)

Ex. CB TF=320.99 15" RCP Inv.=318.19(NE)

Ex. CB TF=320.64 15" RCP Inv.=316.84(SW) 18" RCP Inv.=316.24(W) 18" RCP Inv.=315.14(E)

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

PROPOSED ACCESS GATE

SANITARY LATERAL TO MAINTAIN 1/4" PER FOOT SLOPE MINIMUM.

PROPOSED MAINTENANCE ACCESS TO BASIN

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROPOSED 8" WATER MAIN. CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPT. TO DETERMINE SIZING AND COMPLINCE WITH DEPARTMENTS REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.

PROP. YARD DRAIN #STRUCTURE - (169) TF=343.70 INV=336.37 (12" S) INV=336.37 (12" N)

33 LF @ 1.10% PROP. 12" HDPE

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROP. YARD DRAIN #5 TF=343.75 / INV=336.00 (12" S) INV=336.00 (12" N)

78 LF @ 1.27% PROP. 12" HDPE

PROP. CB #4 TYPE 'CL' TF=342.00 INV=333.00 (24" SE) INV=336.00 (24" W) INV=335.00 (12" N)

171 LF @ 0.52% PROP. 24" RCP

76 LF @ 1.30% PROP. 24" RCP

PROP. SAN MH #5 TF=342.40 INV 8"=329.60

PROP. STORM MH #3 TF=342.20 INV=332.00 (24" NW) INV=332.00 (24" SE)

154 LF @ 0.52% PROP. 24" RCP

PROP. STORM MH #2 TF=331.08 INV=326.00 (24",NW) INV=326.00 (24" SE)

125 LF @ 1.60% PROP. 24" RCP

PROP. 24" FES #1 INV=325.50 (24" NW)

14 LF @ 3.33% PROP. 24" RCP

PROPOSED TYPE 'A' INTERMEDIATE RIPRAP APRON 14' LONG 6' WIDE AT FES 16' WIDE AT END

PROP. OCS #B2 TF=327.15 INV=323.00 (18" SE)

42 LF @ 1.16% PROP. 18" HDPE

PROP. 18" FES #B1 INV=322.50 (18" NW)

PROPOSED 80' MODIFIED RIP RAP LEVEL SPREADER

PROPOSED 40' RIP RAP SPILLWAY

PROPOSED RIP RAP FILTER BERM (TYP.)

PROPOSED 4' CHAIN LINK FENCE SURROUNDING BASIN

100' UPLAND REVIEW AREA

Limit of Inland Wetlands Per Map Ref. 'a'

WLF/1 WLF/2 WLF/3 WLF/4 WLF/6 WLF/7 WLF/8 WLF/9 WLF/10 WLF/11 WLF/12 WLF/13 WLF/14 WLF/15 WLF/16 WLF/17 WLF/18 WLF/19 WLF/20 WLF/21 WLF/22 WLF/24 WLF/25

PROP. EX. WATER CONNECTION

PROP. WATER SHUT OFF VALVE

PROP. 6" GATE VALVE & FIRE HYDRANT

PROP. FIRE HYDRANT

PROPOSED WATER SHUT OFF (TYP.)

PROP. YARD DRAIN #6 TF=343.45 INV=339.80 (12" S)

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

PROPOSED FIRE SERVICE LATERAL, TO BE SIZED BY MEP BASED ON BUILDING DESIGN REQUIREMENTS

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

PROPOSED FIRE SERVICE LATERAL, TO BE SIZED BY MEP BASED ON BUILDING DESIGN REQUIREMENTS

PROPOSED WATER SHUT OFF (TYP.)

PROP. FIRE HYDRANT

PROP. 6" GATE VALVE & FIRE HYDRANT

PROPOSED FOOTING DRAIN CONNECTION (TYP.)

PROPOSED WATER SERVICE LATERAL, SIZE TO BE COORDINATED WITH BRISTOL WATER DEPARTMENT

DETENTION BASIN P1A

PROPOSED 2' WIDE X 2' DEEP PRETREATMENT FILTER STRIP ALONG EDGE OF INTERIOR PARKING ISLAND

EXISTING WELL TO BE ABANDONED PER LOCAL AND STATE HEALTH CODE REQUIREMENTS

PROP. CB #8 TYPE 'CL' TF=342.00 INV=337.60 (24" E)

PROP. CB #7 TYPE 'CL' TF=342.00 INV=336.90 (24" E) INV=336.90 (24" W)

45 LF @ 2.22% 6" PVC SAN

SANITARY LATERAL TO MAINTAIN 1/4" PER FOOT SLOPE MINIMUM. CONTRACTOR TO INSTALL CLEAN OUTS TO GRADE AT LEAST EVERY 75'.

INV 6"=327.50

8" PVC SAN @ 0.40% 300' LF

PROP. SAN MH #4 TF=342.75 INV 8"=326.30 INV 8"=326.20 INV 6"=326.30

92 LF @ 0.43% 8" PVC SAN

87 LF @ 0.46% 8" PVC SAN

66 LF @ 0.45% 8" PVC SAN

PROP. SAN MH #1 TF=334.00 INV 8"=324.30 INV 8"=324.40

PROP. SAN MH #2 TF=336.10 INV 8"=324.80 INV 8"=324.90

PROP. SAN MH #3 TF=328.92 INV 8"=325.40 INV 6"=325.40 INV 8"=325.30

189 LF @ 0.42% 8" PVC SAN

SPILLWAY 35' 340.6 339.6 339.25 3.5'

Ex. Mon.

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

NORTH NAD 83

COLE civil + survey

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

PROJECT: LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR: LAUREL MEADOWS, LLC

Drawn By: BTP

Revisions:	Date:	Descriptions:
	02/27/24	Revised for P&Z Submittal
	04/03/24	Revised per City Comments
	04/25/24	Revised per City Comments
	—	—
	—	—

Date: February 22, 2024

40' 20' 0 20' 40'
1"=40'

Sheet Description: SITE GRADING & UTILITY PLAN

Sheet #: C2

COLE #2120

DRAWINGS (NAME)\Land Projects\2020-2918 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol (CT)\Eng\2020 2120 - LL - Landscaping\Plots\Eng - LANDSCAPE.dwg - Apr 25, 2024 - 11:44am - DWEBSTER - Plot DATE - Apr 25, 2024 - 11:44am - DWEBSTER

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
+	38	QUERCUS RUBRA	RED OAK	B & B, 2.5" CAL.
		ACER RUBRUM	RED MAPLE	
		TILIA TOMENTOSA	SILVER LINDEN	
		PRUNUS PENSYLVANICA	WILD RED CHERRY	
SHRUBS				
	50	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODONDERON	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				
	123	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	
SCREENING TREES				
	21	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 4-6 FT HEIGHT
		PICEA RUBENS	RED SPRUCE	
		THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	

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 <5% GRADE	42,213	0.97
WOODED AREA <5% GRADE	53,425	1.23
WALKING PATH	11,000	0.25
TOTAL	110,238	2.53

LANDSCAPING TABLE

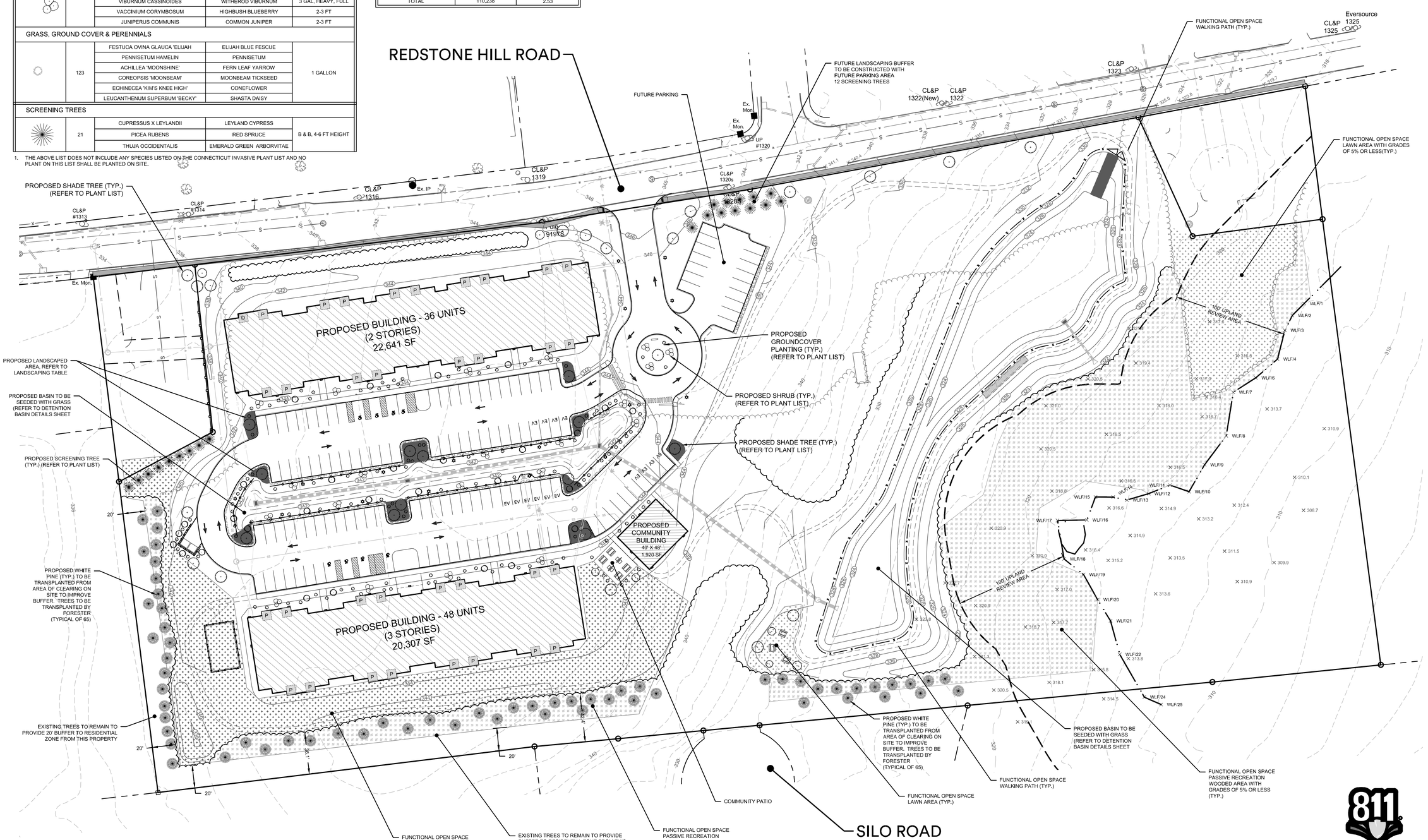
PARKING LOT (117 spaces)

		REQUIRED	PROPOSED
INTERIOR LANDSCAPING	20 S.F. / INTERIOR SPACE	2,340 S.F.	2,350 S.F.
SHADE TREES	1 SHADE TREE / 10 SPACES	12	13
SHRUBS	2 SHRUBS / 10 SPACES	24	26

1. No plants between building and sidewalk counted toward the parking lot landscaping minimums, only the plantings and landscaped areas within the parking lot and at eisle ends.

LEGEND

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



Know what's below. Call before you dig.

NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

40' 20' 0 20' 40'
1"=40'

Sheet Description:
LANDSCAPING PLAN

Sheet #:
L1

COLE #2120



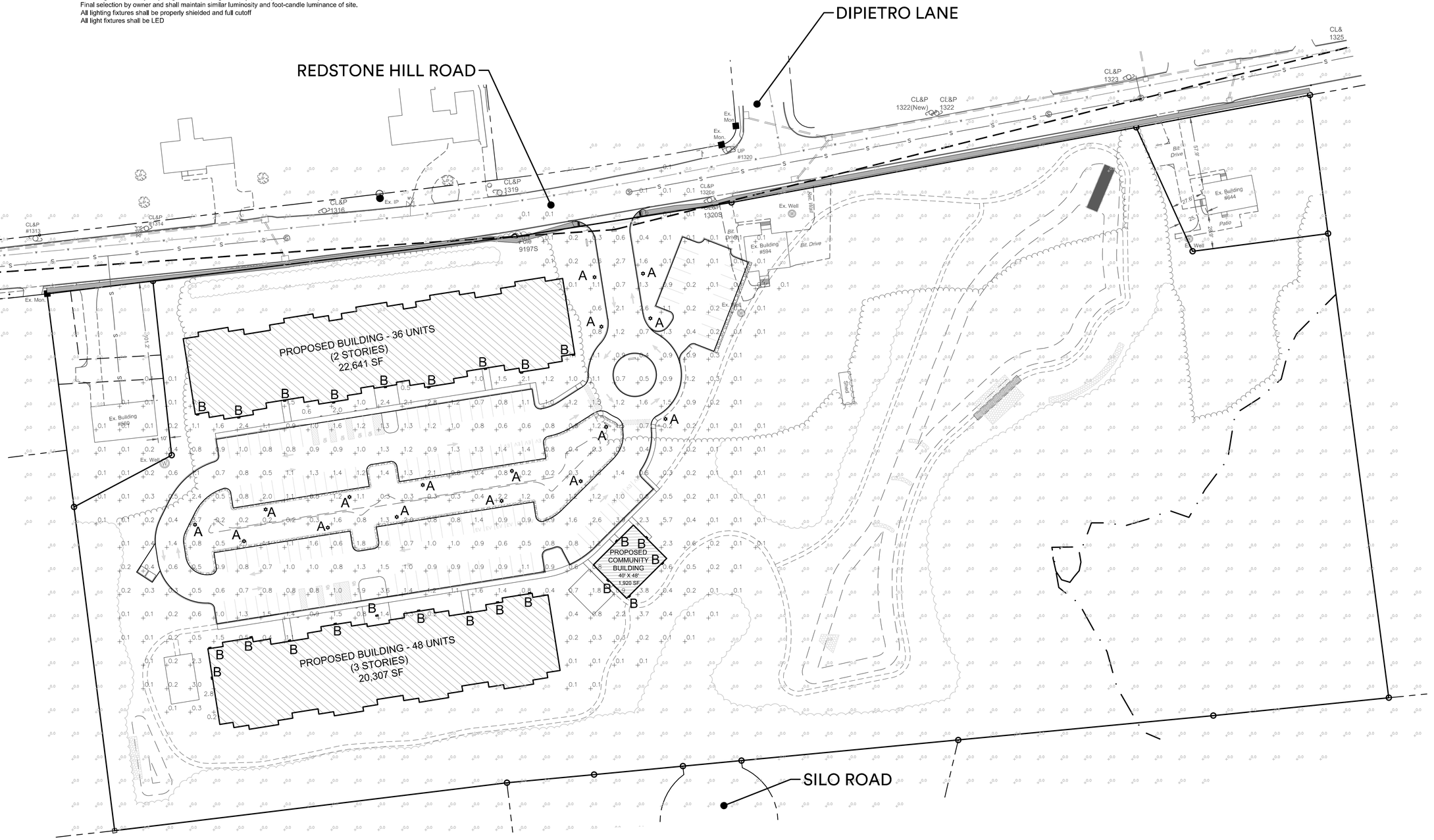
Luminaire Schedule								
Symbol	Label	Catalog Number	Description	Lamp Lumens	Location	Watts	Qty	Height
☼	A	247CL P303 XXXX 30K R3	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R3 Distribution.	8593	Pole Mounted Throughout Parking Areas	80	16	12'
▭	B	ARC2 LED P5 30K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 3000K	6260	Wall Mounted At Building Entrances	50	24	10'

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

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

LEGEND

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



NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024	Drawn By: BTP
Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—
—	—

40' 20' 0 20' 40'
1"=40'

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

Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

COLE #2120

DRAWING NAME: P:\LandProjects\2120\599 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol CT_Orig\2023\2120 - PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Apr 25, 2024 - 11:44am USER: KTOW PenzPerro

I:\PROJECTS\NOBE\PULaurel Property 2120-39\Redstone Hill Road, LLC - 560-644 Redstone Hill Road, Bristol CT\dwg\2021-2120- ES1 - SESC Plan.dwg LAYOUT: ES1 PLOT DATE: Apr 25, 2024 - 11:48am USER: TBATSON

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of 11.9 Acres acres at 560-644 Redstone Hill Road in Bristol, Connecticut. Area of Development - 6± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 7± Acres.
3. Estimated Start of Construction - 2024.
4. 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.

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

C. RESPONSIBILITY

1. The responsibility for Implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information

Emergency Contact Name: Laurel Meadows, LLC
Emergency Contact Phone Number: (860) 919-2084

GENERAL NOTES:

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

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

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

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

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

LEGEND

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

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.

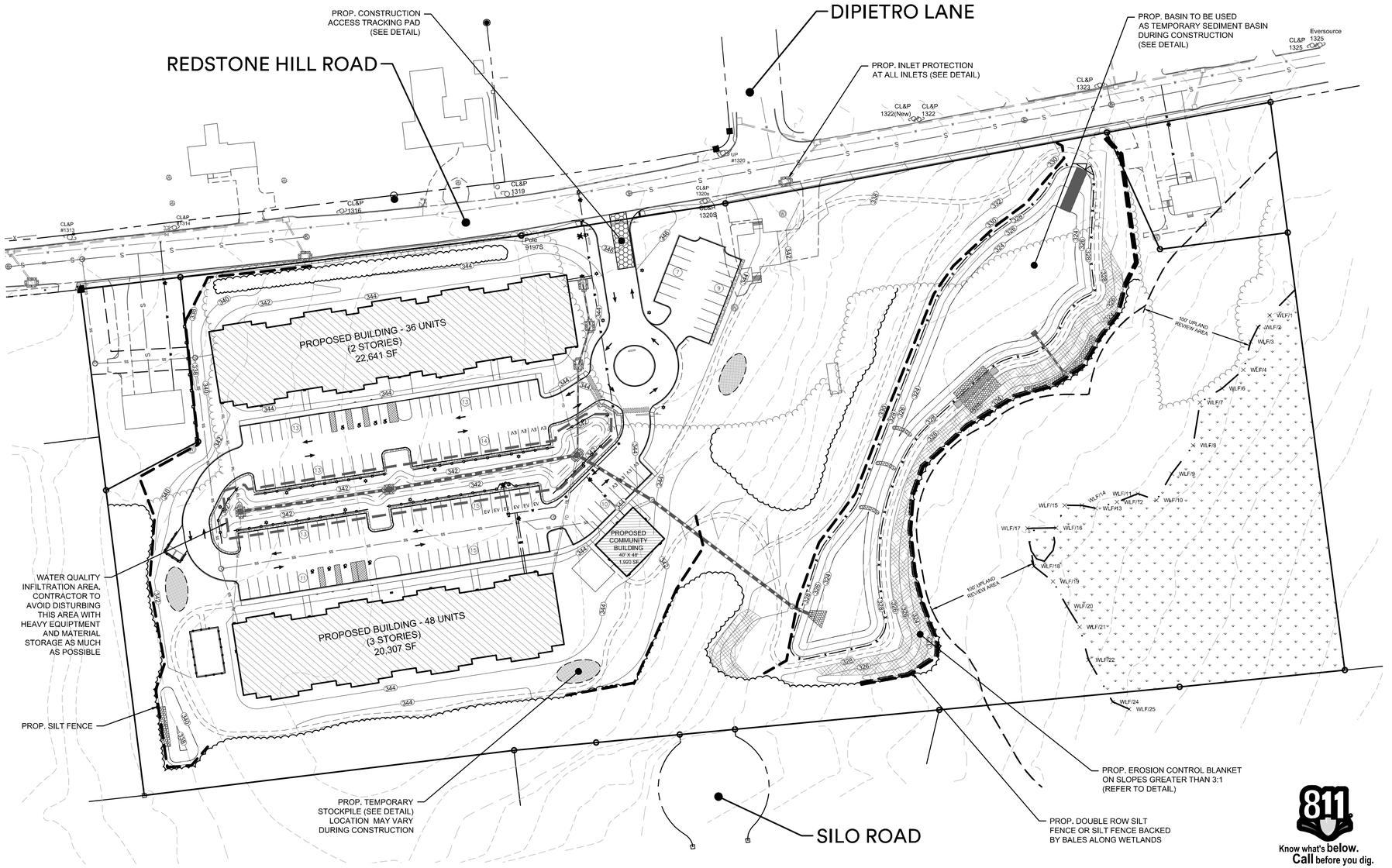
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

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.



Know what's below. Call before you dig.

NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—
—	—

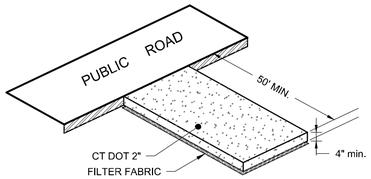
40' 20' 0 20' 40'
1"=40'

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

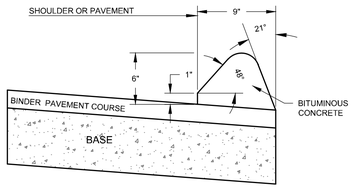
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

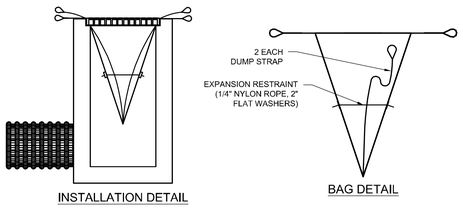
COLE #2120



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

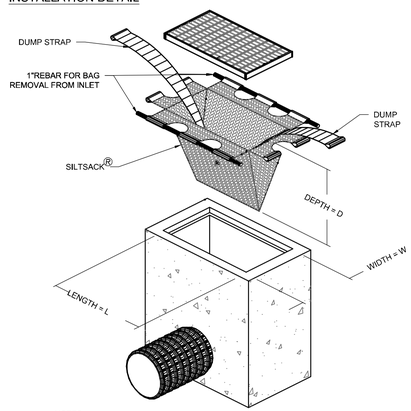


BITUMINOUS CONCRETE LIP CURBING
N.T.S.



INSTALLATION DETAIL

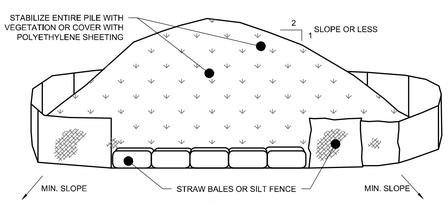
BAG DETAIL



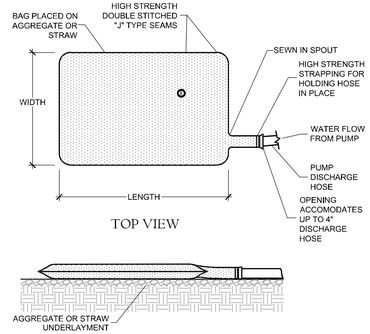
NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.

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



SOIL STOCKPILE DETAIL
N.T.S.



TOP VIEW

SIDE VIEW

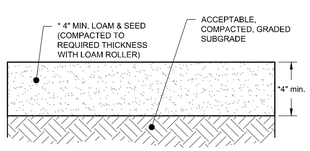
NOTES:
1. AVAILABLE FROM ACF ENVIORMENTAL 48 OLD GRAYS BRIDGE ROAD, BROOKFIELD, CT 06904. (203)313-9002

DIRTBAG SILT CONTROL SYSTEM
N.T.S.

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

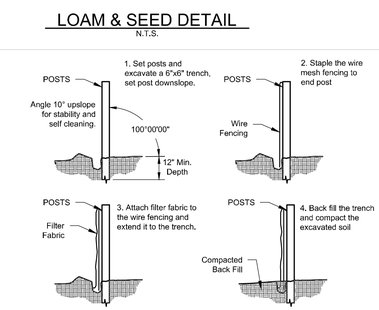
or

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



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

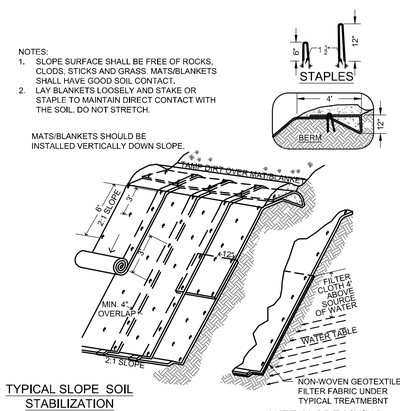
LOAM & SEED DETAIL
N.T.S.



SEDIMENTATION BARRIER DETAIL
N.T.S.

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

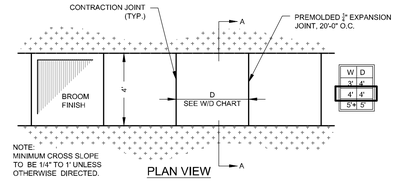
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.



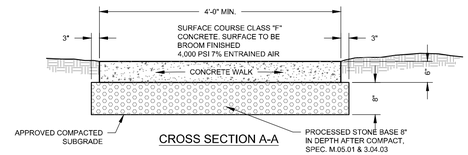
TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

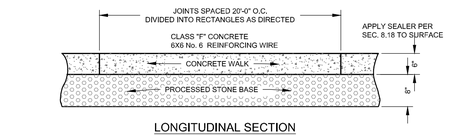
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.



PLAN VIEW



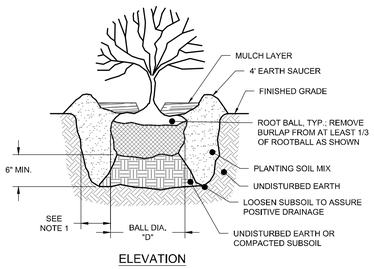
CROSS SECTION A-A



LONGITUDINAL SECTION

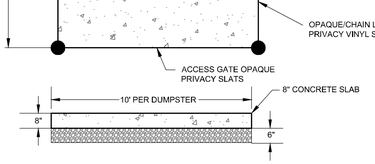
CONCRETE SIDEWALK
N.T.S.

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

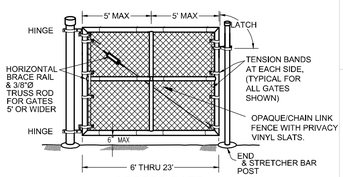


ELEVATION

SHRUB PLANTING DETAIL
N.T.S.

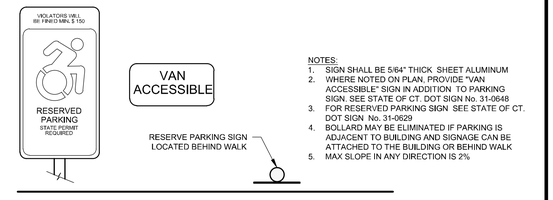


NOTES:
1. DUMPSTER HEIGHT SHALL NOT EXCEED FENCE HEIGHT.
2. PRIVACY VINYL SLATS SHALL BE USED TO SCREEN DUMPSTER

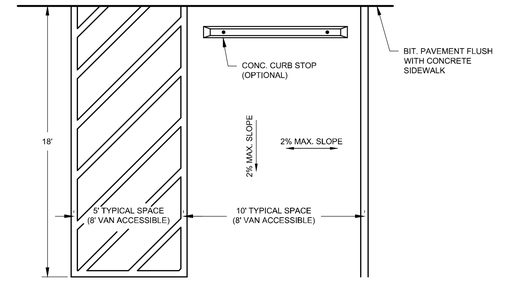


ACCESS GATE

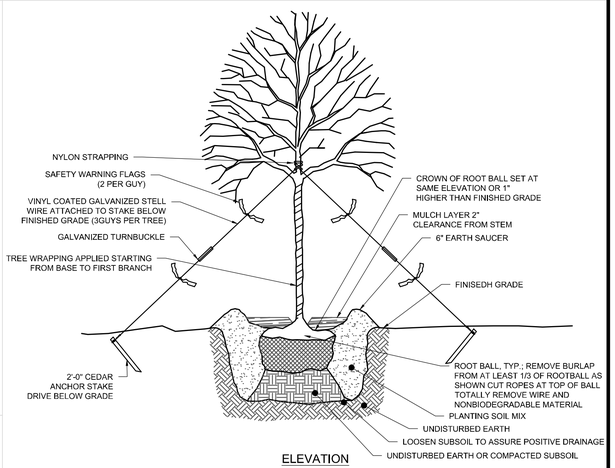
CONCRETE DUMPSTER PAD DETAIL
N.T.S.



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



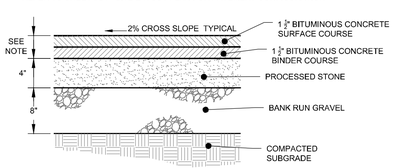
RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.



ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

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



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2120

I:\PROJ\2021\XXX\DP\Land Projects\21220-599 Redstone Hill Road, LLC-560-644 Redstone Hill Road, Bristol CT\Dwg\2023-2220 - D - Details.dwg LAYOUT:D1 PLOT DATE: Apr 25, 2024 - 11:44am USER:RYAN Ryan Pierce

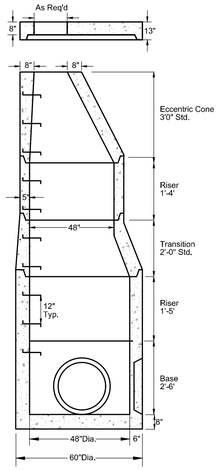
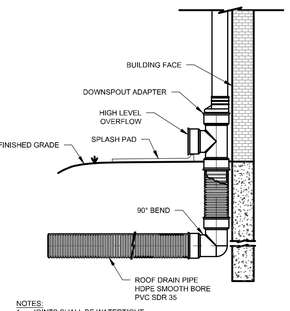


TABLE I	
PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

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

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

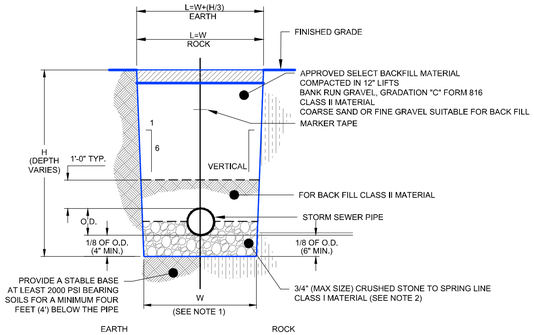
STORMWATER PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



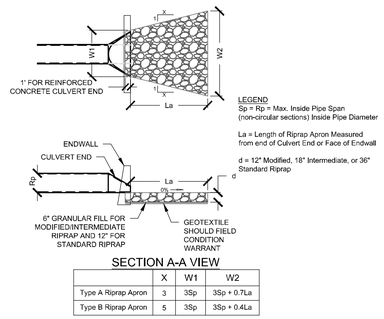
NOTES:
1. JOINTS SHALL BE WATERTIGHT

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

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



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

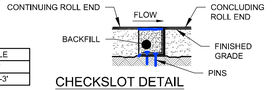


SECTION A-A VIEW

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

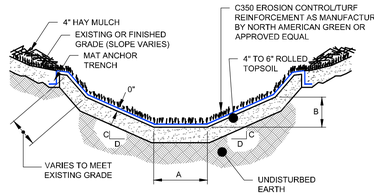
RIPRAP SPLASH PAD (TYPE A OR B APRON)
N.T.S.

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

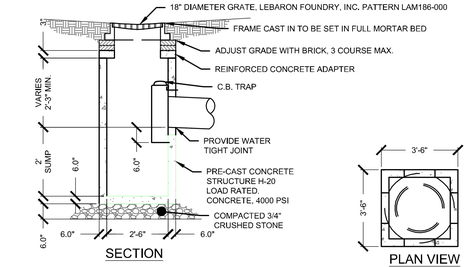


DIMENSIONING TABLE			
A	1-2'	C	1'
B	1" (MIN.)	D	2-3"

CHECKSLOT DETAIL

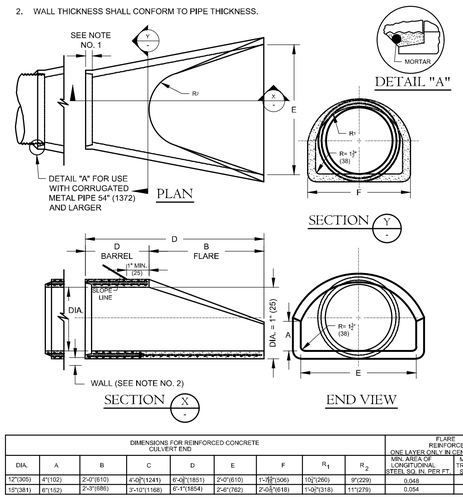


REINFORCED GRASS LINED SWALE DETAIL
N.T.S.



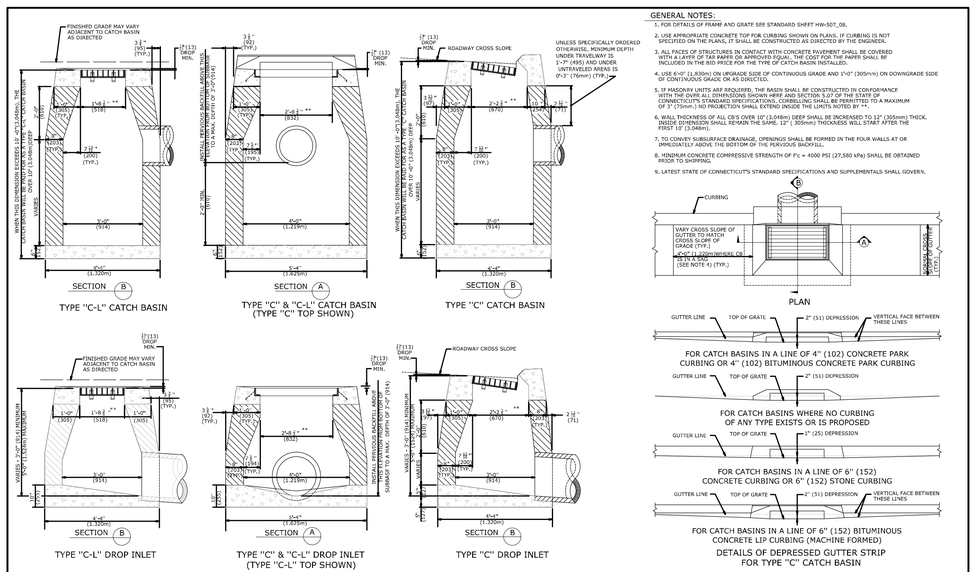
YARD DRAIN
N.T.S.

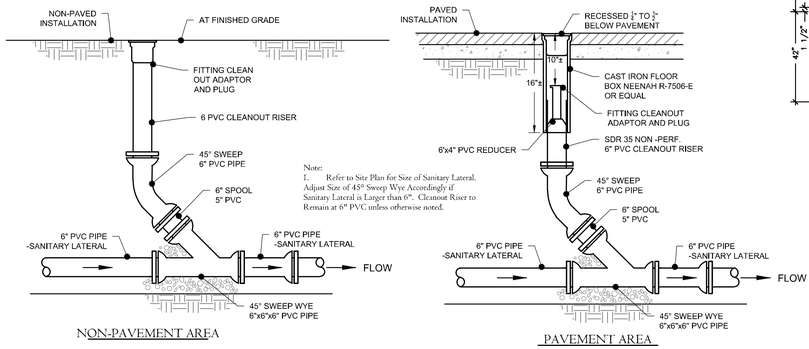
GENERAL NOTES:
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.



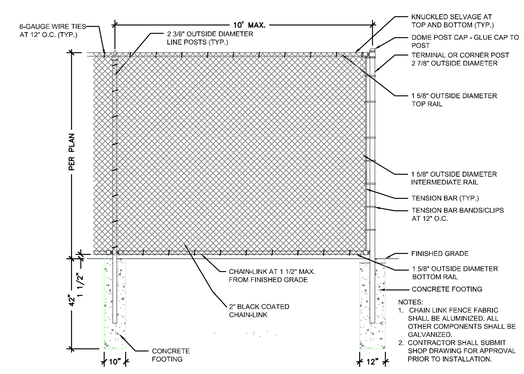
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARE REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R_1	R_2	MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-0"(11241)	6'-0"(1851)	2'-0"(610)	1'-5"(1506)	10"(260)	9"(229)	0.048	0.048
15"(381)	6"(152)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	2'-6"(762)	2'-0"(618)	1'-0"(318)	11"(279)	0.054	0.054

REINFORCED CONCRETE CULVERT END
N.T.S.





CLEANOUT DETAIL
N.T.S.



CHAIN-LINK FENCING
N.T.S.

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

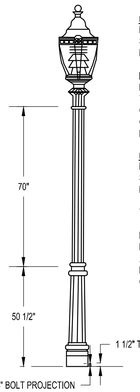
Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D2

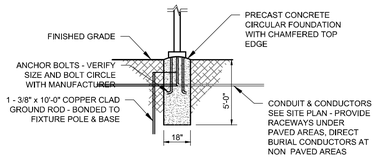
COLE #2120



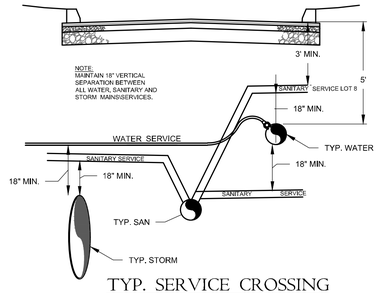
LUMINARIE SPECIFICATION
Manufacturer: King Luminaire Co. - Jefferson, Ohio
Style: Catalog #K124-LAR-100HPS-III-K16-WRS
Material: Globe DR Acrylic
Ornamentation/Capitol Cast Aluminum
IES Type: Type III Medium Semi-Cutoff
Lamp: 100 Watt High Pressure Sodium
Voltage: Advise
Capitol: K16
Options: Westing 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 Dripped Galvanized
Finish: Advise Color
Options: N/A

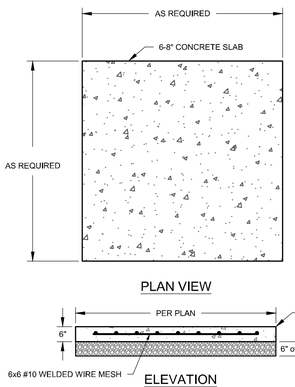
LAMP POST DETAIL
N.T.S.



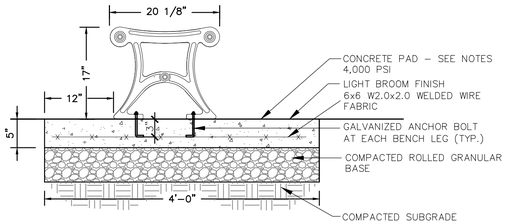
STREET LIGHT POLE FOUNDATION
N.T.S.



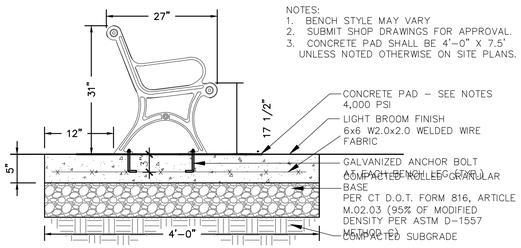
TYP. SERVICE CROSSING
N.T.S.



CONCRETE PAD DETAIL
N.T.S.

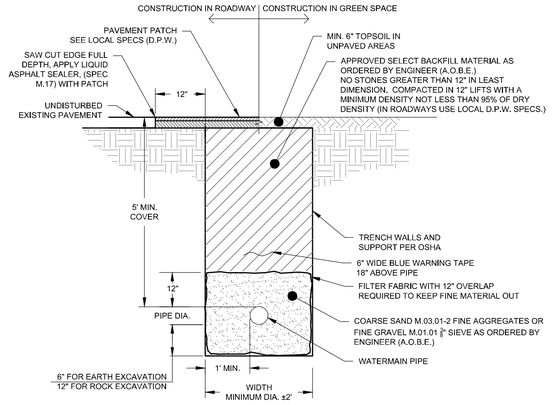


BACKLESS BENCH



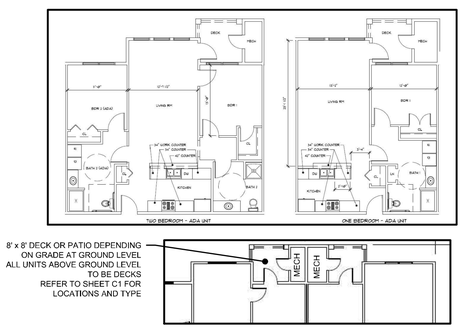
NOTES:
1. BENCH STYLE MAY VARY
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE PAD SHALL BE 4'-0" X 7.5' UNLESS NOTED OTHERWISE ON SITE PLANS.

BENCH ON CONCRETE PAD DETAIL
N.T.S.



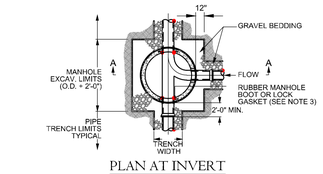
NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT\DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.

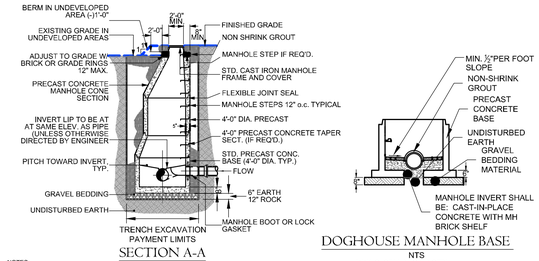


TYP. DECK OR PATIO
N.T.S.

NOTE: REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS



PLAN AT INVERT



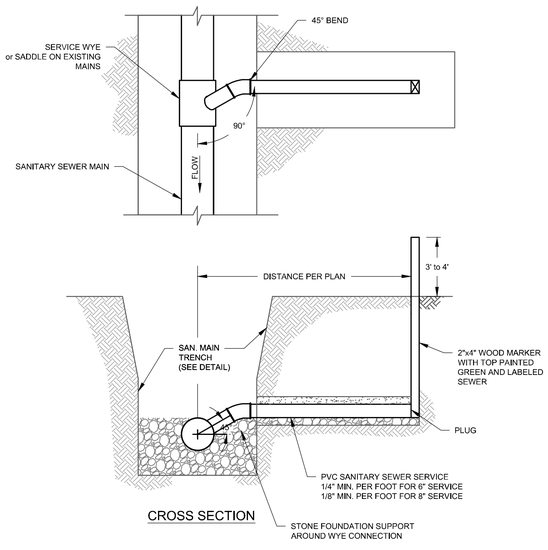
SECTION A-A

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

PRECAST CONCRETE SANITARY MANHOLE DETAIL
N.T.S.

DOGHOUSE MANHOLE BASE
NTS

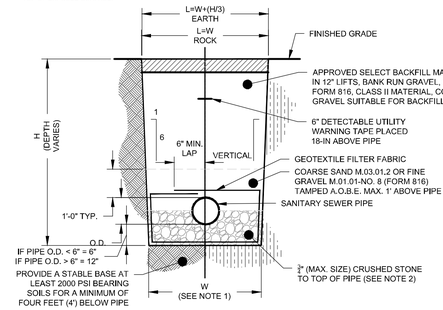
DOGHOUSE MANHOLE NOTES:
1. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST.
2. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
3. TOP HALF OF EXISTING PIPE TO BE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



CROSS SECTION

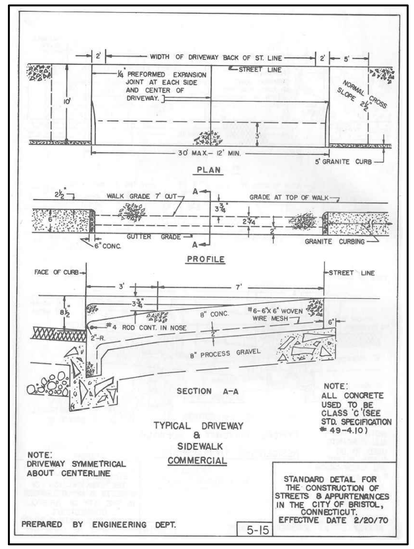
SANITARY SERVICE DETAIL
N.T.S.

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



EARTH EXCAVATION ROCK EXCAVATION

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



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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024 Drawn By: BTP

Revisions:	Descriptions:
Date:	
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments
—	—

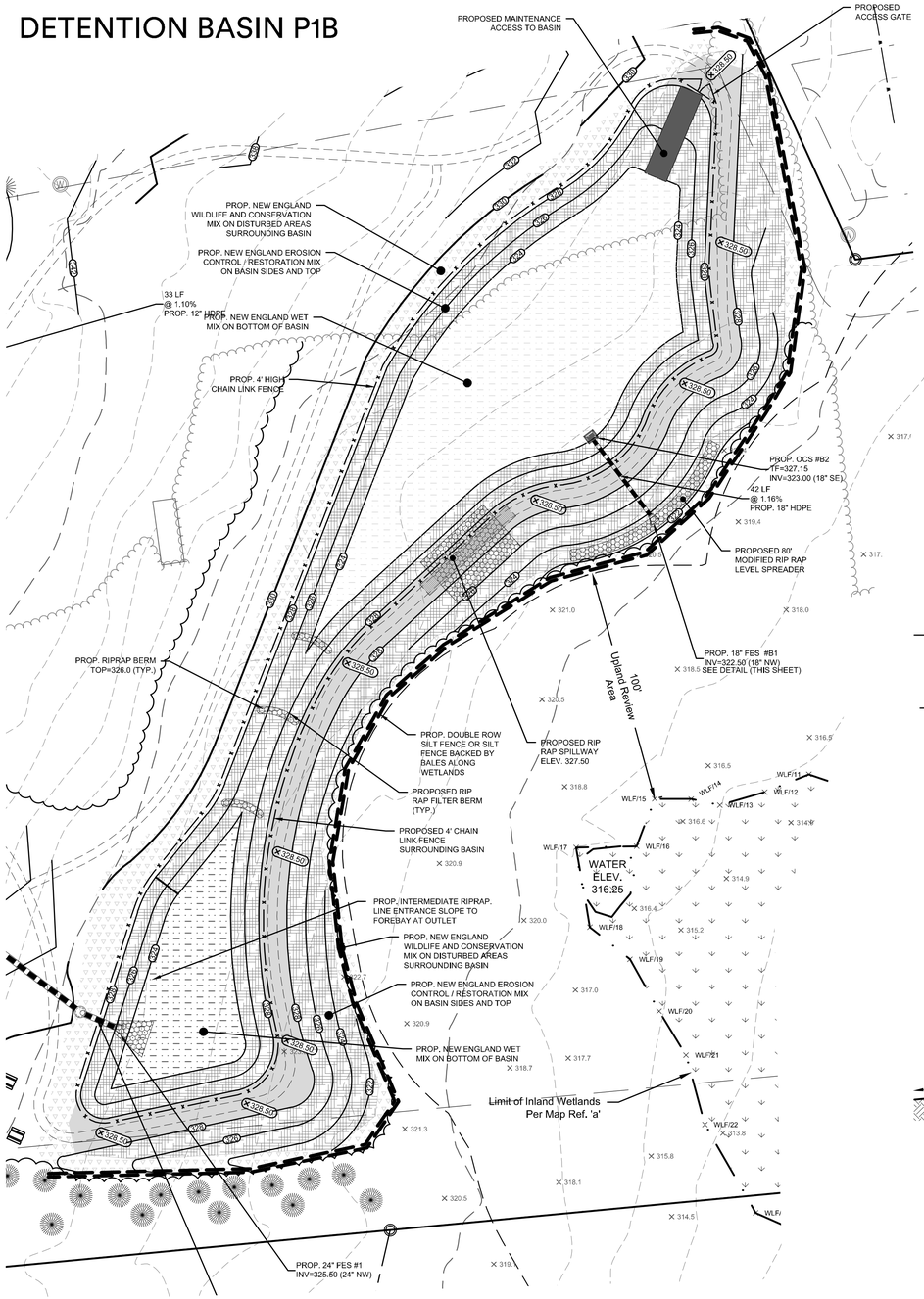
NOT TO SCALE

Sheet Description:
DETAILS

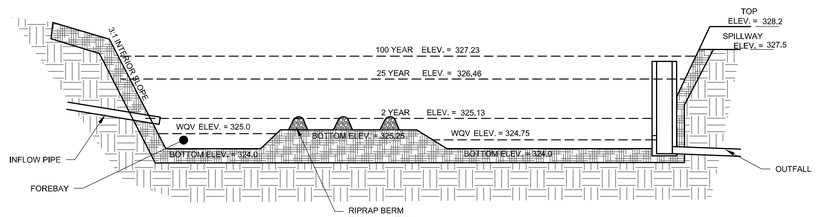
Sheet #:
D3

COLE #2120

DETENTION BASIN P1B



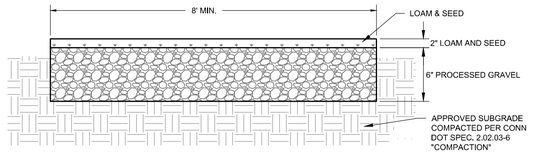
BASIN SCHEMATIC
N.T.S.



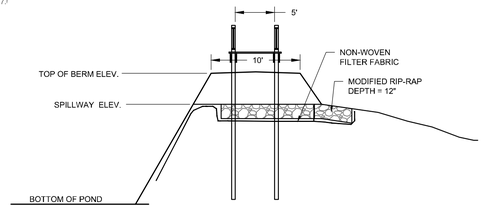
ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

LEGEND

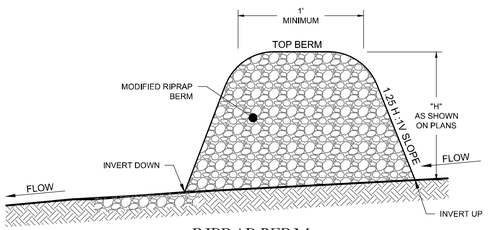
- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed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



DETENTION ACCESS DRIVE DETAIL
N.T.S.

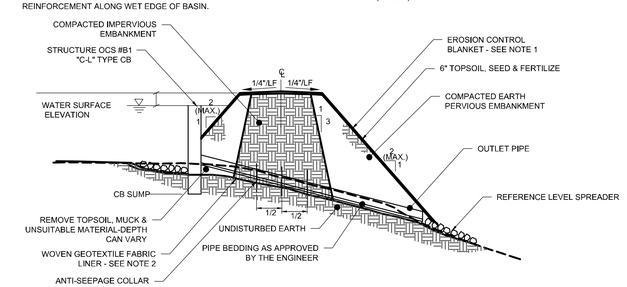


MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



RIPRAP BERM
N.T.S.

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



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.

SEED MIX & FABRIC LEGEND

NEW ENGLAND WET MIX
APPLICATION RATE: 1 POUND/5,000 SQ. FT.
LOCATION: BASIN BOTTOM

NEW ENGLAND WILDLIFE AND CONSERVATION MIX
APPLICATION RATE: 3 LB/5,000 SQ. FT.
LOCATION: DISTURBED AREAS SURROUNDING BASIN

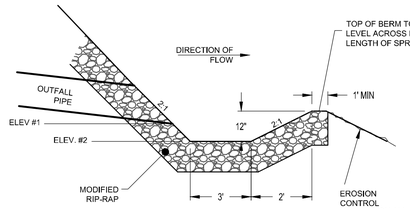
NEW ENGLAND EROSION CONTROL/RESTORATION MIX
APPLICATION RATE: 1 LB /1,250 SQ. FT.
LOCATION: BASIN SIDES AND TOP

SLOPE WITH EROSION CONTROL FABRIC S150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL (LOAM AND SEED, THEN APPLY FABRIC) ALL SLOPES 3:1 OR STEEPER

EROSION CONTROL SYMBOL LEGEND

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

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



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

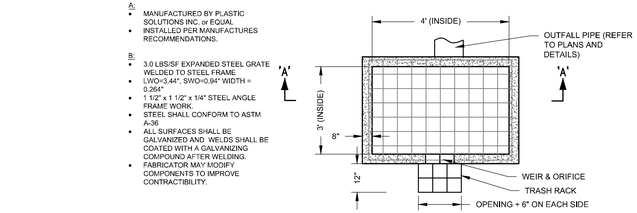
LEVEL SPREADER
N.T.S.

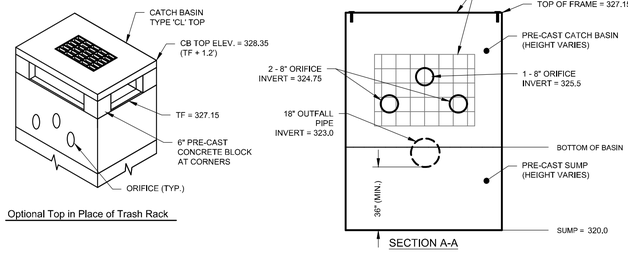
TRASH RACK OPTIONS:

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

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

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.





Optional Top in Place of Trash Rack

OUTLET CONTROL STRUCTURE DETAIL
N.T.S.

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024	Drawn By: BTP
Revisions:	
Date:	Descriptions:
02/27/24	Revised for P&Z Submittal
04/03/24	Revised per City Comments
04/25/24	Revised per City Comments

SCALE: 1"=30'

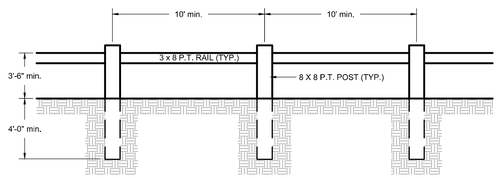
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
DETENTION BASIN DETAILS

Sheet #:
DB1

COLE #2120

DETENTION BASIN P1A

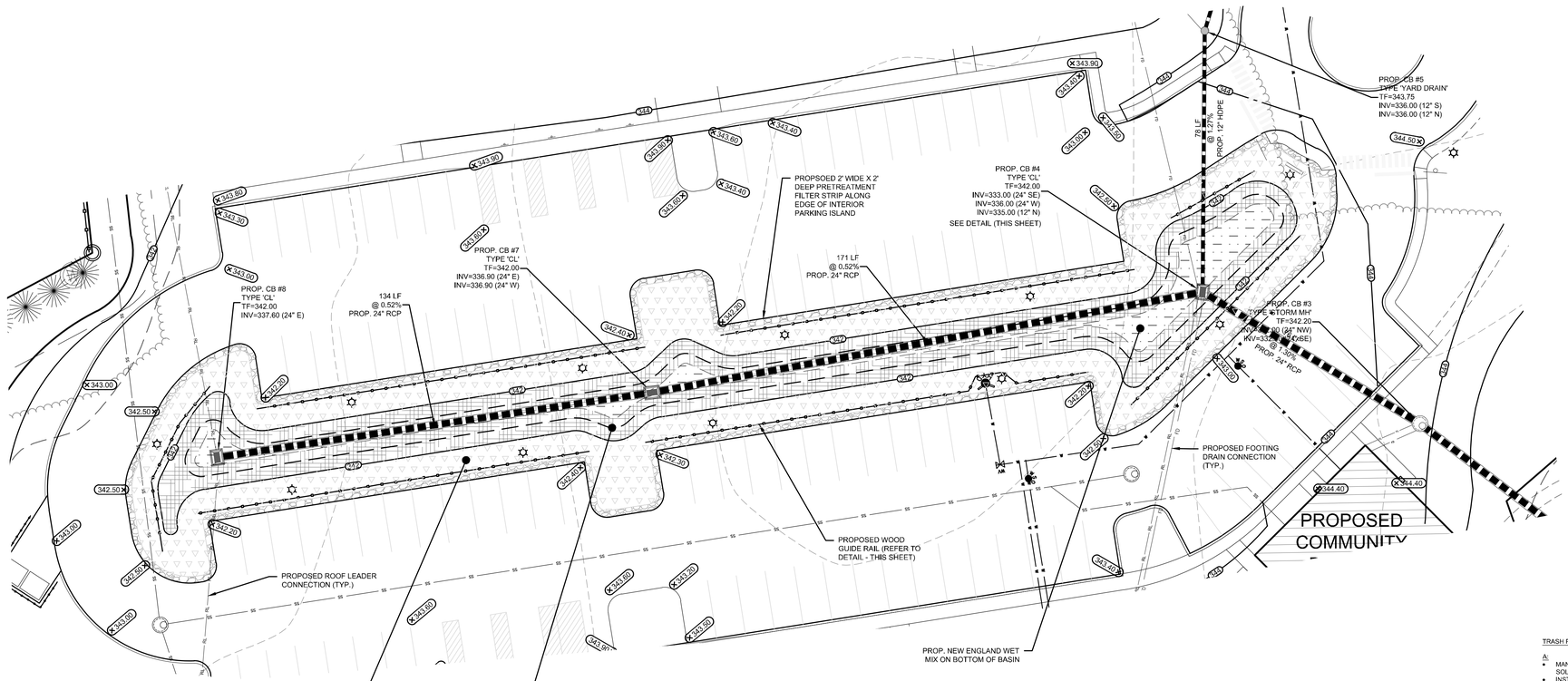


WOOD GUIDE RAIL DETAIL
N.T.S.

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

LEGEND

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



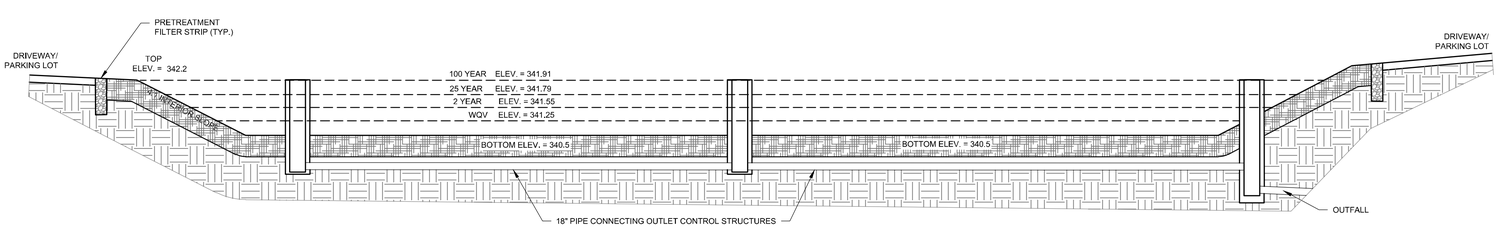
EROSION CONTROL SYMBOL LEGEND

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

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

SEED MIX & FABRIC LEGEND

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

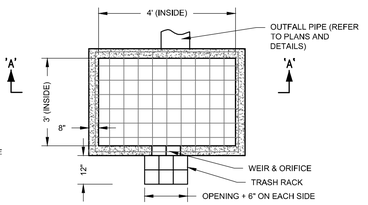


BASIN SCHEMATIC
N.T.S.

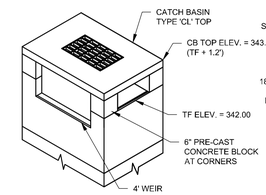
TRASH RACK OPTIONS:

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

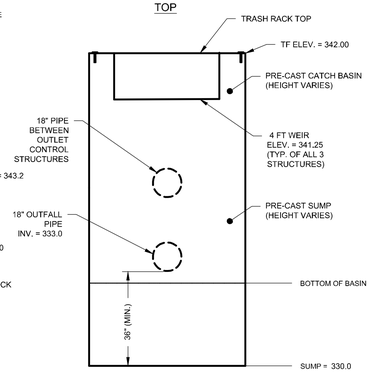
B:
- 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME
- LWO=3.44", SWO=0.94" WIDTH = 0.264"
- 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK.
- STEEL SHALL CONFORM TO ASTM A-36
- ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING.
- FABRICATOR MAY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



TOP



Optional Top in Place of Trash Rack



SECTION A-A

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

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

NORTH
NAD 88

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: February 22, 2024
Drawn By: BTP

Revisions:		
Date:	Descriptions:	
02/27/24	Revised for P&Z Submittal	—
04/03/24	Revised per City Comments	—
04/25/24	Revised per City Comments	—

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

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

COLE #2120

PHASE I

1. INSTALL EROSION CONTROLS PER SESC PLAN
2. CLEAR ALL VEGETATION IN AREAS OF DETENTION BASINS
3. CONSTRUCT DETENTION BASINS AND STABILIZE SLOPES
4. CLEAR TREES ON SITE FOR PHASE I & II
5. ROUGH GRADE ROADS AND INSTALL ALL UTILITIES (BOTH PHASES & PROVIDE STUBS FOR FUTURE CONNECTION
6. CREATE TEMPORARY ACCESS OVER PHASE II FOR EMERGENCY ACCESS
7. CONSTRUCT BUILDING AND COMPLETE ENTRANCE ROAD, PARKING LOT, & TRASH ENCLOSURE
8. INSTALL ALL DIRECTION AND INFORMATION SIGNAGE
9. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN
10. INSTALL EROSION CONTROLS UPHILL OF FINISHED DETENTION BASIN AND IN FINISHED AREAS OF PHASE I FOR PHASE II

PHASE II

1. CHECK QUALITY OF ALL PREVIOUSLY INSTALLED EROSION CONTROLS PER SESC PLAN & REPLACE/REPAIR AS NECESSARY
2. CONSTRUCT TEMPORARY ACCESS ROAD FROM REDSTONE HILL TO PHASE II
3. CONSTRUCT BUILDING AND PARKING
4. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN
5. INSTALL EROSION CONTROLS UPHILL OF FINISHED PHASE II FOR PHASE III

PHASE III

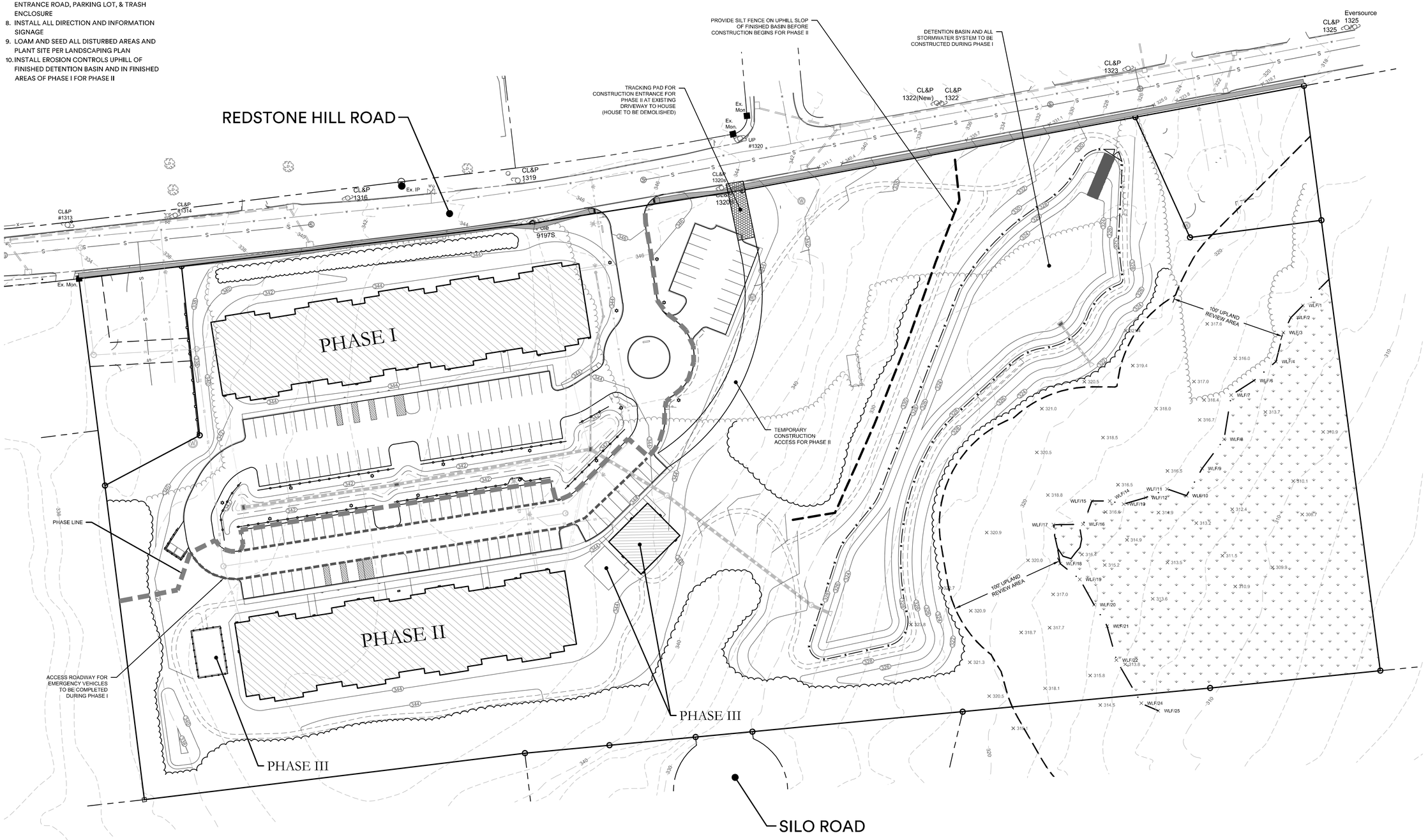
1. CHECK QUALITY OF ALL PREVIOUSLY INSTALLED EROSION CONTROLS PER SESC PLAN & REPLACE/REPAIR AS NECESSARY
2. CONSTRUCT COMMUNITY BUILDING
3. CONSTRUCT COMMUNITY PATIO
4. CONSTRUCT COMMUNITY GARDEN
5. CONNECT ALL WALKING TRAILS AND RESURFACE AS NECESSARY
6. LOAM AND SEED ALL DISTURBED AREAS AND PLANT SITE PER LANDSCAPING PLAN

GENERAL NOTES:

1. NO HEAVY CONSTRUCTION VEHICLES SHALL BE ALLOWED TO TRAVEL THROUGH FINISHED SECTIONS OF DEVELOPMENT. SIGNAGE SHALL BE POSTED AT ENTRY.
2. CITY STAFF SHALL BE NOTIFIED AFTER COMPLETION OF A PHASE AND BEFORE THE START OF NEXT PHASE.
3. SITE SHALL BE STABILIZED PRIOR TO STARTING A NEW PHASE.

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- w Existing/ Proposed water line
- ss Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- TP Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe



NORTH
NAD 83

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

PROJECT:
LAUREL MEADOWS ADULT COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR:
LAUREL MEADOWS, LLC

Date: April 4, 2024
Drawn By: BTP

Revisions:	Descriptions:
Date:	
04/25/24	Revised per City Comments
----	----

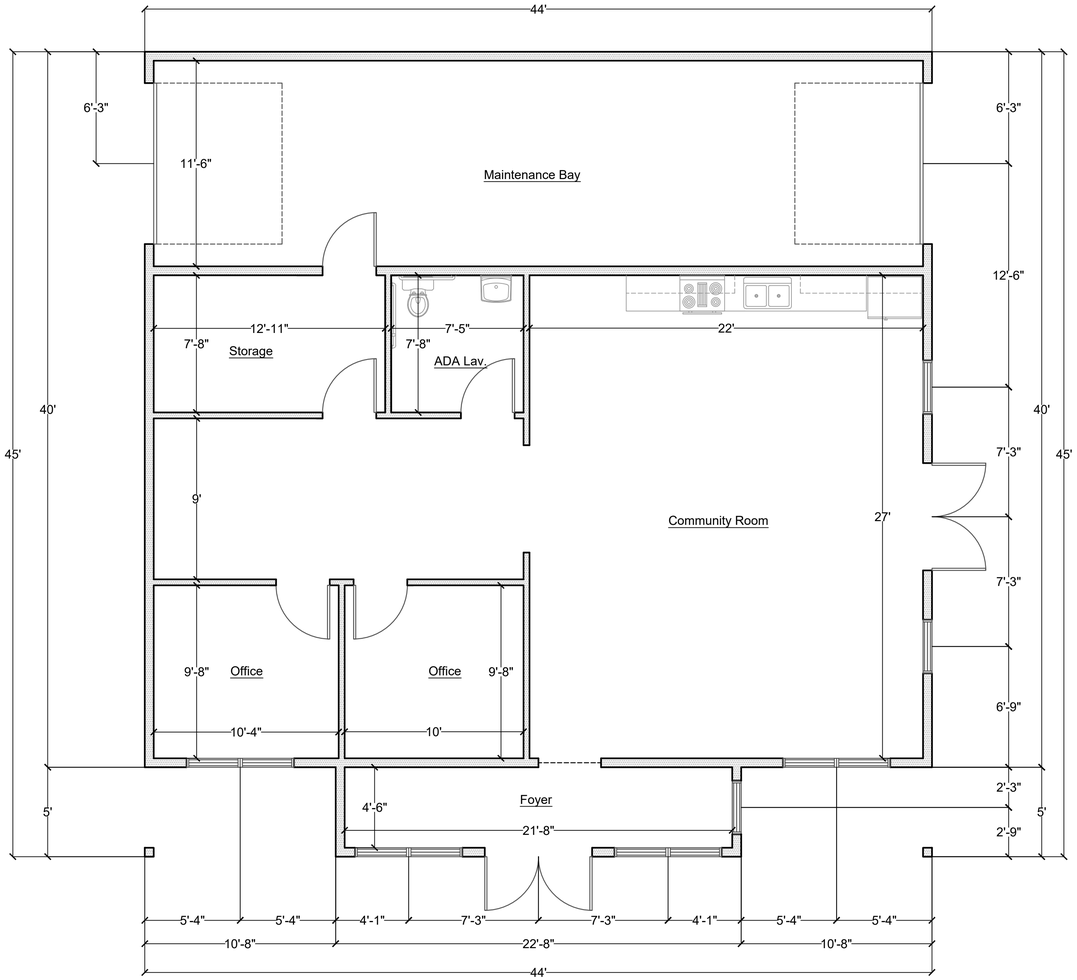
40' 20' 0 20' 40'
1"=40'

Sheet Description:
PHASING PLAN

Sheet #:
P1

COLE #2120

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)

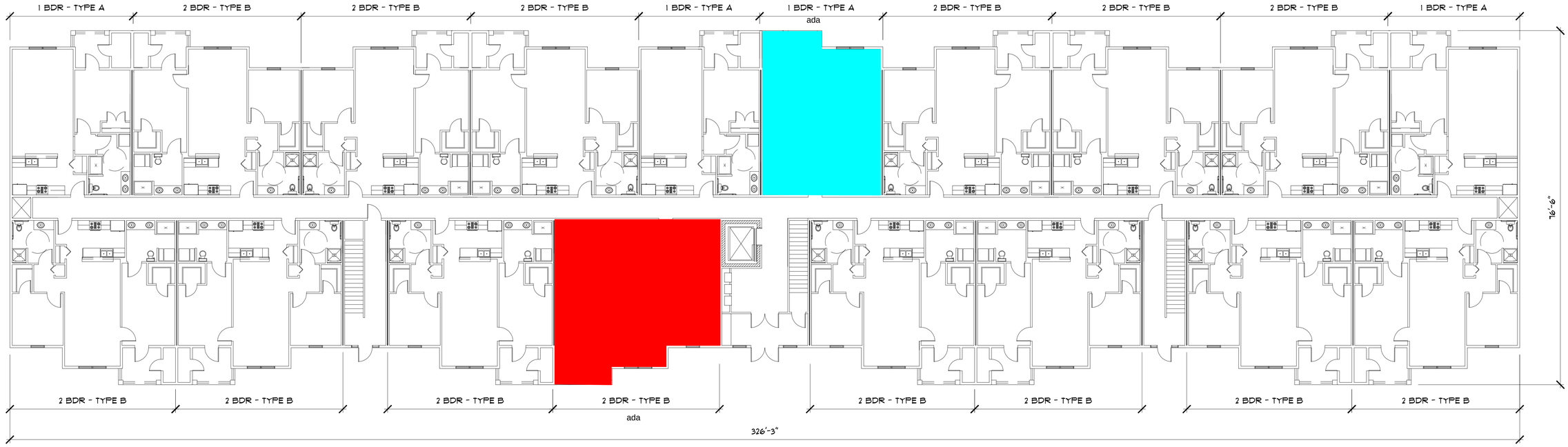
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

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

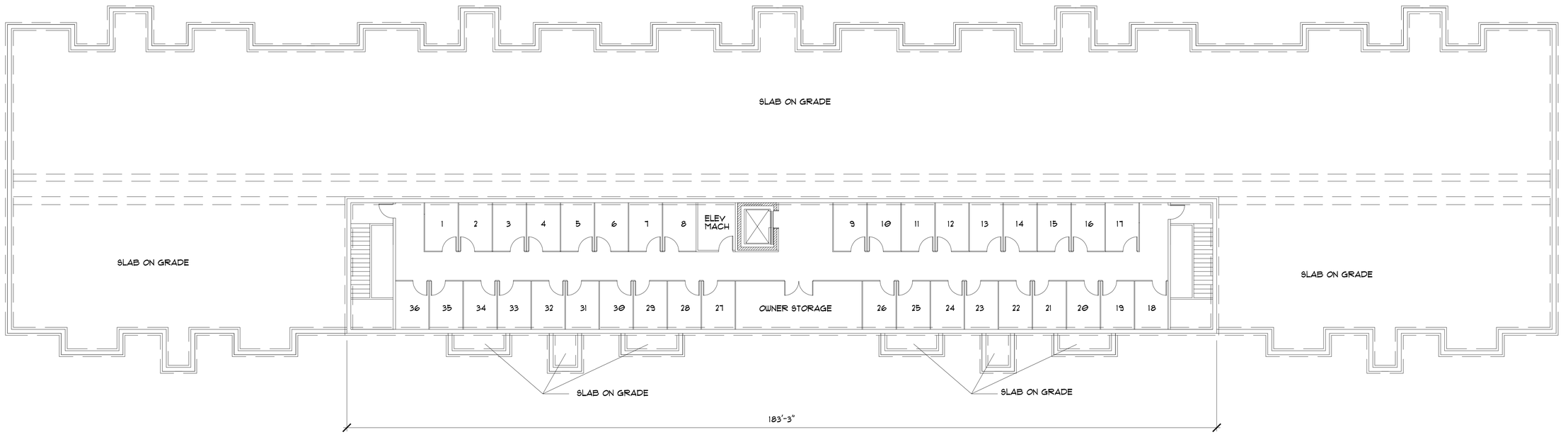


2 Building 1 - 2 story - 36 Unit - First Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

	MM/DD/YY	REMARKS
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

total unit count

building one - 36 units

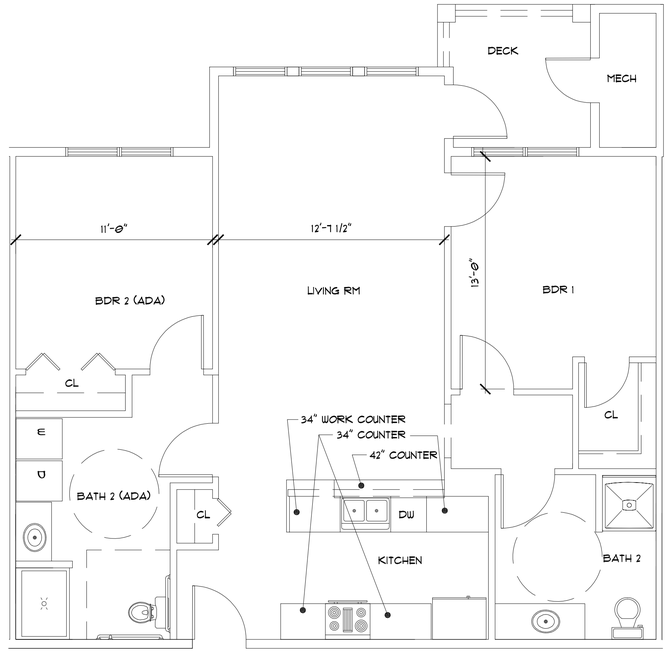
one bedroom - 8 units (total)
one bedroom - 1 ada units
one bedroom - 7 adapatable

two bedroom - 28 units (total)
two bedroom - 3 ada units
two bedroom - 25 adaptable

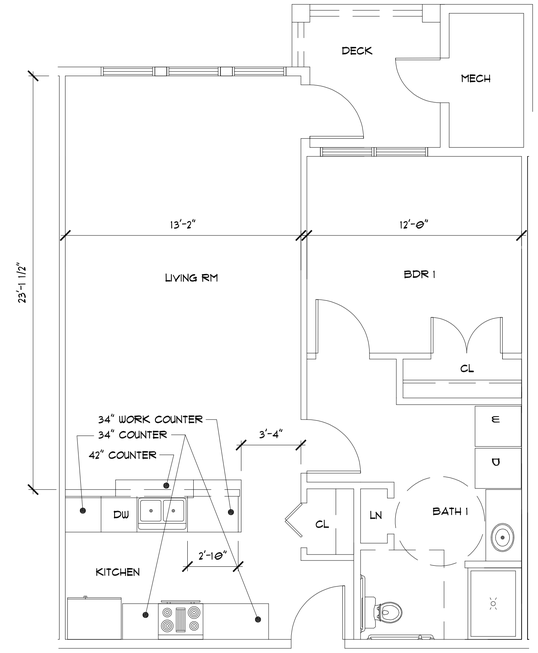
building two - 48 units

one bedroom - 11 units (total)
one bedroom - 2 ada units
one bedroom - 9 adapatable

two bedroom - 37 units (total)
two bedroom - 4 ada units
two bedroom - 33 adaptable

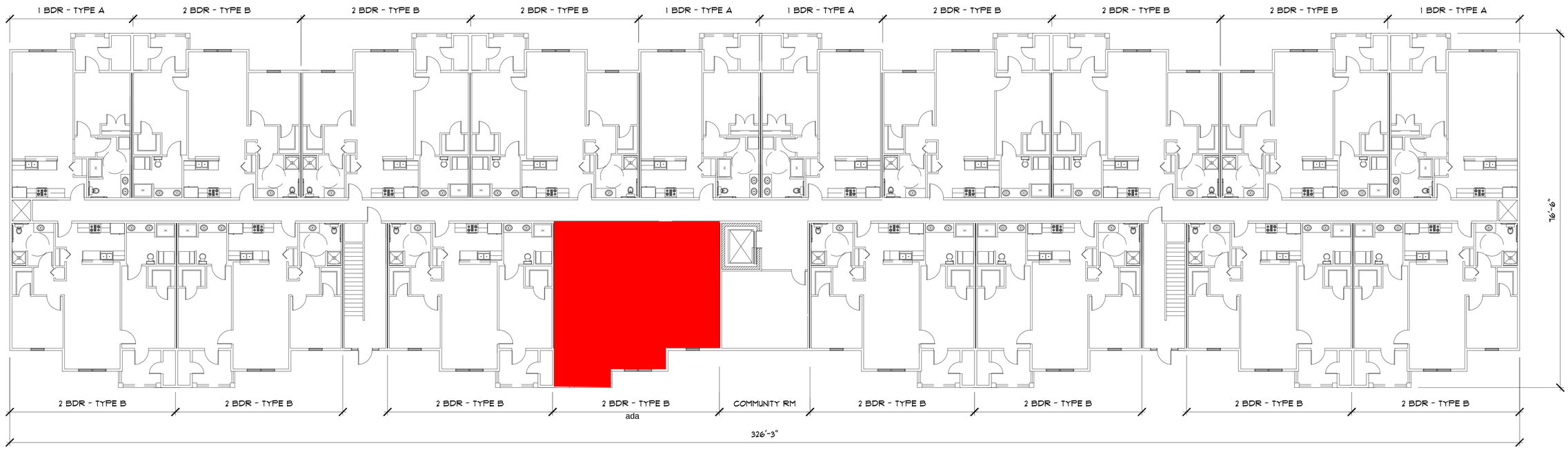


TWO BEDROOM - ADA UNIT
BUILDING 1 - QTY = 3
BUILDING 2 - QTY = 4



ONE BEDROOM - ADA UNIT
BUILDING 1 - QTY = 1
BUILDING 2 - QTY = 2

2 Buildings - 1 and 2 ADA Unit Layouts — Scale: 1/4" = 1'-0"



1 Building 1 - 2 story - 36 Unit - Second Floor Plan — one bedroom ada unit — two bedroom ada unit — Scale: 3/32" = 1'-0"

REVISIONS

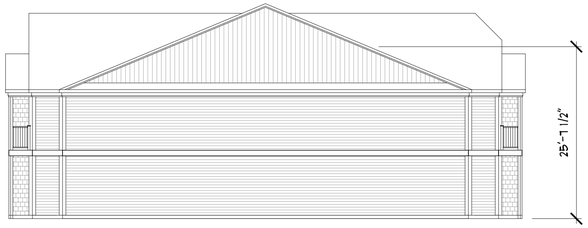
	MM/DD/YY	REMARKS
1	03/06/24	ZONING SUBMISSION
2	--/--/--	
3	--/--/--	
4	--/--/--	
5	--/--/--	

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

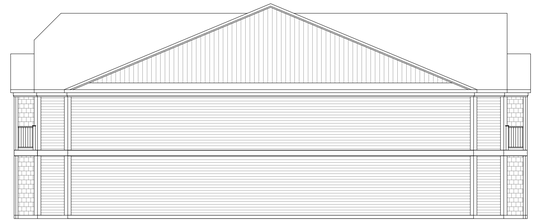
BUILDING 1 - 36 UNIT
FLOOR PLANS

A 101



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

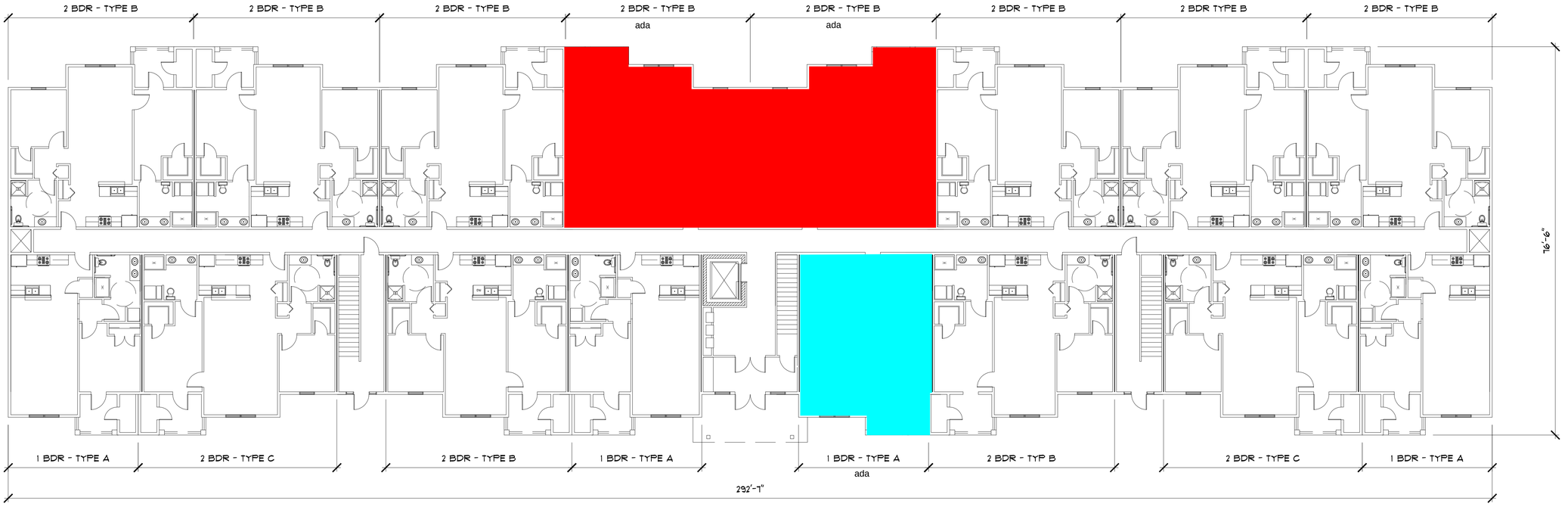
	MM/DD/YY	REMARKS
1	03/06/24	ZONING SUBMISSION
2	--/--/--	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 1 - 36 UNIT EXTERIOR ELEVATIONS

A 300

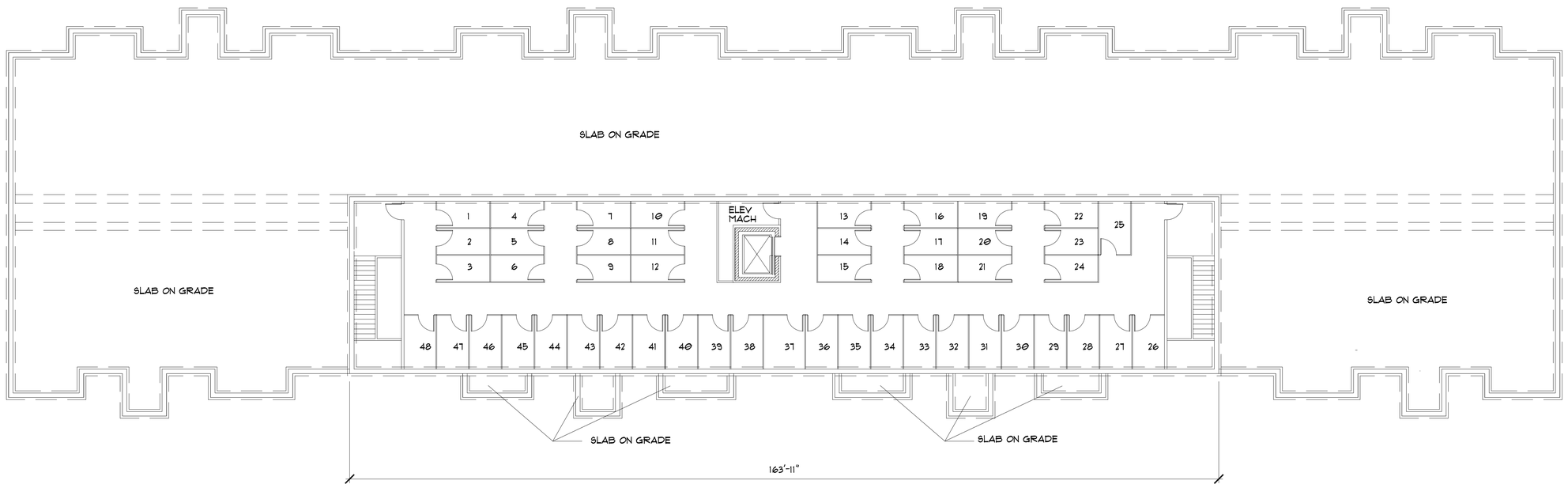


2 Building 2 - 3 story - 48 Unit - First Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

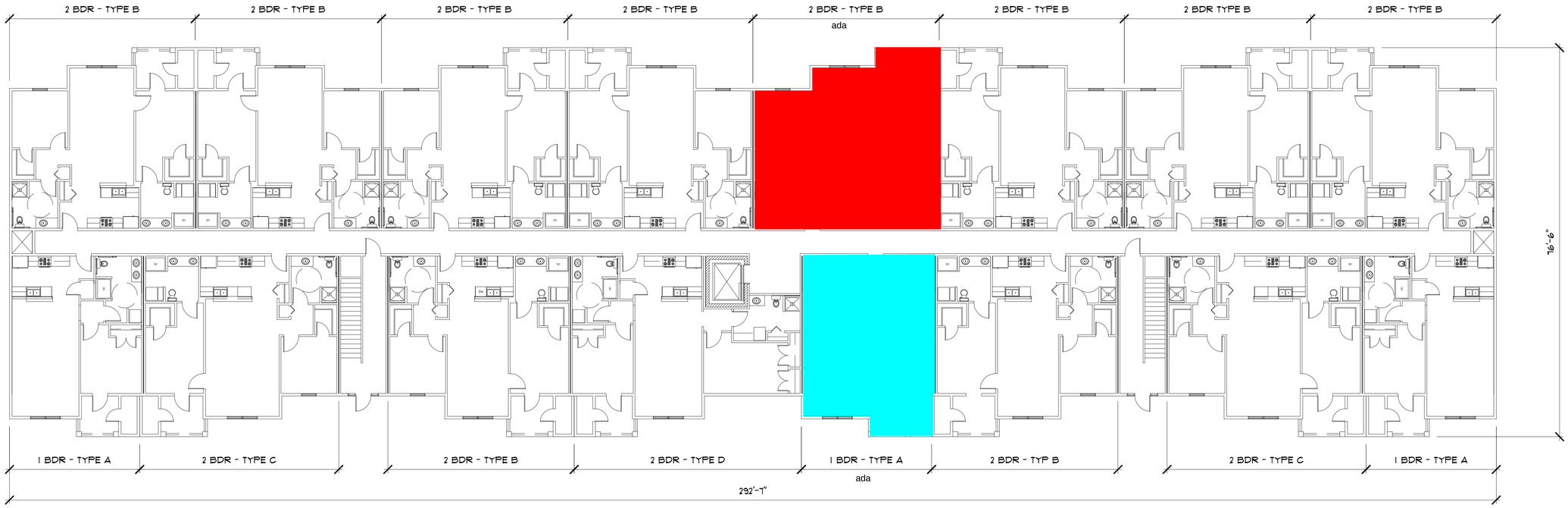
	MM/DD/YY	REMARKS
1	03/06/24	ZONING SUBMISSION
2	--/--/--	
3	--/--/--	
4	--/--/--	
5	--/--/--	

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
FLOOR PLANS

A 100

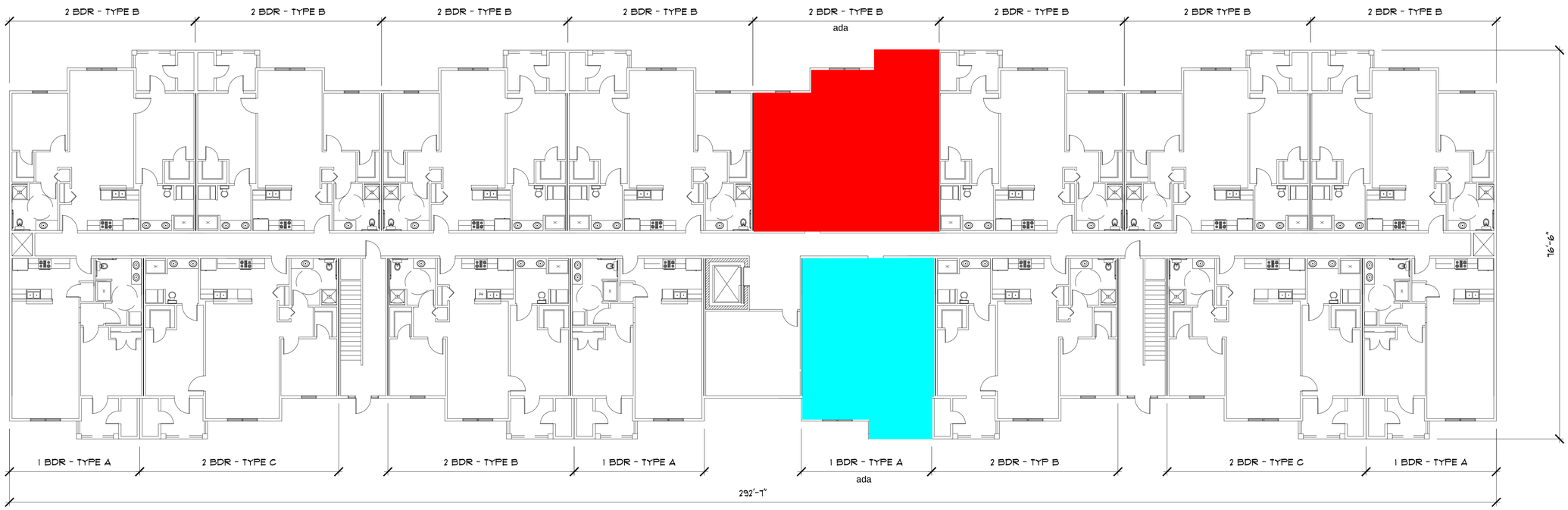


2 Building 2 - 3 story - 48 Unit - Third Floor Plan

one bedroom ada unit

two bedroom ada unit

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



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

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

REVISIONS

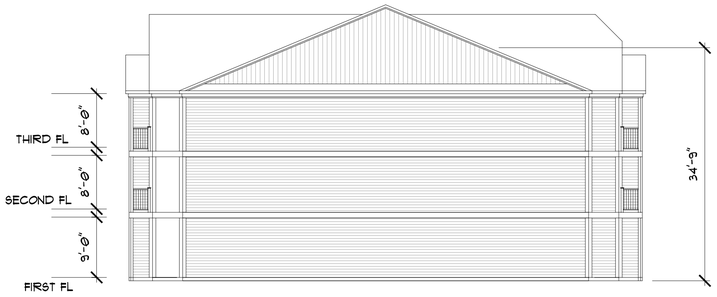
	DATE	REMARKS
1	MM/DD/YY	ZONING SUBMISSION
2	03/06/24	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

LAUREL MEADOWS LLC

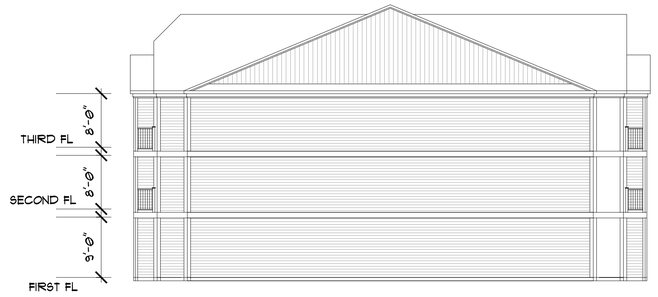
594 REDSTONE HILL RD
BRISTOL CT

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

	MM/DD/YY	REMARKS
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

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) Artcile 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: Richard Hart 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: Jeffrey Caggiano 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] *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] *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

120 Hebron Avenue, Floor 2
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

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.

Traffic Impact Report

120 Hebron Avenue, Floor 2
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

March 28, 2024
Revised: May 8, 2024

Nancy Levesque, P.E.
City Engineer
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Traffic Impact Report
Fire Station 3, Church Avenue
Bristol, Connecticut

Dear Ms. Levesque:

We have reviewed the sightlines available from the proposed driveways for Fire Station 3 to be located on Church Avenue south of Washington Street. The posted speed limit along Church Avenue in the vicinity of the site is 30 mph. The Connecticut DOT maintains count and speed data for various roadways and locations throughout the state, including two along Church Avenue, Count Station BRIS-145 just north of Washington Street and BRIS-241 northwest of Twining Street. The latest data collection was done in August 2021 with the measured 85th percentile speeds of 26 mph approaching the site from the north and 33 mph approaching the site from the south. To the north of the site, on the Mondovi Dental property there are tree branches and brush within the city's right of way that need to be cleared to a height of 8 feet to provide clear sightlines to the north from the fire station driveways.

When the vegetation is cleared, the available sightline from the northerly driveway exceeds 335 feet looking to the north which is the minimum required car sight distance for 30 mph, which is higher than the 85' percentile speed of 26 mph for southbound vehicles. Looking to the south the sight distance exceeds 365 feet, the minimum required car sight distance for the 33-mph 85th percentile speed for northbound vehicles. See attached drawing SL-1.0.

The available sightlines from the southerly driveway, used by the fire trucks, exceeds 420 feet looking to the north which is the minimum required straight-truck sight distance for 30 mph, which is higher than the 85' percentile speed of 26 mph for southbound vehicles. Looking to the south the sight

distance exceeds 465 feet, the minimum required straight-truck sight distance for the 33-mph 85th percentile speed for northbound vehicles. See attached drawings SL-1.1 and SL-1.2.

If you have any questions or need additional information, please contact us.

Very truly yours,
Alfred Benesch & Company

Stephen R. Ulman PE, PTOE
Senior Project Engineer
(70895), Attachments

Stormwater Report

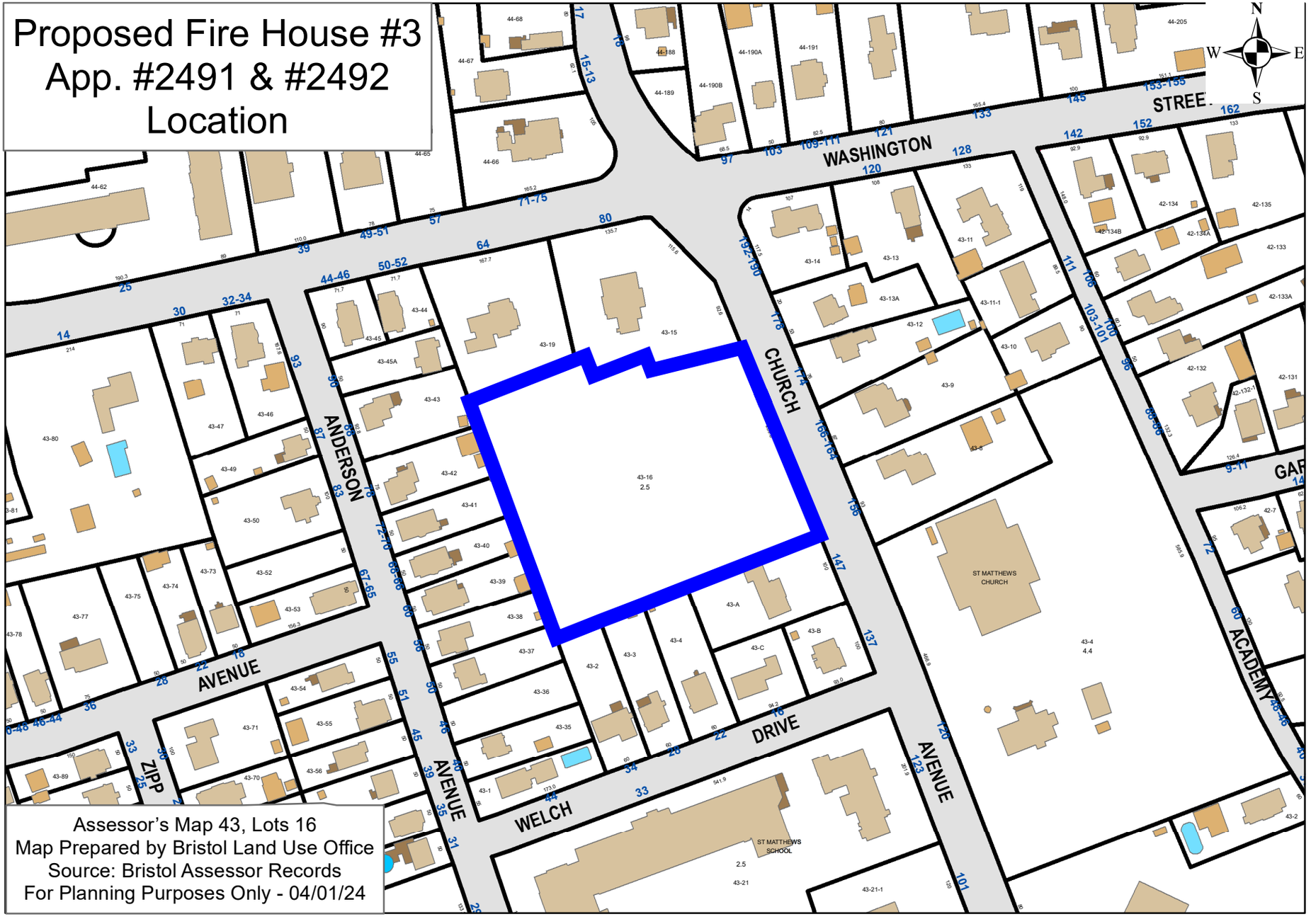
App. 2491 & 2492 – Fire House #3 – Stormwater Report Hyperlink:

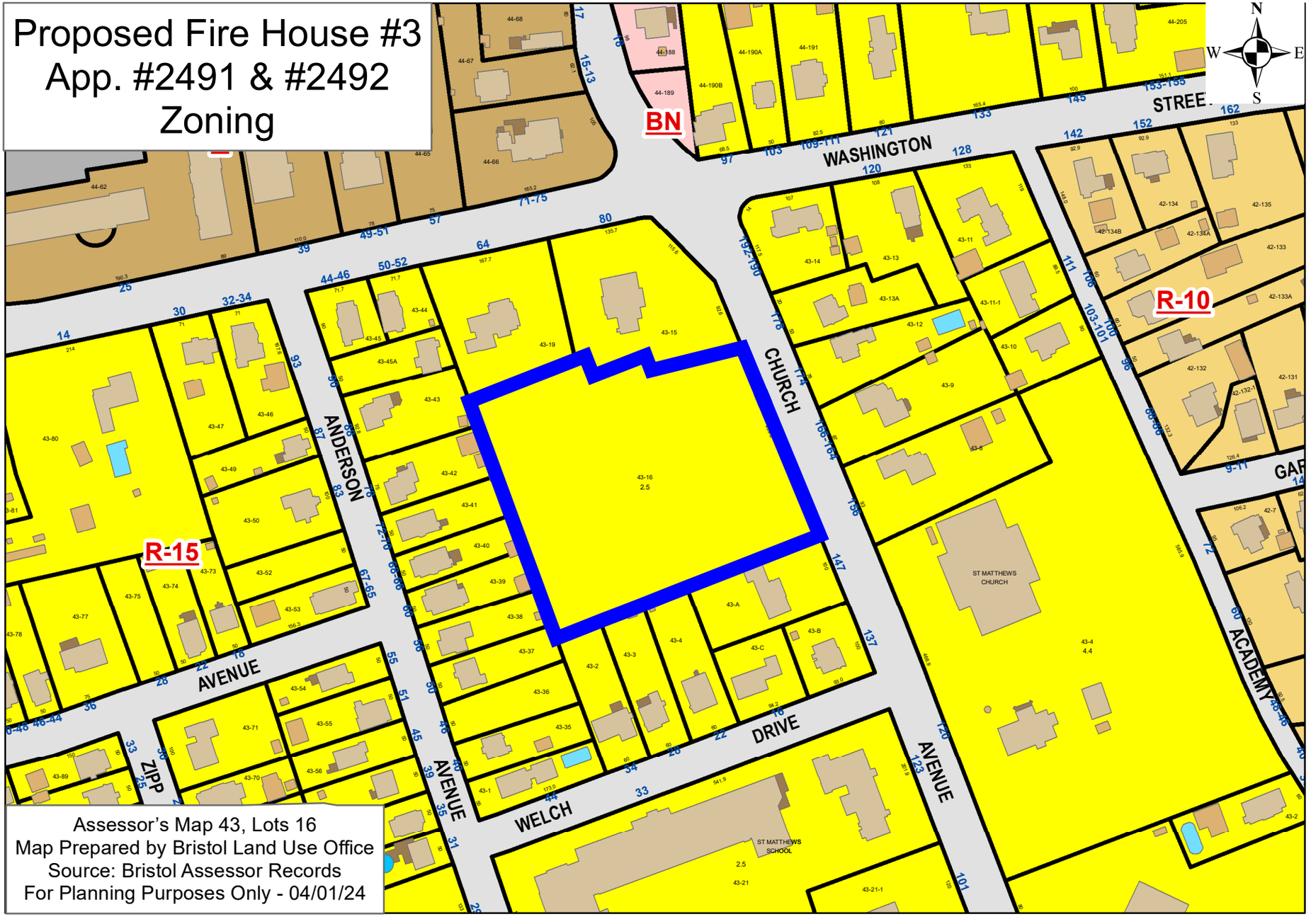
https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3_Stormwater-Report

App. 2491 & 2492 – Fire House #3 –

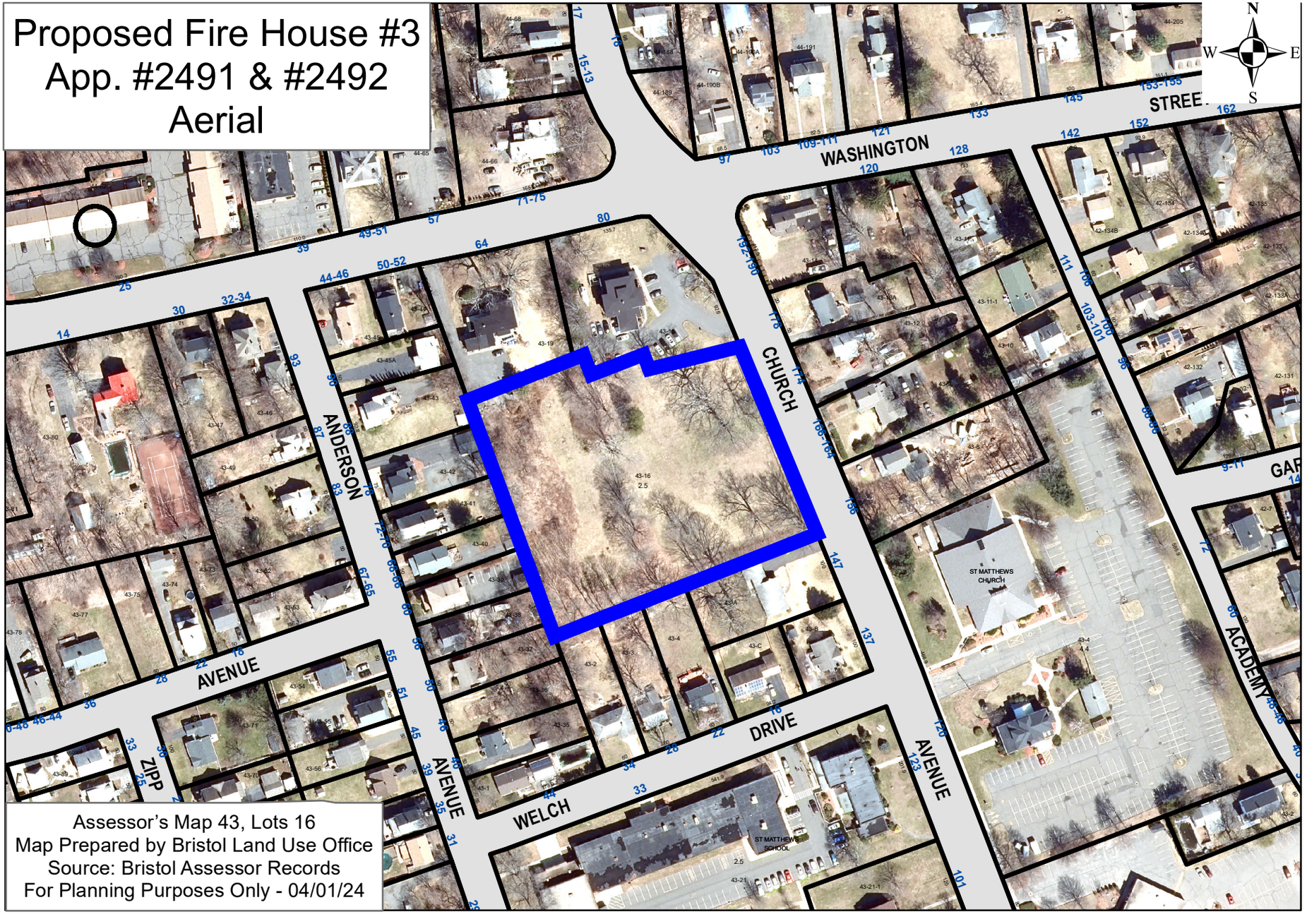
Site Line Analysis Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3_Sightlines

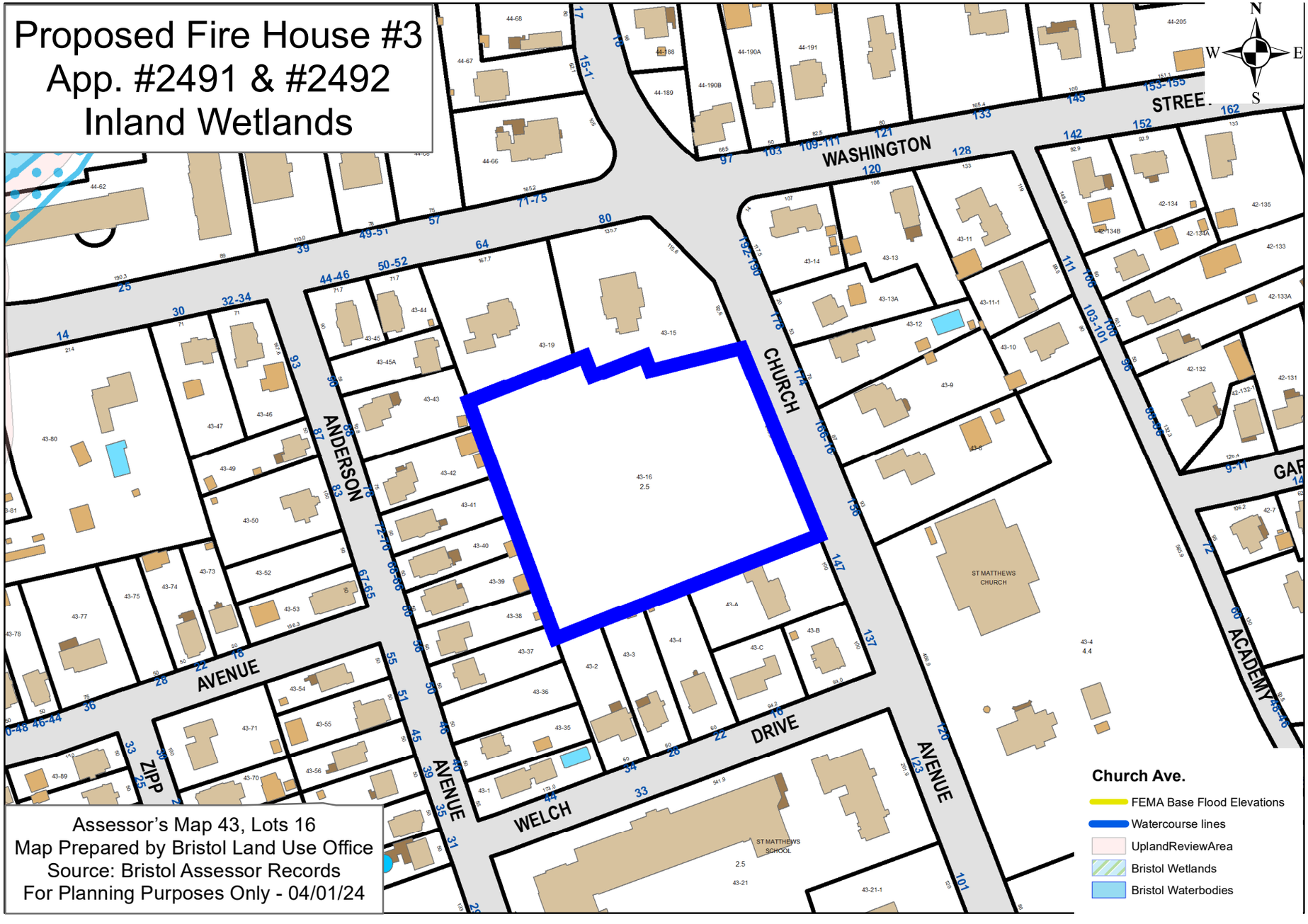

Proposed Fire House #3
App. #2491 & #2492
Location
N
W
E
S
WASHINGTON
CHURCH
ANDERSON
AVENUE
WELCH
DRIVE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
43-16
2.5
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24


Proposed Fire House #3
App. #2491 & #2492
Zoning
BN
R-10
R-15
WASHINGTON
CHURCH
ANDERSON
AVENUE
ZIPP
AVENUE
WELCH
DRIVE
AVENUE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
N
S
E
W
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
N
W
E
S
WASHINGTON
CHURCH
ANDERSON
AVENUE
WELCH
DRIVE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24
Church Ave.
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Bristol, Connecticut

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2492

SITE PLAN: Site Plan for "Firehouse #3" a proposed new Civic Facility
Plans Dated: March 16, 2024; Date of Committee Review: 4/24/24 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Sheet SV.01 - A field inspection noted that there are additional site features that are either missing or inconsistent with the site survey, specifically pertaining to trees, walls, encroachments and debris piles, please add them to the site survey.

2. Sheet C2.0 - see below
    a. Provide radii for driveways at the street, and provide a large enough entrance to allow fire trucks to turn into the driveway without driving over the stop bar or into the opposing lane for the exit portion of the driveway.
    b. The shrubbery on the northeast corner of the proposed northerly driveway should be removed to provide better driveway sightline. If replaced, low height plantings should be utilized.
    c. Precast concrete curbing is recommended rather than cast in place.
    d. Public Works recommends allowing for larger turning radii for internal circulation. The tight turning radii is further complicated by the driveway grading in the rear, which has 3% grade. A minimum of two feet off the curbing on both sides is desirable.
    e. The proposal has a total of 19 parking spaces shown to accommodate 2 shifts and 3 visitors. Will there be meetings in the day room that require more parking spaces?
    f. The curb stop locations are close to the sidewalk, vehicles could overhang the sidewalk, partially blocking its use.

3. Sheet C3.0 – see below
    a. The cross slope from the curb to street- line at the driveway is flatter than the city standard cross slope. Add an inch and a half lip to driveway at gutter, and adjust the grades to meet city standards.

4. Sheet C4.0 - see below
    a. The 20,000-gallon tank shown has a detail on the detail sheets with optional tie downs. Due to the high seasonal water table tie downs should be included.
    b. Provide a detail for the lawn drains.

5. Sheets C5.0 – C5.3- see below
    a. There are materials references to both the current edition of the 818 and previous addition 816, along with references to concrete strength rather than a specification section. Specifications should have consistent standards.
    b. Details showing steel or mesh should have dimensions locating them on the detail.
    c. Update the city details with the latest standards (see City website)

6. Sheet L 1.0 see below
    a. There is no reference to section 11.1.4 B, showing compliance

7. Storm Water Management Report
        a. Both sub watersheds provide for zero increase in runoff, however the chart for the total site shows a slight increase in total site runoff for the 25-year storm. Not sure if this needs to be corrected or is due to rounding. Please clarify.
        b. The report should be stamped and sealed by a licensed P.E.

Site Plan Firehouse #3 – Application #2492 – New Civic Facility
4/24/24 – First Review

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Is there a trash dumpster planned for the site?

2. Enhance and supplement the existing vegetation to provide a 20-foot landscape buffer to surrounding uses per Section 4.3.22.D.8. The rear and sides should be supplemented with additional landscaping to provide screening to abutting properties.

3. Is there a plan to provide any electric vehicle charging stations?

4. Provide additional landscape screening buffer for abutting properties, particularly to the Western boundary where noise will emanate from open garage doors and parking areas. Additionally, provide supplementary landscaping to screen the rear loop, parking areas, and generator.

5. Consider providing curb stops for remaining parking spaces to prevent vehicle overhang in the walkways.

6. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.

7. Provide vehicular directional arrows on site plan.

8. Provide traffic report.

9. Move the site plan sheet towards the front of the plan set, behind the survey sheet and before the E&S controls and details.

10. List LID features.

11. The driveway opening width of 52 feet is larger than the maximum permitted of 30 feet. The applicant may request an opening greater than 30 feet from the Zoning Commission per Article 3, Section 13.11.E.(2):

    "The Commission may allow a driveway opening width greater than 30 feet, provided that: 2) The applicant shall demonstrate to the Commission that the greater width is necessary in order to accommodate delivery and service vehicles, maintain an adequate level of safety or improve vehicular access into or out of the lot, based upon accepted traffic engineering standards."

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Comments pending.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water: 6x6 tee where the fire service runs and turns into the building and continues around the building

2. Water: Cannot use 90-degree fittings, must use 45 degree or less.

3. Sewer: If there is no lateral available, must cut a "Y" into the sewer system.

4. Sewer: 1,000-gallon oil water separator for sewer?

5. Sewer: What size is the water meter required? Sewer connection fee is based on your water meter size.

Site Plan

PROJECT TITLE:

NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

DESIGN DEVELOPMENT
MAY 8, 2024

DRAWINGS LIST

GV1 - COVER SHEET AND DRAWING LIST

CIVIL

SV.01 - BOUNDARY-TOPOGRAPHIC SURVEY
C 0.0 - OVERALL SITE PLAN
C 1.0 - SITE PLAN
C 2.0 - SOIL EROSION AND SEDIMENT CONTROL PLAN
C 2.1 - SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS
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

A110 - FIRST FLOOR PLAN
A112 - ROOF PLAN
A300 - EXTERIOR ELEVATIONS
A301 - EXTERIOR ELEVATIONS
A400 - BUILDING SECTIONS
A401 - BUILDING SECTIONS

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

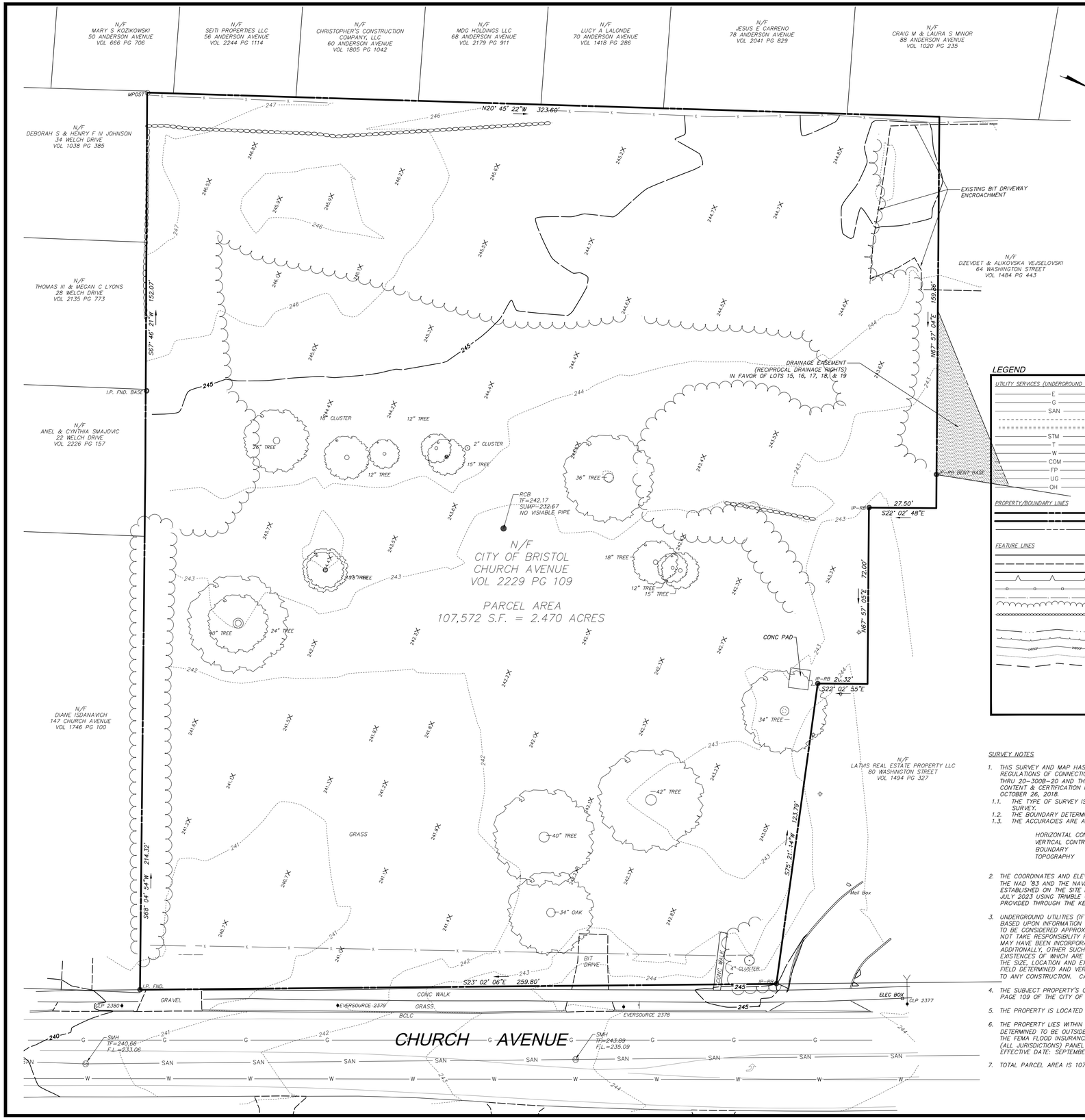
M/E/P/FP
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com

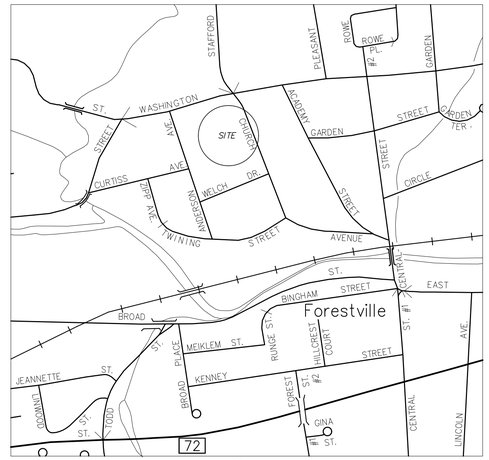
STRUCTURAL
MICHAEL HORTON ASSOCIATES.
780 E MAIN ST SUITE 1, BRANFORD, CT 06405
PHONE 203 481 8600 mha-eng.com

CIVIL
BENESCH
120 HEBRON AVENUE, FLOOR 2, GLASTONBURY, CT 06033
PHONE 860 663 8341 benesch.com

FOOD SERVICE
RJS + ASSOCIATES
PO BOX 370 4 HIGH STREET, OLD LYME, CT 06371
PHONE 860 434-2700 rjsfsd.com

OWNER: CITY OF BRISTOL
APPLICANT: BRISTOL FIRE DEPARTMENT





LOCATION PLAN N.T.S.

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

- E — ELECTRIC SERVICE
- G — GAS PIPES
- SAN — SANITARY SEWER PIPES
- STORM WATER PIPES (LESS THAN 12")
- STORM WATER PIPES (12" OR LARGER)
- STM — STEAM PIPES (SUPPLY & COND.)
- T — TELEPHONE SERVICE
- W — WATER PIPES
- COM — COMMUNICATION/FIBER OPTIC SERVICE
- FP — FIRE PROTECTION PIPES
- UG — UNKNOWN UTILITY SERVICE
- OH — OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

- PROPERTY/BOUNDARY LINES (CLASS A–2)
- PROPERTY/BOUNDARY LINES (CLASS D)
- EASEMENT LINES

FEATURE LINES

- CURBED ROADWAY
- EDGE OF PAVED ROAD/DRIVE
- BUILDING ROOFLINE (AERIAL PHOTOS)
- RETAINING WALL
- STOCKADE FENCE
- CHAIN LINK/WIRE FENCE
- TREE/VEGETATION LINE
- STONE WALL
- SURFACE WATER (WATERCOURSE)
- WETLANDS LIMIT
- EDGE OF LANDSCAPING
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

SYMBOL LEGEND

- CATCH BASIN
- ROUND DRAIN
- SQUARE DRAIN
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- STEAM MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- MANHOLE (OF UNKNOWN TYPE)
- HAND HOLE (SQ. / REC.)
- W.G. — WATER VALVE
- G.G. — GAS VALVE
- HYDRANT
- COMBO STANDPIPE
- GUY WIRE
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- BORING (AS DRILLED)
- BORING (AS STAKED)
- 427.3 — SPOT ELEVATION
- WF-# — WETLANDS FLAG
- PROPERTY MONUMENT
- UTILITY MONUMENT (SET AS 2" OFFSET)
- IRON PIPE OR REBAR FOUND
- IRRIGATION CONTROL BOX
- EMERGENCY PHONE
- TRAFFIC CONTROLLER CABINET
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- STREET LIGHT
- LIGHT POST
- BOLLARD LIGHT
- BOULDER / ROCK
- CONIFER SHRUB
- DECIDUOUS SHRUB
- DECIDUOUS TREE (SAPLING)
- DECIDUOUS TREE
- CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM.	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL.	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300B–1 THRU 20–300B–20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018.
   - 1.1. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY, TOPOGRAPHIC SURVEY.
   - 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
   - 1.3. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A–2"
VERTICAL CONTROL	CLASS "V–2"
BOUNDARY	CLASS "A–2"
TOPOGRAPHY	CLASS "T–2"

2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON JULY 2023 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1–800–922–4455.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2229 PAGE 109 OF THE CITY OF BRISTOL LAND RECORDS.
5. THE PROPERTY IS LOCATED IN THE "R–15" ZONE PER CITY.
6. THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 467 OF 675 MAP NUMBER: 09003C0467F EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. TOTAL PARCEL AREA IS 107,572 SQ. FT. = 2.470 AC.

MAP REFERENCES

1. PROPERTY SURVEY MAP SHOWING REVISED LOT LINES LOTS 15, 16, 17, 18, & 19 CHURCH AVENUE AND WASHINGTON STREET BRISTOL, CONNECTICUT MARCH 2003 REVISED 04–01–03 & 04–10–03 SCALE 1"=30' BY R.R. HILTBRAND ENGINEERS ANS SURVEYORS
2. SUBDIVISION OF LOTS 5, 6, & 7 IN ANDERSON MANOR BRISTOL, CONN SCALE 1 IN = 40 FT AUG. 21, 1951
3. PRELIMINARY MAP SHOWING PROPERTY OF OSCAR ANDERSON CHURCH AVE BRISTOL, CONN TO BE DEVELOPED BY OSCAR ANDERSON ANSTO BE KNOWN AS ANDERSON MANOR SCALE 1"=40' JUNE 1949 SUBDIVED BY FRANCIS J CROWLEY, PE & LS
4. PLAN OF FAIRVIEW HEIGHTS FORESTVILLE, CONN OWNED BY ANDERSON AND TWINING SCALE 100 FT TO 1 INCH ROLAND D BARNES CIVIL ENGINEER OCTOBER 1903

STATE OF CONNECTICUT — DAVID A. CARICCHIO — No. 70036 — LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

3/26/2024

DAVID A. CARICCHIO, P.L.S. No. 70036 — *DATE*
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

REVISIONS		
No.	DATE	DESCRIPTION

SURVEY BOOK: 06-
SURVEYOR: NDC AG
DRAWN: DAC
CHECKED: RS
APPROVED: WW

SCALE: HORZ.: 1" = 20'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

GRAPHIC SCALE 20 0 10 20

Prepared By:

benesch

Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
Phone (860) 633–8341, Fax: (860) 633–1068
www.benesch.com

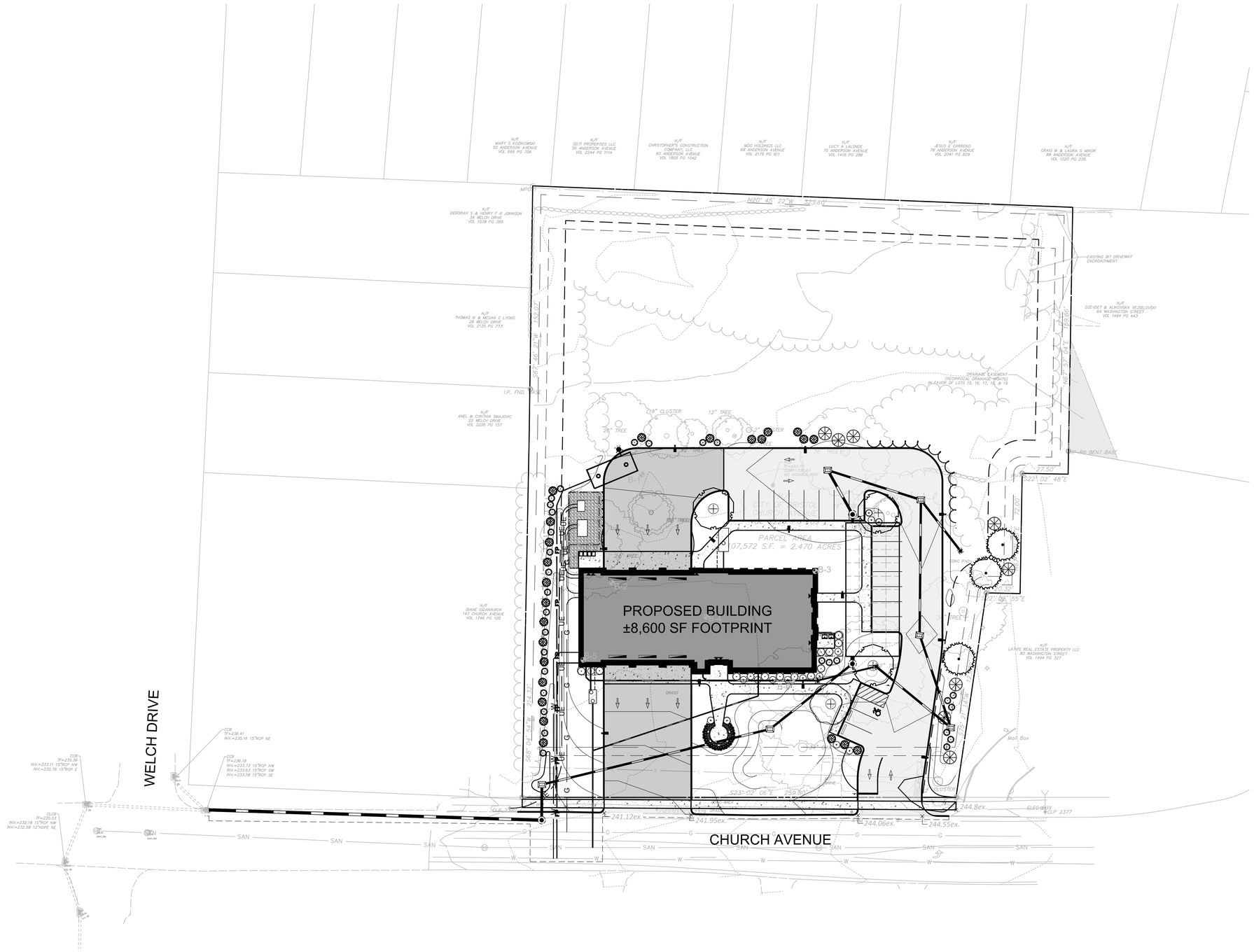
BOUNDARY-TOPOGRPAHIC SURVEY
PREPARED FOR
CITY OF BRISTOL
FIRE STATION #3
CHURCH AVENUE
BRISTOL CONNECTICUT

PROJ. No.: 70895
DATE: JULY 2023

SV.01

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEW NAME:
LAYER MANAGER NAME:
PLOT TABLE: STB

File Location/Name - Y:\Glastonbury\70800S\70895.00_SPA_Fire_Sta_3\Survey\ACAD\70895 SURVEY.dwg
Date of Plot: March 26, 2024 – 2:00 PM



0 30' 60'
SCALE: 1" = 30'

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT
KEITH W. FISHER
25137
LICENSED PROFESSIONAL ENGINEER

Drawing Title:

OVERALL PLAN

Date: MARCH 28, 2024
Scale: 1"=30'
Drawn By: KMS
Project Number: 70895.00

Drawing Number: C0.0

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

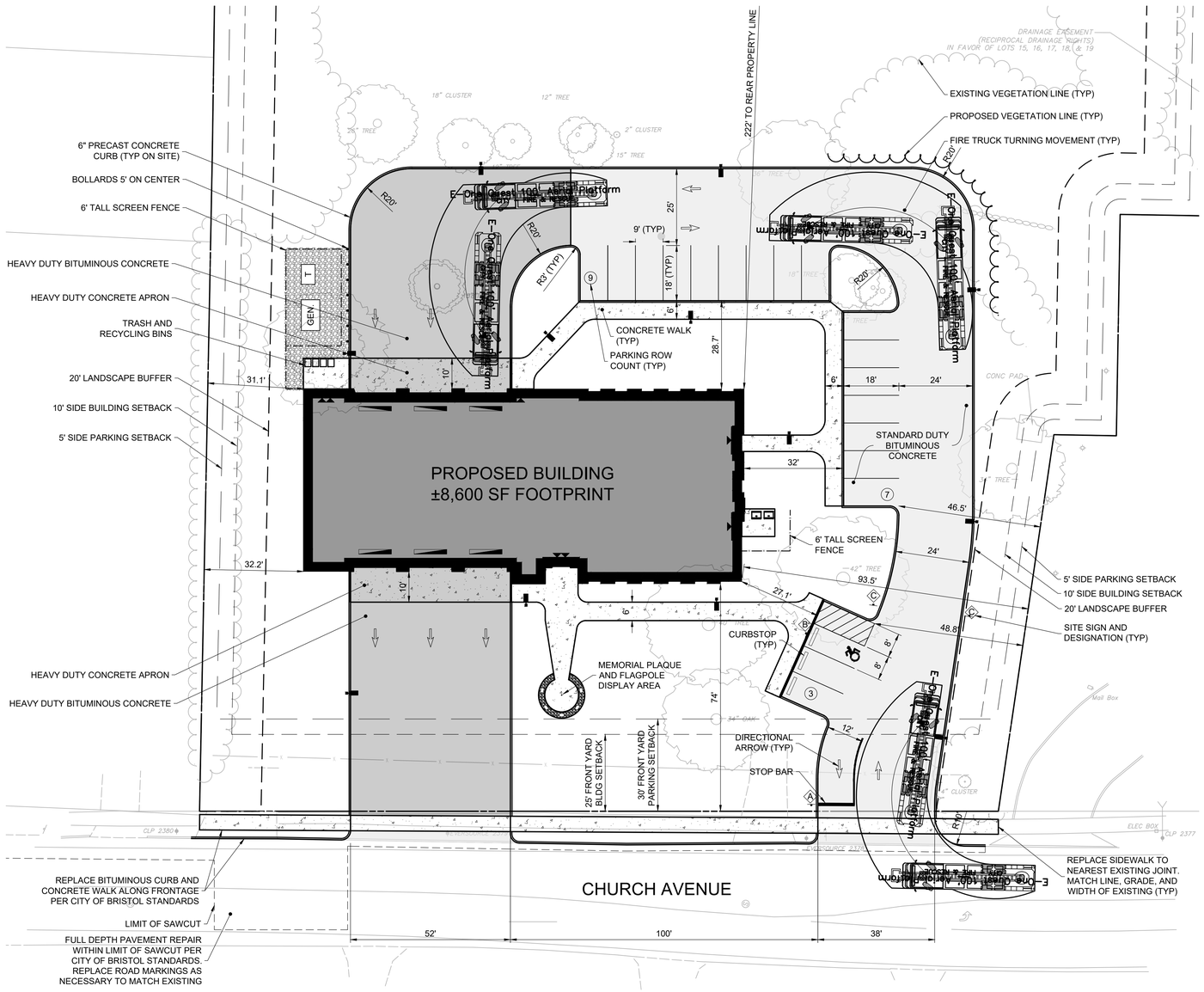


31-0552* (A) 31-0662P 31-0448 (B) 31-1790 (C)

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		(A)
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	28	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	46	13.7.1.A.2.
	MIN. PARKING/BUILDING SEPARATION [FT]	6	27	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	100	13.11.B.
	MAX. DRIVEWAY WIDTH [FT]	30[4]	52	13.11.E.

NOTES:
1. 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.
2. PER ADA STANDARDS, WHEN THE TOTAL NUMBER OF PARKING SPACES PROVIDED ARE 1-25, 1 SPACE SHALL BE ACCESSIBLE.
3. MAXIMUM DRIVEWAYS CALCULATED PER THE FOLLOWING:
   260 LF FRONTAGE * 1 DRIVEWAY/ 85 LF FRONTAGE ALLOWED = 3 DRIVEWAYS
4. 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.

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

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEITH W. SILVERPETRUCELLI · 33137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE PLAN

Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: KMS
Project Number: 70895.00
Drawing Number: C1.0

TEMPORARY SEDIMENT TRAP SIZING

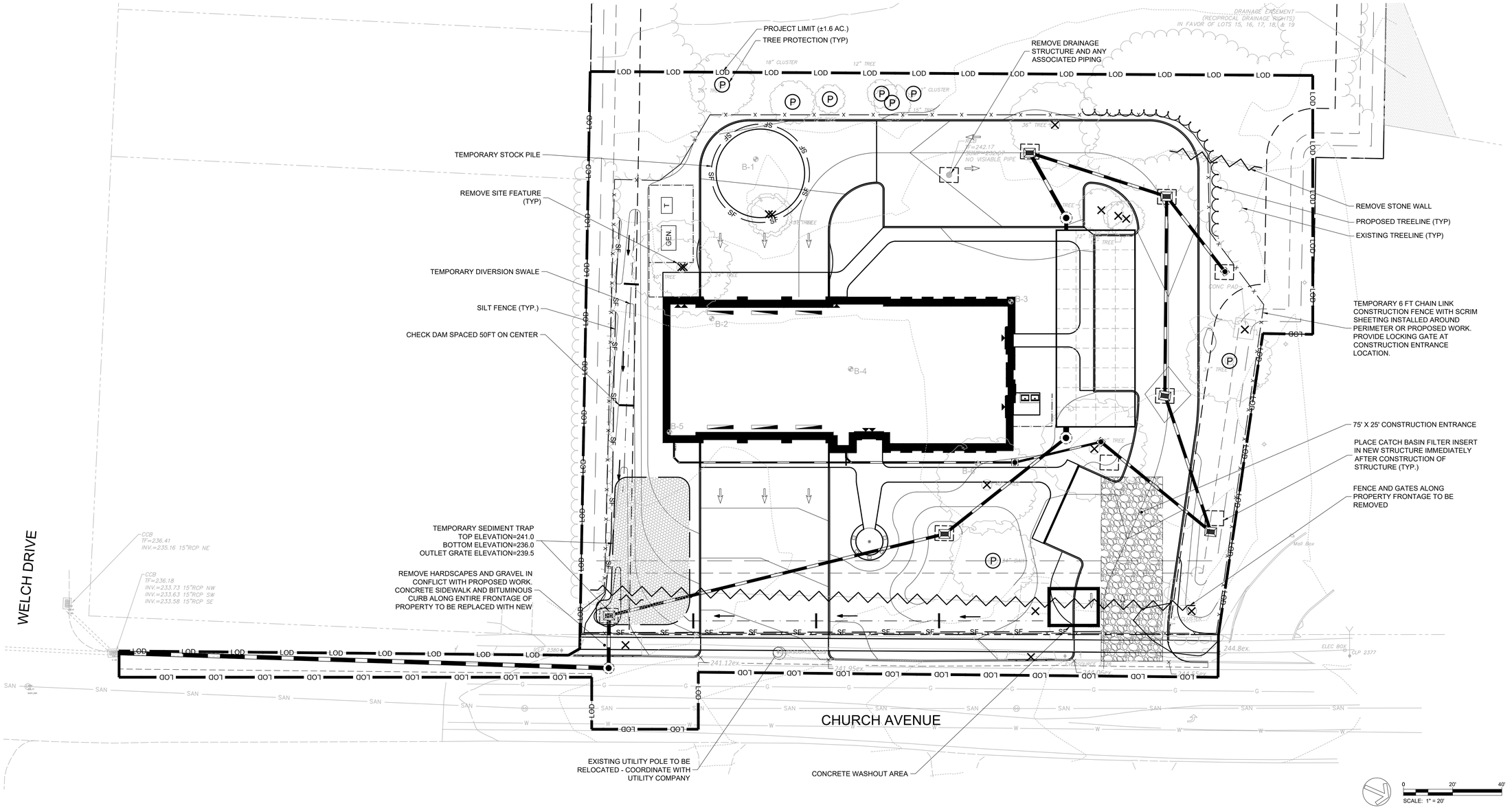
REQUIRED VOLUME = CONTRIBUTING AREA X 134 CY/AC
1.74 AC. CONTRIBUTING AREA * 134 CY/AC = 235 CY
VOLUME PROVIDED: 32 FT X 60 FT X 3.5 FT = ±250 CY

INSPECTION AND MAINTENACE SCHEDULE

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

LEGEND

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	



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVYN W. STIBOLT · 25312 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SOIL EROSION AND SEDIMENT CONTROL PLAN

Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: GSL
Project Number: 70895.00
Drawing Number: C2.0

SITE PREPARATION NOTES:

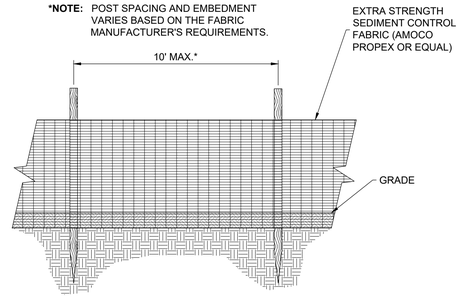
1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED 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 CITY OF BRISTOL

EROSION AND SEDIMENT CONTROL NOTES:

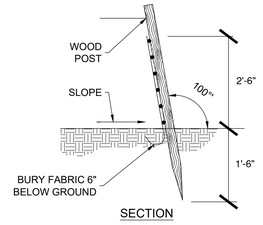
1. THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL 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



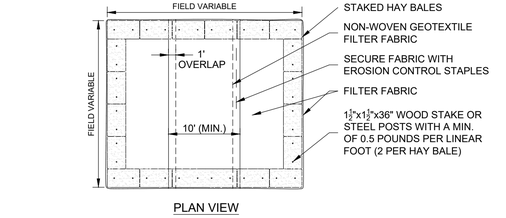
ELEVATION



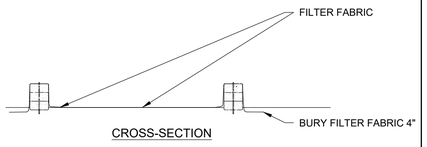
SECTION

SILT FENCE

N.T.S.



PLAN VIEW



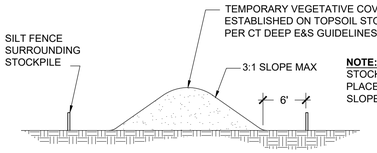
CROSS-SECTION

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.

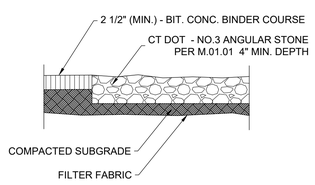
TEMPORARY CONCRETE WASHOUT AREA

N.T.S.

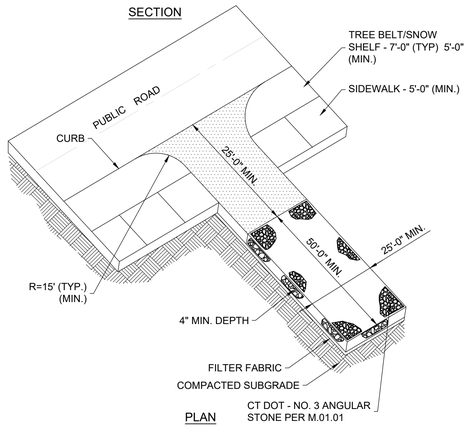


TEMPORARY STOCKPILE

N.T.S.



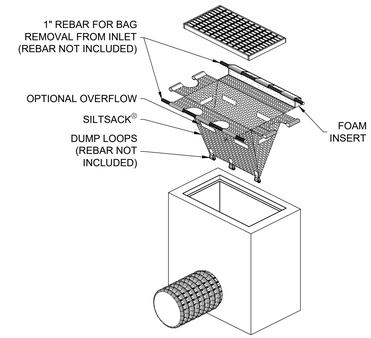
SECTION



PLAN

CONSTRUCTION ENTRANCE

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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. STIBLEY · 23137 · LICENSED PROFESSIONAL ENGINEER

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: C2.1

LEGEND

ITEM	EXISTING	PROPOSED
MINOR CONTOUR	129	129
MAJOR CONTOUR	130	130
SPOT GRADE		30.5
STORM PIPE		
STORM MANHOLE		
CATCH BASIN		
YARD DRAIN		

LOW IMPACT DESIGN OPPERTUNITIES

THE FOLLOWING LOW IMPACT DESIGN OPPORTUNITIES HAVE BEEN IDENTIFIED FOR IMPLEMENTATION ON THIS SITE:

AVOID IMPACTS

- PROTECT AS MUCH UNDISTURBED OPEN SPACE AS POSSIBLE TO MAINTAIN PREDEVELOPMENT HYDROLOGY AND ALLOW PRECIPITATION TO NATURALLY INFILTRATE INTO THE GROUND.
- MINIMIZE LAND DISTURBANCE, INCLUDING CLEARING AND GRADING, AND AVOID AREAS SUSCEPTIBLE TO EROSION AND SEDIMENT LOSS.
- MINIMIZE SOIL COMPACTION AND RESTORE SOILS THAT WERE COMPACTED DUE TO CONSTRUCTION ACTIVITIES OR PRIOR DEVELOPMENT.
- PRESERVE THE NATURAL WATER CYCLE.

REDUCE IMPACTS

- PROVIDE LOW-MAINTENANCE, NATIVE VEGETATION THAT ENCOURAGES WATER RETENTION AND MINIMIZES THE USE OF LAWNS, FERTILIZERS, AND PESTICIDES.
- MATCH AS CLOSELY AS POSSIBLE THE PRE-DEVELOPMENT OR NATURAL SITE RUNOFF CHARACTERISTICS IN TERMS OF VOLUME AND TIMING OF RUNOFF (MIMIC THE NATURAL WATER CYCLE).

MANAGE IMPACTS AT THE SOURCE

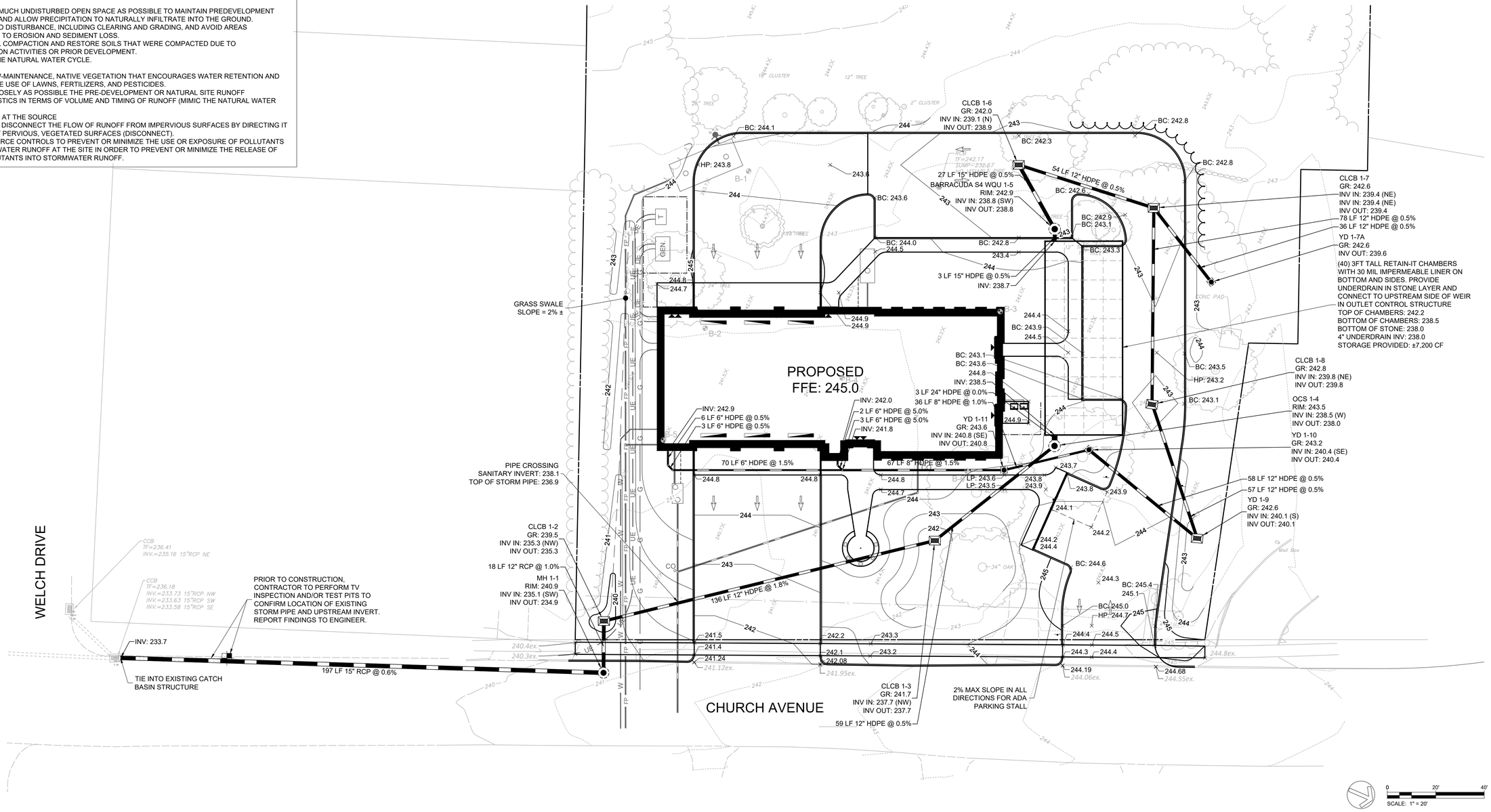
- BREAK UP OR DISCONNECT THE FLOW OF RUNOFF FROM IMPERVIOUS SURFACES BY DIRECTING IT TO ADJACENT PERVIOUS, VEGETATED SURFACES (DISCONNECT).
- PROVIDE SOURCE CONTROLS TO PREVENT OR MINIMIZE THE USE OR EXPOSURE OF POLLUTANTS INTO STORMWATER RUNOFF AT THE SITE IN ORDER TO PREVENT OR MINIMIZE THE RELEASE OF THOSE POLLUTANTS INTO STORMWATER RUNOFF.

CUT AND FILL ANALYSIS

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

GRADING AND DRAINAGE NOTES

1. EXISTING AND PROPOSED ELEVATIONS ARE IN REFERENCE TO NAVD88 DATUM.
2. 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.
3. 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.
5. ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE DRAINAGE MANHOLE SIZING TO ACCEPT THE PROPOSED PIPE CONNECTIONS.
7. STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
8. 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.
9. A CERTIFIED AS-BUILT OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED TO THE OWNER AT THE CONCLUSION OF CONSTRUCTION AND PRIOR TO FINAL CLOSEOUT.
10. MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V).
11. 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.
12. 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.
13. LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
14. 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. STUBLEY · 33137 · LICENSED PROFESSIONAL ENGINEER

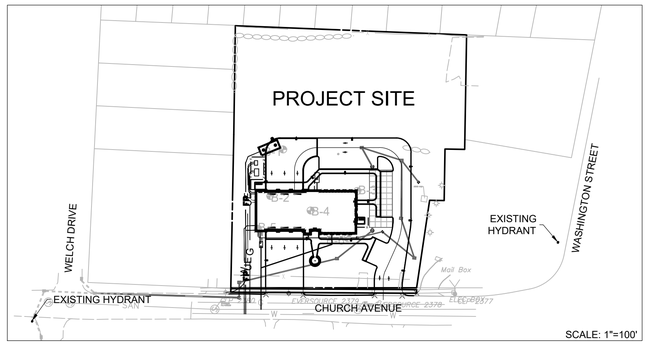
Drawing Title:

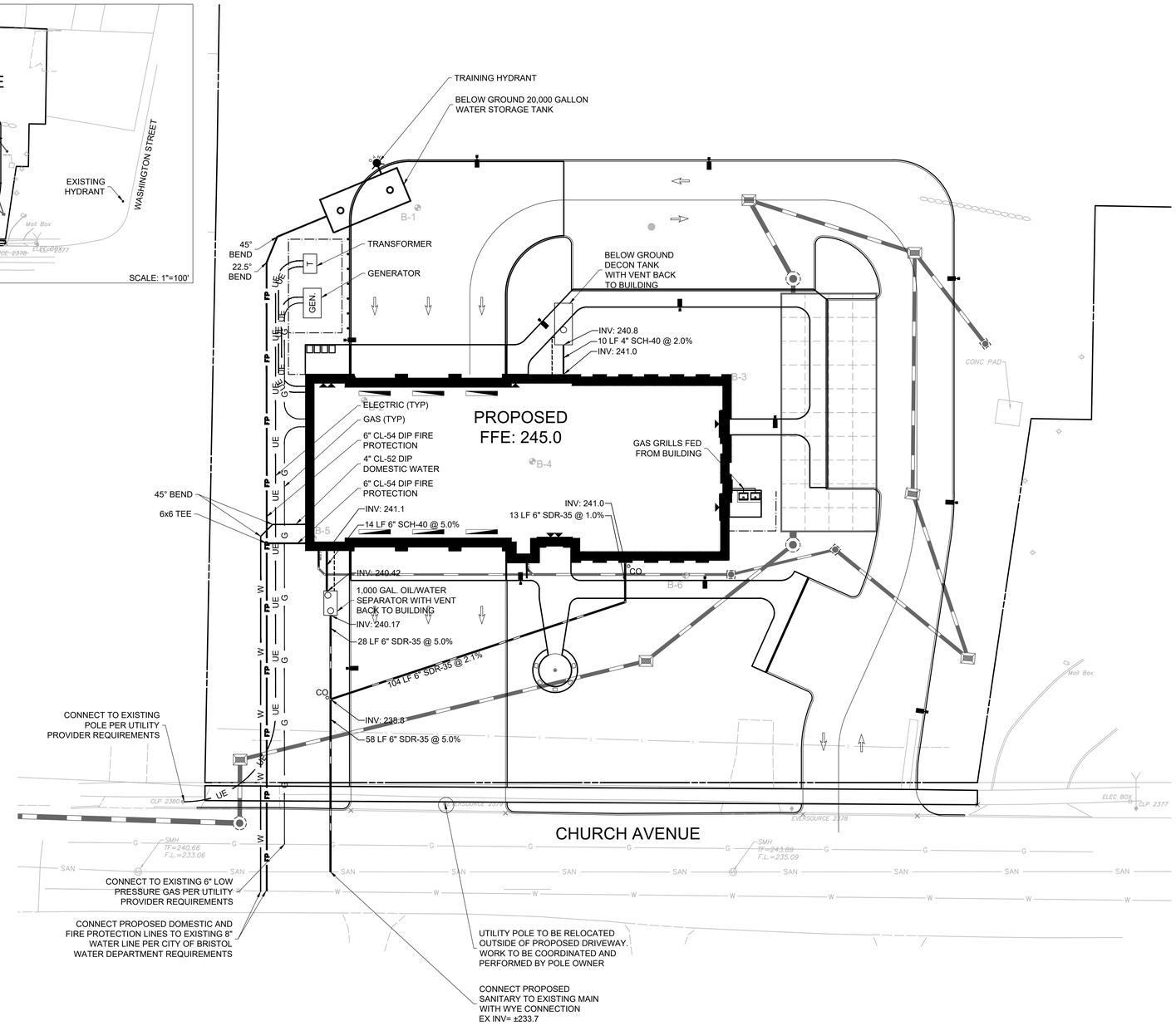
GRADING AND DRAINAGE PLAN

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	SAN	
CLEANOUT		CO
SANITARY MANHOLE	S	
DOMESTIC WATER LINE	W	W
FIRE PROTECTION LINE		FP
GATE VALVE		
HYDRANT		
ELECTRIC LINE	E	UE UE
TELECOM LINE	T	T
GAS LINE	G	G

UTILITY NOTES

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.

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

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

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

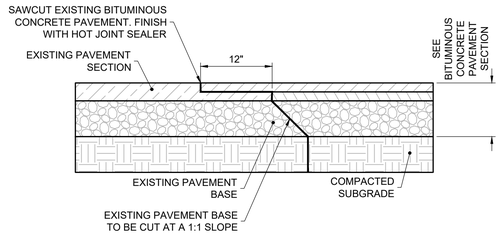
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEITH W. PETRUCELLI · 25137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE UTILITY PLAN

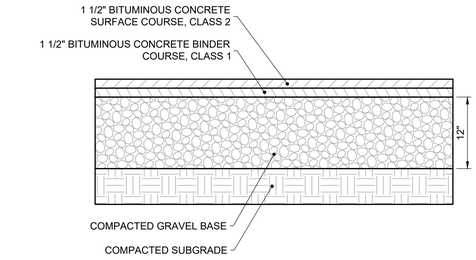
Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: GSL
Project Number: 70895.00
Drawing Number: C4.0



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

SAWCUT PAVEMENT

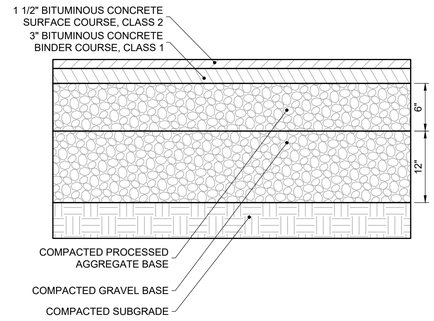
NOT TO SCALE



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

STANDARD DUTY BITUMINOUS PAVEMENT

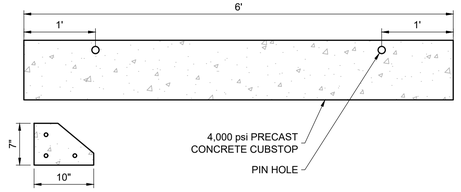
NOT TO SCALE



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

HEAVY DUTY BITUMINOUS PAVEMENT

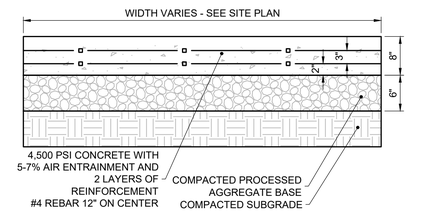
NOT TO SCALE



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

CONCRETE CURBSTOP

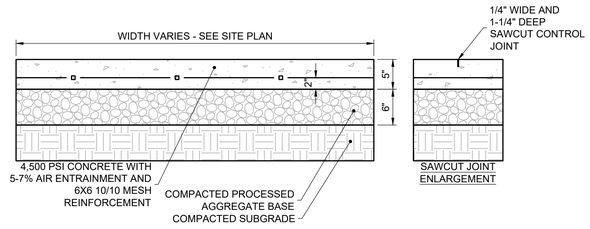
NOT TO SCALE



NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
2. 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.
3. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
4. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
5. PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

HEAVY DUTY CONCRETE APRON

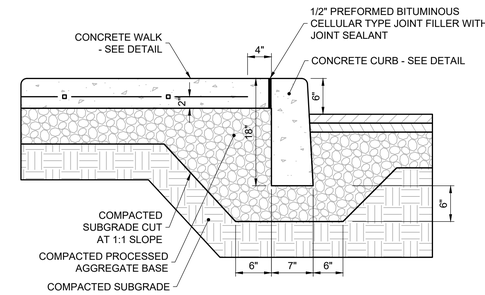
NOT TO SCALE



NOTES:
1. SIDEWALKS TO COMPLY WITH CITY STANDARDS, WHERE APPLICABLE.
2. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
3. 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.
4. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
5. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
6. PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

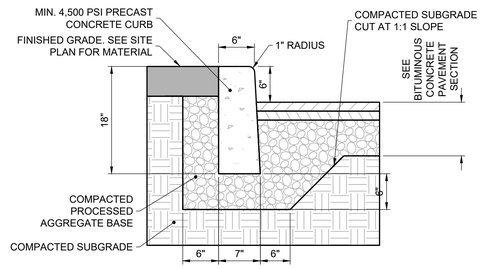
CONCRETE WALK

NOT TO SCALE



CONCRETE WALK AT CURB

NOT TO SCALE



NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED BETWEEN SECTIONS OF CURB AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
2. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

CONCRETE CURB

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

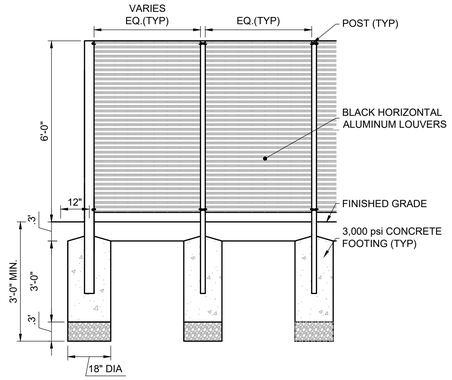
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · EVELYN M. STRETZ · 23137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

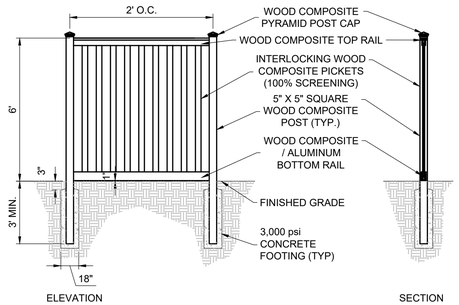
SITE DETAILS

Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00
Drawing Number: C5.0



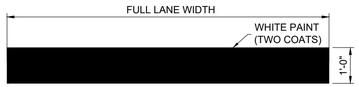
SCREEN FENCE AT GRILLS

NOT TO SCALE



SCREEN FENCE AT GENERATOR

NOT TO SCALE



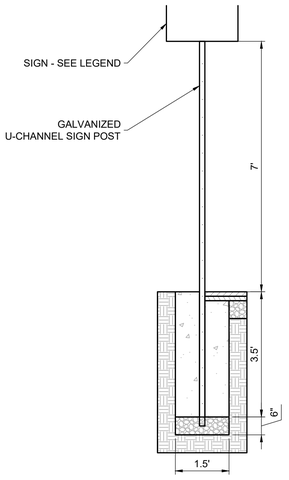
NOTES:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
2. STOP BAR TO BE INSTALLED 4 FT FROM BACK OF SIDEWALK OR CROSSWALK, AS APPLICABLE

STOP BAR

NOT TO SCALE

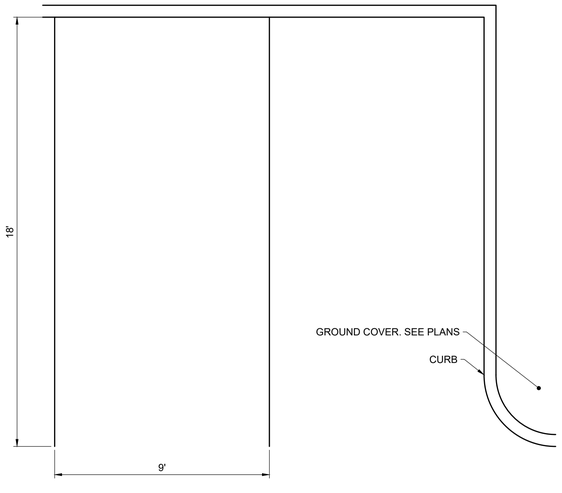
NOTES:

1. 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.
7. 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

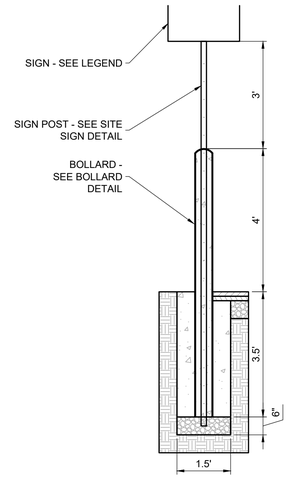
NOT TO SCALE



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.

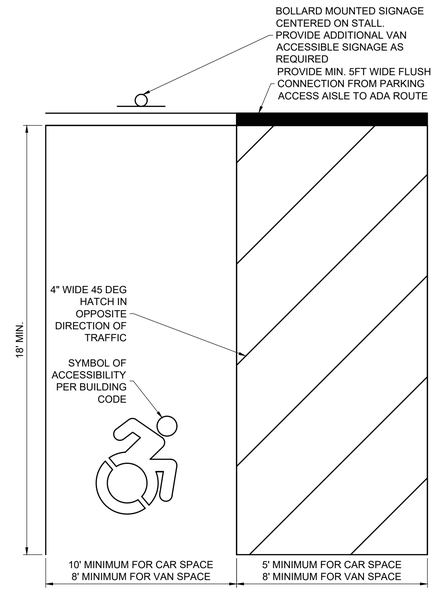
STANDARD PARKING STALL

NOT TO SCALE



BOLLARD MOUNTED SIGN

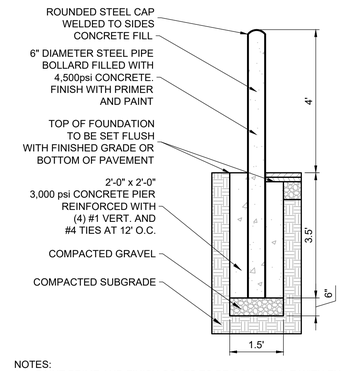
NOT TO SCALE



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. 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

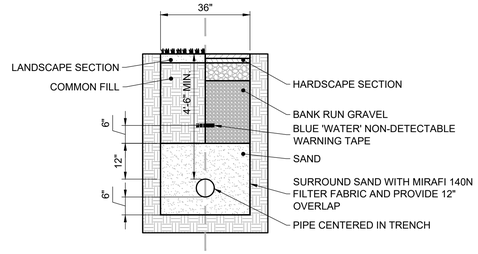
STATE OF CONNECTICUT · KEVIN M. STRELEC · 25137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

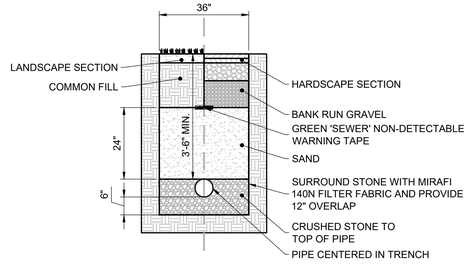
Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00

Drawing Number: C5.1



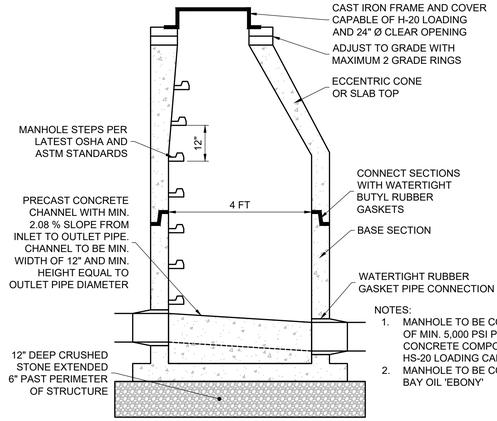
WATER TRENCH

NOT TO SCALE



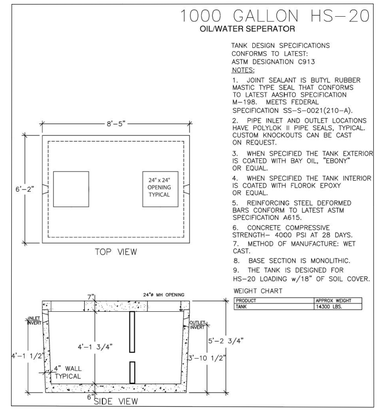
SANITARY TRENCH

NOT TO SCALE



SANITARY MANHOLE

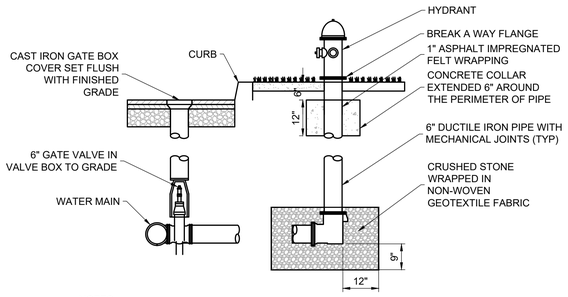
NOT TO SCALE



OIL/WATER SEPARATOR

NOT TO SCALE

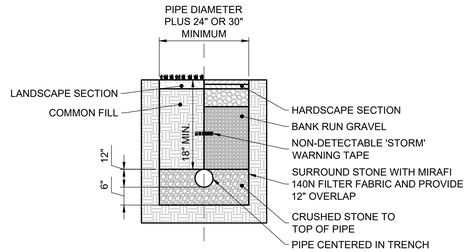
DETAIL PROVIDED BY UNITED CONCRETE



NOTES:
1. HYDRANT TO BE APPROVED BY LOCAL OPERATOR.
2. HYDRANT TO OPEN LEFT, UNLESS OTHERWISE REQUIRED.
3. HYDRANT TO BE PAINTED RED, UNLESS OTHERWISE REQUIRED.

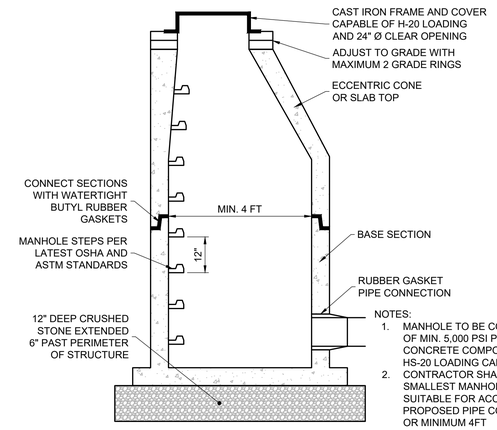
FIRE HYDRANT

NOT TO SCALE



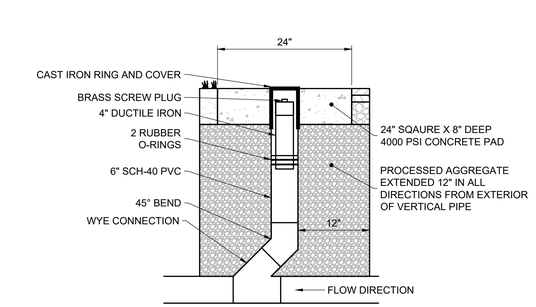
STORM TRENCH

NOT TO SCALE



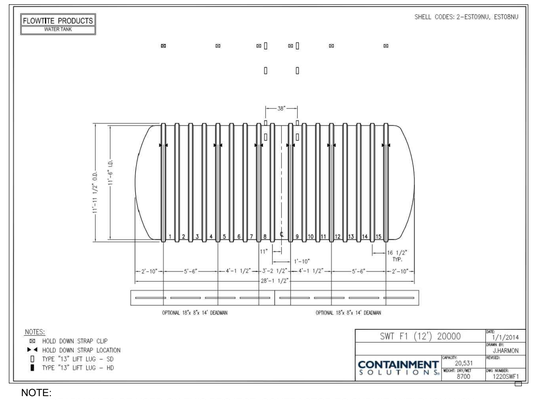
STORM MANHOLE

NOT TO SCALE



SANITARY OR STORM CLEANOUT

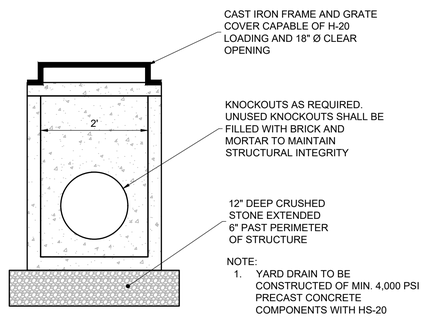
NOT TO SCALE



NOTE:
1. DEADMAN TO BE USED ON THIS PROJECT. CONTRACTOR TO SUBMIT ANTI-BUOYANCY CALCULATIONS TO ENGINEER FOR REVIEW PRIOR.

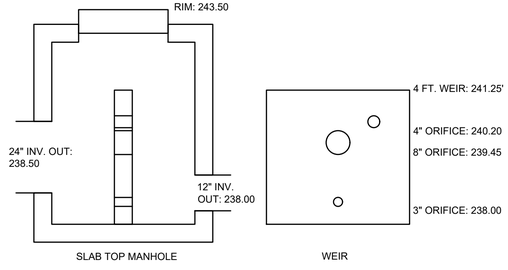
20,000 GALLON WATER STORAGE TANK

NOT TO SCALE



YARD DRAIN

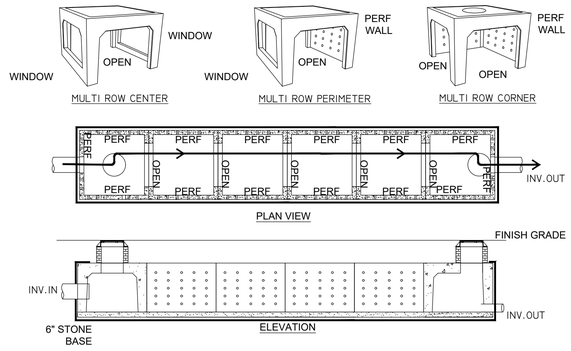
NOT TO SCALE



NOTES:
1. STANDARD MANHOLE COMPONENTS ARE TO BE USED AS THE BASIS FOR THE OUTLET CONTROL STRUCTURE.
2. CONNECT UNDERDRAIN FROM RETAIN-IT SYSTEM TO UPSTREAM SIDE OF WEIR.

OUTLET CONTROL STRUCTURE

NOT TO SCALE



NOTES:
1. WRAP ENTIRE BASE AND SIDES OF SYSTEM WITH 30 MIL IMPERMEABLE LINER.
2. PROVIDE 30"Ø ACCESS TO GRADE AT INLET AND OUTLET CHAMBERS. FRAME AND COVER TO BE CAST IRON WITH HS-20 LOADING.

3-FT TALL RETAIN-IT STORMWATER STRUCTURES

NOT TO SCALE

Project Title:

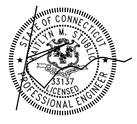
BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

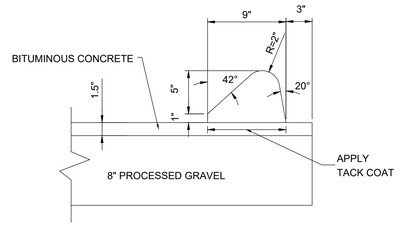
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	



Drawing Title:

SITE DETAILS

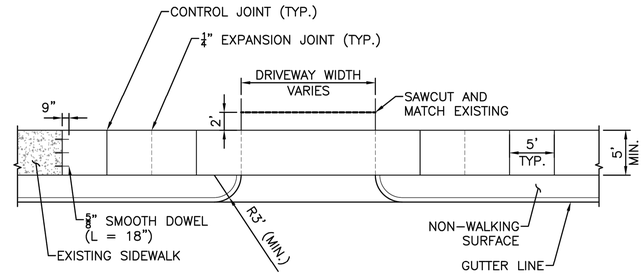
Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00
Drawing Number: C5.2



BITUMINOUS CURB IN RIGHT-OF-WAY

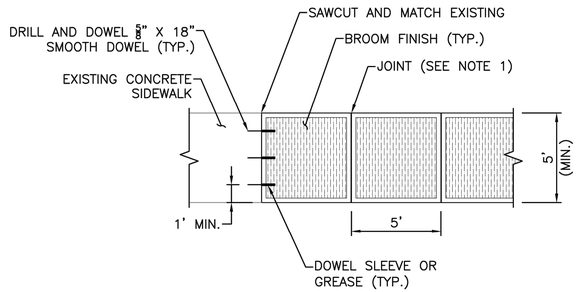
NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL



TYPICAL SIDEWALK AT DRIVEWAY – PLAN

SCALE: ⅛" = 1'–0"

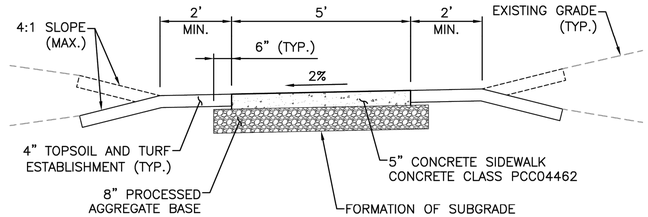


CONCRETE SIDEWALK – PLAN

SCALE: ¼" = 1'–0"

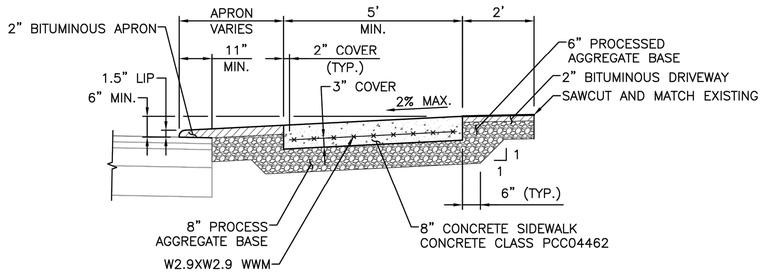
NOTE:

1. EXPANSION JOINTS SHALL BE CONSTRUCTED AT A MINIMUM OF EVERY 20' OR AS ORDERED BY THE ENGINEER. CONTROL JOINTS SHALL BE CONSTRUCTED EVERY 5'.
2. SIDEWALKS SHOULD BE CONSTRUCTED WITH A CROSS SLOPE NO GREATER THAN 2% AND PITCHED TO DRAIN TO AVOID THE PONDING OF WATER.



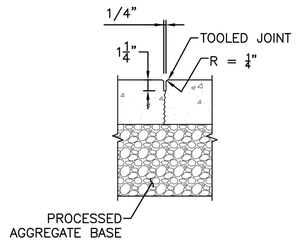
CONCRETE SIDEWALK – SECTION

SCALE: ½" = 1'–0"



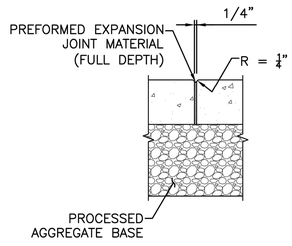
SIDEWALK AT DRIVEWAY – SECTION

SCALE: ½" = 1'–0"



CONTROL JOINT

SCALE: 1–1/2" = 1'–0"



EXPANSION JOINT

SCALE: 1–1/2" = 1'–0"

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

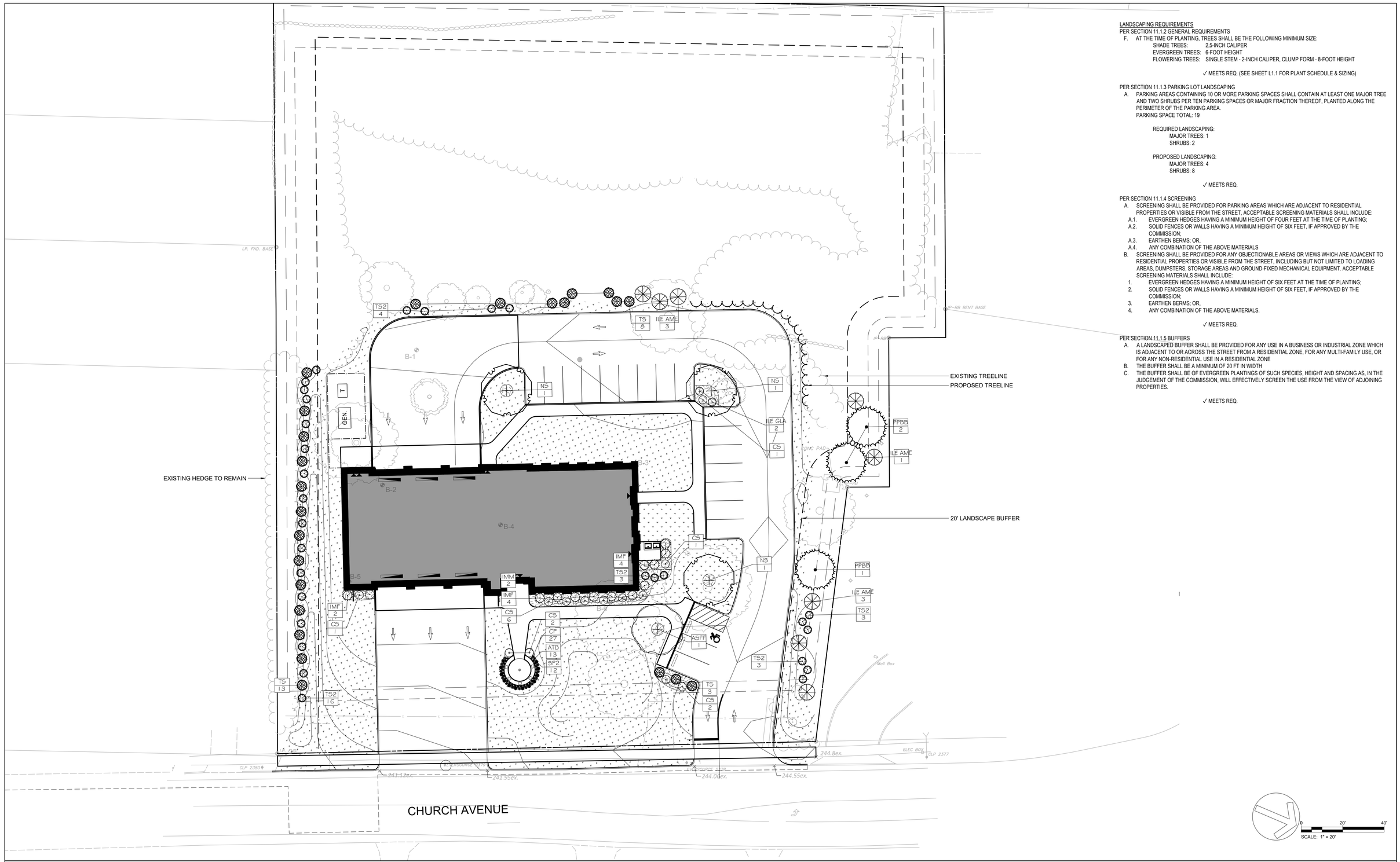
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. STIBLEY · 23137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00
Drawing Number: C5.3



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

B. SCREENING SHALL BE PROVIDED FOR ANY OBJECTIONABLE AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, INCLUDING BUT NOT LIMITED TO LOADING AREAS, DUMPSTERS, STORAGE AREAS AND GROUND-FIXED MECHANICAL EQUIPMENT. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING;
2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
3. EARTHEN BERMS; OR,
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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · RYAN C. DEANE · 1098 · REGISTERED LANDSCAPE ARCHITECT

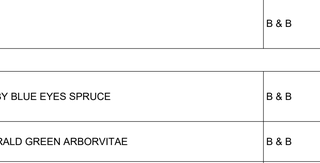
Drawing Title:

PLANTING PLAN

Date: MARCH 28, 2024
Scale: 1" = 20'
Drawn By: DEP
Project Number: 70895.00
Drawing Number: L1.0

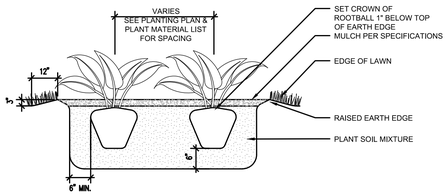
PLANT SCHEDULE

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.		29
	TS	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	CONIFER	4-6' HT.		24
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD		QTY
ANNUALS/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.		8
	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				

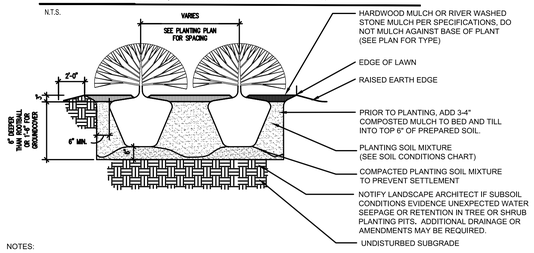


1. LAWN SEED MIX:
   - 1.1. LESCO INC. FREEDOM SEED MIXTURE
     - 1.1.1. 35% NOTABLE PERENNIAL RYEGRASS
     - 1.1.2. 35% GREENVILLE PERENNIAL RYEGRASS
     - 1.1.3. 20% FIREFOX CREEPING RED FESCUE
     - 1.1.4. 10% SHAMROCK KENTUCKY BLUEGRASS
     - (SUBMIT SEED MIX FOR APPROVAL)
2. LAWN SEED QUALITY:
   - 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%
3. 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 ¾" OR LARGER AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND FREE OF FOREIGN MATERIAL SUCH AS BROKEN GLASS, TRASH, ROOTS, ETC.
4. OTHER NOTES:
   - 4.1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND WATERING OF GRASS UNTIL FINAL ACCEPTANCE.

LAWN
N.T.S.

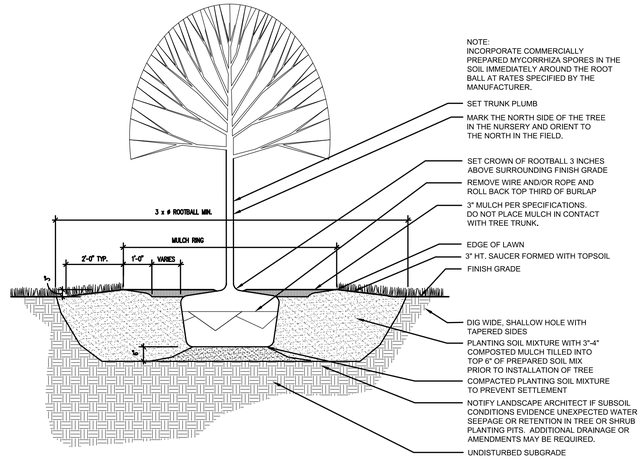


PERENNIAL PLANTING (CONTINUOUS PLANTING BED)
N.T.S.

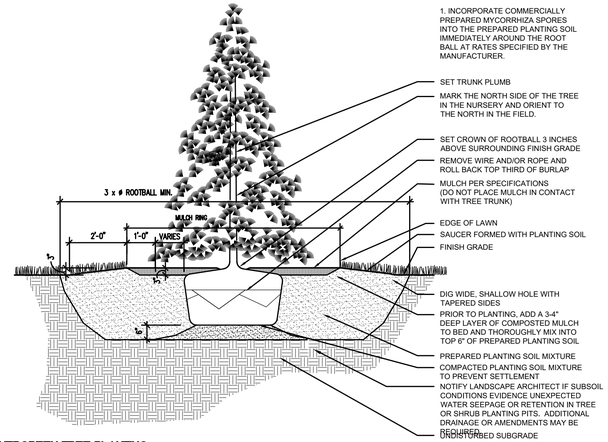


NOTES:
1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · RYAN C. DEANE · REGISTERED LANDSCAPE ARCHITECT · NO. 1088

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
CalcPts_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	BUG Rating
	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	B1-U0-G1
	7	SL-4F	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-4F-UNV-xx-xx	Mounted to Pole 20ft AFG	B1-U0-G2
	3	SL-5QW	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-5QW-UNV-xx-xx	Mounted to Pole 14ft AFG	B3-U0-G2

BEACON
design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

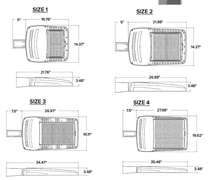
VIPER LUMINAIRE

MICRO STRIKE | STRIKE OPTICS



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 1.5G
- 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



IP65 · DLC LISTED · DLC LISTED PREMIUM · BAA · TAA

CONTROL TECHNOLOGY

NX Connect · NX Network · NX Wireless · LIGHTGRID

SERVICE PROGRAMS

STOCK · QS10

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 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 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 (96, 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-side, 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 fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

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 Feed 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 controls, and Zigbee wireless controls available for complete on/off and dimming control
- 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 photocontrol receptacle option available for twist lock photocontrols 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 fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

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
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/american-solutions).

WARRANTY

- 5 year warranty

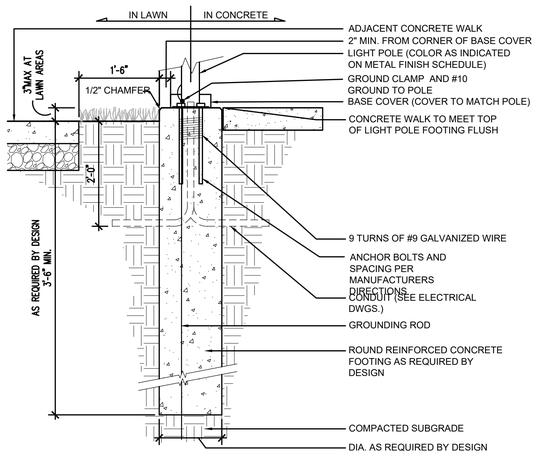
Current

currentlighting.com/beacon

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

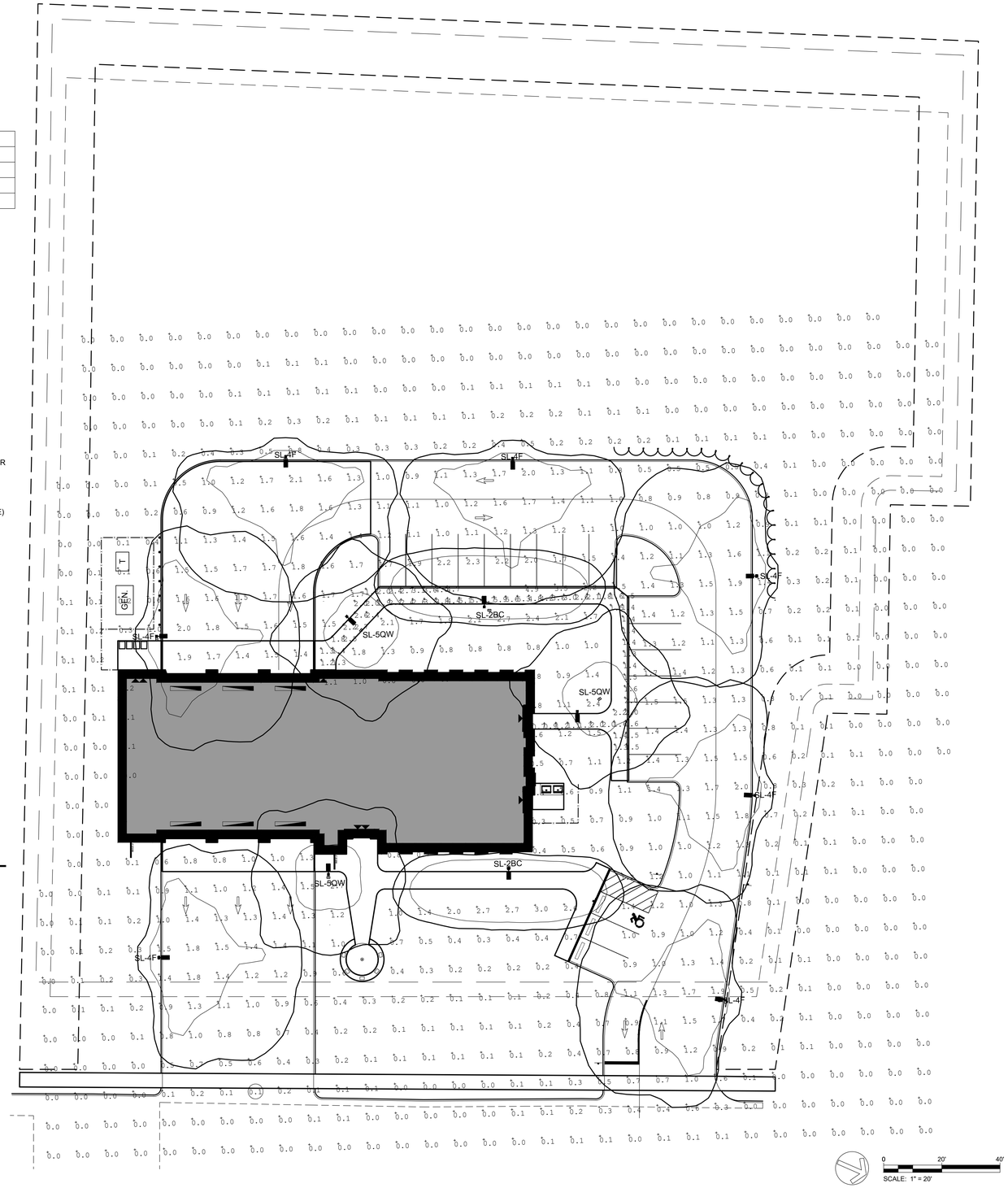
Rev 11/15/23

BEA_VIPERSPEC_ROB



TYPICAL SITE LIGHTING POLE FOUNDATIONS

NTS



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN C. DEANGELIS · NO. 10867 · REGISTERED LANDSCAPE ARCHITECT

Drawing Title:

PHOTOMETRICS PLAN AND LIGHTING DETAILS

Date: MARCH 28, 2024

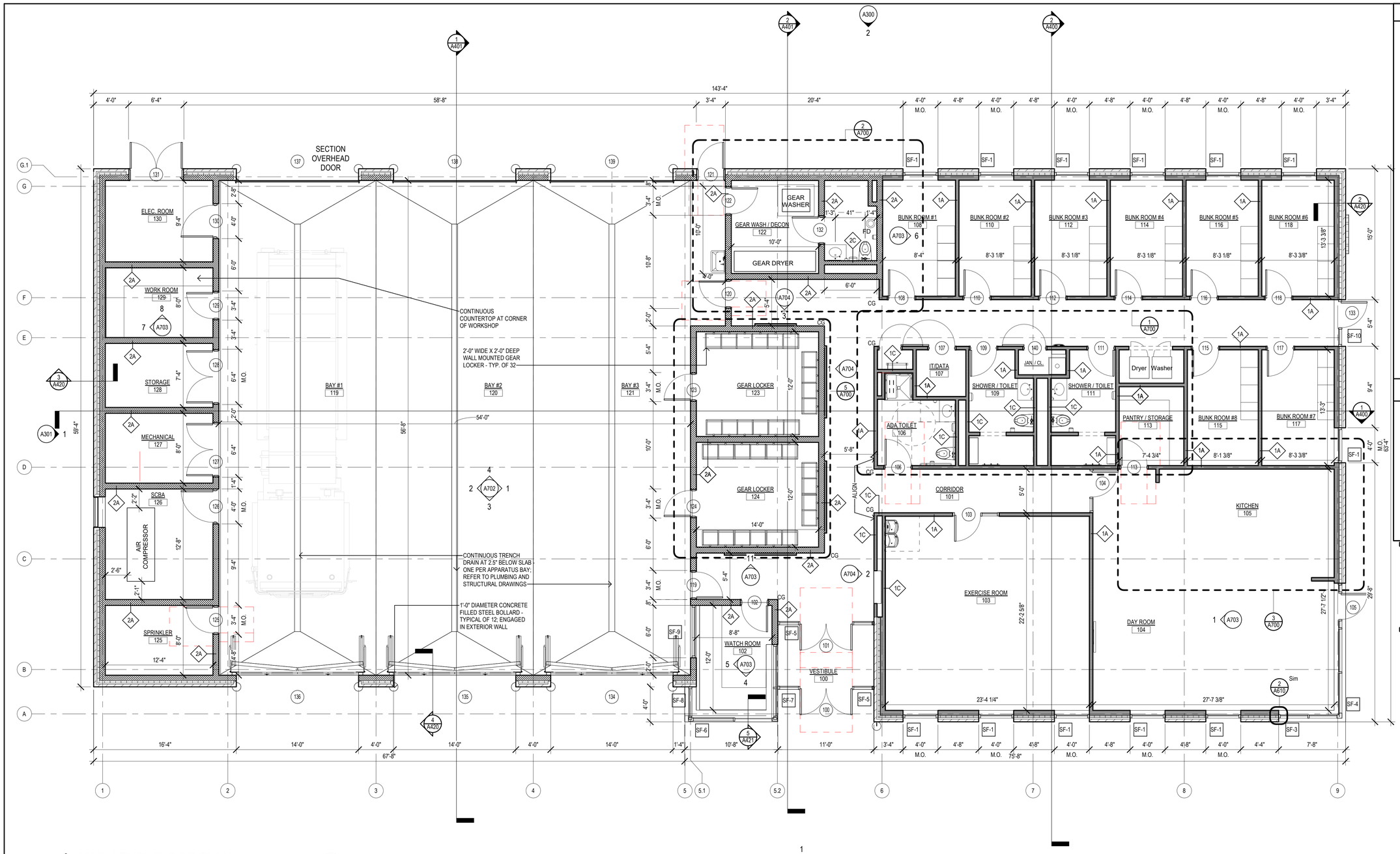
Scale: 1" = 20'

Drawn By: DEP

Project Number: 70895.00

Drawing Number: L2.0

Proposed Floor Plan



1 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

SYMBOL LEGEND

- NEW METAL STUD PARTITIONS
- NEW MASONRY WALL
- NEW CMU WALL
- A 101 - DOOR NUMBER
- XX - WINDOW TYPE
- Room name 101 - ROOM NAME / ROOM NUMBER
- 1A - PARTITION TYPE
- Cxx - CONSTRUCTION NOTE
- 2 / A101 - EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- 2 / A101 - INTERIOR ELEVATION NUMBER / SHEET NUMBER
- 2 A101 / 2 A101 - BUILDING SECTION NUMBER / SHEET NUMBER
- 2 / A101 - WALL SECTION NUMBER / SHEET NUMBER
- F.E.C. - FIRE EXTINGUISHER CABINET
- FD - FLOOR DRAIN - SLOPE TO DRAIN
- H.D.F. - HANDICAPPED DRINKING FOUNTAIN

GENERAL NOTES

1. READ ALL GENERAL NOTES ON DRAWING A000.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK, CONCRETE MASONRY UNITS AND GYPSUM WALL BOARD UNLESS OTHERWISE NOTED.
3. ALL NEW WALL AND PARTITION ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED.
4. PROVIDE CMU WITH PRE-MANUFACTURED BULLNOSE AT ALL EXPOSED CORNERS.
5. WHERE THE WORD "ALIGN" IS INDICATED IT SHALL MEAN TO ALIGN BOTH SIDES OF WALL.

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

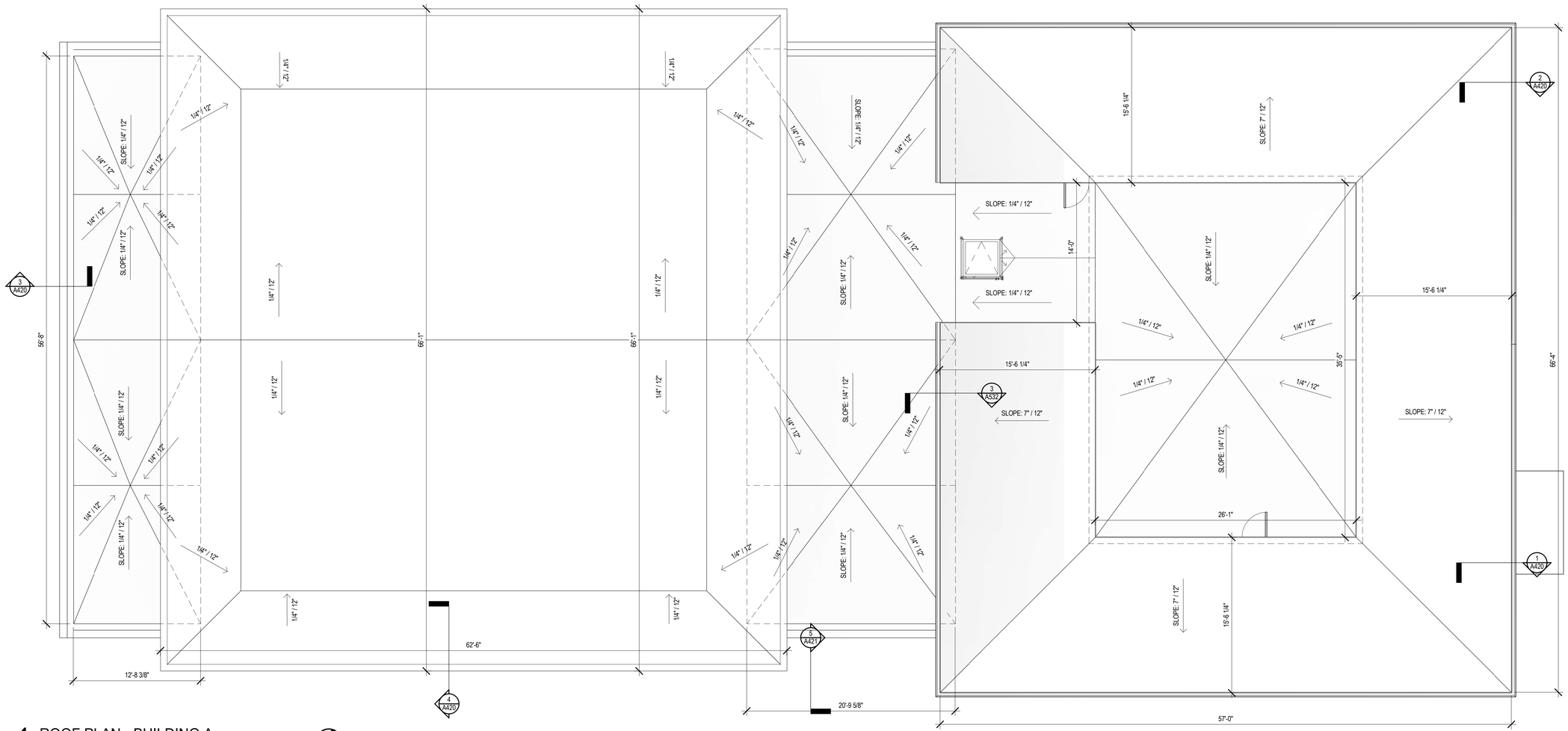
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title: FIRST FLOOR PLAN

Date: MAY 8, 2024
Scale: As indicated
Drawn By: E CANTAR
Project Number: 23.017

Drawing Number: A110

5/3/2024 2:12:30 PM



1 ROOF PLAN - BUILDING A

3/16" = 1'-0"

ROOF LEGEND

- X / XX — PLAN, SEC., DETAIL OR ELEV. NUMBER / SHEET NUMBER
- 12" @ 5" SLOPE — ROOF SLOPE AND DIRECTION
- CRICKET
- M.G. — METAL GUTTER
- R.V. — RIDGE VENT
- H.P. — INDICATES HIGH POINT OF GUTTER
- V.S. — VENT STACK
- E.C. — EXISTING CHIMNEY
- E.V. — EXHAUST VENT / LOUVER
- D.S. — 3 x 4 ALUMINUM DOWNSPOUT

ROOF CONSTRUCTION NOTES

1. ALL WOOD BLOCKING (P.T.), PLYWOOD & NAILERS ARE TO BE PRESSURE TREATED (P.T.)
2. ALL FLASHING TO EXTEND MINIMUM 8" UP ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. PROVIDE FLASHING AT ALL PENETRATIONS AS INDICATED OR REQUIRED TO MEET ROOF WARRANTY.
4. CONTRACTOR TO INSPECT THE UNDERSIDE OF ALL ROOFS PRIOR TO ROOFING OPERATIONS TO INSURE THAT NO INTERIOR MATERIALS, EQUIPMENT, FINISHES OR OBJECTS WILL BE DAMAGED
5. CONTRACTOR ASSUMES ALL RESPONSIBILITY DURING PROJECT & WILL REPLACE ANY & ALL DAMAGED EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER
6. SITE AREAS DISTURBED SHALL BE CLEANED & RE-LEVELED, W/ LAWN AREAS MAGNETICALLY RAKED TO REMOVE ANY METAL DEBRIS & RE-SEEDED AS REQUIRED TO MATCH ADJACENT CONDITIONS
7. SNAKE/ CLEAN OUT ALL VENT STACKS PRIOR TO INSTALLATION OF METAL SLEEVES.
8. ALL ANTENNAS, CONDUITS & ANY OTHER OBJECTS TO REMAIN AFFECTED BY THE SCOPE OF WORK TO BE TEMPORARILY REMOVED & REINSTALLED
9. SEE PROJ. MAN. FOR ALLOWANCES, UNIT PRICES AND ALTERNATES
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN FIELD
11. CONTRACTOR IS TO MAKE ROOF WATER TIGHT AT THE END OF EACH WORK DAY, INCLUDING ALL ROOF PENETRATIONS.

CODE INFORMATION (2021 IBC)

PRIMARY USE GROUP: S-2

CONSTRUCTION CLASS: 5B

ENERGY CONSERVATION

IECC CODE REQUIREMENT R-VALUE MIN. : R-30 - U-0.0333

ROOF AREAS

ROOF UNIT "A"	813 SF +/-
ROOF UNIT "B"	4,125 SF +/-
ROOF UNIT "C"	1,160 SF +/-
ROOF UNIT "D"	1,040 SF +/-

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

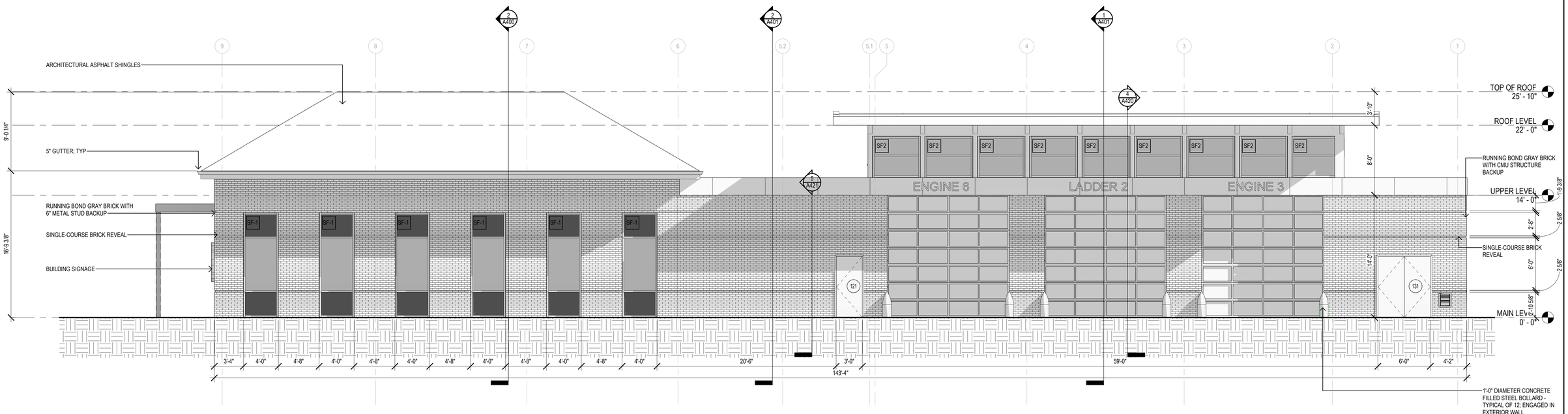
STATE OF CONNECTICUT DAVID J. STEIN LICENSED ARCHITECT

Drawing Title:
ROOF PLAN

Date: MAY 8, 2024
Scale: As indicated
Drawn By: E CANTAR
Project Number: 23.017
Drawing Number: A112

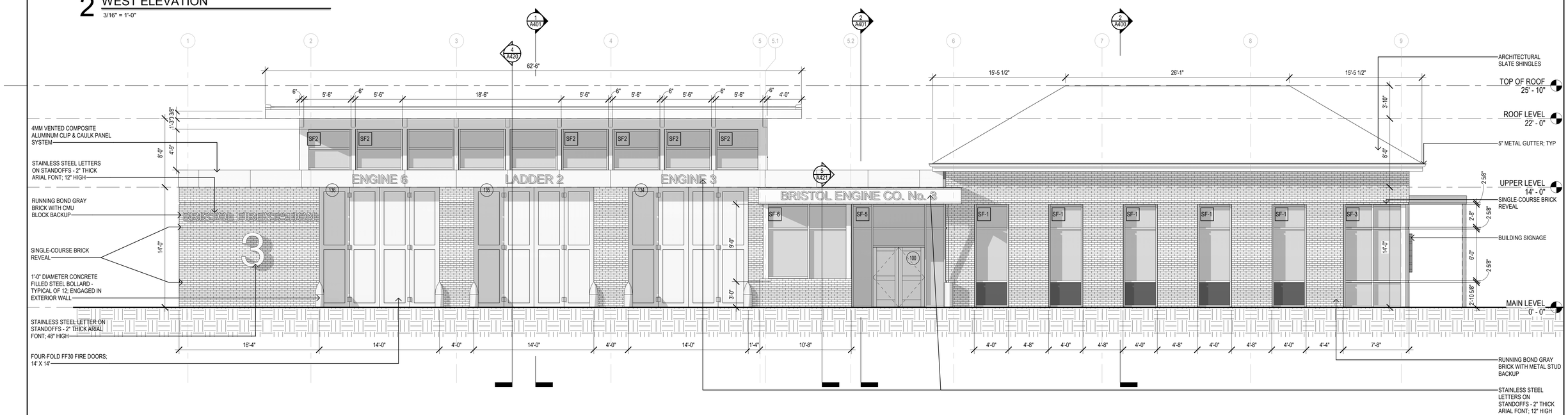
5/3/2024 2:12:41 PM

Elevation Drawings



2 WEST ELEVATION

3/16" = 1'-0"



1 EAST ELEVATION

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

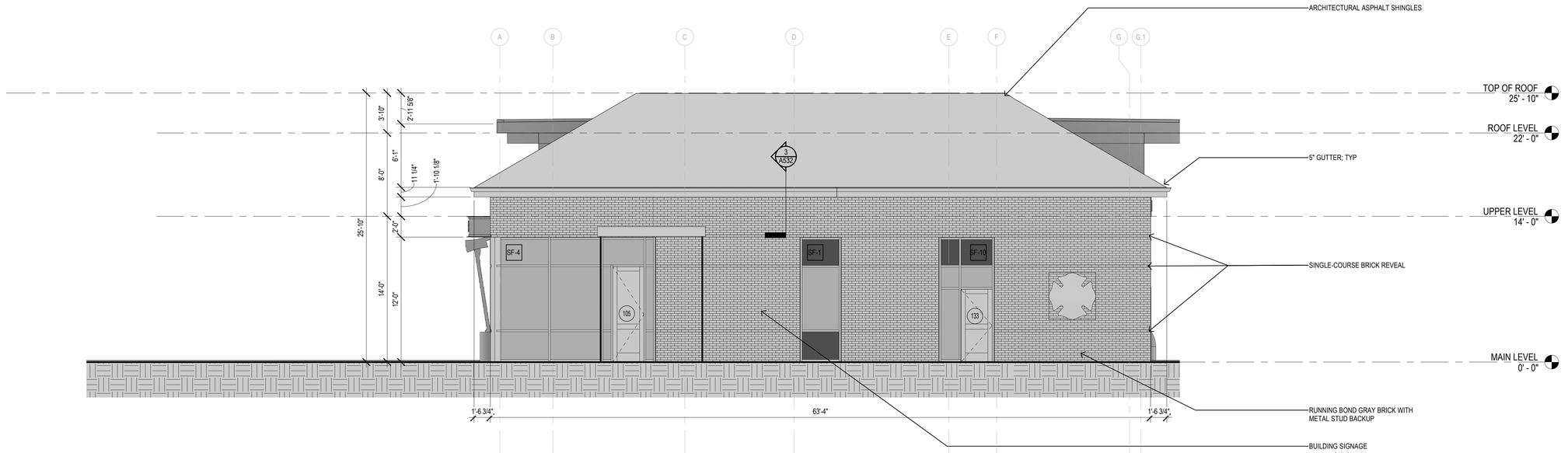
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title:
EXTERIOR ELEVATIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

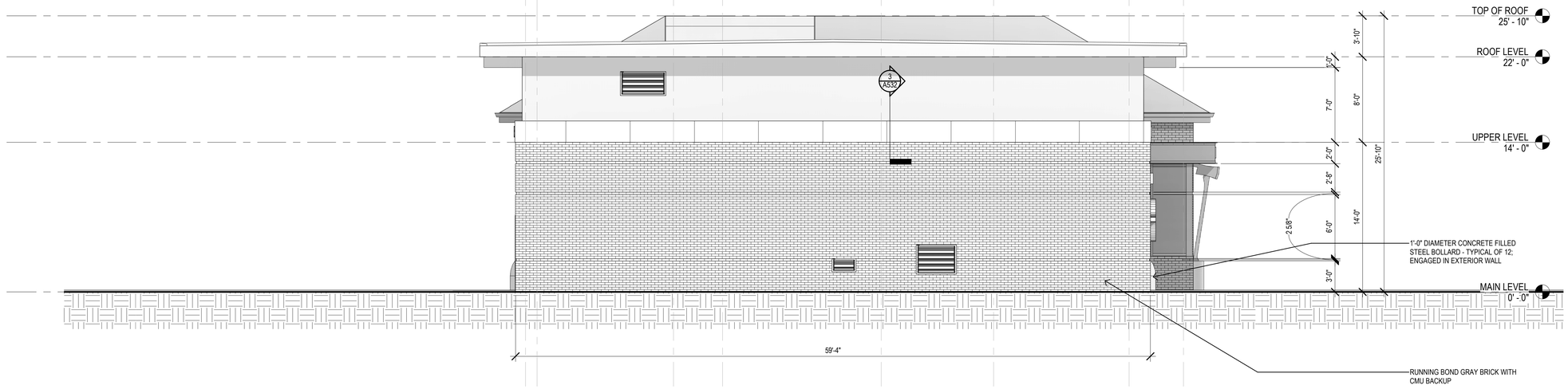
Drawing Number: A300

5/3/2024 2:15:44 PM



2 NORTH ELEVATION

3/16" = 1'-0"



1 SOUTH ELEVATION

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

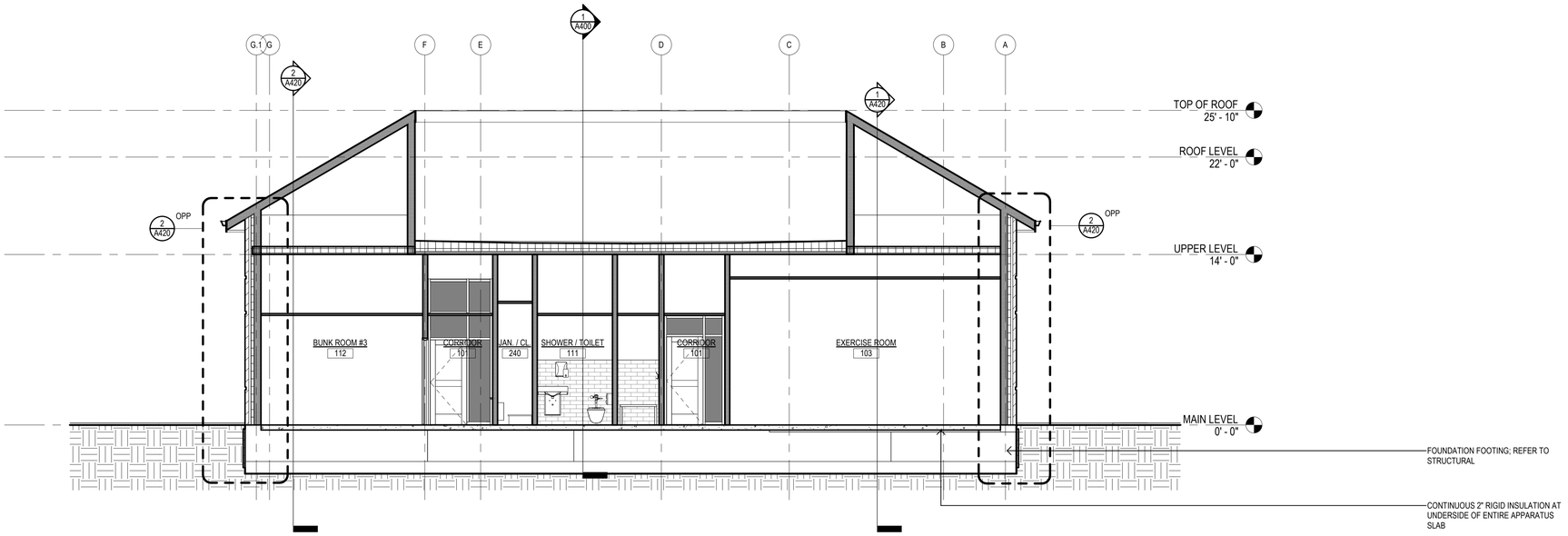
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title:
EXTERIOR ELEVATIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

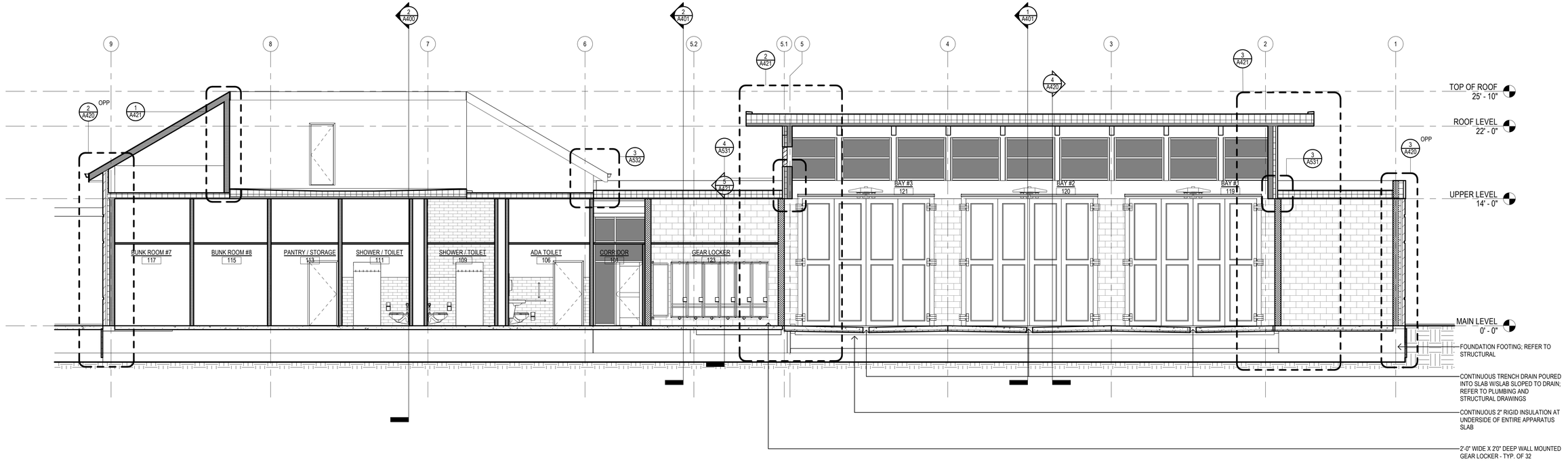
Drawing Number: A301

5/3/2024 2:16:00 PM



2 SECTION @ EXERCISE ROOM

3/16" = 1'-0"



1 LONGITUDINAL SECTION

3/16" = 1'-0"

Project Title:

NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

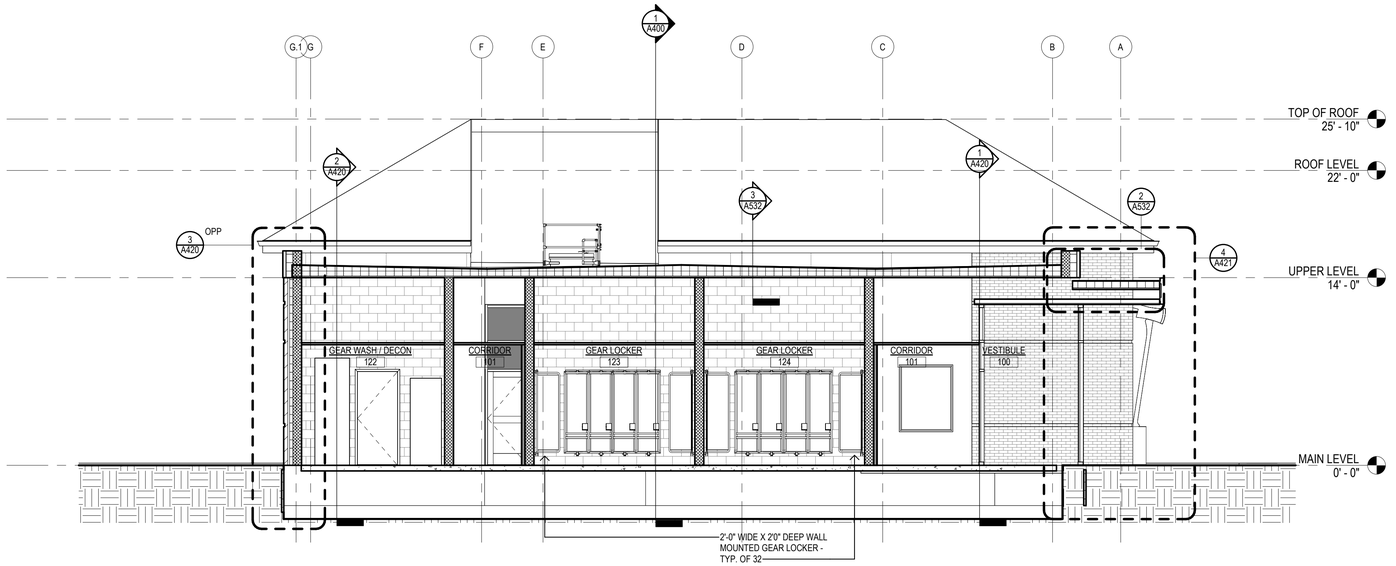
Drawing Title:

BUILDING SECTIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

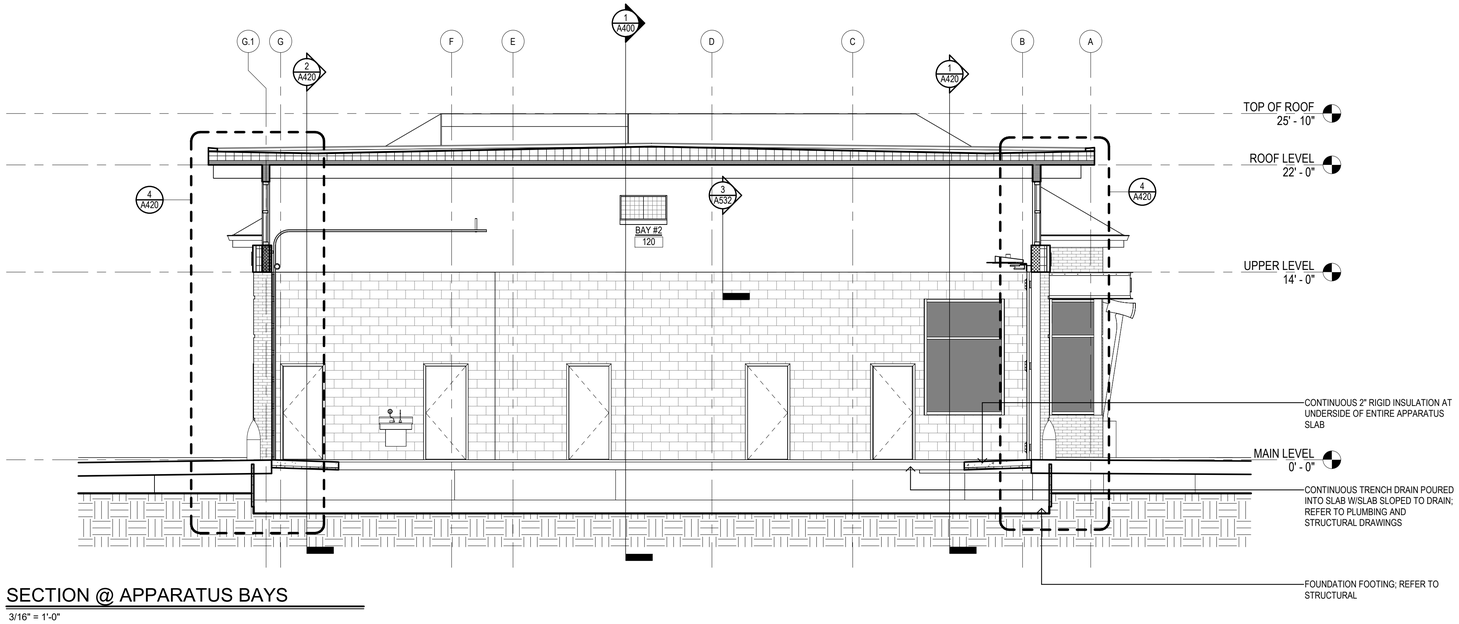
Drawing Number: A400

5/3/2024 2:27:34 PM



2 Section 4

3/16" = 1'-0"



1 SECTION @ APPARATUS BAYS

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

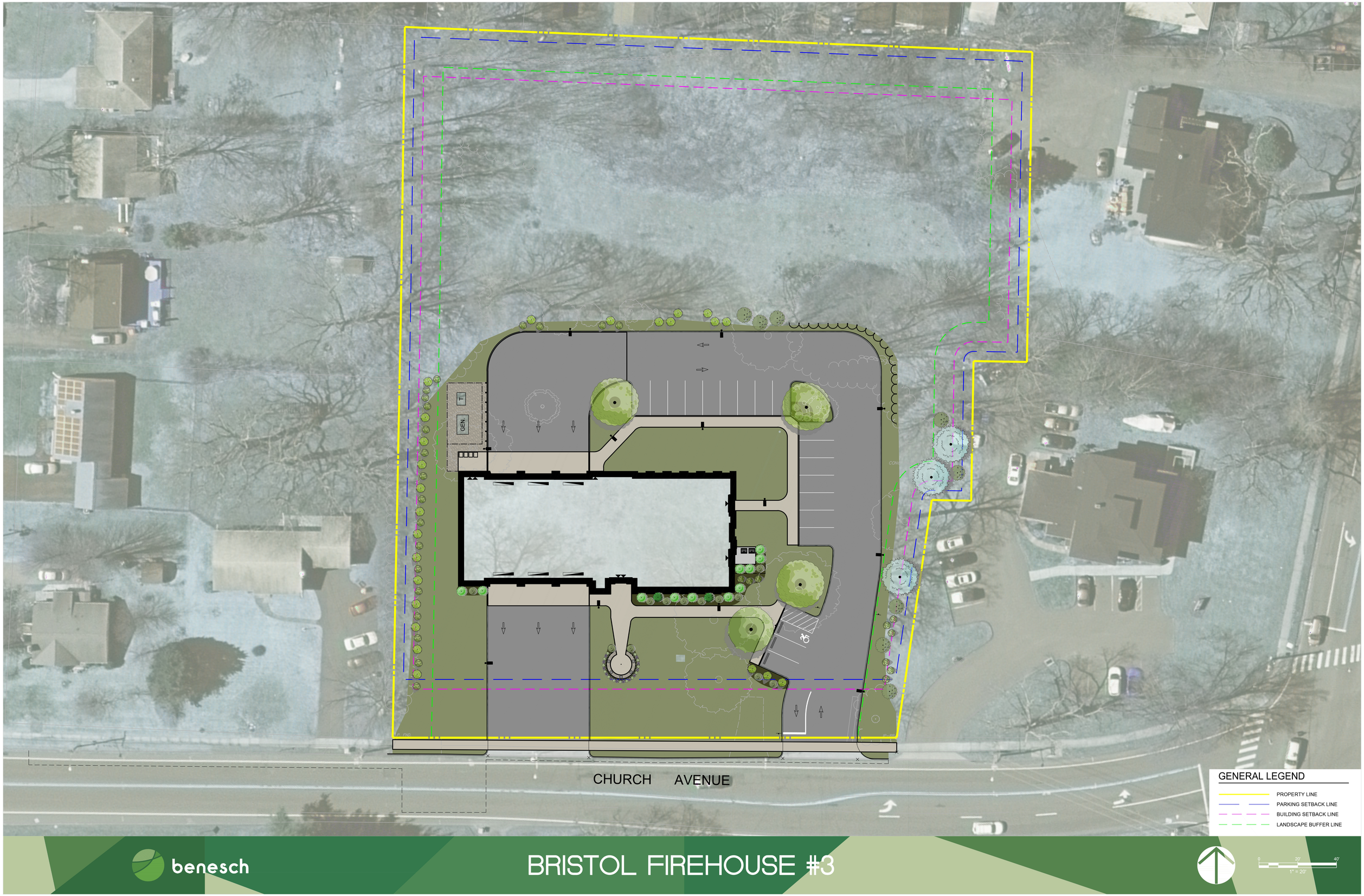
Drawing Title:
BUILDING SECTIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

Drawing Number: A401

5/3/2024 2:27:49 PM

Renderings



benesch

BRISTOL FIREHOUSE #3



GENERAL LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

benesch

BRISTOL FIREHOUSE #3

0 20' 40'
1" = 20'


FIRE
CITY OF BRISTOL
CONNECTICUT
RESCUE
ENGINE 4
LADDER 2
ENGINE 3


BRISTOL ENGINE CO. No. 3


ENGINE 6
LADDER 2
ENGINE 3
BRISTOL ENGINE CO. No. 3
BRISTOL FIRESTATION
3


BRISTOL FIRESTATION
3
ENGINE 6
LADDER 2
ENGINE 3
BRISTOL ENGINE CO. No. 3

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) Artcile 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: Richard Hart 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: Jeffrey Caggiano 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] *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] *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

120 Hebron Avenue, Floor 2
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

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.

Traffic Impact Report

120 Hebron Avenue, Floor 2
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

March 28, 2024
Revised: May 8, 2024

Nancy Levesque, P.E.
City Engineer
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Traffic Impact Report
Fire Station 3, Church Avenue
Bristol, Connecticut

Dear Ms. Levesque:

We have reviewed the sightlines available from the proposed driveways for Fire Station 3 to be located on Church Avenue south of Washington Street. The posted speed limit along Church Avenue in the vicinity of the site is 30 mph. The Connecticut DOT maintains count and speed data for various roadways and locations throughout the state, including two along Church Avenue, Count Station BRIS-145 just north of Washington Street and BRIS-241 northwest of Twining Street. The latest data collection was done in August 2021 with the measured 85th percentile speeds of 26 mph approaching the site from the north and 33 mph approaching the site from the south. To the north of the site, on the Mondovi Dental property there are tree branches and brush within the city's right of way that need to be cleared to a height of 8 feet to provide clear sightlines to the north from the fire station driveways.

When the vegetation is cleared, the available sightline from the northerly driveway exceeds 335 feet looking to the north which is the minimum required car sight distance for 30 mph, which is higher than the 85' percentile speed of 26 mph for southbound vehicles. Looking to the south the sight distance exceeds 365 feet, the minimum required car sight distance for the 33-mph 85th percentile speed for northbound vehicles. See attached drawing SL-1.0.

The available sightlines from the southerly driveway, used by the fire trucks, exceeds 420 feet looking to the north which is the minimum required straight-truck sight distance for 30 mph, which is higher than the 85' percentile speed of 26 mph for southbound vehicles. Looking to the south the sight

distance exceeds 465 feet, the minimum required straight-truck sight distance for the 33-mph 85th percentile speed for northbound vehicles. See attached drawings SL-1.1 and SL-1.2.

If you have any questions or need additional information, please contact us.

Very truly yours,
Alfred Benesch & Company

Stephen R. Ulman PE, PTOE
Senior Project Engineer
(70895), Attachments

Stormwater Report

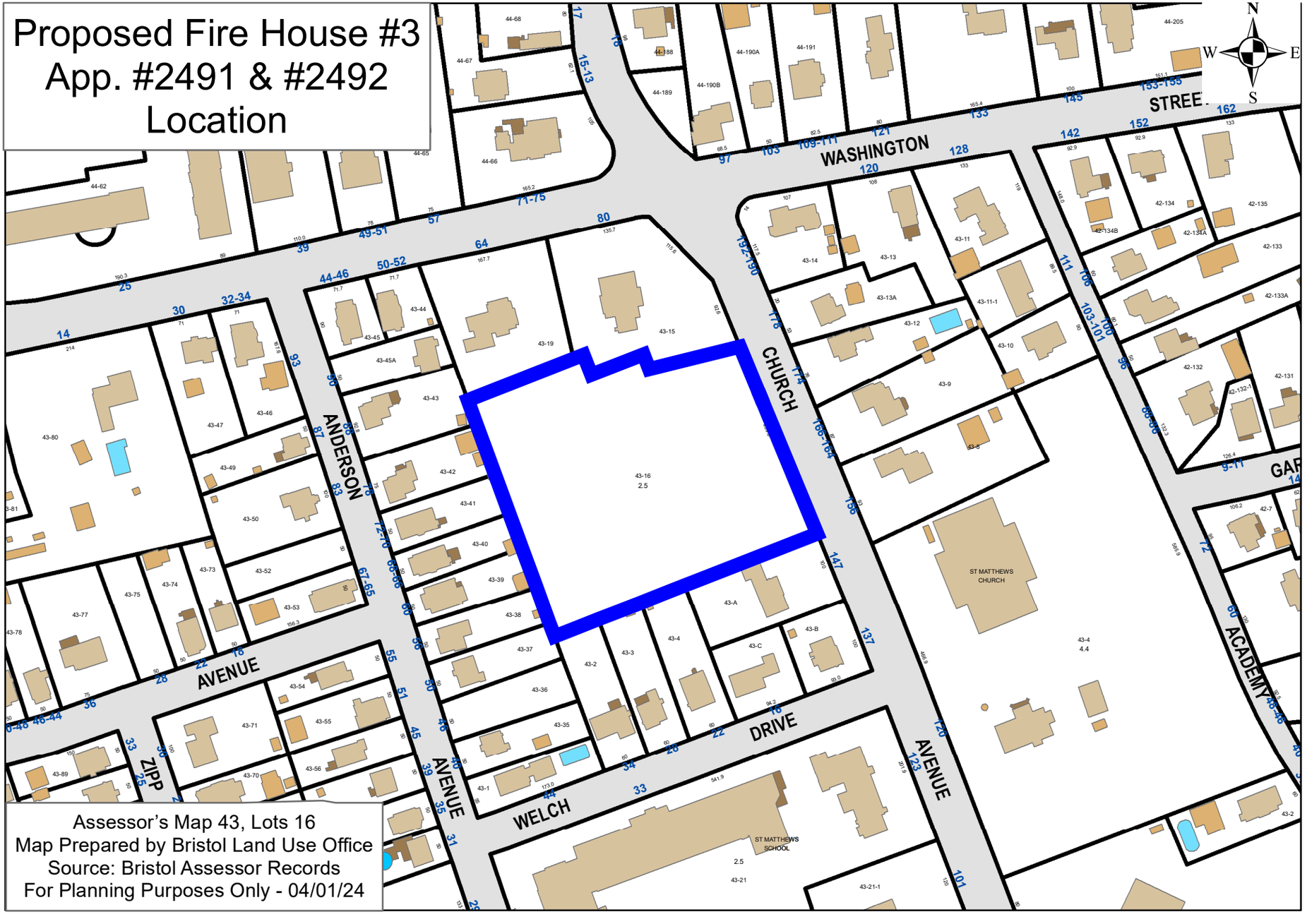
App. 2491 & 2492 – Fire House #3 – Stormwater Report Hyperlink:

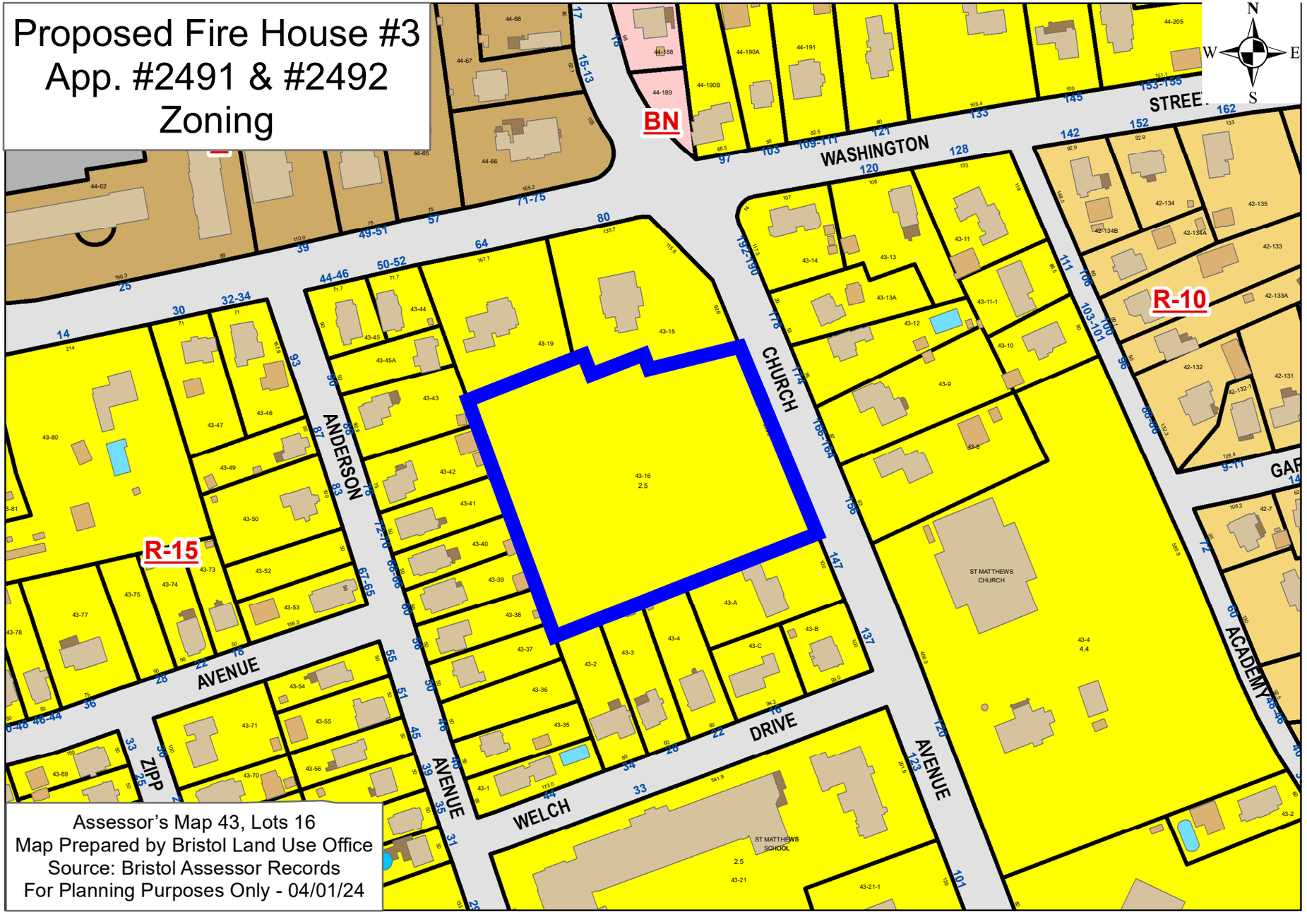
https://www.bristolct.gov/DocumentCenter/View/46466/2024-03-28-Bristol-Fire-3_Stormwater-Report

App. 2491 & 2492 – Fire House #3 –

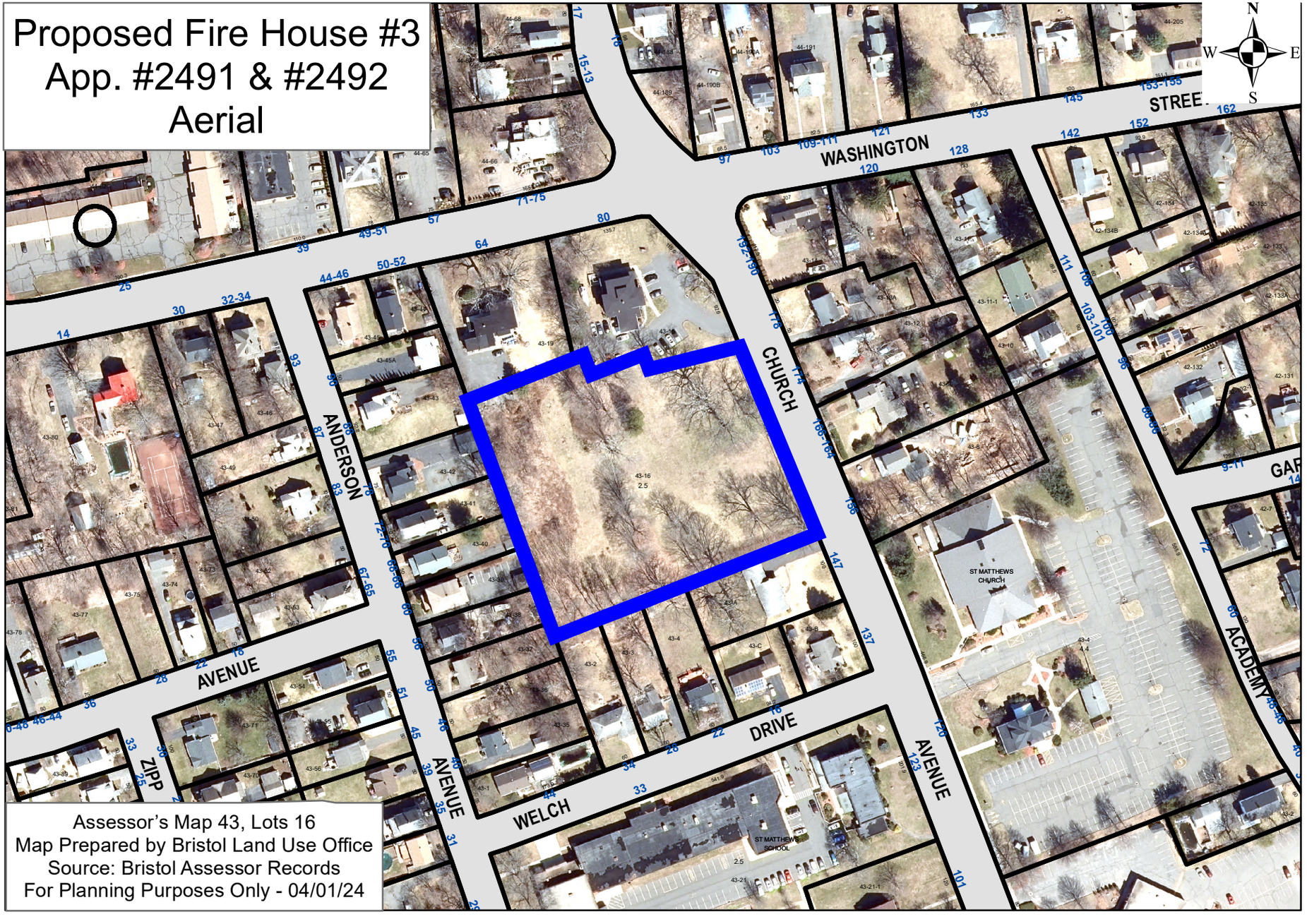
Site Line Analysis Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/46467/2024-03-28-Bristol-Fire-3_Sightlines

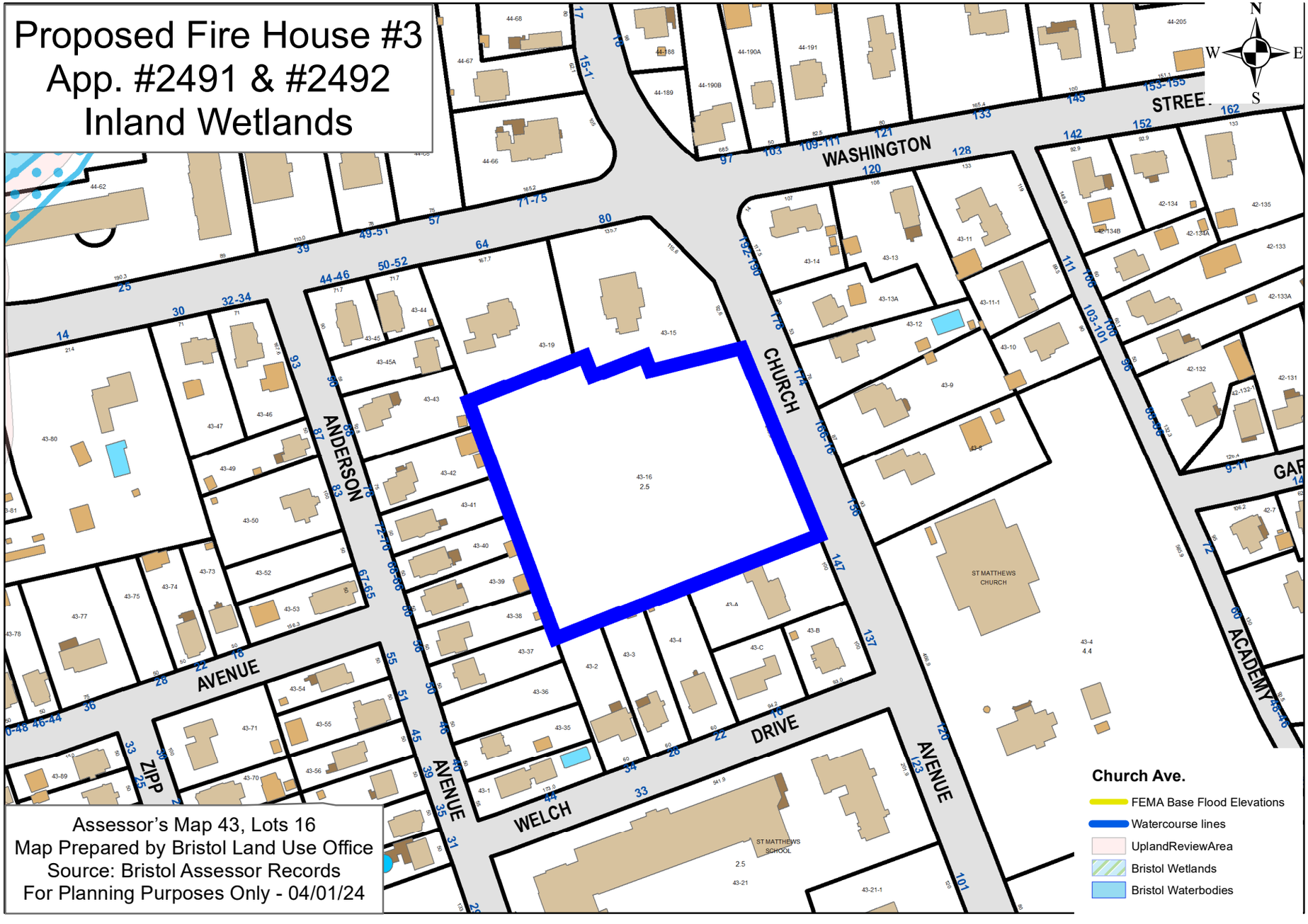

Proposed Fire House #3
App. #2491 & #2492
Location
N
W
E
S
WASHINGTON
CHURCH
ANDERSON
AVENUE
ZIPP
AVENUE
WELCH
DRIVE
AVENUE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
43-16
2.5
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24


Proposed Fire House #3
App. #2491 & #2492
Zoning
BN
R-10
R-15
WASHINGTON
CHURCH
ANDERSON
AVENUE
ZIPP
AVENUE
WELCH
DRIVE
AVENUE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
N
S
E
W
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
N
W
E
S
WASHINGTON
CHURCH
ANDERSON
AVENUE
WELCH
DRIVE
ACADEMY
ST MATTHEWS CHURCH
ST MATTHEWS SCHOOL
43-16
2.5
Assessor's Map 43, Lots 16
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 04/01/24
Church Ave.
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Bristol, Connecticut

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2492

SITE PLAN: Site Plan for "Firehouse #3" a proposed new Civic Facility
Plans Dated: March 16, 2024; Date of Committee Review: 4/24/24 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Sheet SV.01 - A field inspection noted that there are additional site features that are either missing or inconsistent with the site survey, specifically pertaining to trees, walls, encroachments and debris piles, please add them to the site survey.

2. Sheet C2.0 - see below
    a. Provide radii for driveways at the street, and provide a large enough entrance to allow fire trucks to turn into the driveway without driving over the stop bar or into the opposing lane for the exit portion of the driveway.
    b. The shrubbery on the northeast corner of the proposed northerly driveway should be removed to provide better driveway sightline. If replaced, low height plantings should be utilized.
    c. Precast concrete curbing is recommended rather than cast in place.
    d. Public Works recommends allowing for larger turning radii for internal circulation. The tight turning radii is further complicated by the driveway grading in the rear, which has 3% grade. A minimum of two feet off the curbing on both sides is desirable.
    e. The proposal has a total of 19 parking spaces shown to accommodate 2 shifts and 3 visitors. Will there be meetings in the day room that require more parking spaces?
    f. The curb stop locations are close to the sidewalk, vehicles could overhang the sidewalk, partially blocking its use.

3. Sheet C3.0 – see below
    a. The cross slope from the curb to street- line at the driveway is flatter than the city standard cross slope. Add an inch and a half lip to driveway at gutter, and adjust the grades to meet city standards.

4. Sheet C4.0 - see below
    a. The 20,000-gallon tank shown has a detail on the detail sheets with optional tie downs. Due to the high seasonal water table tie downs should be included.
    b. Provide a detail for the lawn drains.

5. Sheets C5.0 – C5.3- see below
    a. There are materials references to both the current edition of the 818 and previous addition 816, along with references to concrete strength rather than a specification section. Specifications should have consistent standards.
    b. Details showing steel or mesh should have dimensions locating them on the detail.
    c. Update the city details with the latest standards (see City website)

6. Sheet L 1.0 see below
    a. There is no reference to section 11.1.4 B, showing compliance

7. Storm Water Management Report
        a. Both sub watersheds provide for zero increase in runoff, however the chart for the total site shows a slight increase in total site runoff for the 25-year storm. Not sure if this needs to be corrected or is due to rounding. Please clarify.
        b. The report should be stamped and sealed by a licensed P.E.

Site Plan Firehouse #3 – Application #2492 – New Civic Facility
4/24/24 – First Review

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Is there a trash dumpster planned for the site?

2. Enhance and supplement the existing vegetation to provide a 20-foot landscape buffer to surrounding uses per Section 4.3.22.D.8. The rear and sides should be supplemented with additional landscaping to provide screening to abutting properties.

3. Is there a plan to provide any electric vehicle charging stations?

4. Provide additional landscape screening buffer for abutting properties, particularly to the Western boundary where noise will emanate from open garage doors and parking areas. Additionally, provide supplementary landscaping to screen the rear loop, parking areas, and generator.

5. Consider providing curb stops for remaining parking spaces to prevent vehicle overhang in the walkways.

6. Show compliance with parking lot landscaping requirements per Section 11.1.3.C.

7. Provide vehicular directional arrows on site plan.

8. Provide traffic report.

9. Move the site plan sheet towards the front of the plan set, behind the survey sheet and before the E&S controls and details.

10. List LID features.

11. The driveway opening width of 52 feet is larger than the maximum permitted of 30 feet. The applicant may request an opening greater than 30 feet from the Zoning Commission per Article 3, Section 13.11.E.(2):

    "The Commission may allow a driveway opening width greater than 30 feet, provided that: 2) The applicant shall demonstrate to the Commission that the greater width is necessary in order to accommodate delivery and service vehicles, maintain an adequate level of safety or improve vehicular access into or out of the lot, based upon accepted traffic engineering standards."

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. Comments pending.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water: 6x6 tee where the fire service runs and turns into the building and continues around the building

2. Water: Cannot use 90-degree fittings, must use 45 degree or less.

3. Sewer: If there is no lateral available, must cut a "Y" into the sewer system.

4. Sewer: 1,000-gallon oil water separator for sewer?

5. Sewer: What size is the water meter required? Sewer connection fee is based on your water meter size.

Site Plan

PROJECT TITLE:

NEW CONSTRUCTION

BRISTOL FIREHOUSE #3

163 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

DESIGN DEVELOPMENT
MAY 8, 2024

DRAWINGS LIST

GV1	- COVER SHEET AND DRAWING LIST
	CIVIL
SV.01	- BOUNDARY-TOPOGRAPHIC SURVEY
C 0.0	- OVERALL SITE PLAN
C 1.0	- SITE PLAN
C 2.0	- SOIL EROSION AND SEDIMENT CONTROL PLAN
C 2.1	- SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS
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
A110	- FIRST FLOOR PLAN
A112	- ROOF PLAN
A300	- EXTERIOR ELEVATIONS
A301	- EXTERIOR ELEVATIONS
A400	- BUILDING SECTIONS
A401	- BUILDING SECTIONS

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

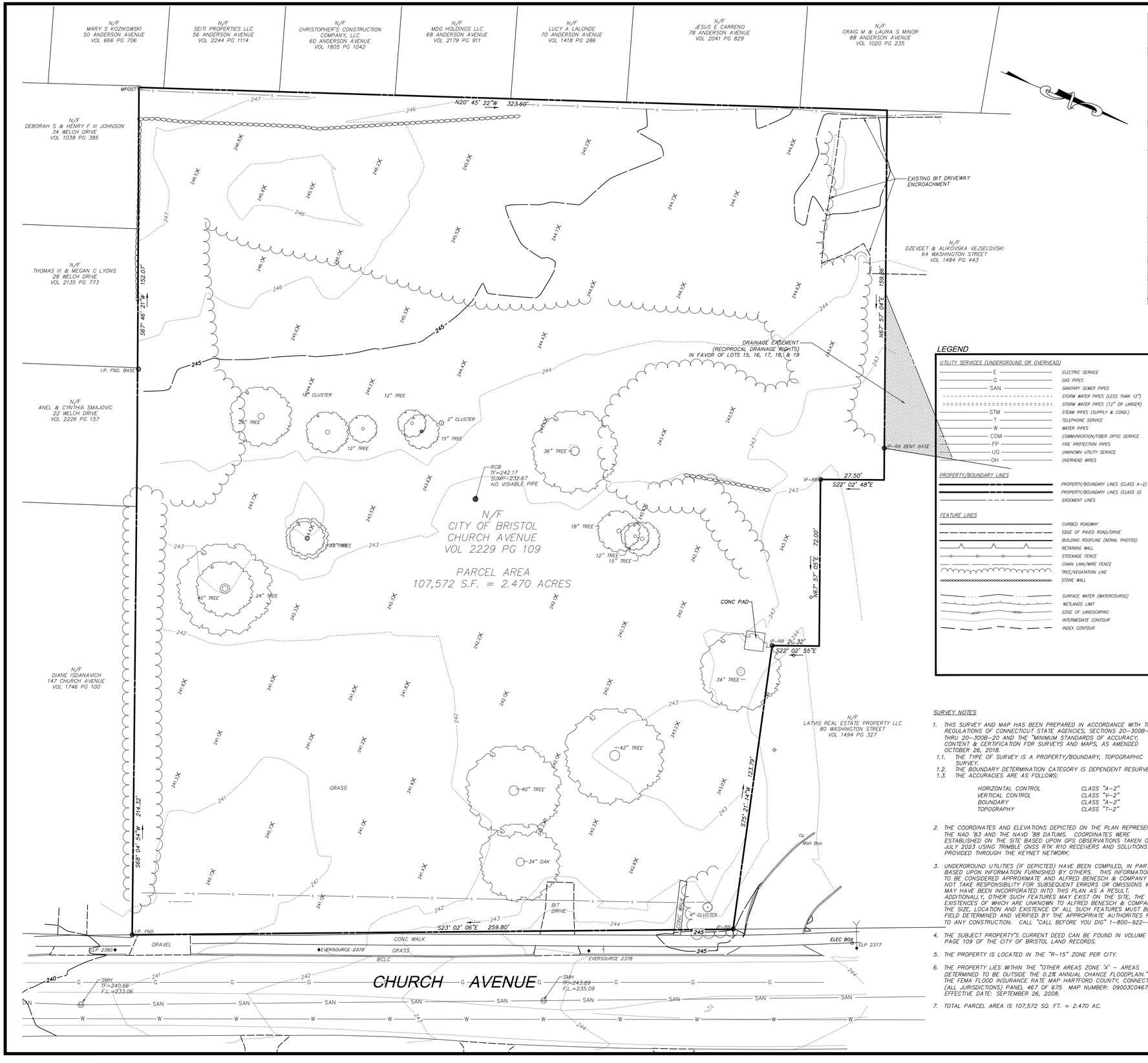
M/E/P/FP
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com

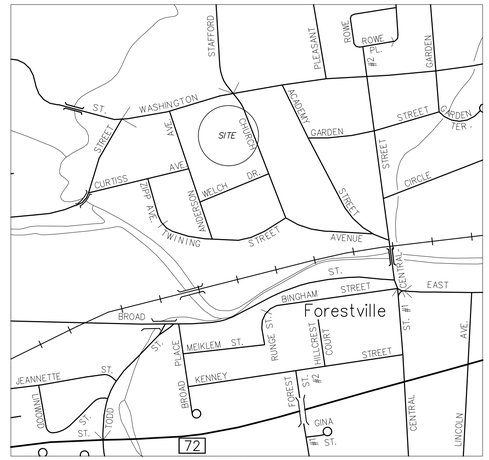
STRUCTURAL
MICHAEL HORTON ASSOCIATES.
780 E MAIN ST SUITE 1, BRANFORD, CT 06405
PHONE 203 481 8600 mha-eng.com

CIVIL
BENESCH
120 HEBRON AVENUE, FLOOR 2, GLASTONBURY, CT 06033
PHONE 860 663 8341 benesch.com

FOOD SERVICE
RJS + ASSOCIATES
PO BOX 370 4 HIGH STREET, OLD LYME, CT 06371
PHONE 860 434-2700 rjsfsd.com

OWNER: CITY OF BRISTOL
APPLICANT: BRISTOL FIRE DEPARTMENT





LOCATION PLAN N.T.S.

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

- E — ELECTRIC SERVICE
- G — GAS PIPES
- SAN — SANITARY SEWER PIPES
- STORM WATER PIPES (LESS THAN 12")
- STORM WATER PIPES (12" OR LARGER)
- STM — STEAM PIPES (SUPPLY & COND.)
- T — TELEPHONE SERVICE
- W — WATER PIPES
- COM — COMMUNICATION/FIBER OPTIC SERVICE
- FP — FIRE PROTECTION PIPES
- UG — UNKNOWN UTILITY SERVICE
- OH — OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

- PROPERTY/BOUNDARY LINES (CLASS A-2)
- PROPERTY/BOUNDARY LINES (CLASS D)
- EASEMENT LINES

FEATURE LINES

- CURBED ROADWAY
- EDGE OF PAVED ROAD/DRIVE
- BUILDING ROOFLINE (AERIAL PHOTOS)
- RETAINING WALL
- STOCKADE FENCE
- CHAIN LINK/WIRE FENCE
- TREE/VEGETATION LINE
- STONE WALL
- SURFACE WATER (WATERCOURSE)
- WETLANDS LIMIT
- EDGE OF LANDSCAPING
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

SYMBOL LEGEND

- CATCH BASIN
- ROUND DRAIN
- SQUARE DRAIN
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- STEAM MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- MANHOLE (OF UNKNOWN TYPE)
- HAND HOLE (SQ. / REC.)
- W.G. — WATER VALVE
- G.G. — GAS VALVE
- HYDRANT
- COMBO STANDPIPE
- GUY WIRE
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- BORING (AS DRILLED)
- BORING (AS STAKED)
- 427.3 — SPOT ELEVATION
- WF — WETLANDS FLAG
- PROPERTY MONUMENT
- UTILITY MONUMENT (SET AS 2" OFFSET)
- IRON PIPE OR REBAR FOUND
- IRRIGATION CONTROL BOX
- EMERGENCY PHONE
- TRAFFIC CONTROLLER CABINET
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- STREET LIGHT
- LIGHT POST
- BOLLARD LIGHT
- BOULDER / ROCK
- CONIFER SHRUB
- DECIDUOUS SHRUB
- DECIDUOUS TREE (SAPLING)
- DECIDUOUS TREE
- CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM.	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL.	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018.
   - 1.1. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY, TOPOGRAPHIC SURVEY.
   - 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
   - 1.3. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"

2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON JULY 2023 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 2229 PAGE 109 OF THE CITY OF BRISTOL LAND RECORDS.
5. THE PROPERTY IS LOCATED IN THE "R-15" ZONE PER CITY.
6. THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 467 OF 675 MAP NUMBER: 09003C0467F EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. TOTAL PARCEL AREA IS 107,572 SQ. FT. = 2.470 AC.

MAP REFERENCES

1. PROPERTY SURVEY MAP SHOWING REVISED LOT LINES LOTS 15, 16, 17, 18, & 19 CHURCH AVENUE AND WASHINGTON STREET BRISTOL, CONNECTICUT MARCH 2003 REVISED 04-01-03 & 04-10-03 SCALE 1"=30' BY R.R. HILTBRAND ENGINEERS ANS SURVEYORS
2. SUBDIVISION OF LOTS 5, 6, & 7 IN ANDERSON MANOR BRISTOL, CONN SCALE 1 IN = 40 FT AUG. 21, 1951
3. PRELIMINARY MAP SHOWING PROPERTY OF OSCAR ANDERSON CHURCH AVE BRISTOL, CONN TO BE DEVELOPED BY OSCAR ANDERSON ANSTO BE KNOWN AS ANDERSON MANOR SCALE 1"=40' JUNE 1949 SUBDIVED BY FRANCIS J CROWLEY, PE & LS
4. PLAN OF FAIRVIEW HEIGHTS FORESTVILLE, CONN OWNED BY ANDERSON AND TWINING SCALE 100 FT TO 1 INCH ROLAND D BARNES CIVIL ENGINEER OCTOBER 1903

STATE OF CONNECTICUT — DAVID A. CARICCHIO — No. 70036 — LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

3/26/2024

DAVID A. CARICCHIO, P.L.S. No. 70036 — *DATE*
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

No.	DATE	REVISIONS DESCRIPTION

SURVEY BOOK: 06-
SURVEYOR: NDC AG
DRAWN: DAC
CHECKED: RS
APPROVED: WW

SCALE: HORZ.: 1" = 20'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

GRAPHIC SCALE 20 0 10 20

Prepared By:

benesch

Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1068
www.benesch.com

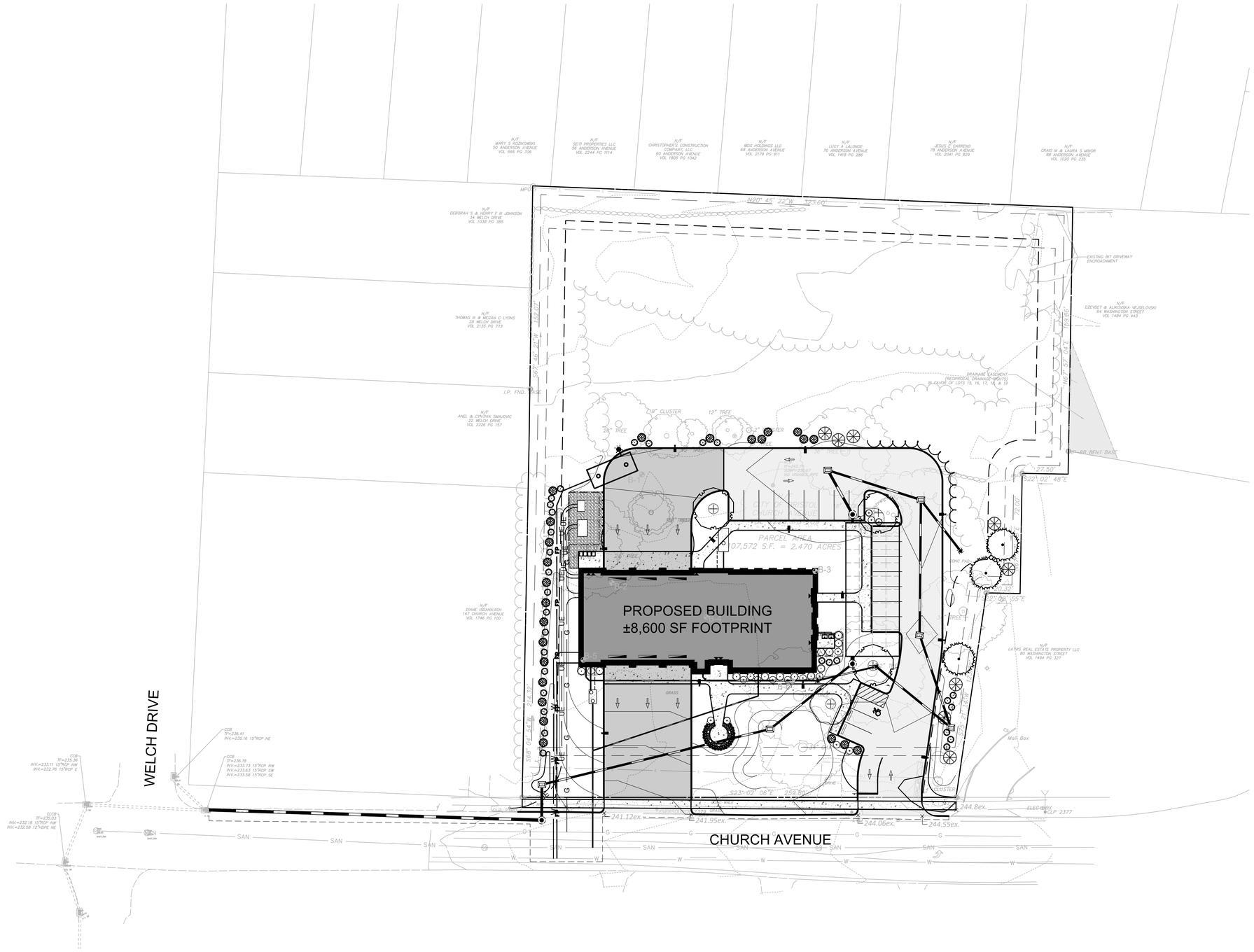
BOUNDARY-TOPOGRPAHIC SURVEY
PREPARED FOR
CITY OF BRISTOL
FIRE STATION #3
CHURCH AVENUE
BRISTOL CONNECTICUT

PROJ. No.: 70895
DATE: JULY 2023

SV.01

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB

File Location/Name - Y:\Glastonbury\70800\S\70895.00_SPA_Fire_Sta_3\Survey\ACAD\70895 SURVEY.dwg
Date of Plot: March 26, 2024 - 2:00 PM


N/F
MARY S. KOZKOWSKI
50 ANDERSON AVENUE
VOL. 666 PG 706
N/F
SETI PROPERTIES LLC
56 ANDERSON AVENUE
VOL. 2244 PG 1114
N/F
CHRISTOPHER'S CONSTRUCTION COMPANY, LLC
60 ANDERSON AVENUE
VOL 1805 PG 1042
N/F
MDC HOLDINGS LLC
68 ANDERSON AVENUE
VOL 2179 PG 911
N/F
LUCY A. LALONDE
70 ANDERSON AVENUE
VOL 1418 PG 286
N/F
JESUS E. CARRENO
78 ANDERSON AVENUE
VOL 2041 PG 829
N/F
CRAIG M & LAURA S. MINOR
88 ANDERSON AVENUE
VOL 1020 PG 235
N/F
DEBORAH S. & HENRY F. III JOHNSON
34 WELCH DRIVE
VOL 1038 PG 385
N/F
THOMAS III & MEGAN C. LYONS
28 WELCH DRIVE
VOL 2135 PG 273
N/F
ANEL & CINTHIA SMAJOVIC
22 WELCH DRIVE
VOL 2226 PG 157
N/F
DIANE ISDANAVICH
143 CHURCH AVENUE
VOL 1746 PG 100
N/F
DZEVDET & ALMIDVOKA VEJSELOVSKI
64 WASHINGTON STREET
VOL 1484 PG 443
N/F
LAMS REAL ESTATE PROPERTY LLC
80 WASHINGTON STREET
VOL 1494 PG 327
N64° 45' 20"W 323.60'
EXISTING BIT DRIVEWAY ENCROACHMENT
DRAINAGE EASEMENT (RECIPROCAL DRAINAGE RIGHTS) IN FAVOR OF LOTS 15, 16, 17, 18, & 19
I.P. FND.
I.P. FND. PIPE
18" CLUSTER
12" TREE
24" TREE
36" TREE
B-1
B-2
B-3
B-4
B-5
PARCEL AREA
107,572 S.F. = 2.470 ACRES
PROPOSED BUILDING
±8,600 SF FOOTPRINT
CONC PAD
GRASS
Mail Box
ELEC BOX
C.I.P. 2377
S22° 02' 48"E 277.50'
S23° 02' 06"E 249.80'
S68° 54' 52"W 214.43'
S21° 55' 08"E 55.00'
S21° 55' 08"E 55.00'
S21° 55' 08"E 55.00

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

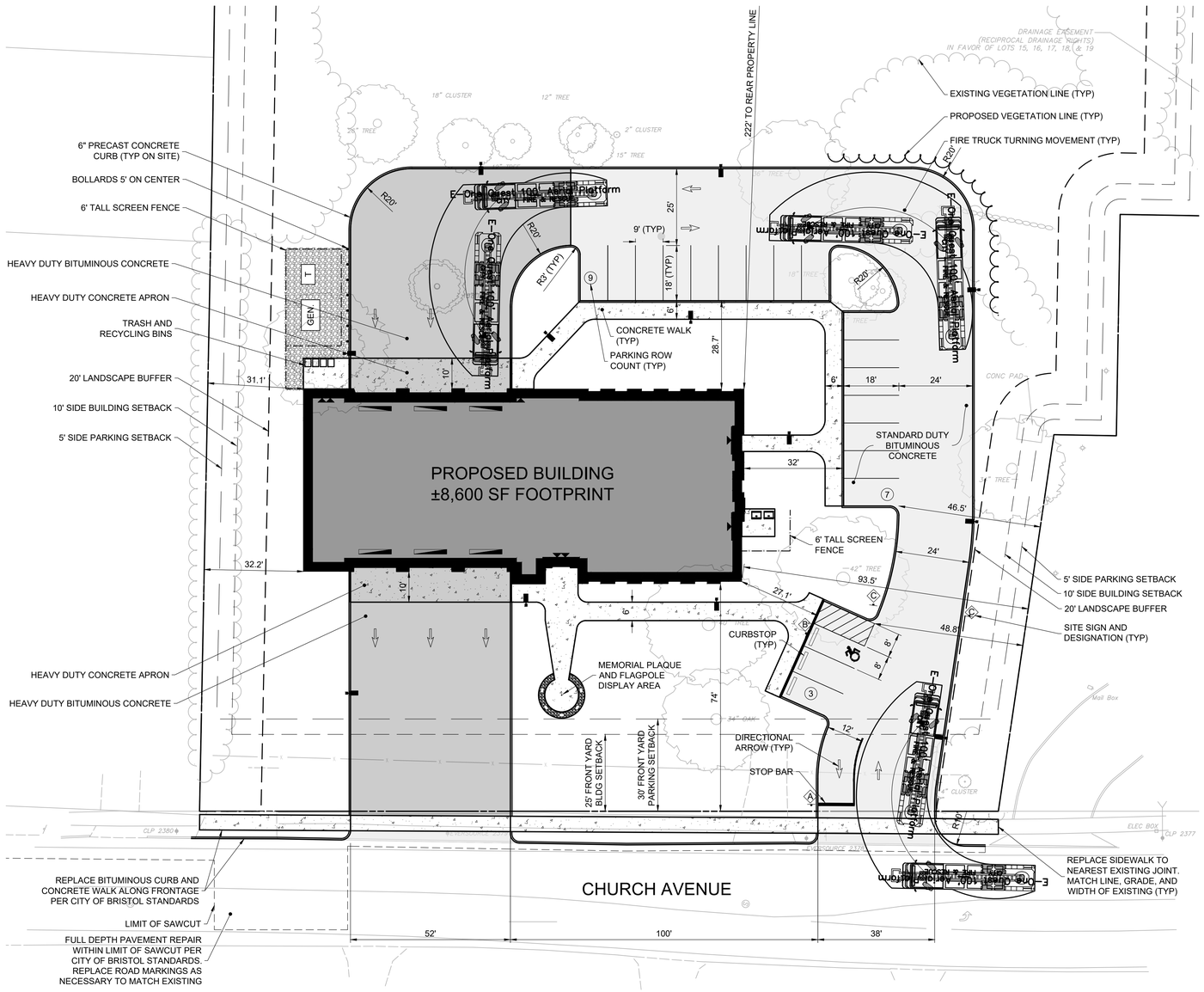


31-0552* (A) 31-0662P 31-0448 (B) 31-1790 (C)

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		(A)
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	28	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	46	13.7.1.A.2.
	MIN. PARKING/BUILDING SEPARATION [FT]	6	27	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	100	13.11.B.
	MAX. DRIVEWAY WIDTH [FT]	30[4]	52	13.11.E.

NOTES:
1. 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.
2. PER ADA STANDARDS, WHEN THE TOTAL NUMBER OF PARKING SPACES PROVIDED ARE 1-25, 1 SPACE SHALL BE ACCESSIBLE.
3. MAXIMUM DRIVEWAYS CALCULATED PER THE FOLLOWING:
   260 LF FRONTAGE * 1 DRIVEWAY/ 85 LF FRONTAGE ALLOWED = 3 DRIVEWAYS
4. 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.

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

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEITH W. SILVERPETRUCELLI · 33137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE PLAN

Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: KMS
Project Number: 70895.00
Drawing Number: C1.0

TEMPORARY SEDIMENT TRAP SIZING

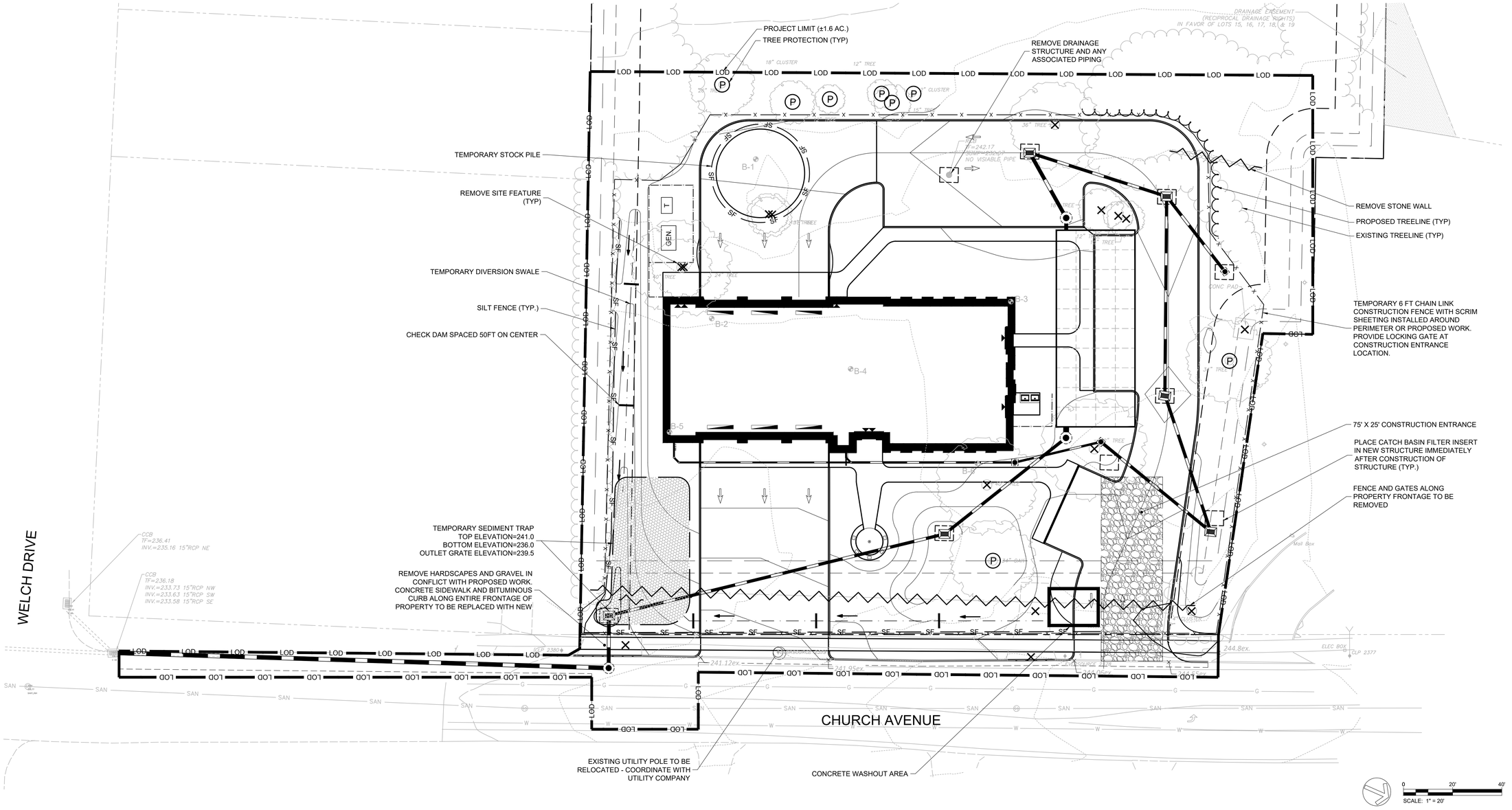
REQUIRED VOLUME = CONTRIBUTING AREA X 134 CY/AC
1.74 AC. CONTRIBUTING AREA * 134 CY/AC = 235 CY
VOLUME PROVIDED: 32 FT X 60 FT X 3.5 FT = ±250 CY

INSPECTION AND MAINTENACE SCHEDULE

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

LEGEND

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



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVYN W. STIBOLT · 25137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SOIL EROSION AND SEDIMENT CONTROL PLAN

Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: GSL
Project Number: 70895.00
Drawing Number: C2.0

SITE PREPARATION NOTES:

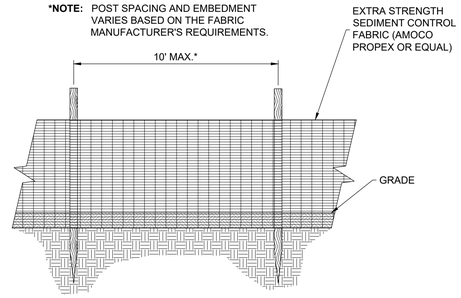
1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED 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 CITY OF BRISTOL

EROSION AND SEDIMENT CONTROL NOTES:

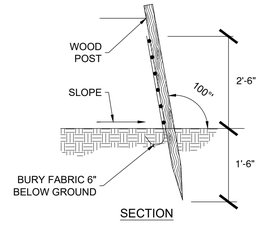
1. THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL 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



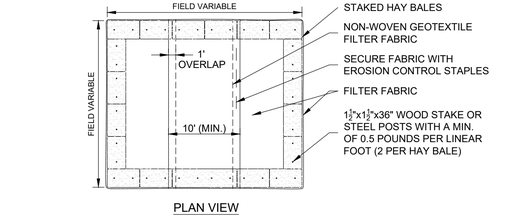
ELEVATION



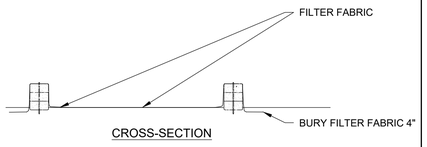
SECTION

SILT FENCE

N.T.S.



PLAN VIEW



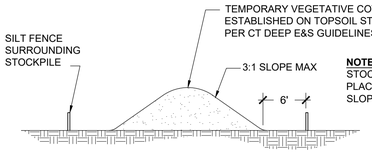
CROSS-SECTION

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.

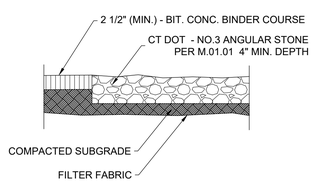
TEMPORARY CONCRETE WASHOUT AREA

N.T.S.

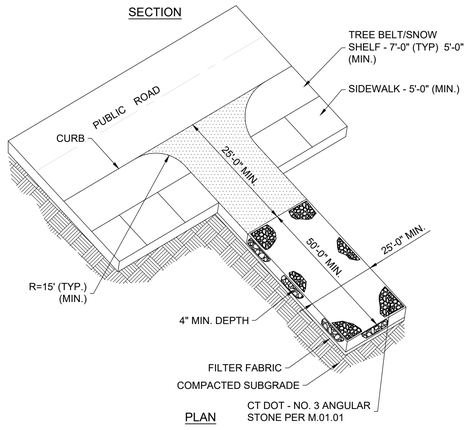


TEMPORARY STOCKPILE

N.T.S.



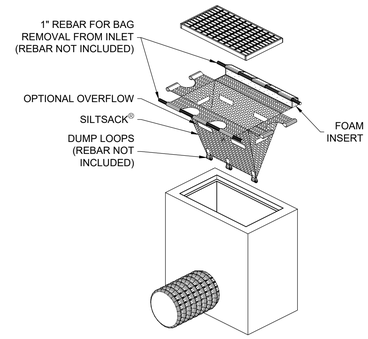
SECTION



PLAN

CONSTRUCTION ENTRANCE

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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. STIBLEY · 23137 · LICENSED PROFESSIONAL ENGINEER

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: C2.1

LEGEND

ITEM	EXISTING	PROPOSED
MINOR CONTOUR	129	129
MAJOR CONTOUR	130	130
SPOT GRADE		30.5
STORM PIPE		
STORM MANHOLE		
CATCH BASIN		
YARD DRAIN		

LOW IMPACT DESIGN OPPERTUNITIES

THE FOLLOWING LOW IMPACT DESIGN OPPORTUNITIES HAVE BEEN IDENTIFIED FOR IMPLEMENTATION ON THIS SITE:

AVOID IMPACTS

- PROTECT AS MUCH UNDISTURBED OPEN SPACE AS POSSIBLE TO MAINTAIN PREDEVELOPMENT HYDROLOGY AND ALLOW PRECIPITATION TO NATURALLY INFILTRATE INTO THE GROUND.
- MINIMIZE LAND DISTURBANCE, INCLUDING CLEARING AND GRADING, AND AVOID AREAS SUSCEPTIBLE TO EROSION AND SEDIMENT LOSS.
- MINIMIZE SOIL COMPACTION AND RESTORE SOILS THAT WERE COMPACTED DUE TO CONSTRUCTION ACTIVITIES OR PRIOR DEVELOPMENT.
- PRESERVE THE NATURAL WATER CYCLE.

REDUCE IMPACTS

- PROVIDE LOW-MAINTENANCE, NATIVE VEGETATION THAT ENCOURAGES WATER RETENTION AND MINIMIZES THE USE OF LAWNS, FERTILIZERS, AND PESTICIDES.
- MATCH AS CLOSELY AS POSSIBLE THE PRE-DEVELOPMENT OR NATURAL SITE RUNOFF CHARACTERISTICS IN TERMS OF VOLUME AND TIMING OF RUNOFF (MIMIC THE NATURAL WATER CYCLE).

MANAGE IMPACTS AT THE SOURCE

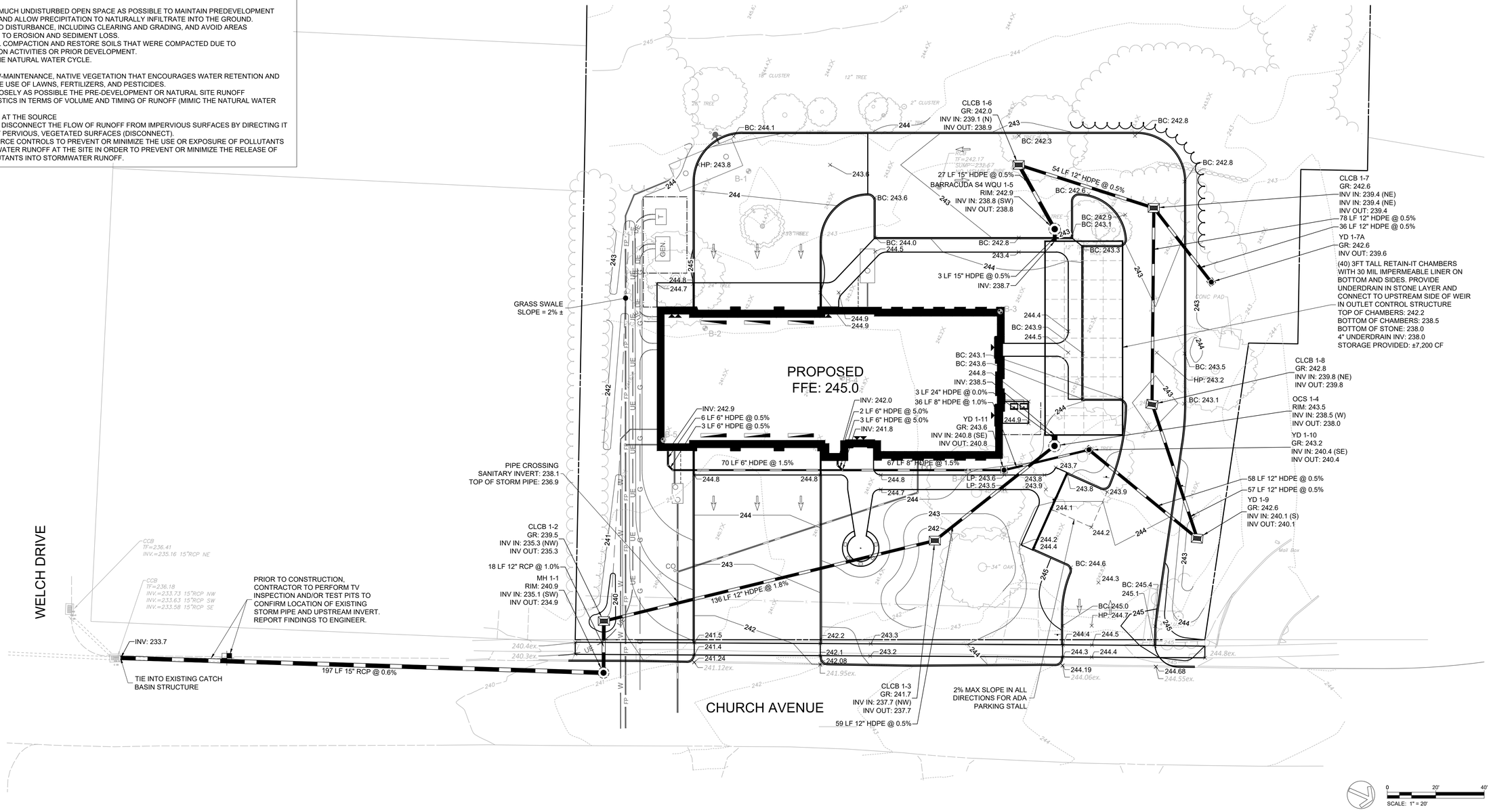
- BREAK UP OR DISCONNECT THE FLOW OF RUNOFF FROM IMPERVIOUS SURFACES BY DIRECTING IT TO ADJACENT PERVIOUS, VEGETATED SURFACES (DISCONNECT).
- PROVIDE SOURCE CONTROLS TO PREVENT OR MINIMIZE THE USE OR EXPOSURE OF POLLUTANTS INTO STORMWATER RUNOFF AT THE SITE IN ORDER TO PREVENT OR MINIMIZE THE RELEASE OF THOSE POLLUTANTS INTO STORMWATER RUNOFF.

CUT AND FILL ANALYSIS

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

GRADING AND DRAINAGE NOTES

1. EXISTING AND PROPOSED ELEVATIONS ARE IN REFERENCE TO NAVD88 DATUM.
2. 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.
3. 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.
5. ALL DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE DRAINAGE MANHOLE SIZING TO ACCEPT THE PROPOSED PIPE CONNECTIONS.
7. STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
8. 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.
9. A CERTIFIED AS-BUILT OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED TO THE OWNER AT THE CONCLUSION OF CONSTRUCTION AND PRIOR TO FINAL CLOSEOUT.
10. MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V).
11. 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.
12. 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.
13. LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
14. 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. STUBLEY · 33137 · LICENSED PROFESSIONAL ENGINEER

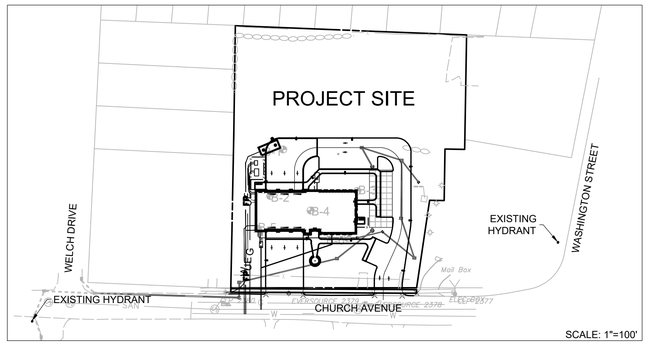
Drawing Title:

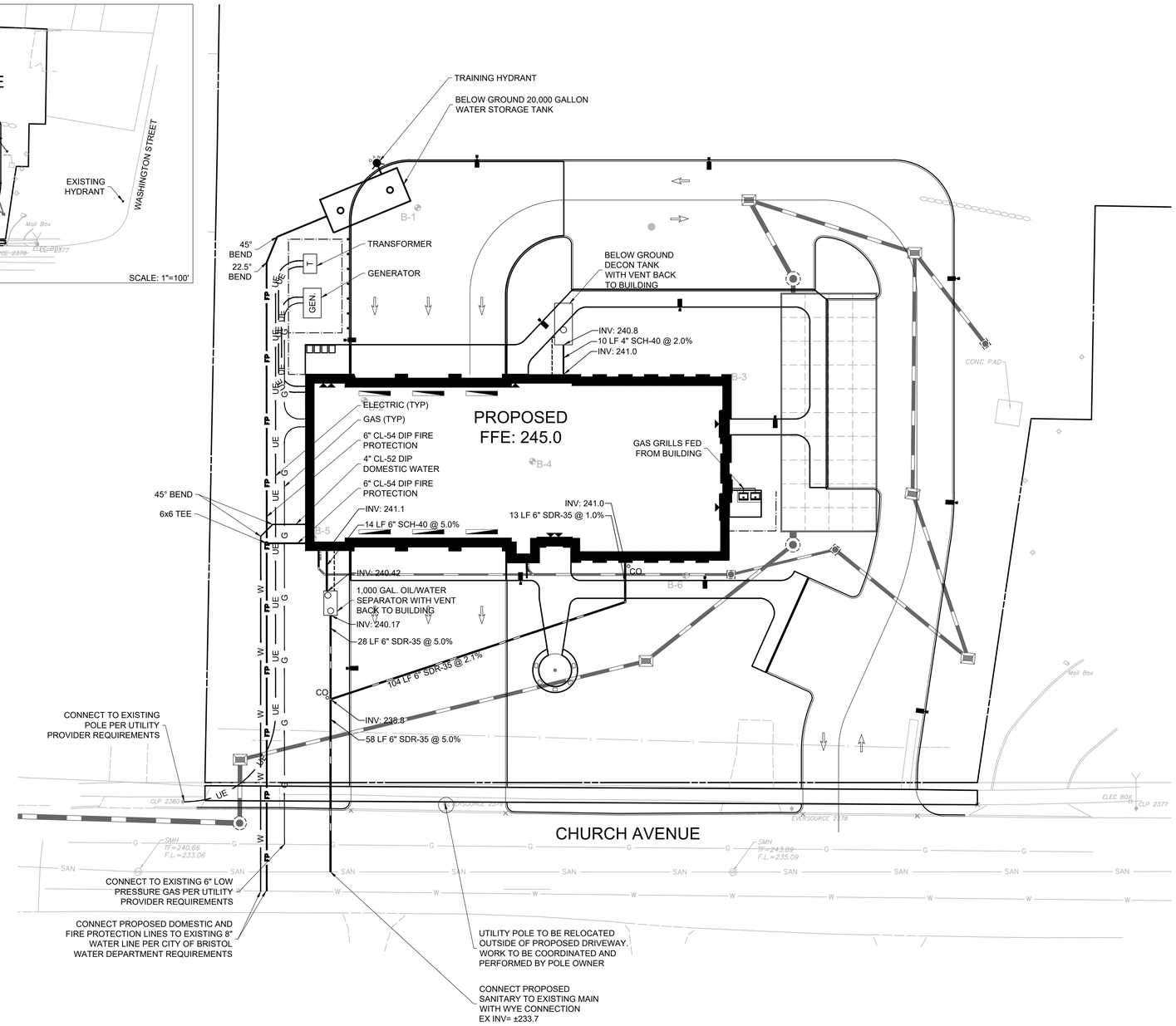
GRADING AND DRAINAGE PLAN

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	SAN	
CLEANOUT		CO
SANITARY MANHOLE	S	
DOMESTIC WATER LINE	W	W
FIRE PROTECTION LINE		FP
GATE VALVE		
HYDRANT		
ELECTRIC LINE	E	UE UE
TELECOM LINE	T	T
GAS LINE	G	G

UTILITY NOTES

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.

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

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

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

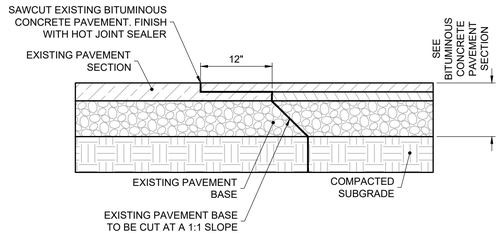
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEITH W. PETRUCELLI · 25137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE UTILITY PLAN

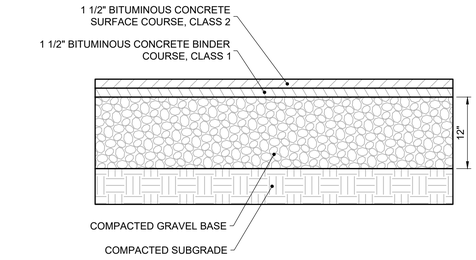
Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: GSL
Project Number: 70895.00
Drawing Number: C4.0



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

SAWCUT PAVEMENT

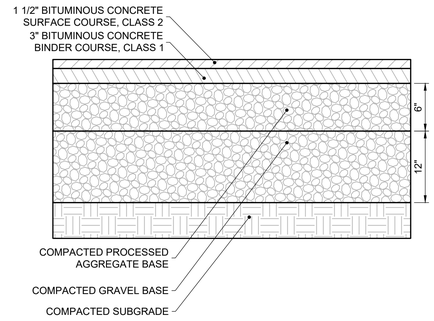
NOT TO SCALE



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

STANDARD DUTY BITUMINOUS PAVEMENT

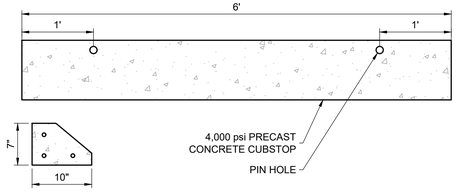
NOT TO SCALE



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

HEAVY DUTY BITUMINOUS PAVEMENT

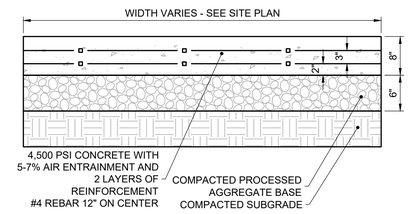
NOT TO SCALE



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

CONCRETE CURBSTOP

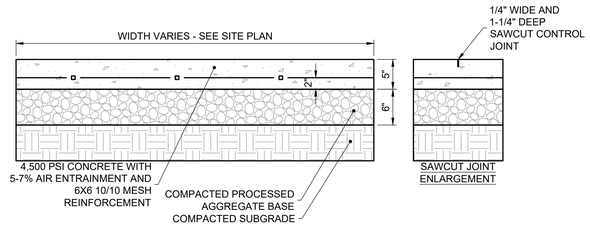
NOT TO SCALE



NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
2. 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.
3. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
4. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
5. PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

HEAVY DUTY CONCRETE APRON

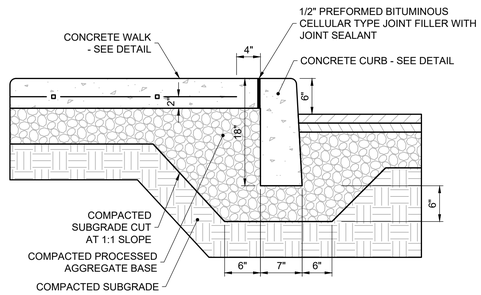
NOT TO SCALE



NOTES:
1. SIDEWALKS TO COMPLY WITH CITY STANDARDS, WHERE APPLICABLE.
2. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
3. 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.
4. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRAVERSE TO THE LENGTH OF THE WALK.
5. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE FREE OF SAGS AND SHORT GRADE CHANGES.
6. PROCESSED AGGREGATE SHALL CONFORM TO CT DOT SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION.

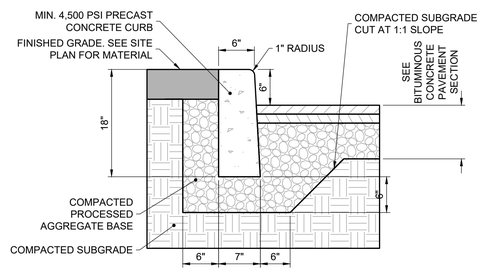
CONCRETE WALK

NOT TO SCALE



CONCRETE WALK AT CURB

NOT TO SCALE



NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED BETWEEN SECTIONS OF CURB AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
2. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

CONCRETE CURB

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

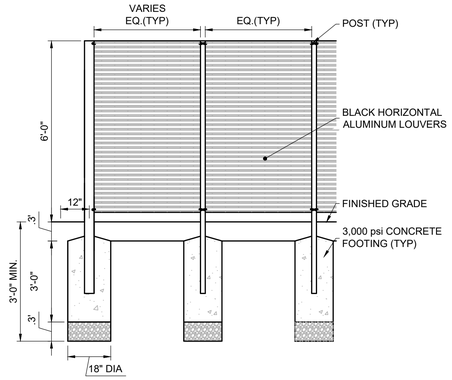
STATE OF CONNECTICUT · KEVIN M. STREET · 23137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

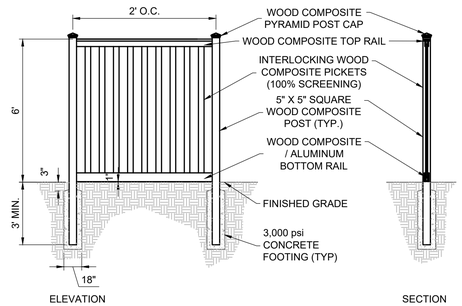
Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00

Drawing Number: C5.0



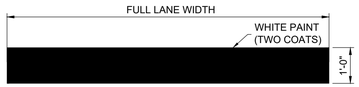
SCREEN FENCE AT GRILLS

NOT TO SCALE



SCREEN FENCE AT GENERATOR

NOT TO SCALE



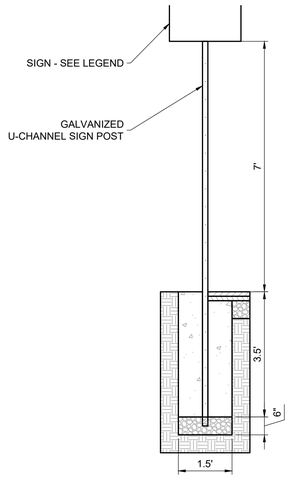
NOTES:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
2. STOP BAR TO BE INSTALLED 4 FT FROM BACK OF SIDEWALK OR CROSSWALK, AS APPLICABLE

STOP BAR

NOT TO SCALE

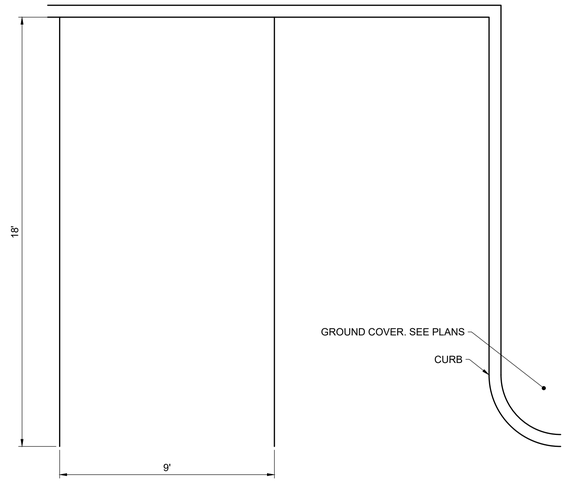
NOTES:

1. 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.
7. 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

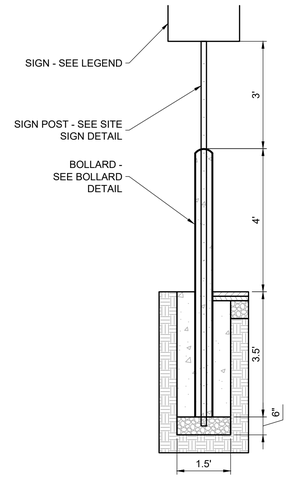
NOT TO SCALE



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.

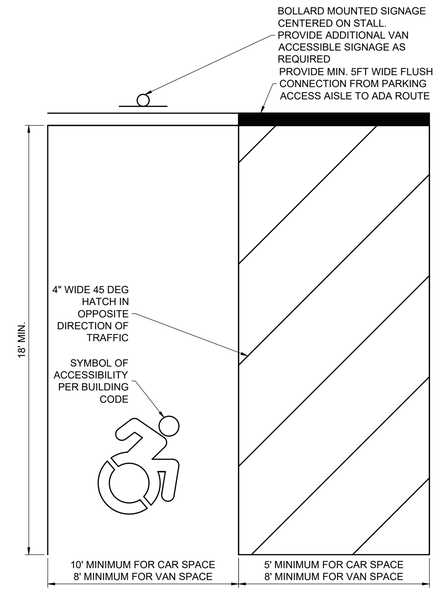
STANDARD PARKING STALL

NOT TO SCALE



BOLLARD MOUNTED SIGN

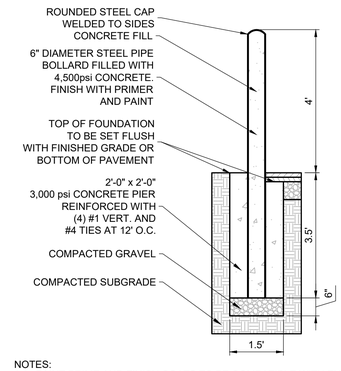
NOT TO SCALE



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. 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

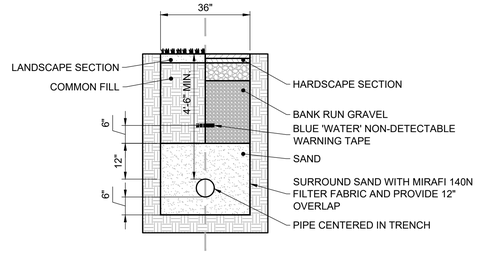
STATE OF CONNECTICUT · KEVIN M. STRELEC · 25137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

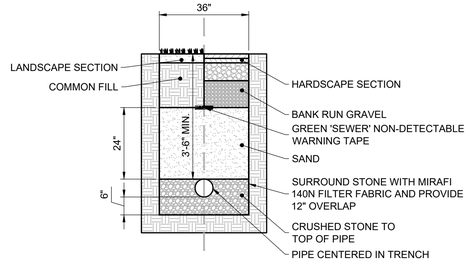
Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00

Drawing Number: C5.1



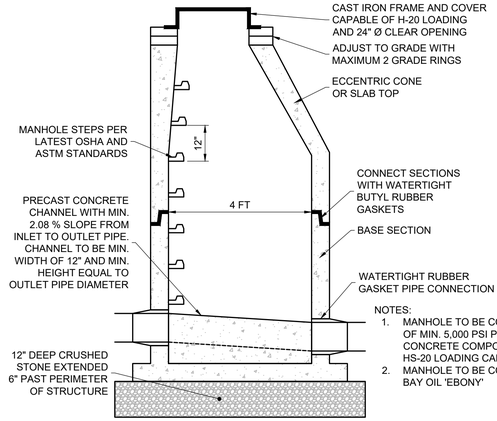
WATER TRENCH

NOT TO SCALE



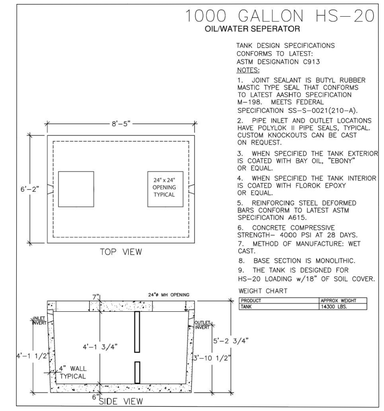
SANITARY TRENCH

NOT TO SCALE



SANITARY MANHOLE

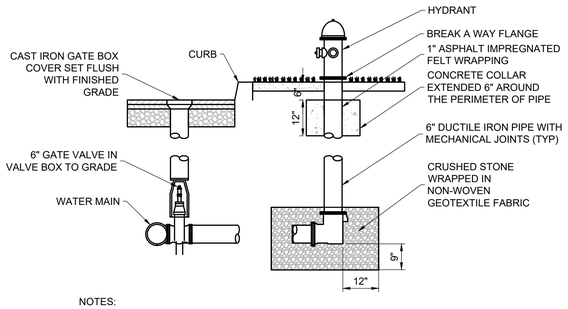
NOT TO SCALE



OIL/WATER SEPARATOR

NOT TO SCALE

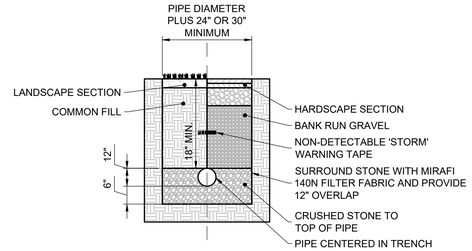
DETAIL PROVIDED BY UNITED CONCRETE



NOTES:
1. HYDRANT TO BE APPROVED BY LOCAL OPERATOR.
2. HYDRANT TO OPEN LEFT, UNLESS OTHERWISE REQUIRED.
3. HYDRANT TO BE PAINTED RED, UNLESS OTHERWISE REQUIRED.

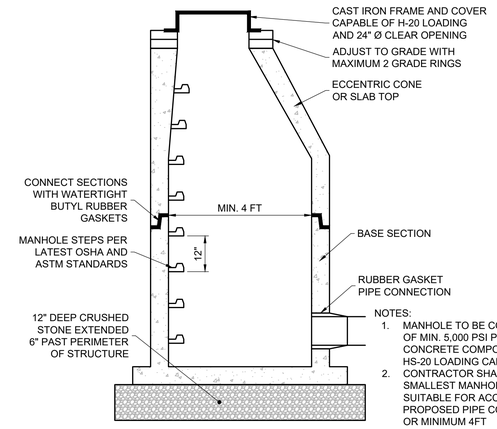
FIRE HYDRANT

NOT TO SCALE



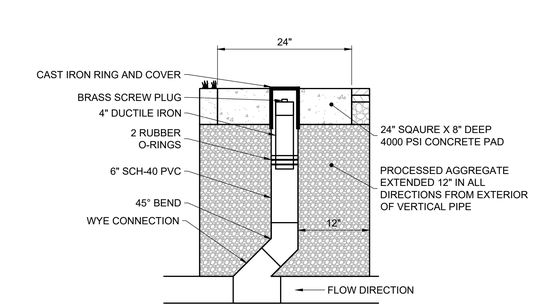
STORM TRENCH

NOT TO SCALE



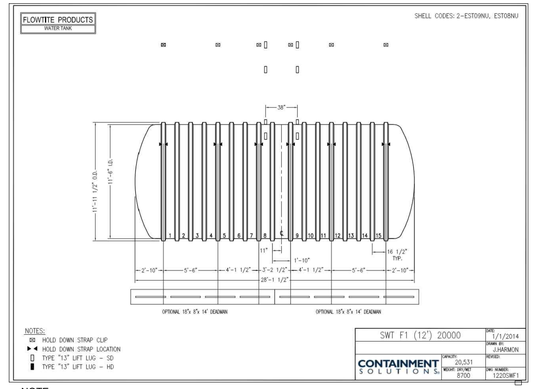
STORM MANHOLE

NOT TO SCALE



SANITARY OR STORM CLEANOUT

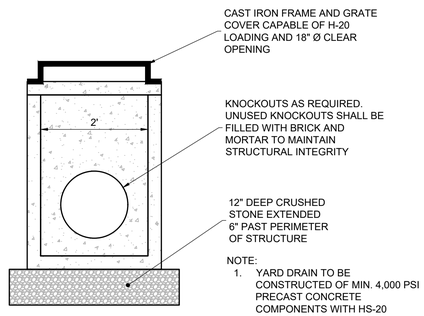
NOT TO SCALE



NOTE:
1. DEADMAN TO BE USED ON THIS PROJECT. CONTRACTOR TO SUBMIT ANTI-BUOYANCY CALCULATIONS TO ENGINEER FOR REVIEW PRIOR.

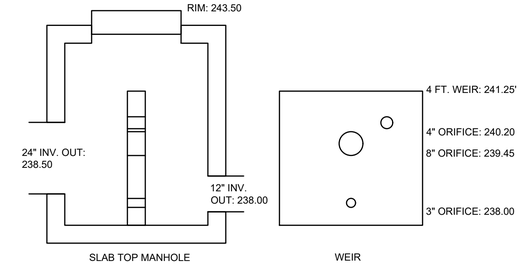
20,000 GALLON WATER STORAGE TANK

NOT TO SCALE



YARD DRAIN

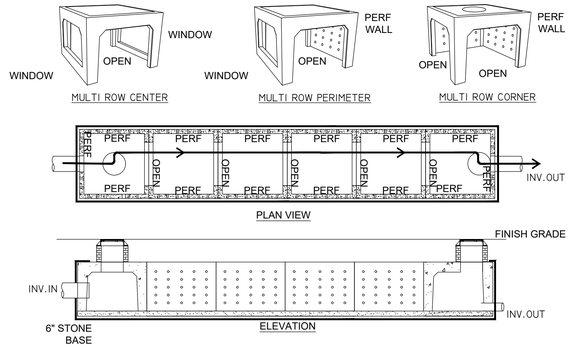
NOT TO SCALE



NOTES:
1. STANDARD MANHOLE COMPONENTS ARE TO BE USED AS THE BASIS FOR THE OUTLET CONTROL STRUCTURE.
2. CONNECT UNDERDRAIN FROM RETAIN-IT SYSTEM TO UPSTREAM SIDE OF WEIR.

OUTLET CONTROL STRUCTURE

NOT TO SCALE



NOTES:
1. WRAP ENTIRE BASE AND SIDES OF SYSTEM WITH 30 MIL IMPERMEABLE LINER.
2. PROVIDE 30"Ø ACCESS TO GRADE AT INLET AND OUTLET CHAMBERS. FRAME AND COVER TO BE CAST IRON WITH HS-20 LOADING.

3-FT TALL RETAIN-IT STORMWATER STRUCTURES

NOT TO SCALE

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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

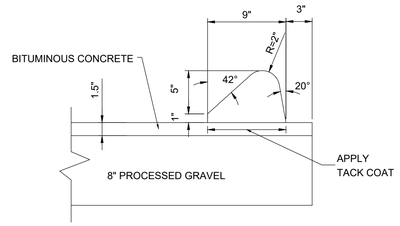
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN M. SCHULTZ · 33137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

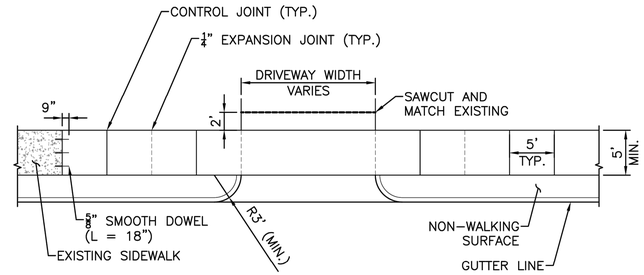
Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00
Drawing Number: C5.2



BITUMINOUS CURB IN RIGHT-OF-WAY

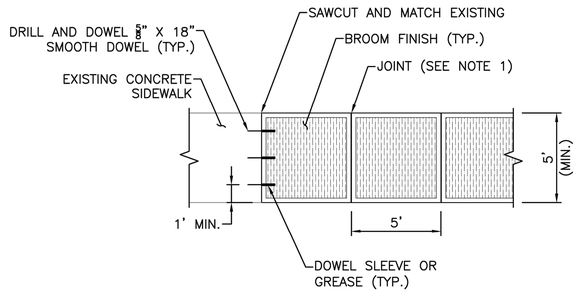
NOT TO SCALE

DETAIL PROVIDED BY CITY OF BRISTOL



TYPICAL SIDEWALK AT DRIVEWAY – PLAN

SCALE: ⅛" = 1'–0"

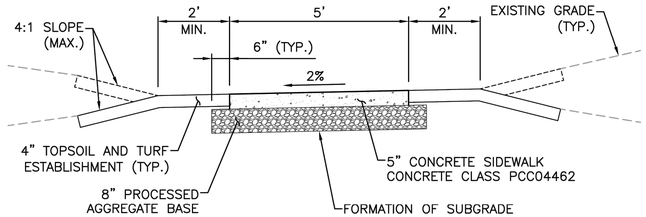


CONCRETE SIDEWALK – PLAN

SCALE: ¼" = 1'–0"

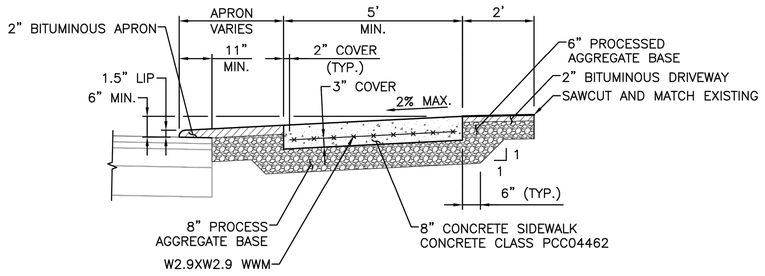
NOTE:

1. EXPANSION JOINTS SHALL BE CONSTRUCTED AT A MINIMUM OF EVERY 20' OR AS ORDERED BY THE ENGINEER. CONTROL JOINTS SHALL BE CONSTRUCTED EVERY 5'.
2. SIDEWALKS SHOULD BE CONSTRUCTED WITH A CROSS SLOPE NO GREATER THAN 2% AND PITCHED TO DRAIN TO AVOID THE PONDING OF WATER.



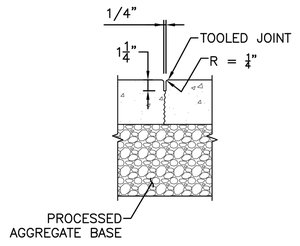
CONCRETE SIDEWALK – SECTION

SCALE: ½" = 1'–0"



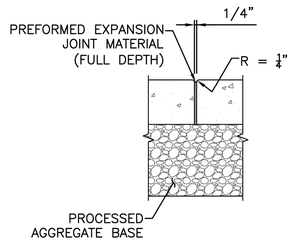
SIDEWALK AT DRIVEWAY – SECTION

SCALE: ½" = 1'–0"



CONTROL JOINT

SCALE: 1–1/2" = 1'–0"



EXPANSION JOINT

SCALE: 1–1/2" = 1'–0"

Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

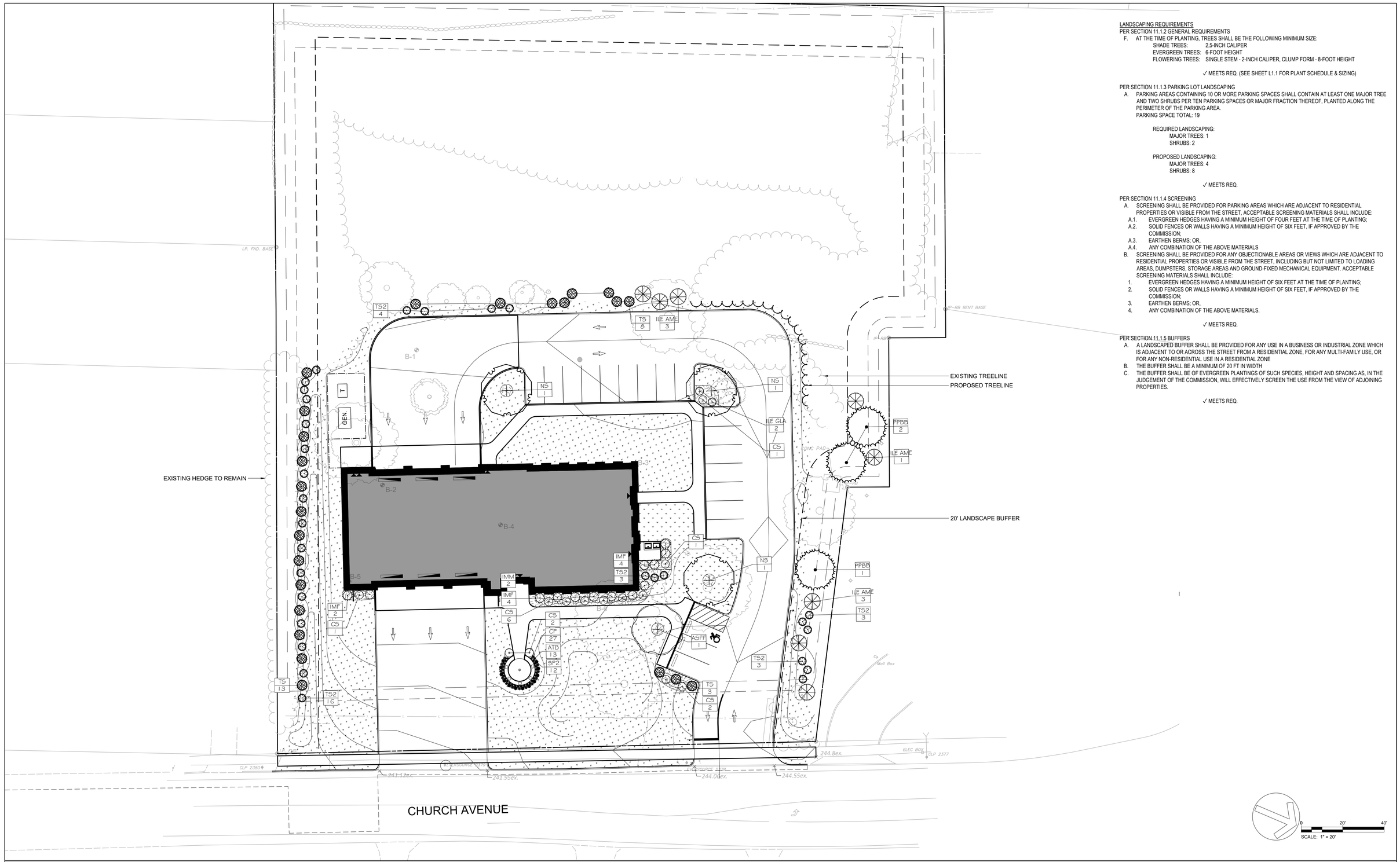
STATE OF CONNECTICUT · KEVIN M. STIBLEY · 23137 · LICENSED PROFESSIONAL ENGINEER

Drawing Title:

SITE DETAILS

Date: MARCH 28, 2024
Scale: AS NOTED
Drawn By: KS
Project Number: 70895.00

Drawing Number: C5.3



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

B. SCREENING SHALL BE PROVIDED FOR ANY OBJECTIONABLE AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, INCLUDING BUT NOT LIMITED TO LOADING AREAS, DUMPSTERS, STORAGE AREAS AND GROUND-FIXED MECHANICAL EQUIPMENT. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING;
2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
3. EARTHEN BERMS; OR,
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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · RYAN C. DEANE · 15 · NO. 1008 · REGISTERED LANDSCAPE ARCHITECT

Drawing Title:

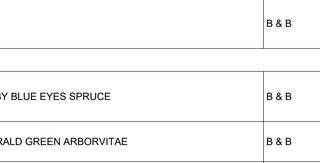
PLANTING PLAN

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

Drawing Number: L1.0

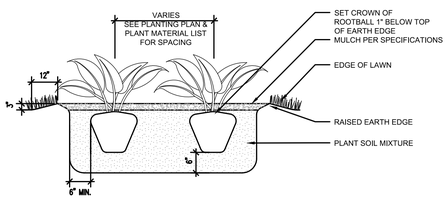
PLANT SCHEDULE

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.		29
	TS	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	CONIFER	4-6' HT.		24
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD		QTY
ANNUALS/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.		8
	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				

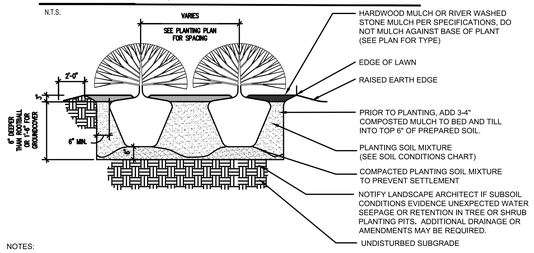


1. LAWN SEED MIX:
   - 1.1. LESCO INC. FREEDOM SEED MIXTURE
     - 1.1.1. 35% NOTABLE PERENNIAL RYEGRASS
     - 1.1.2. 35% GREENVILLE PERENNIAL RYEGRASS
     - 1.1.3. 20% FIREFOX CREEPING RED FESCUE
     - 1.1.4. 10% SHAMROCK KENTUCKY BLUEGRASS
     - (SUBMIT SEED MIX FOR APPROVAL)
2. LAWN SEED QUALITY:
   - 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%
3. 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 ¼" OR LARGER AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND FREE OF FOREIGN MATERIAL SUCH AS BROKEN GLASS, TRASH, ROOTS, ETC.
4. OTHER NOTES:
   - 4.1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND WATERING OF GRASS UNTIL FINAL ACCEPTANCE.

LAWN
N.T.S.



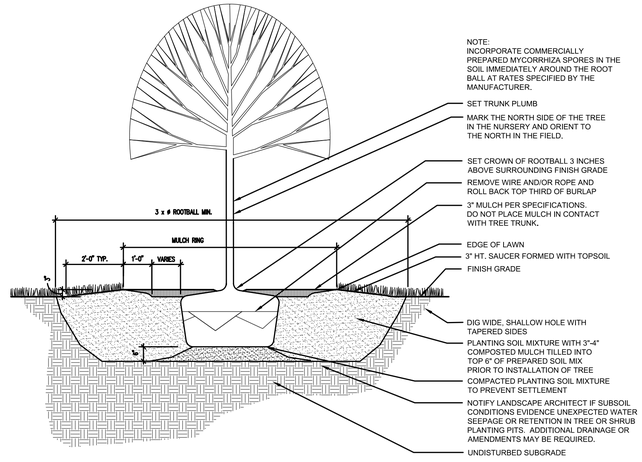
PERENNIAL PLANTING (CONTINUOUS PLANTING BED)
N.T.S.



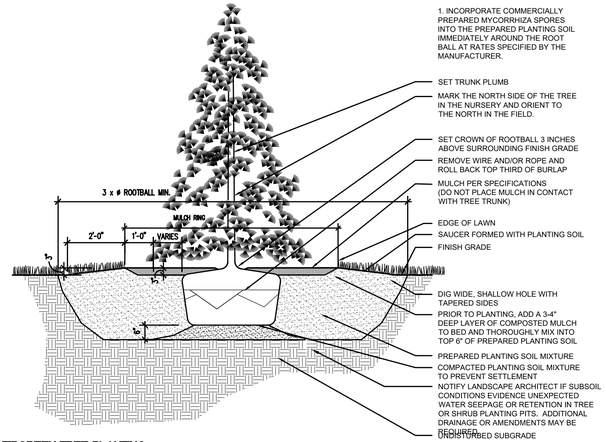
NOTES:

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 B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALLY 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,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · RYAN C. DEANE · REGISTERED LANDSCAPE ARCHITECT · NO. 1088

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
CalcPts_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	BUG Rating
■	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	B1-U0-G1
■	7	SL-4F	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-4F-UNV-xx-xx	Mounted to Pole 20ft AFG	B1-U0-G2
■	3	SL-5QW	SINGLE	N.A.	0.900	Beacon VP-ST-1-36L-39-3K7-5QW-UNV-xx-xx	Mounted to Pole 14ft AFG	B3-U0-G2

BEACON
design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

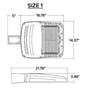
VIPER Area/Site

VIPER LUMINAIRE

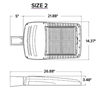
MICRO STRIKE | STRIKE OPTICS



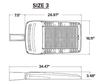
SIZE 1



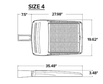
SIZE 2



SIZE 3



SIZE 4



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 1.5G
- 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

IP65 DLC LISTED DLC LISTED PREMIUM BAA TAA

CONTROL TECHNOLOGY

NX Connect NX Network NX Wireless LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

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 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 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 (96, 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-side, 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 fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

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 Feed 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 controls, and Zigbee wireless controls available for complete on/off and dimming control
- 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 photocontrol receptacle option available for twist lock photocontrols 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 fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

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
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/american-solutions).

WARRANTY

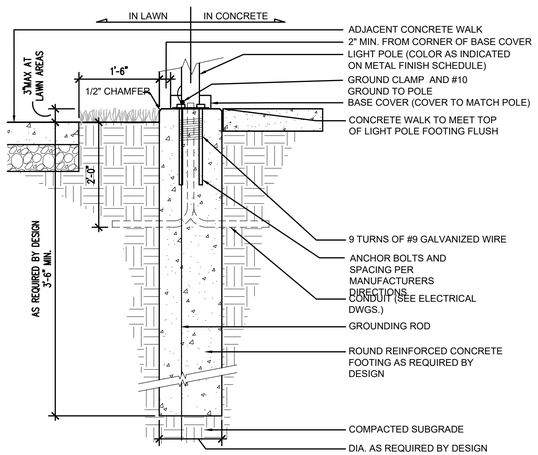
- 5 year warranty

Current

currentlighting.com/beacon

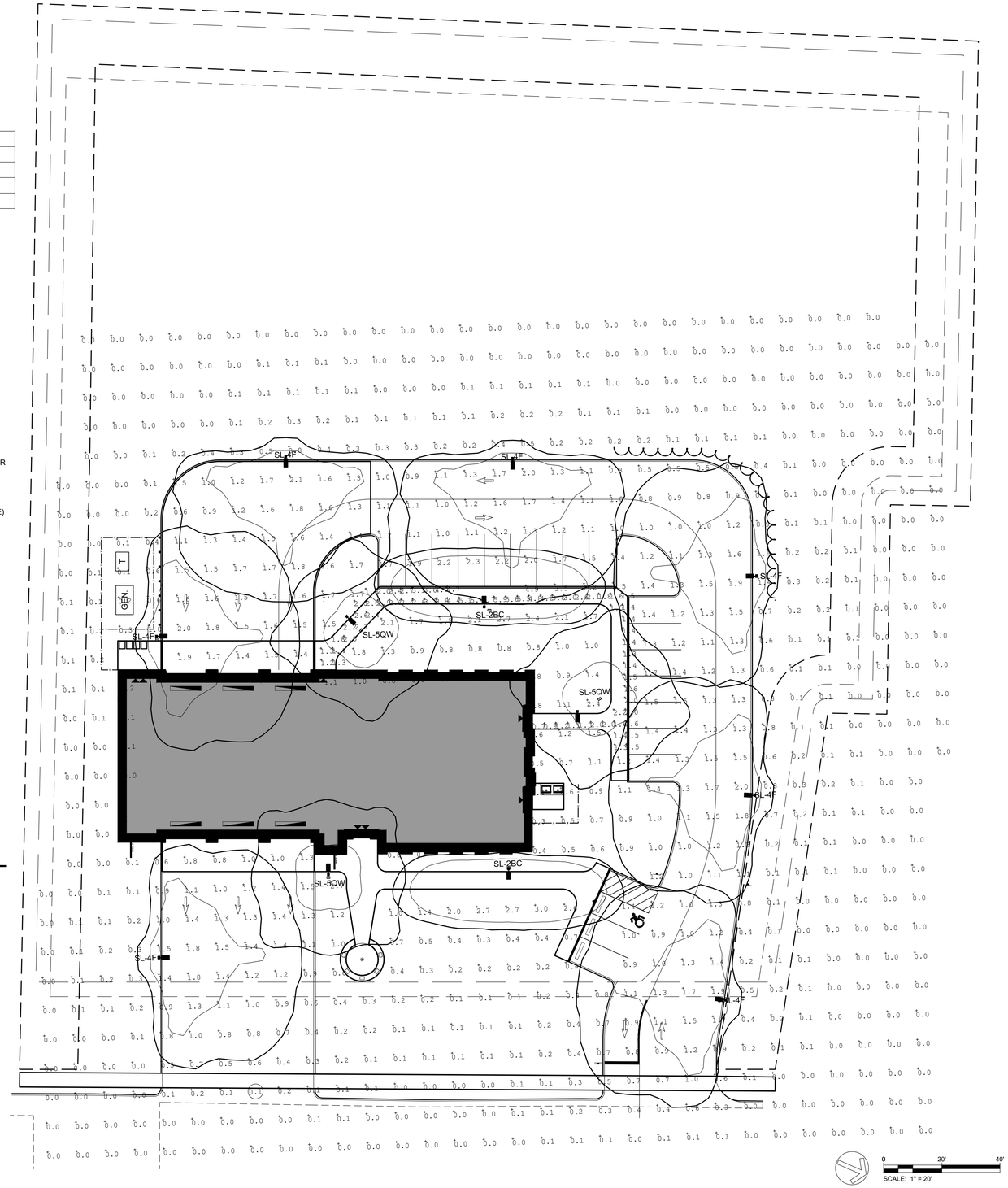
© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.





TYPICAL SITE LIGHTING POLE FOUNDATIONS

NTS



Project Title:

BRISTOL FIREHOUSE #3

MAP 43, BLOCK 16,
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	

STATE OF CONNECTICUT · KEVIN C. DEANGELIS · NO. 1086 · REGISTERED LANDSCAPE ARCHITECT

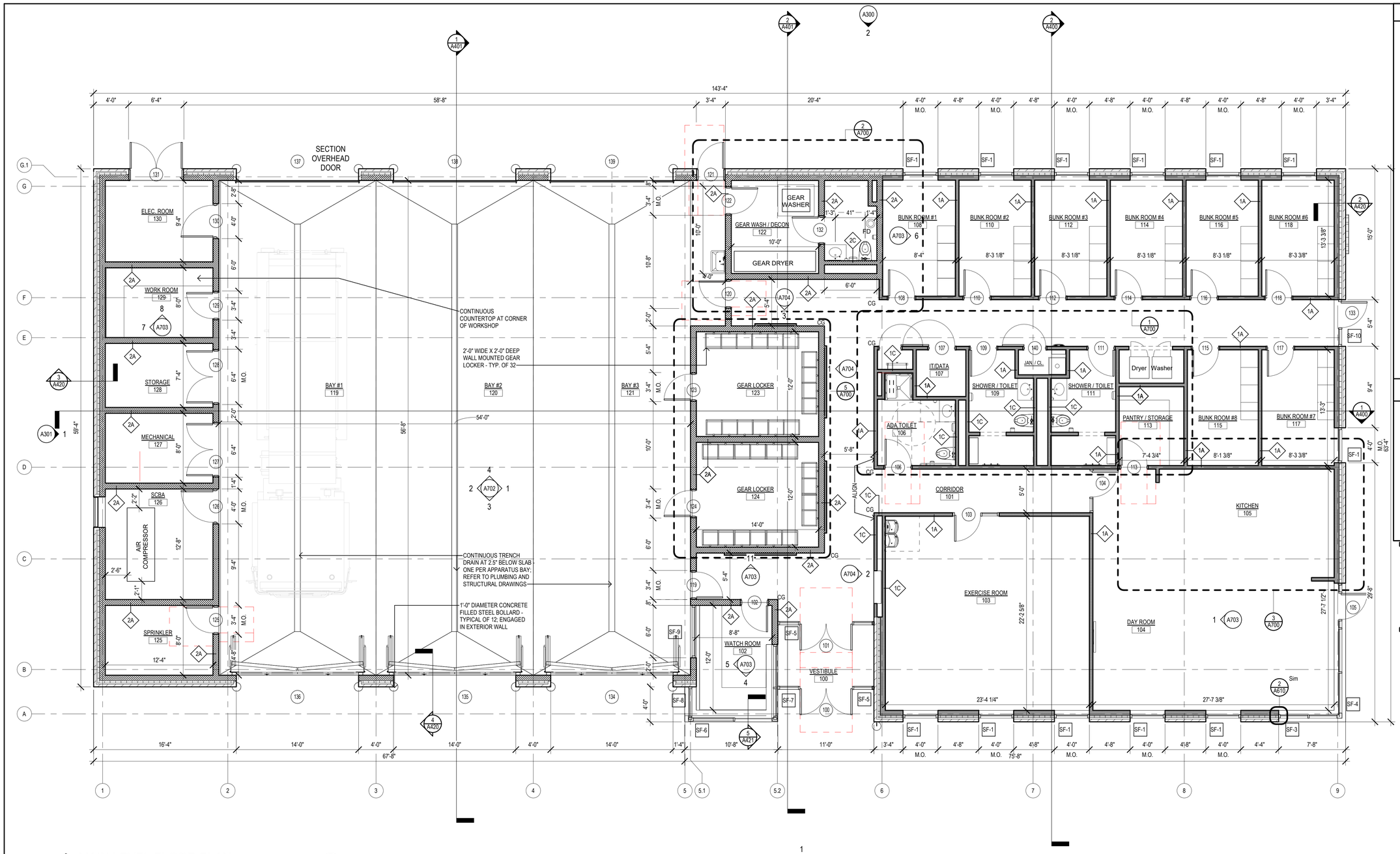
Drawing Title:

PHOTOMETRICS PLAN AND LIGHTING DETAILS

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

Drawing Number: L2.0

Proposed Floor Plan



1 MAIN LEVEL FLOOR PLAN

3/16" = 1'-0"

SYMBOL LEGEND

- NEW METAL STUD PARTITIONS
- NEW MASONRY WALL
- NEW CMU WALL
- A 101 — DOOR NUMBER
- XX — WINDOW TYPE
- Room name 101 — ROOM NAME / ROOM NUMBER
- 1A — PARTITION TYPE
- Cxx — CONSTRUCTION NOTE
- 2 / A101 — EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- 2 / A101 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
- 2 A101 / 2 A101 — BUILDING SECTION NUMBER / SHEET NUMBER
- 2 / A101 — WALL SECTION NUMBER / SHEET NUMBER
- F.E.C. — FIRE EXTINGUISHER CABINET
- FD — FLOOR DRAIN - SLOPE TO DRAIN
- H.D.F. — HANDICAPPED DRINKING FOUNTAIN

GENERAL NOTES

1. READ ALL GENERAL NOTES ON DRAWING A000.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK, CONCRETE MASONRY UNITS AND GYPSUM WALL BOARD UNLESS OTHERWISE NOTED.
3. ALL NEW WALL AND PARTITION ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED.
4. PROVIDE CMU WITH PRE-MANUFACTURED BULLNOSE AT ALL EXPOSED CORNERS.
5. WHERE THE WORD "ALIGN" IS INDICATED IT SHALL MEAN TO ALIGN BOTH SIDES OF WALL.

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

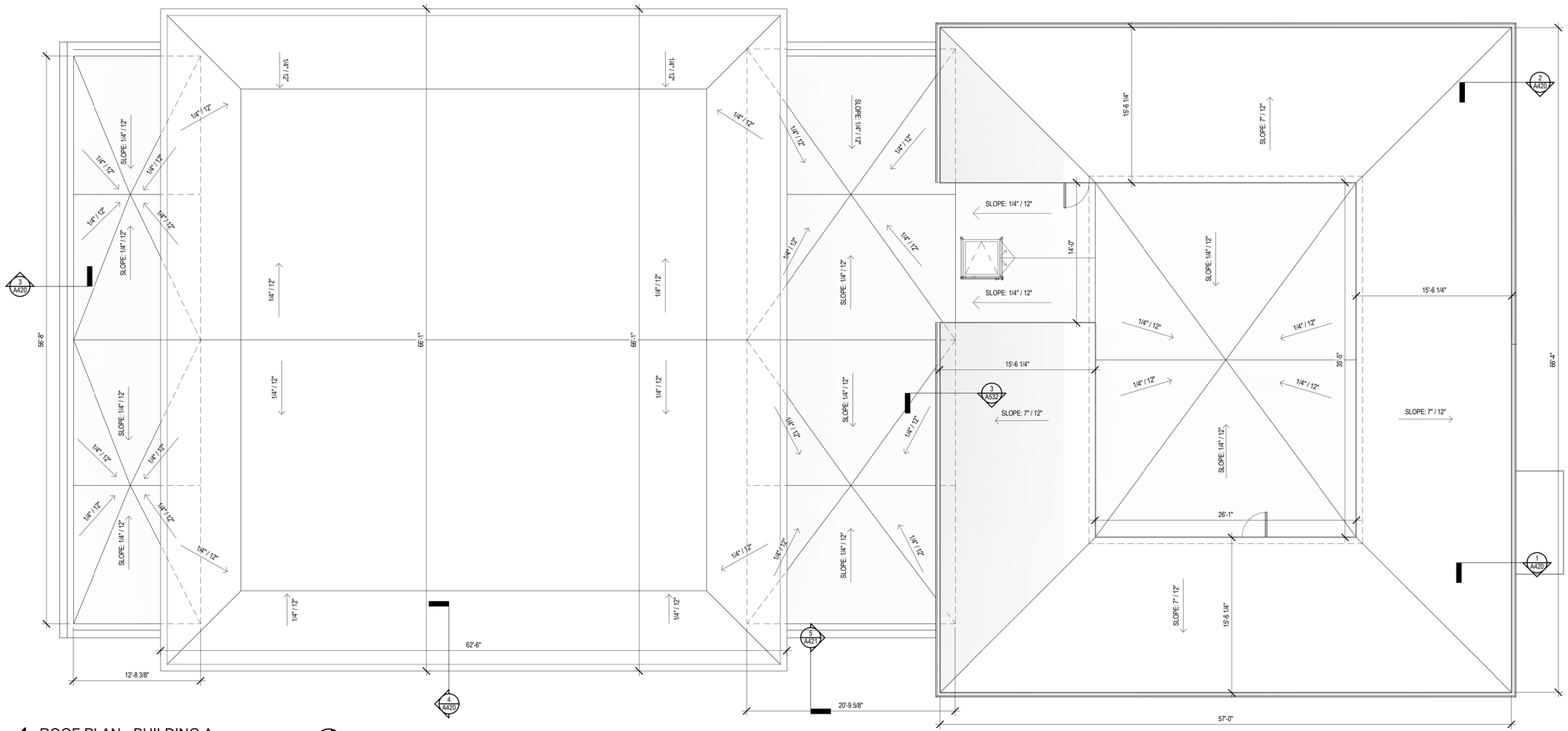
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title: FIRST FLOOR PLAN

Date: MAY 8, 2024
Scale: As indicated
Drawn By: E CANTAR
Project Number: 23.017

Drawing Number: A110

5/3/2024 2:12:30 PM



1 ROOF PLAN - BUILDING A

3/16" = 1'-0"

ROOF LEGEND

- X / XX — PLAN, SEC., DETAIL OR ELEV. NUMBER / SHEET NUMBER
- 12" @ 5" SLOPE — ROOF SLOPE AND DIRECTION
- CRICKET
- M.G. — METAL GUTTER
- R.V. — RIDGE VENT
- H.P. — INDICATES HIGH POINT OF GUTTER
- V.S. — VENT STACK
- E.C. — EXISTING CHIMNEY
- E.V. — EXHAUST VENT / LOUVER
- D.S. — 3 x 4 ALUMINUM DOWNSPOUT

ROOF CONSTRUCTION NOTES

1. ALL WOOD BLOCKING (P.T.), PLYWOOD & NAILERS ARE TO BE PRESSURE TREATED (P.T.)
2. ALL FLASHING TO EXTEND MINIMUM 8" UP ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. PROVIDE FLASHING AT ALL PENETRATIONS AS INDICATED OR REQUIRED TO MEET ROOF WARRANTY.
4. CONTRACTOR TO INSPECT THE UNDERSIDE OF ALL ROOFS PRIOR TO ROOFING OPERATIONS TO INSURE THAT NO INTERIOR MATERIALS, EQUIPMENT, FINISHES OR OBJECTS WILL BE DAMAGED
5. CONTRACTOR ASSUMES ALL RESPONSIBILITY DURING PROJECT & WILL REPLACE ANY & ALL DAMAGED EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER
6. SITE AREAS DISTURBED SHALL BE CLEANED & RE-LEVELED, W/ LAWN AREAS MAGNETICALLY RAKED TO REMOVE ANY METAL DEBRIS & RE-SEEDED AS REQUIRED TO MATCH ADJACENT CONDITIONS
7. SNAKE/ CLEAN OUT ALL VENT STACKS PRIOR TO INSTALLATION OF METAL SLEEVES.
8. ALL ANTENNAS, CONDUITS & ANY OTHER OBJECTS TO REMAIN AFFECTED BY THE SCOPE OF WORK TO BE TEMPORARILY REMOVED & REINSTALLED
9. SEE PROJ. MAN. FOR ALLOWANCES, UNIT PRICES AND ALTERNATES
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN FIELD
11. CONTRACTOR IS TO MAKE ROOF WATER TIGHT AT THE END OF EACH WORK DAY, INCLUDING ALL ROOF PENETRATIONS.

CODE INFORMATION (2021 IBC)

PRIMARY USE GROUP: S-2

CONSTRUCTION CLASS: 5B

ENERGY CONSERVATION

IECC CODE REQUIREMENT R-VALUE MIN. : R-30 - U-0.0333

ROOF AREAS

ROOF UNIT "A"	813 SF +/-
ROOF UNIT "B"	4,125 SF +/-
ROOF UNIT "C"	1,160 SF +/-
ROOF UNIT "D"	1,040 SF +/-

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

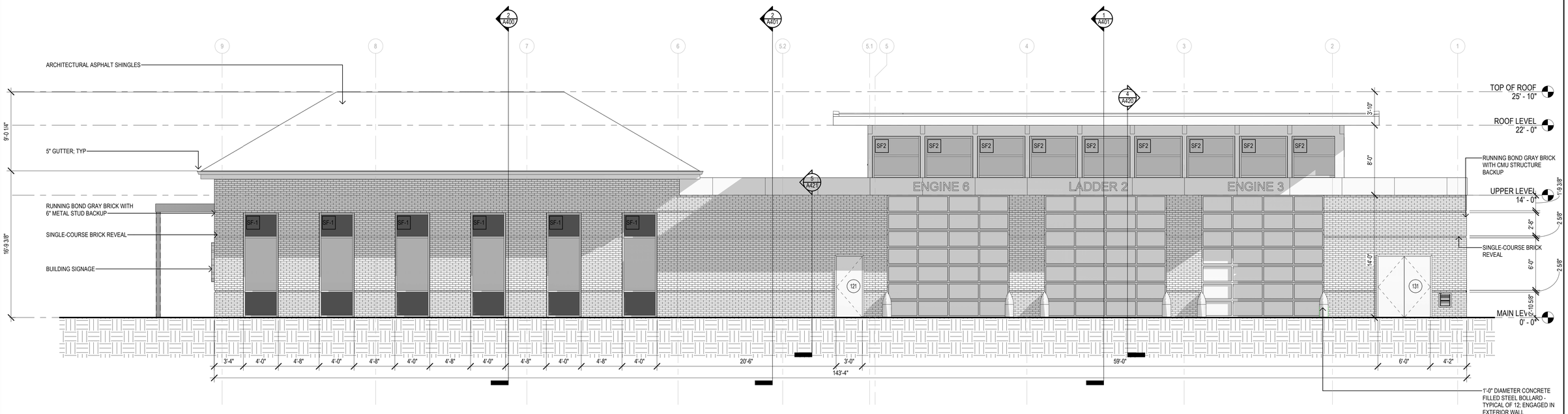
Drawing Title:
ROOF PLAN

Date: MAY 8, 2024
Scale: As indicated
Drawn By: E CANTAR
Project Number: 23.017

Drawing Number:
A112

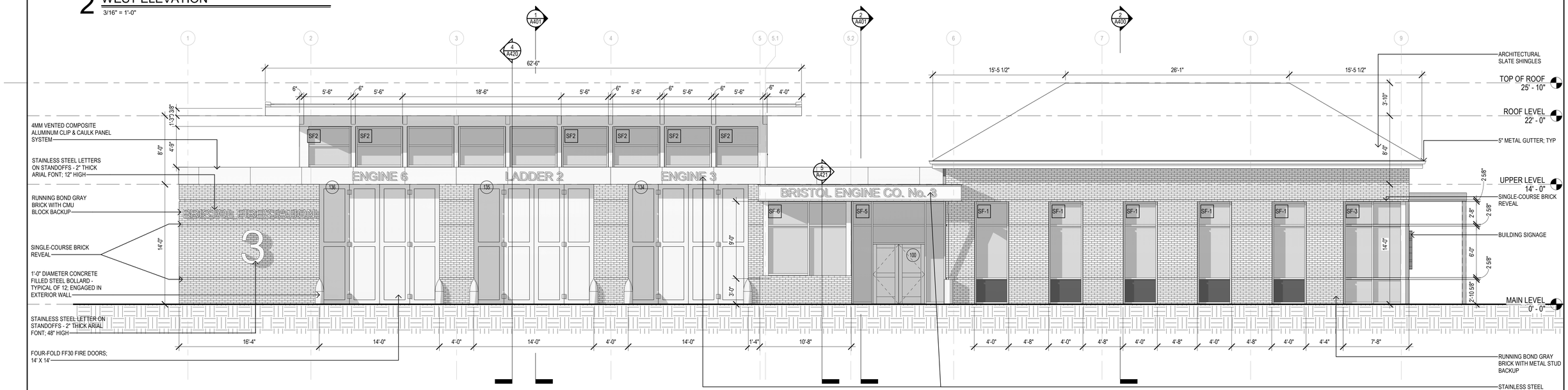
5/3/2024 2:12:41 PM

Elevation Drawings



2 WEST ELEVATION

3/16" = 1'-0"



1 EAST ELEVATION

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

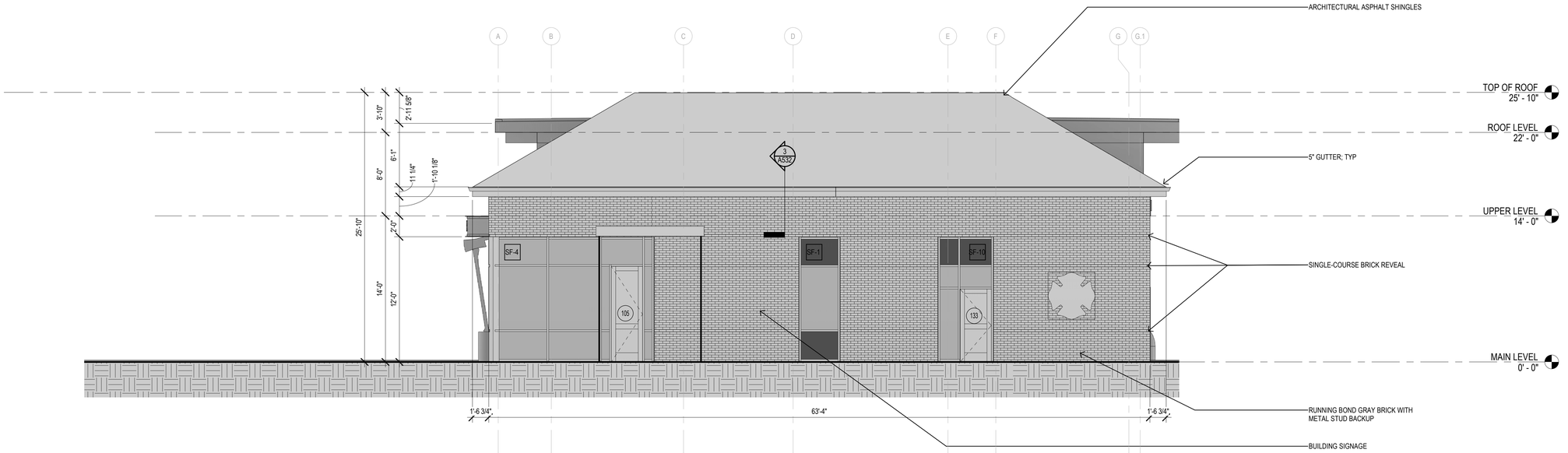
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title:
EXTERIOR ELEVATIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

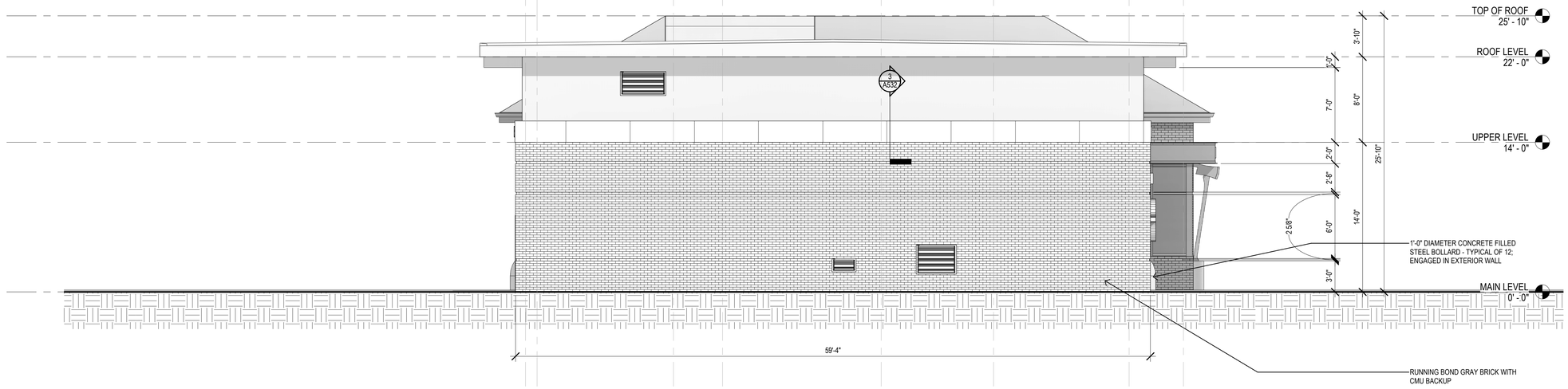
Drawing Number: A300

5/3/2024 2:15:44 PM



2 NORTH ELEVATION

3/16" = 1'-0"



1 SOUTH ELEVATION

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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

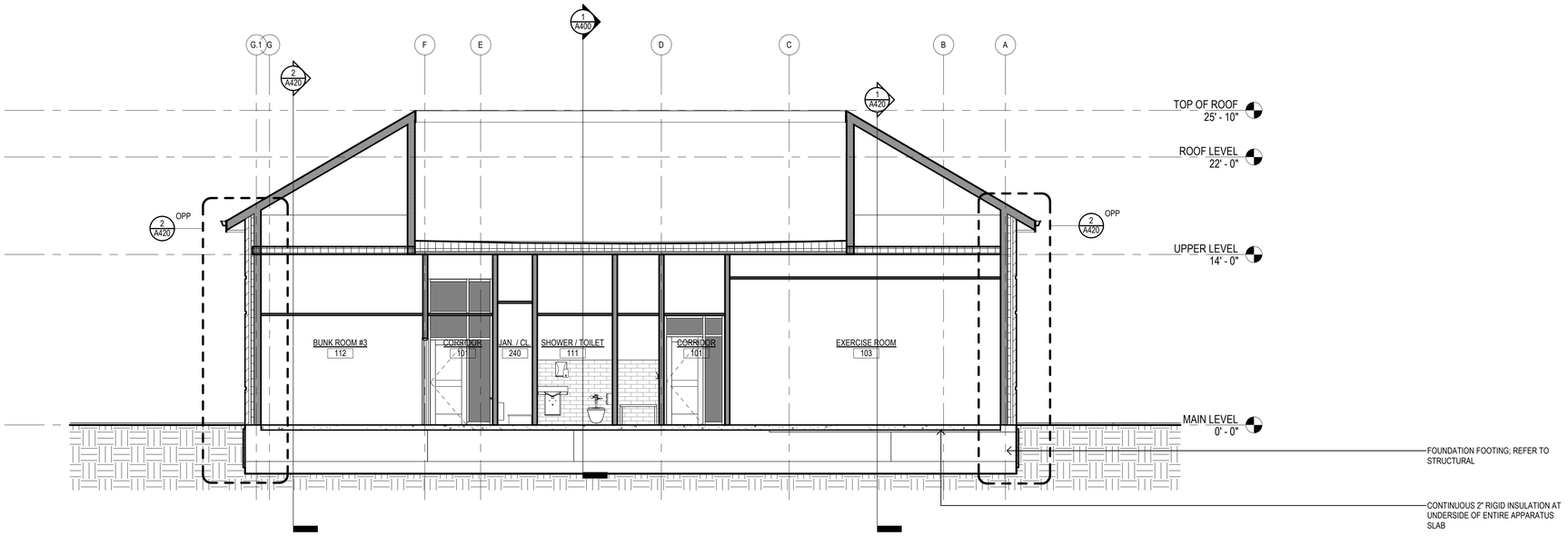
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

Drawing Title:
EXTERIOR ELEVATIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

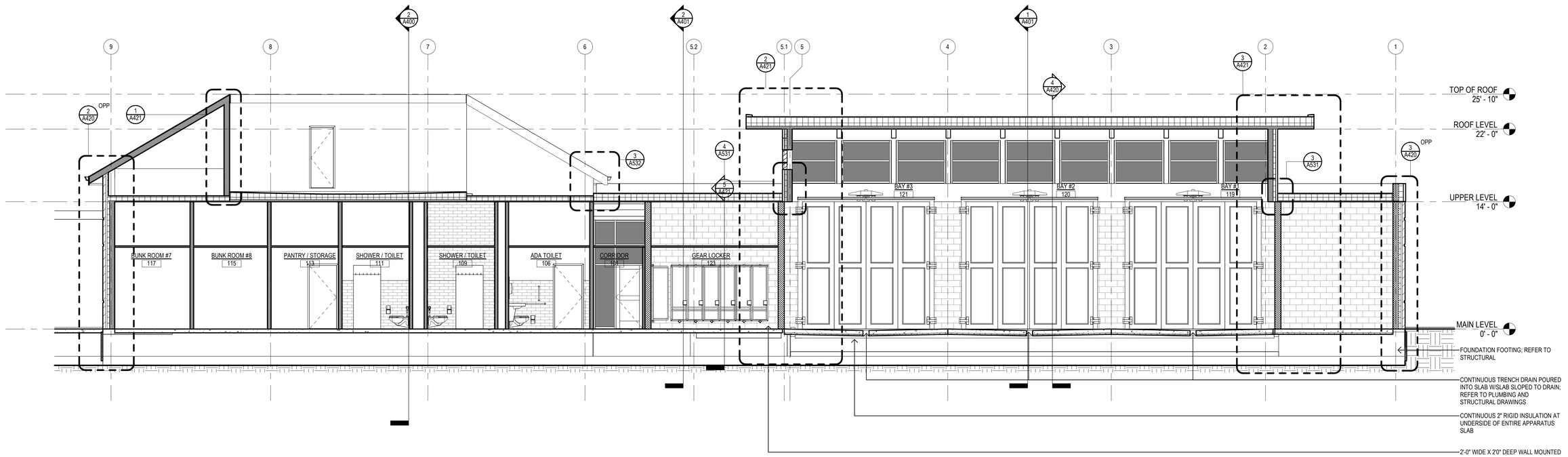
Drawing Number: A301

5/3/2024 2:16:00 PM



2 SECTION @ EXERCISE ROOM

3/16" = 1'-0"



1 LONGITUDINAL SECTION

3/16" = 1'-0"

Project Title:

NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

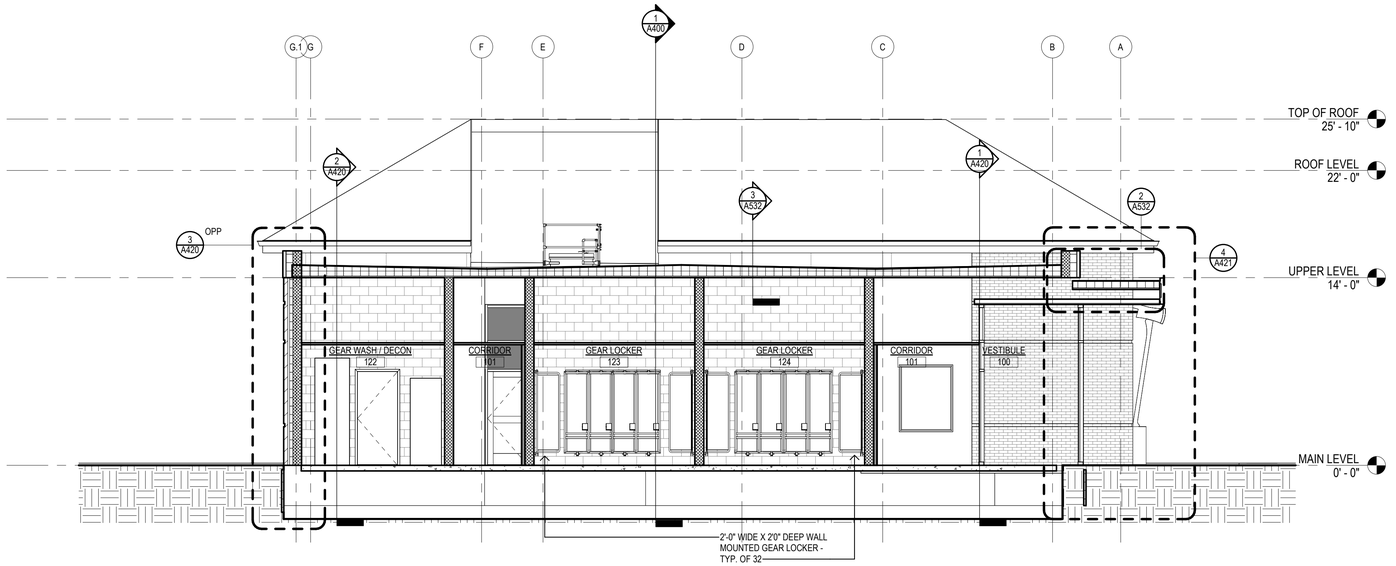
Drawing Title:

BUILDING SECTIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

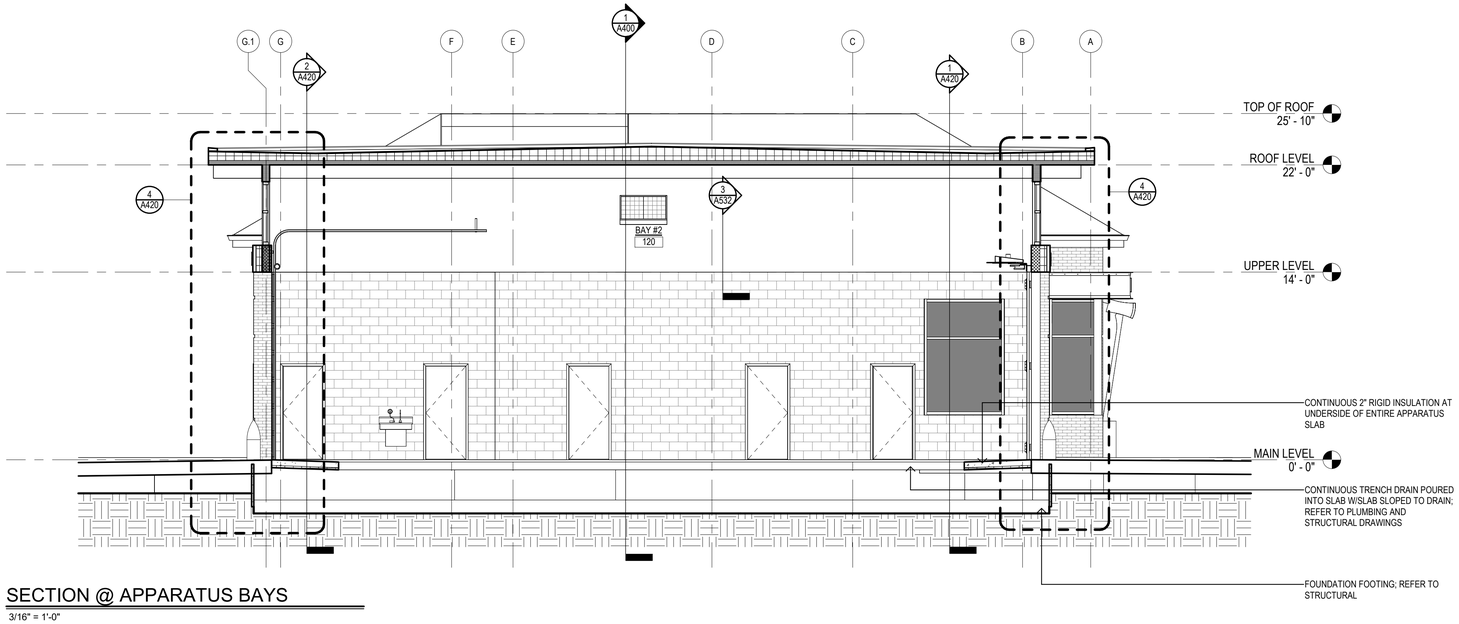
Drawing Number: A400

5/3/2024 2:27:34 PM



2 Section 4

3/16" = 1'-0"



1 SECTION @ APPARATUS BAYS

3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
BRISTOL FIREHOUSE #3
163 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:
1	RESPONSE TO COMMENTS	05/08/2024	E CANTAR

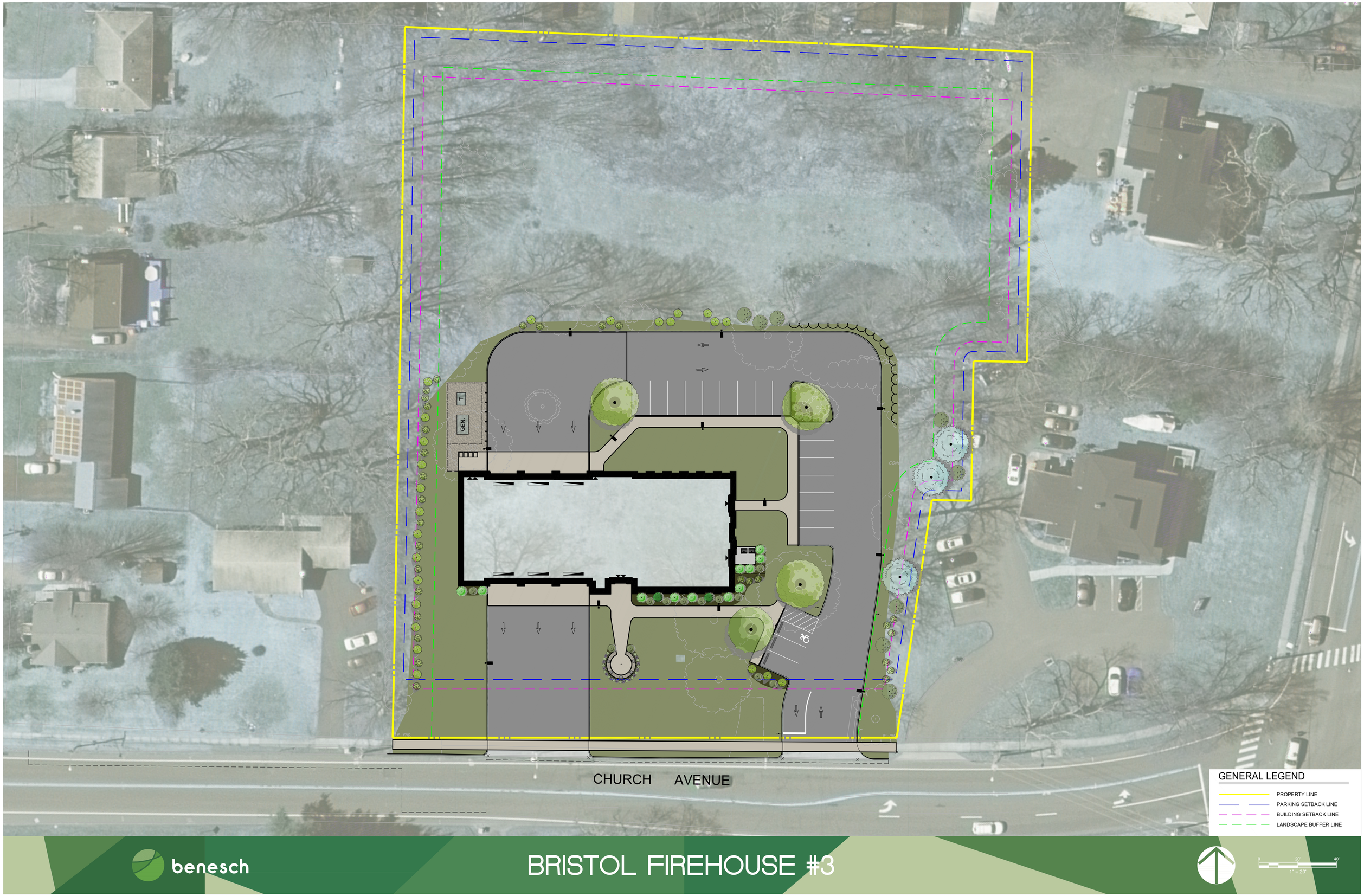
Drawing Title:
BUILDING SECTIONS

Date: MAY 8, 2024
Scale: 3/16" = 1'-0"
Drawn By: E CANTAR
Project Number: 23.017

Drawing Number: A401

5/3/2024 2:27:49 PM

Renderings



benesch

BRISTOL FIREHOUSE #3



GENERAL LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

benesch

BRISTOL FIREHOUSE #3

0 20' 40'
1" = 20'


FIRE
CITY OF BRISTOL
CONNECTICUT
RESCUE
ENGINE 4
LADDER 2
ENGINE 3


BRISTOL ENGINE CO. No. 3


ENGINE 6
LADDER 2
ENGINE 3
BRISTOL FIRESTATION
3
BRISTOL ENGINE CO. No. 3


BRISTOL FIRESTATION
3
ENGINE 6
LADDER 2
ENGINE 3
BRISTOL ENGINE CO. No. 3