City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, JUNE 10, 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/86389935899?pwd=HsfO8nTgEGbDcWTWP6oatucgSnWIOY.1
Meeting ID:
863 8993 5899
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Approval of Minutes

   a. Special Meeting - May 9, 2024

   b. Regular Meeting - May 13, 2024

3. ZEO Report

   a. May 2024

4. Receipt of New Applications

   a. Application #2500 – Special Permit for a Community Youth Organization at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, Inc., applicant.

   b. Application #2501 – Site Plan for a Community Youth Organization (addition of 1350 s.f. outdoor pavilion area) at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, Inc., applicant.

5. Public Hearings

    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) zone; 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 Earl Street; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

    d. Application #2496 – Special Permit for 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 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.

6. New Business

    a. 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.

7. Old Business

8. Staff Reports

9. Communications

10. Adjournment

<u>REMINDER: The next Regular Meeting of the Zoning Commission is Monday, July 8, 2024</u>

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY MAY 9, 2024

1. Call To Order

By: Chairman White Time: 7:00 P.M. Place: Bristol City Hall
Via Online Zoom

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	

Chairman White called to order at 5:00 P.M.
Chairman White reminded the Commission the next regular meeting was Monday, May 13, 2024.

2. Public Participation

There was no public participation.

3. New Business

There was no new business.

a. Review Phase 3 schedule

Mr. Gomes explained he would discuss these items in this order: parking regulations amendments, ZBA authority, and domestic animal Regulations. He explained a draft survey was done for the public that does not have a deadline date. He requested the Commission review the draft survey before it is released to the public. He explained the Commission is in the parking phase of the Regulations currently. The environmental Regulations would be next, followed by commercial districts, housing, site designs, and sign and permit plan requirements.

Mr. Gomes explained to the Commission that there are many recommended amendments that the Commission had to agree on before the final version of the Regulations can be approved.

b. Discuss recommended parking regulation amendments

Mr. Gomes explained most of the amendments are in Section 13 for off-street parking. The BD zone regulations had unique needs, particularly in the downtown area. There are seven recommendations for almost all the standards that had to be updated and expanded for minimum parking standards.

Most of the standards would be defined but a few uses will remain as determinations made by the Commission. The BD zone needed more flexibility for shared parking by perhaps increasing the distance from 500 ft. to 1,000 ft. for off-site parking Special Permits.

Mr. Gomes observed parking lot landscaping needed to be consolidated into one section, pervious pavement requirements needed to be provided, and he suggested bicycle parking requirements are needed, in his opinion.

Mr. Gomes reviewed the tables that differentiated the parking uses, existing regulations and the recommendation for revisions. He explained the tables would make the uses easier to find and that parking standards are not specifically identified in the table, but under the specific uses.

Staff inquiry: Mr. Gomes explained the outdoor storage areas was for building supply or garden supply facilities that generate a lot of traffic.

Mr. Gomes recommended for food and beverage service 12 parking spaces per 1,000 sq. ft. for restaurants with a bar/club service/brew pub. He recommended 8 parking spaces per 1,000 sq. ft. for restaurants. Specialty food/take out restaurant (retail standard) required 4 parking spaces per 1,000 sq. ft. He explained the specialty food category (industrial standard) required 3 parking spaces per 1,000 sq ft. and these were on the low end of the parking requirements.

Mr. Gomes explained parking spaces for law offices required 4 parking spaces per 1,000 sq. ft. and high-tech business or medical laboratories had 3 parking spaces per 1,000 sq. ft.

Mr. Gomes explained parking spaces for residential districts:

1. Allowed 2 parking spaces per dwelling unit;
2. Assisted living and nursing homes was 1.5 parking spaces per 1,000 sq. ft.;
3. Community residences or group homes was 2 parking spaces per unit.
4. 1–3-unit residential homes (conversion/multi-family) required 2 parking spaces per unit;
5. Government, non-profit housing, seasonal camps, cottages and senior housing required 1.5 parking spaces per unit;
6. Mixed use developments and unified residential developments should be 1 parking space per unit, 1.5 parking spaces per bedroom and 2 parking spaces per gross floor of non-residential use. Mixed-use developments and unified residential developments had the potential for shared parking.

Mr. Gomes suggested a 25% parking reduction in the BD district. He explained outside of the BD zone, mixed uses needed slightly more parking because it was not as walkable. He explained unified residential developments should have the same standards as the BD zone.

Mr. Gomes explained industrial and fleet use parking spaces do not have a parking standard, but there is a regulation for the Commission's determination. He explained the Commission should develop a standard for industrial and fleet uses and reduce their work. The base standard would be 2 parking spaces per 1,000 sq. ft. If there is an office there are 3 parking spaces per 1,000 sq. ft. Fleet parking needs to be defined for parking spaces.

Commission inquiry: Mr. Gomes explained Amazon was considering a distribution facility, but their parking should be verified for compliance against the new standards.

Regarding manufacturing parking spaces, Mr. Gomes explained:

1. There is 1 parking space per 1,000 sq. ft. of production space, office space and storage space. Manufacturing space included industrial dry cleaning/laundry facilities.
2. Specialty contractors required 2 parking spaces per 2,000 sq. ft.
3. Helicopter landing facilities 2 parking spaces in addition to the helicopter parking space.
4. Storage, warehouse, distribution, and climate-controlled facilities was a recent regulation of .1 per sq. ft. of storage space plus the office space of 3 parking spaces (3 spaces reduced from 4 spaces.)
5. Wholesale business and public wholesale distribution facilities are 1 parking space per 1,000 sq. ft.
6. For vehicle or equipment sales and service there were no proposed recreational vehicle parking standards.
7. Gas stations are 2 parking spaces per establishment, 2 spaces per service bay and 3 per 1,000 sq. ft. office area/retail area.
8. Motor vehicle repair is the same as gas station and car/truck washes is 3 parking spaces per establishment plus a queuing requirement.
9. Shopping centers should remain the same with 4 parking spaces per 1,000 sq. ft.

Mr. Gomes suggested that shopping centers and retail uses be reviewed in the commercial zone phase if the Commission wanted these to be allowed in all zones.

Mr. Gomes explained the following categories should remain the same in the regulations: bowling alleys, the golf course category, horse stables and civic facilities. Though, the remaining indoor entertainment centers categories needed to be revised. He explained spin classes within fitness clubs should have a higher requirement than the retail use. Outdoor entertainment should be determined by the Commission. He suggested commercial greenhouse parking space requirements be lowered, farm and nursery should be determined by the Commission, and non-worship space/meetings space category needed some requirements.

Mr. Gomes offered:

1. Cultural and institutional uses should be 1 parking space per 3 seats, cultural institution uses should be 2 parking spaces per 2,000 sq. ft., and
2. Any use outside a school, private school or library for a civic facility should be determined by the Commission.

Mr. Gomes explained the community youth organizations/membership organization was a recent Regulation with 5 parking spaces and cemetery use parking should be determined by the Commission.

Mr. Gomes explained there was a long list of service uses. He suggested:

1. Hotel/motel be reduced to 1 parking space per room plus any determinations.
2. Conference rooms, banquet facilities and restaurants should be added to a hotel/motel use or as determined by the Commission.
3. He suggested 4 parking spaces for staff for emergency housing shelters (no existing requirements.) He explained the definition for emergency housing shelters should be revised by the EMS Department.

Mr. Gomes reviewed the ways to improve the criteria for the Commission's determinations in these matters. He suggested that the Commission can request a recommendation from a traffic engineer or expert, hired by the applicant. Then the Commission shall make their recommendation for the number of parking spaces based on the information provided by the traffic professional.

Regarding shared parking, Mr. Gomes explained there are existing regulations, but the shared parking within 500 ft. of building should be revised to 1,000 ft. Staff supports this change.

Mr. Gomes suggested 10 parking spaces per 1,000 sq. ft. for restaurants.

Regarding parking landscaping standards, the existing regulations are in Section 11 and 13. He explained these regulations should all be placed in the parking regulations section.

Regarding environmental concerns, Mr. Gomes suggested to have percentage incentives if such items as pervious pavement are provided. But this must be done within an Aquifer Protection Area (APA) district overlay zone.

Regarding bicycle parking, Mr. Gomes explained this may be done feasibly with a rate of 1 to 10 vehicles or 1 space per 2,000 sq. ft. He explained there are standards for bicycle parking which would include scooters.

The Commission commented this should be a recommendation and not a requirement because there were not a lot of bicyclists in the area. The Commission wanted more time to review this recommendation. Mr. Gomes explained there was about 500 people in the City that are bicyclists.

Regarding BD parking, Mr. Gomes explained the baseline should be 25%, 33% and up to 50% less than the existing regulations. This would provide more flexibility in the downtown zone. He also suggested removing excess language and to provide illustrations. The Commission agreed to start the reduction of the baseline by 25% for now.

Regarding baseline requirements in the BD zone, Mr. Gomes explained parking spaces provided had to be an exact amount required. He noted this baseline may be increased with a Special Permit and a traffic expert to the Commission's satisfaction.

The Commission had concerns about the APA recommendations. Staff had concerns about a maximum of 50% more than the baseline requirement. He wanted to review the requirement for 50% more baseline parking.

Regarding the parking increase, Mr. Gomes reviewed existing Section 8.4.6., which allowed the Commission to allow a certain number of off-street parking spaces as a baseline. He was unsure if this regulation was effective and should be removed from the regulations because there was a lot of exceptions.

Regarding shared parking reductions, Mr. Gomes reviewed the existing regulation which should be removed but referenced Section 13.4. The Commission agreed to the suggestion.

Regarding parking in R.O.W., Section 8.4.7., Mr. Gomes reviewed the existing regulation. He explained this Section needs an illustration showing angled parking. There also needs to be a illustration for parallel parking. 00000000000

Mr. Gomes summarized he had the Commission's direction for the items he has to review. He will put this item into a memorandum with recommendations. Regarding Section 17.2.c., Mr. Gomes explained this section should be deleted from the regulations for use variances for the Zoning Board of Appeals. He explained the State Statute does not allow for use variances.

Staff will work with Attorney Peter Olson on Section 17.2.c. and various regulations.

Mr. Gomes explained the public survey was difficult to get people excited about land use and zoning. A draft survey was prepared for the Commission. He explained the public should guide the Commission and the process should be transparent. He requested the Commission take the survey.

c. Discuss potential dates/schedule for a virtual presentation of recommended parking amendments

Mr. Gomes explained the next step was to prepare the parking amendment regulations. He explained a memorandum would be prepared for the amendments. Also, the online survey would be prepared. The next meeting would be on June 13, 2023, at 5:00 P.M.

The Commission concluded the discussion at this time.

Adjournment

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 MAY 13, 2024

1. Call to Order

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

ROLL CALL:

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

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

2. Pledge Of Allegiance

Chairman White reminded the Commission the next regular meeting of the zoning commission is Monday, May 13, 2024.

3. Approval of Minutes:

a. April 4, 2024, special minutes

MOTION: Move to approve the minutes of the April 4, 2024, special meeting.

By: Goodwin Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

b. Approval of Minutes – April 8, 2024, regular minutes

Commissioner Goodwin noted that Commissioner Caruso was in attendance at the April 8, 2024, regular meeting.

MOTION: Move to approve the minutes of the April 8, 2024, regular meeting, as amended.

By: Goodwin Seconded: DeRoehn.

For: Caruso, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

4. Zoning Enforcement Officer's Report
a. April 2024

Richard Brown, Chief Building Official and Acting Zoning Enforcement Officer, reviewed his Zoning Enforcement Officer's report dated April 2, 2024, with the Commission. Mr. Brown noted an error on the report that has .23 that should be 2024 total. He explained he was unable to conduct the citations, but there were a few of those that would be done for next month.

Commission inquiry: Mr. Brown explained the illegal business were 2 motor vehicle repairs, 1 lawn mower repair shop and 1 non-profit out of a residential setting.

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.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2493. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Application #2493.

Andrew Cislo, 290 Pratt St. Meriden, representing the applicant, explained he was in business for 2 years and he was working on this business for 5 years. He reviewed the 2 proven concept plans that were done at the Meriden mall. He explained there were may people from a range of ages that have enjoyed this sport. He explained there would be 8 lanes for 16 people. He explained the ammunition is lightweight with rubber balls. He explained he hopes to build a sports program. He explained this sport has associations all the way up to the Olympics level. He explained this is a by appointment business. He wanted to bring back his facility with improvements and with a more permanent facility.

MOTION: Move that Application #2493 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

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; Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; 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; Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2493. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Application #2494 and #2495.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained he and his client spent 6 months revising the Regulations for these applications. He explained this was the formal Site Plan for this site. He requested to schedule public hearings for Applications #2494 and #2495.

MOTION: Move that Applications #2494 and #2495 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The applications are scheduled for public hearing.

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.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Applications #2496 and #2497. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2496 and #2497.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the applications were for the Func building on Main St. He explained the Zoning Regulations were amended for adapted reuse of buildings for self-storage facilities. He explained the Zoning Commission and the Economic and Community Development amended their Regulations for these types of facilities.

MOTION: Move that Applications #2496 and #2497 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The applications are scheduled for public hearing.

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.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2498. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2498.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the property was adjacent to an A zone. He explained the Southridge Condominiums are to the east of the property. He requested the application be scheduled for a public hearing. He noted the Planning Commission would be reviewing the application at their May meeting.

Staff explained today he discussed with the Chairman the number of applications for the June meeting. He suggested the application be heard at the July 8, 2024, regular meeting. He suggested the June meeting because the Zone Change applications tend to be controversial.

MOTION: Move that Applications #2498 be scheduled for a Public Hearing for the July 8, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

DRAFT

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

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Applications #2499. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2499.

Chairman White explained Application #2499 does not require a public hearing and should be reviewed at under New Business at the June 10, 2024, regular meeting.

MOTION: Move that Application #2499 be moved to New Business on June 10, 2024 meeting, so the application can be reviewed by the Commission at that meeting.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is scheduled for new business at the June 10, 2024 meeting.

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. (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. (Continued from April 8, 2024.)

The following item was submitted into the record: a draft stipulation #2 (submitted by Attorney Timothy Furey.)

Chairman White explained many persons spoke at the public spoke last month with a number of concerns. He requested Attorney Timothy Furey to address those concerns.

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on Applications #2489 and #2490. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2489 and #2490.

Staff inquiry: Commissioner Mangiafico explained she listened to the April 8, 2024, regular meeting. She also explained she would be able to vote on Applications #2489 and #2490.

The following persons representing the applicant reviewed Applications #2489 and #2490 with the Commission: Attorney Timothy Furey, 43 Bellevue Avenue; and Scott Hesketh, P.E., of F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby.

Attorney Furey reviewed the public comments. He explained 90% of the public comments were regarding traffic in the area. He explained a traffic report was submitted with application before the meeting that was reviewed by Staff. He explained a second traffic study was done for the current Site Plan approved by the Commission with a similar Site Plan. He explained the site design and impact on the streets would not be significant.

With this evening's application, he explained the same traffic engineer reviewed the site with a new traffic report. He explained the site lines were good in both directions. He explained today he drove the streets near the Stop & Shop near the cut throughs that were of concern. His view was the traffic generated by the new development would not adversely affect the traffic in the area.

Mr. Hesketh reviewed his traffic report dated March 26, 2024. He was not in attendance at the last meeting, but his associate informed him of the concerns. He explained the traffic speed is 35 mph and the average speed is 39 and 42 mph.

He explained the intersection site line distances of 434 ft. and 467 ft. He explained the site line distances were in excess of 500 ft. at the driveway. His view was the site driveway location met Condor standards for intersection site distances.

His view was adding 82 units would not significantly affect the area. He agreed there was existing speeding, but the speeding would continue in the area. He noted the elderly may reduce the speeding. He reviewed the peak traffic counts in the report. His view was 17 to 25 vehicles an hour would be added to the traffic. His view was this was this was not a significant cut through for traffic. His view was the neighbors were using the area for a cut through, which was not a significant amount. He explained when there is development there would be an increase in traffic. He explained there was a 5 second delay at the 4 way intersection that was unsignalized.

Staff inquiries: Mr. Hesketh reviewed the individual traffic counts from 2019 to 2024. He noted the 2023 volumes were lower than the 2019 volumes. He explained the traffic volumes are higher than during the pandemic, but were not at pre-pandemic volumes.

Commission inquiries: Mr. Hesketh explained on average the peak hours were 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. Regarding the accidents on Birch St. and Redstone Rd., Mr. Hesketh noted the increase would be from 14 to 14 and one third of an accident potentially, which was not much of an increase in accidents.

Attorney Furey summarized his processes during the applications. He reviewed the professional team. He explained the Commission approved a previous Site Plan with a more intensive use. He reviewed how the Regulations were revised for over a year. He addressed the neighbor concerns. He explained the applications were continued because comments were not received from the Engineering Dept. and Staff.

Attorney Furey reviewed the comments. He explained now there are outstanding comments from the comments received, but most were addressed. He reviewed the outstanding building construction comments and Planning Dept. comments.

He explained the forester recommended the forest not be cleared and add additional evergreens 4 ft. to 6 ft. tall, if necessary. He explained the requested landscaped buffer on Redstone Hill Rd. near the patios would have the wooded landscaped buffer cleaned up.

He noted the Commission would have jurisdiction of the buffer for 2 years beyond occupancy of the last phase. He explained the lots would be merged if the applications are approved. He noted IW markers would be placed on the site. His view was the speed bumps were unnecessary near the ingress and egress. He requested to place bollards near the building versus curb stops. He explained a guard rail was put in place near the interior parking spaces for water quality control purposes.

Commission inquiry: Attorney Furey explained the debris and dead trees would be cleaned up near the neighbor's site.

Mr. Armstrong reviewed his concerns. He deferred the comments about the bollards to the Commission. His view was this was a new development and the landscaping should grow with the site. Staff preferred the landscaping plans be placed on the plans for a reference for the Site Plan.

The following person spoke in favor of the application: Karli Torvinen, 365 Allentown Rd. and Teri Torvinen, 365 Allentown Rd.

Ms. Karli Torvinen was in favor of the application because she had children with medical concerns. Her view was this would be a good community for people to live and to provide more opportunities in Bristol. Ms. Teri Torvinen was in favor of the plans for people 55 years old and older. She would need a place to live like this in the near future.

The following persons spoke against the application: William Forbes, 4 Violet Dr.; Mary Jane Schultz, 768 Redstone Hill Rd.; Thomas Bentivengo; 5 Village St.; Thomas Lepito, 707 Redstone Hill Rd.; Natalia Majancik 635 Redstone Hill Rd; Joseph Smith, 54 Silo Rd. and Kathryn Goodrich, 252 Silo Rd.

Mr. Lawrence had concerns of the applications being compliant. His view was the plan was too dense for the area. His view was people may think this is a good idea until there is an accident. The traffic reports may be okay, but the area is very busy. He noted no one stops at the stops signs and now the density would be increased.

Ms. Schultz as concerned about having to spend additional funds of trying to prevent water in her basement.
She explained there is a lot of water and debris in the area and this was not addressed during the discussions.

Mr. Bentivengo had concerns that the Staff concerns had nothing to do with the Zoning concerns if the development fits the area. He had concerns of the limits of the houses and the condominiums in the area.

Mr. Lepito was concerned the plan would affect the streets and the buffers.
His view was the Commission should be listening to the public views.

Natalia Majancik was concerned about the area bears and her children.
She had concerns about the ability to exit and enter her driveway.

Mr. Smith preferred that single family houses be constructed. He had concerns of the houses constructed on Village St. and Silo Rd. not being accounted for in the traffic report.

Ms. Goodrich had concerns of the increased density of residents and the increased traffic.

Attorney Furey responded to concerns of the public. He explained the engineering reviews and the storm water detention system for the water in the area. He explained this is a permitted use with a Special Permit and there is a need for this type of housing. He explained how the Commission amended the senior housing Regulations in Zoning Regulations with many restrictions. He noted the existing elderly housing within the City has had no negative impacts for the areas.

He explained Mr. Hesketh's traffic report found no substantial impacts on the traffic or safety in the area. He explained Staff also had no concerns with the traffic for the area. He reviewed the setbacks and design requirements that were in excess of the Regulations. His view was the plan for this evening was an improvement from the prior plan.

Commission inquiries: Attorney Furey explained the proposed construction on the site was relocated away from the inland wetlands areas so there were no IW applications/permits required. He explained his client does not want to construct single family houses, which would result in the complete clearing of all the lots.

He explained the 3-story building would be placed behind the 2-story building to give the effect of a 2-story building. He explained this would also partially screen the 3-story building from road. He explained the IW litigation was postponed in order to reconfigure the applications and potentially make the litigation unnecessary.

Staff inquiries regarding Page 20: Attorney Furey reviewed how the plan design complied with the new Zoning Regulations. He explained the plan complied with the PoCD. He explained the plan was consistent for the purpose of the PoCD and the new Zoning Regulations.

Staff reviewed the documents for Applications #2489 and #2490.

The hearing #2489 is closed.

By: Goodwin Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

Commissioner Goodwin explained he reviewed the area. He explained of the 275 letters 270 were opposed to the plans. He noted the plans had to be considered under the new Regulations. His view was this was a difficult decision with so many in opposition. Commissioner DeRoehn explained this was a difficult decision, but the Commission has to vote as necessary. Chairman White explained it was difficult to be put in a position that affects so many people. He explained the owner gets to make the decision of what to do with the property they own. He explained the Commission has to follow the Regulations.

Staff read into the record the decision considerations for the Special Permit. Staff explained if the Commission was unsure of their vote this evening, Staff can be directed to draft an additional motion or motions and bring them back to the next meeting.

MOTION: Move that Application #2489 be approved with the following stipulations:

1. A maximum number of 84 dwelling units of senior housing shall be permitted.

2. The Bristol Zoning Commission will reserve jurisdiction regarding the sufficiency of the effectiveness of the buffer for a period of two years from the issuance of a certificate of occupancy for the last phase of the project. If the Bristol Zoning Commission does not feel the evergreen and wooded buffer is sufficient in those areas it may require the applicant to

either install additional evergreen plants within the wooded buffer or to install a line of appropriate evergreens on the inside of the wooded buffer pursuant to the requirements of Section 11.1.5. of the Bristol Zoning Regulations.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn and White.
Against: Goodwin and LaFreniere.
Abstained: None.

The application #2489 is approved with stipulations.

The hearing #2490 is closed.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

Staff reviewed Pg. 95, Section 16.3.13. of the new Zoning Regulations regarding standards for approval.

MOTION: move that Application #2490 be approved with the following stipulations:

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

2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn and White.
Against: Goodwin and LaFreniere.
Abstained: None.

The application #2490 is approved with stipulations.

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.

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on Applications #2489 and #2491 and #2492. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2491 and #2492.

Kaitlyn Stublic, P.E., Benesch Engineering, 120 Hebron Ave., Glastonbury, representing the applicant, reviewed the presentation to construct a new building for Fire House #3. She explained the site was recently assigned the address 163 Church Ave. She reviewed photos of the vacant property. She explained the trees to the front right and the trees to the rear would of the site would be preserved. She explained the trees to the left front needed to be removed.

Ms. Stublic explained the existing fire house has 2 bays. The new building would have 3 bays constructed for additional equipment. She reviewed the 26 parking spaces (16 employees/7 rear of building/3 for visitors.) She explained the parking is determined by the Commission. She explained the comments requested to supplement the 20 ft. buffer for the site.
She explained the site is 2.5 acres and the frontage is 260 ft.

She noted the building would be setback to be similar to the existing residential neighborhood. This would also allow for apparatus to be placed in the driveway without being in the right of way. She explained the usual driveway is 30 ft. wide, but the request is for two driveways at 36 ft. wide and 52 ft. wide. She explained these driveways are allowed if there were public emergency services.

Staff explained the Commission had to ability to waive the driveway sizes.

Ms. Stublic reviewed the storm drainage system. She explained the site had high ground water and no availability of storm water sewage on Church Ave. She reviewed the above ground and below ground utilities. She explained there is a utility pole in the driveway that they are working with Eversource to be relocated. She reviewed the landscaping plan that would be increased for the neighbor's property. She reviewed the building layout and the apparatus bays of the building. She explained there would be 8 employees on each shift.

David Stein, of Silver Petrucelli and Associates, 3190 Whitney Ave., Hamden, representing the applicant, explained the gender separated bunk rooms. Mr. Stein explained there was individual gear rooms and rest rooms.

Staff inquiries: Chief Richard Hart, 181 North Main St., explained there is a decontamination room to the rear of the building. Ms. Stublic explained any contaminates would be taken off site by a third party. She noted the public was not encouraged to enter this facility.
Commission inquiries: Chief Hart explained the third bay is used to store an apparatus that would not have a crew assigned to it unless engine 3 and another engine were out of service. If the facility had to be closed for an emergency, the apparatus would be stored at the headquarters.

Shawn Moore, 223 Hollyberry Rd., representing the applicant, explained the final project total was $8 Million, which included an additional request to the Finance Board. He explained the original building was 10,000 sq. ft., but the building was reduced slightly to save money.

Mr. Armstrong inquiries: Chief Hart explained EV apparatus was running at about $400,000, so it was not feasible at this time. He explained the technology was also unproven so he did not want to be the first to employ this type of system. He explained that EVC stations were also not feasible at this time.

Staff explained there was an outstanding comment of an abutting property owner that was essentially using part of the property for parking. The Corporation Counsel's Office is involved and we will work with the property owner on a resolution.

Commissioner Mangiafico explained she was a former Fire Commissioner. She was unsure if she should vote on these applications without causing a conflict of interest. Chairman White explained he does not see a conflict of interest. He explained if Commissioner Mangiafico wanted to recuse herself it was up to the Commissioner. Commissioner Mangiafico felt she had no conflict of interest with the applications.

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

Staff reviewed the documents for the applications.

Ms. Stublic reviewed the traffic report. She explained the average was 33 to 40 mph in the area.

Staff explained there were few comments remaining that should be able to be resolved.

The hearing #2491 is closed.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

MOTION: Move that Application #2491 be approved.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

The hearing #2492 is closed.

By: Goodwin Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

MOTION: Move that Application #2492 be approved with the following stipulations:

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

2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Goodwin Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application #2492 is approved with stipulations.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Staff Reports

10. Communications

11. Adjournment

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on vote on the adjournment.

MOTION: Move to adjourn at 8:28 P.M.

By: Goodwin Seconded: LaFreniere.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

2024 ZONING ENFORCEMENT REPORT

For May 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**								**16**
Year (23):	*3*	*1*	*3*	*0*	*4*								*11*
Illegal Business:	**0**	**1**	**1**	**4**	**2**								**8**
Year (23):	*1*	*0*	*2*	*2*	*0*								*5*
Lack of Permit:	**3**	**0**	**0**	**0**	**2**								**5**
Year (23):	*1*	*0*	*1*	*1*	*4*								*7*
Accessory Structure:	**1**	**0**	**1**	**0**	**1**								**3**
Year (23):	*0*	*0*	*0*	*0*	*0*								*0*
Illegal Fence:	**1**	**0**	**0**	**2**	**0**								**3**
Year (23):	*0*	*0*	*0*	*1*	*1*								*2*
Illegal Sign:	**0**	**0**	**0**	**0**	**1**								**1**
Year (23):	*1*	*1*	*1*	*3*	*0*								*6*
Fowl:	**0**	**1**	**1**	**1**	**0**								**3**
Year (23):	*0*	*0*	*0*	*1*	*0*								*1*
Blight:	**2**	**2**	**0**	**6**	**1**								**11**
Year (23):	*9*	*6*	*6*	*3*	*6*								*30*
Sightline:	**0**	**0**	**0**	**0**	**0**								**0**
Year (23):	*0*	*0*	*0*	*0*	*0*								*0*
Lighting:	**0**	**0**	**0**	**1**	**1**								**2**
Year (23):	*0*	*0*	*0*	*0*	*1*								*1*
Site Plan:	**1**	**15**	**7**	**6**	**3**								**32**
Year (23):	*3*	*1*	*1*	*0*	*2*								*7*
Illegal Rentals:	**0**	**0**	**0**	**0**	**0**								**0**
Year (23):	*0*	*0*	*0*	*0*	*0*								*0*
Miscellaneous:	**3**	**0**	**1**	**4**	**4**								**12**
Year (23):	*2*	*6*	*1*	*1*	*1*								*11*
2023 TOTAL:	**13**	**21**	**11**	**28**	**18**								**91**
Year (23):	*20*	*16*	*15*	*15*	*19*								*85*
ABATEMENTS:	**0**	**0**	**0**	**0**	**0**								**0**
Year (23):	*0*	*0*	*0*	*0*	*0*								*0*
CITATIONS:	**6**	**2**	**3**	**0**	**3**								**14**
Year (23):	*11*	*10*	*7*	*4*	*8*								*40*
PERMITS ISSUED:	**275**	**234**	**250**	**300**	**351**								**1410**
Year (23):	*256*	*273*	*351*	*321*	*363*								*1564*

Respectfully submitted,

R.J. Brown

Richard J. Brown
Chief Building Official
May 5, 2024

For Office Use Only	
APPLICATION NO.	2500
DATE FILED:	05-29-24
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) II 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Community Youth Organization

Address or Location of the Property: 255 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 115

Zone of the Property: R-15/RM Size of the Property (in acres or square feet): 1.98 ac

Reason for the Special Permit:
to operate the Bristol Boys and Girls Club.

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_____ [ ] 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 Boy's & Girl's Club, Association, Inc. Signature: Jay Main

Address: 255 West Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 5834734 E-Mail:

CHECK ONE: [X] owner [ ] other:

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

Name: Signature:

Address: City: State: Zip:

Telephone No.: E-Mail:

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

BZC – 1/11

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

May 30, 2024

City of Bristol
Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: Special Permit & Site Plan Bristol Boys & Girls Club Association, Inc. 255 West Street, Bristol, CT

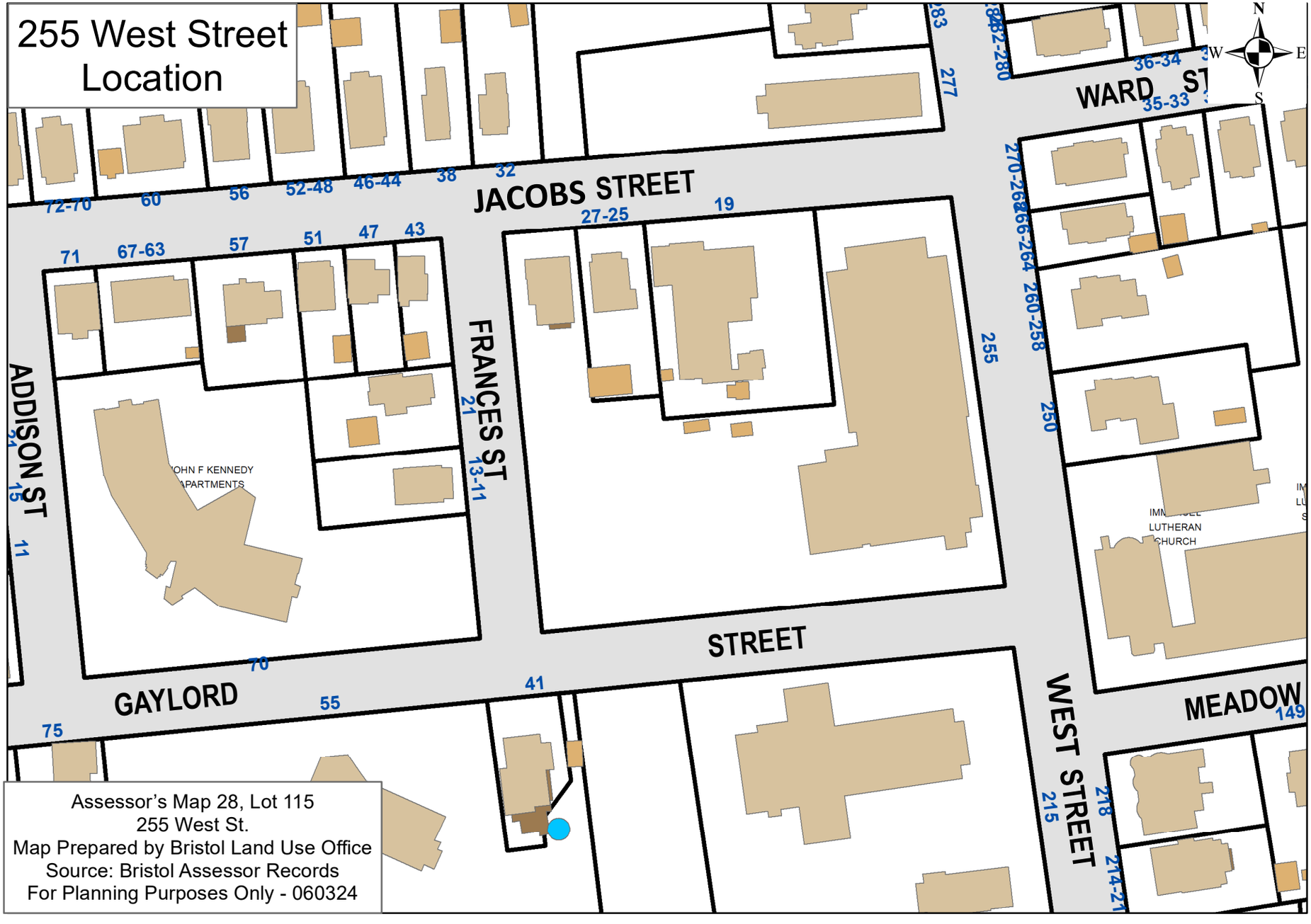
Dear Commissioners.

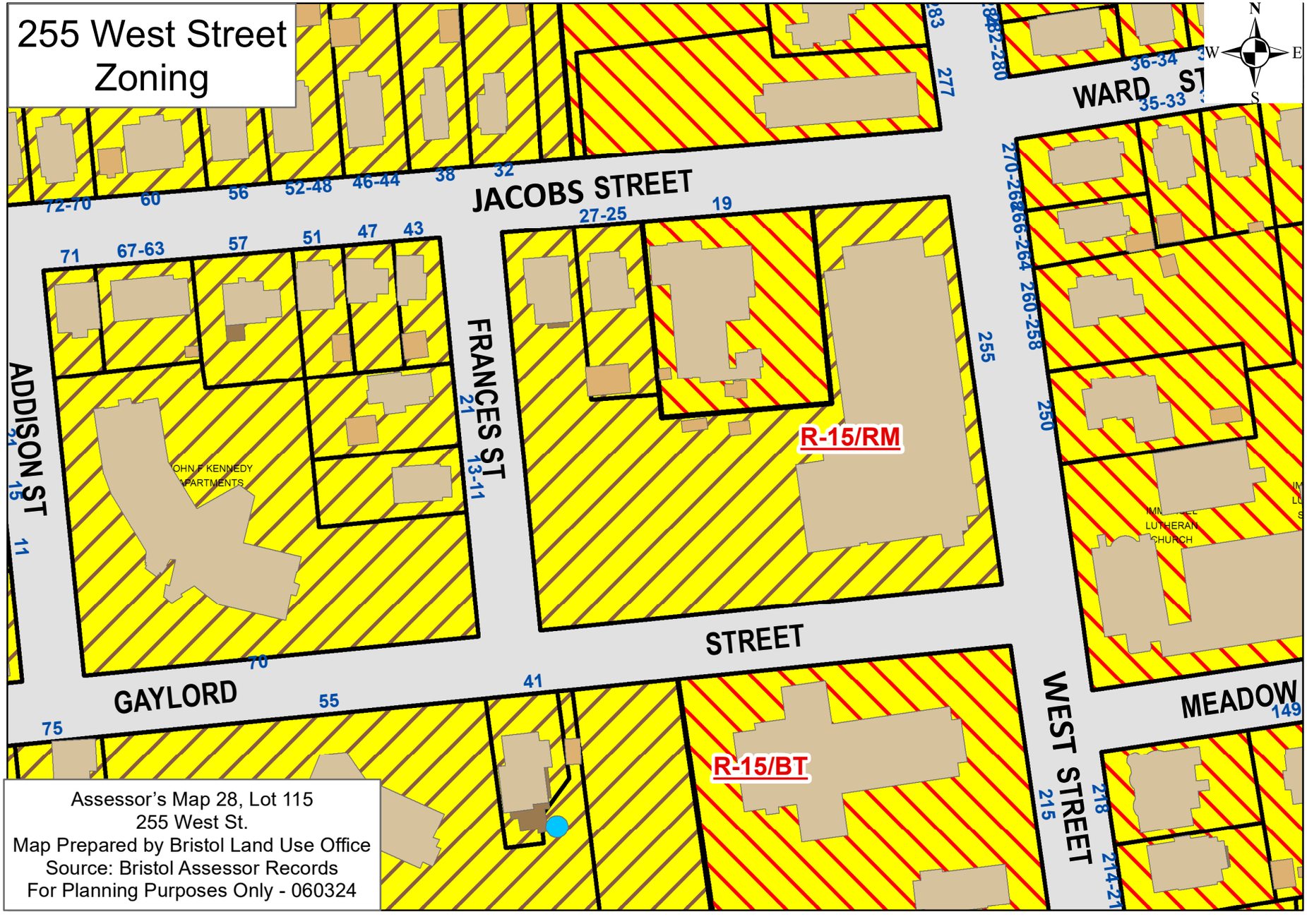
Our office represents the applicant regarding the above application. As you are aware, the recent change in the zoning regulations created a non-conformity for the Bristol Boys & Girls Club at 255 West Street. The regulations have now been amended to create an avenue to eliminate the non-conformity. In light of the circumstances surrounding this matter, we are requesting the Commission waive the application fees that will result in bringing this property into conformity.

Your consideration is appreciated

Very truly yours,

James Ziogas, Jr.
James Ziogas Jr. Attorney At Law, LLC


255 West Street
Location
JACOBS STREET
GAYLORD
STREET
ADDISON ST
FRANCES ST
WEST STREET
WARD ST
MEADOW
JOHN F KENNEDY
APARTMENTS
LUTHERAN
CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
Zoning
JACOBS STREET
WARD ST
FRANCES ST
ADDISON ST
GAYLORD
STREET
WEST STREET
MEADOW
R-15/RM
R-15/BT
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
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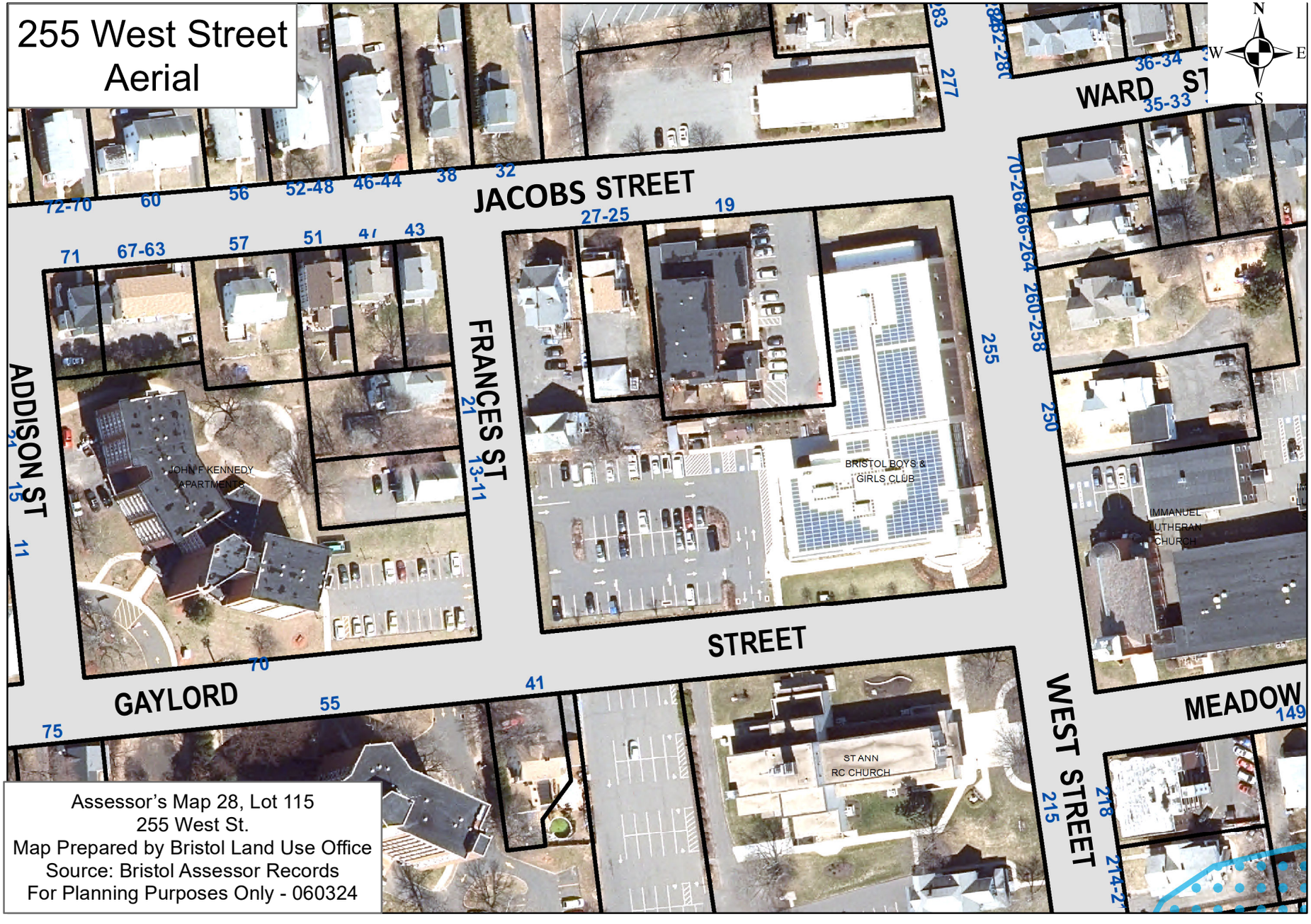
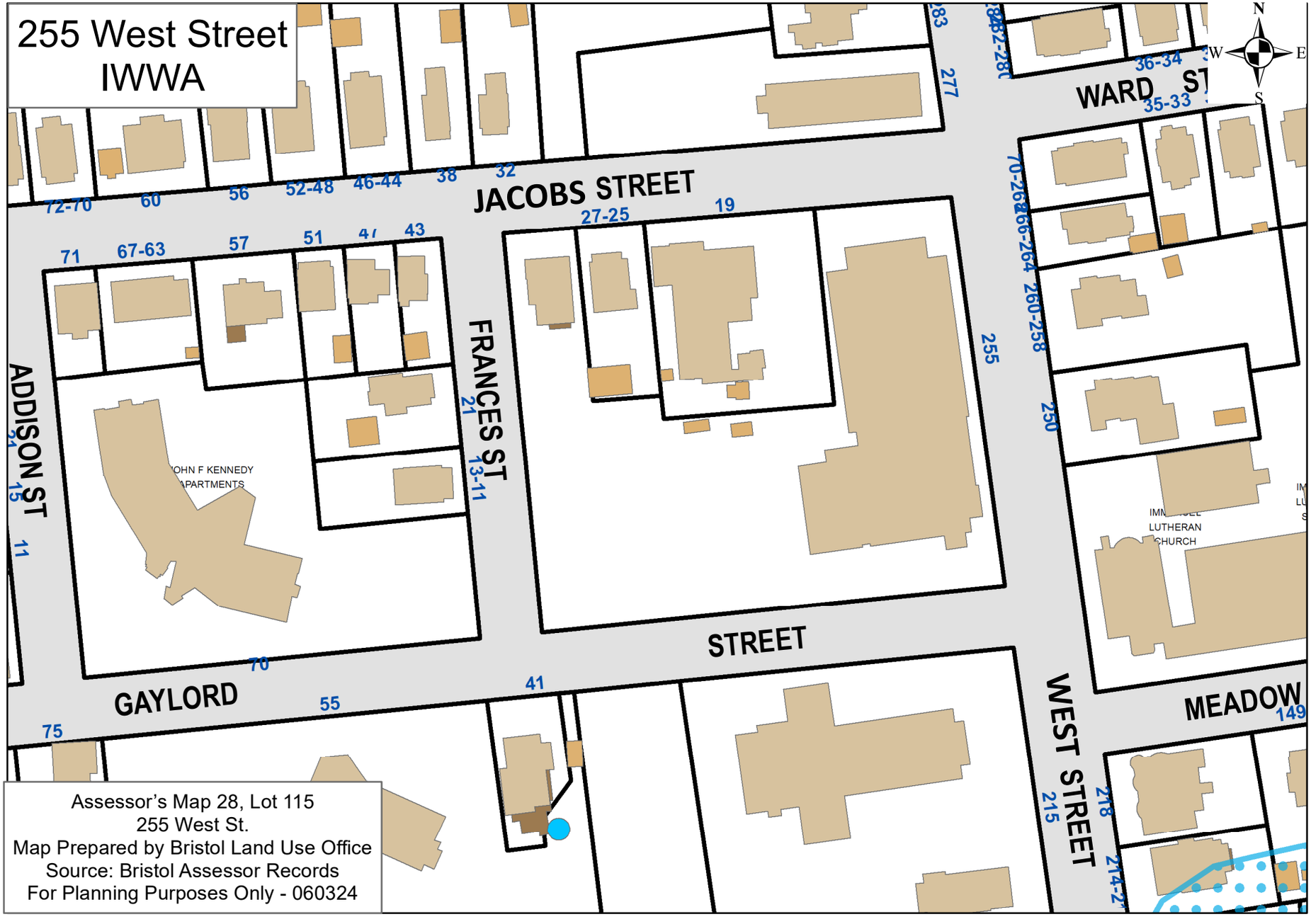
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324



Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
IWWA
JACOBS STREET
WARD ST
ADDISON ST
FRANCES ST
GAYLORD
STREET
WEST STREET
MEADOW
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
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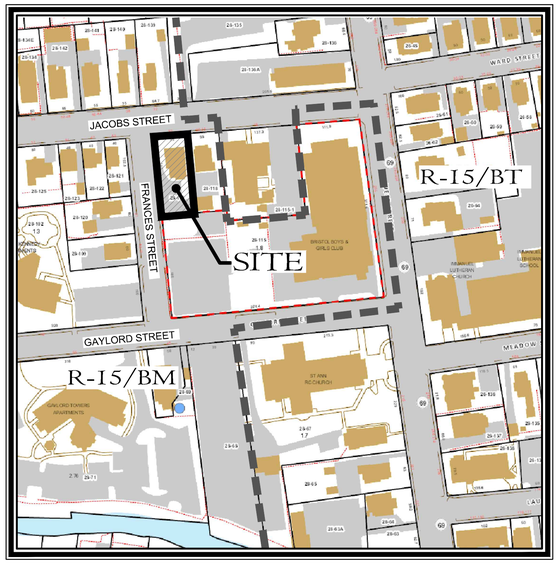
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

COLE
civil + survey

PROPOSED PAVILION

255 West Street - Bristol, CT 06010

Revision to an Approved Site Plan Application #2481 - Approved: X/X/2023



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Development Plan
L1	Landscaping Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details

Applicant:

Boys & Girls Club of Bristol
255 West Street
Bristol, CT 06010

Property Owner:

Bristol Boys & Girls Club Association Inc.
255 West Street
Bristol, CT 06010

Consultants:

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

PREPARED FOR

Boys & Girls Club of Bristol

May 30, 2024

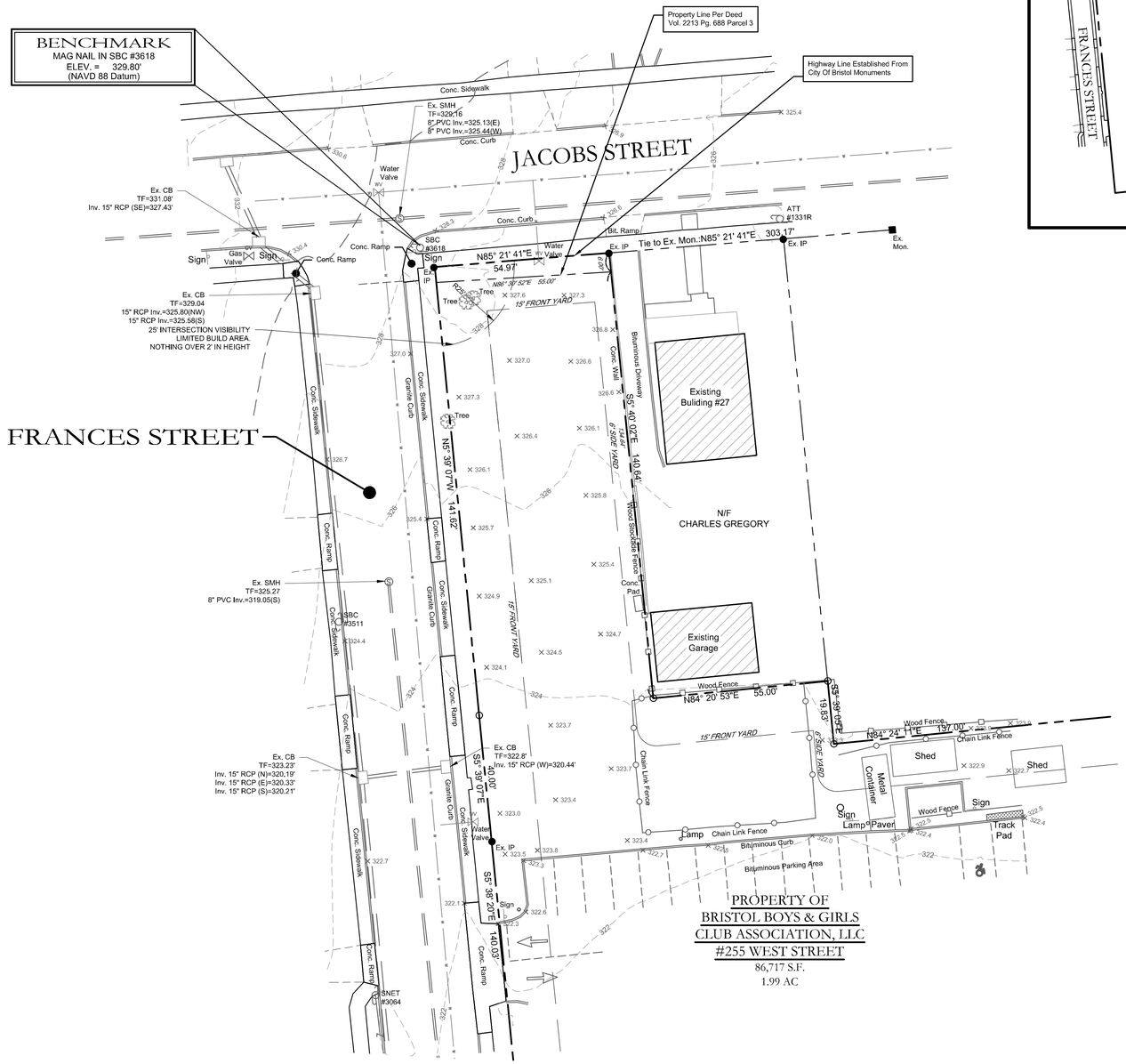
Revision Table

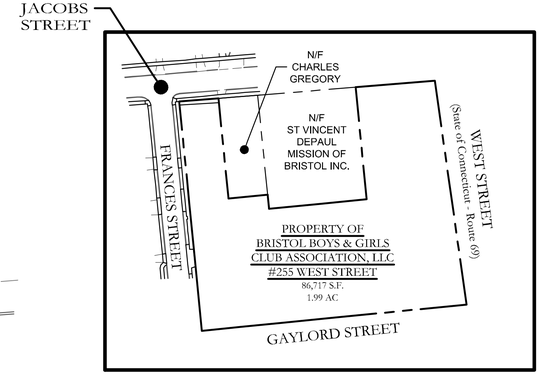
	May 30, 2024	First Submittal Set	#2430

I:\6_WORK\2 NAME IF\Land Projects\2430\Bays & Girls Club of Bristol\255 West Street, Bristol CT\dwg\2430 - Property & Topographic Survey May-Aug LAYOUT-TI PLOT DATE: May 30, 2024 - 1:05pm OPERATOR: BryanPerron

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
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Existing iron pipe





Map Of Entire Property
Scale 1"=100'

NAD 83

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) "Map of Brightwood Park; Bristol, Conn.; Owned by Thomas R. Manners; Scale 1"=60'; Aug. 17, 1897; By A.J. Patton, Surveyor"

   b) "Map of Lot #115 Showing Lot #115-1; #19 Jacobs Street at West St. & Gaylord St.; Bristol, Connecticut; Owned by The St. Ann's Church of Bristol, Corporation; Sheet 1 of 1; Scale 1"=40'; March 28, 1994; By Lepore Associates, Inc.; Filed In Volume 266-4 In BLR"

   c) "Property Survey; Dependent Resurvey Prepared For JCJ Architecture; Gaylord Street, West Street & Frances Street; Bristol, Connecticut; Sheet 1 of 1; Scale 1"=20'; 01-06-10; Last Revised 01-21-10; By The Bongiovanni Group, Inc.; Filed As Map No. Q-55 In BLR"

   d) "Site Layout and Materials Plan; Boys & Girls Club of Bristol and Family Center of Bristol, CT; Lots 112, 113, 114, 115, & 116; 255 West Street; Bristol, Connecticut 06010; Sheet No. C2.1; Scale 1"=20'; 10/1/12; Last Revised 11-05-12; By LRC Group; Filed As Map No. Q-56 In BLR"

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15/RM

9. Owner: Bristol Boys & Girls Club Association Inc.

10. City of Bristol Assessors Map #28 Lot #115

11. Filed as Volume 2213, Page 688 of the City Clerk's office.

12. Contour interval is two(2) feet.

13. Existing contours generated from field topography.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

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

LIMITED PROPERTY & TOPOGRAPHIC SURVEY MAP
Prepared For
BRISTOL BOYS & GIRLS CLUB ASSOCIATION INC.
255 West Street
Bristol, Connecticut
October 16, 2023 Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 2430

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: 2024 and Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\2430 - C1 - Site Plan.dwg LAYOUT: C1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
ZONE	R-15/RM	R-15/RM
LOT AREA	5,000 SF	86,717 SF
LOT WIDTH	50'	54.97'
FRONT YARD SETBACK *	15'	14.4' *
SIDE YARD SETBACK*	6'	5.3' *
REAR YARD SETBACK	15'	>15'
ACCESSORY SIDE AND REAR SETBACK	5'	5.3'
MAX. BUILDING HEIGHT	35'	14'
MAX ACCESSORY HEIGHT	14'	14'
MAX. BUILDING COVERAGE	40%	32%

* Projections up to 1' allowed in required yards
** Existing building = ±26,310 SF + Pavilion = 1,350 SF = Total Coverage 27,760 SF

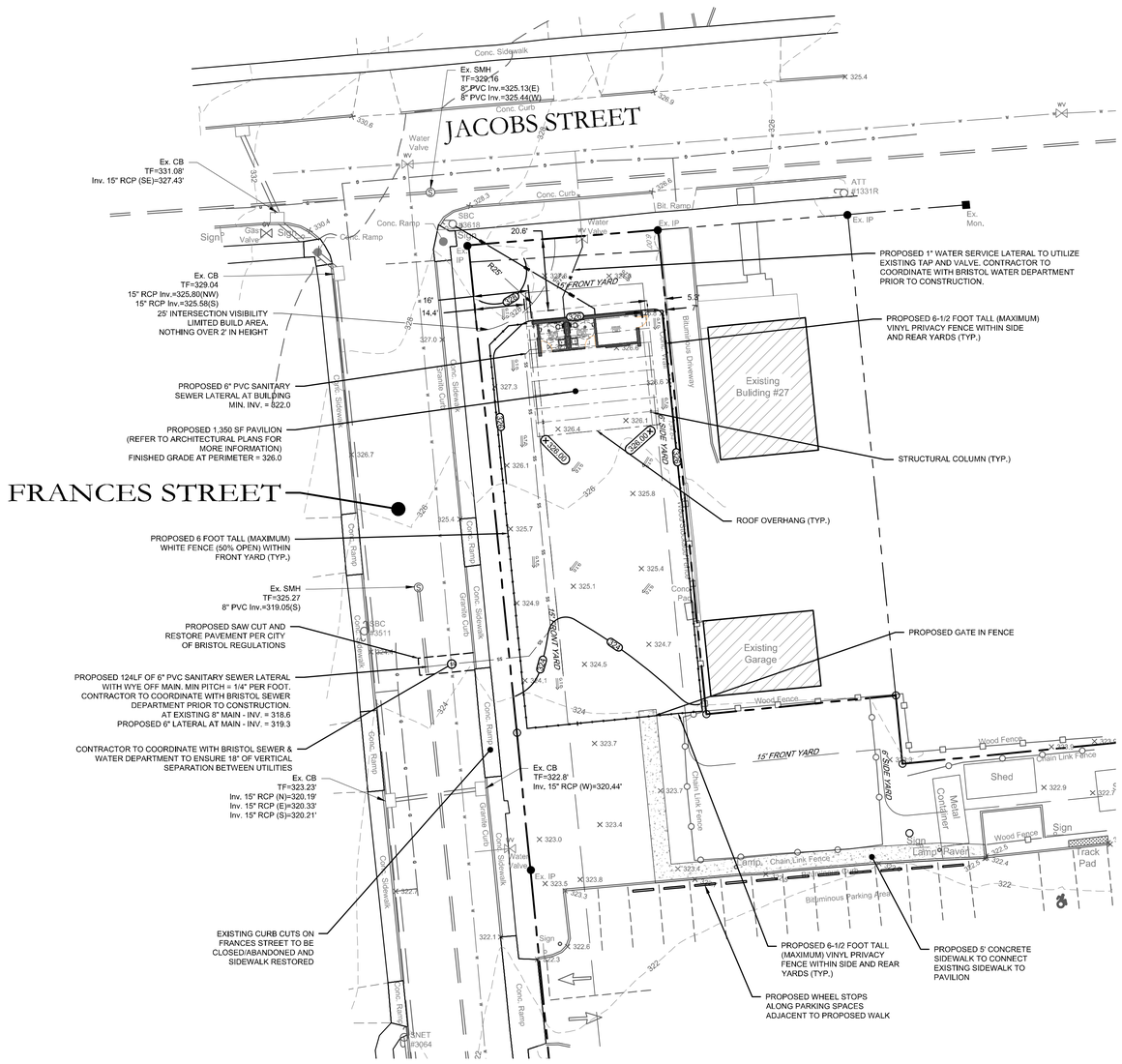
IMPERVIOUS COVERAGE OF PREVIOUS LOT	
EXISTING/PREVIOUS	5,813 SF
PROPOSED DEVELOPMENT	2,050 SF *
NET CHANGE	- 3,763 SF

* PROPOSED IMPERVIOUS INCLUDES THE PAVILION AREA, AND PROPOSED SIDEWALK ON ALL PROPERTIES WITHIN DEVELOPMENT AREA

NET REDUCTION IN IMPERVIOUS AND RUNOFF OFFSITE → NO DETENTION REQUIRED

LEGEND

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



SITE PLAN NOTES:

1. Owner: Bristol Boys & Girls Club Association Inc.
2. Applicant: Boys & Girls Club of Bristol
3. Street #: 255 West Street
4. Area of Parcel: 1.99 Acres
5. Parcel is zoned: R-15/RM
6. Present use: Vacant Lot (previous residential house)
7. Proposed use: Pavilion (recreation) - Accessory to Bristol Boys and Girls Club
8. No Wetlands are present per the City of Bristol Wetland Map.
9. Site to be serviced by town water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. All Catch Basins\Inlets shall be cleaned prior to occupancy.
18. Underground fuel tanks are prohibited.
19. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
20. Water service sizing to be determined by the City Water Department and splash pad company coordination upon approval of plan and receipt of all pertinent water fixture data.
21. City of Britol Planning and Engineering Departments to be notified at (860) 584-6225 and (860) 584-6297, 24 hours before site grading begins.
22. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
23. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
24. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
25. 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.
26. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

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

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

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SITE DEVELOPMENT PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

C1

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street\CT Dwg 24X36 - L1 - Landscaping Plan.dwg LAYOUT: L1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES & SHRUBS				
	17	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
		ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
SHADE TREES				
	5	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
GRASS, GROUND COVER & PERENNIALS				
	23	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

ALL AREAS OF THE SITE NOT IDENTIFIED AS PATIO /CONCRETE PAD/BITUMINOUS/ OR OTHER IMPERVIOUS SURFACE TO BE LOAM AND SEED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- = Existing contour
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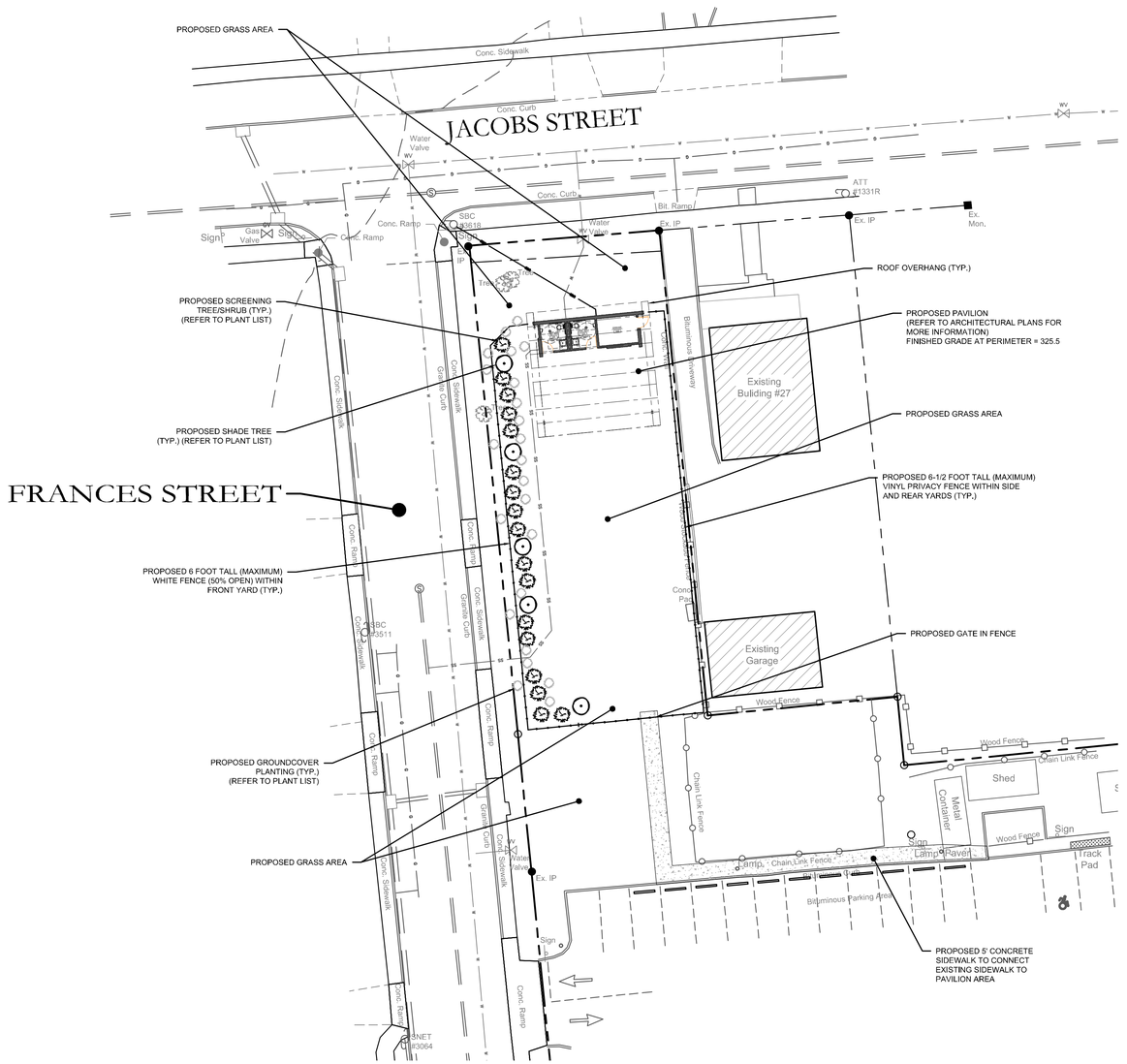

SITE PLAN NOTES:
1. ADDITIONAL NOTES LOCATED ON SHEET C1.

Know what's below. Call before you dig.

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

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

LANDSCAPING PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

L1

DRAWING NAME: P:\...\Permits\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT \dwg\2430 - ES1 - Erosion.dwg LAYOUT: ES1 PLOT DATE: May. 30, 2024 - 1:06pm OPERATOR: BrucePerro

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *Project Description - The project site consist of one 0.18 acre site at 255 West Street in Bristol, Connecticut. Area of Development - 0.18± Acres.*
2. *Area Proposed Disturbance Due to Construction Activities - 0.18± 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. 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)
18. Exercise final landscaping plan and permanent seeding to provide long-term stabilization, (E)
19. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner, (F)
20. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer, (F)
21. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
22. 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: Boys & Girls Club of Bristol
   Emergency Contact Phone Number: (860) 540-3101

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.

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

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

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 I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

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

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

LEGEND

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

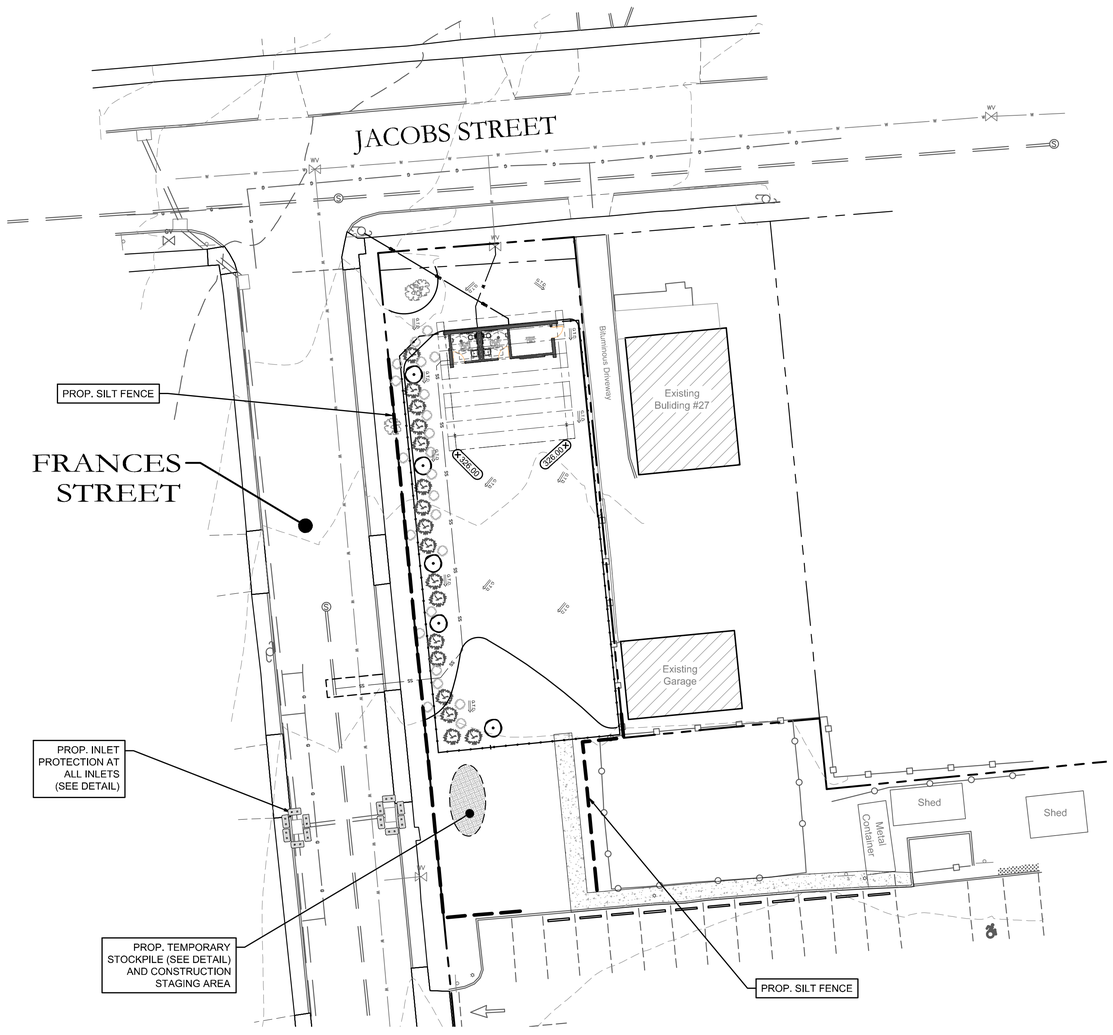
TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

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

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

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



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

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

NORTH
NAD 83

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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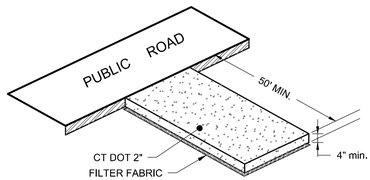
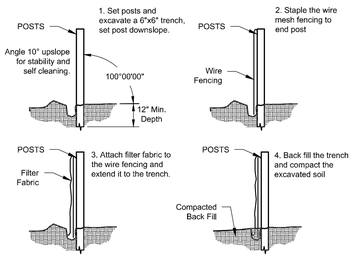
Sheet #:

ES1

I:\PROJECTS\NAME (P Local Projects\2430\Revit & Cads Cad & Revit\2430 West Street, Bristol CT.dwg, 5/30/ 2024 - 1:07pm, OPERATOR: BrianPatco



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

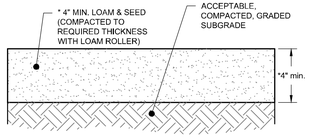


SEDIMENTATION BARRIER DETAIL
N.T.S.

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

or

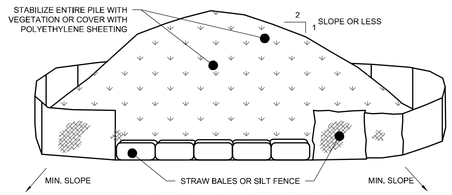
SESC MANUAL SEED MIXTURE
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL



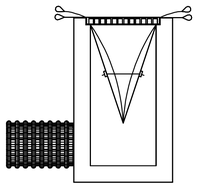
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.

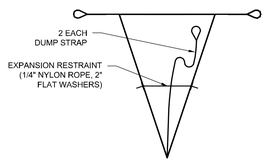
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED 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.



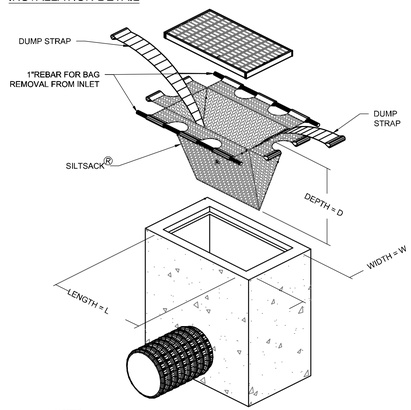
SOIL STOCKPILE DETAIL
N.T.S.



INSTALLATION DETAIL

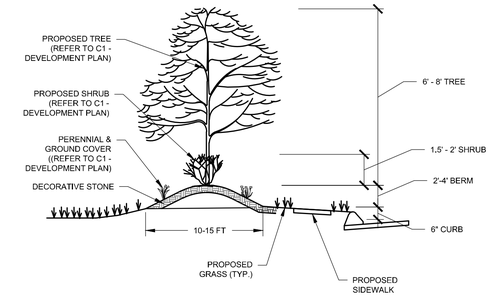


BAG DETAIL

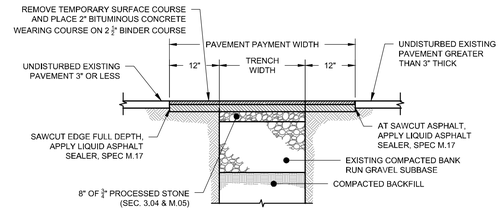


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.



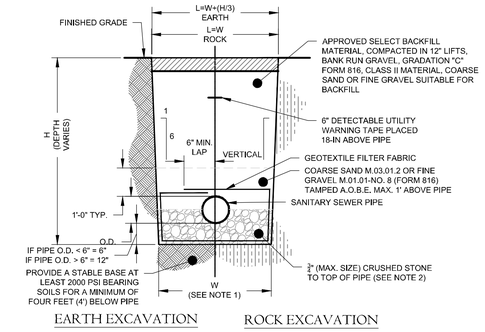
PROPOSED LANDSCAPE BERM DETAIL
N.T.S.



1. ALL PAVEMENT PATCH CONSTRUCTION SHALL CONFORM TO CONN. DOT FORM 816 SPECIFICATIONS AND STANDARDS.

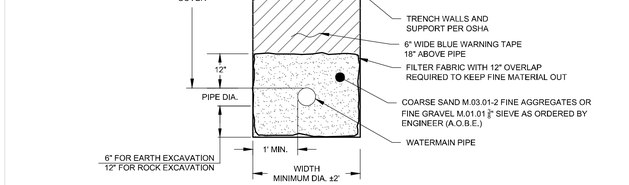
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

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.



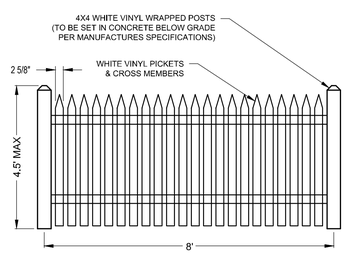
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

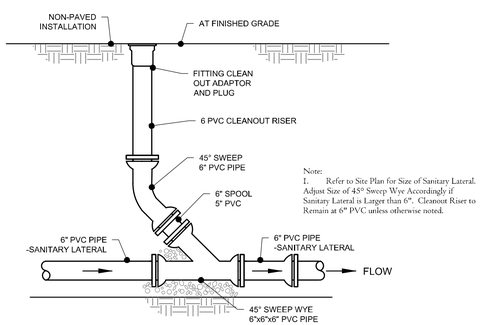
NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS, APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT/DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.

TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.



STANDARD PICKET FENCE DETAIL
N.T.S.



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

CLEANOUT DETAIL
N.T.S.

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

DETAILS

Scale: N.T.S

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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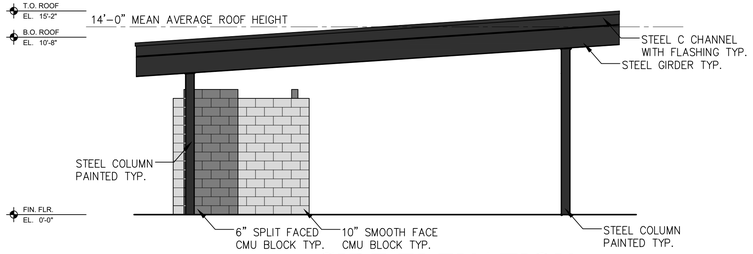
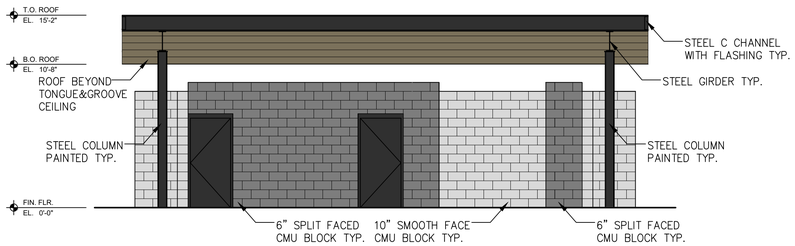
----	----

Sheet #:

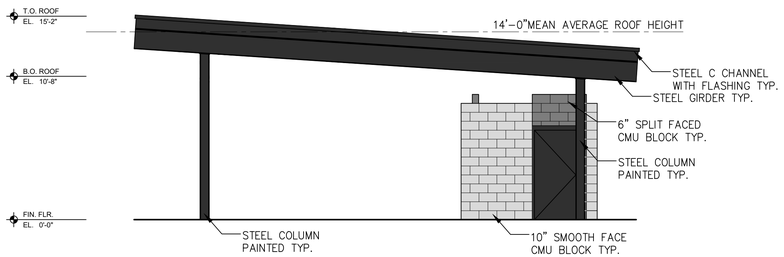
D1



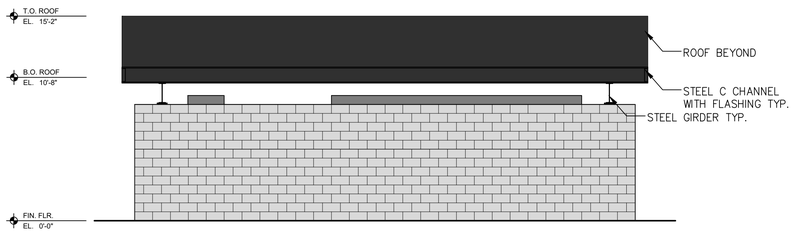
1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



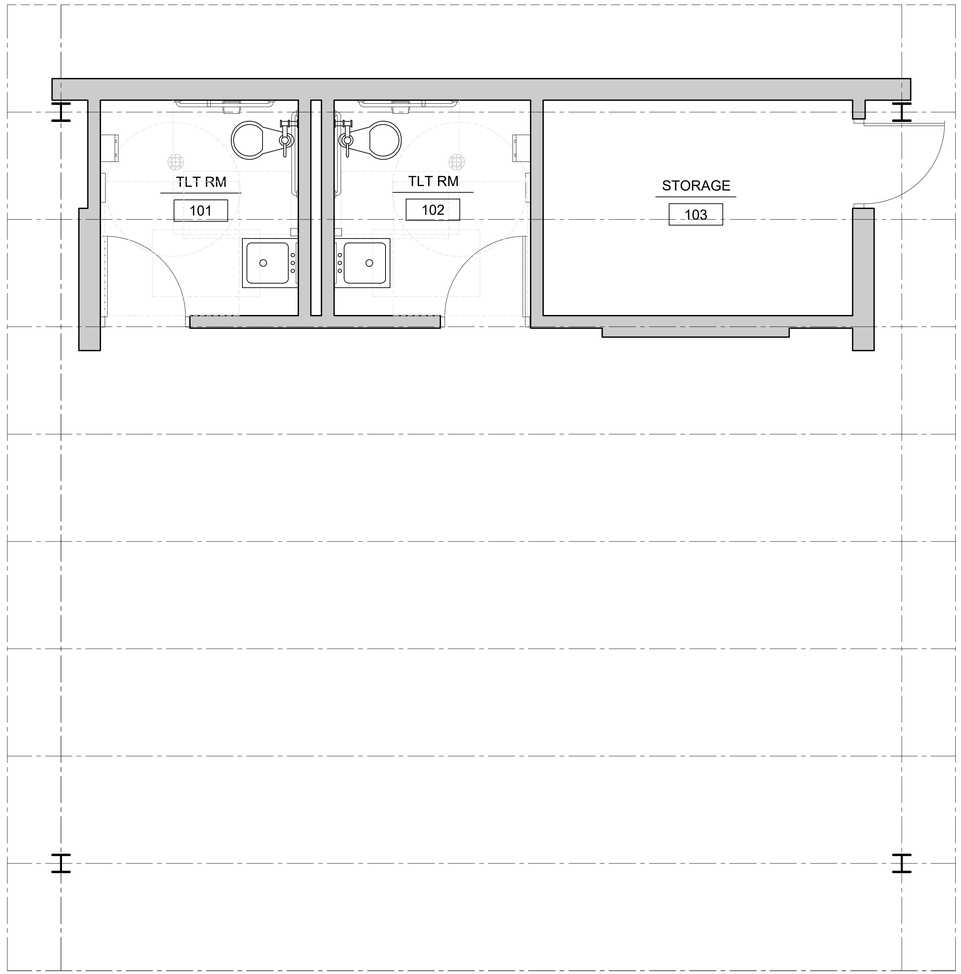
2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

Peter L. Amara, AIA, NCARB
CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION
225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
PROPOSED PLAN & ELEVATIONS

Drawn HW
Checked PA
Scale
Sheet No. A-100

Peter L. Amara, AIA, NCARB

STATE OF CONNECTICUT
PETER L. AMARA
9161
LICENSED ARCHITECT

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
RENDERING

Drawn HW
Checked PA
Scale

Sheet No.
A-101

For Office Use Only	
APPLICATION NO.	2501
DATE FILED:	05-29-24
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:

COMMUNITY YOUTH ORGANIZATION, a [ ] permitted use [✓] Special Permit use

under Section(s) II. 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: 255 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 115

Zone of the Property: R-15/RM Size of the Property (in acres or square feet): 1.98 ac

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 Boys & Girls club Asso, Inc

Address: 255 West Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 5834734 E-Mail: _____

Signature: ✓ Jay Ma *Signature – (Printed/Typed)* _____

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 08/17

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

May 30, 2024

City of Bristol
Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: Special Permit & Site Plan Bristol Boys & Girls Club Association, Inc. 255 West Street, Bristol, CT

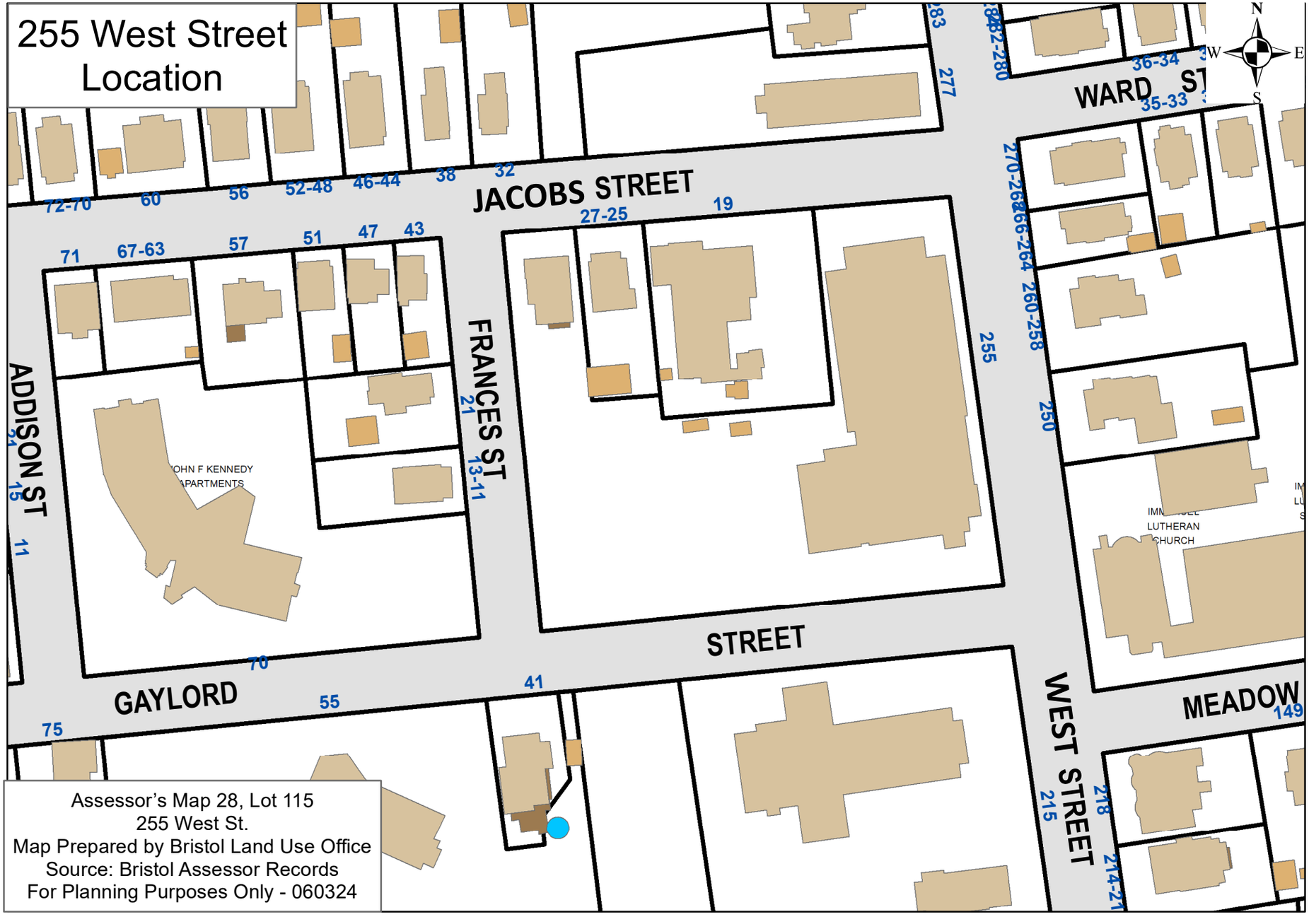
Dear Commissioners.

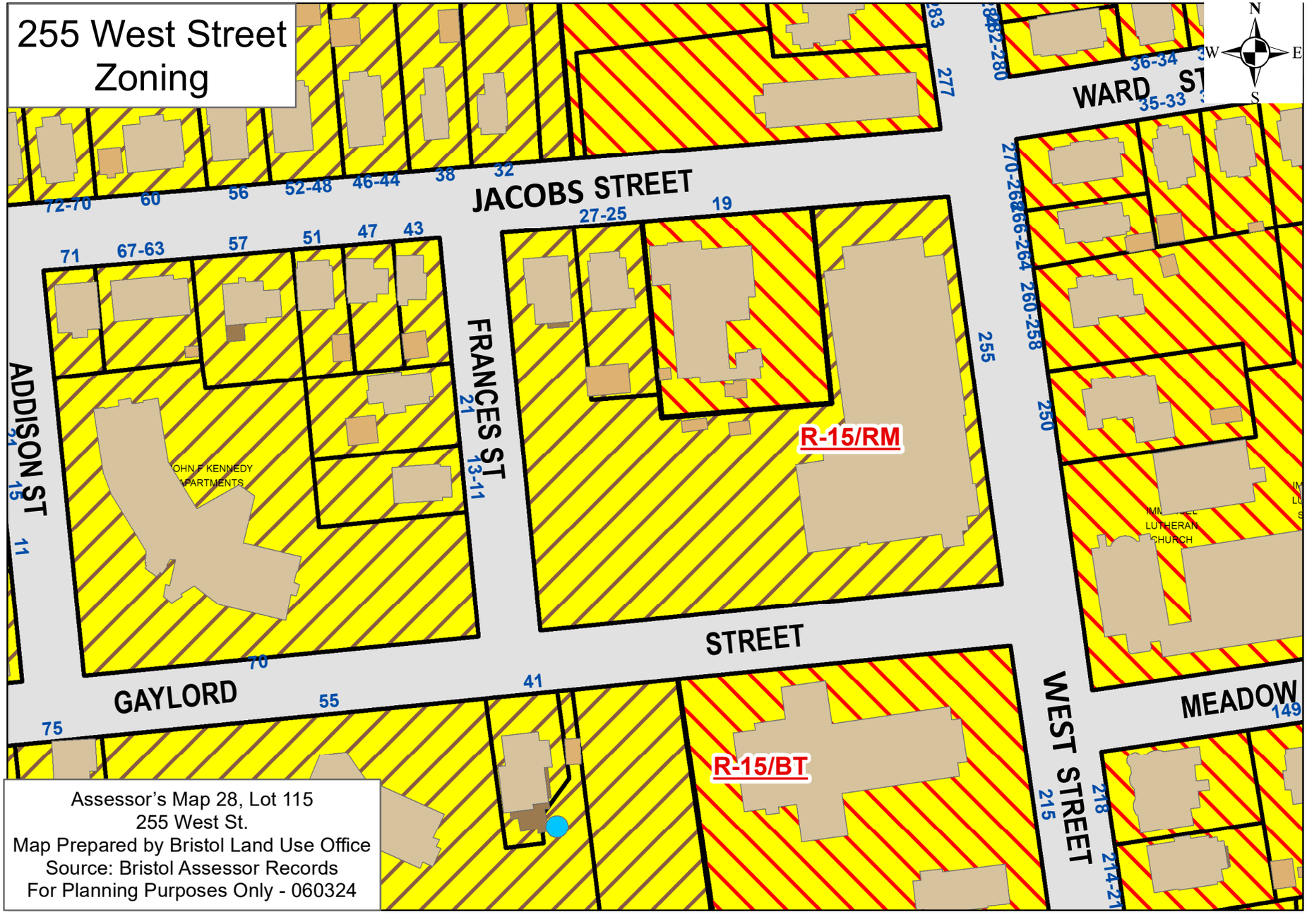
Our office represents the applicant regarding the above application. As you are aware, the recent change in the zoning regulations created a non-conformity for the Bristol Boys & Girls Club at 255 West Street. The regulations have now been amended to create an avenue to eliminate the non-conformity. In light of the circumstances surrounding this matter, we are requesting the Commission waive the application fees that will result in bringing this property into conformity.

Your consideration is appreciated

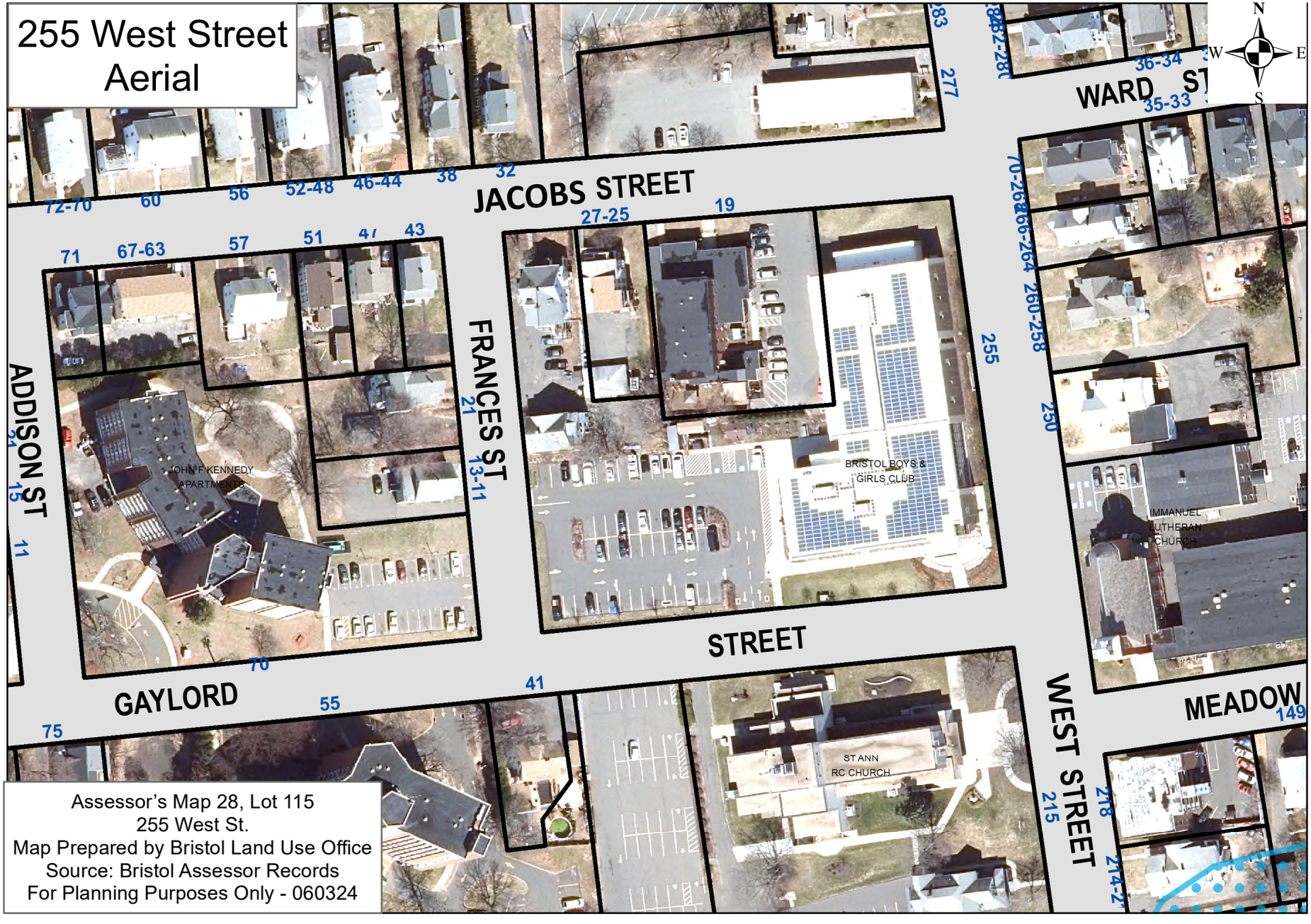
Very truly yours,

James Ziogas, Jr.
James Ziogas Jr. Attorney At Law, LLC

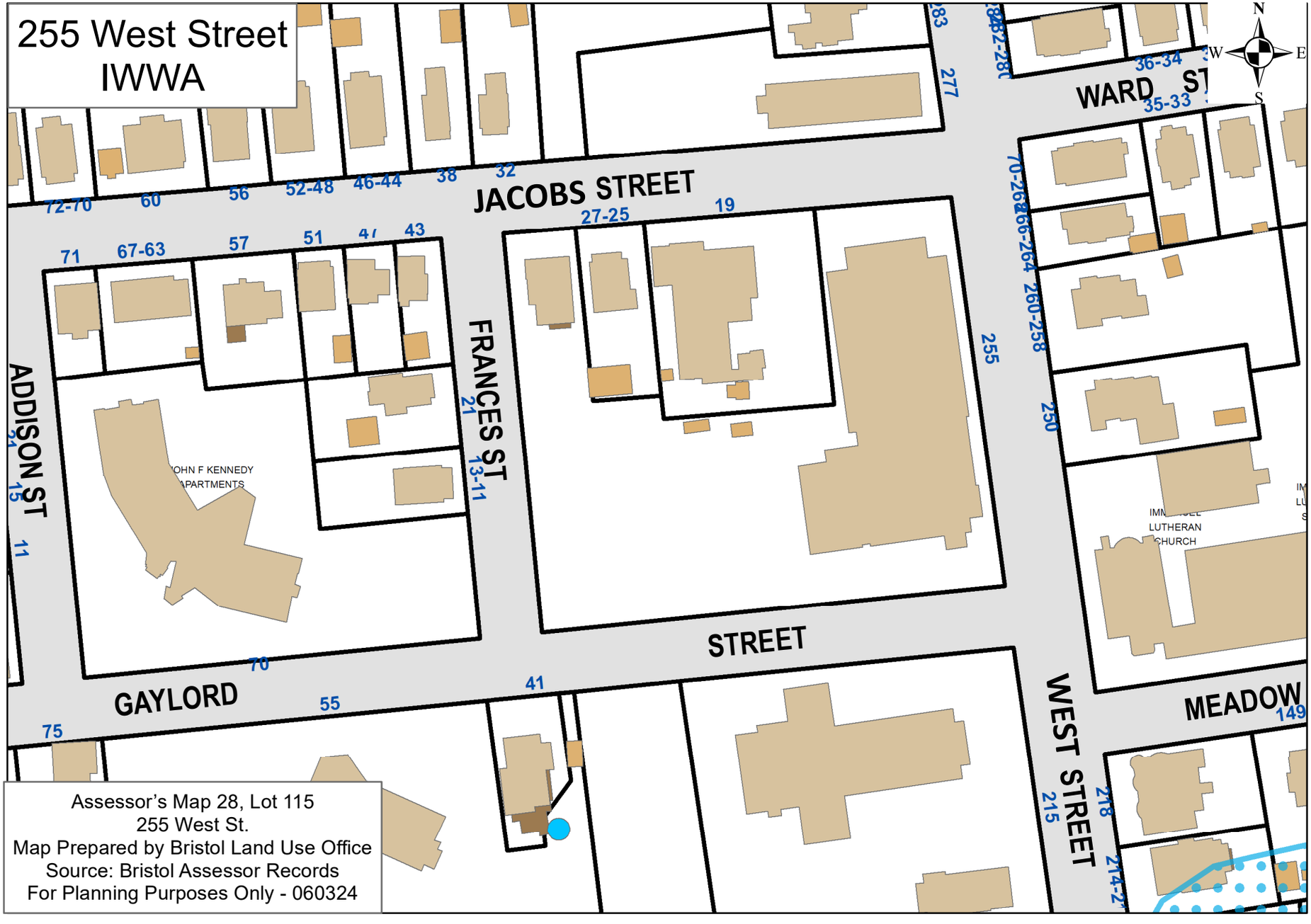

255 West Street
Location
JACOBS STREET
GAYLORD STREET
ADDISON ST
FRANCES ST
WEST STREET
WARD ST
MEADOW
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
Zoning
JACOBS STREET
WARD ST
FRANCES ST
ADDISON ST
GAYLORD
STREET
WEST STREET
MEADOW
R-15/RM
R-15/BT
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

255 West Street Aerial



Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

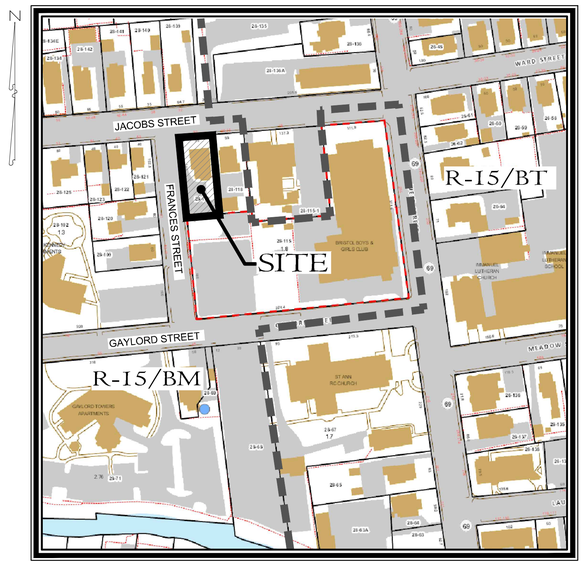

255 West Street
IWWA
JACOBS STREET
WARD ST
ADDISON ST
FRANCES ST
GAYLORD
STREET
WEST STREET
MEADOW
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

COLE
civil + survey

PROPOSED PAVILION

255 West Street - Bristol, CT 06010

Revision to an Approved Site Plan Application #2481 - Approved: X/X/2023



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Development Plan
L1	Landscaping Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details

Applicant:

Boys & Girls Club of Bristol
255 West Street
Bristol, CT 06010

Property Owner:

Bristol Boys & Girls Club Association Inc.
255 West Street
Bristol, CT 06010

Consultants:

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

PREPARED FOR

Boys & Girls Club of Bristol

May 30, 2024

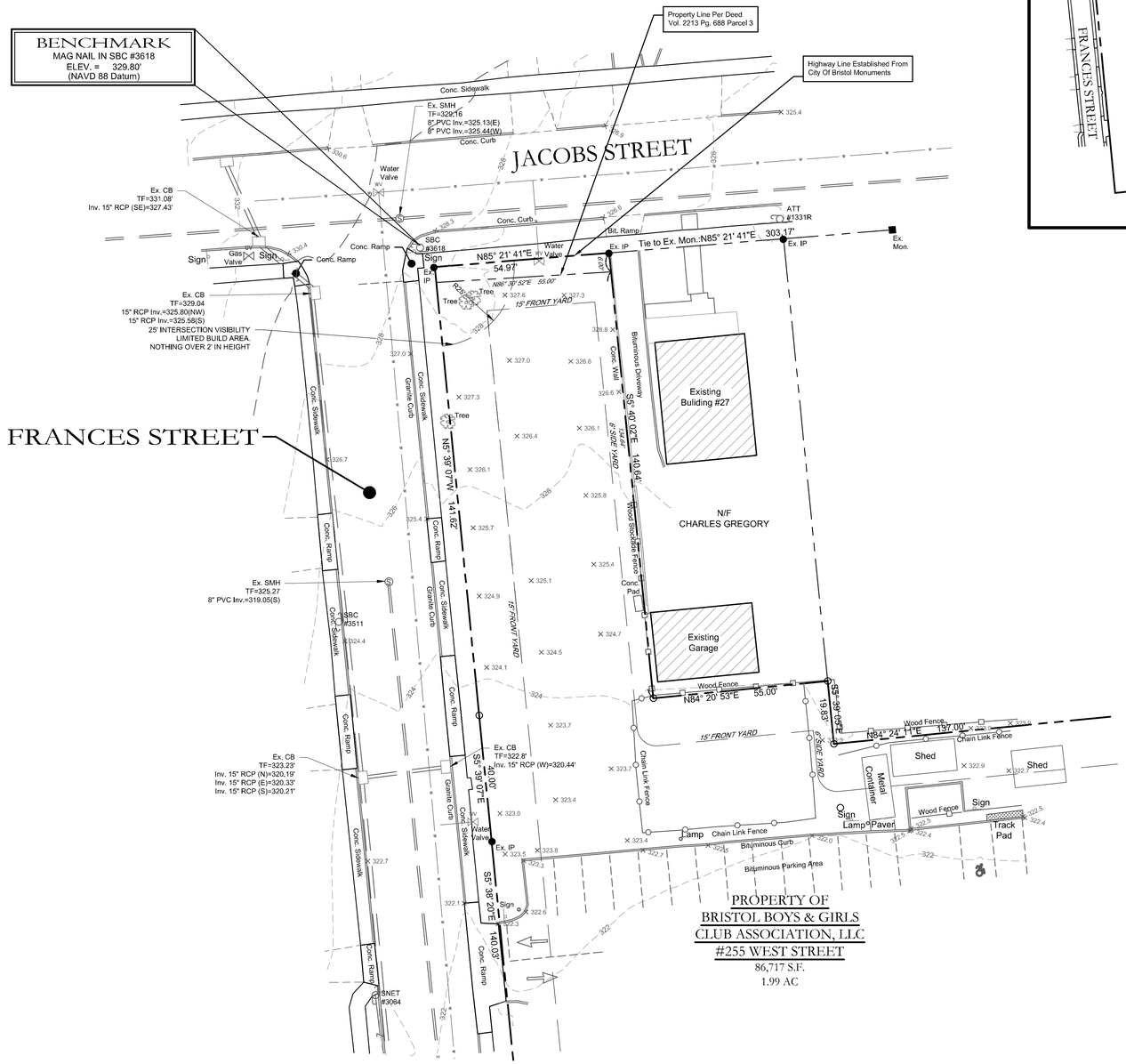
Revision Table

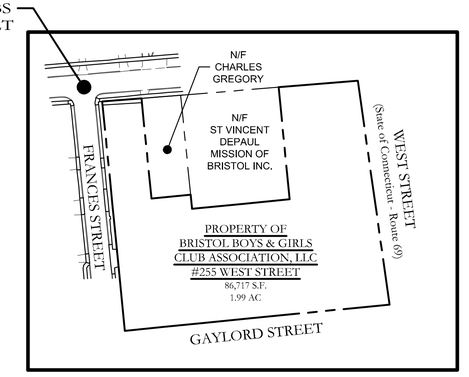
	May 30, 2024	First Submittal Set	#2430

I:\WORK\NAME IF\Land Projects\24\30\Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\24300 - Property & Topographic Survey May-Aug LAYOUT-TI PLOT DATE: May 30, 2024 - 1:05pm OPERATOR: BryanPerron

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
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Existing iron pipe





Map Of Entire Property
Scale 1"=100'

NAD 83

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) "Map of Brightwood Park; Bristol, Conn.; Owned by Thomas R. Manners; Scale 1"=60'; Aug. 17, 1897; By A.J. Patton, Surveyor"

   b) "Map of Lot #115 Showing Lot #115-1; #19 Jacobs Street at West St. & Gaylord St.; Bristol, Connecticut; Owned by The St. Ann's Church of Bristol, Corporation; Sheet 1 of 1; Scale 1"=40'; March 28, 1994; By Lepore Associates, Inc.; Filed In Volume 266-4 In BLR"

   c) "Property Survey; Dependent Resurvey Prepared For JCJ Architecture; Gaylord Street, West Street & Frances Street; Bristol, Connecticut; Sheet 1 of 1; Scale 1"=20'; 01-06-10; Last Revised 01-21-10; By The Bongiovanni Group, Inc.; Filed As Map No. Q-55 In BLR"

   d) "Site Layout and Materials Plan; Boys & Girls Club of Bristol and Family Center of Bristol, CT; Lots 112, 113, 114, 115, & 116; 255 West Street; Bristol, Connecticut 06010; Sheet No. C2.1; Scale 1"=20'; 10/1/12; Last Revised 11-05-12; By LRC Group; Filed As Map No. Q-56 In BLR"

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15/RM

9. Owner: Bristol Boys & Girls Club Association Inc.

10. City of Bristol Assessors Map #28 Lot #115

11. Filed as Volume 2213, Page 688 of the City Clerk's office.

12. Contour interval is two(2) feet.

13. Existing contours generated from field topography.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

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

LIMITED PROPERTY & TOPOGRAPHIC SURVEY MAP
Prepared For
BRISTOL BOYS & GIRLS CLUB ASSOCIATION INC.
255 West Street
Bristol, Connecticut
October 16, 2023 Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 2430

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: 2024 and Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\2430 - C1 - Site Plan.dwg LAYOUT: C1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
ZONE	R-15/RM	R-15/RM
LOT AREA	5,000 SF	86,717 SF
LOT WIDTH	50'	54.97'
FRONT YARD SETBACK *	15'	14.4' *
SIDE YARD SETBACK*	6'	5.3' *
REAR YARD SETBACK	15'	>15'
ACCESSORY SIDE AND REAR SETBACK	5'	5.3'
MAX. BUILDING HEIGHT	35'	14'
MAX ACCESSORY HEIGHT	14'	14'
MAX. BUILDING COVERAGE	40%	32%

* Projections up to 1' allowed in required yards
** Existing building = ±26,310 SF + Pavilion = 1,350 SF = Total Coverage 27,760 SF

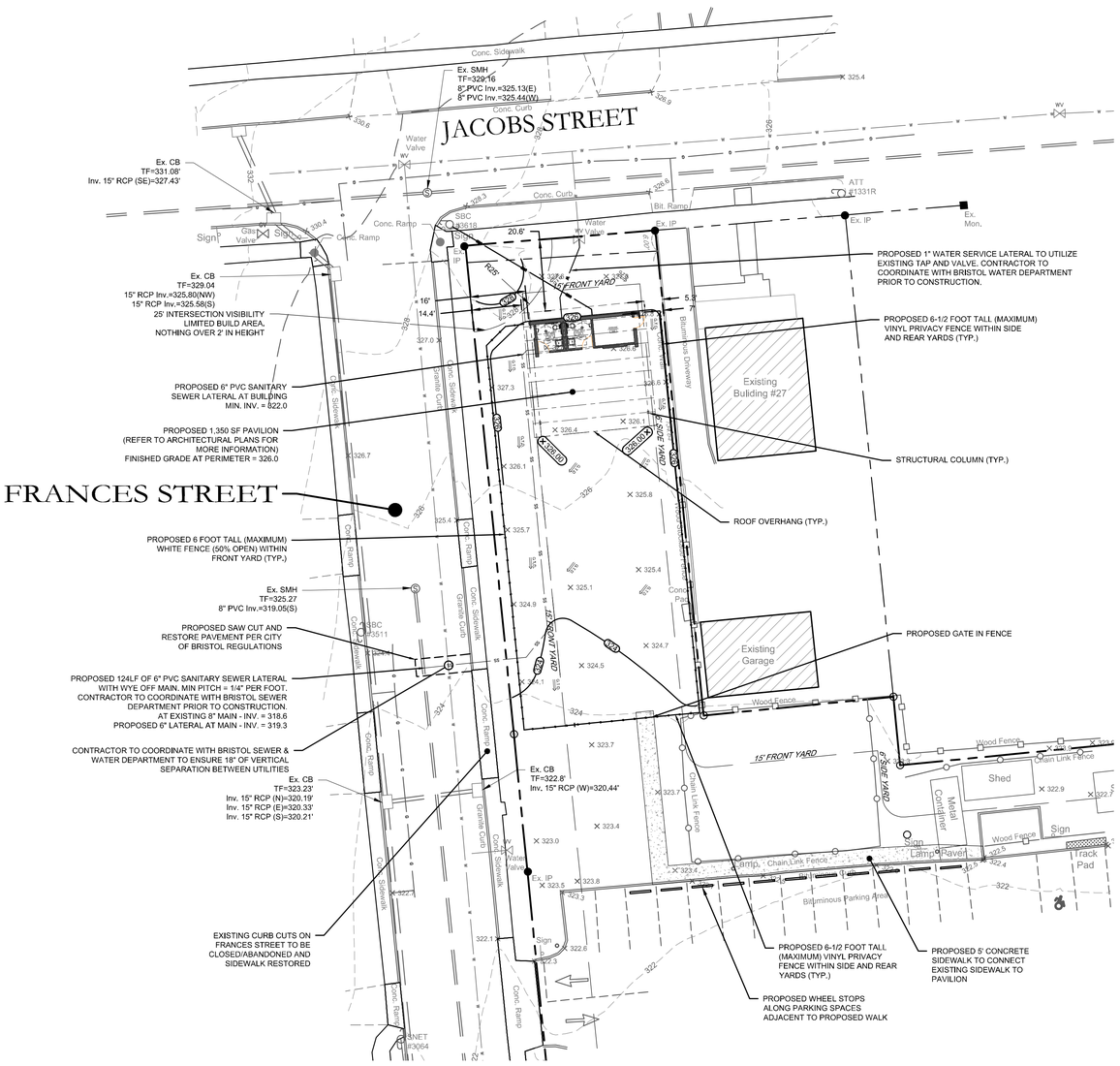
IMPERVIOUS COVERAGE OF PREVIOUS LOT	
EXISTING/PREVIOUS	5,813 SF
PROPOSED DEVELOPMENT	2,050 SF *
NET CHANGE	- 3,763 SF

* PROPOSED IMPERVIOUS INCLUDES THE PAVILION AREA, AND PROPOSED SIDEWALK ON ALL PROPERTIES WITHIN DEVELOPMENT AREA

NET REDUCTION IN IMPERVIOUS AND RUNOFF OFFSITE → NO DETENTION REQUIRED

LEGEND

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



SITE PLAN NOTES:

1. Owner: Bristol Boys & Girls Club Association Inc.
2. Applicant: Boys & Girls Club of Bristol
3. Street #: 255 West Street
4. Area of Parcel: 1.99 Acres
5. Parcel is zoned: R-15/RM
6. Present use: Vacant Lot (previous residential house)
7. Proposed use: Pavilion (recreation) - Accessory to Bristol Boys and Girls Club
8. No Wetlands are present per the City of Bristol Wetland Map.
9. Site to be serviced by town water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. All Catch Basins\Inlets shall be cleaned prior to occupancy.
18. Underground fuel tanks are prohibited.
19. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
20. Water service sizing to be determined by the City Water Department and splash pad company coordination upon approval of plan and receipt of all pertinent water fixture data.
21. City of Britol Planning and Engineering Departments to be notified at (860) 584-6225 and (860) 584-6297, 24 hours before site grading begins.
22. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
23. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
24. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
25. 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.
26. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

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

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

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SITE DEVELOPMENT PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

C1

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street\CT Dwg 24X36 - L1 - Landscaping Plan.dwg LAYOUT: L1 PLOT DATE: May 30, 2024 - 1:06pm USER: BNB

PLANT LIST

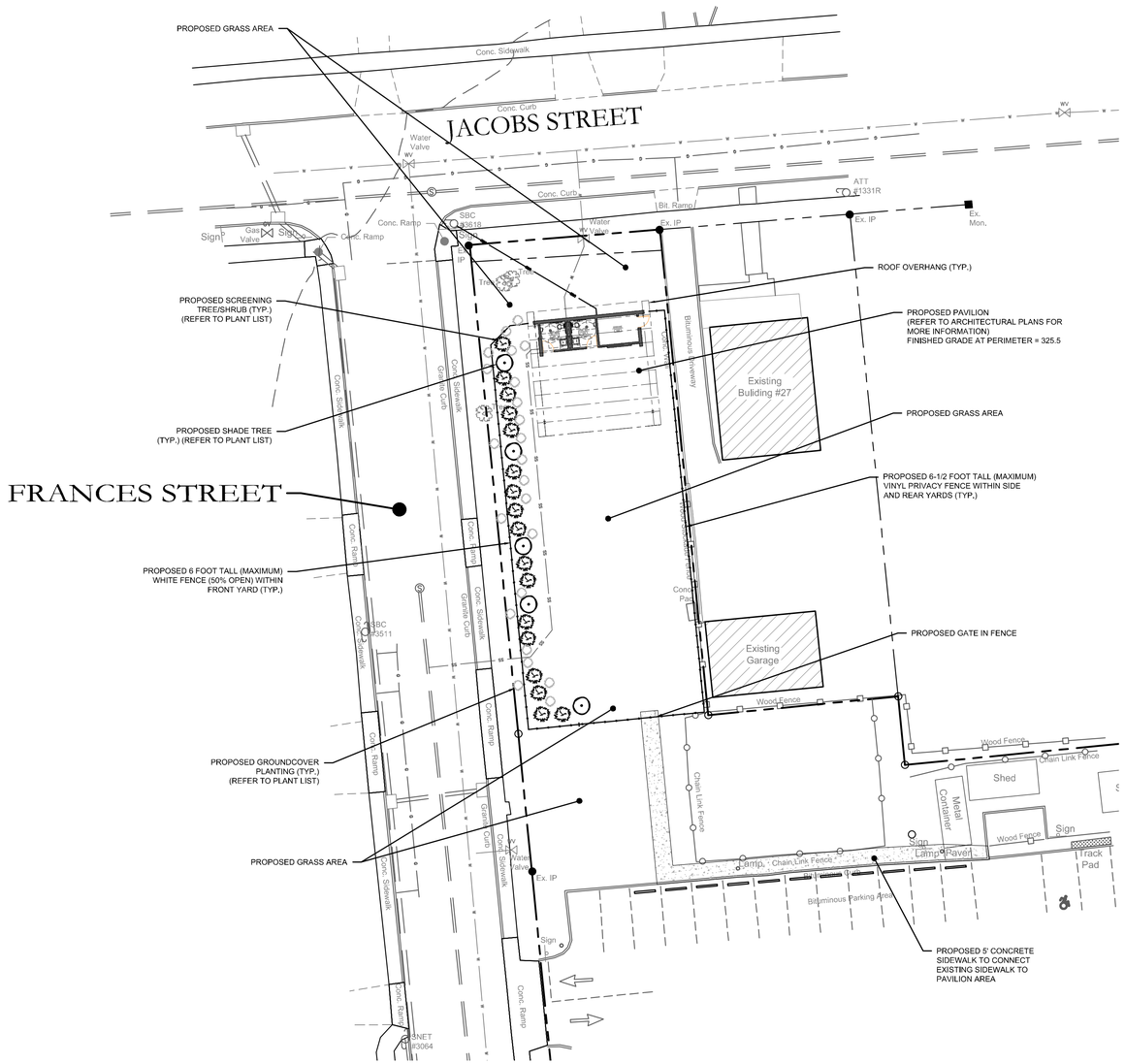
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES & SHRUBS				
	17	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
		ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
SHADE TREES				
	5	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
GRASS, GROUND COVER & PERENNIALS				
	23	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

ALL AREAS OF THE SITE NOT IDENTIFIED AS PATIO /CONCRETE PAD/BITUMINOUS/ OR OTHER IMPERVIOUS SURFACE TO BE LOAM AND SEED

LEGEND

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



SITE PLAN NOTES:
1. ADDITIONAL NOTES LOCATED ON SHEET C1.

Know what's below. Call before you dig.

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

NORTH
NAD 83

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PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

LANDSCAPING PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

L1

DRAWING NAME: P:\...\Permits\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT \dwg\2430 - ES1 - Erosion.dwg LAYOUT: ES1 PLOT DATE: May. 30, 2024 - 1:06pm OPERATOR: BrucePerro

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *Project Description - The project site consist of one 0.18 acre site at 255 West Street in Bristol, Connecticut. Area of Development - 0.18± Acres.*
2. *Area Proposed Disturbance Due to Construction Activities - 0.18± 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. 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)
18. Exercise final landscaping plan and permanent seeding to provide long-term stabilization, (E)
19. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner, (F)
20. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer, (F)
21. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
22. 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: Boys & Girls Club of Bristol
   Emergency Contact Phone Number: (860) 540-3101

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.

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

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

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 I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

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

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

LEGEND

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

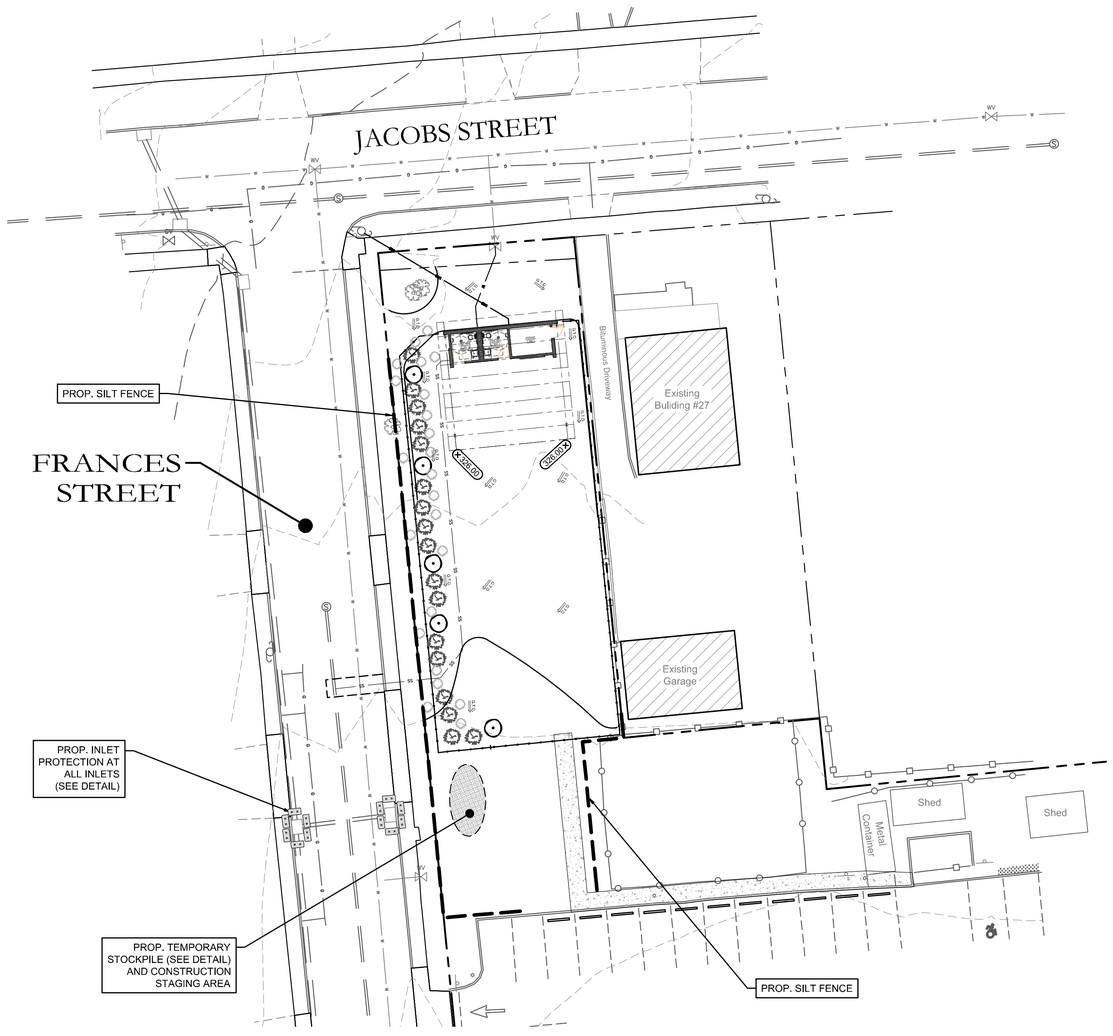
TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

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

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

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



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Bristol, Connecticut

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BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

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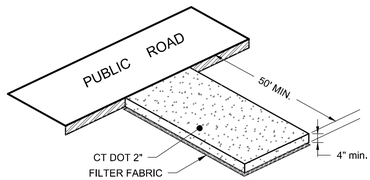
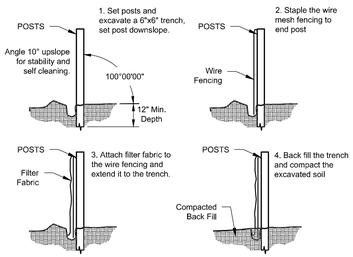
Sheet #:

ES1

I:\PROJECTS\NAME D\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT.dwg 24X36 - D1 - Details.dwg LAYOUT: D1 PLOT DATE: May 30, 2024 - 1:07pm USER: KTOR BrucePatco



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

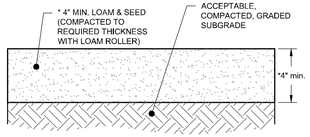


SEDIMENTATION BARRIER DETAIL
N.T.S.

GENERIC SEED MIXTURE or **SESC MANUAL SEED MIXTURE**

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

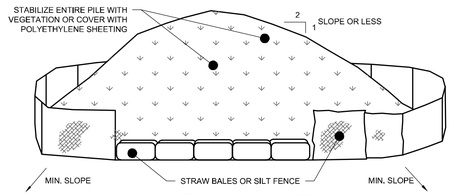
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL



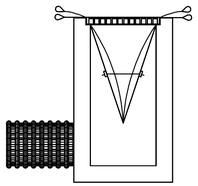
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.

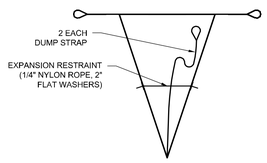
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED 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.



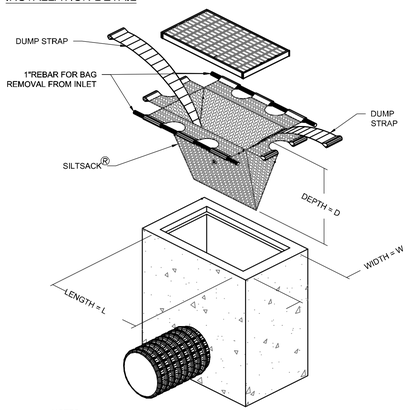
SOIL STOCKPILE DETAIL
N.T.S.



INSTALLATION DETAIL

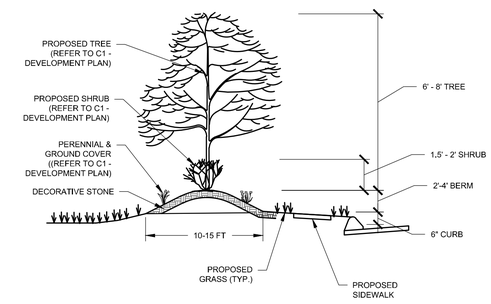


BAG DETAIL

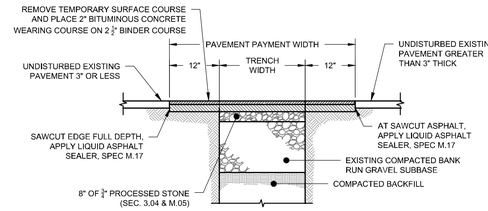


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.



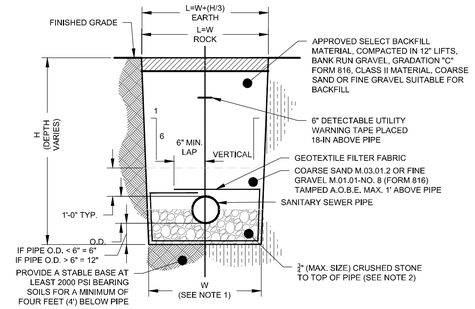
PROPOSED LANDSCAPE BERM DETAIL
N.T.S.



1. ALL PAVEMENT PATCH CONSTRUCTION SHALL CONFORM TO CONN. DOT FORM 816 SPECIFICATIONS AND STANDARDS.

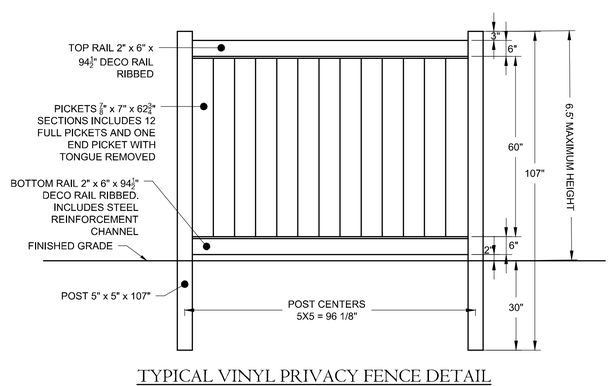
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

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.

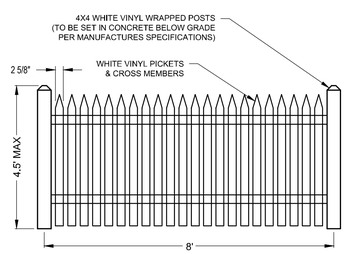


EARTH EXCAVATION ROCK EXCAVATION

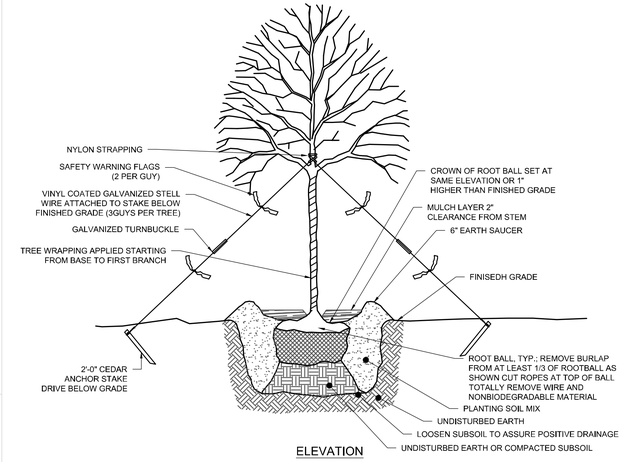
SANITARY CLASS 'B' TRENCH DETAIL
N.T.S.



TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.

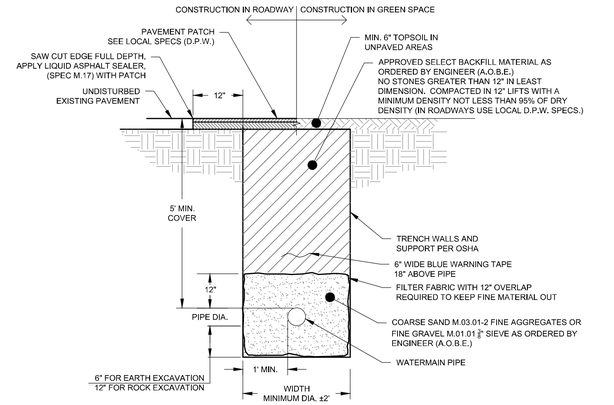


STANDARD PICKET FENCE DETAIL
N.T.S.



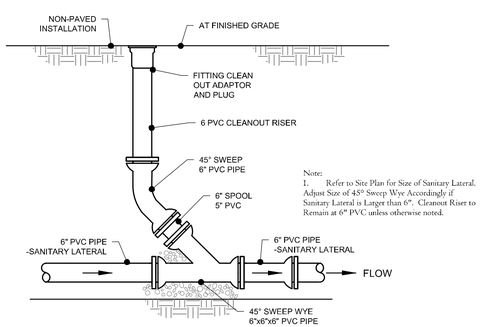
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
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.



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

CLEANOUT DETAIL
N.T.S.

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

DETAILS

Scale: N.T.S	
Date: May 30, 2024	
Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
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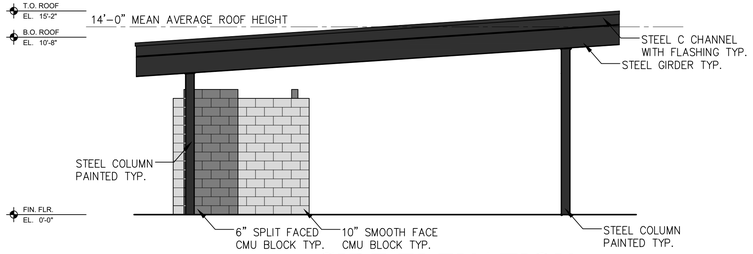
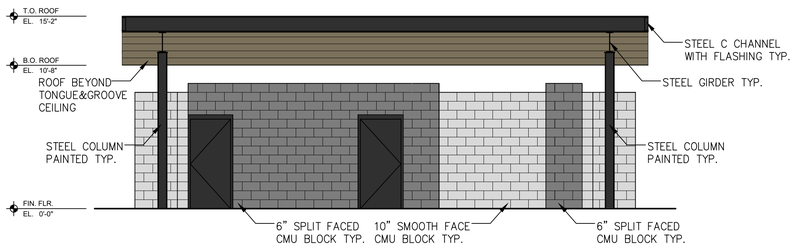
----	----

Sheet #:

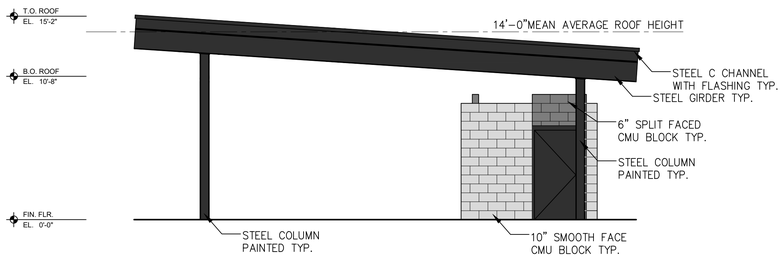
D1



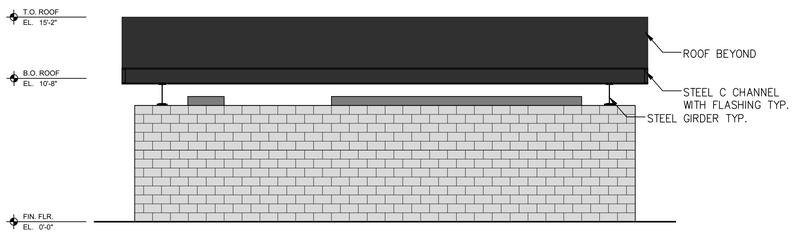
1 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



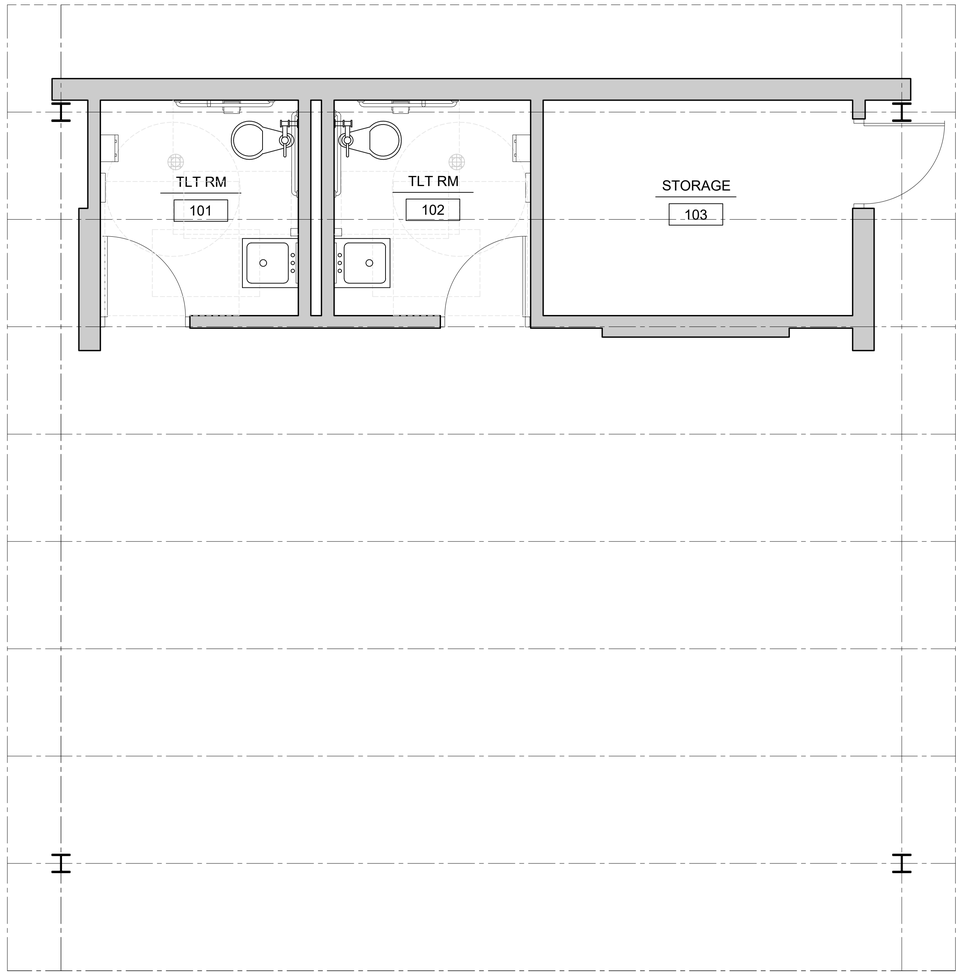
2 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



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



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



1 **FLOOR PLAN**
SCALE: 3/8" = 1'-0"

Peter L. Amara, AIA, NCARB

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO.	DATE	REVISION

BBGC - SPLASH PAD & PAVILION
225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
PROPOSED PLAN & ELEVATIONS

Drawn HW
Checked PA
Scale
Sheet No. A-100

Peter L. Amara, AIA, NCARB

STATE OF CONNECTICUT
PETER L. AMARA
9161
LICENSED ARCHITECT

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
RENDERING

Drawn HW
Checked PA
Scale

Sheet No.
A-101

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)

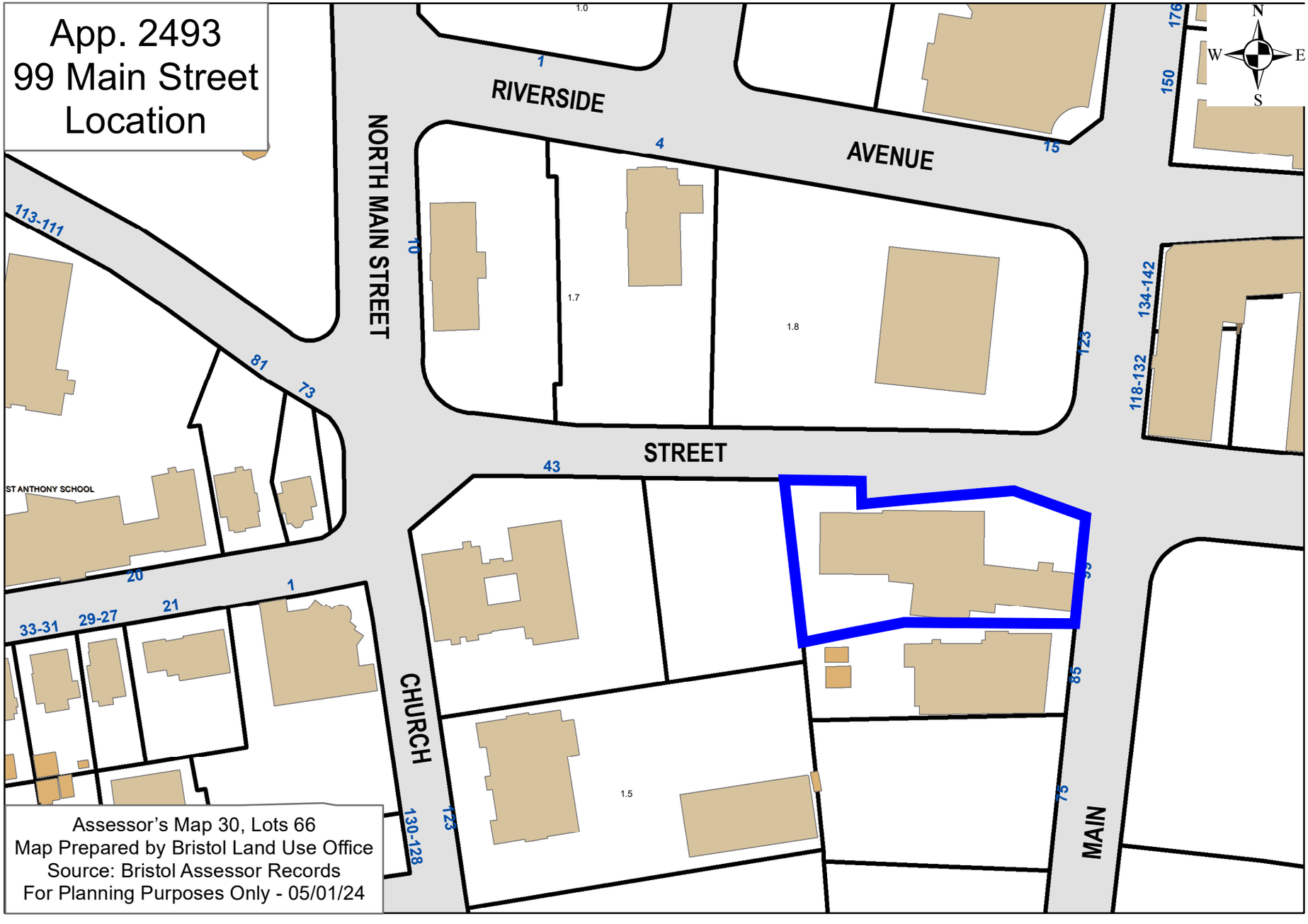
Name: Robert Demarais / 99 Bristol Bros LLC

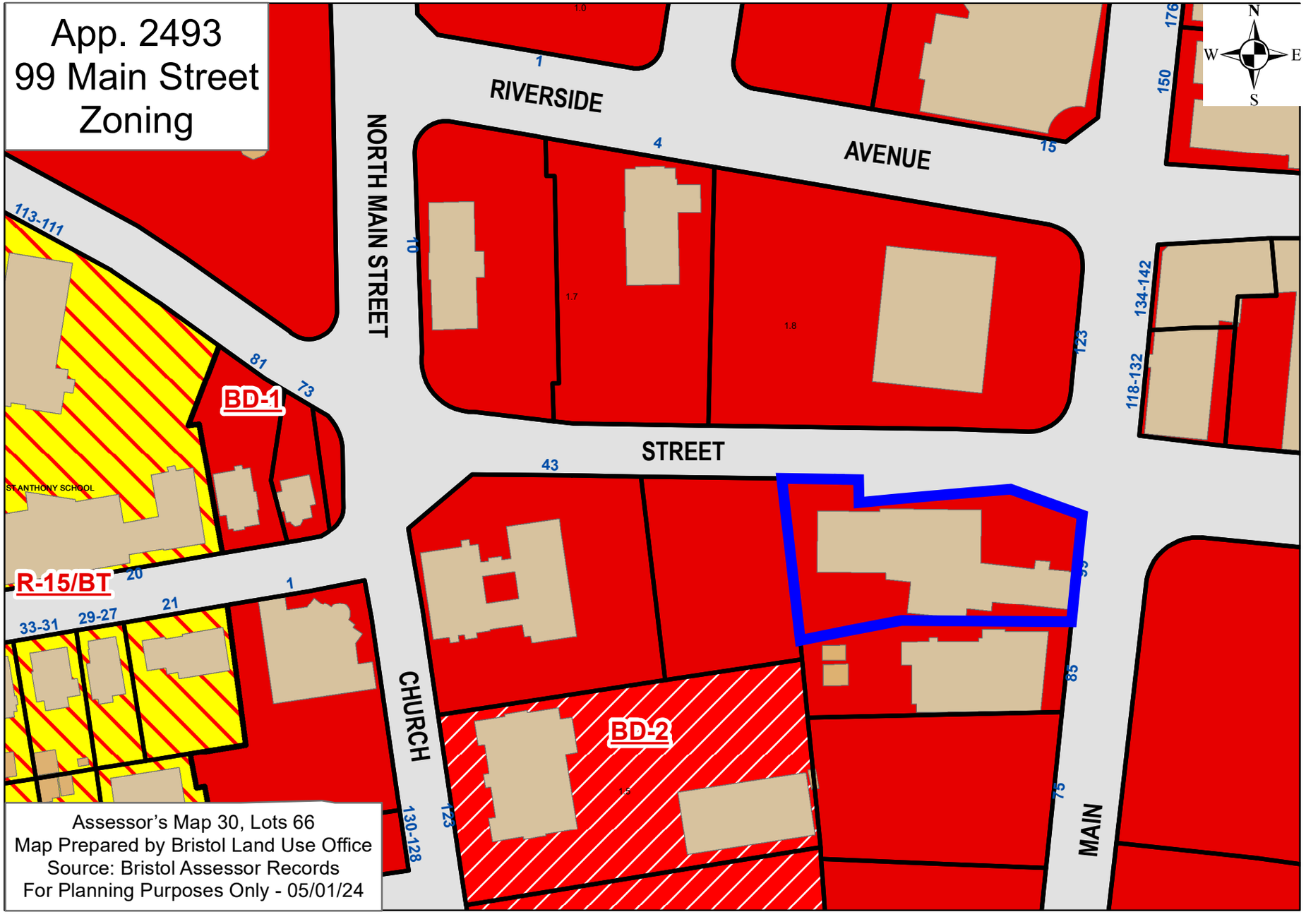
Address: 99 Main St City: Bristol State: CT Zip: 06010

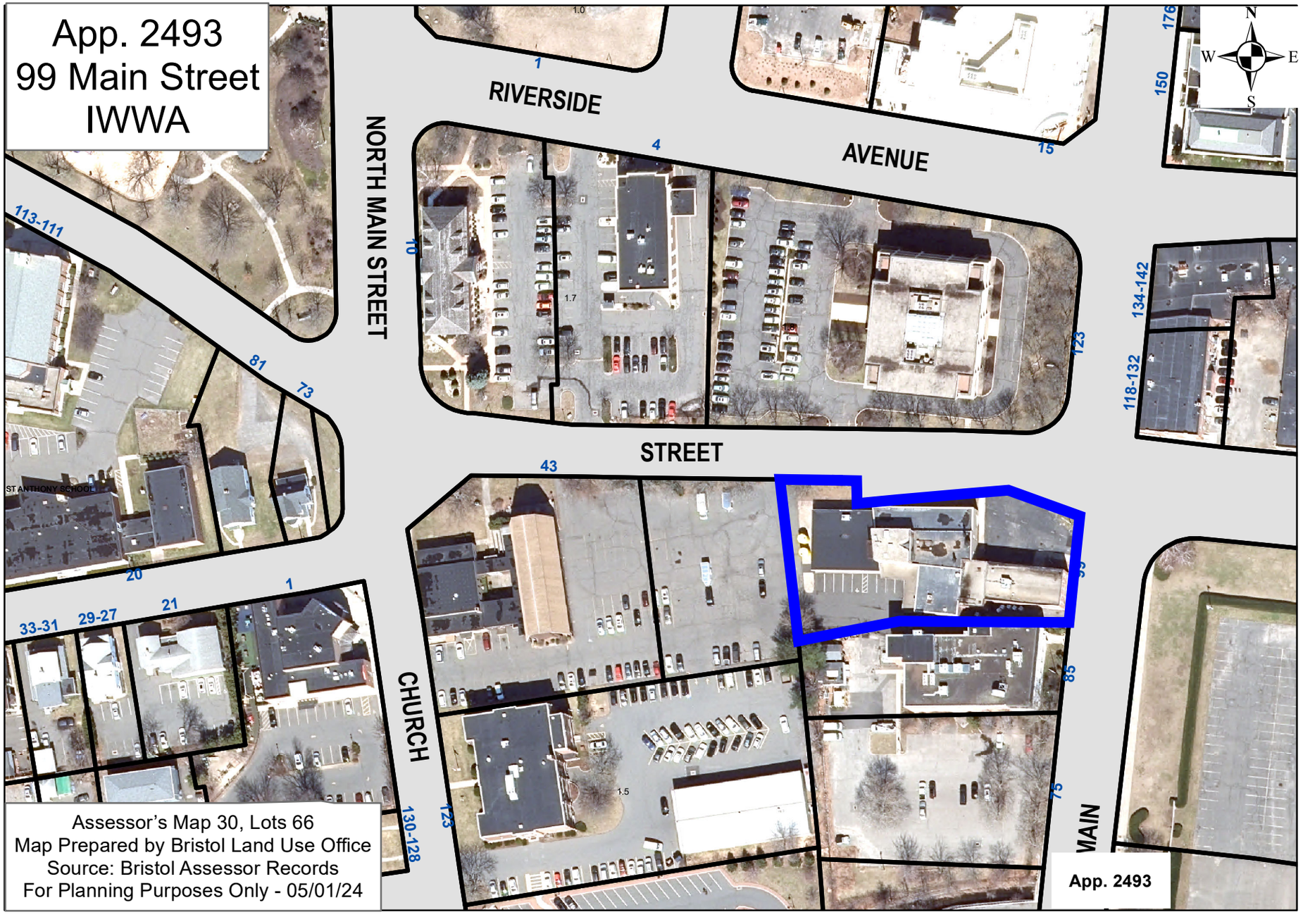
Telephone No.: 860-306-9456 E-Mail: Bzbo@CountryGardensBristol

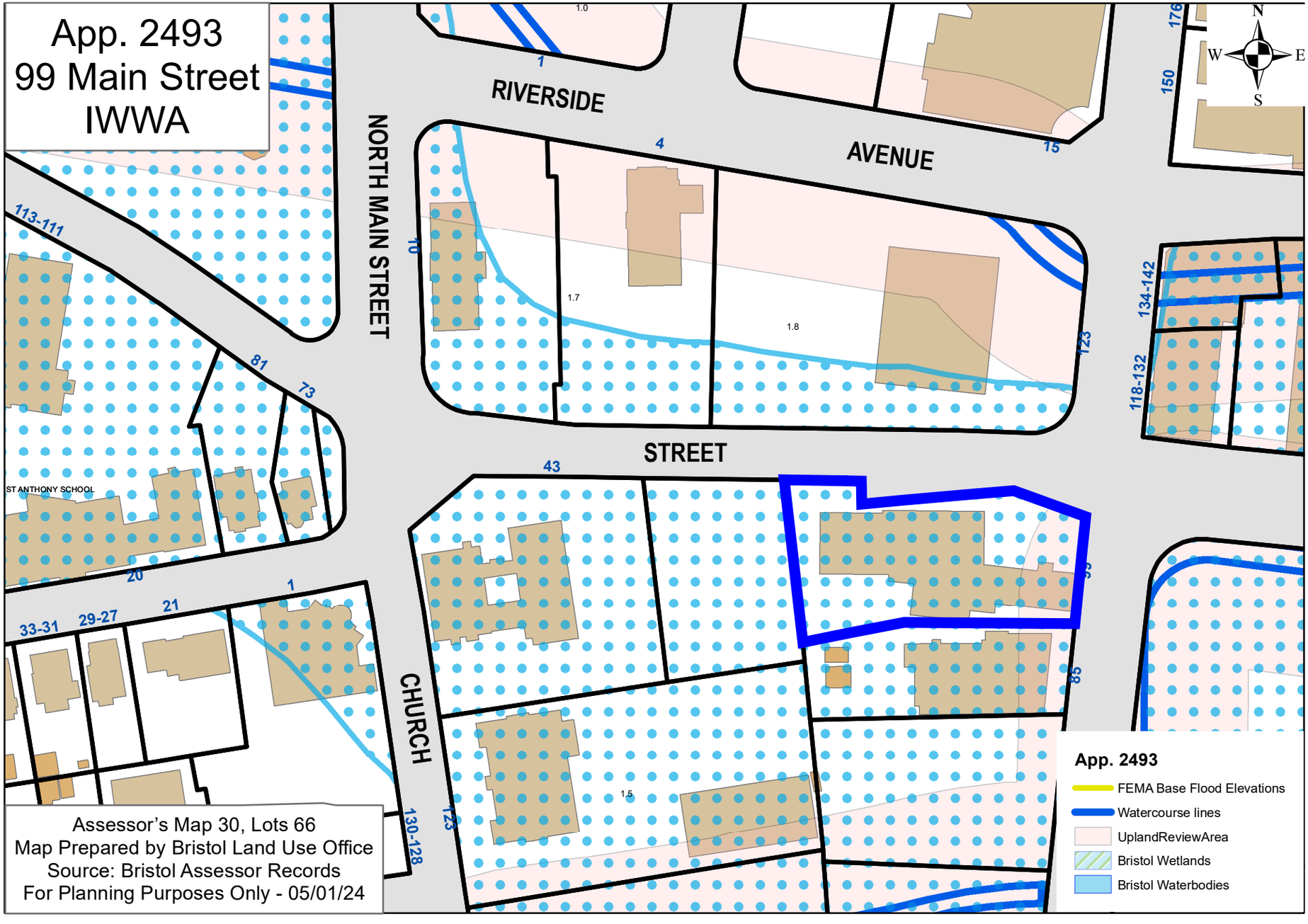
Signature: [signature] *Signature – (Printed/Typed)* Robert Demarais

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
33-31
29-27
21
1
130-128
123
43
10
4
1
15
176
150
134-142
118-132
85
75
N
S
E
W
App. 2493
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
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

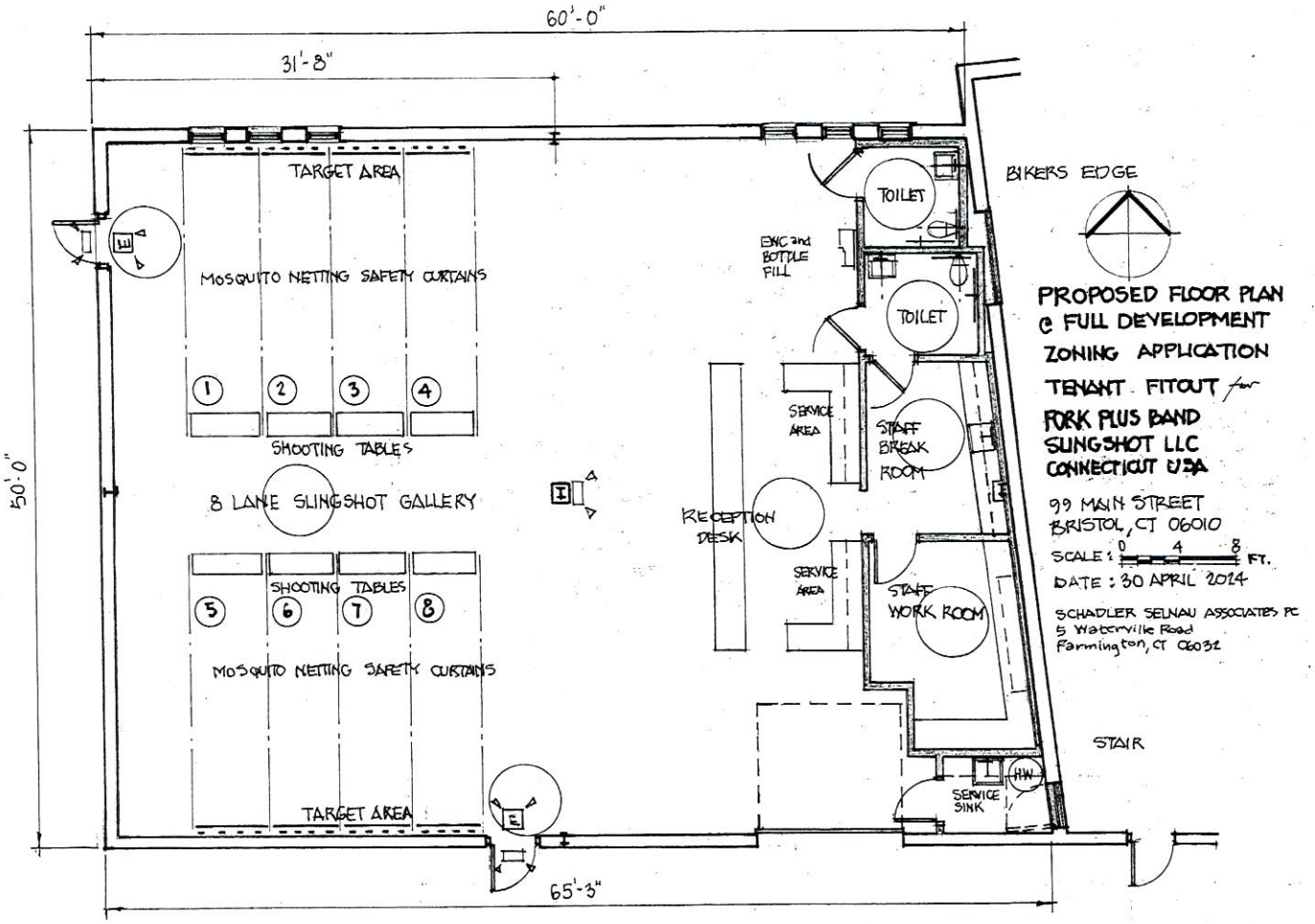
abutting business). Additional operating hours may be added to accommodate private or special events, most often during school breaks, holidays, or other times when local families and businesses are likely to seek recreational activities.

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.

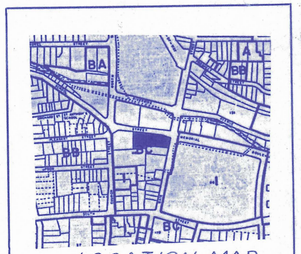
Following the floorplan is a map of the property indicating the location of the west warehouse and parking spaces associated with the building.

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
TOILET
EWC and BOTTLE FILL
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

Site Plan

REF. ASSESSORS MAP #30



C.B. T.F. = 300.02

BENCHMARK - MAN HOLE
ELEV. T.F. = 300.76

ELEC. M.H. T.F. = 299.98

SAN. M.H. T.F. = 299.60

C.B. T.F. = 298.71

STORM M.H. T.F. = 298.83

CL&P M.H. T.F. = 297.7

STORM M.H. T.F. = 298.76

C.B. T.F. = 297.89

SAN. M.H. T.F. = 298.06

SAN. M.H. T.F. = 297.99

CL&P M.H.

BELL M.H.

SCHOOL STREET

PROP. CONC. RAMP TO REPLACE EXIST. BIT. RAMP

EXIST ENTRANCE TO BE REMOVED
PROP. CONC. CURB

C.B. T.F. = 298.44

EXIST 8' CONC. WALK

S 89°-07'-34" E
197.30

(BIT. ISLAND)

SAN. M.H. T.F. = 298.57

C.B. T.F. = 297.11

CL&P M.H. T.F. = 297.49

EXIST PORTION OF C.L. CHAIN LINK FENCE TO BE REMOVED

S 89°-07'-34" E
188.5

S 00°-06'-20" E
22.62

Δ = 94°-36'-15"
R = 15.00'
L = 24.85
T = 16.35
C = 22.11

PROP. ADDITION ONE STORY 3,720 S.F. STORAGE & DISTRIBUTION CENTER TO MEET EXISTING FLOOR ELEV. MUST BE VERIFIED IN FIELD

EXIST. BIT. PARKING LOT

EXIST. FF ELEV 300.65
EXIST BLDG. AREA = 4,913 SF
ONE-STORY

EXIST. BIT. PARKING LOT

LAUREL TYP.

SITE LIGHTING TYP.

PROP. 7" 24" CONC. COMPACTOR PAD

PROP. DOCK W/ROOF

EXIST. DECK

EXIST. BLDG. TO BE DEMOLISHED

EXIST. BLDG. TO BE REMOVED

EXIST. PORTION OF C.L. CHAIN LINK FENCE TO REMAIN

PROP. 8" DYC. ROOF DRAIN

PROP. C.B. T.F. 298.32 INV. 296.1

PROP. DUMPSTER W/ STOCKADE FENCE

EXISTING BUILDING AREA = 12,670± S.F.
TWO-STORY

TOTAL LOT AREA = 56,642 S.F.

EXIST. C.B. SILTED

M.H. T.F. = 298.32

S 85°-48'-34" W
169.52

S 80°-37'-35" W
82.99

S 04°-40'-24" E
17.05

N 04°-55'-35" W
194.4

S 81°-35'-15" W
132.71

15" RCP

C.B. T.F. 299.14
INV. 295.92 (8" W)
INV. 295.56 (15" S)

C.B. T.F. 299.94
INV. 296.69

MUTUAL PARKING AREAS

BAPTIST CHURCH

N/F BRISTOL

(47)

(46) N/F CITY OF BRISTOL

(63) N/F SOUTHERN NEW ENGLAND TELEPHONE COMPANY

(66)

(44)

(45-2)

(46-A)

MAIN STREET

MAP REFERENCES:
SURVEY OF LAND IN BRISTOL, CONN.
PROPERTY OF THE BRISTOL PRESS
PUBLISHING COMPANY SCALE: 1"=10'
OCT. 31, 1964 REV. AUG. 26, 1966
ADRIAN M. MATTHEWS, REG. L.S.

BRISTOL CENTER REDEVELOPMENT
AREA PROJECT NO. CONN. R-38
BRISTOL, CONN. SCALE: 1"=20' JULY 1969
A.) PROJECT PLAN - SHEET 2 OF 38
SCALE: AS NOTED REV. FEB. 1970
B.) PLAN AREA 3 - SHEET 5 OF 38
REV. JUNE 16, 1970
C.) PLAN AREA 5 - SHEET 7 OF 38
LAST REV. JULY 21, 1971
D.) PLAN AREAS 6 & 7 - SHEET 8 OF 38
LAST REV. JULY 21, 1971
ANDERSON-NICHOLS CONSULTING ENGINEERS

MAP OF LOT #C-8 SHOWING PARCELS 'A' & 'B' RIVERSIDE AVENUE BRISTOL, CONN. OWNED BY THE CARPENTER REALTY CO., INC. SCALE: 1"=40' JULY 14, 1977 A.F. LEPORE JR. & ASSOC., C.E.

NOTES:
1.) PRESENT ZONE IS BC
2.) •299.5 DENOTES EXIST. SPOT ELEV.
3.) PROP BLDG WATER SERVICE TO BE SERVICED BY PRESENT SYSTEM THRU BLDG.

NOTE:
THE EXISTING UNDERGROUND UTILITIES SHOWN ARE ONLY AN ASSUMED LOCATION AND INVESTIGATION SHOULD BE MADE AS TO THE PRESENCE AND/OR LOCATION OF ANY OTHER UNDERGROUND UTILITIES PRIOR TO ANY ANTICIPATED CONSTRUCTION WORK OR EXCAVATIONS, CALL TOLL FREE 1-800-922-4455

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT AND SURVEY WAS PREPARED IN ACCORDANCE WITH CLASS A-2 OF THE CONN. ASSOC. OF LAND SURVEYORS, INC.

Augustine F. Lepore, Jr. P.E. & L.S.

CITY OF BRISTOL
BRISTOL, CONN.

THIS SITE PLAN HAS BEEN APPROVED DATE: 9/6/88

Engineering Ronald F. Smith
Public Works
Building Richard Pratt
Zoning Richard Pratt
Traffic M J Shaw
Fire
Water
State D.O.T. Planner Jean L. Winn

SCALE IN FEET
0 10 20 40

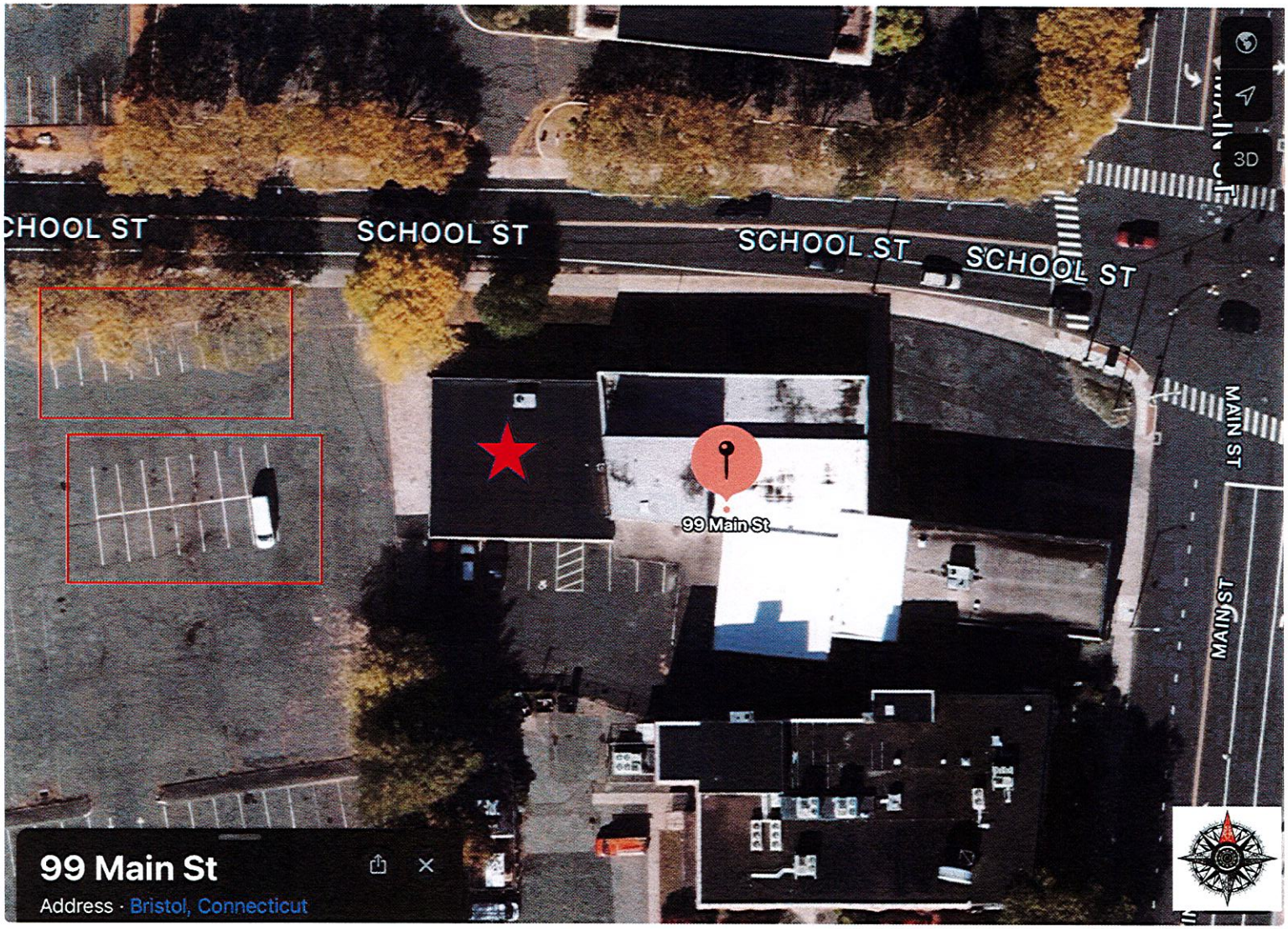
DATE	REVISION
9/6/88	SITE PLAN REVIEW COMMITTEE COMMENTS ADDED

SITE PLAN OF LOT
NOS. 66, 46-A, 45, 45-2, 44
SCHOOL STREET
BRISTOL, CONN.
OWNED BY
BRISTOL PRESS PUBLISHING

AUGUSTINE F. LEPORE, JR. P.E. & L.S.
CIVIL ENGINEERING & LAND SURVEYING
75 MEADOW ST. BRISTOL, CT 06010

DRA JN
CHEC JN
SCA 1"=
DA
8-10
SHE
JO

99 Main St


SCHOOL ST
SCHOOL ST
SCHOOL ST
SCHOOL ST
MAIN ST
MAIN ST
99 Main St
3D
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

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Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

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Name: Development Planning Solutions LLC

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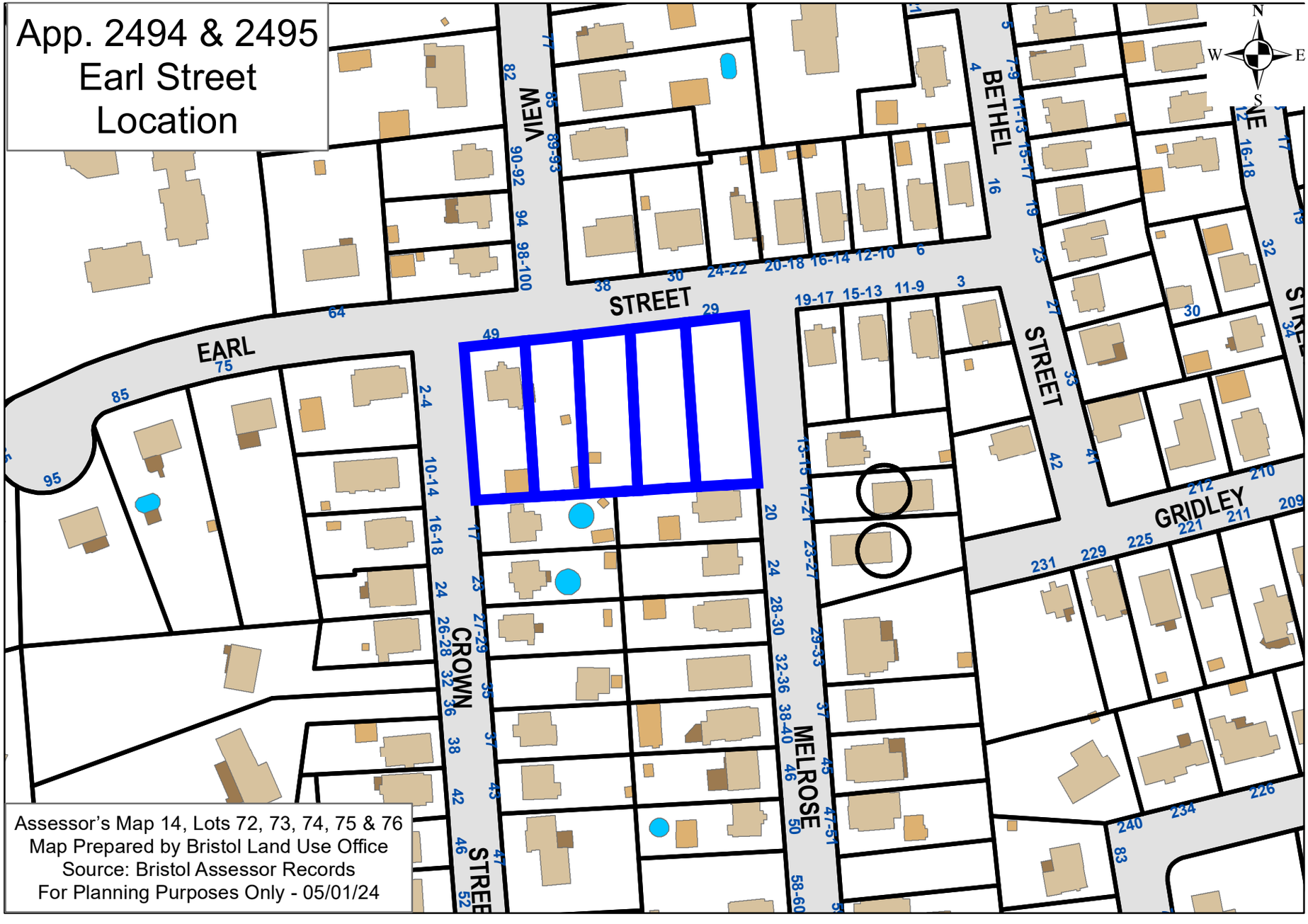
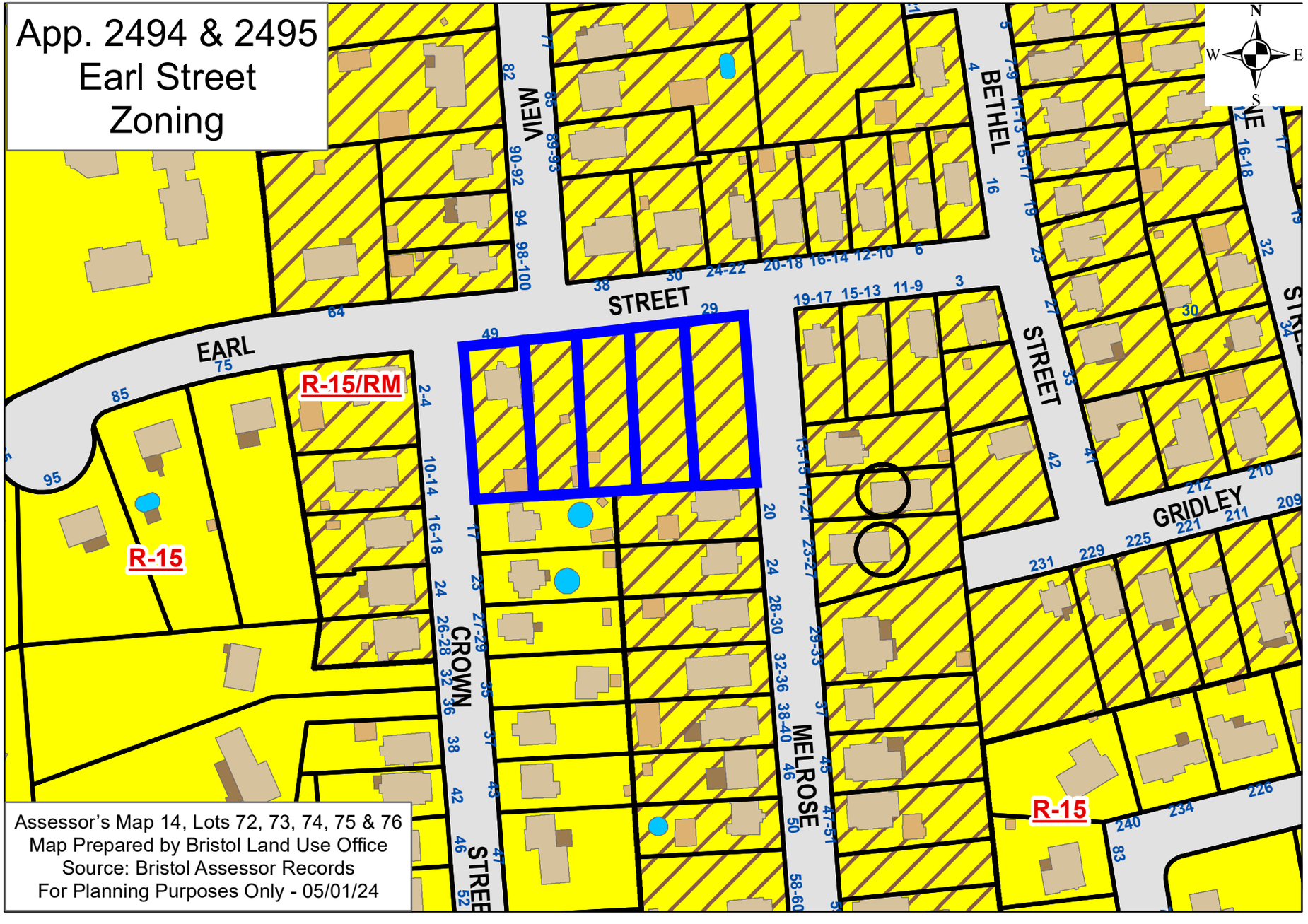
Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

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
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
N
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Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
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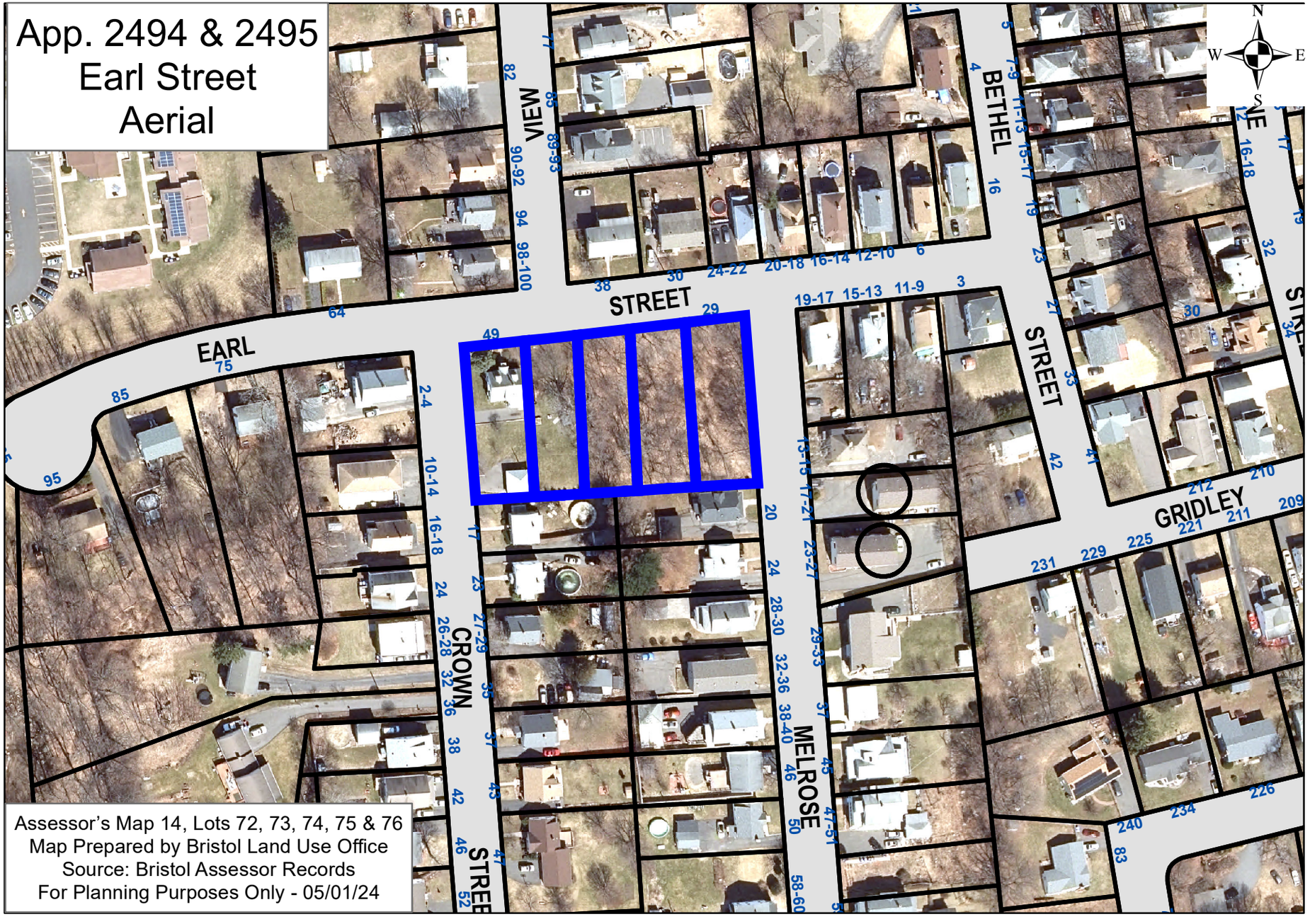
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
Aerial
N
W
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S
EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
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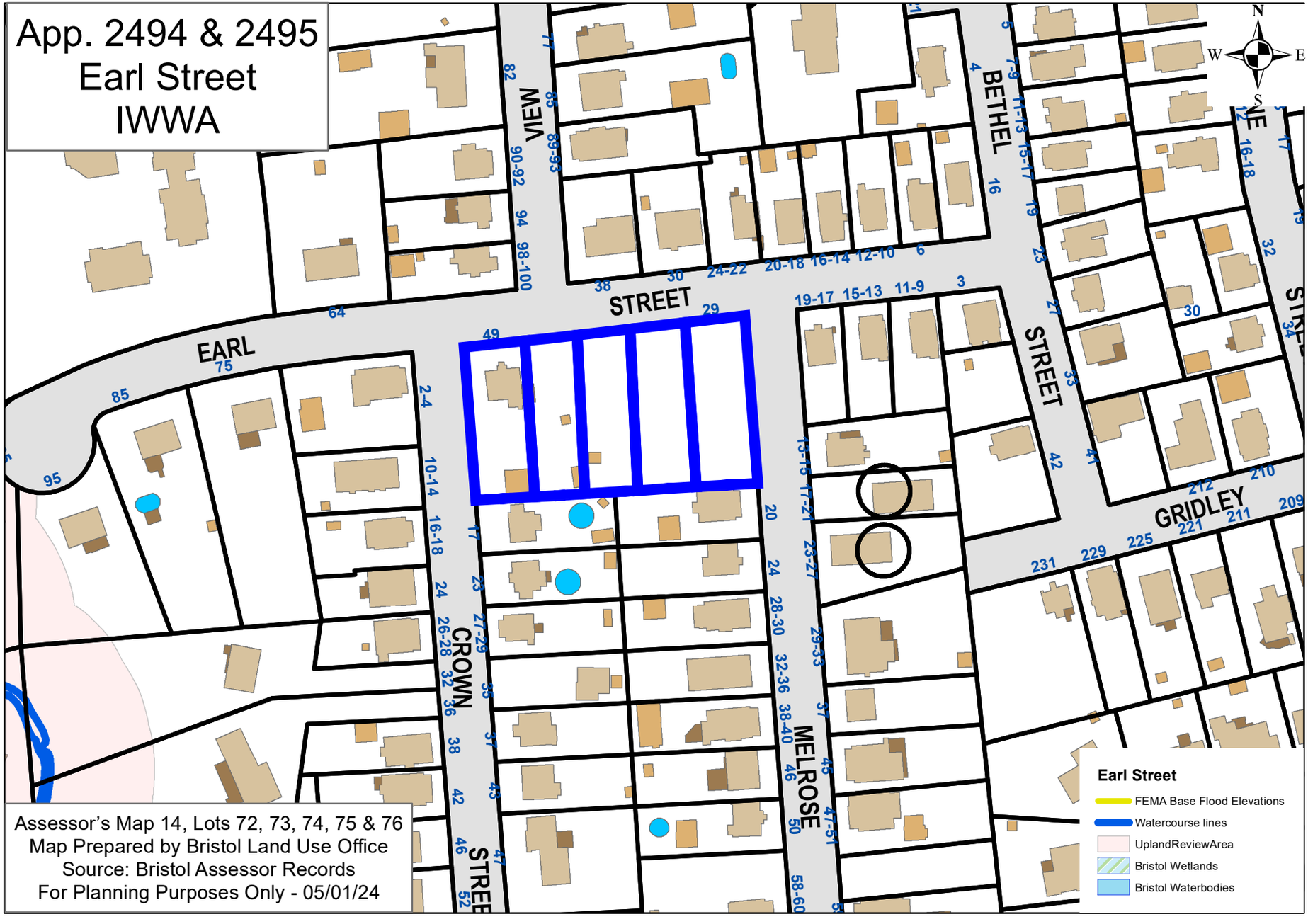
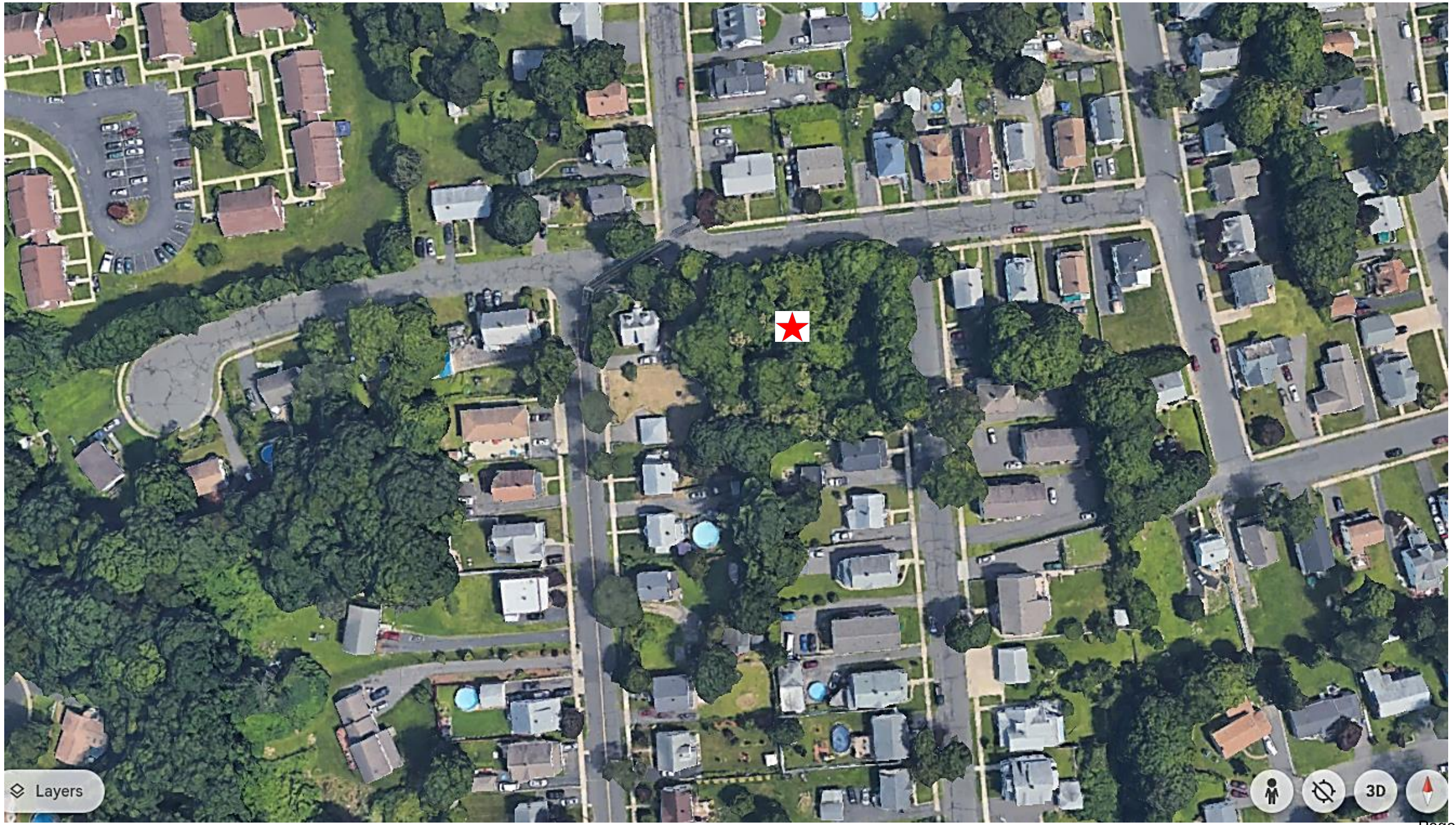
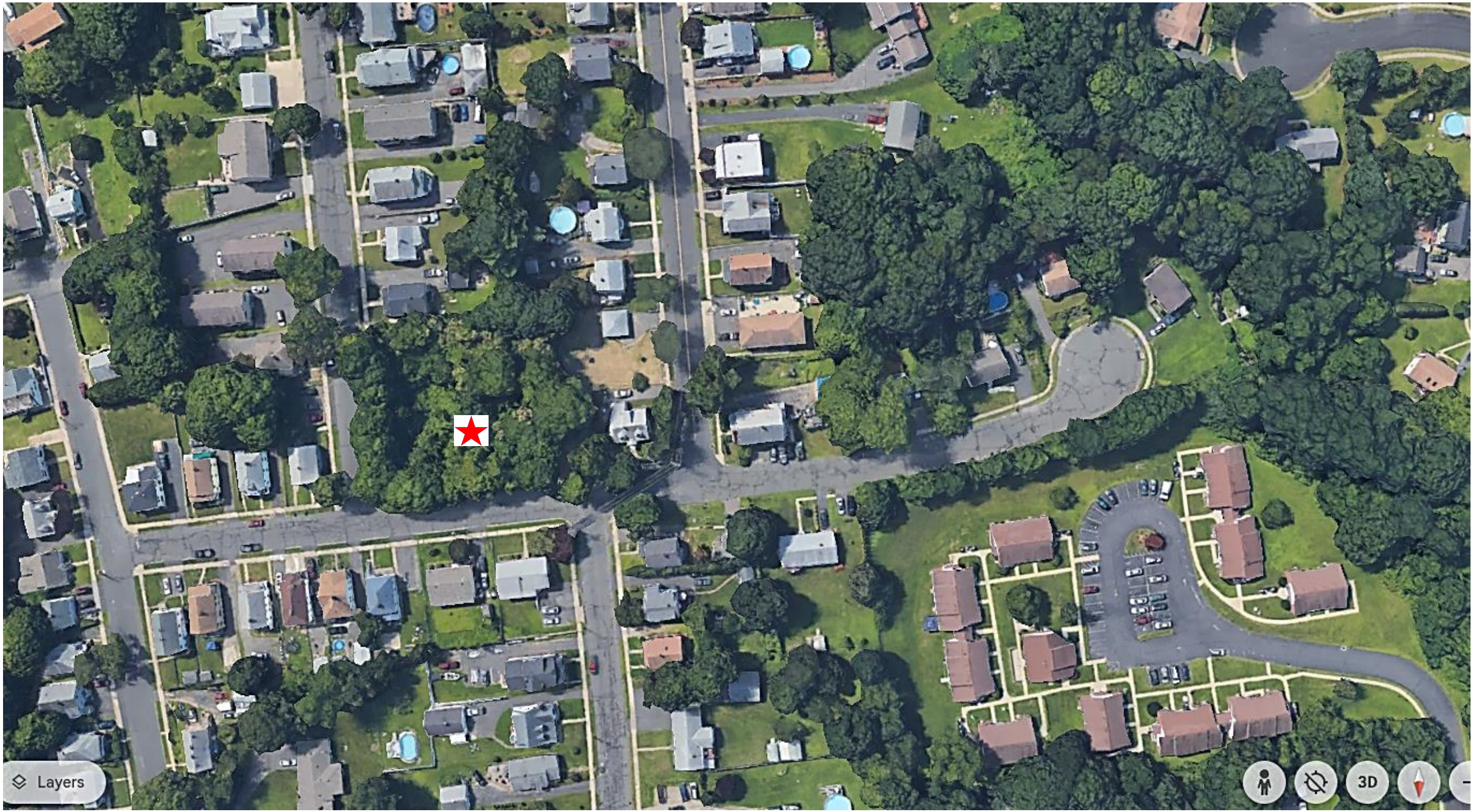
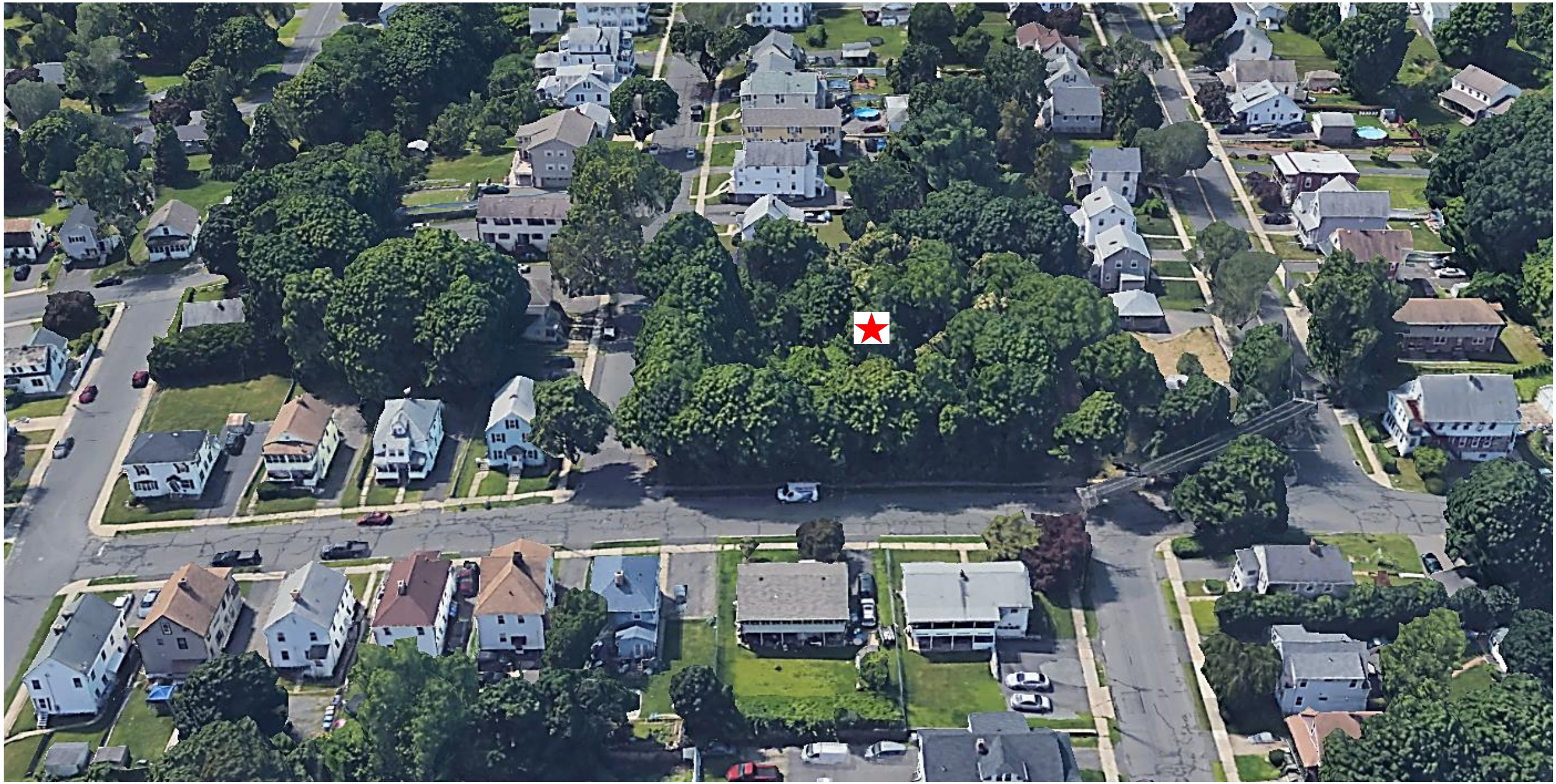

App. 2494 & 2495
Earl Street
IWWA
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24
Earl Street
FEMA Base Flood Elevations
Watercourse lines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

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2495

SITE PLAN: "ECM Gardens" Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street

Plans Dated: May 1, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. The proposed grading plans shows an elevation differential of over 6 feet between the finished floor on buildings 1-3 and Earl Street, please provide sections on how the grading will work in this area, along with how the base for the wall is being constructed along Earl Street as shown on the detail on sheet 11. Also, the northeast corner and southeast corner of the wall on Earl Street needs to be evaluated to determine the impact on intersectional sightline for the adjoining streets. This may require plan modifications. Verify whether fencing or railing is required on Top of the walls (elevation difference of up to 3.5 feet), While the placement of railings/fencing may not be required, consider adding some along the walls, due to the drop off risk and proximity to the buildings access points.

2. Provide retaining wall detail along sidewalk. DPW Engineering concerned installation of retaining wall will undermine existing sidewalks. In addition, the detail also shows a drain on the backside of the wall. Show how the storm water in this area will be prevented from running over the wall.

3. In looking at the detail for the retaining wall it would appear that there will be approximately an additional foot needed to build it with the offset blocks, the wall should be shown the account for this.

4. In accordance with City Ordinance maintenance of sidewalks are the responsibility of the property owner. Based on an inspection of the sidewalks by DPW Engineer, approximately 75% of the sidewalk is in need of replacement. Coordinate meeting with DPW Engineering Sidewalk Inspector and revise plans See plan marked up by DPW Engineering indicating existing sidewalk section in need of replacement as part of proposed project. The proposed plan also indicates roadway curbing replaced as part of driveway & closure utility. Due to limits of disturbance DPW Engineering plan indicates curbing to be replaced.

5. Provide spot elevation along the southern property line to clarify limits of grading. Field locate stake property line prior to construction to avoid encroachment. In addition, provide spot elevations on the north and south edges of the entrance drive on Crown Street to verify that the standard city cross section is met for the sidewalk and driveway apron.

6. All yard drains/surface drains shall have a minimum 12 inch dia. Storm drainage piping within the roadway shall be 15 inches.

7. To eliminate proposed patches of roadway curbing along Crown St due to driveway closures and utilities install new curbing along property frontage of Crown Street to Earl Street.

8. Provide phasing plan (if applicable).

9. Recommend increasing planting on proposed landscaping plan.

10. There are no plans included for buildings 4 and 5. Will these building have access on the south side. In this area put a note swale to drain along the southern border.

11. Provide location for mail boxes.

12. On-site parking should be calculated based upon the new regulations in section 13.

13. Note section 13.3 EV parking requirements.

14. Drainage report, reduce indicate CN value for existing conditions for wooded areas. Provide test hold data to confirm the subsurface drainage will perform as designed. Calculated flows appear low, in part based on rainfall input being lower that CT DOT standards Contour Area of 1,264 appears higher than proposed plan. Contact DPW Director at 860-584-6113 to discuss.

15. Provide Engineered design (PE) of retaining wall prior to final sign off (if approved).

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

2. Label retaining wall height on site plan. Detail sheet says 6 feet. Please clarify.

3. Provide landscaping along Earl Street.

4. Provide details/height of retaining wall to South.

5. Provide landscape buffer per Article III, Section 11.1.5 & Article II, Section 9.E.(7).

6. Provide details of 4,800 square feet of functional open space.

7. Handicap parking spaces indicate a curb. Please show an accessibility ramp on both sides.

8. How many stories is each building?

9. Will the internal pathway provide for accessibility to the sidewalk?

10. Buildings #4 & #5 have an associated accessible parking space nearby, and show stoops including stairs. Will these units be accessible?

11. Indicate the 6-foot-high fence at southern property line on the landscape sheet.

12. Solid fence screening for the dumpster is a Commission decision.

13. Indicate a "no-parking" sign along the internal accessway.

14. Are any units planned to be "affordable"?

15. Where will mailboxes be located?

16. Provide details of proposed stoops.

17. Show corner lot visibility triangles on site plan.

18. Parking of over 30 spaces requires a Level 2 EV charging station. Please provide this on the site plan.

19. Will this project be phased?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments from Building/Zoning Enforcement at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Is there an update on the fire hydrant placement?

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

Letter from Neighbor

From: David Cummings [mailto:dave.cummings81@gmail.com]

Sent: Saturday, June 8, 2024 10:41 PM

To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>

Subject: Earl, Crown and Melrose Streets (application numbers 2494 and 2495)

Town planning committee

My apologies that I could not be present for the meeting on Monday 6/10, due to a prior standing commitment every Monday evening that I have to attend. However, I ask that the committee please take into consideration some of the concerns and questions that I myself, and several neighbors, have regarding the proposed development at Earl, Crown and Melrose Streets (application numbers 2494 and 2495).

1.) Traffic issues:

With the proposed units being 3 bedroom units, the likelihood of each household having 2 or more vehicles is great, not to mention visitor's vehicles. The proposed area of development has 3 intersections in close proximity to each other (Crown St./Earl St., Earl St./View St., Melrose St./Earl St.). With the potential of an additional 30 vehicles coming in and out of this area, as well as added people using street parking, this would overly congest the area and make it more unsafe. This area already has a higher than normal car volume because of the nearby Bristol Central High School, of which Crown St. serves as an exit for. Added volume would no doubt make it more unsafe for the students walking to and from school, in addition to everyone else.

2.) Not consistent with housing in nearby community:

Most of the housing on these streets are single family or multi family houses. While there are some similar condominiums with 3 units to a building, there are none that bunch 5 buildings together, they are more evenly dispersed.

3.) Type of housing:

Will these be strictly rental properties or owner occupied? Or possibly subsidized? Again, keeping with the consistency of the housing nearby, single family homes and many of the condominiums are owner occupied. While there are some housing units being rented out, many of the multi family homes are owner occupied as well. A 100% rental property of 15 units would not be consistent with the area, likely having an impact on the dynamics of the area and devaluing nearby properties.

Being a resident of the neighborhood, I appreciate that this area is not strictly one-family residences. I myself live in a two family home on Melrose Street that I purchased with my wife in 2020. However, a project of the scale that is being proposed is what I would call very aggressive for the neighborhood it's going to be in. I think a scaled back version of this proposal would perhaps be more fitting for the area and would mitigate some of the problems I foresee.

In view of our concerns, we ask you consider the following adjustments to the project:

1.) Scale down the amount of units. This would lower traffic congestion and allow for more off street parking.

2.) Designate more areas on the nearby streets to No Parking areas. Particularly the property area bordering of Earl St., Crown St., and Melrose St.

3.) If this project is planned for rental property, limit that to no more than 50% of the units. We don't support subsidized / section 8 housing for this area. There are plenty of areas in the downtown that could be used for that and are more suitable.

Thank you for your consideration,

David & Erin Cummings

15 Melrose St, Bristol, CT 06010

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

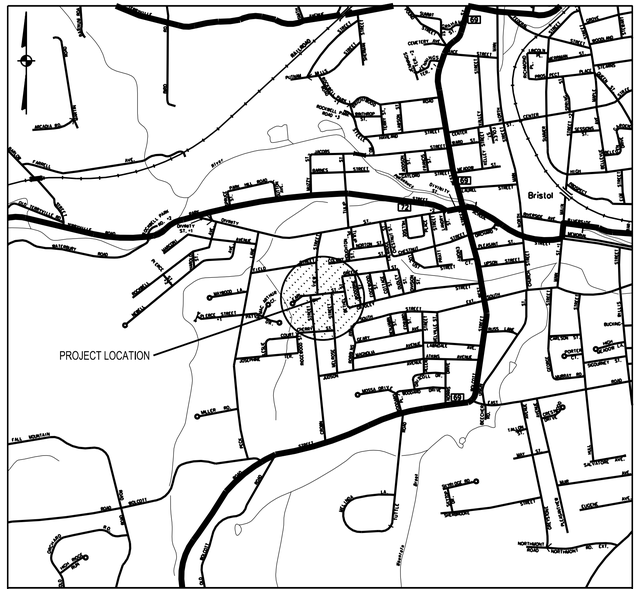
GRANTED:

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:

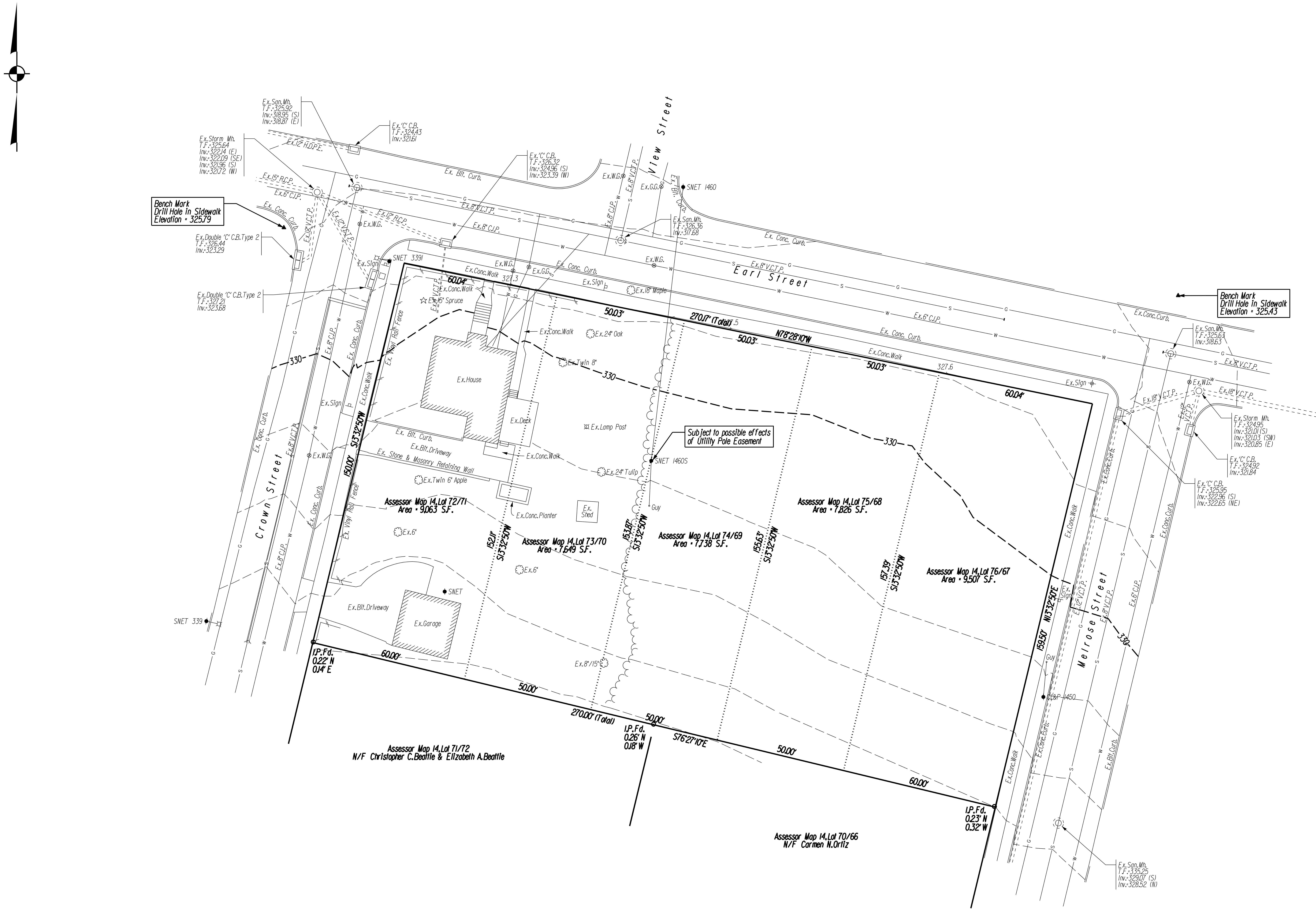
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

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



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. Phone: (860)-589-0135
Terryville, CT. 06786 Fax: (860)-589-1342
Surveyors and Engineers

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

STATE OF CONNECTICUT — ROBERT C. GREEN JR. — No. 70230 — LICENSED LAND SURVEYOR

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: BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWING NO. V-001

SHEET NO. 2

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

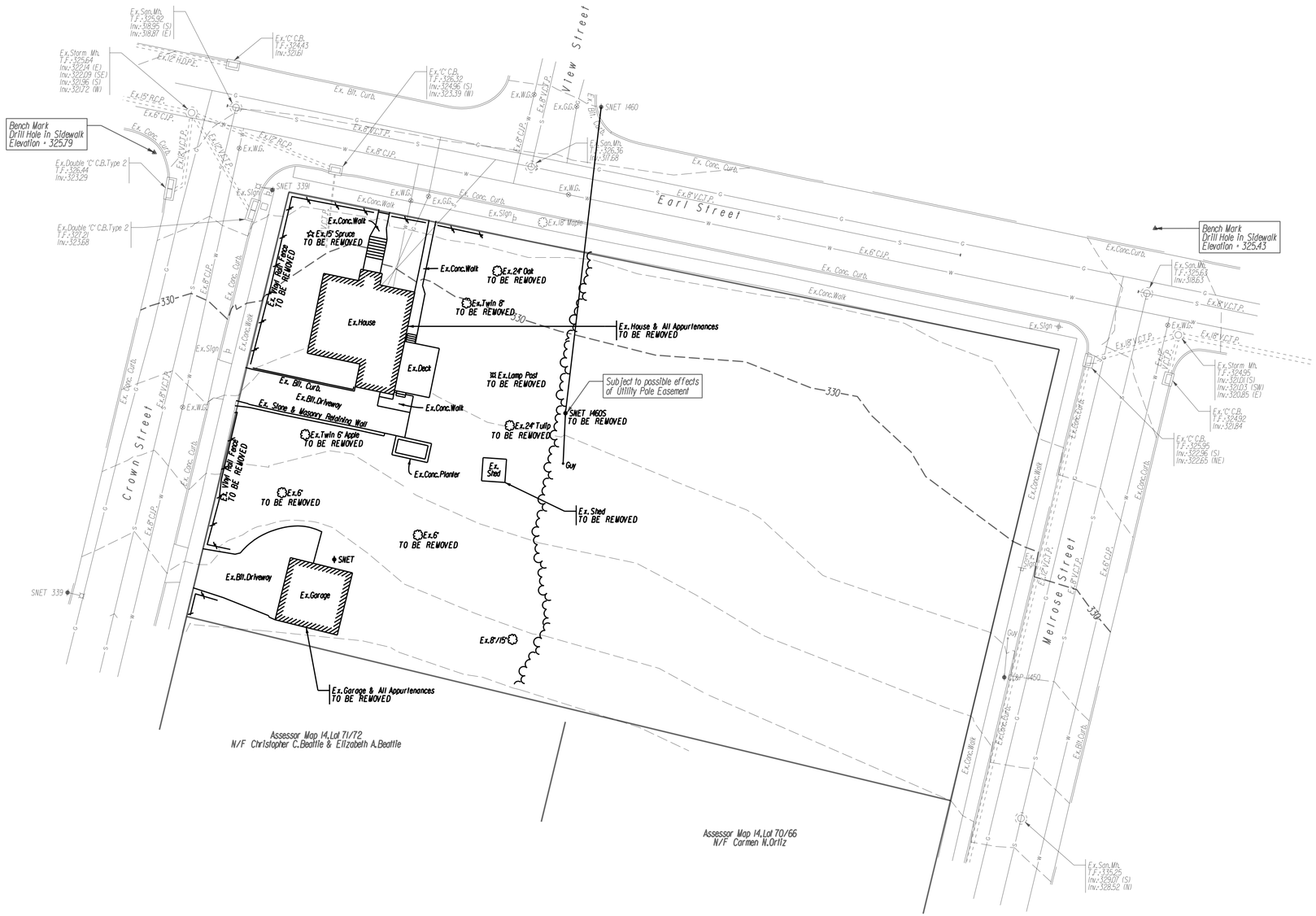
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: SCALE IN FEET SCALE 1"=20' (0, 20, 40)

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

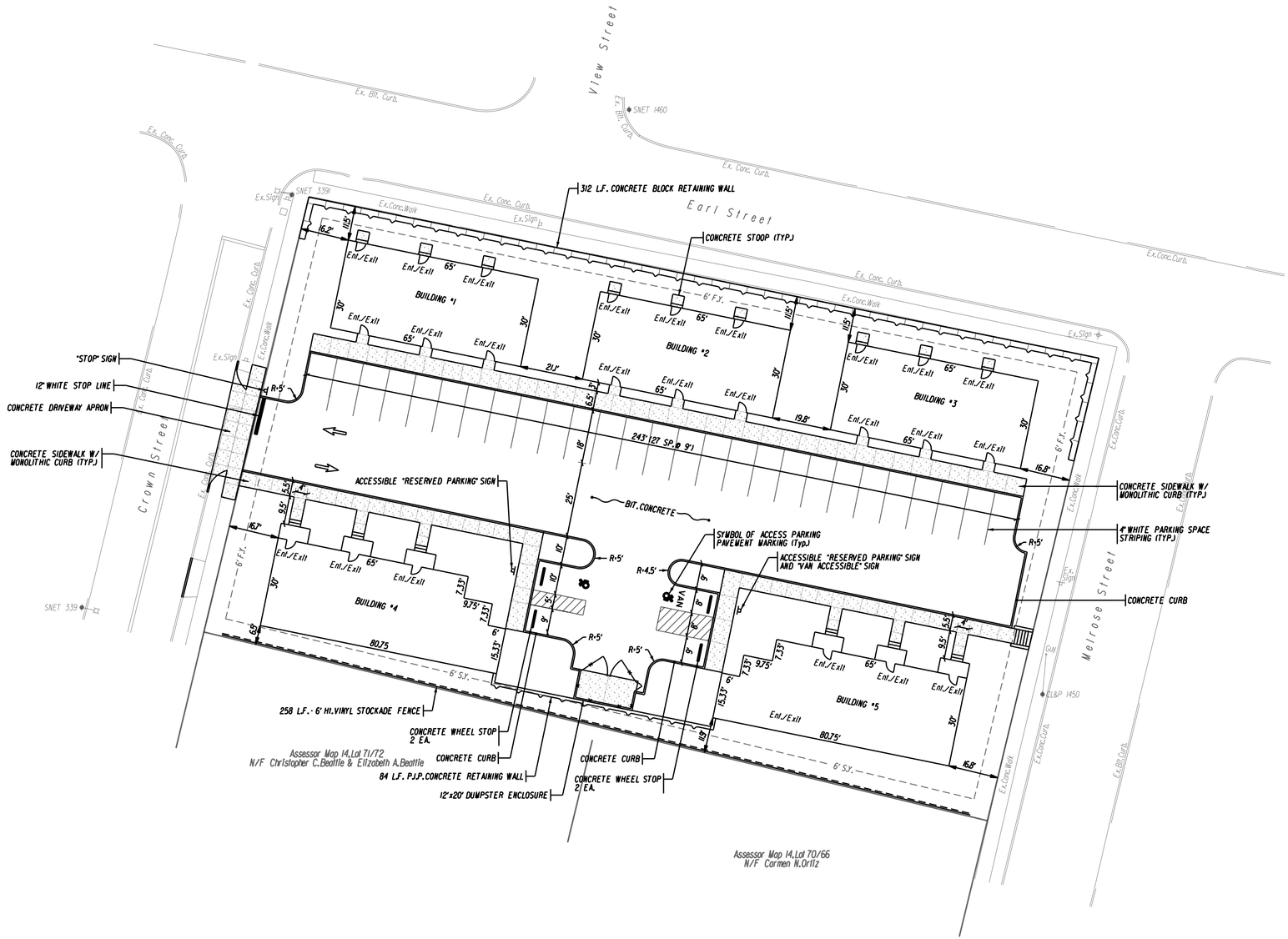
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.
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:

Joseph M. Green

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

PROJECT TITLE:

SITE PLAN

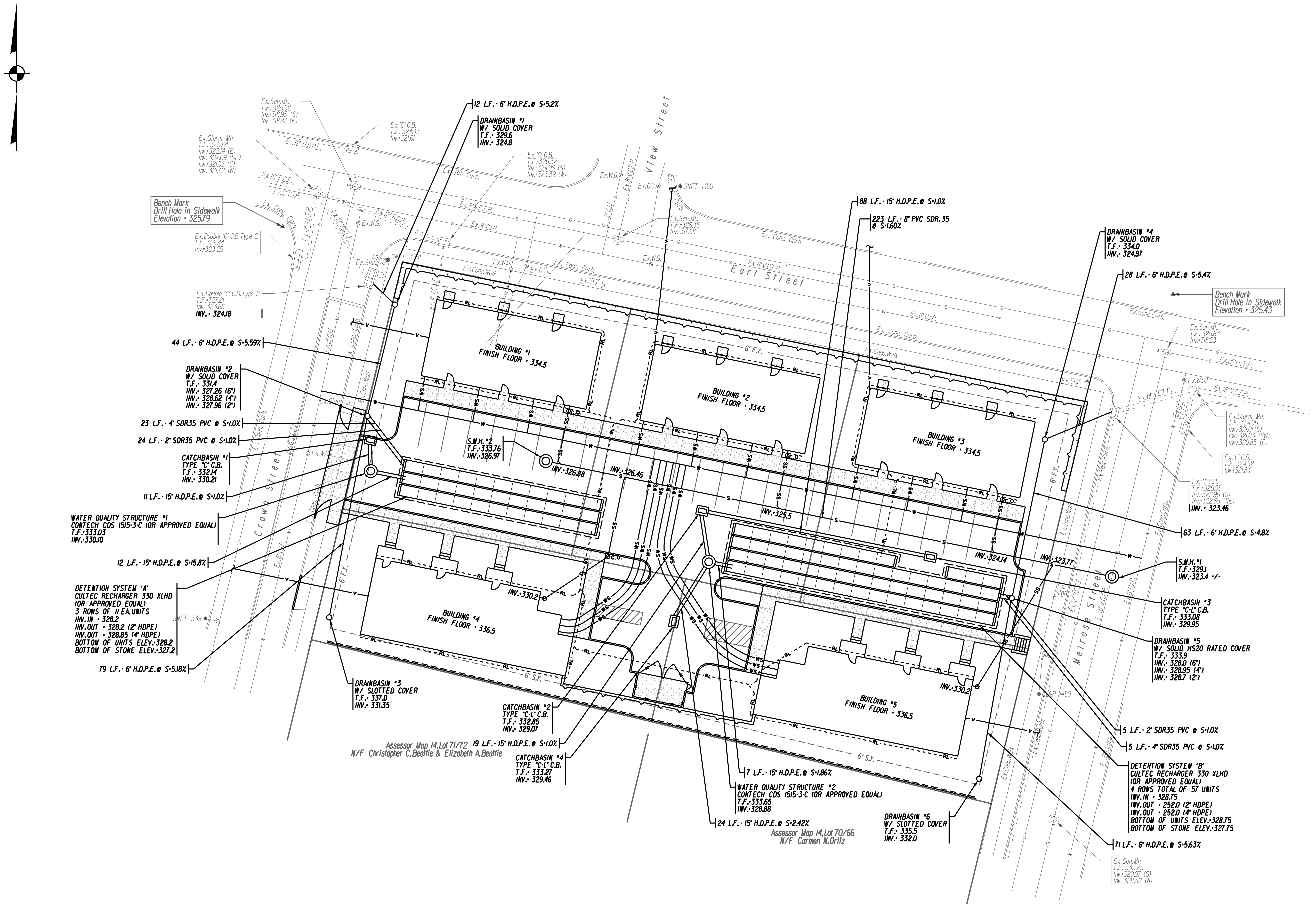
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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



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.0026292 LICENSED PROFESSIONAL ENGINEER

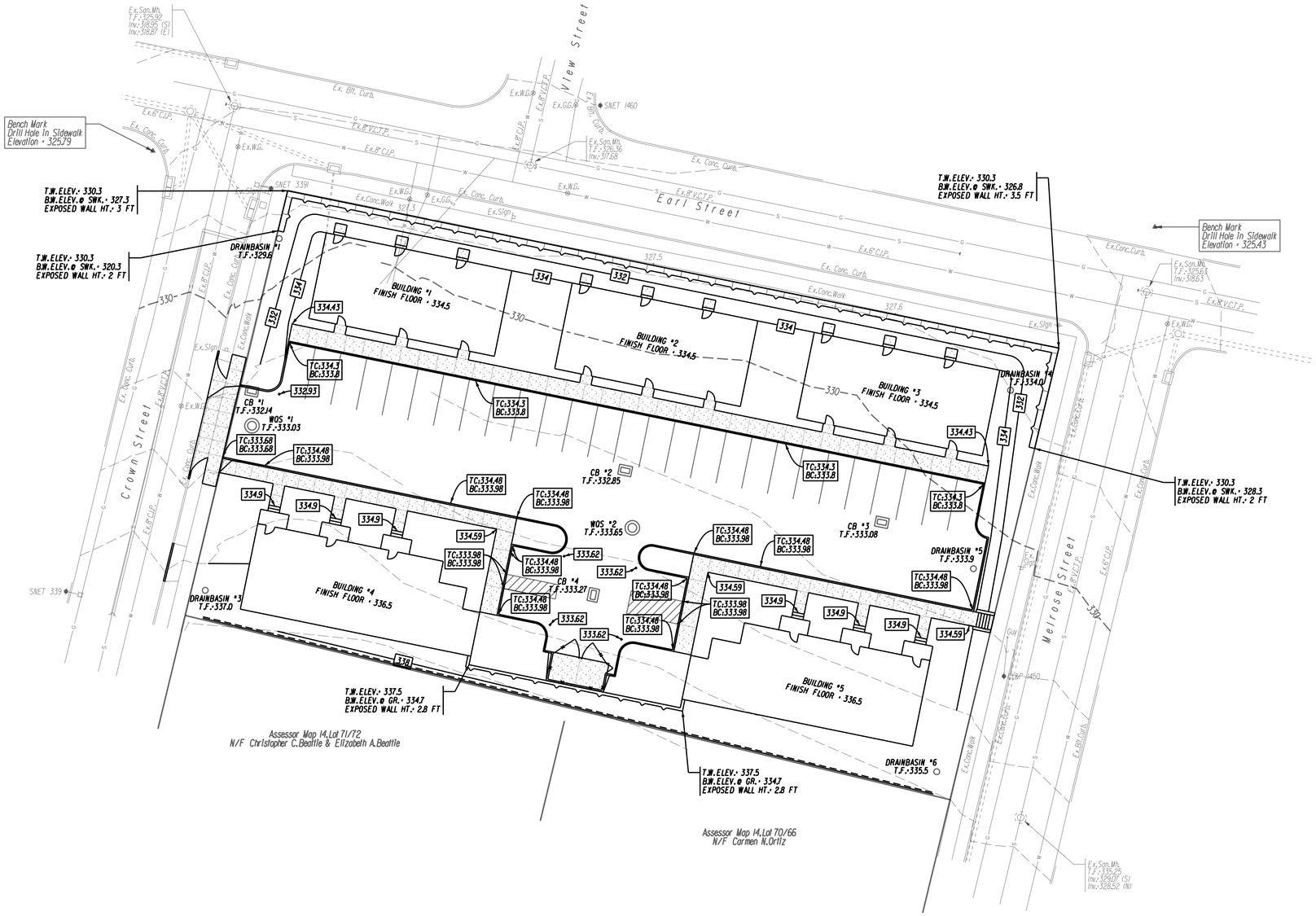
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

DRAWING NO. UTIL-001

SHEET NO. 6



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

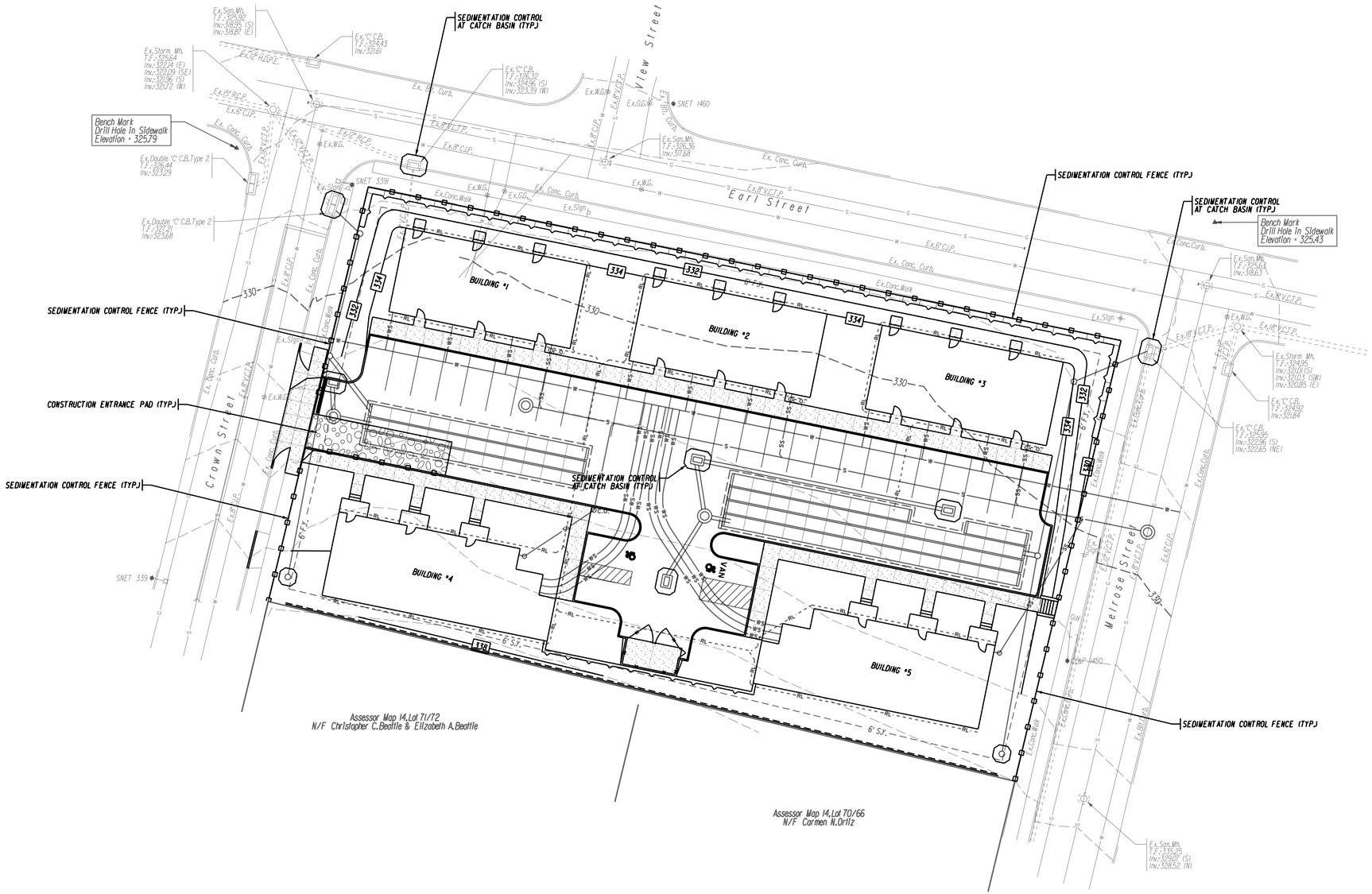
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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.0026232 — LICENSED PROFESSIONAL ENGINEER

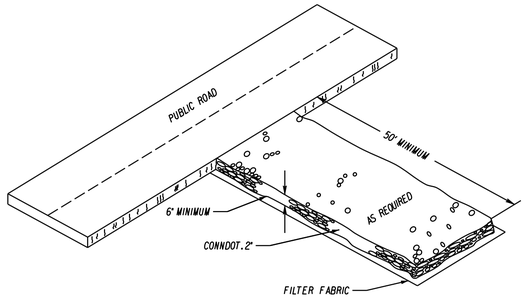
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

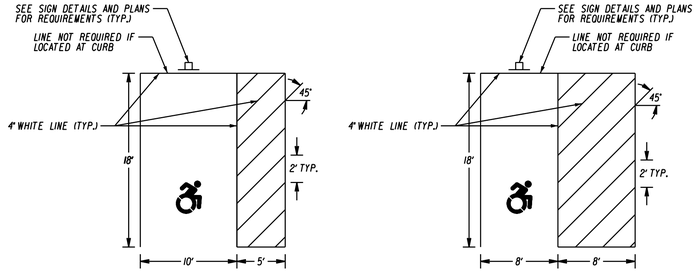
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



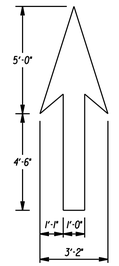
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



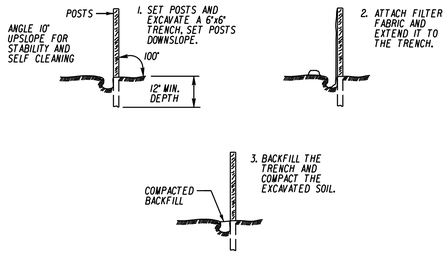
NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

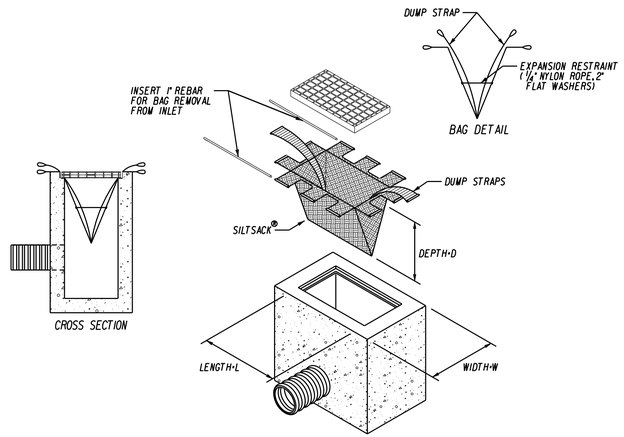
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



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

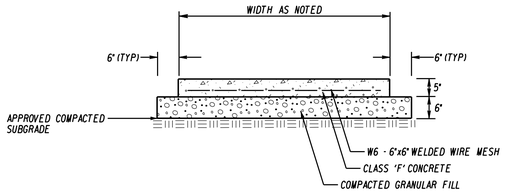
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

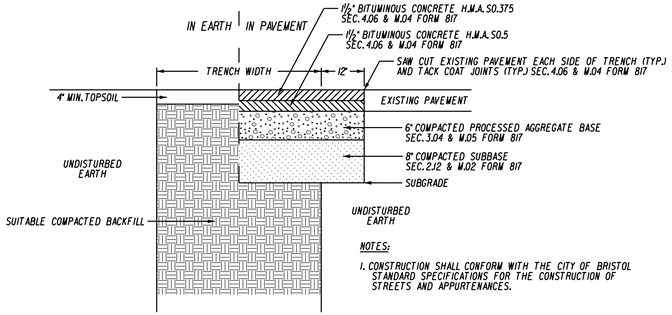
SHEET NO. 9



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

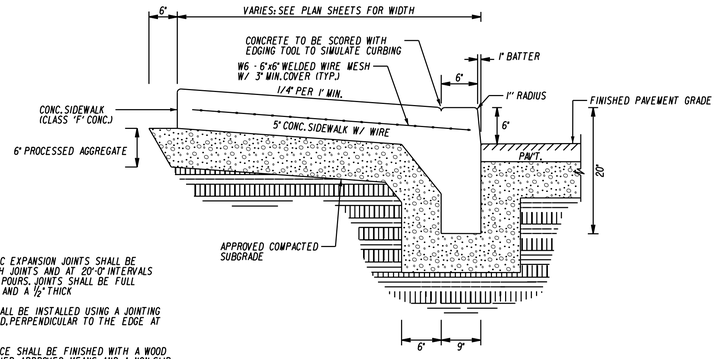
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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.



NOTES:

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

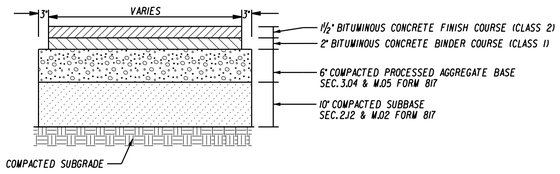
TRENCH RESTORATION DETAIL
NOT TO SCALE



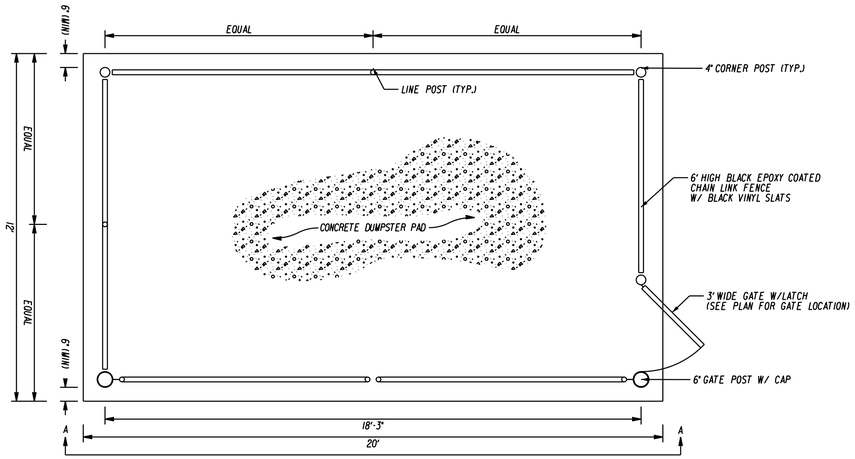
W/ 6" CURB REVEAL

NOTES:

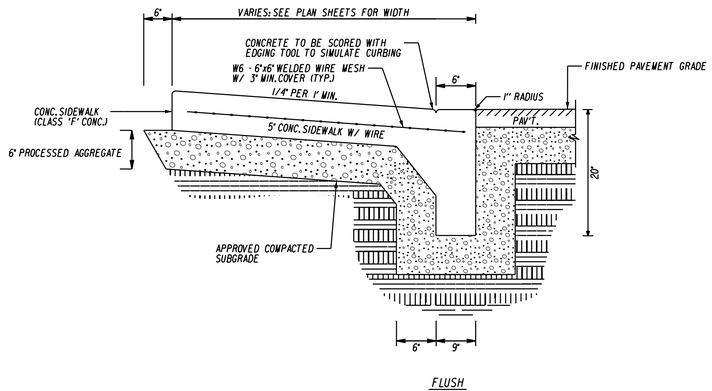
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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

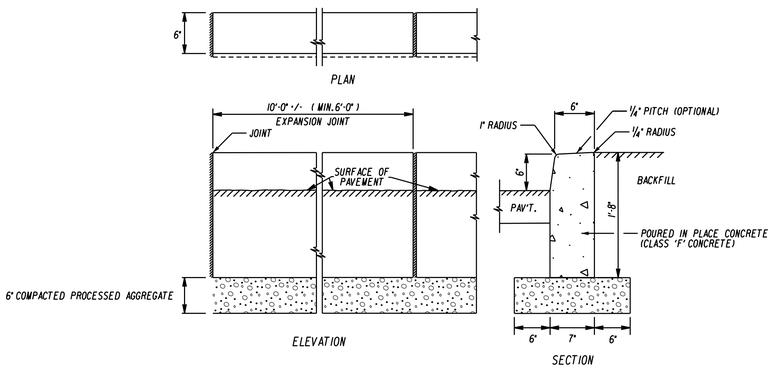


PLAN

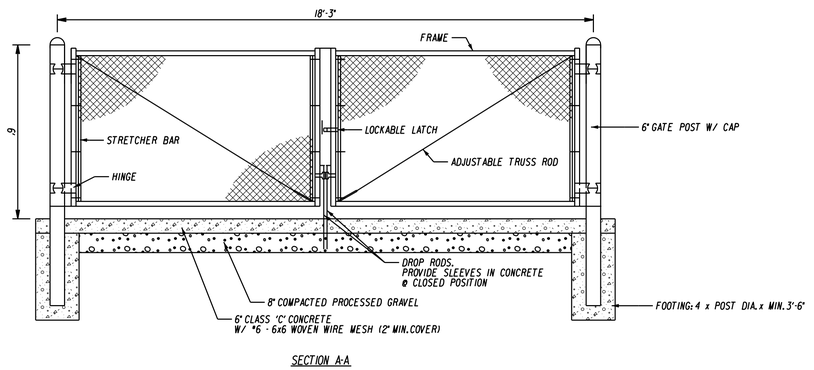


FLUSH

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

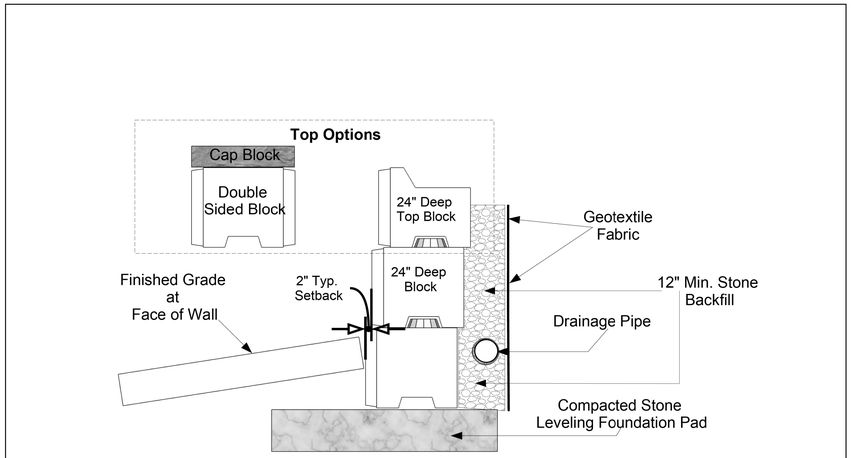
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

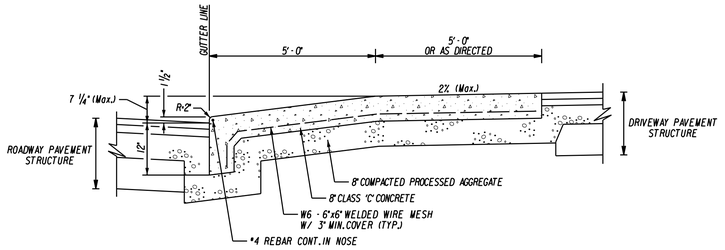
SHEET NO. 10



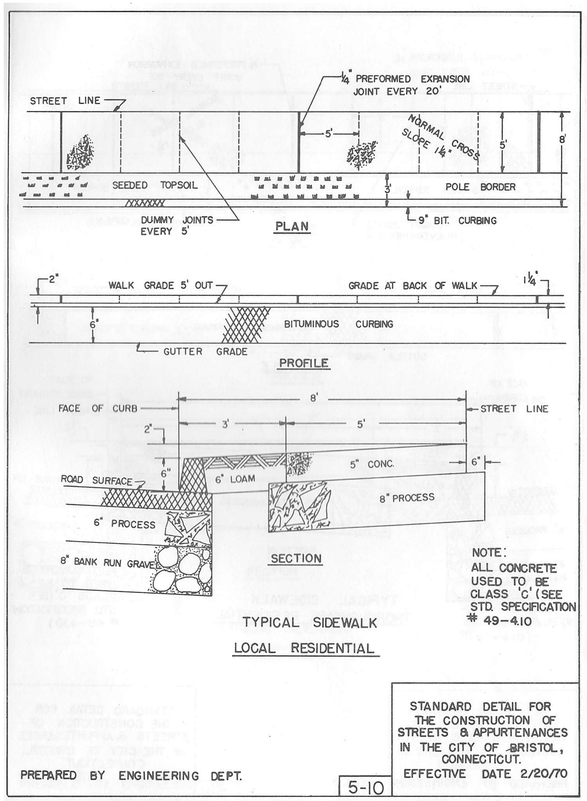
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)



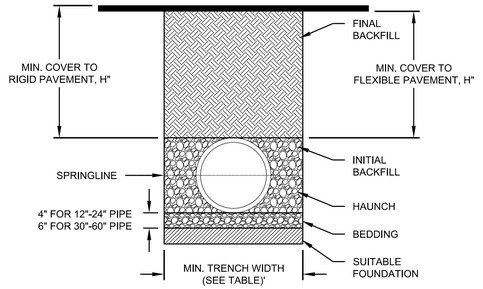
NOTE:
ALL CONCRETE USED TO BE CLASS 'C' (SEE STD. SPECIFICATION # 49-4.10

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.

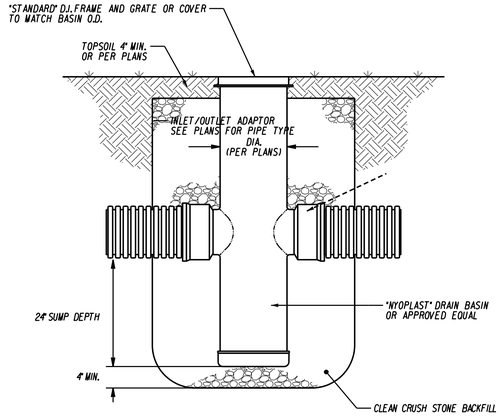
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

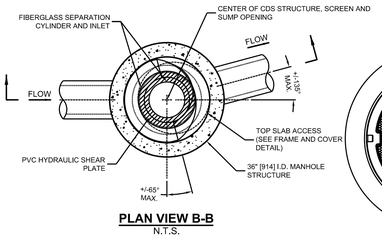
DRAWING NO.: MISC-003

SHEET NO.: 11

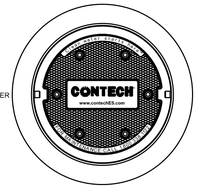
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



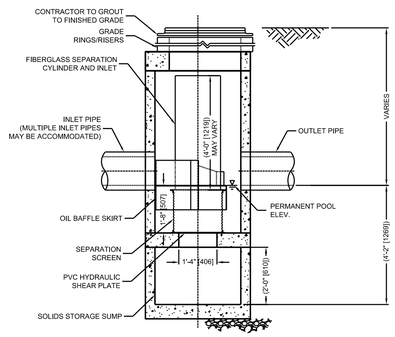
PLAN VIEW B-B
N.T.S.



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 AND 6,406,781 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:\STORMWATER\JOBS\CONTECH\USA\MKL_DSE 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 NO.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

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

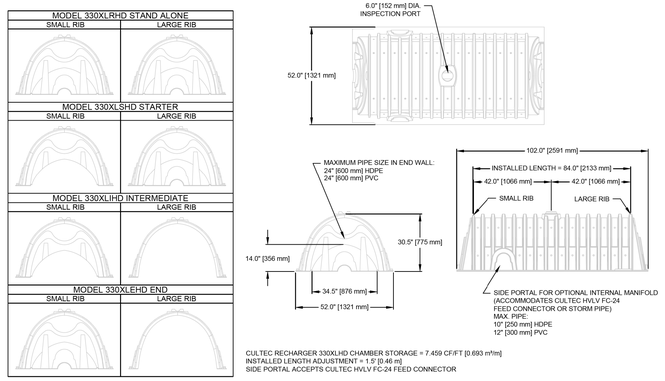
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM 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.

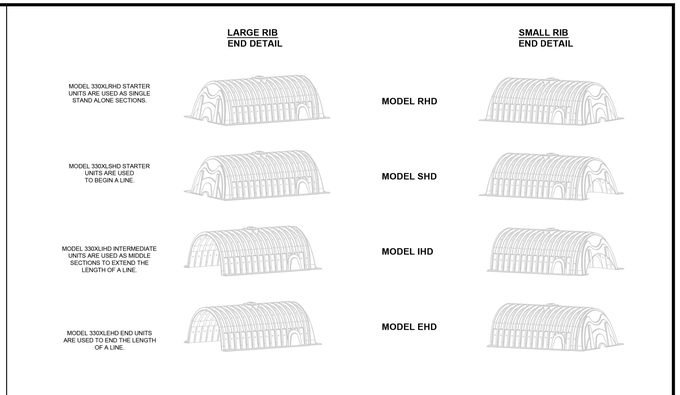
GEOTEXTILE PARAMETERS

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.

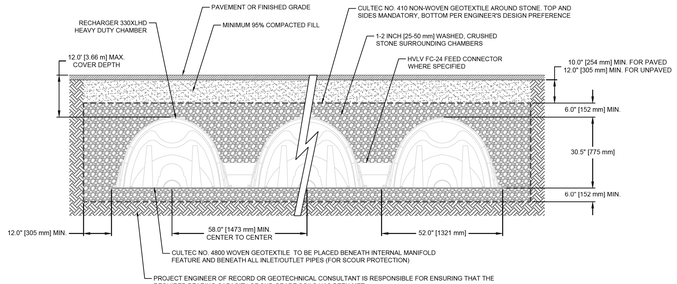


CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5" [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

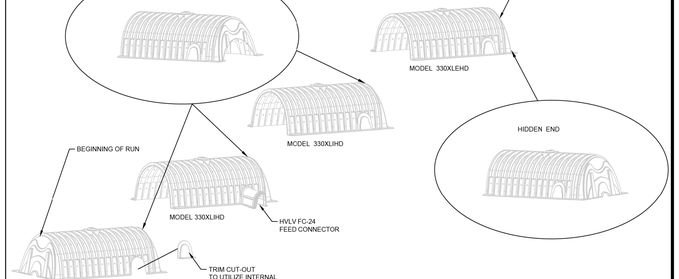
330XLHD 2.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**



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

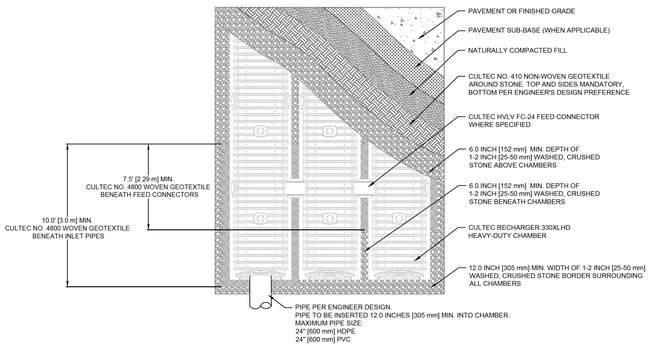


330XLHD 4.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION**

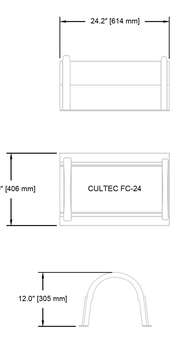


330XLHD 5.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**

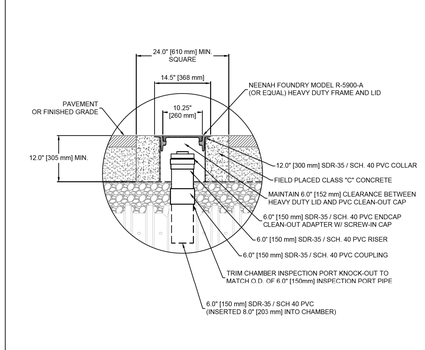
330XLHD 1.0 **GENERAL NOTES**



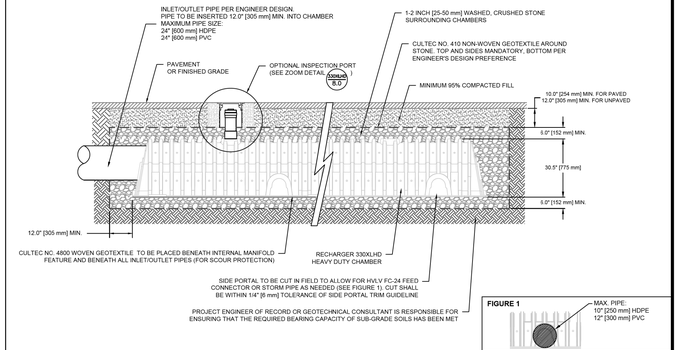
330XLHD 6.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**



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

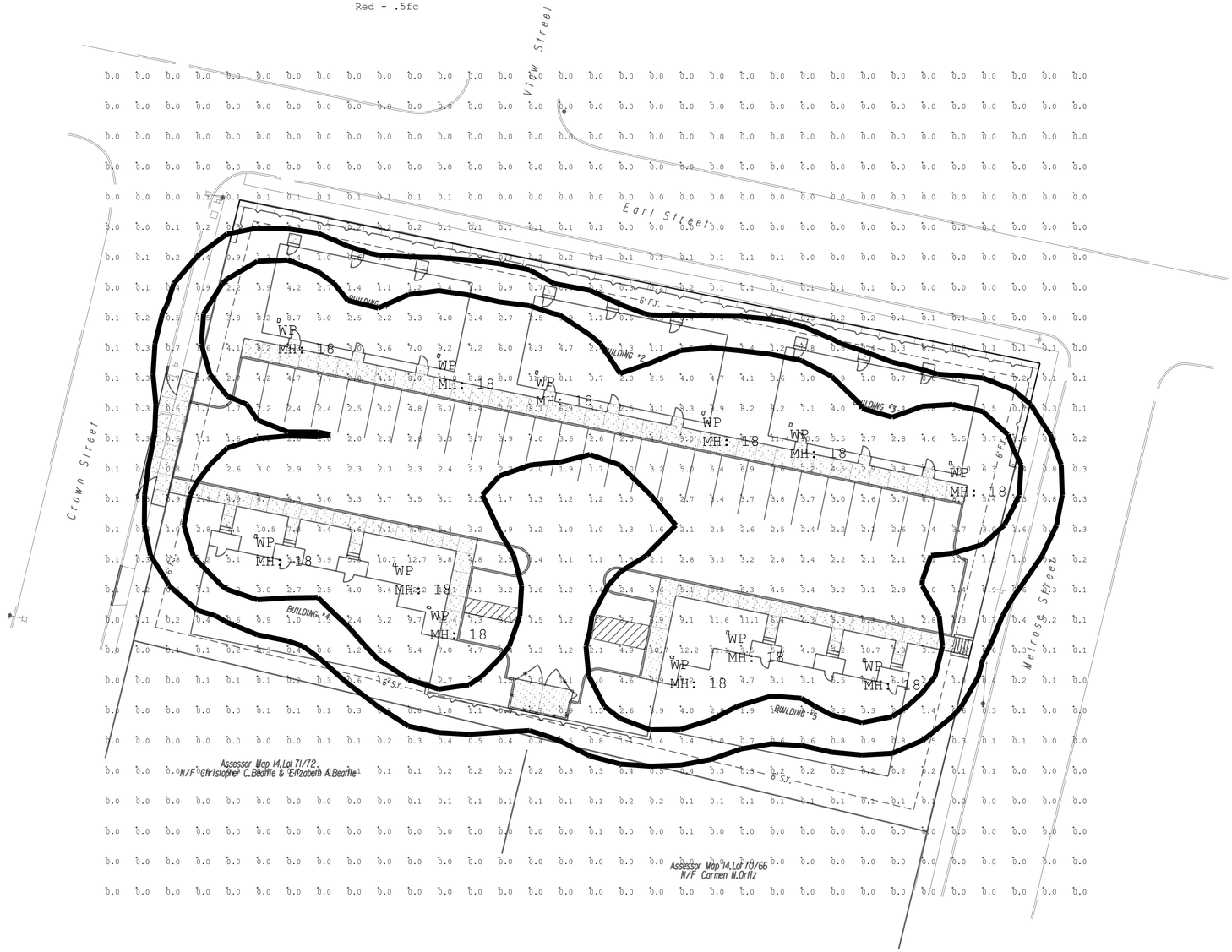
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

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

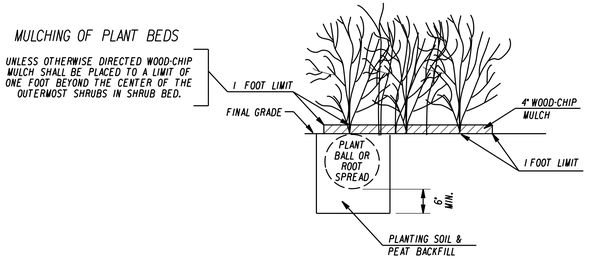
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

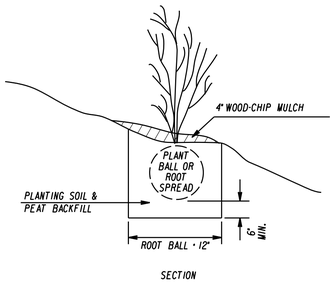
DRAWING NO.

DRAWING TITLE:
LIGHTING PLAN

SHEET NO.
L1.0



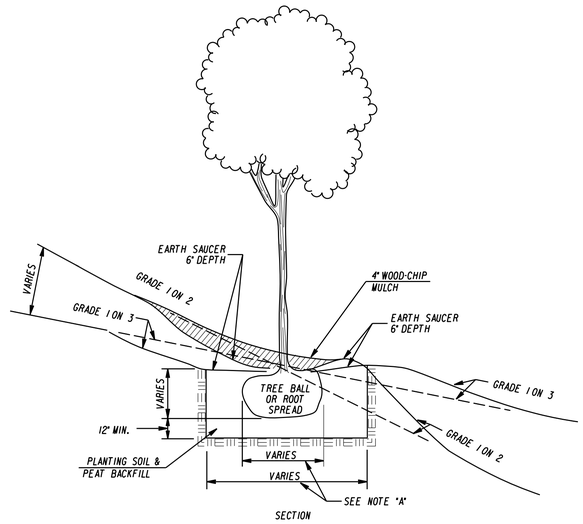
SHRUB PLANTING IN BEDS



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	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

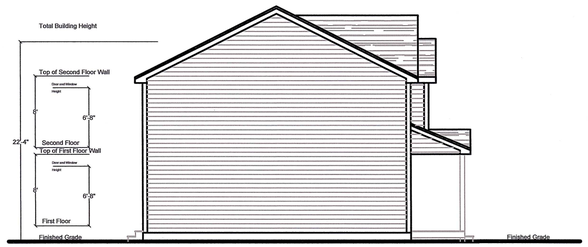
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

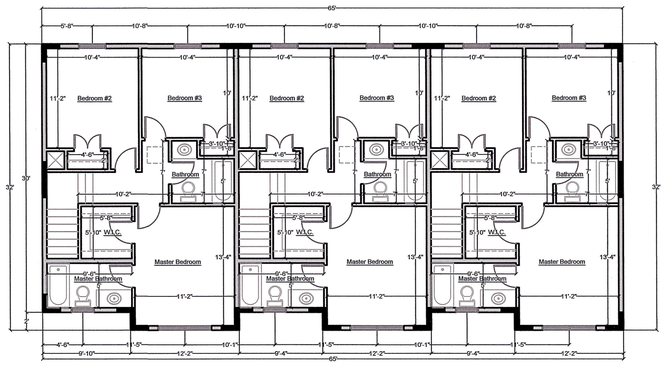
DRAWING NO.

SHEET NO. L2.0

Elevation Drawings and Floor Plans

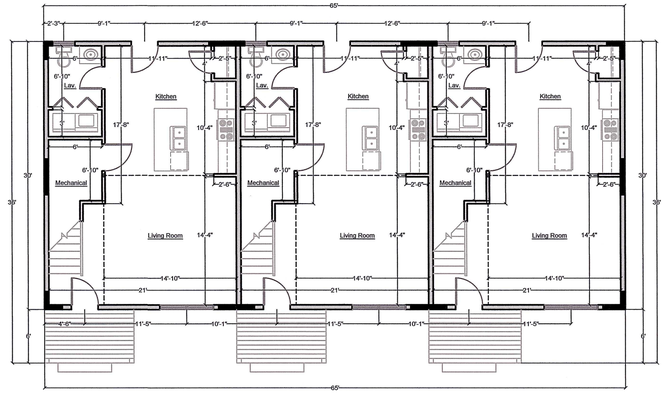


Side Elevation



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)

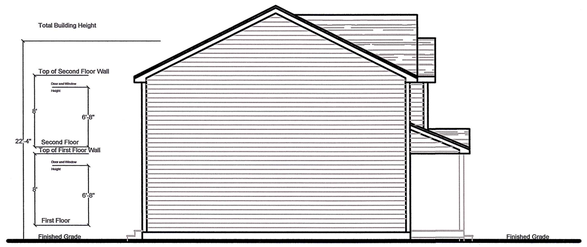
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

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



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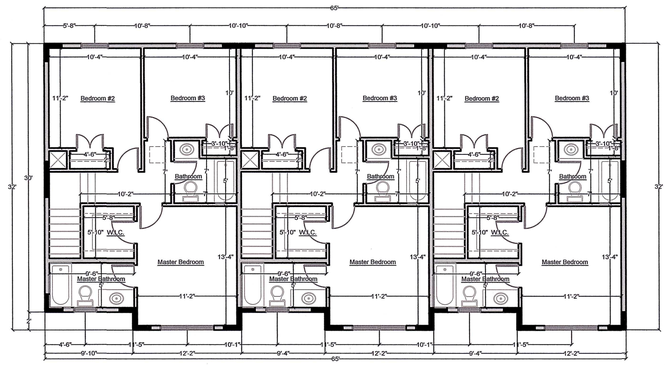
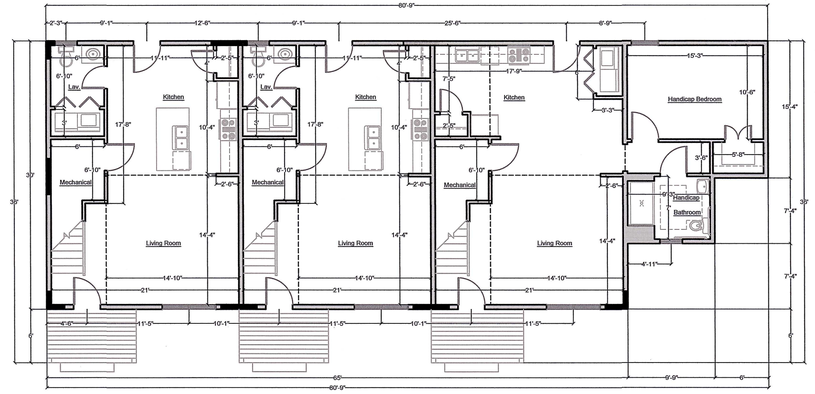


Second Floor Plan

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

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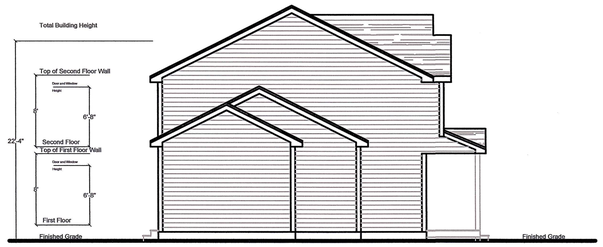
Schematic Design

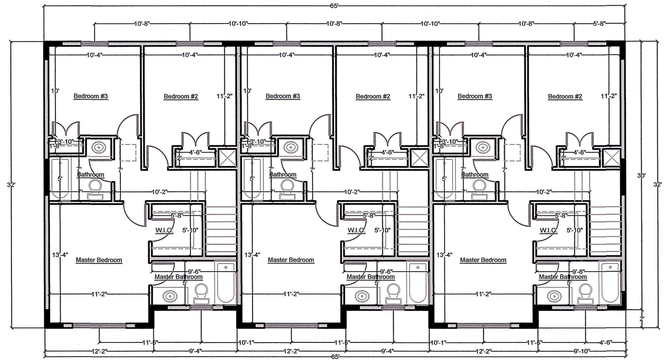
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

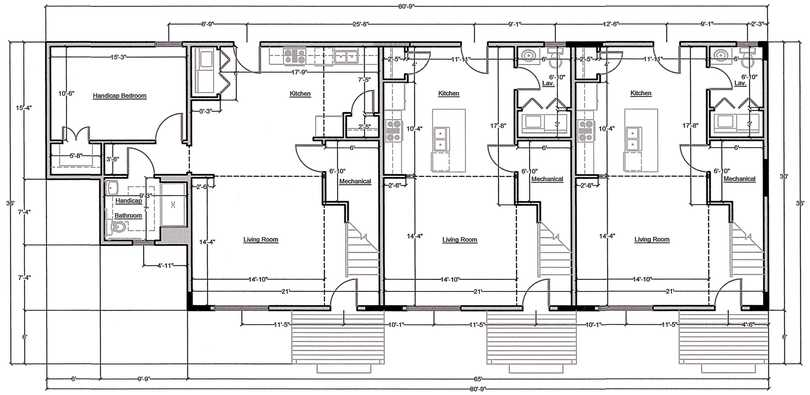


Side Elevation



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	
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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

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

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Telephone No.: _____ E-Mail: _____

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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.

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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)

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Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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Telephone No.: _____ E-Mail: _____

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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)

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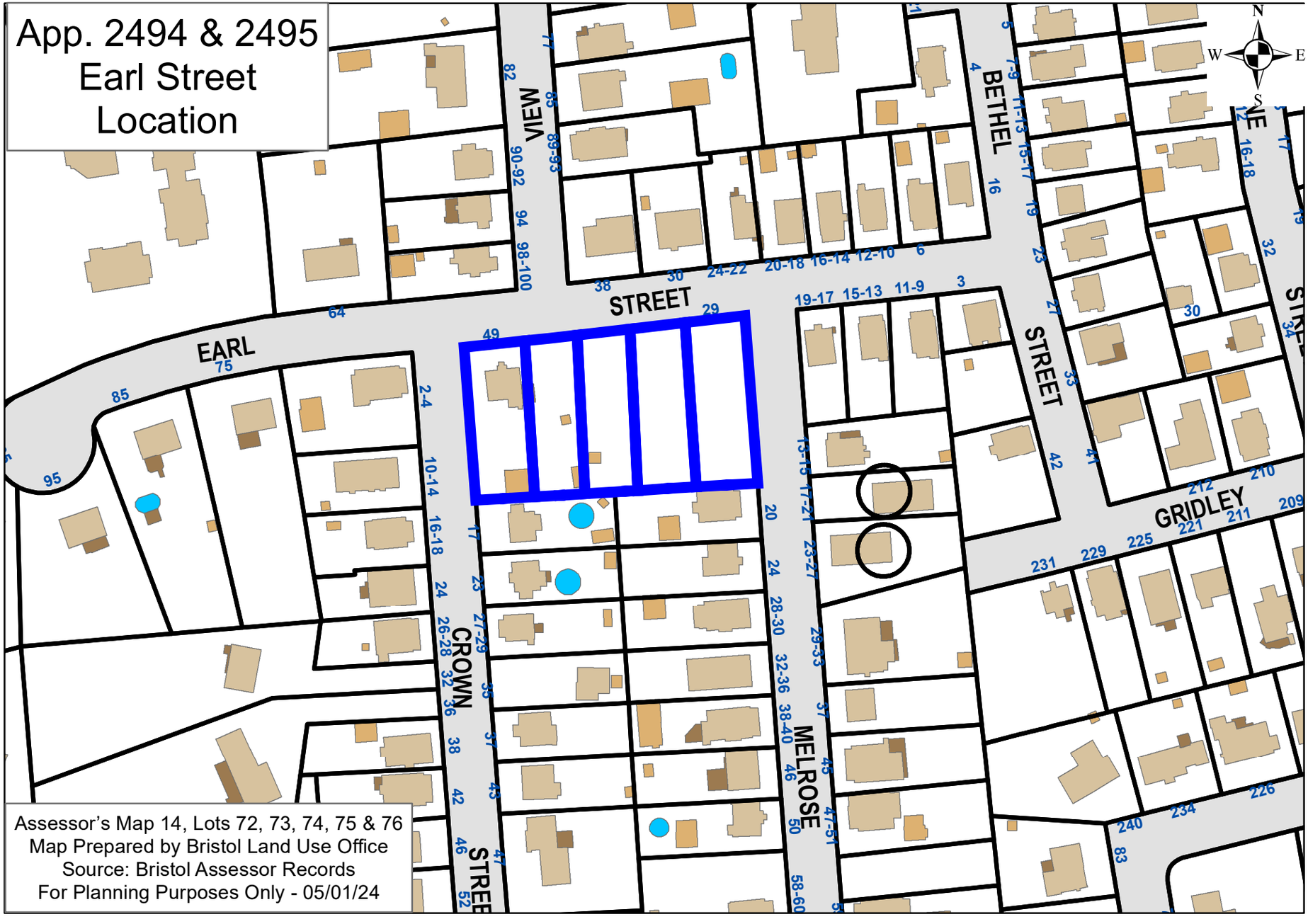
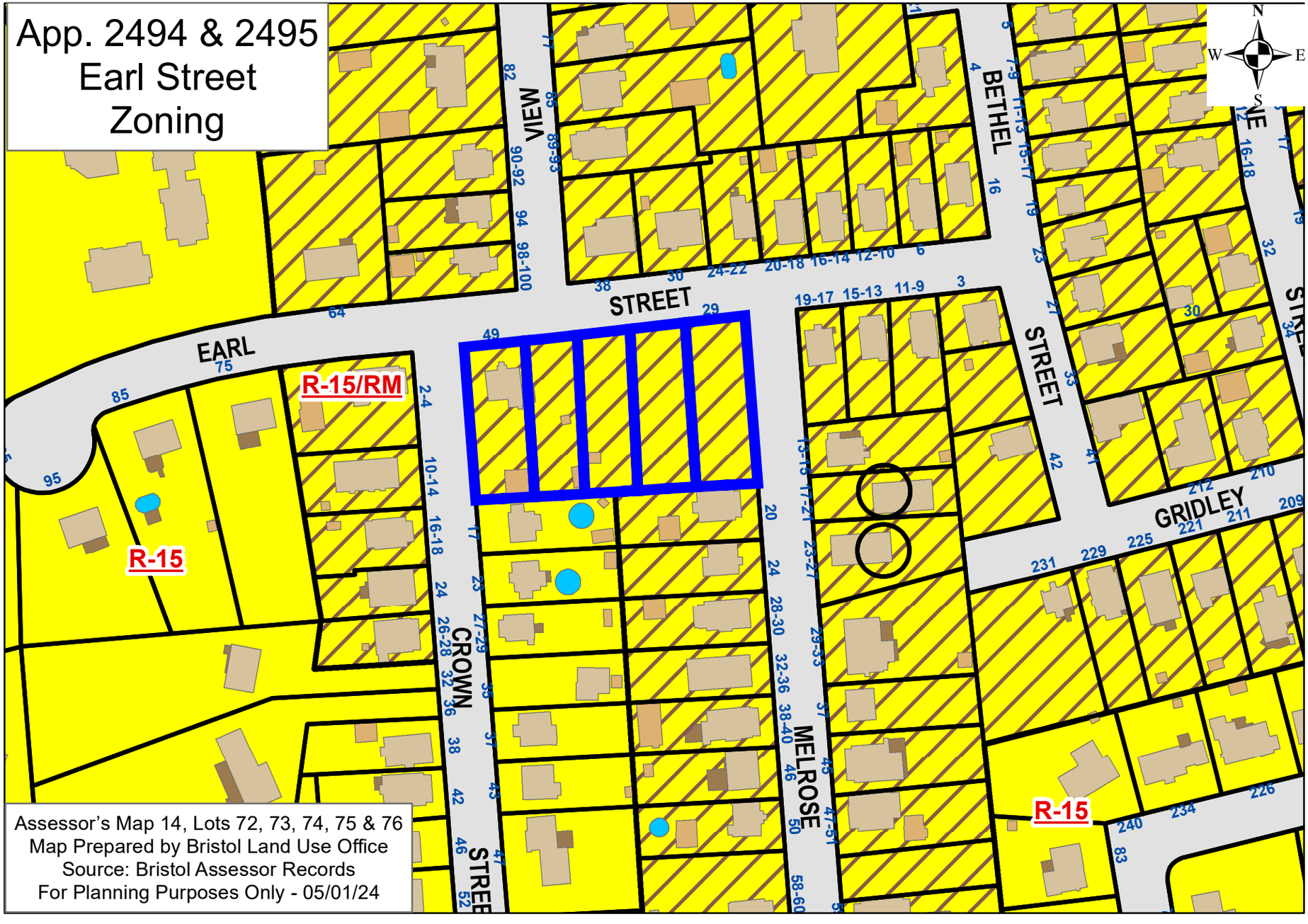
Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO


App. 2494 & 2495
Earl Street
Location
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
N
S
E
W
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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R-15/RM
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R-15
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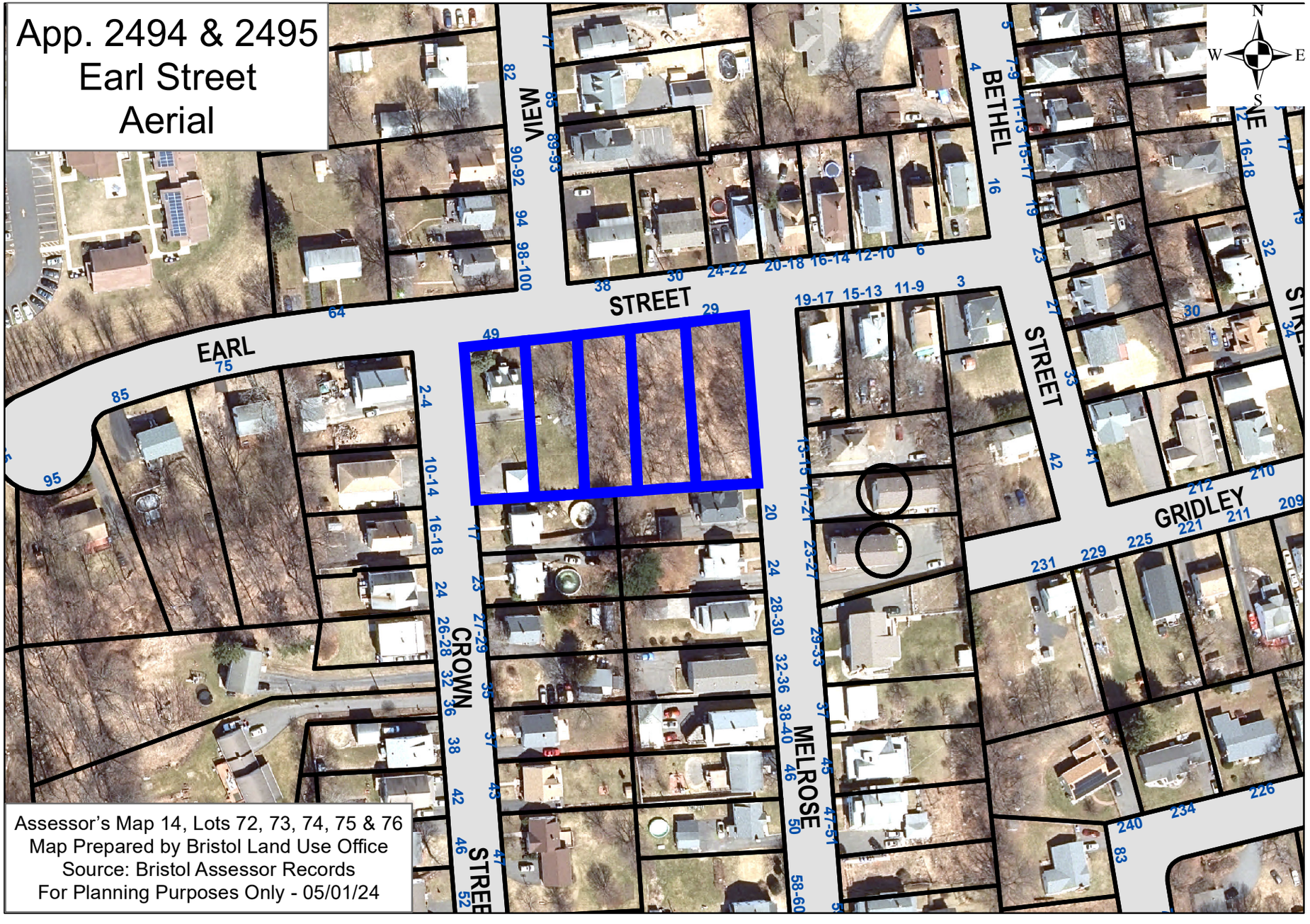
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

App. 2494 & 2495
Earl Street
Aerial



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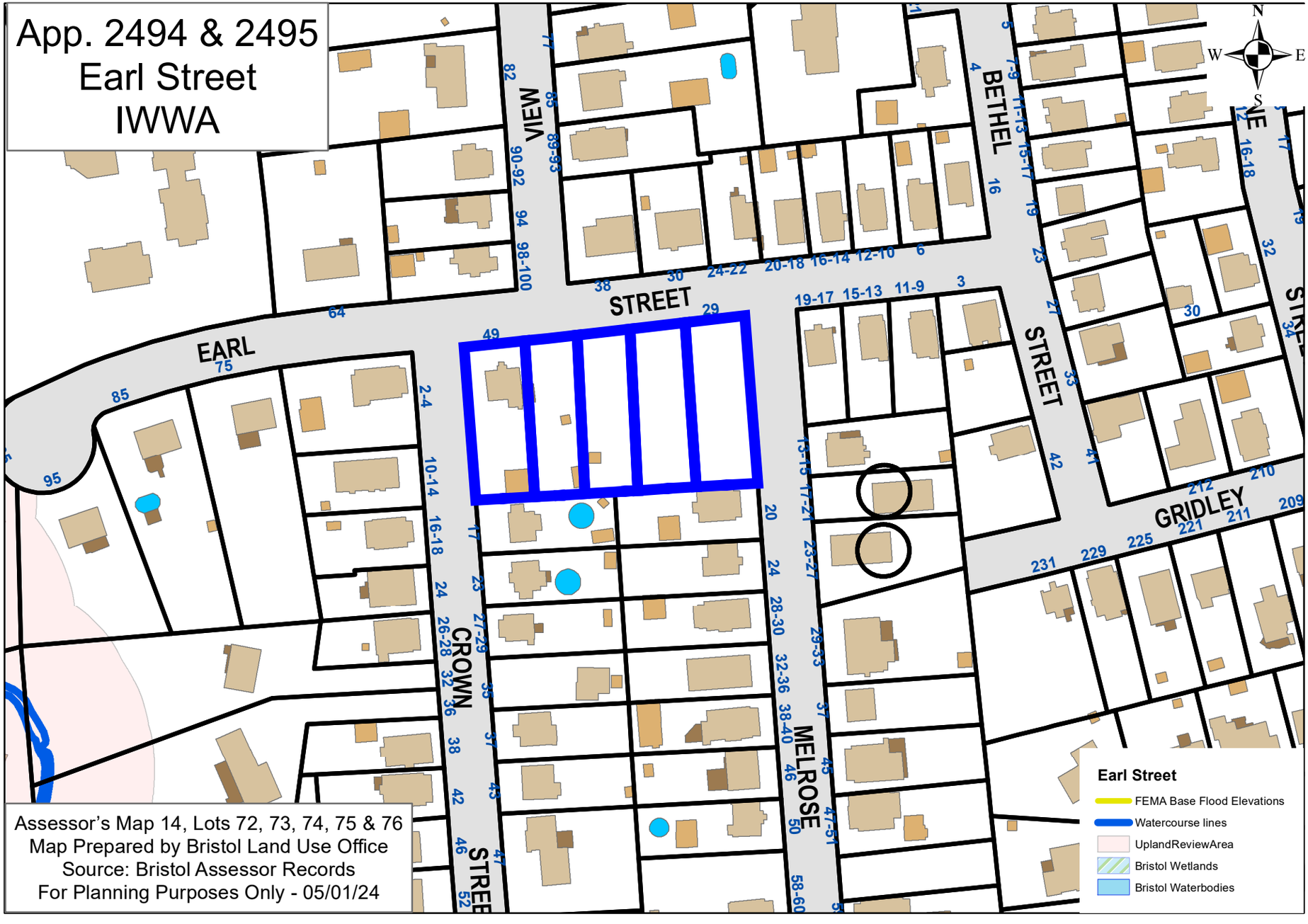
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VIEW
BETHEL
NE
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CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
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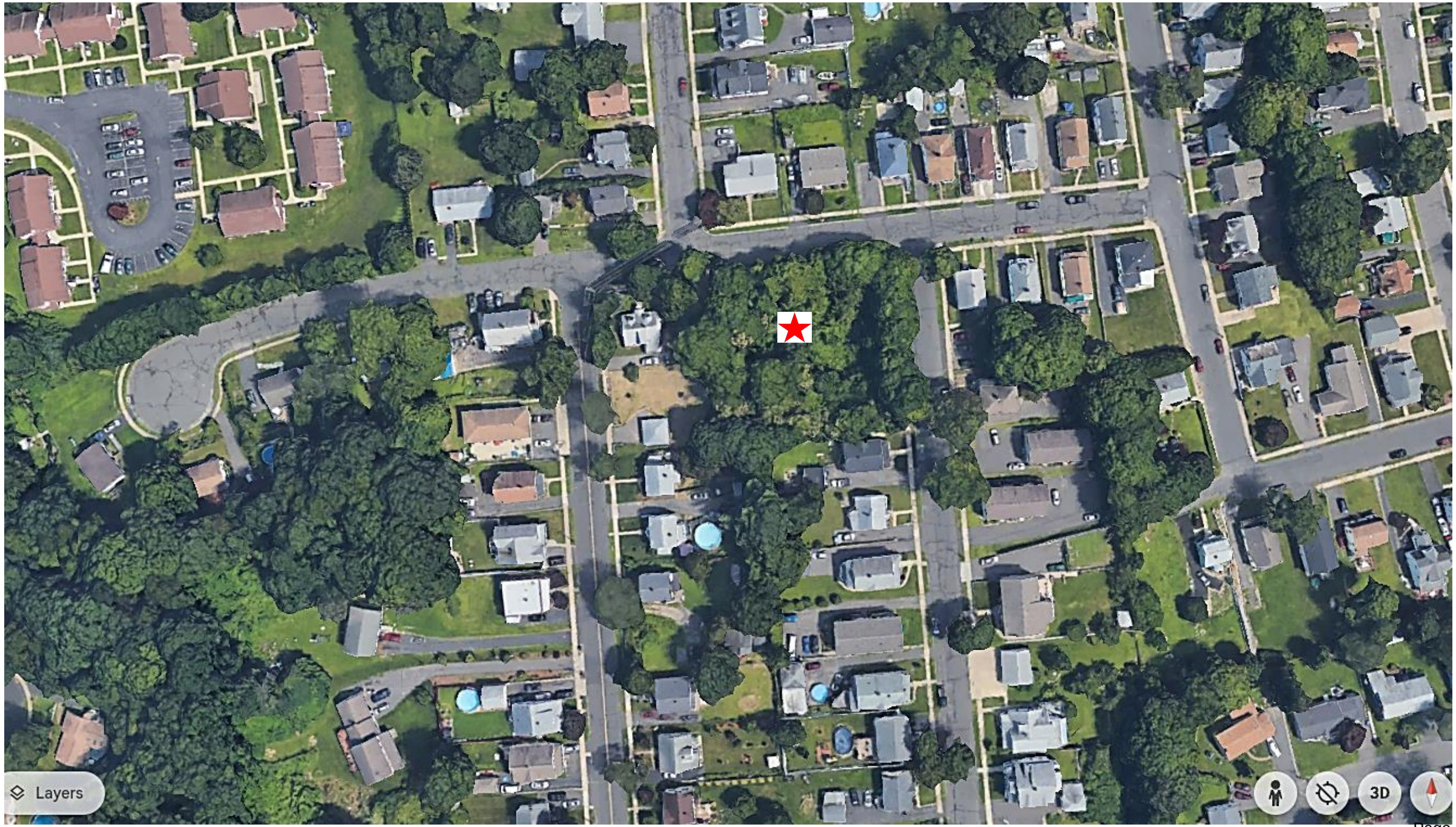
Earl Street
FEMA Base Flood Elevations
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Google Earth


Layers
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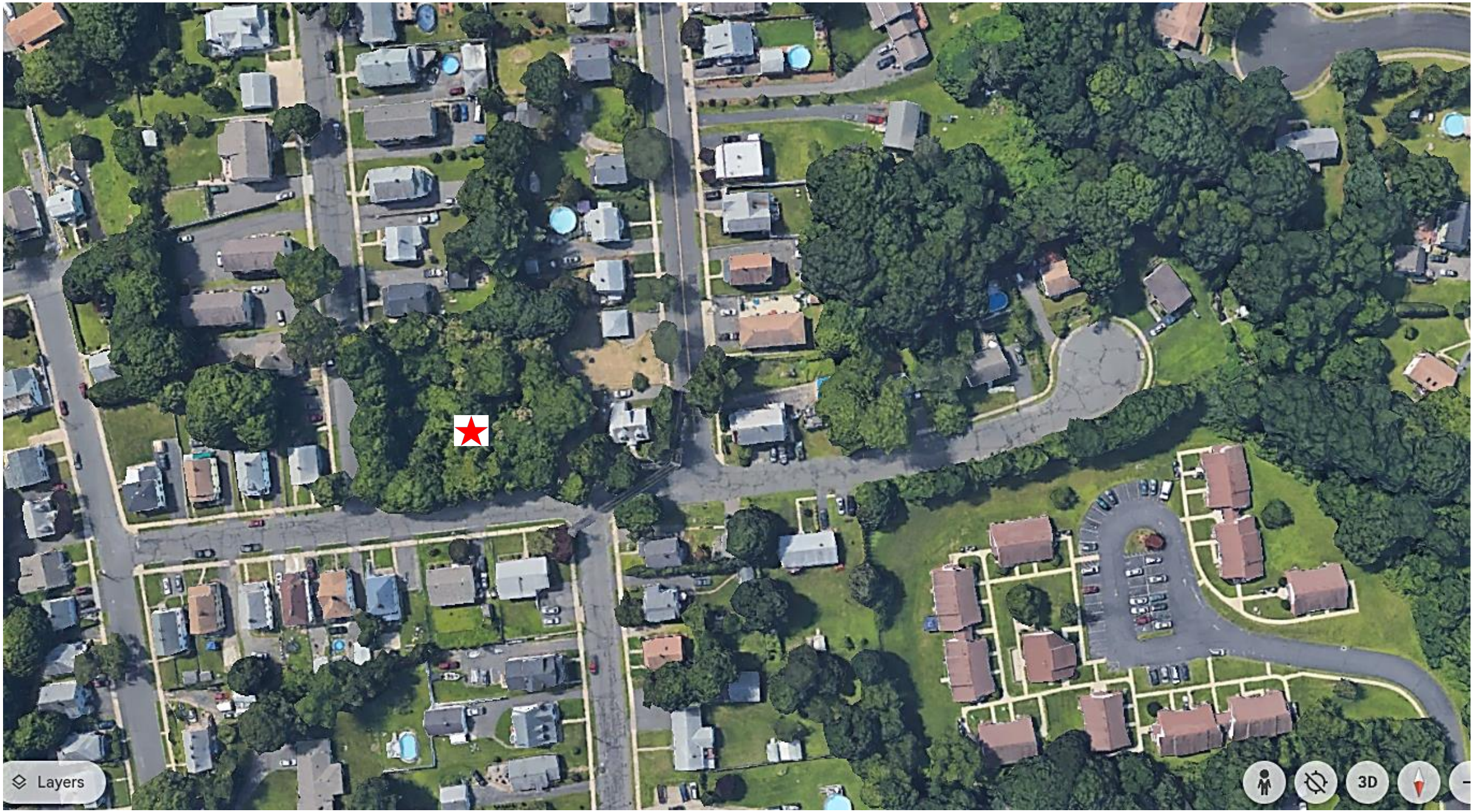
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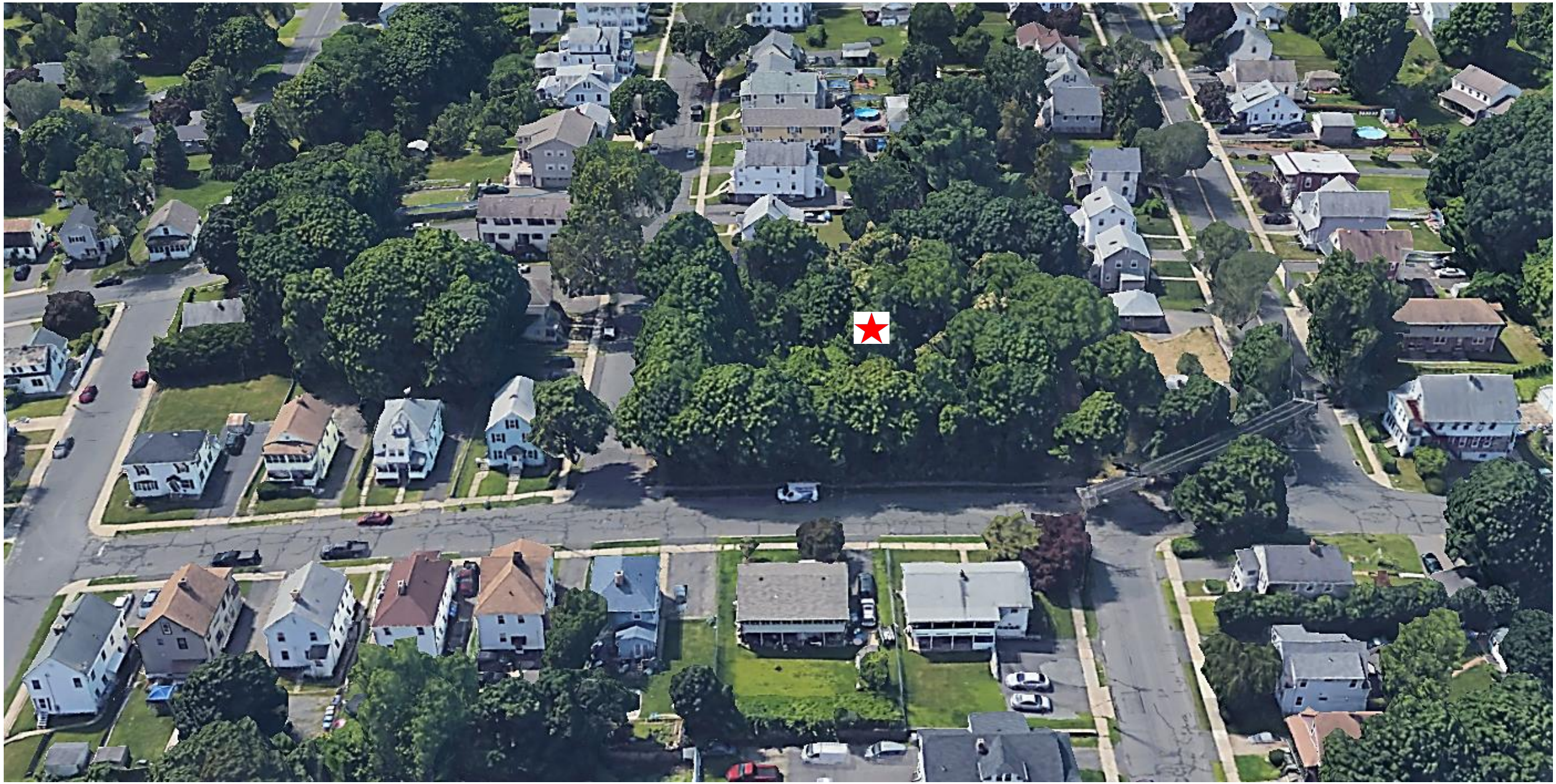


Stormwater Report

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 Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2495

SITE PLAN: "ECM Gardens" Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street

Plans Dated: May 1, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. The proposed grading plans shows an elevation differential of over 6 feet between the finished floor on buildings 1-3 and Earl Street, please provide sections on how the grading will work in this area, along with how the base for the wall is being constructed along Earl Street as shown on the detail on sheet 11. Also, the northeast corner and southeast corner of the wall on Earl Street needs to be evaluated to determine the impact on intersectional sightline for the adjoining streets. This may require plan modifications. Verify whether fencing or railing is required on Top of the walls (elevation difference of up to 3.5 feet), While the placement of railings/fencing may not be required, consider adding some along the walls, due to the drop off risk and proximity to the buildings access points.

2. Provide retaining wall detail along sidewalk. DPW Engineering concerned installation of retaining wall will undermine existing sidewalks. In addition, the detail also shows a drain on the backside of the wall. Show how the storm water in this area will be prevented from running over the wall.

3. In looking at the detail for the retaining wall it would appear that there will be approximately an additional foot needed to build it with the offset blocks, the wall should be shown the account for this.

4. In accordance with City Ordinance maintenance of sidewalks are the responsibility of the property owner. Based on an inspection of the sidewalks by DPW Engineer, approximately 75% of the sidewalk is in need of replacement. Coordinate meeting with DPW Engineering Sidewalk Inspector and revise plans See plan marked up by DPW Engineering indicating existing sidewalk section in need of replacement as part of proposed project. The proposed plan also indicates roadway curbing replaced as part of driveway & closure utility. Due to limits of disturbance DPW Engineering plan indicates curbing to be replaced.

5. Provide spot elevation along the southern property line to clarify limits of grading. Field locate stake property line prior to construction to avoid encroachment. In addition, provide spot elevations on the north and south edges of the entrance drive on Crown Street to verify that the standard city cross section is met for the sidewalk and driveway apron.

6. All yard drains/surface drains shall have a minimum 12 inch dia. Storm drainage piping within the roadway shall be 15 inches.

7. To eliminate proposed patches of roadway curbing along Crown St due to driveway closures and utilities install new curbing along property frontage of Crown Street to Earl Street.

8. Provide phasing plan (if applicable).

9. Recommend increasing planting on proposed landscaping plan.

10. There are no plans included for buildings 4 and 5. Will these building have access on the south side. In this area put a note swale to drain along the southern border.

11. Provide location for mail boxes.

12. On-site parking should be calculated based upon the new regulations in section 13.

13. Note section 13.3 EV parking requirements.

14. Drainage report, reduce indicate CN value for existing conditions for wooded areas. Provide test hold data to confirm the subsurface drainage will perform as designed. Calculated flows appear low, in part based on rainfall input being lower that CT DOT standards Contour Area of 1,264 appears higher than proposed plan. Contact DPW Director at 860-584-6113 to discuss.

15. Provide Engineered design (PE) of retaining wall prior to final sign off (if approved).

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

2. Label retaining wall height on site plan. Detail sheet says 6 feet. Please clarify.

3. Provide landscaping along Earl Street.

4. Provide details/height of retaining wall to South.

5. Provide landscape buffer per Article III, Section 11.1.5 & Article II, Section 9.E.(7).

6. Provide details of 4,800 square feet of functional open space.

7. Handicap parking spaces indicate a curb. Please show an accessibility ramp on both sides.

8. How many stories is each building?

9. Will the internal pathway provide for accessibility to the sidewalk?

10. Buildings #4 & #5 have an associated accessible parking space nearby, and show stoops including stairs. Will these units be accessible?

11. Indicate the 6-foot-high fence at southern property line on the landscape sheet.

12. Solid fence screening for the dumpster is a Commission decision.

13. Indicate a "no-parking" sign along the internal accessway.

14. Are any units planned to be "affordable"?

15. Where will mailboxes be located?

16. Provide details of proposed stoops.

17. Show corner lot visibility triangles on site plan.

18. Parking of over 30 spaces requires a Level 2 EV charging station. Please provide this on the site plan.

19. Will this project be phased?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments from Building/Zoning Enforcement at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Is there an update on the fire hydrant placement?

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

Letter from Neighbor

From: David Cummings [mailto:dave.cummings81@gmail.com]

Sent: Saturday, June 8, 2024 10:41 PM

To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>

Subject: Earl, Crown and Melrose Streets (application numbers 2494 and 2495)

Town planning committee

My apologies that I could not be present for the meeting on Monday 6/10, due to a prior standing commitment every Monday evening that I have to attend. However, I ask that the committee please take into consideration some of the concerns and questions that I myself, and several neighbors, have regarding the proposed development at Earl, Crown and Melrose Streets (application numbers 2494 and 2495).

1.) Traffic issues:

With the proposed units being 3 bedroom units, the likelihood of each household having 2 or more vehicles is great, not to mention visitor's vehicles. The proposed area of development has 3 intersections in close proximity to each other (Crown St./Earl St., Earl St./View St., Melrose St./Earl St.). With the potential of an additional 30 vehicles coming in and out of this area, as well as added people using street parking, this would overly congest the area and make it more unsafe. This area already has a higher than normal car volume because of the nearby Bristol Central High School, of which Crown St. serves as an exit for. Added volume would no doubt make it more unsafe for the students walking to and from school, in addition to everyone else.

2.) Not consistent with housing in nearby community:

Most of the housing on these streets are single family or multi family houses. While there are some similar condominiums with 3 units to a building, there are none that bunch 5 buildings together, they are more evenly dispersed.

3.) Type of housing:

Will these be strictly rental properties or owner occupied? Or possibly subsidized? Again, keeping with the consistency of the housing nearby, single family homes and many of the condominiums are owner occupied. While there are some housing units being rented out, many of the multi family homes are owner occupied as well. A 100% rental property of 15 units would not be consistent with the area, likely having an impact on the dynamics of the area and devaluing nearby properties.

Being a resident of the neighborhood, I appreciate that this area is not strictly one-family residences. I myself live in a two family home on Melrose Street that I purchased with my wife in 2020. However, a project of the scale that is being proposed is what I would call very aggressive for the neighborhood it's going to be in. I think a scaled back version of this proposal would perhaps be more fitting for the area and would mitigate some of the problems I foresee.

In view of our concerns, we ask you consider the following adjustments to the project:

1.) Scale down the amount of units. This would lower traffic congestion and allow for more off street parking.

2.) Designate more areas on the nearby streets to No Parking areas. Particularly the property area bordering of Earl St., Crown St., and Melrose St.

3.) If this project is planned for rental property, limit that to no more than 50% of the units. We don't support subsidized / section 8 housing for this area. There are plenty of areas in the downtown that could be used for that and are more suitable.

Thank you for your consideration,

David & Erin Cummings

15 Melrose St, Bristol, CT 06010

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

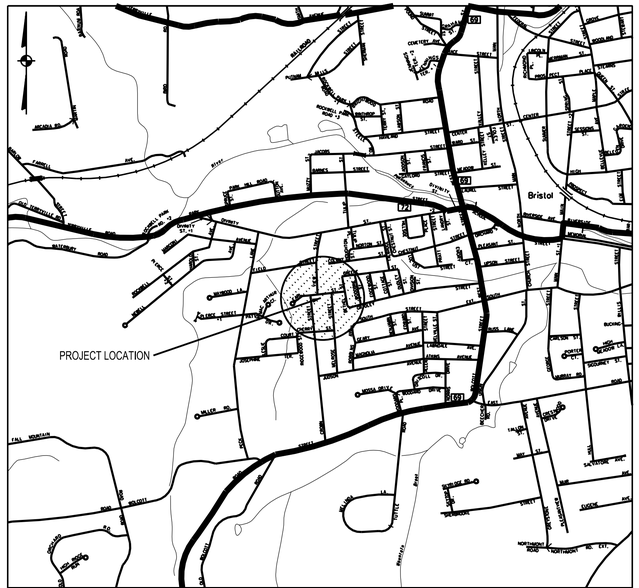
GRANTED:

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:

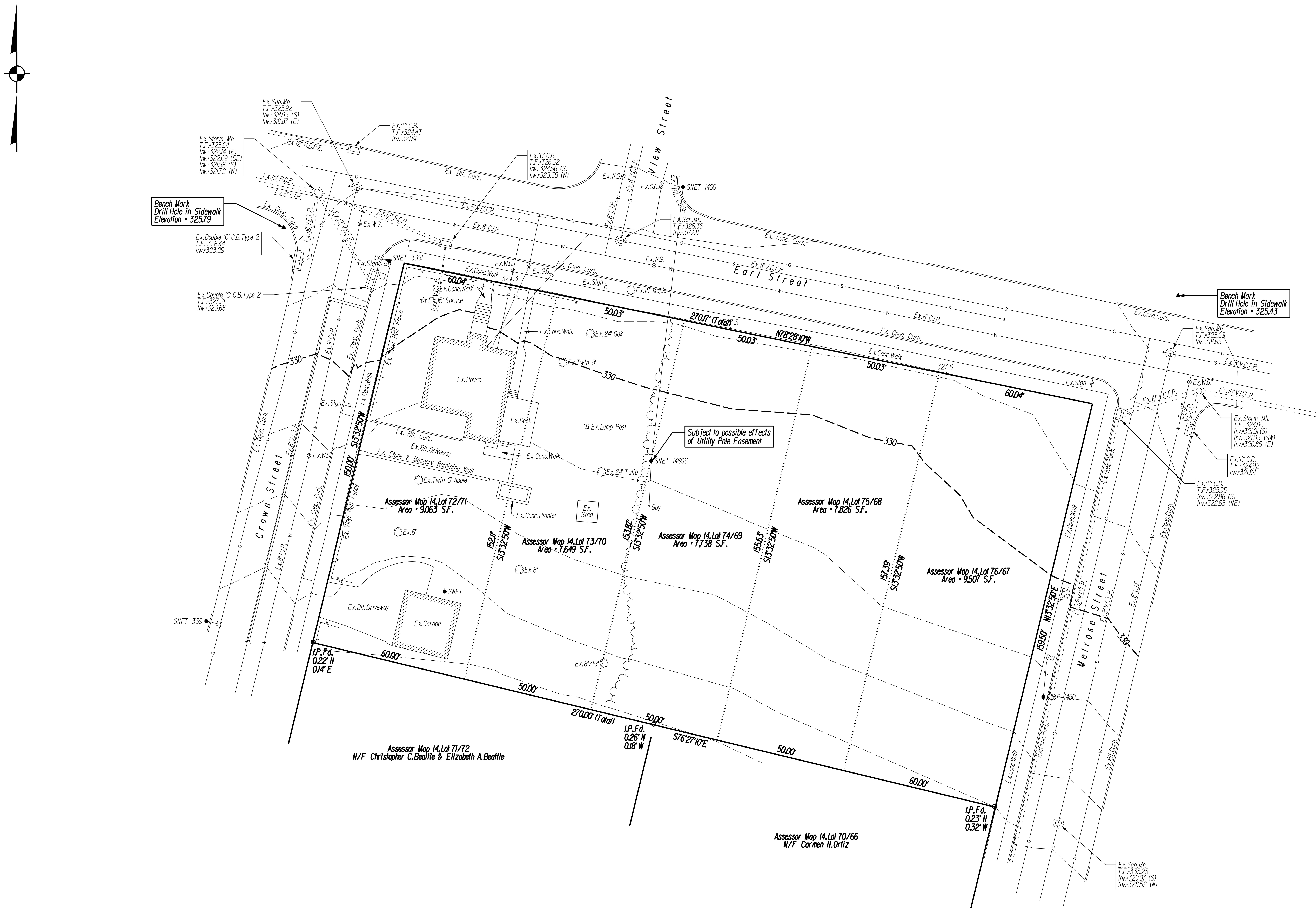
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

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



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. Phone: (860)-589-0135
Terryville, CT. 06786 Fax: (860)-589-1342
Surveyors and Engineers

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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: BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWING NO. V-001

SHEET NO. 2

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

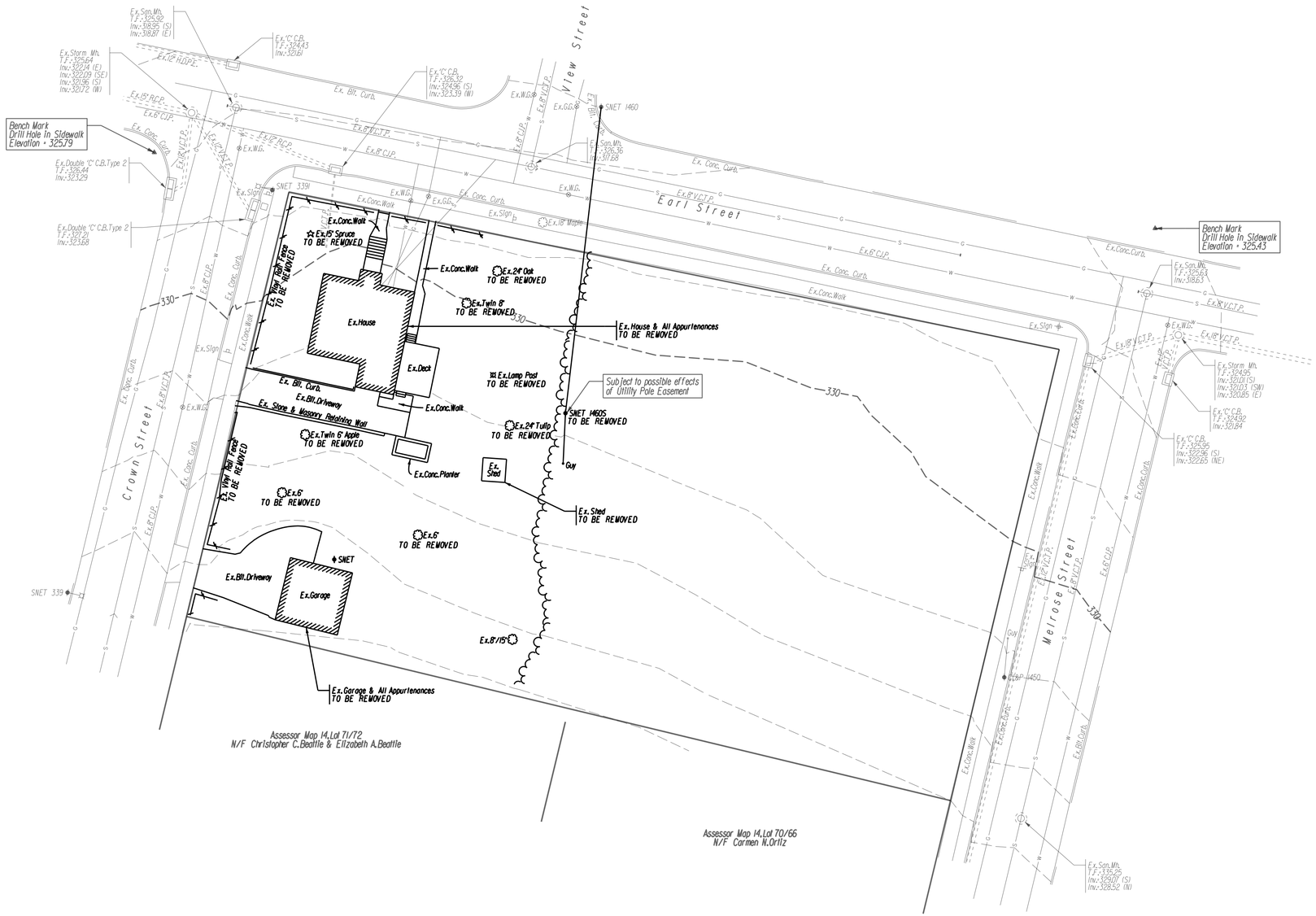
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

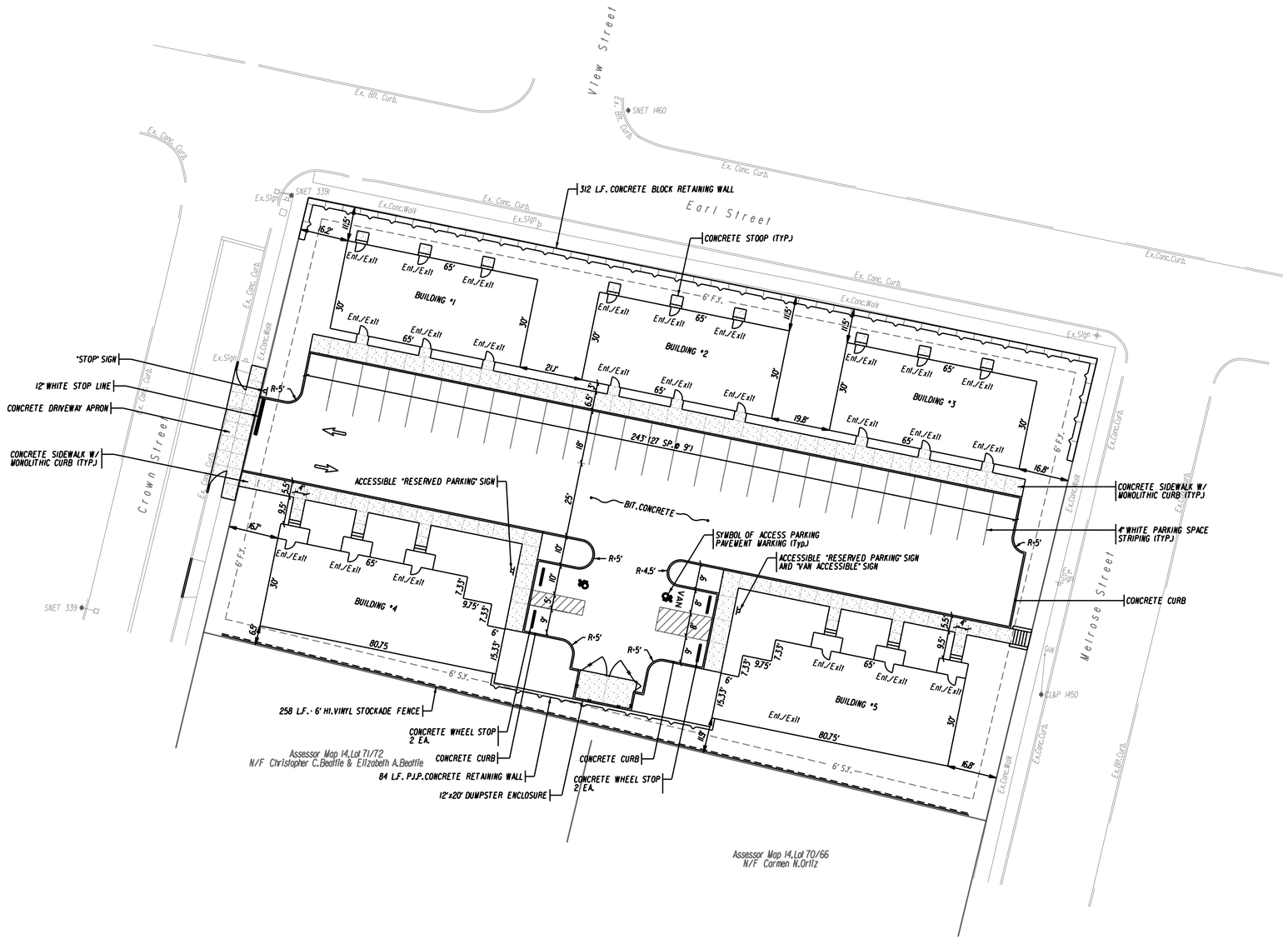
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: 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:

Joseph M. Green

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

PROJECT TITLE:

SITE PLAN

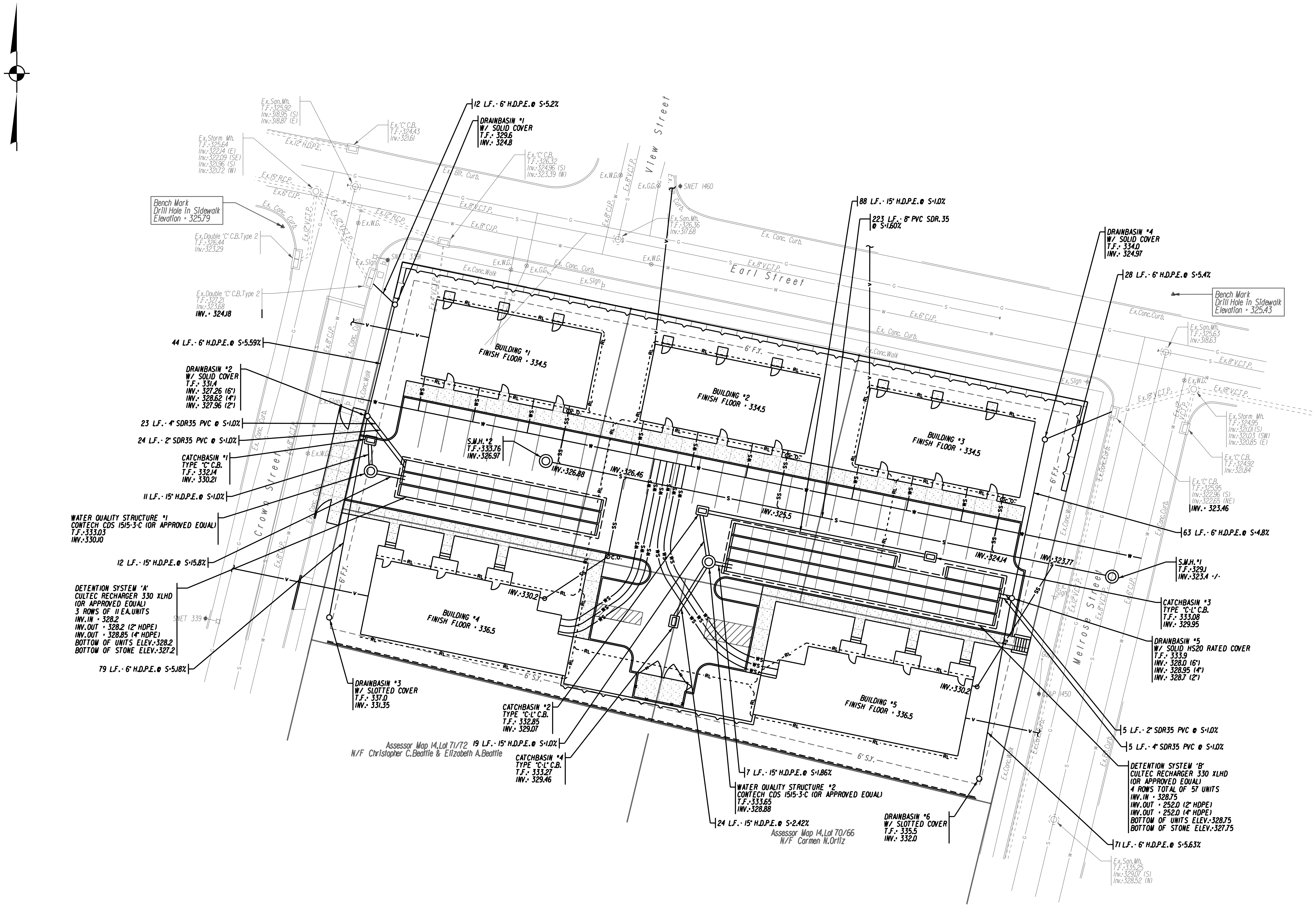
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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



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.0026292 LICENSED PROFESSIONAL ENGINEER

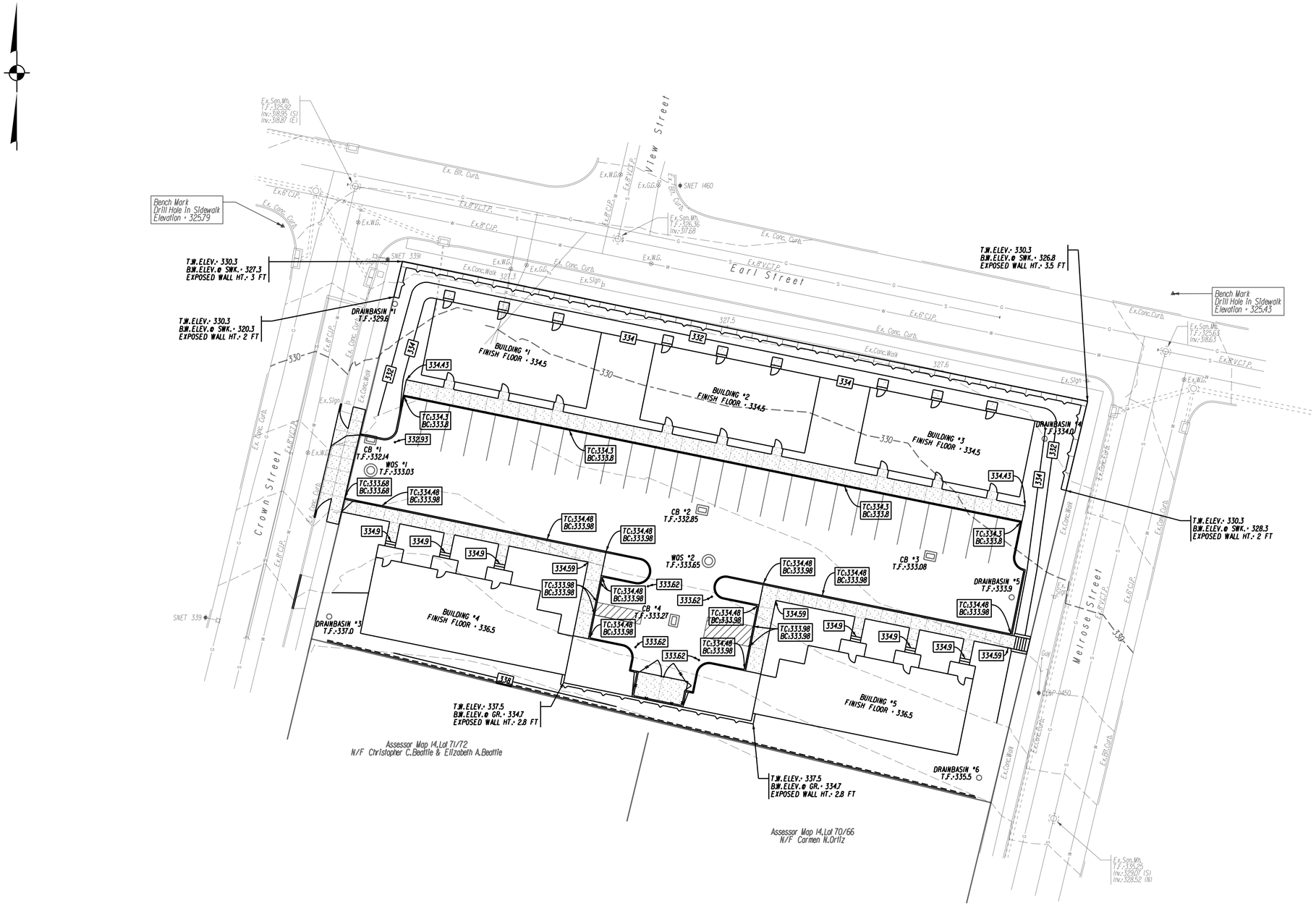
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. UTIL-001

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

SHEET NO. 6



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.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

SITE PLAN

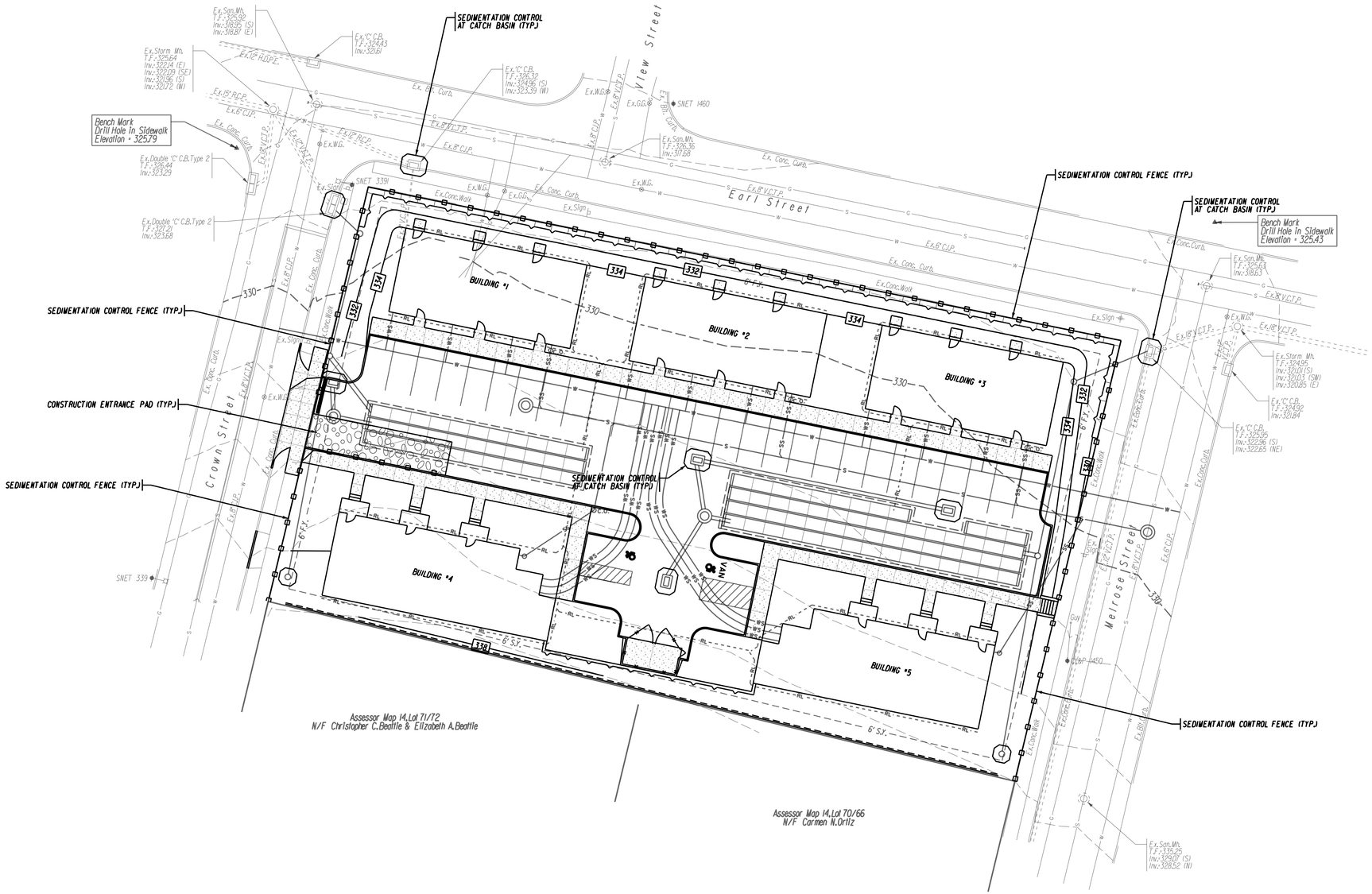
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: GRADING PLAN

DRAWING NO. GRA-001

SHEET NO. 7



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

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PROJECT TITLE:
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ECM GARDENS
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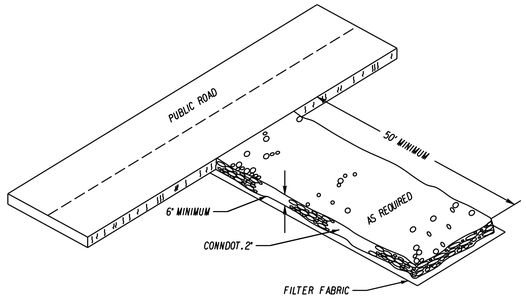
BRISTOL, CONNECTICUT

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

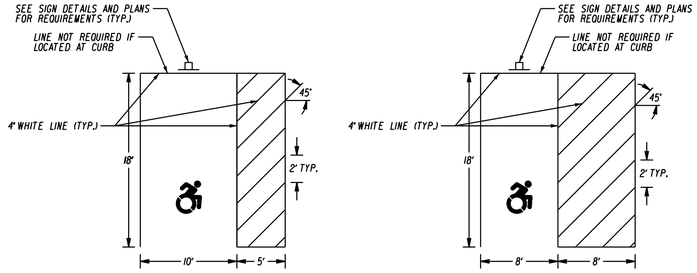
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



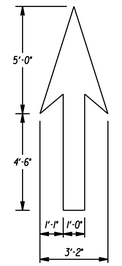
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



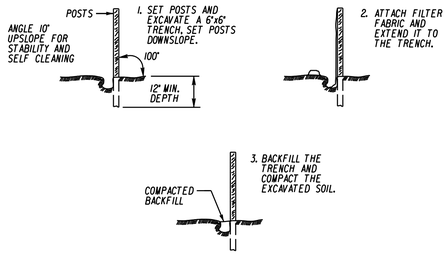
NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

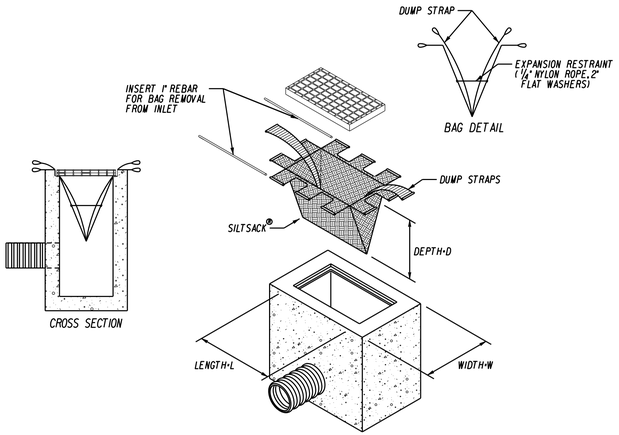
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



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

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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

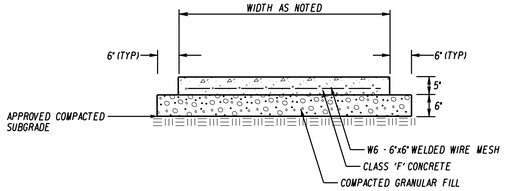
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

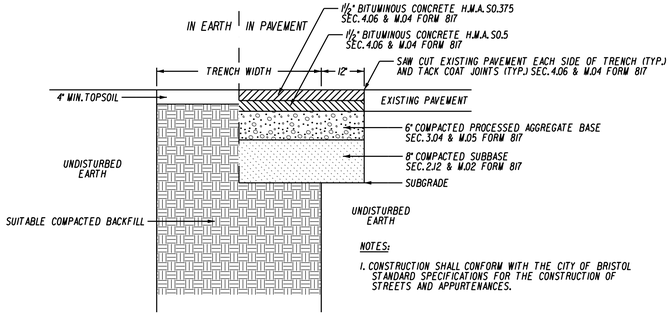
SHEET NO.
9



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

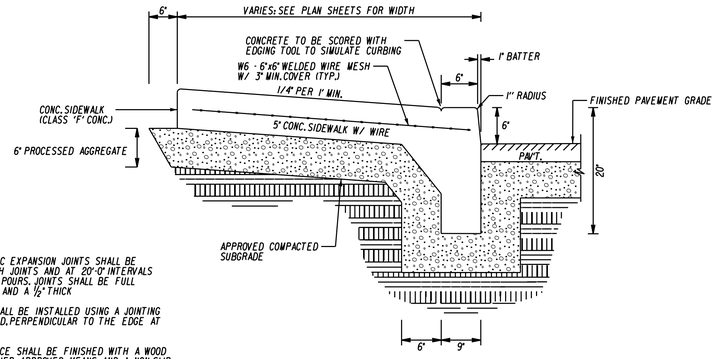
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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.



NOTES:

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

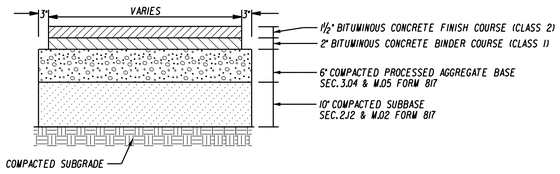
TRENCH RESTORATION DETAIL
NOT TO SCALE



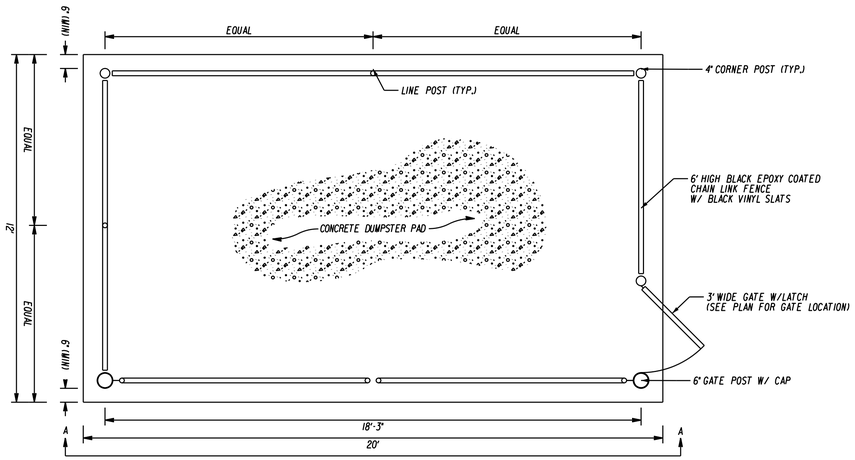
W/ 6" CURB REVEAL

NOTES:

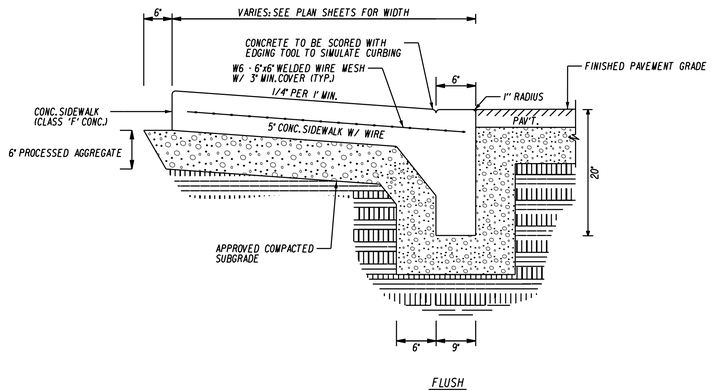
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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

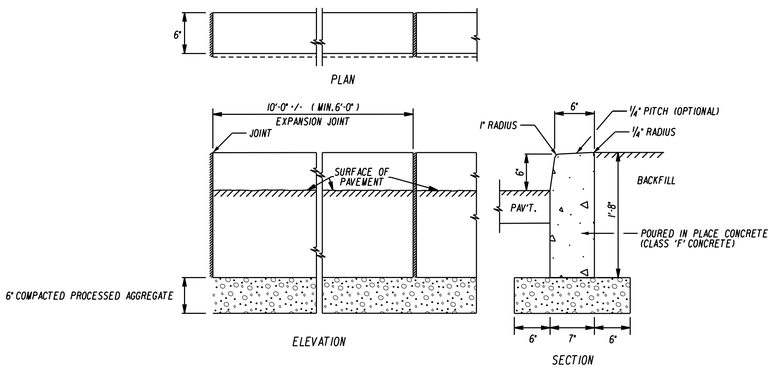


PLAN

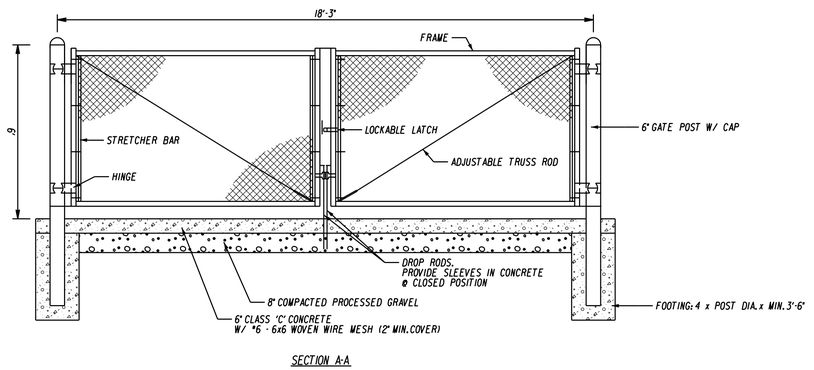


FLUSH

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

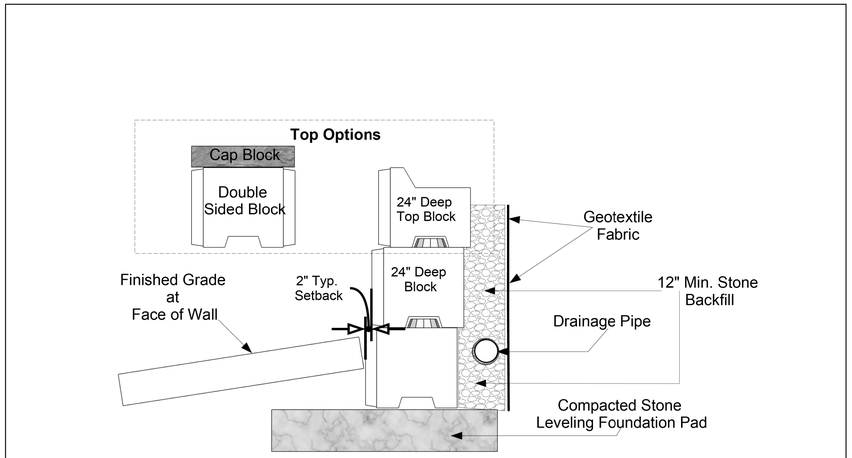
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

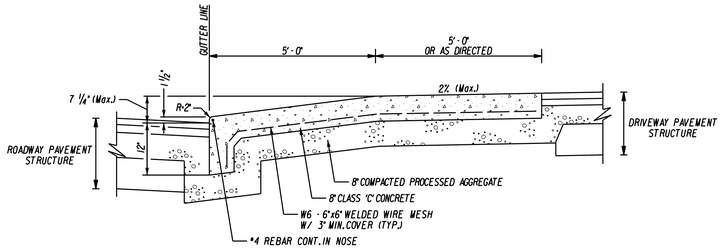
SHEET NO.: 10



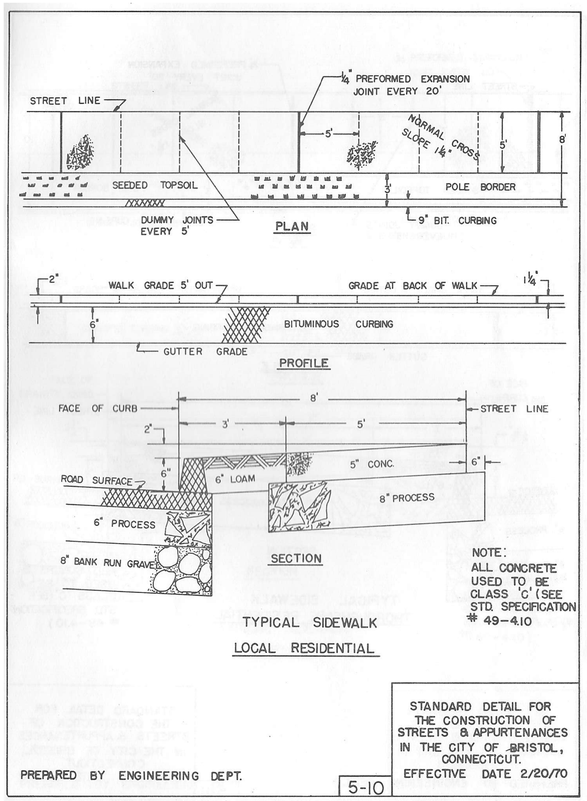
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)



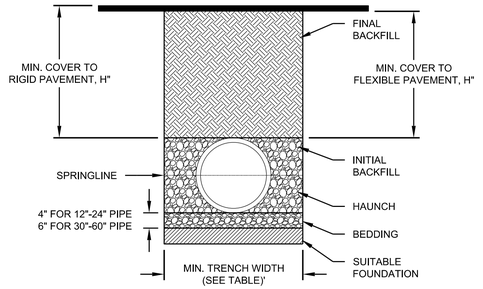
NOTE:
ALL CONCRETE USED TO BE CLASS 'C' (SEE STD. SPECIFICATION # 49-4.10

TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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

PREPARED BY ENGINEERING DEPT.

5-10



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.

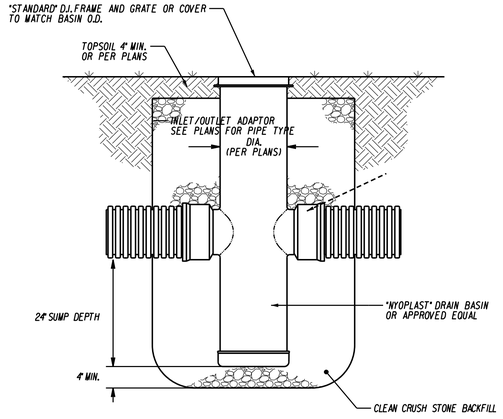
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

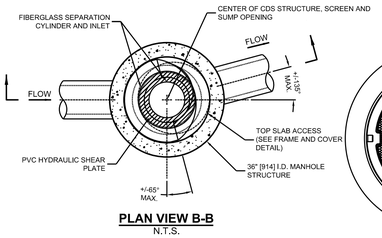
DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

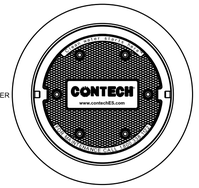
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



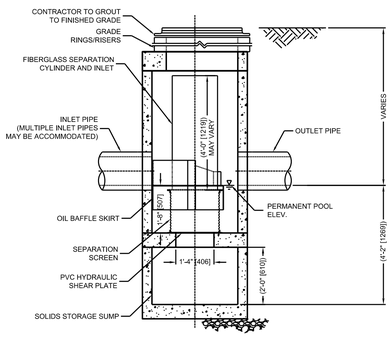
PLAN VIEW B-B
N.T.S.



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 AND 6,641,720. 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\ATE\RJA\RSD\CTDWG\RJA\MAIL_DIR\ 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.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.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

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

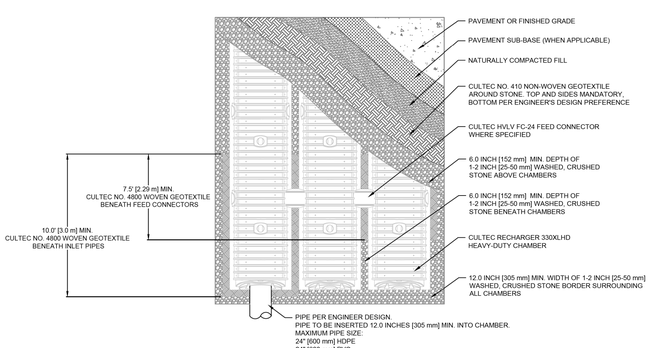
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

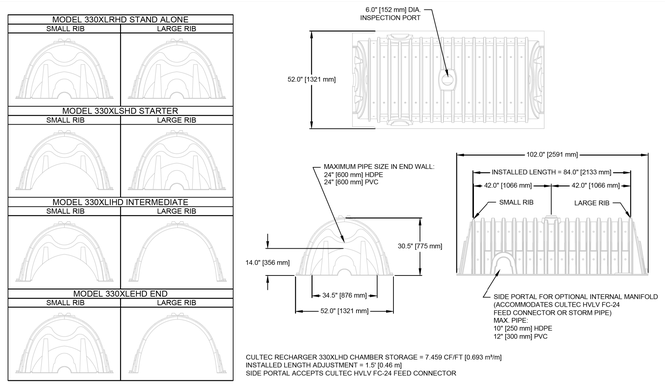
330XLHD 1.0

GENERAL NOTES



330XLHD 6.0

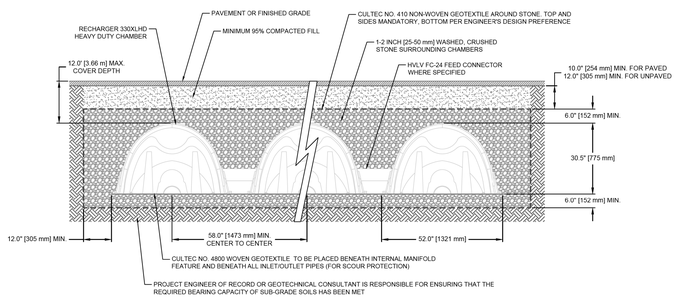
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



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

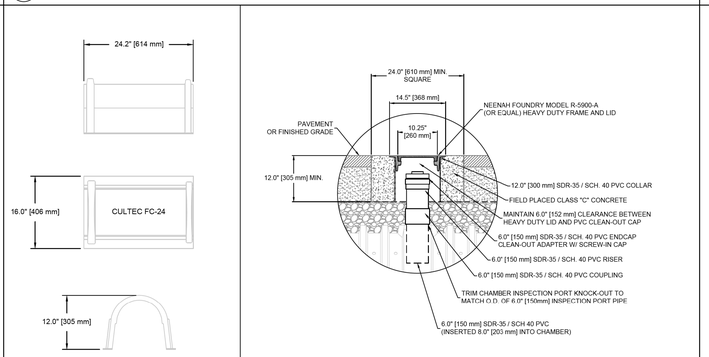
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



330XLHD 7.0

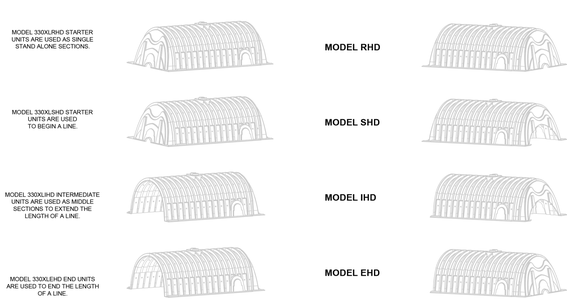
CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL

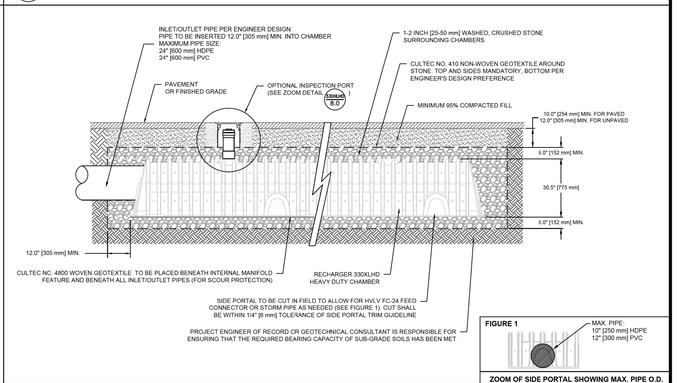
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



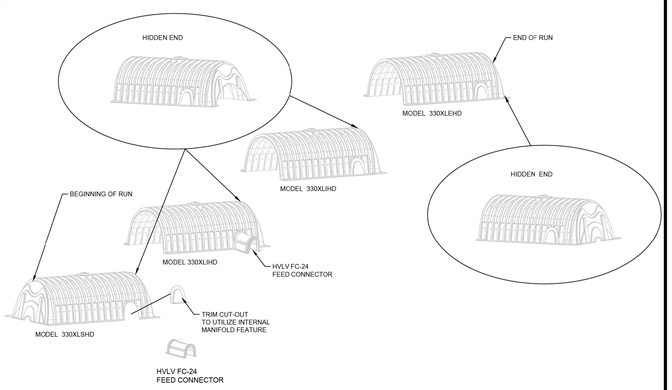
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



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

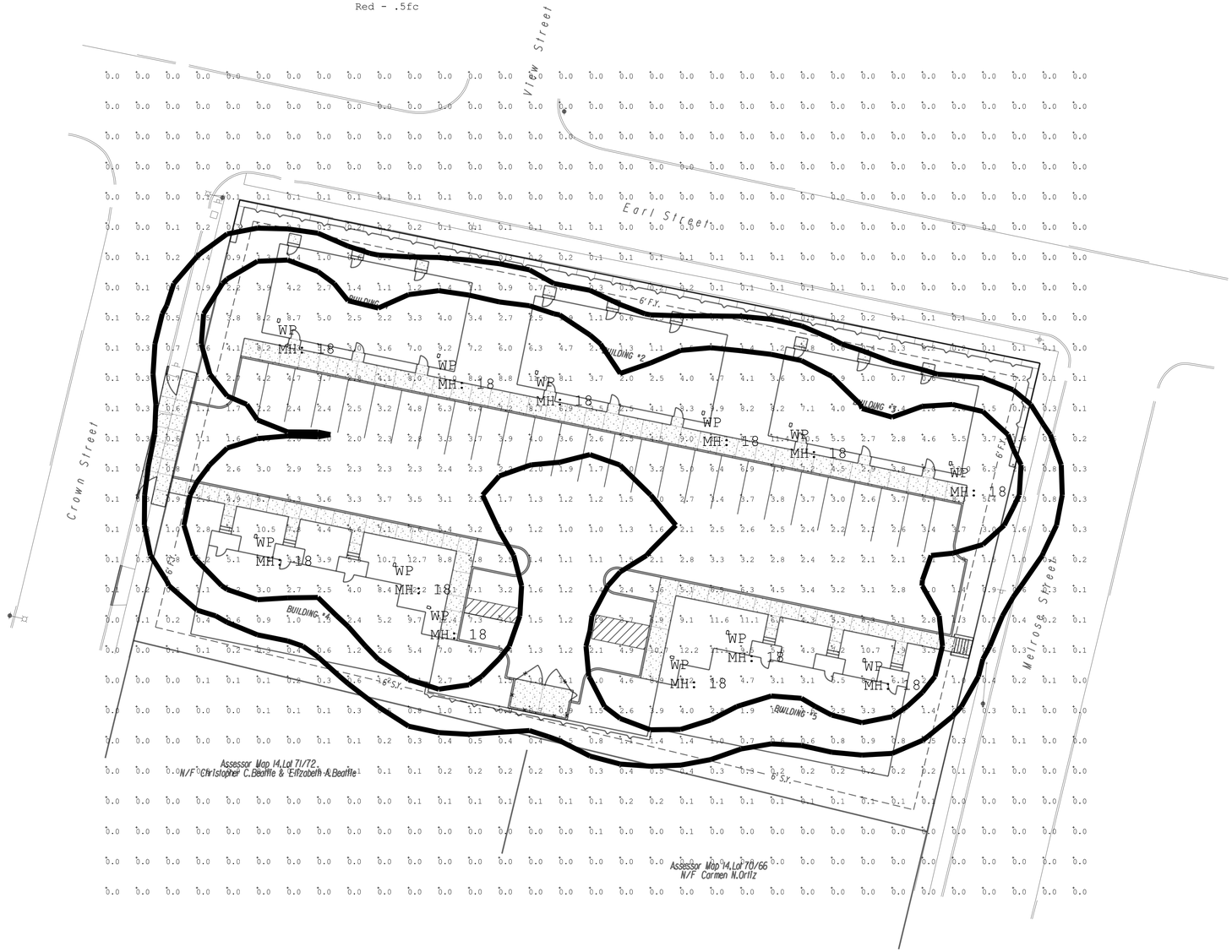
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

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

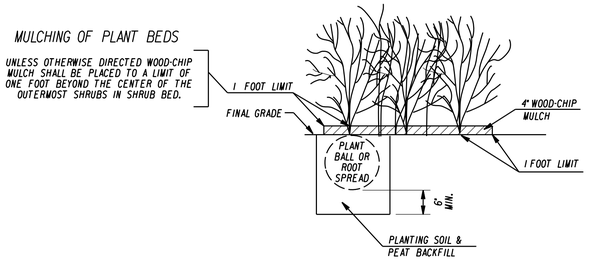
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

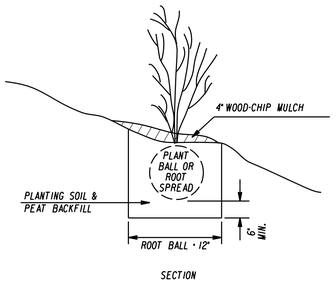
DRAWING NO.:

DRAWING TITLE: LIGHTING PLAN

SHEET NO.: L1.0



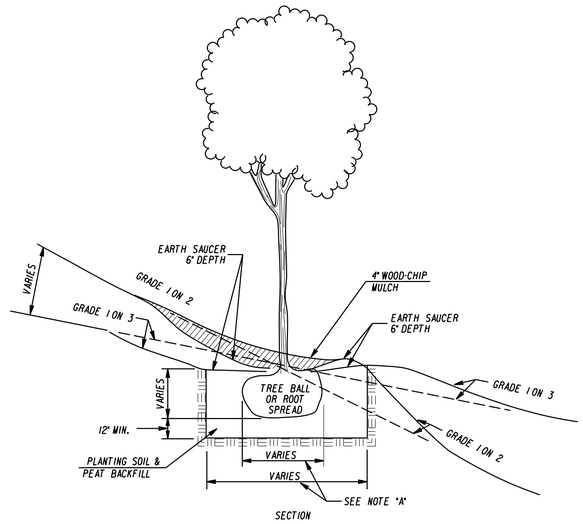
SHRUB PLANTING IN BEDS



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	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

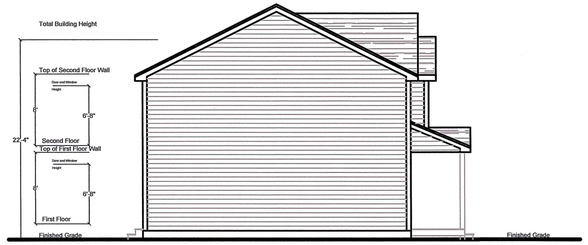
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.:

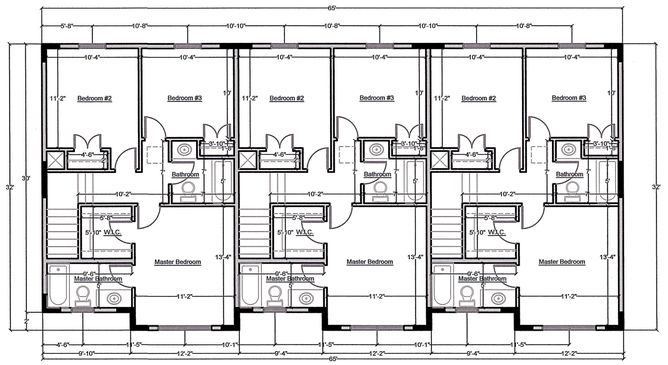
DRAWING TITLE: LANDSCAPE PLAN

SHEET NO.: L2.0

Elevation Drawings and Floor Plans

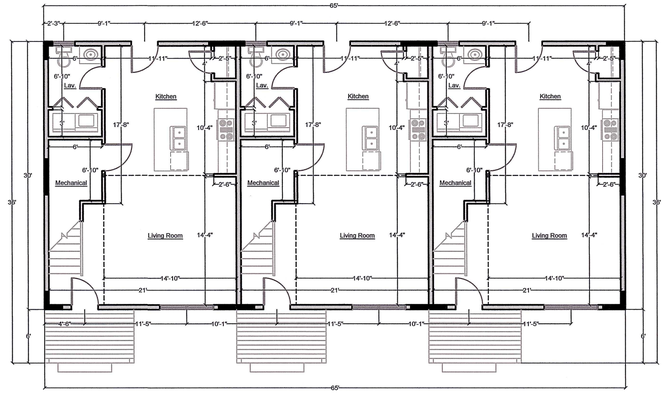


Side Elevation



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)

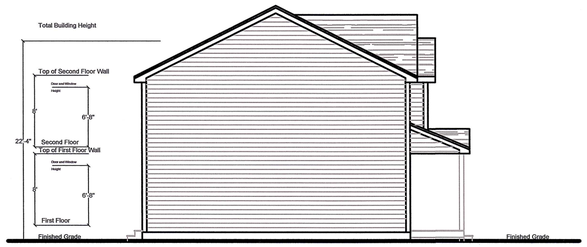
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

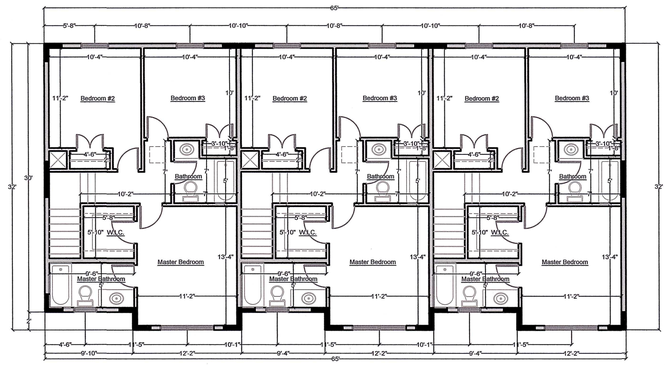
Scale
1/8" = 1'-0"

Sheet
A.1

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

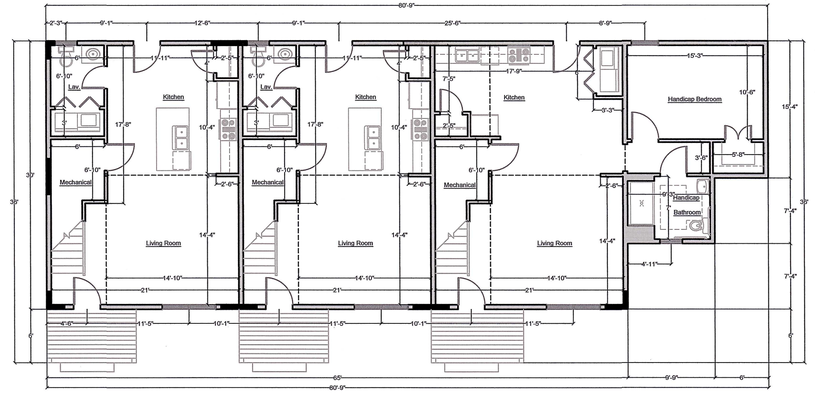


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 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	

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A.5		A.10	

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(ResCheck Software Version 4.7.2.0)

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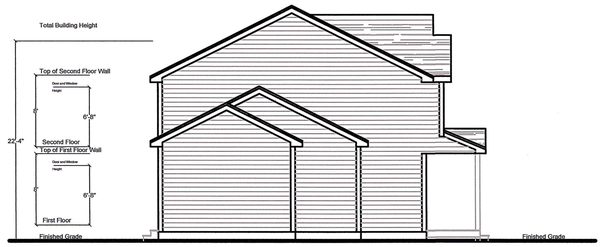
Schematic Design

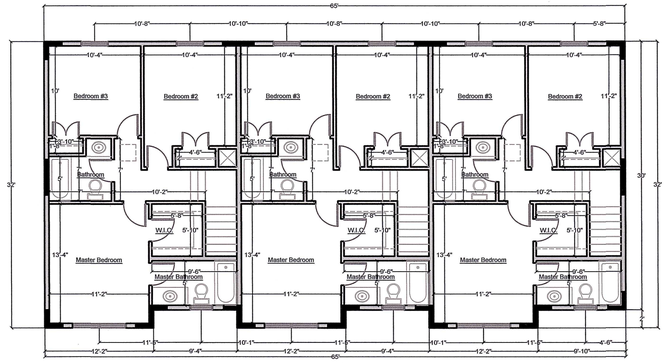
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

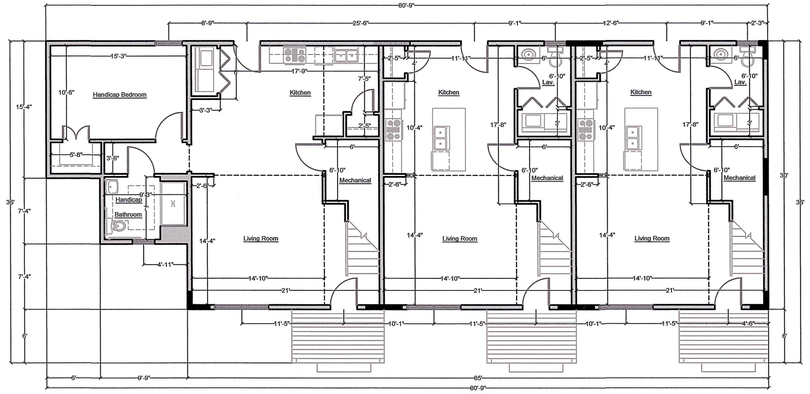


Side Elevation



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	

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The basis for design is the following:

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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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2497

SITE PLAN: Site Plan Climate Controlled Self-Storage Facility at 238 Main Street
Plans Dated: January 31, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. Confirm proposed site modification will not restrict lot 30-192 access rights. Due to site grading vehicle access is currently not available.

2. Confirm vehicle access/use of loading dock will be limited to trucks with lengths of 33 ft. to prevent impact to parking.

3. Provide additional spot elevations (existing) in project area to clarify elevation changes.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Will the 6 (or more) associated parcels be merged with this plan?

2. The plan shows parking on lots separate from the principal use. Per Article III, Section 13.6(B):

   "By Special Permit, the Commission may allow all or a portion of the required parking spaces be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being used, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served."

3. Provide elevations of overhead doors/loading area.

4. What dumpster will the self-storage use utilize?

5. The parcel known as 244 Main Street is owned by "Ryant Properties LLC" and intersects various associated parcels throughout the project. Does the property owner have rights or cross-access easements across the various parcels? Will new cross-access/parking easements be provided? Additionally, will this property owner be listed on the application?

6. Are large delivery vehicles permitted to access the existing access through Main Street? If not, a sign should be posted to prevent large trucks in this confined area. What other properties and uses use this existing accessway? What is the width?

7. Define the retail space on the site plan.

8. Provide pavement markings and signage for loading area: text: "loading area" and/or hatching pattern.

9. Can the retail space be accessed internally from the entry on Prospect Street?

10. Provide lighting details for loading area.

11. What are the hours of operation?

12. How many employees are estimated to be working at the property on a daily basis?

13. Provide landscape buffer to residential properties North of parking lot area at 22 and 30 High Street.

14. Identify "existing signs" shown on plan. Will these signs be removed or remain?

15. Provide stop sign, stop bar, and pavement directional arrows.

16. Is the existing accessibility ramp on Main Street in usable condition?

17. Will loading be permitted on Prospect Street?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. A lot of exterior windows appear to be located in the newly created cages. Will they be left as-is, or will they have some form of protection against, breakage?

2. The interior stairs are going to potentially require a higher "fire rating" than presently exists.

3. Do the buildings presently communicate with each other internally?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

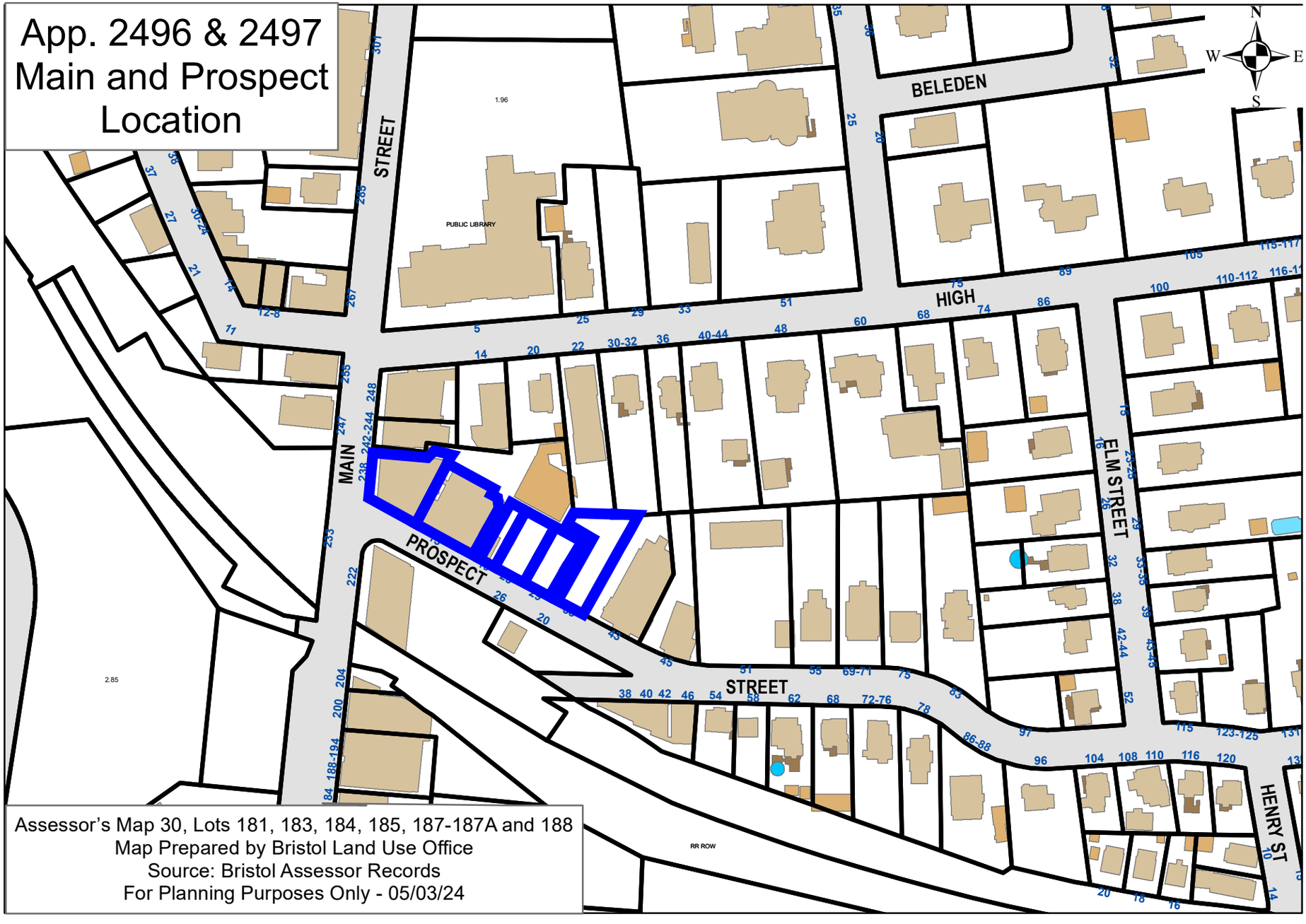
1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Comments are outstanding at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.


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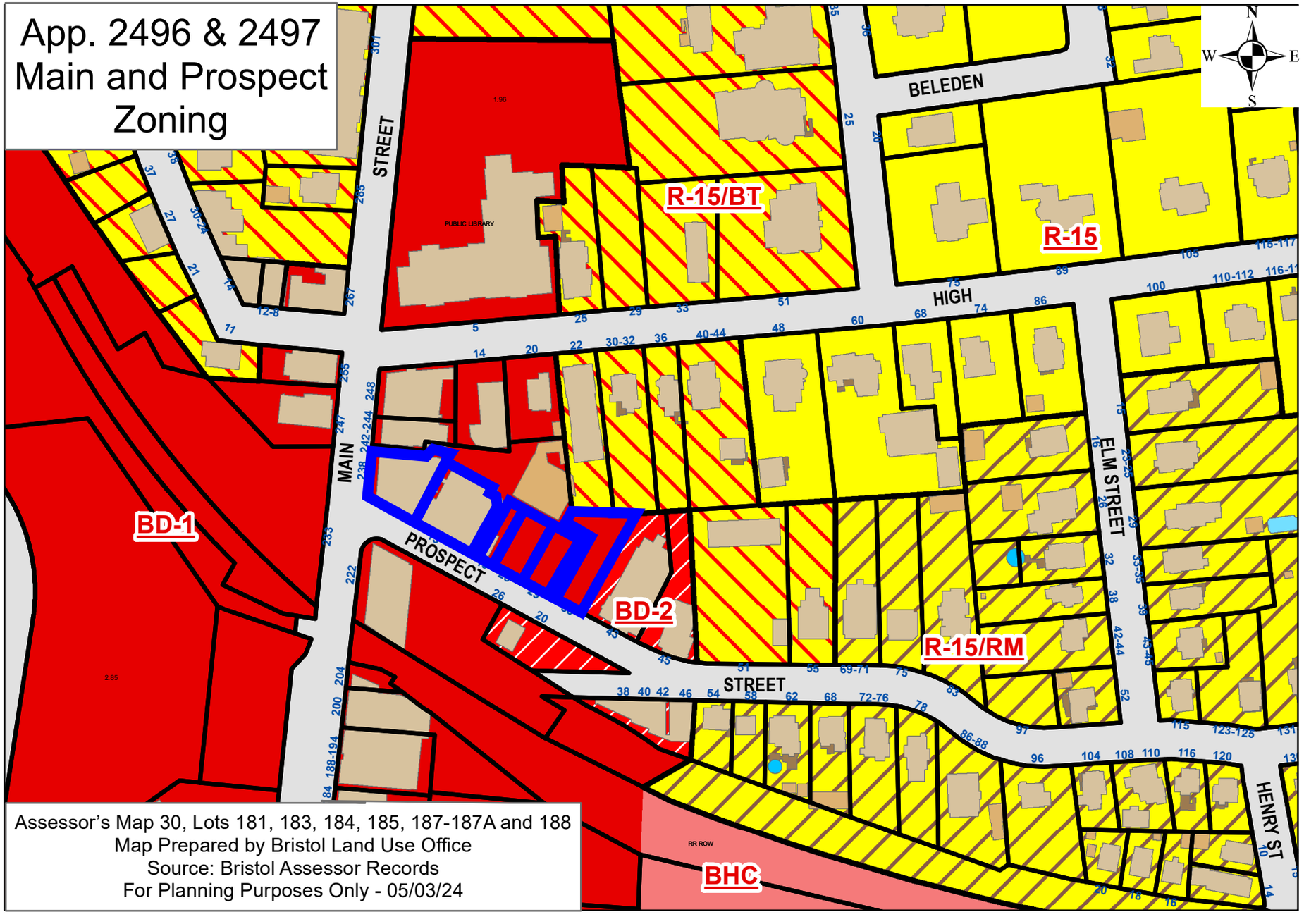
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


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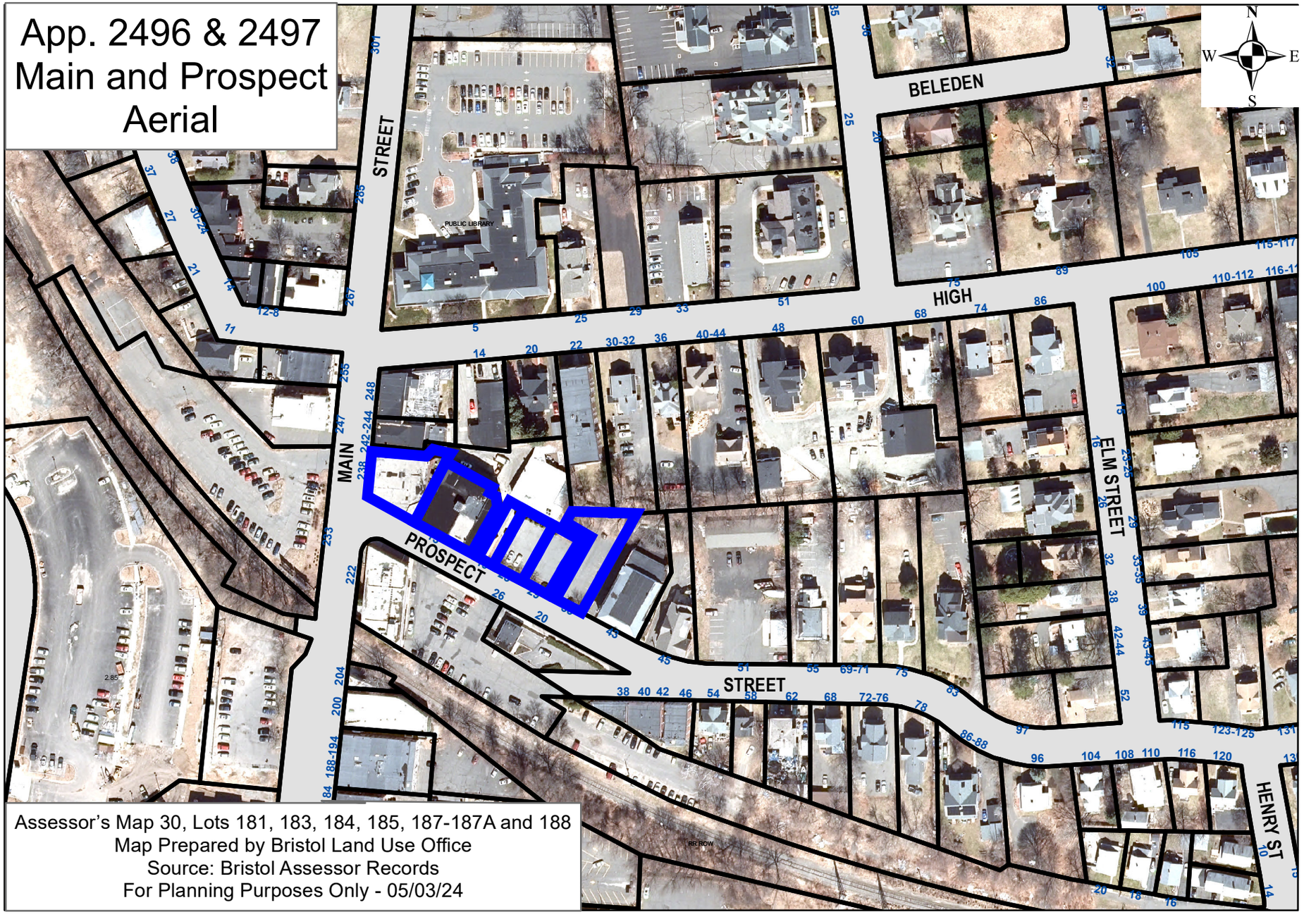
R-15
BD-1
BD-2
R-15/RM
BHC
MAIN
STREET
PROSPECT
STREET
BELEDEN
HIGH
ELM STREET
HENRY ST
PUBLIC LIBRARY
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

App. 2496 & 2497 Main and Prospect Aerial



Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
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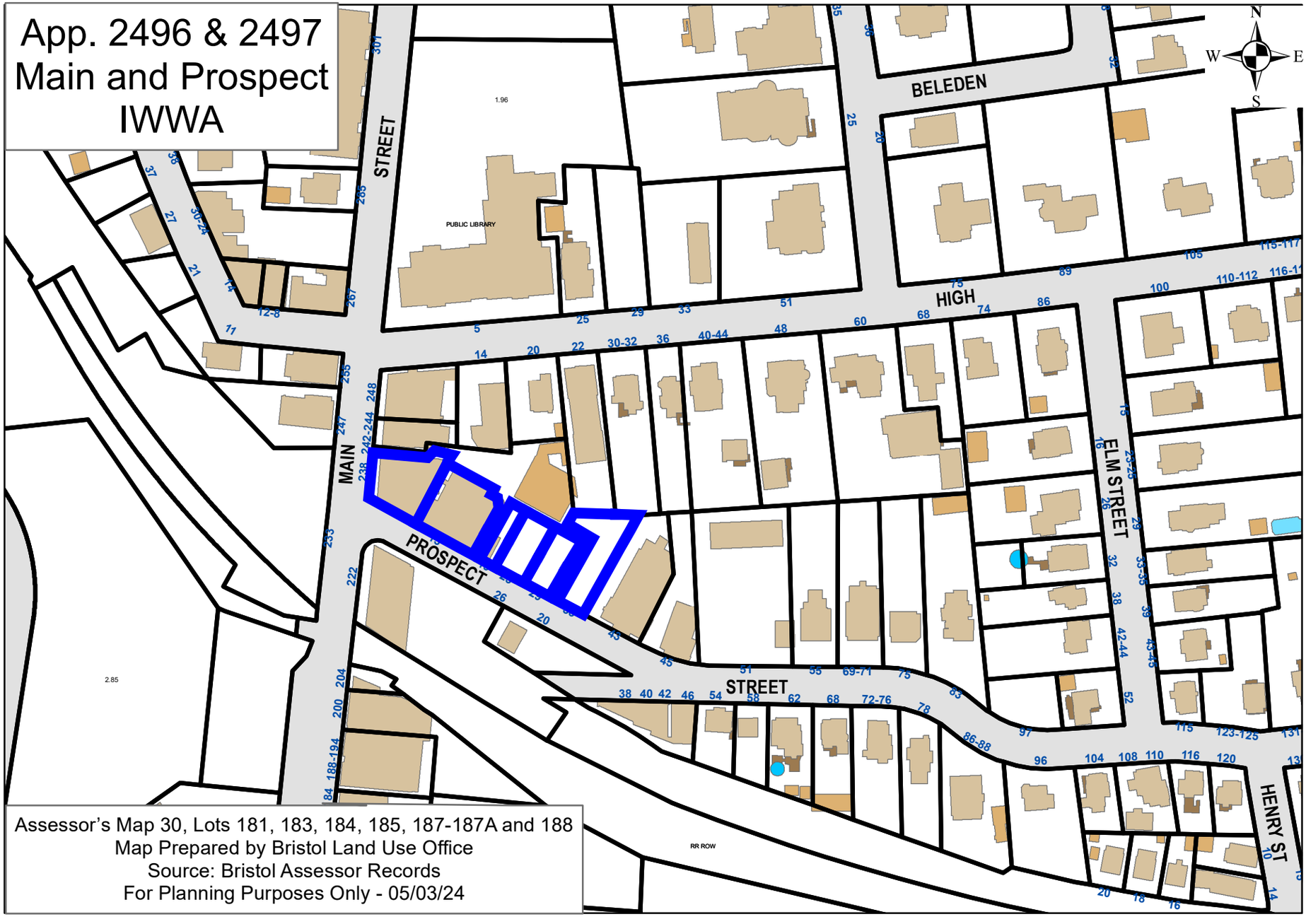
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Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
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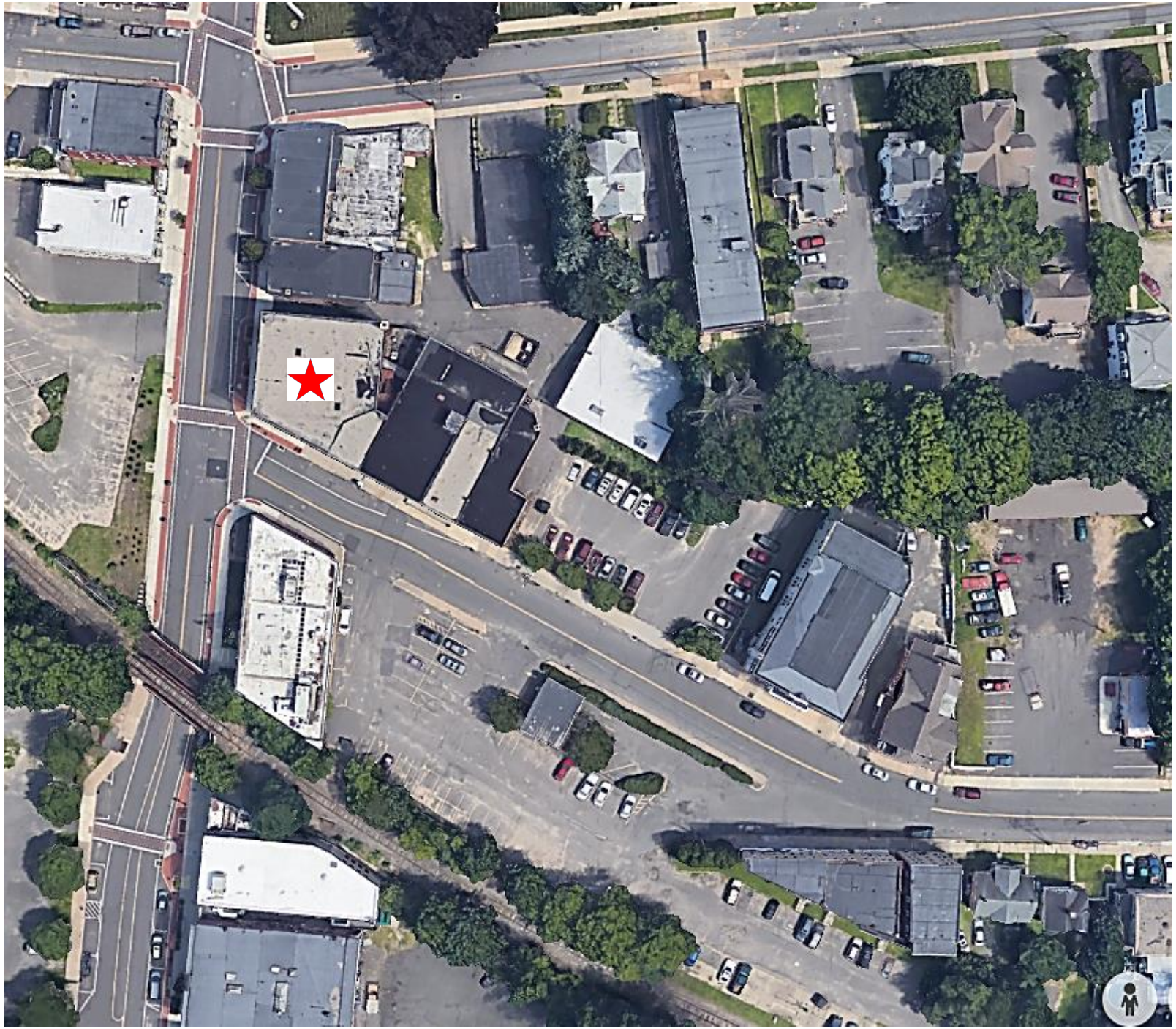
Google Earth



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

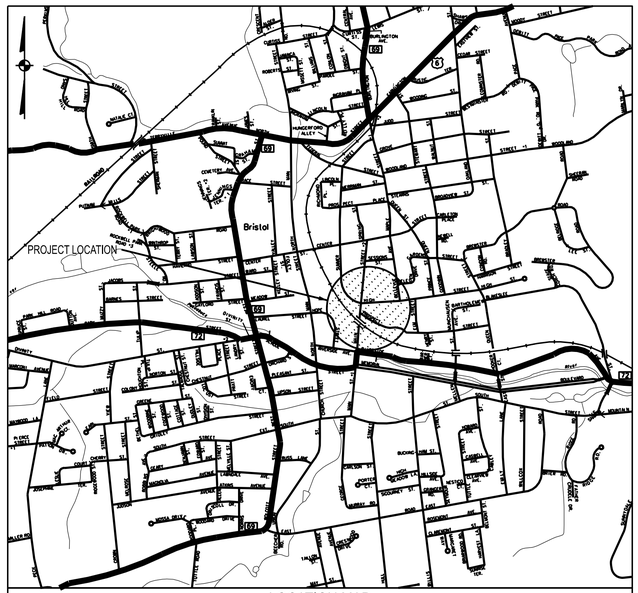
GRANTED:

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. Herold 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 Linstead dated November 30, 1901 and recorded in Volume 57 at Page 510 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herold, 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. Shaffer Company dated May 22, 1930 and recorded in Volume 285 at Page 497 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 Linstead to C. Funk & Son, Inc. dated September 8, 1927 and recorded in Volume 138 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. Herold, 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. Shaffer Company dated May 22, 1930 and recorded in Volume 285 at Page 497 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 Linstead 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)

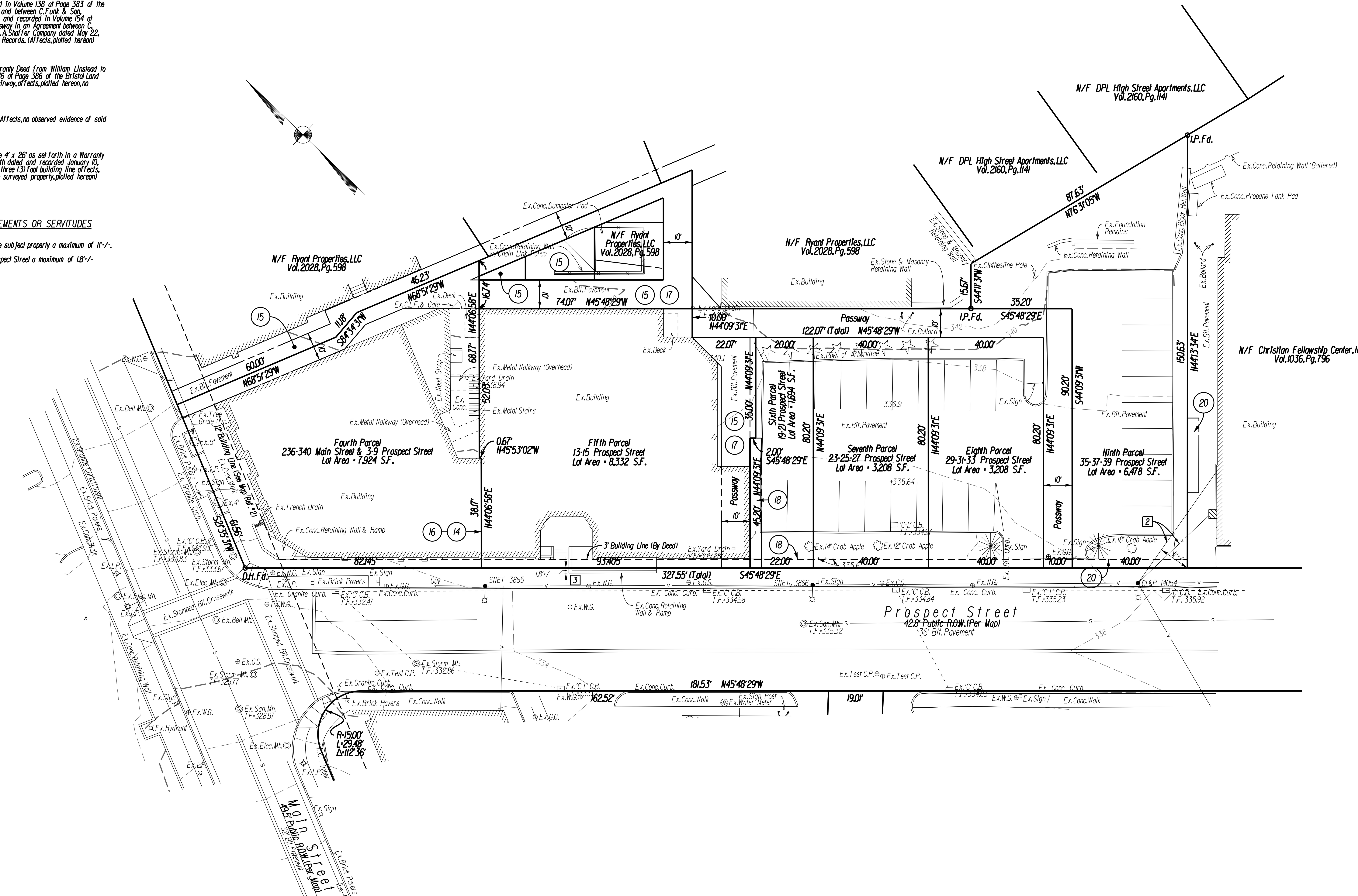
AS TO 35 PROSPECT STREET ONLY:

(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 Linstead 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. 16-16)
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-6)
18. Map Showing Property Belonging to Arthur LaLane, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots #181 & #182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carros, 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 Shaffer 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. 0-265)

SURVEYORS NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
6. Based on Flood Insurance Rate Map, Hartford County (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date September 26, 2008, the subject parcels are located in Zone X.

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.

STATE OF CONNECTICUT · ROBERT C. GREEN JR. · No. 70230 · LICENSED · LAND SURVEYOR

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.0026292 · 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. V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO. 2

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:

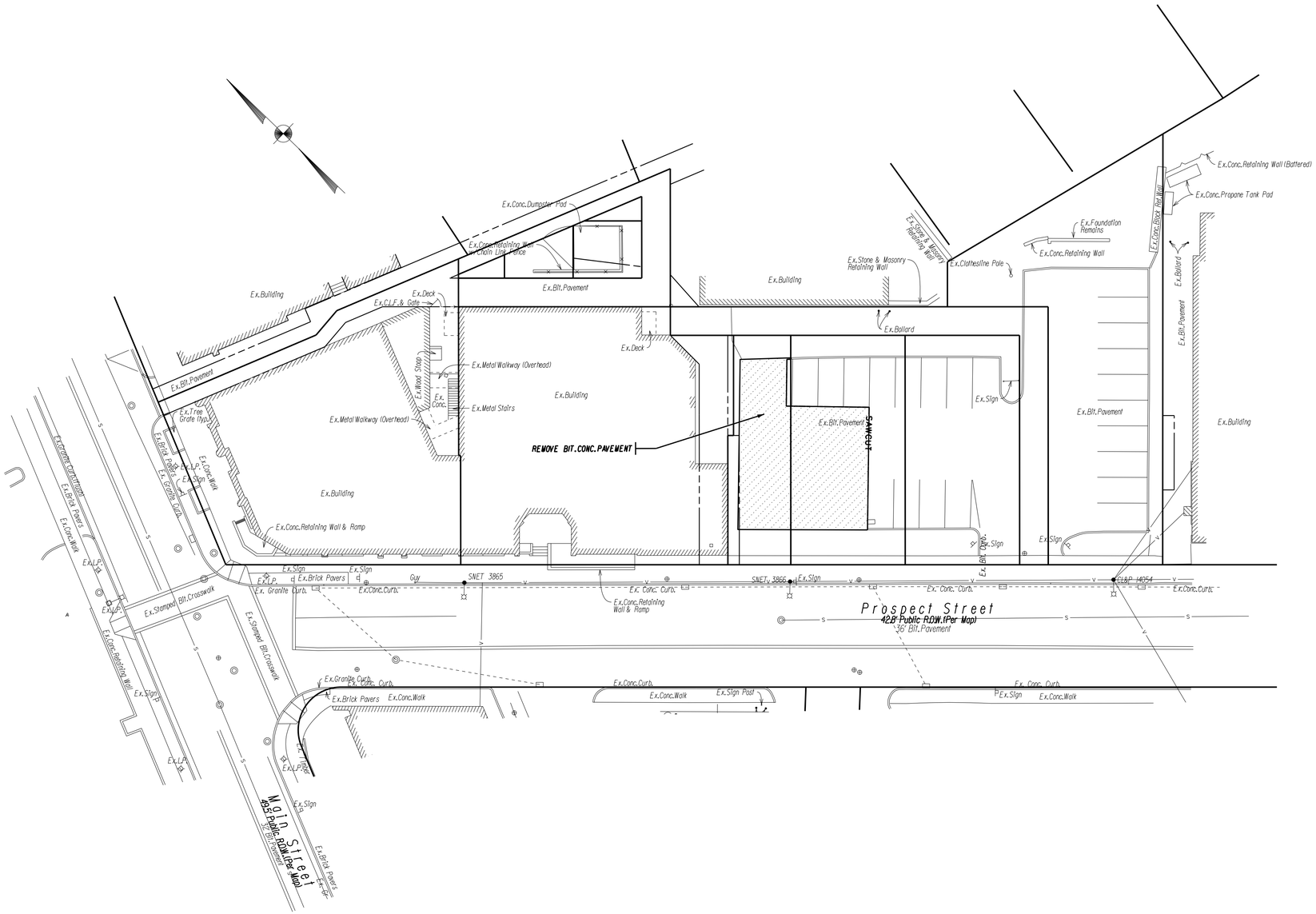
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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.
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.0009630 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

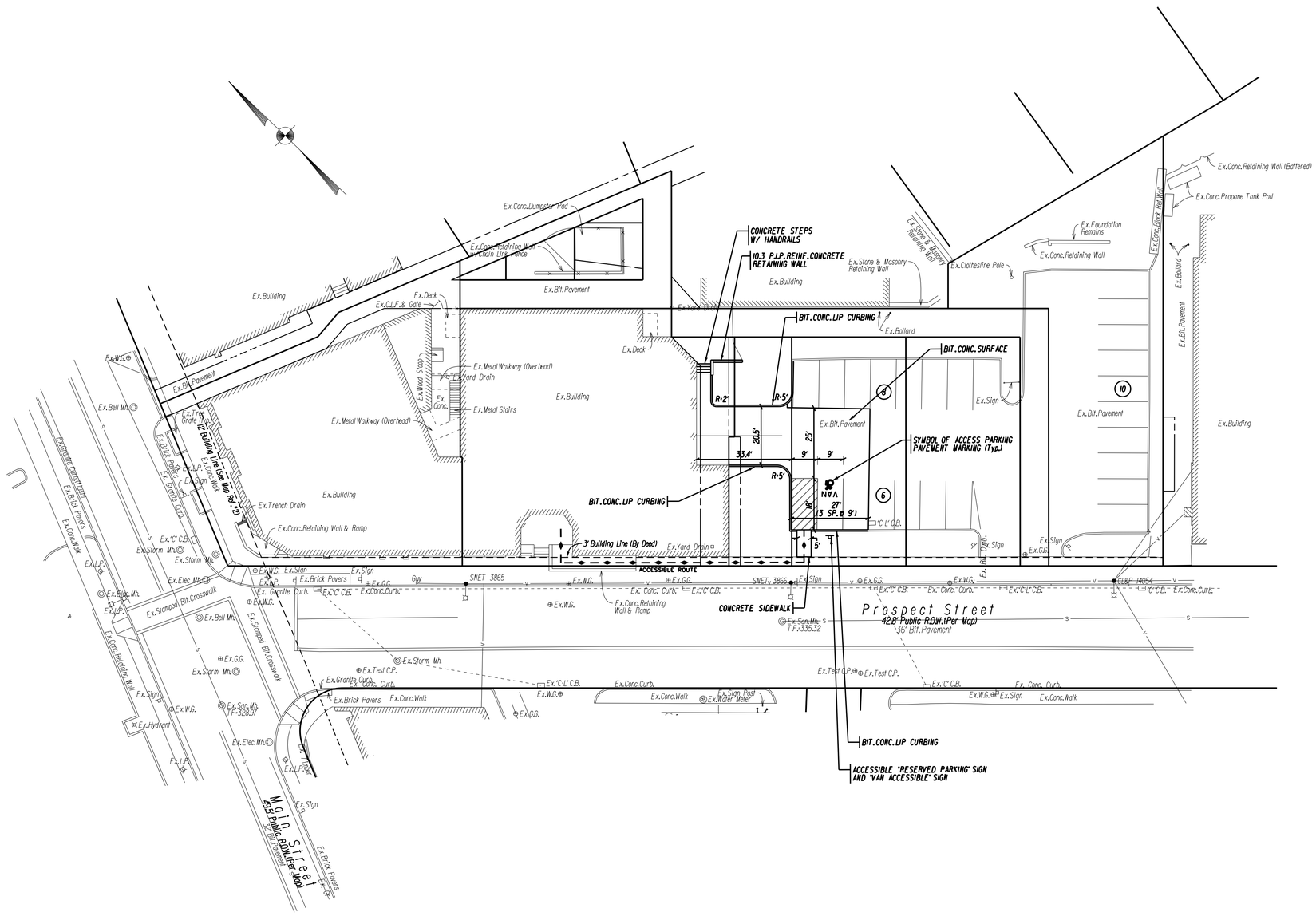
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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



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.

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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.0026230 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

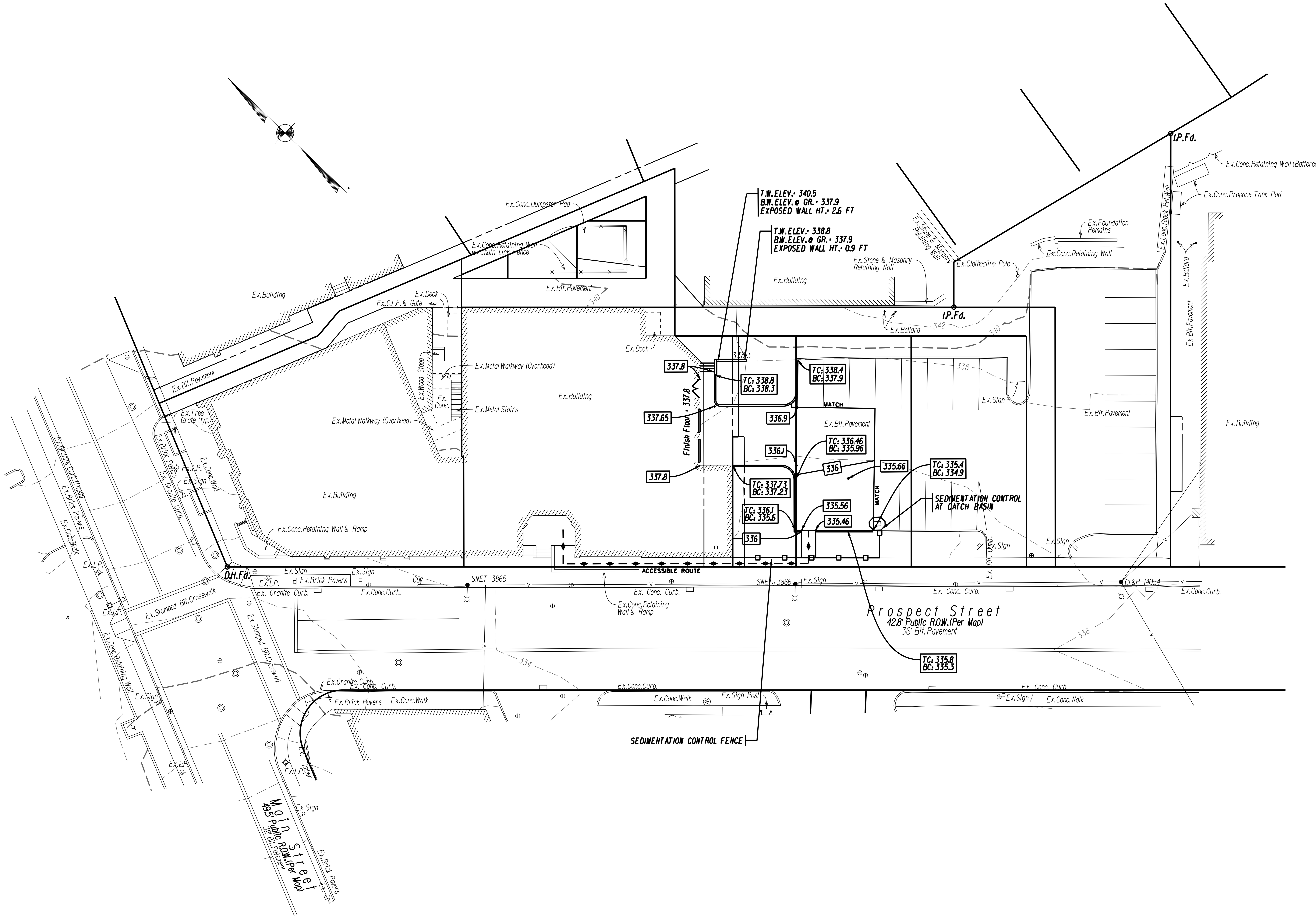
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE:
LAYOUT, SIGNS AND PVMT MARKINGS

DRAWING NO.
PLN-001

SHEET NO.
5



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.

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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.0026292 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

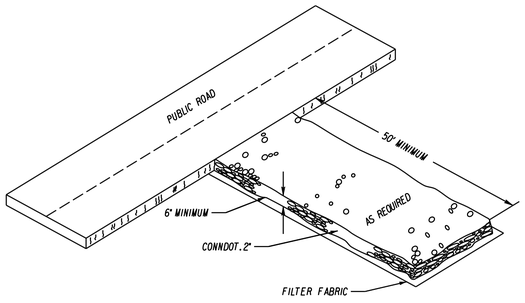
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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

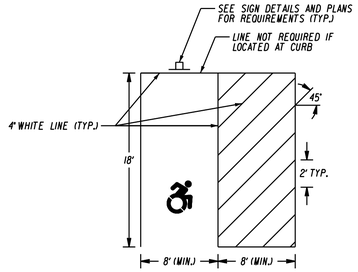
DRAWING TITLE: GRADING, EROSION AND SED. CONTROL

DRAWING NO. GRA-001

SHEET NO. 6



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

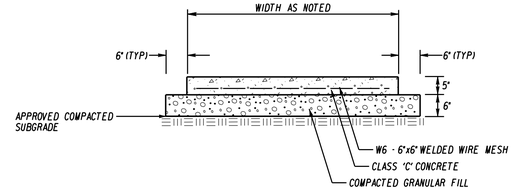


VAN ACCESSIBLE SPACE

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

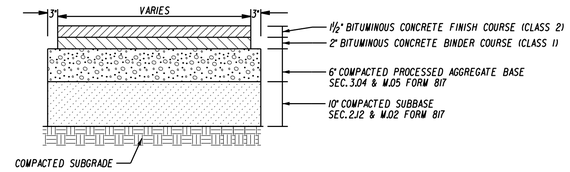
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



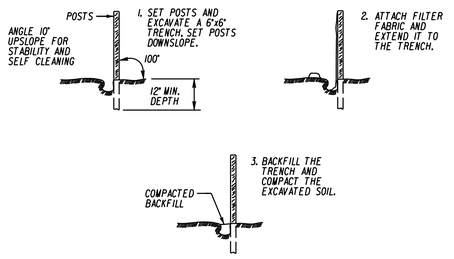
NOTES:

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.

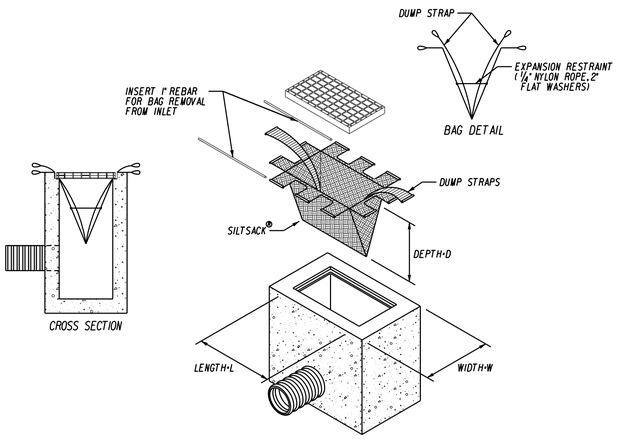
CONCRETE SIDEWALK SECTION
NOT TO SCALE



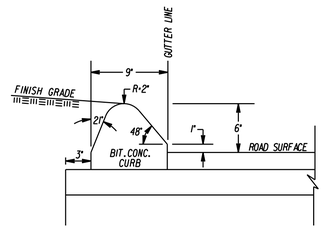
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



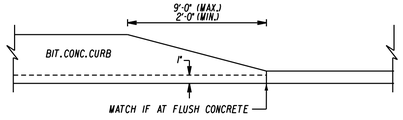
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



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:
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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:
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

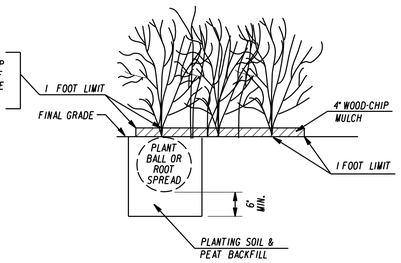
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

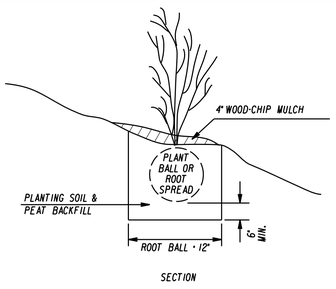
SHEET NO.: 7

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



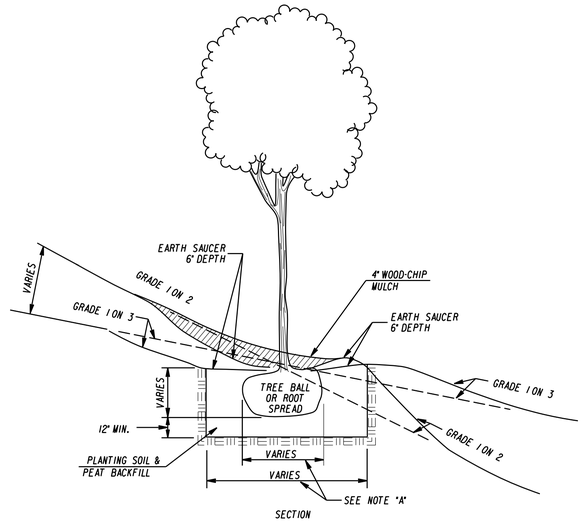
SHRUB PLANTING IN BEDS



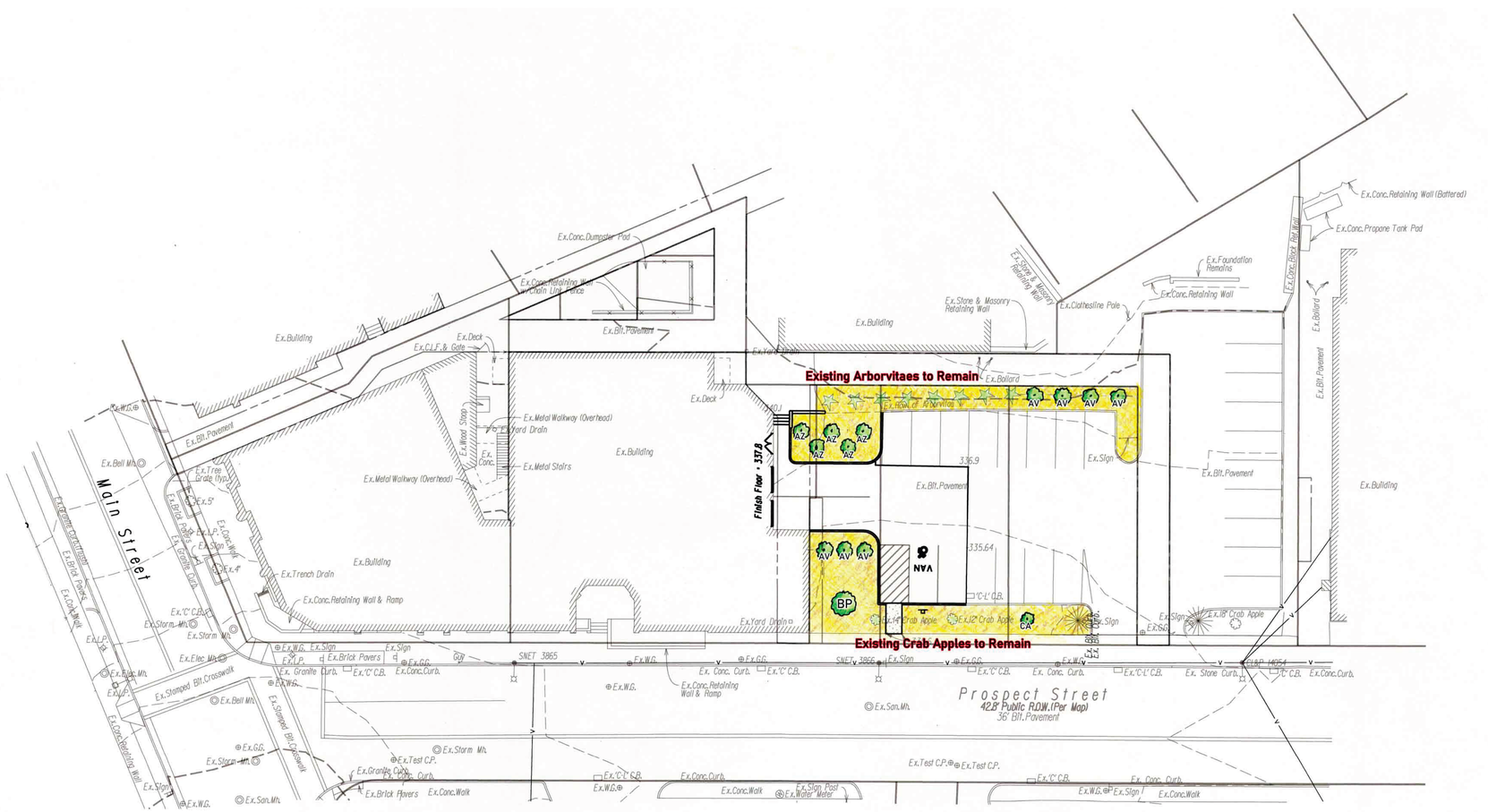
SHRUB PLANTING

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.	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

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2497

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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2497

SITE PLAN: Site Plan Climate Controlled Self-Storage Facility at 238 Main Street
Plans Dated: January 31, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. Confirm proposed site modification will not restrict lot 30-192 access rights. Due to site grading vehicle access is currently not available.

2. Confirm vehicle access/use of loading dock will be limited to trucks with lengths of 33 ft. to prevent impact to parking.

3. Provide additional spot elevations (existing) in project area to clarify elevation changes.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Will the 6 (or more) associated parcels be merged with this plan?

2. The plan shows parking on lots separate from the principal use. Per Article III, Section 13.6(B):

   "By Special Permit, the Commission may allow all or a portion of the required parking spaces be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being used, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served."

3. Provide elevations of overhead doors/loading area.

4. What dumpster will the self-storage use utilize?

5. The parcel known as 244 Main Street is owned by "Ryant Properties LLC" and intersects various associated parcels throughout the project. Does the property owner have rights or cross-access easements across the various parcels? Will new cross-access/parking easements be provided? Additionally, will this property owner be listed on the application?

6. Are large delivery vehicles permitted to access the existing access through Main Street? If not, a sign should be posted to prevent large trucks in this confined area. What other properties and uses use this existing accessway? What is the width?

7. Define the retail space on the site plan.

8. Provide pavement markings and signage for loading area: text: "loading area" and/or hatching pattern.

9. Can the retail space be accessed internally from the entry on Prospect Street?

10. Provide lighting details for loading area.

11. What are the hours of operation?

12. How many employees are estimated to be working at the property on a daily basis?

13. Provide landscape buffer to residential properties North of parking lot area at 22 and 30 High Street.

14. Identify "existing signs" shown on plan. Will these signs be removed or remain?

15. Provide stop sign, stop bar, and pavement directional arrows.

16. Is the existing accessibility ramp on Main Street in usable condition?

17. Will loading be permitted on Prospect Street?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. A lot of exterior windows appear to be located in the newly created cages. Will they be left as-is, or will they have some form of protection against, breakage?

2. The interior stairs are going to potentially require a higher "fire rating" than presently exists.

3. Do the buildings presently communicate with each other internally?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

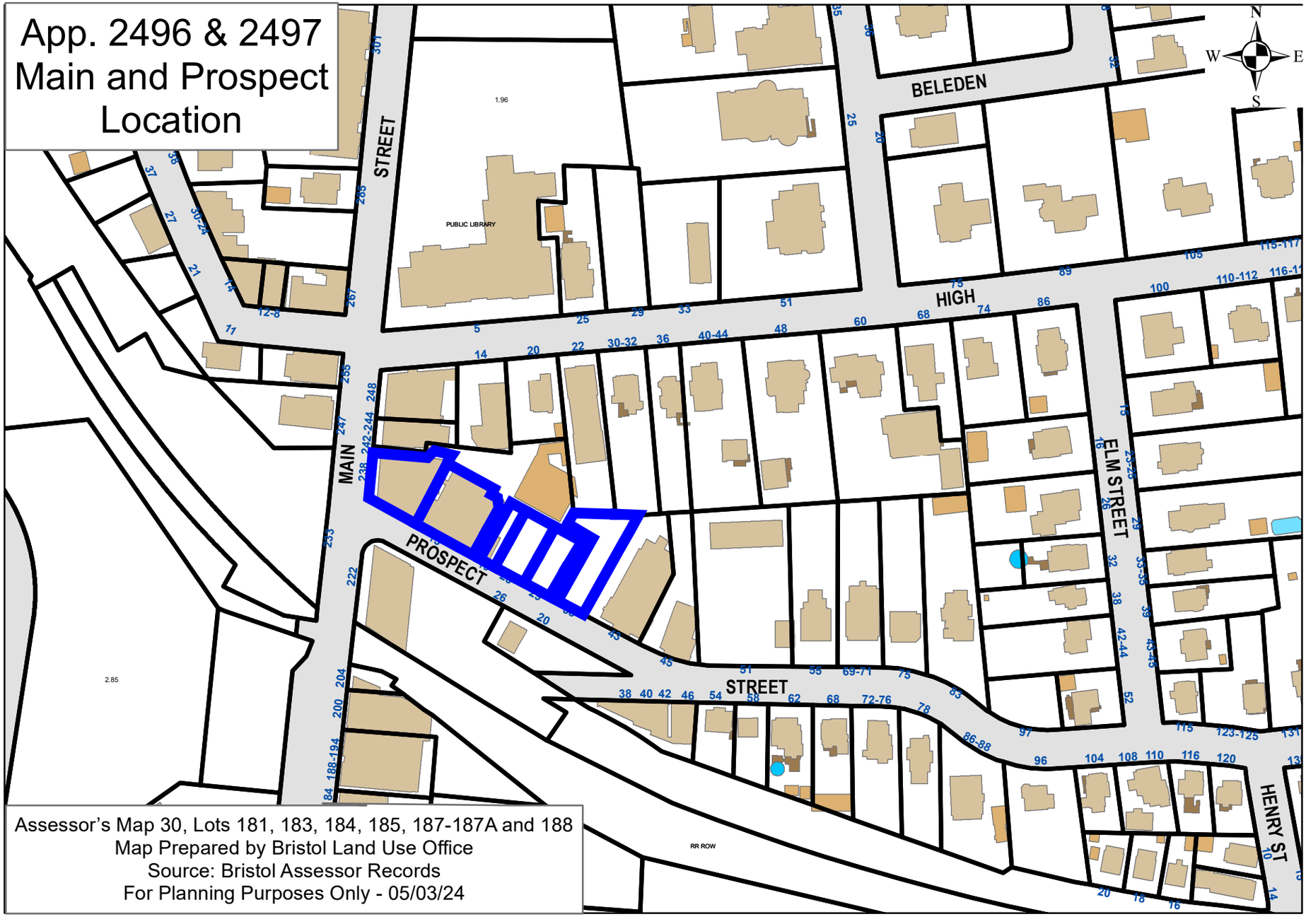
1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Comments are outstanding at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.


App. 2496 & 2497
Main and Prospect
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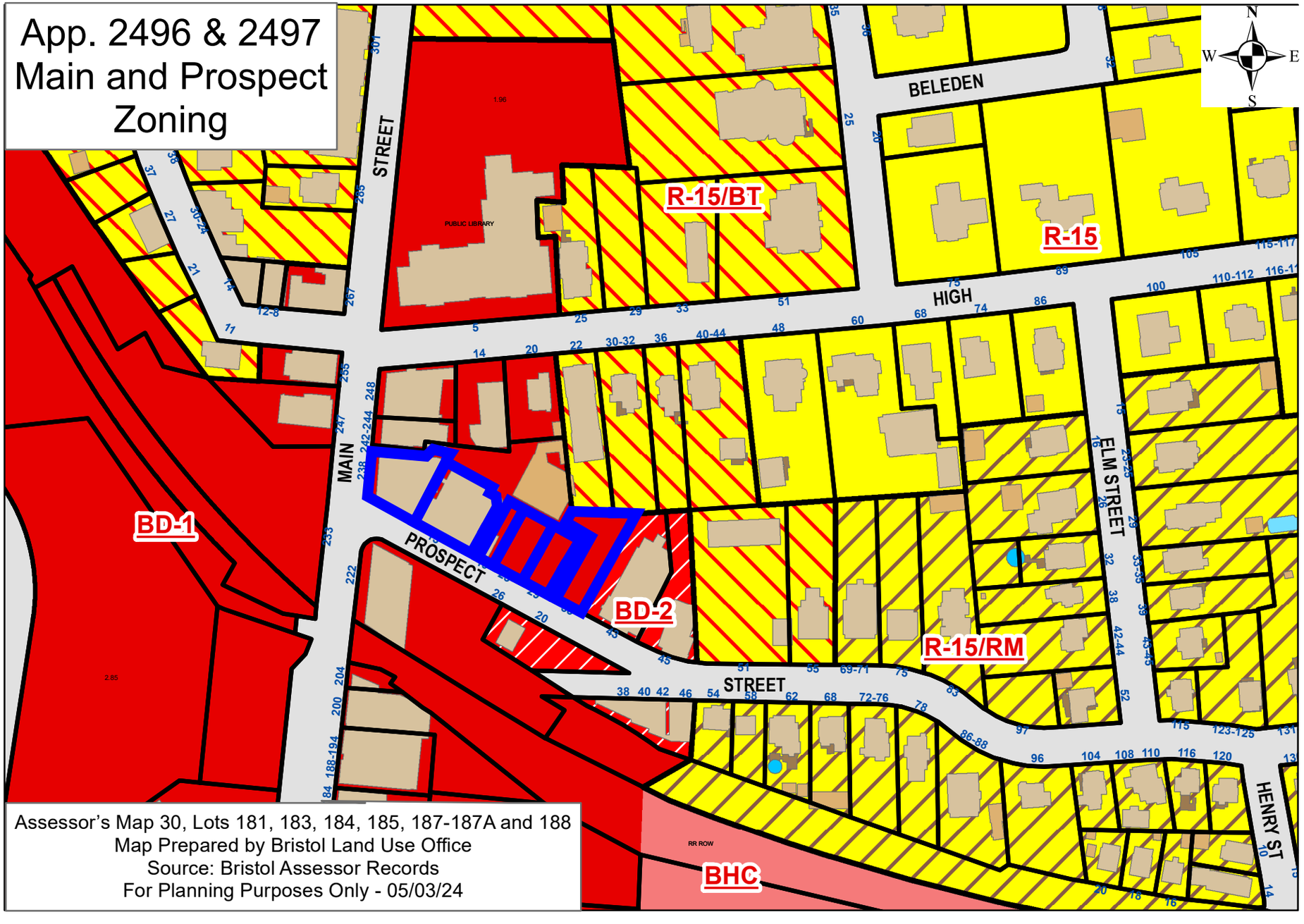
ELM STREET
HENRY ST
RR ROW
1.96
2.85
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
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ELM STREET
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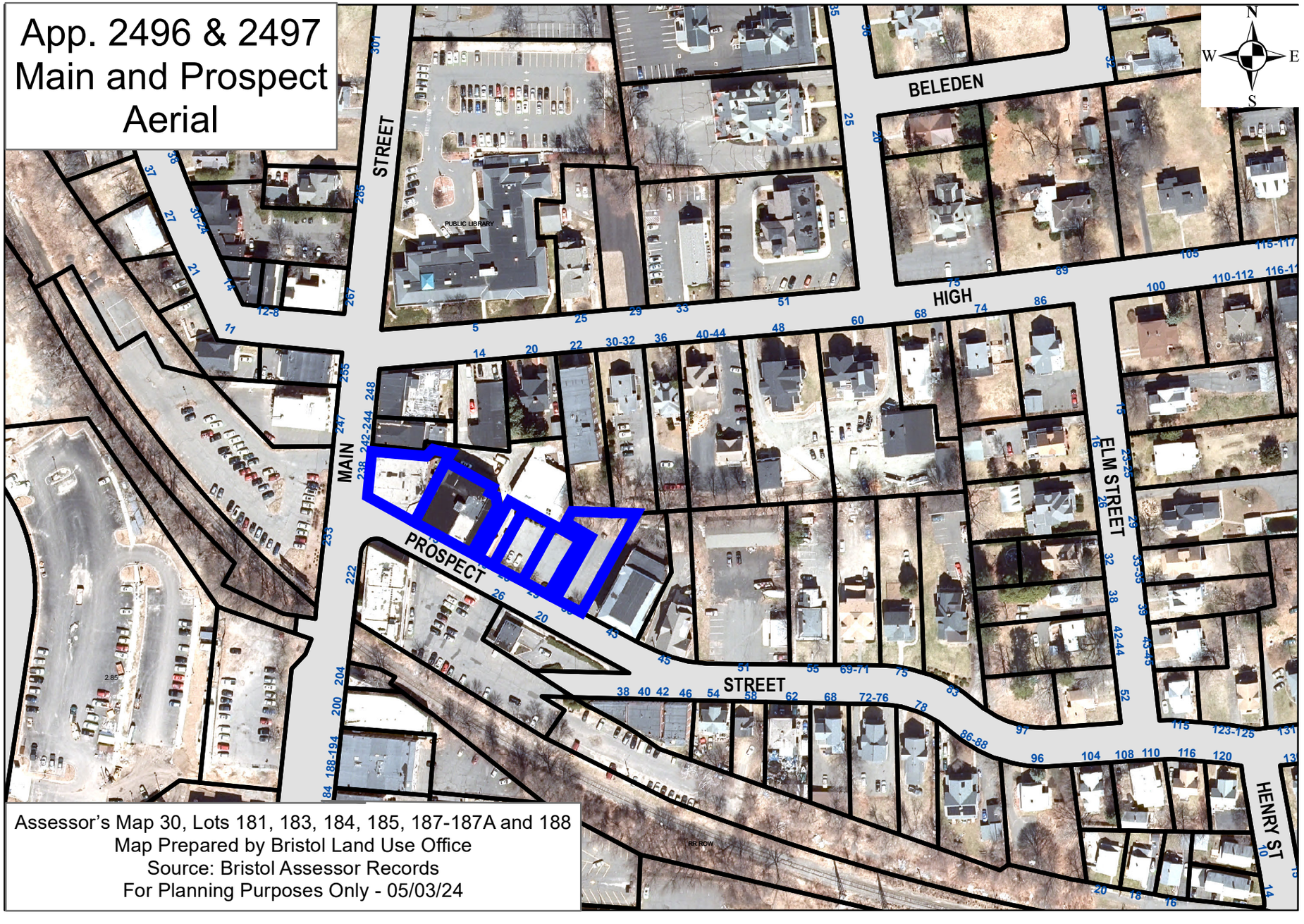
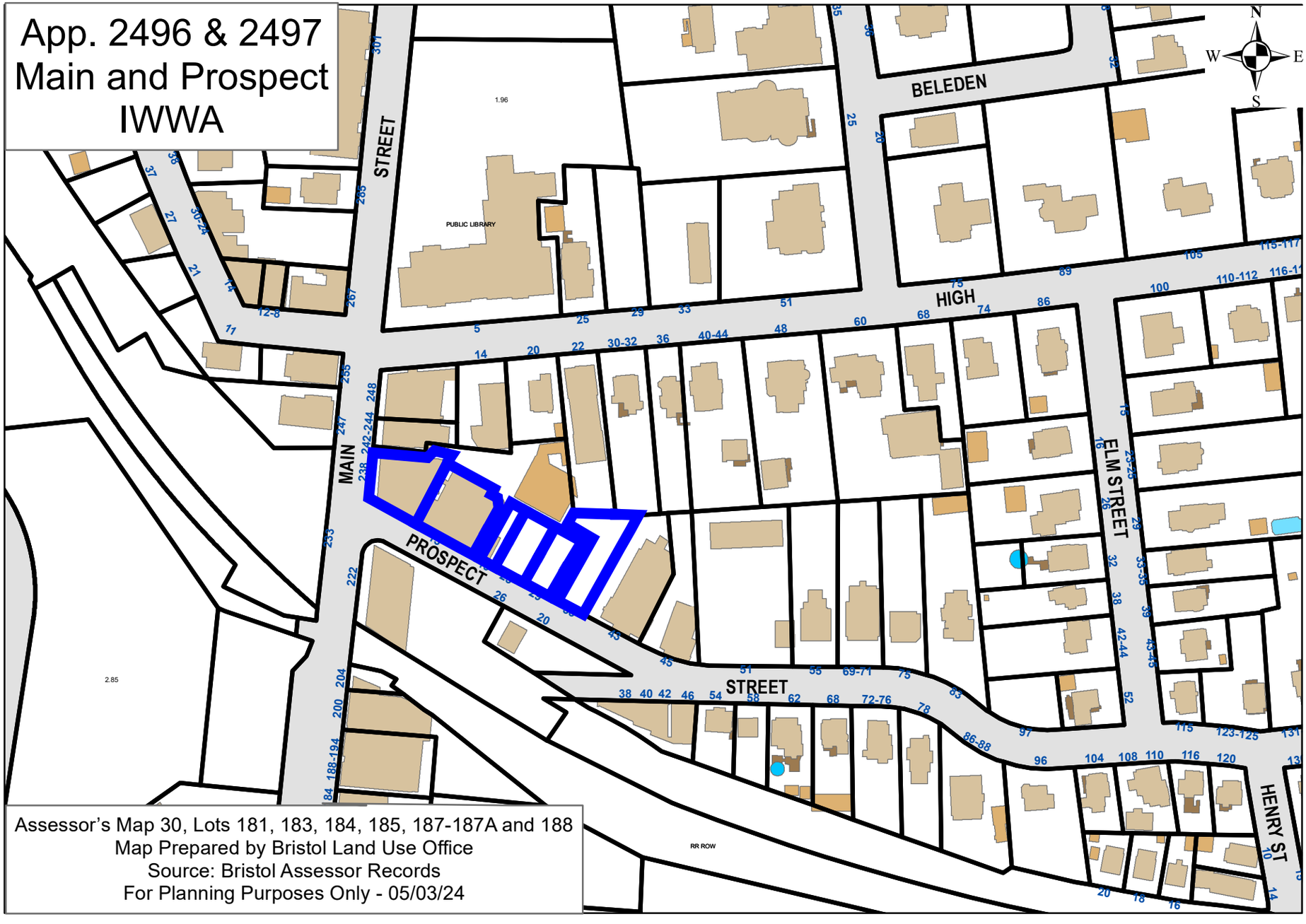
BD-1
BD-2
R-15/RM
STREET
HENRY ST
RR ROW
BHC
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

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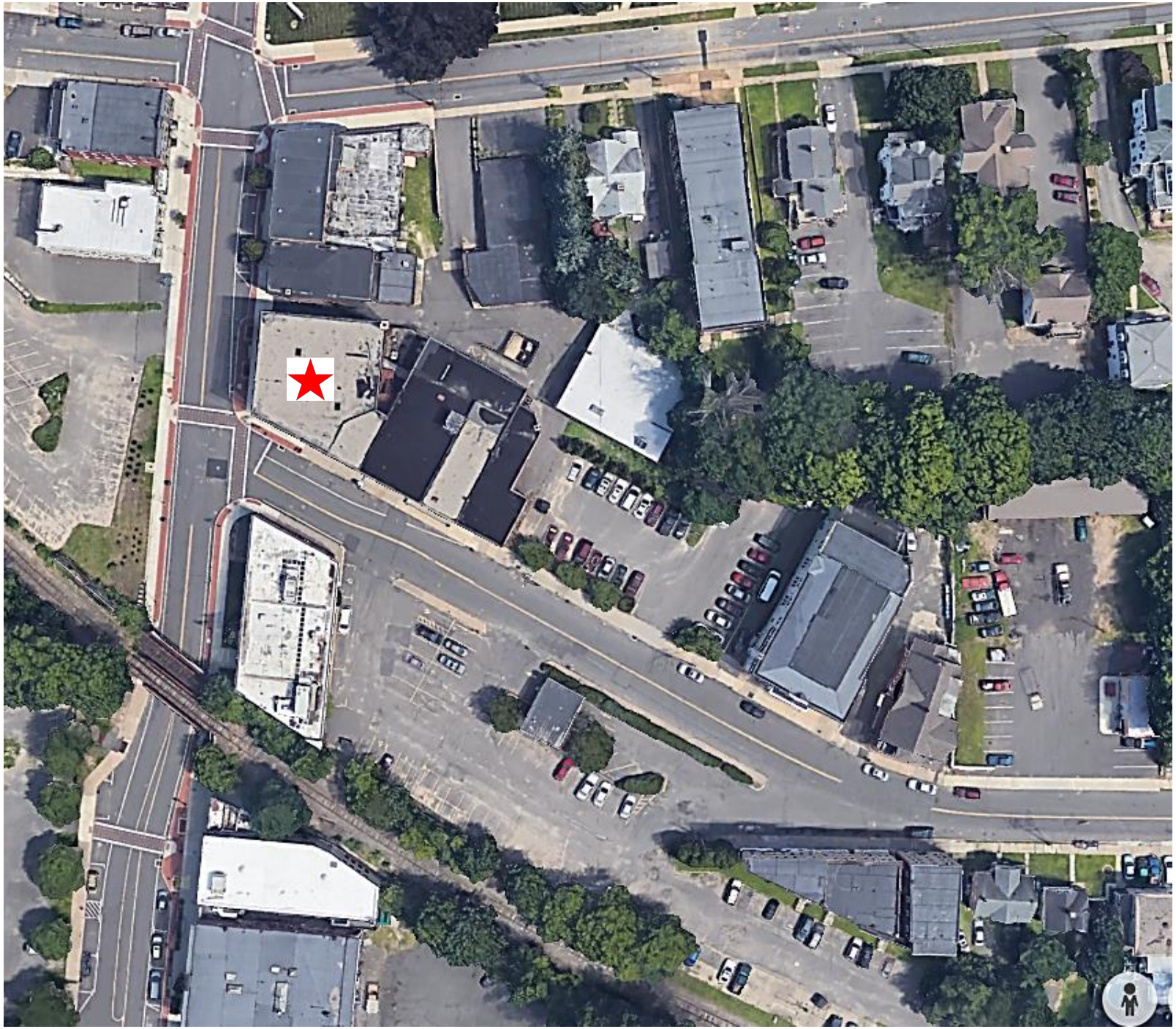
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

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

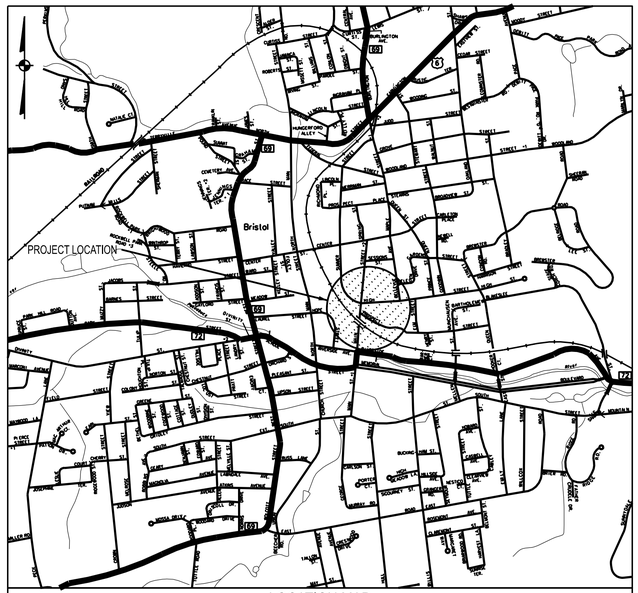
GRANTED:

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. Herold 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 Linstead dated November 30, 1901 and recorded in Volume 57 at Page 510 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herold, 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. Shaffer Company dated May 22, 1930 and recorded in Volume 285 at Page 497 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 Linstead to C. Funk & Son, Inc. dated September 8, 1927 and recorded in Volume 138 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. Herold, 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. Shaffer Company dated May 22, 1930 and recorded in Volume 285 at Page 497 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 Linstead 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)

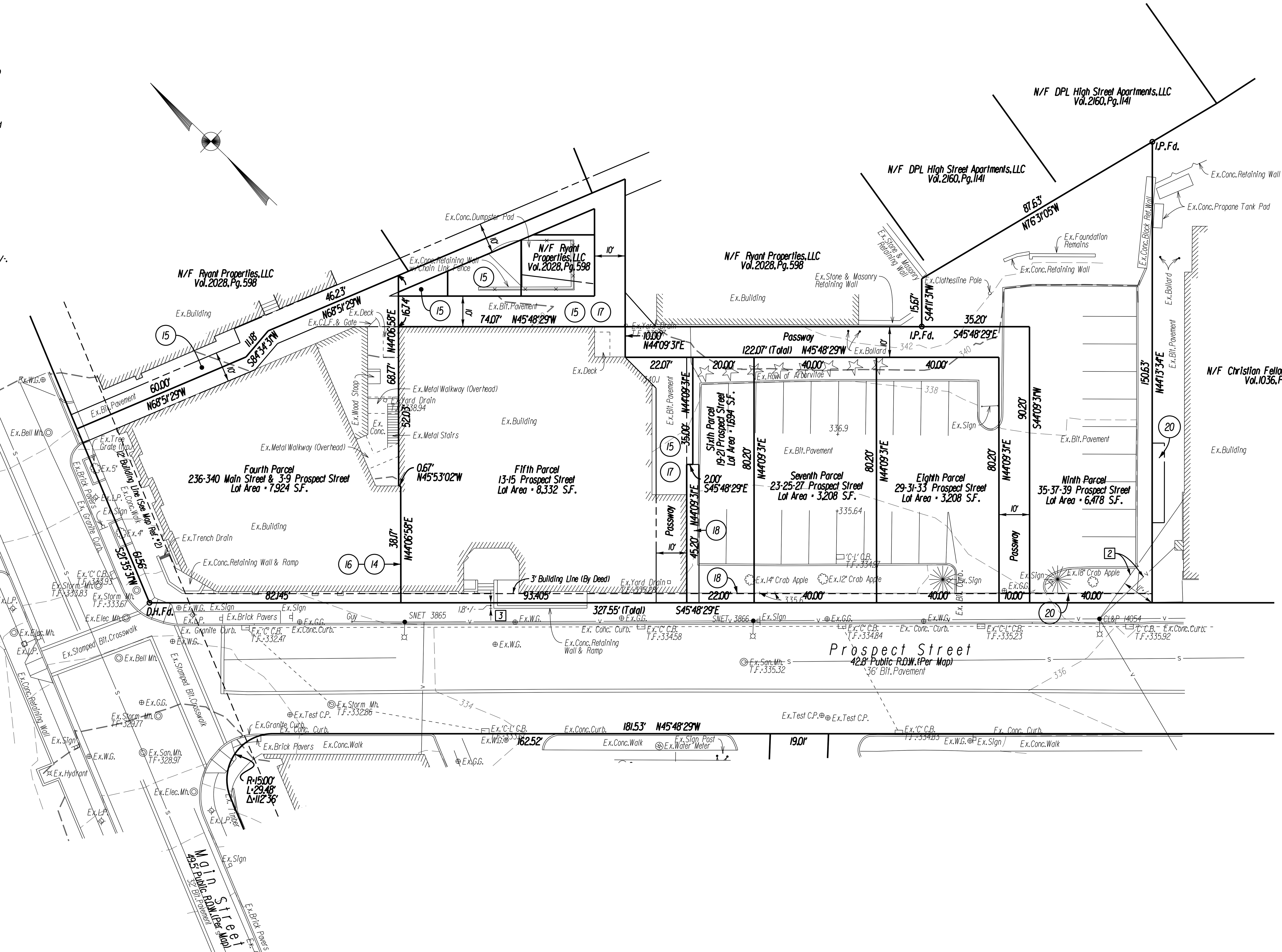
AS TO 35 PROSPECT STREET ONLY:

(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 Linstead 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. 16-16)
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-6)
18. Map Showing Property Belonging to Arthur LaLane, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots #181 & #182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carros, 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 Shaffer 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. 0-265)

SURVEYORS NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
6. Based on Flood Insurance Rate Map, Hartford County (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date September 26, 2008, the subject parcels are located in Zone X.

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.

STATE OF CONNECTICUT — ROBERT C. GREEN JR. — No. 70230 — LICENSED LAND SURVEYOR

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.0026292 — 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. V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO. 2

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:

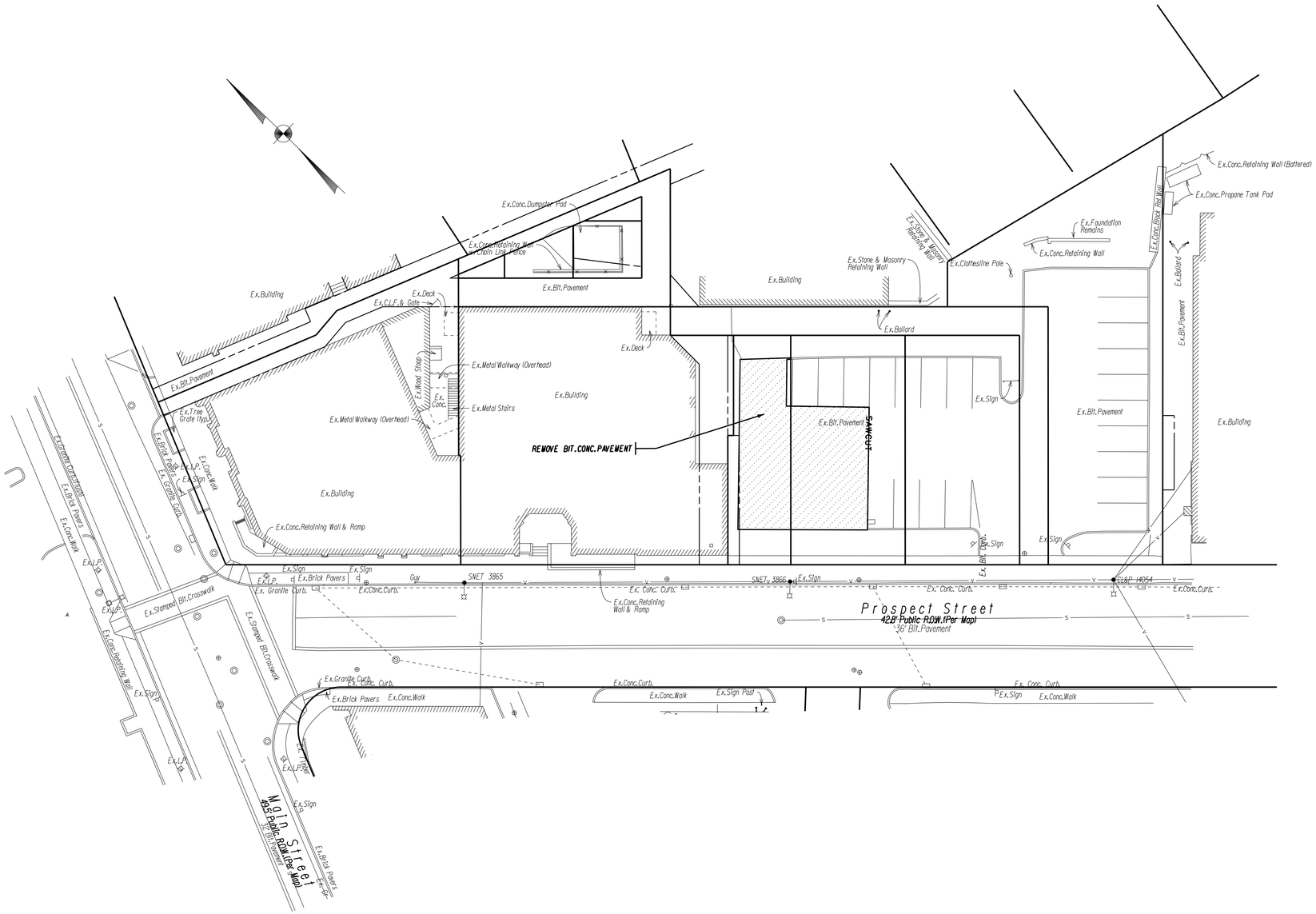
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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.

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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

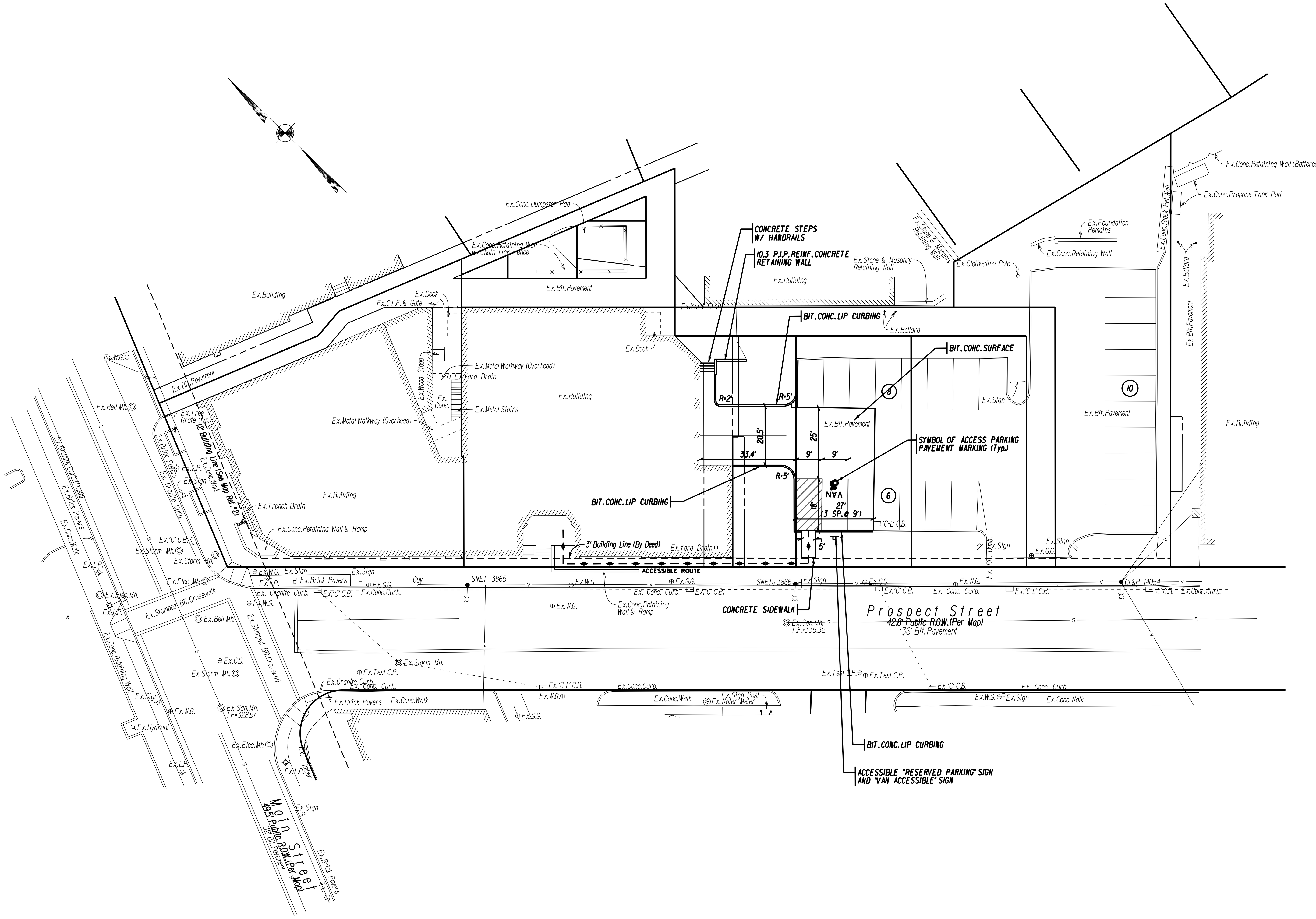
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE:
SITE REMOVALS PLAN

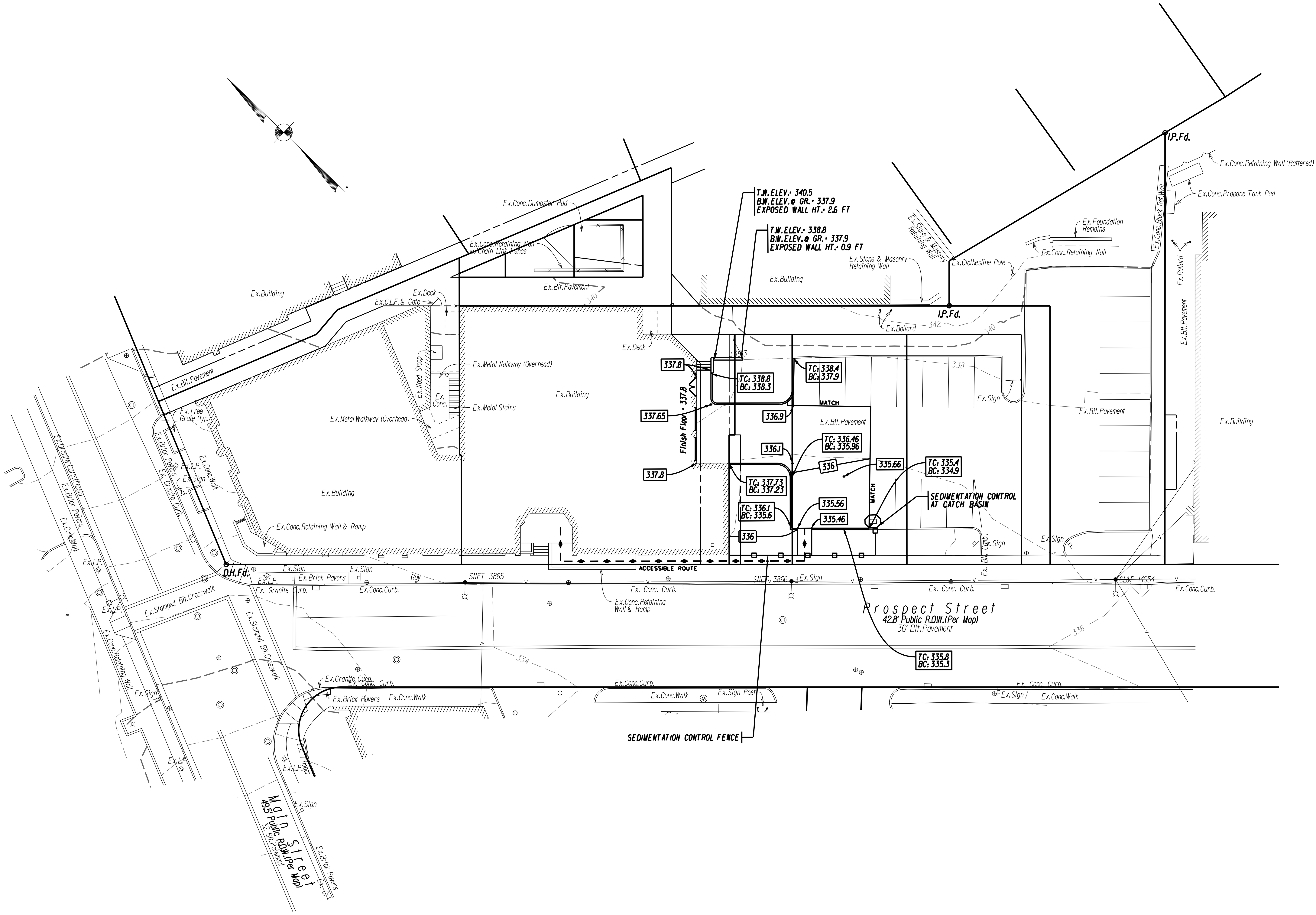
DRAWING NO.
RMV-001

SHEET NO.
4



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 No. PEN.0026292 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:	LAYOUT, SIGNS AND PVMT MARKINGS
DRAWING NO.	PLN-001
SHEET NO.	5



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DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

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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.0026292 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

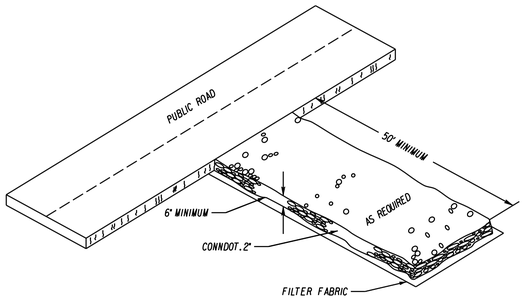
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

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

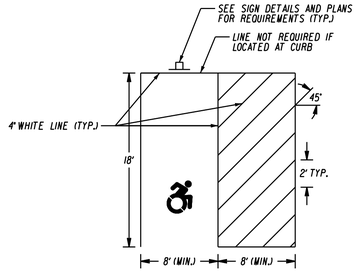
DRAWING TITLE:
GRADING, EROSION AND SED. CONTROL

DRAWING NO.: GRA-001

SHEET NO.: 6



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

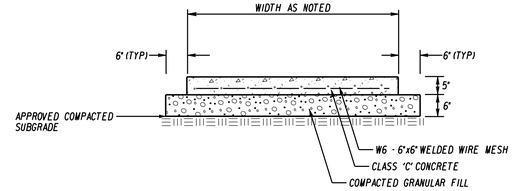


VAN ACCESSIBLE SPACE

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

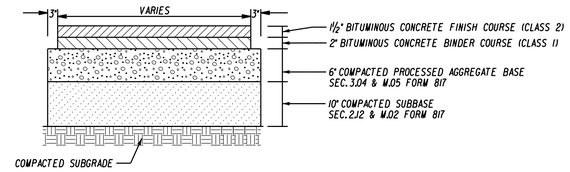
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



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
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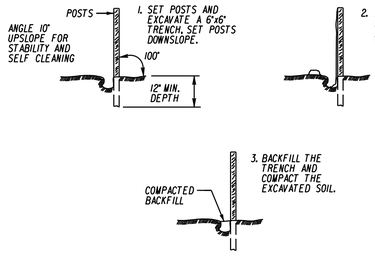
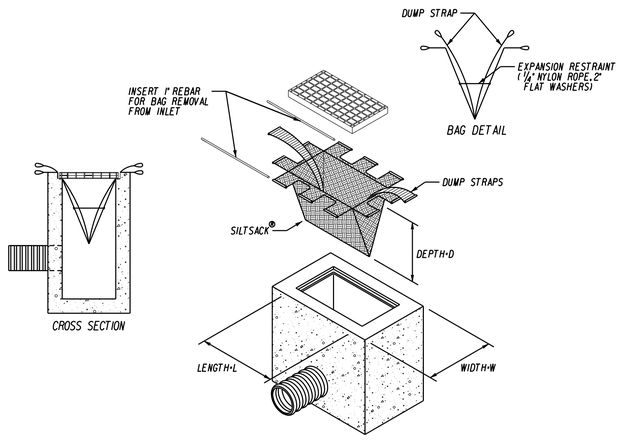
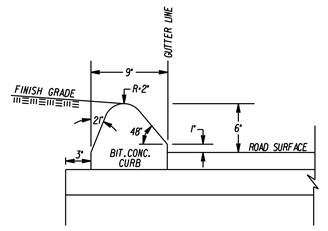


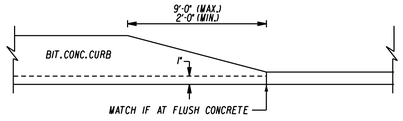
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



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:
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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:
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

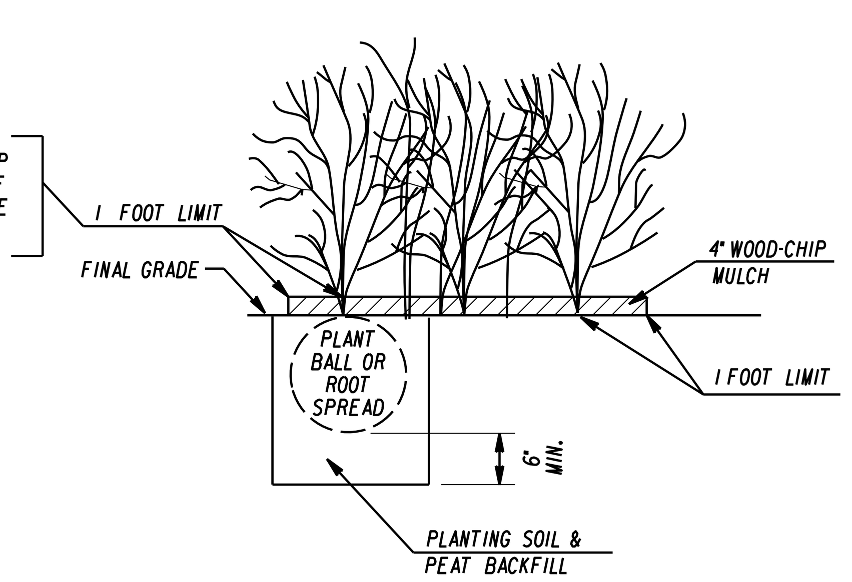
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

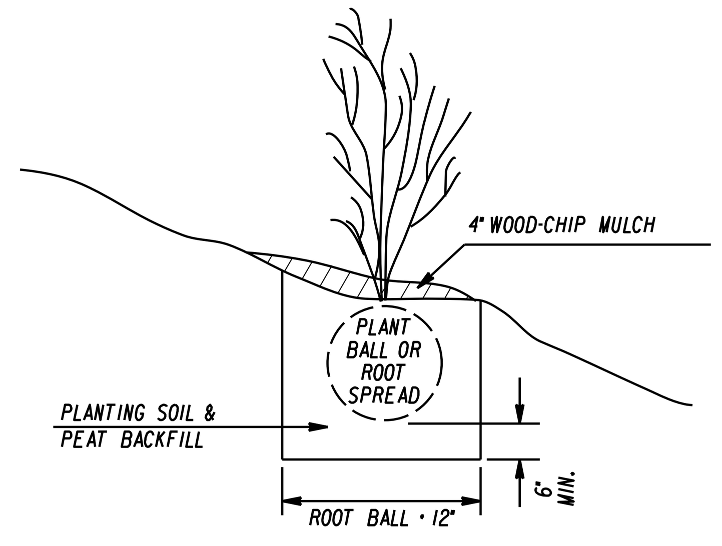
SHEET NO.: 7

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



SHRUB PLANTING IN BEDS

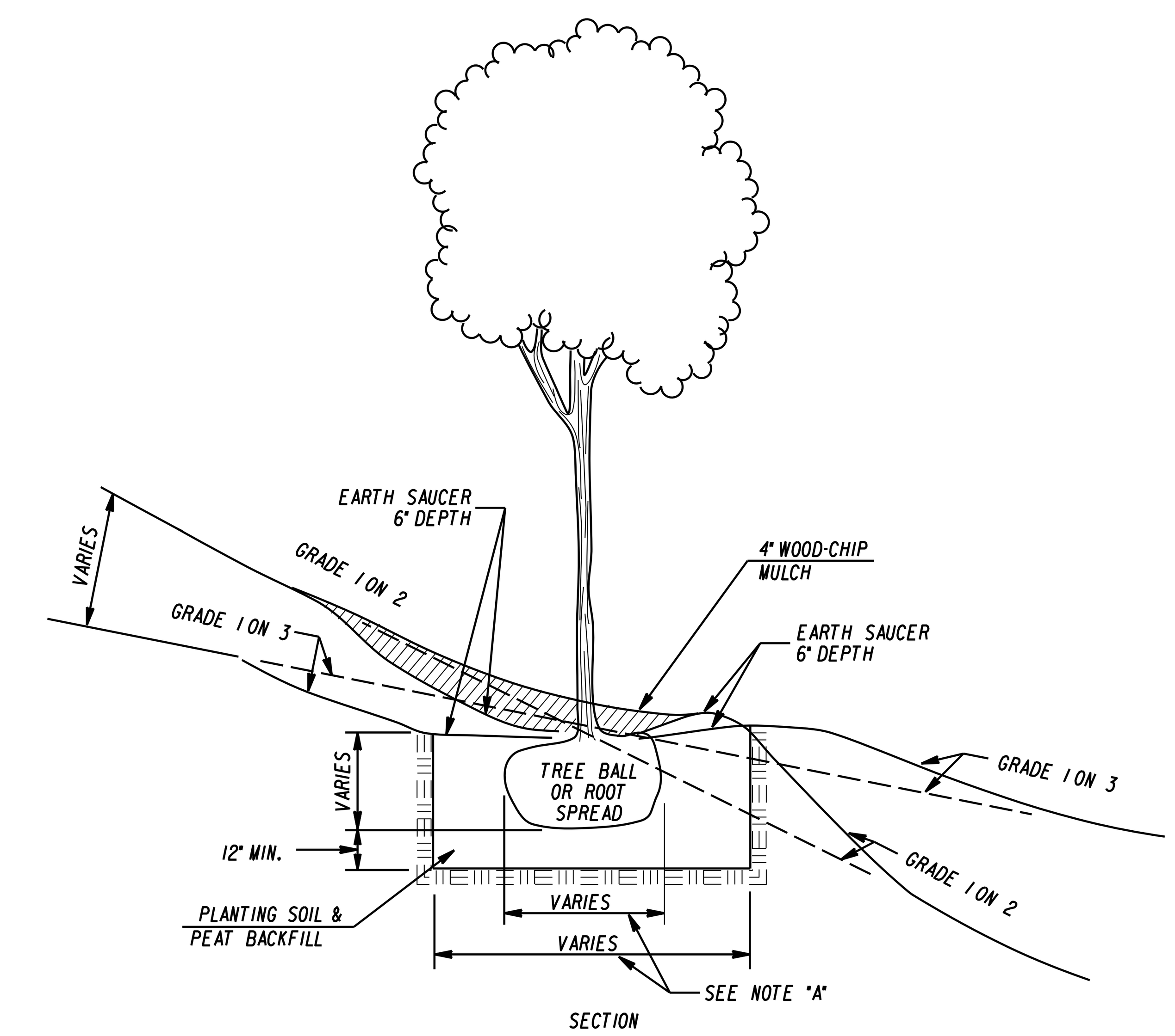


SECTION

SHRUB PLANTING

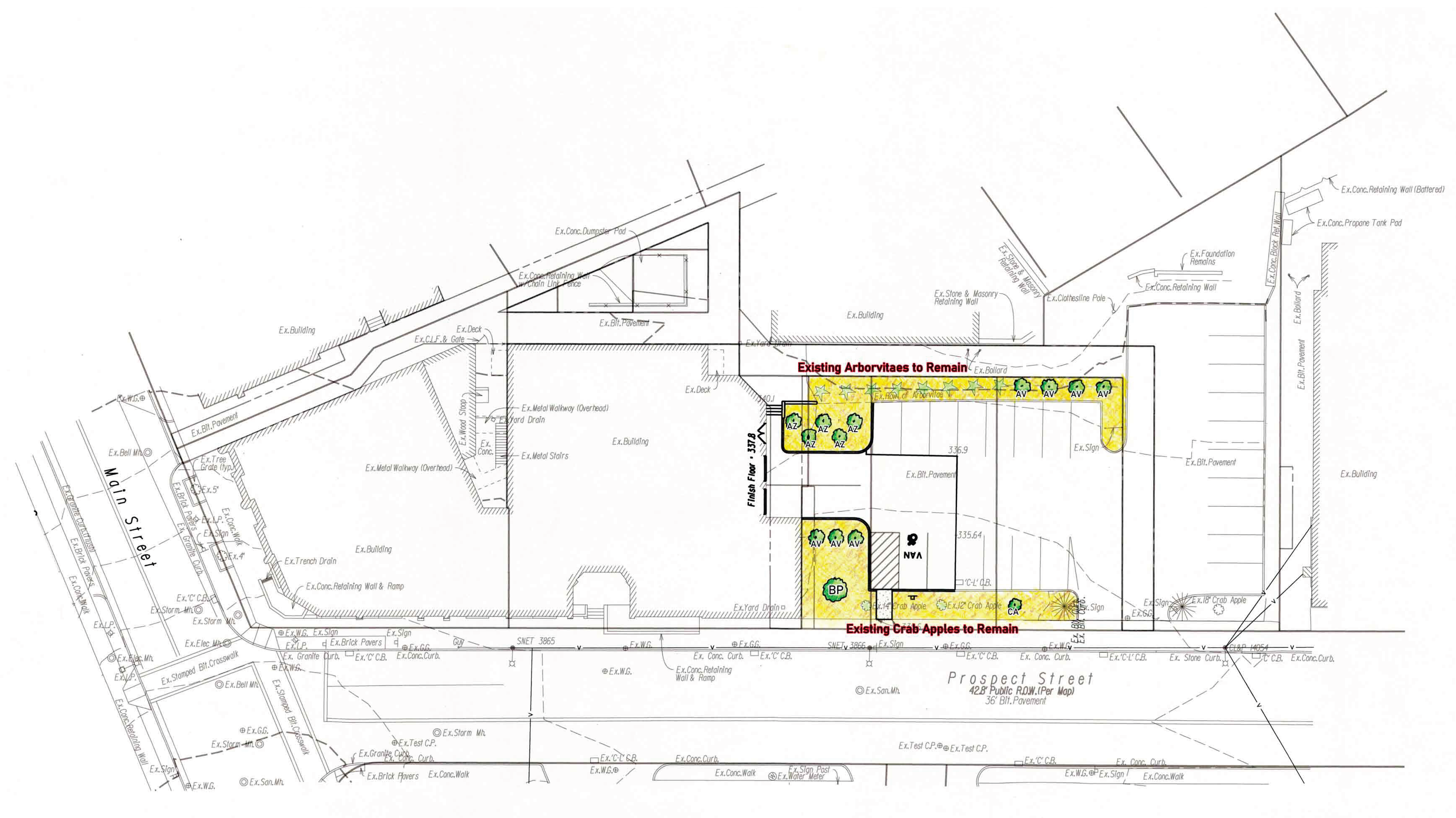
LANDSCAPE NOTES:

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 MAY 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	**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'

D | P | S 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.	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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2499

SITE PLAN: Site Plan revision to an Approved Site Plan for a Car Wash at 1255 Farmington Avenue
Plans Dated: May 2, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. Clarify grading east of proposed car was between building and property line. Based on review of grading contour 302 may extend onto adjacent lot. Provide spot elevation & limits of grading.

2. Recommend increasing distance from pavement to retaining wall (NE of building) and/or provide barrier.

3. Grading Plan: Provide spot elevations in NE & SE portion of access/pavement area. Recommend additional catch basin in NE corner & area east of crosswalk.

4. Confirm entire building gutter/drainage system is connected to MH04 (on bldg. drainage discharge to grade).

5. Field locate/stake limits of disturbance prior to any construction.

6. Provide drainage report statement indicate impervious area has not increased.

7. Recommend addition signage including directional signs.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Angled parking spaces of 60 degrees should have 19 feet of depth rather than 18 feet.

2. Provide landscaping along Farmington Avenue to screen the car wash building, car wash door and queuing line while remaining conscious of sightline visibility.

3. Will there be signage posted for the maximum vehicle height entering the car wash tunnel?

4. It appears a vehicle parked in the handicap parking space may extend into the drive aisle due to the curb stop. Please remove the curb stop or provide further clarification that a vehicle can safely park within this depth.

5. The handicap parking space should be labeled for a “van” to allow for dual parking by both van and traditional accessibility users.

6. Provide “Do Not Enter” signs and pavement markings at the car wash exit to distinguish between the exit and entry which are side-by-side.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments from Building/Zoning Enforcement at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Comments outstanding at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments outstanding at this time.

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:

Architecture
Engineering
Environmental
Land Surveying
Companies

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

CT DPH Notification Form

From: Microsoft Power Apps and Power Automate [mailto:microsoft@powerapps.com]
Sent: Wednesday, May 15, 2024 5:53 PM
To: ryan <ryan@platinumexpresswash.com>; Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Acknowledgement of Submission to CTDPH

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

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

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

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
Application #2499

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

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

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
The proposed application is to modify a previously approved carwash site plan to meet tenant specific needs.

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

Please enter a brief description of the project or proposal:
The proposed application is to modify a previously approved carwash site plan to meet tenant specific needs.

Please enter the date of the application, petition, request or plan:
2024-05-02

What is the size of the area to be disturbed?
equal to or greater than 5 acres

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

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

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

How will domestic waste be handled?
Sanitary Sewer (will be extended to project area as a result of project)

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

Applicant Name:
Ryan Schmitz

Applicant email address:
ryan@platinumexpresswash.com

Street address or intersection of application, petition, request or plan:
1249 Farmington Ave., Bristol, CT

Enter Project Longitude/Latitude:
-72.9008138889
41.6992555556

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

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

If you want to unsubscribe from these emails, please use this form.

Bristol Water Notification Email

From: Riccitelli, Tyler, EIT [mailto:triccitelli@blcompanies.com]
Sent: Thursday, May 16, 2024 8:00 AM
To: BristolWater <BristolWater@bristolct.gov>
Cc: Hixson, Kevin <khixson@blcompanies.com>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Ryan Schmitz <ryan@platinumexpresswash.com>
Subject: Notice for Development within an Aquifer Protection Area and Bristol Water Department Service Area

To whom it may concern,

This email is to inform the Bristol Water and Sewer Department of application #2499 concerning the development at 1255 Farmington Ave, Bristol CT. This application is for a revision to an approved site plan. The original approved site plan contained a carwash with associated parking and vacuum spaces. The proposed site plan modifies the carwash layout to meet specific needs of the tenant.

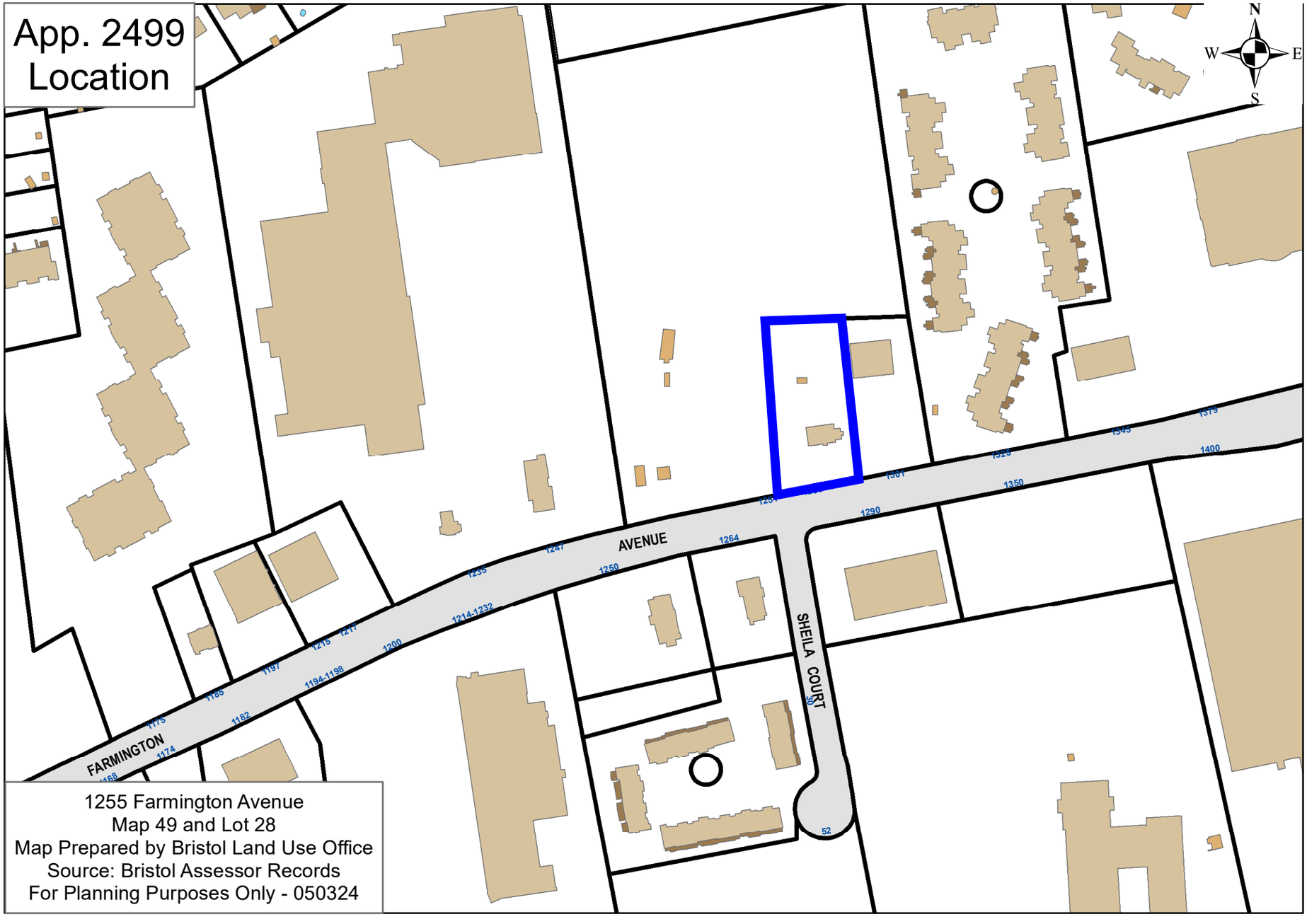
Should the department have any questions or concerns please direct them to triccitelli@blcompanies.com or khixson@blcompanies.com.

Thank you,
-Tyler Riccitelli

Tyler Riccitelli, EIT
Project Engineer I
BL Companies | *Employee owned. Client driven.*

Architecture
Engineering
Environmental
Land Surveying
Companies

355 Research Parkway, Meriden, CT 06450
tel: 203.630.1406 | direct: 203.608.2530
www.blcompanies.com


App. 2499
Location
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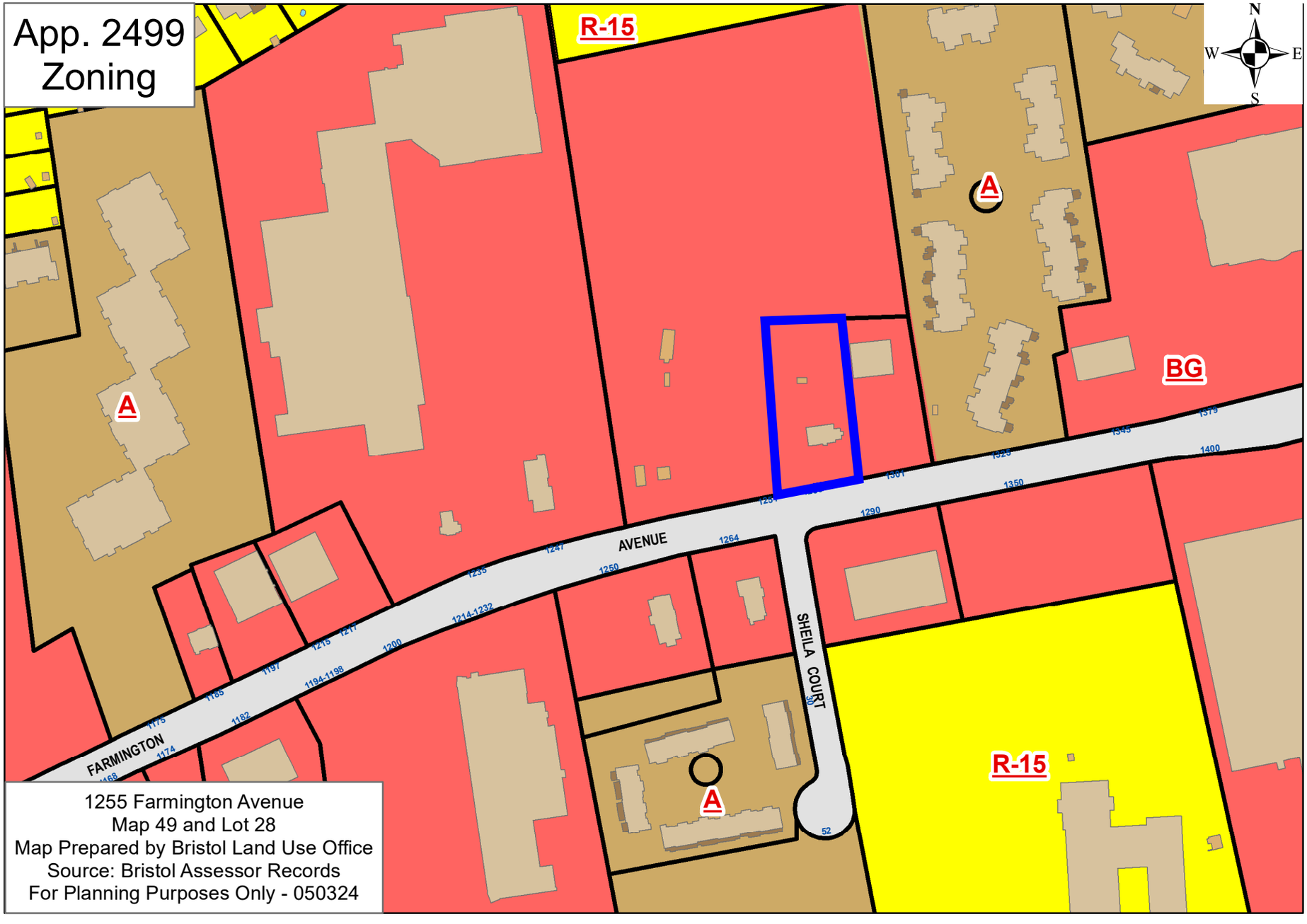
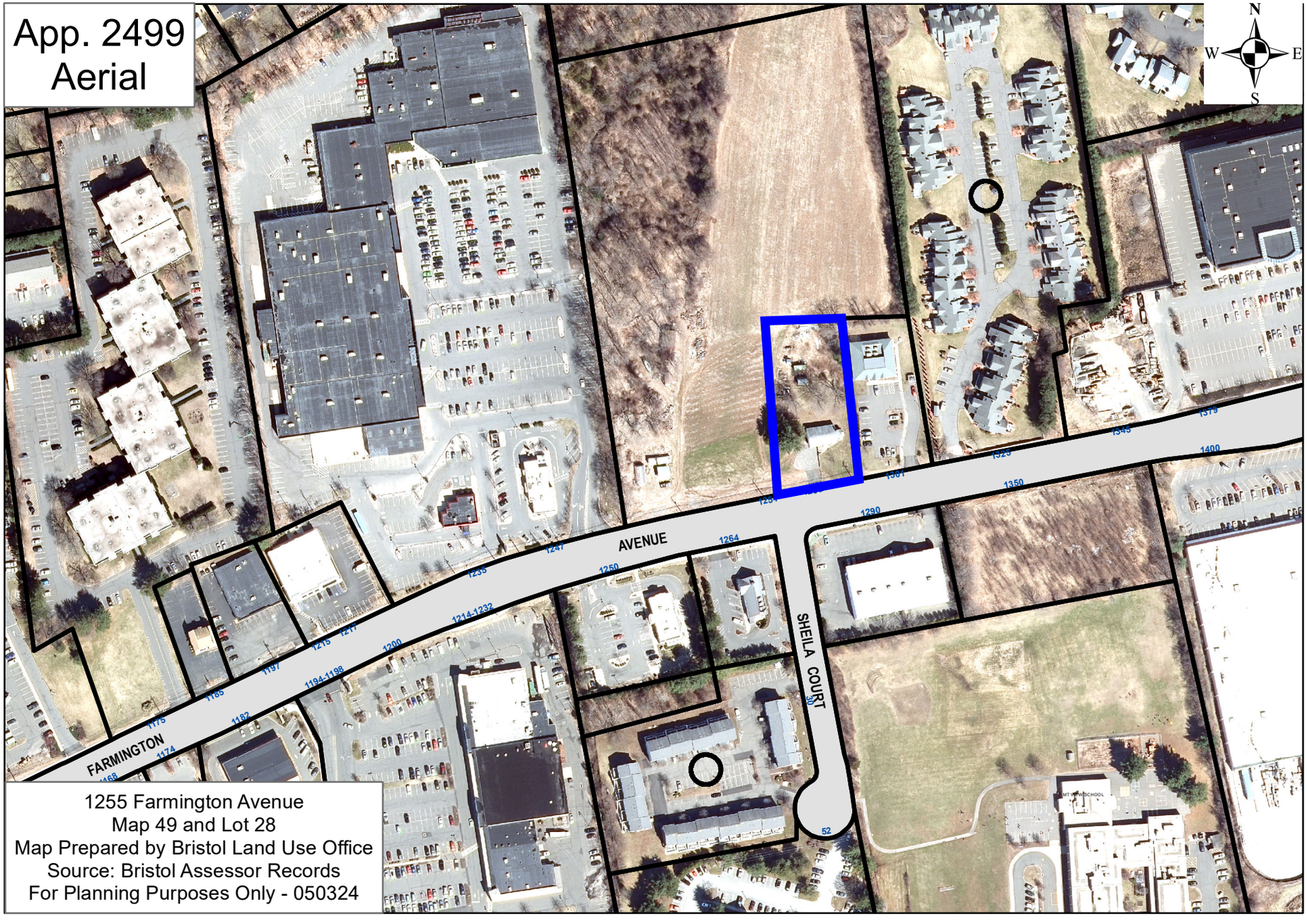
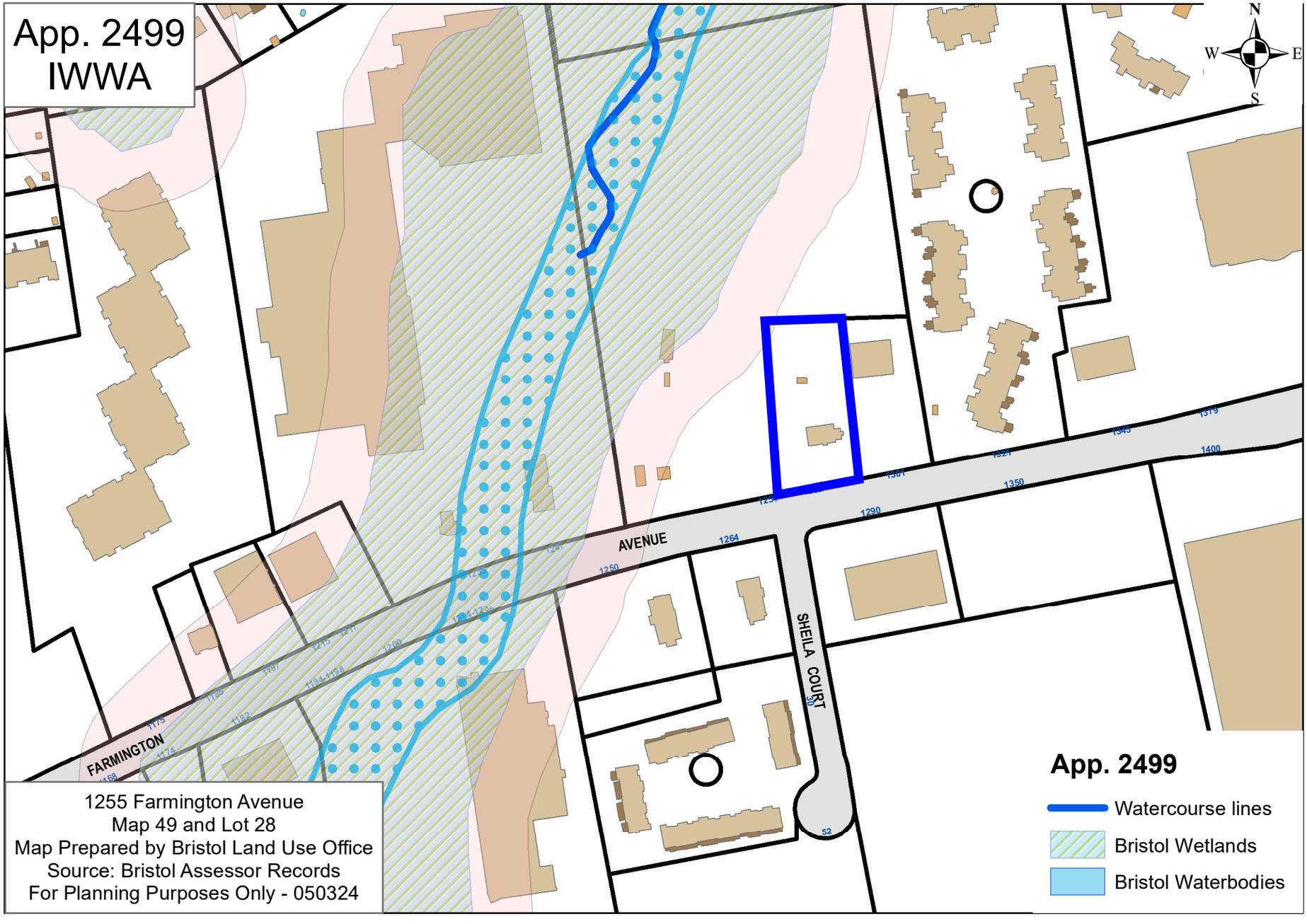
E
S
AVENUE
FARMINGTON
SHEILA COURT
1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2499
Zoning
R-15
A
A
BG
A
R-15
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
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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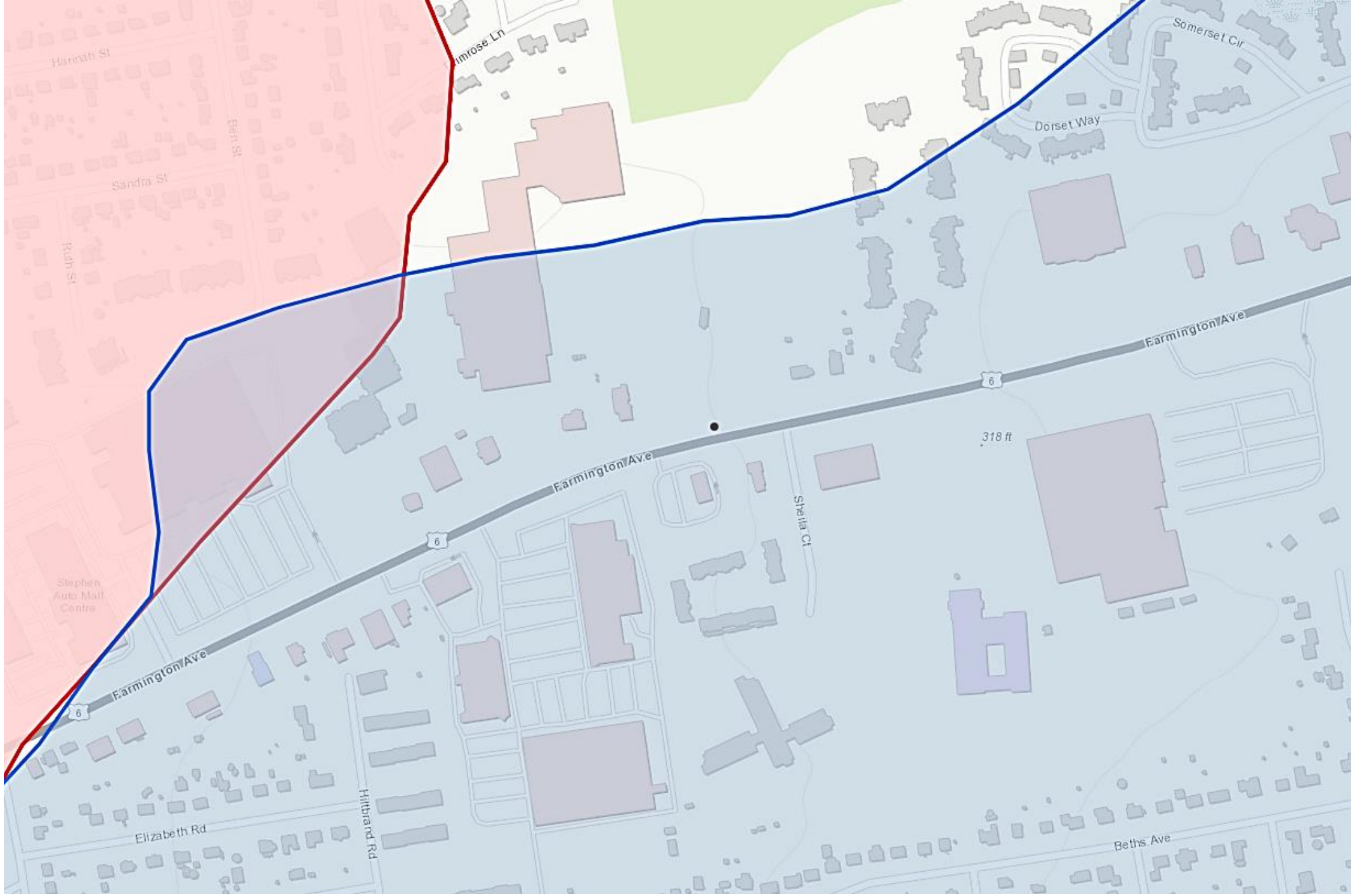
AVENUE
FARMINGTON
SHEILA COURT
1255 Farmington Avenue
Map 49 and Lot 28
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324
App. 2499
Watercourse lines
Bristol Wetlands
Bristol Waterbodies

Aquifer Areas


Hannah St
Ben St
Sandra St
Ruth St
Stephen Auto Mall Centre
Elizabeth Rd
Hillbrand Rd
Farmington Ave
6
318 ft
Sheila Ct
Dorset Way
Somerset Cir
Beths Ave

Google Earth

Site Plan

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.

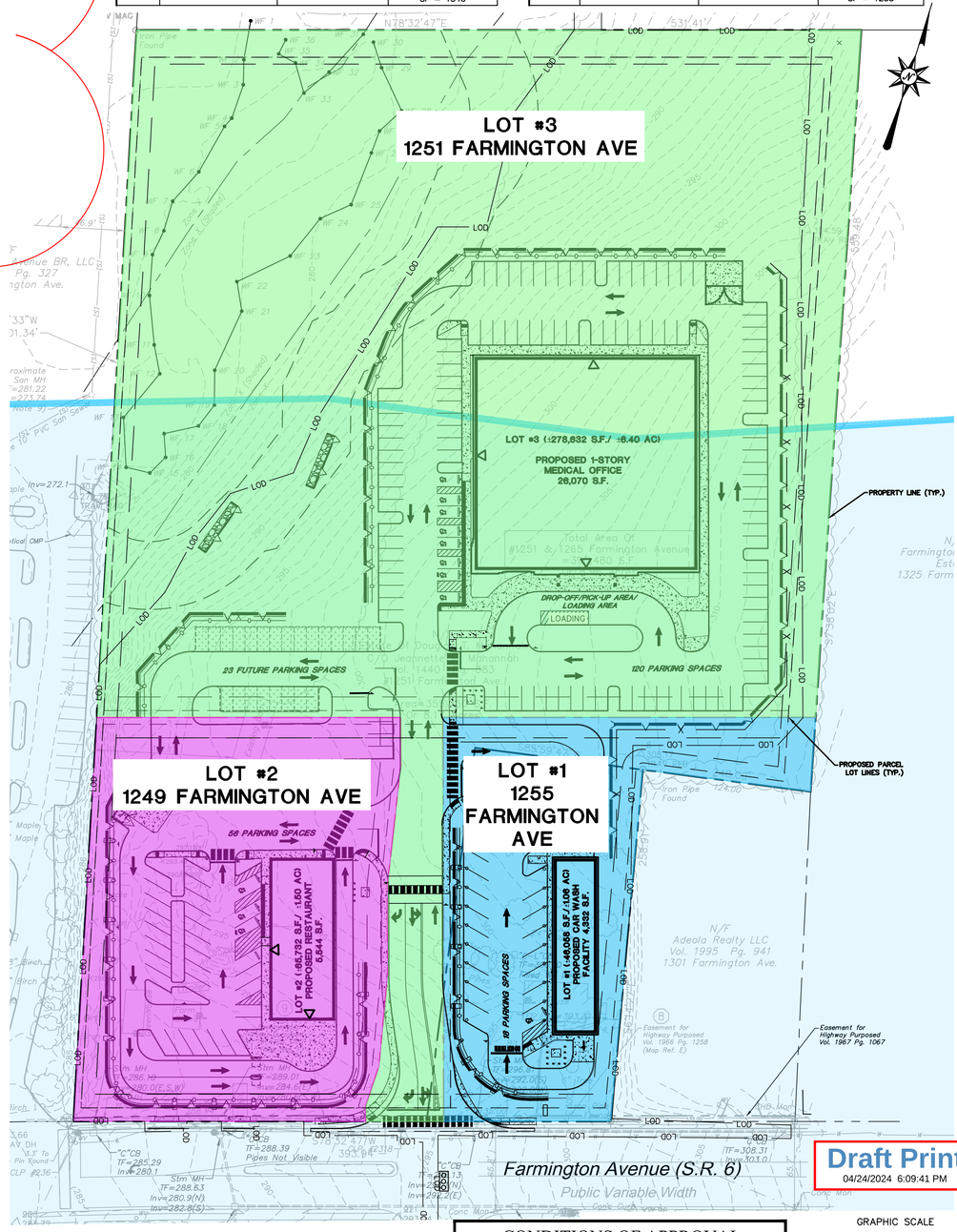
SITE PLAN LEGEND

- 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



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(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.	11/28/2023	FINAL SET RESUBMISSION FOR CITY 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 ; SS-1 Pavement\Markings\dgn\SignPlan_REV1 ; XC1800613O1.0002

4/24/2024 - RACCITELLI, EVA (OBI) W:\JOBS\1800613O1\SURVEY\1800613O1.SP1800613O1.0002.DWG SP-0 24x36 ANSI C

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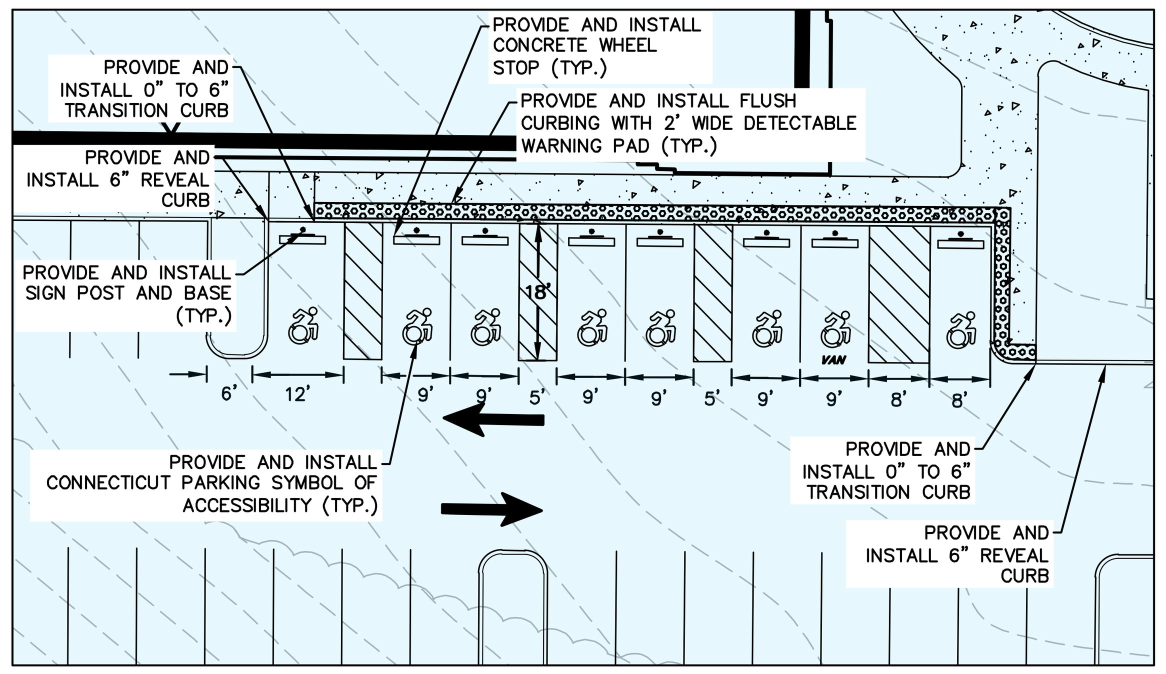
SITE PLAN LEGEND

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

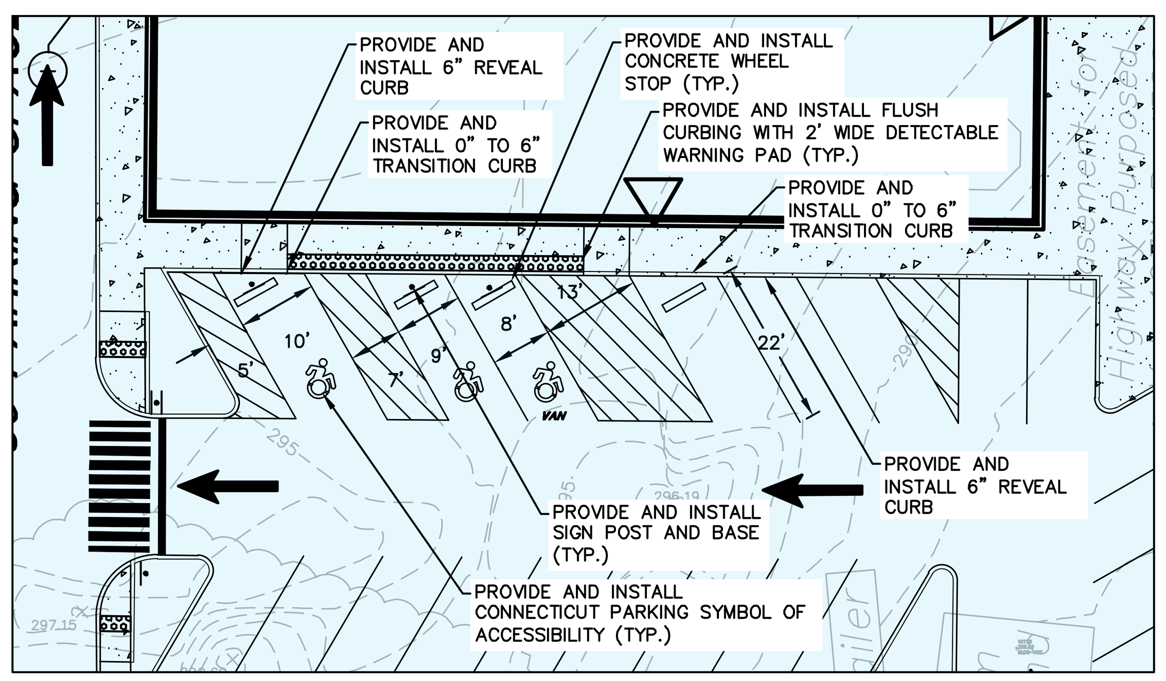
NOTES

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



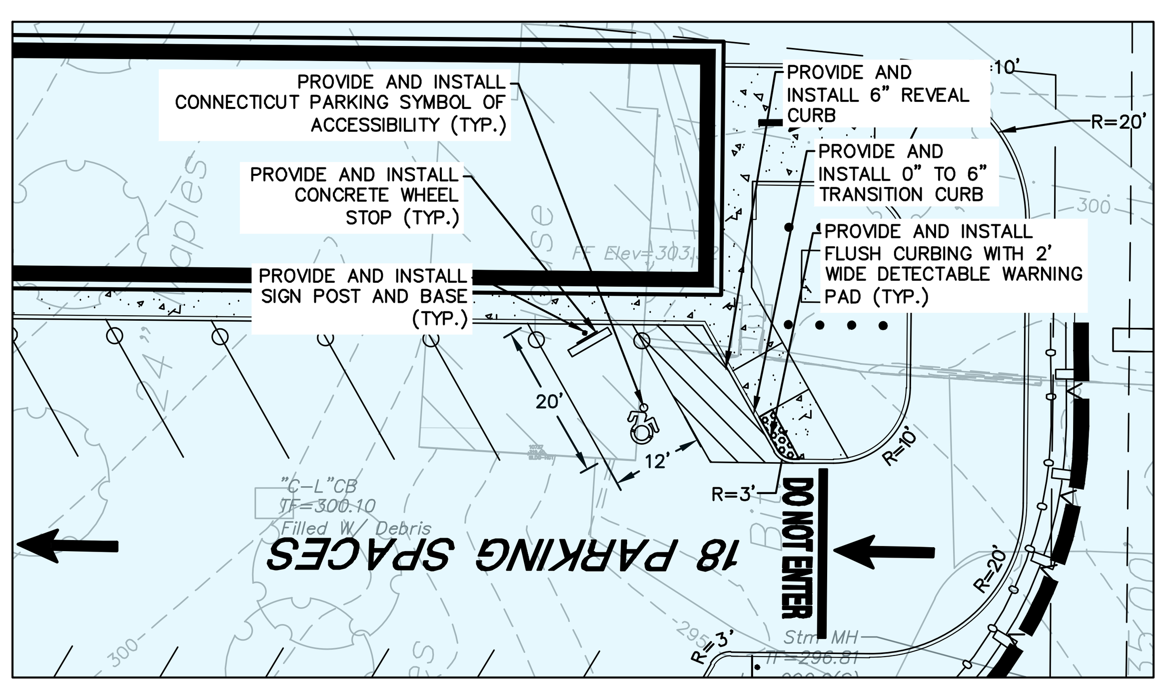
MEDICAL BUILDING ADA PARKING LAYOUT

1"=20'



RESTAURANT ADA PARKING LAYOUT

1"=20'



CAR WASH ADA PARKING LAYOUT

1"=20'

GRAPHIC SCALE

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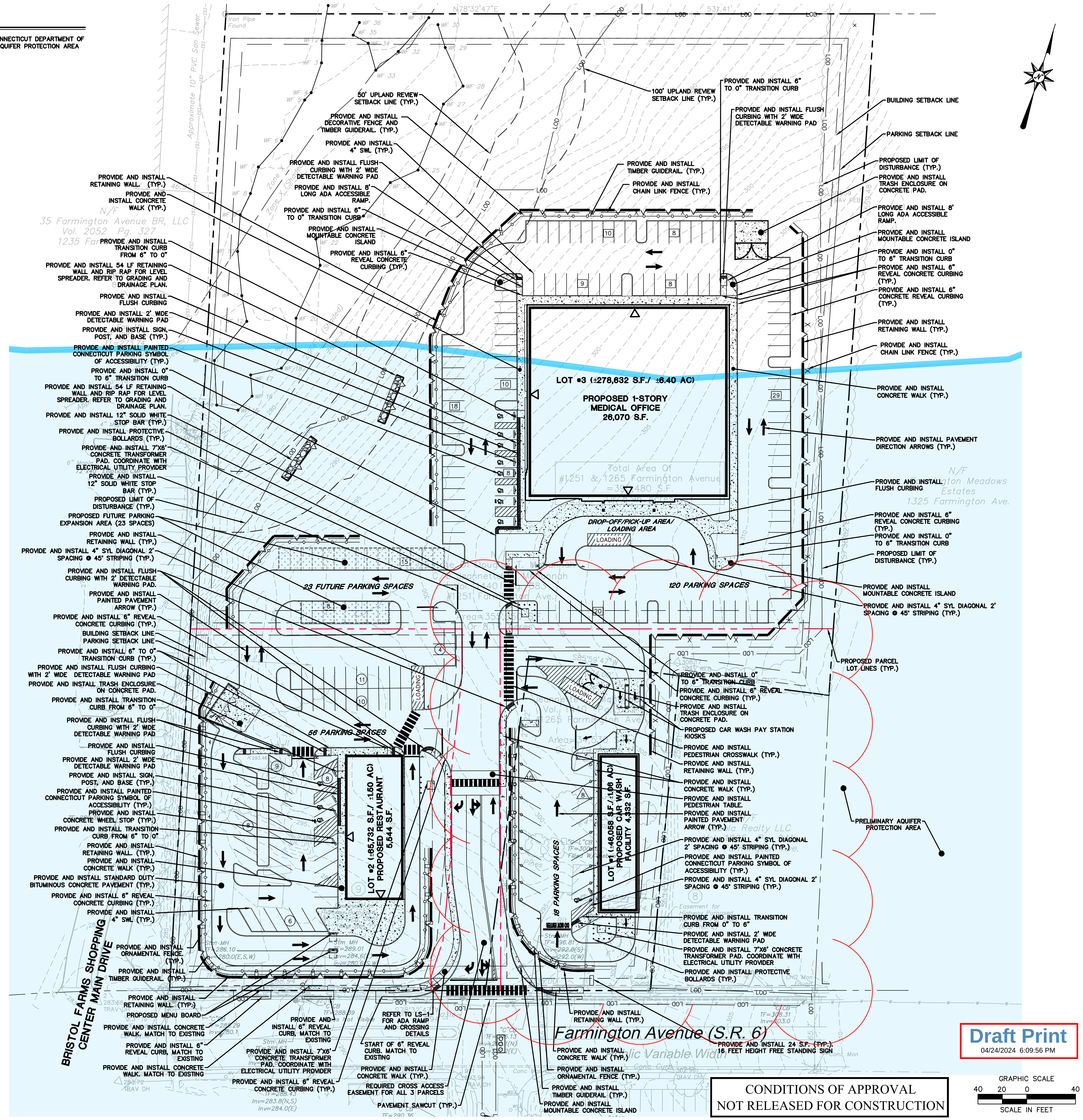
SCALE IN FEET



CONDITIONS OF APPROVAL
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GRAPHIC SCALE

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SCALE IN FEET

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PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS

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6.	10/20/2023	DRAINAGE REVISION PER DOT 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	AS NOTED
Project No.	1800613
Date	11/23/2022

CAD File: SP180061301.0002

Title

SITE PLAN

Sheet No.

SP-1

Xref (s): ; BD180061301 ; XY180061302 ; XC180061301 ; SS-1 PavementMarkingandSigningPlan_REV1 ; XC180061301.0002

4/24/2024, TRICCITELLI, G:\JOBS18\06\1800613\DWG\1800613.0002\SP180061301.0002.DWG,SP-1 24X36 40SC.

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SITE PLAN LEGEND

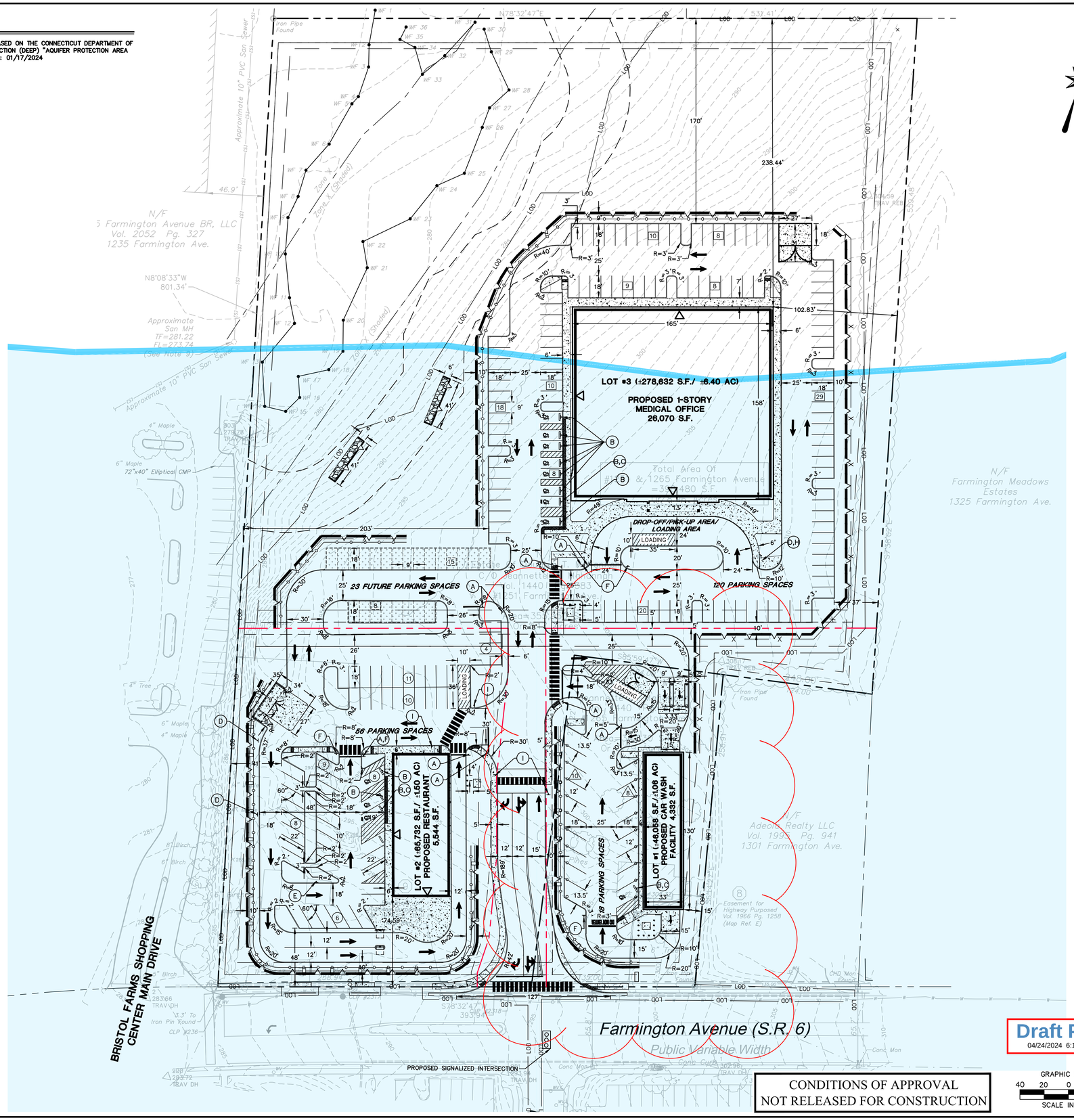
LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
X	CHAIN-LINK FENCE
	GUIDE RAIL
	ORNAMENTAL FENCE
	PROPERTY LINE
	PROPOSED PARCEL LOT LINES
	SAWCUT LINE
	SIGN
	CONCRETE SIDEWALK
	STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
	PROPOSED FUTURE PARKING EXPANSION AREA
	PRELIMINARY AQUIFER PROTECTION AREA

SIGN LEGEND

SIGN ID	CT-DOT NO.	LEGEND
A	31-0552	STOP 30"
B	31-0662	BACKGROUND - BLUE; LEGEND - WHITE; NO. OF POSTS - ONE (1); HANDICAPPED PARKING ABOVE; 24"; 12"
C	31-0648	VAN ACCESSIBLE
D	31-1188	(L) ONE WAY
E	31-1177	(R) ONE WAY
F	31-1109	DO NOT ENTER; BACKGROUND - BLUE; LEGEND - WHITE; SIGN FACE - RED
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



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CONDITIONS OF APPROVAL
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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS

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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:	SP180061301.0002

Title
SITE PLAN

Sheet No.
SP-2

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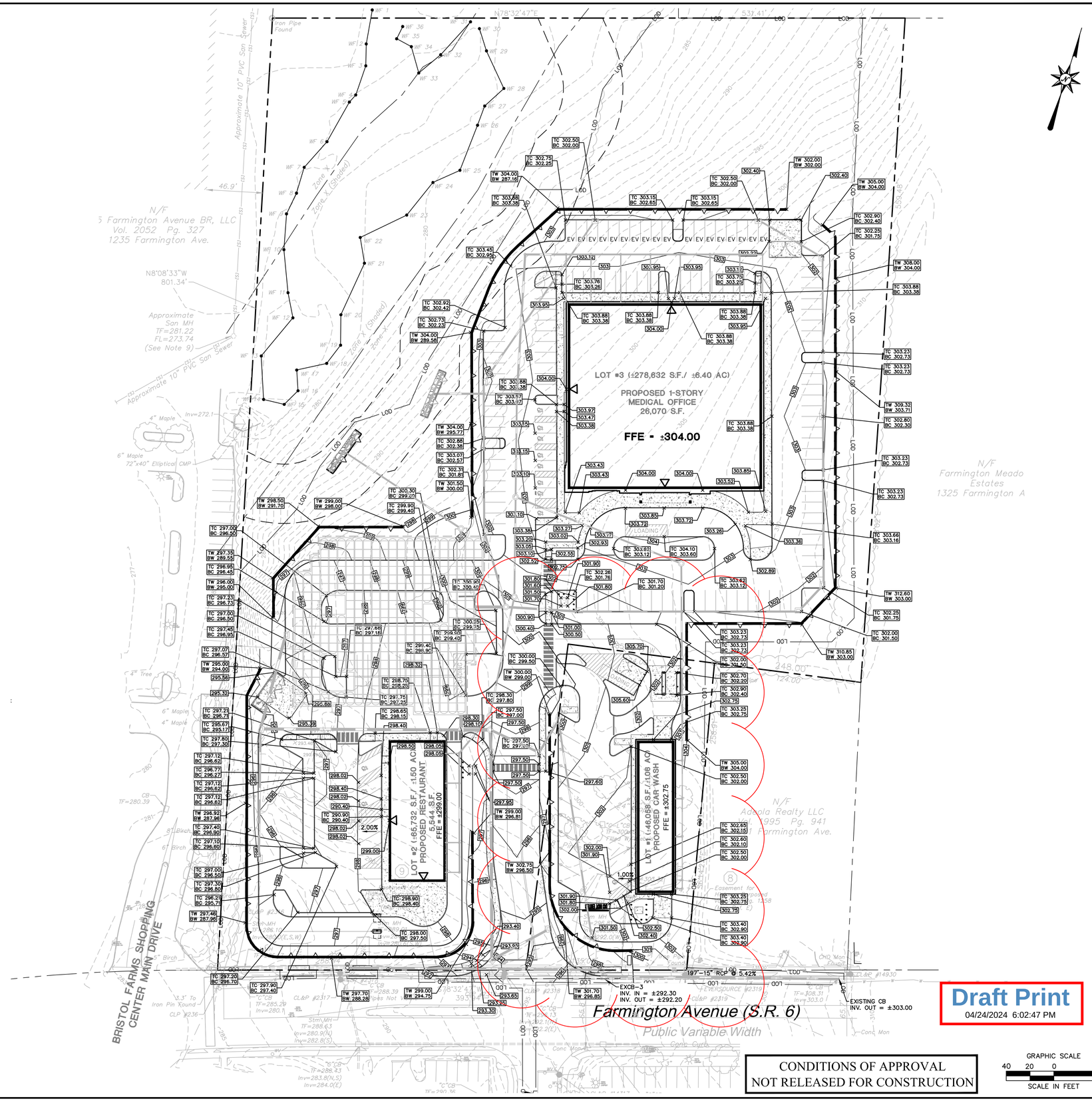
GRADING AND DRAINAGE LEGEND

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



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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
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4.	06/16/2023	RESPONSE TO OSTA COMMENTS
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6.	01/05/2024	RESPONSE TO 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	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

GRADING PLAN

Sheet No.

GD-1

Xref (s): - BD180061301 | XZ180061301 | XC180061304 | XC180061302 | XC180061303

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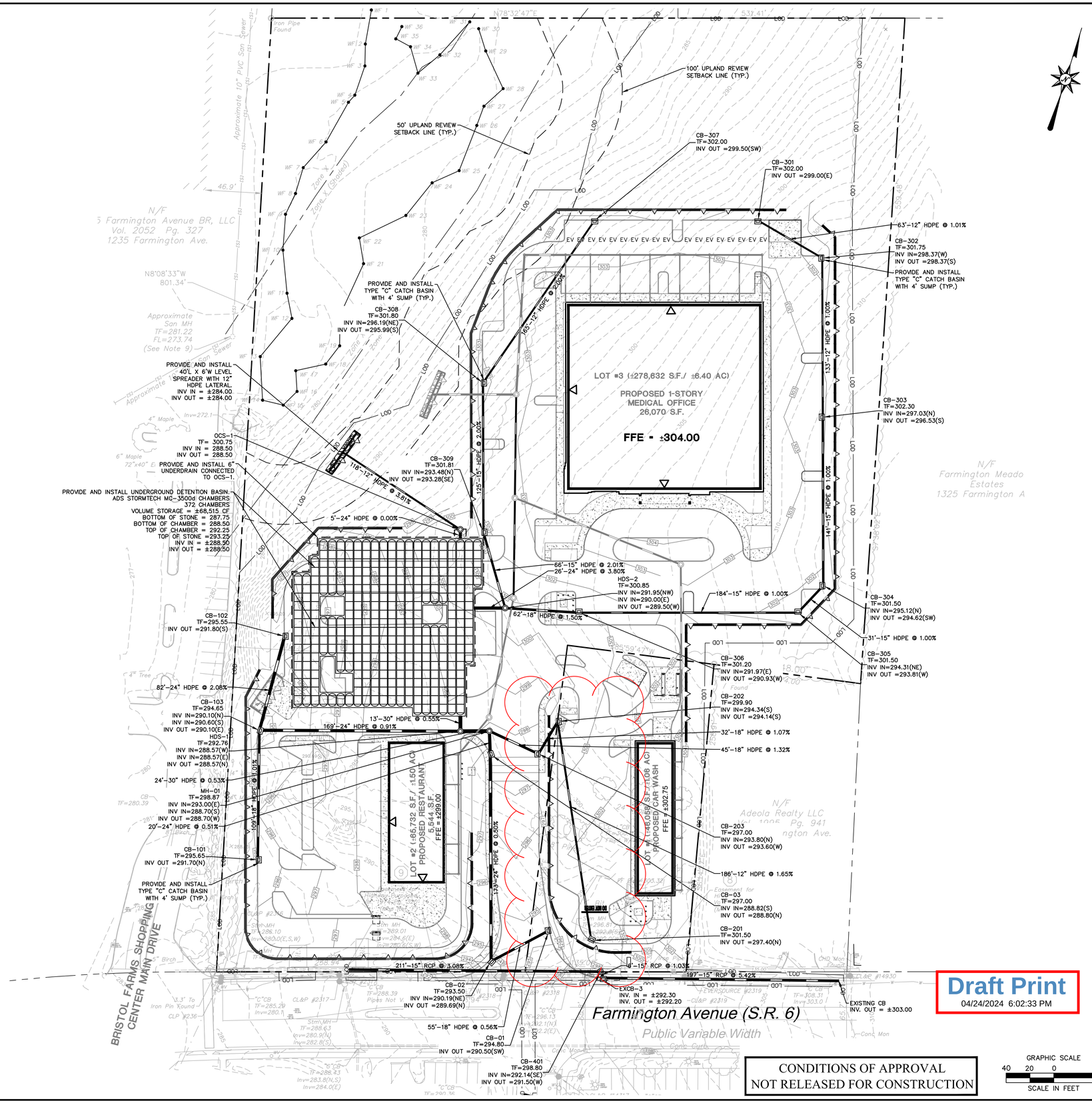
GRADING AND DRAINAGE LEGEND

- 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%



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PROPOSED DEVELOPMENT

1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)
BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
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1.	12/21/2022	POST PAZ SUBMISSION REVIEW
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4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	11/07/2023	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: GD1800613301.0002	

Title

DRAINAGE PLAN

Sheet No.

GD-2

Xref (s) : BD1800613301 ; XC1800613301 ; XC1800613304 ; XC1800613302 ; XC1800613303

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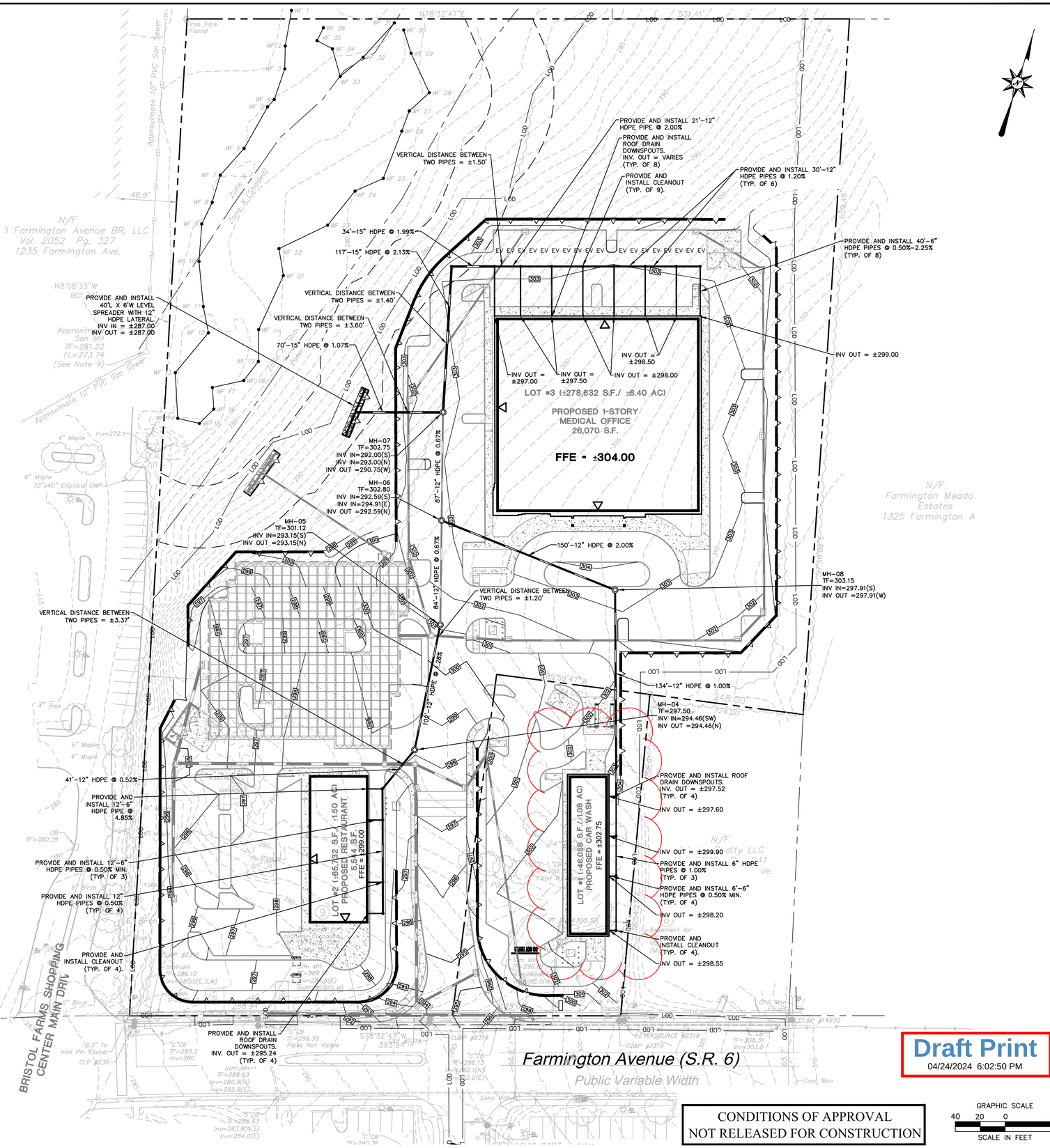
GRADING AND DRAINAGE LEGEND

- 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%



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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
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6.	12/22/2023	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	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File:	GD1800613 01.0002

Title

ROOF DRAINAGE PLAN

Sheet No.

GD-3

Xref (s) : BD1800613 01 : XC1800613 01 : XC1800613 02 : XC1800613 03 : XC1800613 04 : XC1800613 05

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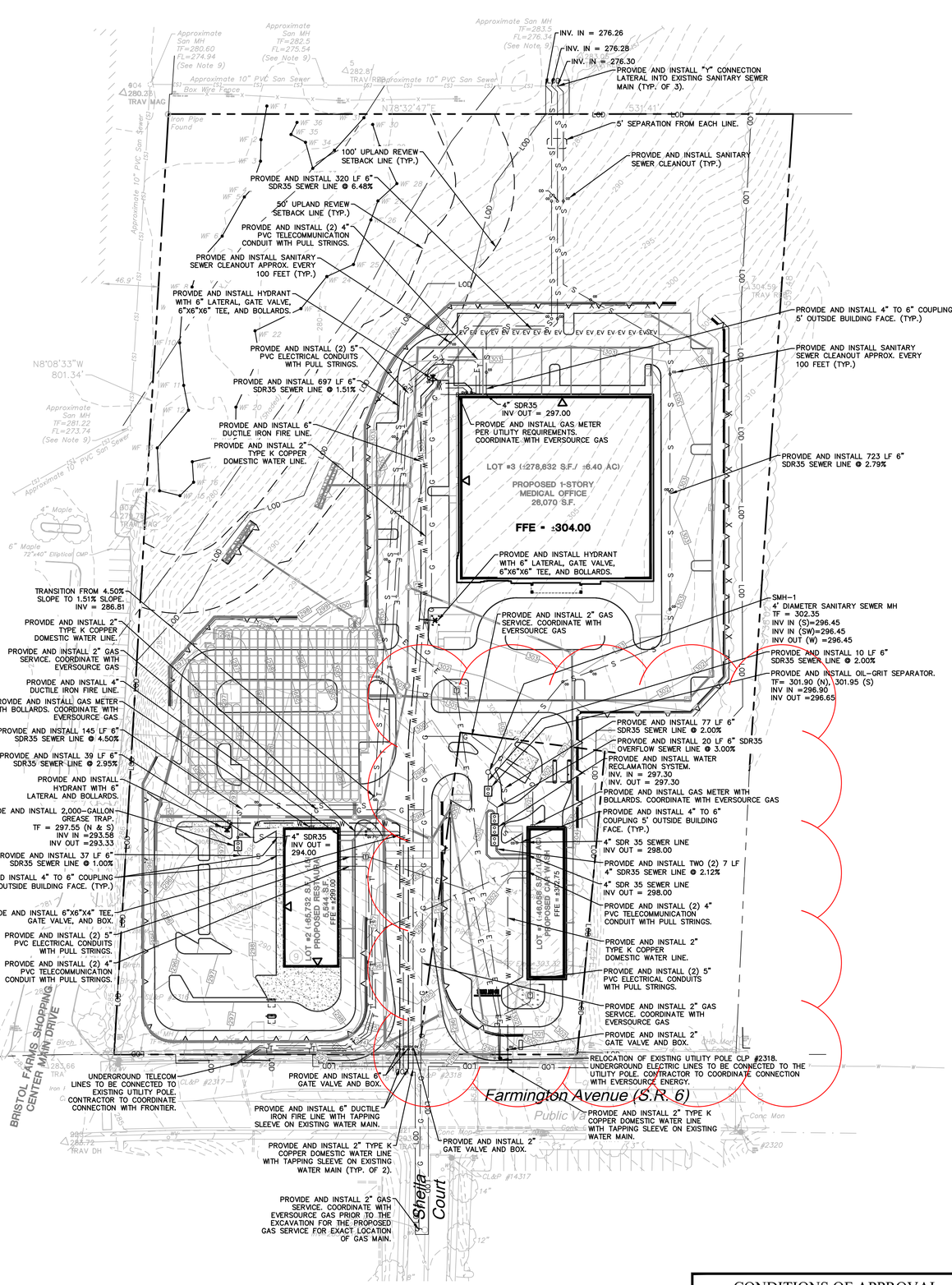
SITE UTILITIES LEGEND

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.



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CONDITIONS OF APPROVAL
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GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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PROPOSED DEVELOPMENT

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BRISTOL, CONNECTICUT

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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 : XZ1800613O1 : XC1800613O1 : XC1800613O2 : XC1800613O3

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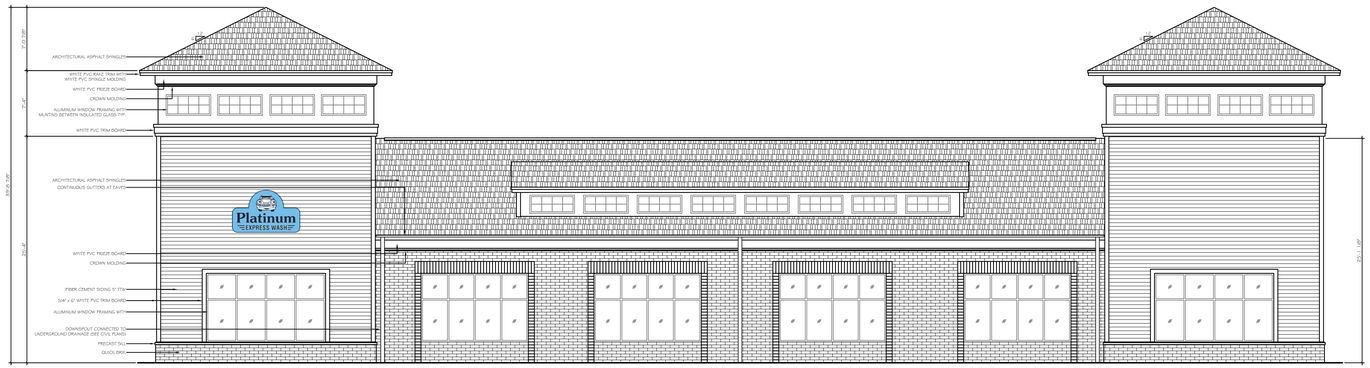
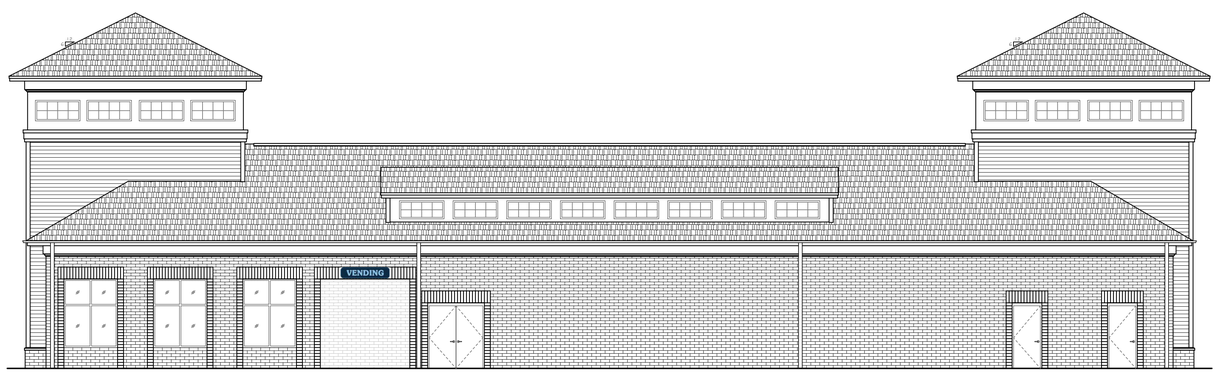
Revised Elevation Drawings

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

JKS 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
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EXPRESS WASH
EXIT ONLY
VENDING
JKS CONSULTING

P
Platinum
EXPRESS WASH
EXIT ONLY
P
Platinum
EXPRESS WASH
JKS CONSULTING