



*City of Bristol  
Planning Commission*

*REGULAR MEETING - MONDAY, JUNE 24, 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/88117090081?pwd=kSdyXlqJHQOCZDOGNd6Kdjcem23FSU.1>

**Meeting ID:**

881 1709 0081

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Public Participation
3. Approval of Minutes
  - a. Regular Meeting - May 20, 2024
4. Zoning Commission Referrals
5. City Council and Other Referrals
  - a. C.G.S. 8-24 Referral:  
Candlewood Drive - Map 2, Lot 120-9
  - b. C.G.S. 8-24 Referral:  
Violet Drive - Map 2, Lot 129-2

6. New Business

- a. Application #413 – Request for revision to Phasing Plan for: Laurentide Glen Subdivision – Assessor’s Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.
  - a. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
  - b. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
  - c. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61,62,63,65 & 66 Gino Dr;
  - d. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street;
  - e. Phase 5 (6 Lots) – Lots 68 through 71; Lots 73 & 74 Farrell Avenue;
  - f. Phase 6 (20 Lots) – Lots 75 through 94 Roeblings Road
- b. Application #411 – Minor revision to the Site Plan for self-storage warehouses and additional building related to the operation of the principal use, 185 Curtiss Street; Assessor’s Map 22, Lot 1; I (General Industrial) zone; Bristol Self Storage, LLC, applicant.

7. Old Business

8. Staff Reports

- a. Subdivision Status Report  
May 2024

9. Communications

10. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, July 22, 2024.



**BRISTOL PLANNING COMMISSION  
MINUTES  
REGULAR MEETING OF MONDAY MAY 20, 2024**

**CALL TO ORDER:**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall  
Board of Education - Auditorium,  
129 Church Street**ROLL CALL:**

| MEMBERS            | NAME                                   | PRESENT | ABSENT |
|--------------------|----------------------------------------|---------|--------|
| REGULAR MEMBERS:   | Chairman William Veits (Chairman)      | X       |        |
|                    | John Soares (Vice Chairman)            | X       |        |
|                    | Jon Pose                               | X       |        |
|                    | Tracey Bacchus                         | X       |        |
|                    | Christopher Nardi (Acting Secretary)   | X       |        |
| ALTERNATE MEMBERS: | Kenneth Rasmussen-Tuller               |         | X      |
|                    | Anthony Lorenzetti                     | X       |        |
|                    | Kristen O'Donnell                      | X       |        |
| STAFF:             | Robert M. Flanagan, AICP, City Planner | X       |        |
|                    | Nancy Levesque, P.E., City Engineer    | X       |        |

1. Call to Order
2. Pledge of Allegiance

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, June 24, 2024.

3. Public Participation  
There was no public participation.

4. Approval of Minutes

- a. Regular Meeting - March 25, 2024

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose and Soares to vote on the March 25, 2024, regular minutes. He also designated alternate Commissioner O'Donnell to vote on the March 25, 2024, regular minutes in place of Commissioner Veits with his absence at the March 25, 2024 meeting.

**MOTION:** Move to approve the minutes of the March 25, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, O'Donnell and Soares.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits as voting Commissioners this evening.

5. Zoning Commission Referrals

- a. App. #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.

The following persons representing the applicant reviewed Application #2498 with the Commission: Attorney Timothy Furey, 43 Bellevue Ave. and Charles Talmadge of Development Planning Solutions, 225 North Main St.

Attorney Furey explained this was a referral to the Planning Commission from the Zoning Commission to make a recommendation based on the PoCD. He explained the application would be reviewed at the July meeting of the Zoning Commission. He explained if the application is approved, a Site Plan would be filed. He explained the property is 3.89 acres. He reviewed Section 6 and 10 of the PoCD, respectively, regarding Enhance Community Character and Guiding Residential Development. He explained he and Mr. Talmadge reviewed where the appropriate areas were for the A zones, but there was only one area in Forestville. He explained appropriate housing was needed in Bristol.

Mr. Talmadge reviewed how a conceptual design would fit on the property. He also reviewed how the existing A zones vacant properties may be developed. He reviewed how the plan layout was developed with the goals of the PoCD. He explained he and Attorney Furey went through the exercise of what is usually asked of what would go on the property. He explained the minimum required site was 2.0 acres and this site was 3.89 acres. He explained the building would be 32 ft. in height. He explained the property is 50 ft. from an adjacent A-zone and 95 ft. from the R-15 zone. He explained the lot coverage would be at 7%. He explained there are existing substantial buffers on the property. He explained this plan would have 30 units at 8 units per acre.

By: Soares

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

**MOTION:** Move make a motion to send a positive referral to the Zoning Commission for Application #2498 Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone.

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

By: Soares

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is recommended for a positive referral.

## 6. City Council and Other Referrals a. FY 2024-2025 Capital Budget

Diane Waldron, Comptroller's Office, 111 North Main St., City of Bristol, reviewed the 2024-2025 Capital Budget with the Commission. She explained the Board of Finance and City Council just approved the Capital Budget. She gave the highlights for the report noting the total budget was \$11,063,910. She explained this has been the lowest Capital Budget in recent history that has been adopted. She explained the Mayor worked with the Capital Planning and the Strategic Planning Committee to review all the projects.

She explained these committees provided an analysis and a scorecard for the projects. She explained a lot of departments had requested projects under the operating budget that met the criteria, but they were moved to the Capital Budget. She viewed the projects on the report. She explained there were some projects on the report that qualified for a local Capital Improvements Program that were small dollar amounts, but were required to be included on the Capital Budget Plan versus the Department Budgets.

Commission inquiries: Ms. Waldron explained the LCIP was the Local Capital Improvement Program, which was funded through the State. She explained by State Statutes there are certain requirements and it had to be used for permanent Capital Improvements. She explained she would e-mail Mr. Flanagan a report that shows the status of the projects.

Mr. Flanagan inquiries: Ms. Waldron explained one of her concerns that she had brought to the City Council was the City has significant debt service for the next 3 years. She explained the North East Middle School project was about \$104 Million. She explained the total indebtedness for \$560 Million.

**MOTION:** Make a motion to recommend to the Board of Finance adoption of the Capital Budget for Fiscal Year 2024-2025, as the proposed projects are consistent with the goals and policies of the 2015 Plan of Conservation and Development amended to April 1, 2018.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

**MOTION:** Make a motion to move Item #7, under New Business, next on the agenda.

By: Pose

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The Item #7, under new business was moved next on the agenda.

7. New Business

a. Community Development Block Grant Program (CDBG)

1. Annual Action Plan Year 49 – 2024-2025

Dr. Dawn Ledger, Ph.D., of Community and Economic Development, 111 North Main St., City of Bristol, representing the applicant, explained she had a list with the allocations for HUD. She explained there was an error in the description that should be Annual Action Plan Year 50, not Year 49. She explained her department received the allocations late in the year. She explained how for the last 5 years the allocations were reduced.

She explained the populations have not changed and the needs have not changed, but the allocations were reduced by half of previous amounts. She explained the residential rehabilitations were a large part of the allocations, which was half the total of all the allocations. She explained her department ran out of funds in January 2024 for the Rehab Program. She explained most of the project are more expensive. She explained there are 33 applicants on the July waiting list.

She noted any future funds would not last very long. She explained her department's Policy Committee would be scheduling a meeting for an action plan. She explained with the reduced resources they had to review how to manage the program. She explained the Public Facilities Projects were none this year, which affected the sidewalk program. She noted this was the last year of the 5 Yr. Plan and a new 5 Yr. Plan would be starting soon.

Commission inquiries: Ms. Ledger explained for Shepard Meadows there were some programs that participants may attend free and some may not. She explained the Grace Baptist Church was a new entity for food to people.

Dr. Ledger requested the Commission suggestions on how her department may make this program work better.

b. C.G.S. 8-24 Referral:  
Wheeler Clinic - Map 30, Lot 3

Mr. Flanagan explained the Wheeler Clinic would be opening in July 2024. He explained there are 63 parking spaces guaranteed to the facility after the parking garage is done being constructed. He explained on the vacant lot that was adjacent to the facility would be a parking lot with 63 parking spaces on City of Bristol property.

He explained because the City was giving a benefit to a company this required an 8-24 Referral. He explained this was not for a long-term plan. He explained when the parking garage is constructed the parking lot would be demolished.

**MOTION:** Move to make a motion that the Planning Commission finds that the proposed short-term leasing of parking spaces for the Wheeler Clinic, LLC, at Map 30, Lot 3, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Soares

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- c. C.G.S. 8-24 Referral:  
Downs Street - Map 34, Lot 93

Mr. Flanagan explained the request for Downs St was for an easement from EverSource for a proposed utility easement. He explained the easement would be adjacent to a cemetery. He explained that Staff supports the request.

Commission inquiry: Ms. Levesque explained there were no funds being exchanged but the bridge is being replaced. She explained Eversource had a position on the bridge and a directional drill was required in the river. She explained this would not be in the area of the bridge and this was their plan. She explained some of the plan would benefit the City and some would benefit EverSource. She explained this would not affect any future development of the property.

**MOTION:** make a motion that the Planning Commission finds that the granting of a proposed utility easement for Eversource on Downs Street – Map 34, Lot 93, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- d. C.G.S. 8-24 Referral:  
64 Washington Street - Map 43, Lot 19

Mr. Flanagan explained the request for 64 Washington St. that was a discovery by Staff during an application for Fire House #3 in Forestville. He explained the property is encroaching on City property. He explained there is an encroachment on 64 Washington St. onto 163 Church Ave. He explained the property owner was open to the City's proposal to sell that piece of property to the abutting property owner.

Commission inquiry: Mr. Flanagan was unsure if a title search was done when the property was purchased by the City.

**MOTION:** make a motion that the Planning Commission recommends that the City of Bristol move forward with the proposed sale of part of municipal property located at 163 Church Avenue Map 43, Lot 16 to 64 Washington Street, Map 43, Lot 19, as indicated on the map submitted. The sale, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- e. C.G.S. 8-24 Referral  
Business Park Drive - Map 3, Lot 10 and Lot 11

Mr. Flanagan reviewed the request to sell the property on business Park Drive, Map 3, Lot 10 and 11 with the Commission. He explained there is one remaining lot to be sold if these two lots are sold. He explained there is a tractor trailer driving school that has requested to go on the two lots. He presumed the two lots would be merged if the property was purchased.

**MOTION:** Move make a motion that the Planning Commission recommends that the City of Bristol move forward with the proposed sale of property located at Business Park Drive - Map 3, Lot 10 and Lot 11. The sale, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Soares

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- f. C.G.S. 8-24 Referral:  
Violet Drive - Map 2, Lot 129-2

Mr. Flanagan explained the request for Violet Drive, Map 2, Lot 129-2 required more research. He explained the next item on the agenda also required more research. He explained the Violet Drive request and the Candlewood Drive request are both encroachments onto open space lots. He explained Attorney Jeffrey Steeg would review these items with the Commission at the June meeting.

**MOTION:** Move make a motion to table this item is until next month to allow staff the opportunity to conduct further research.

By: Soares

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is tabled to the June meeting.

- g. C.G.S. 8-24 Referral:  
Candlewood Drive - Map 2, Lot 120-9

**MOTION:** Move to table this item is until next month to allow staff the opportunity to conduct further research.

By: Soares

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is tabled to the June meeting.

## 8. Old Business

There was no old business.

## 9. Staff Reports

- a. Subdivision Status Report  
April 2024

Ms. Levesque explained there were some discussion with the engineer on the drafting of the Mylar for Cold Springs Phase 4. She explained Laurentide Glen was going on with the construction. The Mitchell St. project has no updates. She explained the Redstone Hill Rd. subdivision did not submit the bond yet. Mr. Flanagan explained Attorney Andre Dorval wants to set an appointment to discuss the bond for Redstone Hill Rd.

She explained Perkins Meadow was moving along. She explained the Meadow View subdivision was starting to consider construction of the utilities (directional drill) but there may be a requirement to make a request to the Inland Wetlands Commission and Planning Commission. She explained there was a conservation easement to drill through.

#### 10. Communications

Mr. Flanagan expressed his gratitude to Ms. Levesque who will be leaving the City of Bristol. He explained this would be her last Planning Commission meeting. Mr. Flanagan thanked Ms. Levesque for her professionalism and her assistance over the years. The Commission thanked her for all her efforts and wished her good luck. Ms. Levesque thanked the Commission for all their support and she enjoyed working with all the Commissioners.

#### 11. Adjournment

##### **ADJOURNMENT:**

Motion was made by Commissioner Pose to adjourn.  
Motion seconded by Commissioner Soares.  
Motion carried 5-0.

The meeting adjourned at 7:25 P.M.

These minutes represent the proceedings of the meeting.  
This meeting was taped.

Respectfully submitted,  
Nancy King

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William Veits  
Chairman  
City Planning Commission



City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut  
(860)584-6200

April 10, 2024

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

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 120-9 Candlewood Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond and/or wetlands on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya". The signature is fluid and cursive, with the first name "Erica" being more prominent than the last name "Cabiya".

Erica Cabiya, CCTC  
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

**From:** Jeffrey Steeg  
**Sent:** Monday, May 13, 2024 11:17 AM  
**To:** Robert Flanagan <RobertFlanagan@bristolct.gov>  
**Subject:** CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20<sup>th</sup>:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

Other CGS Section 8-24 referrals;

1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

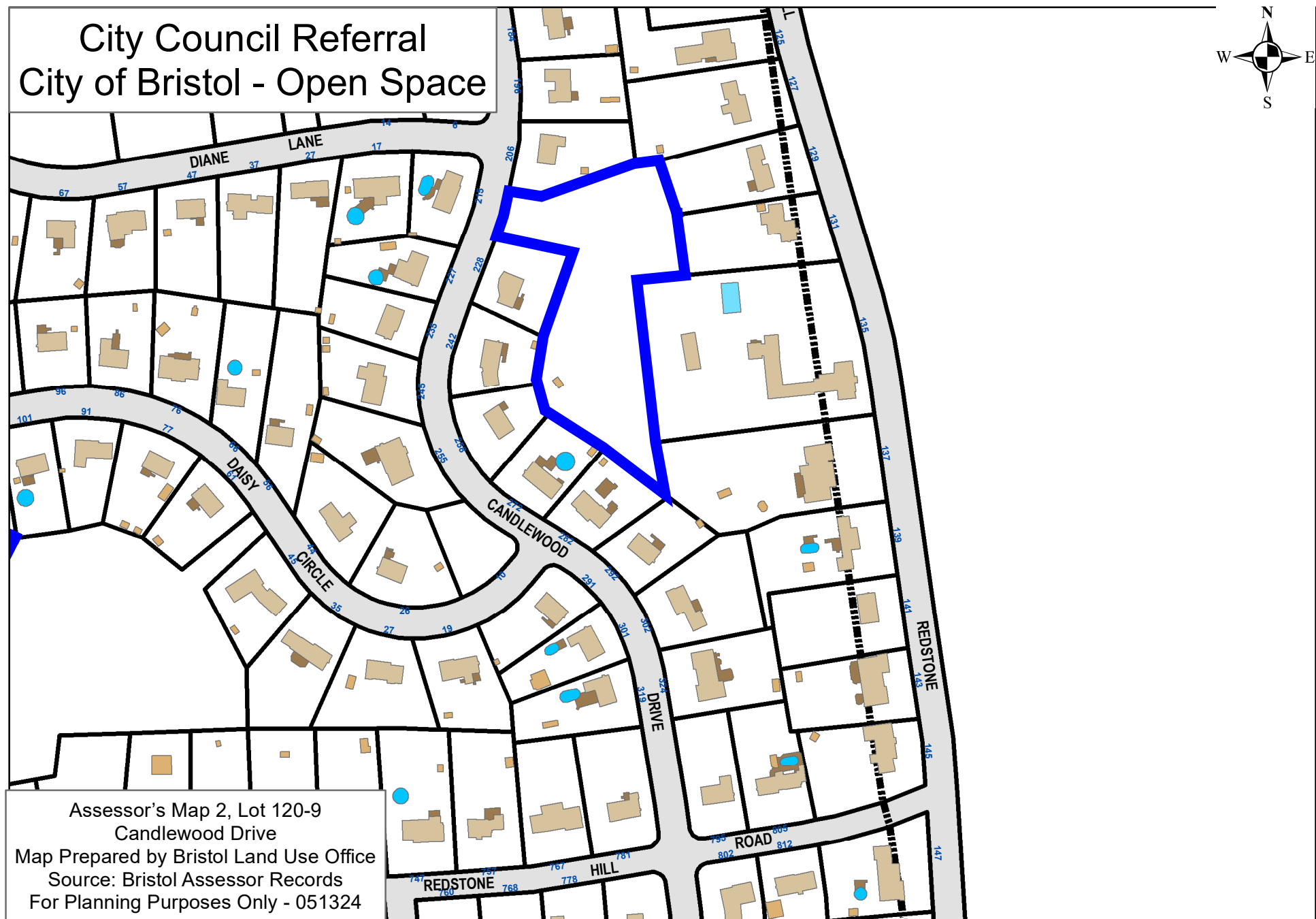
I will be here until Thursday, starting my vacation on Friday, May 17<sup>th</sup> in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

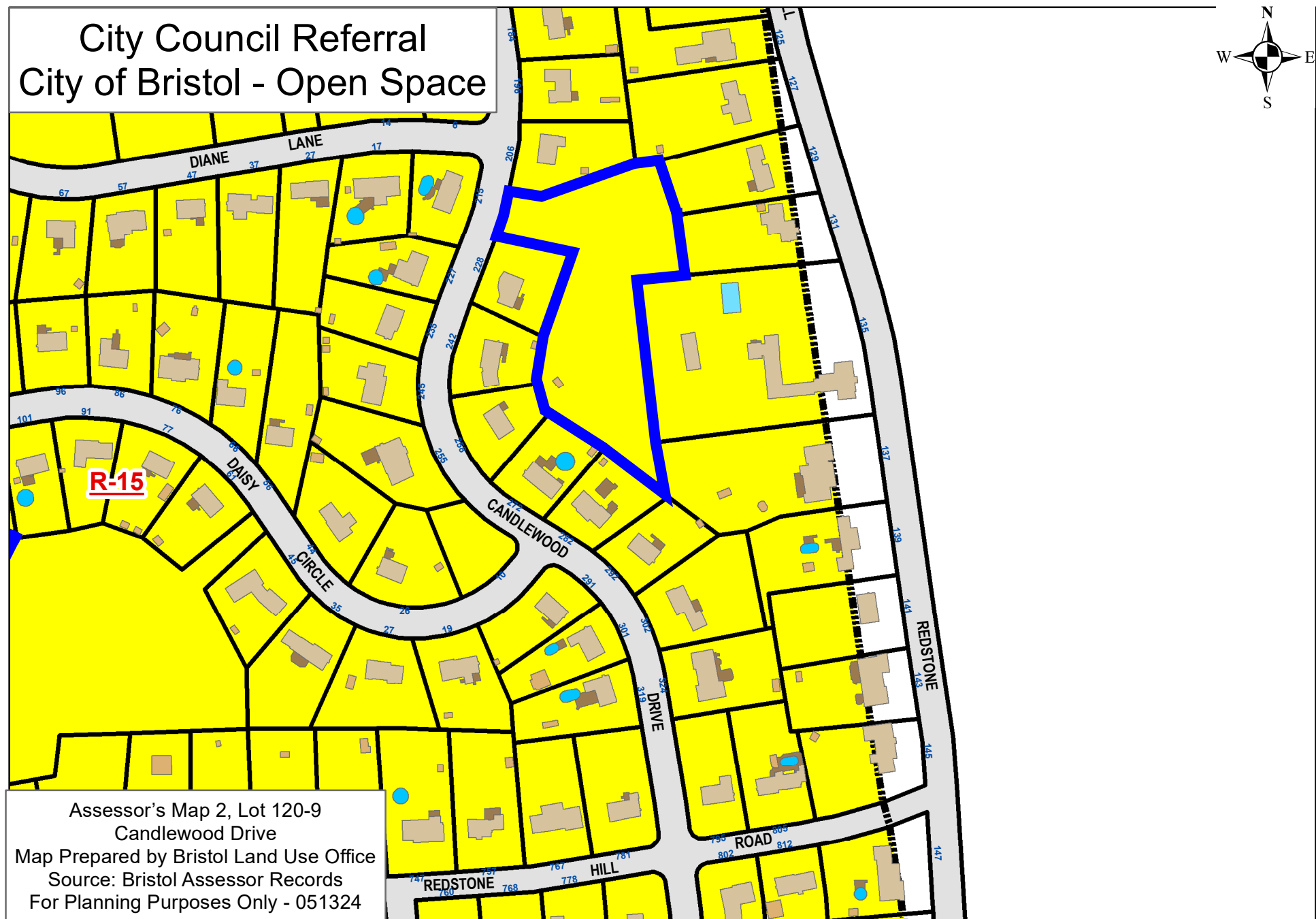
Jeff



# City of Bristol

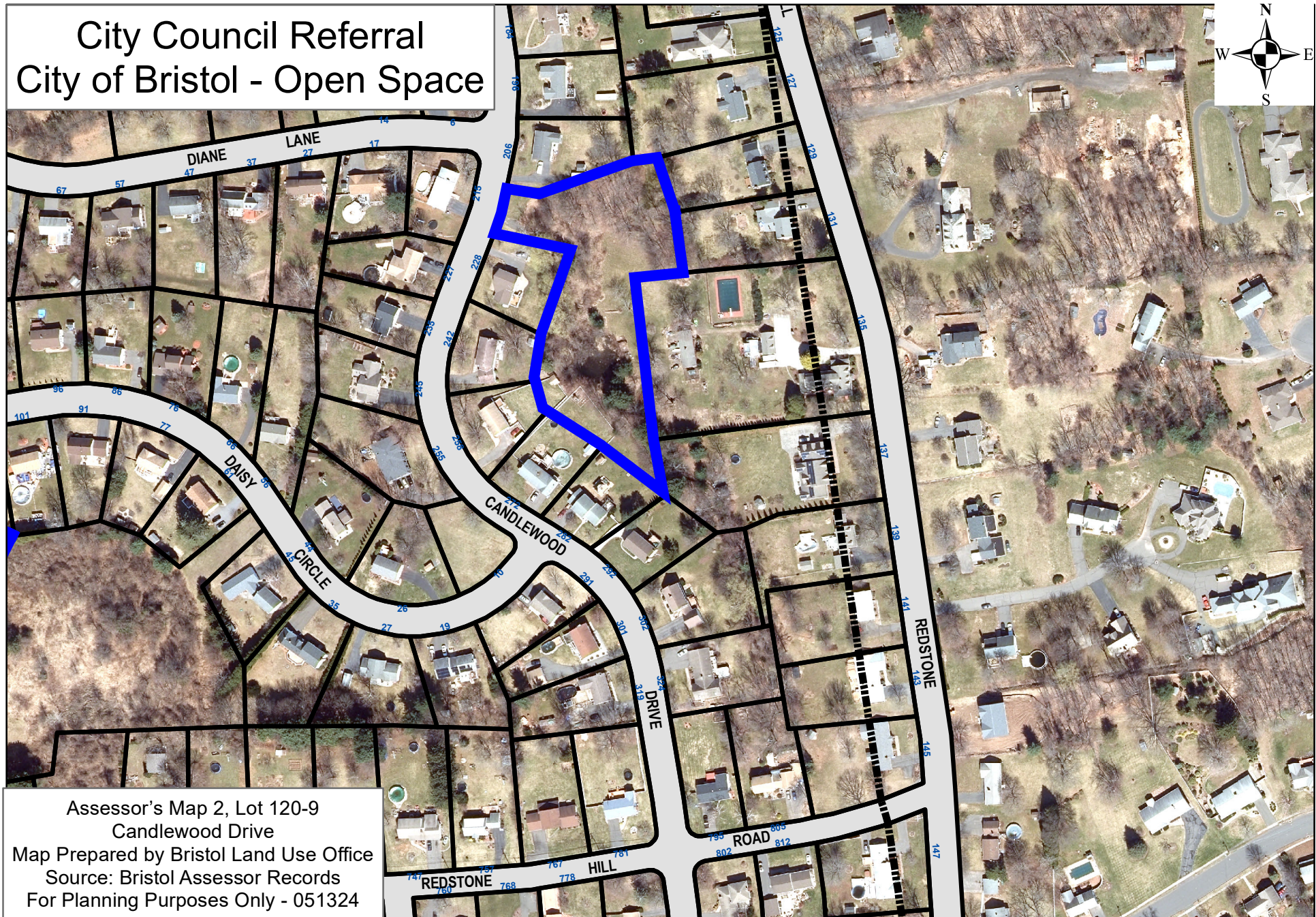
## GIS Maps







# City Council Referral City of Bristol - Open Space



Assessor's Map 2, Lot 120-9

Candlewood Drive

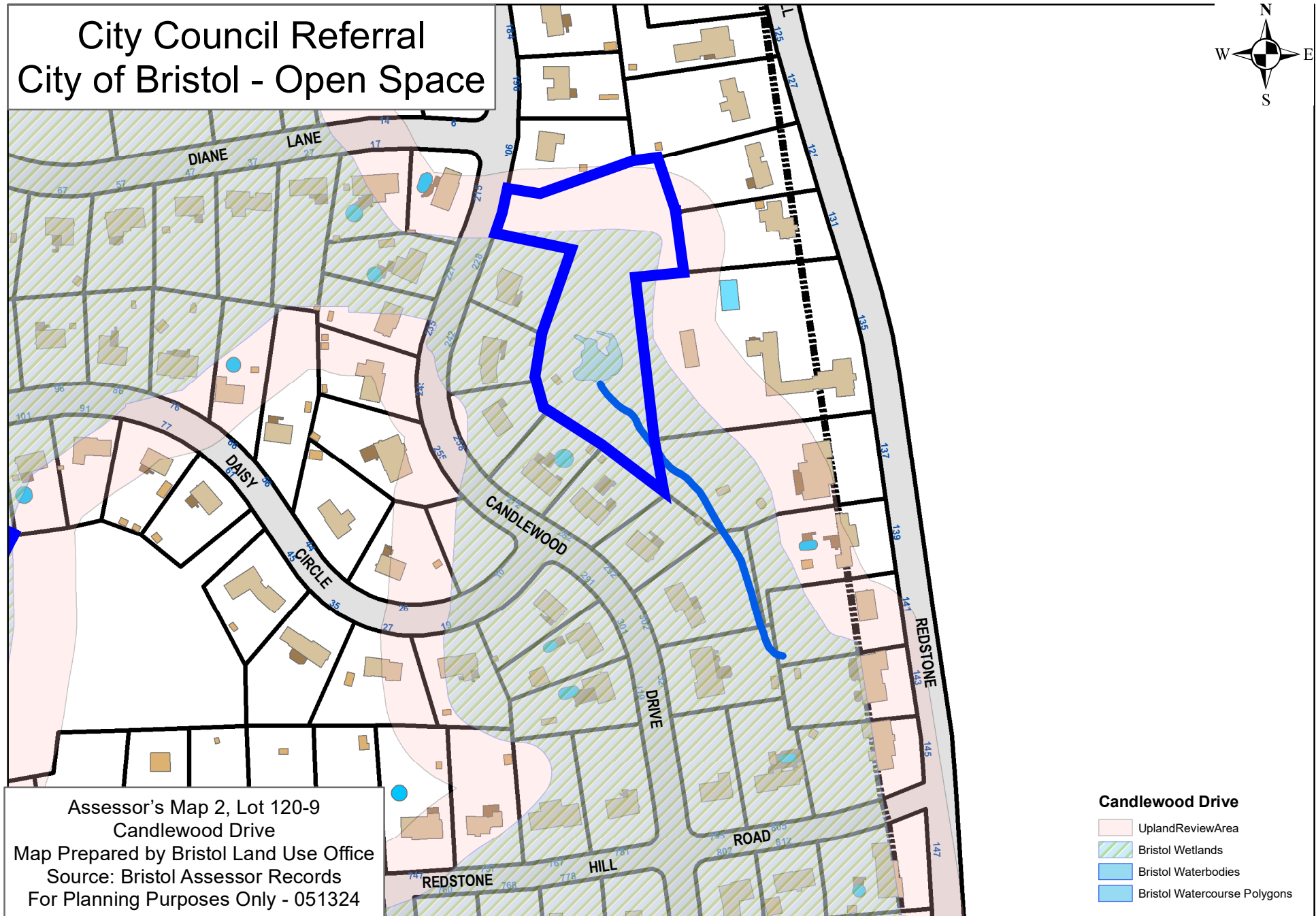
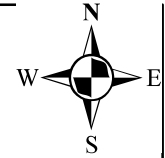
Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 051324



# City Council Referral City of Bristol - Open Space



# Google Earth







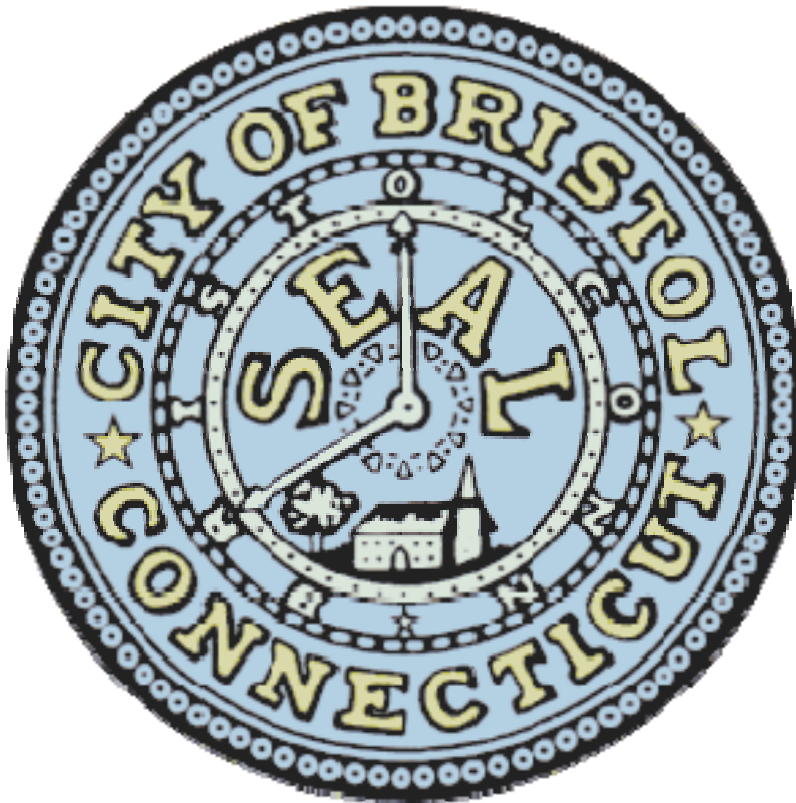




# Current Subdivision Regulations

Open Space Discussion

# **SUBDIVISION REGULATIONS**



## **City of Bristol, Connecticut**

**EFFECTIVE: September 10, 1996**  
**AMENDED TO: January 15, 2013**

# Open Space Discussion

- a. For watersheds one square mile and larger, the design of culverts, bridges and through watercourses shall be based upon not less than a 100-year storm. For watersheds less than one square mile, the design shall be for not less than a 50-year storm.
- b. The drainage system for roads, including catch basins, inlets, pipe, underdrains and gutters within or abutting the subdivision shall be designed for not less than a 25-year storm.
- c. Storm drainage facilities shall be adequate for present uses, and additional storm drainage created by new subdivisions shall not increase the City's obligation for additional storm drainage facilities on existing City streets, unless otherwise approved by the Board of Public Works.

**5.09 Open Spaces, Parks and Playgrounds** — The Commission may require that up to 15 percent of the total area of a subdivision be set aside for open spaces, parks or playgrounds. Such open spaces, parks or playgrounds shall be shown on the subdivision plan. In determining the need for such land, the Commission shall consider the size of the subdivision, the City's Plan of Conservation and Development, and the presence or absence of any existing open spaces, parks or playgrounds in the neighborhood.

- (1) **General Character of Land** – Such land shall be of such location, shape, topography and general character as to meet the purpose of these Regulations, as determined by the Commission.
- (2) **Deferred Dedication** – The Commission may defer the requirements for the immediate provision of such land in a subdivision which is a part of a larger tract of land, provided that:
  - a. The subdivider agrees to dedicate an area of land in the undeveloped portion of the tract equal to the requirements of this Section for the developed portion.
  - b. The subdivider grants the City an option to accept such land when the undeveloped portion of the tract is hereafter subdivided.
- (3) **Access and Location** – Such land shall abut or have direct access to a public street through a right-of-way dedicated to public use. Such right-of-way shall be at least 15 feet in width. When a subdivision abuts an existing open space, park or playground, the Commission may require that the lot lines of such land form a continuation of the existing open space, park or playground to provide a single, unified area.
- (4) **Inclusion of Wetland Areas** – Unless otherwise approved by the Commission, the ratio of wetlands to non-wetlands of such land shall be no greater than the ratio of wetlands to non-wetlands of the entire tract.
- (5) **Conservation Easements** – Where the purposes of open space preservation can be achieved through permanent restrictions upon property, as distinct from fee ownership thereof, the Commission may approve the use of conservation easements. Such easements shall be in a form approved by the Commission and shall apply to locations which meet the requirements of this Section.
- (6) **Schedule** – Unless otherwise approved by the Commission, provisions for the permanent disposition, reservation and management of such land shall be completed or implemented no later than the time of filing of the approved subdivision plan in the office of the City Clerk. Unless otherwise approved by the Commission, disposition of such land shall be by warrantee deed.
- (7) **Provisions for Ownership and Maintenance** – Proper provision shall be made by the subdivider and approved by the Commission for the permanent disposition, reservation and management of such land, including but not limited to one or more of the following options:
  - a. Establishment of suitable restrictive covenants.
  - b. Establishment of a homeowners' association.
  - c. Conveyance to a land trust or similar non-profit conservation organization.
  - d. Conveyance to the City, if accepted by the City Council.

# Open Space Discussion

- (8) **Fees in Lieu of Open Space** – With the approval of the Commission, the subdivider may pay a fee to the City or pay a fee to the City and transfer land to the City in lieu of any requirement to provide open spaces, parks or playgrounds. Procedures for same shall be as follows:
- a. Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
  - b. The fair market value shall be determined by an appraiser jointly selected by the Commission and the subdivider.
  - c. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved lots in the subdivision shall be made at the time of the sale of each approved lot in the subdivision and placed in a fund established by the City to be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
- (9) **Exemptions** – The open space requirements of these Regulations shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration, or if the subdivision is to contain affordable housing, as defined in Section 8-39a of the Connecticut General Statutes, equal to twenty five percent or more of the total housing to be constructed in such subdivision.



1975

# Subdivision Regulations

# Open Space Discussion 1975 Regulations

## SUBDIVISION REGULATIONS

### CITY OF BRISTOL

### CONNECTICUT

Adopted June 15, 1966  
Effective June 22, 1966

#### Revisions:

Dec. 1, 1966  
Jan. 3, 1967  
Feb. 16, 1968  
June 18, 1969  
June 23, 1970  
March 5, 1971  
June 5, 1972  
Oct. 1, 1972  
Oct. 9, 1973

Bristol City Planning Commission

Technical Planning Associates, Consultants

# Open Space Discussion

## 1975 Regulations

### FOREWORD

#### I. AUTHORITY

The City Planning Commission of the City of Bristol, Connecticut, established by State Enabling Legislation - Chapter 126 of the General Statutes, 1958 Revision, as amended, is charged with the responsibility - Section 8-23, to prepare, adopt and amend a plan of development for the municipality. -Section 8-25. - "No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission.-----." Before exercising the powers granted in this section, the Commission shall adopt regulations covering the subdivision of land.

#### II. DECLARATION OF POLICY

The purpose of these Subdivision Regulations is to achieve orderly urban development through land subdivision, to promote and develop the utilization of land to assure the best possible urban environment, to cause land subdivision to be in accordance with the Master Plan for the City of Bristol, and to promote the health, safety and general welfare of the City of Bristol.

# Open Space Discussion 1975 Regulations

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| Section 4 | Final Subdivision Plans                                  |
| Section 5 | Resubdivision                                            |
| Section 6 | Administration                                           |



# Open Space Discussion 1975 Regulations

- 2.11 All lots shall provide off-street parking in accord with the Zoning Commission of the City of Bristol.
- 2.12 The Commission reserves the right to require tree planting, and such landscape features as are appropriate to the area being developed. Removal of topsoil (stripped) or surplus earth material from the subdivision area shall not be permitted other than in accord with the Zoning Ordinance. See 8.2

## A. Public Open Spaces

In a subdivision of any tract or tracts of land containing twenty-five (25) acres or more, and in areas designated on the Plan of Development as open space or recreation areas, the Commission may require the reservation of open space at the proportionate rate of one acre per fifty building lots, as provided in the General Statutes.

1. When only a part of such a tract is to be developed immediately and the subdivider shall agree to dedicate an area of land in the undeveloped portion of such tract equal to the requirements for open space in the developed portion, and shall grant the City an option to accept such dedication when such undeveloped portion is hereafter subdivided, then the Commission may waive the requirements for immediate provision of open space in a subdivision which is a part of a larger tract of land.
2. Such open spaces shall abut or have direct access to a public street through a right of way dedicated to public use.
3. When a property line of a subdivision abuts an existing public open space, the Commission may require the new public open space lines to form a continuation of the existing area to provide a single large unified area.
4. No public open space containing less than one acre of area will be approved unless, in the judgement of the Commission, potential future development of adjoining land makes such smaller area feasible, or unless the area is a continuation of brook and stream protection areas, as noted in the Plan of Development.

2018

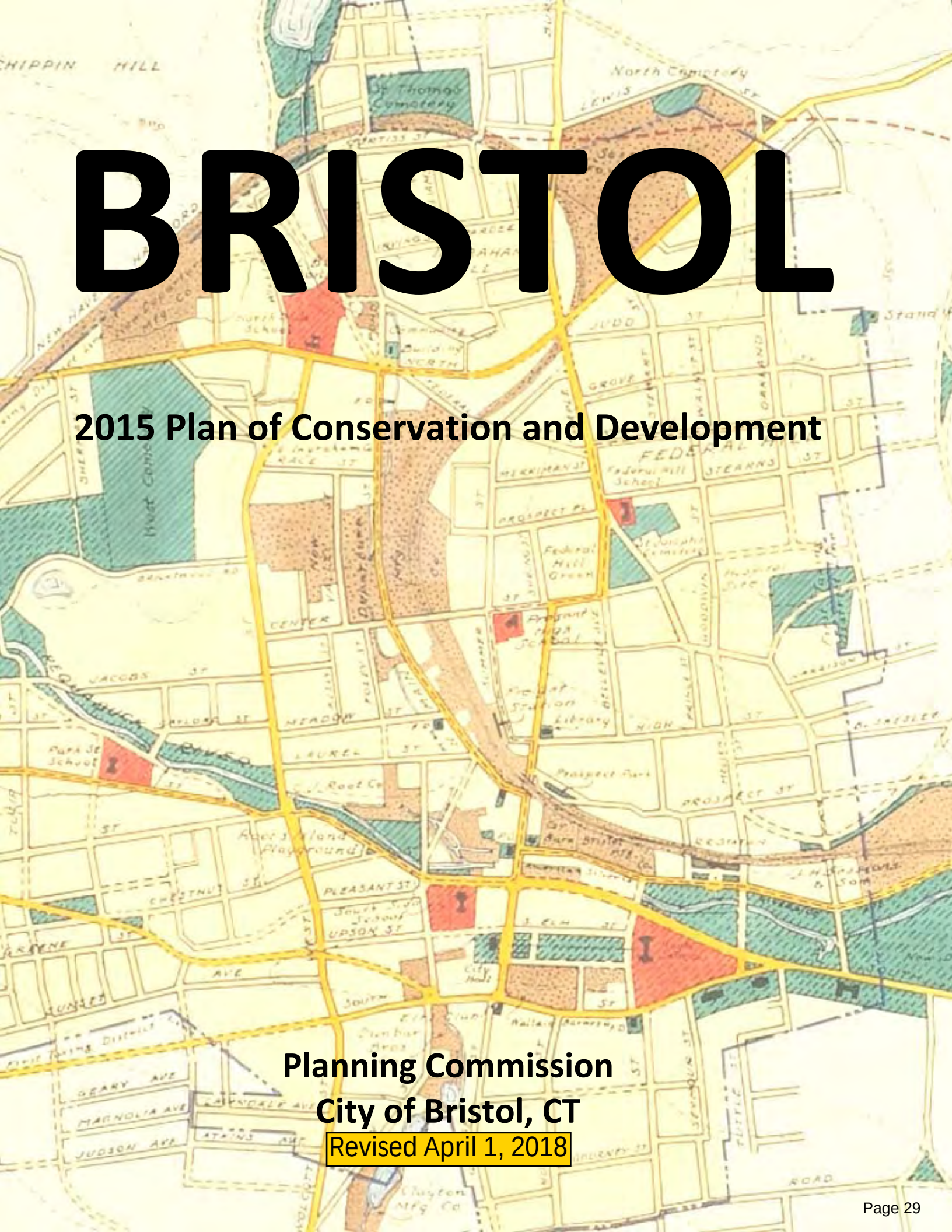
Plan of

Conservation

and

Development



A detailed historical map of Bristol, Connecticut, showing a grid of streets and various colored areas. Green areas represent parks or undeveloped land, including 'Must Corners' and 'Prospect Park'. Red areas are highlighted, possibly indicating specific zones of interest. Blue areas represent water bodies like 'Prospect Pond'. The map includes labels for streets such as 'Judd St', 'Prospect St', 'Center St', and 'Pleasant St'. Landmarks like 'Federal Hill School' and 'City Hall' are also marked.

# BRISTOL

## 2015 Plan of Conservation and Development

**Planning Commission**  
**City of Bristol, CT**  
Revised April 1, 2018

# POCD 2018

## 2.7. Land Use In Bristol

Bristol contains approximately 17,168 acres of land within the city limits.

A land use evaluation using the Assessor's database found that about 89 percent of the community (15,335 acres) is occupied for residential, business, industrial or institutional use or was dedicated to a specific purpose such as public land or protected open space. Conversely, about 11 percent of the land in Bristol (1,883 acres) is vacant or uncommitted to a specific use at this time.

| Land Use                                   | Area         | Acres         | Percent     |
|--------------------------------------------|--------------|---------------|-------------|
| <b>Residential</b>                         |              | <b>7,867</b>  | <b>46%</b>  |
| Single-Family Residential                  | 6,689        |               |             |
| 2-4 Family Residential                     | 511          |               |             |
| Multi-Family / Other                       | 667          |               |             |
| <b>Business</b>                            |              | <b>811</b>    | <b>5%</b>   |
| Business                                   | 765          |               |             |
| Mixed Use                                  | 46           |               |             |
| <b>Industrial</b>                          |              | <b>949</b>    | <b>6%</b>   |
| Industrial                                 | 941          |               |             |
| Earth Excavation                           | 8            |               |             |
| <b>Community Facilities / Institutions</b> |              | <b>1,331</b>  | <b>8%</b>   |
| Public Institutions                        | 493          |               |             |
| Private Institutions                       | 838          |               |             |
| <b>Open Space</b>                          |              | <b>1,695</b>  | <b>10%</b>  |
| Park / Active Recreation                   | 250          |               |             |
| Passive Open Space / Water Supply          | 983          |               |             |
| Private Open Spaces                        | 462          |               |             |
| <b>Other</b>                               |              | <b>2,684</b>  | <b>16%</b>  |
| Farm                                       | 399          |               |             |
| Miscellaneous Public Land                  | 153          |               |             |
| Transportation / Roads / Utility / Parking | 2,132        |               |             |
| <b>Vacant / Potentially Developable</b>    | <b>1,833</b> | <b>1,833</b>  | <b>11%</b>  |
| <b>CITY OF BRISTOL</b>                     |              | <b>17,168</b> | <b>100%</b> |

Totals may not add due to rounding.

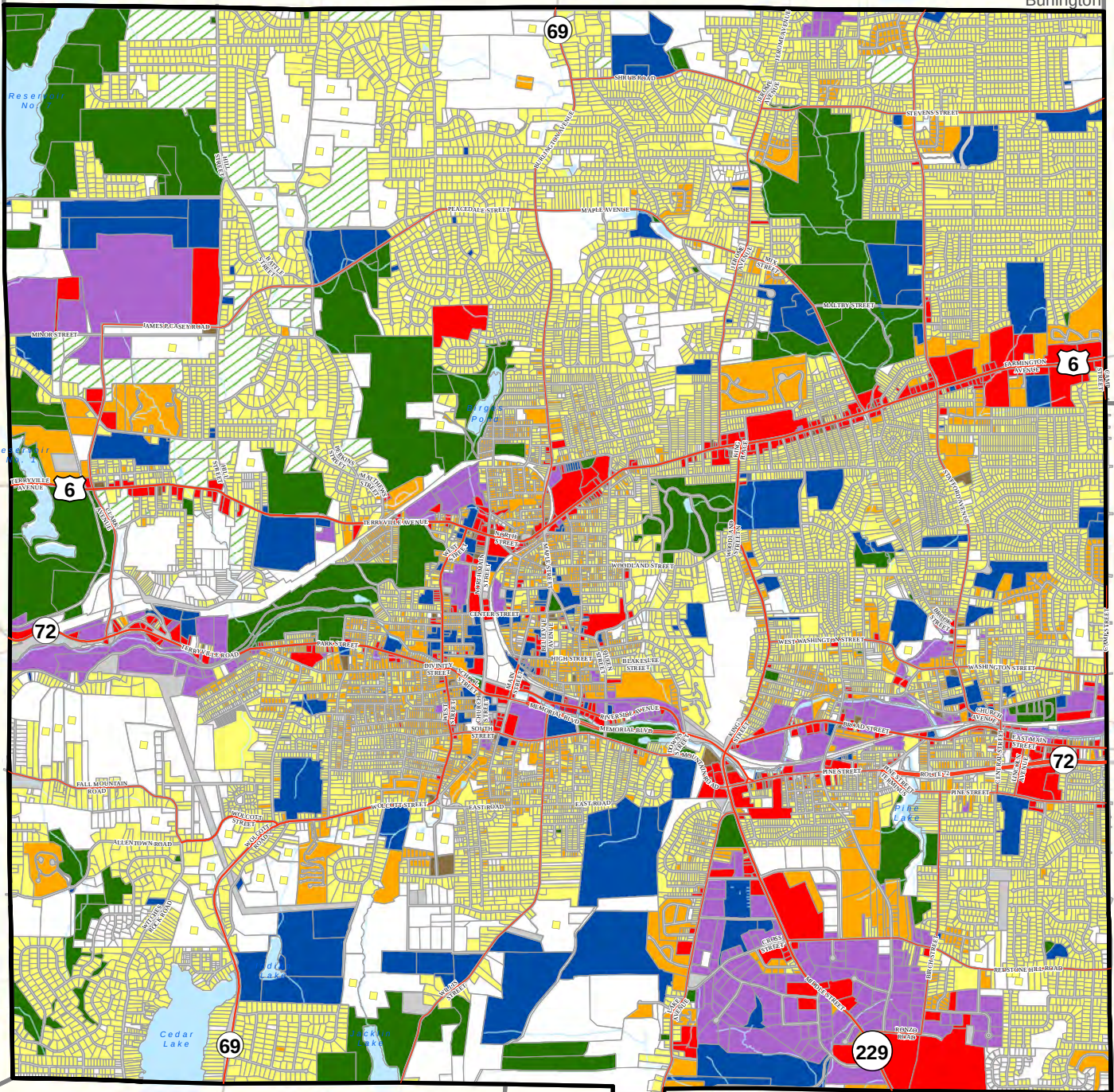


# Land Use Map

Bristol, CT

# POCD 2018

Burlington



## Legend

- |                           |                |
|---------------------------|----------------|
| Single-Family Residential | Institutional  |
| Other Residential         | Infrastructure |
| Mixed Use                 | Open Space     |
| Business                  | Farm           |
| Industrial                | Vacant         |



2,700

Feet



# POCD 2018

## 2.8. Zoning In Bristol

Based upon data in the City's geographic information system, about 86 percent of the community is zoned for residential use, about 5 percent is zoned for business use, and the remaining 10 percent is zoned for industrial use. Note that some of these zoned areas include road rights-of way.

| Zone                                  | Area  | Acres         | Percent     |
|---------------------------------------|-------|---------------|-------------|
| <b>Residential - Single-Family</b>    |       | <b>13,546</b> | <b>79%</b>  |
| R-10 – Single Family                  | 1,204 |               |             |
| R-15 – Single Family                  | 5,237 |               |             |
| R-25 – Single Family                  | 4,662 |               |             |
| R-40 – Single Family                  | 2,051 |               |             |
| R-15/OSD– Single Family – Open Space  | 41    |               |             |
| R-25/OSD – Single Family – Open Space | 182   |               |             |
| R-40/OSD – Single Family – Open Space | 169   |               |             |
| <b>Residential - Other</b>            |       | <b>1,131</b>  | <b>7%</b>   |
| R-15/BT – Downtown Transition         | 97    |               |             |
| R-10/RM – Mixed Residential           | 10    |               |             |
| R-15/RM – Mixed Residential           | 545   |               |             |
| A – Multi-Family                      | 465   |               |             |
| SDD – Special Development             | 14    |               |             |
| <b>Business</b>                       |       | <b>844</b>    | <b>5%</b>   |
| BD-1 – Downtown Business              | 105   |               |             |
| BD-2 – Downtown Business              | 43    |               |             |
| BG – General Business                 | 524   |               |             |
| BHC – Highway Commercial (Route 72)   | 106   |               |             |
| BN – Neighborhood Business            | 66    |               |             |
| <b>Industrial</b>                     |       | <b>1,647</b>  | <b>10%</b>  |
| I – General Industrial                | 634   |               |             |
| IP-1 – Industrial Park                | 584   |               |             |
| IP-3 – Industrial Park                | 195   |               |             |
| IP-25 – Industrial Park               | 234   |               |             |
| <b>CITY OF BRISTOL</b>                |       | <b>17,168</b> | <b>100%</b> |

Totals may not add due to rounding.

# POCD 2018

## Interviews

In addition to the community meetings and other exercises described in this Chapter, the consultant that assisted with preparation of this POCD interviewed a variety of people representing different organizations and interest groups in Bristol.

## 3.2. Scoping Meetings

As the process of preparing this Plan of Conservation and Development began, a number of exercises were undertaken to learn about issues and concerns important to the community:

- A discussion of issues with the Planning Commission,
- Input from members of other boards and commissions,
- Input from City department heads,
- Interviews with a diverse complement of Bristol residents, and
- A public meeting devoted to hearing from Bristol residents.

### Things Bristol May Want To Protect (Conservation Strategies)

| Topic                              | Issues and Concerns                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Resources</b>           | <ul style="list-style-type: none"> <li>• Residents feel Bristol should continue to protect natural resources and water quality</li> </ul>                                                                                                                                                                                                                               |
| <b>Open Space</b>                  | <ul style="list-style-type: none"> <li>• Residents like the open spaces in Bristol and want more</li> </ul>                                                                                                                                                                                                                                                             |
| <b>Community Character</b>         | <ul style="list-style-type: none"> <li>• Residents believe there is a need to improve the character of business areas</li> <li>• Residents feel that a lack of property maintenance (“blight”) is an issue in some parts of the city</li> <li>• Residents want to maintain and enhance the overall “quality of life” for people of different ages in Bristol</li> </ul> |
| <b>Sustainability / Resiliency</b> | <ul style="list-style-type: none"> <li>• Residents would like to be “greener”</li> <li>• Residents would like the City of Bristol to anticipate and address vulnerabilities to storms or major events</li> </ul>                                                                                                                                                        |

Pequabuck River



Rockwell Park



# POCD 2018

## PRESERVE OPEN SPACE

# 5

### 5.1. Overview

---

The preservation of open space is important to Bristol residents. Open space enhances the overall character of the city and the quality of life of its residents. From the telephone survey, it was learned that about 60 percent of Bristol residents feel the City should try to acquire more land for open space and parks.

For the purposes of the Plan, “open space” refers to land which is primarily intended for passive uses or to remain undeveloped. For a discussion of strategies related to active recreation (such as sports fields), please refer to the chapter on Community Facilities.

Local land conservation efforts have been significant over the years. Some of the organizations involved include:

- the Environmental Learning Centers of Connecticut,
- the Jacklin Rod and Gun Club, and
- the Bristol Fish and Game Club.

There are several walking and hiking trails located in the city, managed and maintained by the mostly volunteer Southern Tunxis Maintenance Crew.

Rockwell Park



Page Park



# POCD 2018



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

***Bristol should try to acquire more land for open space and parks.***

|                   |     |
|-------------------|-----|
| Strongly agree    | 14% |
| Agree             | 46% |
| Disagree          | 30% |
| Strongly disagree | 5%  |
| Not sure          | 5%  |

## 5.2. Overall Goal

**Provide adequate open space for all Bristol residents.**

## 5.3. Policies

1. Maintain the open space land in Bristol – both in terms of the quantity and quality of open space land.
2. Promote public access to open space.
3. Acquire land for open space, as it becomes available, in locations recommended in the Plan.
  - a. Seek to establish an inter-connected system of open spaces as opportunities arise.
  - b. Encourage the preservation of South Mountain as an environmentally sensitive area.
  - c. Increase public access to and along the Pequabuck River corridor for economic development, community development, and quality-of-life purposes.
4. Encourage the passive use of open space (such as for walking trails) within Bristol.
5. Give attention to the quality, size and location of open space parcels proposed through the subdivision process to assure that they become assets and not liabilities.
6. Where appropriate, utilize the "fee-in-lieu-of-open space" provisions of the Subdivision Regulations.
7. Work with surrounding communities to interconnect open spaces and trails into a regional system.

**Page Park**

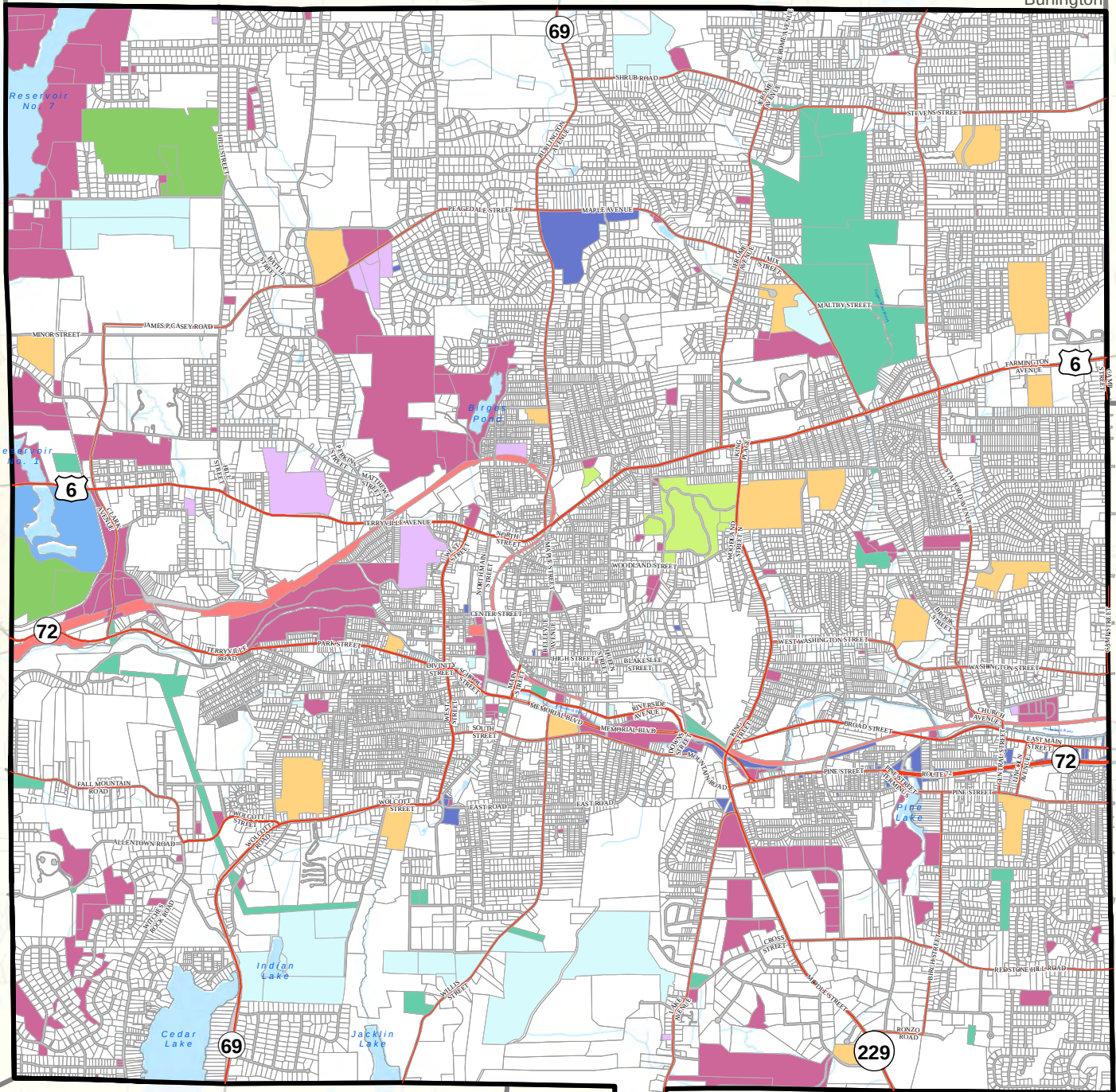


**Walking Trails**





Burlington



## Legend

- |                                                                     |                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------|
| <span style="color: red;">■</span> Federal Land / Facilities        | <span style="color: green;">■</span> Golf Facility                |
| <span style="color: blue;">■</span> State Land                      | <span style="color: purple;">■</span> Municipal Land / Facilities |
| <span style="color: lightblue;">■</span> Cemetery                   | <span style="color: yellowgreen;">■</span> Recreation             |
| <span style="color: cyan;">■</span> Non-Profit                      | <span style="color: teal;">■</span> Public Utility                |
| <span style="color: orange;">■</span> Educational Land / Facilities | <span style="color: lightblue;">■</span> Water Supply             |



2,700 Feet

# POCD 2018

## Open Space Categorization

The open space categorization on this page is a suggestion for how open space might be classified in Bristol.

The distinction between public versus private might be an effective way to reflect the accessibility of the open space to Bristol residents.

Other classification schemes might be appropriate depending on the overall purpose.

Some communities have used categories such as “Dedicated Open Space” and “Managed Open Space” to reflect the degree of protection or likelihood of continued preservation.

Bristol should determine a categorization scheme which works for the community.

## 5.4. Action Steps

1. Establish and maintain a comprehensive inventory of open space areas, and map these resources for the benefit of all Bristol residents.

| Possible Open Space Categories                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public Open Space</b> <ul style="list-style-type: none"><li>• City-owned parks, open spaces and recreation areas</li><li>• State-owned open space areas</li></ul>                                                                                            |
| <b>Semi-Public Open Space</b> <ul style="list-style-type: none"><li>• City school sites and facilities</li><li>• Bristol Water Department</li><li>• New Britain Water Department</li><li>• Bristol Regional Environmental Center</li><li>• Scout Camp</li></ul> |
| <b>Private Open Space</b> <ul style="list-style-type: none"><li>• Subdivision open space</li><li>• Private golf courses</li><li>• Fish and game clubs</li><li>• Private school sites and facilities</li></ul>                                                   |

2. Establish a dedicated fund for the acquisition of land for open space, so that opportunities for acquisition can be acted upon expeditiously and/or used to match State or federal funding programs.
3. Strengthen the open space set-aside requirements in the subdivision regulations to ensure that open space in a location acceptable to the Planning Commission is preserved as part of every subdivision or that a fee-in-lieu-of-open-space is provided to the City of Bristol’s open space fund.
4. Modify the Subdivision Regulations (Section 5.09) to create a hierarchy of organizations to be considered for acceptance of open space where:
  - Public ownership and access is encouraged, and
  - Private ownership (such as homeowner associations and/or conservation easements) is discouraged.

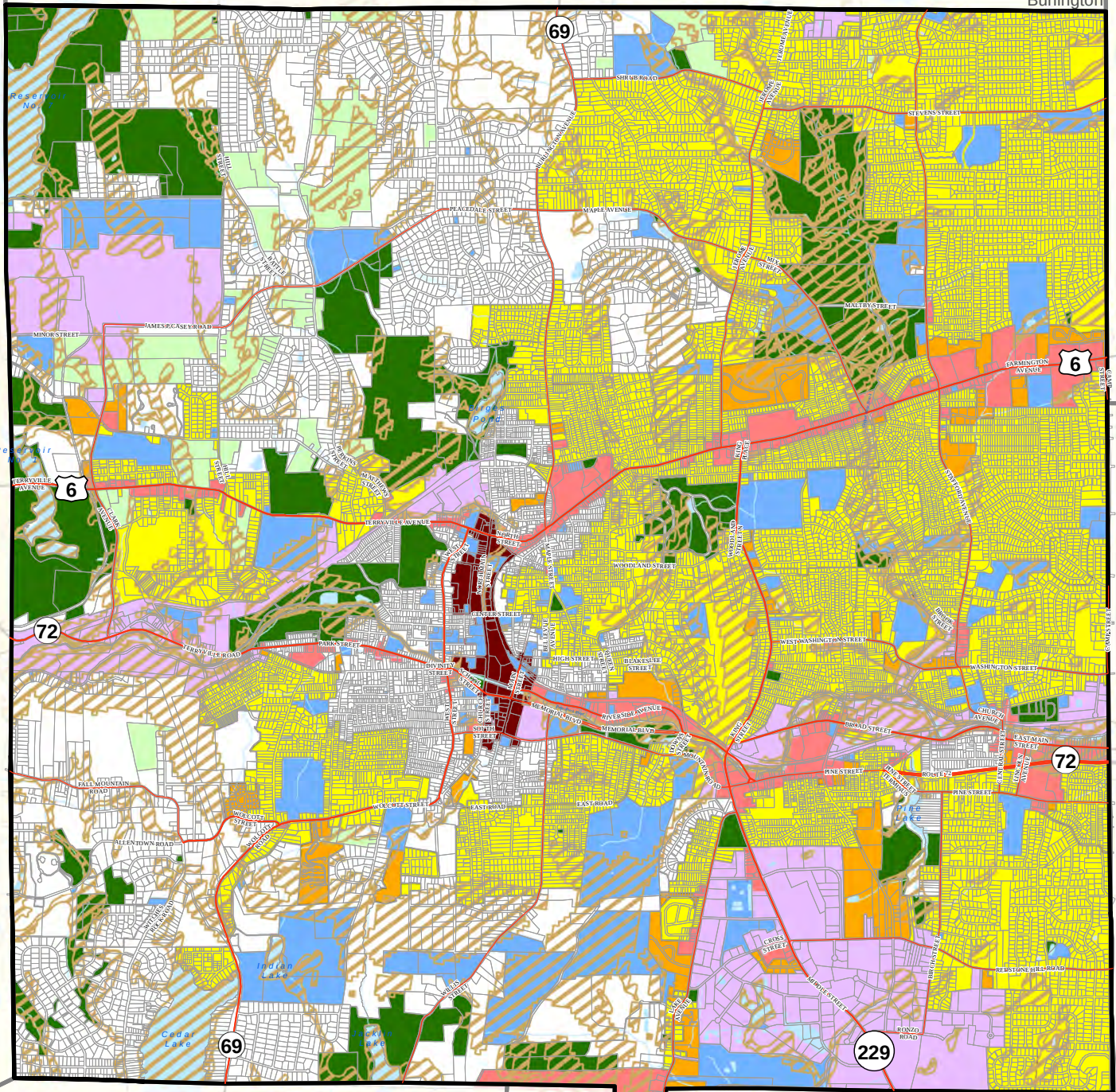


# Future Land Use Plan

Bristol, CT

# POCD 2018

Burlington



Wolcott

## Legend

### Residential

- Lower Density
- Moderate Density
- Higher Density

### Business/Industrial

- Downtown
- Commercial
- Industrial

### Other Uses

- Farm
- Open Space
- Community Facility / Institutional

### Natural Resources

- Watercourses
- Natural Resource Restrictions



2,700

Feet





City of Bristol  
Office of Town and City Clerk  
111 North Main Street  
Bristol, Connecticut  
(860)584-6200

April 10, 2024

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

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 129-2 Violet Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC  
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman



**From:** Jeffrey Steeg  
**Sent:** Monday, May 13, 2024 11:17 AM  
**To:** Robert Flanagan <RobertFlanagan@bristolct.gov>  
**Subject:** CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20<sup>th</sup>:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

Other CGS Section 8-24 referrals;

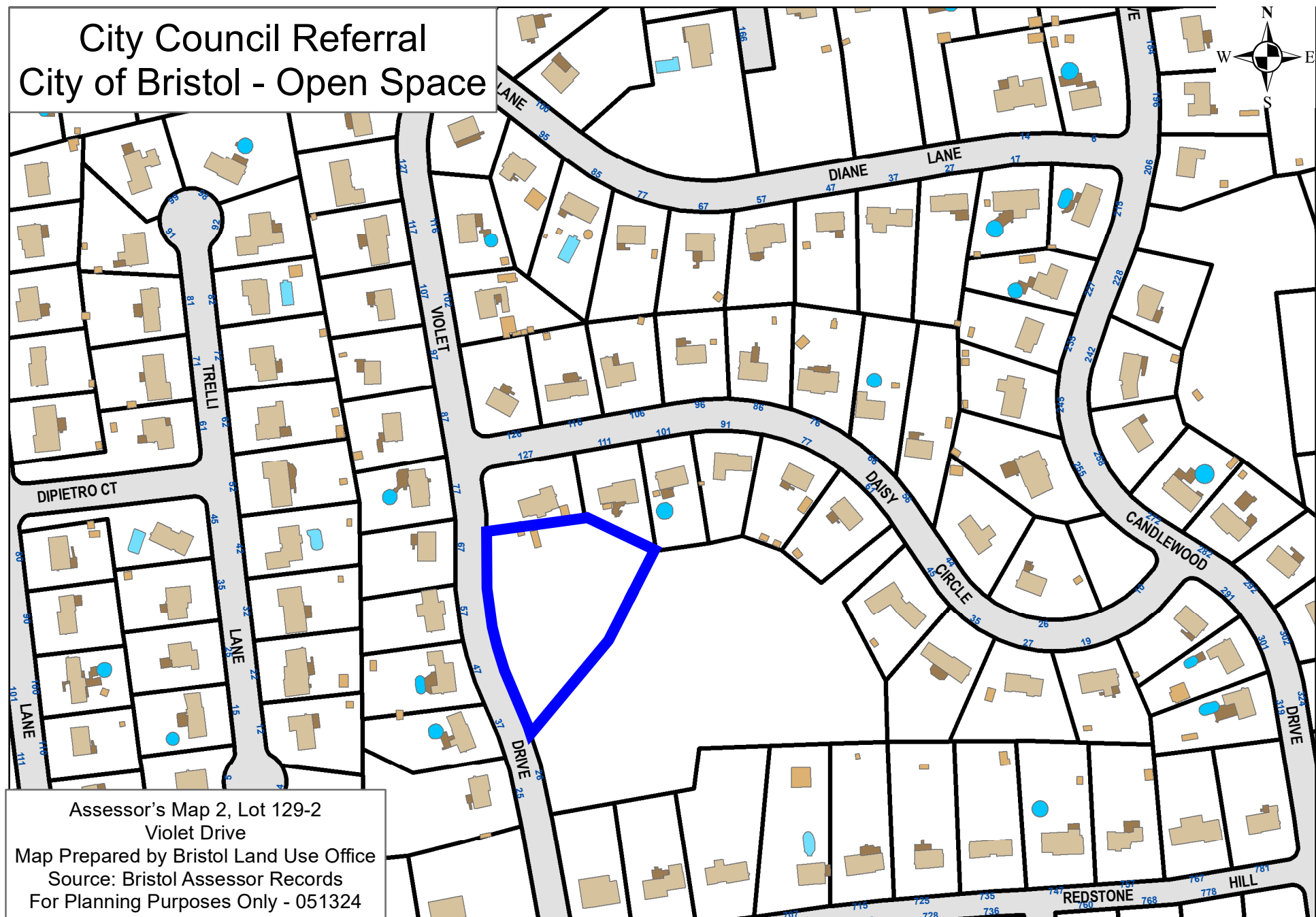
1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

I will be here until Thursday, starting my vacation on Friday, May 17<sup>th</sup> in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

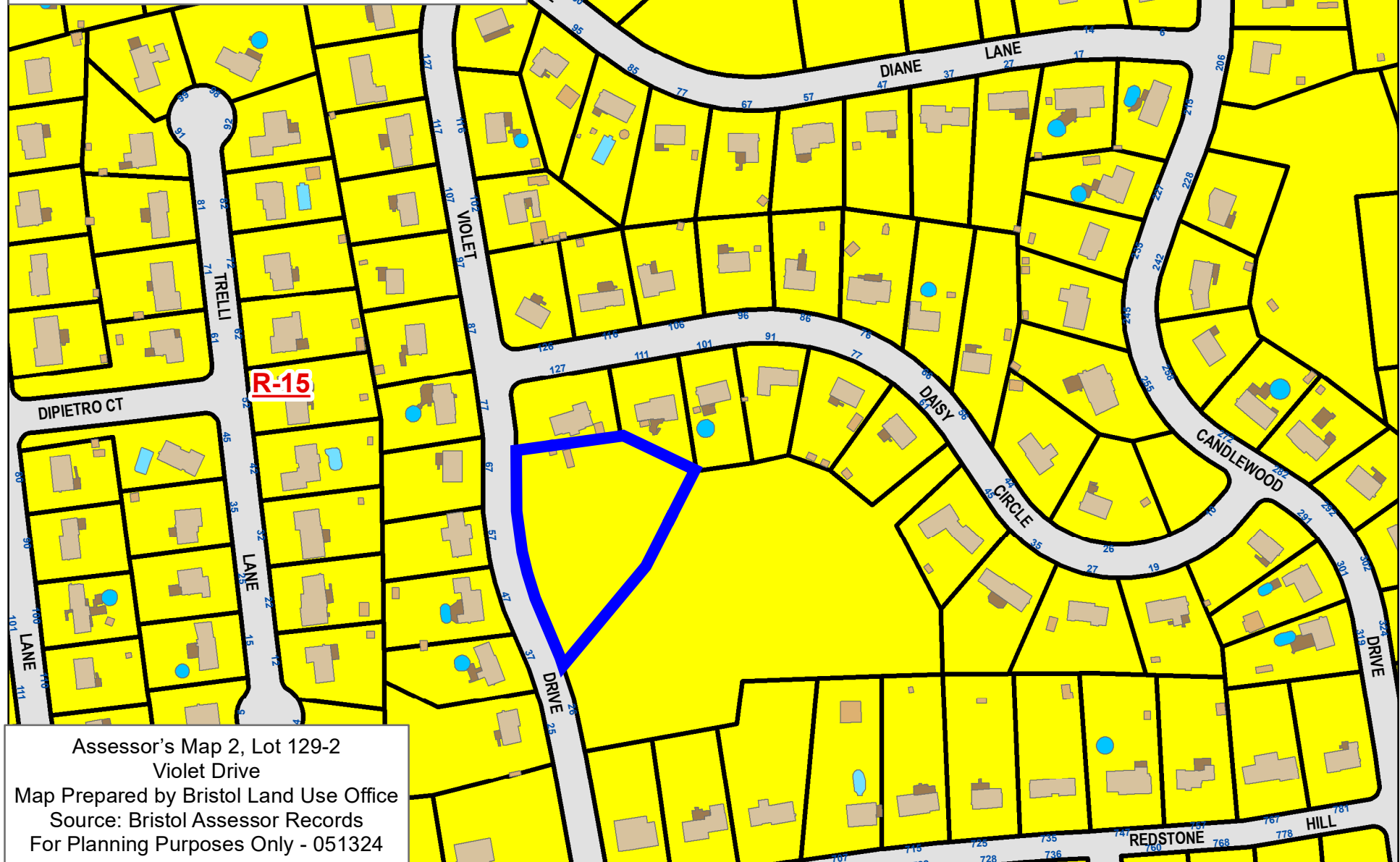
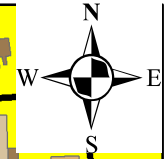
Jeff

# City of Bristol

## GIS Maps



# City Council Referral City of Bristol - Open Space

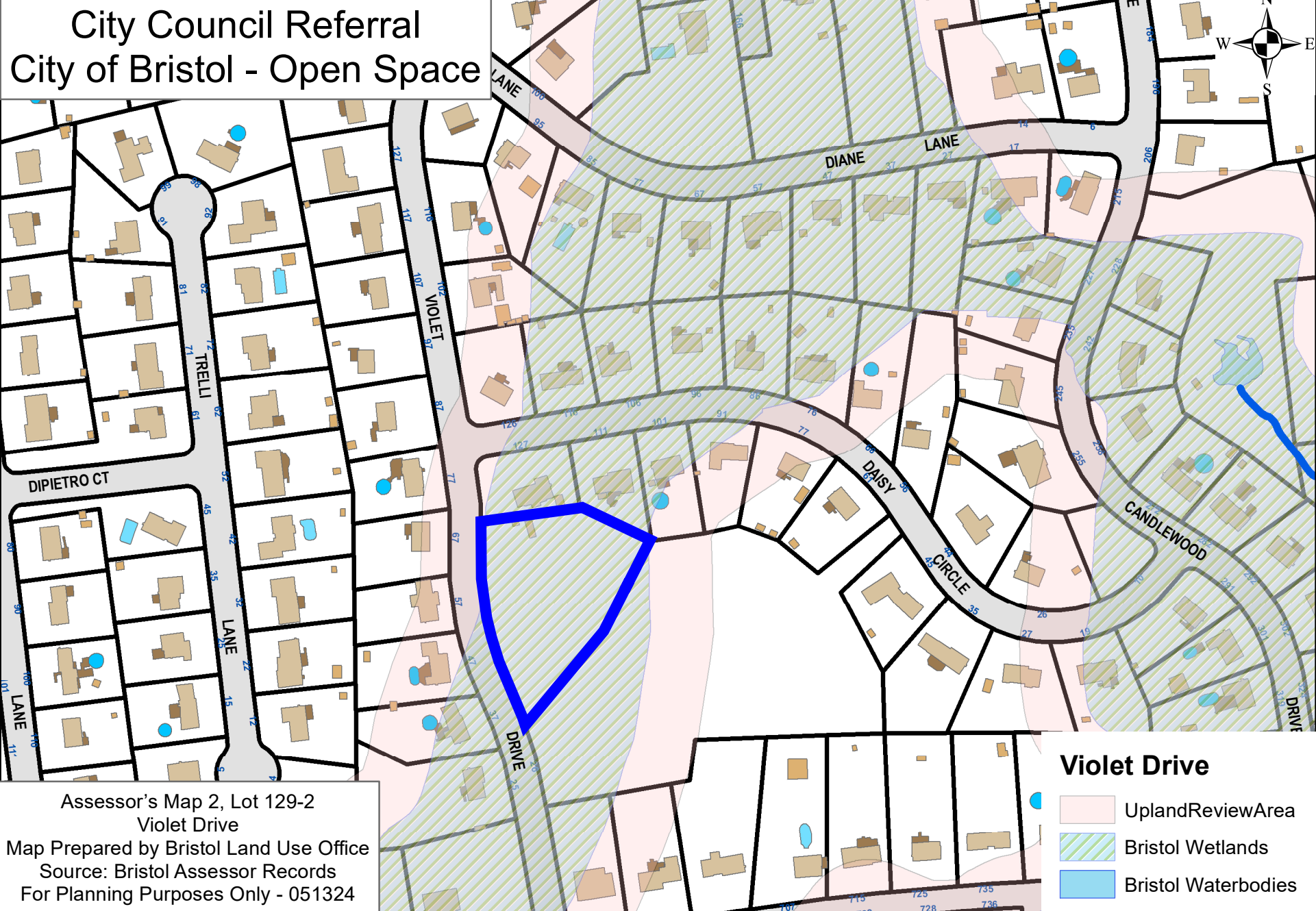




# City Council Referral City of Bristol - Open Space

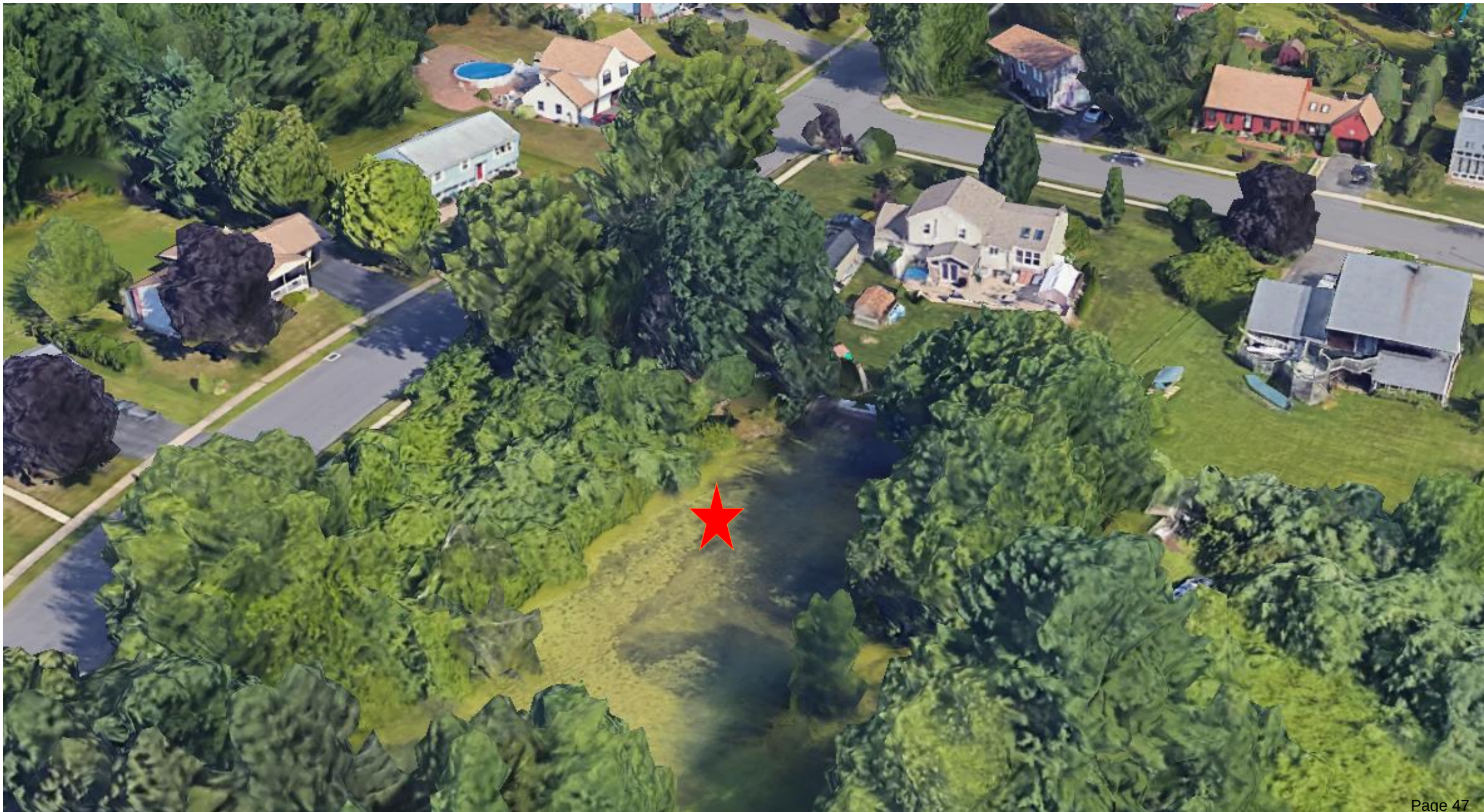






# Google Earth



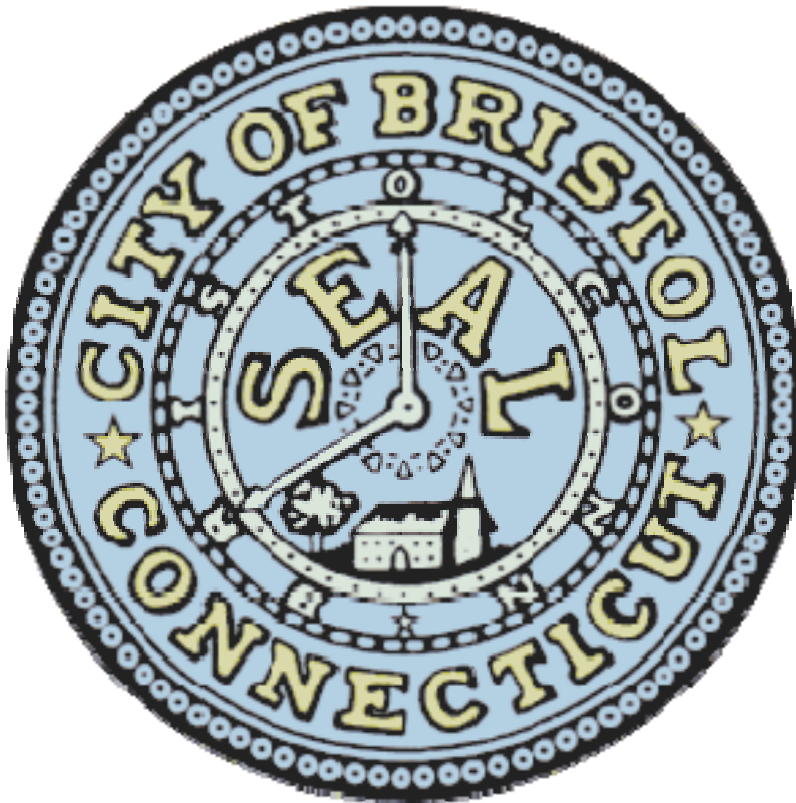




# Current Subdivision Regulations

Open Space Discussion

# **SUBDIVISION REGULATIONS**



## **City of Bristol, Connecticut**

**EFFECTIVE: September 10, 1996**  
**AMENDED TO: January 15, 2013**

# Open Space Discussion

- a. For watersheds one square mile and larger, the design of culverts, bridges and through watercourses shall be based upon not less than a 100-year storm. For watersheds less than one square mile, the design shall be for not less than a 50-year storm.
- b. The drainage system for roads, including catch basins, inlets, pipe, underdrains and gutters within or abutting the subdivision shall be designed for not less than a 25-year storm.
- c. Storm drainage facilities shall be adequate for present uses, and additional storm drainage created by new subdivisions shall not increase the City's obligation for additional storm drainage facilities on existing City streets, unless otherwise approved by the Board of Public Works.

**5.09 Open Spaces, Parks and Playgrounds** — The Commission may require that up to 15 percent of the total area of a subdivision be set aside for open spaces, parks or playgrounds. Such open spaces, parks or playgrounds shall be shown on the subdivision plan. In determining the need for such land, the Commission shall consider the size of the subdivision, the City's Plan of Conservation and Development, and the presence or absence of any existing open spaces, parks or playgrounds in the neighborhood.

- (1) **General Character of Land** – Such land shall be of such location, shape, topography and general character as to meet the purpose of these Regulations, as determined by the Commission.
- (2) **Deferred Dedication** – The Commission may defer the requirements for the immediate provision of such land in a subdivision which is a part of a larger tract of land, provided that:
  - a. The subdivider agrees to dedicate an area of land in the undeveloped portion of the tract equal to the requirements of this Section for the developed portion.
  - b. The subdivider grants the City an option to accept such land when the undeveloped portion of the tract is hereafter subdivided.
- (3) **Access and Location** – Such land shall abut or have direct access to a public street through a right-of-way dedicated to public use. Such right-of-way shall be at least 15 feet in width. When a subdivision abuts an existing open space, park or playground, the Commission may require that the lot lines of such land form a continuation of the existing open space, park or playground to provide a single, unified area.
- (4) **Inclusion of Wetland Areas** – Unless otherwise approved by the Commission, the ratio of wetlands to non-wetlands of such land shall be no greater than the ratio of wetlands to non-wetlands of the entire tract.
- (5) **Conservation Easements** – Where the purposes of open space preservation can be achieved through permanent restrictions upon property, as distinct from fee ownership thereof, the Commission may approve the use of conservation easements. Such easements shall be in a form approved by the Commission and shall apply to locations which meet the requirements of this Section.
- (6) **Schedule** – Unless otherwise approved by the Commission, provisions for the permanent disposition, reservation and management of such land shall be completed or implemented no later than the time of filing of the approved subdivision plan in the office of the City Clerk. Unless otherwise approved by the Commission, disposition of such land shall be by warrantee deed.
- (7) **Provisions for Ownership and Maintenance** – Proper provision shall be made by the subdivider and approved by the Commission for the permanent disposition, reservation and management of such land, including but not limited to one or more of the following options:
  - a. Establishment of suitable restrictive covenants.
  - b. Establishment of a homeowners' association.
  - c. Conveyance to a land trust or similar non-profit conservation organization.
  - d. Conveyance to the City, if accepted by the City Council.



# Open Space Discussion

- (8) **Fees in Lieu of Open Space** – With the approval of the Commission, the subdivider may pay a fee to the City or pay a fee to the City and transfer land to the City in lieu of any requirement to provide open spaces, parks or playgrounds. Procedures for same shall be as follows:
- a. Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
  - b. The fair market value shall be determined by an appraiser jointly selected by the Commission and the subdivider.
  - c. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved lots in the subdivision shall be made at the time of the sale of each approved lot in the subdivision and placed in a fund established by the City to be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
- (9) **Exemptions** – The open space requirements of these Regulations shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration, or if the subdivision is to contain affordable housing, as defined in Section 8-39a of the Connecticut General Statutes, equal to twenty five percent or more of the total housing to be constructed in such subdivision.

1975

# Subdivision Regulations

# Open Space Discussion 1975 Regulations

## SUBDIVISION REGULATIONS

### CITY OF BRISTOL

### CONNECTICUT

Adopted June 15, 1966  
Effective June 22, 1966

#### Revisions:

Dec. 1, 1966  
Jan. 3, 1967  
Feb. 16, 1968  
June 18, 1969  
June 23, 1970  
March 5, 1971  
June 5, 1972  
Oct. 1, 1972  
Oct. 9, 1973

Bristol City Planning Commission

Technical Planning Associates, Consultants



# Open Space Discussion

## 1975 Regulations

### FOREWORD

#### I. AUTHORITY

The City Planning Commission of the City of Bristol, Connecticut, established by State Enabling Legislation - Chapter 126 of the General Statutes, 1958 Revision, as amended, is charged with the responsibility - Section 8-23, to prepare, adopt and amend a plan of development for the municipality. -Section 8-25. - "No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission.-----." Before exercising the powers granted in this section, the Commission shall adopt regulations covering the subdivision of land.

#### II. DECLARATION OF POLICY

The purpose of these Subdivision Regulations is to achieve orderly urban development through land subdivision, to promote and develop the utilization of land to assure the best possible urban environment, to cause land subdivision to be in accordance with the Master Plan for the City of Bristol, and to promote the health, safety and general welfare of the City of Bristol.

# Open Space Discussion 1975 Regulations

## TABLE OF CONTENTS

|           |                                                          |
|-----------|----------------------------------------------------------|
| Section 1 | Definition of Terms                                      |
| Section 2 | General Regulations                                      |
| Section 3 | Preliminary Subdivision Plans<br>(Deleted June 23, 1970) |
| Section 4 | Final Subdivision Plans                                  |
| Section 5 | Resubdivision                                            |
| Section 6 | Administration                                           |

# Open Space Discussion 1975 Regulations

- 2.11 All lots shall provide off-street parking in accord with the Zoning Commission of the City of Bristol.
- 2.12 The Commission reserves the right to require tree planting, and such landscape features as are appropriate to the area being developed. Removal of topsoil (stripped) or surplus earth material from the subdivision area shall not be permitted other than in accord with the Zoning Ordinance. See 8.2

## A. Public Open Spaces

In a subdivision of any tract or tracts of land containing twenty-five (25) acres or more, and in areas designated on the Plan of Development as open space or recreation areas, the Commission may require the reservation of open space at the proportionate rate of one acre per fifty building lots, as provided in the General Statutes.

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2018

Plan of

Conservation

and

Development



# BRISTOL

## 2015 Plan of Conservation and Development

Planning Commission  
City of Bristol, CT  
Revised April 1, 2018

# POCD 2018

## 2.7. Land Use In Bristol

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A land use evaluation using the Assessor's database found that about 89 percent of the community (15,335 acres) is occupied for residential, business, industrial or institutional use or was dedicated to a specific purpose such as public land or protected open space. Conversely, about 11 percent of the land in Bristol (1,883 acres) is vacant or uncommitted to a specific use at this time.

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| Single-Family Residential                  | 6,689        |               |             |
| 2-4 Family Residential                     | 511          |               |             |
| Multi-Family / Other                       | 667          |               |             |
| <b>Business</b>                            |              | <b>811</b>    | <b>5%</b>   |
| Business                                   | 765          |               |             |
| Mixed Use                                  | 46           |               |             |
| <b>Industrial</b>                          |              | <b>949</b>    | <b>6%</b>   |
| Industrial                                 | 941          |               |             |
| Earth Excavation                           | 8            |               |             |
| <b>Community Facilities / Institutions</b> |              | <b>1,331</b>  | <b>8%</b>   |
| Public Institutions                        | 493          |               |             |
| Private Institutions                       | 838          |               |             |
| <b>Open Space</b>                          |              | <b>1,695</b>  | <b>10%</b>  |
| Park / Active Recreation                   | 250          |               |             |
| Passive Open Space / Water Supply          | 983          |               |             |
| Private Open Spaces                        | 462          |               |             |
| <b>Other</b>                               |              | <b>2,684</b>  | <b>16%</b>  |
| Farm                                       | 399          |               |             |
| Miscellaneous Public Land                  | 153          |               |             |
| Transportation / Roads / Utility / Parking | 2,132        |               |             |
| <b>Vacant / Potentially Developable</b>    | <b>1,833</b> | <b>1,833</b>  | <b>11%</b>  |
| <b>CITY OF BRISTOL</b>                     |              | <b>17,168</b> | <b>100%</b> |

Totals may not add due to rounding.

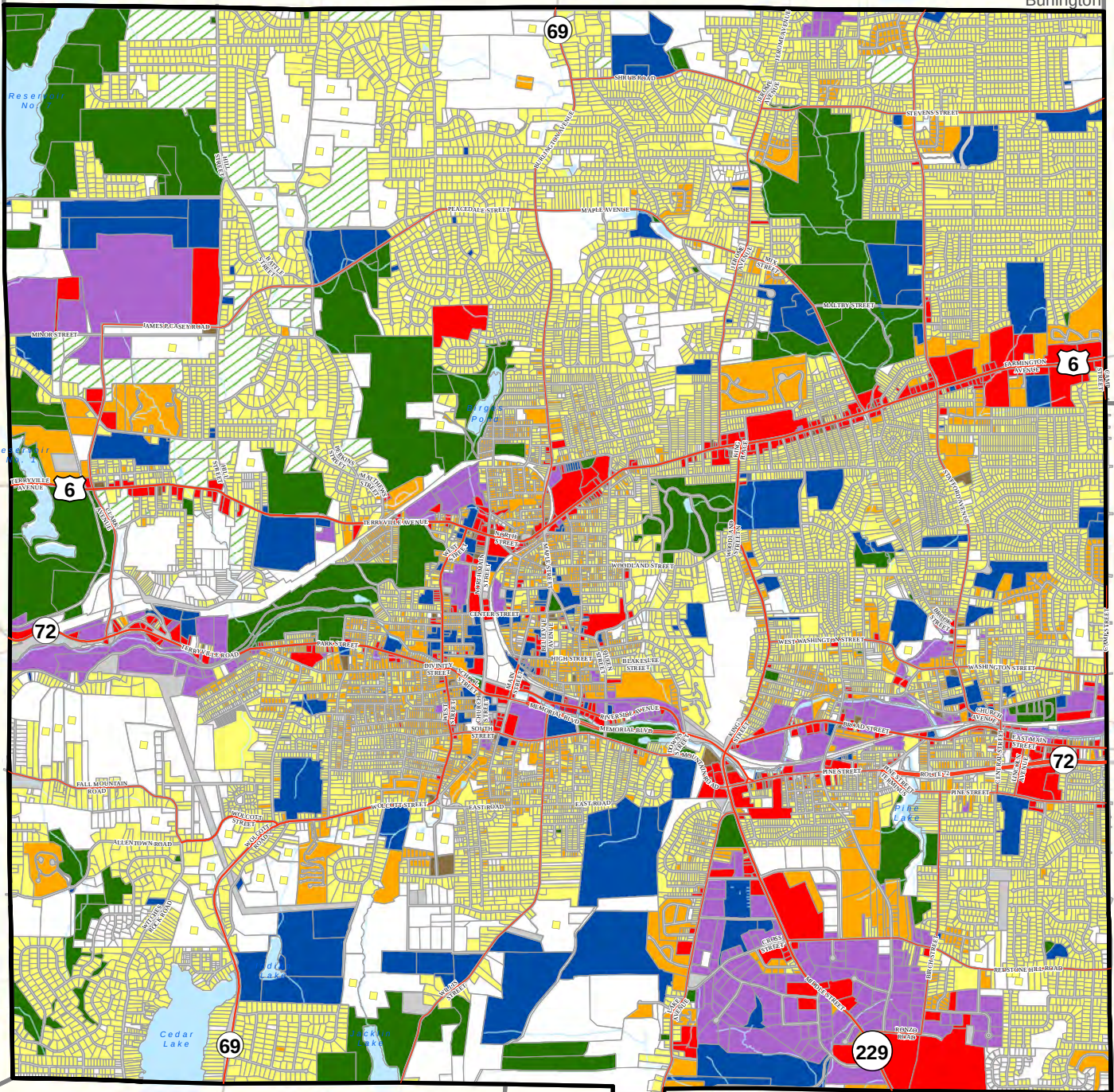


# Land Use Map

Bristol, CT

# POCD 2018

Burlington



## Legend

- |                           |                |
|---------------------------|----------------|
| Single-Family Residential | Institutional  |
| Other Residential         | Infrastructure |
| Mixed Use                 | Open Space     |
| Business                  | Farm           |
| Industrial                | Vacant         |



2,700

Feet

# POCD 2018

## 2.8. Zoning In Bristol

Based upon data in the City's geographic information system, about 86 percent of the community is zoned for residential use, about 5 percent is zoned for business use, and the remaining 10 percent is zoned for industrial use. Note that some of these zoned areas include road rights-of way.

| Zone                                  | Area  | Acres         | Percent     |
|---------------------------------------|-------|---------------|-------------|
| <b>Residential - Single-Family</b>    |       | <b>13,546</b> | <b>79%</b>  |
| R-10 – Single Family                  | 1,204 |               |             |
| R-15 – Single Family                  | 5,237 |               |             |
| R-25 – Single Family                  | 4,662 |               |             |
| R-40 – Single Family                  | 2,051 |               |             |
| R-15/OSD– Single Family – Open Space  | 41    |               |             |
| R-25/OSD – Single Family – Open Space | 182   |               |             |
| R-40/OSD – Single Family – Open Space | 169   |               |             |
| <b>Residential - Other</b>            |       | <b>1,131</b>  | <b>7%</b>   |
| R-15/BT – Downtown Transition         | 97    |               |             |
| R-10/RM – Mixed Residential           | 10    |               |             |
| R-15/RM – Mixed Residential           | 545   |               |             |
| A – Multi-Family                      | 465   |               |             |
| SDD – Special Development             | 14    |               |             |
| <b>Business</b>                       |       | <b>844</b>    | <b>5%</b>   |
| BD-1 – Downtown Business              | 105   |               |             |
| BD-2 – Downtown Business              | 43    |               |             |
| BG – General Business                 | 524   |               |             |
| BHC – Highway Commercial (Route 72)   | 106   |               |             |
| BN – Neighborhood Business            | 66    |               |             |
| <b>Industrial</b>                     |       | <b>1,647</b>  | <b>10%</b>  |
| I – General Industrial                | 634   |               |             |
| IP-1 – Industrial Park                | 584   |               |             |
| IP-3 – Industrial Park                | 195   |               |             |
| IP-25 – Industrial Park               | 234   |               |             |
| <b>CITY OF BRISTOL</b>                |       | <b>17,168</b> | <b>100%</b> |

Totals may not add due to rounding.



# POCD 2018

## Interviews

In addition to the community meetings and other exercises described in this Chapter, the consultant that assisted with preparation of this POCD interviewed a variety of people representing different organizations and interest groups in Bristol.

## 3.2. Scoping Meetings

As the process of preparing this Plan of Conservation and Development began, a number of exercises were undertaken to learn about issues and concerns important to the community:

- A discussion of issues with the Planning Commission,
- Input from members of other boards and commissions,
- Input from City department heads,
- Interviews with a diverse complement of Bristol residents, and
- A public meeting devoted to hearing from Bristol residents.

### Things Bristol May Want To Protect (Conservation Strategies)

| Topic                              | Issues and Concerns                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Resources</b>           | <ul style="list-style-type: none"> <li>• Residents feel Bristol should continue to protect natural resources and water quality</li> </ul>                                                                                                                                                                                                                               |
| <b>Open Space</b>                  | <ul style="list-style-type: none"> <li>• Residents like the open spaces in Bristol and want more</li> </ul>                                                                                                                                                                                                                                                             |
| <b>Community Character</b>         | <ul style="list-style-type: none"> <li>• Residents believe there is a need to improve the character of business areas</li> <li>• Residents feel that a lack of property maintenance (“blight”) is an issue in some parts of the city</li> <li>• Residents want to maintain and enhance the overall “quality of life” for people of different ages in Bristol</li> </ul> |
| <b>Sustainability / Resiliency</b> | <ul style="list-style-type: none"> <li>• Residents would like to be “greener”</li> <li>• Residents would like the City of Bristol to anticipate and address vulnerabilities to storms or major events</li> </ul>                                                                                                                                                        |

Pequabuck River



Rockwell Park



# POCD 2018

## PRESERVE OPEN SPACE

# 5

### 5.1. Overview

---

The preservation of open space is important to Bristol residents. Open space enhances the overall character of the city and the quality of life of its residents. From the telephone survey, it was learned that about 60 percent of Bristol residents feel the City should try to acquire more land for open space and parks.

For the purposes of the Plan, “open space” refers to land which is primarily intended for passive uses or to remain undeveloped. For a discussion of strategies related to active recreation (such as sports fields), please refer to the chapter on Community Facilities.

Local land conservation efforts have been significant over the years. Some of the organizations involved include:

- the Environmental Learning Centers of Connecticut,
- the Jacklin Rod and Gun Club, and
- the Bristol Fish and Game Club.

There are several walking and hiking trails located in the city, managed and maintained by the mostly volunteer Southern Tunxis Maintenance Crew.

Rockwell Park



Page Park



# POCD 2018



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

***Bristol should try to acquire more land for open space and parks.***

|                   |     |
|-------------------|-----|
| Strongly agree    | 14% |
| Agree             | 46% |
| Disagree          | 30% |
| Strongly disagree | 5%  |
| Not sure          | 5%  |

## 5.2. Overall Goal

**Provide adequate open space for all Bristol residents.**

## 5.3. Policies

1. Maintain the open space land in Bristol – both in terms of the quantity and quality of open space land.
2. Promote public access to open space.
3. Acquire land for open space, as it becomes available, in locations recommended in the Plan.
  - a. Seek to establish an inter-connected system of open spaces as opportunities arise.
  - b. Encourage the preservation of South Mountain as an environmentally sensitive area.
  - c. Increase public access to and along the Pequabuck River corridor for economic development, community development, and quality-of-life purposes.
4. Encourage the passive use of open space (such as for walking trails) within Bristol.
5. Give attention to the quality, size and location of open space parcels proposed through the subdivision process to assure that they become assets and not liabilities.
6. Where appropriate, utilize the "fee-in-lieu-of-open space" provisions of the Subdivision Regulations.
7. Work with surrounding communities to interconnect open spaces and trails into a regional system.

**Page Park**

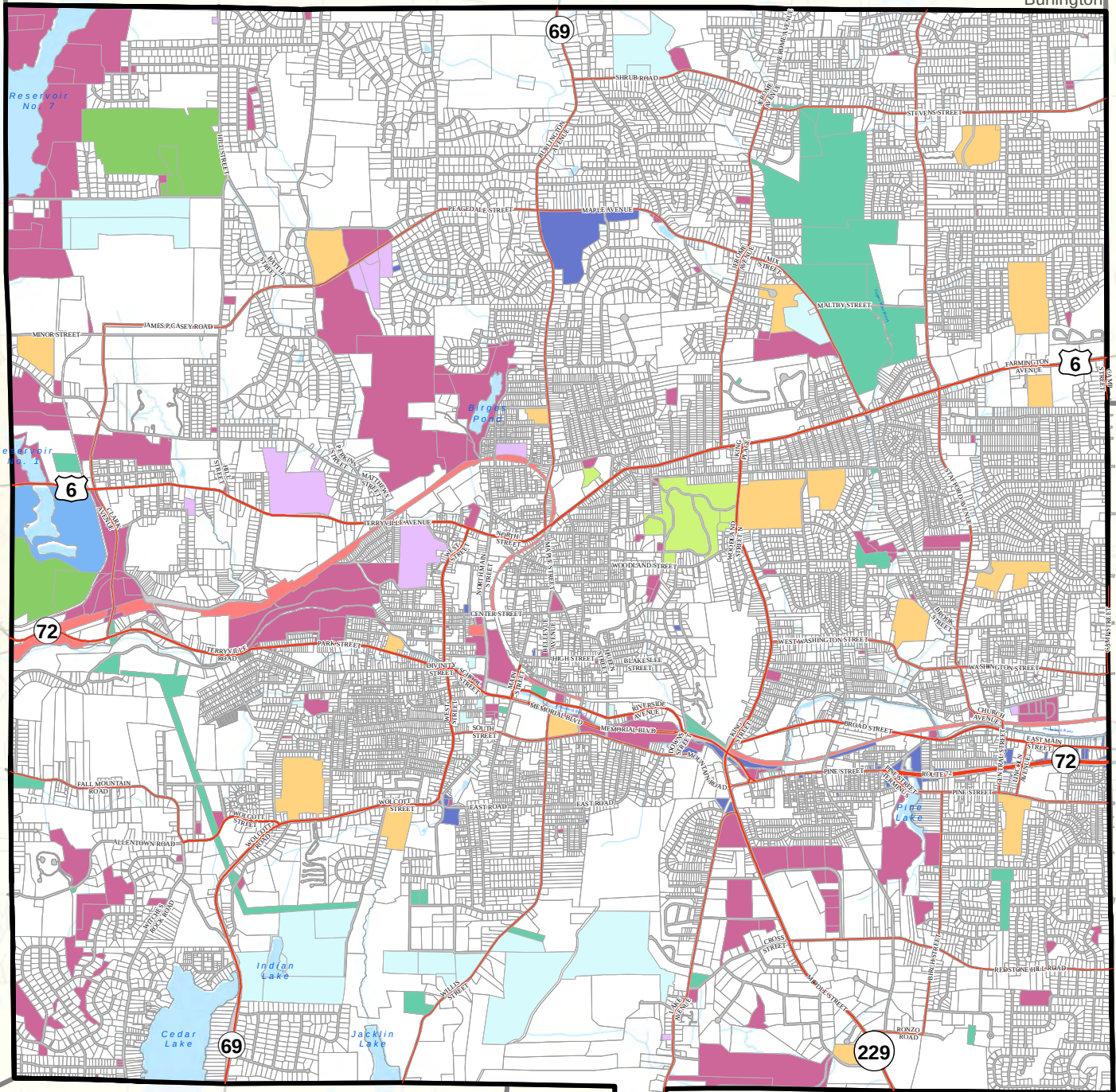


**Walking Trails**





Burlington



Wolcott

Southington

## Legend

- |                                                                     |                                                                 |
|---------------------------------------------------------------------|-----------------------------------------------------------------|
| <span style="color: red;">■</span> Federal Land / Facilities        | <span style="color: green;">■</span> Golf Facility              |
| <span style="color: blue;">■</span> State Land                      | <span style="color: pink;">■</span> Municipal Land / Facilities |
| <span style="color: purple;">■</span> Cemetery                      | <span style="color: lightgreen;">■</span> Recreation            |
| <span style="color: lightblue;">■</span> Non-Profit                 | <span style="color: darkgreen;">■</span> Public Utility         |
| <span style="color: orange;">■</span> Educational Land / Facilities | <span style="color: darkblue;">■</span> Water Supply            |



2,700 Feet



# POCD 2018

## Open Space Categorization

The open space categorization on this page is a suggestion for how open space might be classified in Bristol.

The distinction between public versus private might be an effective way to reflect the accessibility of the open space to Bristol residents.

Other classification schemes might be appropriate depending on the overall purpose.

Some communities have used categories such as “Dedicated Open Space” and “Managed Open Space” to reflect the degree of protection or likelihood of continued preservation.

Bristol should determine a categorization scheme which works for the community.

## 5.4. Action Steps

1. Establish and maintain a comprehensive inventory of open space areas, and map these resources for the benefit of all Bristol residents.

| Possible Open Space Categories                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public Open Space</b> <ul style="list-style-type: none"><li>• City-owned parks, open spaces and recreation areas</li><li>• State-owned open space areas</li></ul>                                                                                            |
| <b>Semi-Public Open Space</b> <ul style="list-style-type: none"><li>• City school sites and facilities</li><li>• Bristol Water Department</li><li>• New Britain Water Department</li><li>• Bristol Regional Environmental Center</li><li>• Scout Camp</li></ul> |
| <b>Private Open Space</b> <ul style="list-style-type: none"><li>• Subdivision open space</li><li>• Private golf courses</li><li>• Fish and game clubs</li><li>• Private school sites and facilities</li></ul>                                                   |

2. Establish a dedicated fund for the acquisition of land for open space, so that opportunities for acquisition can be acted upon expeditiously and/or used to match State or federal funding programs.
3. Strengthen the open space set-aside requirements in the subdivision regulations to ensure that open space in a location acceptable to the Planning Commission is preserved as part of every subdivision or that a fee-in-lieu-of-open-space is provided to the City of Bristol’s open space fund.
4. Modify the Subdivision Regulations (Section 5.09) to create a hierarchy of organizations to be considered for acceptance of open space where:
  - Public ownership and access is encouraged, and
  - Private ownership (such as homeowner associations and/or conservation easements) is discouraged.

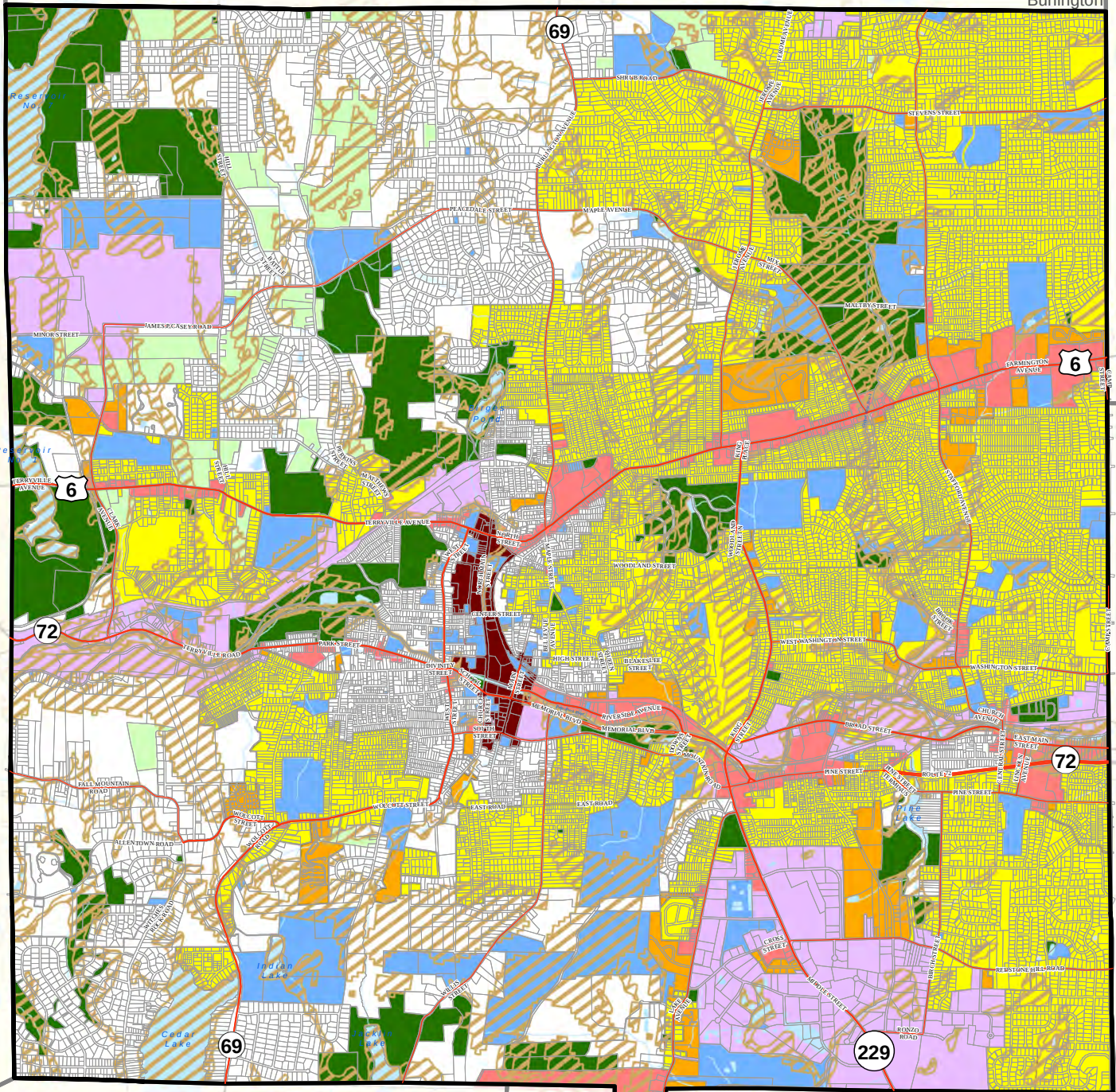


# Future Land Use Plan

Bristol, CT

# POCD 2018

Burlington



Wolcott

## Legend

### Residential

- Lower Density
- Moderate Density
- Higher Density

### Business/Industrial

- Downtown
- Commercial
- Industrial

### Other Uses

- Farm
- Open Space
- Community Facility / Institutional

### Natural Resources

- Watercourses
- Natural Resource Restrictions



2,700

Feet

# Original Application 2018



# Original Application - 2018

## BRISTOL PLANNING COMMISSION CITY OF BRISTOL, CONNECTICUT APPLICATION FOR SUBDIVISION APPROVAL

|                     |         |
|---------------------|---------|
| For Office Use Only |         |
| APPLICATION NO.     | 413     |
| DATE FILED:         | 6-11-18 |
| DECISION DATE:      |         |
| DECISION:           |         |

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): Laurentide Glen  
south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia  
Address or Location of the Subdivision: Rd.: north of Farrell Ave.  
Assessor's Map No.: 67 Assessor's Lot No.(s): 20; 21; 22; 23; 24; 25; 37; 85; all paper roads shown on Assessor's Map Zone of the Property: R-15/OSD  
Size of the Property to be Subdivided (in acres or square feet): 55.75 No. of Lots in the Subdivision: 94  
Water Supply: ☒ city water Sanitary Sewer: ☒ city sewer  
☐ private well(s) ☐ on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? ☒ no ☐ yes, Town of \_\_\_\_\_

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? ☐ yes ☒ no

*NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.*

### APPLICANT (If more than one, list each separately)

Name: Trademark Acquisitions, LLC  
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010  
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net  
Signature: [Signature] Signature – (Printed/Typed) Gino P. Troiano, Jr.  
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 – \$125 per lot; \$250 minimum, plus \$60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

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

**CITY OF BRISTOL, CONNECTICUT  
SUPPLEMENTARY INFORMATION**

For Office Use Only  
APPLICATION NO. 413

Address or location of property: south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia Rd.; north of Farrell Ave.

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

**ADDITIONAL APPLICANT**

Name: Arcadia Acres, LLC CHECK ONE: ☒ owner [ ] other: \_\_\_\_\_  
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010  
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net  
Signature: [Signature] Signature – (Printed/Typed) Gino P. Troiano, Jr.

**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: Mark Ziogas  
Address: PO Box 1197 City: Bristol State: CT Zip: 06011  
Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com



CITY OF BRISTOL, CONNECTICUT  
SUPPLEMENTARY INFORMATION

For Office Use Only  
APPLICATION NO. 413

Address or location of property: \_\_\_\_\_

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

ADDITIONAL APPLICANT

Name: James & Delores Driscoll CHECK ONE: ☒ owner [ ] other: \_\_\_\_\_

Address: 121 Arcadia Road City: Bristol State: CT Zip: 06010

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Signature: Kathryn LaFerre Signature – (Printed/Typed) KATHERINE LAFERRIERE  
Attorney-in-Fact for  
DOLORES DRISCOLL, OWNER

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) \_\_\_\_\_

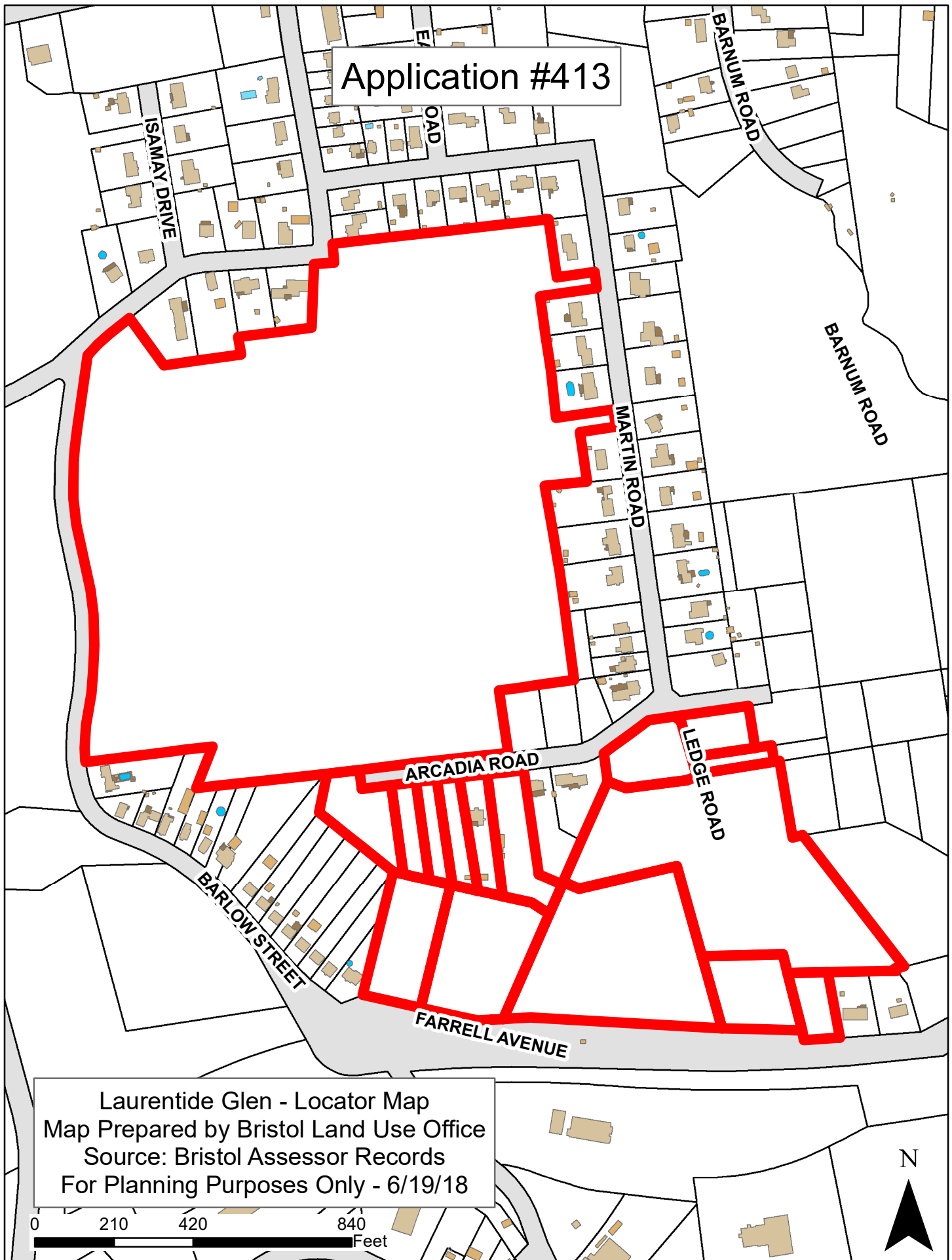
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_





Application #413

Laurentide Glen - Locator Map

Map Prepared by Bristol Land Use Office

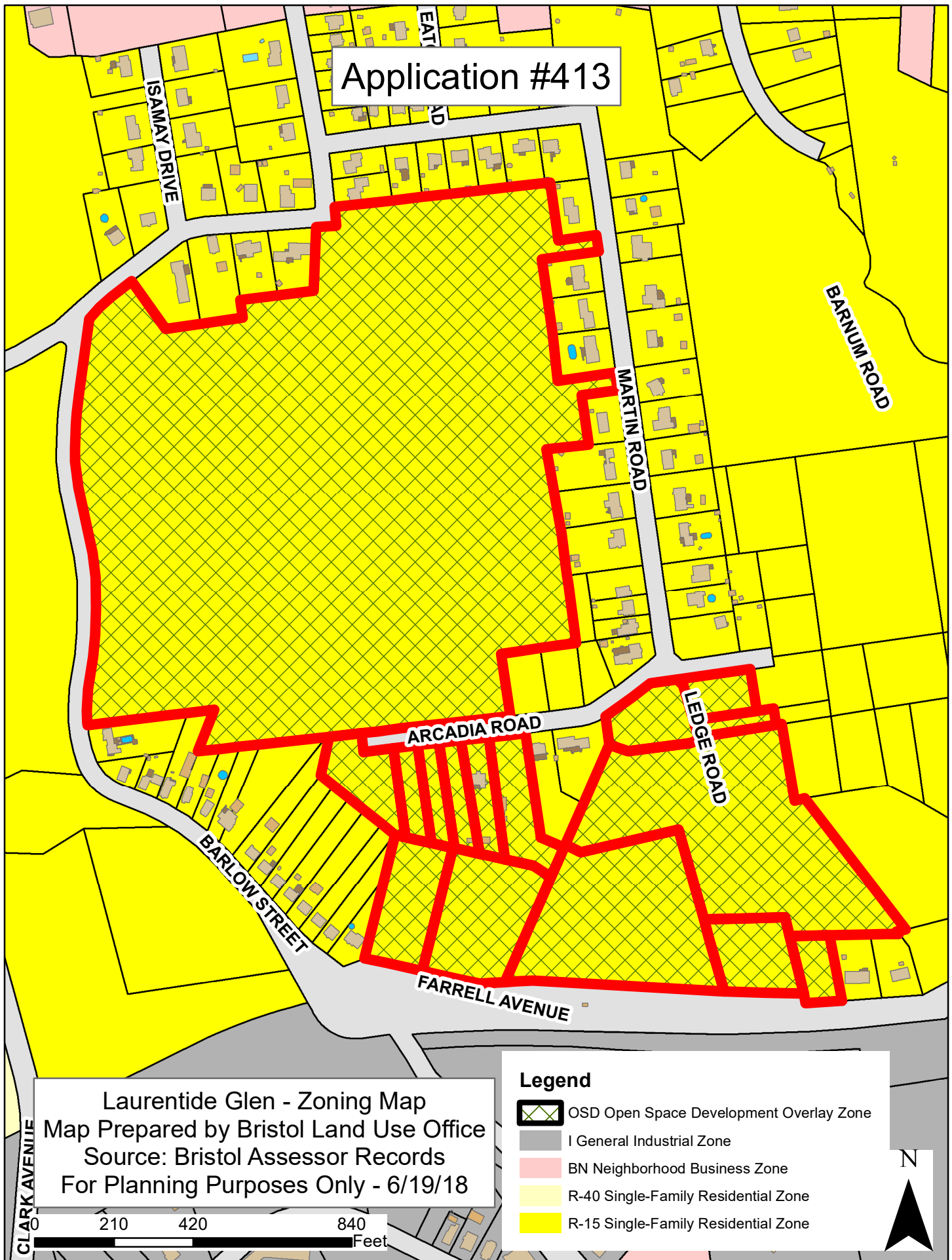
Source: Bristol Assessor Records

For Planning Purposes Only - 6/19/18

N



0 210 420 840 Feet



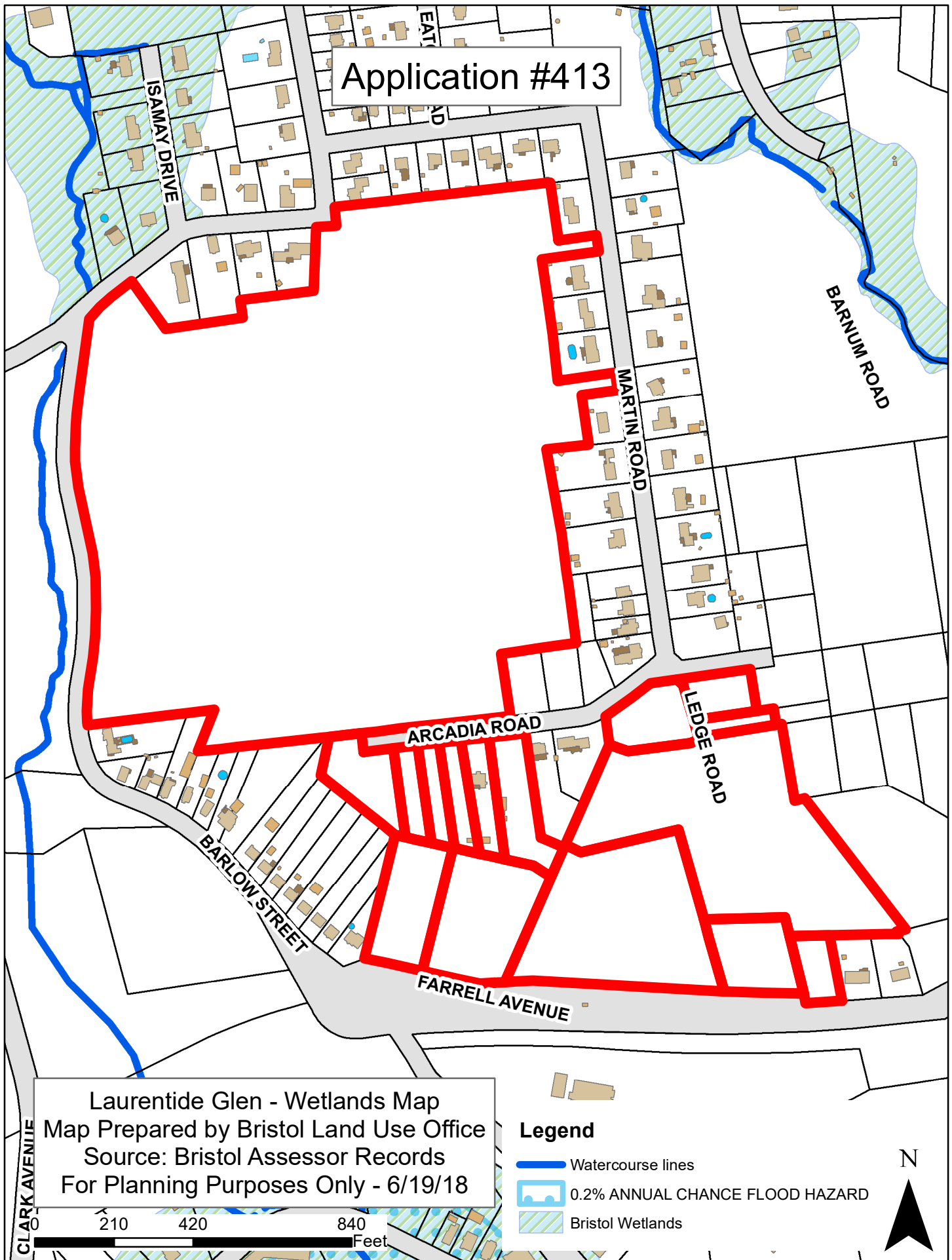
Application #413

Laurentide Glen - Zoning Map  
Map Prepared by Bristol Land Use Office  
Source: Bristol Assessor Records  
For Planning Purposes Only - 6/19/18

**Legend**

-  OSD Open Space Development Overlay Zone
-  I General Industrial Zone
-  BN Neighborhood Business Zone
-  R-40 Single-Family Residential Zone
-  R-15 Single-Family Residential Zone













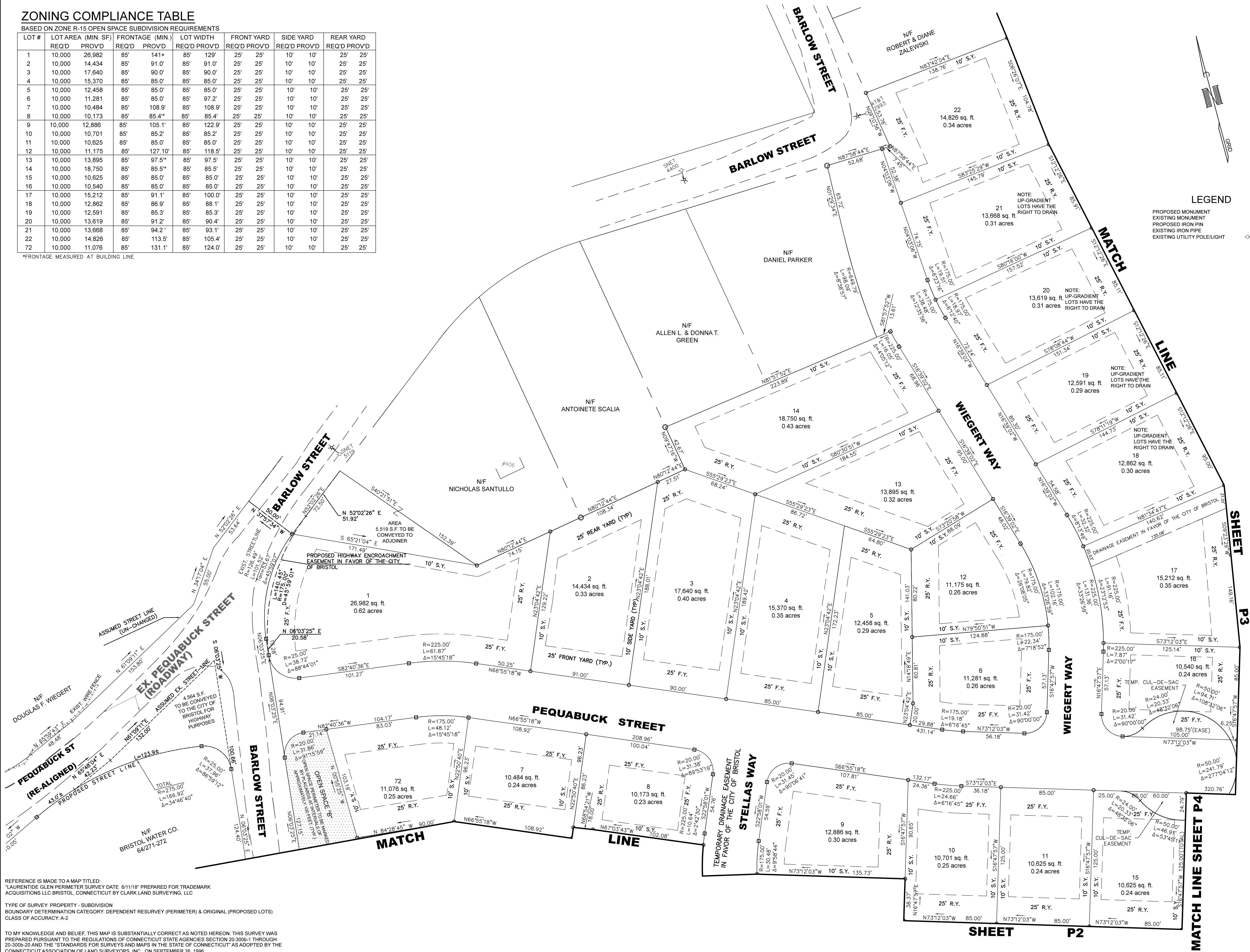


ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) | FRONTAGE (MIN.) | LOT WIDTH | FRONT YARD | SIDE YARD | REAR YARD |
|-------|--------------------|-----------------|-----------|------------|-----------|-----------|
| REQ'D | PROVD              | REQ'D           | PROVD     | REQ'D      | PROVD     | REQ'D     |
| 1     | 10,000             | 26,982          | 85'       | 141'       | 85'       | 129'      |
| 2     | 10,000             | 14,434          | 85'       | 91.0'      | 85'       | 91.0'     |
| 3     | 10,000             | 17,640          | 85'       | 90.0'      | 85'       | 90.0'     |
| 4     | 10,000             | 15,370          | 85'       | 85.0'      | 85'       | 85.0'     |
| 5     | 10,000             | 12,458          | 85'       | 85.0'      | 85'       | 85.0'     |
| 6     | 10,000             | 11,281          | 85'       | 85.0'      | 85'       | 97.2'     |
| 7     | 10,000             | 10,484          | 85'       | 108.9'     | 85'       | 108.9'    |
| 8     | 10,000             | 10,173          | 85'       | 85.4"      | 85'       | 85.4"     |
| 9     | 10,000             | 12,886          | 85'       | 105.1'     | 85'       | 122.9'    |
| 10    | 10,000             | 10,701          | 85'       | 85.2'      | 85'       | 85.2'     |
| 11    | 10,000             | 10,625          | 85'       | 85.0'      | 85'       | 85.0'     |
| 12    | 10,000             | 11,175          | 85'       | 127.10'    | 85'       | 118.5'    |
| 13    | 10,000             | 13,885          | 85'       | 97.5"      | 85'       | 97.5"     |
| 14    | 10,000             | 18,750          | 85'       | 85.5"      | 85'       | 85.5"     |
| 15    | 10,000             | 10,625          | 85'       | 85.0'      | 85'       | 85.0'     |
| 16    | 10,000             | 10,540          | 85'       | 85.0'      | 85'       | 85.0'     |
| 17    | 10,000             | 15,212          | 85'       | 91.1'      | 85'       | 100.0'    |
| 18    | 10,000             | 12,862          | 85'       | 86.9'      | 85'       | 88.1'     |
| 19    | 10,000             | 12,591          | 85'       | 85.3'      | 85'       | 85.3'     |
| 20    | 10,000             | 13,619          | 85'       | 91.2'      | 85'       | 90.4'     |
| 21    | 10,000             | 13,668          | 85'       | 94.2'      | 85'       | 93.1'     |
| 22    | 10,000             | 14,826          | 85'       | 113.5'     | 85'       | 105.4'    |
| 72    | 10,000             | 11,076          | 85'       | 131.1'     | 85'       | 124.0'    |

\*FRONTAGE MEASURED AT BUILDING LINE



REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY DATE: 6/11/18" PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS  
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a) 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.

WILLIAM T. CLARK L.S. #07080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD  
**GPT**

PROJECT ENGINEER  
**GPT/WTC**

CADD  
**GPT/WTC**



PROJECT NAME & LOCATION

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

**SUBDIVISION PLAN**

REVISIONS

|   |          |                    |
|---|----------|--------------------|
| 7 | 4-18-20  | SETBACK ADJUSTMENT |
| 4 | 7-30-19  | APPROVAL COMMENTS  |
| 3 | 10-15-18 | STAFF COMMENTS     |
| 2 | 9-18-18  | STAFF COMMENTS     |
| 1 | 7-31-18  | STAFF COMMENTS     |

NO. DATE ISSUE

DATE

**6/11/18**

PROJECT NO.

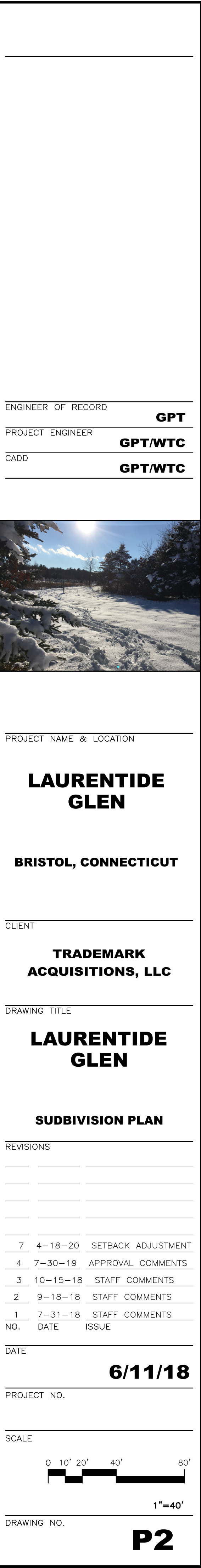
SCALE



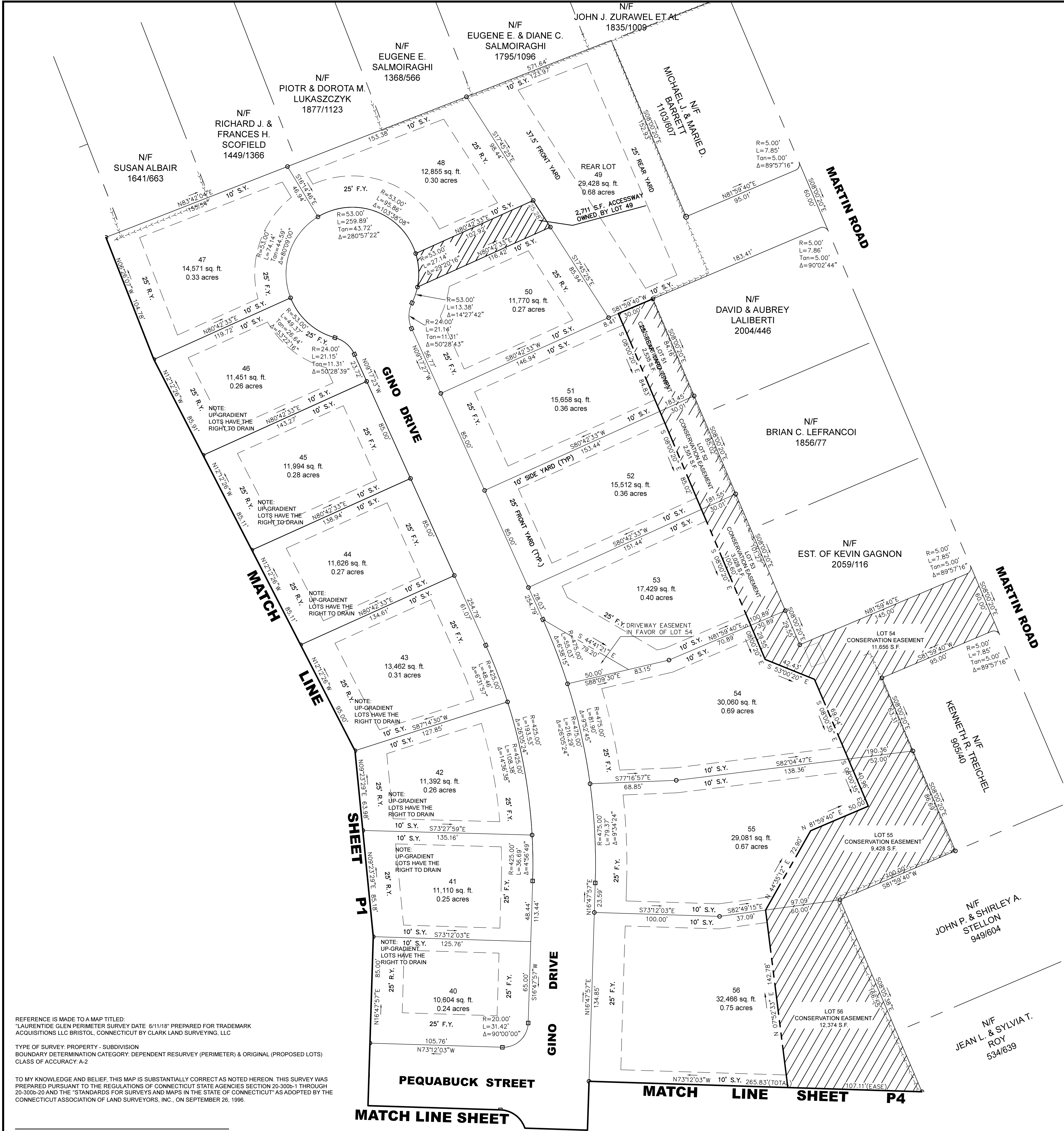
DRAWING NO.

**P1**









LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- PROPOSED IRON PIN
- EXISTING IRON PIPE
- EXISTING UTILITY POLE/LIGHT

ENGINEER OF RECORD  
**GPT**

PROJECT ENGINEER  
**GPT/WTC**

CADD  
**GPT/WTC**



PROJECT NAME & LOCATION

**LAURETIDE GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK ACQUISITIONS, LLC**

DRAWING TITLE

**LAURETIDE GLEN**

**SUBDIVISION PLAN**

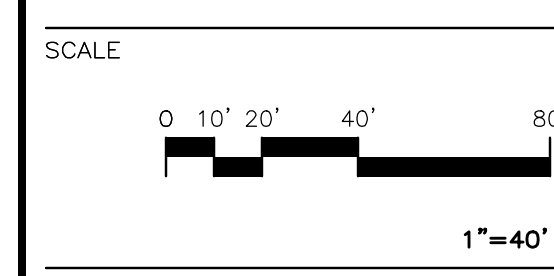
REVISIONS

|     |          |                    |
|-----|----------|--------------------|
|     |          |                    |
|     |          |                    |
|     |          |                    |
|     |          |                    |
|     |          |                    |
| 7   | 4-18-20  | SETBACK ADJUSTMENT |
| 4   | 7-30-19  | APPROVAL COMMENTS  |
| 3   | 10-15-18 | STAFF COMMENTS     |
| 2   | 9-18-18  | STAFF COMMENTS     |
| 1   | 7-31-18  | STAFF COMMENTS     |
| NO. | DATE     | ISSUE              |

DATE

**6/11/18**

PROJECT NO.



DRAWING NO.

**P3**

**ZONING COMPLIANCE TABLE**

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) | FRONTAGE (MIN.) |       | LOT WIDTH |       | FRONT YARD |       | SIDE YARD |       | REAR YARD |       |
|-------|--------------------|-----------------|-------|-----------|-------|------------|-------|-----------|-------|-----------|-------|
|       |                    | REQ'D           | PROVD | REQ'D     | PROVD | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D     | PROVD |
| 40    | 10,000             | 10,604          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 41    | 10,000             | 11,110          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 42    | 10,000             | 11,392          | 85'   | 108.4'    | 85'   | 101.6'     | 25'   | 25'       | 10'   | 10'       | 25'   |
| 43    | 10,000             | 13,462          | 85'   | 109.5'    | 85'   | 107.2'     | 25'   | 25'       | 10'   | 10'       | 25'   |
| 44    | 10,000             | 11,626          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 45    | 10,000             | 11,994          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 46    | 10,000             | 11,451          | 85'   | 84.2'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 47    | 10,000             | 14,571          | 85'   | 103.1**   | 85'   | 99.5'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 48    | 10,000             | 12,885          | 85'   | 129.7**   | 85'   | 100.0'     | 25'   | 25'       | 10'   | 10'       | 25'   |
| 49**  | 15,000             | 26,717          | 25'   | 25.0'     | 85'   | 201.0'     | 37.5' | 37.5'     | 10'   | 10'       | 25'   |
| 50    | 10,000             | 11,770          | 85'   | 91.2'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | 25'   |
| 51    | 10,000             | 15,658          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | N.A.  |
| 52    | 10,000             | 15,512          | 85'   | 85.0'     | 85'   | 85.0'      | 25'   | 25'       | 10'   | 10'       | N.A.  |
| 53    | 10,000             | 17,429          | 85'   | 88.9**    | 85'   | 87.1'      | 25'   | 25'       | 10'   | 10'       | N.A.  |
| 54    | 10,000             | 30,060          | 85'   | 85.6**    | 85'   | 85.7'      | 25'   | 25'       | 10'   | 10'       | N.A.  |
| 55    | 10,000             | 29,081          | 85'   | 104.2**   | 85'   | 104.2'     | 25'   | 25'       | 10'   | 10'       | N.A.  |
| 56    | 10,000             | 32,466          | 85'   | 134.10'   | 85'   | 134.10'    | 25'   | 25'       | 10'   | 10'       | N.A.  |

\*FRONTAGE MEASURED AT BUILDING LINE

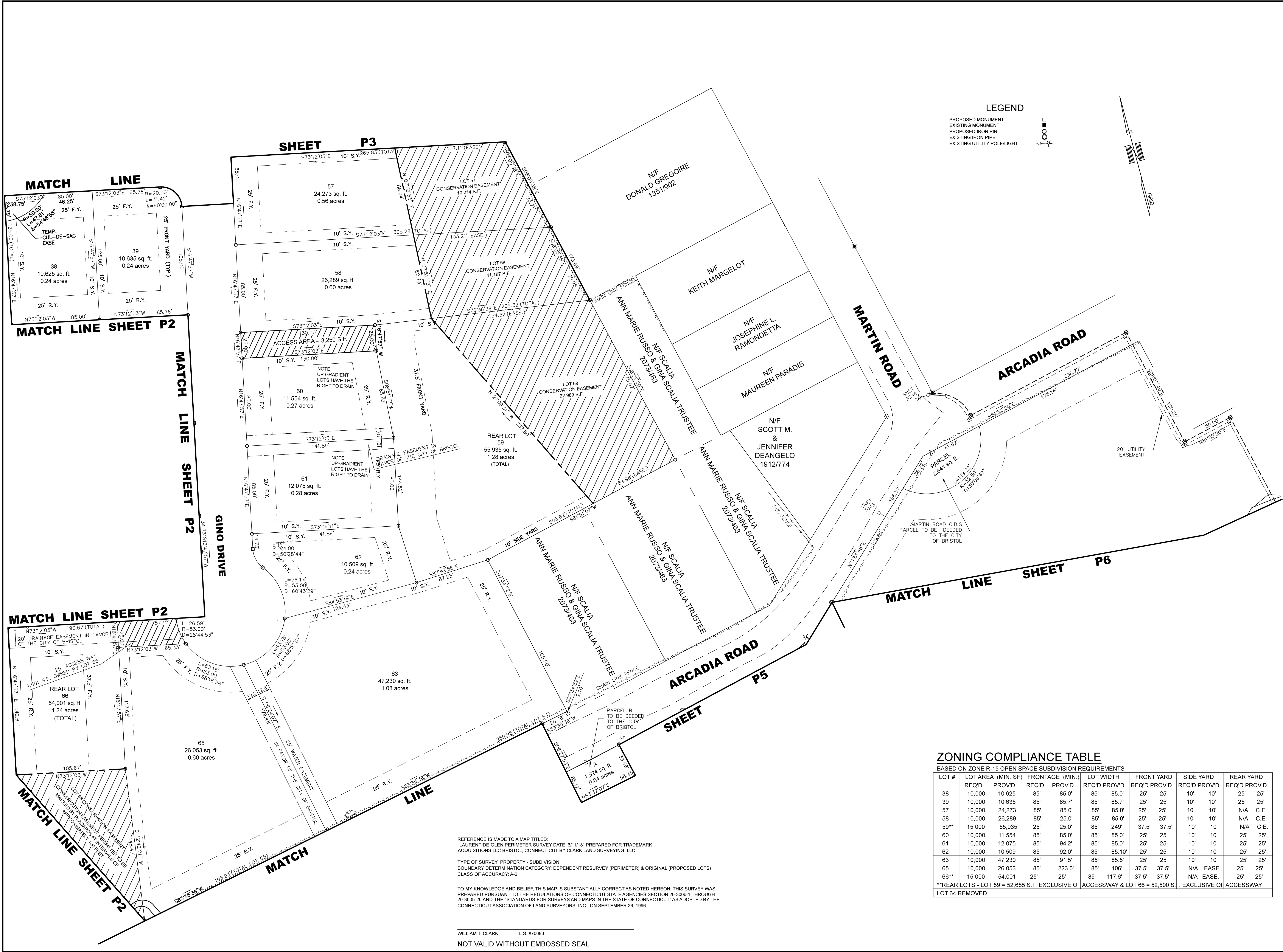
\*\*REAR LOT 26,717 S.F. EXCLUSIVE OF ACCESSWAY

REFERENCE IS MADE TO A MAP TITLED:  
"LAURETIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.





ENGINEER OF RECORD  
**GPT**

PROJECT ENGINEER  
**GPT/WTC**

CADD  
**GPT/WTC**

PROJECT NAME & LOCATION  
**LAURETIDE GLEN**

BRISTOL, CONNECTICUT

CLIENT  
**TRADEMARK ACQUISITIONS, LLC**

DRAWING TITLE  
**LAURETIDE GLEN**

**SUBDIVISION PLAN**

REVISIONS

| NO. | DATE     | ISSUE               |
|-----|----------|---------------------|
| 1   | 7-31-18  | STAFF COMMENTS      |
| 2   | 9-18-18  | STAFF COMMENTS      |
| 3   | 10-15-18 | STAFF COMMENTS      |
| 4   | 10-22-18 | WATER DEPT. COMMENT |
| 5   | 7-30-19  | APPROVAL COMMENTS   |
| 7   | 4-18-20  | SETBACK ADJUSTMENT  |

**ZONING COMPLIANCE TABLE**

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) |        | FRONTAGE (MIN.) |        | LOT WIDTH |        | FRONT YARD |        | SIDE YARD |        | REAR YARD |        |
|-------|--------------------|--------|-----------------|--------|-----------|--------|------------|--------|-----------|--------|-----------|--------|
|       | REQ'D              | PROV'D | REQ'D           | PROV'D | REQ'D     | PROV'D | REQ'D      | PROV'D | REQ'D     | PROV'D | REQ'D     | PROV'D |
| 38    | 10,000             | 10,625 | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 39    | 10,000             | 10,635 | 85'             | 85.7'  | 85'       | 85.7'  | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 57    | 10,000             | 24,273 | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'    | 10'       | 10'    | N/A       | C.E.   |
| 58    | 10,000             | 26,289 | 85'             | 25.0'  | 85'       | 85.0'  | 25'        | 25'    | 10'       | 10'    | N/A       | C.E.   |
| 59**  | 15,000             | 55,935 | 25'             | 25.0'  | 85'       | 249'   | 37.5'      | 37.5'  | 10'       | 10'    | N/A       | C.E.   |
| 60    | 10,000             | 11,554 | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 61    | 10,000             | 12,075 | 85'             | 94.2'  | 85'       | 85.0'  | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 62    | 10,000             | 10,509 | 85'             | 92.0'  | 85'       | 85.10' | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 63    | 10,000             | 47,230 | 85'             | 91.5'  | 85'       | 85.5'  | 25'        | 25'    | 10'       | 10'    | 25'       | 25'    |
| 65    | 10,000             | 26,053 | 85'             | 223.0' | 85'       | 106'   | 37.5'      | 37.5'  | N/A       | EASE.  | 25'       | 25'    |
| 66**  | 15,000             | 54,001 | 25'             | 25'    | 85'       | 117.6' | 37.5'      | 37.5'  | N/A       | EASE.  | 25'       | 25'    |

\*\*REAR LOTS - LOT 59 = 52,685 S.F. EXCLUSIVE OF ACCESSWAY & LOT 66 = 52,500 S.F. EXCLUSIVE OF ACCESSWAY

LOT 64 REMOVED

DATE  
**6/11/18**

PROJECT NO.

SCALE  
0 10' 20' 40' 80'  
1"=40'

DRAWING NO.  
**P4**



ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

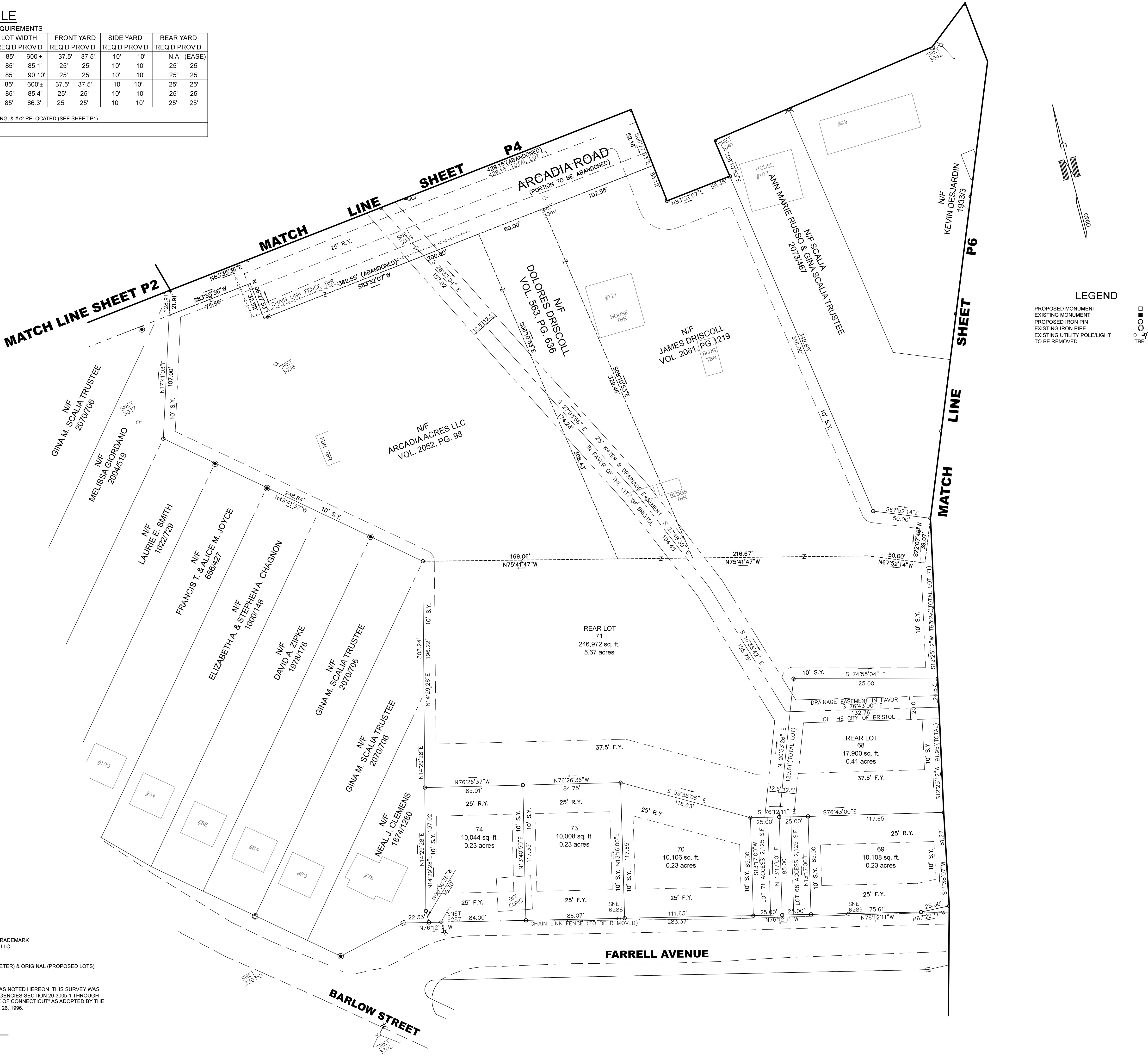
| LOT # | LOT AREA (MIN. SF) |         | FRONTAGE (MIN.) |        | LOT WIDTH |        | FRONT YARD |       | SIDE YARD |       | REAR YARD   |       |
|-------|--------------------|---------|-----------------|--------|-----------|--------|------------|-------|-----------|-------|-------------|-------|
|       | REQ'D              | PROVD   | REQ'D           | PROVD  | REQ'D     | PROVD  | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D       | PROVD |
| 68*   | 10,000             | 17,900  | 85'             | 651.1' | 85'       | 600'+  | 37.5'      | 37.5' | 10'       | 10'   | N.A. (EASE) |       |
| 69    | 10,000             | 10,108  | 85'             | 85.1'  | 85'       | 85.1'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 70    | 10,000             | 10,106  | 85'             | 90.10' | 85'       | 90.10' | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 71 ** | 10,000             | 246,972 | 85'             | 628.9' | 85'       | 600'±  | 37.5'      | 37.5' | 10'       | 10'   | 25'         | 25'   |
| 73    | 10,000             | 10,008  | 85'             | 86.0'  | 85'       | 85.4'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 74    | 10,000             | 10,044  | 85'             | 84.0'^ | 85'       | 86.3'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |

\*PERMITTED REDUCTION WITHIN 10% OF 85'

\*\*\*LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1).

\*LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.

\*\*LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.



REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY" DATE 6/11/18\* PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS  
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH  
20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE  
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

|                    |                |
|--------------------|----------------|
| ENGINEER OF RECORD | <b>GPT</b>     |
| PROJECT ENGINEER   | <b>GPT/WTC</b> |
| CADD               | <b>GPT/WTC</b> |



PROJECT NAME & LOCATION

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

**SUBDIVISION PLAN**

REVISIONS

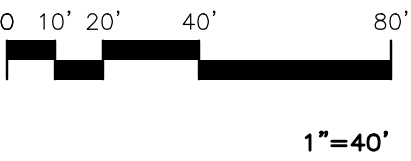
|     |          |                     |
|-----|----------|---------------------|
| 7   | 4-18-20  | SETBACK ADJUSTMENT  |
| 5   | 7-30-19  | APPROVAL COMMENTS   |
| 4   | 10-22-18 | WATER DEPT. COMMENT |
| 3   | 10-15-18 | STAFF COMMENTS      |
| 2   | 9-18-18  | STAFF COMMENTS      |
| 1   | 7-31-18  | STAFF COMMENTS      |
| NO. | DATE     | ISSUE               |

DATE

**6/11/18**

PROJECT NO.

SCALE



DRAWING NO.

**P5**

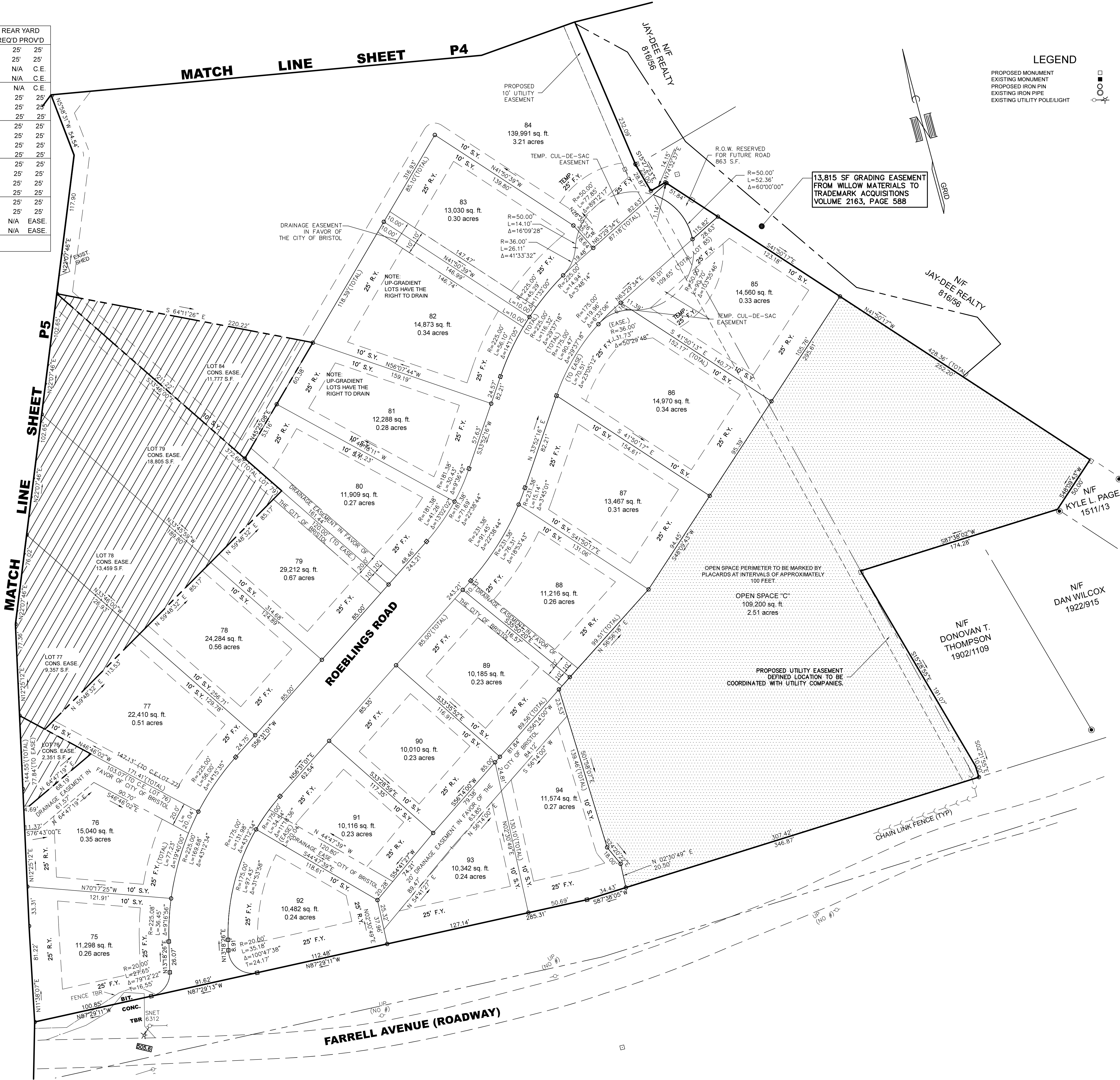


ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) |         | FRONTAGE (MIN.) |        | LOT WIDTH |        | FRONT YARD |       | SIDE YARD |       | REAR YARD |       |
|-------|--------------------|---------|-----------------|--------|-----------|--------|------------|-------|-----------|-------|-----------|-------|
|       | REQ'D              | PROVD   | REQ'D           | PROVD  | REQ'D     | PROVD  | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D     | PROVD |
| 75    | 10,000             | 11,298  | 85'             | 85.0** | 85'       | 85.0** | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 76    | 10,000             | 15,040  | 85'             | 89.3** | 85'       | 88.10' | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 77    | 10,000             | 22,410  | 85'             | 89.5'  | 85'       | 89.3'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 78    | 10,000             | 24,284  | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 79    | 10,000             | 29,212  | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 80    | 10,000             | 11,909  | 85'             | 89.7'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 81    | 10,000             | 12,288  | 85'             | 88.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 82    | 10,000             | 14,873  | 85'             | 85.3** | 85'       | 85.5'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 83    | 10,000             | 13,030  | 85'             | 85.0** | 85'       | 85.6'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 84    | 10,000             | 139,991 | 85'             | 82.6^  | 85'       | 87.2'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 85    | 10,000             | 14,560  | 85'             | 109.6' | 85'       | 109.6' | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 86    | 10,000             | 14,970  | 85'             | 96.10' | 85'       | 95.5'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 87    | 10,000             | 13,467  | 85'             | 97.2'  | 85'       | 97.2'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 88    | 10,000             | 11,216  | 85'             | 88.7** | 85'       | 88.7'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 89    | 10,000             | 10,185  | 85'             | 85.0'  | 85'       | 85.7'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 90    | 10,000             | 10,010  | 85'             | 85.3'  | 85'       | 85.4'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 91    | 10,000             | 10,116  | 85'             | 97.0'  | 85'       | 93.1'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 92    | 10,000             | 10,482  | 85'             | 130.5' | 85'       | 114'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 93    | 10,000             | 10,342  | 85'             | 122.1' | 85'       | 122'   | 25'        | 25'   | 10'       | 10'   | N/A       | EASE. |
| 94    | 10,000             | 11,574  | 85'             | 85.1'  | 85'       | 85.1'  | 25'        | 25'   | 10'       | 10'   | N/A       | EASE. |

\*FRONTAGE MEASURED AT BUILDING LINE  
\*PERMITTED REDUCTION WITHIN 10% OF 85'



REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

|                    |                |
|--------------------|----------------|
| ENGINEER OF RECORD | <b>GPT</b>     |
| PROJECT ENGINEER   | <b>GPT/WTC</b> |
| CADD               | <b>GPT/WTC</b> |



PROJECT NAME & LOCATION

**LAURENTIDE GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE GLEN**

**SUBDIVISION PLAN**

REVISIONS

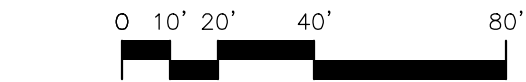
|     |          |                    |
|-----|----------|--------------------|
| 8   | 2-4-21   | GRADING EASEMENT   |
| 7   | 4-18-20  | SETBACK ADJUSTMENT |
| 4   | 7-30-19  | APPROVAL COMMENTS  |
| 3   | 10-15-18 | STAFF COMMENTS     |
| 2   | 9-18-18  | STAFF COMMENTS     |
| 1   | 7-31-18  | STAFF COMMENTS     |
| NO. | DATE     | ISSUE              |

DATE

**6/11/18**

PROJECT NO.

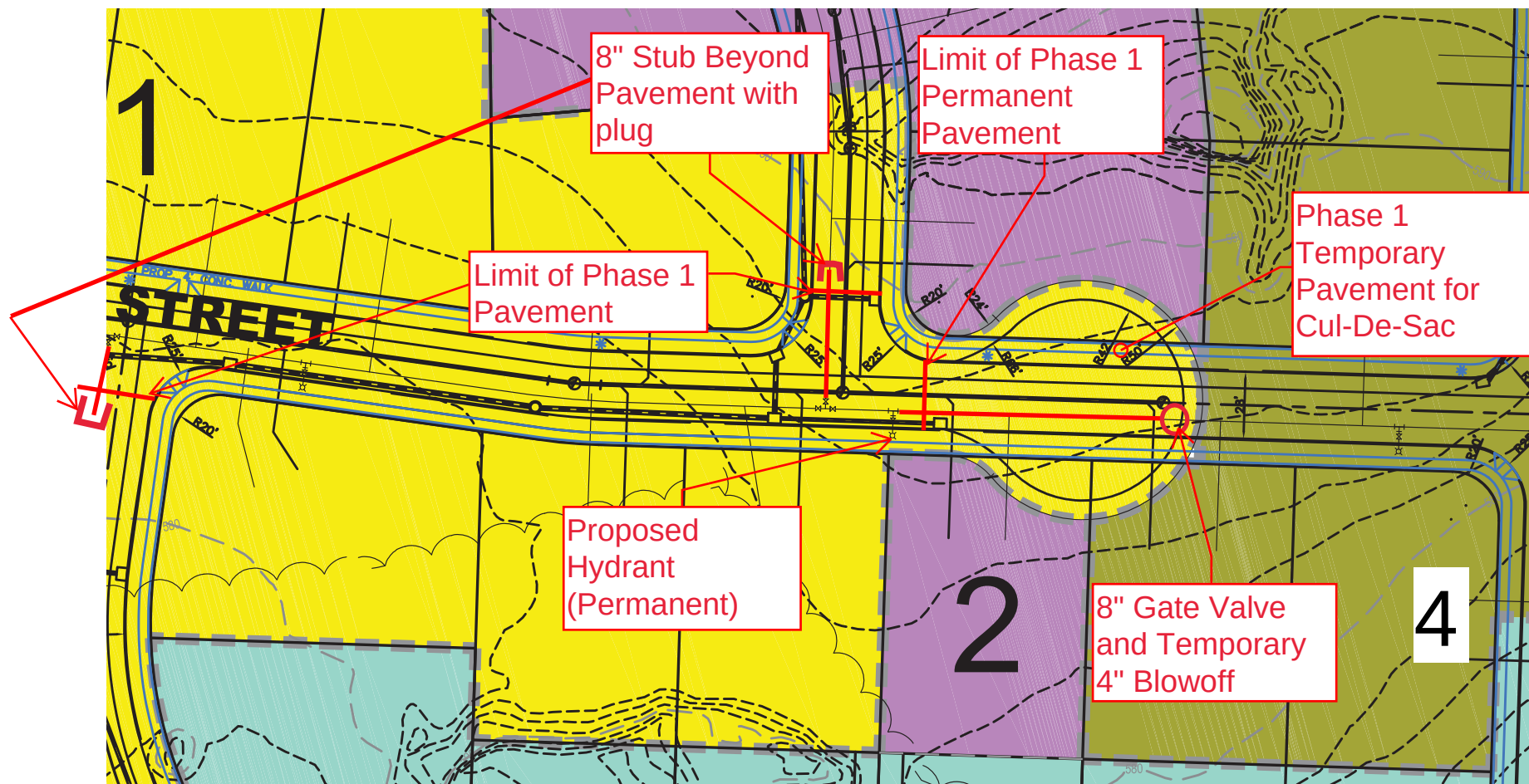
SCALE



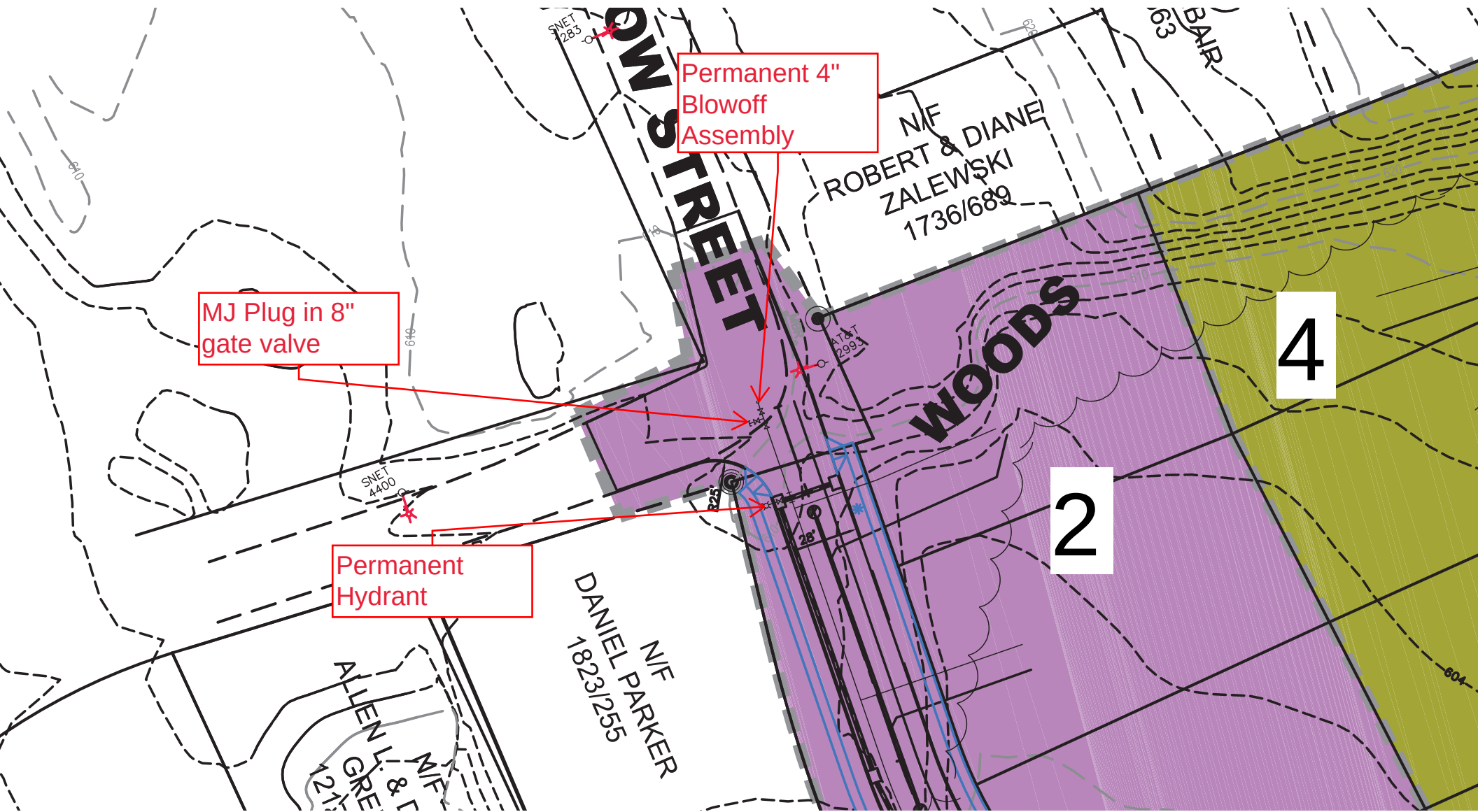
DRAWING NO.

**P6**



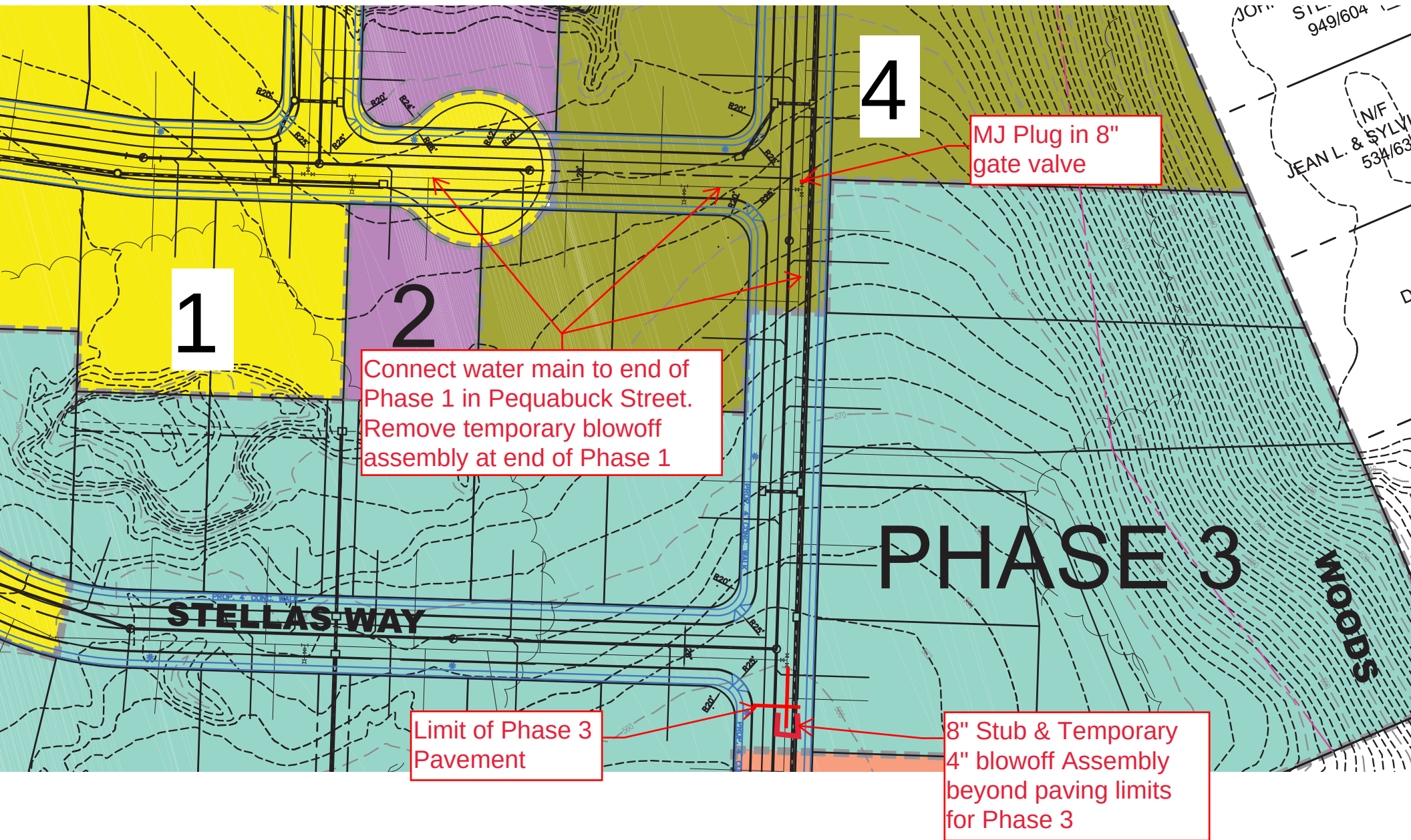


# Phase 1 Water Main Termination

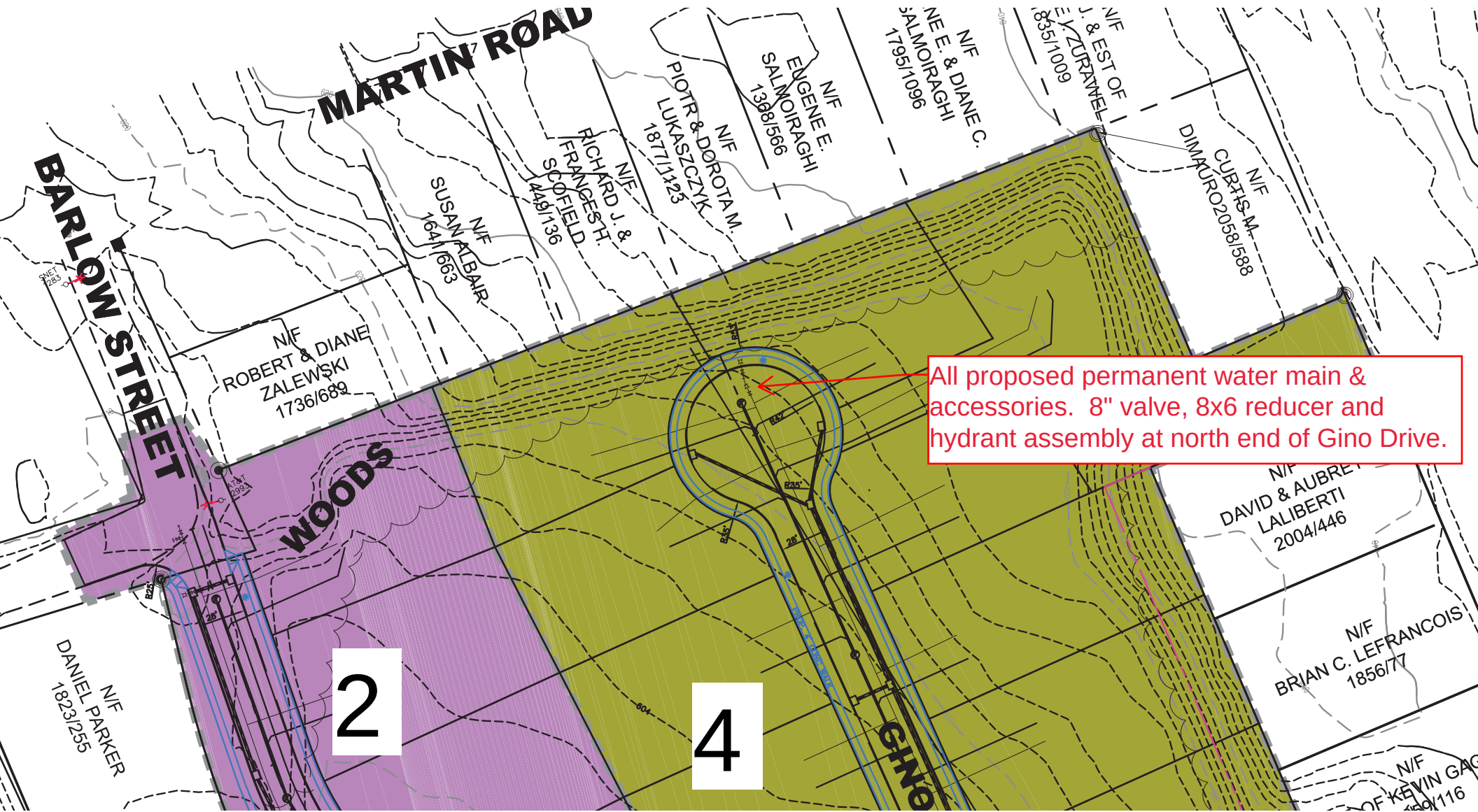


# Phase 2 Water Main Termination



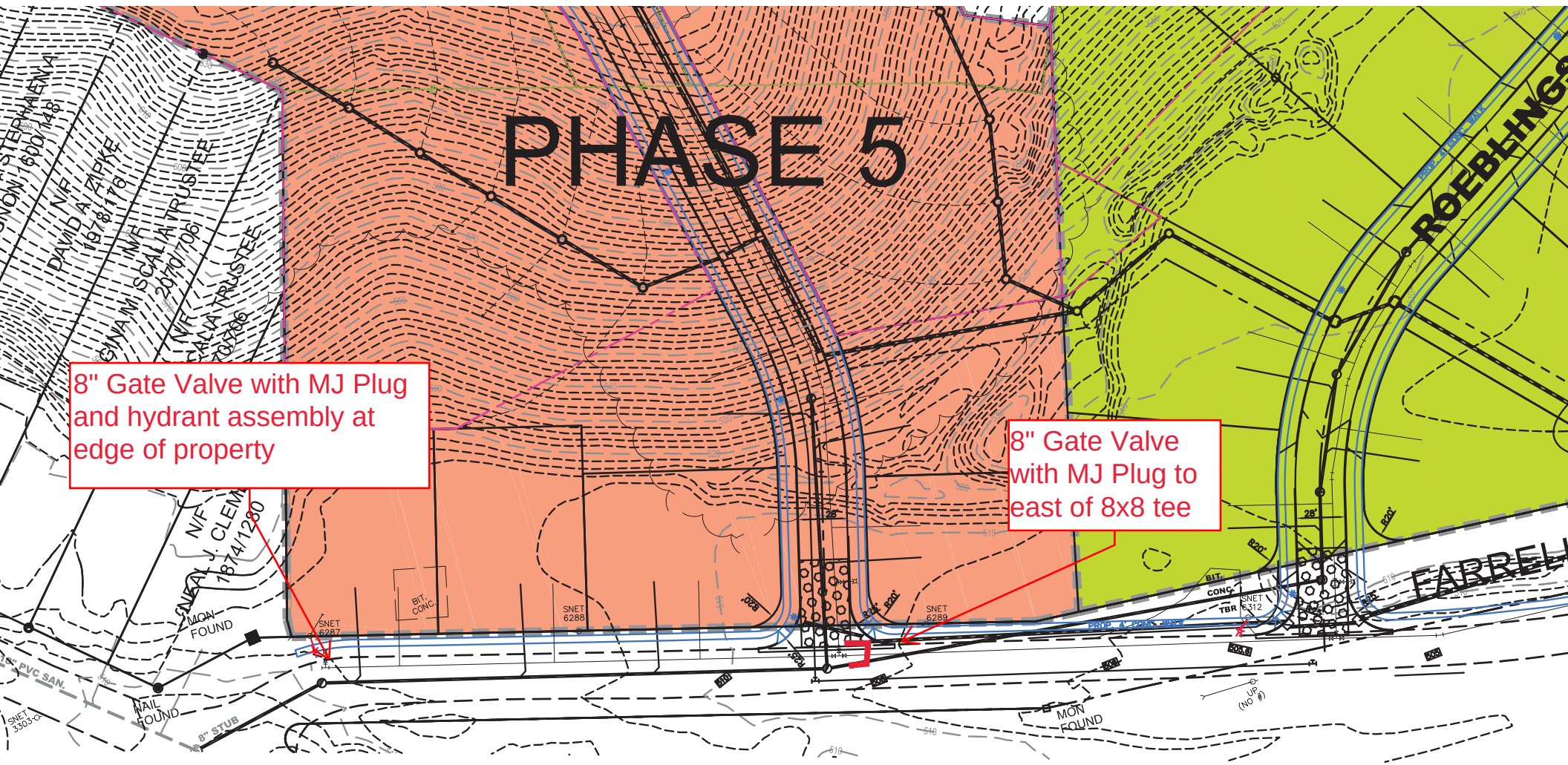


# Phase 3 Water Main Termination

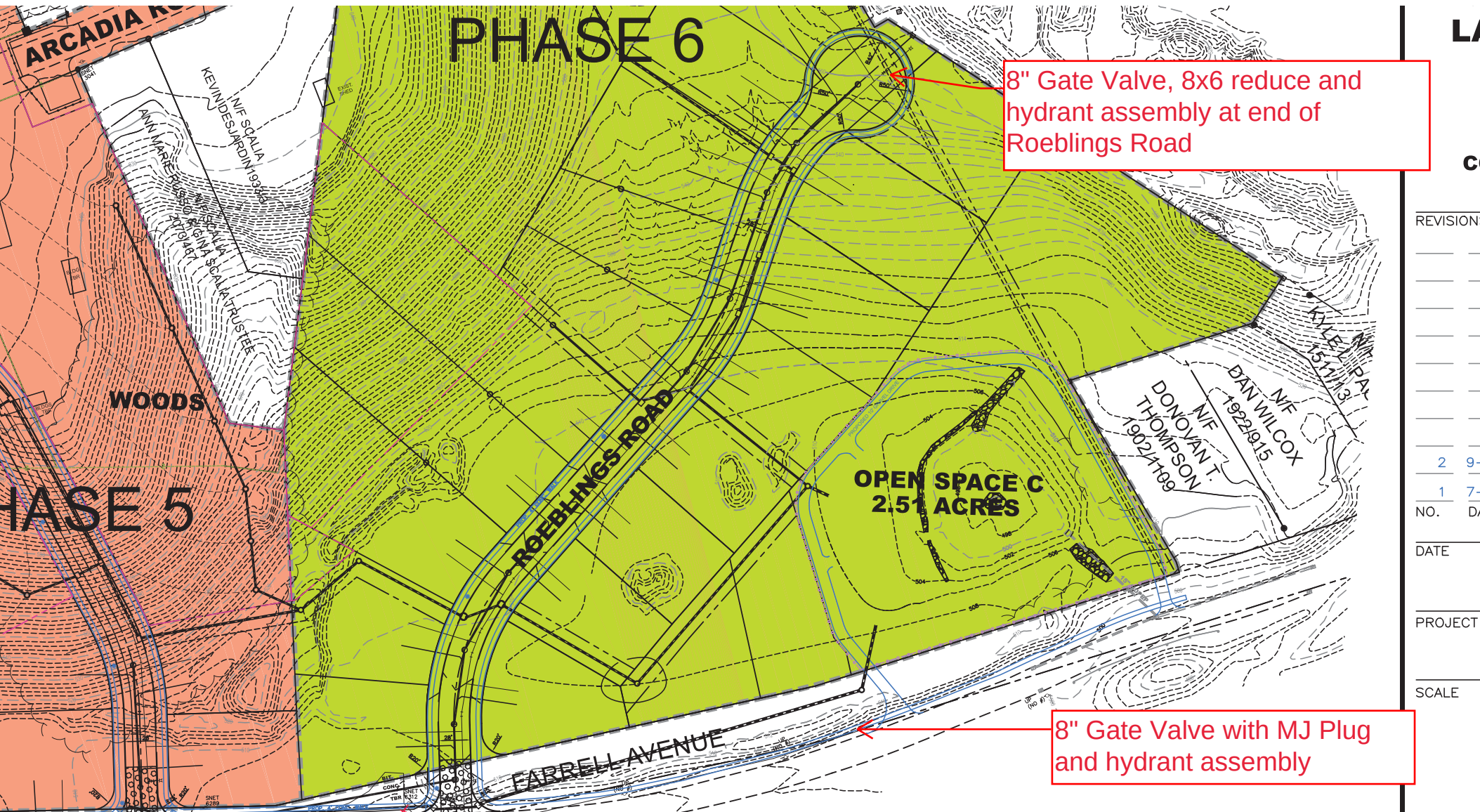


# Phase 4 Water Main Termination





# Phase 5 Water Main Termination



# Phase 6 Water Main Termination



# Applicant Request for Phasing Revisions



**TradeMark Acquisitions LLC  
175 Lake Avenue  
Bristol, CT 06010**

**June 10, 2024**

**To: Mr. Robert Flanagan, City Planner, City of Bristol  
111 North Main Street  
Bristol, CT 06010**

**Re: Phase Modification Revision  
Laurentide Glen Subdivision  
Bristol, CT**

Mr. Flanagan,

We have attached a revised Phasing Map for the Laurentide Glen Subdivision for review. This map reflects the proposed changes to incorporate Lots 62, 63, 65 & 66 into Phase 3 to allow construction of these homes prior to Phase 5.

Based on the current progress of the Earth Removal operations, the above-referenced lots are ready to be constructed. These lots are located on the southern cul-de-sac of Gino Drive and will be served by the roads and utility infrastructure that is currently in place, including electric, communications and storm drainage, with small extensions of the existing water and gas infrastructure to service these lots. Access to these four lots is through the existing roadway infrastructure that is currently in place, with the installation of the southern cul-de-sac to be completed as part of the construction of these homes.

This proposed change will allow for completion of all the homes and infrastructure associated with the project to the north of the former Arcadia Road, with access for Phase 5 and Phase 6 construction taking place from Farrell Avenue in the future.

Regards,

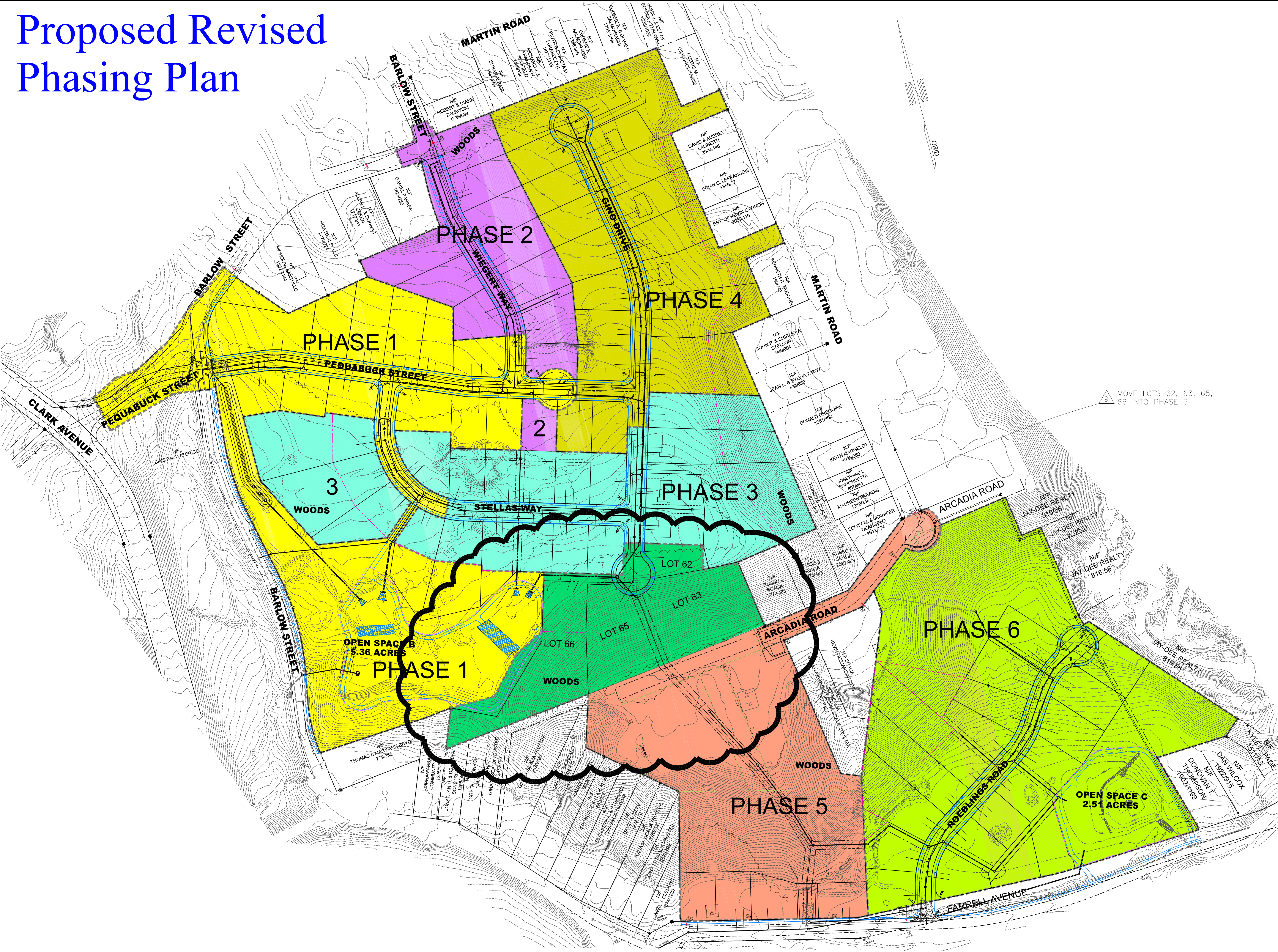
Gino P. Troiano, Jr, P.E.  
TradeMark Acquisitions, LLC  
175 Lake Avenue  
Bristol, CT 06010



# Proposed Phasing Plan



# Proposed Revised Phasing Plan



|                    |                |
|--------------------|----------------|
| ENGINEER OF RECORD | <b>GPT</b>     |
| PROJECT ENGINEER   | <b>GPT/WTC</b> |
| CADD               | <b>GPT/WTC</b> |



PROJECT NAME & LOCATION

**LAURETIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURETIDE  
GLEN**

**CONCEPT PLAN &  
PHASING**

REVISIONS

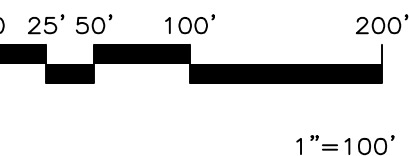
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|-----|----------|-------------------|
| 9   | 6-10-24  | PHASING REVISION  |
| 4   | 7-30-19  | APPROVAL COMMENTS |
| 3   | 10-15-18 | STAFF COMMENTS    |
| 2   | 9-18-18  | STAFF COMMENTS    |
| 1   | 7-31-18  | STAFF COMMENTS    |
| NO. | DATE     | ISSUE             |

DATE

**6/11/18**

PROJECT NO.

SCALE



DRAWING NO.

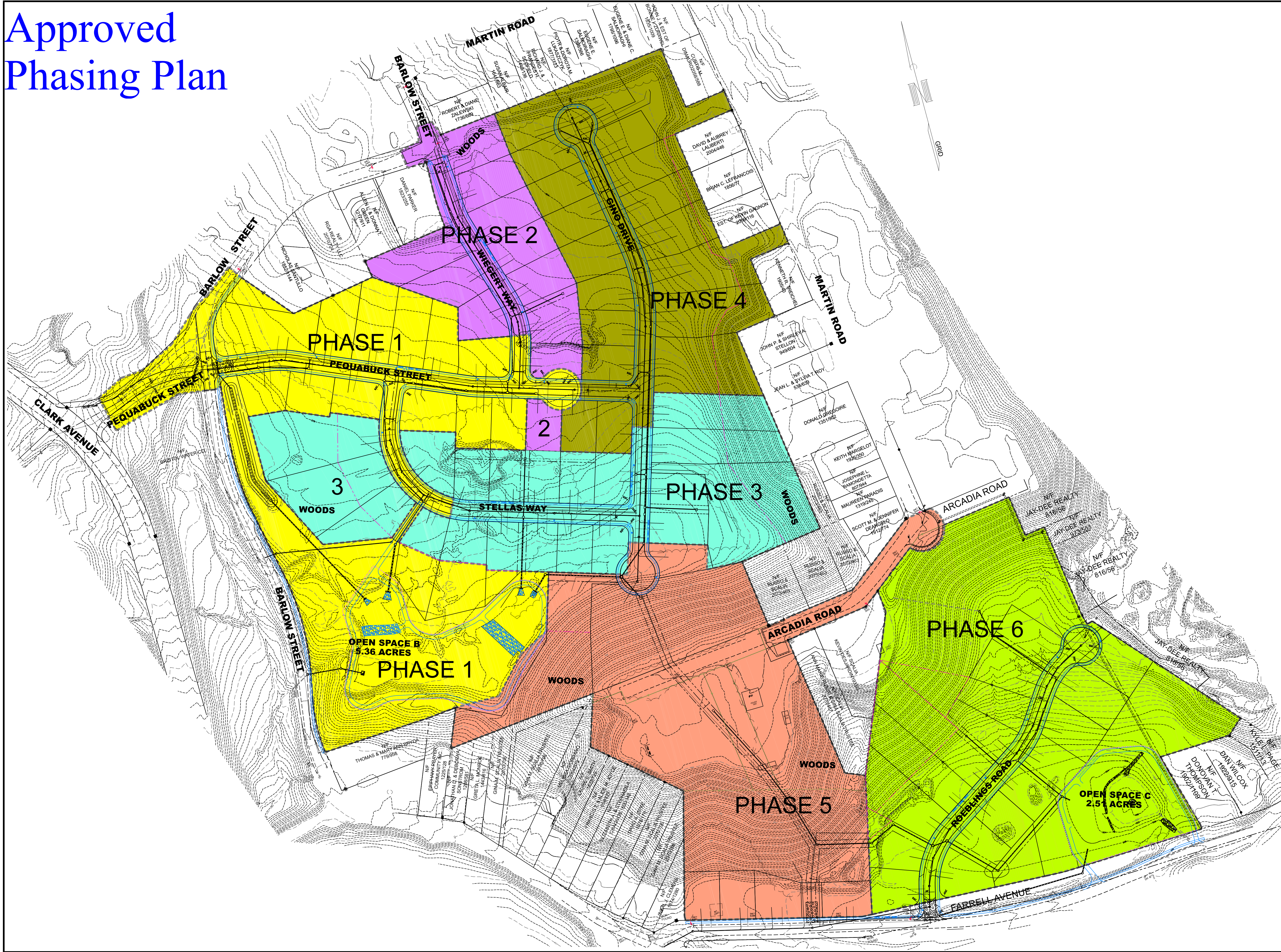
**CONCEPT**



# Approved Phasing Plan



# Approved Phasing Plan



|                    |                |
|--------------------|----------------|
| ENGINEER OF RECORD | <b>GPT</b>     |
| PROJECT ENGINEER   | <b>GPT/WTC</b> |
| CADD               | <b>GPT/WTC</b> |



PROJECT NAME &amp; LOCATION

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

## CONCEPT PLAN & PHASING

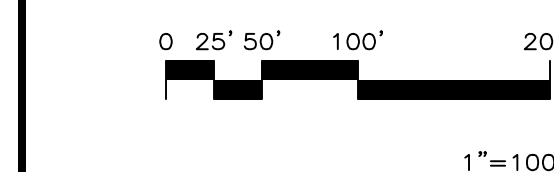
REVISIONS

|     |          |                   |
|-----|----------|-------------------|
|     |          |                   |
|     |          |                   |
|     |          |                   |
|     |          |                   |
|     |          |                   |
|     |          |                   |
|     |          |                   |
| 4   | 7-30-19  | APPROVAL COMMENTS |
| 3   | 10-15-18 | STAFF COMMENTS    |
| 2   | 9-18-18  | STAFF COMMENTS    |
| 1   | 7-31-18  | STAFF COMMENTS    |
| NO. | DATE     | ISSUE             |

DATE **6/11/18**

PROJECT NO. \_\_\_\_\_

SCALE



DRAWING NO.

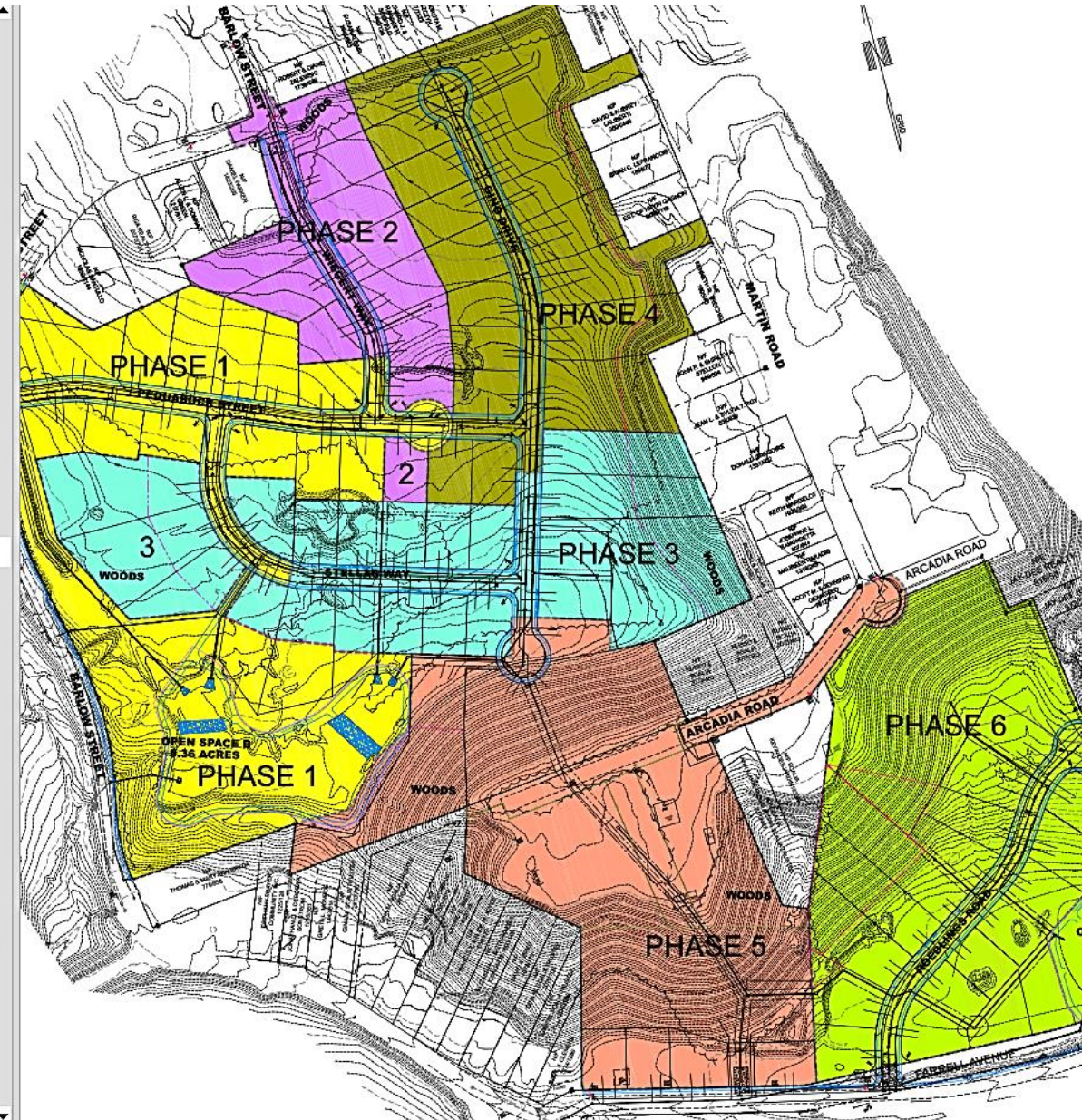
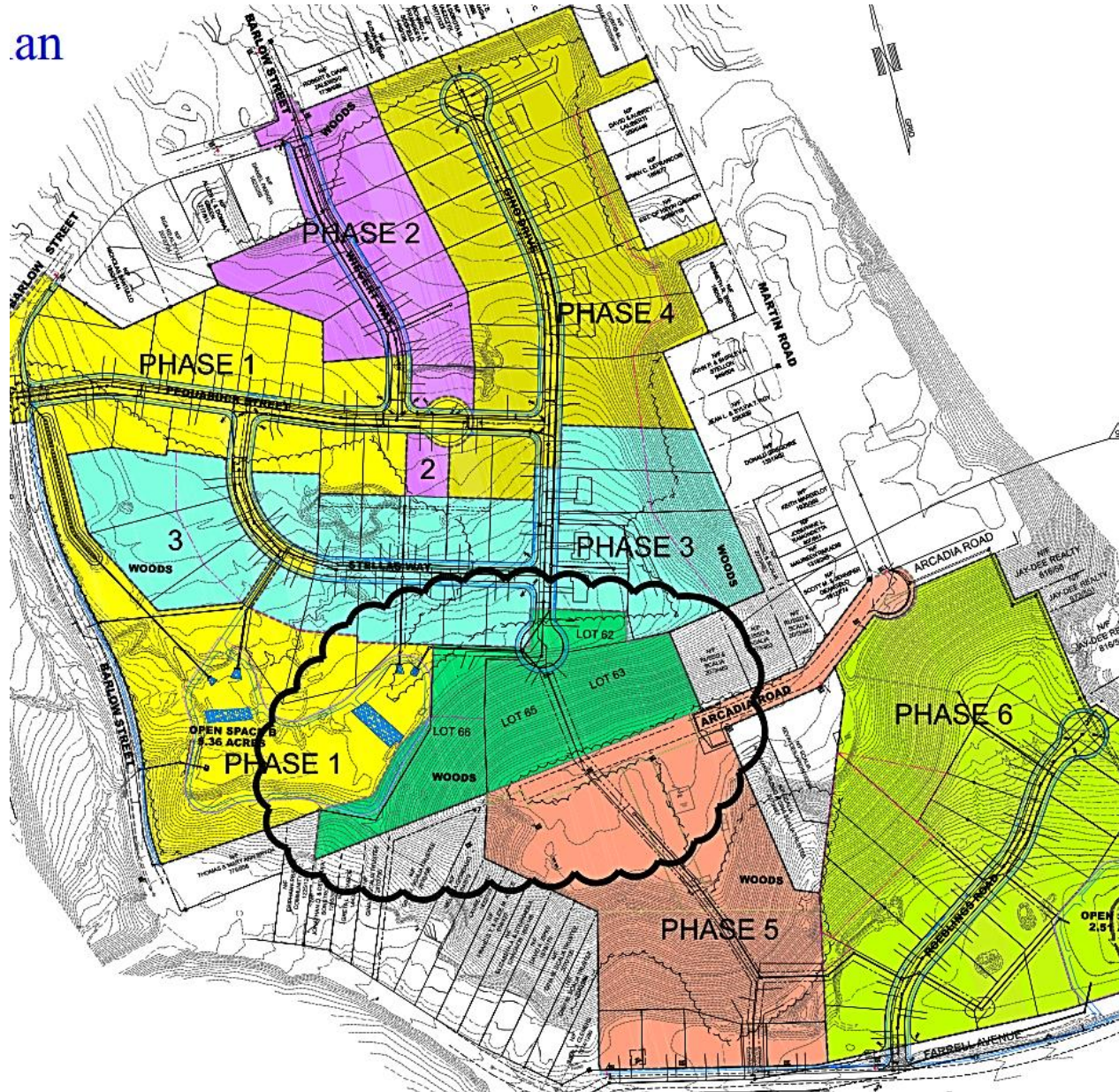
**CONCEPT**



# Comparison of Phasing Plans



an



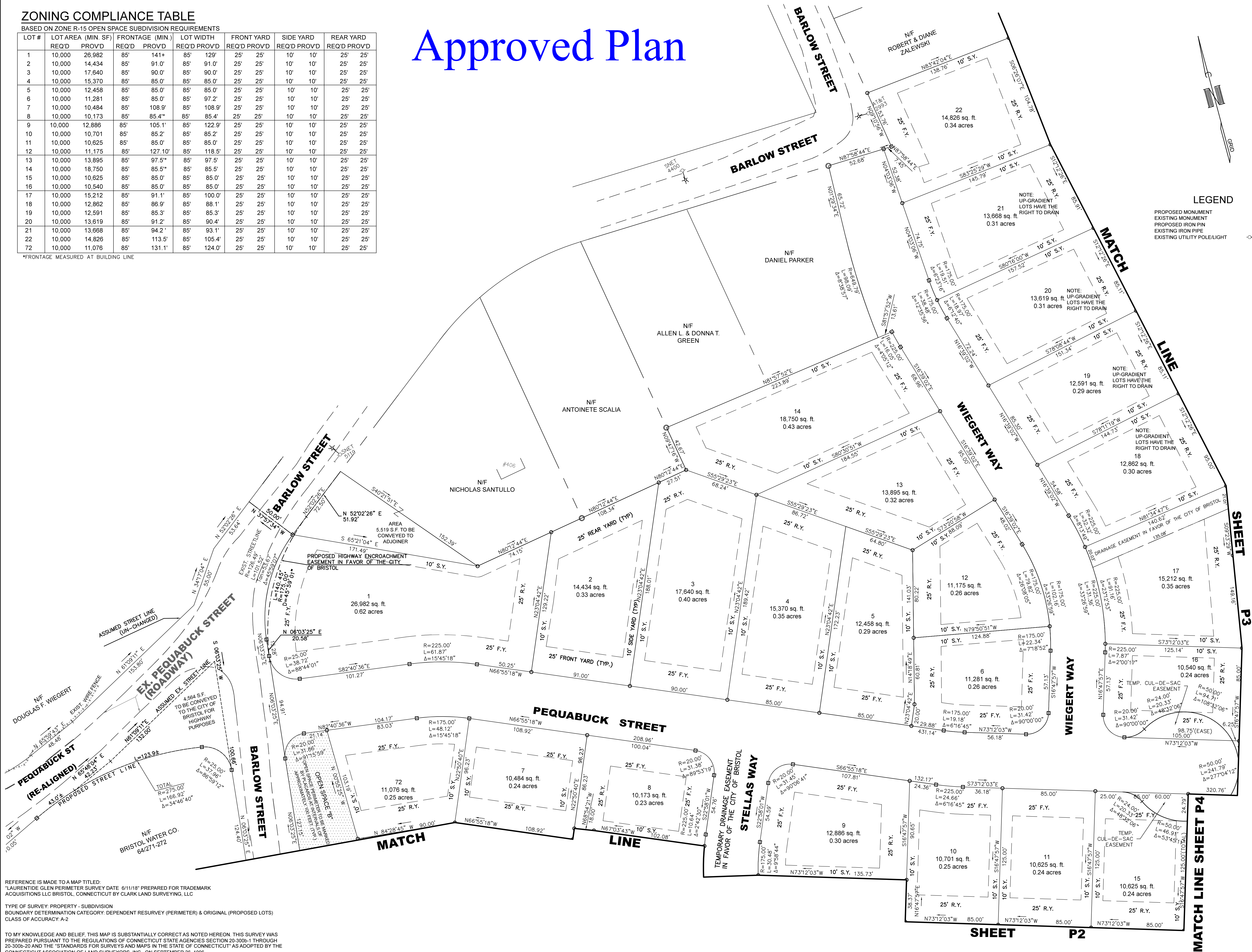


ZONING COMPLIANCE TABLE

| BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS |                    |        |                 |         |           |        |            |       |           |
|--------------------------------------------------------|--------------------|--------|-----------------|---------|-----------|--------|------------|-------|-----------|
| LOT #                                                  | LOT AREA (MIN. SF) |        | FRONTAGE (MIN.) |         | LOT WIDTH |        | FRONT YARD |       | REAR YARD |
|                                                        | REQ'D              | PROVD  | REQ'D           | PROVD   | REQ'D     | PROVD  | REQ'D      | PROVD | REQ'D     |
| 1                                                      | 10,000             | 26,982 | 85'             | 141+    | 85'       | 129'   | 25'        | 25'   | 25'       |
| 2                                                      | 10,000             | 14,434 | 85'             | 91.0'   | 85'       | 91.0'  | 25'        | 25'   | 25'       |
| 3                                                      | 10,000             | 17,640 | 85'             | 90.0'   | 85'       | 90.0'  | 25'        | 25'   | 25'       |
| 4                                                      | 10,000             | 15,370 | 85'             | 85.0'   | 85'       | 85.0'  | 25'        | 25'   | 25'       |
| 5                                                      | 10,000             | 12,458 | 85'             | 85.0'   | 85'       | 85.0'  | 25'        | 25'   | 25'       |
| 6                                                      | 10,000             | 11,281 | 85'             | 85.0'   | 85'       | 97.2'  | 25'        | 25'   | 25'       |
| 7                                                      | 10,000             | 10,484 | 85'             | 108.9'  | 85'       | 108.9' | 25'        | 25'   | 25'       |
| 8                                                      | 10,000             | 10,173 | 85'             | 85.4"   | 85'       | 85.4'  | 25'        | 25'   | 25'       |
| 9                                                      | 10,000             | 12,886 | 85'             | 105.1'  | 85'       | 122.9' | 25'        | 25'   | 25'       |
| 10                                                     | 10,000             | 10,701 | 85'             | 85.2'   | 85'       | 85.2'  | 25'        | 25'   | 25'       |
| 11                                                     | 10,000             | 10,625 | 85'             | 85.0'   | 85'       | 85.0'  | 25'        | 25'   | 25'       |
| 12                                                     | 10,000             | 11,175 | 85'             | 127.10' | 85'       | 118.5' | 25'        | 25'   | 25'       |
| 13                                                     | 10,000             | 13,885 | 85'             | 97.5"   | 85'       | 97.5'  | 25'        | 25'   | 25'       |
| 14                                                     | 10,000             | 18,750 | 85'             | 85.5"   | 85'       | 85.5'  | 25'        | 25'   | 25'       |
| 15                                                     | 10,000             | 10,625 | 85'             | 85.0'   | 85'       | 85.0'  | 25'        | 25'   | 25'       |
| 16                                                     | 10,000             | 10,540 | 85'             | 85.0'   | 85'       | 85.0'  | 25'        | 25'   | 25'       |
| 17                                                     | 10,000             | 15,212 | 85'             | 91.1'   | 85'       | 100.0' | 25'        | 25'   | 25'       |
| 18                                                     | 10,000             | 12,862 | 85'             | 86.9'   | 85'       | 88.1'  | 25'        | 25'   | 25'       |
| 19                                                     | 10,000             | 12,591 | 85'             | 85.3'   | 85'       | 85.3'  | 25'        | 25'   | 25'       |
| 20                                                     | 10,000             | 13,619 | 85'             | 91.2'   | 85'       | 90.4'  | 25'        | 25'   | 25'       |
| 21                                                     | 10,000             | 13,668 | 85'             | 94.2'   | 85'       | 93.1'  | 25'        | 25'   | 25'       |
| 22                                                     | 10,000             | 14,826 | 85'             | 113.5'  | 85'       | 105.4' | 25'        | 25'   | 25'       |
| 72                                                     | 10,000             | 11,076 | 85'             | 131.1'  | 85'       | 124.0' | 25'        | 25'   | 25'       |

\*FRONTAGE MEASURED AT BUILDING LINE

Approved Plan



REFERENCE IS MADE TO A MAP TITLED:  
"LAURETIDE GLEN PERIMETER SURVEY DATE: 6/11/18" PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS  
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a) THROUGH  
20-300b) 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.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD  
**GPT**

PROJECT ENGINEER  
**GPT/WTC**

CADD  
**GPT/WTC**



PROJECT NAME & LOCATION

**LAURETIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURETIDE  
GLEN**

**SUBDIVISION PLAN**

REVISIONS

|   |          |                    |
|---|----------|--------------------|
| 7 | 4-18-20  | SETBACK ADJUSTMENT |
| 4 | 7-30-19  | APPROVAL COMMENTS  |
| 3 | 10-15-18 | STAFF COMMENTS     |
| 2 | 9-18-18  | STAFF COMMENTS     |
| 1 | 7-31-18  | STAFF COMMENTS     |

NO. DATE ISSUE

DATE

**6/11/18**

PROJECT NO.

SCALE

0 10' 20' 40' 80'

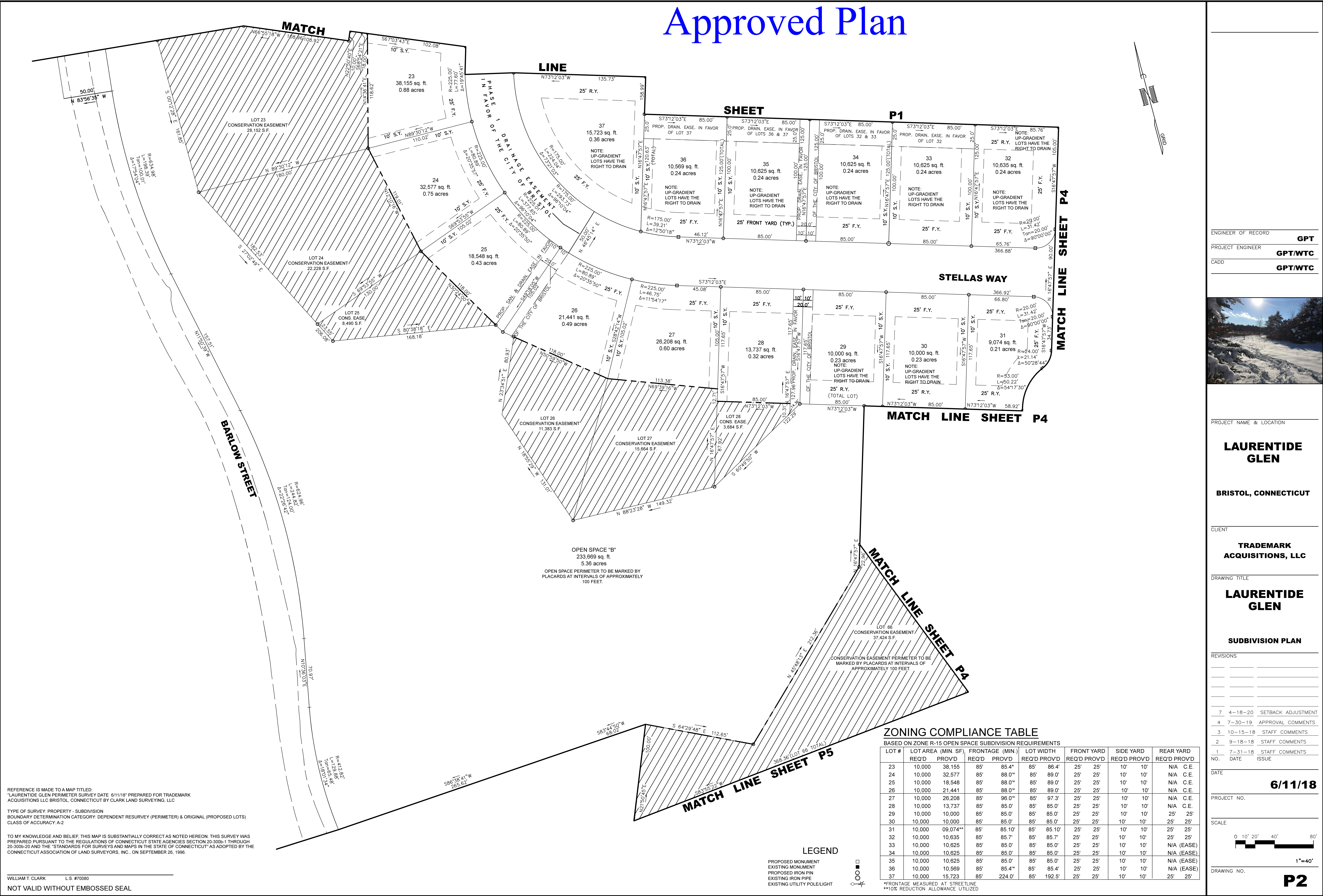
1"=40'

DRAWING NO.

**P1**



# Approved Plan



ENGINEER OF RECORD  
**GPT**  
PROJECT ENGINEER  
**GPT/WTC**  
CADD  
**GPT/WTC**



PROJECT NAME & LOCATION  
**LAURENTIDE GLEN**  
**BRISTOL, CONNECTICUT**

CLIENT  
**TRADEMARK ACQUISITIONS, LLC**

DRAWING TITLE  
**LAURENTIDE GLEN**

**SUBDIVISION PLAN**

|           |          |                    |
|-----------|----------|--------------------|
| REVISIONS |          |                    |
|           |          |                    |
|           |          |                    |
|           |          |                    |
|           |          |                    |
| 7         | 4-18-20  | SETBACK ADJUSTMENT |
| 4         | 7-30-19  | APPROVAL COMMENTS  |
| 3         | 10-15-18 | STAFF COMMENTS     |
| 2         | 9-18-18  | STAFF COMMENTS     |
| 1         | 7-31-18  | STAFF COMMENTS     |
| NO.       | DATE     | ISSUE              |

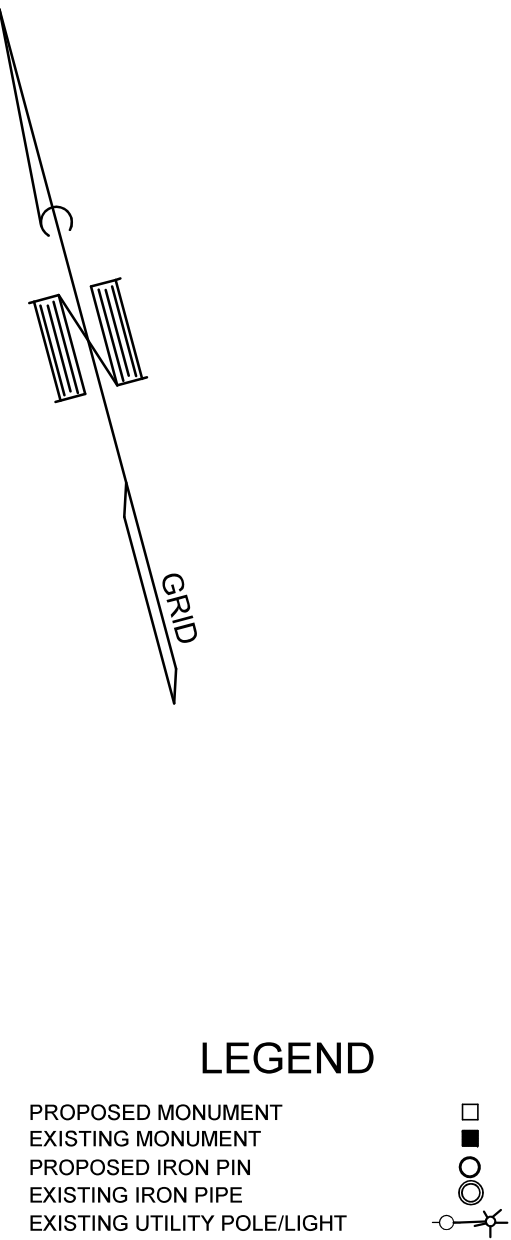
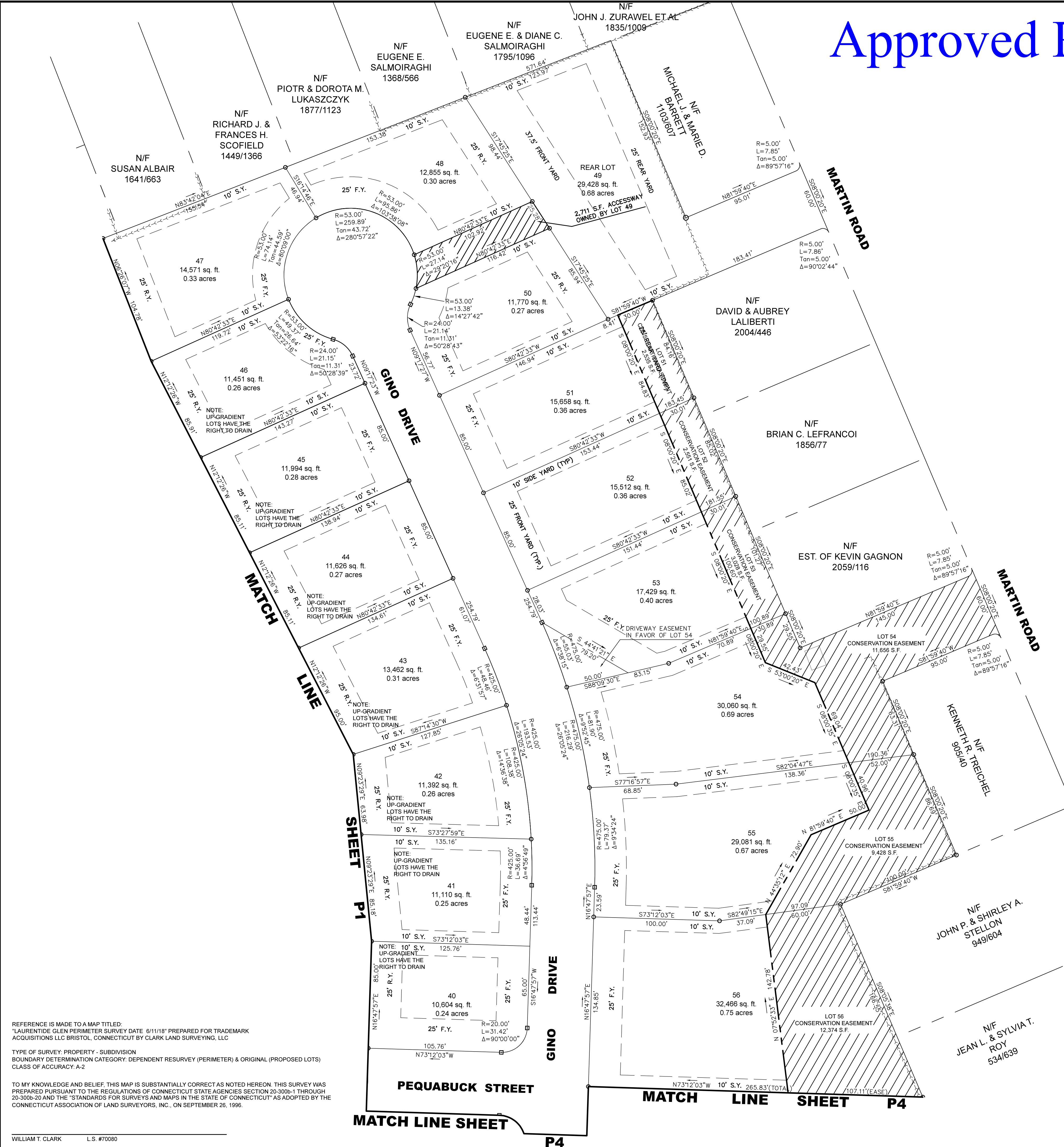
DATE  
**6/11/18**  
PROJECT NO.

SCALE  
0 10' 20' 40' 80'  
1"=40'  
DRAWING NO.

**P2**



# Approved Plan



## ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) |        | FRONTAGE (MIN.) |         | LOT WIDTH |         | FRONT YARD |       | SIDE YARD |       | REAR YARD |       |
|-------|--------------------|--------|-----------------|---------|-----------|---------|------------|-------|-----------|-------|-----------|-------|
|       | REQ'D              | PROVD  | REQ'D           | PROVD   | REQ'D     | PROVD   | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D     | PROVD |
| 40    | 10,000             | 10,604 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 41    | 10,000             | 11,110 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 42    | 10,000             | 11,392 | 85'             | 108.4'  | 85'       | 101.6'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 43    | 10,000             | 13,462 | 85'             | 109.5'  | 85'       | 107.2'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 44    | 10,000             | 11,626 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 45    | 10,000             | 11,994 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 46    | 10,000             | 11,451 | 85'             | 94.2'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 47    | 10,000             | 14,571 | 85'             | 103.1** | 85'       | 99.5'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 48    | 10,000             | 12,885 | 85'             | 129.7** | 85'       | 100.0'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 49**  | 15,000             | 26,717 | 25'             | 25.0'   | 85'       | 201.0'  | 37.5'      | 37.5' | 10'       | 10'   | 25'       | 25'   |
| 50    | 10,000             | 11,770 | 85'             | 91.2'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 51    | 10,000             | 15,658 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |
| 52    | 10,000             | 15,512 | 85'             | 85.0'   | 85'       | 85.0'   | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |
| 53    | 10,000             | 17,429 | 85'             | 88.9**  | 85'       | 87.1'   | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |
| 54    | 10,000             | 30,060 | 85'             | 85.6**  | 85'       | 85.7'   | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |
| 55    | 10,000             | 29,081 | 85'             | 104.2** | 85'       | 104.2'  | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |
| 56    | 10,000             | 32,466 | 85'             | 134.10' | 85'       | 134.10' | 25'        | 25'   | 10'       | 10'   | N.A.      | C.E.  |

\*FRONTAGE MEASURED AT BUILDING LINE

\*\*REAR LOT 26,717 S.F. EXCLUSIVE OF ACCESSWAY

REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY DATE: 6/11/18" PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS  
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH  
20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE  
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD  
**GPT**  
PROJECT ENGINEER  
**GPT/WTC**  
CADD  
**GPT/WTC**



PROJECT NAME & LOCATION

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

**SUBDIVISION PLAN**

REVISIONS

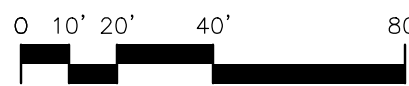
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|-----|----------|--------------------|
| 7   | 4-18-20  | SETBACK ADJUSTMENT |
| 4   | 7-30-19  | APPROVAL COMMENTS  |
| 3   | 10-15-18 | STAFF COMMENTS     |
| 2   | 9-18-18  | STAFF COMMENTS     |
| 1   | 7-31-18  | STAFF COMMENTS     |
| NO. | DATE     | ISSUE              |

DATE

**6/11/18**

PROJECT NO.

SCALE



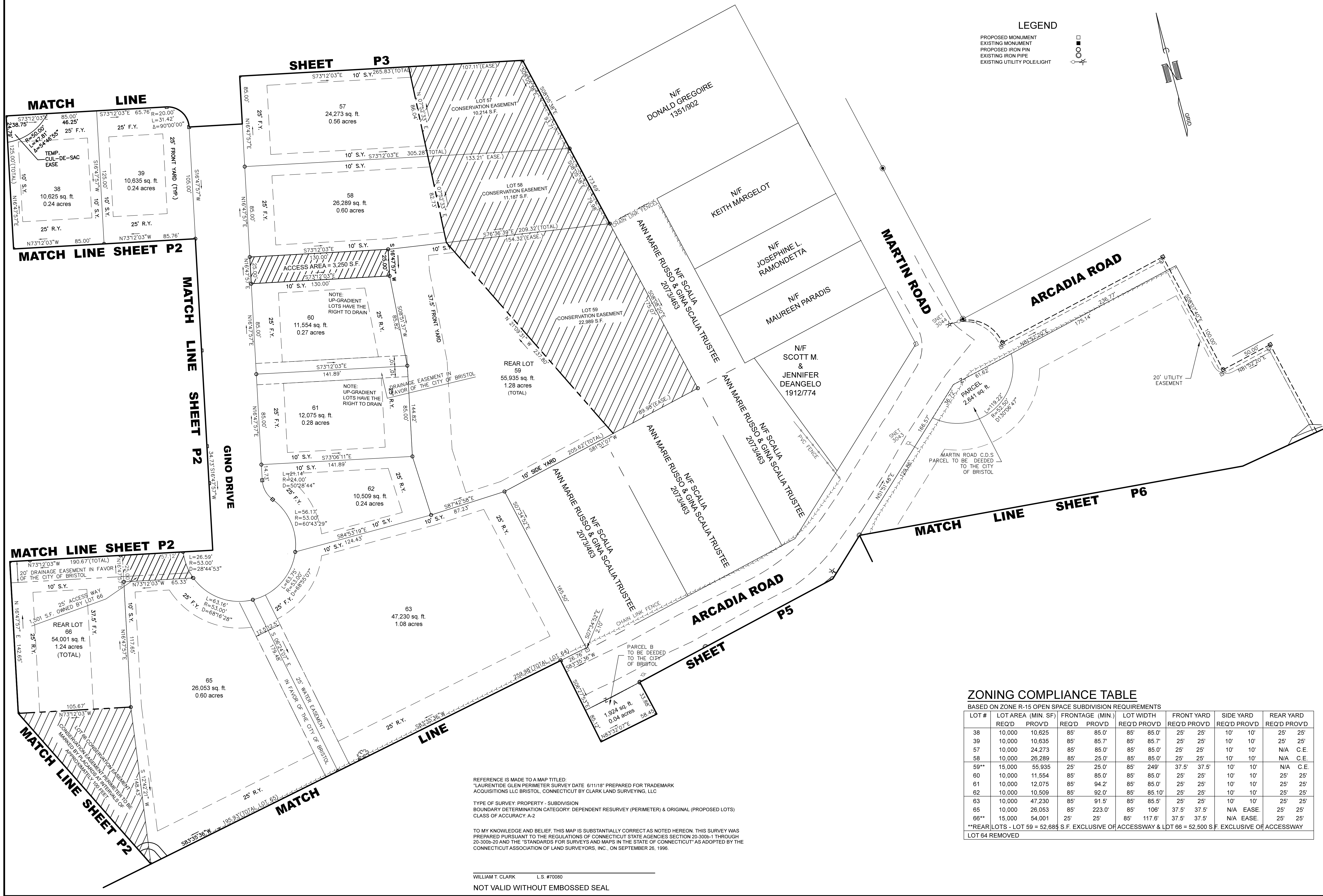
1"=40'

DRAWING NO.

**P3**



# Approved Plan



ENGINEER OF RECORD  
**GPT**  
PROJECT ENGINEER  
**GPT/WTC**  
CADD  
**GPT/WTC**



PROJECT NAME & LOCATION

**LAURETIDE GLEN**

BRISTOL, CONNECTICUT

CLIENT

**TRADEMARK ACQUISITIONS, LLC**

DRAWING TITLE

**LAURETIDE GLEN**

**SUBDIVISION PLAN**

REVISIONS

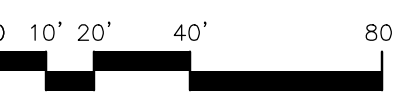
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|---|----------|---------------------|
| 1 | 7-31-18  | STAFF COMMENTS      |
| 2 | 9-18-18  | STAFF COMMENTS      |
| 3 | 10-15-18 | STAFF COMMENTS      |
| 4 | 10-22-18 | WATER DEPT. COMMENT |
| 5 | 7-30-19  | APPROVAL COMMENTS   |
| 7 | 4-18-20  | SETBACK ADJUSTMENT  |

DATE

**6/11/18**

PROJECT NO.

SCALE



1"=40'

DRAWING NO.

**P4**



BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) |         | FRONTAGE (MIN.) |        | LOT WIDTH |        | FRONT YARD |       | SIDE YARD |       | REAR YARD   |       |
|-------|--------------------|---------|-----------------|--------|-----------|--------|------------|-------|-----------|-------|-------------|-------|
|       | REQ'D              | PROVD   | REQ'D           | PROVD  | REQ'D     | PROVD  | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D       | PROVD |
| 68*   | 10,000             | 17,900  | 85'             | 651.1' | 85'       | 600'+  | 37.5'      | 37.5' | 10'       | 10'   | N.A. (EASE) |       |
| 69    | 10,000             | 10,108  | 85'             | 85.1'  | 85'       | 85.1'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 70    | 10,000             | 10,106  | 85'             | 90.10' | 85'       | 90.10' | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 71 ** | 10,000             | 246,972 | 85'             | 628.9' | 85'       | 600'+  | 37.5'      | 37.5' | 10'       | 10'   | 25'         | 25'   |
| 73    | 10,000             | 10,008  | 85'             | 86.0'  | 85'       | 85.4'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |
| 74    | 10,000             | 10,044  | 85'             | 84.0^A | 85'       | 86.3'  | 25'        | 25'   | 10'       | 10'   | 25'         | 25'   |

<sup>a</sup>PERMITTED REDUCTION WITHIN 10% OF 85%

\*\*\*LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1)

\*LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.

\*\*LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.

86.3' 25' 25' 25' 25'

ING. & #72 RELOCATED (SEE SHEET P1).

TRADEMARK  
LLC

(METER) & ORIGINAL (PROPOSED LOTS)

AS NOTED HEREON, THIS SURVEY WAS  
AGENCIES SECTION 20-300b-1 THROUGH  
E OF CONNECTICUT AS ADOPTED BY THE  
R 26, 1996.

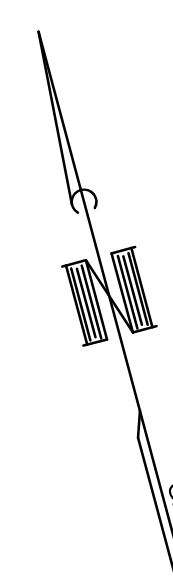
86.3' 25' 25' 25' 25'

ING. & #72 RELOCATED (SEE SHEET P1).

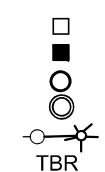
TRADEMARK  
LLC

(METER) & ORIGINAL (PROPOSED LOTS)

AS NOTED HEREON, THIS SURVEY WAS  
AGENCIES SECTION 20-300b-1 THROUGH  
E OF CONNECTICUT AS ADOPTED BY THE  
R 26, 1996.



PROPOSED MONUMENT  
EXISTING MONUMENT  
PROPOSED IRON PIN  
EXISTING IRON PIPE  
EXISTING UTILITY POLE/LIGHT  
TO BE REMOVED



REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD

**GPT**

PROJECT ENGINEER

**GPT/WTC**

CADD

**GPT/WTC**



| PROJECT NAME & LOCATION |          |
|-------------------------|----------|
| PROJECT NAME            | LOCATION |

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

**CLIENT**

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

## SUBDIVISION PLAN

## REVISIONS

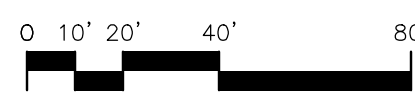
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|-----|----------|---------------------|
| 7   | 4-18-20  | SETBACK ADJUSTMENT  |
| 5   | 7-30-19  | APPROVAL COMMENTS   |
| 4   | 10-22-18 | WATER DEPT. COMMENT |
| 3   | 10-15-18 | STAFF COMMENTS      |
| 2   | 9-18-18  | STAFF COMMENTS      |
| 1   | 7-31-18  | STAFF COMMENTS      |
| NO. | DATE     | ISSUE               |

DATE \_\_\_\_\_

**6/11/18**

PROJECT NO. \_\_\_\_\_

SCALE

 $1'' = 40'$ 

DRAWING NO.

# P5

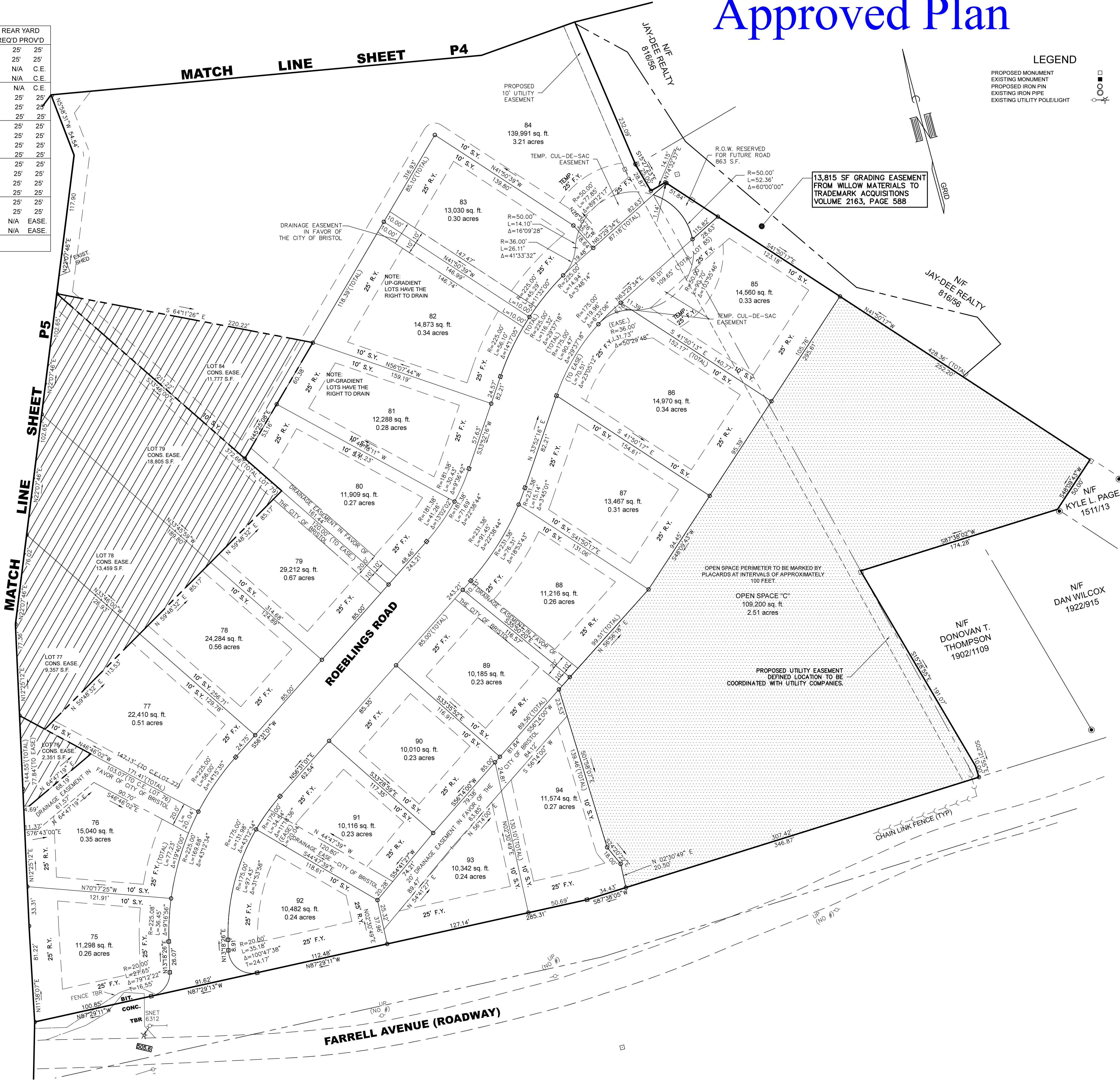


ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

| LOT # | LOT AREA (MIN. SF) |         | FRONTAGE (MIN.) |        | LOT WIDTH |        | FRONT YARD |       | SIDE YARD |       | REAR YARD |       |
|-------|--------------------|---------|-----------------|--------|-----------|--------|------------|-------|-----------|-------|-----------|-------|
|       | REQ'D              | PROVD   | REQ'D           | PROVD  | REQ'D     | PROVD  | REQ'D      | PROVD | REQ'D     | PROVD | REQ'D     | PROVD |
| 75    | 10,000             | 11,298  | 85'             | 85.0** | 85'       | 85.0** | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 76    | 10,000             | 15,040  | 85'             | 89.3** | 85'       | 88.10' | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 77    | 10,000             | 22,410  | 85'             | 89.5'  | 85'       | 89.3'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 78    | 10,000             | 24,284  | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 79    | 10,000             | 29,212  | 85'             | 85.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | N/A       | C.E.  |
| 80    | 10,000             | 11,909  | 85'             | 89.7'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 81    | 10,000             | 12,288  | 85'             | 88.0'  | 85'       | 85.0'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 82    | 10,000             | 14,873  | 85'             | 85.3** | 85'       | 85.5'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 83    | 10,000             | 13,030  | 85'             | 85.0** | 85'       | 85.6'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 84    | 10,000             | 139,991 | 85'             | 82.6^  | 85'       | 87.2'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 85    | 10,000             | 14,560  | 85'             | 109.6' | 85'       | 109.6' | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 86    | 10,000             | 14,970  | 85'             | 96.10' | 85'       | 95.5'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 87    | 10,000             | 13,467  | 85'             | 97.2'  | 85'       | 97.2'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 88    | 10,000             | 11,216  | 85'             | 88.7** | 85'       | 88.7'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 89    | 10,000             | 10,185  | 85'             | 85.0'  | 85'       | 85.7'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 90    | 10,000             | 10,010  | 85'             | 85.3'  | 85'       | 85.4'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 91    | 10,000             | 10,116  | 85'             | 97.0'  | 85'       | 93.1'  | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 92    | 10,000             | 10,482  | 85'             | 130.5' | 85'       | 114'   | 25'        | 25'   | 10'       | 10'   | 25'       | 25'   |
| 93    | 10,000             | 10,342  | 85'             | 122.1' | 85'       | 122'   | 25'        | 25'   | 10'       | 10'   | N/A       | EASE. |
| 94    | 10,000             | 11,574  | 85'             | 85.1'  | 85'       | 85.1'  | 25'        | 25'   | 10'       | 10'   | N/A       | EASE. |

\*FRONTAGE MEASURED AT BUILDING LINE  
\*PERMITTED REDUCTION WITHIN 10% OF 85'



REFERENCE IS MADE TO A MAP TITLED:  
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK  
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)  
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS  
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH  
20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE  
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

|                    |                |
|--------------------|----------------|
| ENGINEER OF RECORD | <b>GPT</b>     |
| PROJECT ENGINEER   | <b>GPT/WTC</b> |
| CADD               | <b>GPT/WTC</b> |



PROJECT NAME & LOCATION

**LAURENTIDE  
GLEN**

**BRISTOL, CONNECTICUT**

CLIENT

**TRADEMARK  
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE  
GLEN**

**SUBDIVISION PLAN**

| REVISIONS |          |                    |
|-----------|----------|--------------------|
|           |          |                    |
|           |          |                    |
|           |          |                    |
|           |          |                    |
| 8         | 2-4-21   | GRADING EASEMENT   |
| 7         | 4-18-20  | SETBACK ADJUSTMENT |
| 4         | 7-30-19  | APPROVAL COMMENTS  |
| 3         | 10-15-18 | STAFF COMMENTS     |
| 2         | 9-18-18  | STAFF COMMENTS     |
| 1         | 7-31-18  | STAFF COMMENTS     |
| NO.       | DATE     | ISSUE              |

DATE

**6/11/18**

PROJECT NO.

SCALE

0 10' 20' 40' 80'

DRAWING NO.

**P6**



# LAURENTIDE GLEN

A Residential Open-Space Subdivision  
Bristol, Connecticut

## Water Main Phasing Narrative

September 10, 2018 Revised October 15, 2018

Mr. Robert Flanagan – AICP  
City Planner  
City of Bristol  
111 North Main Street  
Bristol, CT 06010

Re: Proposed Laurentide Glen Subdivision – Water Main Phasing Narrative  
Mr. Flanagan,

This letter is in response to the City Review comments regarding termination of the proposed water main for each phase of the Laurentide Glen Subdivision project. This narrative is supplemented with the attached sketches that show temporary work at the termination of the water main for each phase. The proposed temporary work shown shall be coordinated and approved by the Water Department prior to commencement of work in each phase.

Phase 1 – The water main for Phase 1 of the project will be connected to the existing main in Clark Avenue as shown on Sheet WATER-1. The main will be extended to the eastern end of the Phase 1 limits of Pequabuck Street, with an 8" gate valve and temporary 2" blow-off assembly at the eastern end. Each intersection will have an 8x8 tee with 8" gate valve one each leg of the tee. Water main will be extended from the gate valves in Pequabuck Street into Stellas Way and into Wiegert Way, beyond the limits of Phase 1 pavement and be terminated with an MJ plug or cap.

Phase 2 – The water main for Phase 2 of the project will be connected to the stub in Wiegert Way that was installed during Phase 1 and be extended into the intersection of Barlow Street and Wiegert Way. At the northern end of the main, an 8x8 tee with gate valves on each leg shall be installed. A permanent 2" blow-off assembly shall be installed on the northern valve and an MJ plug installed on the western valve. A proposed hydrant is located to the west of Wiegert Way, within 40' of the proposed end of the water main.

## Water Main Phasing Plan

Laurentide Glen, Bristol, CT  
Phase 3 – The water main for Phase 3 of the project will be connected to the stub in Stellas Way that was installed during Phase 1. Water main shall be extended along Stellas Way, into Gino Drive and be connected to the 8" gate valve installed in Pequabuck Street during Phase 1 (after removal of the temporary 2" blow-off). This will complete the looped connection of the water main in the center of the Barlow property. During this phase, a stub with MJ Plug/Cap shall be installed in Gino Drive beyond the southerly limits of paving and an MJ plug shall be installed at the northern gate valve at the intersection of Gino Drive and Pequabuck Street.

Phase 4 – The water main for Phase 4 of the project will be connected to the 8" gate valve installed during Phase 3 and will extend to the northern limits of Gino Drive, terminating with an 8x8 reducer and hydrant assembly to the north of the proposed cul-de-sac.

Phase 5 – The water main for Phase 5 of the project will be connected to the 8" stub installed in Gino Drive during Phase 3 and be extended to the intersection with Farrell Avenue and to the westerly limits of the property along Farrell Avenue. The water main shall be terminated at the west end of Farrell Avenue with an 8" gate valve with an MJ plug and a hydrant assembly to the north of Farrell Avenue. Where the water main comes out of the easement and into Farrell Avenue, the eastern gate valve shall be installed with an MJ plug.

Phase 6 – The water main for Phase 6 of the project will be connected to the gate valve in Farrell Avenue installed during Phase 5 and be extended along Farrell Avenue and to the end of Roebellings Road. An 8x8 reducer and hydrant assembly shall be installed at the proposed cul-de-sac on Roebellings Road. The water main shall be terminated at the east end of Farrell Avenue with an 8" gate valve with an MJ plug and a hydrant assembly to the north of Farrell Avenue.

Schematic sketches showing the proposed water main terminations at the end of each Phase of work are attached for reference. All work to be coordinated with the Bristol Water Department.

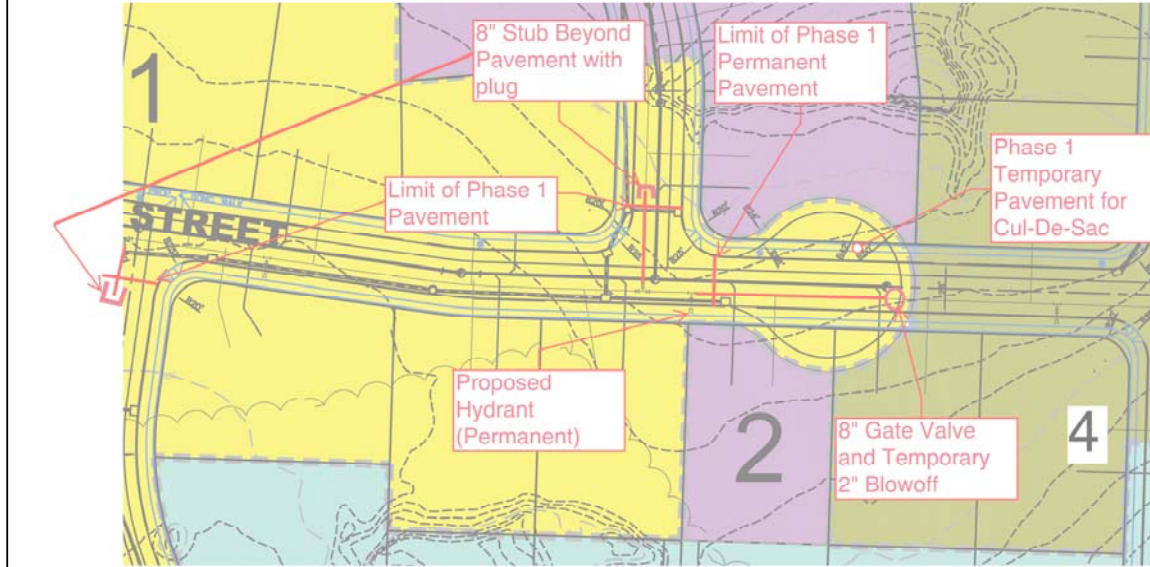
Feel free to contact us with any questions or if further information on this proposed work is required.

Regards,

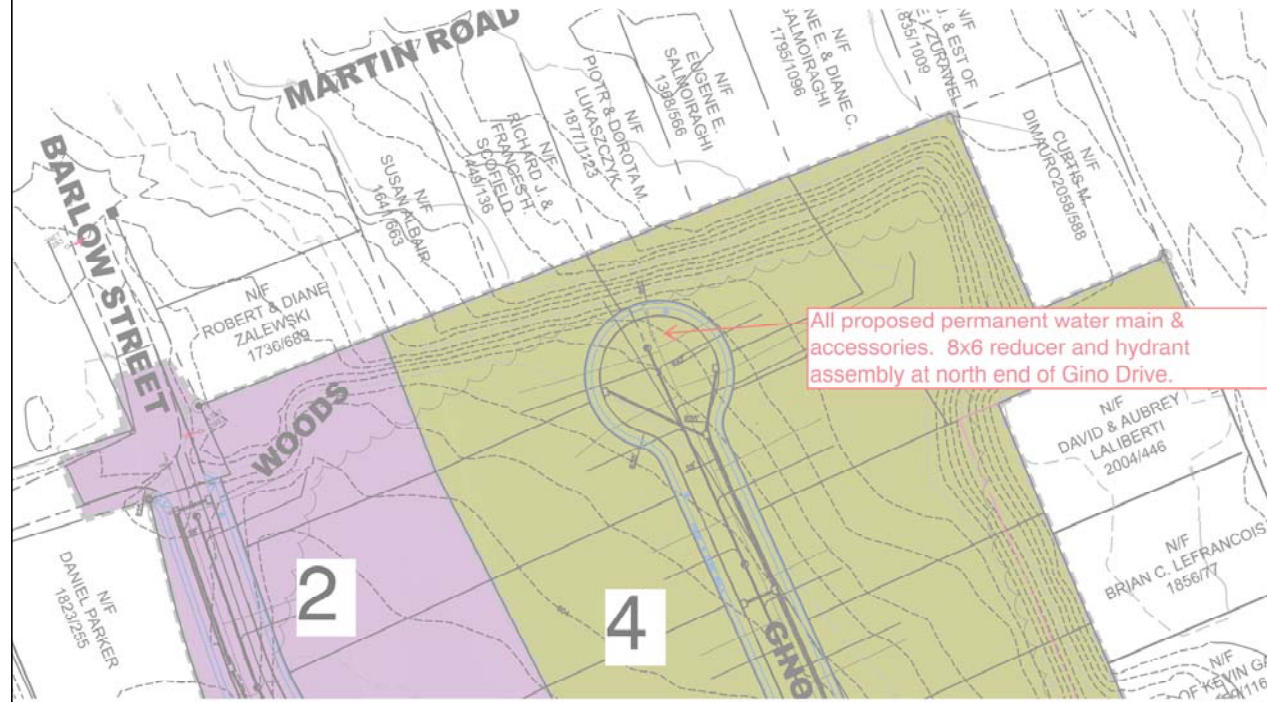
Gino P. Troiano, Jr., P.E.

Cc: TradeMark Acquisitions, LLC  
Mark Ziegas

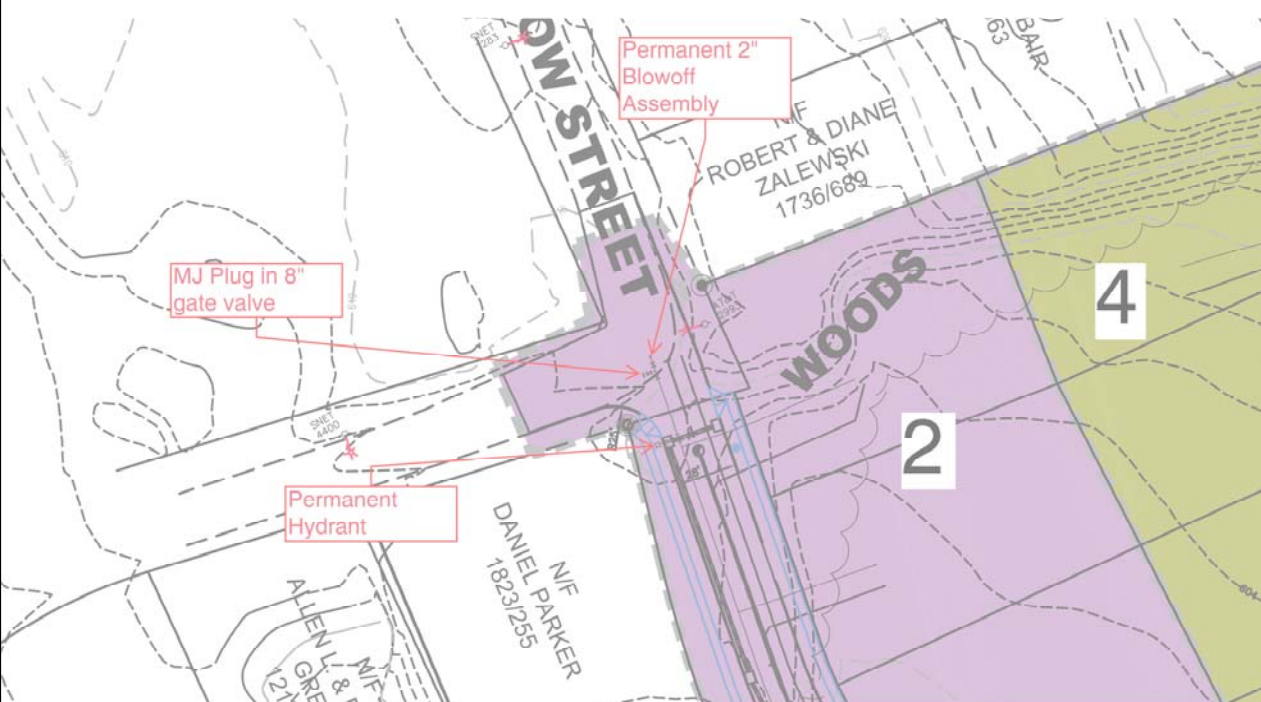
Page 2 of 2



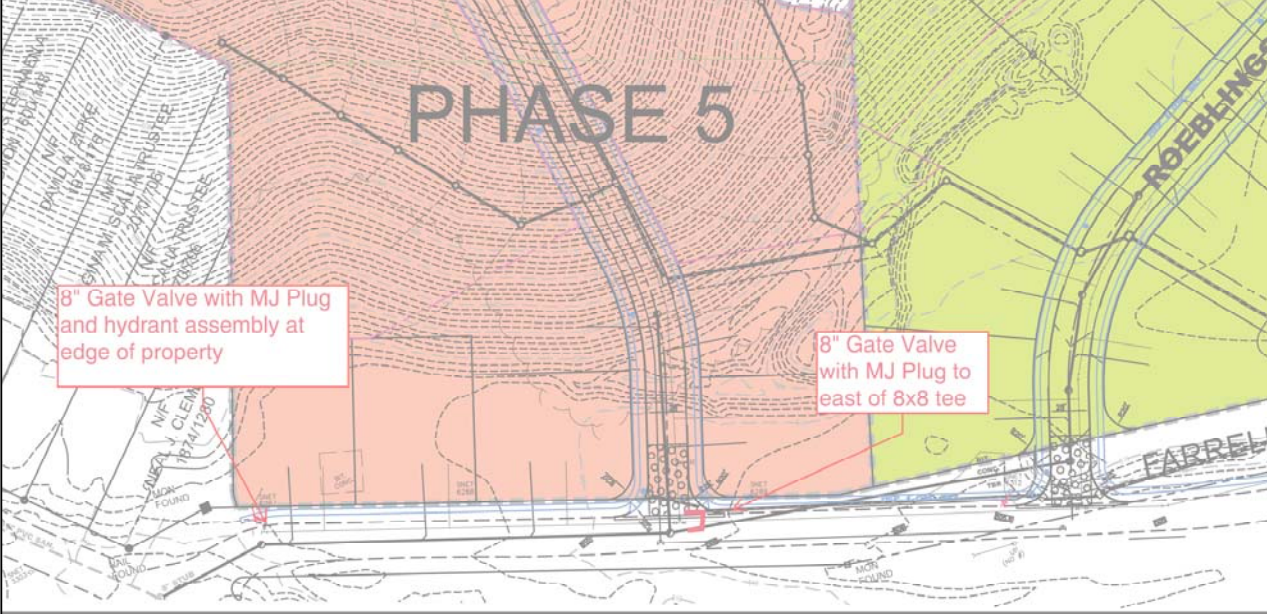
## Phase 1 Water Main Termination



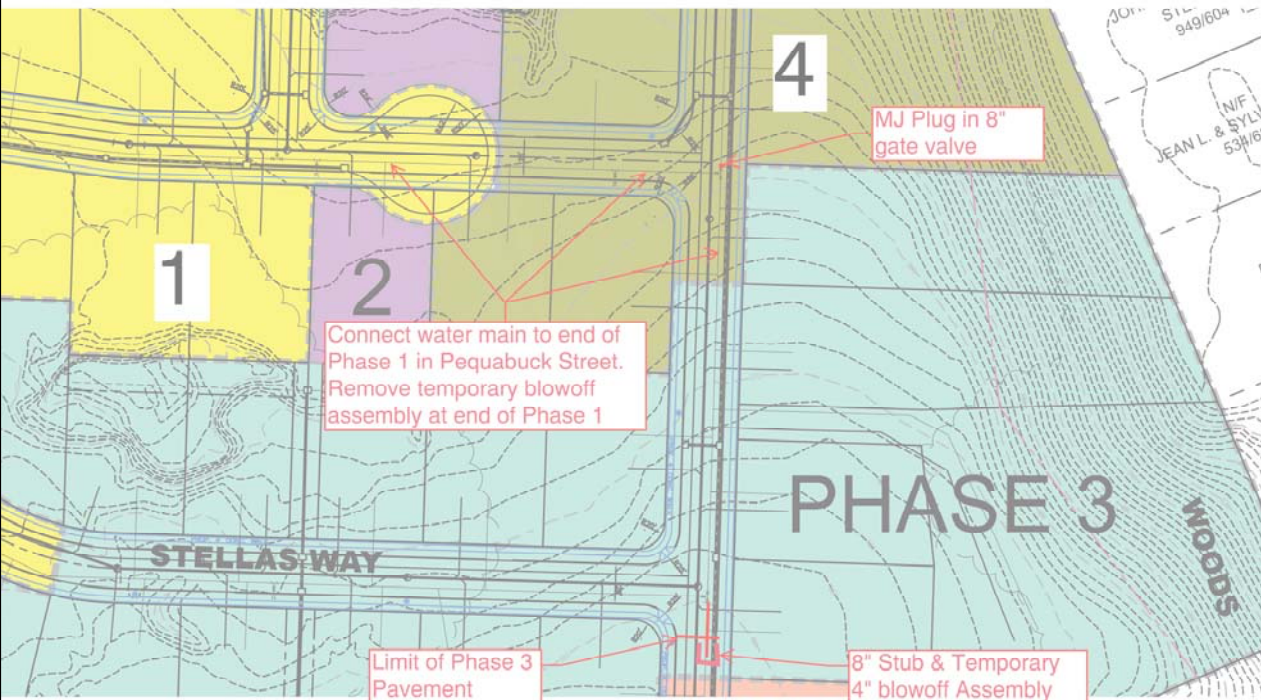
## Phase 4 Water Main Termination



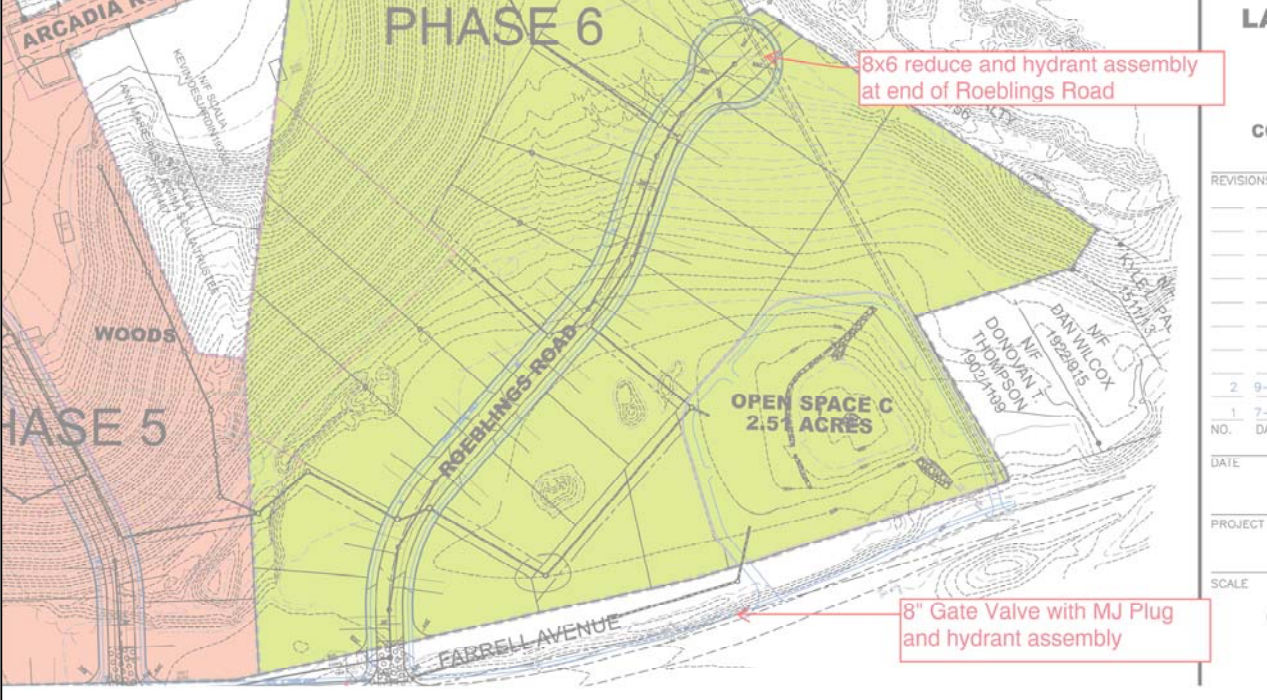
## Phase 2 Water Main Termination



## Phase 5 Water Main Termination



## Phase 3 Water Main Termination



## Phase 6 Water Main Termination



## CERTIFIED MAIL

October 25, 2018

TradeMark Acquisitions, LLC  
175 Lake Avenue  
Bristol, CT 06010

Re: Application #413 – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots), Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 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1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795,



Bonding

Received

04-04-24





# City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: April 4, 2024

TO: Ryan Bodley, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Bonding for Phases 1, 2, 3 & 4 – Application #413 – Laurentide Glen Subdivision Replacement bond for public improvements for:

1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Enclosed for your safekeeping is the following letter of credit, submitted in compliance with one of the stipulations of the above-referenced 92-lot Subdivision, which was originally approved by the Planning Commission on October 24, 2018, with an extension of the original subdivision final approval extended to October 24, 2028.

The subdivision is located in the R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.

Phase 1, 2, 3 & 4 are Final Approvals with an expiration date of October 24, 2028. Phases 5 & 6 are Conditional Approvals with an expiration date of October 24, 2025 and are not included in this bond.

Type of Bond: letter of credit

Bond Number: 5700908250

Payer: Trademark Acquisitions, LLC

Drawn on: NBT Bank, N.A.

Date: April 4, 2024

Amount: \$265,875.00

cc: City of Bristol Planning Commission  
Richard Brown, Chief Building Inspector  
Nancy Levesque, City Engineer



# City of Bristol

BRISTOL, CONNECTICUT 06010

## **SUMMARY:**

Application #413 – Laurentide Glen Subdivision –bonding for Phases 1, 2 3 & 4 which are being held to guarantee the completion of public improvements has been received for the following:

Bond amount for Phase 1 is \$127,075.

Bond amount for Phase 2 is \$1,725.

Bond amount for Phase 3 is \$4,025.

Bond amount for Phase 4 is: \$34,500.

Total Bond Amount for Phases 1, 2, 3 and 4 is \$167,325.00.

Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee (\$1,772,500.00).

Total Bond Amount with +15% is: \$265,875.00

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

An Irrevocable Letter of Credit # 5700908250 was issued by NBT Bank of Norwich, New York on April 3, 2024 in the amount of \$265,875.00 and expires on April 3, 2025.



**Issue Date:** 04/3/2024

**Irrevocable Standby Letter of Credit Number:** 5700908250

**Beneficiary:**

Name: City of Bristol  
Address: 111 North Main Street  
Bristol CT, 06010

**Applicant:**

Name: Trademark Acquisitions, LLC  
Address: 175 Lake Avenue  
Bristol CT, 06010

**Amount:** USD265,875.00

(Two Hundred Sixty-Five Thousand Eight Hundred Seventy-Five and 00/100 U. S. Dollars)

**Expiration Date and Place:** April 3, 2025, at our counters

Ladies and Gentlemen:

We hereby issue our Irrevocable Standby Letter of Credit No. 5700908250 (the "Letter of Credit") in favor of the aforesaid addressee as Beneficiary in the maximum aggregate amount of [USD \$265,875.00].

This Letter of Credit is issued, presentable and payable at our offices at NBT Bank, N.A., 52 South Broad Street, P.O. Box 351, Norwich, NY 13815, Attn: Letter of Credit Administrator - LDCC (the "Offices") during business hours and on a day on which our Offices are open for the purpose of conducting commercial banking business and expires at the close of business on April 3, 2025[, unless extended as stated below]. Presentation of any certificate of demand for payment hereunder shall be made in person, including by means of a nationally recognized courier service such as FedEx or UPS (herein, "Courier Service") or certified or registered mail, postage prepaid at our Offices.

We hereby undertake to honor the Beneficiary's sight draft(s) drawn on us, indicating the Letter of Credit number and accompanied by the Beneficiary's certificate of demand for payment in the form of Annex A hereto, for all or any part of this Letter of Credit, if presented at our Offices on or before the expiration date hereof April 4, 2025. The payment by us will be made to the Beneficiary's account, as per the Beneficiary's instructions, upon our receipt of compliant draw documents at our counters in accordance with the terms hereof.

Partial draws and multiple draws are permitted. Any draws made by the Beneficiary hereunder shall reduce the available Letter of Credit by the amount drawn.

This Letter of Credit, including the attached Annex A, sets forth in full the terms of our undertaking, and such terms shall not be modified, amended or amplified by any document, instrument or agreement referred to in this Letter of Credit, in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

April 3, 2024

Page 2



Except as stated herein, this Letter of Credit is not subject to any condition or qualification and is our individual obligation which is in no way contingent upon reimbursement or any right of subrogation.

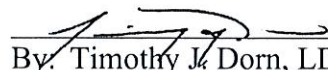
[This Letter of Credit is deemed to be automatically extended without amendment for twelve (12) months from the expiration date hereof, or any future expiration date, unless at least [sixty (60)] days prior to any expiration date, we notify you by registered mail or any Courier Service that we elect not to consider this Letter of Credit extended for any such additional period.]

This Letter of Credit is subject to and governed by the laws of the State of New York and the International Standby Practices 1998 (ISP98), International Chamber of Commerce Publication 590.

This Letter of Credit is not transferable.

Very truly yours,

NBT Bank, N.A.

  
By: Timothy J. Dorn, LDCC  
Loan Documentation Manager



ANNEX A

(To Standby Letter of Credit Number [insert number] )

Certificate of [insert name of Beneficiary]

NBT Bank, N.A.  
52 South Broad Street  
P.O. Box 351  
Norwich, NY 13815  
Attn: Letter of Credit Administrator - LDCC

Re: Irrevocable Standby Letter of Credit Number [insert number] (the “Letter of Credit”)

Ladies and Gentlemen:

The undersigned, being a duly authorized officer of \_\_\_\_\_, as the undersigned Beneficiary under the Letter of Credit, hereby certifies to NBT Bank, N.A., as follows:

- A. Funds are due and owing to us under an agreement titled [name of contract] dated as of [insert date] between [insert name of Applicant] as the Applicant under the Letter of Credit and the Beneficiary.
- B. We making demand for payment under the Letter of Credit in the amount of \$ [insert total amount due].

IN WITNESS WHEREOF, the undersigned, a duly authorized officer of \_\_\_\_\_, has executed and delivered this Certificate this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

[name of Beneficiary]

By: \_\_\_\_\_  
[insert name of signatory]  
Title: [insert title]

Annex A

# 2024 Bond Estimate - Page 1

## Laurentide Glen Subdivision - LC Estimate

| <b>Infrastructure Costs - Phase 1</b>               |                     |                                |                     |
|-----------------------------------------------------|---------------------|--------------------------------|---------------------|
| Item                                                | Total Budget        | Costs & Work Completed To Date | Budget To Complete  |
| Sediment & Erosion Controls for Roadway Phase 1     | \$4,000.00          | \$4,000.00                     | \$0.00              |
| Strip Topsoil/Clearing for Roadway Phase 1          | \$15,000.00         | \$15,000.00                    | \$0.00              |
| Earth Excavation/Grading                            | \$35,000.00         | \$35,000.00                    | \$0.00              |
| Detention Basin & Primary Storm Outlet for Phase 1  | \$135,000.00        | \$135,000.00                   | \$0.00              |
| Sanitary Sewers                                     | \$65,000.00         | \$65,000.00                    | \$0.00              |
| Storm Drainage                                      | \$64,000.00         | \$64,000.00                    | \$0.00              |
| Water Mains - On Site                               | \$75,000.00         | \$75,000.00                    | \$0.00              |
| Pequabuck & Barlow Street Intersection/Re-alignment | \$80,000.00         | \$80,000.00                    | \$0.00              |
| Water Mains - Off Site                              | \$80,000.00         | \$80,000.00                    | \$0.00              |
| Road Subbase                                        | \$32,500.00         | \$32,500.00                    | \$0.00              |
| Sidewalks                                           | \$18,000.00         | \$18,000.00                    | \$0.00              |
| Underground Utilities                               | \$41,000.00         | \$41,000.00                    | \$0.00              |
| Light Poles & Bases                                 | \$14,500.00         | \$14,500.00                    | \$0.00              |
| Bit. Paving & Curbs                                 | \$47,500.00         | \$47,500.00                    | \$0.00              |
| Restoration                                         | \$6,500.00          | \$6,500.00                     | \$0.00              |
| Survey/As-Built                                     | \$2,500.00          | \$2,000.00                     | \$500.00            |
| Detention Pond Maintenance                          | \$110,000.00        | \$0.00                         | \$110,000.00        |
| Subtotal                                            | \$825,500.00        | \$715,000.00                   | \$110,500.00        |
| 15% Contingency                                     | \$123,825.00        | \$107,250.00                   | \$16,575.00         |
| <b>Totals</b>                                       | <b>\$949,325.00</b> | <b>\$822,250.00</b>            | <b>\$127,075.00</b> |

| <b>Infrastructure Costs - Phase 2</b>           |                     |                                |                    |
|-------------------------------------------------|---------------------|--------------------------------|--------------------|
| Item                                            | Total Budget        | Costs & Work Completed To Date | Budget To Complete |
| Sediment & Erosion Controls for Roadway Phase 2 | \$4,000.00          | \$4,000.00                     | \$0.00             |
| Strip Topsoil/Clearing for Roadway Phase 2      | \$10,000.00         | \$10,000.00                    | \$0.00             |
| Earth Excavation/Grading for Roadway Phase 2    | \$20,000.00         | \$20,000.00                    | \$0.00             |
| Sanitary Sewers - Phase 2                       | \$40,000.00         | \$40,000.00                    | \$0.00             |
| Storm Drainage - Phase 2                        | \$25,000.00         | \$25,000.00                    | \$0.00             |
| Water Mains - Phase 2                           | \$50,000.00         | \$50,000.00                    | \$0.00             |
| Road Subbase                                    | \$18,500.00         | \$18,500.00                    | \$0.00             |
| Sidewalks                                       | \$12,000.00         | \$12,000.00                    | \$0.00             |
| Underground Utilities                           | \$22,000.00         | \$22,000.00                    | \$0.00             |
| Light Poles & Bases                             | \$7,500.00          | \$7,500.00                     | \$0.00             |
| Bit. Paving & Curbs                             | \$31,500.00         | \$31,500.00                    | \$0.00             |
| Restoration                                     | \$4,500.00          | \$3,500.00                     | \$1,000.00         |
| Survey/As-Built                                 | \$2,000.00          | \$1,500.00                     | \$500.00           |
| Subtotal                                        | \$247,000.00        | \$245,500.00                   | \$1,500.00         |
| 15% Contingency                                 | \$37,050.00         | \$36,825.00                    | \$225.00           |
| <b>Totals</b>                                   | <b>\$284,050.00</b> | <b>\$282,325.00</b>            | <b>\$1,725.00</b>  |



## 2024 Bond Estimate - Page 2

| <b>Infrastructure Costs - Phase 3</b>           |                     |                                |                    |
|-------------------------------------------------|---------------------|--------------------------------|--------------------|
| Item                                            | Total Budget        | Costs & Work Completed To Date | Budget To Complete |
| Sediment & Erosion Controls for Roadway Phase 3 | \$4,000.00          | \$3,000.00                     | \$1,000.00         |
| Strip Topsoil/Clearing for Roadway Phase 3      | \$30,000.00         | \$30,000.00                    | \$0.00             |
| Earth Excavation/Grading for Roadway Phase 3    | \$35,000.00         | \$35,000.00                    | \$0.00             |
| Sanitary Sewers - Phase 3                       | \$80,000.00         | \$80,000.00                    | \$0.00             |
| Storm Drainage - Phase 3                        | \$65,000.00         | \$65,000.00                    | \$0.00             |
| Water Mains - Phase 3                           | \$70,000.00         | \$70,000.00                    | \$0.00             |
| Road Subbase                                    | \$24,000.00         | \$24,000.00                    | \$0.00             |
| Sidewalks                                       | \$18,500.00         | \$18,500.00                    | \$0.00             |
| Underground Utilities                           | \$24,000.00         | \$24,000.00                    | \$0.00             |
| Light Poles & Bases                             | \$12,500.00         | \$12,500.00                    | \$0.00             |
| Bit. Paving & Curbs                             | \$45,000.00         | \$45,000.00                    | \$0.00             |
| Restoration                                     | \$4,500.00          | \$2,500.00                     | \$2,000.00         |
| Survey/As-Built                                 | \$2,000.00          | \$1,500.00                     | \$500.00           |
| Subtotal                                        | \$414,500.00        | \$411,000.00                   | \$3,500.00         |
| 15% Contingency                                 | \$62,175.00         | \$61,650.00                    | \$525.00           |
| <b>Totals</b>                                   | <b>\$476,675.00</b> | <b>\$472,650.00</b>            | <b>\$4,025.00</b>  |

| <b>Infrastructure Costs - Phase 4</b>           |                     |                                |                    |
|-------------------------------------------------|---------------------|--------------------------------|--------------------|
| Item                                            | Total Budget        | Costs & Work Completed To Date | Budget To Complete |
| Sediment & Erosion Controls for Roadway Phase 4 | \$4,000.00          | \$2,000.00                     | \$2,000.00         |
| Strip Topsoil/Clearing for Roadway Phase 4      | \$20,000.00         | \$20,000.00                    | \$0.00             |
| Earth Excavation/Grading for Roadway Phase 4    | \$25,000.00         | \$25,000.00                    | \$0.00             |
| Sanitary Sewers - Phase 4                       | \$40,000.00         | \$40,000.00                    | \$0.00             |
| Storm Drainage - Phase 4                        | \$25,000.00         | \$25,000.00                    | \$0.00             |
| Water Mains - Phase 4                           | \$58,500.00         | \$58,500.00                    | \$0.00             |
| Road Subbase                                    | \$18,500.00         | \$18,500.00                    | \$0.00             |
| Sidewalks                                       | \$15,000.00         | \$12,500.00                    | \$2,500.00         |
| Underground Utilities                           | \$24,000.00         | \$24,000.00                    | \$0.00             |
| Light Poles & Bases                             | \$10,500.00         | \$7,000.00                     | \$3,500.00         |
| Bit. Paving & Curbs                             | \$38,500.00         | \$21,000.00                    | \$17,500.00        |
| Restoration                                     | \$4,500.00          | \$1,000.00                     | \$3,500.00         |
| Survey/As-Built                                 | \$2,000.00          | \$1,000.00                     | \$1,000.00         |
| Subtotal                                        | \$285,500.00        | \$255,500.00                   | \$30,000.00        |
| 15% Contingency                                 | \$42,825.00         | \$38,325.00                    | \$4,500.00         |
| <b>Totals</b>                                   | <b>\$328,325.00</b> | <b>\$293,825.00</b>            | <b>\$34,500.00</b> |

**Total Remaining Work Phase 1, 2, 3 & 4    \$167,325.00**

Total (Phase 1-4) \$1,772,500.00

15% Contingency    \$265,875.00

# Original Application

|                     |                |
|---------------------|----------------|
| For Office Use Only |                |
| APPLICATION NO.     | <u>411</u>     |
| DATE FILED:         | <u>5/14/18</u> |
| DECISION DATE:      | _____          |
| DECISION:           | _____          |

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

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

Self Storage and a building related to the operation of the principal use, a ☒ permitted use ☐ Special Permit use  
under Section(s) VII.A.2.d. and 4.a. of the Bristol Zoning Regulations.

Address or Location of the Property: Lot #1 Curtiss Street

Assessor's Map No.: 22 Assessor's Lot No.(s): 1

Zone of the Property: I Size of the Property (in acres or square feet): 237,651, sf

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 5-14-18 ☐ no

Other comments: There are no wetlands on site nor within 100 feet of property per soil scientist. City map shows wetlands with 100 feet of boundary

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 Self Storage, LLC

Address: 7 Jennifer Lane City: Burlington State: CT Zip: 06013

Telephone No.: 860-558-2583 E-Mail: hjtracz@gmail.com

Signature: [Signature] Signature – (Printed/Typed) Henry Tracz

CHECK ONE: ☒ owner ☐ other (specify): \_\_\_\_\_

### **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: \_\_\_\_\_

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



**CITY OF BRISTOL, CONNECTICUT  
SUPPLEMENTARY INFORMATION**

For Office Use Only  
APPLICATION NO. 411

Address or location of property: \_\_\_\_\_ Lot #1 Curtiss Street

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

The site is in an Industrial (I) Zone which was part of the old new Departure complex. Access to the site is off of Curtiss Street. The proposal is to build 12 self storage units of various sizes along with an office building and a 3 bay garage to be used by the owners in the use and operation of their business. The property is bounded to the north by the railroad tracks, to the south by property of Laviero used as a contractors yard, to the west by an existing factory building, and to the east by Curtiss Street and some residential property. The entire project will be enclosed with a 6 foot fence and access will be limited by sliding gates. Self Storage facilities typically are low traffic generators so the impact on the surrounding area should be minimal.

**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: Mark Ziogas

Address: PO Box 1197 City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com

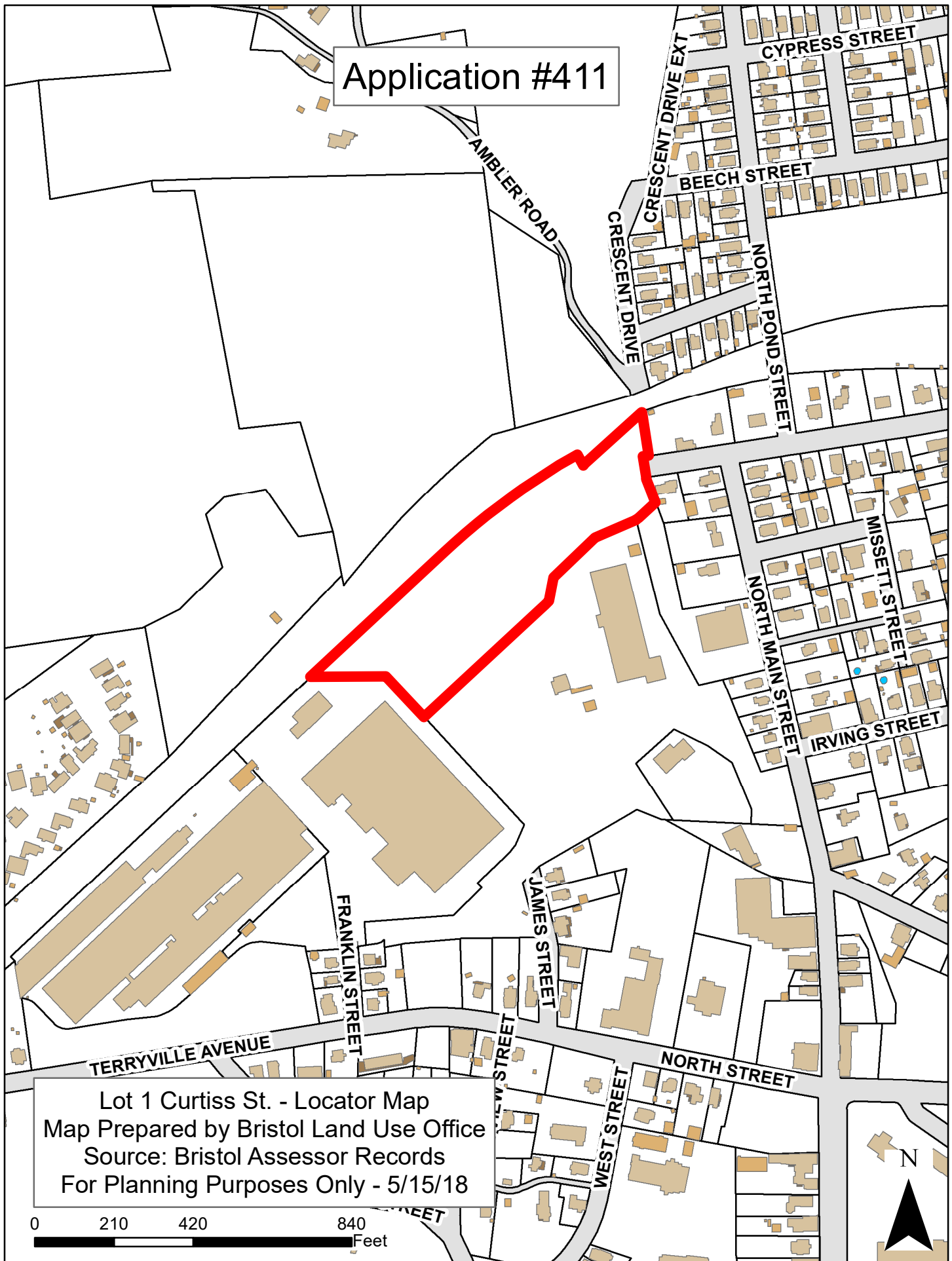
08/17 - LUO

# City of Bristol

## GIS Maps

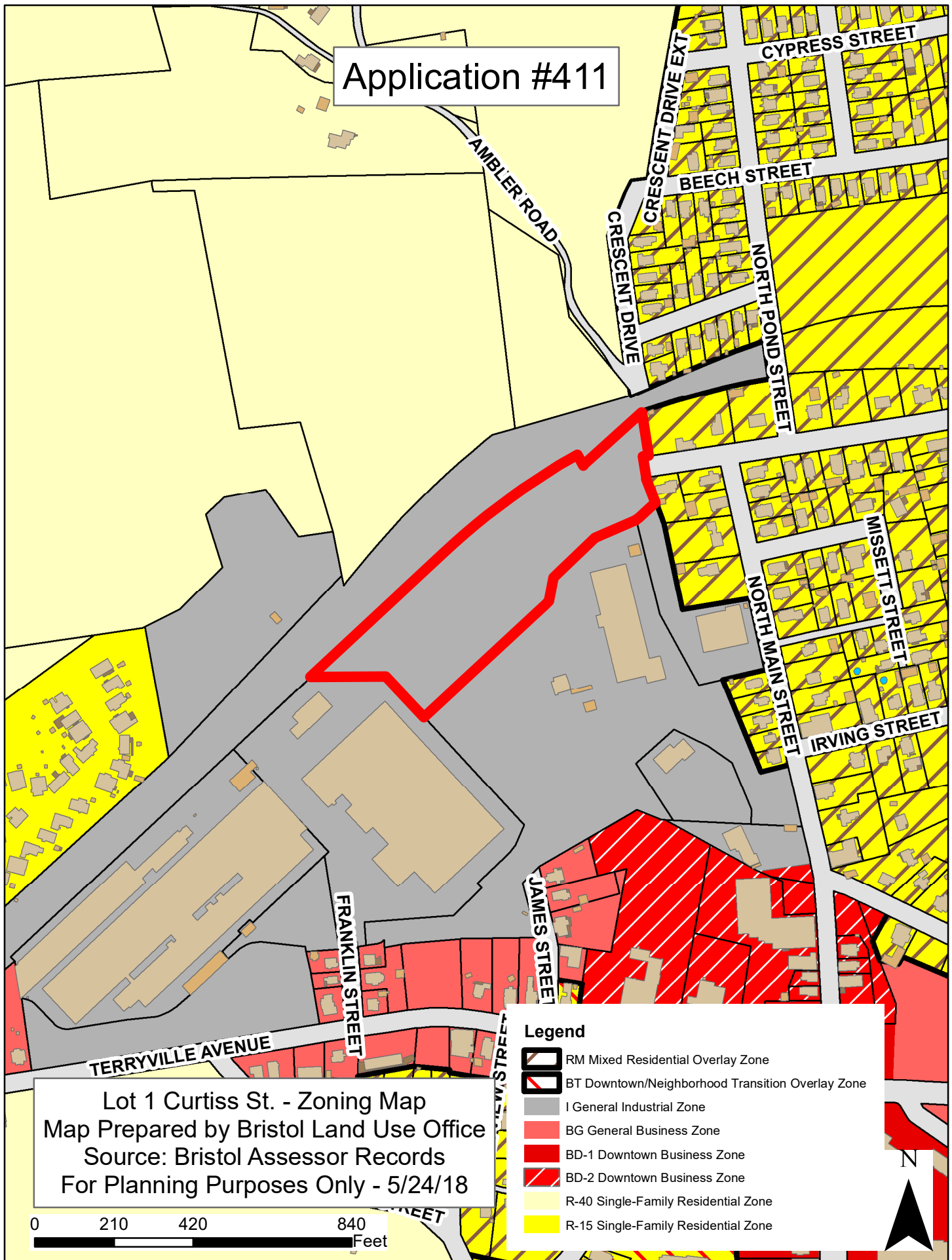


Application #411

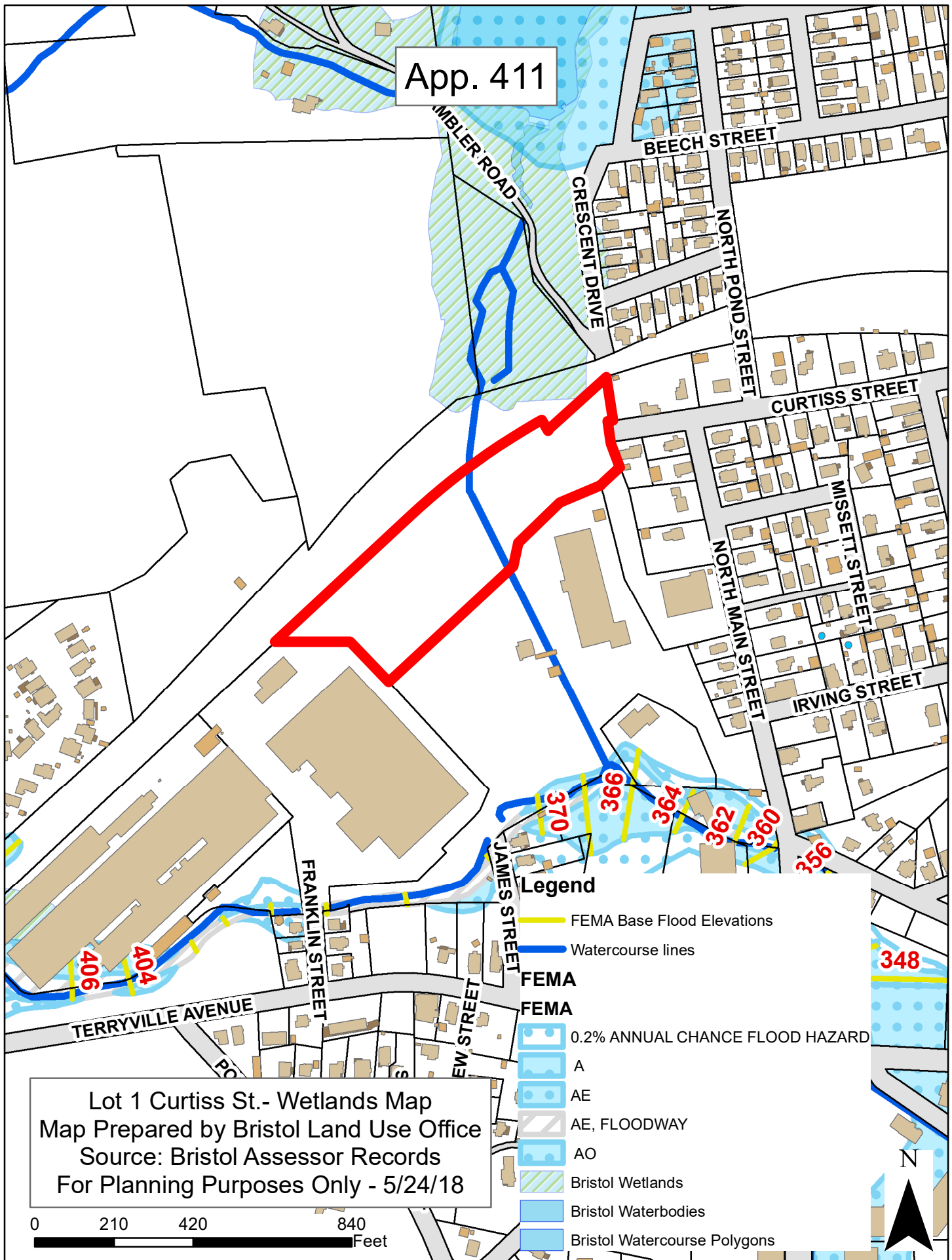


Lot 1 Curtiss St. - Locator Map  
Map Prepared by Bristol Land Use Office  
Source: Bristol Assessor Records  
For Planning Purposes Only - 5/15/18

Application #411







# Applicant Narrative



**From:** Henry Tracz [mailto:hjtracz@gmail.com]

**Sent:** Wednesday, June 5, 2024 1:01 PM

**To:** Robert Flanagan <RobertFlanagan@bristolct.gov>; Nancy Levesque <NancyLevesque@bristolct.gov>

**Subject:** Bristol Self Storage revised BLD#12 as we previously discussed

Good Afternoon Robert and Nancy,

Please see attached PDF. We updated all the pavement limits, roof leaders and storm drainage. A few things to point out:

1. The zoning table does not change from what was approved. This building is no closer to a property line than Building "3" is.
2. The overall impervious is reduced by 1,139 s.f.
3. Storm drainage design remains unchanged. I did relocate catch basin 31 to be aligned with the new pavement limit, but I did not reduce the capacity of the storm detention systems.
4. The overall building square footages remains unchanged.

I think that covers it. Let me know if you need anything else from me or have any other questions. It took Hiltbrand awhile just to get this completed.

Regards,  
Henry

**Henry Tracz**  
[hjtracz@gmail.com](mailto:hjtracz@gmail.com)

185 Curtiss St Bristol CT, 06010

O: 860-558-8451 | F: 860-404-0575  
Dial-in Number: [1-712-770-8025](tel:1-712-770-8025)  
Conference Code: 767957  
[betcoinc.com](http://betcoinc.com)

# Revised Site Plan



# BRISTOL SELF STORAGE, LLC

*Lot 1 - Curtiss Street  
Bristol, Connecticut  
May 14, 2018*



#### ISSUE LOG:

#### SUBMITTALS:

*Planning Submittal; 05-14-18  
Planning Submittal; 07-17-18; Revisions as per Staff Comments dated 05-29-18  
Planning Submittal; 08-17-18; Revisions as per Staff Comments dated 07-31-18  
Revised 06-05-24; Turned Building "12" 90°, Revised pavement and CB 31 location*

#### APPROVALS:

*Site Plan for Self Storage Units - Application #411; Approved August 29, 2018.  
Inland Wetlands - Application #1845; Approved June 18, 2018.*

#### MAP NOTES:

~ Assessors Map 22; Lot 1  
~ Zone I - Industrial

SURVEYOR: *Dufour Surveying, LLC  
575 North Main Street  
Bristol, Connecticut  
06010*

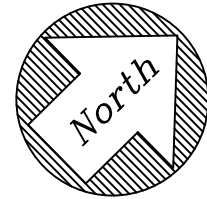
## REVISED PLAN 2024

CIVIL ENGINEER: *R. R. Hiltbrand Engineers & Surveyors, LLC  
575 North Main Street  
Bristol, Connecticut  
06010*









N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

N47°10'25"E

453.95'

15' S.Y.

L = 437.55' R = 1860.78' BRG = N 53°54'23" E  
CH = 436.54' T = 219.79'

APPROXIMATE  
STORM WATER  
CULVERT

LIMIT OF  
CITY OF BRISTOL  
WETLANDS

N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

N48°00'25"E

202.06'

15' S.Y.

DIVERS

CURTISS STREET

N/F  
RONALD & RICHARD  
MIECZNIKOWSKI  
(ZONE R-15/RM)

N/F  
MARK WYSKIEL  
(ZONE R-15/RM)

N/F  
CHARLES A. & JOAN  
ROWLAND  
#199 CURTISS ST  
(ZONE R-15/RM)

N/F  
DREAMWORKS  
MANAGEMENT, LLC  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

2

2

| BUILDING SQUARE FOOTAGE |             |
|-------------------------|-------------|
|                         | REQUIRED    |
| PHASE 1                 | 17,350 S.F. |
| PHASE 2                 | 20,850 S.F. |
| PHASE 3                 | 24,000 S.F. |
| PHASE 4                 | 15,000 S.F. |
| TOTAL                   | 77,200 S.F. |

UTILITY NOTE:  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON  
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND  
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY  
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.  
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,  
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,  
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY  
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

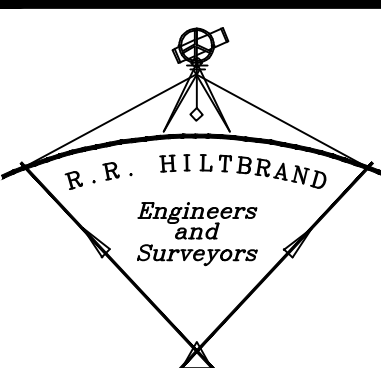
REVISED PLAN 2024

GRAPHIC SCALE

30 15 0 30 60

1 Inch = 30 Feet

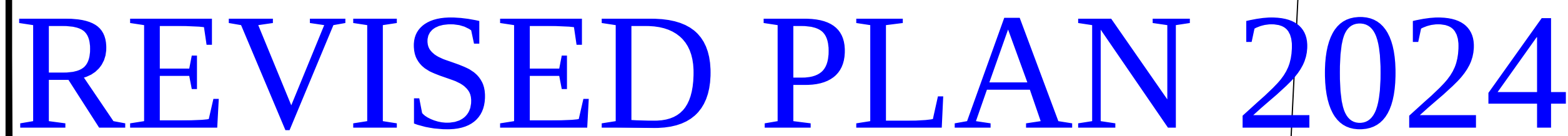
PREPARED FOR:  
Bristol Self Storage, LLC  
185 Curtiss Street  
Bristol, CT 06010



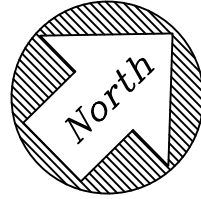
PHASING PLAN  
Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

R. R. HILTBAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548



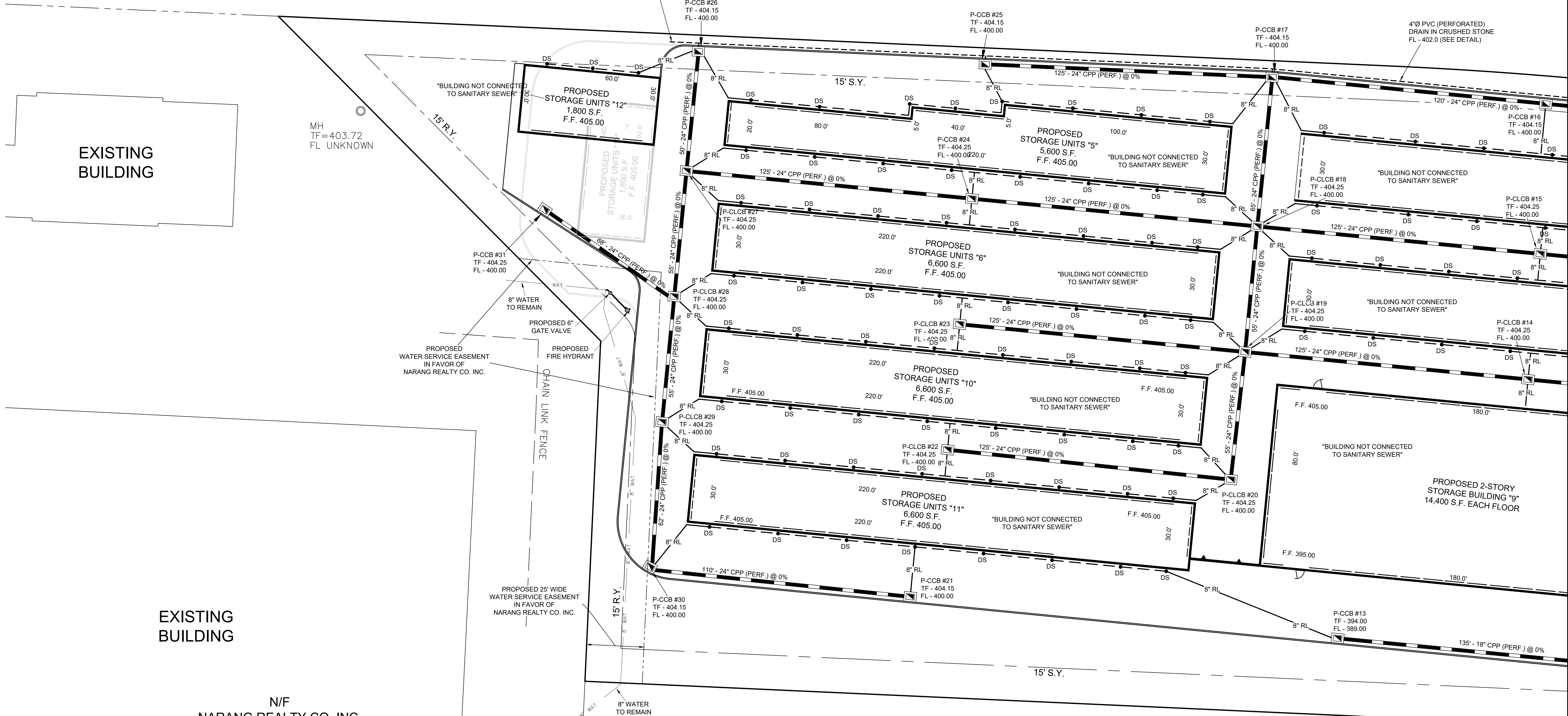






N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

ALL ROOF LEADERS SHALL BE CONNECTED TO  
PROPOSED STORM DRAINAGE.  
NO DISCHARGE TO GRADE SHALL BE ALLOWED



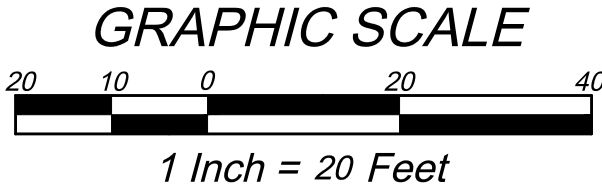
EXISTING  
BUILDING

N/F  
NARANG REALTY CO. INC.  
(ZONE I)

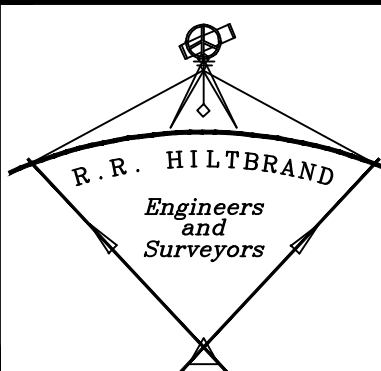
N/F  
G LAVIERO REALTY LLC  
(ZONE I)

2

UTILITY NOTE:  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON  
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND  
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY  
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.  
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,  
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,  
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY  
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



PREPARED FOR:  
Bristol Self Storage, LLC  
185 Curtiss Street  
Bristol, CT 06010

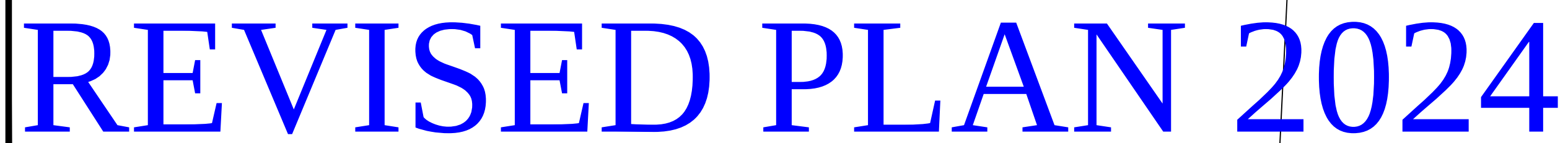


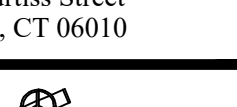
**SITE UTILITIES PLAN (2 OF 2)**  
Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

R. R. HILTBAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

REVISED PLAN 2024





|                                                                                                           |                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>PREPARED FOR:</u></p> <p>Bristol Self Storage, LLC<br/>185 Curtiss Street<br/>Bristol, CT 06010</p> | <p><u><b>EROSION &amp; SEDIMENTATION</b></u><br/><u><b>CONTROL PLAN (2 OF 2)</b></u></p> <p><b>Lot #1</b><br/><b>Curtiss Street</b><br/><b>Bristol, Connecticut</b></p> <p>May 14, 2018</p> |
|                      | <p><u><b>R. R. HILTBRAND ENGINEERS and SURVEYORS</b></u></p> <p><u>575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548</u></p>                                                  |

**UTILITY NOTE:**  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

SLOPE SHALL BE IMMEDIATELY  
STABILIZED WITH TENSAR -  
NORTH AMERICAN GREEN S-70  
EROSION CONTROL BLANKET

RECIPROCAL GRADING RIGHTS  
BETWEEN LOTS 1 & 2 FOR SLOPE

PRIMARY SILT FENCE  
TO BE INSTALLED PRIOR  
TO CONSTRUCTION

SECONDARY SILT FENCE  
TO BE INSTALLED UPON  
SLOPE CONSTRUCUTION

3.80 N/F  
G LAVIERO REALTY LLC  
(ZONE I)

PROPOSED CONCRETE RETAINING WALL  
TO BE PART OF FOUNDATION DESIGN  
FOR 2-STORY BUILDING

N/F  
NARANG REALTY CO. INC.  
(ZONE I)

EXISTING  
BUILDING

EXISTING  
BUILDING

MH  
TF=403.72  
FL UNKNOWN

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

P-CCB #  
TF - 404  
FL - 400

P-CCB #25  
TF - 404.15  
FL - 400.00

P-CCB #17  
TF - 404.15  
FL - 400.00

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

P-CCB #  
TF - 404  
FL - 400

\_\_\_\_\_

P-CLCB #  
TF - 404.2  
FL - 400.0

\_\_\_\_\_

8  
D6

$$+ 40$$

CLCB #14

404.25  
- 400.00

8"

8" RL

RY

"9"  
OR

\_\_\_\_\_

0

PERF.) @

11



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ON

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URVE  
(860) 5

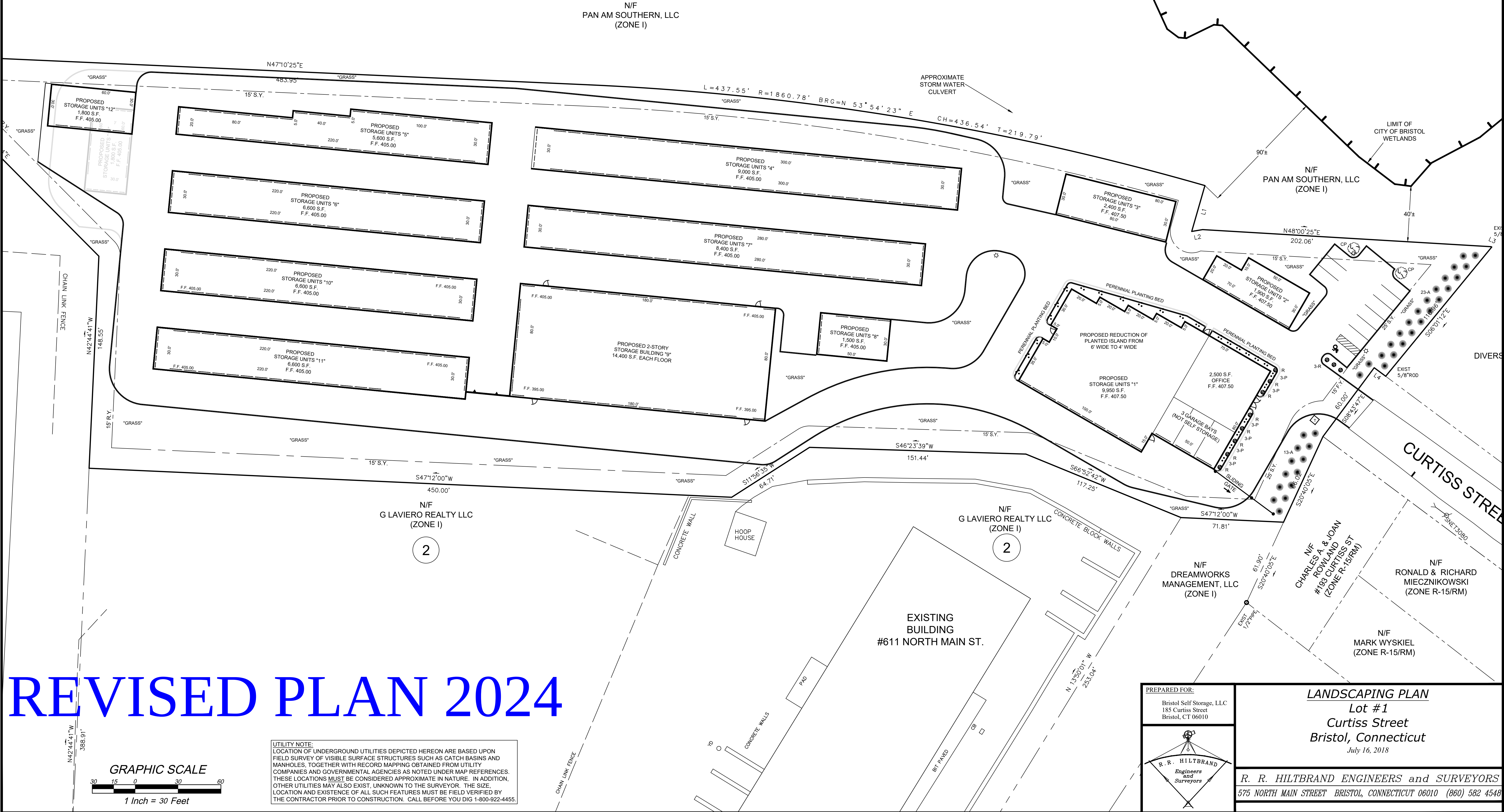
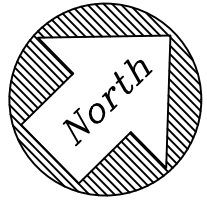
Page 126



# REVISED PLAN 2024

## PLANT SCHEDULE

| MARK | QTY. | BOTANICAL NAME               | COMMON NAME                | SIZE           |
|------|------|------------------------------|----------------------------|----------------|
| CP   | 2    | PYRUS CALLERYANA CHANTICLEAR | CHANTICLEAR FLOWERING PEAR | 1.5" - 2" CAL. |
| R    | 11   | KALMIA LATIFOLIA HYBRID      | SNOW DRIFT MOUNTAIN LAUREL | 2' - 2.5' HIGH |
| A    | 36   | EASTERN ARBORVITAE           | THUJA OCCIDENTALIS         | 5' HIGH        |
| P    | 18   |                              | DAYLILLY                   | 1 GAL.         |



# Google

# Earth







# SITE INSPECTION REPORT

**Application:** 411

**Project/Developer:** Bristol Self Storage

**Location:** Curtis Street

**Date of Inspection:** October 6, 2022

**Purpose of Inspection:** determine status of site improvements associated with Phase 4 prior to issuance of temporary Certificate of Occupancy

| Site Work                   | Completed? |    |     | Notes/Comments                                          |
|-----------------------------|------------|----|-----|---------------------------------------------------------|
|                             | Yes        | No | N/A |                                                         |
| pavement (driveways)        |            | X  |     | 2 <sup>nd</sup> course of pavement needed; not complete |
| curbing                     |            | X  |     | not complete                                            |
| parking spaces              | X          |    |     |                                                         |
| h-cap parking space(s)      | X          |    |     |                                                         |
| pavement markings           |            | X  |     | not complete                                            |
| traffic/directional signage | X          |    |     | complete for operational phases                         |
| walkways                    |            |    | X   |                                                         |
| final grading               |            | X  |     | not complete                                            |
| loaming/seeding             |            | X  |     | not complete                                            |
| lighting                    | X          |    |     | complete for operational phases                         |
| trash container             |            |    | X   |                                                         |
| drainage                    |            | X  |     | not complete                                            |
| landscaping                 | X          |    |     |                                                         |
|                             |            |    |     |                                                         |
|                             |            |    |     |                                                         |

**Other Notes:**

Bond in the amount of \$107,245 was received in January 2020 to cover the cost of Phase 1 & 2 improvements not yet completed. Bond amount is sufficient for Phase 4. Jersey barrier to be added near Building 11 on the edge of Phase 3.

*Robert M. Flanagan*

Robert M. Flanagan, City Planner

cc: Richard Brown, Building Official  
Edward Spyros, ZEO



# Inspections and Bond Information



# City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: January 27, 2020

TO: City Treasurer's Office

FROM: Robert M. Flanagan, City Planner

A handwritten signature in blue ink, likely belonging to Robert M. Flanagan, is written over the "FROM:" line.

RE: Transmittal of performance bond: Re: Application #411 – Site Plan for self-storage warehouses and additional building related to the operation of the principal use, west of the Curtiss Street terminus; Assessor's Map 22, Lot 1; I (General Industrial) zone.

Enclosed for your safekeeping is the following performance bond, submitted in compliance with one of the stipulations of the above-referenced Site Plan for self-storage warehouses and additional building related to the operation of the principal use, which was approved by the Planning Commission on August 29, 2018 with a Site Plan expiration date of August 29, 2023.

Type of Bond: surety bond  
Bond #31BSBIG9125  
Payer: Bristol Self Storage, LLC  
Drawn on: Hartford Fire Insurance Company  
Date: January 24, 2020  
Amount: **\$107,245.00**

c: Tom Lozier, Chief Building Inspector  
Edward Spyros, Zoning Enforcement Officer  
Nancy Levesque, City Engineer



# SITE INSPECTION REPORT

Application        411

Project/Developer: Bristol Self Storage

Location: Curtiss Street

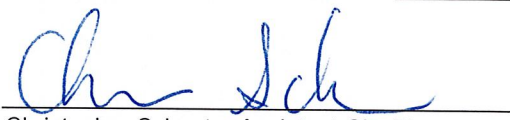
Date of Inspection: 12/19/19

Purpose of Inspection: determine status of site improvements prior to issuance of Certificate of Occupancy

| Site Work                   | Completed? |    |     | Notes/Comments                                            |
|-----------------------------|------------|----|-----|-----------------------------------------------------------|
|                             | Yes        | No | N/A |                                                           |
| pavement                    |            | X  |     | Top coat of pavement to be completed in the spring        |
| curbing                     |            | X  |     |                                                           |
| parking spaces              | X          | X  |     | <del>Striping not complete</del> <i>Striping complete</i> |
| h-cap parking space(s)      |            | X  |     | Signage and markings not complete                         |
| pavement markings           |            | X  |     |                                                           |
| traffic/directional signage |            | X  |     |                                                           |
| sidewalk(s)/ramp(s)         |            |    | X   |                                                           |
| final grading               |            | X  |     |                                                           |
| loaming/seeding             |            | X  |     |                                                           |
| lighting                    |            |    |     |                                                           |
| trash container             |            |    | X   |                                                           |
| drainage                    | X          |    |     | Catch basins installed                                    |
| landscaping                 |            | X  |     | Landscaping to be completed in the spring                 |

Other Notes:

Bond Required? ☐ No ☒ Yes amount to be determined from estimate from applicant's engineer

  
 Christopher Schaut – Assistant City Planner

cc: Tom Lozier - Building Official  
 Ed Spyros - ZEO  
 Nancy Levesque - City Engineer

## **R. R Hiltbrand Engineers & Surveyors, L.L.C.**

575 North Main Street • Bristol, CT 06010 • Office (860)582-4548 • Fax (860)516-4686

**January 14, 2020**

### **City of Bristol**

Town Planner, Robert Flanagan  
111 North Main Street  
Bristol, CT 06010

**Re: Bristol Self Storage - Curtis Street, Bristol**  
Bond Estimate for Remaining Improvements  
Phase I & Phase II

The site construction to date includes site grading, foundation installation, buildings erected, site utilities sewer, water, storm drainage, gas service and electrical services, and binder course pavement complete.

### **The following list outlines the remaining items required to project completion.**

|                                               |                     |
|-----------------------------------------------|---------------------|
| 1. Concrete entrance apron                    | \$ 2,500.00         |
| 2. Bituminous paving finish course 61,794 s.f | \$ 76,000.00        |
| 3. Bituminous curbing 1,550 l.f.              | \$ 9,300.00         |
| 4. Final parking lot striping                 | \$ 520.00           |
| 5. Handicap sign                              | \$ 200.00           |
| 6. Lights (bases installed)                   | \$ 1,600.00         |
| 7. Site restoration 2,225. S.y.               | \$ 11,125.00        |
| 8. Landscaping                                | <u>\$ 6,000.00</u>  |
| <b>Total</b>                                  | <b>\$107,245.00</b> |



Bristol Self Storage, LLC

Name of License Holder

31BSBIG9125

Bond Number

**CITY OF BRISTOL  
DEPARTMENT OF PUBLIC WORKS**

**Curb, Sidewalk & Driveway  
CONTRACTOR'S PERMIT BOND**

KNOW ALL MEN BY THESE PRESENTS,

That we, Bristol Self Storage, LLC of the Town  
(Licensee)  
of Burlington, County of Hartford,  
and the State of Connecticut, as Principal, and Hartford Fire Insurance Company,  
(Bonding Company)  
of the State of Connecticut having an office and place of business at  
One Hartford Plaza,

as Surety, are held and firmly bound unto the City of Bristol, in the sum of

One Hundred Seven Thousand Two Hundred Forty-Five (\$107,245.00) Dollars,

lawful money of the United States, to be paid to assure completion of all work for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators and assigns, jointly and severally by these presents, the said bond and surety to be holden to the CITY OF BRISTOL for such time and under such stipulations as hereinafter stated.

The condition of this obligation is such, that:

Whereas, the above named Principal has received, or may, upon his application, receive, a permit or permits from the CITY OF BRISTOL, to perform work on, about or adjacent to a highway or for the use of the highway right of way, on, over, or below, within said CITY OF BRISTOL as is or may be particularly specified in said permit or permits, to which permit or permits reference is hereby made and are made a part hereof: and

Whereas, the said Principal has undertaken and does hereby agree to comply with all the rules, regulations and restrictions of said CITY OF BRISTOL in regard to said permit or permits.

NOW, THEREFORE, it is agreed that (a) this bond shall expire one year from date hereof, except that it shall continue in full force and effect as herein provided as to any and all work required under any permit issued to the Principal within one year from date hereof; (b) if the said Principal fails to complete the required work described in each and every permit issued to him, and continues in said failure and/or neglect for more than thirty days after written notice of said failure and/or neglect is mailed by the Director of Public Works of the City of Bristol to the Principal and surety (by certified mail to the address shown hereon) said Director of Public Works

shall arrange to complete all unfinished work and charge the same to the Surety to the extent of this bond; and (c) if the said Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements specified in said permit or permits, and shall well and truly save harmless and indemnify the said CITY OF BRISTOL and the DIRECTOR OF PUBLIC WORKS, or either of them, from all damages and costs that the CITY OF BRISTOL or the DIRECTOR OF PUBLIC WORKS may suffer, be liable for, or be compelled to pay, or in fact does pay, for any injuries or damages which may be caused by any action or work being carried on either by the said Principal, his servants, agents or employees, under any permit or permits issued or which may be issued by said CITY OF BRISTOL, or its authorized agent, or by reason of negligence or violation of any law on the part of said Principal, his servants, agents or employees, and shall, further indemnify said CITY OF BRISTOL for any expenses that said CITY OF BRISTOL or the DIRECTOR OF PUBLIC WORKS may suffer, be liable for, or be compelled to pay, or in fact does pay for any required adjustments to the highway and its facilities to a comparable condition, including but not limited to refilling openings or excavations, removing guard railings, removing trees, tree stumps and other obstructions, replacing drainage involving driveways and restoring pavements opened or excavated satisfactory to the CITY or existed prior to the initiation of the work said Principal, his servants, agents or employees, then this obligation shall be void; otherwise to remain in full force and effect.

All of the provisions of the foregoing are to be subject to the present statute laws of the State of Connecticut and ordinances and standards and regulations of the CITY OF BRISTOL and to any change, alteration or repeal of any existing laws as may be enacted by any future session of the Legislature of the State of Connecticut or the City Council of the City of Bristol.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the 24th day of January, in the year two thousand, and Twenty.

Witness to Licensee's Signature (2)

[Signature]  
[Signature]

Bristol Self Storage, LLC

[Signature]  
Licensee's Signature

Hartford Fire Insurance Company  
Bond Company Name

One Hartford Plaza, Hartford, CT 06155  
Bond Company Address

HILLCREST AGENCY LLC  
Agent Representing Bond Company

Lisa Walden, Attorney-in-Fact

[Signature]





# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: HILLCREST AGENCY LLC

Agency Code: 31-804771

- ☒ Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut  
☐ Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana  
☐ Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut  
☐ Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut  
☐ Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana  
☐ Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois  
☐ Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana  
☐ Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint Lisa Walden

its true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. 31BSBIG9125

Naming Bristol Self Storage, LLC as Principal,

and CITY OF BRISTOL DEPARTMENT OF PUBLIC WORKS as Obligee,

in the amount of See Bond Form(s) on behalf of Company in its business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Kathleen T. Maynard*

Kathleen T. Maynard  
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of January 24, 2020.

Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President

# IWWA

# Approval

# 2018





July 16, 2018

Bristol Planning Commission  
111 North Main St  
Bristol, CT 06010  
Mr. William Veits, Chairman

RE: Self Storage Site Plan application #411, west end of Curtiss St, Assessor's Map 22, Lot 1

Dear Chairman Veits:

At its meeting of June 18, 2018, the Bristol Inland Wetland Commission voted to approve the wetlands application #1845 for the referenced site, subject to stipulations, including the stipulation to make recommendation to the Land Use Board to reduce parking/pavement areas on the site plan, where possible. The applicant's approval letter is attached. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zach Fisk', written over a horizontal line.

Zach Fisk, Chairman  
Bristol Inland Wetland Commission



# City of Bristol

BRISTOL, CONNECTICUT 06010

## CERTIFIED MAIL

June 28, 2018

Henry Tracz  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

RE: Application #1845 – Site Plan for construction of self-storage building with an office building at Curtiss St. rear lot; Assessor's Map 22, Lot 1; Bristol Self Storage, LLC, applicant, applicant.

Dear Applicant:

The Inland Wetlands Commission at its meeting of June 18, 2018, voted to grant final approval to the subject application, with the following stipulations:

1-18. Attached.

19. Make recommendation to Land Use Board to reduce parking/pavement where possible; approval is subject to engineering review of culvert assessment integrity.

A copy of the plan approved by the Bristol Inland Wetlands Commission is enclosed. This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activity. In accordance with current Inland Wetlands and Watercourses Regulations, the wetlands permit shall be valid for a period of five (5) years, unless otherwise extended by the Commission.

Should you have any further questions or comments, please contact me at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol Noble".

Carol Noble, P.E.  
Environmental Engineer

CN/nk

c: IWEO

Raymond Rogozinski, P.E., City Engineer (via e-mail)  
Attorney Mark Ziogas (via e-mail)  
Robert Hiltbrand, P.E., Hiltbrand Engineers & Surveyors, LLC (via e-mail)

Enclosure: approved plan and stipulations



**THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:**

1. The Inland Wetlands Enforcement Officer shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.
2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.
7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.
11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.
12. All siltation and sedimentation control measures shall be removed once all upgrade site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Inland Wetlands Easement". Signs shall be installed prior to any activity.
14. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
  - a. Contact IWEEO (584-6116)
  - b. Install conservation easement signs (if required)
  - c. Install erosion control measures
  - d. Install storm drainage
  - e. Construct regulated activity in accordance with approved plan
  - f. Once stabilized, remove erosion control measures
15. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.
16. The applicant shall indicate conditions of approval on the plan along with a signature block for Commission Chairman.
17. All regulated activity associated with this permit shall be completed within one (1) year unless otherwise approved by the Commission.
18. The roof leaders from the proposed construction shall be connected to a dry well system, as approved by the Engineering Department.

*Adopted by: Inland Wetlands Commission on January 21, 2008*

# Original Plan Approval 2018



# BRISTOL SELF STORAGE, LLC

*Lot 1 - Curtiss Street  
Bristol, Connecticut  
May 14, 2018*



**ISSUE LOG:**

**SUBMITTALS:**

*Planning Submittal; 05-14-18  
Planning Submittal; 07-17-18; Revisions as per Staff Comments dated 05-29-18  
Planning Submittal; 08-17-18; Revisions as per Staff Comments dated 07-31-18*

**APPROVALS:**

*Site Plan for Self Storage Units - Application #411; Approved xxxx.  
Inland Wetlands - Application #1845; Approved June 18, 2018.*

**MAP NOTES:**

*~ Assessors Map 22; Lot 1  
~ Zone I - Industrial*

**SURVEYOR:** *Dufour Surveying, LLC  
575 North Main Street  
Bristol, Connecticut  
06010*

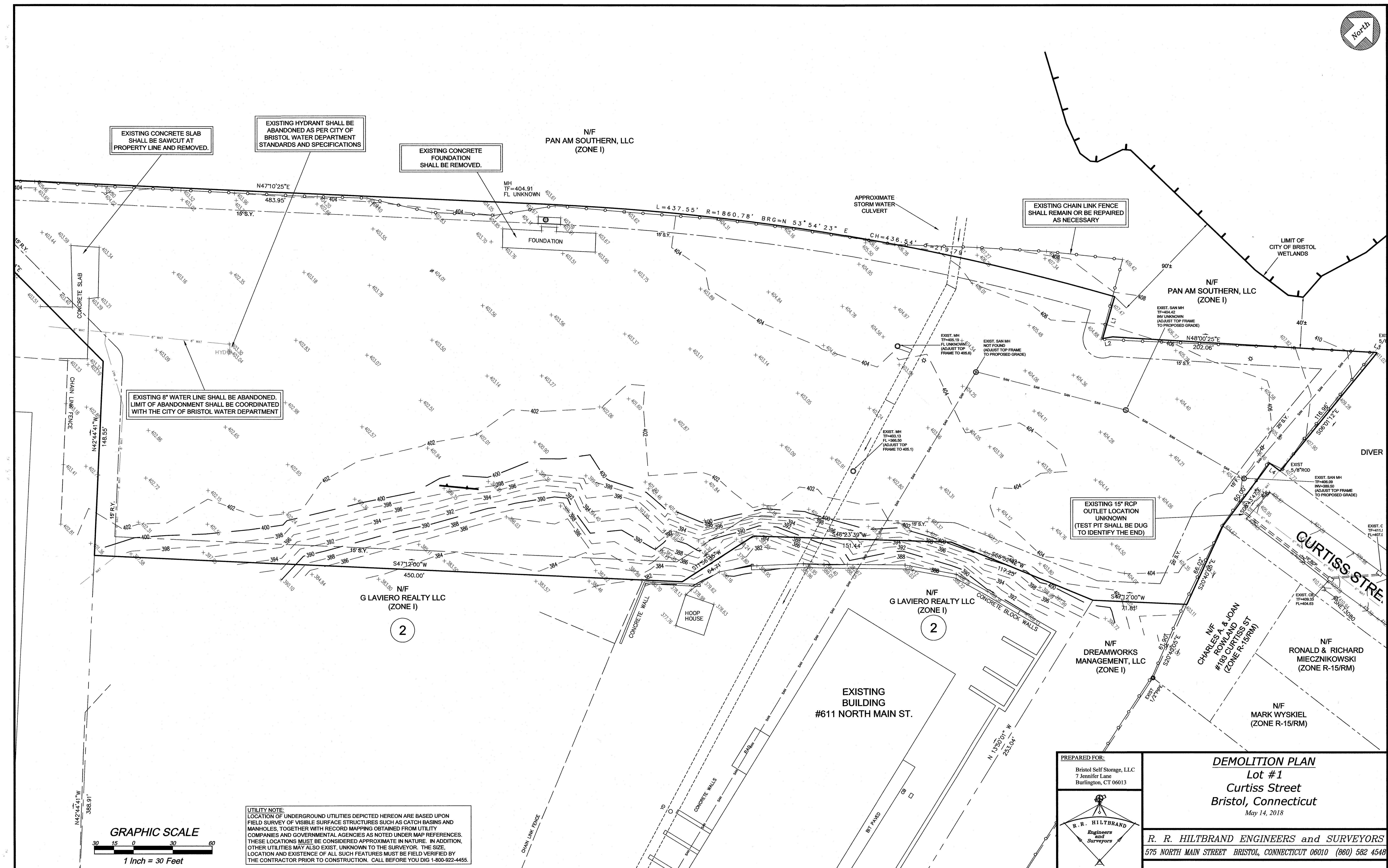
**CIVIL ENGINEER:** *R. R. Hiltbrand Engineers & Surveyors, LLC  
575 North Main Street  
Bristol, Connecticut  
06010*

*Revised*

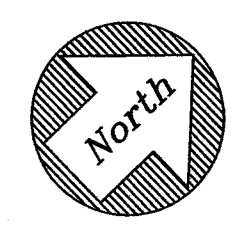












| ZONING TABLE (ZONE I)             |             |                     |
|-----------------------------------|-------------|---------------------|
|                                   | REQUIRED    | PROPOSED            |
| MINIMUM LOT AREA                  | 25,000 S.F. | 237,651 S.F.        |
| MINIMUM LOT WIDTH                 | 100 FT      | 252.98 FT           |
| MINIMUM FRONT YARD (CITY STREET)  | 15 FT       | 56.3 FT (OFFICE)    |
| MINIMUM SIDE YARD                 | 15 FT       | 15.8 FT (BLDG "3")  |
| MINIMUM SIDE YARD (ABUTTING RES.) | 25 FT       | 54.2 FT (OFFICE)    |
| MINIMUM REAR YARD                 | 15 FT       | 24.7 FT (BLDG "12") |
| MAXIMUM BUILDING HEIGHT           | 35 FT       | 18'-7" (BLDG "9")   |
| MAXIMUM BUILDING COVERAGE         | 50%         | 32.50%              |

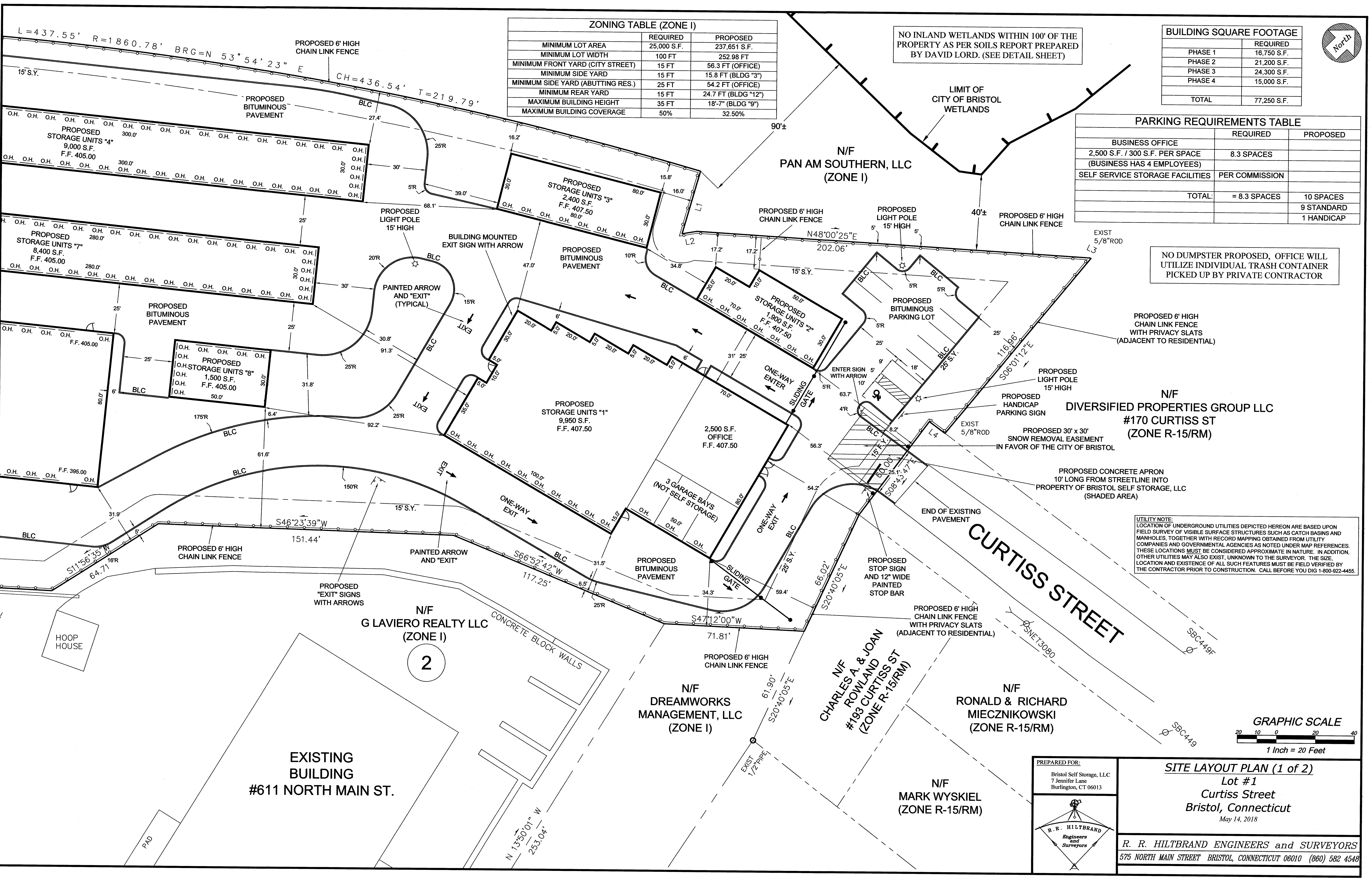
| BUILDING SQUARE FOOTAGE |             |
|-------------------------|-------------|
| PHASE                   | REQUIRED    |
| PHASE 1                 | 16,750 S.F. |
| PHASE 2                 | 21,200 S.F. |
| PHASE 3                 | 24,300 S.F. |
| PHASE 4                 | 15,000 S.F. |
| TOTAL                   | 77,250 S.F. |

| PARKING REQUIREMENTS TABLE      |                |            |
|---------------------------------|----------------|------------|
|                                 | REQUIRED       | PROPOSED   |
| BUSINESS OFFICE                 |                |            |
| 2,500 S.F. / 300 S.F. PER SPACE | 8.3 SPACES     |            |
| (BUSINESS HAS 4 EMPLOYEES)      |                |            |
| SELF SERVICE STORAGE FACILITIES | PER COMMISSION |            |
| TOTAL:                          | = 8.3 SPACES   | 10 SPACES  |
|                                 |                | 9 STANDARD |
|                                 |                | 1 HANDICAP |

NO INLAND WETLANDS WITHIN 100' OF THE PROPERTY AS PER SOILS REPORT PREPARED BY DAVID LORD. (SEE DETAIL SHEET)

NO DUMPSTER PROPOSED, OFFICE WILL UTILIZE INDIVIDUAL TRASH CONTAINER PICKED UP BY PRIVATE CONTRACTOR

UTILITY NOTE:  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

R. R. HILTBRAND  
Engineers  
and  
Surveyors

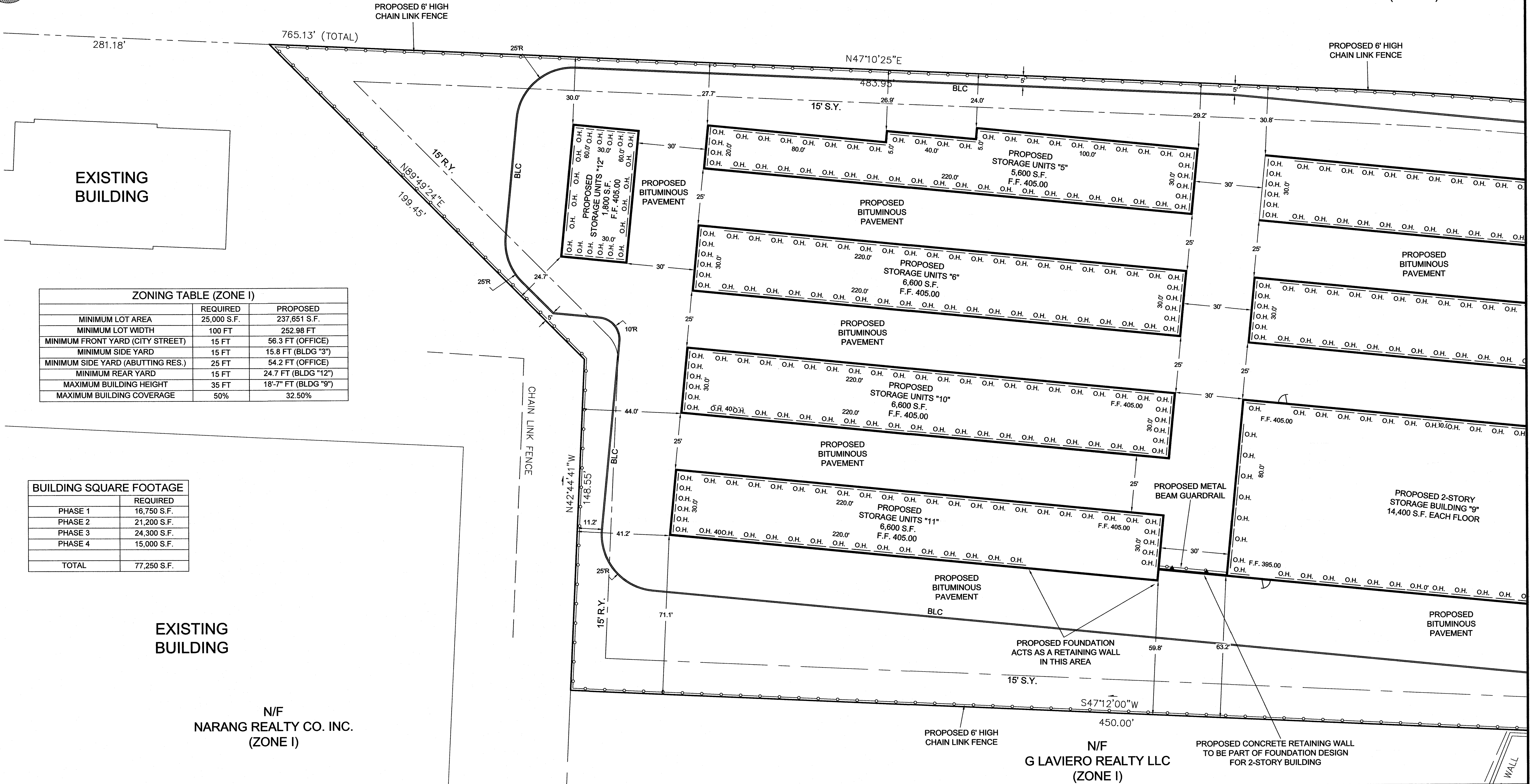
**SITE LAYOUT PLAN (1 of 2)**  
**Lot #1**  
**Curtiss Street**  
**Bristol, Connecticut**  
May 14, 2018

**R. R. HILTBRAND ENGINEERS and SURVEYORS**  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548





N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)



| ZONING TABLE (ZONE I)             |             |                      |
|-----------------------------------|-------------|----------------------|
|                                   | REQUIRED    | PROPOSED             |
| MINIMUM LOT AREA                  | 25,000 S.F. | 237,651 S.F.         |
| MINIMUM LOT WIDTH                 | 100 FT      | 252.98 FT            |
| MINIMUM FRONT YARD (CITY STREET)  | 15 FT       | 56.3 FT (OFFICE)     |
| MINIMUM SIDE YARD                 | 15 FT       | 15.8 FT (BLDG "3")   |
| MINIMUM SIDE YARD (ABUTTING RES.) | 25 FT       | 54.2 FT (OFFICE)     |
| MINIMUM REAR YARD                 | 15 FT       | 24.7 FT (BLDG "12")  |
| MAXIMUM BUILDING HEIGHT           | 35 FT       | 18'-7" FT (BLDG "9") |
| MAXIMUM BUILDING COVERAGE         | 50%         | 32.50%               |

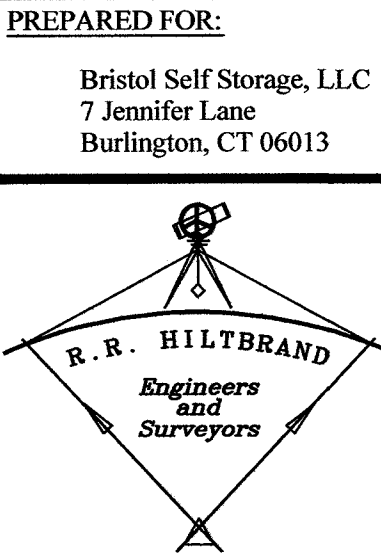
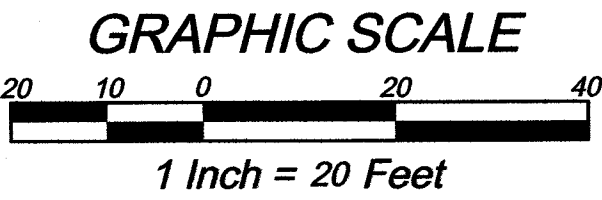
| BUILDING SQUARE FOOTAGE |             |
|-------------------------|-------------|
|                         | REQUIRED    |
| PHASE 1                 | 16,750 S.F. |
| PHASE 2                 | 21,200 S.F. |
| PHASE 3                 | 24,300 S.F. |
| PHASE 4                 | 15,000 S.F. |
| TOTAL                   | 77,250 S.F. |

EXISTING  
BUILDING

N/F  
NARANG REALTY CO. INC.  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

UTILITY NOTE:  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON  
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND  
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY  
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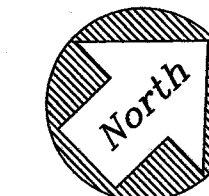


PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

**SITE LAYOUT PLAN (2 of 2)**  
Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

**R. R. HILTBRAND ENGINEERS and SURVEYORS**  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548





N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

APPROXIMATE  
STORM WATER  
CULVERT

LIMIT OF  
CITY OF BRISTOL  
WETLANDS

N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

PHASE 2

PHASE 1

PHASE 4

PHASE 3

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

N/F  
DREAMWORKS  
MANAGEMENT, LLC  
(ZONE I)

N/F  
CHARLES A. & JOAN  
ROWLAND  
#183 CURTISS ST  
(ZONE R-15/RM)

N/F  
RONALD & RICHARD  
MIECZNIKOWSKI  
(ZONE R-15/RM)

N/F  
MARK WYSKIEL  
(ZONE R-15/RM)

| BUILDING SQUARE FOOTAGE |             |
|-------------------------|-------------|
|                         | REQUIRED    |
| PHASE 1                 | 17,350 S.F. |
| PHASE 2                 | 20,850 S.F. |
| PHASE 3                 | 24,000 S.F. |
| PHASE 4                 | 15,000 S.F. |
| TOTAL                   | 77,200 S.F. |

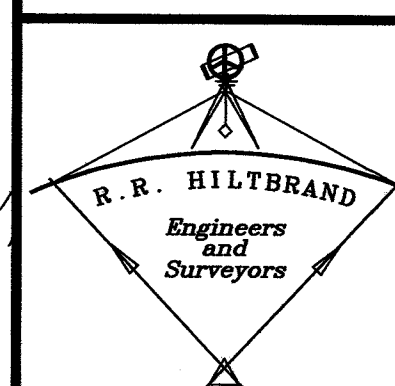
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GRAPHIC SCALE



1 Inch = 30 Feet

PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013



PHASING PLAN

Lot #1

Curtiss Street

Bristol, Connecticut

May 14, 2018

R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548





NO INLAND WETLANDS WITHIN 100' OF THE PROPERTY AS PER SOILS REPORT PREPARED BY DAVID LORD. (SEE DETAIL SHEET)

LIMIT OF CITY OF BRISTOL WETLANDS

N/F PAN AM SOUTHERN, LLC (ZONE I)

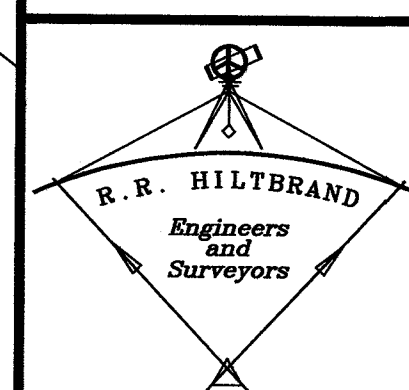
ALL ROOF LEADERS SHALL BE CONNECTED TO PROPOSED STORM DRAINAGE. NO DISCHARGE TO GRADE SHALL BE ALLOWED

N/F DIVERSIFIED PROPERTIES GROUP LLC #170 CURTISS ST (ZONE R-15/RM)

UTILITY NOTE:  
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GRAPHIC SCALE  
20 10 0 20 40  
1 Inch = 20 Feet

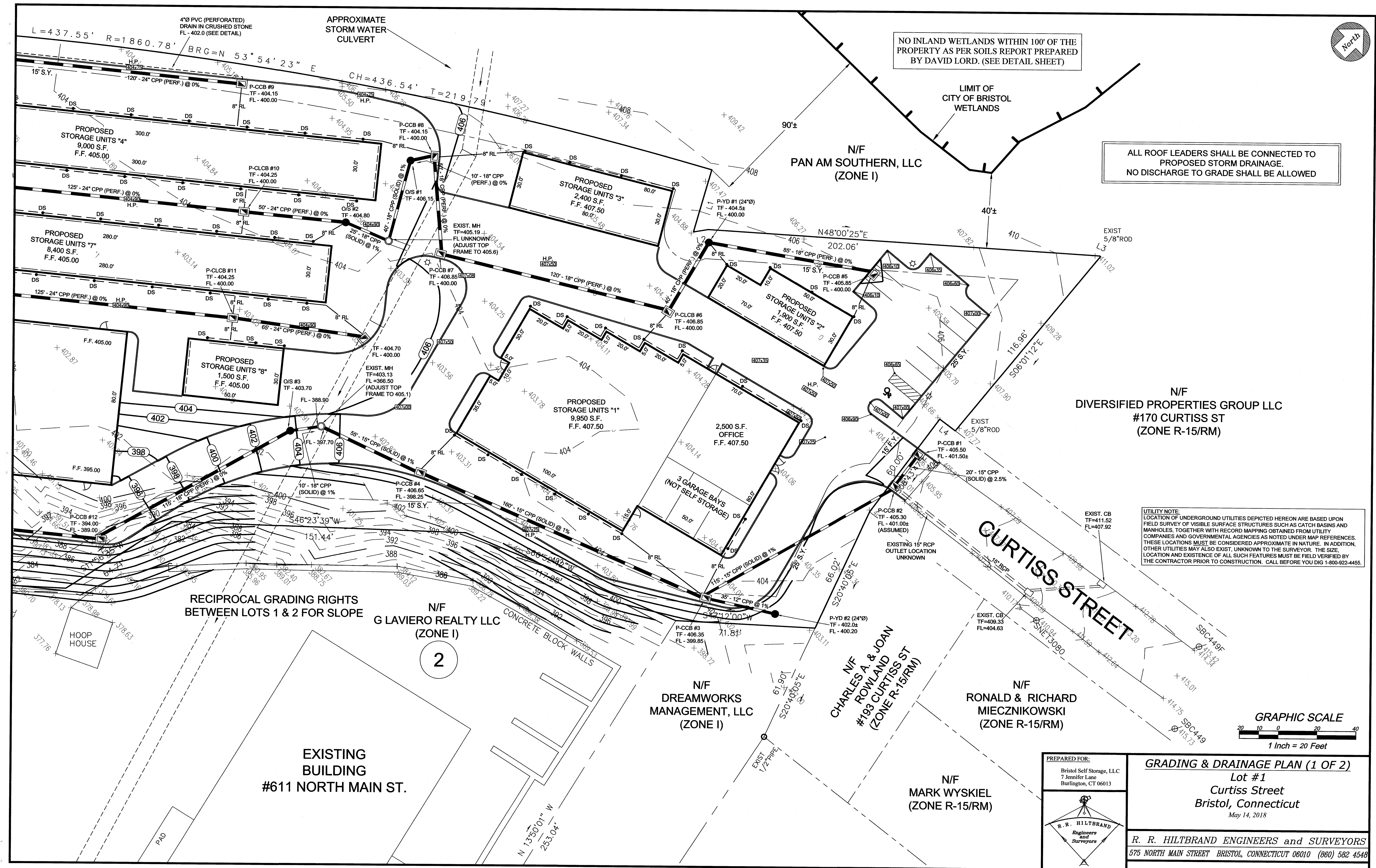
PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013



GRADING & DRAINAGE PLAN (1 OF 2)

Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

R. R. HILTBAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548







ALL ROOF LEADERS SHALL BE CONNECTED TO  
PROPOSED STORM DRAINAGE.  
NO DISCHARGE TO GRADE SHALL BE ALLOWED

N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

EXISTING  
BUILDING

MH  
TF=403.72  
FL UNKNOWN

EXISTING  
BUILDING

N/F  
NARANG REALTY CO. INC.  
(ZONE I)

RECIPROCAL GRADING RIGHTS  
BETWEEN LOTS 1 & 2 FOR SLOPE

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

PROPOSED CONCRETE RETAINING WALL  
TO BE PART OF FOUNDATION DESIGN  
FOR 2-STORY BUILDING

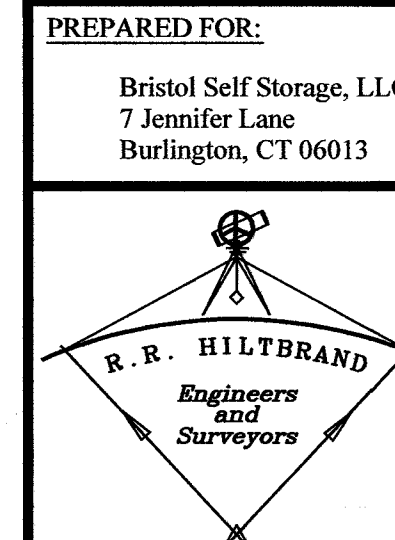
GRADING & DRAINAGE PLAN (2 OF 2)

Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

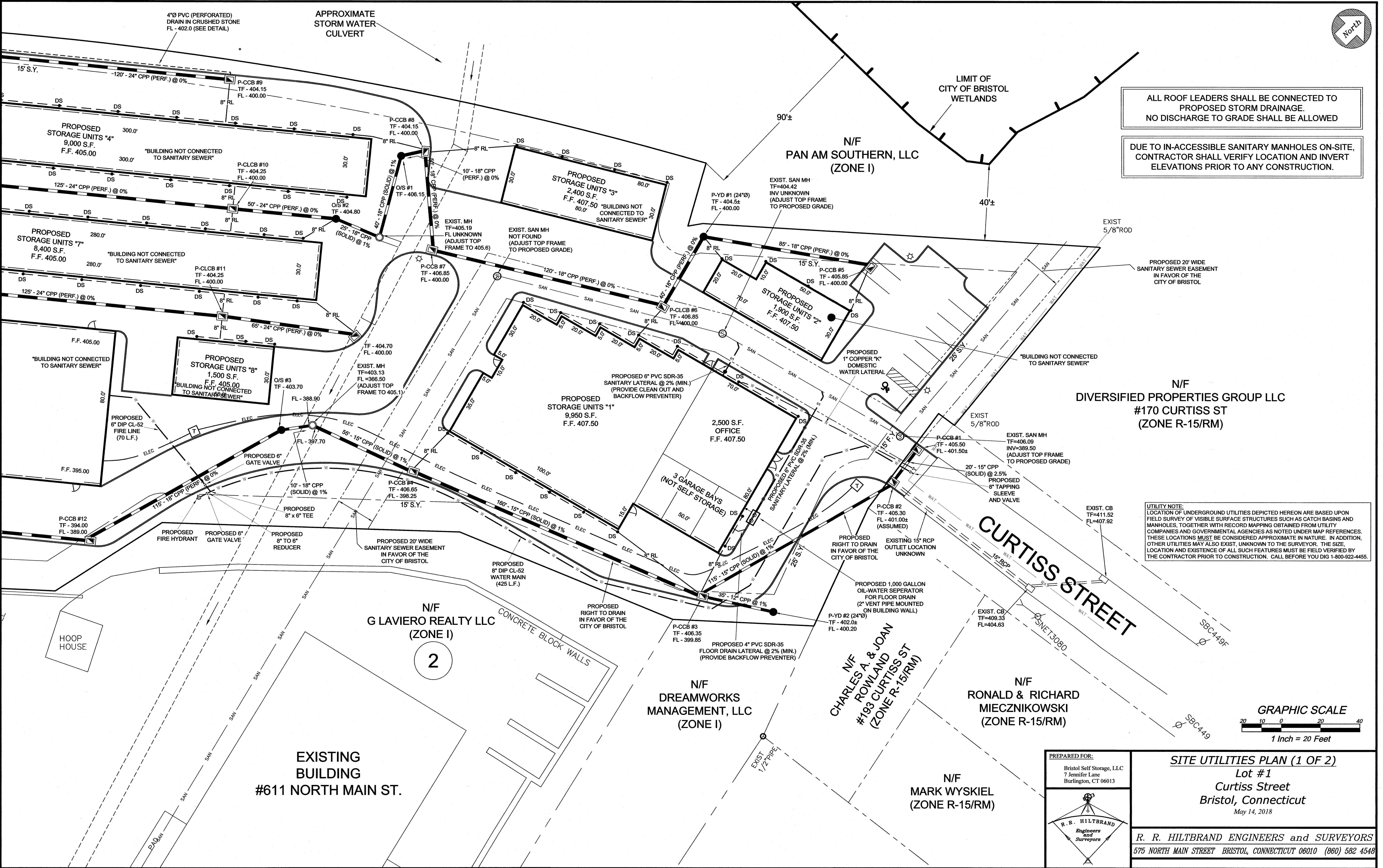
R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

UTILITY NOTE:  
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GRAPHIC SCALE  
1 Inch = 20 Feet







DUE TO IN-ACCESSIBLE SANITARY MANHOLES ON-SITE,  
CONTRACTOR SHALL VERIFY LOCATION AND INVERT  
ELEVATIONS PRIOR TO ANY CONSTRUCTION.

**UTILITY NOTE:**  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, UTILITIES MAY ALSO EXIST UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

**GRAPHIC SCALE**

20 10 0 20 40

1 Inch = 20 Feet

**PREPARED FOR:**  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

**SITE UTILITIES PLAN (1 OF 2)**  
**Lot #1**  
**Curtiss Street**  
**Bristol, Connecticut**  
*May 14, 2018*

---

**R. R. HILTBRAND ENGINEERS and SURVEYORS**  
**525 NORTH MAIN STREET BRISTOL CONNECTICUT 06010 (860) 582 4548**





N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

ALL ROOF LEADERS SHALL BE CONNECTED TO  
PROPOSED STORM DRAINAGE.  
NO DISCHARGE TO GRADE SHALL BE ALLOWED

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

4"Ø PVC (PERFORATED)  
DRAIN IN CRUSHED STONE  
FL - 402.0 (SEE DETAIL)

P-CCB #17  
TF - 404.15  
FL - 400.00

P-CCB #25  
TF - 404.15  
FL - 400.00

P-CCB #26  
TF - 404.15  
FL - 400.00

MH  
TF=403.72  
FL UNKNOWN

EXISTING  
BUILDING

PROPOSED  
STORAGE UNITS "12"  
1,800 S.F.  
F.F. 405.00

PROPOSED  
STORAGE UNITS "5"  
5,600 S.F.  
F.F. 405.00

P-CLCB #18  
TF - 404.25  
FL - 400.00

P-CCB #16  
TF - 404.15  
FL - 400.00

P-CLCB #15  
TF - 404.25  
FL - 400.00

P-CCB #31  
TF - 404.15  
FL - 400.00

PROPOSED  
WATER SERVICE EASEMENT  
IN FAVOR OF  
NARANG REALTY CO. INC.

PROPOSED 6" GATE VALVE

PROPOSED FIRE HYDRANT

CHAIN LINK FENCE

PROPOSED 25' WIDE  
WATER SERVICE EASEMENT  
IN FAVOR OF  
NARANG REALTY CO. INC.

EXISTING  
BUILDING

N/F  
NARANG REALTY CO. INC.  
(ZONE I)

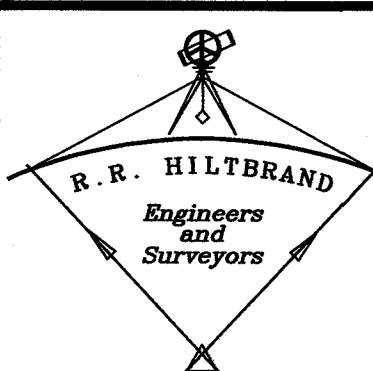
N/F  
G LAVIERO REALTY LLC  
(ZONE I)

2

UTILITY NOTE:  
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GRAPHIC SCALE  
1 Inch = 20 Feet

PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

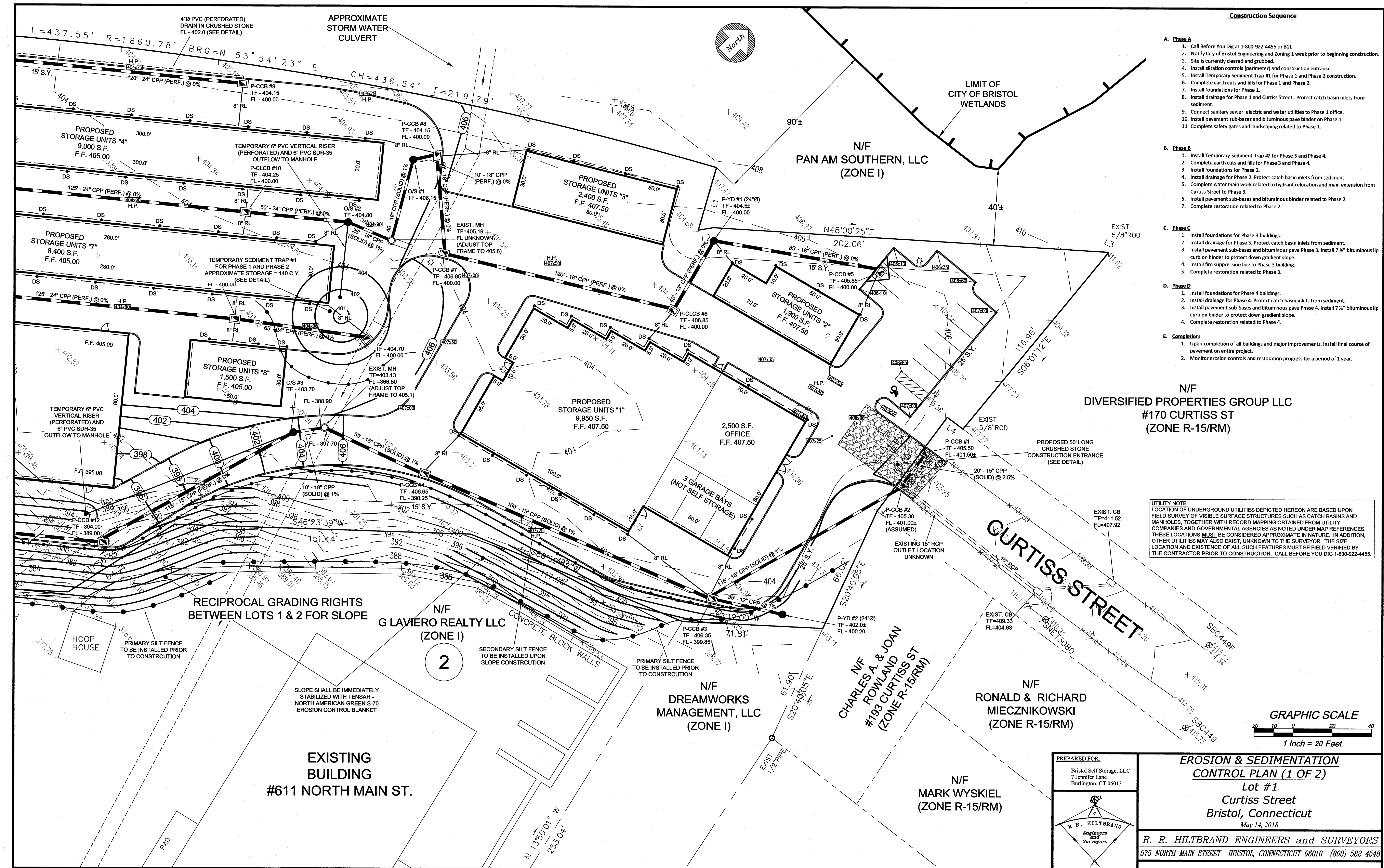


SITE UTILITIES PLAN (2 OF 2)

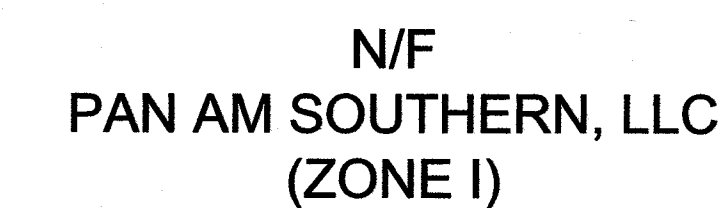
Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548









EXISTING  
BUILDING

RECIPROCAL GRADING RIGHTS  
BETWEEN LOTS 1 & 2 FOR SLOPE

G LAVIERO REALTY LLC  
(ZONE I)

**EROSION & SEDIMENTATION**  
**CONTROL PLAN (2 OF 2)**

Lot #1  
Curtiss Street  
Bristol, Connecticut

*R. R. HILTBRAND ENGINEERS and SURVEYORS*  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

**UTILITY NOTE:**  
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

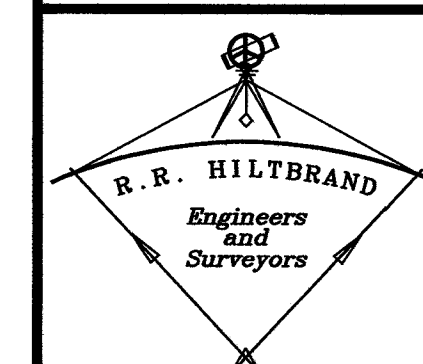
**GRAPHIC SCALE**

20 10 0 20 40

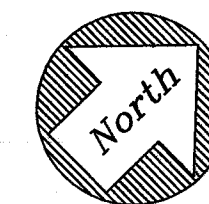
1 Inch = 20 Feet

PREPARED FOR:

Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013







# PLANT SCHEDULE

| MARK QTY. | BOTANICAL NAME                  | COMMON NAME                   | SIZE              |
|-----------|---------------------------------|-------------------------------|-------------------|
| CP 2      | PYRUS CALLERYANA<br>CHANTICLEAR | CHANTICLEAR FLOWERING<br>PEAR | 1.5" - 2"<br>CAL. |
| R 11      | KALMIA LATIFOLIA<br>HYBRID      | SNOW DRIFT MOUNTAIN<br>LAUREL | 2' - 2.5'<br>HIGH |
| A 36      | EASTERN ARBORVITAE              | THUJA OCCIDENTALIS            | 5' HIGH           |
| P 18      |                                 | DAYLILLY                      | 1 GAL.            |

N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

N/F  
PAN AM SOUTHERN, LLC  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

N/F  
G LAVIERO REALTY LLC  
(ZONE I)

N/F  
DREAMWORKS  
MANAGEMENT, LLC  
(ZONE I)

N/F  
CHARLES A. & JOAN  
ROULAND  
#183 CURTISS ST  
(ZONE R-15/RM)

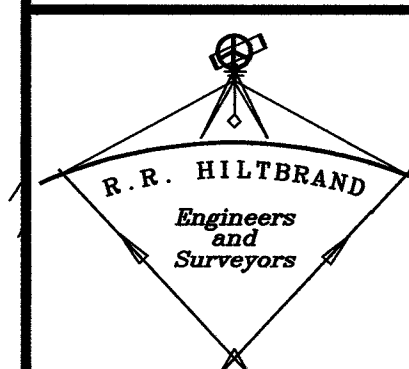
N/F  
RONALD & RICHARD  
MIECZNIKOWSKI  
(ZONE R-15/RM)

N/F  
MARK WYSKIEL  
(ZONE R-15/RM)

UTILITY NOTE:  
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## PREPARED FOR:

Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

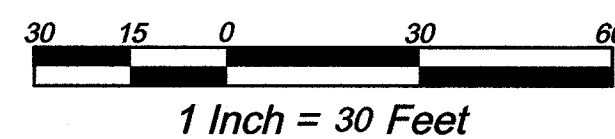


## LANDSCAPING PLAN

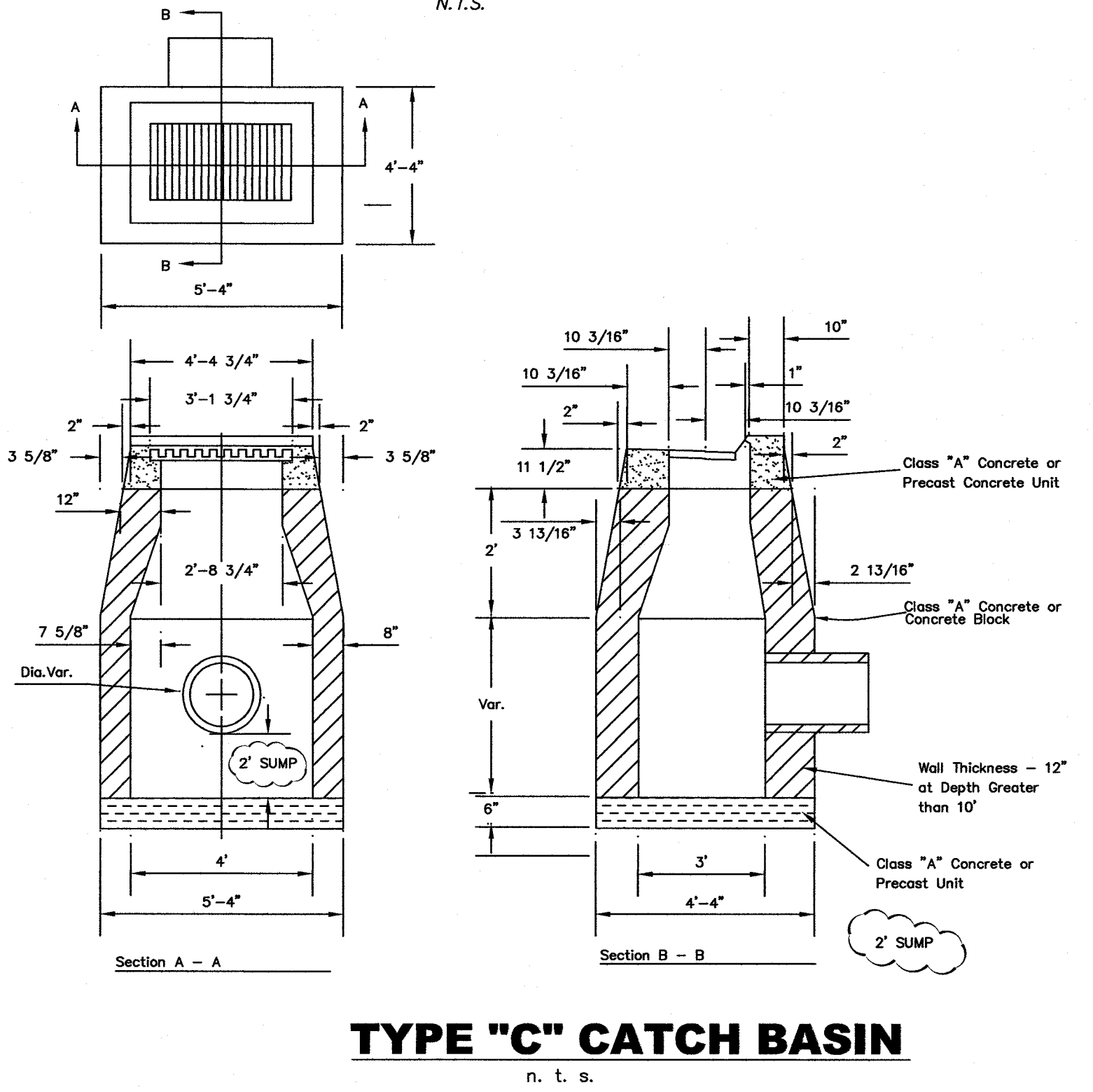
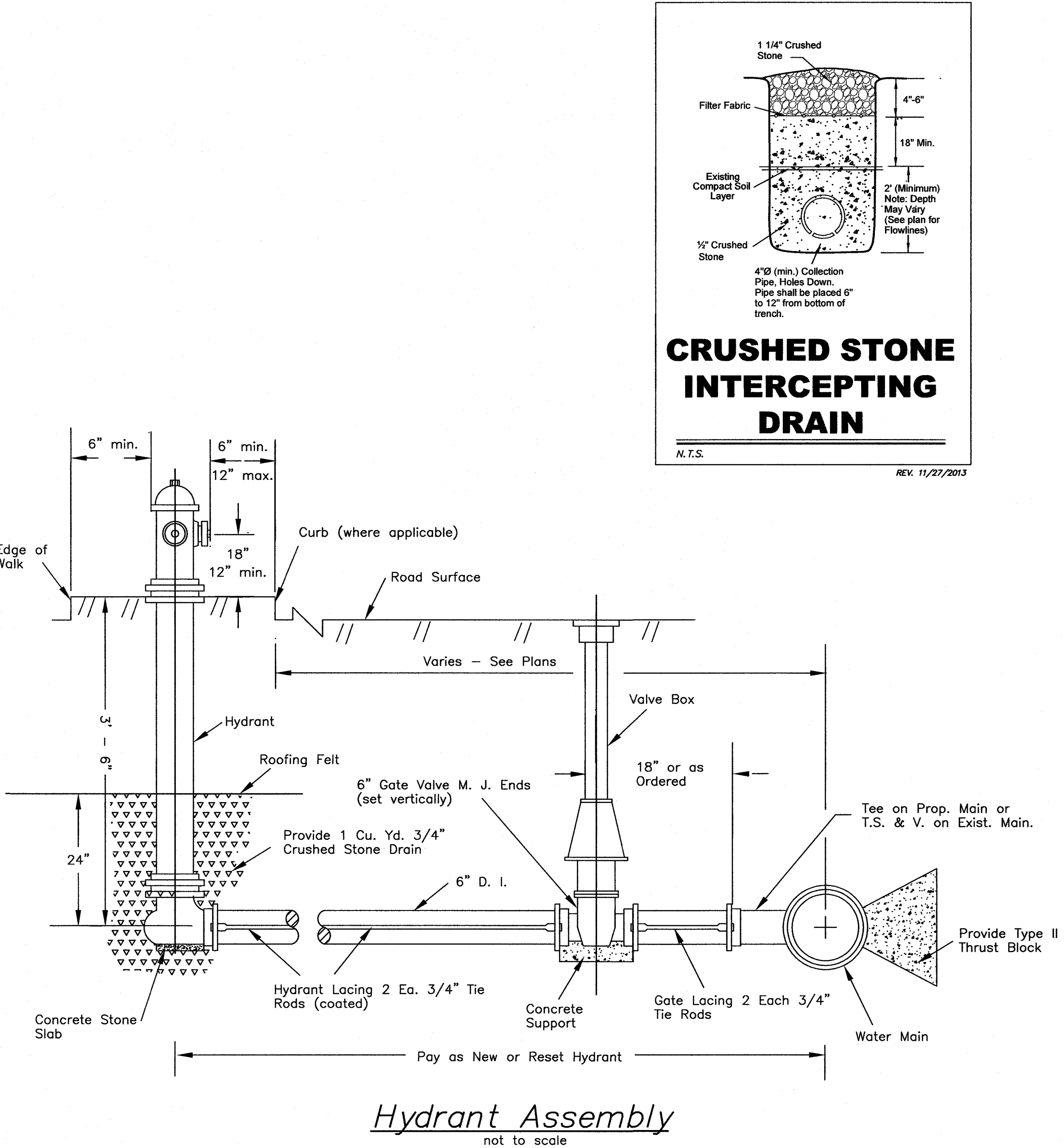
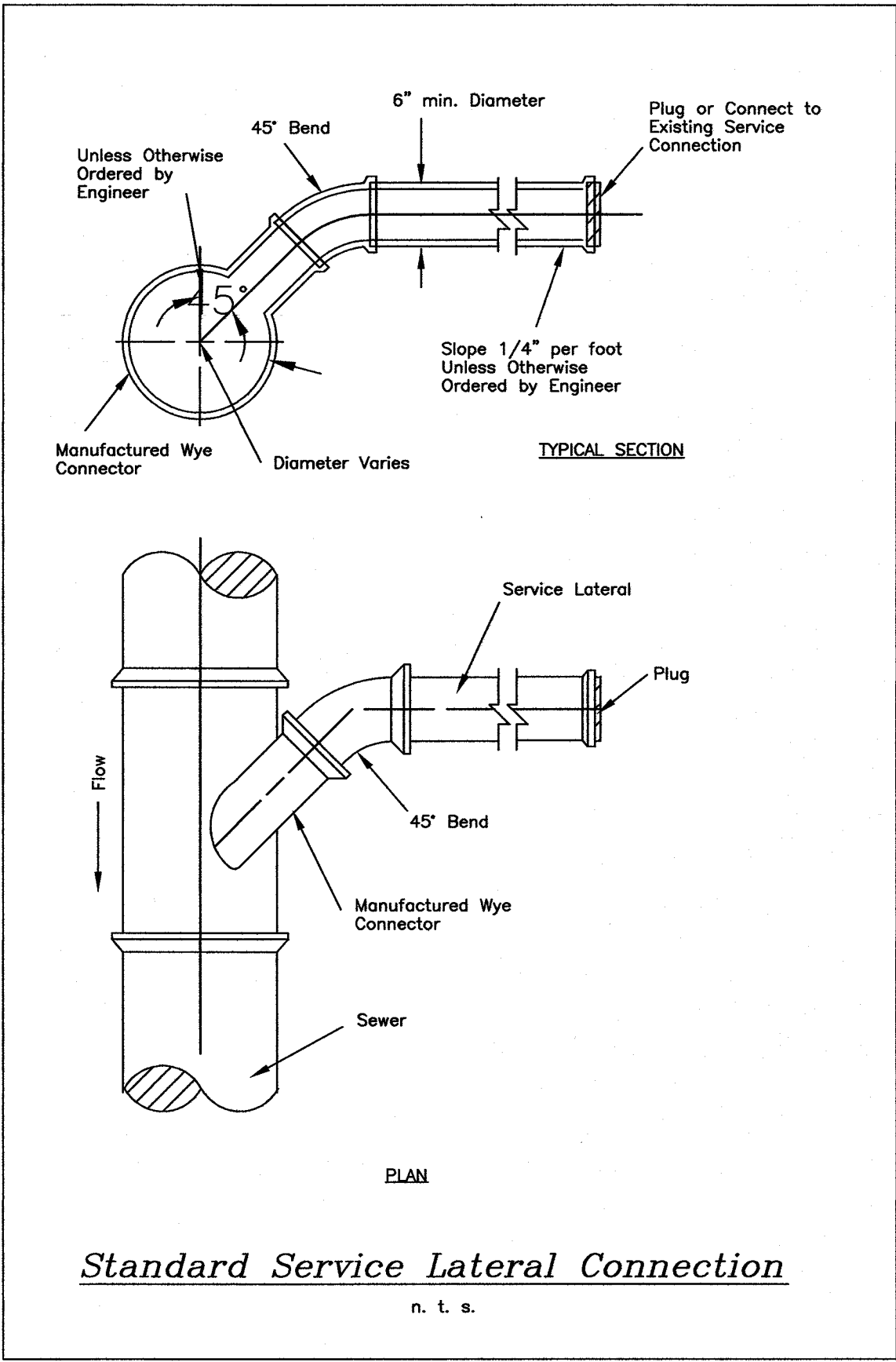
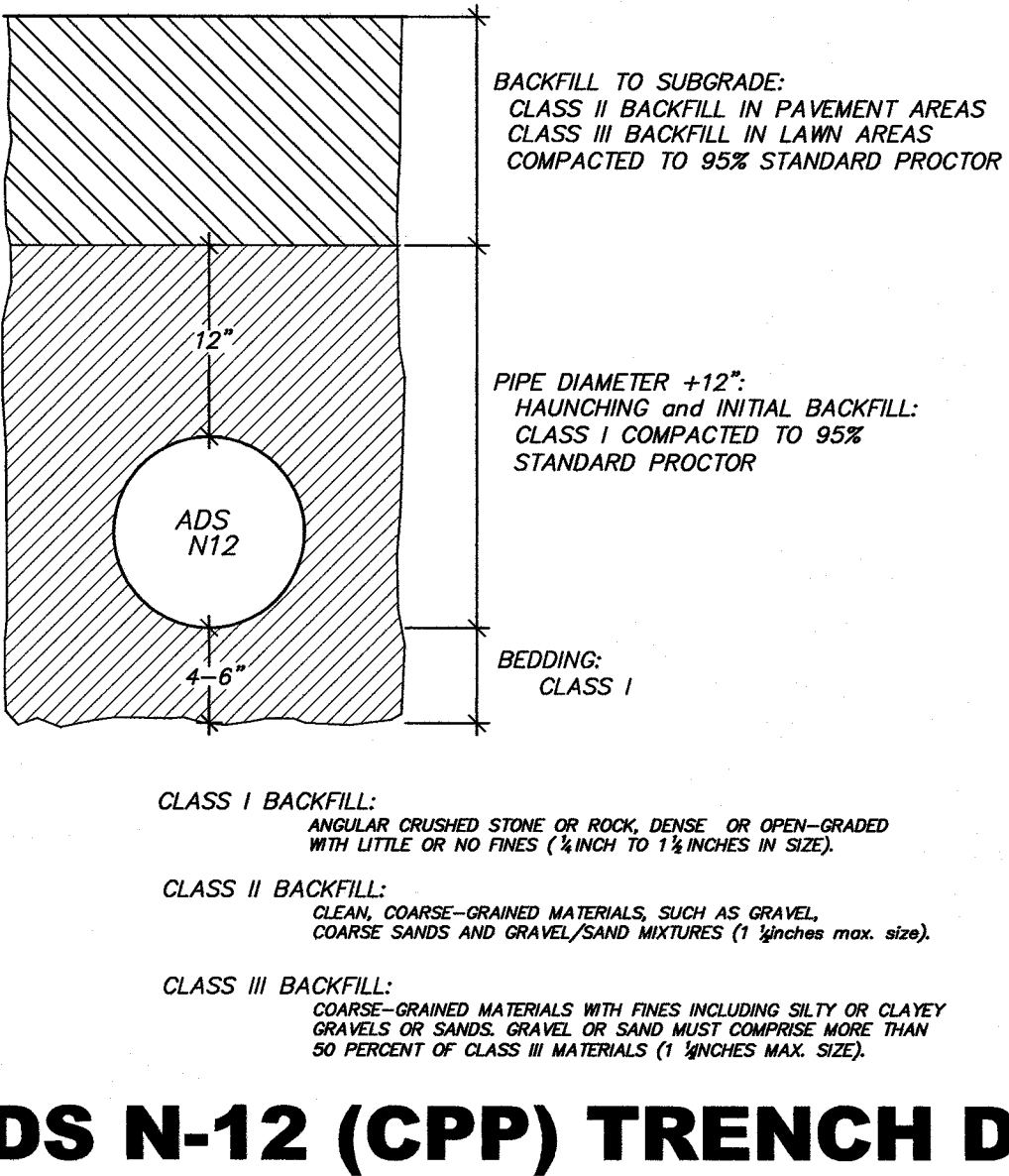
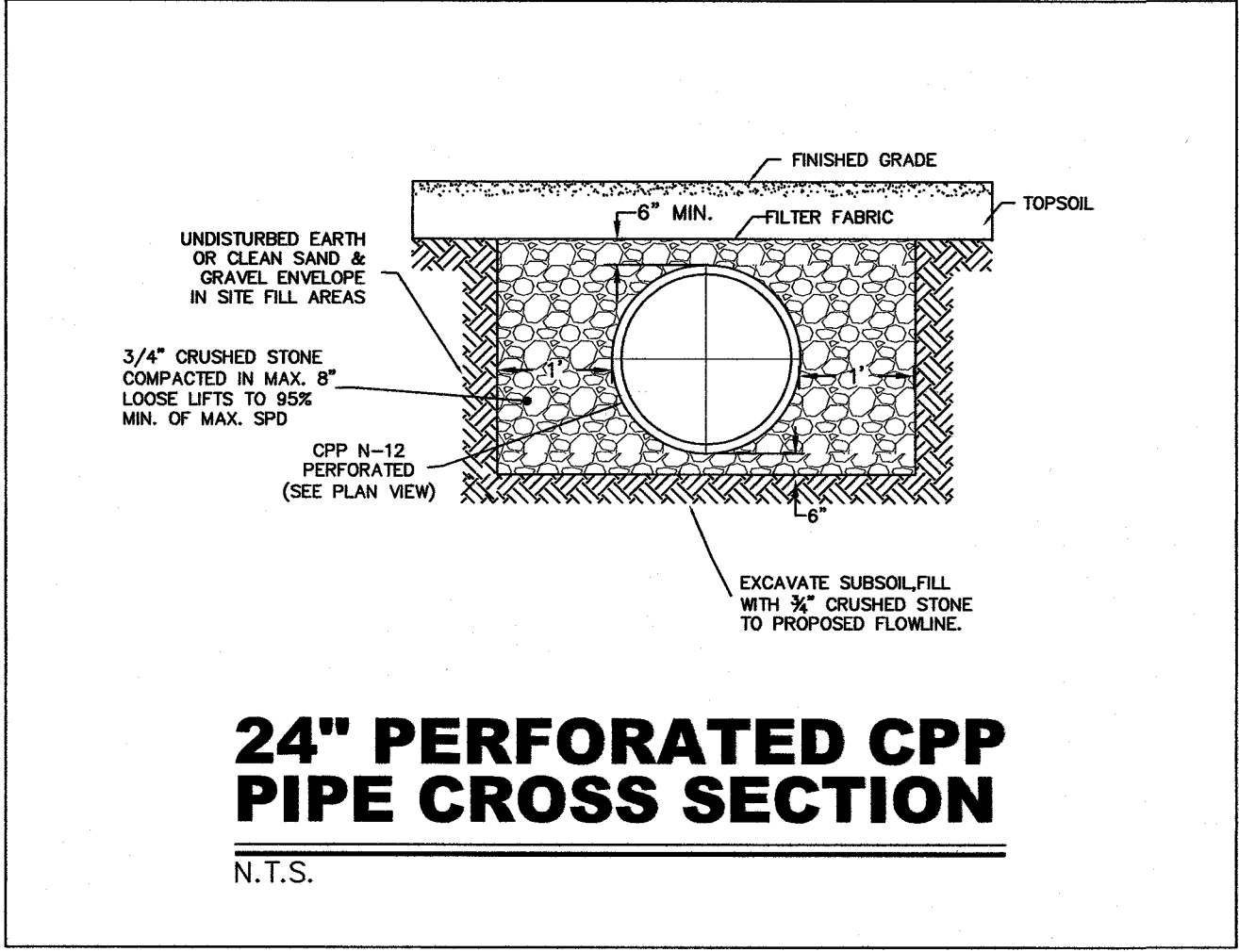
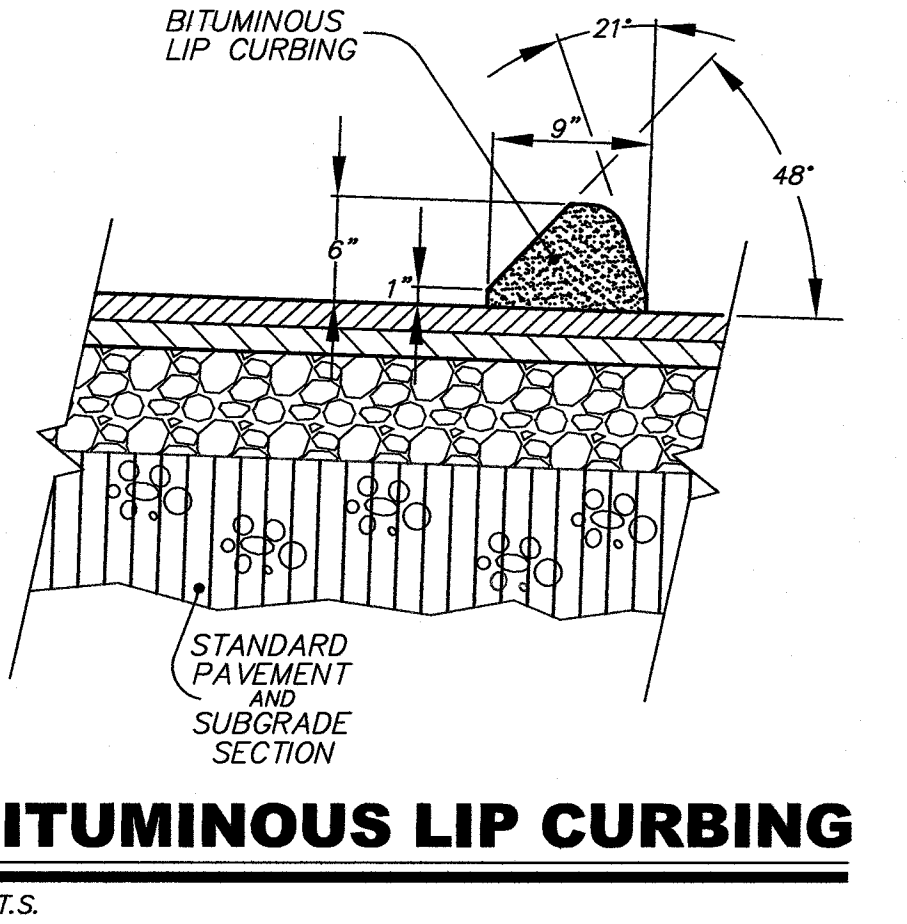
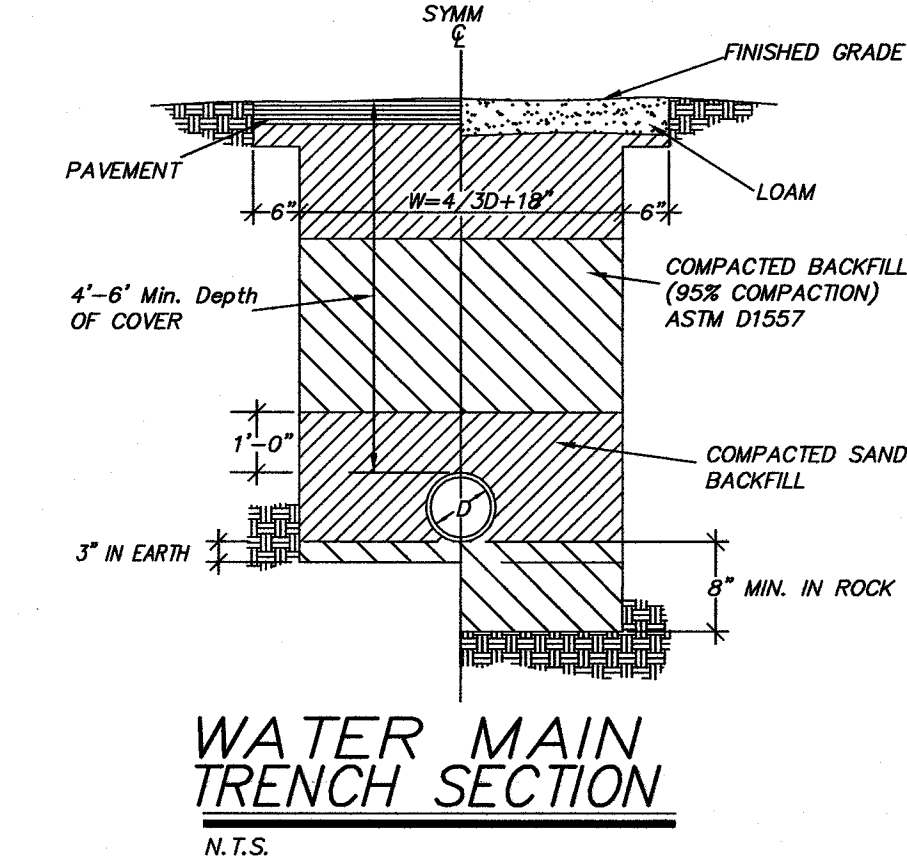
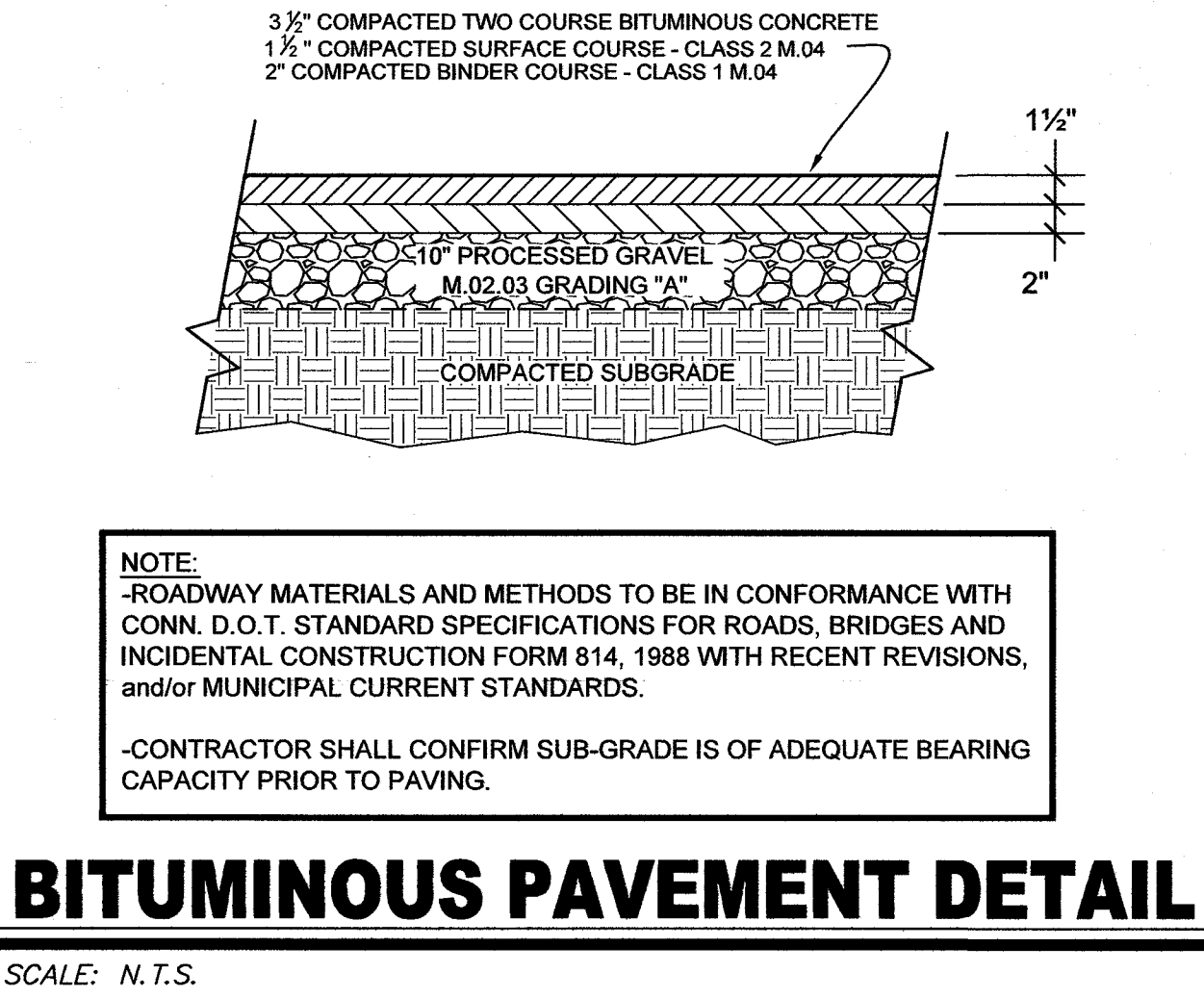
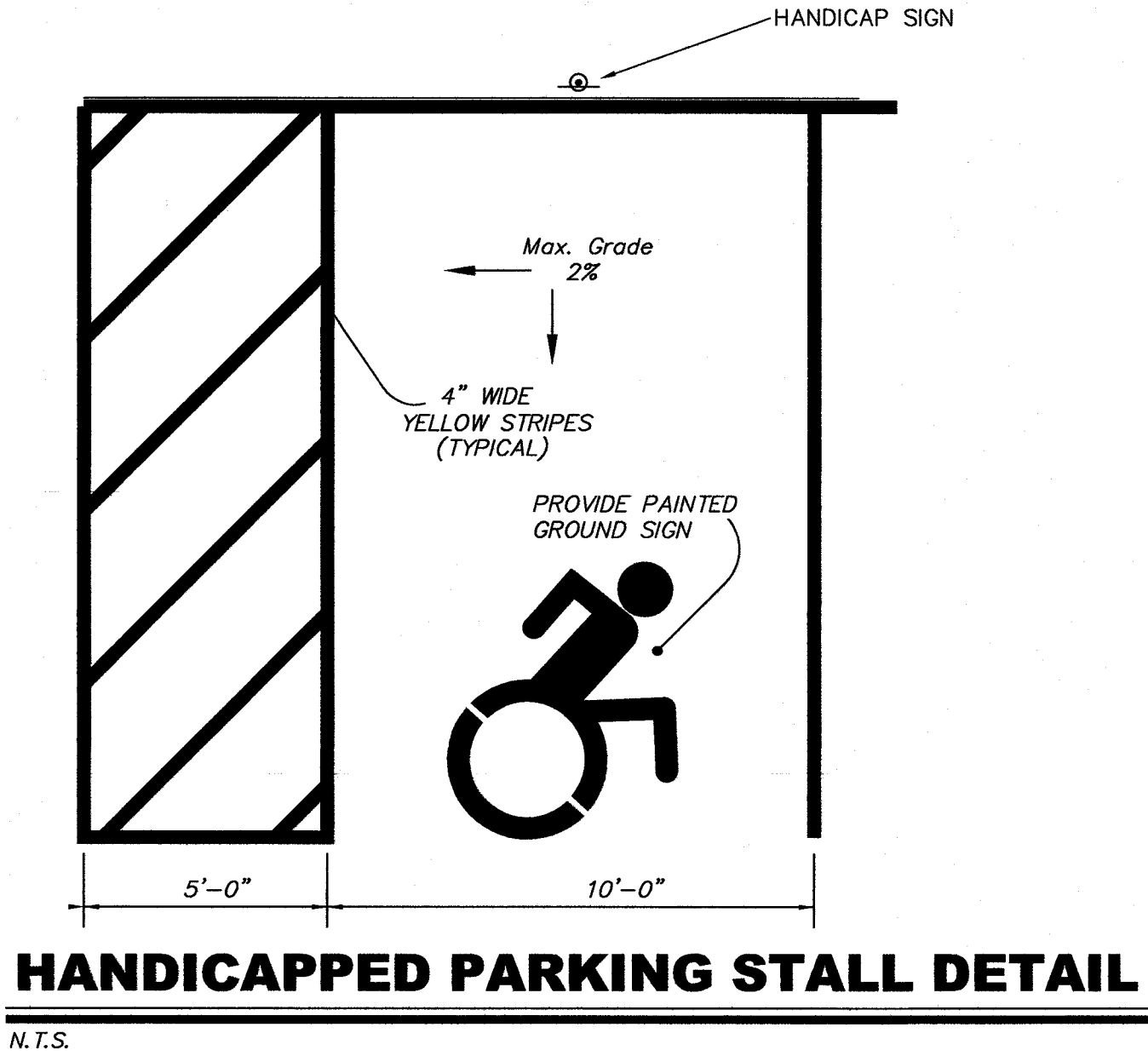
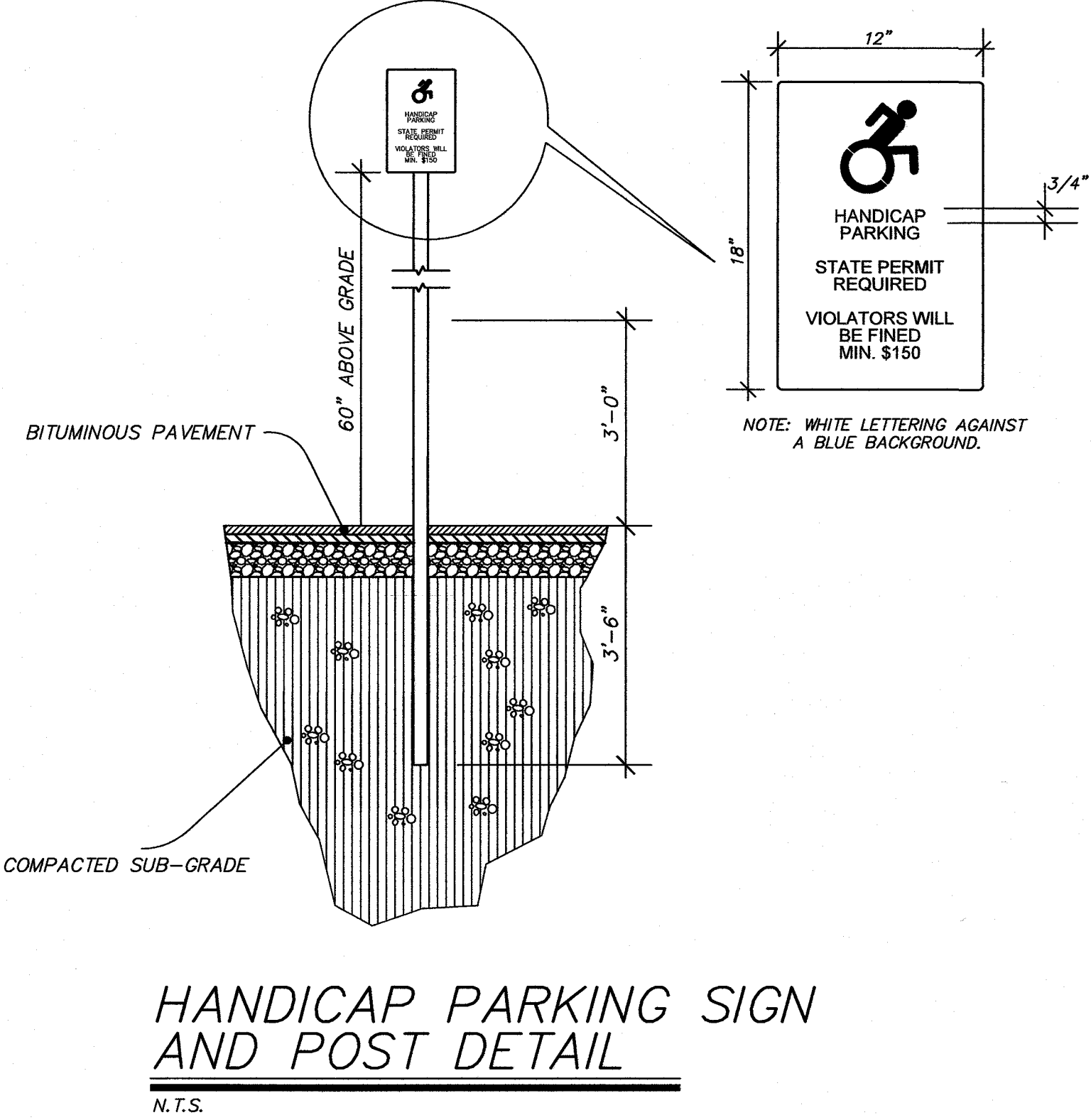
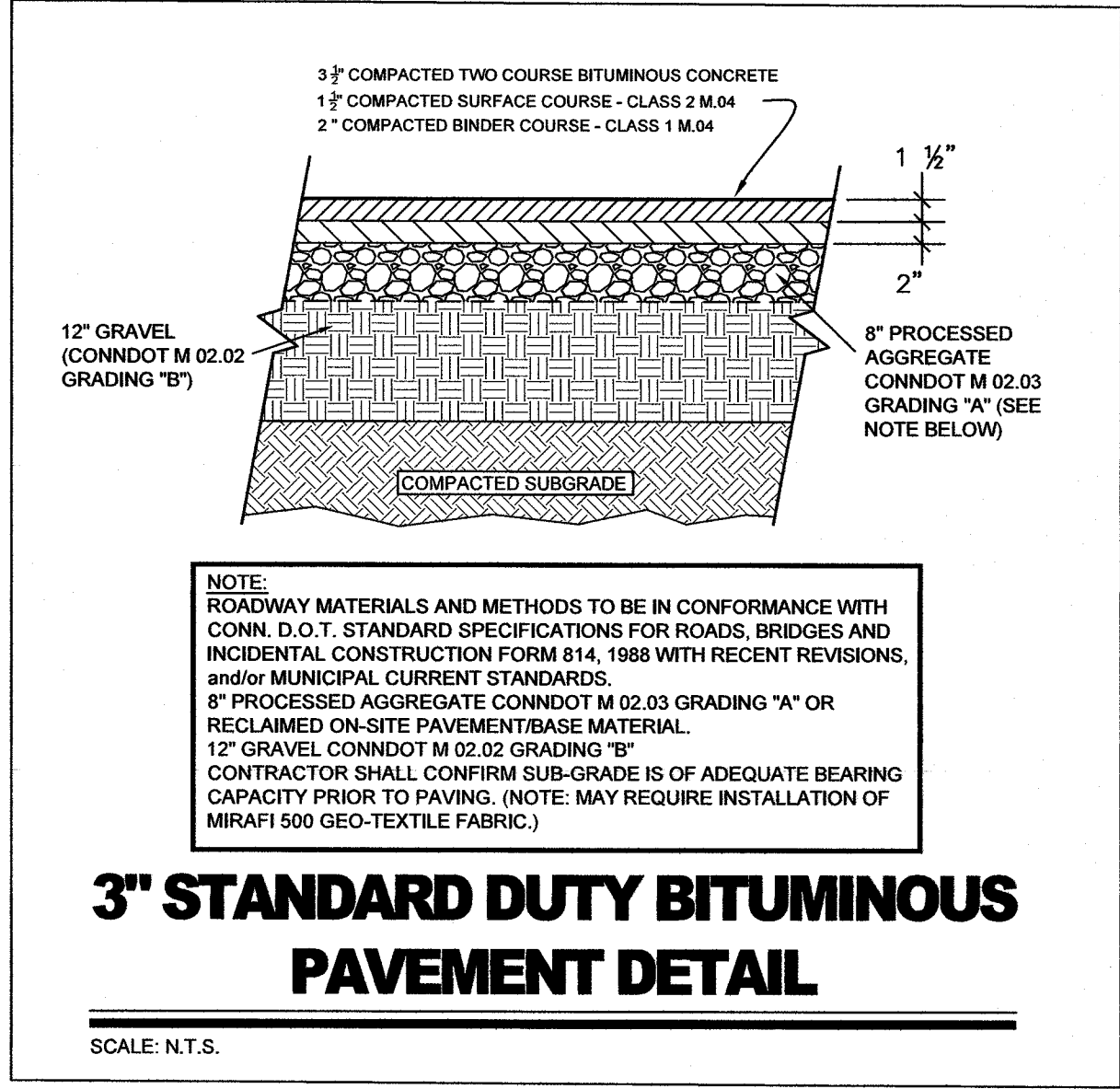
Lot #1  
Curtiss Street  
Bristol, Connecticut  
July 16, 2018

R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

## GRAPHIC SCALE







|                                                                                                                                                       |                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PREPARED FOR:</p> <p>Bristol Self Storage, LLC<br/>7 Jennifer Lane<br/>Burlington, CT 06013</p> <p>R. R. HILTBRAND<br/>Engineers and Surveyors</p> | <p><b>SITE DETAILS (1 OF 2)</b></p> <p><b>Lot #1</b></p> <p><b>Curtiss Street</b></p> <p><b>Bristol, Connecticut</b></p> <p>May 14, 2018</p> <p><b>R. R. HILTBRAND ENGINEERS and SURVEYORS</b></p> <p>575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

April 30, 2018

SRC Job No. 17-13

Robert Hiltbrand, P.E.  
R.R. Hiltbrand Engineers & Surveyors, L.L.C.  
575 North Main Street  
Bristol, CT 06010

Dear Mr. Hiltbrand:

Re: **Additional Soil Investigation for Wetland Determination - Lot 1 - Curtiss Street & Assessor's Map 19 - Lot 19A - Bristol, CT**

At your request, I have completed an additional offsite investigation of the properties to the north of the above sites. The purpose of this investigation was to identify and delineate any inland wetlands and watercourse boundaries within 100 feet of the subject sites in areas north of the existing railroad. This field work was completed on March 23, 2018.

The soil investigation was conducted using a spade and/or hand auger to identify existing soil conditions on this site. Approximately 10 test holes were dug throughout all areas north of the railroad tracks and west of Ambler Road.

No indications of inland wetland soil conditions or watercourses were found in any of the test hole locations within 100 feet of the above properties. Existing soils represent the drainage classes - excessively drained and well drained. The closest wetland area appears to be offsite to the north of the railroad tracks as shown on the attached City aerial map.

The attached soil map prepared for this site is a refinement of data found in the **Soil Survey of Hartford County**. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a soil survey map sheet is approximately 2-3 acres in size. For this reason there may be some differences between the following information and that published in the Soil Survey.

UPLAND NON-WETLAND SOILS

The non-wetland soils were not studied or mapped in detail. Some observations were made of these soils during the process of determining the lack of any onsite inland wetland areas. Random soil boring locations in upland areas were marked with pink and black striped flagging. The following map unit descriptions do not constitute a detailed soil investigation of these upland areas, but may be used as a guide in site planning.

Wetland Delineations Wetland Impact Evaluations Environmental Planning

Hk (38)

The Hk map unit consists primarily of Hinckley soils on 3 to 15 percent slopes. Hinckley soils are very deep and excessively drained. These soils formed in glacial outwash materials. Typically Hinckley soils have gravelly sandy loam surface and subsoil layers overlying stratified sand and gravel to a depth of 60 inches or more.

Ud (306)

The Ud map unit consists of well to excessively drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed/valtered portions of this site.

Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics. Textures are predominantly gravelly fine sandy loams. Permeability can be variable due to the lack of soil profile structure caused by the grading activities.

If you have any questions regarding this report, or need additional assistance with this site, please contact me. I am available to attend Inland Wetland Commission meetings and site walks.

Sincerely,

*David H. Lord*

David H. Lord  
Certified Soil Scientist  
& Environmental Consultant

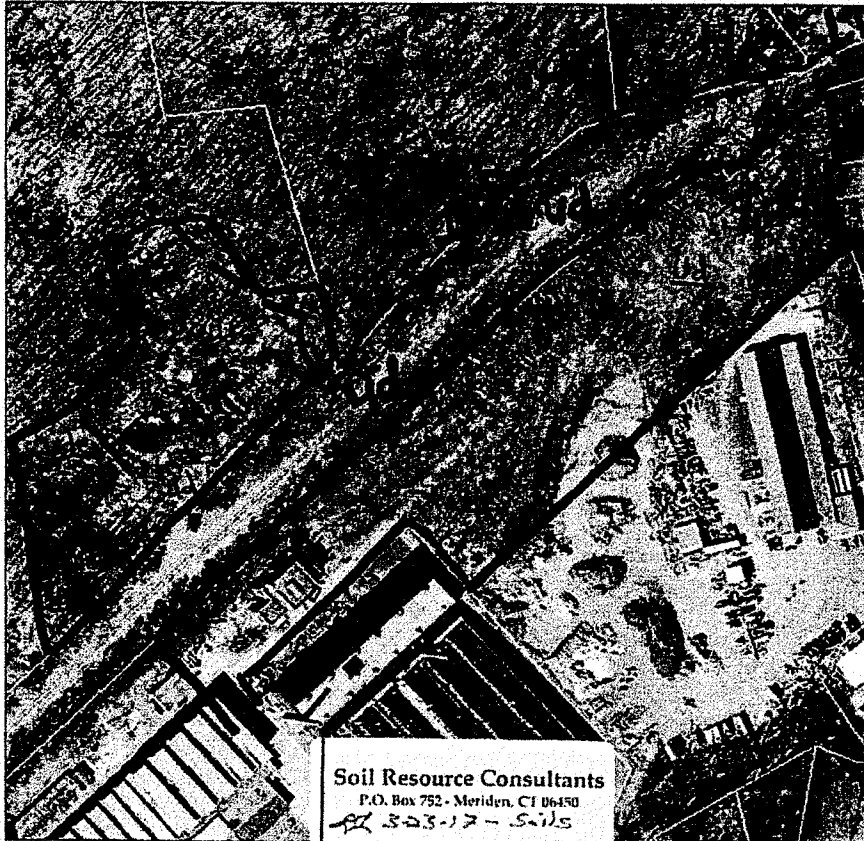
Lot 1 Curtiss St & Assessor's Map 19 - Lot19A

Bristol, CT

City of Bristol

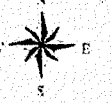
Geographic Information System (GIS)

Date Printed: 3/23/2017



**MAP DISCLAIMER - NOTICE OF LIABILITY**  
This map is for informational purposes only. It is not for legal use or to be used in any way. The City of Bristol and its employees assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet  
0 100 200 Feet

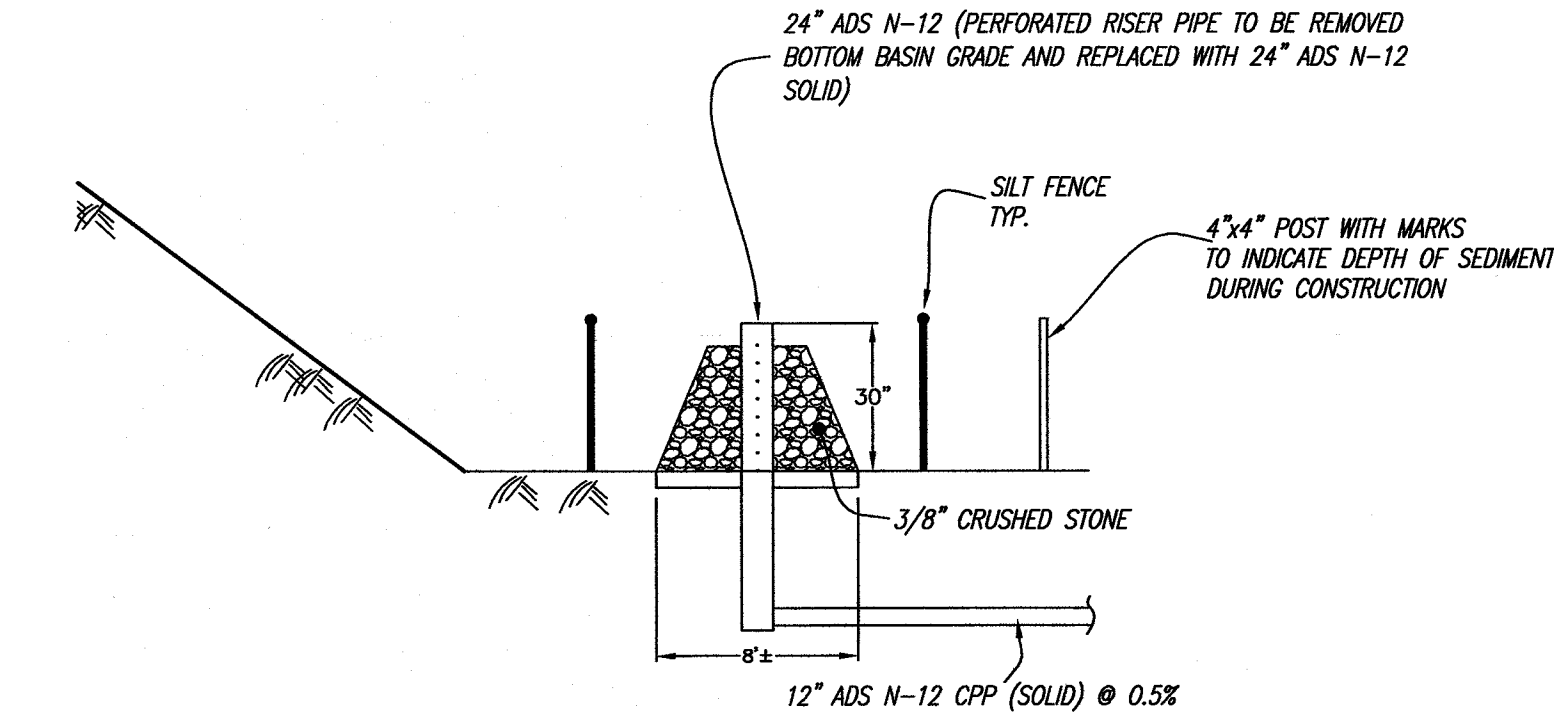
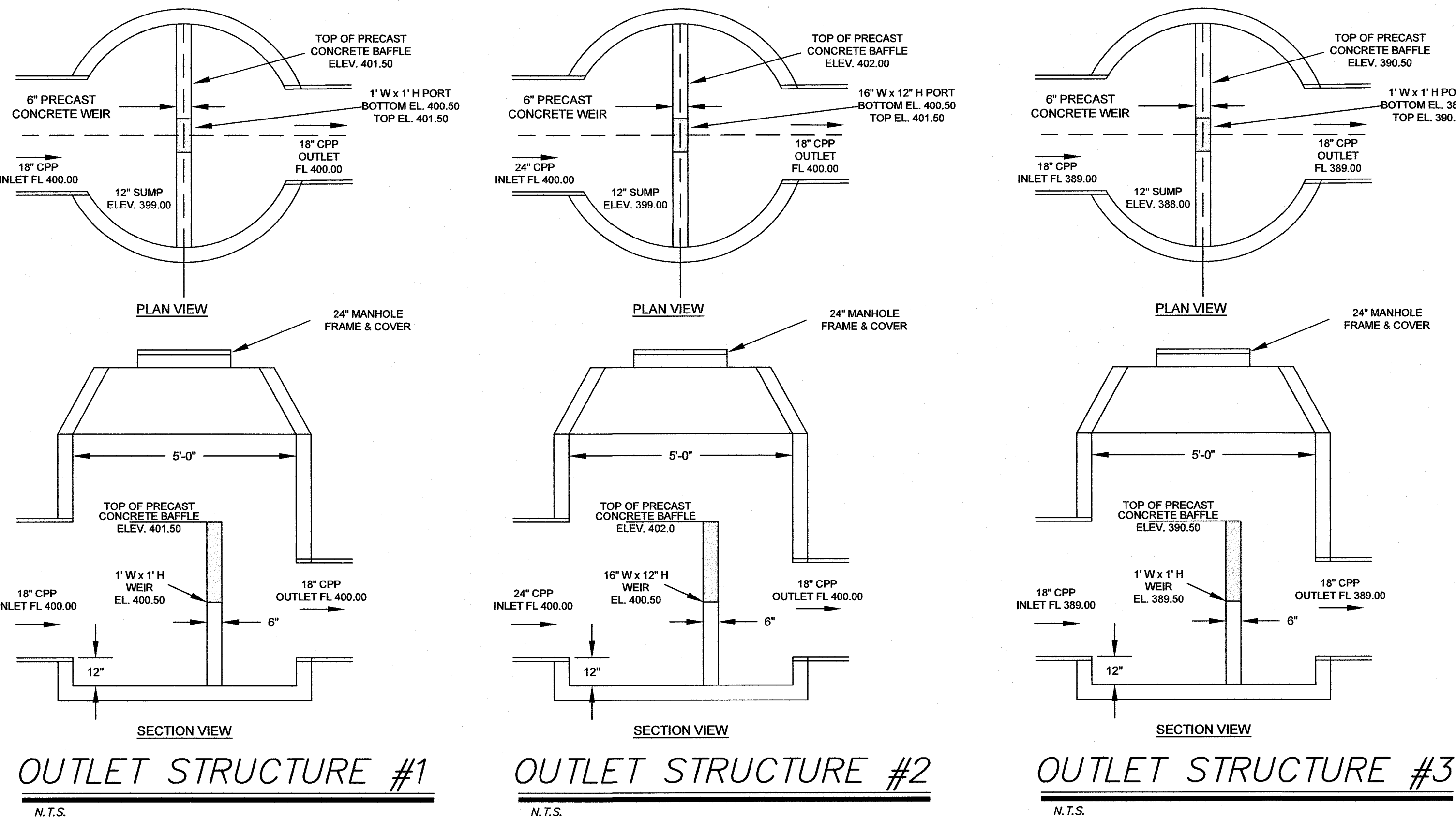


Construction & Erosion Control Narrative

The site is located westerly of the terminus of Curtiss Street. The site is 5.46 Acres in the "I" Industrial Zone bounded by the railroad property to the north, residential properties to the east and existing industrial development south and west. The site soils are likely disturbed Hinkley (Hk) very deep and well drained soils. Depth to groundwater and ledge both exceed 80". No wetland soils are mapped on-site based on a soil survey by David H. Lord on March 6, 2017. Additional site investigation, completed on March 23, 2018, indicated that there are no wetland soils within 100' of the property bounds. The site was completely cleared of vegetation in summer of 2017. Selective demolition of existing railroad spurs, debris, etc. was also completed in summer 2017. It appears the area was a railroad and gravel staging area for the General Motors operations in the past.

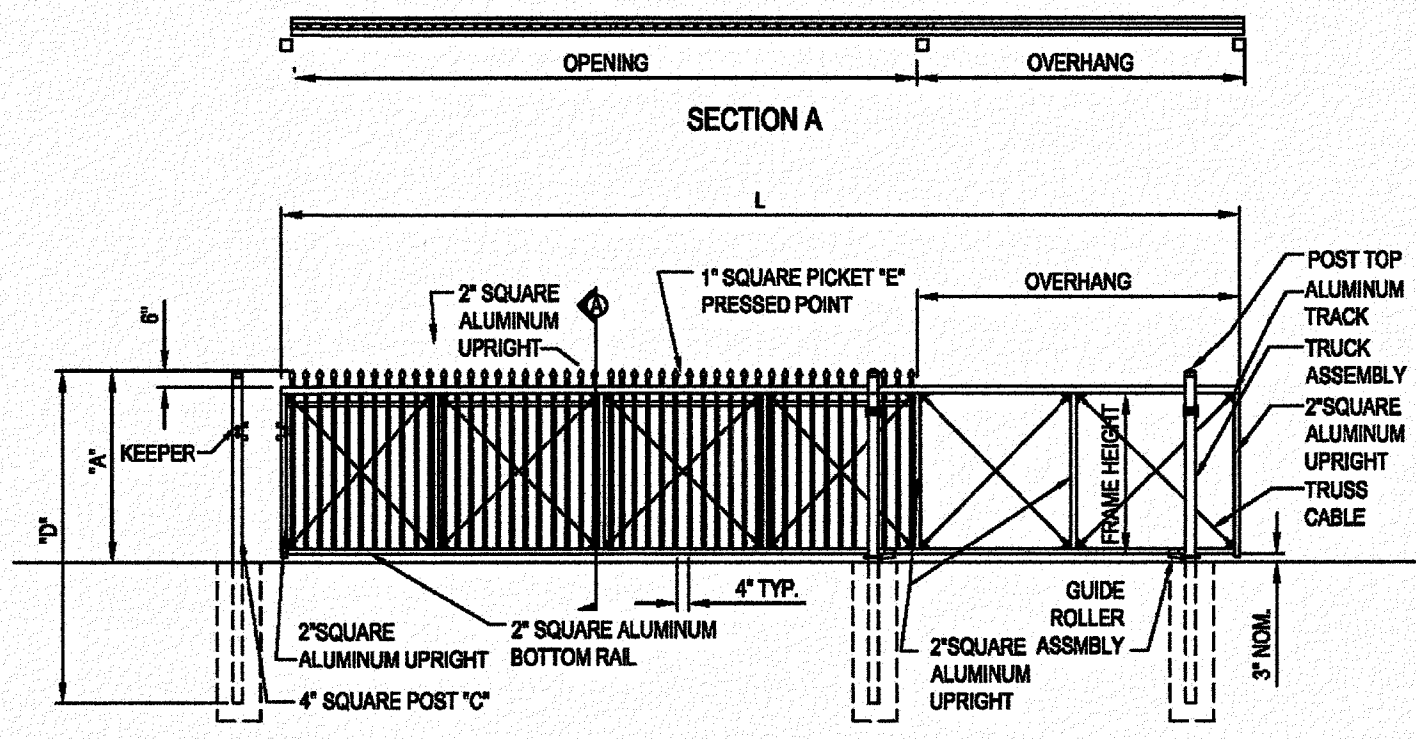
The proposed project includes regrading of the existing site, construction of 12 buildings for self storage use, related storm drainage, utility and paving. Development impervious ratio is 77%.

Erosion control practices include project staging of completed improvements, perimeter controls, both primary and secondary siltation controls, temporary slope stabilization on the southerly slope and 2 each temporary sediment basins to control runoff during construction. Sediment traps include perforated standpipes to control remaining run-off after infiltration.



IRON WORLD

IRON WORLD  
5300 DAVIS AVE  
HOWARD COUNTY, MD, 20723  
PHONE: (301) 776-7448  
TOLL FREE: 1-888-310-2747  
FAX: (301) 776-7448  
www.ironworldtrending.com



| NOM HEIGHT (A)           | POST OPTION (C) | PICKET OPTION (E) |                            |
|--------------------------|-----------------|-------------------|----------------------------|
| 3'-0"                    | 4" SQ X 11 GA   | 1" SQ 18 GA       | A - "NOM HEIGHT            |
| 4'-0"                    |                 |                   | B - "FACE TO FACE OF POSTS |
| 5'-0"                    |                 |                   | C - "POST SIZE GAUGE       |
| 6'-0"                    |                 |                   | D - "POST LENGTH           |
| 7'-0"                    |                 |                   | E - "PICKET SIZE GAUGE     |
| 8'-0"                    |                 |                   |                            |
| CUSTOM HEIGHTS AVAILABLE |                 |                   |                            |

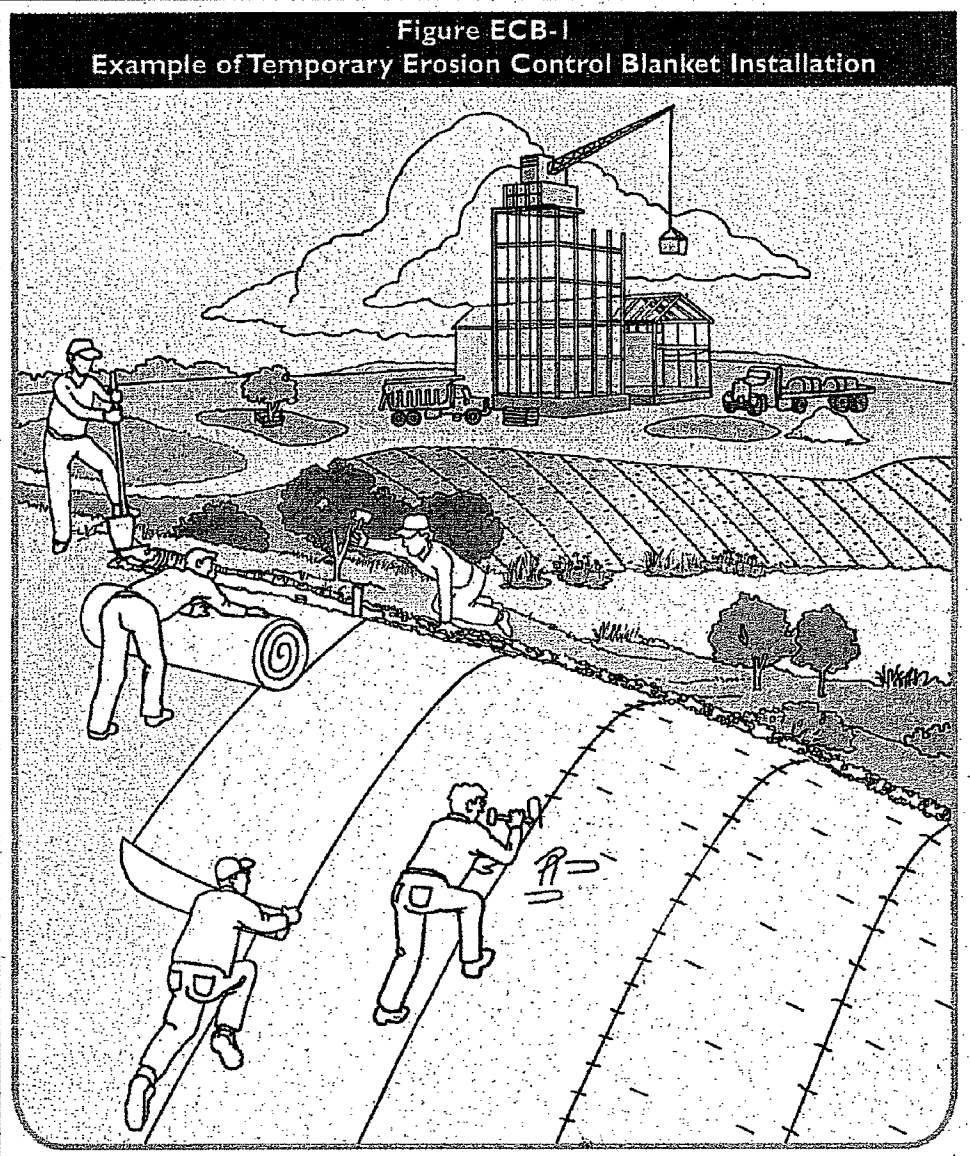
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.
  3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
  4. FOOTING WIDTH TO BE (A) X POST WIDTH.
  5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 2812-038.

BARCELONA GATE  
SINGLE CANTILEVERED SLIDE GATE, 1 INCH PICKETS, 6 FT. TO 30 FT. OPENING

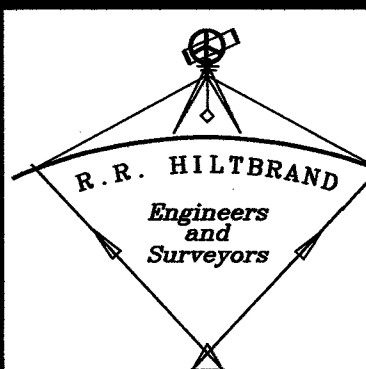
2812-038

PROTECTED BY COPYRIGHT 100807

www.CADdetails.com



PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013



SITE DETAILS (2 OF 2)

Lot #1  
Curtiss Street  
Bristol, Connecticut  
May 14, 2018

R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548





1290 Silas Deane Highway  
Suite 102  
Wethersfield, CT 06109  
(860) 666-1548  
www.reflexlighting.com

Drawn By: Nick Irvin

Checked By:

Scale: NTS

Date: 5/10/2018

Salesperson: Maura McGuinness

Specifier:

Bristol Self Storage  
Lighting Calculation  
Bristol, CT

"DISCLAIMER"  
CALCULATIONS SHOULD  
BE USED AS A DESIGN GUIDE ONLY.  
LIGHT LEVELS ARE SUBJECT TO  
CONDITIONS IN THE FIELD.

REVISIONS

Date/Note:

| Luminaire Schedule |        |       |               |                            |            |             |
|--------------------|--------|-------|---------------|----------------------------|------------|-------------|
| Qty                | Symbol | Label | Tag           | Description                | Lum. Watts | Lum. Lumens |
| 2                  |        | SL1   | McGraw-Edison | GLEON-AF-01-LED-E1-SL4-HSS | 59         | 5059        |
| 1                  |        | SL3   | McGraw-Edison | GLEON-AF-01-LED-E1-5WQ     | 59         | 6664        |
| 158                |        | WP    | Lumark        | XTOR2B-W                   | 18.2       | 2103        |

| Calculation Summary |       |      |     |     |         |         |
|---------------------|-------|------|-----|-----|---------|---------|
| Label               | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Site Planar         | Fc    | 0.81 | 7.8 | 0.0 | N.A.    | N.A.    |
| Parking Lot         | Fc    | 1.98 | 7.8 | 0.0 | N.A.    | N.A.    |







DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES  
FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE  
CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

- a. Temporary seeding.  
b. Mulching.  
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General—

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.
- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.
- A maintenance inspection report will be made after each inspection.
- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.
- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters —

1. Straw/ hay bales
- a. Sheet Flow Applications
1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
- a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

- b. The height of a silt fence shall not exceed thirty (30) inches above grade.
- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.
- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).
- e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.
- f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.
- g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.
- h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.
- i. The trench shall be backfilled and the soil compacted over the filter fabric.
- j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

- a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.
- d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

- a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634 ), to have adequate warning of significant storms.

- b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions ( soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc. ) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

- a. Utilize annual rye grass at a rate of 40 lb./ acre.

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim ( mulch, filter barriers, check dams, etc. ).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding
- |                                                                   |                    |
|-------------------------------------------------------------------|--------------------|
|                                                                   | Lbs./1,000 Sq. Ft. |
| a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)            | .45                |
| Redtop (Streaker, Common)                                         | .10                |
| Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln) | .45                |
|                                                                   | 1.00               |

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

- a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

- b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

- c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

- d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

- e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

- a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

- b. Aggregate thickness: Not less than six (6) inches.

- c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

- d. Length: As required, but not less than one hundred (50) feet.

- e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

- f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

- A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

- B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

- C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

—An effort will be made to store only sufficient amounts of products to do the job.

—All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

—Manufacturer's recommendations for proper use and disposal will be followed.

—The site superintendent will inspect daily to ensure proper use and disposal of materials.

—Substances will not be mixed with one another unless recommended by the manufacturer.

—When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous products:

—Products will be kept in their original containers unless they are not re-sealable

—Original labels and product safety data will be retained for important product information.

—Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

—Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

—Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

—All spills will be cleaned up immediately after discovery.

—The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

—Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

—The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

—The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

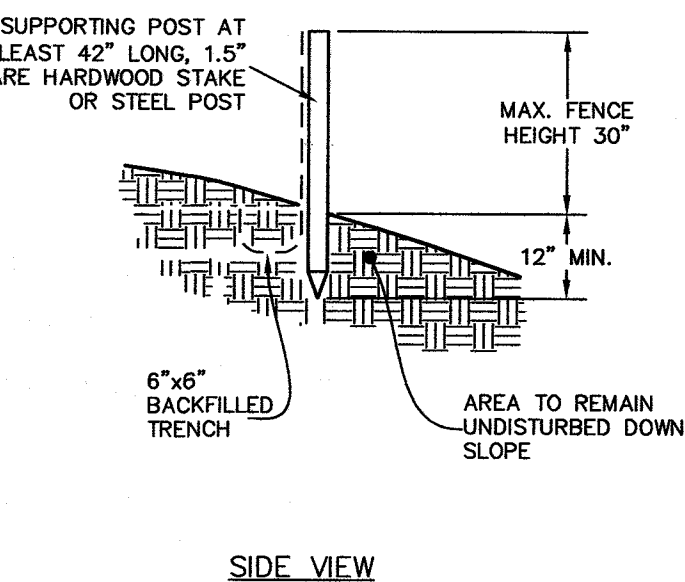
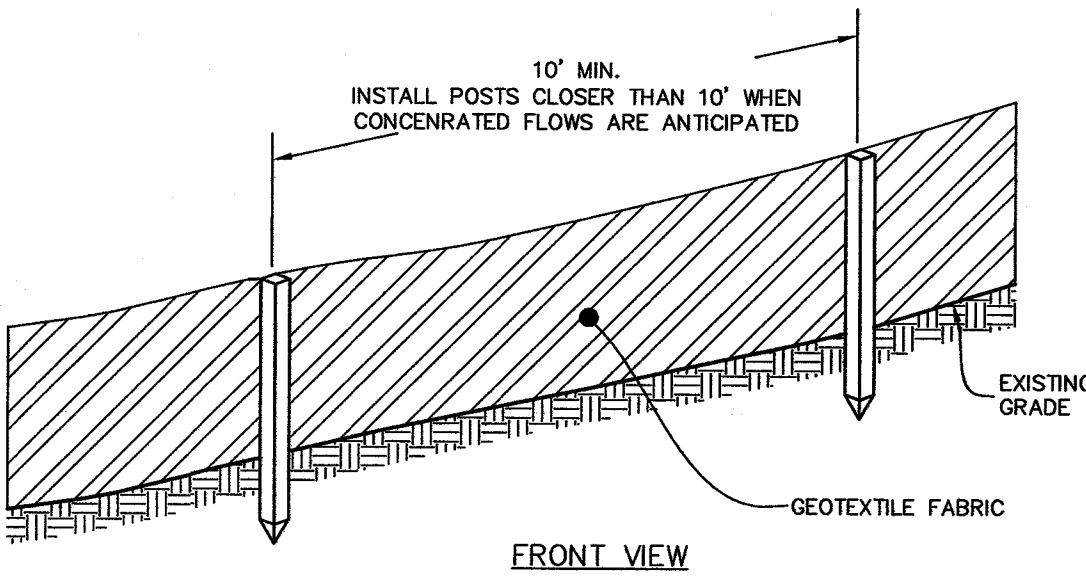
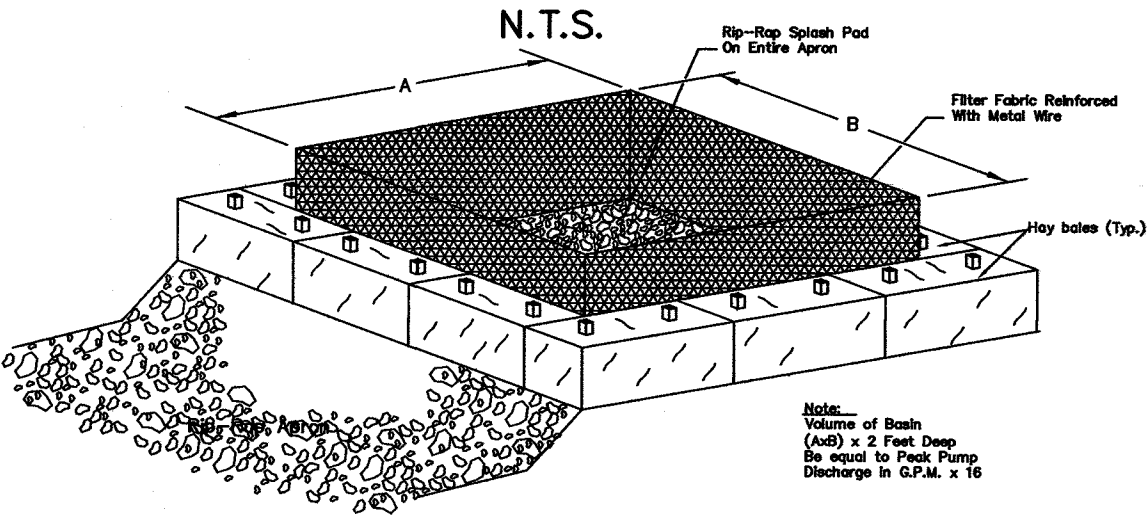
The General Contractor(s) and/or Project Owner(s)

are assigned the responsibility for implementing this erosion and sediment 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 and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

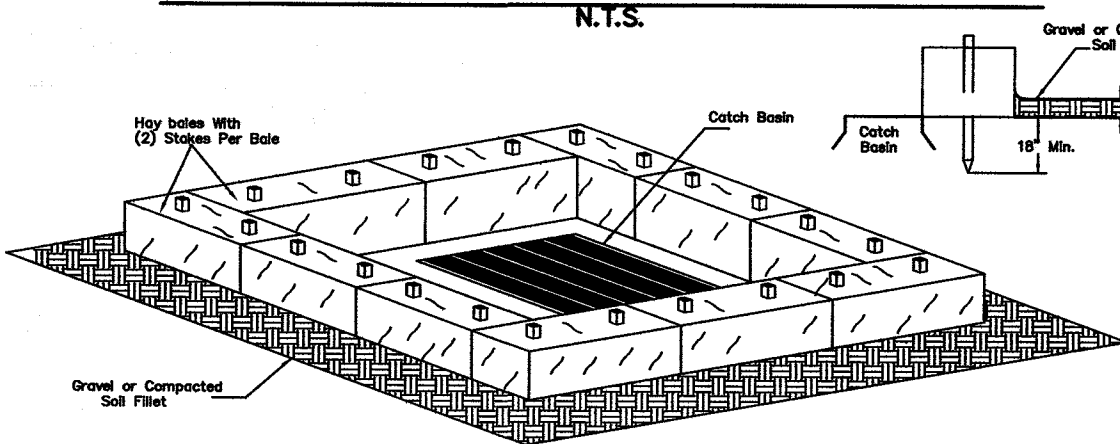
Contingency Erosion Plan

Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors ) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.

TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



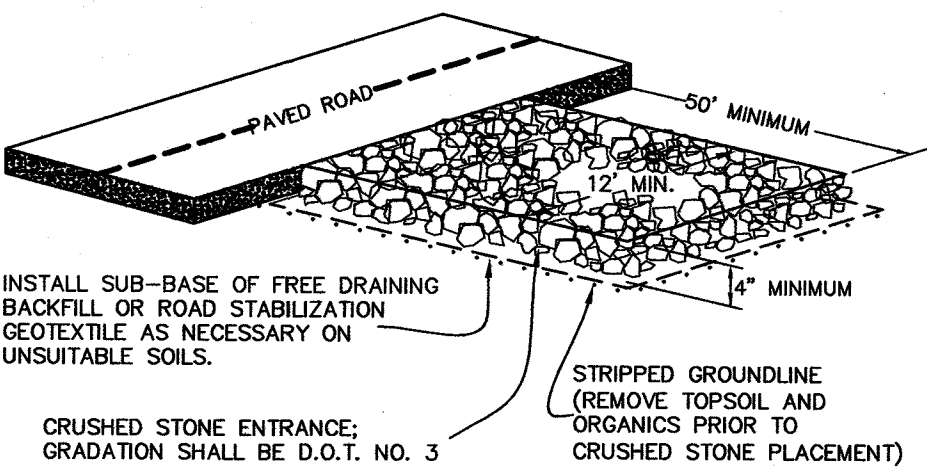
HAYBALE INLET PROTECTION



IF CONTRACTOR WISHES TO UTILIZE FILTREX SOCKS IN LIEU OF GEO-TEXTILE SILT FENCE, COORDINATION AND APPROVAL SHALL BE REQUIRED BY THE DESIGN ENGINEER.

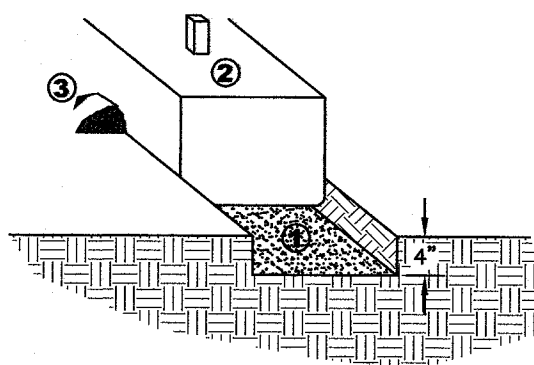
Responsible Person:

Henry J. Trocz, Jr.  
Bristol Self Storage, LLC  
7 Jennifer Lane, Burlington, CT 06013  
860-558-2583



CONSTRUCTION ENTRANCE n.t.s.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.



PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

DETAIL FOR FENCE JOINT



- \* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

- \* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

N.T.S.

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS THE MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROX. (6) INCHES WIDE BY (6) INCHES DEEP ALONG THE LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
5. THE FABRIC SHALL NOT EXTEND MORE THAN (30) INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF (8) INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE SURFACE HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

PREPARED FOR:

Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

EROSION & SEDIMENTATION CONTROL DETAILS SHEET

Lot #1

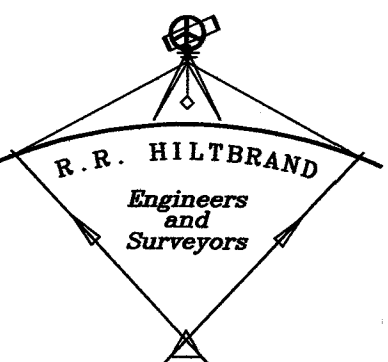
Curtiss Street

Bristol, Connecticut

May 14, 2018

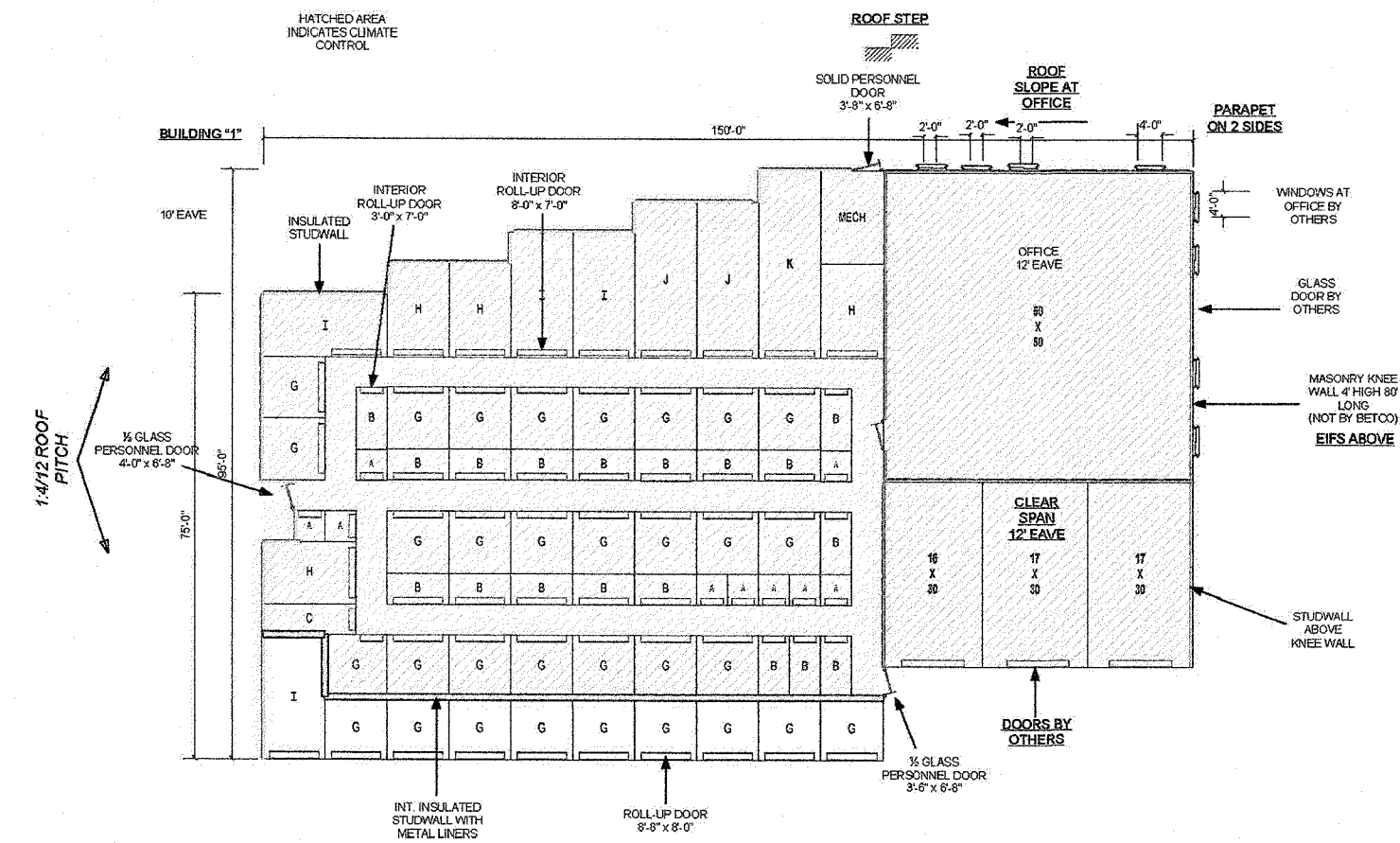
R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548





NOTE: BETCO INC. ESTIMATING DRAWING  
NOT FOR FIELD CONSTRUCTION



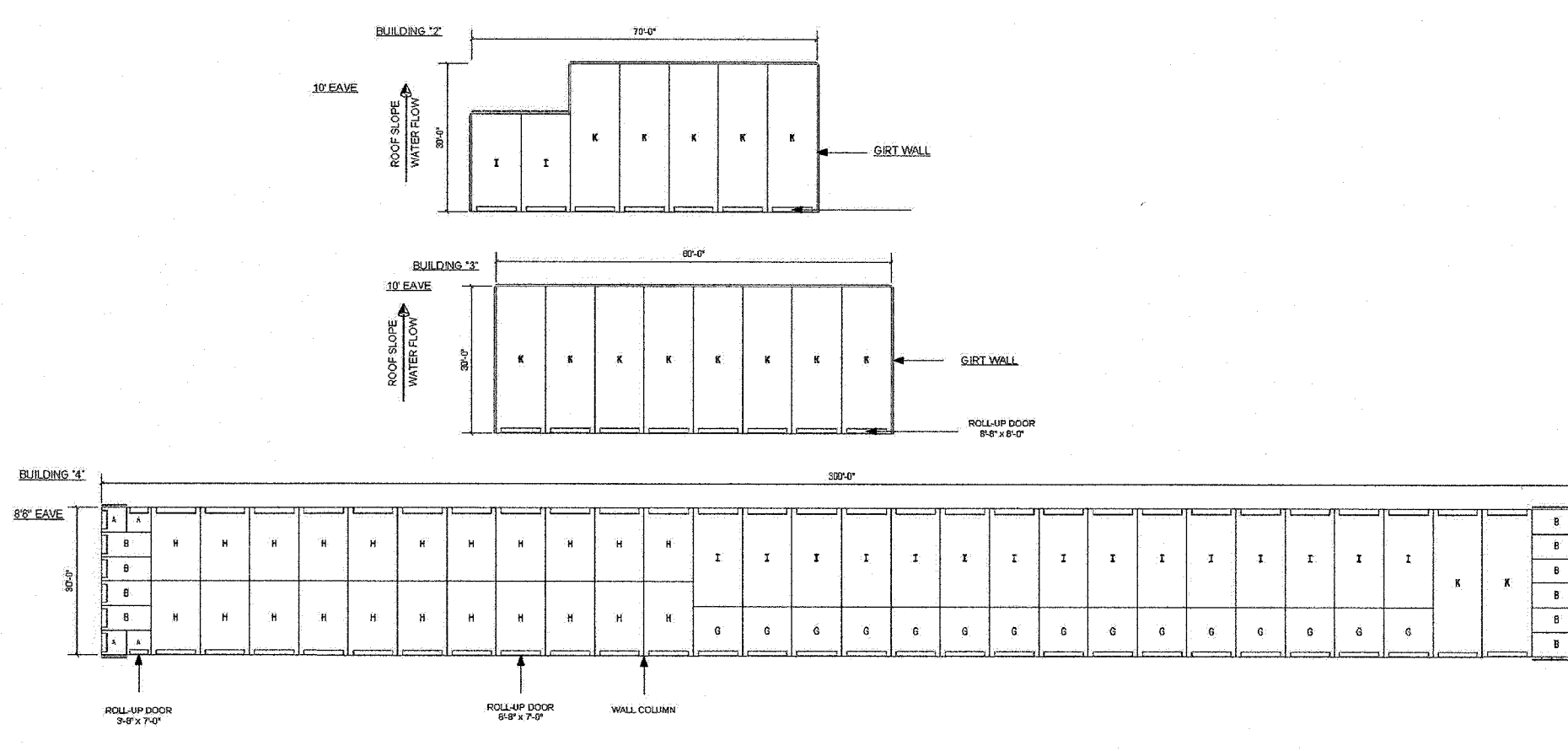
#### UNIT MIX SCHEDULE

| UNIT | DESCRIPTION | QTY | UNIT | DESCRIPTION | QTY |
|------|-------------|-----|------|-------------|-----|
| A    | 8' x 8'     | 8   | I    | 10' x 20'   | 2   |
| B    | 8' x 10'    | 19  | J    | 10' x 20'   | 2   |
| C    | 8' x 10'    | 1   | K    | 10' x 20'   | 1   |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 23  | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 4   | P    | 20' x 30'   | 0   |

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|          |              |                 |                        |
|----------|--------------|-----------------|------------------------|
| DATE     | 2-19-18      | PROJECT NAME    | BRISTOL SELF STORAGE   |
| DRAWN BY | HT3          | PROJECT ADDRESS | BRISTOL CT             |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ            |
|          |              | PROJECT NO.     |                        |
|          |              | SHEET TITLE     | FLOOR PLAN BUILDING 11 |
|          |              | DRAWING NUMBER  | 1 OF 1                 |

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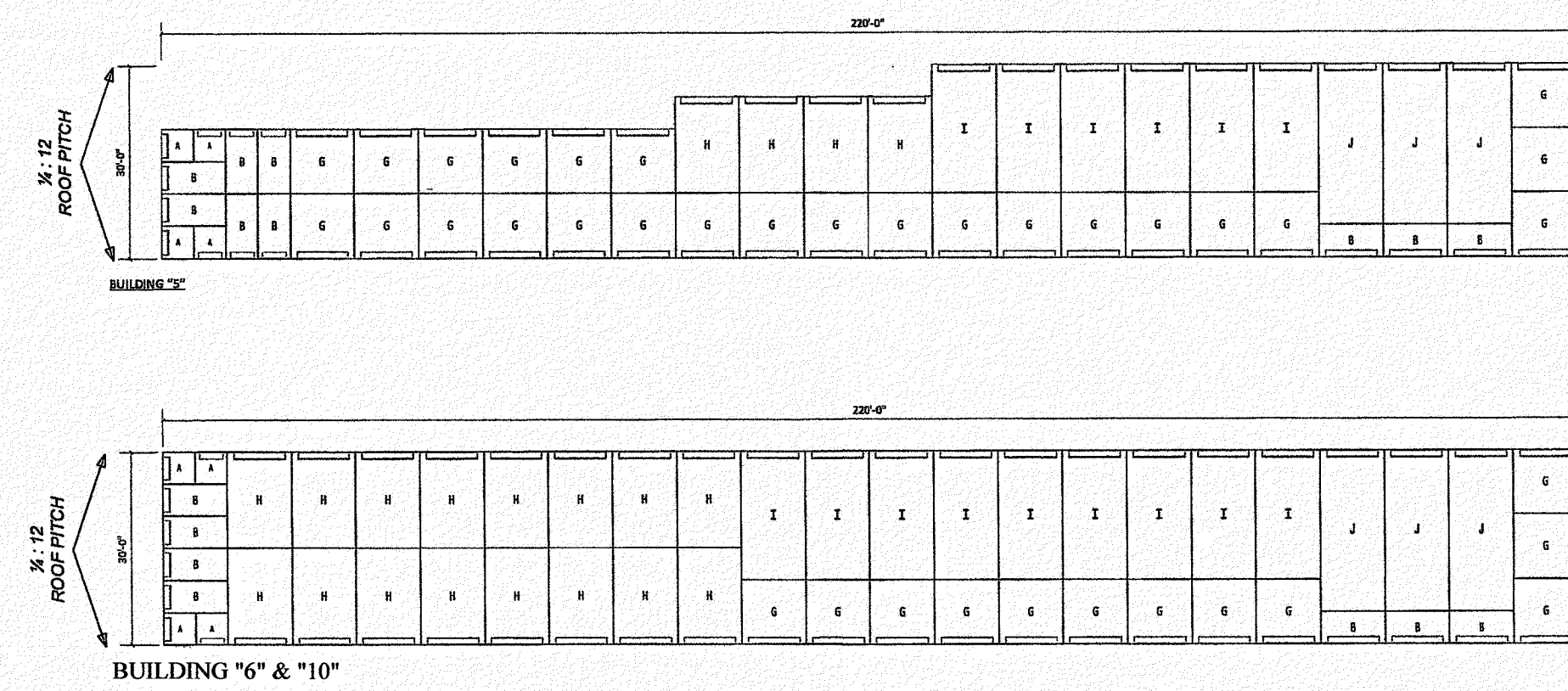
#### UNIT MIX SCHEDULE

| UNIT | DESCRIPTION | QTY | UNIT | DESCRIPTION | QTY |
|------|-------------|-----|------|-------------|-----|
| A    | 8' x 8'     | 4   | I    | 10' x 20'   | 17  |
| B    | 8' x 10'    | 10  | J    | 10' x 20'   | 0   |
| C    | 8' x 10'    | 0   | K    | 10' x 20'   | 17  |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 18  | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 22  | P    | 20' x 30'   | 0   |

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|          |              |                 |                           |
|----------|--------------|-----------------|---------------------------|
| DATE     | 2-4-18       | PROJECT NAME    | Bristol Self Storage      |
| DRAWN BY | HT3          | PROJECT ADDRESS | BRISTOL CT                |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ               |
|          |              | PROJECT NO.     |                           |
|          |              | SHEET TITLE     | FLOOR PLAN BUILDING 12, 3 |
|          |              | DRAWING NUMBER  | 2 OF 3                    |

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NOT FOR FIELD CONSTRUCTION



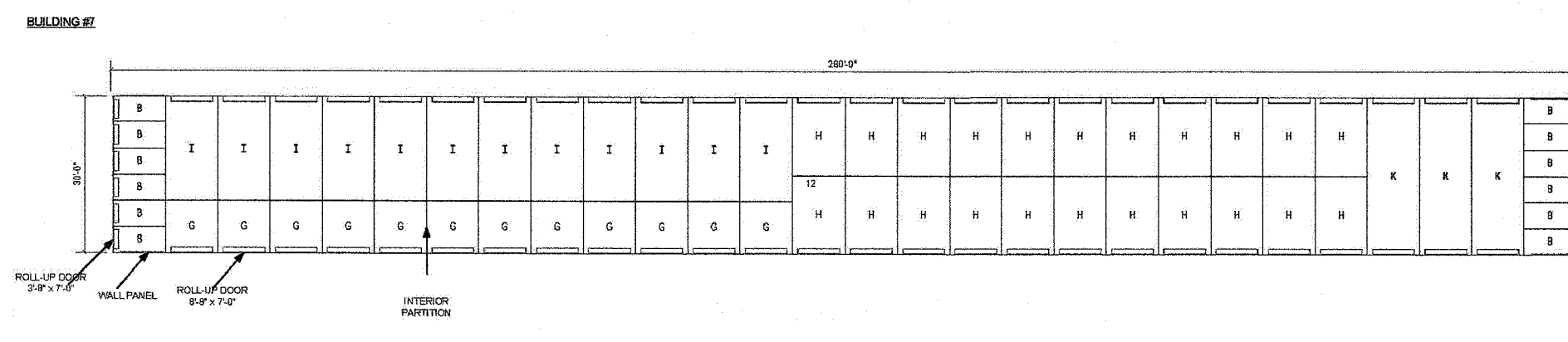
#### UNIT MIX SCHEDULE

| UNIT | DESCRIPTION | QTY | UNIT | DESCRIPTION | QTY |
|------|-------------|-----|------|-------------|-----|
| A    | 8' x 8'     | 8   | I    | 10' x 20'   | 15  |
| B    | 8' x 10'    | 10  | J    | 10' x 20'   | 0   |
| C    | 8' x 10'    | 0   | K    | 10' x 20'   | 0   |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 27  | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 20  | P    | 20' x 30'   | 0   |

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|          |              |                 |                            |
|----------|--------------|-----------------|----------------------------|
| DATE     | 5-30-18      | PROJECT NAME    | Bristol Self Storage       |
| DRAWN BY | HT3          | PROJECT ADDRESS | BRISTOL CT                 |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ                |
|          |              | PROJECT NO.     |                            |
|          |              | SHEET TITLE     | FLOOR PLAN Building 6 & 10 |
|          |              | DRAWING NUMBER  | 3 OF 3                     |

NOTE: BETCO INC. ESTIMATING DRAWING  
NOT FOR FIELD CONSTRUCTION



#### UNIT MIX SCHEDULE

| UNIT | DESCRIPTION | QTY | UNIT | DESCRIPTION | QTY |
|------|-------------|-----|------|-------------|-----|
| A    | 8' x 8'     | 0   | I    | 10' x 20'   | 0   |
| B    | 8' x 10'    | 0   | J    | 10' x 20'   | 0   |
| C    | 8' x 10'    | 0   | K    | 10' x 20'   | 0   |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 0   | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 0   | P    | 20' x 30'   | 0   |

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|          |              |                 |                      |
|----------|--------------|-----------------|----------------------|
| DATE     | 8-16-18      | PROJECT NAME    | BRISTOL SELF STORAGE |
| DRAWN BY | HT1          | PROJECT ADDRESS | BRISTOL CT           |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ          |
|          |              | PROJECT NO.     |                      |
|          |              | SHEET TITLE     | FLOOR PLAN           |
|          |              | DRAWING NUMBER  | 1 OF 1               |

NOTE: BETCO INC. ESTIMATING DRAWING  
NOT FOR FIELD CONSTRUCTION



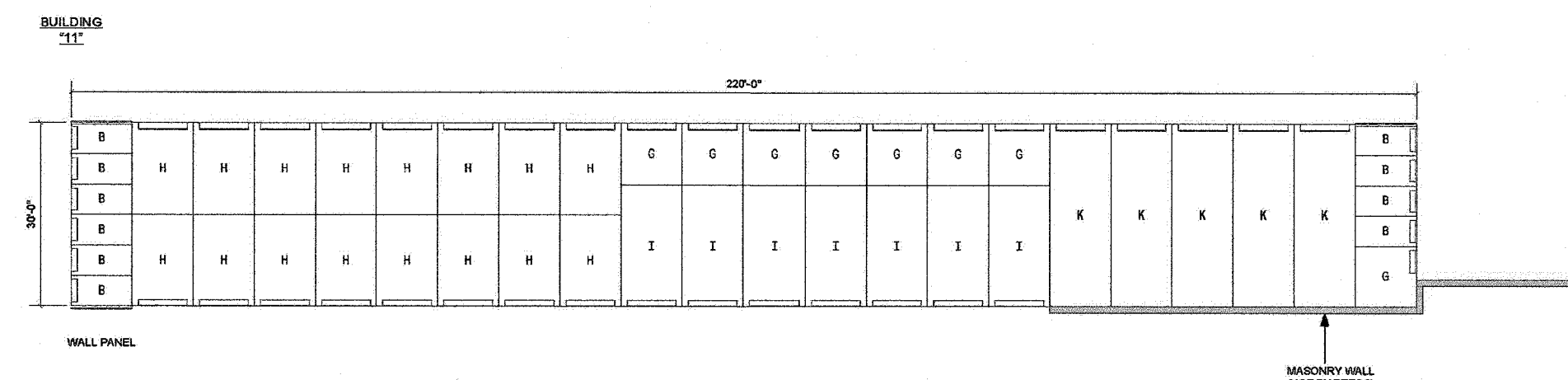
#### UNIT MIX SCHEDULE

| UNIT | DESCRIPTION | QTY | UNIT | DESCRIPTION | QTY |
|------|-------------|-----|------|-------------|-----|
| A    | 8' x 8'     | 0   | I    | 10' x 20'   | 0   |
| B    | 8' x 10'    | 0   | J    | 10' x 20'   | 0   |
| C    | 8' x 10'    | 0   | K    | 10' x 20'   | 0   |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 0   | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 0   | P    | 20' x 30'   | 0   |

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|          |              |                 |                        |
|----------|--------------|-----------------|------------------------|
| DATE     | 7-30-18      | PROJECT NAME    | Bristol Self Storage   |
| DRAWN BY | HT3          | PROJECT ADDRESS | BRISTOL CT             |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ            |
|          |              | PROJECT NO.     |                        |
|          |              | SHEET TITLE     | FLOOR PLAN Building 11 |
|          |              | DRAWING NUMBER  | 1 OF 1                 |

NOTE: BETCO INC. ESTIMATING DRAWING  
NOT FOR FIELD CONSTRUCTION

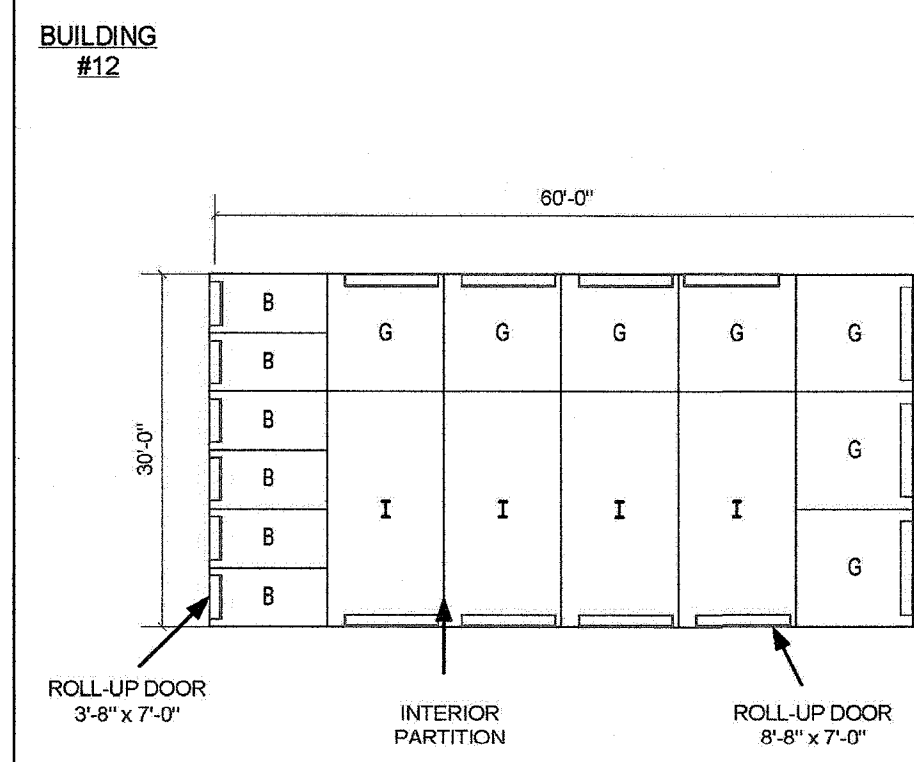
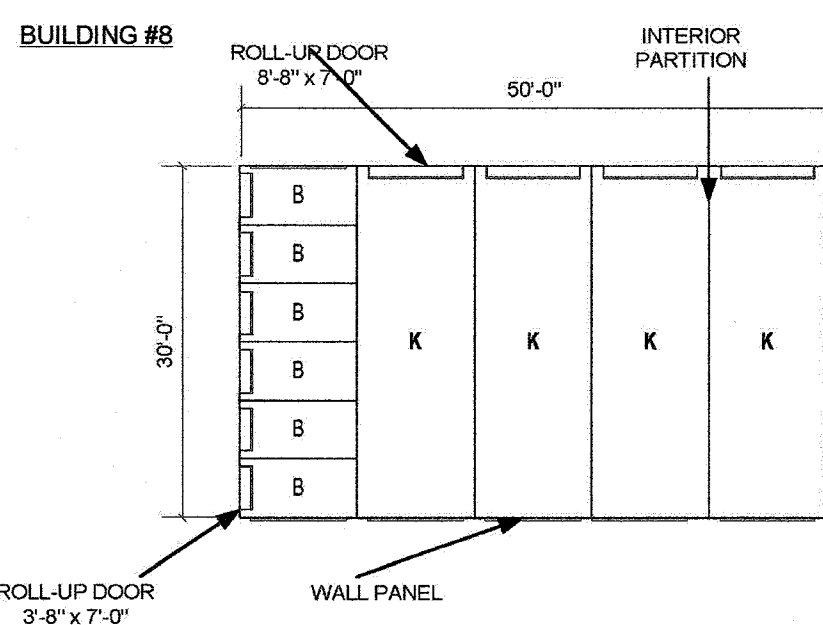


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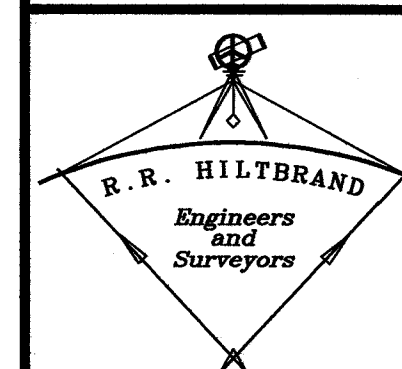
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|------|-------------|-----|------|-------------|-----|
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| B    | 8' x 10'    | 19  | J    | 10' x 20'   | 0   |
| C    | 8' x 10'    | 0   | K    | 10' x 20'   | 0   |
| D    | 8' x 20'    | 0   | L    | 15' x 10'   | 0   |
| E    | 7.5' x 10'  | 0   | M    | 15' x 20'   | 0   |
| F    | 8' x 10'    | 0   | N    | 15' x 20'   | 0   |
| G    | 10' x 10'   | 0   | O    | 15' x 20'   | 0   |
| H    | 10' x 10'   | 16  | P    | 20' x 30'   | 0   |

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|          |              |                 |                        |
|----------|--------------|-----------------|------------------------|
| DATE     | 8-5-18       | PROJECT NAME    | Bristol Self Storage   |
| DRAWN BY | HT3          | PROJECT ADDRESS | BRISTOL CT             |
| SCALE    | NOT TO SCALE | OWNER           | HENRY TRACZ            |
|          |              | PROJECT NO.     |                        |
|          |              | SHEET TITLE     | FLOOR PLAN Building 11 |
|          |              | DRAWING NUMBER  | 1 OF 1                 |



PREPARED FOR:  
Bristol Self Storage, LLC  
7 Jennifer Lane  
Burlington, CT 06013

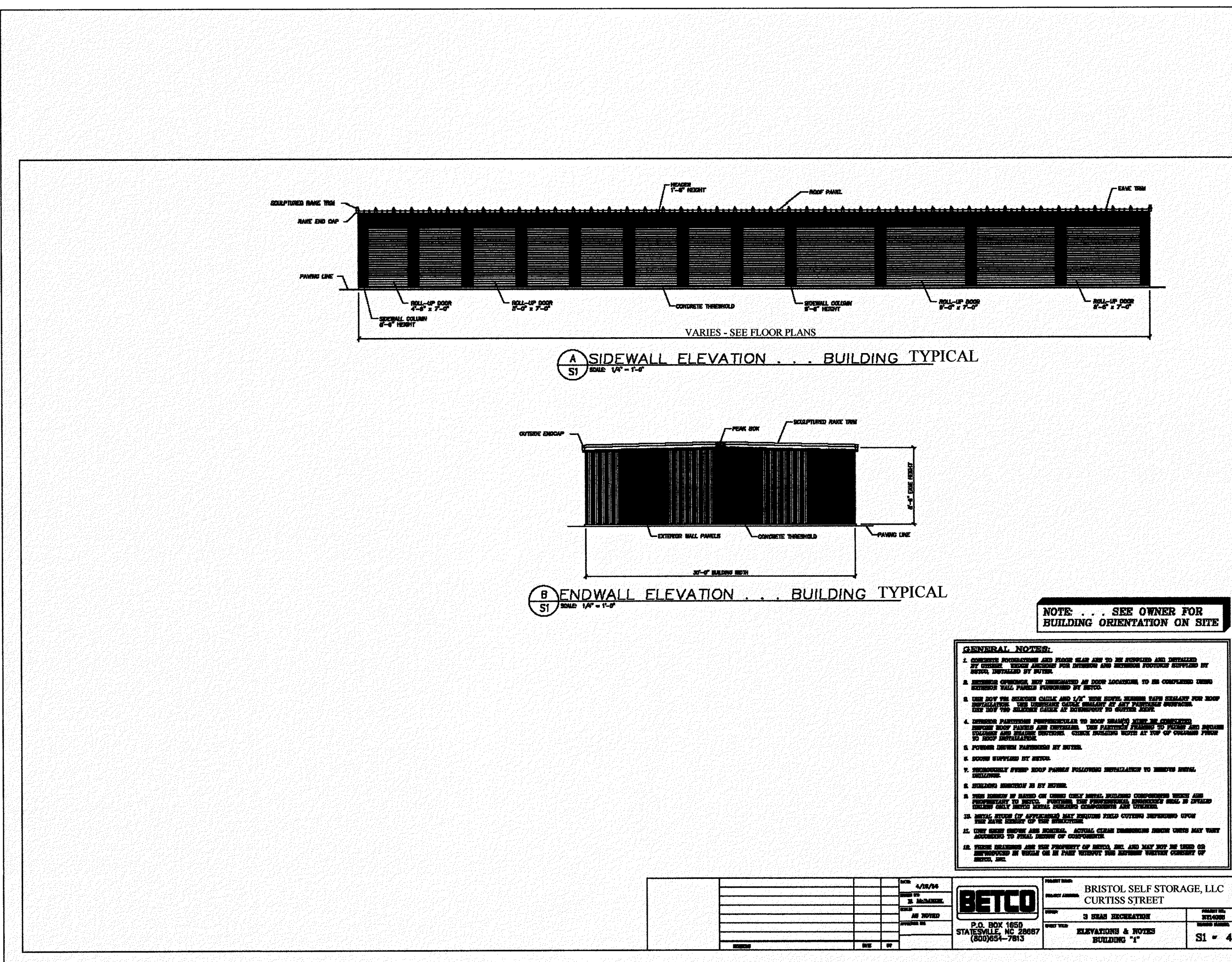
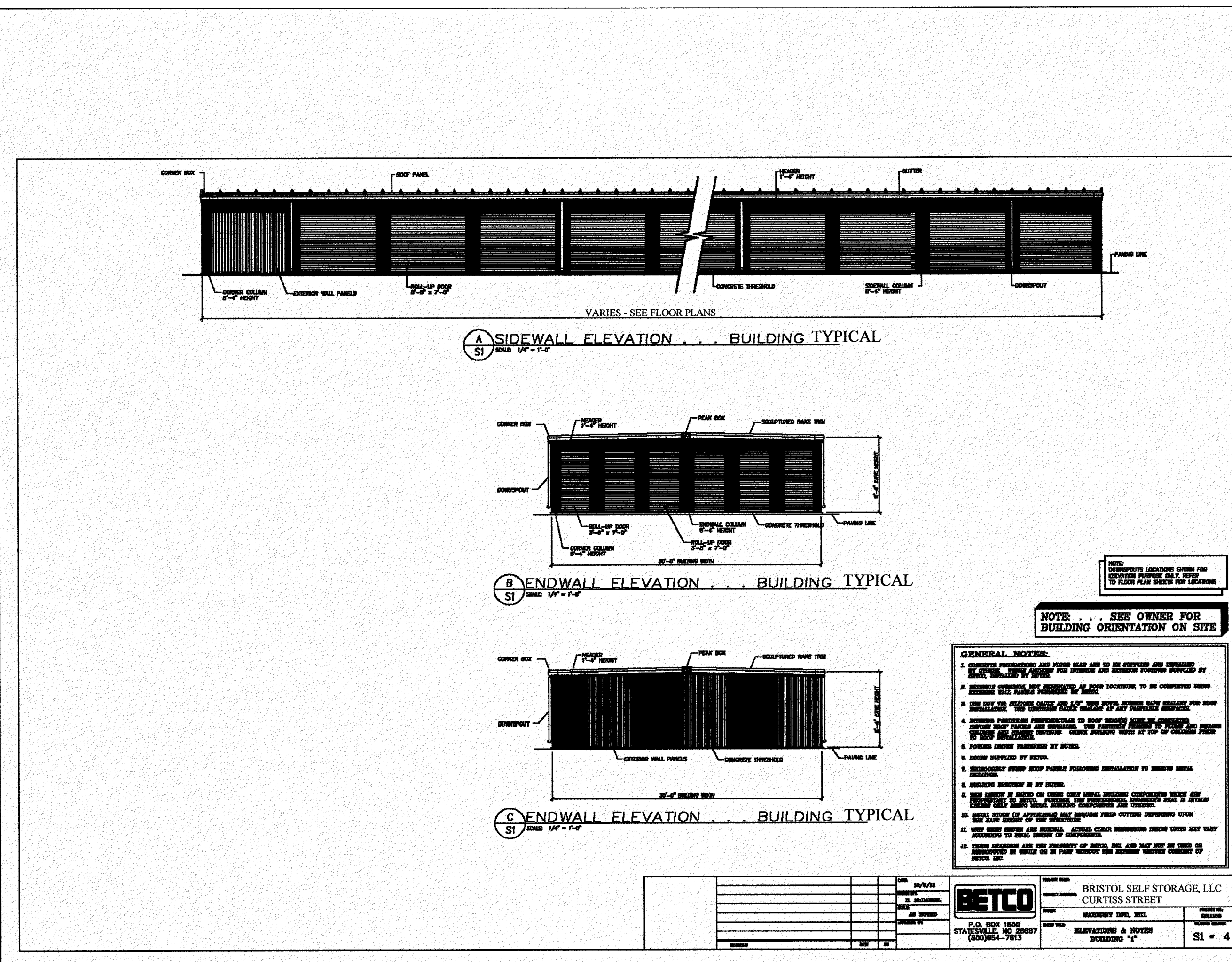


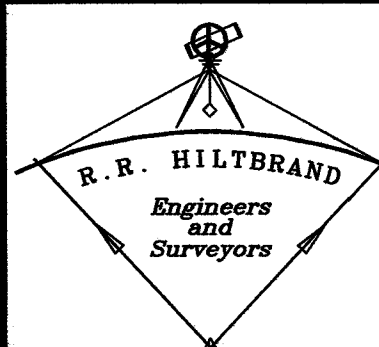
#### STORAGE UNIT FLOOR PLANS

Lot #1  
Curtiss Street  
Bristol, Connecticut  
July 16, 2018

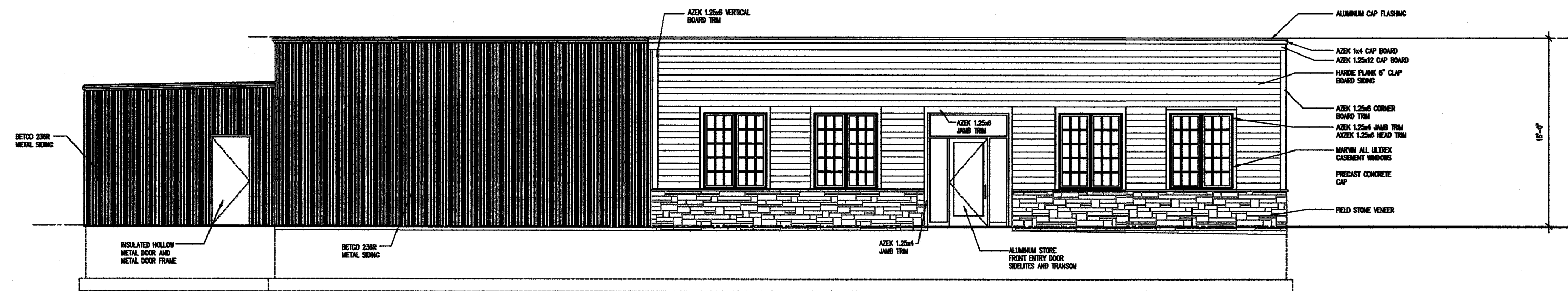
R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548



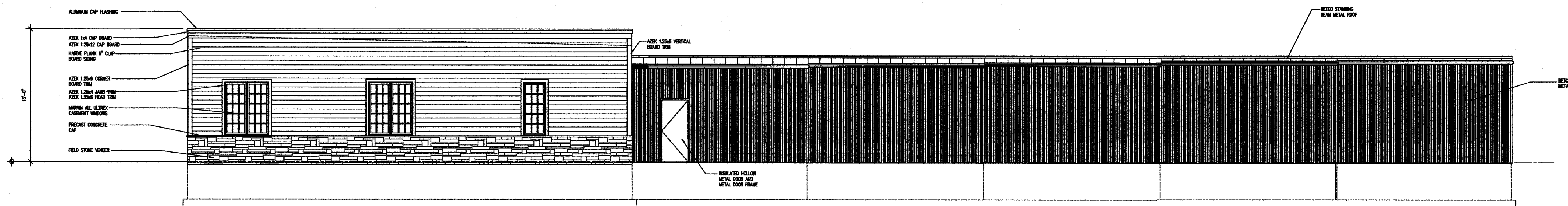


|                                                                                              |                                                                                                                   |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>PREPARED FOR:</b><br>Bristol Self Storage, LLC<br>7 Jennifer Lane<br>Burlington, CT 06013 | <b>TYPICAL STORAGE UNIT ELEVATIONS</b><br>Lot #1<br>Curtiss Street<br>Bristol, Connecticut<br>July 16, 2018       |
|         | <b>R. R. HILTBRAND ENGINEERS and SURVEYORS</b><br>575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548 |

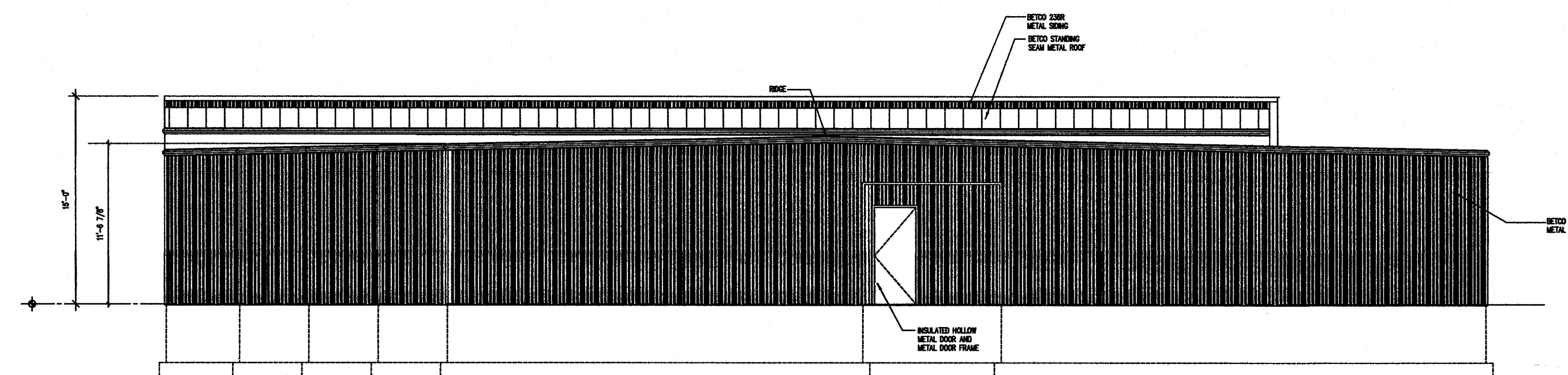




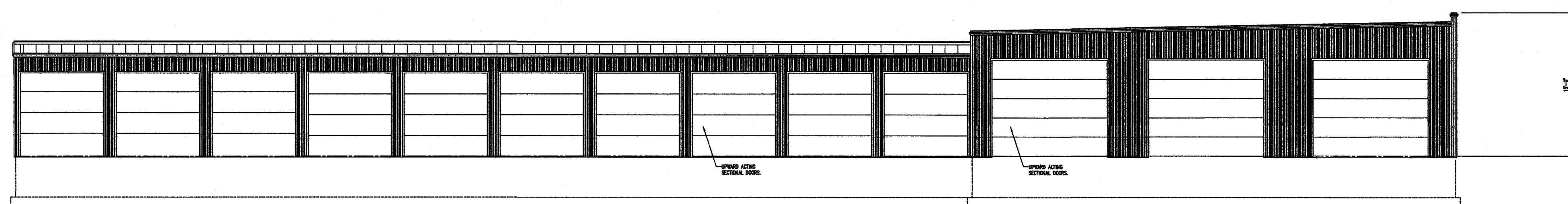
EAST ELEVATION



NORTH ELEVATION

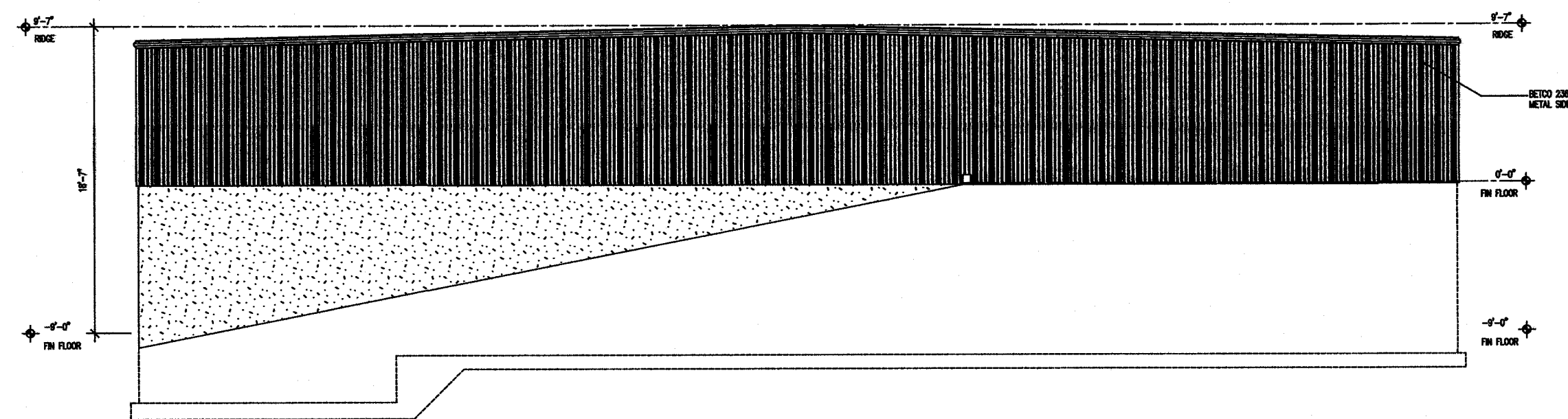


WEST ELEVATION

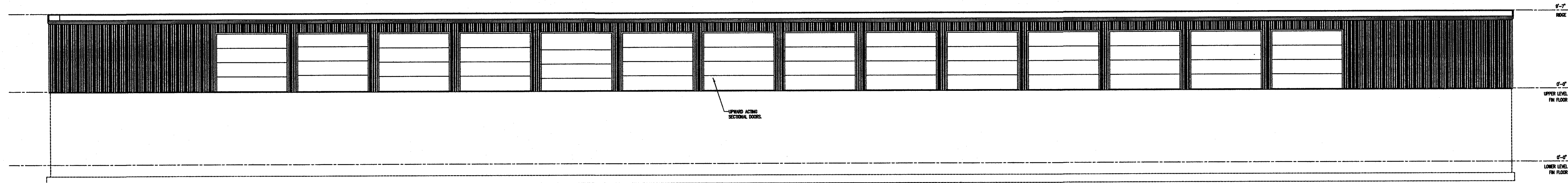


SOUTH ELEVATION

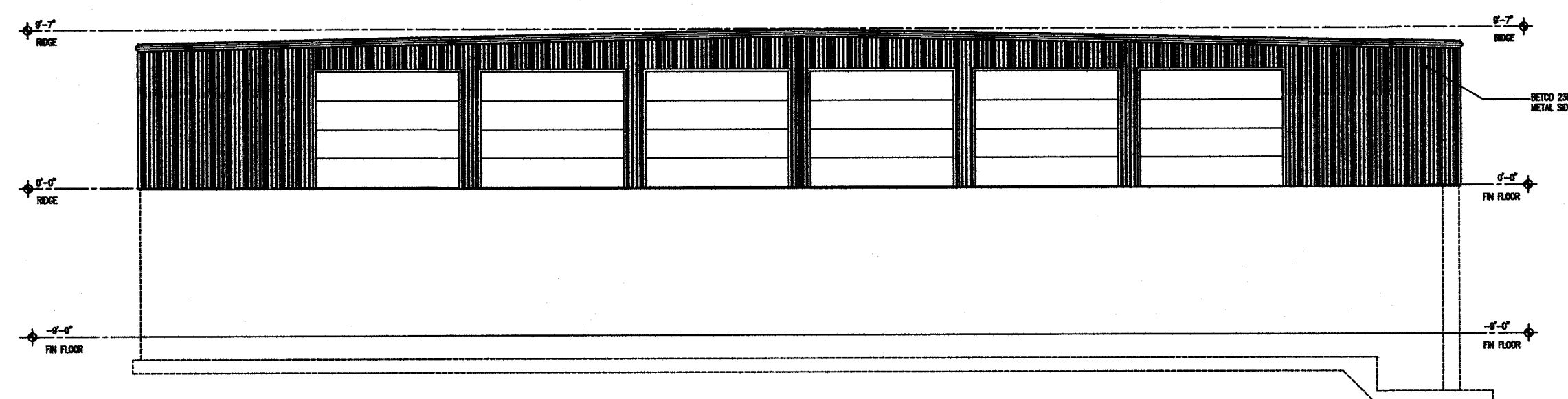




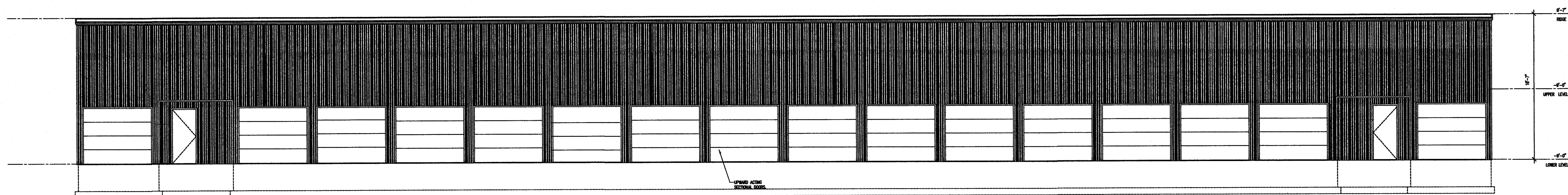
EAST ELEVATION



NORTH ELEVATION

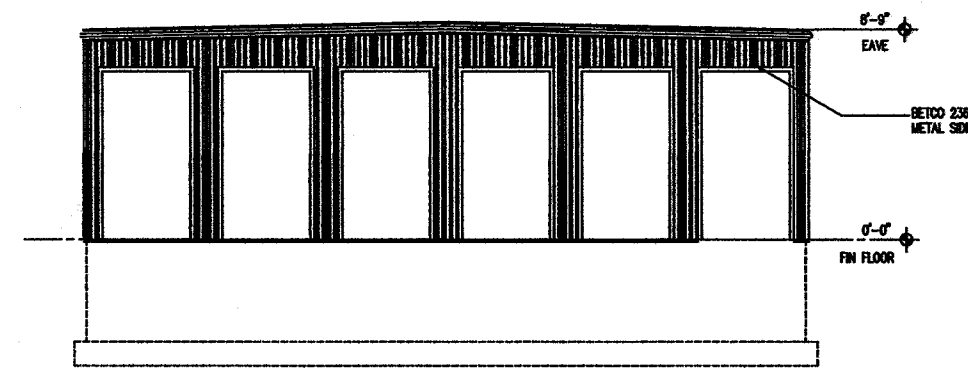


WEST ELEVATION

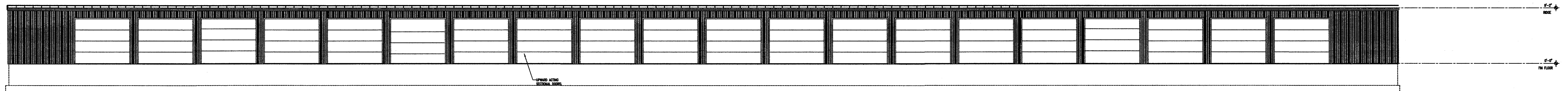


SOUTH ELEVATION

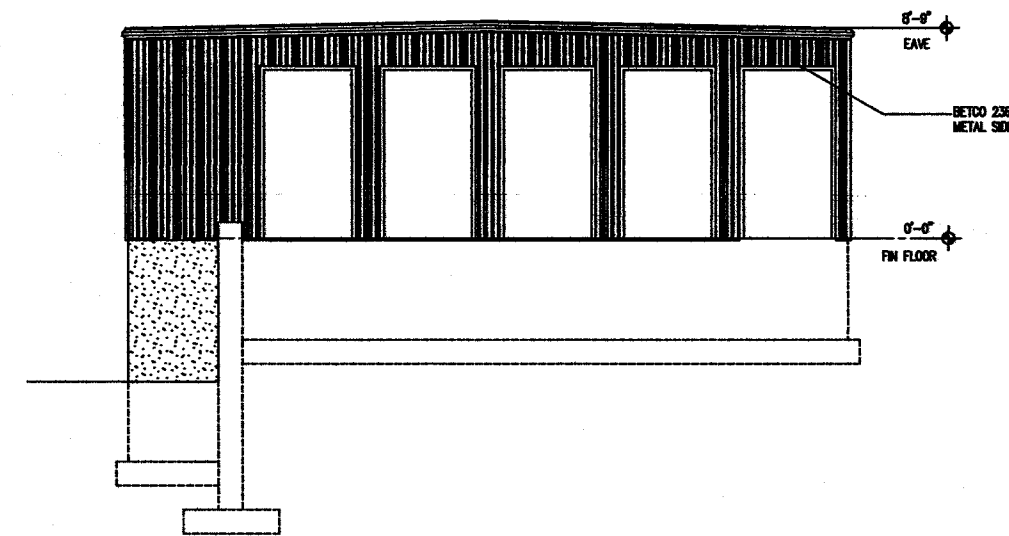




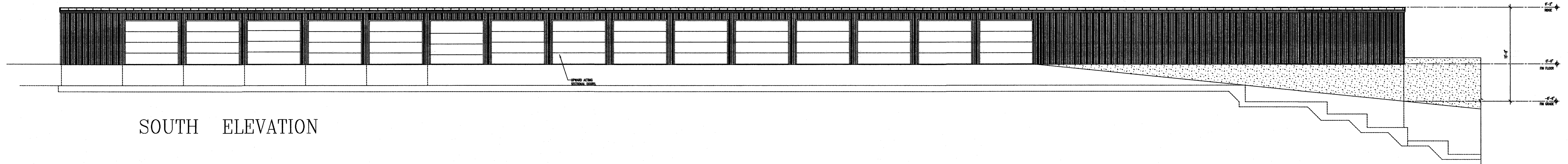
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

| Subdivision Status Report |                                            |                                                                             |            |          |                 |            |                      |                          |                                 |                                     |                                                        |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|---------------------------|--------------------------------------------|-----------------------------------------------------------------------------|------------|----------|-----------------|------------|----------------------|--------------------------|---------------------------------|-------------------------------------|--------------------------------------------------------|---------------------------------|---------------------------|-------------------|------------------------------|-----------------|----------|-------|----------------|----------|---------|--------------|-----------------|-----------------|-----------|----------|---------------|-------|---|-----------------------------------------------------------------------------------|-------------------|
| Identifying Information   |                                            |                                                                             |            |          |                 | Open Space |                      |                          | Approvals                       |                                     |                                                        | Bonding                         |                           |                   | Construction Status**        |                 |          |       |                |          |         |              |                 |                 |           |          | Notes         |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          |                                 |                                     |                                                        | Performance Bond <sup>(4)</sup> |                           | Maintenance Bond  |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| App. #                    | Name of Development (Developer/ Applicant) | Location (New or Extended Streets)                                          | Total Lots | New Lots | New Streets (x) | Type*      | Approx. Size (Acres) | Transaction Complete (x) | Date Approved by Planning Comm. | Due Date for Filing on Land Records | Expiration Date of Conditional Approval <sup>(2)</sup> | Not Required (x)                | Original Bond Amount (\$) | Date Bond Expires | Maintenance Bond Amount (\$) | Sanitary Sewers | Drainage | Water | Detention Pond | Sidewalk | Process | Rough Graded | Binder Pavement | Finish Pavement | As-Builts | Lot Pins | Street Lights | Other |   |                                                                                   |                   |
| 324 <sup>(6)</sup>        | Bristol Crossings, Section 1, Phase 2      | Old Orchard Rd./Corbin Ridge extensions Phase 2                             | 19         | 19       | x               |            |                      |                          | Jun 25, 2008                    |                                     |                                                        |                                 |                           |                   |                              | x               | x        | x     | x              | x        | x       | x            | x               | x               | x         | x        | x             | x     |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          |                                 | Feb 20, 2009                        | Mar 08, 2019                                           |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 324 <sup>(6)</sup>        | Bristol Crossings, Section 1, Phase 3      | Old Orchard Rd./Tevins Way Phase 3                                          | 12         | 12       | x               |            |                      |                          | Jun 25, 2008                    |                                     |                                                        |                                 | \$583,660                 | May 18, 2025      |                              |                 |          |       |                |          |         |              | x               |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Jun 25, 2025                    | Feb 20, 2009                        | Mar 08, 2019                                           |                                 |                           | \$583,660         |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 409                       | Ridgeview (Rock Builders)                  | Great Pyrenees Way                                                          | 8          | 7        | x               |            |                      |                          | May 30, 2018                    |                                     |                                                        |                                 | \$59,370                  | Apr 01, 2025      |                              | x               | x        | x     |                |          | x       | x            | x               |                 |           |          |               |       |   |                                                                                   | Sidewalks partial |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | May 30, 2028                    | Aug 06, 2018                        | May 30, 2020                                           |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 413                       | Laurentide Glen Phase 1                    | 12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street | 12         | 12       | x               |            |                      |                          | Oct 24, 2018                    |                                     |                                                        |                                 | \$454,250                 | Apr 03, 2025      |                              | x               | x        | x     | x              | x        | x       | x            | x               | x               |           |          |               | x     | x |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Oct 24, 2028                    | Aug 06, 2019                        | Apr 01, 2021                                           |                                 |                           | \$127,075         |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 413                       | Laurentide Glen Phase 2                    | 11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;                        | 11         | 11       | x               |            |                      |                          | Oct 24, 2018                    |                                     |                                                        |                                 | \$454,250                 | Apr 03, 2025      |                              | x               | x        | x     | x              | x        | x       | x            | x               | x               |           |          |               |       | x |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Oct 24, 2028                    | Aug 06, 2019                        | Oct 27, 2021                                           |                                 |                           | \$1,725           |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 413                       | Laurentide Glen Phase 3                    | 20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive                  | 20         | 20       | x               |            |                      |                          | Oct 24, 2018                    |                                     |                                                        |                                 | \$454,250                 | Apr 03, 2025      |                              | x               | x        | x     | x              |          | x       | x            |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Oct 24, 2028                    | Aug 06, 2019                        | Mar 24, 2022                                           |                                 |                           | \$4,025           |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 413                       | Laurentide Glen Phase 4                    | 19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive      | 19         | 19       | x               |            |                      |                          | Oct 24, 2018                    |                                     |                                                        |                                 | \$454,250                 | Apr 03, 2025      |                              | x               | x        | x     | x              |          | x       | x            |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Oct 24, 2028                    | Aug 06, 2019                        | Sep 26, 2022                                           |                                 |                           | \$34,500          |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 413                       | Laurentide Glen Phase 5 & 6                | Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.             | 30         | 30       | x               |            |                      |                          | Oct 24, 2018                    |                                     | Oct 24, 2025                                           |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Oct 24, 2025                    | Aug 06, 2019                        |                                                        |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 414                       | Calco Construction                         | Pine St. and Mitchell St.                                                   | 5          | 3        |                 |            |                      |                          | Aug 29, 2018                    |                                     |                                                        |                                 | \$202,075                 | n/a               |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       | x | Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed. |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Aug 29, 2028                    | Jun 11, 2019                        | Aug 26, 2020                                           |                                 |                           | \$202,075         |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 424                       | Blossom Estates                            | Redstone Hill Road - Phase 1                                                | 2          | 0        |                 |            |                      |                          | Aug 25, 2021                    |                                     |                                                        |                                 | \$9,600                   |                   |                              |                 |          |       | x              | x        |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Aug 25, 2026                    | May 04, 2022                        | Jul 18, 2022                                           |                                 |                           | \$9,600           |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 424                       | Blossom Estates                            | Redstone Hill Road - Phase 2                                                | 16         | 16       | x               |            |                      |                          | Aug 25, 2021                    |                                     | Aug 25, 2025                                           |                                 |                           |                   |                              | x               | x        | x     | x              |          | x       | x            |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Aug 25, 2026                    | May 04, 2022                        |                                                        |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 430                       | Perkins Meadow                             | James P. Casey Road and Perkins Street                                      | 9          | 7        |                 |            |                      |                          | Feb 23, 2022                    |                                     |                                                        |                                 | n/a                       | n/a               |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Feb 23, 2027                    | Apr 05, 2022                        | Feb 23, 2022                                           |                                 |                           | n/a               | n/a                          |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 431                       | Meadow View Farm                           | 1960 Perkins Street and Southdown Drive                                     | 9          | 8        |                 |            |                      |                          | Apr 27, 2022                    |                                     |                                                        |                                 | n/a                       | n/a               |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Apr 27, 2027                    | May 25, 2022                        | Apr 27, 2024                                           |                                 |                           | n/a               | n/a                          |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
| 433                       | Cold Springs Farm Phase 4                  | 20 lots - West of Village St. &Silo Rd.                                     | 20         | 20       |                 |            |                      |                          | Aug 28, 2023                    |                                     | Aug 24, 2025                                           |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |
|                           |                                            |                                                                             |            |          |                 |            |                      |                          | Aug 28, 2028                    | May 09, 2024                        |                                                        |                                 |                           |                   |                              |                 |          |       |                |          |         |              |                 |                 |           |          |               |       |   |                                                                                   |                   |

**NOTES:**  
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.  
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.  
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.  
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.  
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.  
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.  
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable