City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, JULY 8, 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/88303175491?pwd=MUd970fFVIKmGE8LSg6vYd7Ph18GTx.1
Meeting ID:
883 0317 5491
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Approval of Minutes

   a. Regular Meeting - June 10, 2024

   b. Special Meeting - June 13, 2024

3. ZEO Report

   a. June 2024

4. Receipt of New Applications

   a. Application #2502 – Revision to an Approved Site Plan for a Restaurant at 1249 Farmington Avenue; Assessor's Map 49 Lot 29A ; BG (General Business) zone; Endurance Bristol, LLC, applicant.

   b. Application #2503 – Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family

Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants.

c. Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

d. Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

e. Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

5. Public Hearings

a. Application #2494 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72/71, 73/70, 74/69, 75/68 & 76/67 Earl Street; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant – Public Hearing continued from the June 10, 2024 meeting.

b. Application #2495 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72/71, 73/70, 74/69, 75/68 & 76/67 Earl Street; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; DGG Development, LLC, applicant – Public Hearing continued from the June 10, 2024 meeting.

c. Application #2496 – Special Permit for Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant – Public Hearing continued from the June 10, 2024 meeting.

d. Application #2497 – Site Plan for Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant – Public Hearing continued from the June 10, 2024 meeting.

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

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

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

6. Old Business

7. New Business

8. Staff Reports

9. Communications

10. Adjournment

REMINDER: The next Special Meeting of the Zoning Commission is Monday, August 19, 2024

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 10, 2024

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

1. Call to Order

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

Per the order of Chairman White, the meeting was called to order at 6:00 P.M.
Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, July 8, 2024.

2. Approval of Minutes

a. Special Meeting - May 9, 2024

Chairman White designated regular Commissioners White and LaFreniere to vote on the minutes of the May 9, 2024, special meeting. He also designated alternate Commissioners Mangiafico and Caruso to vote on the minutes of the May 9, 2024, special meeting.

MOTION: Move to approve the minutes of the May 9, 2024, special meeting.

By: Caruso Seconded: Mangiafico.

For: Mangiafico, Caruso, LaFreniere and White.
Against: None.
Abstained: None.

b. Regular Meeting - May 13, 2024

Chairman White designated regular Commissioners White and LaFreniere to vote on the minutes of the May 13, 2024, regular meeting. He also designated alternate Commissioners Mangiafico and Caruso to vote on the minutes of the May 13, 2024, regular meeting.

MOTION: Move to approve the minutes of the May 13, 2024, regular meeting.

By: LaFreniere Seconded: Mangiafico.

For: Mangiafico, Caruso, LaFreniere and White.
Against: None.

Abstained: None.

3. ZEO Report

a. May 2024

The Commission had no questions on the Zoning Enforcement Officer's report from Richard Brown, Chief Building Official, and Acting Zoning Enforcement Officer, for May 2024. Mr. Richard Brown was not in attendance for the meeting this evening.

Receipt of New Applications

a. Application #2500 – Special Permit for a Community Youth Organization at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, Inc., applicant.
b. Application #2501 – Site Plan for a Community Youth Organization (addition of 1,350 s.f. outdoor pavilion area) at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, Inc., applicant.

Chairman White designated regular Commissioners White and LaFreniere to vote on Applications #2500 and #2501. He also designated alternate Commissioners Mangiafico and Caruso to vote on to vote on Applications #2500 and #2501 in place of regular Commissioner Marra (technical difficulties online) and Commissioner Goodwin that was absent this evening.

Mr. Flanagan explained the Commission recently revised the Zoning Regulations to include the term "Community Youth Organizations". He explained the applicant was applying for a Special Permit and Site Plan to construct a 1,350 s.f. pavilion. He suggested the Commission schedule a public hearing for the July meeting.

MOTION: Move that Applications #2500 and #2501 be scheduled for a Public Hearing for the July 8, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Mangiafico Seconded: Caruso.

For: Caruso, LaFreniere, Mangiafico, Harlow and White.
Against: None.
Abstained: None.

The applications #2500 and #2501 are scheduled for public hearing.

5. Public Hearings

a. Application #2493 – Special Permit for an Indoor Amusement Facility (Slingshot Gallery) at 99 Main Street; Assessor's Map 30, Lot 66; BD-1 (Downtown Business) zone; F&B Slingshot, applicant.

Chairman White designated regular Commissioners White, Harlow and LaFreniere to vote on Application #2493. He also designated alternate Commissioners Mangiafico and Caruso to vote on Application #2493 in place of regular Commissioner Marra (technical difficulties online) and Commissioner Goodwin that was absent this evening.

Andrew Cislo of F&B Slingshot, 53 Chelsea Dr., Cromwell, gave an overview of the proposed slingshot gallery business. He explained this would be their third facility, the retail area would not sell slingshots to minors, and only packaged soft drinks are served. Andy is the only employee with the assistance of his wife and daughter. He reviewed the hours of Thursday to Friday 4:00 pm to 10:00 pm.; Saturday 12:00 pm to 10:00 pm; and Sunday 11:00 am to 7:00 pm. There would also be special events and parties. The business will utilize the existing large parking lot.

Mr. Cislo explained there would be low traffic impact. He noted the sessions are by appointment only. He explained an ADA bathroom would be constructed and a second bathroom would be constructed if needed. He reviewed the safety feature requirements of the facility including the overall layout of the facility, which included an office area.

Commission inquiries: Mr. Cislo explained the business may open in August 2024. He reviewed the base rates for the players and there would be leagues at some point. The lounge space will be used for a seating area. There are plans to eventually hire additional employees. He reviewed the waiver each player has to sign for safety risks. Personal equipment would not be allowed in the facility. He provided a sample view of the equipment used at the facility.

The Commission was okay with the facility including the safety features. The Commission thought this would be a good recreational facility for the downtown area. The Commission had some concern of the safety those participating in the events, but this would be an interior facility. The Commission noted this may be a fun use inside the facility but the equipment could be considered a weapon. The Commission mentioned recently a property was damaged using a sling shot. The Commission commended the applicant for not selling slingshots to minors but this was not a concern to deny the plan.

The following person spoke in favor of the application: Elizabeth Beattie, 17 Crown St. Ms. Beattie explained she has a son and this would be a good recreational opportunity for him in town. Her view was the business would improve the existing site.

No one spoke against the application.
Mr. Flanagan reviewed the new standards of approval for Special Permits.

The hearing is closed.

By: Mangiafico Seconded: LaFreniere.

For: LaFreniere, Mangiafico, Harlow, Caruso and White.
Against: None.
Abstained: None.

MOTION: Move that Application #2493 – Application #2493 – Special Permit for an Indoor Amusement Facility (Slingshot Gallery) at 99 Main Street; Assessor's Map 30, Lot 66; BD-1 (Downtown Business) zone; F&B Slingshot, applicant, be approved.

By: Mangiafico Seconded: Harlow.

For: LaFreniere, Mangiafico, Harlow, Caruso and White.
Against: None.
Abstained: None.

The application is approved.

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

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

Chairman White explained Applications #2494 and #2495 would be heard concurrently but voted on separately.
Commissioner LaFreniere recused himself from voting on Applications #2494 and #2495 to avoid a conflict of interest.

Chairman White designated regular Commissioners White and Harlow to vote on Applications #2494 and #2495. He also designated alternate Commissioners Mangiafico and Caruso to vote on Applications #2494 and #2495 in place of regular Commissioner Marra (technical difficulties online) and Commissioner Goodwin that was absent this evening.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained he would give his presentation and then request the applications be continued to the July meeting. He explained he worked with the Planning Commission and the Zoning Commission to revise the Regulations to develop the Unified Residential Developments. He explained the revised Regulations were needed for modern housing in the City.

Attorney Furey reviewed the housing examples that may be constructed, by right. He explained five 3-family houses may be constructed. The second example was four 3-family houses with a single-family house on a corner lot. The third example was to demolish the existing house and construct a fifth 3-family house. The proposed plan was a 15-unit building, with a curb cut on Crown Street, one sewer and water line to the building, and two parking spaces per unit.

Attorney Furey explained he received the comments. Buildings 1, 2 and 3 were more set back and the retaining wall was eliminated to improve the sight lines. He noted there would be one dumpster versus 15 trash barrels associated with single-family homes.

Commission inquiries: Attorney Furey explained the proposed plan had five buildings. Buildings 4 and 5 were larger than Buildings 1, 2 and 3. 31 parking spaces are provided for 15 units (2 spaces per unit and one additional space.) He explained there was not a lot of on-street parking on Melrose St. 3-family houses required the same amount of parking, but with increased curb cuts. The traffic authority had no comments for a traffic study.

Mr. Flanagan inquiries: Attorney Furey explained there would be no construction for EV charging stations.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant explained there were two units with two ADA adaptable bedrooms.

Per the request of Mr. Flanagan, Attorney Furey would request a statement from the applicant's traffic engineer regarding his view on the traffic for the project.

No one else spoke in favor of the application.

The following persons spoke against the application: Elizabeth Beattie, 17 Crown St.; Mary Beth Kalmel, 17 Melrose St.; Amanda Watson, 224 Crown St.; Mark Edgerton, 4 Crown St.; Sandra Edgerton, 4 Crown St.; Sharon Niemann Testa, 19 Melrose St.; Stephen Cohen, 331 Main St.; Tara Iliz, 6 Earl St.; John Weeks, 105 Earl St. and Jacqueline Kenworthy, 18 Crown St.

Among their general concerns were of increased traffic, speeding traffic and traffic safety. These neighbors had concerns of the multi-family units changing the neighborhood consistency in an area where houses were being renovated. The neighbors preferred 2-family houses or single-family houses versus 5 triplexes. These neighbors had concerns for school buses and concerns of backing out of their driveways. These also had concerns of noise and odors from the dumpster versus trash barrels.

Ms. Beattie explained her property directly abutted this property. She was concerned the property would not be maintained by the applicant.

Ms. Kamel had concerns of increased on-street parking.

Ms. Watson had concerns of the number of accidents at the top of Crown Street and had concerns of pedestrian safety. She was concerned for children being bused to different school districts which would also increase traffic.

Mr. Edgerton was concerned the units would eventually turn into a project.

Ms. Egerton had concerns of the narrowness of the streets and the extra wideness of the school buses.

Ms. Niemann Testa explained the requirements of Melrose Manor in the 1980's and the concern of snow removal.
She was concerned of the lease rate that tenants would rather put towards a single-family house.

Mr. Cohen's view was this was an invasion of a neighborhood that would be seen repeatedly. He also felt that the prior City Planner had started revising the zones that worked against neighbors.

Mr. Weeks noted this was probably the last chance to straighten out the concerns of Crown St. and View St., which was not the developer's concern. He had concerns of no recreational area for the neighbors.

Ms. Kenworthy had concerns of the noise and the lighting in the parking lots. She also had concerns of the water pressure from the additional units.

Chairman White explained to the neighbors with these types of applications there are always concerns of traffic that has to be controlled by various agencies.

Attorney Furey responded to the neighbor comments. He explained how the dumpster would be enclosed and screened near a retaining wall. He explained the dumpster trash would be removed twice a week or more if necessary. He explained the lighting plan would have limited impact on the neighborhood. He noted there was one curb cut versus the five curb cuts allowed by right. Regarding storm drainage, he explained the applicant had to design a system for 100 yr. storms, which was not yet resolved. He is working with the Sewer and Water Departments and there were no concerns yet besides possibly connecting in two areas.

Mr. Flanagan reviewed the State Statutes time limits for the application.

MOTION: Move that the Public Hearing on Applications #2494 and #2495 be continued to the July 8, 2024, Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

For: LaFreniere, Mangiafico, Harlow, Caruso and White.
Against: None.
Abstained: None.

The application #2494 and #2495 are continued.

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

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

Chairman White explained Applications #2496 and #2497 would be heard concurrently but voted on separately.

Commissioner LaFreniere resumed his seat for Applications #2496 and #2497.

Chairman White designated regular Commissioners White, LaFreniere and Harlow to vote on Applications #2496 and #2497. He also designated alternate Commissioners Mangiafico and Caruso to vote on Applications #2496 and #2497 in place of regular Commissioner Marra (technical difficulties online) and Commissioner Goodwin that was absent this evening.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained he would give his presentation and then request the applications be continued to the July meeting. He explained he worked on amending the BD zone Regulations with the Commission to permit warehousing as part of the adaptive use of buildings.

Attorney Furey explained 5,000 sq. ft. of the building would be maintained on Main St. and Prospect St. The applicant received a grant from the City to improve the building façade that was part of the project but was not part of this application.

He would review those plans next month. He explained there would be 24 parking spaces (15 existing spaces/7 spaces to be constructed.) He noted the parking would be sufficient for the one employee and one customer at a time. If approved, he explained the lots would be merged. He reviewed the wooded buffer to the rear of the property that would be retained and cleaned up. He reviewed the proposed modification for the right of way that would be improved for the property owner and abutting property owner.

Charles Talmadge of Development Planning Solutions, explained the meeting with the abutting property owner from the Schaffer Beacon Co. to discuss the right of way.

The following person spoke in favor of the application: Stephen Cohen, 331 Main St. Mr. Cohen thought this was a good plan because the building was underutilized for years. He explained this was one of the few remaining original buildings in the downtown area. His view was this was the best plan now and this would ensure the building's future.

No one spoke against the application.

MOTION: Move that the Public Hearings on Applications #2496 and #2497 be continued to the July 8, 2024, Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

For: LaFreniere, Mangiafico, Harlow, Caruso and White.
Against: None.
Abstained: None.

The applications #2496 and #2497 are continued.

6. New Business

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

Kevin Hixson, P.E., Senior Accounts Manager of B.L. Companies, 99 Research Parkway, Cheshire, representing the applicant explained the approval received for the property in March 2023. The request this evening was for the car wash at 1255 Farmington Ave. for a revision for Platinum Car Wash. The applicant has an existing facility on Pine St. that he wanted to expand the business.

Mr. Hixon explained this would be a separate lot with cross easements. He reviewed the revised changes to the plans. The building was increased by 100 sq. ft. and the parking was increased by 3 parking spaces and an ADA parking space. He reviewed the response comments with the Commission and explained the process of the two hydrodynamic water-separators for water treatment. He noted the water separators discharged into the inland wetlands area.

Mr. Hixon explained during the original approval Mr. Flanagan requested that the owner and the applicant be made aware that the site was in a Level "B" Aquifer Protection Area (APA.) He explained that once this aquifer area becomes a Level "A", a registration will be required.

Commission inquiries: Mr. Hixon explained the plan all along was to have the roof water vdischarge into the inland wetlands.

Mr. Flanagan commended the applicant for designing the plan in preparation for the Level "A" APA area. He explained additionally the Water Dept. may have some outstanding comments. Staff was comfortable with provided response comments.

Mr. Hixson explained there were response comments provided to the Commission in a letter.

Ryan Schmitz of Platinum Car Wash, 20 Litchfield Hallow Rd., Litchfield, reviewed the reclaimed water system. He explained this reduced the amount of water used for the site and also reviewed the underground tanks and water separators. This was a smaller but similar facility to the Pine St. car wash facility.

Commission and Mr. Flanagan inquiries, respectively: Mr. Schmitz explained there was queuing capacity for 8 vehicles but there were never more than 2 or 3 vehicles. He explained about 1.5 to 2 million gallons of water is used per year for the proposed site and on Pine St.

Mr. Hixson explained a traffic signal would be synchronized across from Shelia Court that would add to the safety of the area. The traffic light received an OSTA permit and a ConnDOT permit approval.

Mr. Flanagan reviewed the documents for the application and commended Mr. Hixson for his cooperation on the application.

MOTION: Move that Application #2499 – Revision to an Approved Site Plan for a Car Wash at 1255 Farmington Avenue; Assessor's Map 49 Lot 28; BG (General Business) zone; Ryan Schmitz, applicant, be approved with the following stipulations:

1. This Farmington Avenue property is located within a Level "B" Aquifer area (non-regulated at this time); when this property becomes a Level "A" Aquifer area (regulated), the businesses on site will need to be complete the Registration Form for Regulated Activities in an Aquifer Protection Area; those activities on-site will then be evaluated for a Level "A" registration.

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

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section 16.3.16. of the Zoning Regulations.

Commission inquiries:
Mr. Flanagan reviewed the requirements for the application if the property changes to a Level "A" Aquifer Protection Area.

By: Mangiafico Seconded: Harlow.

For: Caruso, LaFreniere, Mangiafico, Harlow and White.
Against: None.
Abstained: None.

The application is approved.

7. Old Business
There was no old business.

8. Staff Reports

Mr. Flanagan explained there were no staff reports but there would be a Special meeting in August in place of the Regular meeting because of the early voting that would take place. He reminded the Commission of the special meeting on Thursday, June 13, 2024, on Zoom, regarding the Rewrite of the Zoning Regulations.

9. Communications
There were no communications.

10. Adjournment

MOTION: Move to adjourn at 8:45 P.M.

By: Mangiafico Seconded: Harlow.

For: Caruso, LaFreniere, Mangiafico, Harlow and White.
Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

DRAFT

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY, JUNE 13, 2024

1. Call to Order

By: Chairman White Time: 5:00 P.M. Place: City Hall, via Zoom

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

1. Call to Order

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

2. Public Participation
There was no public participation.

3. New Business
There was no new business.

a. Review Phase 3 schedule

Mr. Gomes explained last month he presented the purposes and recommendations for the Regulations. He wanted to give the Commission some time to consider the recommendations. He explained the Commission just received the document and he wanted additional time for them to absorb the material. He explained this evening he wanted the Commission to agree on the items they want to move forward on. The next step was to schedule a virtual public presentation for an explanation and to ask questions. He explained prior to the meeting this information should be made available to the public.

Mr. Gomes explained this evening the discussion would be for parking Regulations. He noted the next step for the July meeting was environmental Regulations including APA, IW and environmental protection. Also, a continuation of working on commercial industrial districts; housing and residential districts; technical aspects; site design, sign regulations; and permits.

b. Discuss recommended parking regulation amendments

Mr. Gomes explained there were 7 recommendations for Section 13 of the off-street parking Regulations for the central business district. He explained the intent was to inform the public of the rationales and how the Regulations would be changed.

The adverse effects on property owners will try to be minimized. He noted many cities are working on their Regulations to reduce over parking. Mr. Gomes explained the document would be presented to the public and then adopted.

Commission inquiries: Mr. Gomes explained the new designation for per thousand square feet.

Mr. Gomes reiterated Section 13.2.B., that the applicant has the responsibility to determine the amount of parking with a traffic expert. He explained the BD zone is different because it was a walkable area with a lot of parking publicly available.

He explained for Sections 13.4. and 13.2., in the BD zone, the shared parking and the off-street parking should be increased to 1,000 ft. He explained in Section 11, that parking lot landscaping and screening should be consolidated with landscaping and site design regulations. 13.7.5. and should be placed in Section 13.7.5. The requirements of Item b. should be just above these Regulation.

Mr. Gomes reviewed the intent of the new Section 6 for pervious porous/permeable pavement for parking lots to reduce water runoff. He explained the applicant would receive credits for using this Regulation.

Mr. Gomes reviewed bicycle parking requirements that were added to the Regulations.

Regarding Recommendation #8.4.4. in the BD zone, Mr. Gomes reviewed the recommendation for an overall reduction of parking standard. He explained the parking reduction would be 25%. He explained this was an existing Regulation that was being expanded upon.

Regarding Section 8.4.6., Mr. Gomes explained this Regulation allowed the applicant to provide on street parking and possibly more parking if on street parking is provided. He explained this Regulation is very complicated and there was a Regulation for dwelling units that was redundant and it should be deleted. His view was this section should be deleted in place of a simpler process.

Item d. was taken out of order.

d. Continued discussion on additional items: Section 5 - Accessory Uses

Mr. Gomes explained the Commission continued the discussions from the May meeting regarding dogs and kennels. The Ordinance has a safeguard that 2 or more acres with 4 dogs is considered a kennel. He suggested up to 3 dogs per 1.5 acres pro-rated and under 2-acres 3 dogs be allowed. He explained it may be noted as 3 dogs per acre. The Ordinance does not have any maximum limit. He noted there is no enforcement process in the Ordinances or the Zoning Regulations.

The Commission suggested the Regulations be similar to the Ordinance and let the animal control officer enforce the Ordinance. Commissioners Goodwin and DeRoehn disagreed with the Regulation and that the Commission should not be involved with this matter. Commissioner Mangiafico agreed the Ordinance should be changed, but the Ordinance was a process for the animal control officer and not for Zoning. Commission LaFreniere mentioned a concern with 7 dogs in an apartment building within the City.

Mr. Gomes explained after the discussion this evening the Commission agreed to have the Regulations the same as the Ordinance.

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

Mr. Gomes explained the Commission should schedule a virtual presentation for the items discussed this evening, but he needed to update the Regulations. He explained he would send a link and then set up the survey for the pubic. He wanted about a week before the public presentation. Then the environmental Regulations and the Zoning Regulations needed to be discussed.

Mr. Flanagan explained he would schedule a special meeting with an agenda for items discussed this evening.

e. Discuss draft online survey

As suggested by the Commission, Mr. Gomes would adjust the survey to allow two items be checked off and would send the survey link to the Commission. He noted the Regulations would not be based on any survey responses, but would guide the Commission on what to focus on.

f. Next steps

The Commission did not discuss any additional items for next steps.

4. Adjournment

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

MOTION: Move to adjourn at 7:13 P.M.

By: White Seconded: Harlow.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

2024 ZONING ENFORCEMENT REPORT

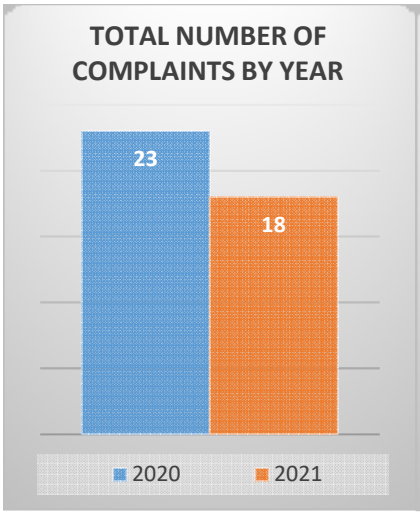
For March 2024, the following complaints were investigated by the Chief Building Official. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint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

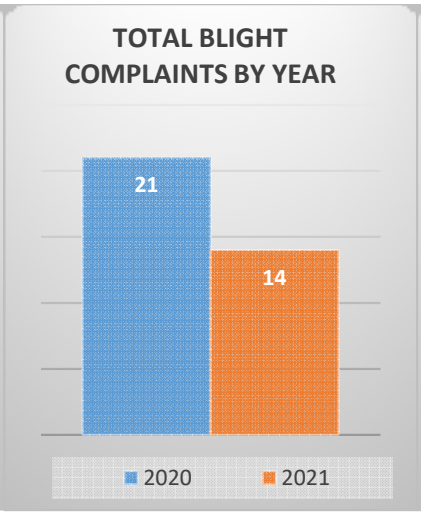
COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**2**	**2**	**0**	**4**	**8**	**10**							**26**
Year (23):	*3*	*1*	*3*	*0*	*4*	*3*							*14*
Illegal Business:	**0**	**1**	**1**	**4**	**2**	**2**							**10**
Year (23):	*1*	*0*	*2*	*2*	*0*	*0*							*5*
Lack of Permit:	**3**	**0**	**0**	**0**	**2**	**1**							**6**
Year (23):	*1*	*0*	*1*	*1*	*4*	*2*							*9*
Accessory Structure:	**1**	**0**	**1**	**0**	**1**	**2**							**5**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*							*0*
Illegal Fence:	**1**	**0**	**0**	**2**	**0**	**2**							**5**
Year (23):	*0*	*0*	*0*	*1*	*1*	*0*							*2*
Illegal Sign:	**0**	**0**	**0**	**0**	**1**	**1**							**2**
Year (23):	*1*	*1*	*1*	*3*	*0*	*2*							*8*
Fowl:	**0**	**1**	**1**	**1**	**0**	**0**							**3**
Year (23):	*0*	*0*	*0*	*1*	*0*	*0*							*1*
Blight:	**2**	**2**	**0**	**6**	**1**	**1**							**12**
Year (23):	*9*	*6*	*6*	*3*	*6*	*1*							*31*
Sightline:	**0**	**0**	**0**	**0**	**0**	**0**							**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*							*0*
Lighting:	**0**	**0**	**0**	**1**	**1**	**1**							**3**
Year (23):	*0*	*0*	*0*	*0*	*1*	*0*							*1*
Site Plan:	**1**	**15**	**7**	**6**	**3**	**3**							**35**
Year (23):	*3*	*1*	*1*	*0*	*2*	*4*							*11*
Illegal Rentals:	**0**	**0**	**0**	**0**	**0**	**0**							**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*							*0*
Miscellaneous:	**3**	**0**	**1**	**4**	**4**	**0**							**12**
Year (23):	*2*	*6*	*1*	*1*	*1*	*2*							*13*
2023 TOTAL:	**13**	**21**	**11**	**28**	**18**	**20**							**111**
Year (23):	*20*	*16*	*15*	*15*	*19*	*14*							*99*
ABATEMENTS:	**0**	**0**	**0**	**0**	**0**	**0**							**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*							*0*
CITATIONS:	**6**	**2**	**3**	**0**	**3**	**0**							**14**
Year (23):	*11*	*10*	*7*	*4*	*8*	*13*							*53*
PERMITS ISSUED:	**275**	**234**	**250**	**300**	**351**	**335**							**1745**
Year (23):	*256*	*273*	*351*	*321*	*363*	*371*							*1935*

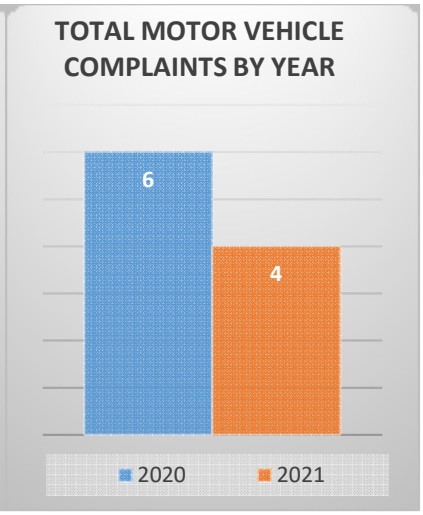
Respectfully submitted,

R.J. Brown

Richard J. Brown
Chief Building Official
July 1, 2024







TOTAL COMPLAINTS		TOTAL BLIGHT COMPLAINTS		TOTAL MV COMPLAINTS	
2020	2021	2020	2021	2020	2021
23	18	21	14	6	4

	2020	2021
Miscellane	4	3
Site Plan Re	1	7
Improper L	3	3
Poor Sightl	2	5
Blight:	7	4
Fowl:	1	2
Illegal Sign:	2	8
Illegal Fenc	6	4
Accessory S	3	5
Lack of Per	1	2
Illegal Busi	3	7
Motor Veh	5	8

For Office Use Only	
APPLICATION NO.	2502
DATE FILED:	06-25-2024
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 1249 Farmington Avenue

Assessor's Map No.: 49 Assessor's Lot No.(s): 29A Zone of the Property: BG

Title of approved Site Plan: "Land Development Plans Isued for Planning and Zoning 1251-1265 Farmington Avenue"

Date of original Site Plan approval: 3/13/2023

Nature of proposed revision:
Revisions to the approved site plan pertain to Lot 29A. The restaurant layout on Lot 29A has been reconfigured and the grading, drainage, utilities, landscape, and lighting have been revised to accommodate this reconfigured layout.

Reason for proposed revision:
Revisions have been made to meet the tenant's operational needs.

Other comments:

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

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

Name: Endurance Bristol, LLC

Address: 208 Royal Turn Road North City: Ponte Verde State: FL Zip: 32082

Telephone No.: 904-923-1557 E-Mail: billbaker@endurancepropertiies.net

Signature: William Baker *Signature – (Printed/Typed)* William Baker

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

BZC/BPC – 08/17

For Office Use Only
APPLICATION NO. 2502

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 1249 Farmington Avenue

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Kevin Hixson - BL Companies

Address: 355 Research Parkway City: Meriden State: CT Zip: 06450

Telephone No.: 203-608-2438 E-Mail: khixson@blcompanies.com

08/17 - LUO

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action Equal Opportunity Employer

Narrative

MEMORANDUM

DATE: 06/21/2024

ATTENTION: Robert Flanagan

PREPARED BY: Jodaliza Feliz

EMAIL: jfeliz@blcompanies.com

PROJECT NAME: 1249 Farmington Ave.

PROJECT NUMBER: 1800613.0002

SUBJECT: Project Narrative

Project Narrative

The subject site at 1249 Farmington Avenue is part of a larger commercial development located at 1251, 1249, and 1255 Farmington Avenue. This commercial development was originally permitted in 2023 and received zoning approval on March 13th, 2023. The commercial development as a whole includes a medical office building, restaurant with drive thru, and a carwash. The site at 1249 Farmington Ave. was permitted in 2023 for use as a restaurant with drive thru. The proposed changes to 1249 Farmington Avenue will not result in a change of use but will reconfigure the site to meet the specific requirements of the prospective tenant. The proposed changes are as follows:

- Decrease in building size of approximately 170 sq.ft.
- Increase in parking count by seven (7) parking spaces.
    - One (1) additional ADA parking space within Lot 2 (four (4) ADA total parking spaces)
- Increase in impervious area due to restaurant patio area and drive-thru lanes.
- Two (2) drive-thru canopies have been added to the site design for ordering and pickup window.
- Increase in one drive-thru lane servicing the restaurant (total of two drive-thru lanes).
- Modifications were made to the grading, drainage, utility, erosion control, landscape, and lighting plans to serve the reconfigured site, but design intent remains the same.

Minor stormwater modifications have been made, due to the site revisions; impervious area has increased by approximately 4%. For more detailed information please refer to the Stormwater Management Report attached.

Updated Stormwater Report

Stormwater Management Report

For the Proposed:
PROPOSED DEVELOPMENT

Located at:
1251 & 1265 Farmington Avenue
Bristol, Connecticut

Prepared for Submission to:
Bristol, Connecticut

November 23, 2022
Revised: January 11, 2024th
June 21, 2024th

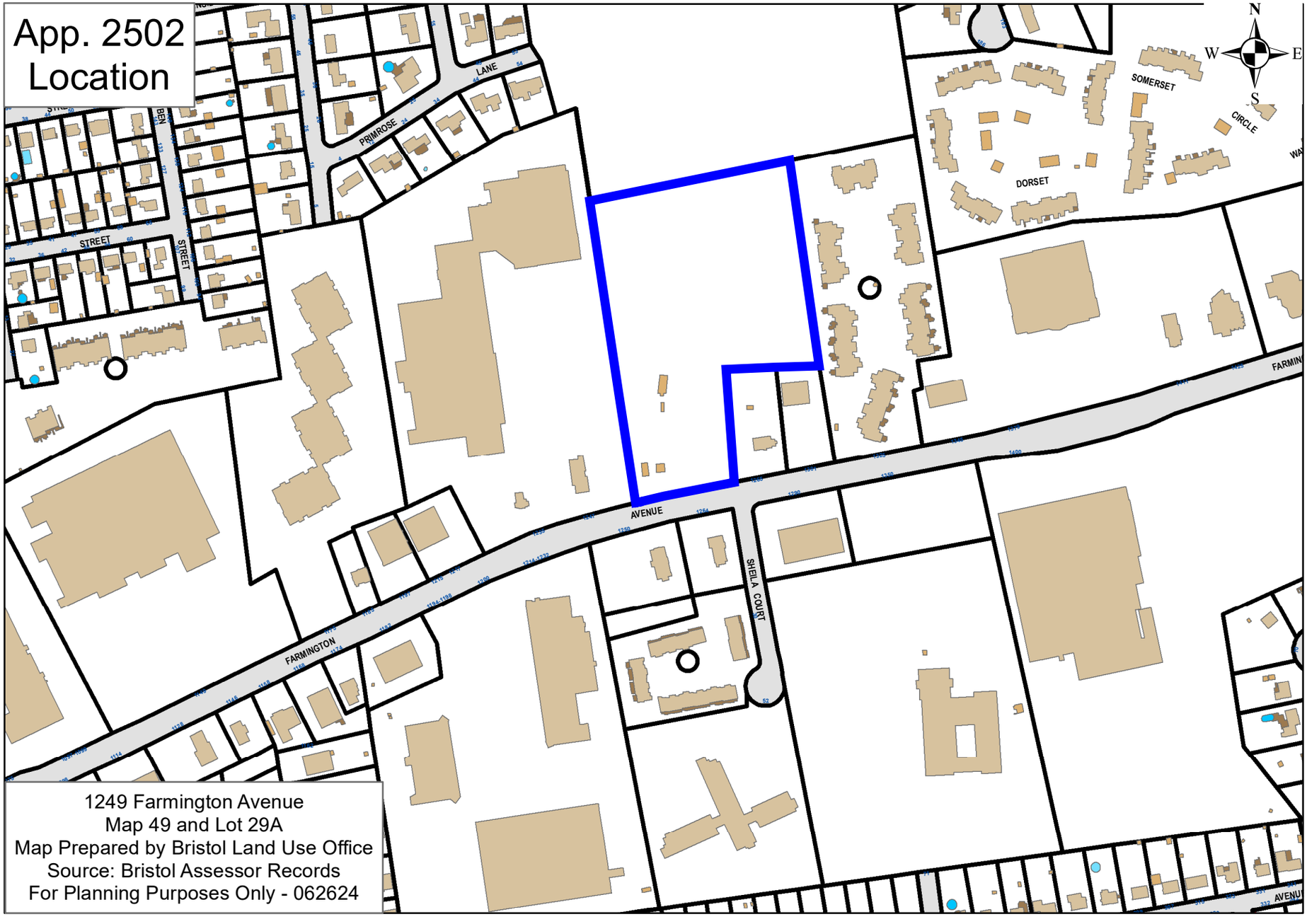
Prepared for:
Targeted Endurance Bristol, LLC
209 Royal Turn Road North
Ponte Vedra, FL 32082

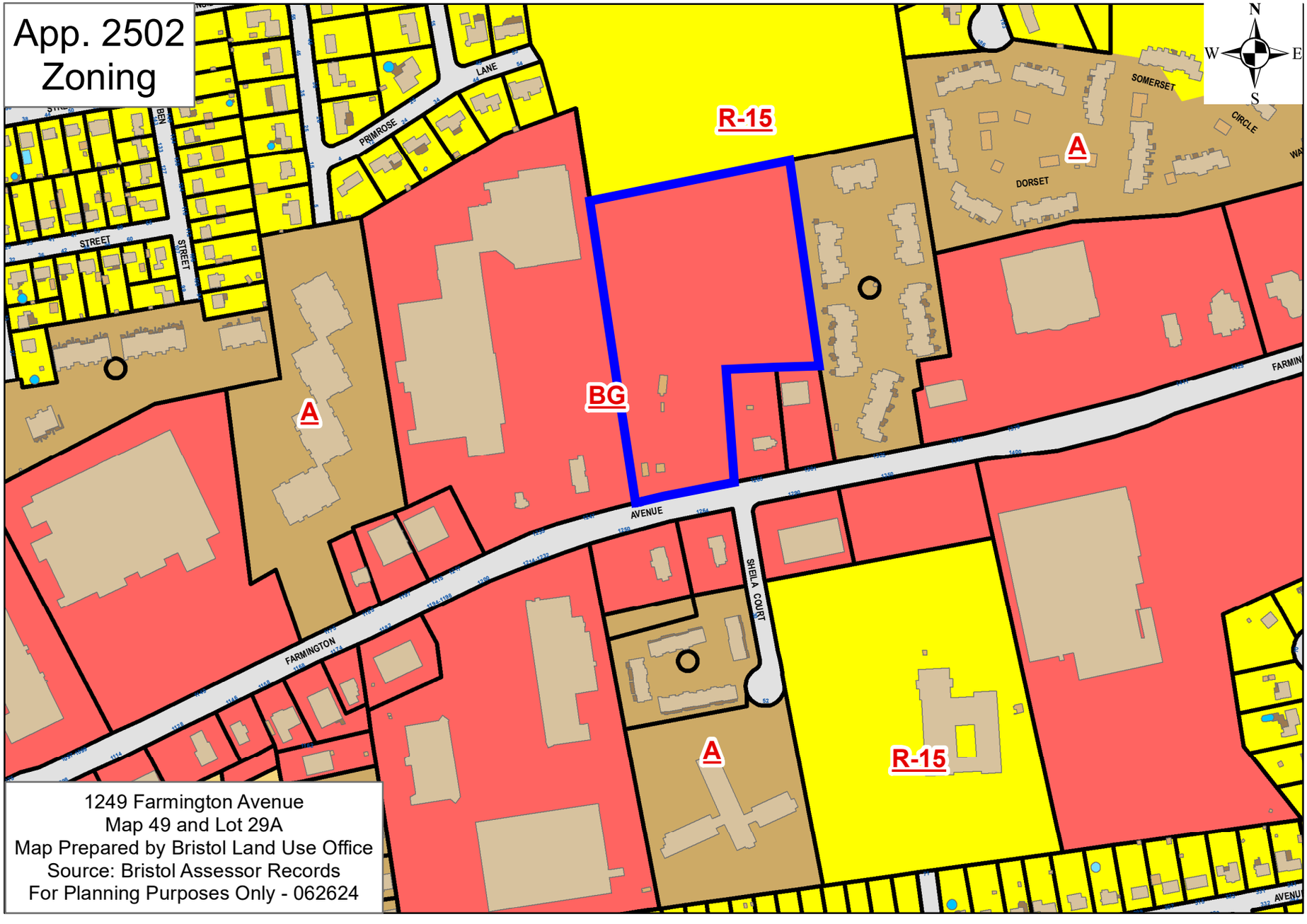
Prepared by:
BL Companies
Architecture
Engineering
Environmental
Land Surveying

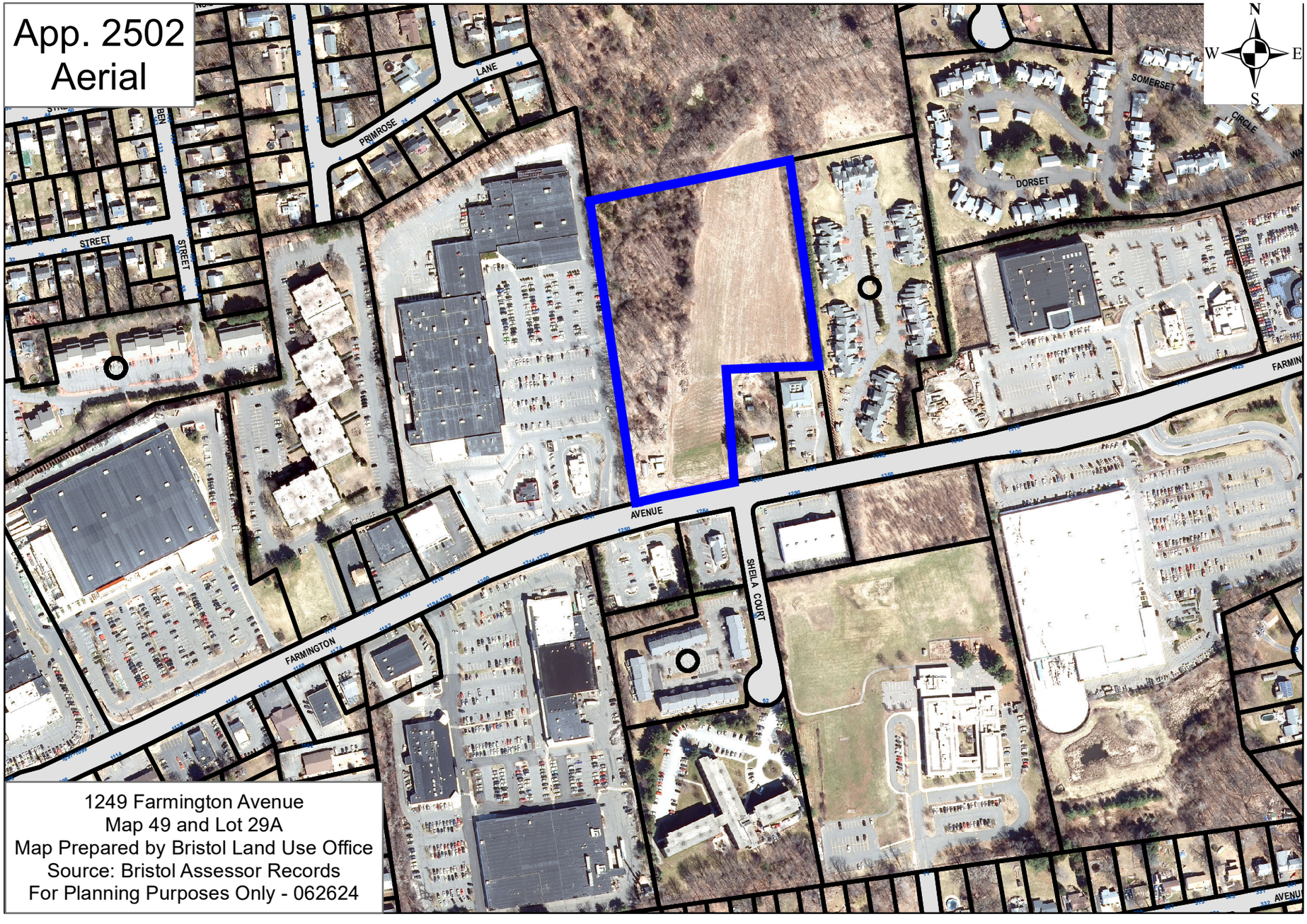
BL Companies
355 Research Parkway
Meriden, Connecticut 06450
Phone: (203) 630-1406
Fax: (203) 630-2615

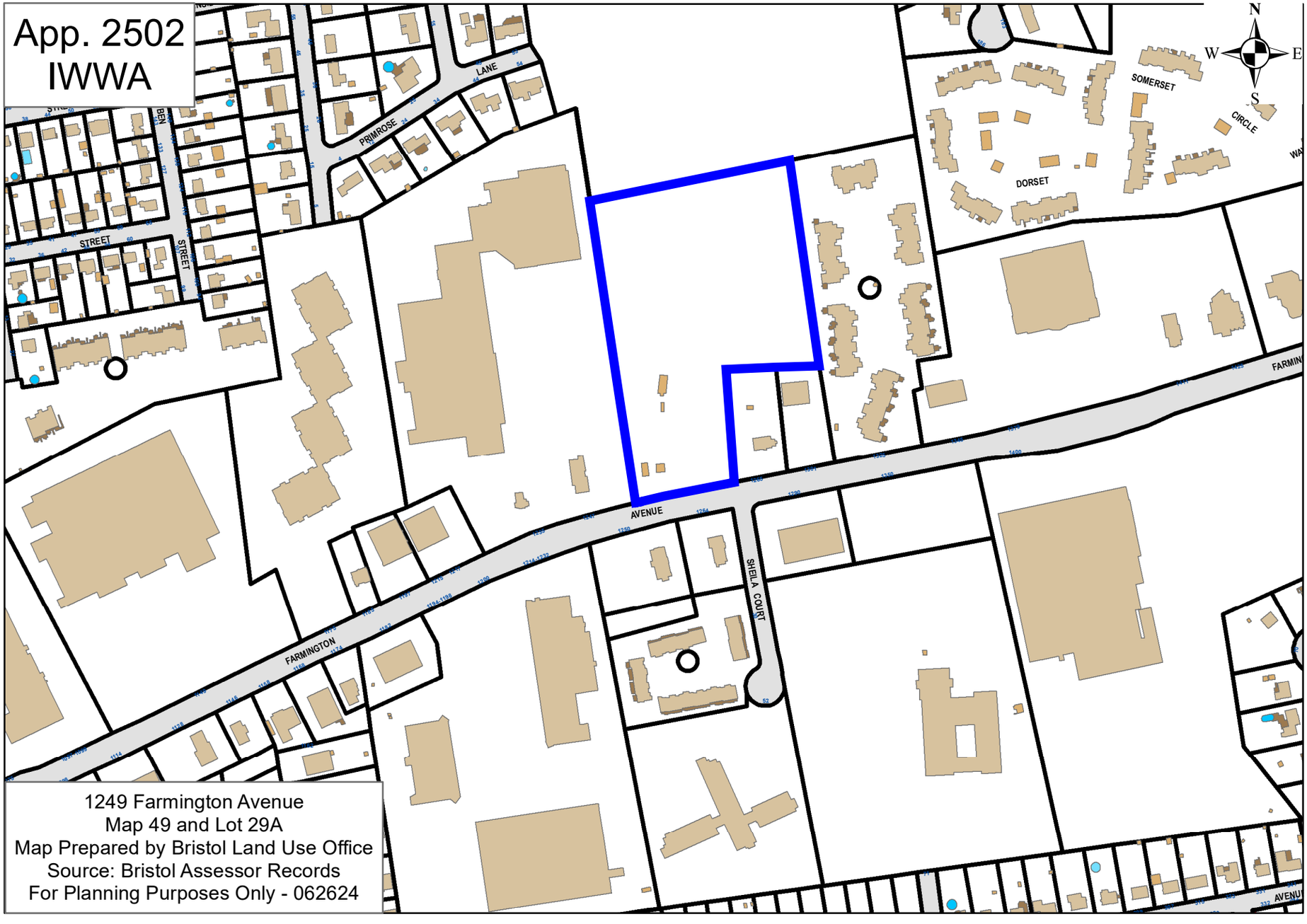
BL Project Number: 1800613

Hyperlink for Updated Stormwater Report:
https://www.bristolct.gov/DocumentCenter/View/46995/C-RPT-1800613-STORMWATER-2024-06-21

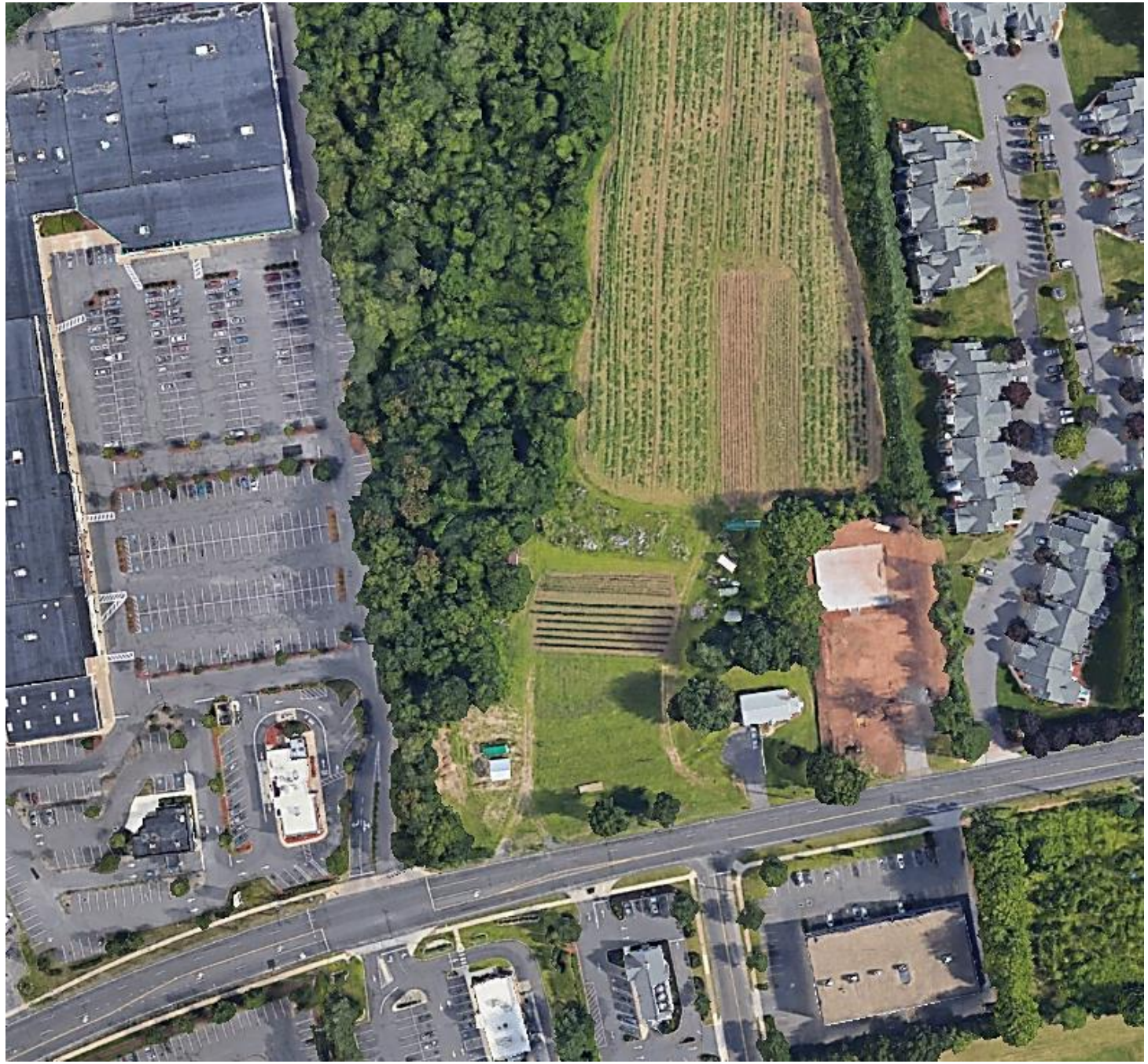

App. 2502
Location
N
W
E
S
LANE
PRIMROSE
STREET
STREET
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
SHEILA COURT
1249 Farmington Avenue
Map 49 and Lot 29A
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062624


App. 2502
Zoning
N
W
E
S
R-15
A
BG
A
A
R-15
LANE
PRIMROSE
STREET
STREET
BEN
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
SHEILA COURT
1249 Farmington Avenue
Map 49 and Lot 29A
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062624


App. 2502
Aerial
N
W
E
S
PRIMROSE
LANE
STREET
STREET
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
SHEILA COURT
1249 Farmington Avenue
Map 49 and Lot 29A
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062624


App. 2502
IWWA
N
W
E
S
LANE
PRIMROSE
STREET
STREET
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
SHEILA COURT
1249 Farmington Avenue
Map 49 and Lot 29A
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062624

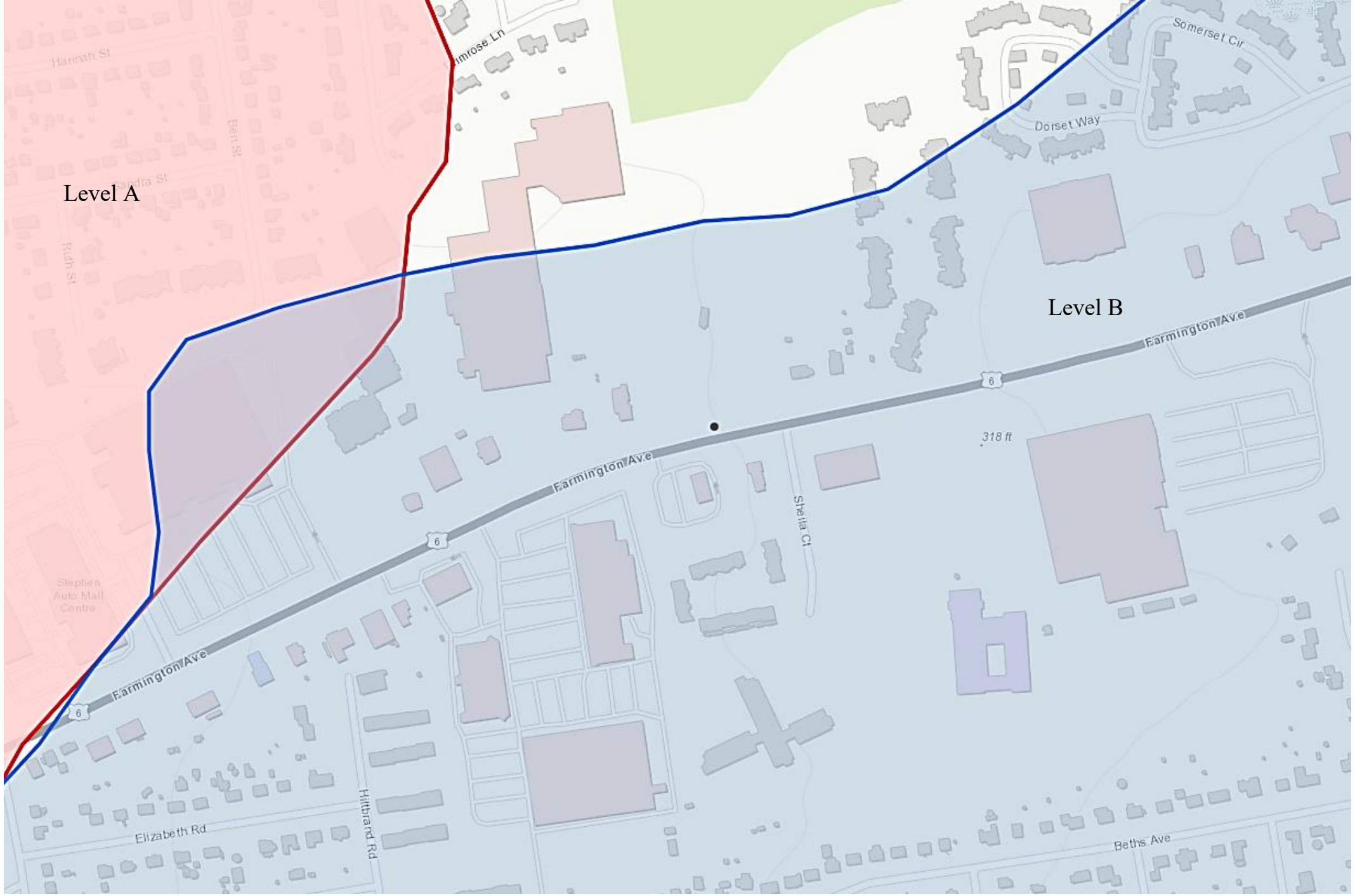
Google Earth



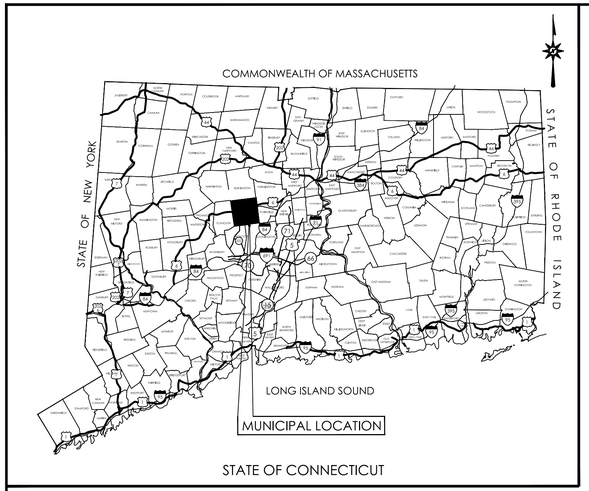




Aquifer Mapping


Level A
Level B
Farmington Ave
Farmington Ave
Farmington Ave
6
6
6
318 ft
Sheila Ct
Hilltrand Rd
Elizabeth Rd
Beths Ave
Dorset Way
Somerset Cir
Hannah St
Ruth St
Stephen Auto Mall Centre

Site Plan



LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS ISSUED FOR PLANNING AND ZONING SUBMISSION

1251 AND 1265 FARMINGTON AVE. (EXISTING)
1249, 1251, & 1255 FARMINGTON AVE. (PROPOSED)
BRISTOL, CONNECTICUT



VICINITY MAP

SCALE: 1"=800'

PREPARED FOR:

CITY OF BRISTOL PLANNING &
ZONING COMMISSION
111 NORTH MAIN STREET
BRISTOL, CT 06010

CONTENTS

	TITLE SHEET
AL-1	ALTA/ACSM LAND TITLE SURVEY
DM-1	DEMOLITION PLAN
SP-0,1, 2	SITE PLAN
PA-1	PEDESTRIAN ACCESSIBILITY PLAN
LS-1	LAYOUT AND STRIPING PLAN
GD-1	GRADING PLAN
GD-2	DRAINAGE PLAN
GD-3	ROOF DRAINAGE PLAN
SU-1	SITE UTILITIES PLAN
EV-1	SITE EV PLAN
EC-1	SEDIMENT AND EROSION CONTROL PLAN
EC-2	SEDIMENT AND EROSION CONTROL NOTES
EC-3	SEDIMENT AND EROSION CONTROL DETAILS
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE NOTES AND DETAILS
LP-1	SITE LIGHTING PLAN
LP-2	SITE LIGHTING SCHEDULE
VT-1	VEHICLE TURNING PLAN - WB-50 TRUCK
VT-2	VEHICLE TURNING PLAN - CITY OF BRISTOL FIRE TRUCK
VT-3	VEHICLE TURNING PLAN - PASSENGER VEHICLE
PH-1	PHASING PLAN - PHASE 1 - LOT 3 & ACCESS ROAD BUILD OUT
PH-2	PHASING PLAN - PHASE 2 - LOT 1 & 2 BUILD OUT
GN-1	GENERAL NOTES
DN-1 THROUGH 10	DETAIL SHEETS
A1.02, A1.03	MEDICAL BUILDING EXTERIOR ELEVATIONS
	RESTAURANT EXTERIOR ELEVATIONS
	CAR WASH EXTERIOR ELEVATIONS

CAD FILE: CV180061302
XREF(S): XXXXXXX

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

OWNER:

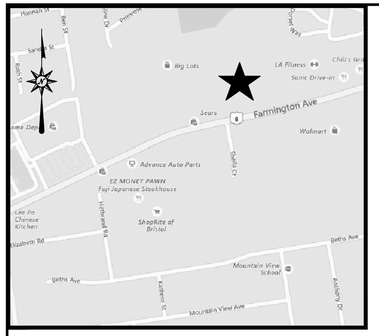
TARGETED ENDURANCE BRISTOL, LLC
209 ROYAL TURN ROAD NORTH
PONTE VEDRA, FL 32082

STATE OF CONNECTICUT
No. 27946
PROFESSIONAL ENGINEER

DATES

ISSUE DATE:	DECEMBER 13, 2022	JANUARY 18, 2024
REVISION:	DECEMBER 21, 2022	MAY 2, 2024
	MARCH 3, 2023	JUNE 5, 2024
	MARCH 27, 2023	JUNE 12, 2024
	SEPTEMBER 26, 2023	JUNE 21, 2024
	JANUARY 12, 2024	

©2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

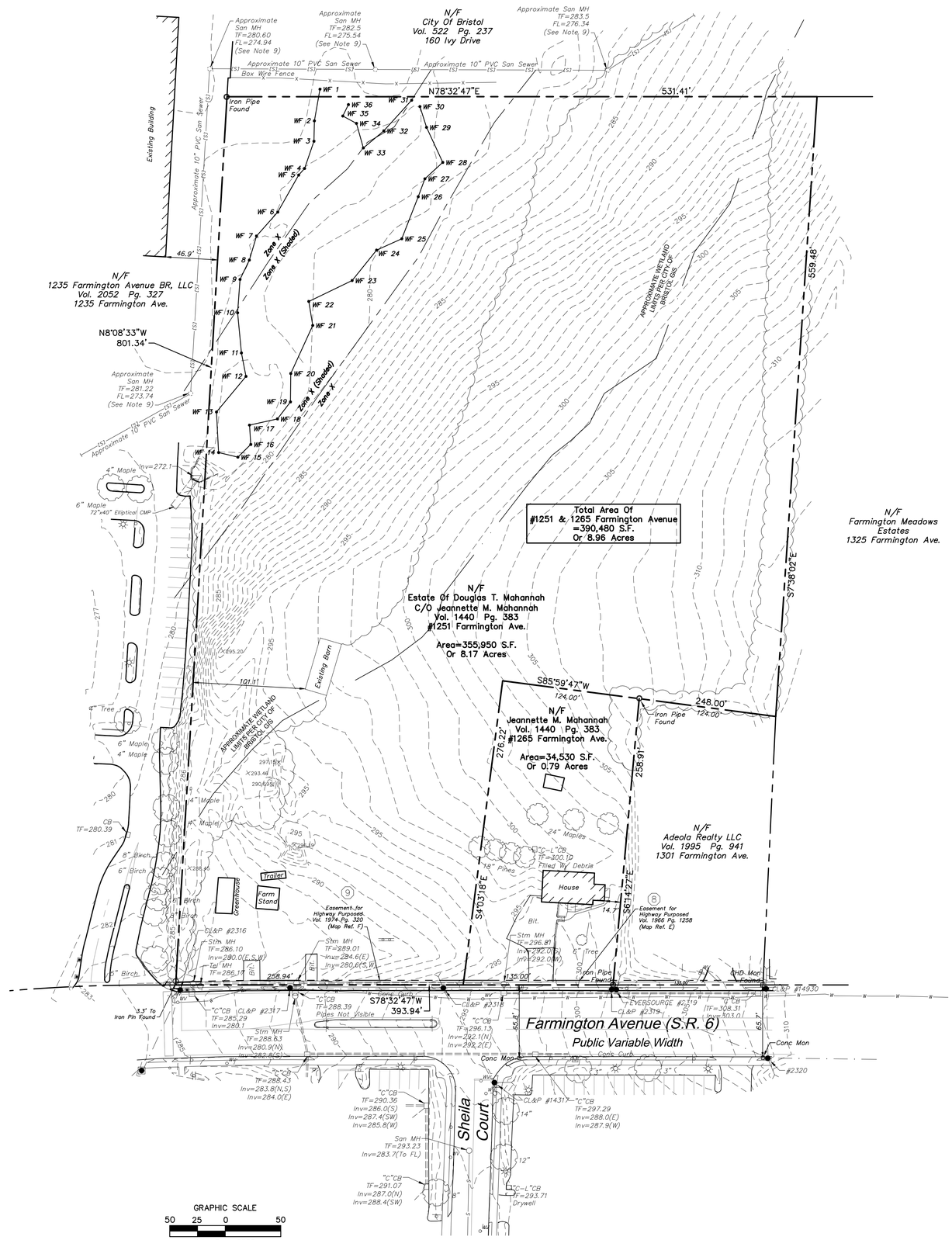


LOCATION MAP

NOT TO SCALE

LEGEND

- Property Line
- Easement Line
- Setback Line
- Edge of Water
- Limit of Wetlands
- Treeline
- Brushline
- 50 Major Contour
- Minor Contour
- Fence
- Overhead Wires
- Sanitary Sewer
- Storm Sewer
- Water Line
- Handhole
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- GV Gas Valve
- CB Catch Basin
- MH Manhole
- Span Pole
- Cantilever Pole
- Pedestal-mounted Traffic Signal
- Pedestrian Signal
- Fire Hydrant
- WV Water Valve
- UV Valve- Utility Type Unknown
- Sign
- M Mail Box
- Deciduous Tree
- Coniferous Tree



GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

   B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.

   C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

   D) THE TYPE OF SURVEY PERFORMED IS A OR AN ALTA/NSPS LAND TITLE SURVEY, AND IS INTENDED TO DEPICT THE PROPERTY BOUNDARIES WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM, NAD 83 (2011), AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES.
3. ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES.
4. PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD AREA "X (SHADED)", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 09003C0459F PANEL 459 OF 675 EFFECTIVE DATE: SEPTEMBER 26, 2008.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
6. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. HART2125808. EXCEPTIONS 8 AND 9 REGARDING EASEMENTS FOR HIGHWAY PURPOSES ARE PLOTTED ON THE SURVEY.
7. WETLAND DELINEATION PERFORMED BY DAVISON ENVIRONMENTAL, LLC IN OCTOBER 2022.
8. CONTOURS SHOWN IN THE NORTHWEST CORNER OF THE PROPERTY BEYOND THE WETLANDS LINE ARE SHOWN BASED UPON THE CITY OF BRISTOL GIS DATA AND NOT FROM FIELD LOCATIONS.
9. SANITARY SEWER MANHOLE INFORMATION IS FROM MAP REFERENCE G AND HAS NOT BEEN LOCATED OR VERIFIED IN THE FIELD BY BL COMPANIES.

MAP REFERENCES

A. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BRISTOL, SCOTT SWAMP ROAD FROM THE FARMINGTON TOWN LINE WESTERLY TO THE 6TH DIST. GRADE SCHOOL, ROUTE NO 157." SCALE: 1"=40'; PROJECT NO. 334, SHEET 1 OF 2; DATE: AUGUST 31, 1931.

B. "MAP OF LOTS 28, 29, & 29-1, FARMINGTON AVENUE, BRISTOL, CONN., OWNED BY DOUGLAS J. MAHANNAH ET AL" SCALE: 1"=40'; DATE: FEBRUARY 3, 1981; PREPARED BY LEPORE & CAGGIANO P.C.

C. "EXISTING CONDITIONS AND REMOVALS, IMPROVEMENT LOCATION SURVEY - PROPOSED (MEDICAL OFFICE BUILDING) FOR ASSESSORS LOT 27 OWNED BY LINCOLN AND D'AMATO LLC, 1301 FARMINGTON AVENUE, BRISTOL, CONN." SCALE 1"=20'; DATE: MAY 29, 2015; AND PREPARED BY ROBERT GREEN ASSOCIATES L.L.C.

D. "MAP OF LOT #30 FARMINGTON AVENUE, BRISTOL, CONNECTICUT TO BE PURCHASED BY ROBERT W. WEINBERG" SCALE: 1"=40'; DATE: MAY 5, 1987; PREPARED BY A.F.LEPORE JR & ASSOCIATES, P.C.

E. "RIGHT OF WAY SURVEY; TOWN OF BRISTOL, MAP SHOWING EASEMENT ACQUIRED FORM JEANETTE M. MAHANNAH BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WIDENING OF U.S. ROUTE 6 FROM CAROL DRIVE TO PEGGY LANE." SCALE: 1"=20'; PROJECT NO. 017-0182; SERIAL NO. 16; DATE: MARCH 4, 2014.

F. "RIGHT OF WAY SURVEY, TOWN OF BRISTOL, MAP SHOWING EASEMENT ACQUIRED FROM HEIRS OF DOUGLAS T. MAHANNAH BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WIDENING OF U.S. ROUTE 6 FROM CAROL DRIVE TO PEGGY LANE." SCALE: 1"=20'; PROJECT NO. 017-0182; SERIAL NO. 015; DATE: AUGUST 11, 2014.

G. "DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL, INSTALLATION SANITARY SEWER FROM FARMINGTON AVENUE TO SIMS ROAD", SCALE HOZ. 1"=40', VET. 1"=4', DATE 11/87, SHEET 1 OF 2.

SCHEDULE B, SECTION II:

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
(8)	V 1966 PG 1258	EASEMENT FOR HIGHWAY PURPOSES, EASEMENT TO SLOPE AND RIGHT IN FAVOR OF THE STATE OF CONNECTICUT. (1265 FARMINGTON AVE.)	PLOTTED
(9)	V 1974 PG 320	EASEMENT FOR HIGHWAY PURPOSES, EASEMENT TO SLOPE IN FAVOR OF THE STATE OF CONNECTICUT. (1251 FARMINGTON AVE.)	PLOTTED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. HART2125808, COMMITMENT DATE: MAY 25, 2016

SURVEY CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5,6(b),8,910,11(a), AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2022.

STATE OF CONNECTICUT PATRICK J. CORLESS JR. No. 70015 LICENSED LAND SURVEYOR

DATED: 3/1/2023 SIGNED: _____

PATRICK J. CORLESS, JR., L.S. #70015

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LAND OF
DOUGLAS T. MAHANNAH AND
JEANETTE M. MAHANNAH
1251 & 1265 FARMINGTON AVENUE
BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
1.	9/14/2016	Added Topography
2.	12/13/2016	Added GIS Topography
3.	11/4/2022	Added New Street Layout Improvements
4.	12/19/2022	Added Approximate Sanitary Sewer.
5.	2/24/2023	Added Additional Topography Data

Surveyed	STAFF
Drawn	M.G.
Checked	P.J.C.
Approved	P.C.J.
Scale	1"=50'
Project No.	1800613
Date	07/19/2016
Field Book	NA
CAD File:	AL180061301

Title

ALTA/NSPS LAND TITLE SURVEY

Sheet No.

AL-1

Xref (s): ; XYI180061302

©2008 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES

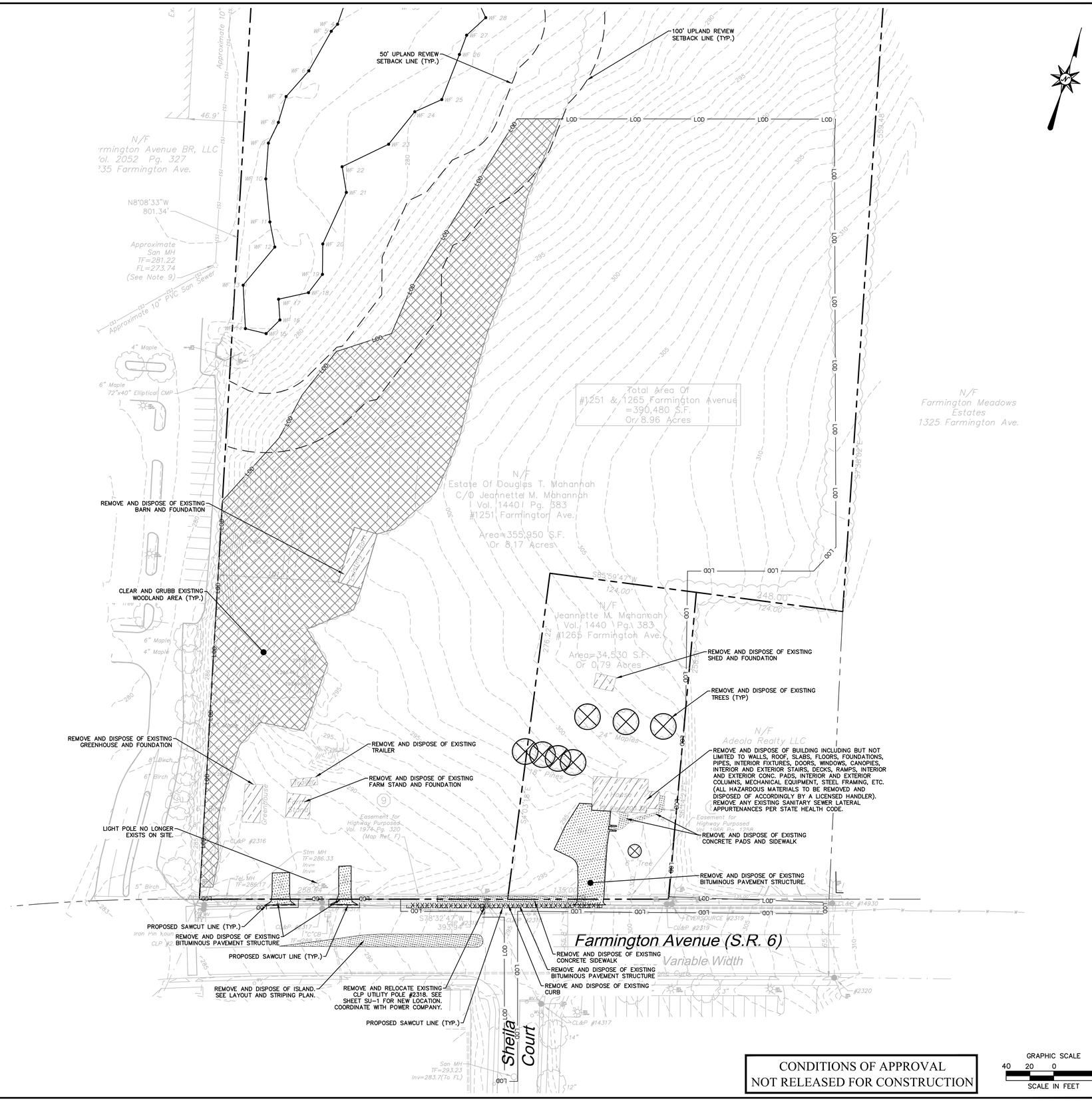
Mar 01, 2023 10:06am tricitelli G:\JOBS\1801\06\1800613\DWG\ALI800613O1.dwg
Layout: AL-1 24X36 50SC

DEMOLITION LEGEND:

PROPERTY LINE	PROPERTY LINE
LOD	LIMIT OF DISTURBANCE LINE
	SAWCUT LINE
XXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
S	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
	CLEAR AND GRUBB EXISTING WOODLAND AREA

NOTES:

CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO BUILDINGS, FOUNDATIONS, TRAILERS, FARM EQUIPMENT, STORAGE TANKS, ETC.



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — No. 27946 — PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/07/2023	RESPONSE TO BCD COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET WITH ADDITIONS
9.	05/03/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.A.M.
Drawn	T.A.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: DM1800613O1	

Title

DEMOLITION PLAN

Sheet No.

DM-1

Xref (s): I:\BD\1800613O1\ XY1800613O2 ; XC1800613O6 ; XC1800613O1 ; XC1800613O2 ; XC1800613O3 ; XC1800613O4

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

ZONING INFORMATION (LOT #1)

LOCATION: 1255 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: CAR WASH FACILITY (SPECIAL PERMIT USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±46,058 S.F. (±1.06 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	121 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	121 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	75 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	15 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	102 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	NA	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	155 FEET	NO
9	MAXIMUM BUILDING HEIGHT	40 FEET (1)	40 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±9 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

ZONING INFORMATION (LOT #2)

LOCATION: 1249 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: FAST-FOOD RESTAURANT (SPECIAL PERMIT USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±65,732 S.F. (±1.50 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	214 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	214 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	214 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	44 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	172 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	NA	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	NA	NO
9	MAXIMUM BUILDING HEIGHT	40 FEET (1)	25 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±8.2 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

ZONING INFORMATION (LOT #3)

LOCATION: 1251 FARMINGTON AVE BRISTOL, CONNECTICUT				
ZONE: BG (GENERAL BUSINESS ZONE)				
USE: MEDICAL OFFICE (PERMITTED USE)				
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**	**VARIANCE**
1	MINIMUM LOT AREA	15,000 S.F.	±278,635 S.F. (±6.40 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	486 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	57 FEET	NO
4	MINIMUM FRONT YARD ON A STATE HIGHWAY	20 FEET	57 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	92 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	236 FEET	NO
7	MINIMUM REAR RESIDENTIAL SETBACK	25 FEET	238 FEET	NO
8	MINIMUM SIDE RESIDENTIAL SETBACK	25 FEET	102 FEET	NO
9	MAXIMUM BUILDING HEIGHT	35 FEET (1)	26 FEET (1)	NO
10	MAXIMUM BUILDING COVERAGE	50 PERCENT	±9 PERCENT	NO

(1) BUILDING HEIGHT IS CALCULATED BY TAKING THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE FINISHED GRADE AT THE BUILDING WALL TO THE HIGHEST POINT OF FLAT ROOFS OR TO THE MEAN LEVEL BETWEEN THE EAVES AND THE RIDGE OF GABLE, HIP OR GAMBREL ROOFS, EXCLUDING PARAPETS NOT MORE THAN FOUR FEET HIGH.

SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MAX. FREESTANDING SIGN AREA	24 S.F. PER SIDE	24 S.F. PER SIDE
2	MAXIMUM SIGN HEIGHT	16 FEET	16 FEET
3	MAX. WALL SIGN AREA	ONE ALLOWED; THE WALL SIGN SHALL NOT EXCEED 1 S.F. FOR EACH LINEAR FOOT OF THE FACE OF BUILDING	T.B.D.

PARKING INFORMATION (LOT #1)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±4,332 S.F. (CAR WASH FACILITY)	NO
2	PARKING REQUIRED	3 PER FACILITY (3 REQUIRED)	18 TOTAL SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	12 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	157 FEET	NO
7	MINIMUM FRONT SETBACK	10 FEET	30 FEET	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	0 FEET (1) / 157 FEET	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET / NA	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (225 S.F. REQUIRED)	6,662 S.F.	NO

(1) AT SHARED ACCESS DRIVE.

PARKING INFORMATION (LOT #2)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±5,376 S.F. (RESTAURANT)	NO
2	PARKING REQUIRED	1 PER 200 S.F. (28 REQUIRED)	55 TOTAL SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	3 SPACES	3 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	NA	NO
7	MINIMUM FRONT SETBACK	10 FEET	20 FEET	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	10 FEET (1)/ NA	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET (1) / NA	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (840 S.F. REQUIRED)	7,791 S.F.	NO

(1) 0 FEET AT SHARED PARKING AREA.

PARKING INFORMATION (LOT #3)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±26,070 S.F. (MEDICAL OFFICE)	NO
2	PARKING REQUIRED	3.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA (92 REQUIRED) TOTAL REQUIRED = 92	120 SPACES + 30 FUTURE PARKING SPACES TOTAL 150 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	8 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2–WAY 18 FEET – 1–WAY	25 FEET – 2–WAY	NO
6	MINIMUM RESIDENTIAL SETBACK	20 FEET	36 FEET	NO
7	MINIMUM FRONT SETBACK	10 FEET	0 FEET (2)	NO
8	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	5 FEET/ 36 FEET	NO
9	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	170 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (2840 S.F. REQUIRED)	8,353 S.F.	NO

(2) AT SHARED PARKING AREA.

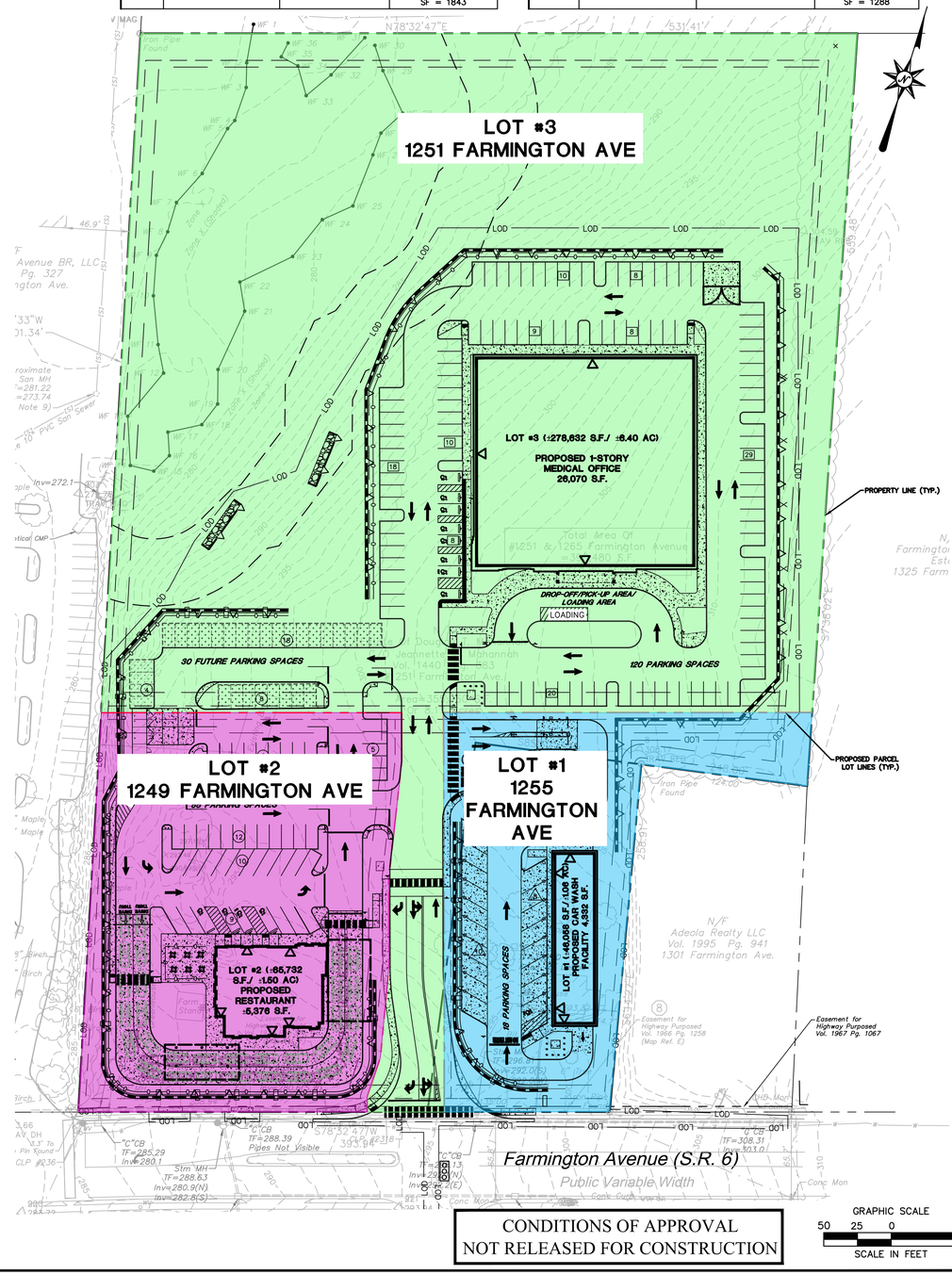
SITE PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- PROPERTY LINE
- PROPOSED PARCEL LOT LINES
- SAWCUT LINE
- SIGN
- CONCRETE SIDEWALK
- STANDARD–DUTY ASPHALT PAVEMENT STRUCTURE
- PROPOSED FUTURE PARKING EXPANSION AREA

EXISTING LOT INFORMATION

LOCATION: 1251 FARMINGTON AVE, BRISTOL CT			
ZONE: BG (GENERAL BUSINESS ZONE)			
ITEM #	**ITEM**	**REQUIREMENTS**	**EXISTING**
1	MINIMUM LOT AREA	15,000 S.F.	±355,885 S.F. (8.17 AC.)
2	MINIMUM LOT WIDTH	100 FEET	258 FEET
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	258 FEET
4	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	32 FEET / NA
5	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	486 FEET
6	MINIMUM FRONT SETBACK	10 FEET	61 FEET
7	BUILDING SIZE	NONE REQUIRED	TOTAL STRUCTURE/BUILDING SF = 1843

LOCATION: 1265 FARMINGTON AVE, BRISTOL CT			
ZONE: BG (GENERAL BUSINESS ZONE)			
ITEM #	**ITEM**	**REQUIREMENTS**	**EXISTING**
1	MINIMUM LOT AREA	15,000 S.F.	±34529 S.F. (0.79 AC.)
2	MINIMUM LOT WIDTH	100 FEET	124 FEET
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	134 FEET
4	MINIMUM SIDE SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	14.7' / NA
5	MINIMUM REAR SETBACK	5 FEET/ 10 FEET WHEN ABUTTING RESIDENTIAL	162' / NA
6	MINIMUM FRONT SETBACK	10 FEET	68 FEET
7	BUILDING SIZE	NONE REQUIRED	TOTAL STRUCTURE/BUILDING SF = 1288



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — TIMOTHY A. COLEMAN — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.		Date:
1.	POST P&Z SUBMISSION REVIEW	12/21/2022
2.	RESPONSE TO CITY COMMENTS	03/03/2023
3.	RESPONSE TO CITY COMMENTS	04/18/2023
4.	RESPONSE TO OSTA COMMENTS	06/16/2023
5.	FINAL SET SUBMISSION FOR CITY REVIEW	09/26/2023
6.	RESPONSE TO FINAL SET FOR CITY REVIEW COMMENTS	01/12/2024
7.	RESUBMISSION OF FINAL SET FOR CITY REVIEW	01/18/2024
8.	RESPONSE TO CITY OF BRISTOL COMMENTS	02/09/2024
9.	RESPONSE TO CITY OF BRISTOL COMMENTS	04/05/2024
10.	SUBMISSION FOR RESTAURANT REVIEW	04/17/2024
11.	RESUBMISSION FOR RESTAURANT MODIFICATIONS	06/21/2024
12.		

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=50'
Project No.	1800613
Date	11/23/2022
CAD File:	SP180061301

Title

PROPOSED LOT LINE SEPARATION SITE PLAN

Sheet No.

SP-0

Xref (s) - BD180061301, XY180061302, XC180061301, SS-1 Pavement Marking and Signing Plan_REV1

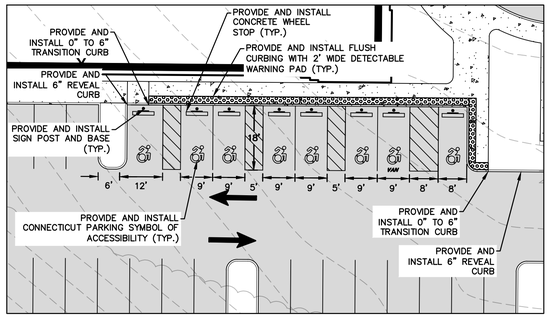
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SITE PLAN LEGEND

- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- X — CHAIN-LINK FENCE
- GUIDE RAIL
- ORNAMENTAL FENCE
- SOLID ORNAMENTAL FENCE (12)
- PROPERTY LINE
- PROPOSED PARCEL LOT LINES
- SAWCUT LINE
- SIGN
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
- PROPOSED FUTURE PARKING EXPANSION AREA
- PRELIMINARY AQUIFER PROTECTION AREA

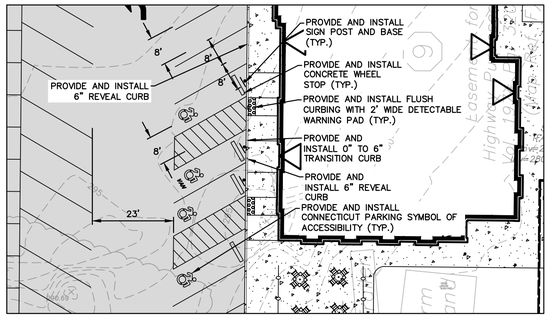
NOTES

1. AQUIFER PROTECTION MAPPING IS BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) "AQUIFER PROTECTION AREA INTERACTIVE MAP". DATE OF ACCESS: 01/17/2024



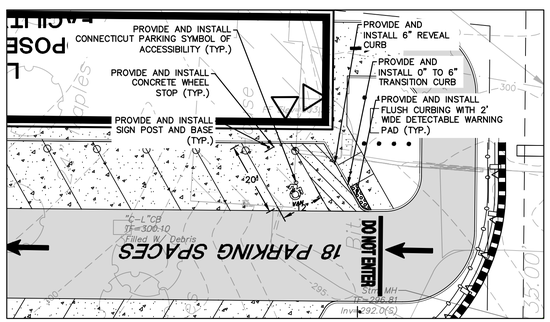
MEDICAL BUILDING ADA PARKING LAYOUT

1"=20'



RESTAURANT ADA PARKING LAYOUT

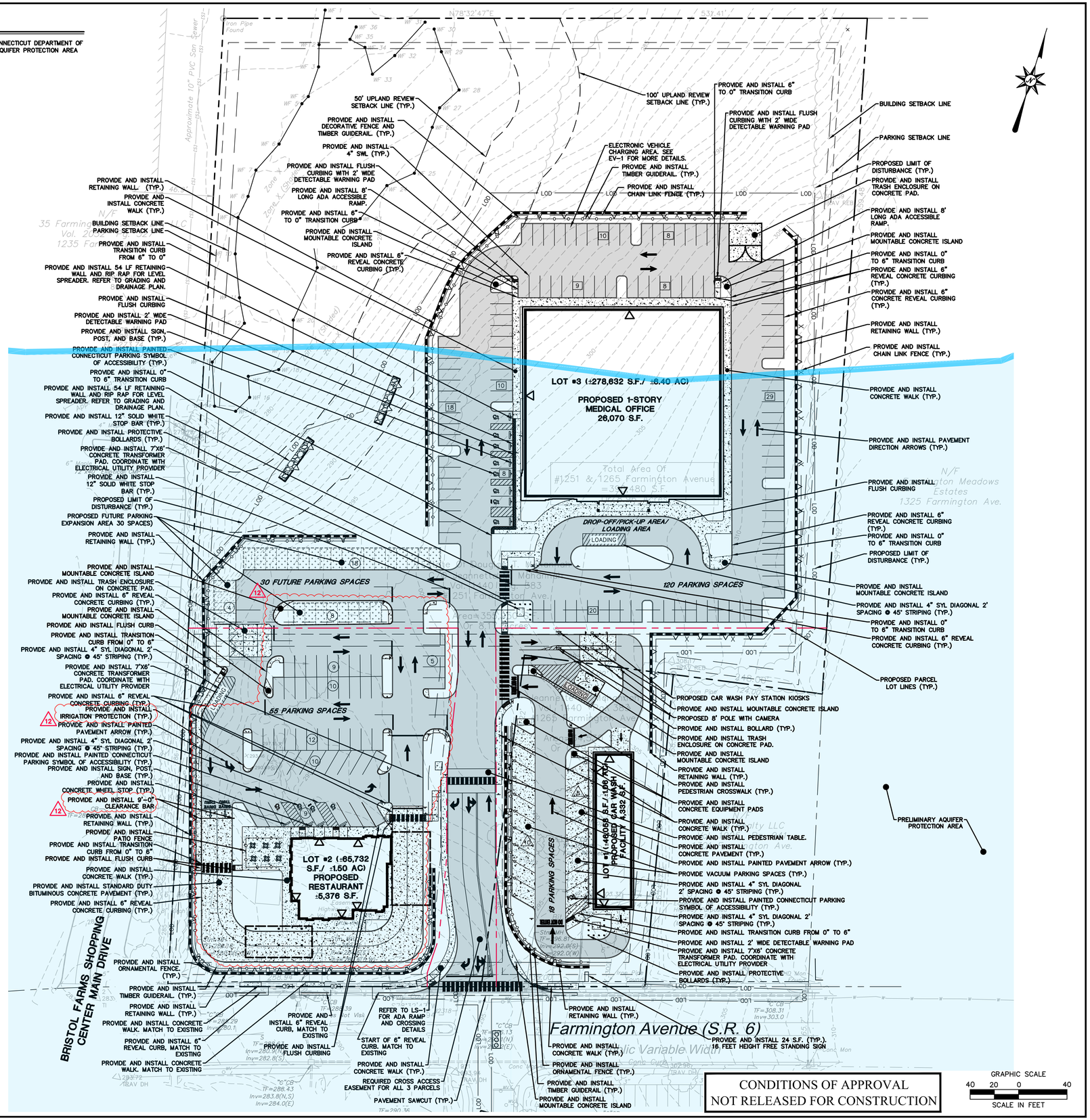
1"=20'



CAR WASH ADA PARKING LAYOUT

1"=20'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/17/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/18/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/04/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/12/2024	SUBMISSION FOR RESTAURANT MODIFICATIONS
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	AS NOTED
Project No.	1800613
Date	11/23/2022
CAD File: BD180061301	

Title

SITE PLAN

Sheet No.

SP-1

4/29/2024, JPEG, C:\Users\BVolk\1800613\Dwg\BD180061301_SS-1 PavementMarkingsandSigningPlan_REV1.dwg, SP-1, BVolk, ARC

Xref (s) : BD180061302 ; XC180061302 ; XY180061302 ; SS-1 PavementMarkingsandSigningPlan_REV1

SITE PLAN LEGEND

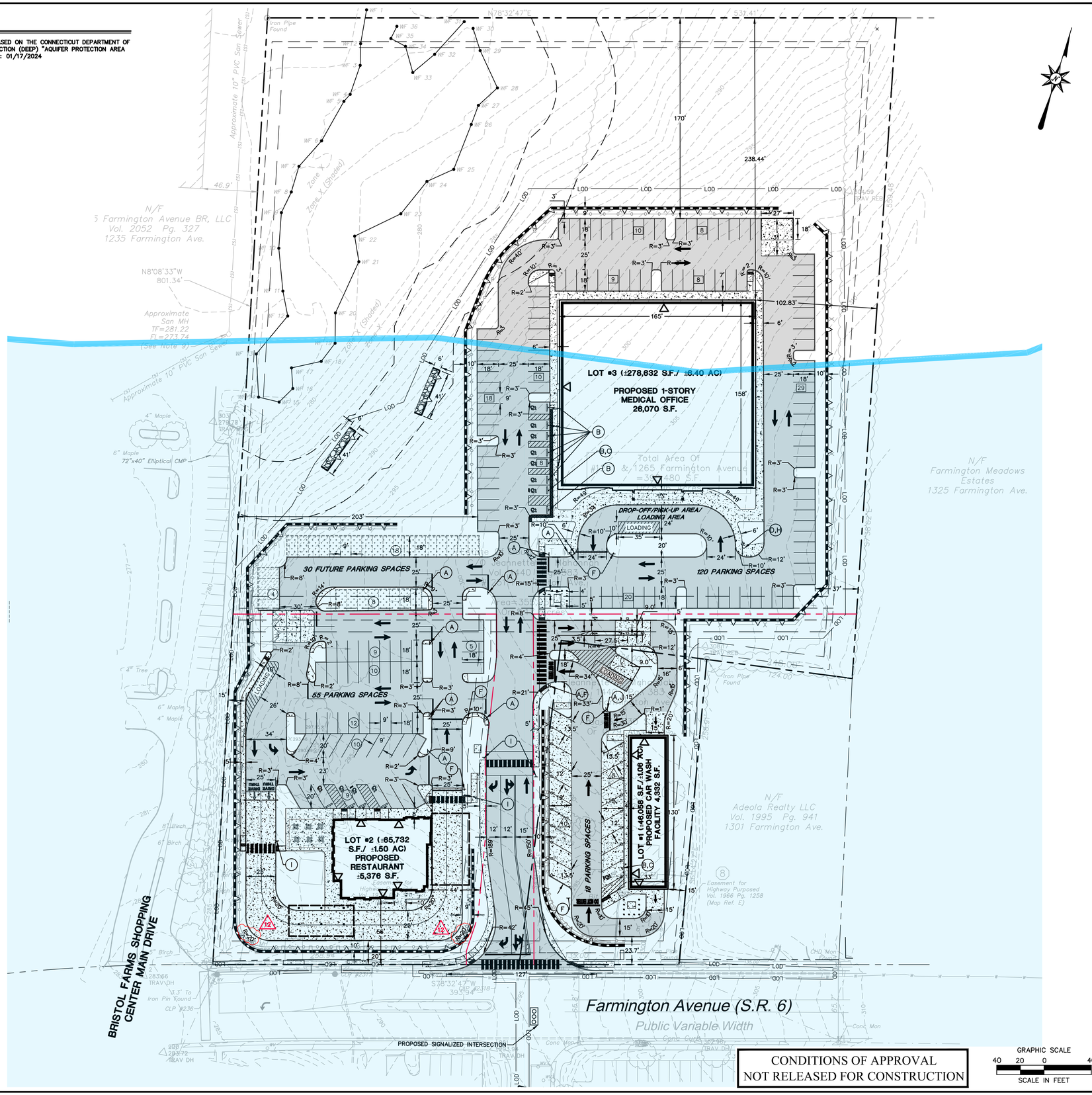
LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
X	CHAIN-LINK FENCE
	GUIDE RAIL
	ORNAMENTAL FENCE
12	SOLID ORNAMENTAL FENCE
	PROPERTY LINE
	PROPOSED PARCEL LOT LINES
	SAWCUT LINE
	SIGN
	CONCRETE SIDEWALK
	STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
	PROPOSED FUTURE PARKING EXPANSION AREA
	PRELIMINARY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

SIGN LEGEND

SIGN ID	CT-DOT NO.	LEGEND
A	31-0552	STOP 30"
B	31-0662	HANDICAPPED PARKING PENALTY $250 24" 12"
C	31-0648	VAN ACCESSIBLE
D	31-1188	ONE WAY
E	31-1177	ONE WAY
F	31-1109	DO NOT ENTER
H	31-0665	PICK UP AND DROP OFF AREA
I	41-4830	
J	31-0138	ONLY

NOTES

1. AQUIFER PROTECTION MAPPING IS BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) "AQUIFER PROTECTION AREA INTERACTIVE MAP". DATE OF ACCESS: 01/17/2024



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — No. 27746 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	11/28/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/17/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/17/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/27/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: SP1800613O1	

Title

SITE PLAN

Sheet No.

SP-2

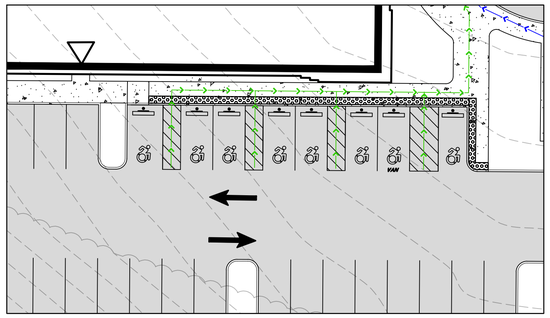
Xref IS\ : BD1800613O1 ; XY1800613O2 ; XC1800613O1 ; SS=1 Pavement\Markings\drawings\Plan_REV1

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

LEGEND

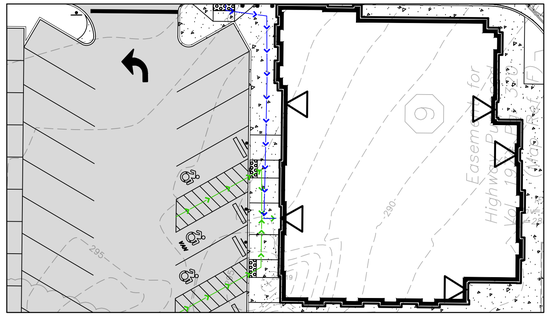
ADA ACCESSIBLE ROUTE

PEDESTRIAN ACCESS FROM FARMINGTON AVE



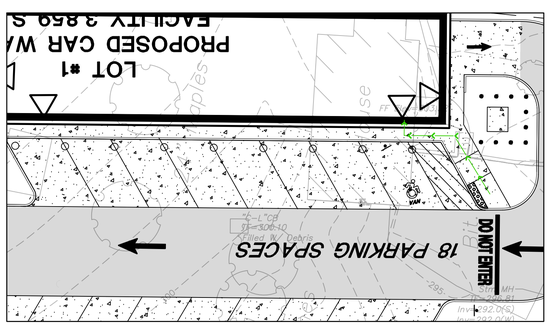
MEDICAL BUILDING ADA PARKING LAYOUT

1"=20'



RESTAURANT ADA PARKING LAYOUT

1"=20'



CAR WASH ADA PARKING LAYOUT

1"=20'

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

BRISTOL, CONNECTICUT

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/27/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/20/2023	DRAINAGE REVISION PER DOT COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	05/02/2024	RESUBMISSION FOR CARWASH MODIFICATIONS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	AS NOTED
Project No.	1800613
Date	03/03/2023
CAD File:	PA180061301

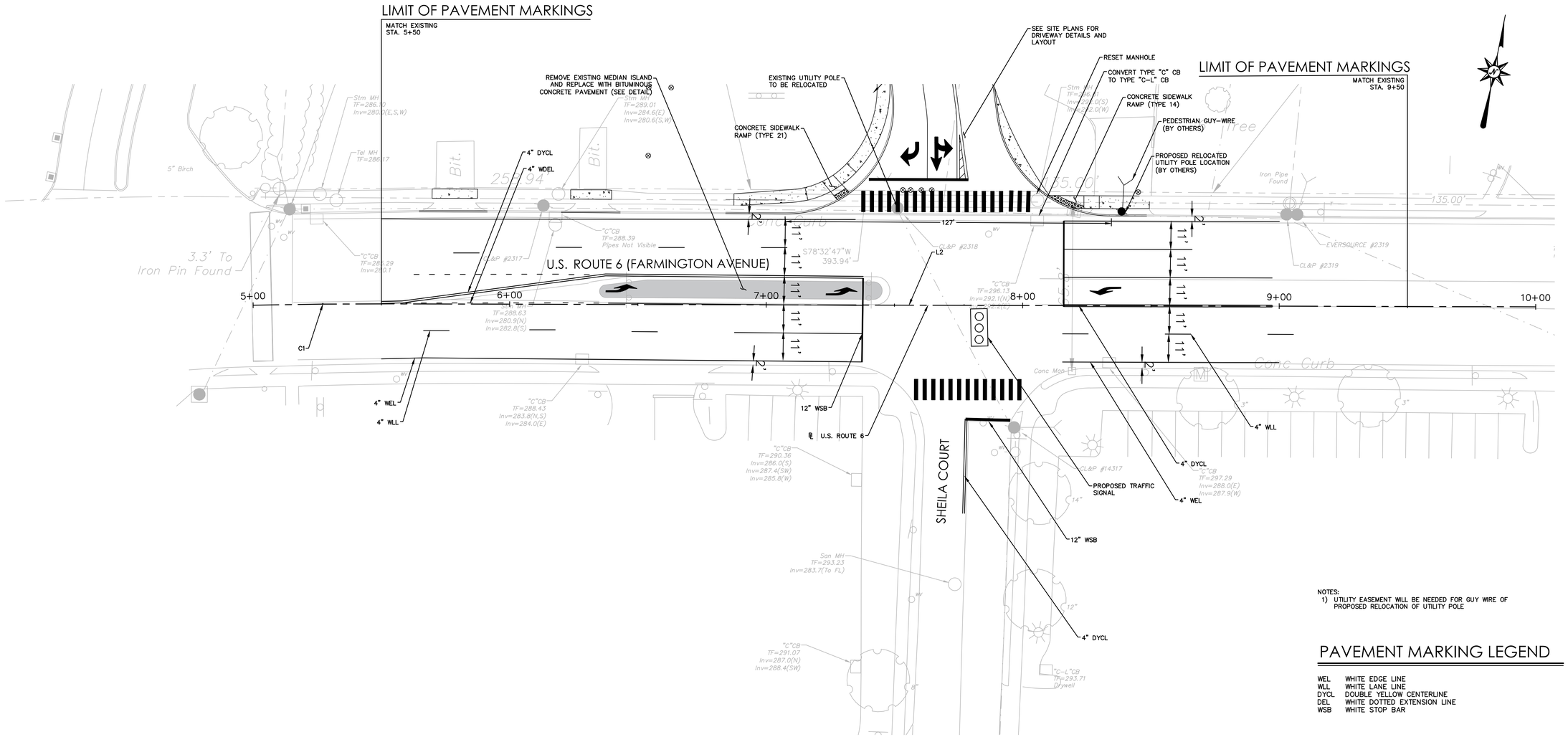
Title

PEDESTRIAN ACCESSIBILITY PLAN

Sheet No.

PA-1

Xref (s): ; BD180061301 ; XZ180061301 ; XC180061301



NOTES:
1) UTILITY EASEMENT WILL BE NEEDED FOR GUY WIRE OF PROPOSED RELOCATION OF UTILITY POLE

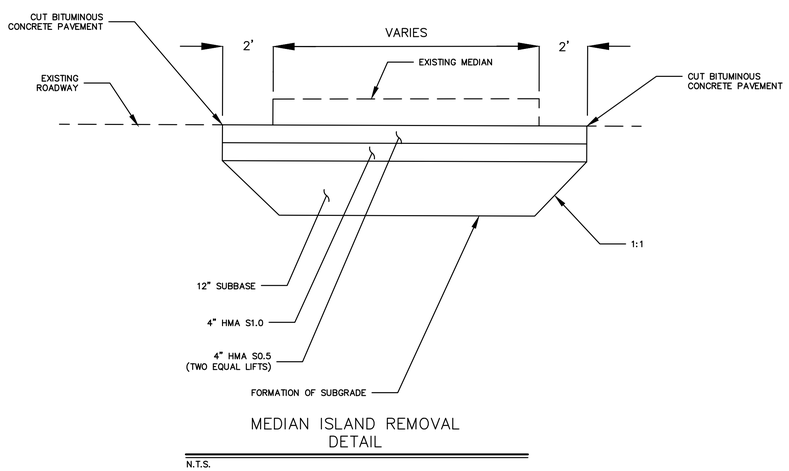
PAVEMENT MARKING LEGEND

WEL	WHITE EDGE LINE
WLL	WHITE LANE LINE
DYCL	DOUBLE YELLOW CENTERLINE
DEL	WHITE DOTTED EXTENSION LINE
WSB	WHITE STOP BAR

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

FARMINGTON AVE. CURVE DATA TABLE						
NO.	PI NORTHING	PI EASTING	RADIUS (FT)	Δ	TANGENT (FT)	LENGTH (FT)
C1	815103.44	958574.91	2201.9	1	27.14	54.27

FARMINGTON AVE. TANGENT DATA TABLE		
NO.	LENGTH (FT)	BEARING
L2	445.70	N78° 19' 18"E



MEDIAN ISLAND REMOVAL DETAIL
N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT
SCOTT T. HESS
No. 27940
PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	RESPONSE TO 1ST SUBMISSION REVIEW
2.	03/21/2023	RESPONSE TO CITY COMMENTS
3.	03/27/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO CONN. DOT COMMENTS
5.	09/15/2023	RESUBMISSION FOR CONN. DOT REVIEW
6.	10/20/2023	DRAINAGE REVISION PER DOT COMMENTS
7.	01/17/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	04/03/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	05/02/2024	RESUBMISSION FOR CARWASH MODIFICATIONS
10.	06/03/2024	RESPONSE TO 2ND BRISTOL COMMENTS
11.	06/07/2024	RESUBMISSION FOR FINAL REVIEW
12	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	D.K.N.
Drawn	D.K.N.
Reviewed	J.H.E.
Scale	1"=20'
Project No.	1800613
Date	11/23/2022

CAD File:
LS180061301

Title

LAYOUT AND STRIPING PLAN

Sheet No.

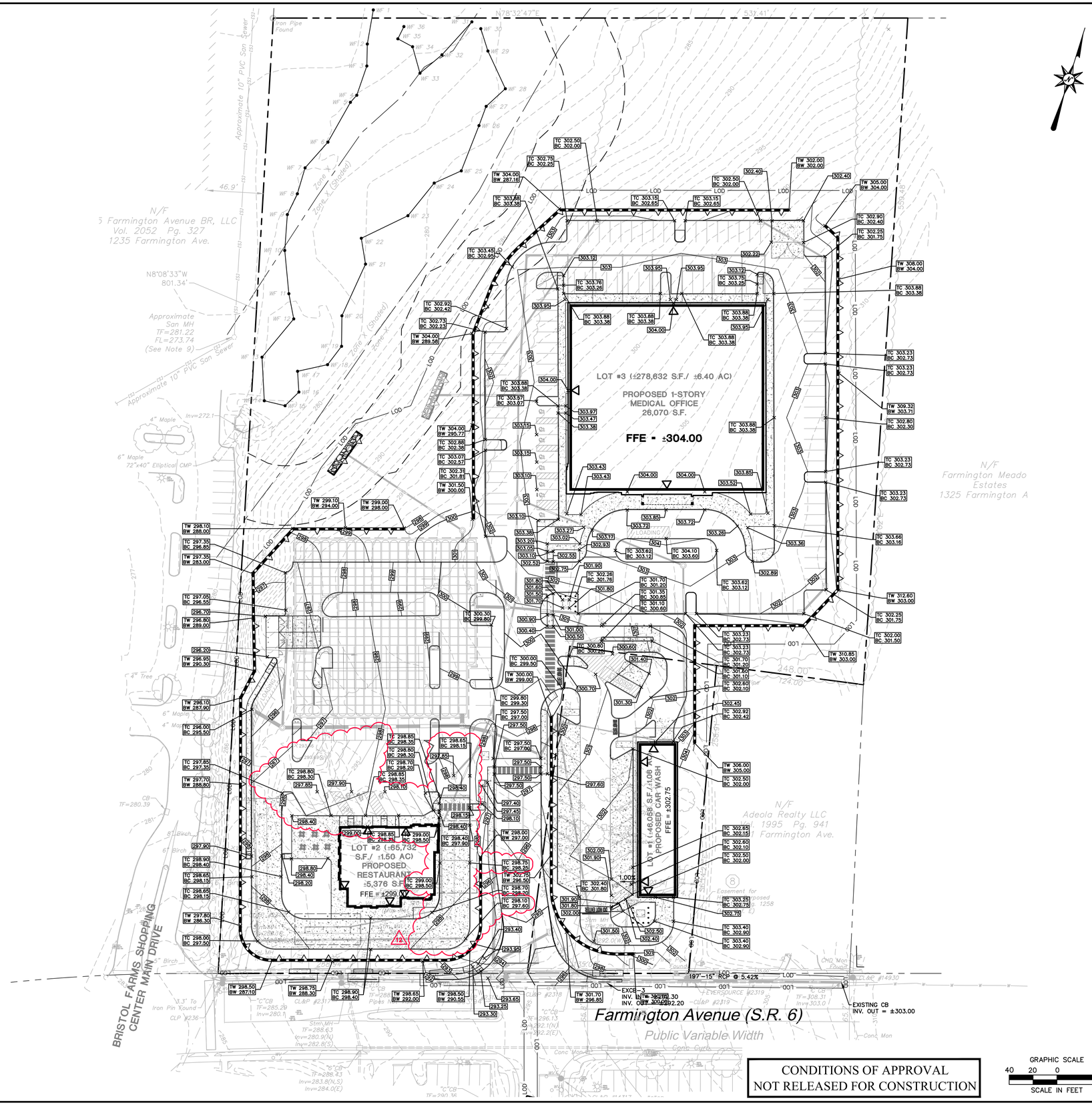
LS-1

Xref: G:\2180061301 - 1249 1251 & 1255 FARMINGTON AVE BRISTOL\2180061301 - ACT1800613D1.DWG

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

GRADING AND DRAINAGE LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE	LOD
STORM LINE	
CATCH BASIN	
STORM MANHOLE	
HYDRODYNAMIC SEPARATOR	
PROPOSED CONTOUR LINE	301
EXISTING CONTOUR LINE	290
PROPOSED SPOT GRADE	x 301.15
ABBREVIATIONS – TC=TOP OF CURB – BC=BOTTOM OF CURB – EX= EXISTING CONDITION	TC=301.50 x BC=301.00
PROPOSED SURFACE SLOPE	2.00%



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/27/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/20/2023	DRAINAGE REVISION PER DOT COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	05/02/2024	RESUBMISSION FOR CARWASH MODIFICATIONS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File:	GD180061301

Title

GRADING PLAN

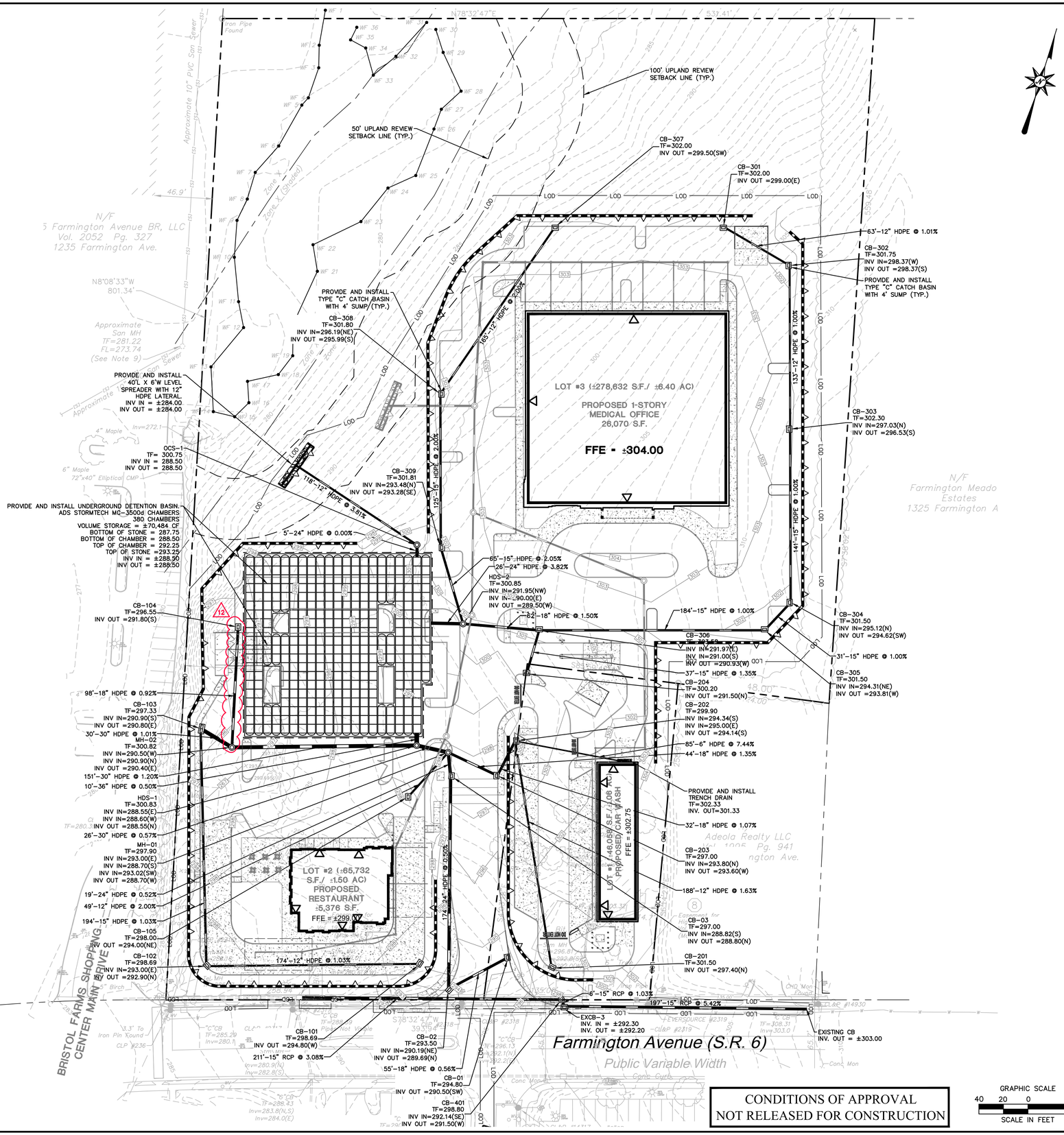
Sheet No.

GD-1

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE — LOD
- STORM LINE
- ROOF STORM LINE
- CATCH BASIN
- STORM MANHOLE
- HYDRODYNAMIC SEPARATOR
- PROPOSED CONTOUR LINE — 1246
- EXISTING CONTOUR LINE — 1246
- PROPOSED SURFACE SLOPE — 2.00%



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.		Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSFA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/27/2023	RESPONSE TO FINAL SET CITY COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF CAR WASH ADDITIONS
9.	03/01/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/17/2024	SUBMISSION FOR RESTAURANT REVISIONS
12.	04/24/2024	RESUBMISSION FOR RESTAURANT REVISIONS

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: GD1800613O1	

Title

DRAINAGE PLAN

Sheet No.

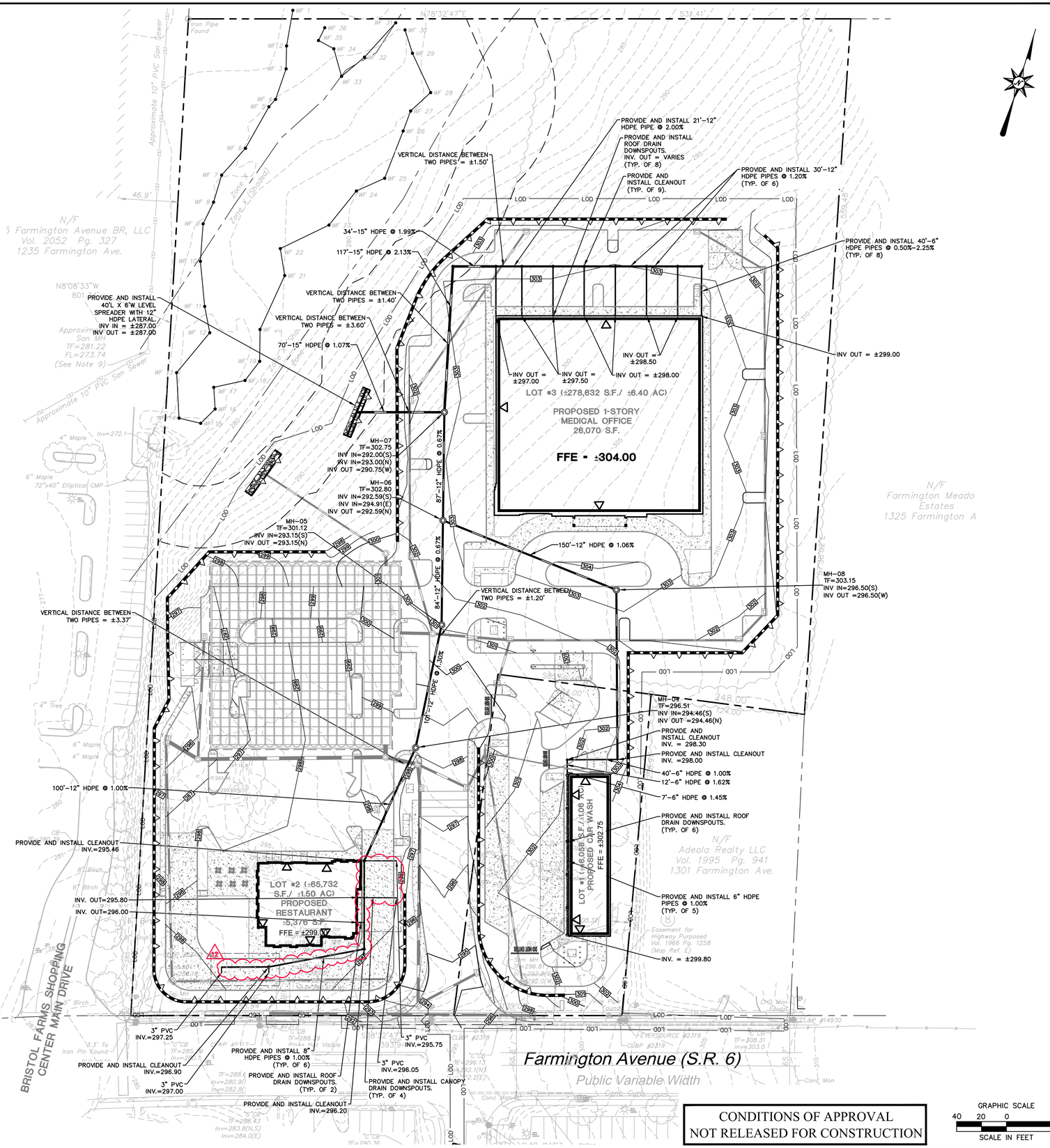
GD-2

Xref (s) : BD1800613O1 ; XC1800613O1 ; XC1800613O2 ; XC1800613O3 ; XC1800613O4

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

GRADING AND DRAINAGE LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE	LOD
STORM LINE	
ROOF STORM LINE	
CATCH BASIN	
STORM MANHOLE	
HYDRODYNAMIC SEPARATOR	
PROPOSED CONTOUR LINE	1246
EXISTING CONTOUR LINE	1246
PROPOSED SURFACE SLOPE	2.00%



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO DEEP COMMENTS
4.	06/14/2023	RESPONSE TO OSFA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/18/2024	DRAINAGE ASSESSMENT & FINAL SET COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	02/16/2024	RESUBMISSION OF CAR WASH COMMENTS
9.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/17/2024	SUBMISSION FOR RESTAURANT REVISIONS
11.	04/27/2024	RESUBMISSION FOR RESTAURANT REVISIONS
12.		

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: GD180061301	

Title

ROOF DRAINAGE PLAN

Sheet No.

GD-3

Xref (s) : BD180061301 ; XC180061301 ; XC180061304 ; XC180061302 ; XC180061303

#220200A_ATEE_Cv_V2301.R19.dwg, 11/28/2023 8:57:00 AM, DWG to PDF.pc3, ANSI C (EXPAND)

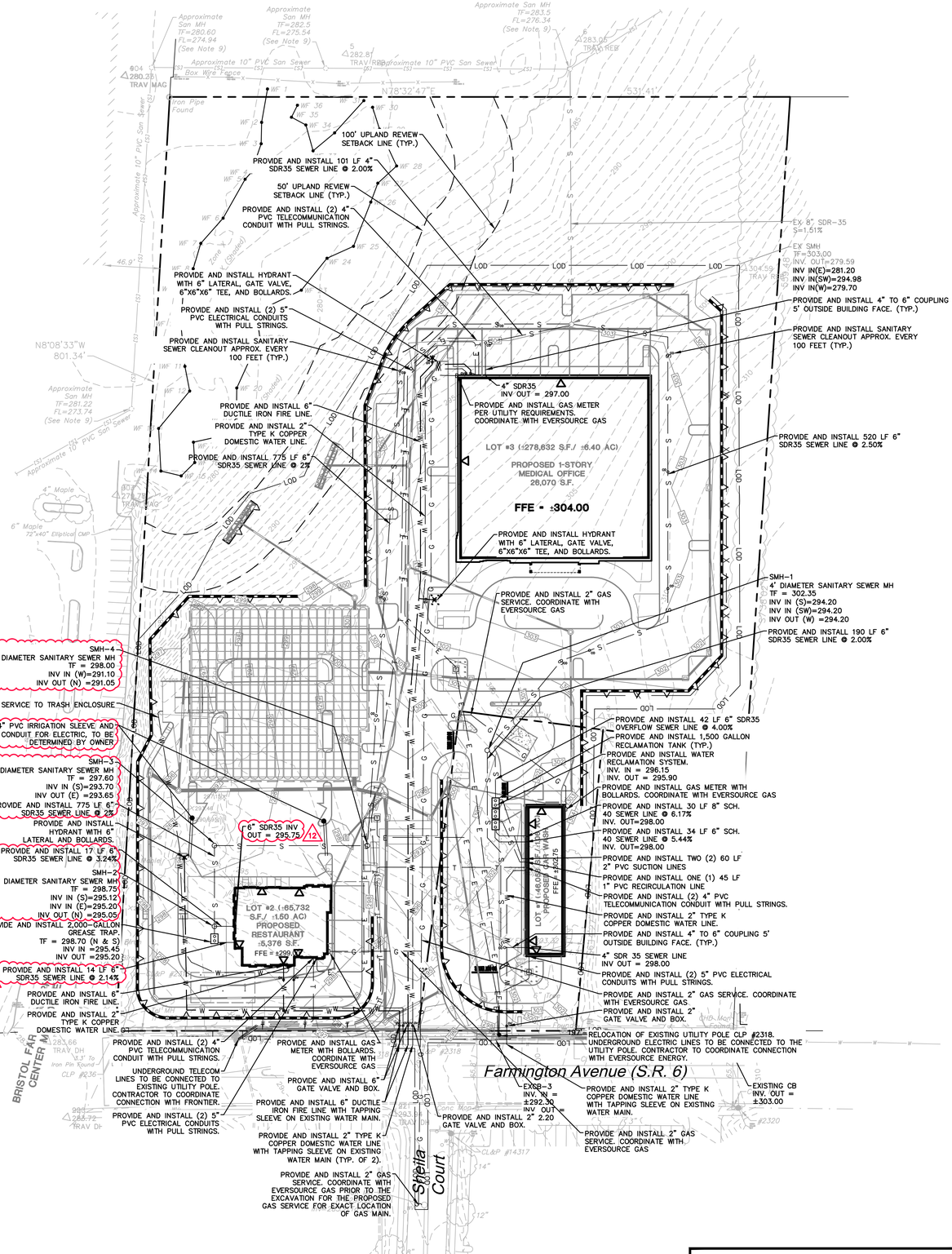
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SITE UTILITIES LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	ETC
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
TRANSFORMER	T
HYDRANT	
UTILITY POLE	
SANITARY MANHOLE	
SANITARY CLEANOUT	CO
WATER VALVE	WV
GATE VALVE	GV
THRUST BLOCK	
GREASE TRAP	
OUTLET CONTROL STRUCTURE	
HYDRODYNAMIC SEPARATOR	
STORM LINE	
CATCH BASIN	
STORM MANHOLE	
END WALL OR HEADWALL	
PROPOSED CONTOUR LINE	301

NOTES

PER CODE SECTION 506.1 OF THE IFC 2021 EDITION, A KEY BOX (KNOX BOX) SHALL BE REQUIRED ON THE MEDICAL BUSINESS AND RESTAURANT.



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS		
No.		Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/12/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSFA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/20/2023	RESUBMISSION OF FINAL SET FOR CITY COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/04/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/17/2024	SUBMISSION FOR RESTAURANT REVISIONS
12.	04/24/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	P.G.M.
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	1"=50'
Project No.	1800613
Date	11/23/2022
CAD File: SU180061301	

Title

SITE UTILITIES PLAN

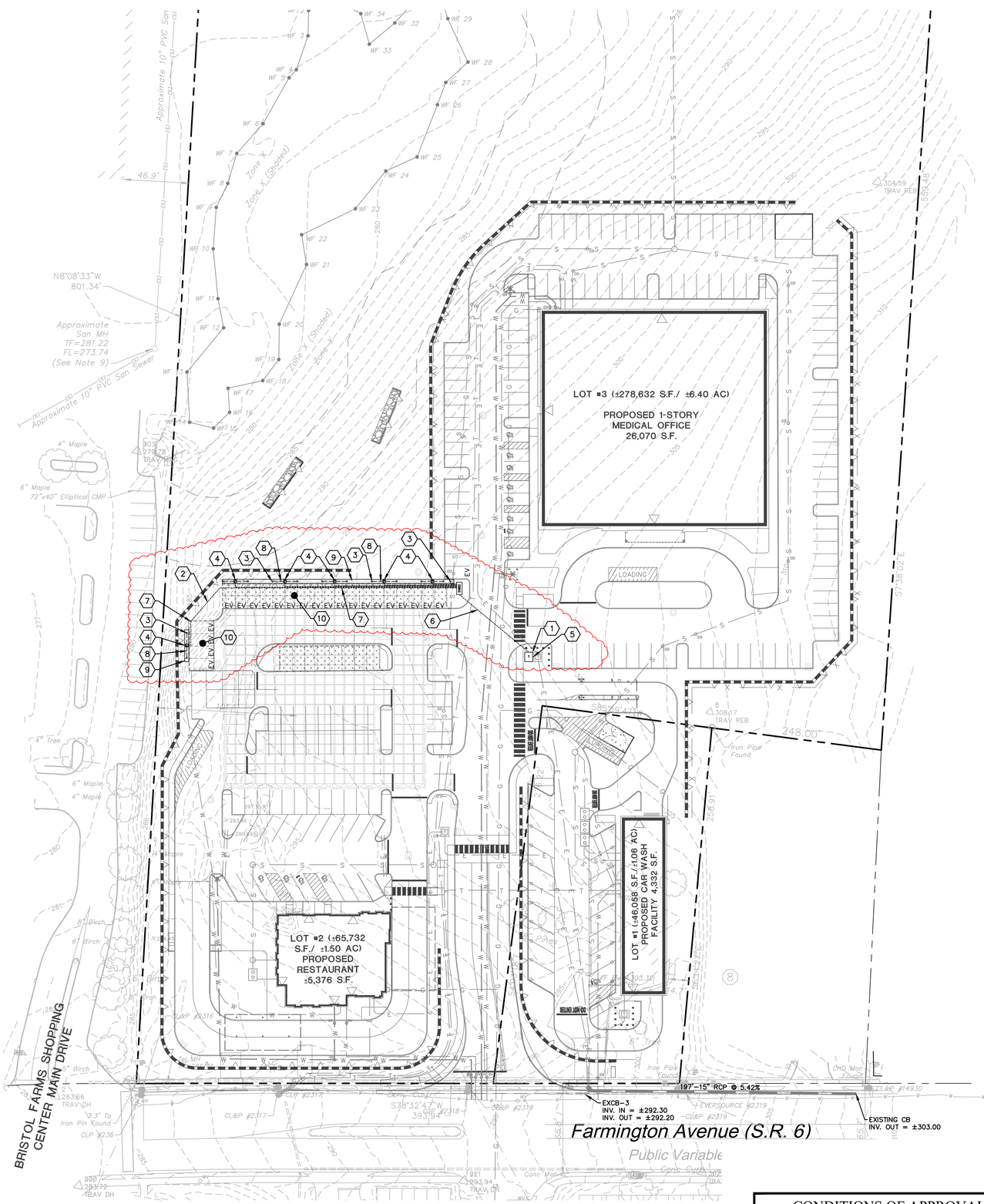
Sheet No.

SU-1

Xref IS(): BD180061301 ; XS180061301 ; XC180061302 ; XC180061303 ; XC180061304 ; XC180061305

NOTES

1. FUTURE TRANSFORMER LOCATION FOR EV CHARGING.
2. FUTURE SWITCHBOARD LOCATION FOR EV CHARGING.
3. FUTURE EV EQUIPMENT STUB-UP LOCATION. CONDUIT TO BE CAPPED AND FLUSH WITH FINISHED GRADE. PROVIDE PULL STRING (TYP. OF 13).
4. FUTURE FLUSH GROUND MOUNTED ELECTRICAL PULLBOX WITH COVER TO SUPPORT FUTURE ELECTRIC VEHICLE CHARGERS. CONTRACTOR SHALL SIZE PULLBOX IN ACCORDANCE WITH NEC.
5. PROVIDE AND INSTALL (2) 5" SCH. 80 PVC CONDUITS WITH PULL STRINGS FROM SERVICE CONNECTION TO BUILDING TRANSFORMER. COORDINATE LOCATION AND REQUIREMENTS WITH UTILITY PROVIDER.
6. PROVIDE AND INSTALL (4) 4" SCH. 80 PVC CONDUITS WITH PULL STRINGS FROM FUTURE EV CHARGER TRANSFORMER TO FUTURE EV CHARGER SWITCHBOARD FOR SECONDARY CONNECTION.
7. PROVIDE AND INSTALL 4" SCH. 80 PVC CONDUIT WITH PULL STRINGS FROM FUTURE SWITCHBOARD LOCATION TO PULLBOX FOR FUTURE EV CHARGER (TYP. OF 7).
8. PROVIDE AND INSTALL 3" SCH. 80 PVC CONDUIT WITH PULL STRINGS FROM PULLBOX FOR FUTURE EV CHARGER TO EV CHARGER STUB-UP (TYP. OF 13).
9. FUTURE 3' WIDE CONCRETE PAD FOR FUTURE EV CHARGERS.
10. FUTURE PARKING SPACES (TYP.) 23 OF THE FUTURE PARKING SPACES WILL HAVE FUTURE EV CHARGERS.


LOT #3 (±278,632 S.F./ ±6.40 AC)
PROPOSED 1-STORY
MEDICAL OFFICE
26,070 S.F.
LOT #2 (±65,732
S.F./ ±1.50 AC)
PROPOSED
RESTAURANT
±5,376 S.F.
LOT #1 (±46,058 S.F./±1.06 AC)
PROPOSED CAR WASH
FACILITY 4,332 S.F.
LOADING
EV EV EV EV EV EV EV EV EV EV EV EV EV EV EV EV EV EV EV
EV EV EV EV EV
Approximate 10" PVC San
Approximate San MH
TF=281.22
FL=273.74
(See Note 9)
Approximate 10" PVC San Sewer
N8°08'33"W
801.34'
46.9'
Zone X
Zone X (Shaded)
Zone X (Shaded)
Zone X
4" Maple
6" Maple
72"x40" Elliptical CMP
4" Tree
6" Maple
4" Maple
6" Birch
6" Birch
6" Birch
6" Birch
Iron Pin Found
CLP #2316
CLP #2317
CLP #2318
CLP #2319
CLP #2320
CLP #2321
CLP #2322
CLP #2323
CLP #2324
CLP #2325
CLP #2326
CLP #2327
CLP #2328
CLP #2329
CLP #2330
CLP #2331
CLP #2332
CLP #2333
CLP #2334
CLP #2335
CLP #2336
Iron Pipe Found
Iron Pipe Found
CHD "Mon" Found
Tel MH
Comm. Curb
Conc. Curb
Conc Mon
Conc. Curb
Conc. Curb
Conc. Curb

EROSION CONTROL LEGEND:

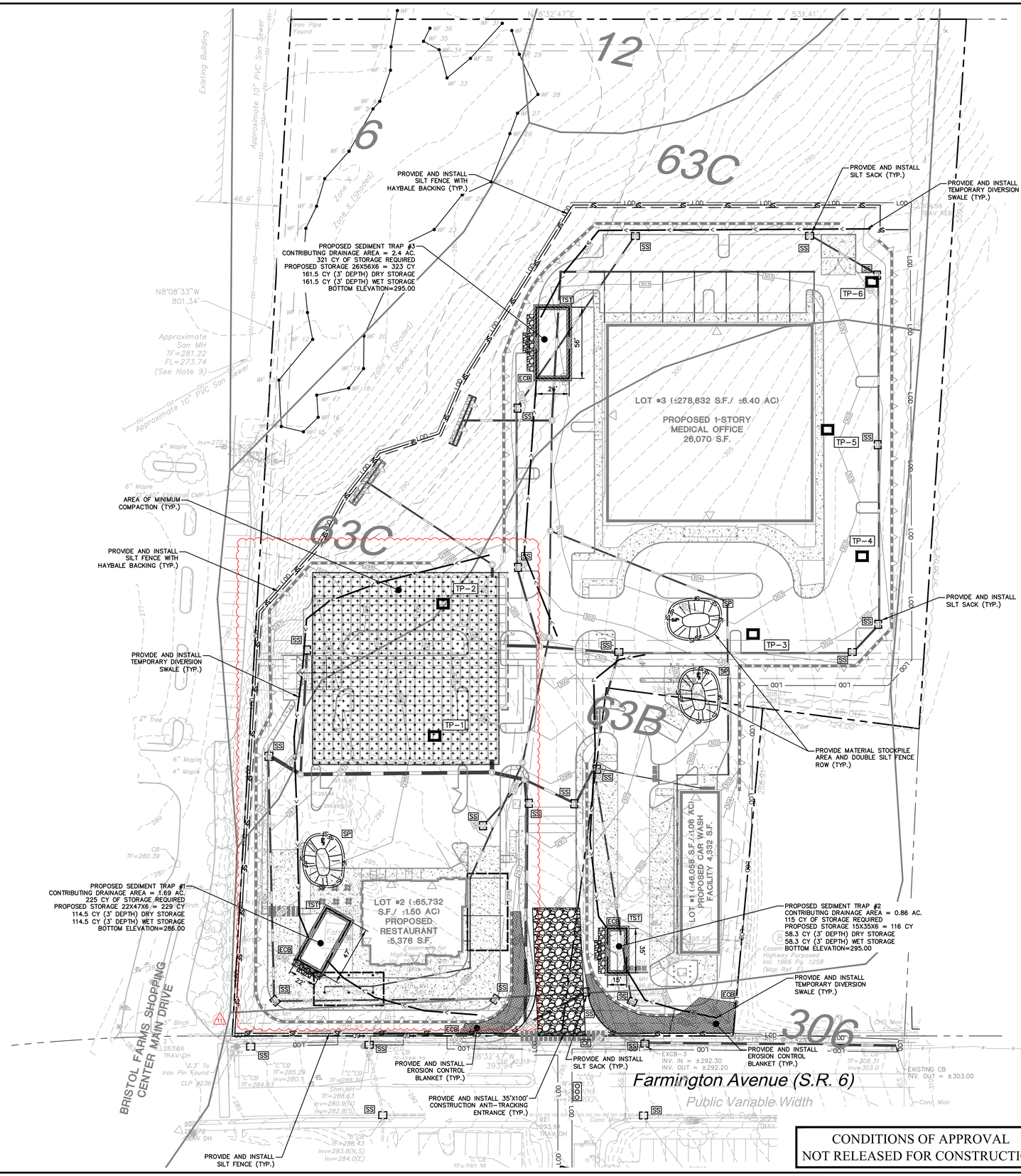
CONTROL MEASURE	ILLUSTRATION
SILT SACK AT CATCH BASINS	SS
STONE CHECK DAM	
SILT FENCE	SF
SILT FENCE WITH HAYBALE BACKING (UTILIZE AT BASE OF SLOPE)	SF
CONSTRUCTION ENTRANCE	CE
LIMIT OF CLEARING	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
EROSION CONTROL BLANKET	ECB
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	SP
DIVERSION SWALE	>
SOIL TYPE BOUNDARY	
WATER BAR	WB
TEMPORARY SEDIMENT TRAP	TST
SEDIMENT BASIN	SB
APPROX. TEST PIT LOCATION PER THE DECEMBER 16, 2022 GEOTECHNICAL REPORT BY GEI CONSULTANTS.	TP-X

SOIL TYPE

63C	CHESHIRE FINE SANDY LOAM
63B	CHESHIRE FINE SANDY LOAM
6	WILBRAHAM AND MENLO
306	UDORTHENTS–URBAN LAND COMPLEX

NOTES

RESPONSIBLE PARTY FOR SEDIMENT AND EROSION CONTROL:
JOHN PORTAL PROJECT MANAGER – VERDI CONSTRUCTION
EMAIL: JOHNP@VERDIBUILDS.COM PHONE: (203) 798–9880



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/05/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO CISTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/04/2024	REVISED FINAL SET FOR CITY REVIEW COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW COMMENTS
9.	05/03/2024	RESUBMISSION OF CASE MODIFICATIONS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION OF CASE MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: EC180061301	

Title

SEDIMENT AND EROSION CONTROL PLAN

Sheet No.

EC-1

Xref (s) : BD1800613D1 ; XC1800613D1 ; XC1800613D2 ; XC1800613D3 ; XC1800613D4 ; XC1800613D5 ; XC1800613D6

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES – CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS MAY 2023 WITH COMPLETION ANTICIPATED MAY 2024. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR INLAND WETLANDS COMMISSION AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND INLAND WETLANDS COMMISSION AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND INLAND WETLANDS COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE, ROADWAY, AND RETAINING WALLS. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND INLAND WETLANDS COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND INLAND WETLANDS COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. CONSTRUCT OFF SITE ROADWAY AND SIGNAL IMPROVEMENTS.
22. PAVING OF PARKING AREAS AND DRIVEWAYS
23. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
24. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15- JUNE 1 OR AUGUST 15-OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
25. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
26. INSTALL SIGNING AND PAVEMENT MARKINGS
27. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
28. UPON DIRECTION OF THE MUNICIPALITY AND INLAND WETLANDS COMMISSION AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS
1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.

AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES/STRAW BALES
A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

B. BALES 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 FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.

C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.

D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.

E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.

II. HAY BALES/STRAW BALES
A. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.

B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

III. SEDIMENT BASINS/SEDIMENT TRAPS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP, LOCAL AUTHORITIES OR ENGINEER.

B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

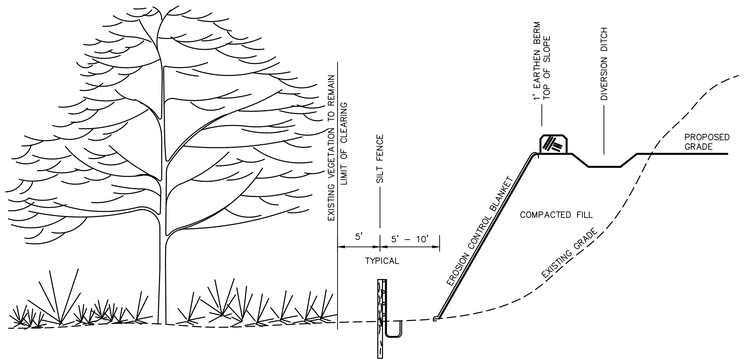
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.

D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN
1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. OWNER'S CONSTRUCTION REPRESENTATIVE IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND INLAND WETLANDS COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

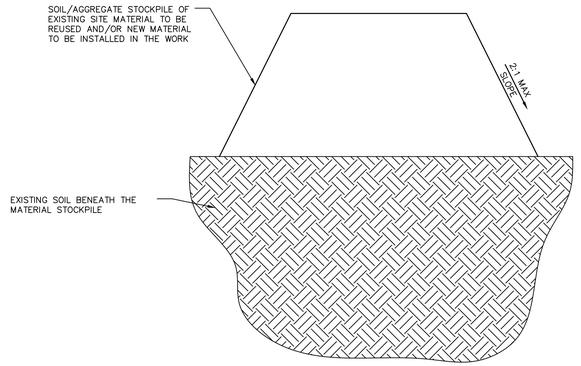
SEDIMENT AND EROSION CONTROL NOTES
1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. OWNER'S CONSTRUCTION REPRESENTATIVE IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY 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.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH INLAND WETLANDS & WATERCOURSE AGENCY/CONSERVATION COMMISSION TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE INLAND WETLANDS & WATERCOURSE AGENCY/ CONSERVATION COMMISSION FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
   C) TURBIDITY TESTING AS REQUIRED BY THE GENERAL PERMIT (NPDES)
   D) THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR INLAND WETLANDS COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
9. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
10. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
11. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
12. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
13. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A 430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH CT DEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
14. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
15. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
16. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
17. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
18. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
19. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
20. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
21. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
22. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
23. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
24. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
25. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
26. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
28. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
29. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
30. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
31. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
32. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

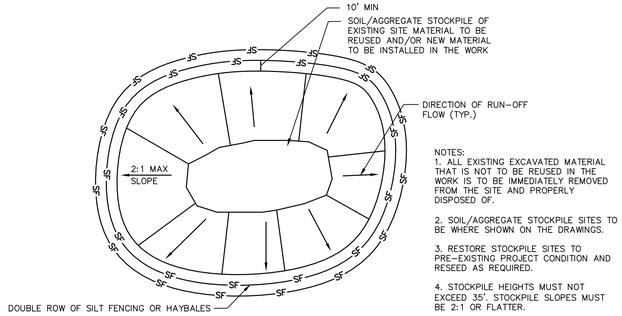
CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION



TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC–011

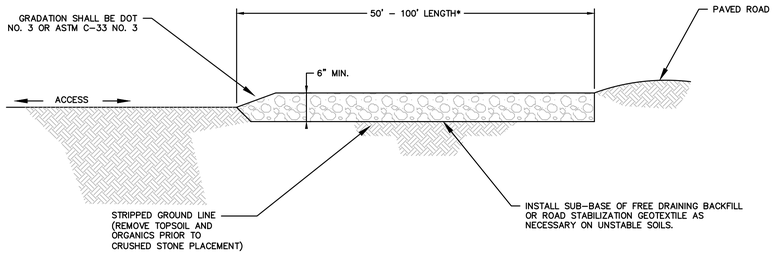




MATERIALS STOCKPILE DETAIL

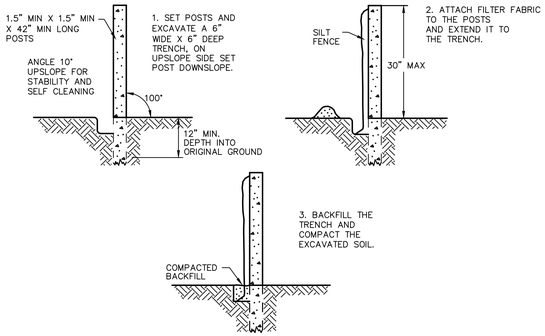
N.T.S. BLEC–006

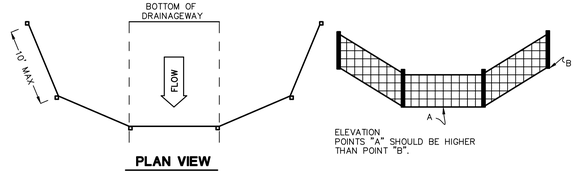
* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE–2

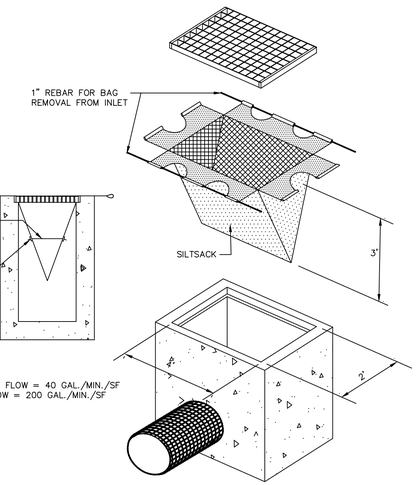




PLAN VIEW

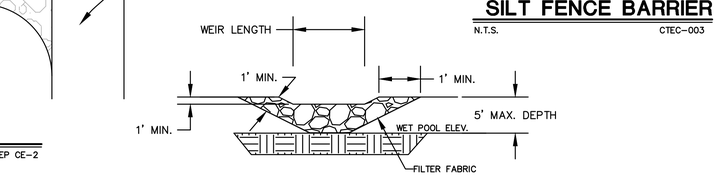
SILT FENCE BARRIER

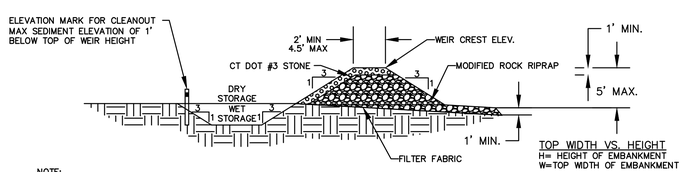
N.T.S. CTEC–003



SILTSACK DETAIL

N.T.S. BLEC–005





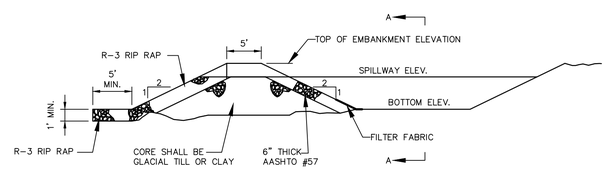
NOTE:
1. ALL DETAIL INFORMATION SHOULD BE USED AS A GUIDELINE. ALL TEMPORARY SEDIMENT TRAPS MUST CONFORM TO THE CT DEEP 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL.
2. THE VOLUME OF THE WET STORAGE SHALL BE AT LEAST TWCE THE VOLUME OF THE SEDIMENT STORAGE VOLUME AND SHALL BE DESIGNED TO A MINIMUM DEPTH OF 2 FEET, PER CT DEEP 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL.

TOP WIDTH VS. HEIGHT
H= HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

H(ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

TEMPORARY SEDIMENT TRAP

N.T.S. BLEC–002



NOTE:
THE OUTLET EMBANKMENT SHELL IS TO BE ENTIRELY OF ROCK. THE DOWNSTREAM SLOPE SHOULD BE LARGER ROCK (R–3) WITH AN UPSTREAM LAYER OF SMALLER STONE (AASHTO #57)

SECTION THROUGH SEDIMENT TRAP EMERGENCY SPILLWAY OUTLET

N.T.S. BLEC–004

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JOSEPH A. SIENKIEWICZ — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO BRISTOL COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	07/27/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	09/24/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	11/09/2023	REVISIONS PER CITY COMMENTS & MINOR CHANGES
8.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
10.	04/05/2024	REVISIONS PER CITY COMMENTS & MINOR CHANGES
11.	04/15/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
12.	04/23/2024	SUBMISSION FOR RESTAURANT MODIFICATIONS

Designed T.M.R.
Drawn T.M.R.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 11/23/2022
CAD File: EC180061301

Title
SEDIMENT AND EROSION CONTROL DETAILS

Sheet No.
EC-3

Xref (s) : BD180061301 ; XZ180061301 ; XC180061304 ; XC180061301 ; XC180061302 ; XC180061305 ; XC180061303

4/23/2024 - JPEGE, C:\JOBS\BL\180613\STDWGS\EC180061301 [PLOT] EC-3 2.PLOTdc

LANDSCAPE PLANT SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
AR	8	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	B&B	3"–3.5" CAL.	AS SHOWN
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	3"–3.5" CAL.	AS SHOWN
GT	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3"–3.5" CAL.	AS SHOWN
PS	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR FLOWERING CHERRY	B&B	2.5"–3" CAL.	AS SHOWN
TP	81	THUJA PLICATA	GREEN GIANT ARBORVITAE	B&B	6'–7' HT..	10' O.C.
ZS	7	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B	3"–3.5" CAL.	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
CS	38	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	CONT.	18"–24"	AS SHOWN
FG	25	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.	18"–24"	AS SHOWN
HP	24	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	CONT.	18–24"	AS SHOWN
IG	108	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT.	18"–24"	AS SHOWN
RK	24	ROSA X 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	CONT.	18"–24"	AS SHOWN
RP	39	RHODODENDRON 'P.J.M'	P.J.M RHODODENDRON	CONT.	18"–24"	AS SHOWN
SJ	14	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	CONT.	18"–24"	AS SHOWN
TM	24	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	CONT.	18–24"	AS SHOWN

GROUNDCOVER/PERENNIALS/ORNAMENTAL GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
CK	47	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	2 GALLON	24" O.C.
HH	97	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAY LILY	CONT.	1 GALLON	18" O.C.
JC	114	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	CONT.	3 GALLON	5' O.C.
MS	41	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	CONT.	2 GALLON	4' O.C.
NF	67	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	1 GALLON	24" O.C.
RC	104	ROSA X DRIFT CORAL	CORAL DRIFT ROSES	CONT.	2 GALLON	36" O.C.
SA	49	SEEDUM 'AUTUMN JOY'	AUTUMN JOY SEEDUM	CONT.	1 GALLON	24" O.C.

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

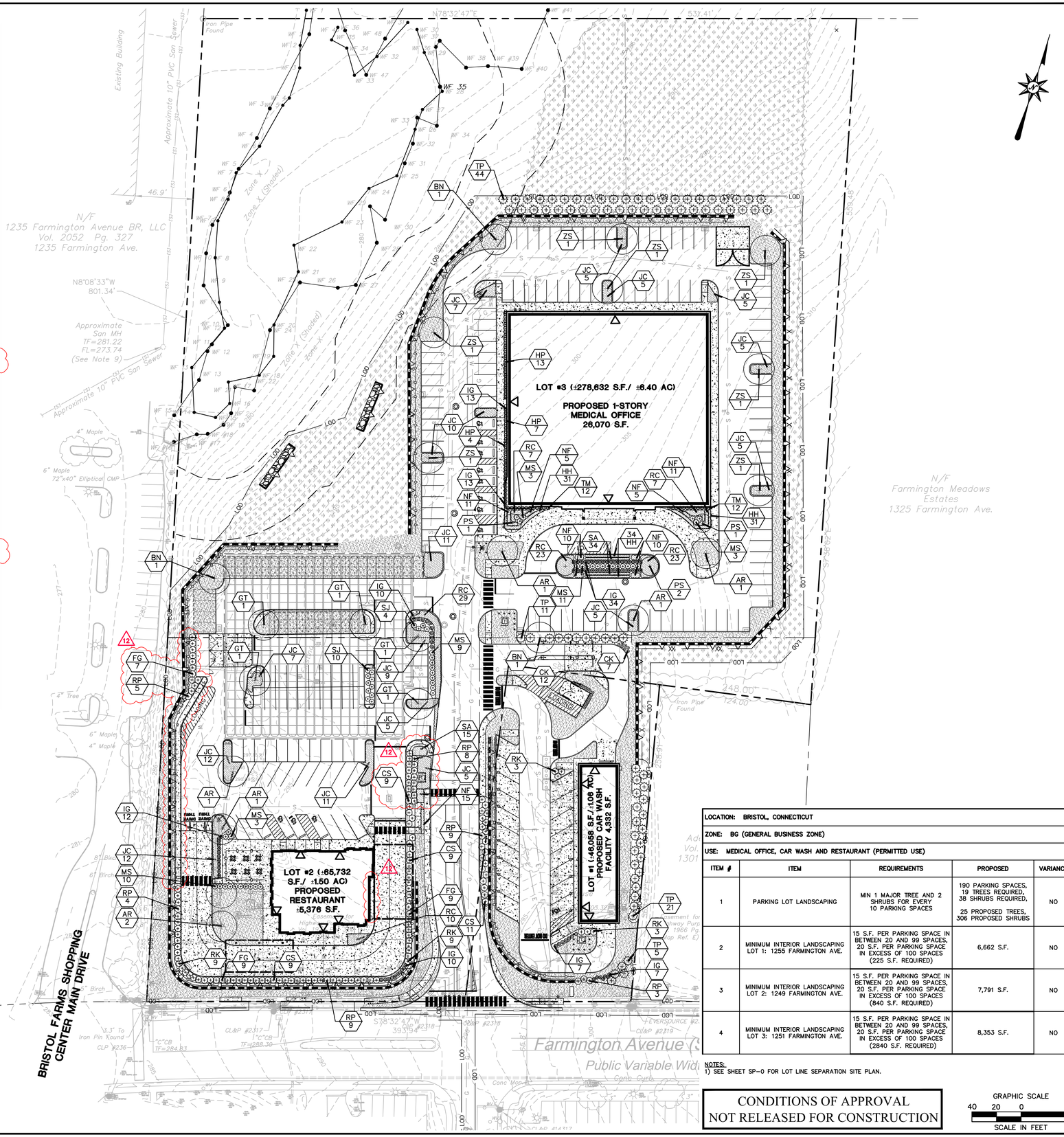
2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.

3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED PERENNIALS
- PROPOSED GROUNDCOVER
- PROPOSED LAWN AREAS
- PROPOSED CONSERVATION SEED MIX

SEE SHEET LL-2 FOR LANDSCAPE NOTES AND DETAILS



LOCATION:	BRISTOL, CONNECTICUT
ZONE:	BG (GENERAL BUSINESS ZONE)
USE:	MEDICAL OFFICE, CAR WASH AND RESTAURANT (PERMITTED USE)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING LOT LANDSCAPING	MIN 1 MAJOR TREE AND 2 SHRUBS FOR EVERY 10 PARKING SPACES	190 PARKING SPACES, 19 TREES REQUIRED, 38 SHRUBS REQUIRED, 25 PROPOSED TREES, 306 PROPOSED SHRUBS	NO
2	MINIMUM INTERIOR LANDSCAPING LOT 1: 1255 FARMINGTON AVE.	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (225 S.F. REQUIRED)	6,662 S.F.	NO
3	MINIMUM INTERIOR LANDSCAPING LOT 2: 1249 FARMINGTON AVE.	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (840 S.F. REQUIRED)	7,791 S.F.	NO
4	MINIMUM INTERIOR LANDSCAPING LOT 3: 1251 FARMINGTON AVE.	15 S.F. PER PARKING SPACE IN BETWEEN 20 AND 99 SPACES, 20 S.F. PER PARKING SPACE IN EXCESS OF 100 SPACES (2840 S.F. REQUIRED)	8,353 S.F.	NO

NOTES:
1) SEE SHEET SP-0 FOR LOT LINE SEPARATION SITE PLAN.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JOSEPH A. BOSCO — No. 27744 — REGISTERED PROFESSIONAL ENGINEER

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

Dmc:
POST P&Z SUBMISSION REVIEW 12/21/2022
RESPONSE TO CITY COMMENTS 03/03/2023
RESPONSE TO BRISTOL COMMENTS 04/14/2023
RESPONSE TO OSTA COMMENTS 07/26/2023
FINAL SET SUBMISSION FOR CITY REVIEW 09/19/2023
RESPONSE TO CITY OF BRISTOL COMMENTS 01/17/2024
RESUBMISSION OF FINAL SET FOR CITY REVIEW 01/18/2024
RESUBMISSION OF FINAL SET FOR CITY REVIEW 04/05/2024
RESPONSE TO CITY OF BRISTOL COMMENTS 04/12/2024
SUBMISSION FOR RESTAURANT REVIEW 06/27/2024
RESUBMISSION FOR RESTAURANT MODIFICATIONS 09/24/2024

REVISIONS
No. Date
1. 12/21/2022
2. 03/03/2023
3. 04/14/2023
4. 07/26/2023
5. 09/19/2023
6. 01/17/2024
7. 01/18/2024
8. 04/05/2024
9. 04/12/2024
10. 06/27/2024
11. 09/24/2024
12.

Designed K.E.A.
Drawn K.E.A.
Reviewed J.A.B.
Scale 1"=40'
Project No. 1806613
Date 11/23/2022
CAD File: LL1806061301

Title
LANDSCAPE PLAN

Sheet No.
LL-1

Xref's: I:\1806\1301\XC\1806061301_XC1806061302_XC1806061303_XC1806061304

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE OTHER PLANS FOR ALL OTHER INFORMATION.

2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE RED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Co,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS OR AMENDED ON-SITE SOILS MEETING THE FOLLOWING CRITERIA:

A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% – 6% FOR LAWN OR GRASS AREAS. 4% – 8% FOR TREE AND SHRUB PLANTERS. 8%-16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 – 7.3

C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75–125 LBS/SQ.IN.
E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF TEXAS, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
   - LOAM
   - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
   - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
   - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
   - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS.
PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

	SPRING	FALL
PLANTING	APRIL 1 TO MAY 15	SEPTEMBER 1 TO NOVEMBER 15
SEED MIXES	PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES	

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES. SEEDED AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

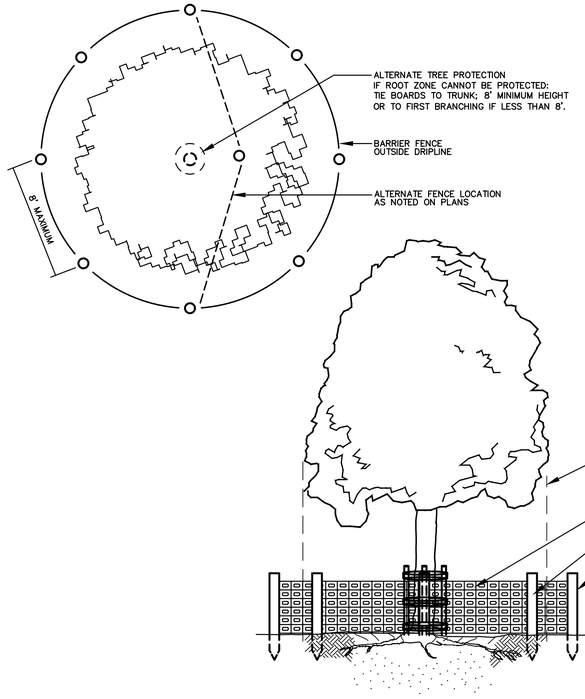
19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEED MIX.

20. ALL SHADE TREE, BUFFER YARD AND OTHER LANDSCAPING REQUIRED BY LOCAL ORDINANCE OR ZONING SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. ANY LANDSCAPING NEEDED TO MEET AN ORDINANCE OR ZONING REQUIREMENT THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE CURRENT PROPERTY OWNER AS SOON AS IS PRACTICAL CONSIDERING GROWING SEASONS, WITH A MAXIMUM OF 150 DAYS.

SEED MIXES

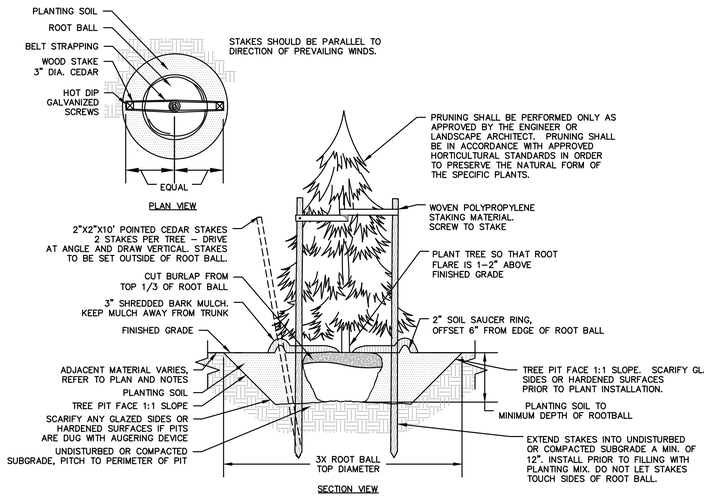
A. LAWN SEEDING MIX:
   15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
   25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
   60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
   SEEDING RATE: 5 LBS/1,000 S.F.
   SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

B. CONSERVATION SEED MIX –
   NEW ENGLAND CONSERVATION/WILDLIFE MIX
   NEW ENGLAND WETLAND PLANTS INC. OR APPROVED EQUAL
   APPLICATION RATE: 25 LBS/ ACRE (1 LB PER 1,750 SF)
   SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 30
   UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



TREE PROTECTION

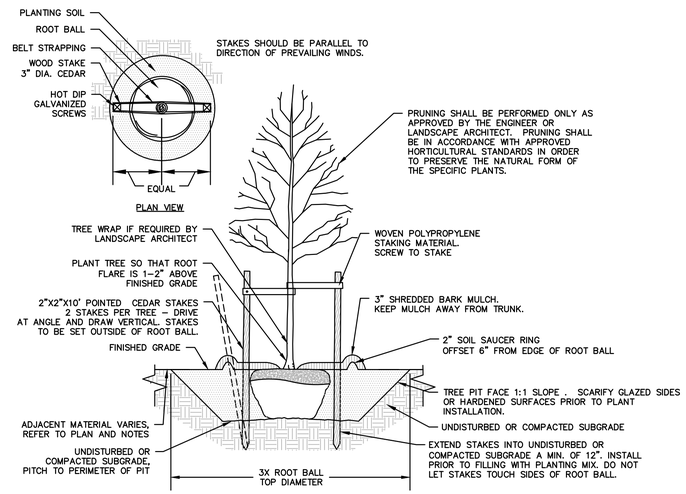
N.T.S. BLLD-001



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

EVERGREEN TREE PLANTING

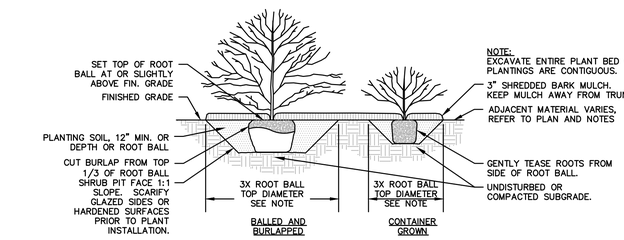
N.T.S



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

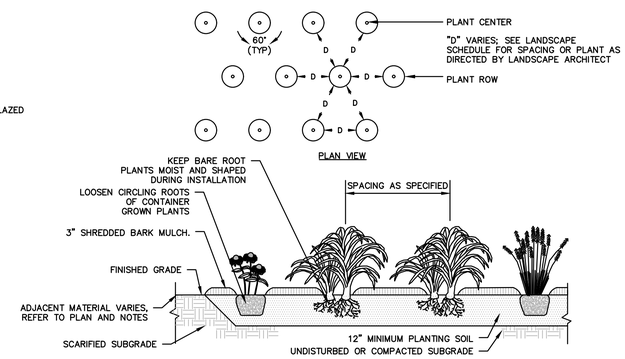
DECIDUOUS TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



GROUNDCOVER/ PERENNIAL PLANTING

N.T.S

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

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

No.	REVISIONS Date	Desc
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	04/27/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL LET SUBMISSION FOR CITY REVIEW
6.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	03/04/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/15/2024	SUBMISSION FOR RESTAURANT REVIEW
11.	06/12/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS
12.	06/21/2024	

Designed	K.E.A.
Drawn	K.E.A.
Reviewed	J.A.B.
Scale	NONE
Project No.	1800613
Date	11/23/2022
CAD File:	LL180061301

Title
LANDSCAPE NOTES AND DETAILS

Sheet No.
LL-2

Xref (s) : BD180061301 ; XZ180061301 ; XC180061301 ; XC180061302 ; XC180061303 ; XC180061304

6/20/2024 - JPEG, C:\CAD\BL\BL\BL\180061\LL180061301.DWG LL-2 ANSI-A

LIGHTING NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.

2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS, AND UNDERWRITERS LABORATORIES, INC.

3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMAITON. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.

4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.

5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.

6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.

7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.

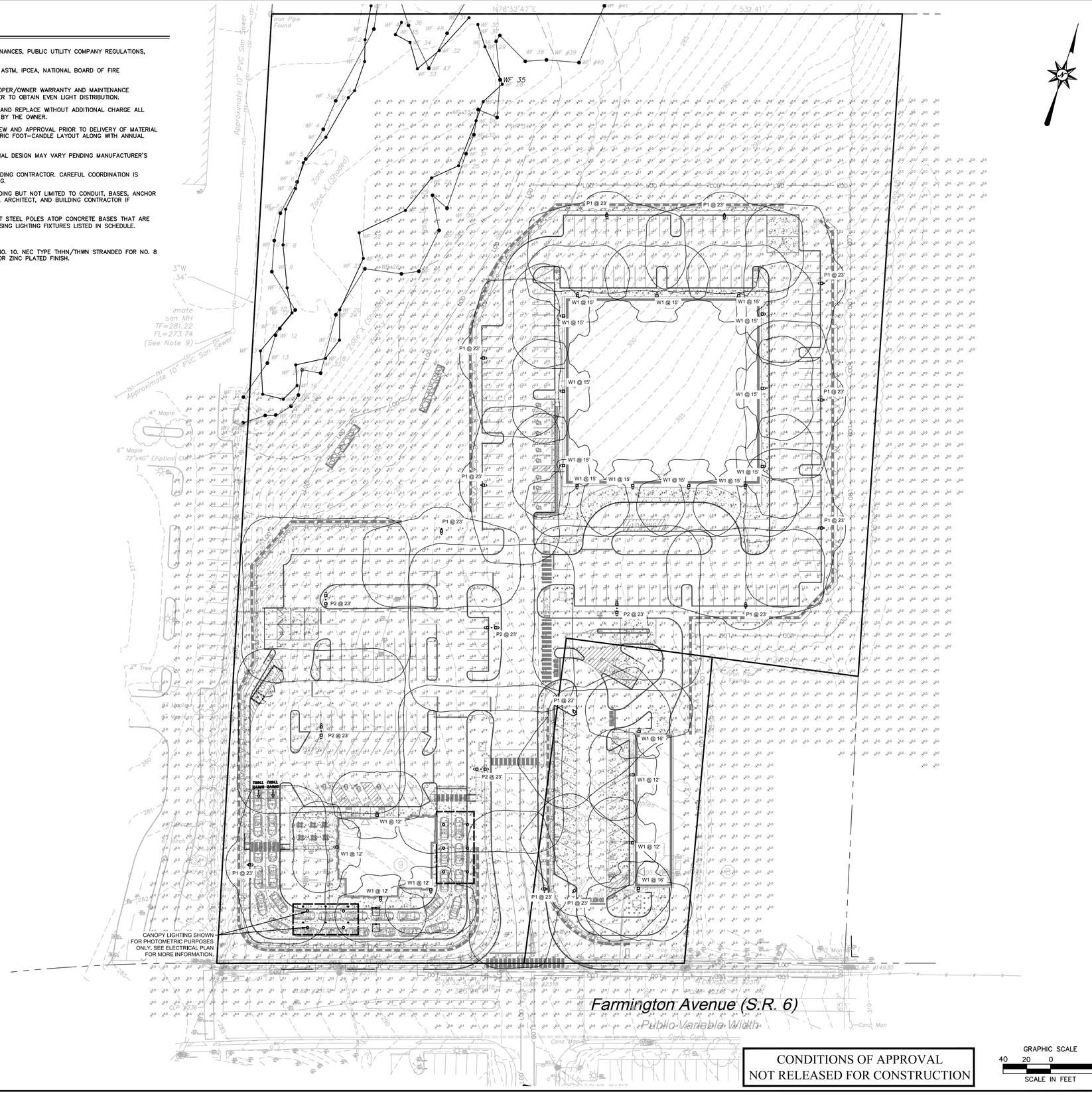
8. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES, SITE LIGHTS AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.

9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. LIGHTS SHALL BE MOUNTED ON SQUARE STRAIGHT STEEL POLES ATOP CONCRETE BASES THAT ARE SET 3' (CLEAR) BEHIND CURBS UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.

10. LIGHT POLES AND BRACKETS TO BE AS SHOWN ON DETAILS OR APPROVED EQUIVALENT.

11. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWNG NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10. NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.

12. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT
JAMES A. BOUCHARD
No. 27746
REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	04/27/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO CITY COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/18/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
7.	01/19/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/22/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/08/2024	FINAL SET SUBMISSION FOR CONSTRUCTION PLANS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	04/24/2024	RESUBMISSION FOR RESTAURANT REVISIONS

Designed	J.S.D.
Drawn	J.S.D.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: LP1800613O1	

Title

SITE LIGHTING PLAN

Sheet No.

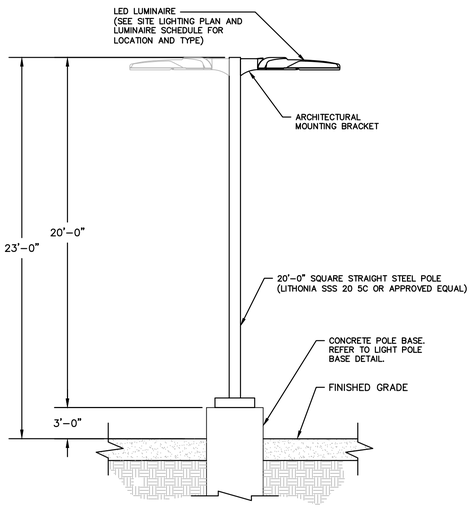
LP-1

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Xref (s) : BD1800613O1 ; XC1800613O1 ; XE1800613O1

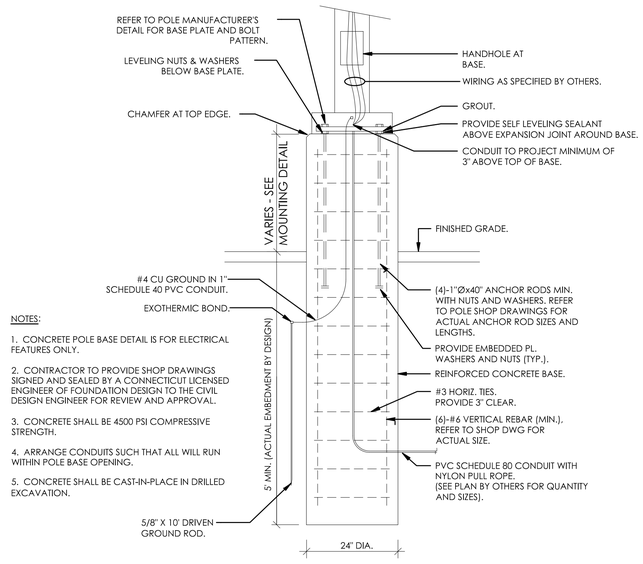
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	13	Lithonia Lighting	DSX1 LED P7 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P7 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	17792	0.9	184.4348
	P2	5	Lithonia Lighting	DSX1 LED P6 40K 80CRI T5M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	19678	0.9	330.5
	W1	21	Lithonia Lighting	DSXW2 LED 30C 700 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES. 30 LED's, 700mA DRIVER. 4000K LED. TYPE 4 MEDIUM OPTIC	1	8089	0.9	71
	CANOPY LIGHTING SHOWN FOR PHOTOMETRIC PURPOSES ONLY. SEE ELECTRICAL PLAN FOR MORE INFORMATION.								

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Thru	+	5.1 fc	14.7 fc	0.8 fc	18.4:1	6.4:1
Parking Lot 1	+	2.9 fc	5.6 fc	1.5 fc	3.7:1	1.9:1
Parking Lot 3	□	2.5 fc	4.4 fc	1.2 fc	3.7:1	2.1:1
Parking Lot 3	□	3.0 fc	5.4 fc	0.8 fc	6.8:1	3.8:1
Site/Landscape	×	0.7 fc	14.7 fc	0.0 fc	N/A	N/A
Spill	×	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
Access Drive	+	2.8 fc	4.0 fc	1.3 fc	3.1:1	2.2:1



TYPICAL LUMINAIRE MOUNTING DETAIL

N.T.S



NOTES:

1. CONCRETE POLE BASE DETAIL IS FOR ELECTRICAL FEATURES ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A CONNECTICUT LICENSED ENGINEER OF FOUNDATION DESIGN TO THE CIVIL DESIGN ENGINEER FOR REVIEW AND APPROVAL.
3. CONCRETE SHALL BE 4500 PSI COMPRESSIVE STRENGTH.
4. ARRANGE CONDUITS SUCH THAT ALL WILL RUN WITHIN POLE BASE OPENING.
5. CONCRETE SHALL BE CAST-IN-PLACE IN DRILLED EXCAVATION.

TYPICAL CONCRETE LIGHT POLE BASE DETAIL

N.T.S



D-Series Size 1
LED Area Luminaire

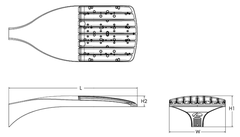
d-series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [9]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,10,11,21] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,10,21] PER NEMA twist-lock receptacle only (controls ordered separate) [24] PER5 Five-pin receptacle only (controls ordered separate) [24,25]	PER7 Seven-pin receptacle only (controls ordered separate) [24,25] FAO Field adjustable output [10,21] BL30 Bi-level switched dimming, 30% [10,21] BL50 Bi-level switched dimming, 50% [10,21] DMG 0–10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [17] DS Dual switching [10,18,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard) [22] LO Left rotated optics [1] RO Right rotated optics [1] CCE Coastal Construction [23] **Shipped separately** EGS External Glare Shield (reversible, field install required, matches housing finish) BS Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 2
LED Wall Luminaire

d-series

Buy American

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

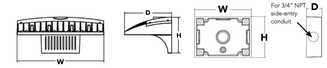
Specifications

Luminaire

Width: 18-1/2" (47.0 cm)
Weight: 21 lbs (9.3 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA [1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [3] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,5] 480 [4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** [6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [7] PER NEMA twist-lock receptacle only (control ordered separate) [8] PER5 Five-wire receptacle only (control ordered separate) [8,9] PER7 Seven-wire receptacle only (control ordered separate) [8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mntg ht [8,10] PIRH 180° motion/ambient light sensor, 15–30' mntg ht [8,10] PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc [8,11,12] PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [8,11,12]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277, 347V) [1] DF Double fuse (208, 240, 480V) [1] HS House-side shield [4] SPD Separate surge protection [13]	**Shipped separately** [13] BSW Bird-deterrent spikes VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/02/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO CSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/09/2024	RESPONSE TO CITY COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVISIONS
9.	05/03/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	J.S.D.
Drawn	J.S.D.
Reviewed	J.A.B.
Scale	NONE
Project No.	1800613
Date	11/23/2022
CAD File: LP180061301	

Title

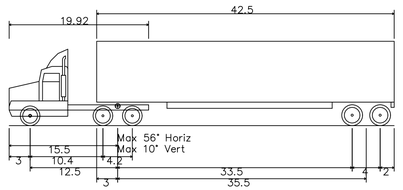
SITE LIGHTING SCHEDULE

Sheet No.

LP-2

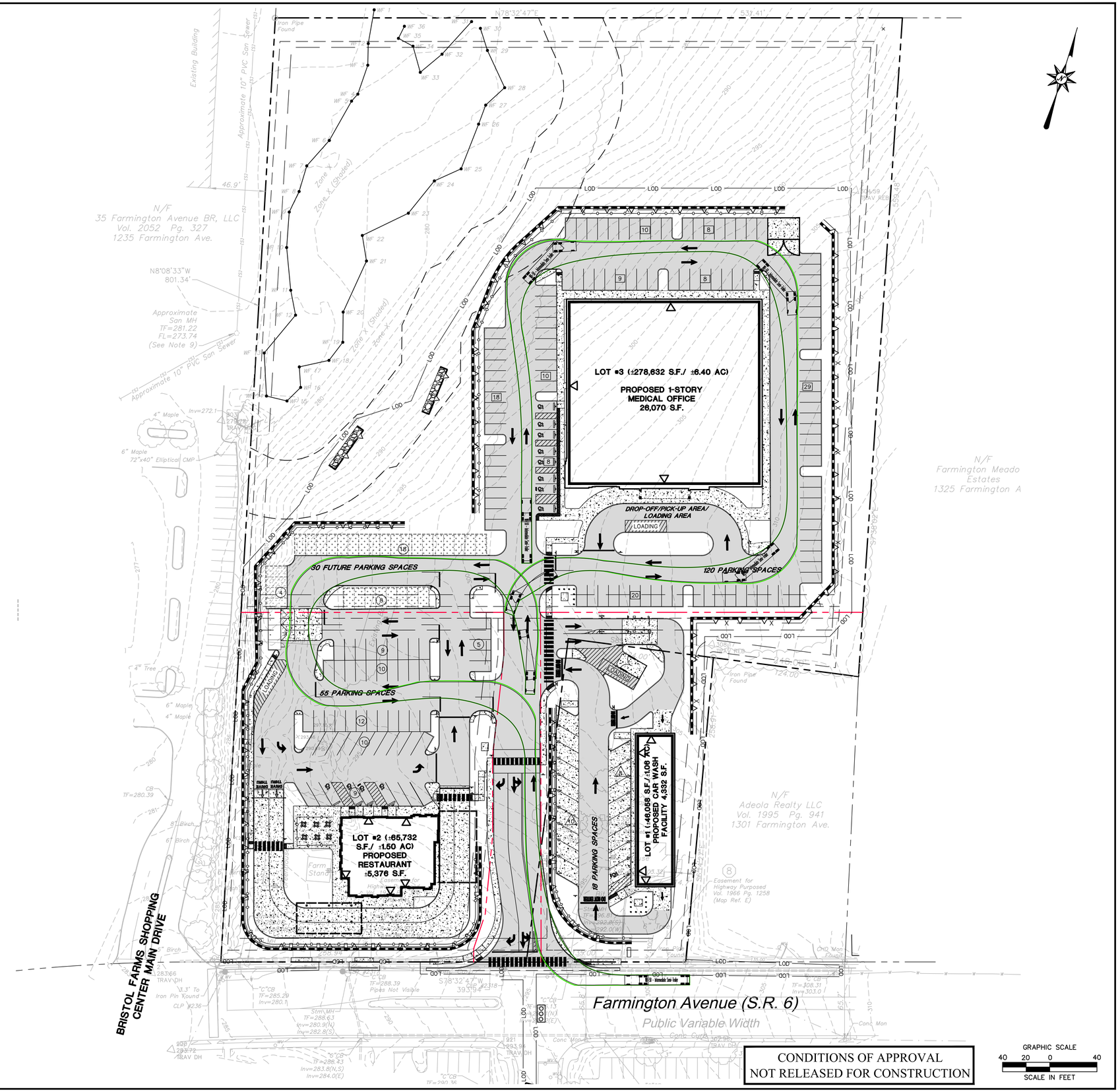
Xref Ipl: - BD1800613O1 : XZ1800613O1 : XC1800613O1 : XE1800613O1

07/29/2024 - JETLEE - G:\JOBS\1800613\DWGS\LP1800613O1.DWG\LP-2.DWG
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



WB-50 – Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/27/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/20/2023	DRAINAGE REVISION PER DOT COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	05/02/2024	RESUBMISSION FOR CARWASH MODIFICATIONS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File:	TT180061301

Title

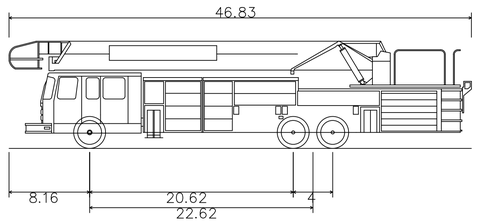
VEHICLE TURNING PLAN - WB-50 TRUCK

Sheet No.

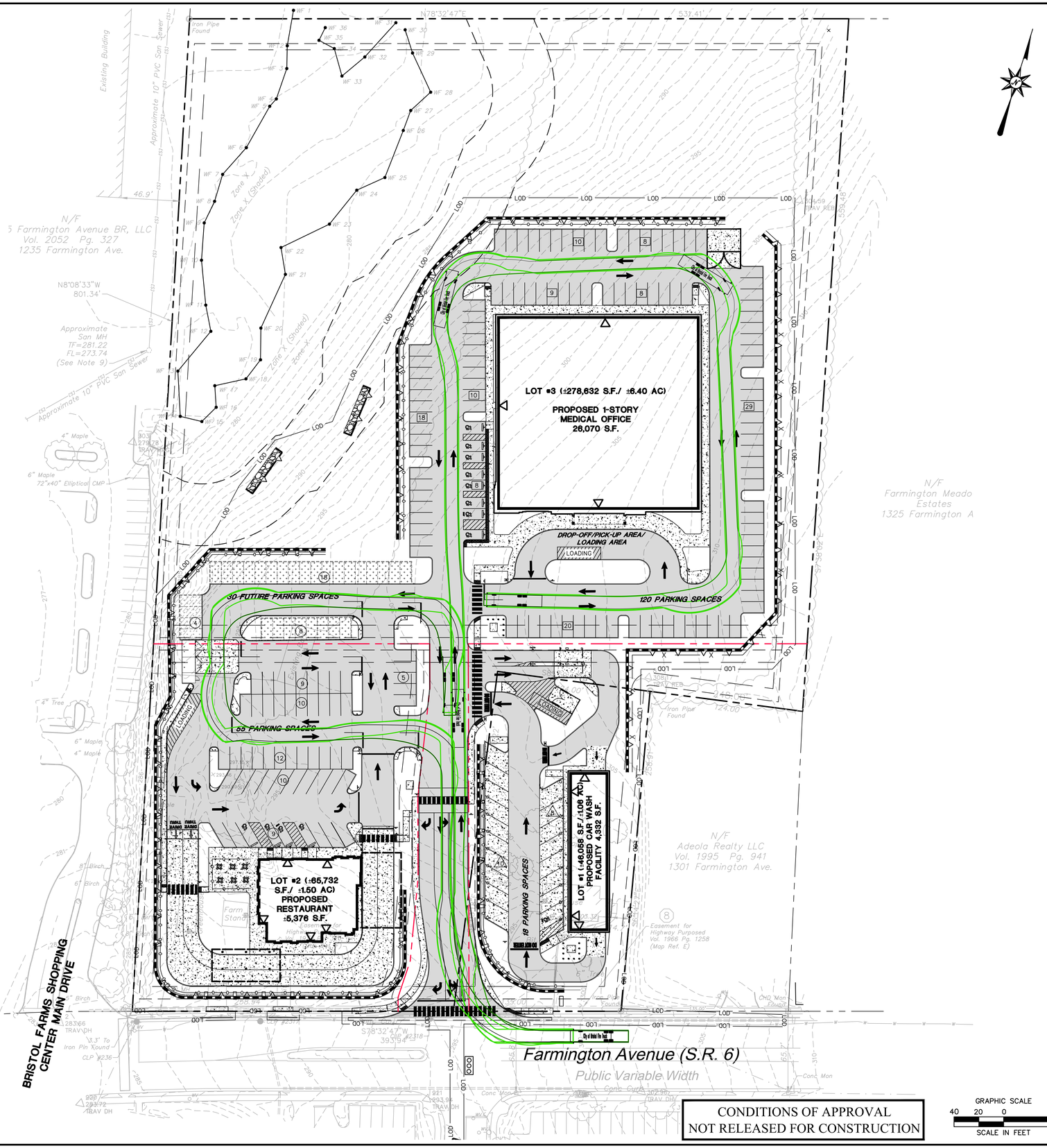
VT-1

Xref (s): BD180061301 : XC180061301 : XC180061301

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



City of Bristol Fire Truck	
Overall Length	46.830ft
Overall Width	9.240ft
Overall Body Height	10.859ft
Min Body Ground Clearance	1.079ft
Track Width	9.240ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	36.70°



Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT
TIMOTHY A. RANKIN
No. 27746
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/26/2023	CHANGE IN ENTRANCE LAYOUT PER COMMENTS
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	03/08/2024	RESUBMISSION OF FINAL SET W/ ADDITIONAL REVISIONS
9.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/17/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	11/23/2022
CAD File: TT180061301	

Title

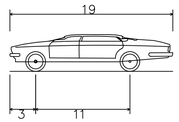
VEHICLE TURNING PLAN - CITY OF BRISTOL FIRE TRUCK

Sheet No.

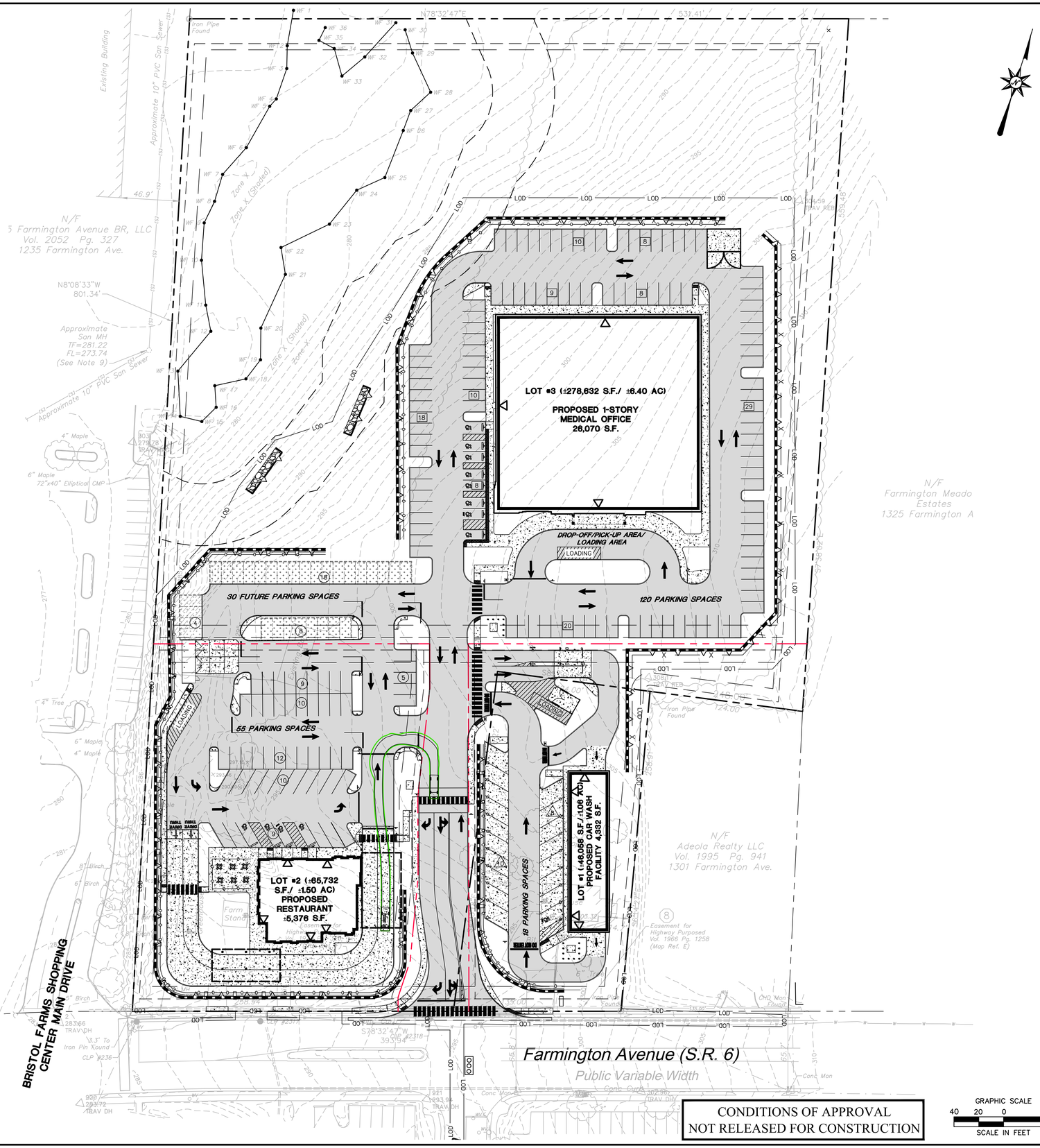
VT-2

Xref (s) - BD180061301 - XZ180061301 - XC180061301

C:\Users\jbeal\Documents\1800613_PROPOSED DEVELOPMENT_1249, 1251, & 1255 FARMINGTON AVENUE (U.S. ROUTE 6)_BRISTOL, CONNECTICUT_jbeal@blcompanies.com.rvt
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — TIMOTHY T. TRAINOR — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS		
No.	Date	Desc.
3.	03/27/2023	RESPONSE TO CITY COMMENTS
4.	10/20/2023	DRAINAGE REVISIONS PER CITY REVIEW
5.	12/13/2023	RESPONSE TO CITY COMMENTS
6.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	03/04/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
9.	04/30/2024	REVISIONS PER CITY AND PLANNING COMMISSION COMMENTS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	1"=40'
Project No.	1800613
Date	03/03/2023
CAD File: TT1800613O1	

Title

VEHICAL TURNING PLAN - PASSENGER VEHICLE

Sheet No.

VT-3

Xref (s): I:\BD\1800613O1 | X21800613O1 | XC\1800613O1

C:\25\2024 JEFILE: G:\JOBS\1800613O1\1800613\DWG\TT1800613O1 DWG-PLT-24X36-ARC

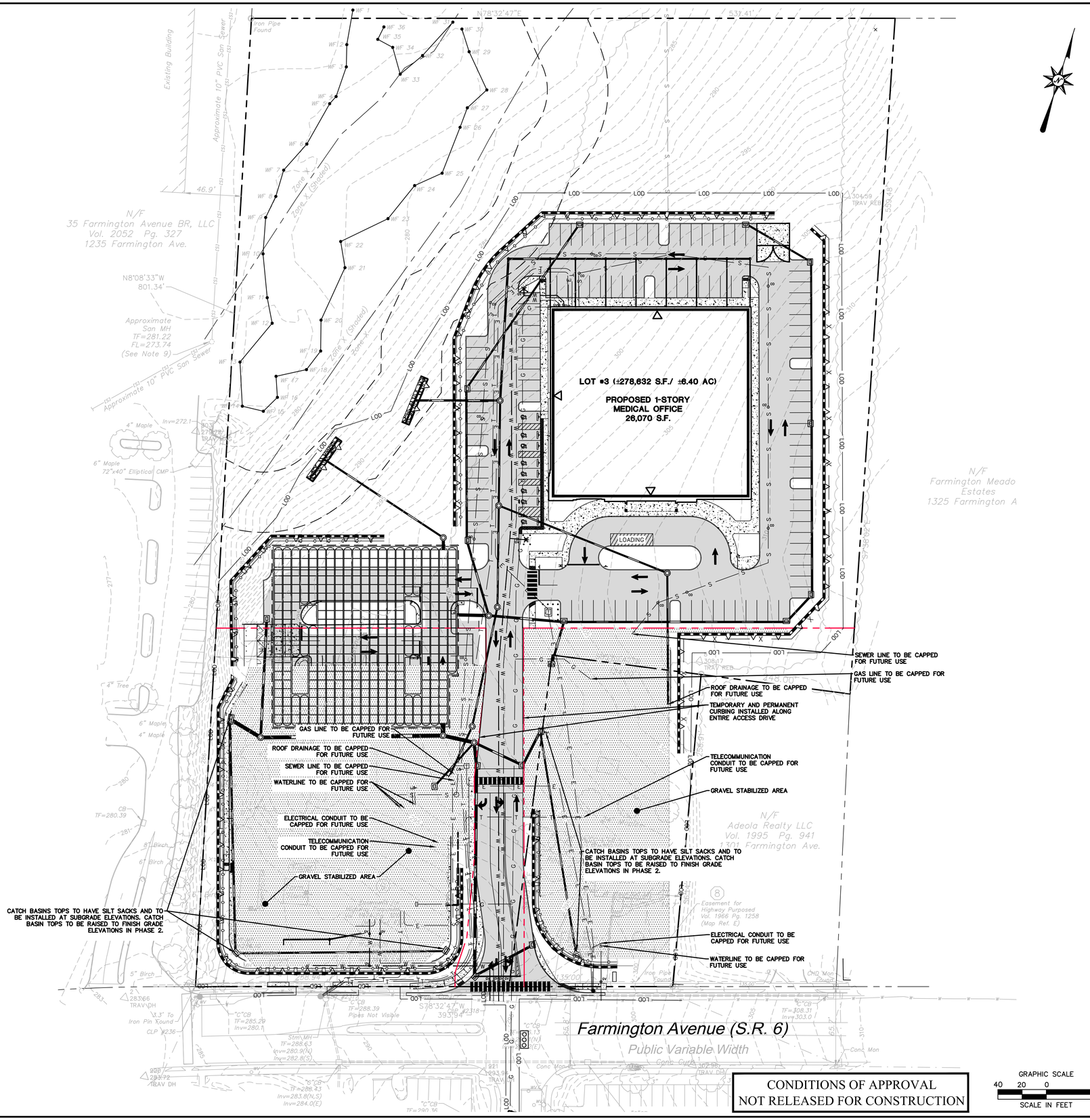
© 2024 BL COMPANIES, INC., THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

LEGEND

LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
X	FENCE
	GUIDE RAIL
	ORNAMENTAL FENCE
	PROPERTY LINE
	PROPOSED PARCEL LOT LINES
	SAWCUT LINE
	SIGN
	CONCRETE SIDEWALK
	STANDARD-DUTY ASPHALT PAVEMENT STRUCTURE
	PROPOSED FUTURE PARKING EXPANSION AREA
	PHASE 1 GRAVEL STABILIZED AREA

NOTES

1. LOT 3, THE SHARED ACCESS ROAD, AND UTILITIES SHALL BE CONSTRUCTED IN PHASE 1.
2. UTILITIES FOR LOTS 1 & 2 SHALL BE INSTALLED AND CAPPED FOR FUTURE USE.
3. LOTS 1 & 2 TO BE GRADED TO SUBGRADE ELEVATIONS.



Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT
TIMOTHY A. RICHARDS
No. 27746
REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

No.	Date	Description
1.	08/18/2023	RESPONSE TO CITY COMMENTS
2.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
3.	10/20/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
4.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
5.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
6.	02/02/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
8.	04/10/2024	SUBMISSION FOR RESTAURANT REVIEW
9.	04/12/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS
10.	04/15/2024	
11.	04/17/2024	
12.	04/22/2024	

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	AS NOTED
Project No.	1800613
Date	03/03/2023
CAD File:	PH180061301

Title

PHASING PLAN - PHASE 1 LOT 3 AND ACCESS ROAD BUILDOUT

Sheet No.

PH-1

Xref (s) : BD180061301 ; XT180061301 ; XC180061301 ; XC180061302 ; XC180061303 ; XC180061304 ; XC180061305-1 ; XC180061305-2 ; XC180061306-1

4/22/2024 - JR:\B_ID_JOBS\BR\061800\13-DWG\PH180061301.DWG Pin = FATIH_ARSC

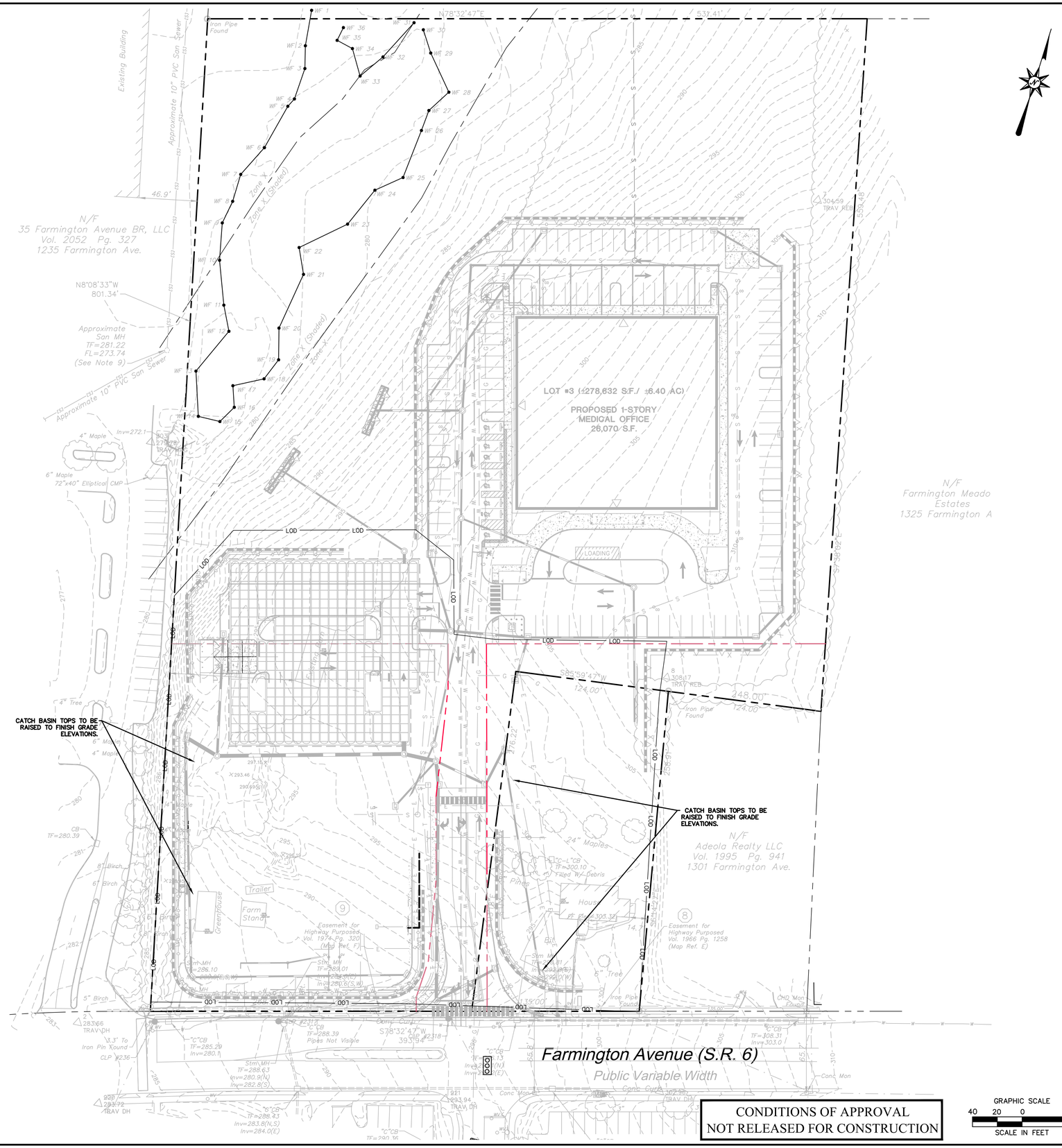
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

LEGEND

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

NOTES

1. LOTS 1 & 2 SHALL BE CONSTRUCTED IN PHASE 2.



CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Description
4.	06/16/2023	RESPONSE TO DSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	10/20/2023	DRAINAGE REVISION PER DOT COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	05/02/2024	RESUBMISSION FOR CARWASH MODIFICATIONS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	J.A.B.
Scale	AS NOTED
Project No.	1800613
Date	03/03/2023
CAD File:	PH180061301

Title

PHASING PLAN - PHASE 2 LOT 1 & 2 BUILDOUT

Sheet No.

PH-2

Xref (s): ; BD180061301 ; XZ180061301 ; XC180061301 ; XC180061302 ; XC180061304 ; XC180061303 ; XC180061301-1 ; XC180061303-1 ; XC180061304-1

4/20/2024, JPELIZ, G:\JOBS18\06\180061301\DWG\PH180061301.DWG PH-2 24X36 40SC.

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SITE WORK GENERAL NOTES

THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.

1. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; MUNICIPAL STANDARDS AND SPECIFICATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.

3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

4. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

5. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.

6. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

7. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

8. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.

9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

10. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.

11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

12. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

13. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

14. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.

15. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

16. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.

17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

18. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.

19. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.

20. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

21. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

22. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.

23. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

24. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

25. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

26. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

27. PAVEMENT MARKING KEY:

    4" SYDL 4" SOLID YELLOW DOUBLE LINE
    4" SYL 4" SOLID YELLOW LINE
    4" SWL 4" SOLID WHITE LINE
    12" SWSB 12" SOLID WHITE STOP BAR
    4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

28. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

29. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.

30. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

31. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, AND/OR STATE.

32. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/NSPS LAND TITLE SURVEY – LAND OF DOUGLAS T. MAHANNAH AND JEANETTER M. MAHANNAH"
    SCALE: 1"=50', DATED: 07/19/2016, BY BL COMPANIES, INC.

33. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

34. CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.

35. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.

36. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.

37. THE PROJECT PARCEL IS LOCATED PARTLY OR WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.

38. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNDOT SPECIFICATIONS.

39. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.

40. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.

41. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.

42. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

43. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

44. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.

45. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.

46. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.

47. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.

48. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

49. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.

50. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

51. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.

52. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

53. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

54. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.

55. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.

56. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.

57. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.

58. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.

59. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.

60. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE STATE AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.

61. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.

62. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CT CBYD MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.

63. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

64. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

65. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.

66. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

67. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE CT DEEP AND HEALTH CODE REQUIREMENTS.

68. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.

69. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

70. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.

71. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

72. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

73. VERTICAL DATUM IS NAVD 88.

74. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY A CITY AGENT PRIOR TO THE START OF WORK ON THE SITE.

75. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

76. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.

77. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.

78. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

79. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY STUDIO Q FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

80. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

81. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

82. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.

83. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

84. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.

85. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

86. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

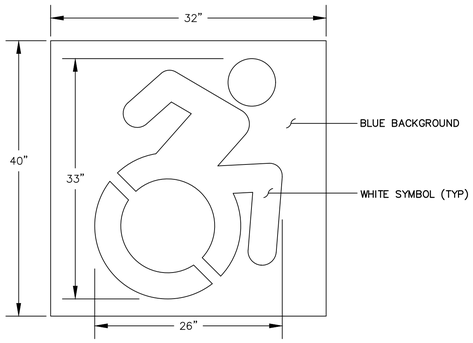
87. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.

88. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

89. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.

90. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.

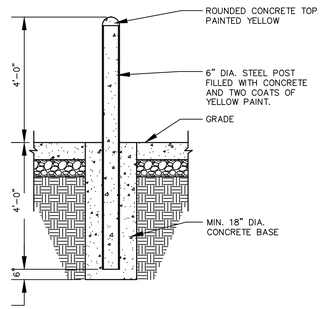
91.



NOTE: HANDICAP SYMBOL TO ADHERE TO STATE BUILDING CODE, LATEST EDITION

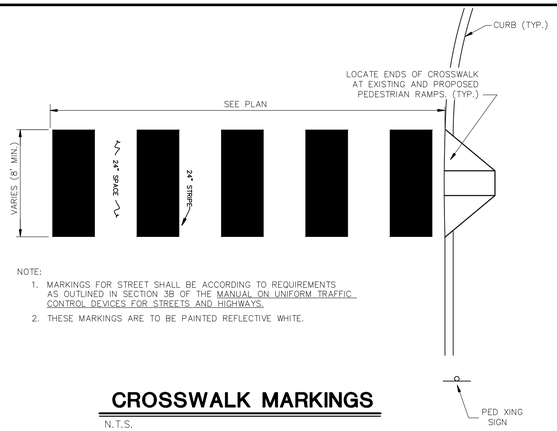
CONNECTICUT SYMBOL OF ACCESSIBILITY

N.T.S.



PROTECTIVE POST (BOLLARD) DETAIL

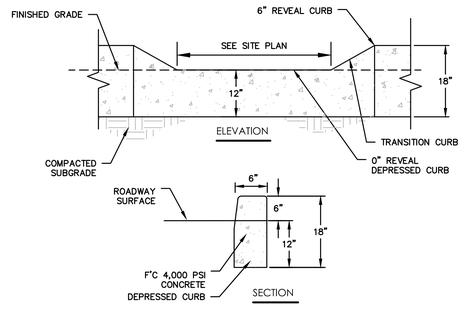
N.T.S. BLSE-005



NOTE:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

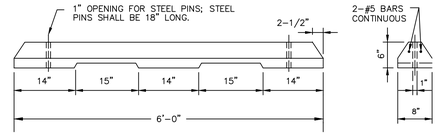
CROSSWALK MARKINGS

N.T.S.



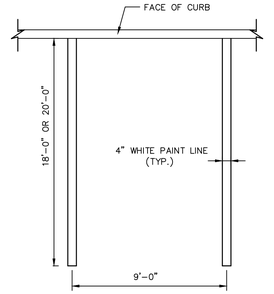
6" REVEAL DEPRESSED CONCRETE CURB

N.T.S.



CONCRETE CURB STOP

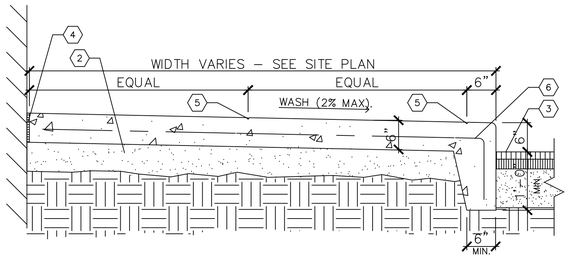
N.T.S. BLPC-001



NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL

N.T.S. BLPC-003



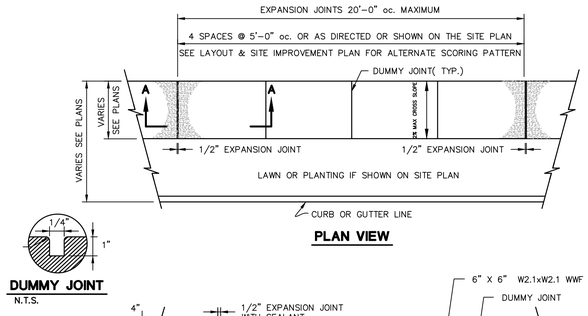
KEYED NOTES

1. N/A
2. 4" COMPACTED AGGREGATE BASE
3. PAVEMENT.
4. COMPRESSIBLE FILLER (3/4" MAXIMUM). CUT BACK AND PROVIDE SEALANT, TYPICAL, AT ALL JOINTS WITH FILLER.
5. 1/4" TOOLED JOINT
6. 6" X 6" W2.1 x W2.1

NOTE: EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 4' O.C. OR AS DIRECTED. CONCRETE TO BE 3000 P.S.I.

MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL

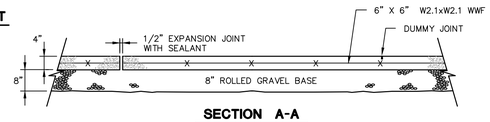
N.T.S. WAG



PLAN VIEW

DUMMY JOINT

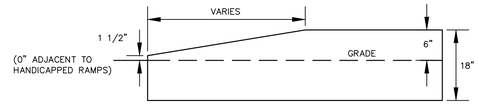
N.T.S.



SECTION A-A

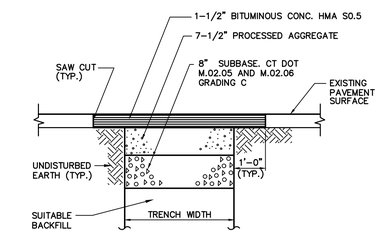
CONCRETE SIDEWALK DETAIL

N.T.S. BLSR-001



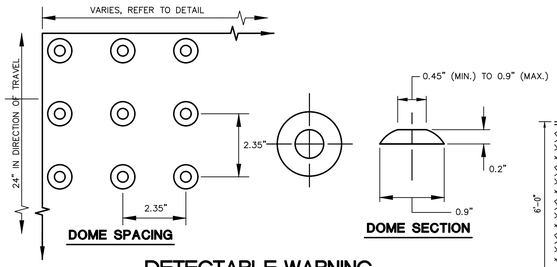
TRANSITION CURB

N.T.S.



TEMPORARY PAVEMENT REPAIR (MUNICIPAL STREET)

N.T.S.

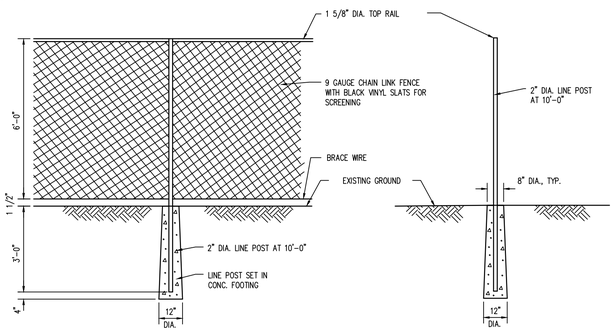


DOME SPACING

DOME SECTION

DETECTABLE WARNING

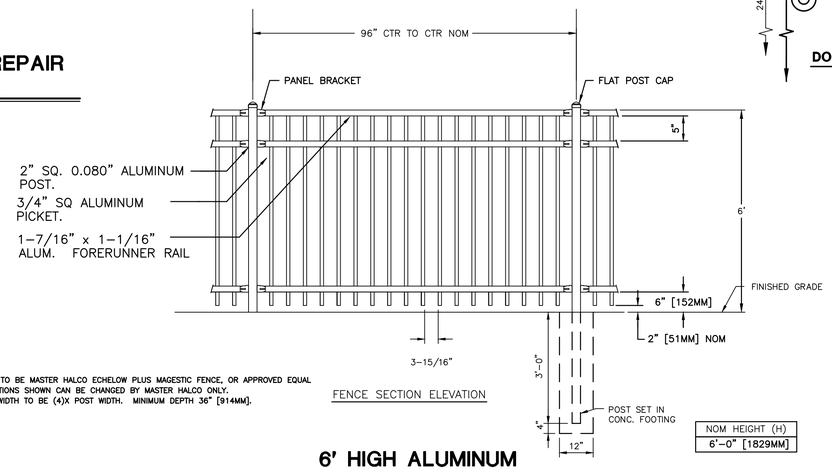
N.T.S.



FRONT VIEW SIDE VIEW

CHAINLINK FENCE DETAIL

N.T.S.



FENCE SECTION ELEVATION

NOM HEIGHT (H)
6'-0" [1829MM]

NOTES:
1. PRODUCT TO BE MASTER HALCO ECHELOW PLUS MAGESTIC FENCE, OR APPROVED EQUAL
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36" [914MM].

6' HIGH ALUMINUM ORNAMENTAL FENCE

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

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

No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITT COMMENTS
3.	03/07/2023	RESPONSE TO CITT COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/05/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/31/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
9.	05/03/2024	RESUBMISSION FOR RESTAURANT REVIEW
10.	05/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT MODIFICATIONS
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

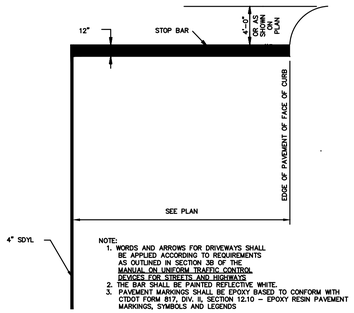
Designed
Drawn T.A.M.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 11/23/2022
CAD File: DN180061301

Title
DETAILS SHEET

Sheet No.
DN-1

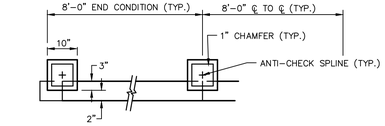
J:\DWG\2024_JEB\JEB_C:\JOBS\1800613\WORK IN DWG\DN180061301.DWG Dec 1, 2024

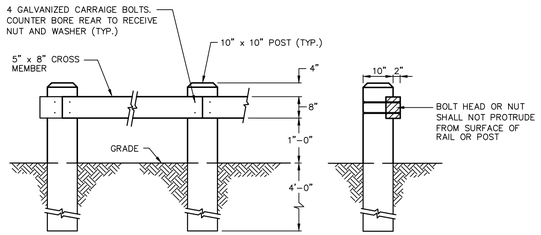
Xref [5] - BD180061301



STOP BAR PAVEMENT MARKING

N.T.S.

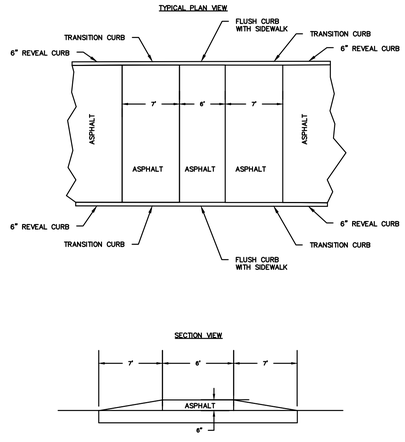




NOTE:
1. ALL TIMBER TO BE PRESSURE TREATED CCA=.40 PCF SOUTHERN YELLOW PINE.

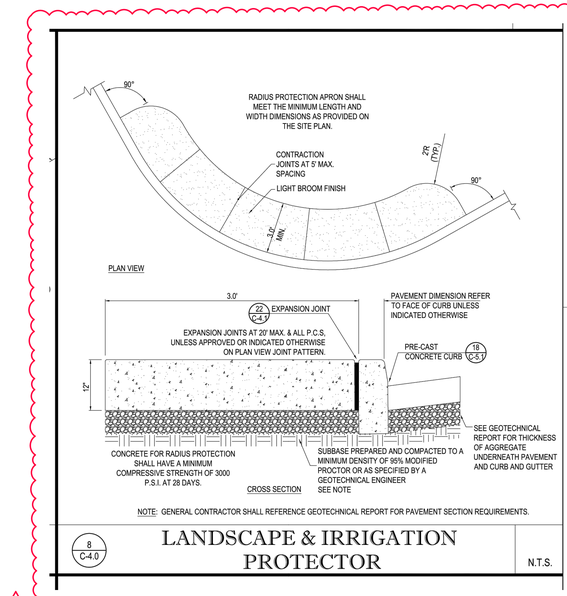
TIMBER GUIDE RAIL

N.T.S. BLGR–002



PEDESTRIAN TABLE DETAIL

N.T.S.

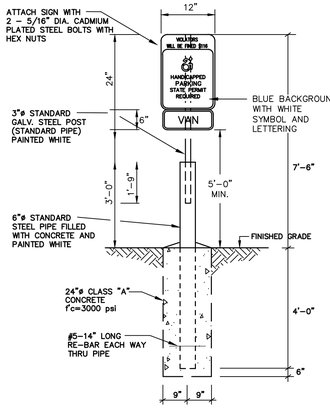


8 C-4.0

LANDSCAPE & IRRIGATION PROTECTOR

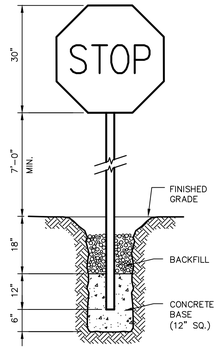
N.T.S.

12



HANDICAP SIGN BOLLARD DETAIL

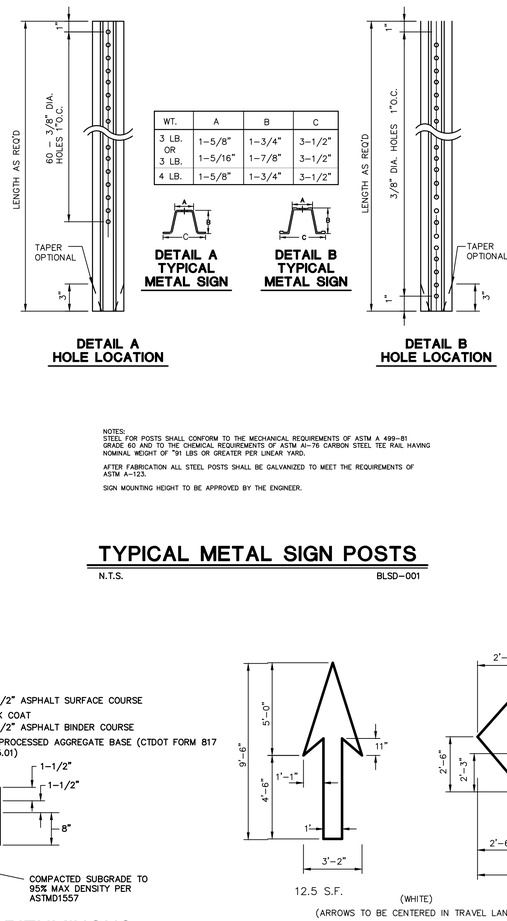
N.T.S.



NOTE:
CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.

STOP SIGN

N.T.S. BLSD–002



WT.	A	B	C
3 LB. OR 3 LB.	1–5/8"	1–3/4"	3–1/2"
	1–5/16"	1–7/8"	3–1/2"
4 LB.	1–5/8"	1–3/4"	3–1/2"

DETAIL A TYPICAL METAL SIGN

DETAIL B TYPICAL METAL SIGN

DETAIL A HOLE LOCATION

DETAIL B HOLE LOCATION

NOTES:
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499–81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI–76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "91 LBS OR GREATER PER LINEAR YARD.

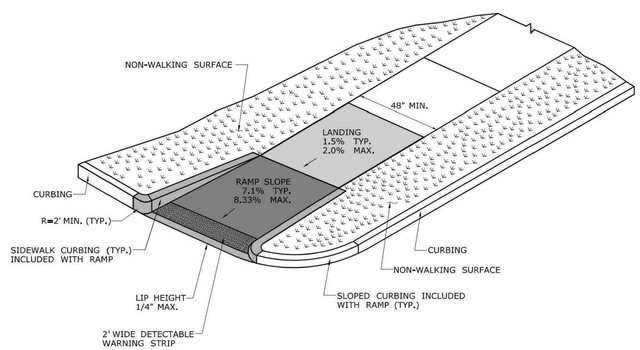
AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A–123.

SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

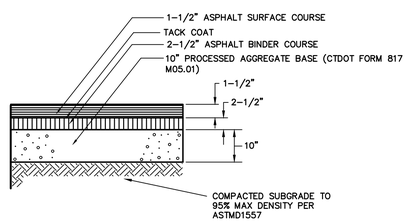
TYPICAL METAL SIGN POSTS

N.T.S. BLSD–001

PARALLEL RAMP WITH LANDING AT BOTTOM ON CORNER (TYPE 10)



SINGLE DIRECTION - RETURN CURB WITH NON-WALKING SURFACE (TYPE 16)



HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S. ZPC–029

STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S. ZPC–029

(ARROWS TO BE CENTERED IN TRAVEL LANE)

PAVEMENT ARROW DETAILS

N.T.S. BLPC–006

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	04/17/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO COSTA COMMENTS
5.	09/29/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/08/2024	RESPONSE TO CITY & COSTA COMMENTS
7.	01/19/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	03/07/2024	RESPONSE TO CITY & COSTA COMMENTS
9.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/17/2024	SUBMISSION FOR RESTAURANT REVIEW
11.	05/24/2024	RESPONSE TO CITY RESTAURANT COMMENTS
12.	06/27/2024	RESUBMISSION FOR RESTAURANT ADDITIONS

Designed
Drawn T.A.M.
Reviewed J.A.B.
Scale NONE
Project No. 180613
Date 11/23/2022
CAD File: DN180061301

Title

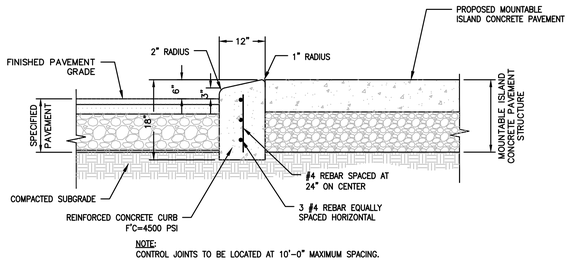
DETAILS SHEET

Sheet No.

DN-2

Xref (s) : BD180061301

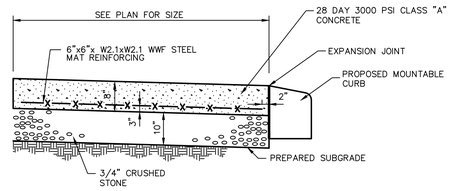
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



NOTE:
CONTROL JOINTS TO BE LOCATED AT 10'-0" MAXIMUM SPACING.

MOUNTABLE CONCRETE CURB

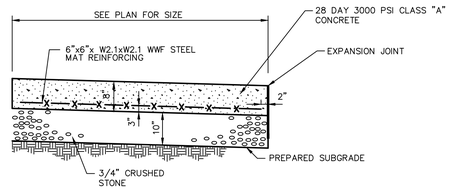
N.T.S.



SECTION VIEW

MOUNTABLE ISLAND CONCRETE PAVEMENT

N.T.S. BLPC-002



SECTION VIEW

CONCRETE PAVEMENT

N.T.S. BLPC-002

GENERAL NOTES

1) LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, COST TO REPAIR ANY DAMAGE SHALL BE BORNE BY THE CONTRACTOR.

2) ALL GAS, TELEPHONE, ELECTRIC AND DOMESTIC WATER WORK TO BE DONE BY OTHERS THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ADJUSTMENT TO GRADE OF ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN AT NO EXPENSE TO THE CITY.

3) ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OFF THE PROJECT LIMITS.

4) EXTRA CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY ITEMS SHOWN OUTSIDE THE SLOPE LIMITS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

5) THE AREA BETWEEN THE FRONT EDGE OF WALK AND CURB LINE SHALL BE GRADED TO A UNIFORM SLOPE, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND A LAYER OF LOAM SHALL BE SPREAD THROUGHOUT. THIS AREA SHALL THEN BE SEEDED AND FERTILIZED.

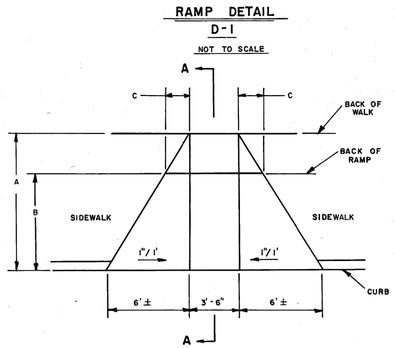
6) ALL SIGNS REMOVED DURING SIDEWALK CONSTRUCTION SHALL BE REPLACED IN APPROXIMATELY THE SAME LOCATION. REMOVAL AND REPLACEMENT OF SIGNS SHALL BE PAID FOR AS PART OF "SITE PREPARATION AND CLEAN-UP."

7) CONTRACTOR SHALL TRIM ALL OVERHANGING TREE BRANCHES TO A HEIGHT OF 7' ABOVE THE PROPOSED SIDEWALK GRADE.

8) ALL EXISTING HIGHWAY MONUMENTS TO BE RESET BY OTHERS.

RAMP DETAIL D-1

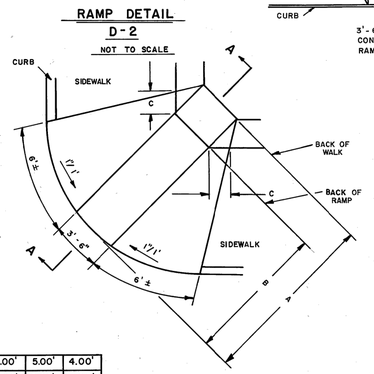
NOT TO SCALE

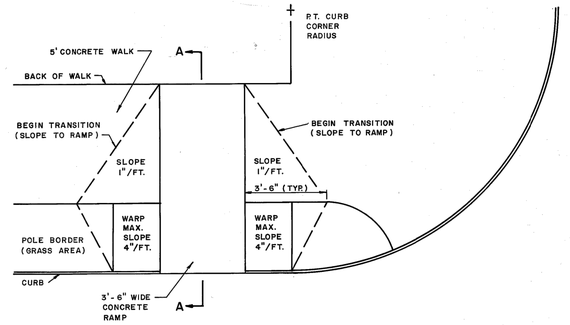


A	7.00'	6.00'	5.00'	4.00'
B	7.00'	6.00'	5.00'	4.00'
C	0.75'	1.50'	2.25'	3.00'

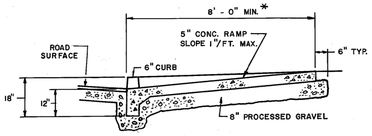
RAMP DETAIL D-2

NOT TO SCALE





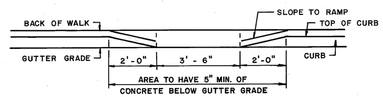
PLAN



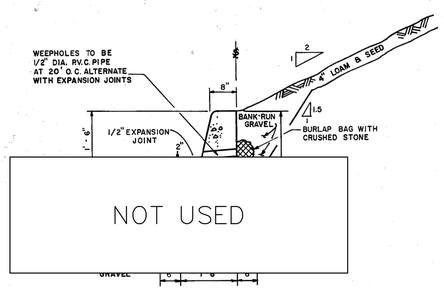
SECTION A-A

* WHEN LESS THAN 8' SEE RAMP DETAIL D-1 & D-2

SIDEWALK RAMP

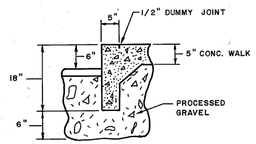


ELEVATION

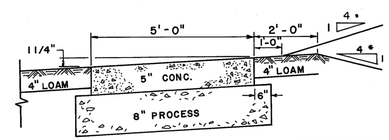


DETAIL - CURB WALL

NOT TO SCALE



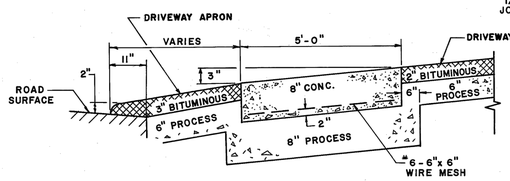
DETAIL - CONCRETE CURB



* UNLESS OTHERWISE NOTED

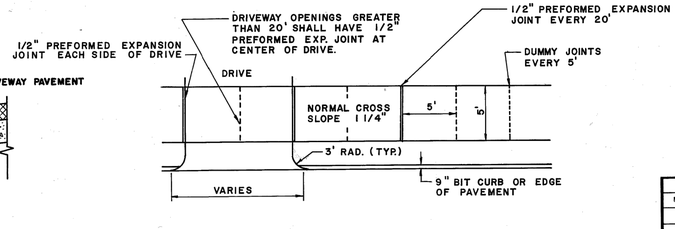
TYPICAL SIDEWALK SECTION

NOT TO SCALE



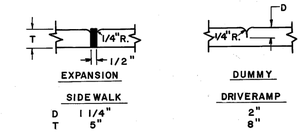
TYPICAL DRIVEWAY & SIDEWALK SECTION

NOT TO SCALE



TYPICAL SIDEWALK PLAN

NOT TO SCALE



TYPICAL JOINT DETAIL

NOT TO SCALE

REVISIONS		
NO.	DATE	BY

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SIDEWALK STANDARDS

DESIGNED
DRAWN
CHECKED

CONTRACT NO.
FIELD BOOK
DATE
SCALE
SHEET OF

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

STD - 33

© 2024 BL COMPANIES, INC. THESE PLANS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JEFFREY A. SCHULTZ — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	03/27/2023	RESPONSE TO P&Z COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/20/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/08/2024	RESUBMISSION FOR RESTAURANT W/ DRIVE-THRU
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/12/2024	SUBMISSION FOR RESTAURANT MODIFICATIONS
12.	06/21/2024	RESUBMISSION FOR RESTAURANT REVIEW

Designed	
Drawn	T.A.M.
Reviewed	J.A.B.
Scale	NONE
Project No.	1800613
Date	11/23/2022
CAD File: DN180061301	

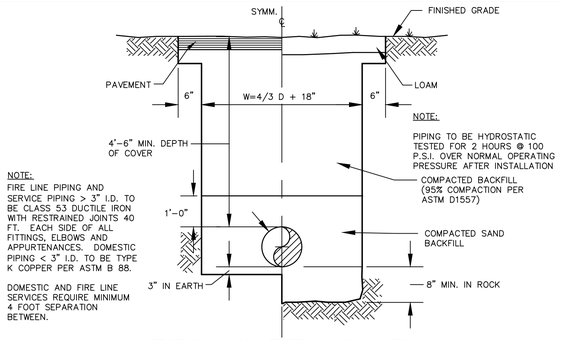
Title

DETAILS SHEET

Sheet No.

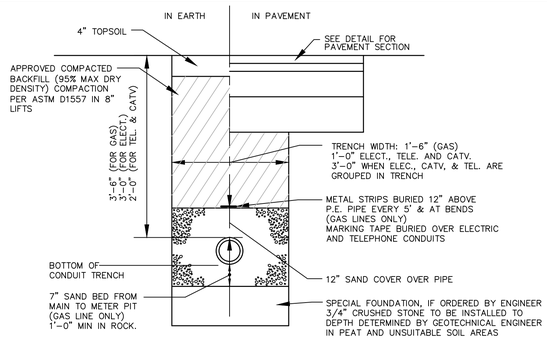
DN-3

Xref (s) : BD180061301



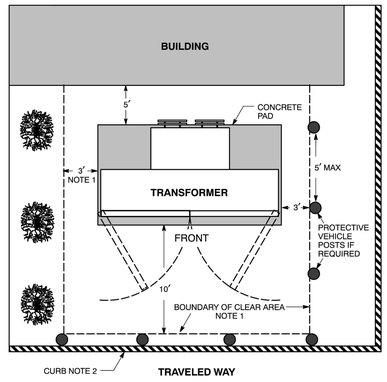
TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

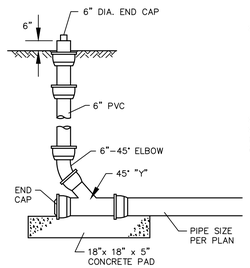
N.T.S.



TELECOMMUNICATIONS AND GAS TRENCH DETAIL

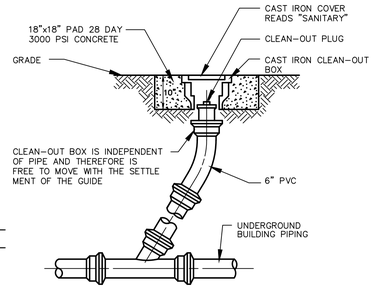
N.T.S.





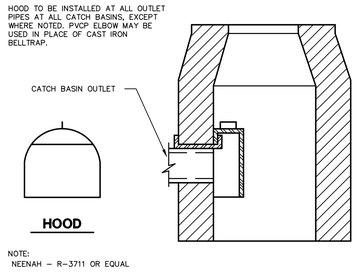
CLEANOUT DETAIL IN LANDSCAPED AREA

N.T.S BLSS-007



CLEANOUT DETAIL IN PAVED AREAS

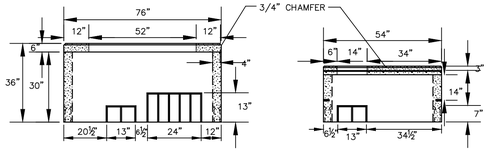
N.T.S BLSS-008



NOTE:
NEENAH – R-3711 OR EQUAL

HOODED OUTLET

N.T.S. CTDD-004



Notes
1. To inspect, provide access, operate elbow connectors and ventilate the transformer, the above specified clear area distances to buildings or shrubs shall be maintained. The distance from the building is to the concrete transformer pad. Property line shall be considered an obstruction, since fences, shrubs, etc. may be installed at a future date by adjacent property owners. Because of the possibility of cooling fins overhanging the pad, side clearances to be increased to 5 feet for transformers 1000 kVA and larger.
2. If no curb exists, or transformer is located closer than 10 feet to the traveled way, protective vehicle posts (●) shall be installed as specified in **DTR 42.061**.
3. Top of transformer pad shall be installed 3 inches above final grade.
4. Transformer shall not be located on steep grades where access to or elbow operation is made difficult.
5. Transformer shall meet the minimum distances to doors, windows, fire escapes, air intakes and walls as specified in **DTR 42.061**.
6. Transformer ***is not*** to be located with its doors facing the building.
7. Refer to **DTR 58.301** for specific instructions on the installation of the transformer pad.
8. Refer to **DSEM Section 06.32** and **DTR 58.311** (NH) for information on environmental considerations.

ORIGINAL 4/10/91 / APPROVED 7/8/10	PAD-MOUNTED TRANSFORMERS LOCATION TO BUILDINGS AND ROADWAYS			
	NORTHEAST UTILITIES	CONSTRUCTION STANDARD	DTR 42.047	7

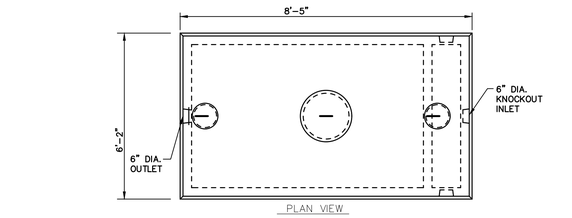
CONCRETE TRANSFORMER PAD LOCATION AND BOLLARDS

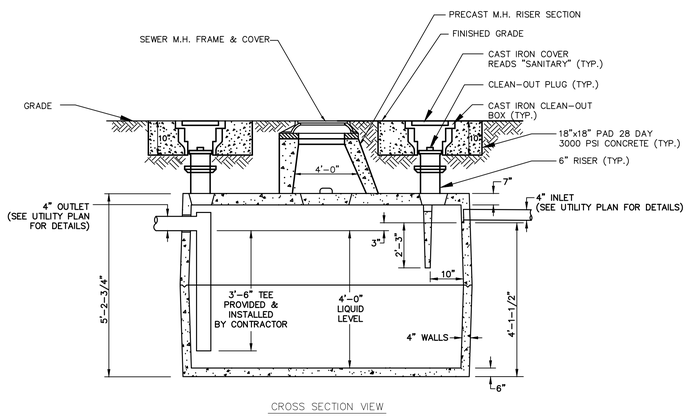
N.T.S.

NOTES:
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS
2. SHALL MEET ALL PROVISIONS OF ELECTRIC DIVISION
3. SHALL BE INSTALLED 2' OFF CURB AND PROTECTED BY BOLLARDS.
4. SEE DETAIL FOR STEEL BOLLARD INSTALLATION
5. CONTRACTOR SHALL CONFIRM PAD SIZE AND BOLLARD LOCATION WITH EVERSOURCE

CONCRETE TRANSFORMER PAD

N.T.S. BLLE-002

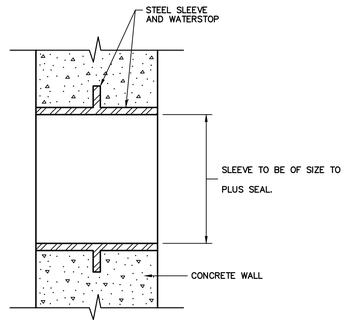




NOTE: GREASE TRAP SHALL BE QUALIFIED FOR HS 20 LOADING, AND ANIT BOUYANCY EFFECTS ROOF SHALL BE QUALIFIED FOR MANHOLE RISER PUNCHING SHEAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

2000 GALLON PRECAST GREASE TRAP

N.T.S.

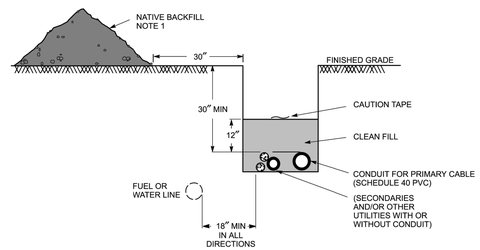


STEEL SLEEVE DETAIL

N.T.S. ZMU-005

SCOPE – All direct-buried primary cables shall be of the jacketed type. The cables may be random-laid with the secondaries and other utilities under certain conditions, detailed in **DTR 44.101**.

INSTALLATION IN TRENCH – All direct-buried cables shall be installed at a depth of at least 30 inches in the following order:
1. Ensure that the bottom of the trench is well-tamped and free of rocks.
2. Install the conduit, gluing all couplings.
3. Install secondaries and other utility cables or conduits in the trench.
4. Backfill with 12 inches clean fill not to contain stones larger than 2 inches in maximum diameter.
5. Install cable warning tape 12 inches over the conduit.
6. Fill in the remainder of the trench with native backfill.
7. Install pull line, including 10 feet of slack, and secure to conduit plug at each end of conduit run.



CROSS SECTION OF JOINT TRENCH

Notes
1. The trench shall be backfilled immediately following placement of the conduit.
2. 1/4-inch-diameter nylon pull line and plastic conduit plugs to be supplied and installed by contractor.

ORIGINAL 6/24/98 / APPROVED 12/18/00	THREE-PHASE PRIMARY CABLE INSTALLATION DIRECT-BURIED – IN CONDUIT		CT/MA	
	NORTHEAST UTILITIES	CONSTRUCTION STANDARD	DTR 51.102	3

THREE-PHASE CONDUIT INSTALLATION

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

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

REVISIONS
No.	Date	Desc.
1.	12/21/2022	POST PAZ SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/17/2023	RESPONSE TO CITY COMMENTS
4.	06/14/2023	RESPONSE TO CSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/08/2024	REVISED SUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/31/2024	RESUBMISSION OF FINAL SET FOR CITY REVISIONS
9.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/12/2024	SUBMISSION FOR RESTAURANT REVIEW
11.	04/17/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS
12.		

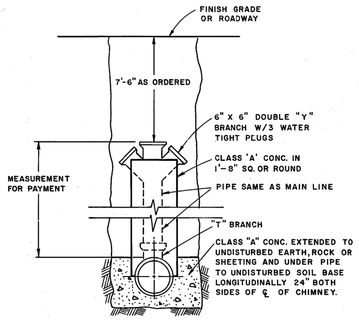
Designed
Drawn T.A.M.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 11/23/2022
CAD File: DN180061301

Title
DETAILS SHEET

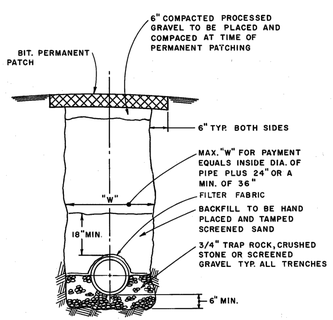
Sheet No.
DN-4

Xref (s) : SD1800613D1

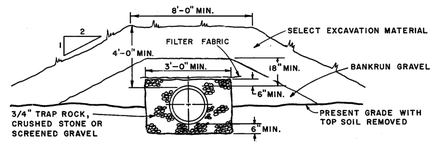
J:\2018\1800613\CAD\SHEETS\DN1800613D1.DWG 11/23/2022 2:54:04 PM JASON



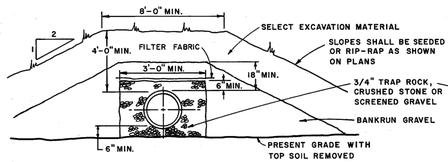
TYPICAL CHIMNEY



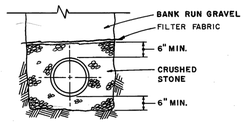
TYPICAL TRENCH



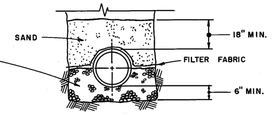
SHALLOW EARTH TRENCH



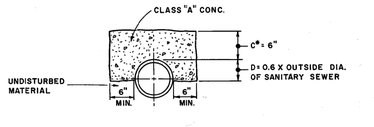
PIPE ABOVE PRESENT GRADE



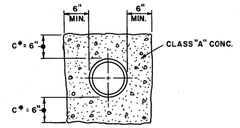
P.V.C. PIPE TRENCH



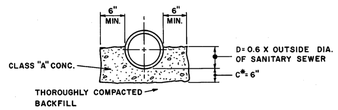
ROCK TRENCH



CONCRETE ARCH



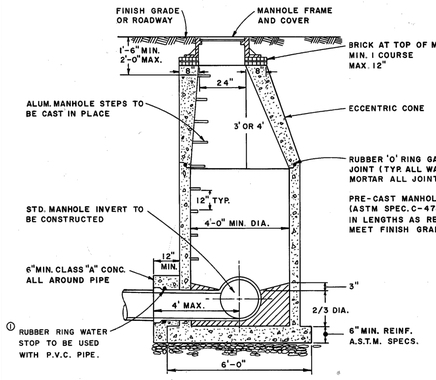
CONCRETE ENCASEMENT



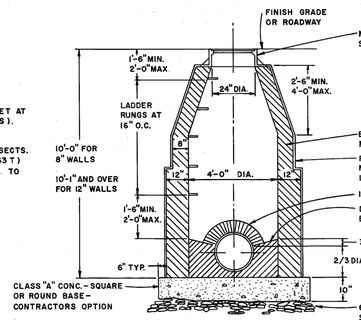
CONCRETE CRADLE

✳ WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN 'C' SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

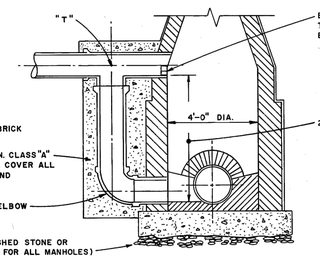
TYPICAL TRENCH DETAILS



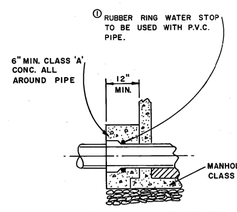
PRECAST MANHOLE DETAIL



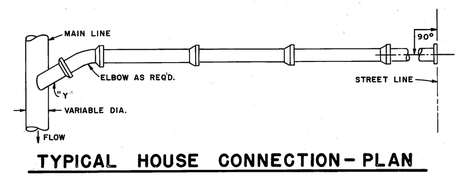
TYPICAL MANHOLE DETAIL



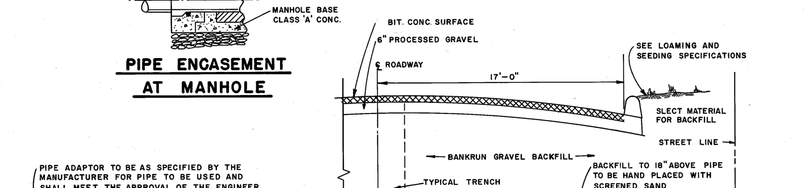
TYPICAL OUTSIDE DROP MANHOLE



PIPE ENCASEMENT AT MANHOLE

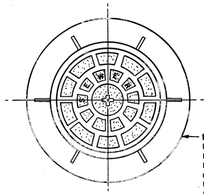


TYPICAL HOUSE CONNECTION - PLAN

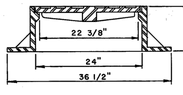


TYPICAL JOINT DETAIL

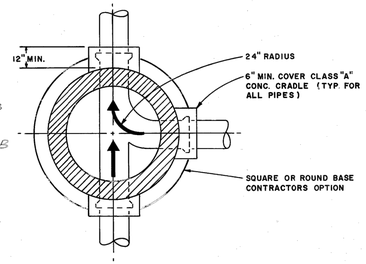
TYPICAL HOUSE CONNECTION LATERAL



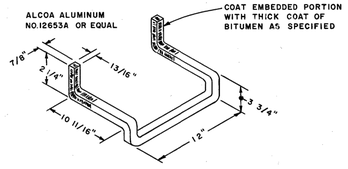
PLAN



FRAME AND COVER DETAIL



TYPICAL MANHOLE PLAN



PRECAST MANHOLE STEP

TYPICAL MANHOLE DETAILS

GENERAL NOTES FOR MANHOLES

1. MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARGING, TWO COATS OF BITUMINOUS WATERPROOFING MAY BE BRUSHED ON OR SPRAYED ON. INERTOL, TREMCO OR APPROVED EQUAL MAY BE USED TO OBTAIN DESIRED RESULTS. DO NOT BACKFILL UNTIL LAST COAT IS DRY
2. BACKFILL ALL MANHOLES WITH BANK-RUN GRAVEL.
3. MANHOLE BASES ARE TO BE CLASS 'A' CONC.
4. ALL PIPE, CHIMNEY, AND DROP ENCASEMENT TO BE CLASS 'A' CONC.
5. CLASS 'A' SHALL BE 3,000 P.S.I. STRENGTH AT 28 DAYS.
6. TYPICAL JOINT DETAIL TO BE USED WHEN JOINING DIFFERENT ACCEPTABLE PIPE TYPES WITH A COMMON I.D.
7. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVER.

REVISIONS		
NO.	DATE	BY
①	5-6-81	D.C.
②	10/21/82	JEG
③	1993	
④	7/25/95	DRB

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SANITARY SEWER STANDARDS

DESIGNED	R.H.S.	CONTRACT NO. 01-059	DATE AUGUST, 1977
DRAWN	J.G.	FIELD BOOK	SCALE NONE
CHECKED	W.H.K.		SHEET 2 OF 2

STD-31

STD-31

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JOHN A. BOSSE — No. 27744 — REGISTERED PROFESSIONAL ENGINEER

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	04/17/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/08/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	04/08/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	06/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed	
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	NONE
Project No.	1800613
Date	11/23/2022
CAD File:	DN1800613301

Title
DETAILS SHEET

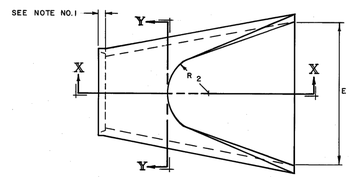
Sheet No.
DN-5

Xref (s): - BD1800613301

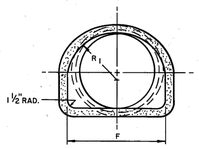
J:\DWG\2024...\PLOT...C:\JOBS\BRISTOL\1800613\DWG\DN1800613301.DWG DN-5 BASIL

NOTE

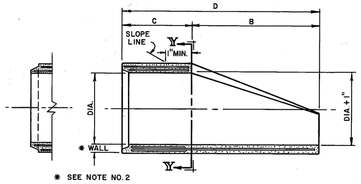
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.



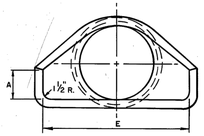
PLAN



SECTION Y-Y



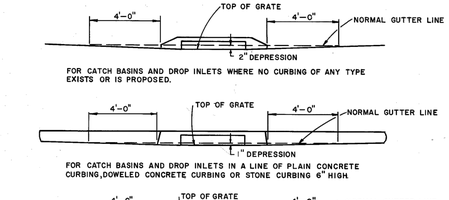
SECTION X-X



END VIEW

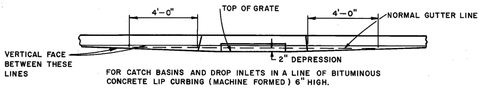
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END								FLARED REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA	A	B	C	D	E	F	R_1	R_2	MIN. AREA OF LONGITUDINALS SQ.IN/FT.	MIN. AREA OF TRANSVERSE STEEL SQ.IN./FT.
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0⅝"	1'-0½"	11"	0.054	0.054
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-5"	1'-3½"	1'-0"	0.060	0.060
24"	9 ½"	3'-7½"	2'-6"	6'-1½"	4'-0"	2'-9⅝"	1'-4⅝"	1'-2"	0.072	0.072
30"	1'-0"	4'-6"	1'-7⅞"	6'-1¾"	5'-0"	3'-1"	1'-6⅝"	1'-3"	0.084	0.084

REINFORCED CONCRETE CULVERT END



FOR CATCH BASINS AND DROP INLETS WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED.

FOR CATCH BASINS AND DROP INLETS IN A LINE OF PLAIN CONCRETE CURBING, DOWELED CONCRETE CURBING OR STONE CURBING 6" HIGH.

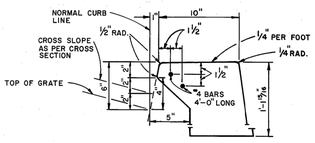


FOR CATCH BASINS AND DROP INLETS IN A LINE OF BITUMINOUS CONCRETE LIP CURBING (MACHINE FORMED) 6" HIGH.

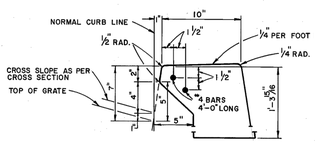
NOTE

1. GRADE 6"-0" ON UP GRADE SIDE OF CONTINUOUS GRADE, 1'-0" ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
2. VARY CROSS SLOPE OF GUTTER TO MATCH CROSS OF GRATE.

DEPRESSED GUTTER STRIP DETAILS

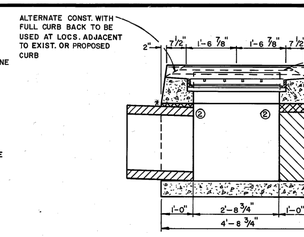


TO BE USED WHEN CURB INLET IS CONSTRUCTED WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED.

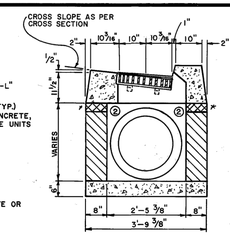


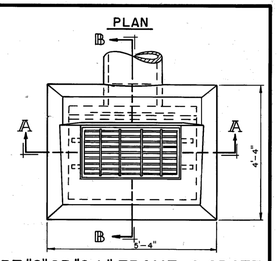
TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF PLAIN CONCRETE CURBING, DOWELED CONCRETE CURBING, OR STONE CURBING, 6" HIGH.

CURB INLET — PLAIN CURB TYPE

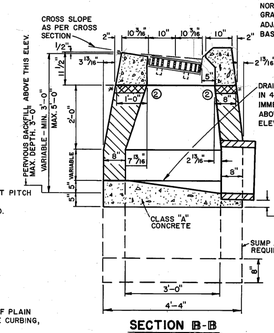


MODIFIED CATCH BASIN



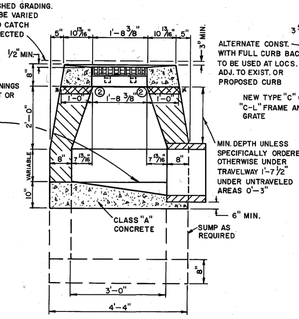


TYPE "C" OR "C-L" FRAME & GRATE



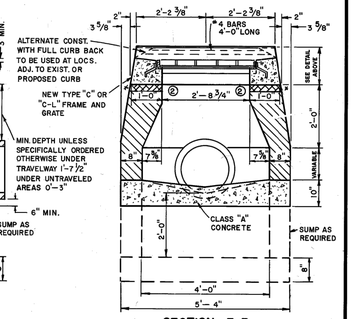
SECTION B-B

TYPE "C" CATCH BASIN



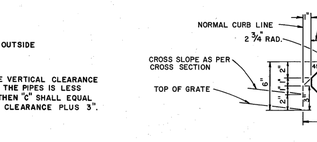
SECTION B-B

TYPE "C-L" CATCH BASIN

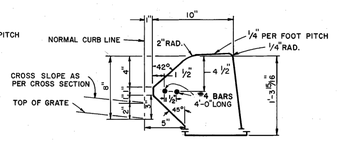


SECTION A-A

TYPE "C" OR "C-L" CATCH BASIN



TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF CONCRETE PARK CURBING OR DOWELED CONCRETE PARK CURBING, 4" HIGH.

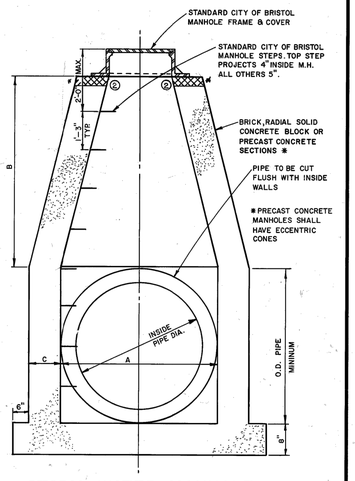


TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF BITUMINOUS CONCRETE LIP CURBING 6" HIGH.

CURB INLET — PARK CURB TYPE

GENERAL NOTES

1. BACKFILL ALL STRUCTURES WITH BANK-RUN GRAVEL.
2. STRUCTURE BASES ARE TO BE CLASS "A" CONCRETE.
3. STRENGTH OF CLASS "A" CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAYS.
4. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVERS.
5. MANHOLE FRAME & COVER TO BE SET FLUSH WITH PAVEMENT OR 6" ABOVE FINISHED GRADE IN UNPAVED AREAS.
6. FOR CHANGE OF DIRECTION OF MAIN FLOW IN MANHOLE, INVERT OF 1/2 DIA. OF PIPE MUST BE CONSTRUCTED.
7. CATCH BASIN FRAME AND GRATE SHALL CONFORM TO THE STATE OF CONN. STANDARD DRAWING NO. 228-D FOR STEEL FRAME AND GRATE - TYPE A (STANDARD).
8. ALL REINFORCEMENT SHALL BE GRADE 60 STEEL.
9. FOR PRECAST CONCRETE STRUCTURES, MINIMUM 2 COURSES OF BRICK (MAXIMUM 12") REQUIRED BETWEEN STRUCTURE AND FRAME. *

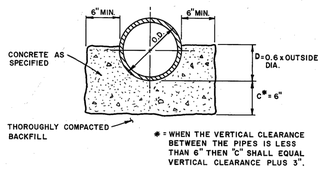


STORM WATER MANHOLE

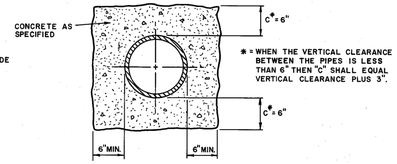
STANDARD MANHOLE		BLOCK	PRECAST
A		4'-0"	4'-0"
B	MIN.**	2'-6"	3'-0"
	MAX.	4'-0"	4'-0"
C	0-10' DEEP	8"	5"
	0-> 10' DEEP	12"	5"

**VERTICAL DISTANCES LESS THAN THESE WILL REQUIRE THE USE OF PRECAST CONCRETE SLABS. SEE DETAIL.

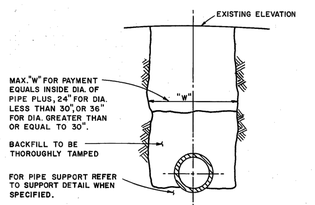
OVERSIZED MANHOLE		BLOCK	PRECAST
A		5'-0"	5'-0"
B	MIN.**	5'-0"	6'-0"
	MAX.	6'-0"	6'-0"
C	0-10' DEEP	10"	6"
	0-> 10' DEEP	12"	6"



CONCRETE CRADLE

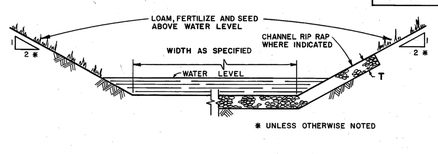


CONCRETE ENCASEMENT

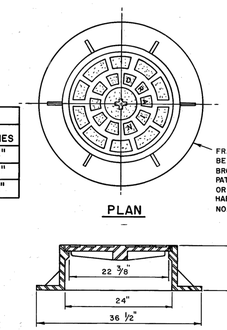


TYPICAL TRENCH DETAIL

RIP RAP	
TYPE	T INCHES
STANDARD	36"
INTERMEDIATE	18"
MODIFIED	12"



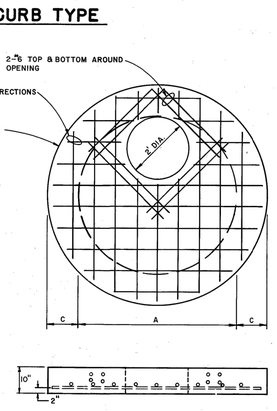
TYPICAL CHANNEL DETAIL



PLAN

① FRAME AND COVER TO BE E.L. LEBARON FDY. CO. BROCKTON, MA. PATTERN NO. LC 240 OR CAMBELL FDY. CO. HARRISON, N.J. PATTERN NO. 1008011O

FRAME AND COVER DETAIL



MANHOLE SLAB

REVISIONS		
NO.	DATE	BY
①	10/20/82	JEG
②	7/21/87	RJB

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

STORM DRAINAGE STANDARDS

DESIGNED	G.M.W.	CONTRACT NO.	DATE JULY, 1979
DRAWN	J.E.G.	FIELD BOOK	SCALE NONE
CHECKED			SHEET 5 OF

STD-28

STD-28

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — No. 27744 — REGISTERED PROFESSIONAL ENGINEER

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

REVISIONS		
No.	Date	Description
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/22/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	01/08/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/31/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
10.	04/12/2024	SUBMISSION FOR RESTAURANT REVIEW
11.	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

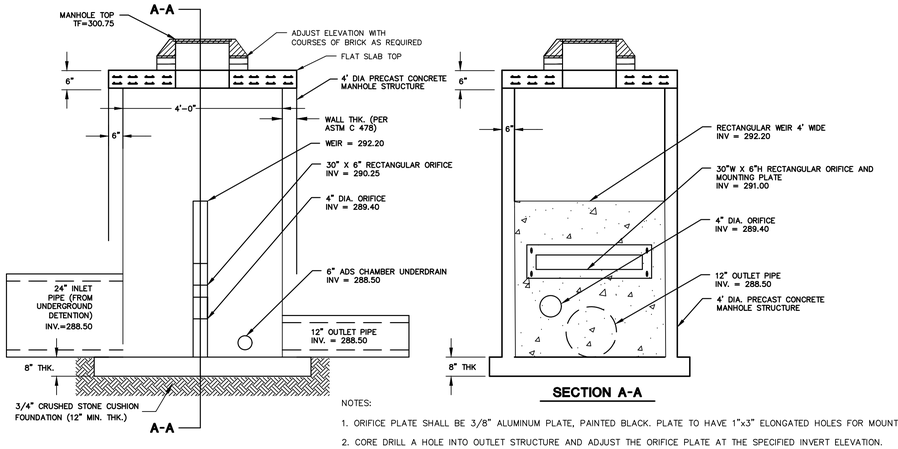
Designed
Drawn P.G.M.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 11/23/2022
CAD File: DN180061301

Title
DETAILS SHEET

Sheet No.
DN-6

4/29/2024, JESSE.G., C:\JOBS\BISON\1800613\DWG\DN1800613D1.DWG Dim-2 PAPER

Xref (s) : BD1800613D1

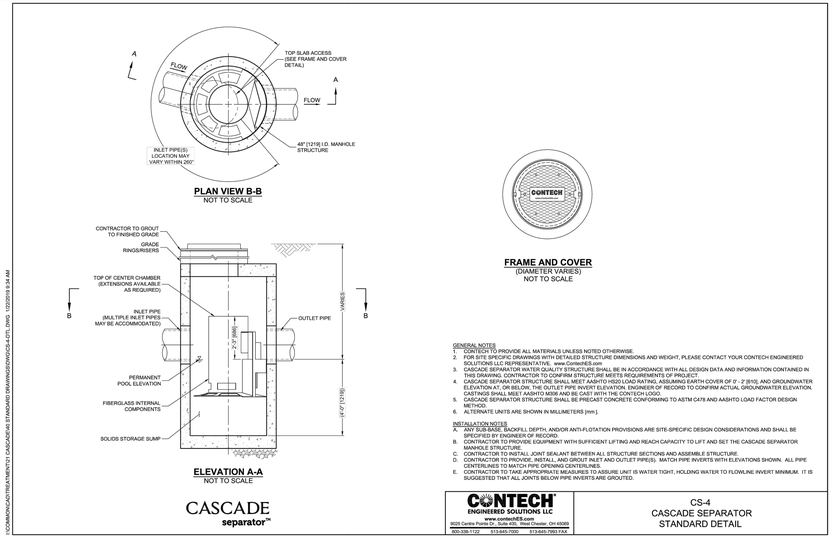


NOTES:

1. ORIFICE PLATE SHALL BE 3/8" ALUMINUM PLATE, PAINTED BLACK. PLATE TO HAVE 1"x3" ELONGATED HOLES FOR MOUNTING
2. CORE DRILL A HOLE INTO OUTLET STRUCTURE AND ADJUST THE ORIFICE PLATE AT THE SPECIFIED INVERT ELEVATION.
3. MOUNT ORIFICE PLATE TO OUTLET WITH 3/4" STAINLESS STEEL BOLTS AND WASHERS. ADJUST PLATE TO FINAL ELEVATIONS.
4. SUBMIT SHOP DRAWINGS OF OUTLET STRUCTURE TO OWNER FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE STAMPED BY AN ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
5. SEE GRADING AND DRAINAGE PLANS FOR OUTLET STRUCTURE LOCATION.

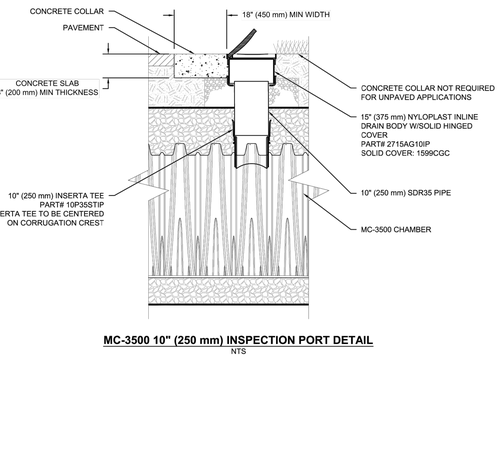
DETENTION BASIN OUTLET CONTROL STRUCTURE (OCS-1)

SCALE: N.T.S.



CASCADE HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL)

SCALE: N.T.S.



MC-3500 10" (250 mm) INSPECTION PORT DETAIL
NTS

MC-3500 STANDARD DETAILS

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/475 DESIGNATION B5
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE ALLOWABLE LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS UNIFORM LIVE LOAD OF MINIMUM COVER D) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PAVED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

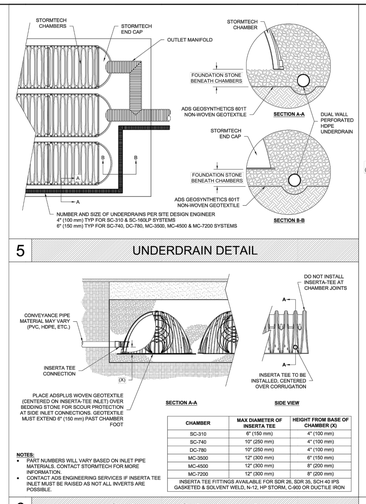
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. BACKFILL MUST BE PLACED AND COMPACTED FROM OUTSIDE THE FOOTPRINT OF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

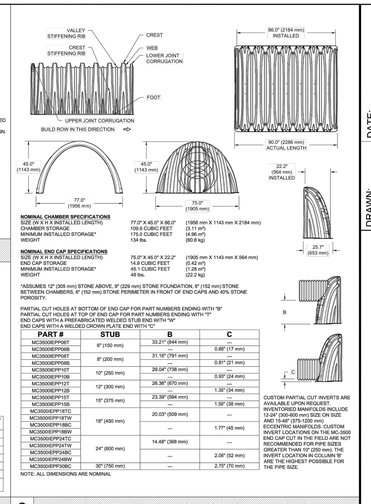
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

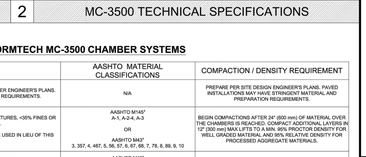


5 UNDERDRAIN DETAIL



PART #	STUB	B	C
MC3500IEPP06B	6" (150 mm)	33.2" (844 mm)	0.82" (17 mm)
MC3500IEPP06T		31.18" (791 mm)	
MC3500IEPP08B	8" (200 mm)	—	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	—
MC3500IEPP10B		—	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	—
MC3500IEPP12B		—	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	—
MC3500IEPP15B		—	1.58" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	—
MC3500IEPP18TW			
MC3500IEPP18BC			1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	—
MC3500IEPP24TW			
MC3500IEPP24BC		—	2.08" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	—	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (H)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (200 mm)
MC-7200	12" (300 mm)	6" (200 mm)

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIAL. CONTACT STORMTECH FOR MORE INFORMATION.
- CONSULT ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.
- INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

6 INSERTA-TEE SIDE INLET DETAIL

2 MC-3500 TECHNICAL SPECIFICATIONS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. OPEN ALL ISOLATOR ROW PLUS STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

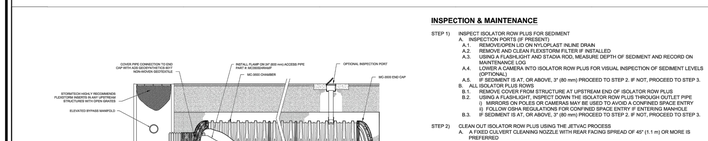
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED.

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

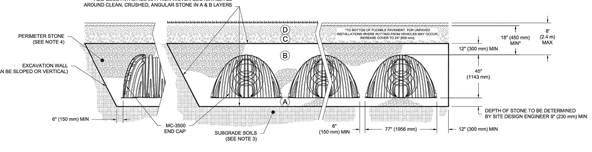


3 MC-3500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[1,2]

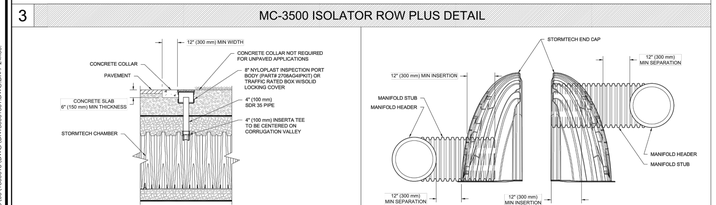
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

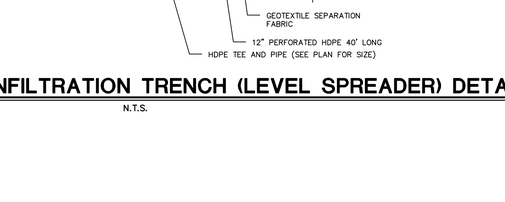
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/475 DESIGNATION S5.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL



4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

7 MC-SERIES END CAP INSERTION DETAIL



INFILTRATION TRENCH (LEVEL SPREADER) DETAIL

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

4640 TRUEMANN BLVD
HILLIARD, OH 43026

SHEET

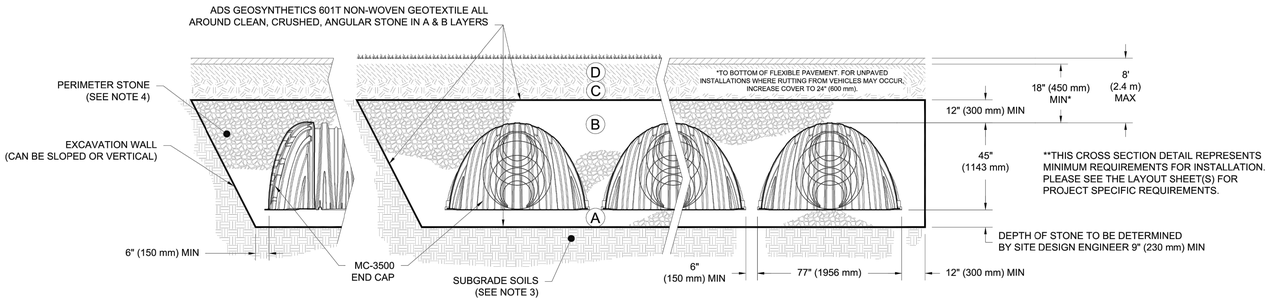
DRAWN: DATE:
REVIEWED: PROJECT NO:
REV: NOT TO SCALE

ADVANCED DRAINAGE SYSTEMS, INC. HAS ONLY PREPARED THIS DETAIL BASED ON ENGINEERING STANDARDS, AND HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, AND HAS NO RESPONSIBILITY FOR THE INSTALLATION OF THE SYSTEM. THE INFORMATION PROVIDED HEREIN IS NOT A SUBSTITUTE FOR THE SERVICES OF A PROFESSIONAL ENGINEER. IT IS THE RESPONSIBILITY OF THE OWNER AND THEIR REPRESENTATIVES TO REVIEW THE SITE CONDITIONS AND THE PROJECT REQUIREMENTS AND TO ENGINEER THE SYSTEM FOR THE SPECIFIC SITE APPLICATION. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE DETAILS PROVIDED H

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

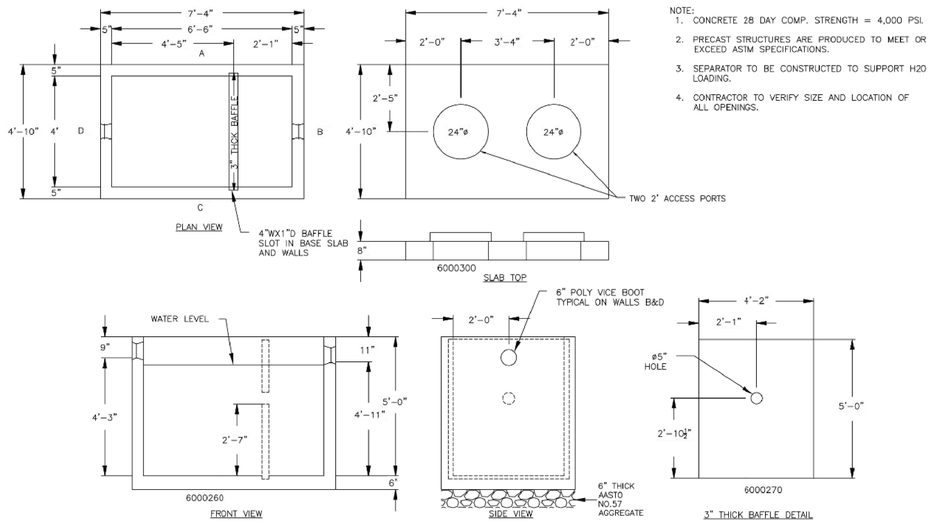
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



*FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT ADS

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



750 GAL OIL/WATER SEPARATOR

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

MC-3500
STANDARD CROSS SECTION

DATE: 8/03/22 DRAWN: KLJ
PROJECT #: CHECKED: KLJ

DATE	DRWN	CHKD	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — PAUL J. ROMANO — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
1.	12/21/2022	POST P&Z SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/05/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO CSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/20/2023	RESPONSE TO CITY OF BRISTOL COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET WITH ADDITIONS
9.	04/05/2024	RESUBMISSION OF FINAL SET WITH ADDITIONS
10.	05/03/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	06/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12	06/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed
Drawn P.G.M.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 11/23/2022
CAD File: DN180061301

Title

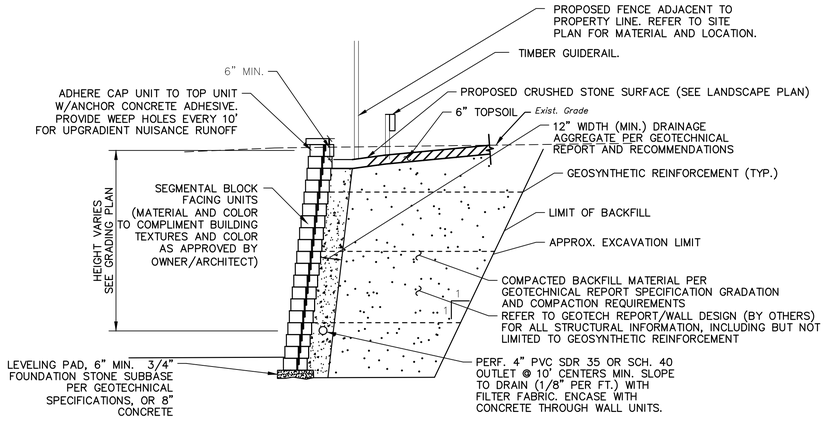
DETAILS SHEET

Sheet No.

DN-8

Xref 01 : BD180061301

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



NOTE:
1. BLOCK MANUFACTURER TO SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR RETAINING WALLS PRIOR TO CONSTRUCTION BY CONNECTICUT LICENSED PROFESSIONAL ENGINEER.
2. WALL DRAIN TO BE DISCHARGED TO GRADE.
3. IF GEOTECHNICAL GRID IS REQUIRED BY BLOCK MANUFACTURER, THE GEOGRID SHALL NOT EXTEND BEYOND THE PROPERTY LINE.

NOTES:
1. STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT COVER OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL E4GINEER TO REMOVE UNSUITABLE SOIL.
4. SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF ¾" FOUNDATION STONE, MINIMUM 6" THICK, MINIMUM 2000 PSI CONCRETE, OR MINIMUM 6" OF ¾" CRUSHED STONE.
6. MINIMUM EMBEDMENT OF ALL BELOW FINISH GRADE SHALL BE 24".
7. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURES INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
8. WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS AS SHOWN ON WALL ELEVATIONS.
9. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER, OR AS INDICATED IN TECH SPECIFICATION.
10. COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99/
11. GEOGRID SHALL BE PER BLOCK MANUFACTURER'S DESIGN ON SHOP DRAWINGS.
12. PULL GEOGRID TIGHT PRIOR TO BACK FILLING. LENGTH OF GEOGRID SHALL BE MEASURED FROM FRONT OF SEGMENTAL CONCRETE UNITS.
13. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.
14. ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED.
15. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
16. REINFORCED BACK FILL REQUIREMENTS FOR THE SEGMENTAL CONCRETE RETAINING WALL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS

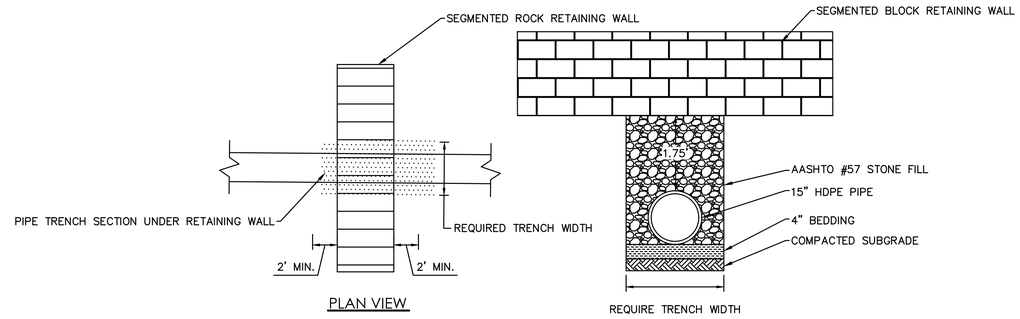
SIEVE SIZE	PERCENT PASSING REINFORCED BACK FILL
3 INCH	100
1-1/2 INCH	55-65
1/4 INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5

PLASTICITY INDEX (PI) LESS THAN OR EQUAL TO 5 AND A LIQUID LIMIT LESS THAN OR EQUAL TO 40. REINFORCED BACK FILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES. REINFORCED BACK FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 7-99. THE MOISTURE CONTENT OF THE BACK FILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE WITHIN 2 PERCENTAGE POINTS OF DRY OPTIMUM.

IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

TYPICAL RETAINING WALL SECTION

DETAIL SHALL BE APPLICABLE TO ALL WALLS NOT SPECIFICALLY CALLED OUT AS A GRAVITY BLOCK RETAINING WALL

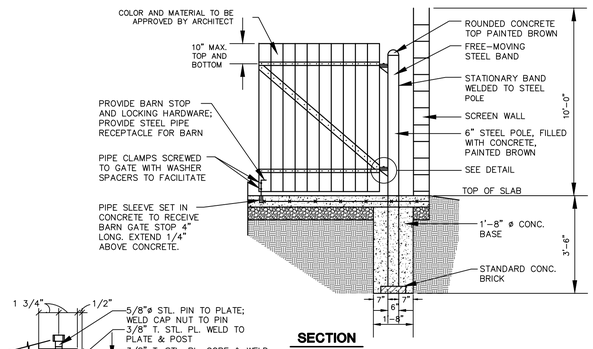


PLAN VIEW

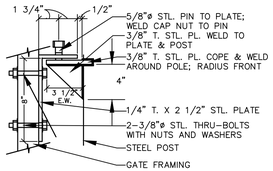
SECTION VIEW

TYPICAL 15" HDPE PIPE TRENCH UNDER RETAINING WALL

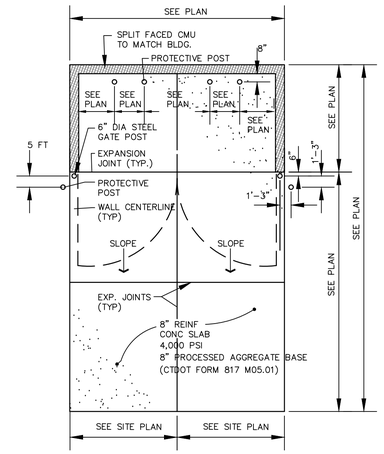
SCALE: N.T.S.



SECTION



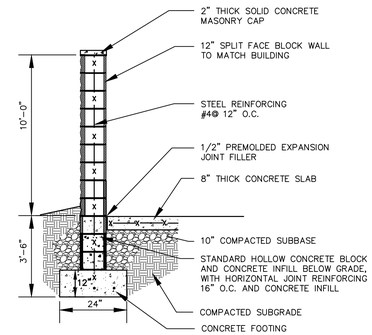
GATE HINGE



TRASH ENCLOSURE PLAN

N.T.S. BLSE-004

NOTE: THE CONTRACTOR SHALL REFER TO THE CLIENT'S STANDARDS PRIOR TO ORDER MATERIAL AND/OR INSTALLING THE PROPOSED IMPROVEMENT NOTED ABOVE. IF CLIENT SPECIFIC DETAIL DIFFERS FROM WHAT IS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.



TRASH ENCLOSURE SECTION

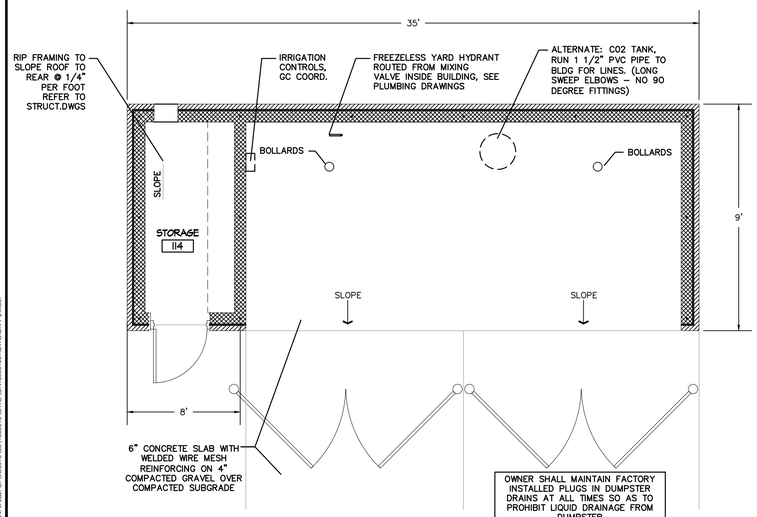
N.T.S. BLSE-003

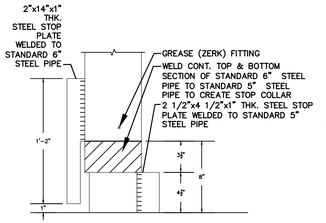
TRASH ENCLOSURE GATE (HALF SECTION)

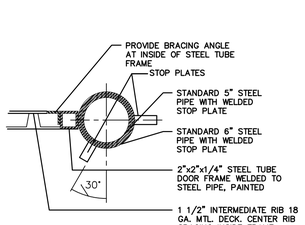
N.T.S. BLSE-001

FAST FOOD RESTAURANT TRASH ENCLOSURE DETAILS

NOTE: THE CONTRACTOR SHALL REFER TO THE CLIENT'S STANDARDS PRIOR TO ORDER MATERIAL AND/OR INSTALLING THE PROPOSED IMPROVEMENT NOTED ABOVE. IF CLIENT SPECIFIC DETAIL DIFFERS FROM WHAT IS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

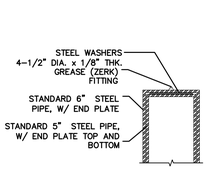






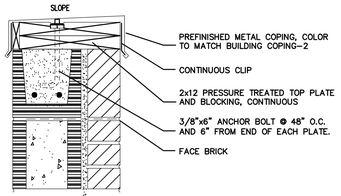
GATE DETAIL

N.T.S.



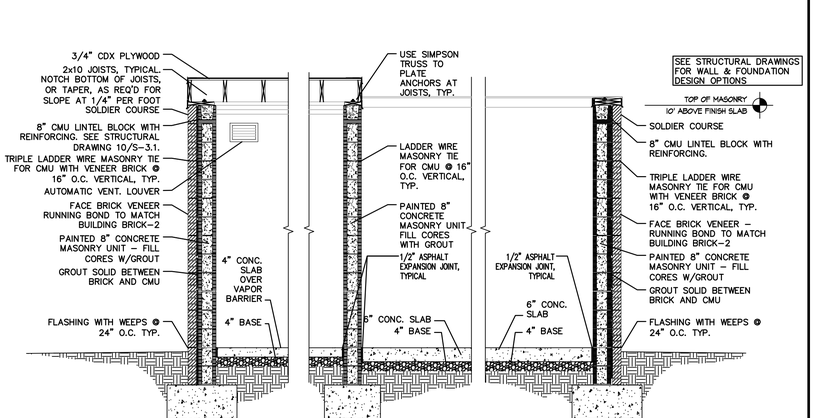
GATE DETAIL

N.T.S.



SECTION DETAIL

N.T.S.



TRASH ENCLOSURE SECTION DETAILS

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JAMES A. BRADLEY — No. 27744 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

No.	Date	Description
1.	12/21/2022	POST PAZ SUBMISSION REVIEW
2.	03/03/2023	RESPONSE TO CITY COMMENTS
3.	05/12/2023	RESPONSE TO CITY COMMENTS
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	12/15/2023	RESUBMISSION OF FINAL SET FOR CITY REVIEW
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/15/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
10.	04/03/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/17/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	04/24/2024	RESUBMISSION FOR RESTAURANT REVIEW & SPECIFICATIONS

Designed	
Drawn	P.G.M.
Reviewed	J.A.B.
Scale	NONE
Project No.	1800613
Date	11/23/2022
CAD File:	DN180061301

Title

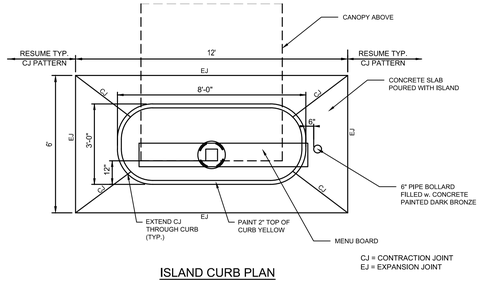
DETAILS SHEET

Sheet No.

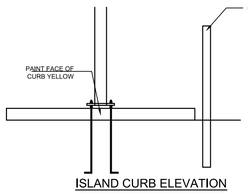
DN-9

Xref (s) : BD180061301

J:\2022\2024 - JPEUE, CV, V, 2018 ESV\A\1 DESIGN\3 SURVEY\DWG\DN180061301 DETAILS.dwg, 24x36



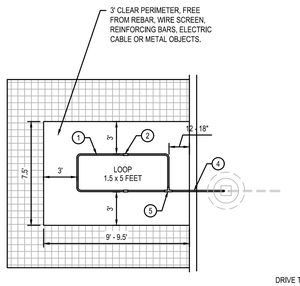
ISLAND CURB PLAN



ISLAND CURB ELEVATION

DRIVE THRU ORDER POINT ISLAND CURB

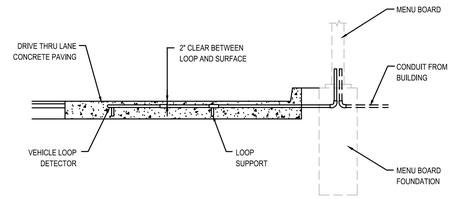
N.T.S.



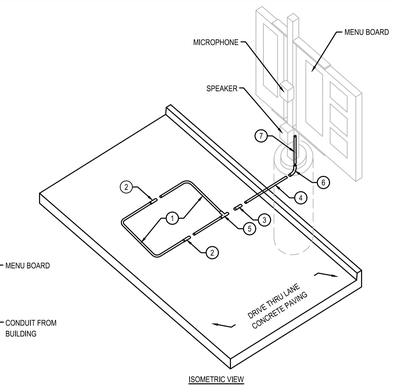
PLAN VIEW

PARTS LIST

1. PREFAB (FOLDED) LOOP (1.5' x 5')
2. 1/2" PVC COUPLING
3. 1/2" PVC SLEEVE COUPLING
4. 1/2" PVC TUBING (3' LENGTH)
5. 1/2" PVC CORNER FITTING
6. 1/2" PVC 90° ELBOW
7. 1/2" PVC TUBING (2' LENGTH)



SECTION VIEW



ISOMETRIC VIEW

NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHIVLE DETECTION LOOP MANFUACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLAION.

FAST-FOOD RESTAURANT
MENU BOARD LOOP DETECTION SYSTEM

N.T.S.

MENU SIGN BASE

CONCRETE CURB SECTION

CAR WASH PAY STATION KIOSK DETAIL

N.T.S.

CONDITIONS OF APPROVAL
NOT RELEASED FOR CONSTRUCTION

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406

STATE OF CONNECTICUT — JOSEPH A. BOSSE — No. 27946 — REGISTERED PROFESSIONAL ENGINEER

PROPOSED DEVELOPMENT

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

REVISIONS

No.	Date	Desc.
4.	06/16/2023	RESPONSE TO OSTA COMMENTS
5.	09/26/2023	FINAL SET SUBMISSION FOR CITY REVIEW
6.	11/03/2023	RESPONSE TO CITY OF BRISTOL COMMENTS
7.	01/12/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
8.	01/18/2024	RESUBMISSION OF FINAL SET FOR CITY REVIEW
9.	03/05/2024	RESUBMISSION OF FINAL SET WITH ADDITIONS
10.	04/05/2024	RESPONSE TO CITY OF BRISTOL COMMENTS
11.	04/12/2024	SUBMISSION FOR RESTAURANT REVIEW
12.	04/21/2024	RESUBMISSION FOR RESTAURANT MODIFICATIONS

Designed
Drawn P.G.M.
Reviewed J.A.B.
Scale NONE
Project No. 1800613
Date 03/03/2023
CAD File: DN180061301

Title

DETAILS SHEET

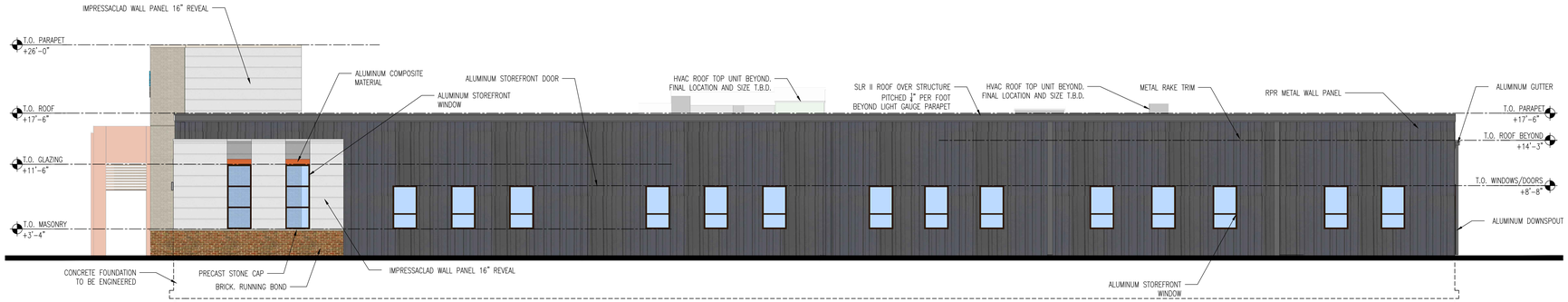
Sheet No.

DN-10

Xref (s) : $ID1800613$1

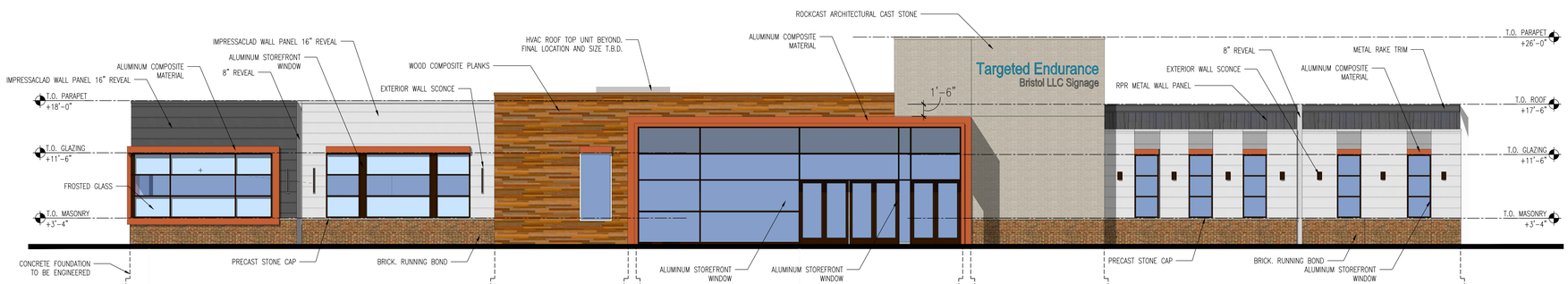
4/29/2024, JEFFLEE, C:\JOBS\1800613\$1\DWG\DN180061301.DWG, DN-10 24X36
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Floor Plan and Elevation Drawings



2 EAST ELEVATION

SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

STUDIO Q architecture
DESIGN | PLANNING | INTERIORS

786 Chase Parkway
Waterbury, CT 06708

The professional architects stamp & seal shall apply only to the portions of plans, specifications, surveys, reports, or other documents specifically identified or described in the architectural documents and is not an "overstamp" for all professional designers involved in the project. The architect shall not be responsible for any other associated documents prepared and sealed by other licensed professionals in this drawing set.

VERDI

25 Commerce Rd.
Newtown, CT 06470
www.VerdiBuilds.com
Toll Free: 888-522-9880

NEW PRE-ENGINEERED METAL BUILDING FOR:

TARGETED ENDURANCE BRISTOL LLC

1251 FARMINGTON AVE, BRISTOL, CT.

Issuances:

Date: DECEMBER 1, 2022

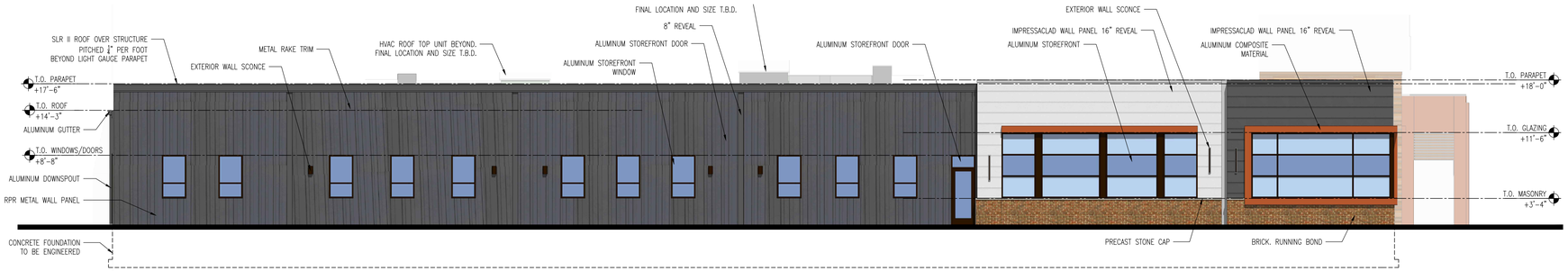
Scale: 1/8"= 1'-0"

Project No. 2K22.006

Drawn by:

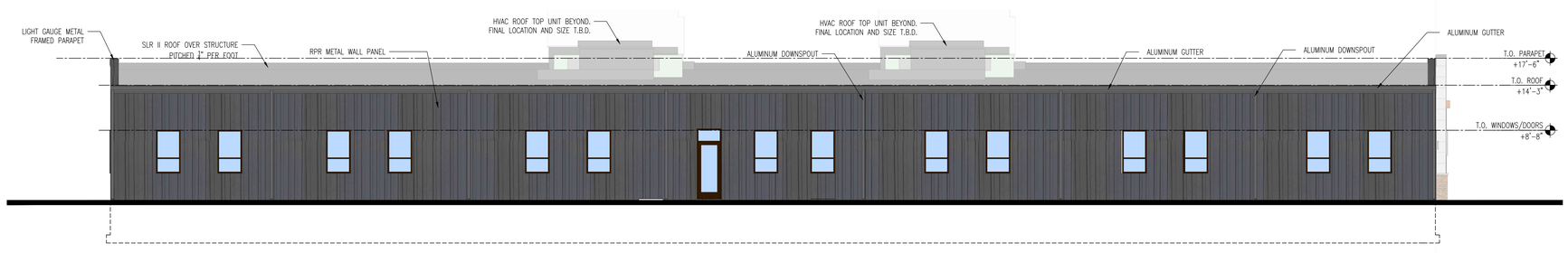
A1.02

Exterior Elevations



2 WEST ELEVATION

SCALE: 1/8"=1'-0"



1 NORTH ELEVATION

SCALE: 1/8"=1'-0"

STUDIO Q architecture
DESIGN | PLANNING | INTERIORS

786 Chase Parkway
Waterbury, CT 06708

The professional architects stamp & seal shall apply only to the portions of plans, specifications, surveys, reports, or other documents specifically identified or described in the architectural documents and is not an "overstamp" for all professional designers involved in the project. The architect shall not be responsible for any other associated documents prepared and sealed by other licensed professionals in this drawing set.

VERDI

25 Commerce Rd.
Newtown, CT 06470
www.VerdiBuilds.com
Toll Free: 888-522-9880

NEW PRE-ENGINEERED METAL BUILDING FOR:

TARGETED ENDURANCE BRISTOL LLC

1251 FARMINGTON AVE, BRISTOL, CT.

Issuances:

Date: DECEMBER 1, 2022

Scale: 1/8"= 1'-0"

Project No. 2K22.006

Drawn by:

A1.03

Exterior Elevations

EXTERIOR FINISHES

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

SC-1
STUCCO SYSTEM
COLOR: WHITE
FINISH: SAND MEDIUM

SC-2
STUCCO SYSTEM
COLOR: BROWN
FINISH: SAND MEDIUM

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-1
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

REF. ENCLOSURE FINISHES

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



EXTERIOR ELEVATION



EXTERIOR ELEVATION



PERSPECTIVE VIEW

OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

CP-2
METAL DECKING
COLOR: WHITE



EXTERIOR ELEVATION



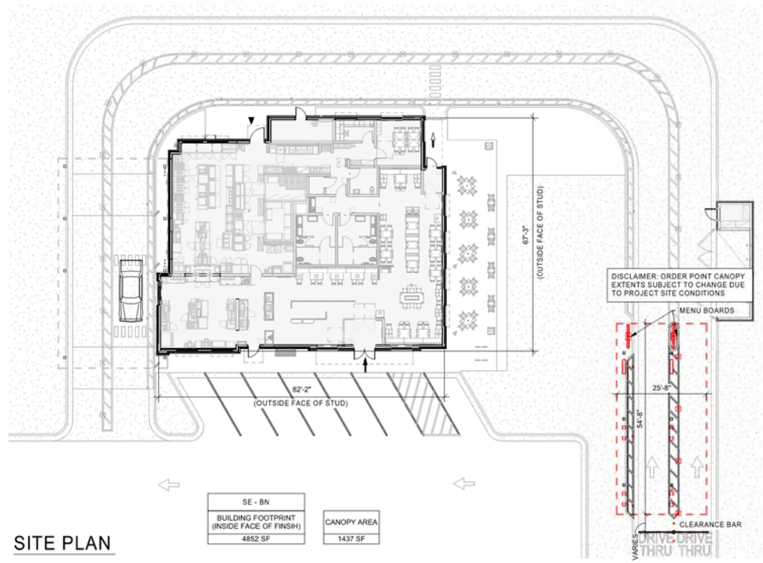
EXTERIOR ELEVATION



PERSPECTIVE VIEW - PATIO



DINING PATIO PLAN



SITE PLAN

For Office Use Only
APPLICATION NO. 2503
DATE FILED: 6/27/24
DECISION DATE:
DECISION:

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS IN EXCESS OF 400 C.Y.

Address or Location of the Property: S & W of Martin Rd., S of Arcadia Rd, and N. of Farrell Ave

Assessor's Map No.: 67 Assessor's Lot No.(s): 20,21,22,23,24,25,85 and all paper rds of Assessor Map

Zone of the Property: R-15/OSD Size of the Property (in acres or square feet): 19.77

Reason for the Special Permit: Extension of Existing Special Permit for Earth Removal and the processing of earth material

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

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

Other comments: Lot 37 which was part of the previous application, has been removed as part of this application as the eath removal activity in the area of Lot 37 has been completed.

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: Trademark Acquisitions, LLC

Address: 175 Lake Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-966-2762 E-Mail: gino@trademark-contractors-llc.com

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: Arcadia Acres, LLC

Address: 175 Lake Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-966-2762 E-Mail: gino@trademark-contractors-llc.com

Signature: [signature] *Signature – (Printed/Typed)* Gino P. Troiano, Jr.

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2503

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: S & W of Martin Rd., S of Arcadia Rd, and N. of Farrell Ave

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

ADDITIONAL APPLICANT

Name: Arcadia Group, LLC CHECK ONE: [✓] owner [ ] other: _____

Address: 785 Middle Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-583-2430 E-Mail: IndustrialD@comcast.net

Signature: Dan Delfino Signature – (Printed/Typed) Daniel Delfino

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: 88 Valley St City: Bristol State: CT Zip: 06010

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

08/17 - LUO

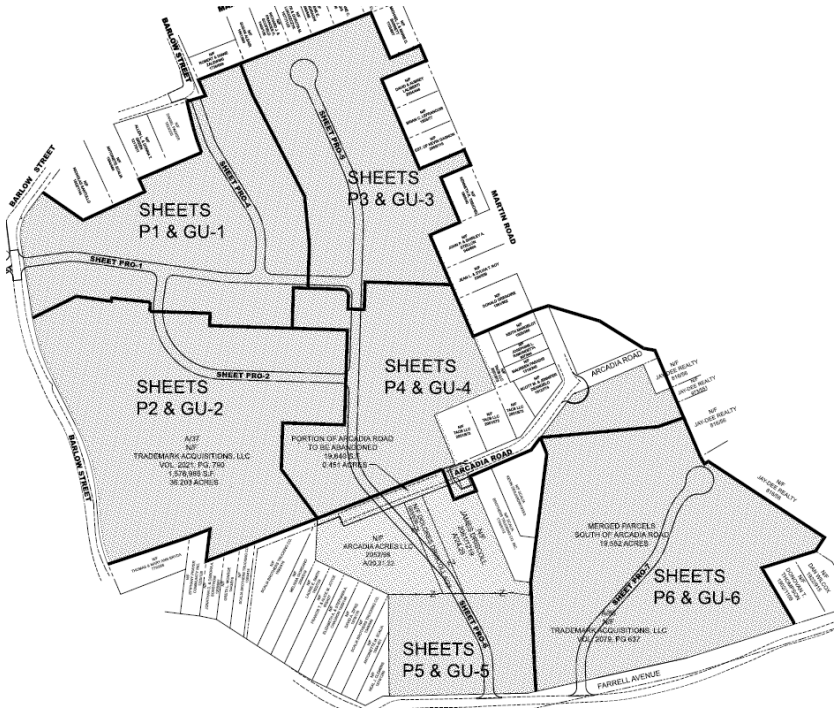
Narrative

PROJECT NARRATIVE FOR:

Earth Removal & Processing of Earth Materials

LAURENTIDE GLEN

A Residential Open-Space Subdivision



Bristol, Connecticut

June 24,2024

Summary & Project Update

This Special Permit application is part of the currently approved special permit for removal earth materials that was approved by the Bristol Zoning Commission on December 12, 2018, again as a renewal on August 12, 2020, and again as a renewal on August 8, 2022, as part of the Laurentide Glen Subdivision project that is currently underway. The special permit application before the Commission includes earth removal and processing of earth materials.

As detailed in the Earth Removal Update Letters that have been provided to the Zoning Commission over the course of the project/renewals, the project is currently underway. To date, work associated with Phase 1 of the Earth Removal activities is completed, including the Site Preparation/Earth Removal Access Road, Arcadia Road Hammerhead, Martin Road/Arcadia Road Cul-de-sac and bus turn-around on Farrell Avenue which have been completed in accordance with the approved Site Plan. All Erosion & Sedimentation Control items have been installed and maintained throughout the project. Earth Removal activities commenced during January 2020 and have been ongoing since, with approximately 68% of the materials associated with the project being removed from the earth removal area.

Work associated with Phase 1, 2 & 3 of the Laurentide Glen Subdivision is complete, with Phase 4 work underway and nearly completed as well. As of the date of this narrative, all Phase 1 infrastructure and homes have been completed; Phase 2 infrastructure and homes have been completed; Phase 3 infrastructure has been completed with three homes under construction and four more home to be built; and Phase 4 infrastructure and homes have been substantially completed, with the exception of the final wearing course on the roadway. The remaining Phase 3 homes to be built are anticipated to commence construction towards the end of this summer.

Application Narrative

This permit application that is in front of the Commission is for removal and processing of earth materials as part of the approved Laurentide Glen Subdivision. Processing of earth materials was added to the renewal application during the 2022 renewal permit, primarily for screening of the existing topsoil/subsoil, screening of the excavated materials and crushing of the large particles screened out of the excavated materials. Two staging area locations have been shown on the Site Plan for processing of earth materials outside of the earth removal area. These areas were decided by the Applicant to be the most discreet and out-of-sight locations due to the natural topography of the surrounding land and the natural physical barriers that exist between the proposed locations and adjacent residences. A total of three locations for processing are proposed: 1) At the point of removal, 2) Within the southern staging area, 3) Within the northern staging area. The northern staging area shall only be for screening of the materials (mainly topsoil/subsoil) associated with construction of the subdivision. The equipment for processing earth materials shall consist of a portable box screen, portable screening machine and/or a portable crushing machine. It is anticipated that crushing activities will be minimal and only take place on a semi-annual basis and will last a maximum of two weeks. To date, crushing activities have not been required nor performed.

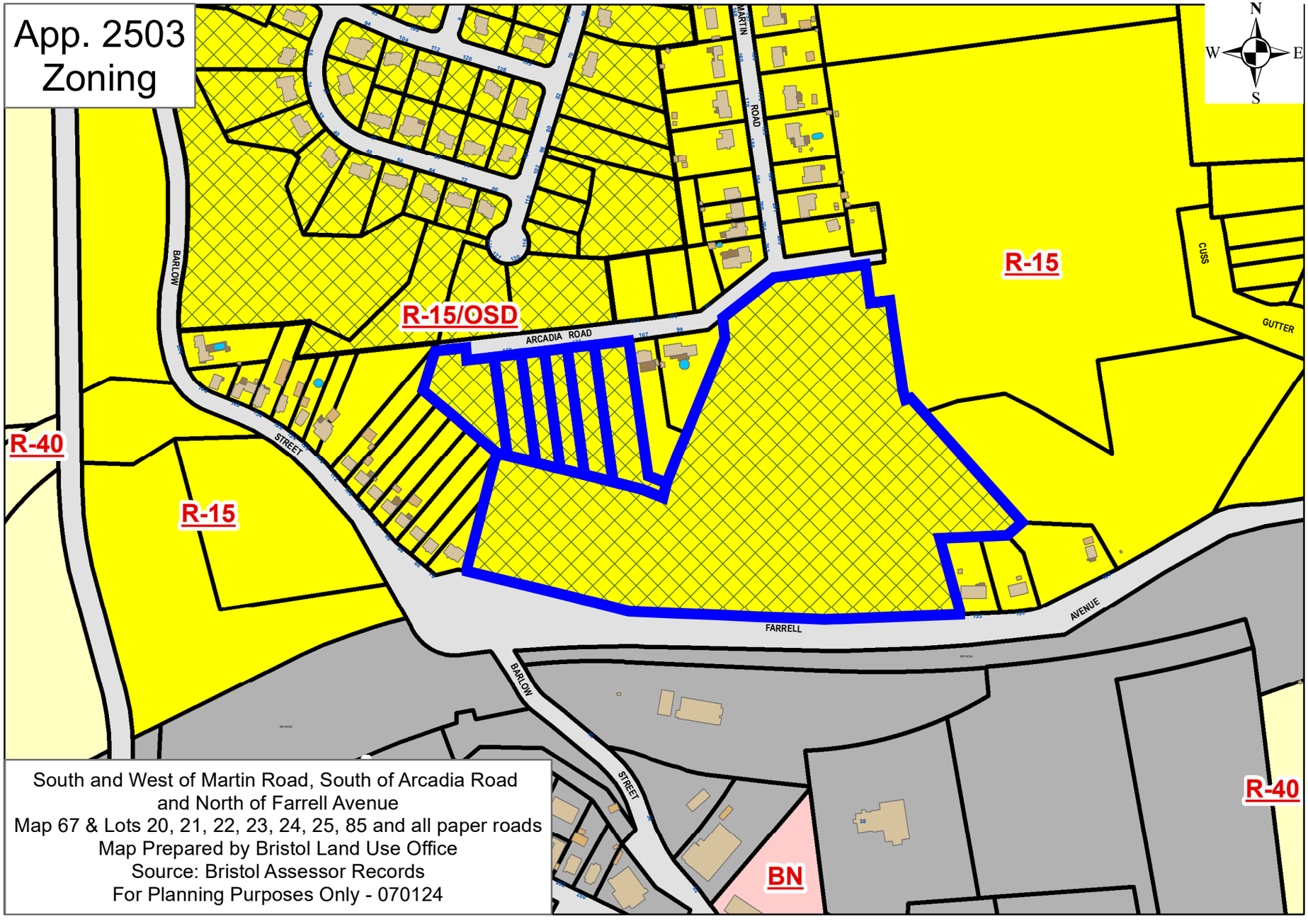
Processing operations at the point of removal shall consist of the same equipment listed above, located in close proximity to the active point of excavation within the earth removal area. As the phases of excavation progress, materials are excavated to the same elevation across the earth removal area, creating a flat work area for equipment and truck access from the access ramp to the point of excavation. This area will be lower in elevation with each phase of the work and be shielded from the surrounding properties due to the difference in elevation, earth berms and natural topography of the buffer areas and adjoining land. Currently, the point of excavation is approximately 45'-60' below surrounding grade. As shown on the plans, although the point of excavation may vary within the earth removal area, this location will always be shielded from adjacent properties, therefore, any processing equipment will have a change in elevation at the nearest face of excavation between the point of operation and the neighboring residences.

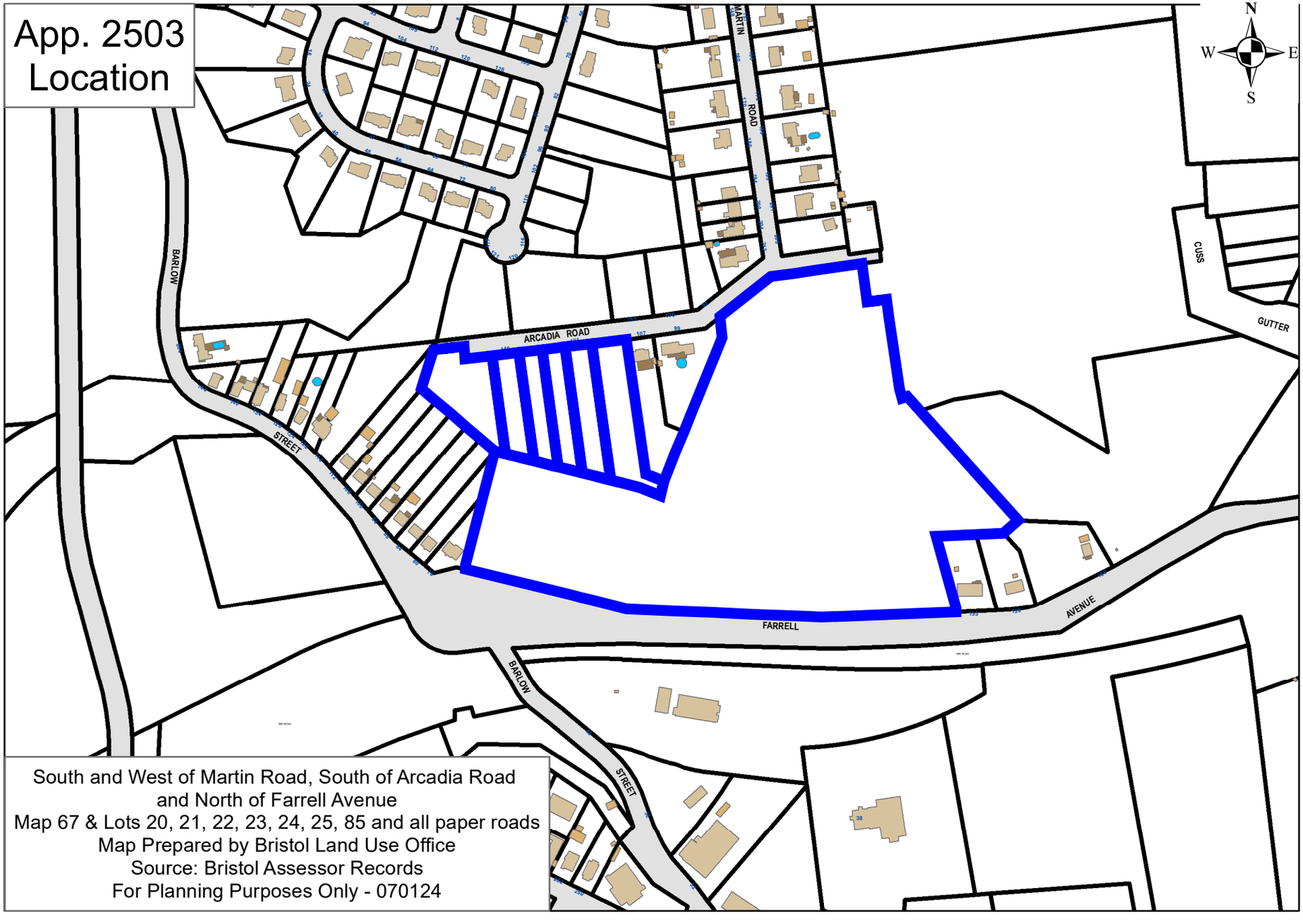
The areas of the Earth Removal activities have been update for this renewal application, to include the completed work of the Phase 1 Earth Removal. Progress of the excavation activities has proceeded to a point where final restoration of the slopes to the north of the former Arcadia Road will be commencing during the late June/early July, with expected completion by August 2024.

All other aspects of this application regarding earth removal activities, Site Plan features and improvements remain the same as the previously approved special permit. An updated timeline of anticipated removal progress has been included in the plans. In general, Phase I excavation and removal and permanent restoration of the slopes above elevation 610 have been complete, Phase 2 is underway and anticipated to be nearing completion during the Winter of 2022-2023 and Phase III is anticipated to be nearing completion during the Fall of 2024 into the Spring of 2025. At the current pace, we plan on nearing completion of earth removal activities and full restoration of the slopes by Fall of 2025 or the Spring of 2026

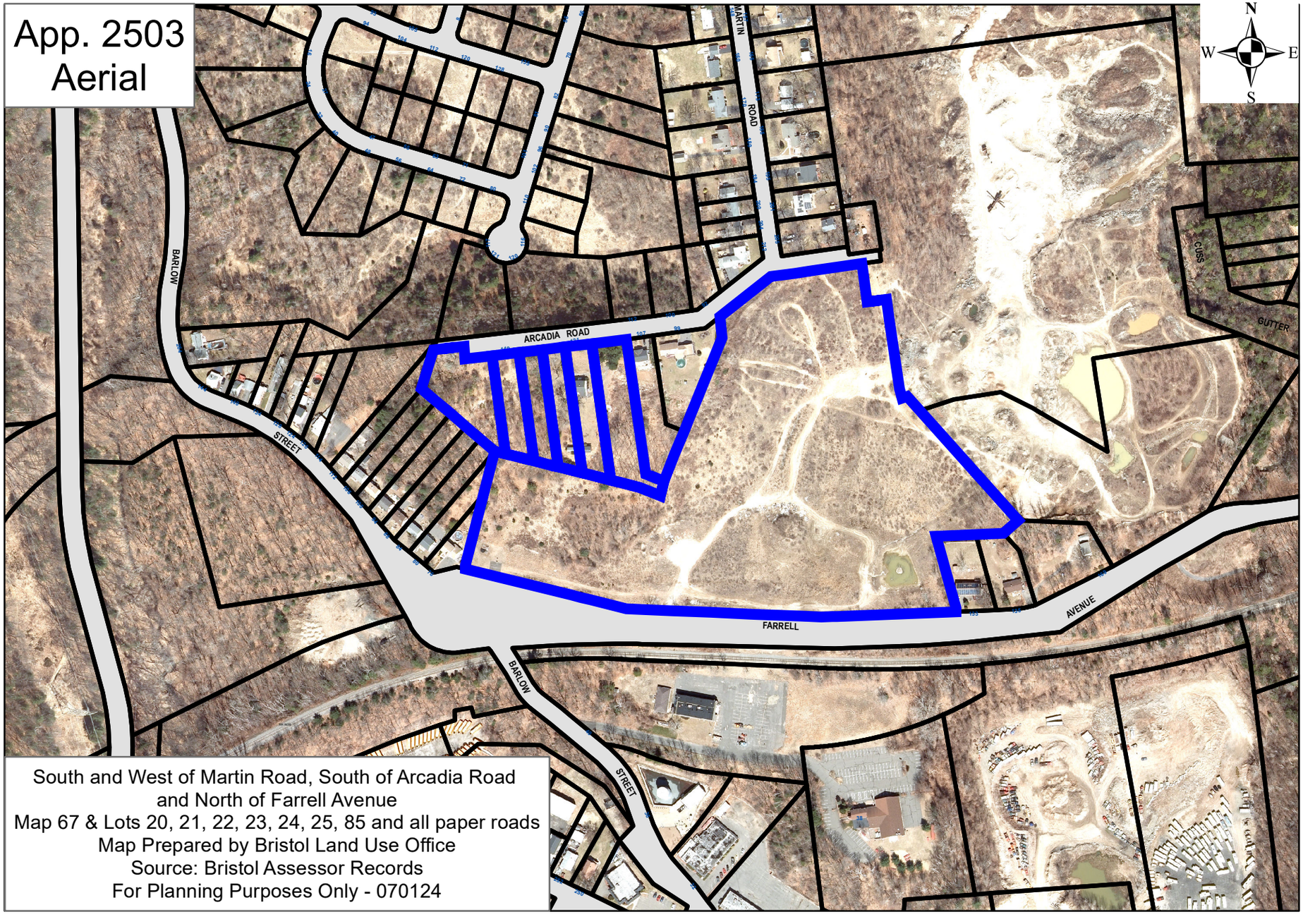
Conclusion

With this special permit application, we are looking forward to continuing to conduct the earth removal operations in accordance with the approved plans, while working towards building a new neighborhood of residential homes in the Laurentide Glen Subdivision that has already become an integral part of the character of the City of Bristol.


App. 2503
Zoning
N
W
E
S
MARTIN ROAD
BARLOW STREET
R-15
R-15/OSD
ARCADIA ROAD
CUSS
GUTTER
R-40
R-15
FARRELL AVENUE
BARLOW STREET
BN
R-40
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

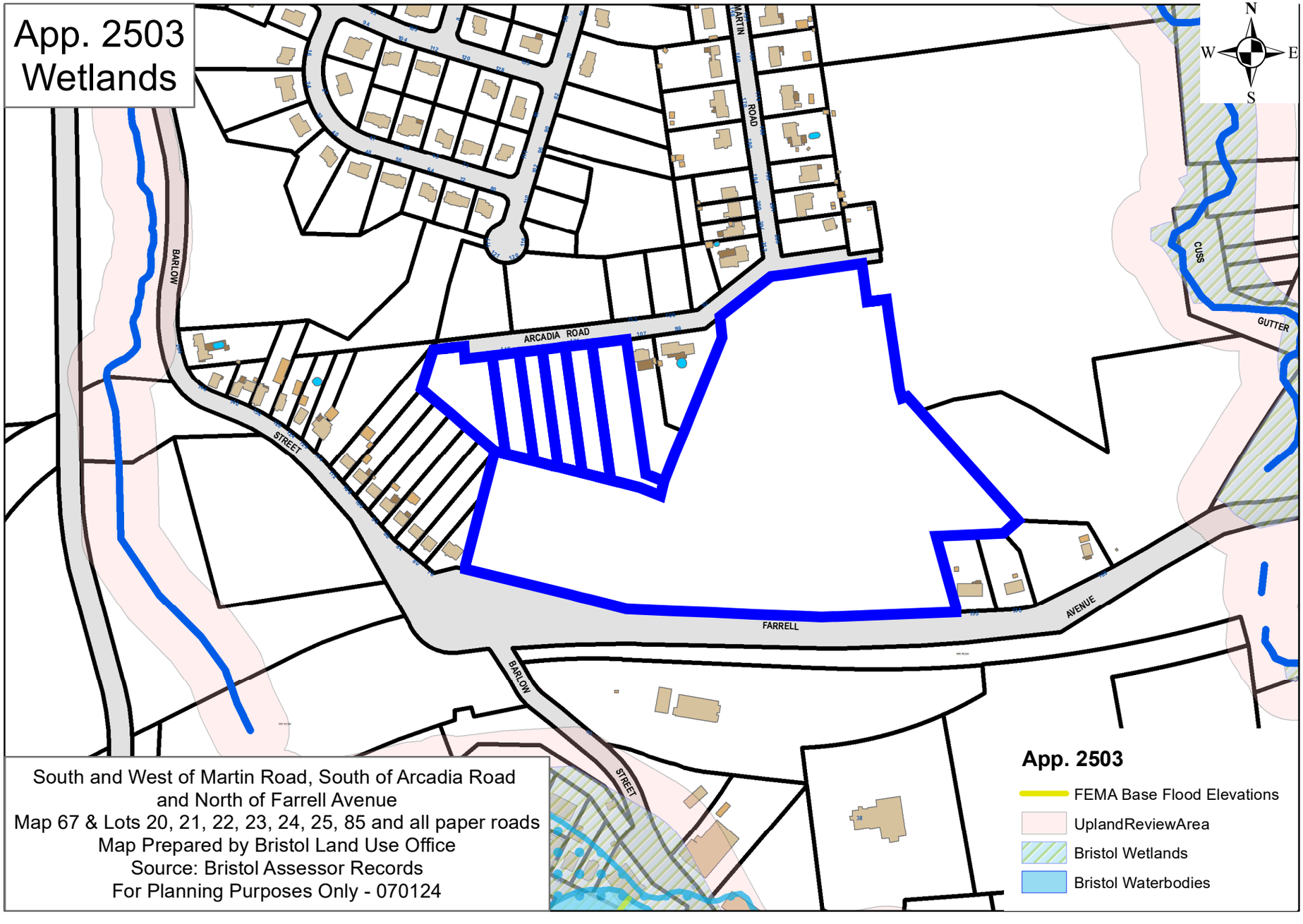

App. 2503
Location
N
W
E
S
MARTIN
ROAD
BARLOW
STREET
ARCADIA ROAD
CUSS
GUTTER
FARRELL
AVENUE
BARLOW
STREET
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

App. 2503 Aerial



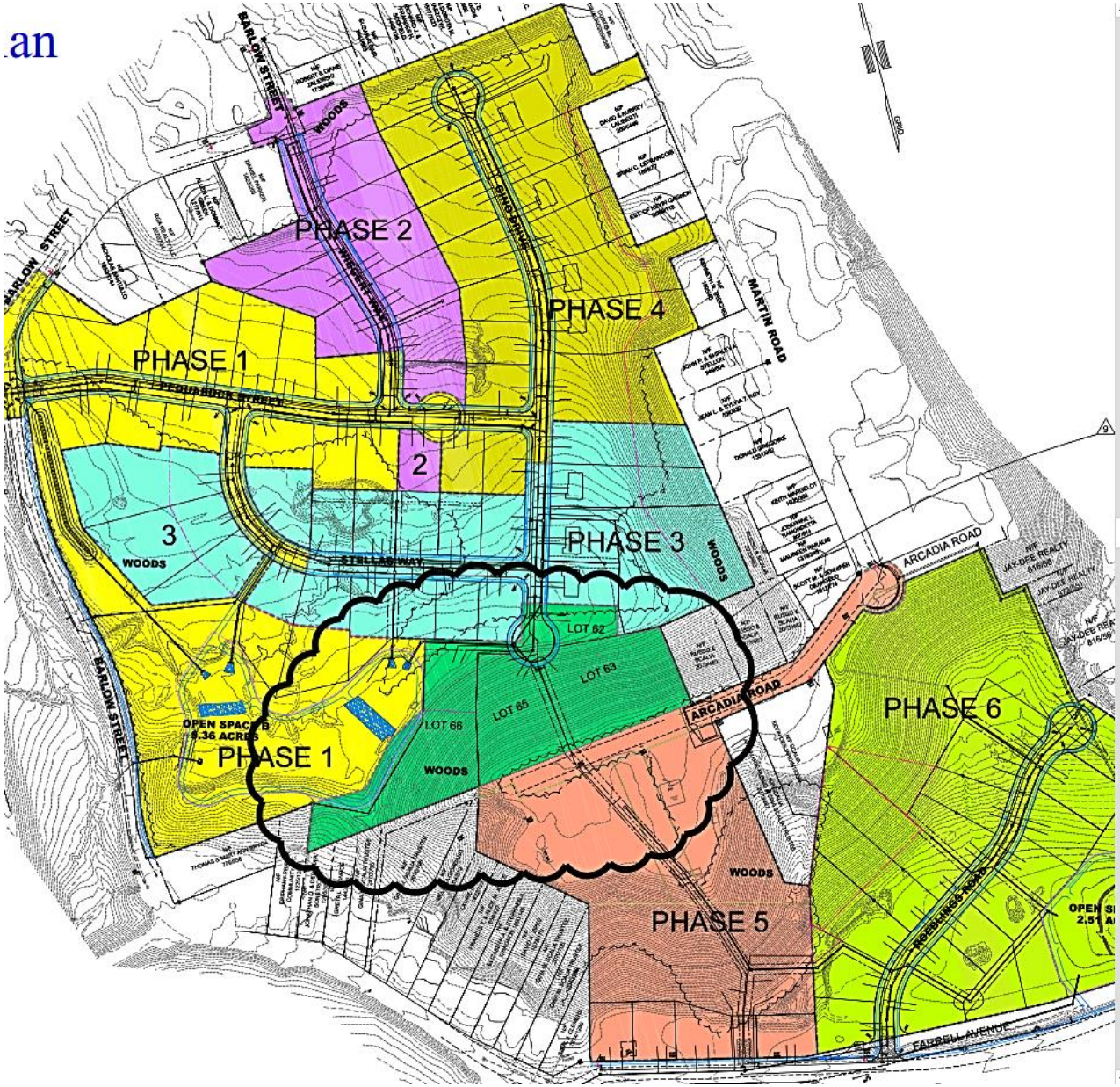
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

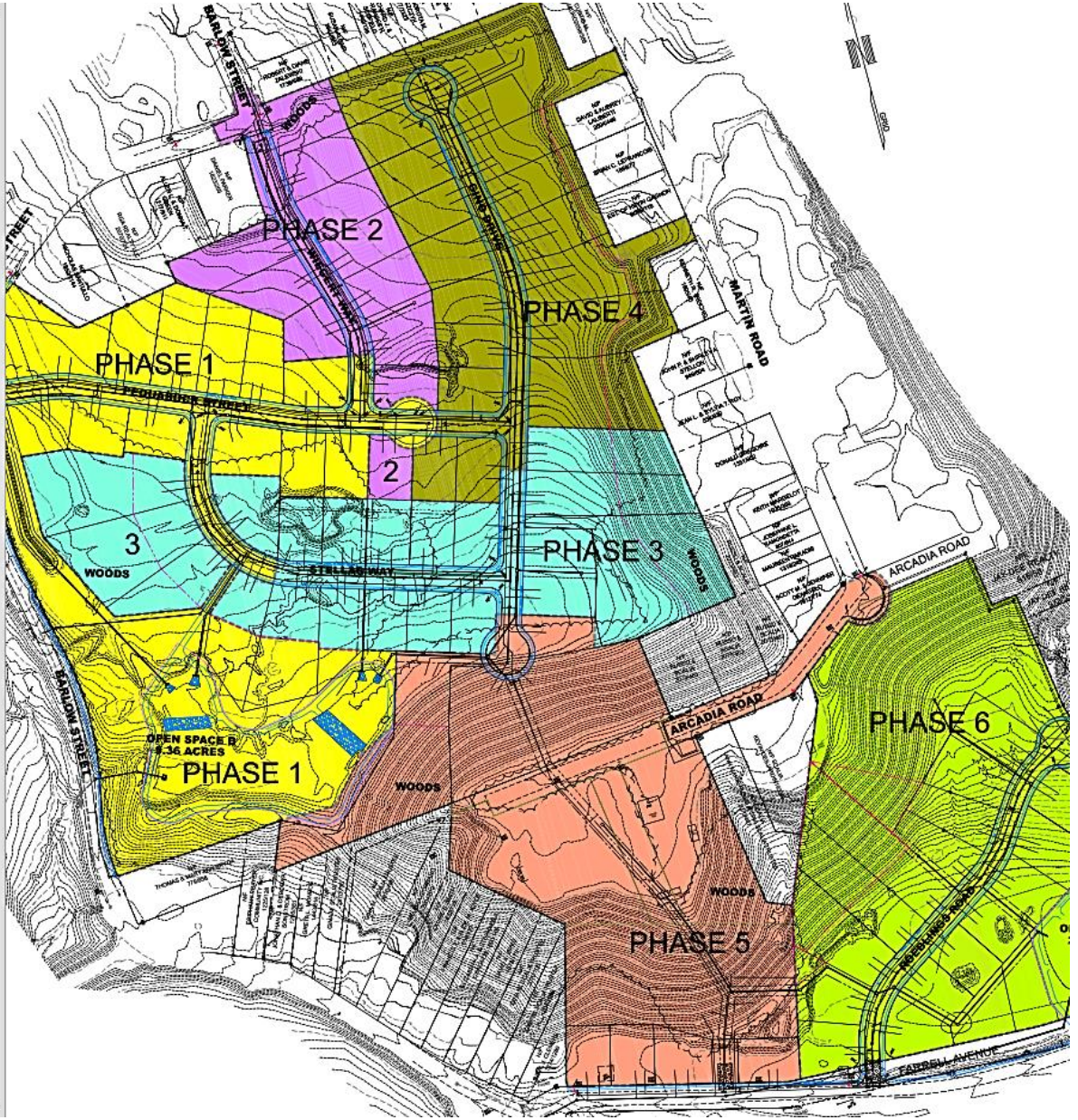

Martin Rd
Pequabuck Branch
Isamay Dr
Barlow St
Wiegert Way
Pequabuck St
Clark Ave
Barlow St
Glo Dr
Martin Rd
Clark Ave
Arcadia Rd
Barlow St


App. 2503
Wetlands
N
W
E
S
MARTIN ROAD
BARLOW STREET
ARCADIA ROAD
CUSS
GUTTER
FARRELL AVENUE
BARLOW STREET
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124
App. 2503
FEMA Base Flood Elevations
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Comparison of Phasing Plans

.an


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
2
3
WOODS
LOT 62
LOT 63
LOT 65
LOT 66
OPEN SPACE B
4.36 ACRES
BARLOW STREET
PEQUABUCK STREET
PINE DRIVE
MARTIN ROAD
ARCADIA ROAD
STELLA WAY
ROSEWOOD ROAD
FARRELL AVENUE


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
2
3
WOODS
OPEN SPACE B
4.36 ACRES
PEQUABUCK STREET
PINE DRIVE
MARTIN ROAD
ARCADIA ROAD
STELLA WAY
ROSEWOOD ROAD
FARRELL AVENUE

2024

Earth Removal Progress Report

for

LAURENTIDE GLEN

A Residential Open-Space Subdivision
Bristol, Connecticut

June 24, 2024

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

Re: Progress Report of Earth Removal Operations for Laurentide Glen Subdivision

Mr. Flanagan,

This letter is to provide a report on the progress of the earth removal operations taking place as part of the Laurentide Glen Subdivision. The progress reported below is through June 24, 2024.

Site Preparation

Site preparation work for Phase 1 of the earth removal operations commenced on July 10, 2019. Since that time, all work associated with the roadway modifications/improvements has been completed in accordance with the plans, the temporary sediment basin and erosion controls have been installed, the earthen berm along Farrell Avenue has been completed, an access road to the top of the excavation has been constructed and site preparation for Phase 1 has been completed.

Earth Removal

Removal of earth materials from the site commenced on January 16, 2020. A summary of the earth materials that have been moved (on and off site) is provided in the table below:

Total Material Excavated from Earth Removal Area	**231,492 CY (+/-)**
Material Stripped & Stockpiled On-site (Topsoil/Subsoil)	5,500 CY (+/-)
Material Stockpiled in Staging Area (Gravel)	6,450 CY (+/-)
Material Relocated to Access Road Ramp	9,450 CY (+/-)
Material Hauled Off-Site	210,092 CY (+/-)

The quantities above are based on the contours obtained by Clark Land Surveying during the week ending June 21, 2024. Updated existing contour maps are attached to this letter for reference, including updated existing grades on the earth removal sections. The attached maps will be made part of the plan set for the special permit renewal application.

Please feel free to contact us with any questions or if further information is required for this progress report.

Regards,

Gino P. Troiano, Jr.

Gino P. Troiano, Jr., P.E.
TradeMark Acquisitions, LLC

2022

Earth Removal Progress Report

for

LAURENTIDE GLEN

A Residential Open-Space Subdivision
Bristol, Connecticut

May 27, 2022

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

Re: Progress Report of Earth Removal Operations for Laurentide Glen Subdivision

Mr. Flanagan,

This letter is to provide a report on the progress of the earth removal operations taking place as part of the Laurentide Glen Subdivision. The progress reported below is through May 27, 2022.

Site Preparation

Site preparation work for Phase 1 of the earth removal operations commenced on July 10, 2019. Since that time, all work associated with the roadway modifications/improvements has been completed in accordance with the plans, the temporary sediment basin and erosion controls have been installed, the earthen berm along Farrell Avenue has been completed, an access road to the top of the excavation has been constructed and site preparation for Phase 1 has been completed. Phase 1 of the earth removal operations is currently underway, with excavation progressing to the proposed elevations.

Earth Removal

Removal of earth materials from the site commenced on January 16, 2020. A summary of the earth materials that have been moved (on and off site) is provided in the table below:

Total Material Excavated from Earth Removal Area	**149,800 CY (+/-)**
Material Stripped & Stockpiled On-site (Topsoil/Subsoil)	5,500 CY (+/-)
Material Stockpiled in Staging Area (Gravel)	2,450 CY (+/-)
Material Relocated to Access Road Ramp	9,450 CY (+/-)
Material Hauled Off-Site	132,400 CY (+/-)

The quantities above are based on the contours obtained by Clark Land Surveying during the week ending May 27, 2022. Updated existing contour maps are a part of the permit application, including updated existing grades on the earth removal sections.

Please feel free to contact us with any questions or if further information is required for this progress report.

Regards,

Gino P. Troiano, Jr.

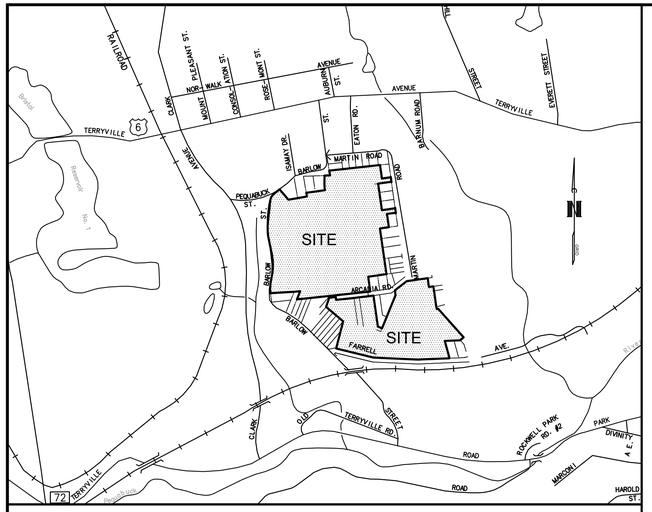
Gino P. Troiano, Jr., P.E.
TradeMark Acquisitions, LLC

EARTH REMOVAL PLAN

FOR

"LAURENTIDE GLEN"

A RESIDENTIAL OPEN SPACE SUBDIVISION

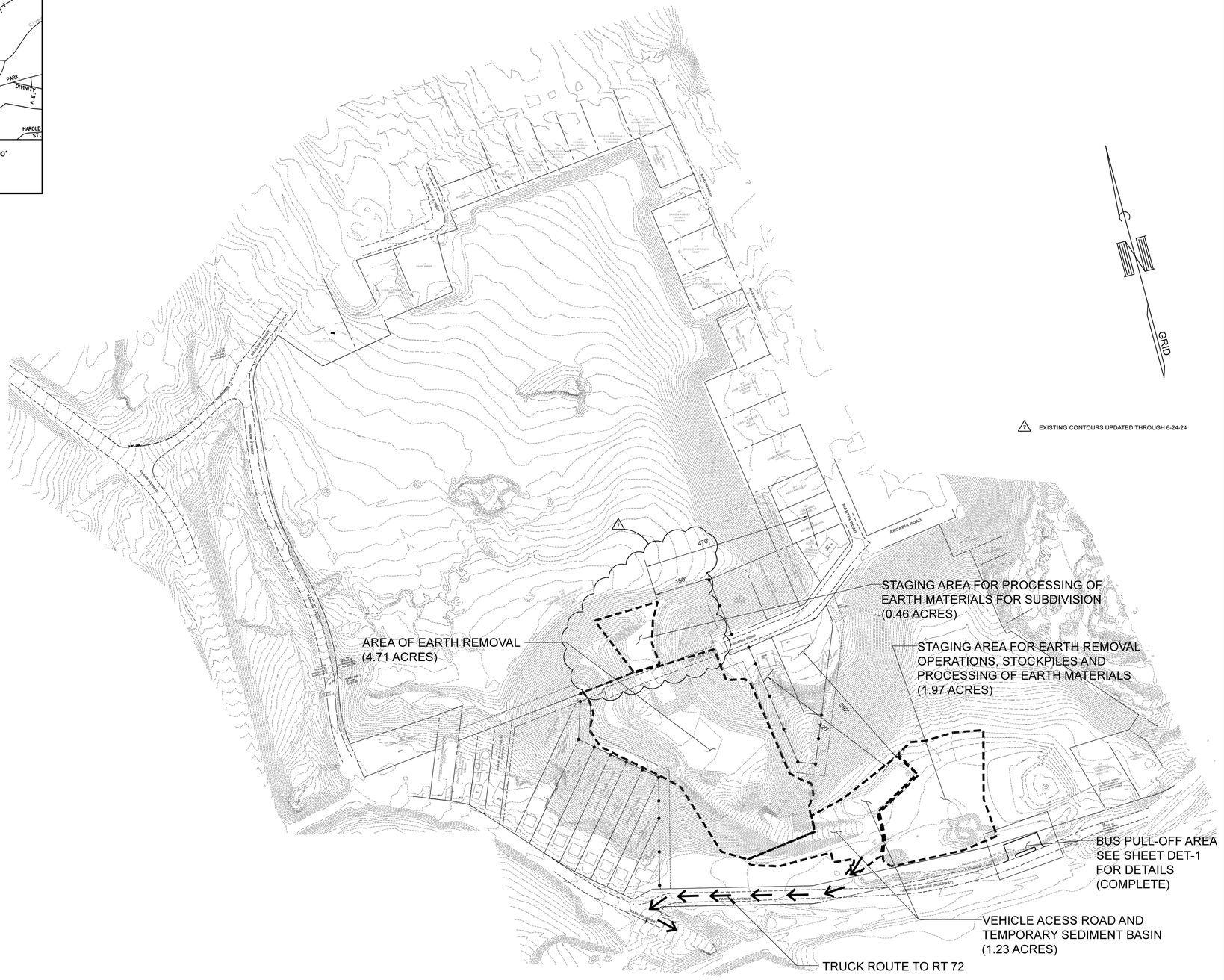


VICINITY MAP
SCALE: 1"=800'

0 200' 400' 800' 1600'

SHEET INDEX

COVER SHEET
PERIMETER BOUNDARY SURVEY
EXISTING CONDITIONS PLAN
GRADING & PHASING PLANS G-1 - G-3
CROSS SECTIONS SCT-1 - SCT-4
NOTES & DETAILS DET-1 - DET-2
SUBDIVISION GRADING & UTILITY PLANS GU-4 - GU-5



ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

COVER SHEET

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
3	11/29/18	STAFF COMMENTS
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

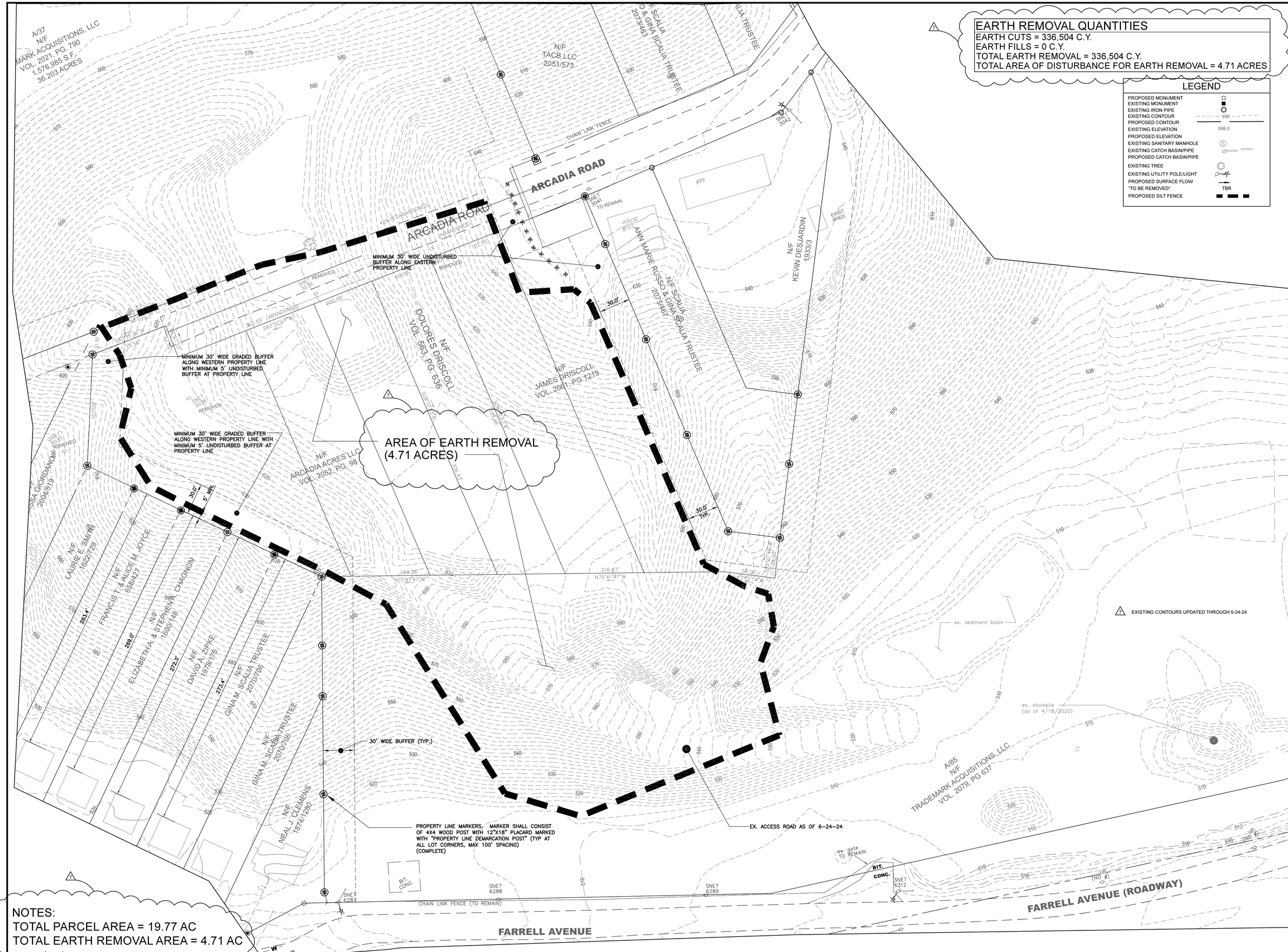
PROJECT NO.

SCALE

0 75' 150

1"=150'

DRAWING NO. **COVER**



EARTH REMOVAL QUANTITIES

EARTH CUTS = 336,504 C.Y.
EARTH FILLS = 0 C.Y.
TOTAL EARTH REMOVAL = 336,504 C.Y.
TOTAL AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.71 ACRES

LEGEND

PROPOSED MONUMENT	
EXISTING MONUMENT	
EXISTING IRON PIPE	
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

NOTES:
TOTAL PARCEL AREA = 19.77 AC
TOTAL EARTH REMOVAL AREA = 4.71 AC

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



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

EXISTING CONDITIONS PLAN

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0 10' 20' 40' 80' — 1"=40'

DRAWING NO.: **EX-1**

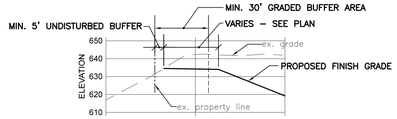
COMPLETED

EARTH REMOVAL QUANTITIES

EARTH CUTS = 336,504 C.Y.
EARTH FILLS = 0 C.Y.
TOTAL EARTH REMOVAL = 336,504 C.Y.
TOTAL AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.71 ACRES

LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN/PIPE
- PROPOSED CATCH BASIN/PIPE
- EXISTING TREE
- EXISTING UTILITY POLE/LIGHT
- PROPOSED SURFACE FLOW
- "TO BE REMOVED"
- PROPOSED SILT FENCE



TYPICAL GRADED BUFFER AREA SECTION
SCALE: 1"=40'

EARTH REMOVAL - PHASE 1 (AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.78 ACRES)

NOTES:

1) CONTOURS SHOWN AT 10' INTERVALS ON PROPOSED SLOPES TO IMPROVE CLARITY OF THE MAPS.

2) UPON COMPLETION OF EACH PHASE OF WORK, ALL AREAS AT FINAL GRADE SHALL BE COVERED WITH A MINIMUM OF 4" TOPSOIL, FERTILIZED, SEEDED AND ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN.

3) ON AN ANNUAL BASIS, A REPORT SHALL BE PREPARED BY AN ENGINEER REGISTERED AND LICENSED TO PRACTICE IN THE STATE OF CONNECTICUT, INCLUDING AN UPDATE ON PROGRESS OF THE REMOVAL OPERATIONS, AMOUNT OF MATERIAL REMOVED TO DATE, EXISTING CONTOURS AND CROSS SECTIONS IN THE AREAS EXCAVATED IN THE PRECEDING 6-MONTH PERIOD. THE REPORT SHALL BE SUBMITTED TO THE CITY ZONING COMMISSION NO LATER THAN 30 DAYS AFTER THE END OF THE 12-MONTH PERIOD.

GRADING & EROSION CONTROL PLAN - PHASE I
SCALE: 1"=40'



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

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 1

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

PROJECT NO.

SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **G-1**

EARTH REMOVAL QUANTITIES

EARTH CUTS = 336,504 C.Y.
EARTH FILLS = 0 C.Y.
TOTAL EARTH REMOVAL = 336,504 C.Y.
TOTAL AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.71 ACRES

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	598
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

1 EXISTING CONTOURS UPDATED THROUGH 6-24-24

ARCADIA ROAD

FARRELL AVENUE

FINAL SLOPE RESTORATION FOR PHASE 2 (NORTH OF OLD ARCADIA ROAD) CURRENTLY UNDERWAY. EXPECTED COMPLETED AUGUST 2024

INSTALL PERMANENT EROSION CONTROLS ON ALL SLOPES ABOVE ELEVATION 560 UPON COMPLETION OF EARTH REMOVAL PHASE 2 (SEE SHEET DET-2)

MAINTAIN 30' UNDISTURBED BUFFER

MAINTAIN 30' BUFFER FROM PHASE 1

MAINTAIN PROPERTY MARKERS DURING EARTH REMOVAL OPERATIONS

TEMPORARY EARTH BERM ALONG ACCESS ROAD TO BE MAINTAINED GRADE TO DRAIN TO SED. BASIN

TEMPORARY DIVERSION SWALE GRADE TO DRAIN

SWALE ALONG ACCESS ROAD (SEE DETAIL ON DET-1)

MAINTAIN SILT FENCE & BERM FROM PHASE 1

ACCESS ROAD SEE DETAILS ON SHEET DET-2 (MAINTAIN ACCESS ROAD DURING PHASE 2)

OVERFLOW SWALE TO DETENTION BASIN

TEMPORARY SEDIMENTATION BASIN OUTLET SEE DETAILS ON SHEET DET-1

TEMPORARY SEDIMENTATION BASIN MAINTAIN DURING PHASE 2

STAGING AREA FOR EARTH REMOVAL OPERATIONS AND PROCESSING OF EARTH MATERIALS

TEMPORARY DIVERSION SWALE GRADE TO DRAIN

TEMPORARY DIVERSION SWALE AT BASE OF ACCESS ROAD GRADE TO DRAIN TO SED. BASIN

(BOUND GRAVEL SURFACE)

PROPOSED ANTI-TRACKING PAD SEE DETAILS ON SHEET DET-1

ex. vegetated berm TO REMAIN

ex. bituminous concrete pavement apron TO REMAIN

ex. gate TO REMAIN

CHAIN LINK FENCE

CHAIN LINK FENCE (TO REMAIN)

HOUSE #107

#99

EXIST SHED

SNET 3041 TO REMAIN

SNET 3042

SNET 3039 REMOVED

SNET 3040 REMOVED

SNET 3037 REMOVED

SNET 6288

SNET 6312

BIT. CONC.

UP (NO #)

EARTH REMOVAL - PHASE 2
(AREA OF DISTURBANCE FOR EARTH REMOVAL = 3.53 ACRES)

NOTES:

1) CONTOURS SHOWN AT 10' INTERVALS ON PROPOSED SLOPES TO IMPROVE CLARITY OF THE MAPS.

2) UPON COMPLETION OF EACH PHASE OF WORK, ALL AREAS AT FINAL GRADE SHALL BE COVERED WITH A MINIMUM OF 4" TOPSOIL, FERTILIZED, SEEDED AND ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN.

3) ON AN ANNUAL BASIS, A REPORT SHALL BE PREPARED BY AN ENGINEER REGISTERED AND LICENSED TO PRACTICE IN THE STATE OF CONNECTICUT, INCLUDING AN UPDATE ON PROGRESS OF THE REMOVAL OPERATIONS, AMOUNT OF MATERIAL REMOVED TO DATE, EXISTING CONTOURS AND CROSS SECTIONS IN THE AREAS EXCAVATED IN THE PRECEDING 6-MONTH PERIOD. THE REPORT SHALL BE SUBMITTED TO THE CITY ZONING COMMISSION NO LATER THAN 30 DAYS AFTER THE END OF THE 12-MONTH PERIOD.

GRADING & EROSION CONTROL PLAN - PHASE 2
SCALE: 1"=40'

GRID



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

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 2

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

PROJECT NO.

SCALE

0 10' 20' 40' 80'

1"=40'

DRAWING NO. **G-2**

EARTH REMOVAL QUANTITIES

EARTH CUTS = 336,504 C.Y.
EARTH FILLS = 0 C.Y.
TOTAL EARTH REMOVAL = 336,504 C.Y.
TOTAL AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.71 ACRES

7 EXISTING CONTOURS UPDATED THROUGH 6-24-24

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	598.0
EXISTING ELEVATION	
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

ARCADIA ROAD

FARRELL AVENUE

CHAIN LINK FENCE

CHAIN LINK FENCE (TO REMAIN)

SNET 3042

SNET 3041 TO REMAIN

SNET 3040 REMOVED

SNET 3039 REMOVED

SNET 3038 REMOVED

SNET 3037 REMOVED

SNET 6288

SNET 6312

HOUSE #107

#99

EXIST SHED

BIT. CONC.

OVERFLOW SWALE TO DETENTION BASIN

TEMPORARY SEDIMENTATION BASIN MAINTAIN DURING PHASE 3

STAGING AREA FOR EARTH REMOVAL OPERATIONS AND PROCESSING OF EARTH MATERIALS (BOUND GRAVEL SURFACE)

TEMPORARY DIVERSION SWALE GRADE TO DRAIN

MAINTAIN PROPERTY MARKERS DURING EARTH REMOVAL OPERATIONS

INSTALL PERMANENT EROSION CONTROLS ON ALL SLOPES ABOVE ELEVATION 520 UPON COMPLETION OF EARTH REMOVAL PHASE 3 (SEE SHEET DET-2)

ACCESS ROAD TO BE REMOVED DURING PHASE 3 EARTH REMOVAL & INSTALL 4" TALL DIVERSION BERM TO DIRECT SURFACE RUNOFF TO TEMP. SEDIMENTATION BASIN

PROPOSED ANTI-TRACKING PAD SEE DETAILS ON SHEET DET-1

MAINTAIN SILT FENCE & BERM

ex. vegetated berm TO REMAIN

ex. gate TO REMAIN

ex. bituminous concrete pavement apron TO REMAIN

UP (NO #)

EARTH REMOVAL - PHASE 3
(AREA OF DISTURBANCE FOR EARTH REMOVAL = 1.36 ACRES)

NOTES:

1) CONTOURS SHOWN AT 10' INTERVALS ON PROPOSED SLOPES TO IMPROVE CLARITY OF THE MAPS.

2) UPON COMPLETION OF EACH PHASE OF WORK, ALL AREAS AT FINAL GRADE SHALL BE COVERED WITH A MINIMUM OF 4" TOPSOIL, FERTILIZED, SEEDED AND ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN.

3) ON AN ANNUAL BASIS, A REPORT SHALL BE PREPARED BY AN ENGINEER REGISTERED AND LICENSED TO PRACTICE IN THE STATE OF CONNECTICUT, INCLUDING AN UPDATE ON PROGRESS OF THE REMOVAL OPERATIONS, AMOUNT OF MATERIAL REMOVED TO DATE, EXISTING CONTOURS AND CROSS SECTIONS IN THE AREAS EXCAVATED IN THE PRECEDING 6-MONTH PERIOD. THE REPORT SHALL BE SUBMITTED TO THE CITY ZONING COMMISSION NO LATER THAN 30 DAYS AFTER THE END OF THE 12-MONTH PERIOD.

GRADING & EROSION CONTROL PLAN - PHASE 3

SCALE: 1"=40'

GRID

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 3

REVISIONS

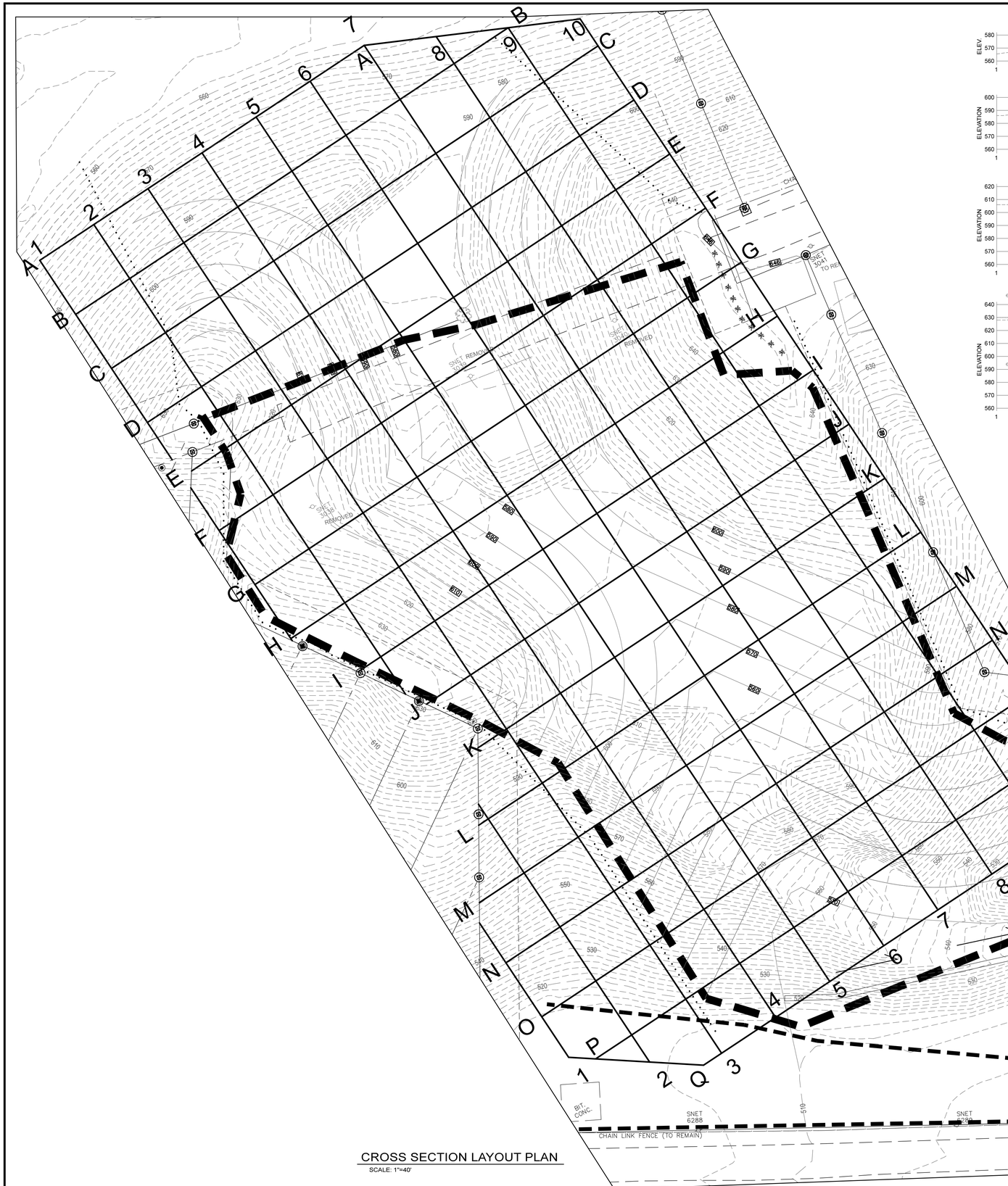
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

PROJECT NO.

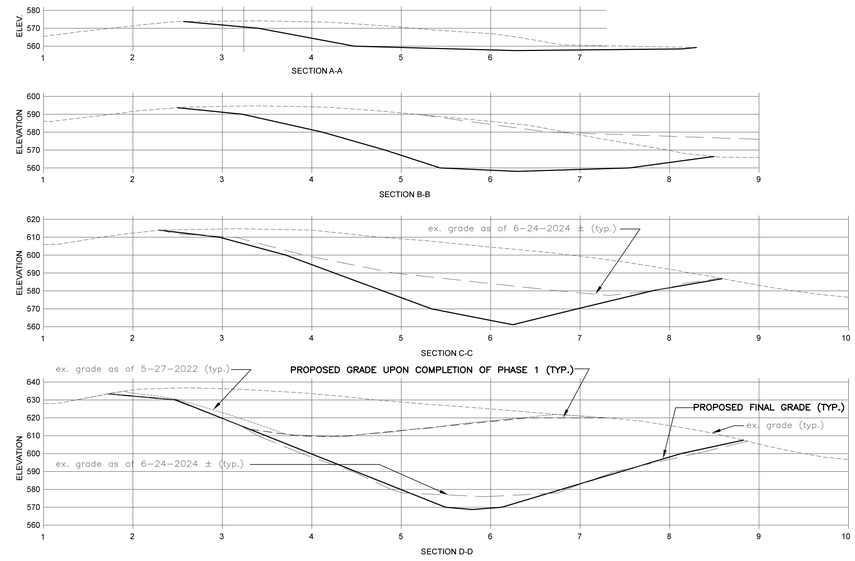
SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
G-3



CROSS SECTION LAYOUT PLAN

SCALE: 1"=40'



CROSS SECTIONS - WEST TO EAST

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	598
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠1 EXISTING CONTOURS UPDATED THROUGH 6-24-24

GRID



ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTION LAYOUT PLAN & CROSS SECTIONS

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

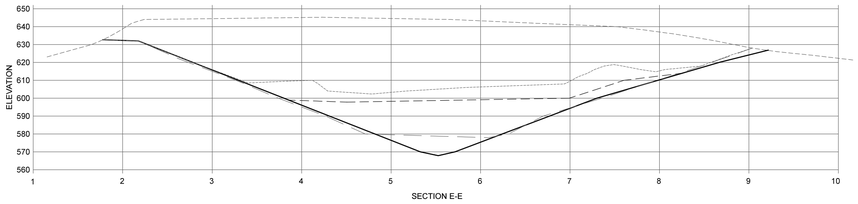
PROJECT NO.

SCALE

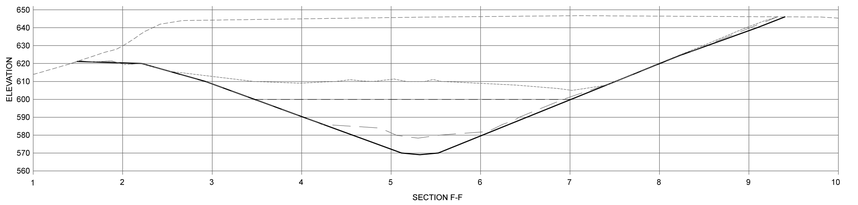
0 10' 20' 40' 80'

1"=40'

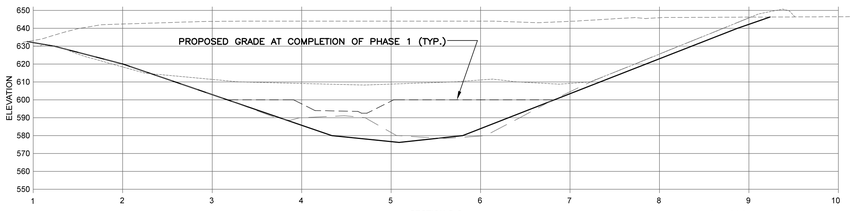
DRAWING NO. **SCT-1**



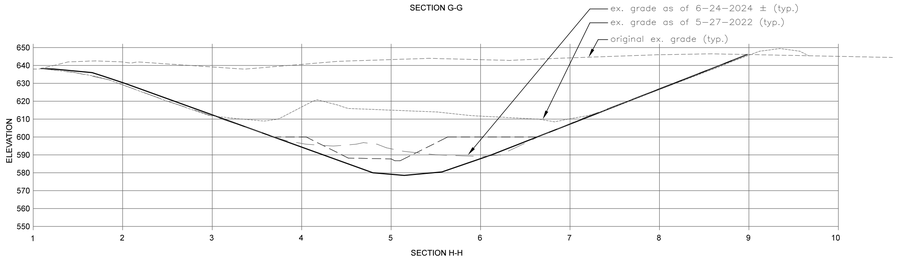
SECTION E-E



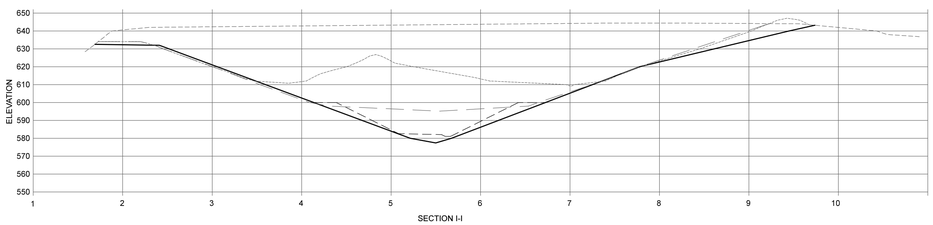
SECTION F-F



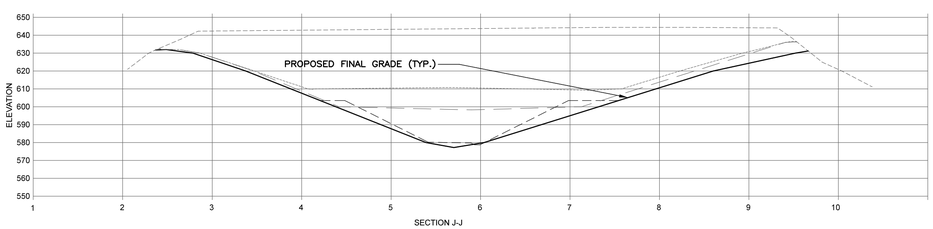
SECTION G-G



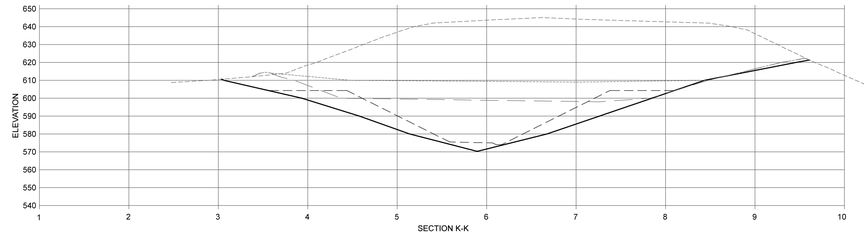
SECTION H-H



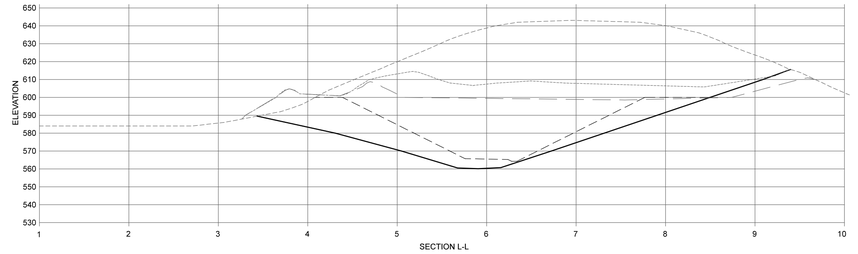
SECTION I-I



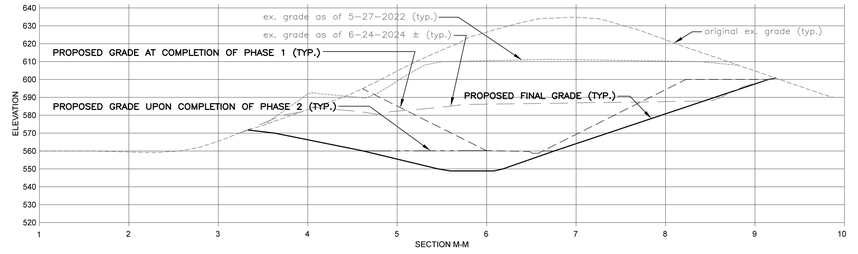
SECTION J-J



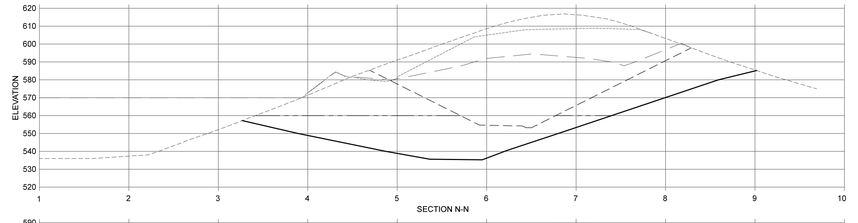
SECTION K-K



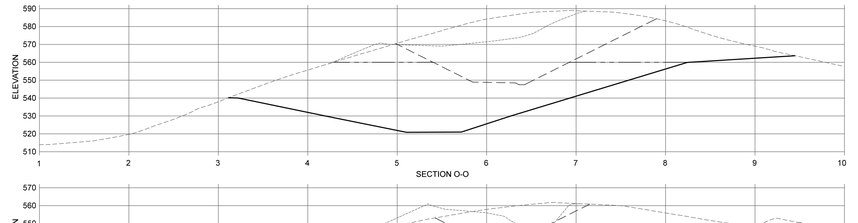
SECTION L-L



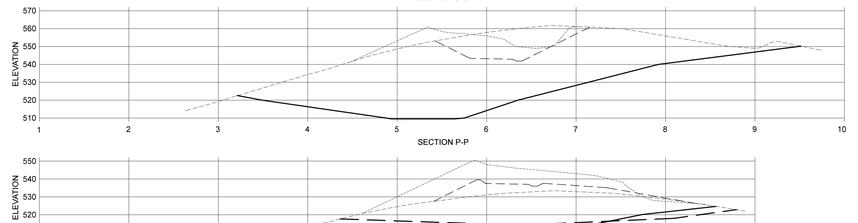
SECTION M-M



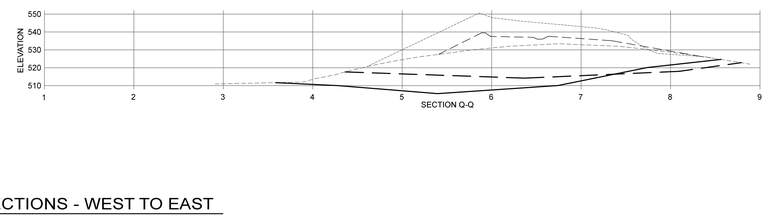
SECTION N-N



SECTION O-O



SECTION P-P



SECTION Q-Q

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠ EXISTING CONTOURS UPDATED THROUGH 6-24-24

CROSS SECTIONS - WEST TO EAST

SCALE: 1"=40'

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

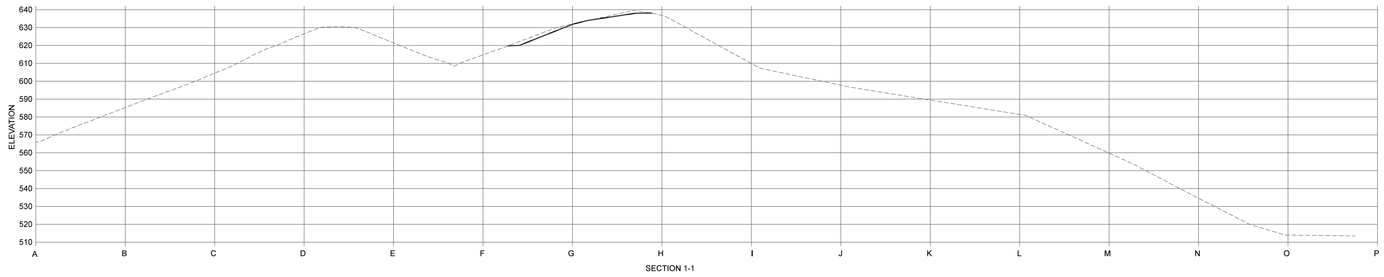
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

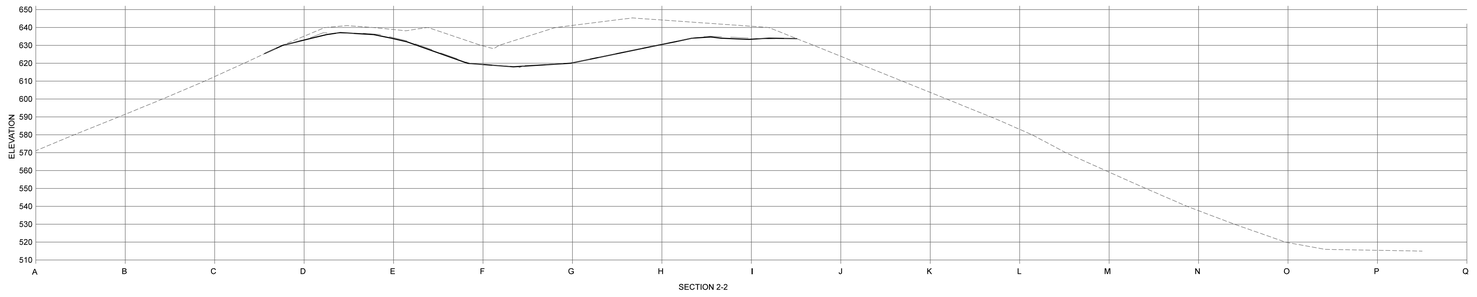
PROJECT NO.

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

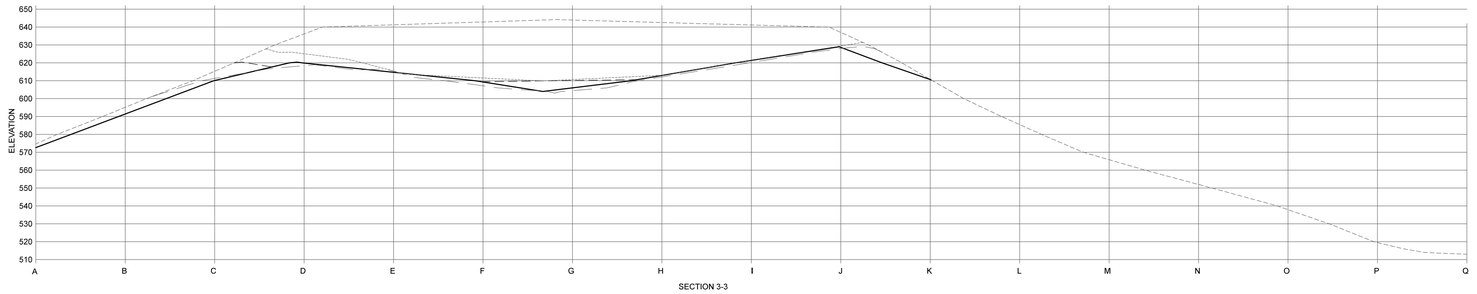
DRAWING NO.
SCT-2



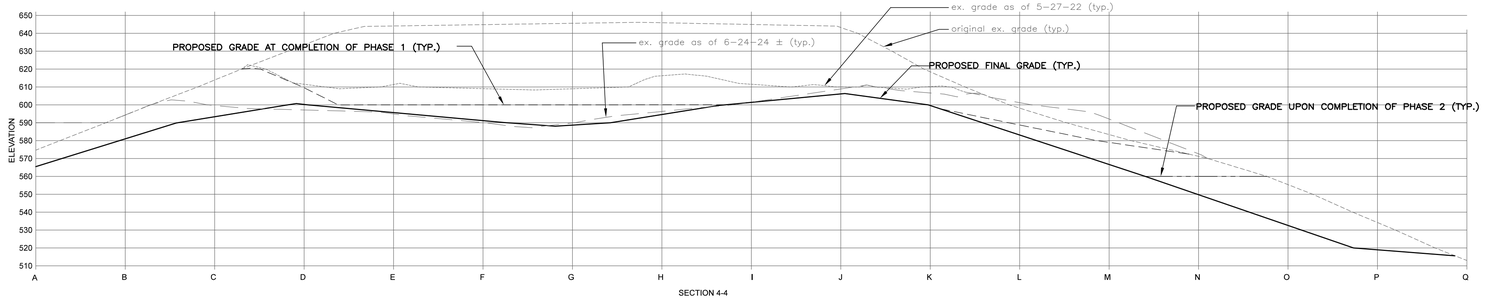
SECTION 1-1



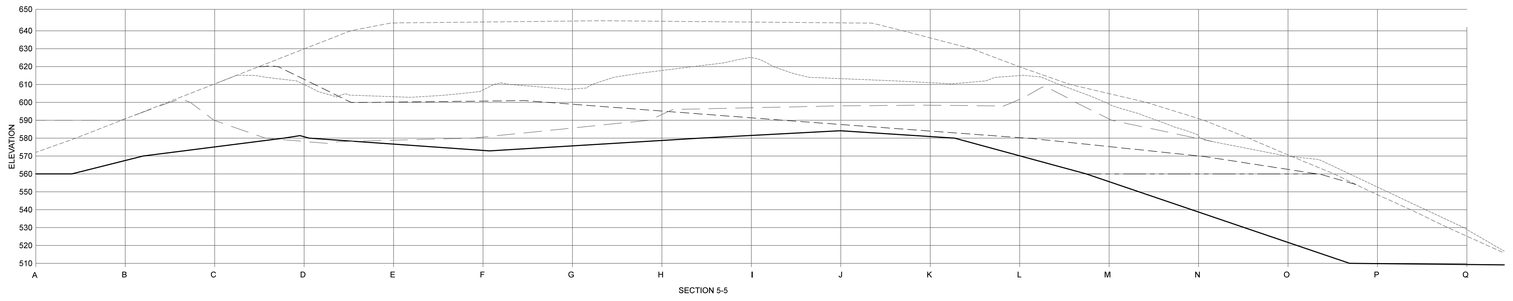
SECTION 2-2



SECTION 3-3



SECTION 4-4



SECTION 5-5

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

1 EXISTING CONTOURS UPDATED THROUGH 6-24-24

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

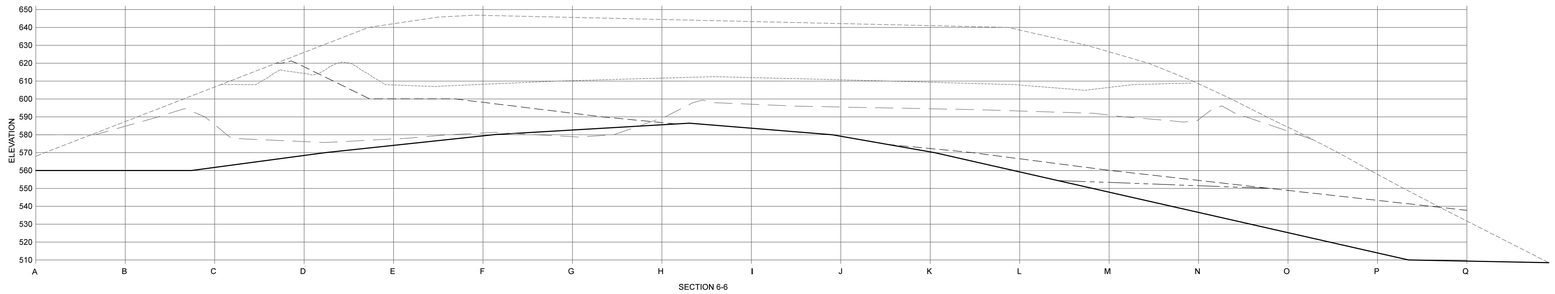
PROJECT NO.

SCALE

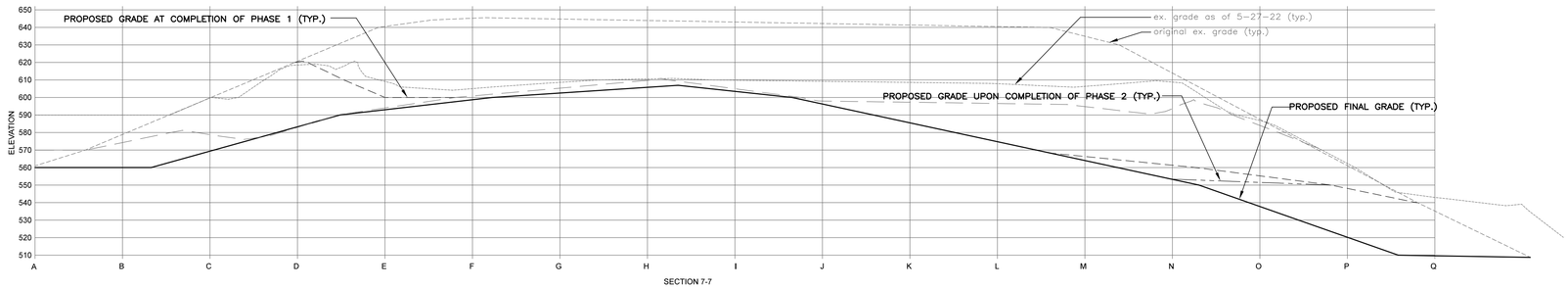
0 10' 20' 40' 80'

1"=40'

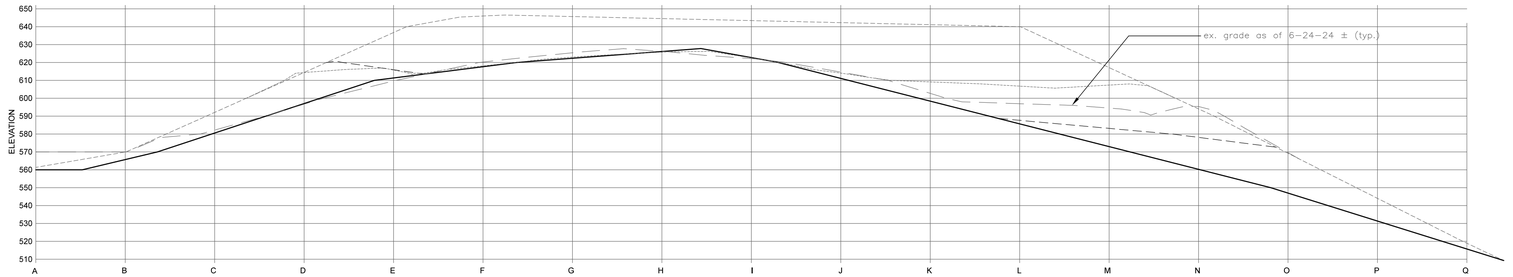
DRAWING NO.
SCT-3



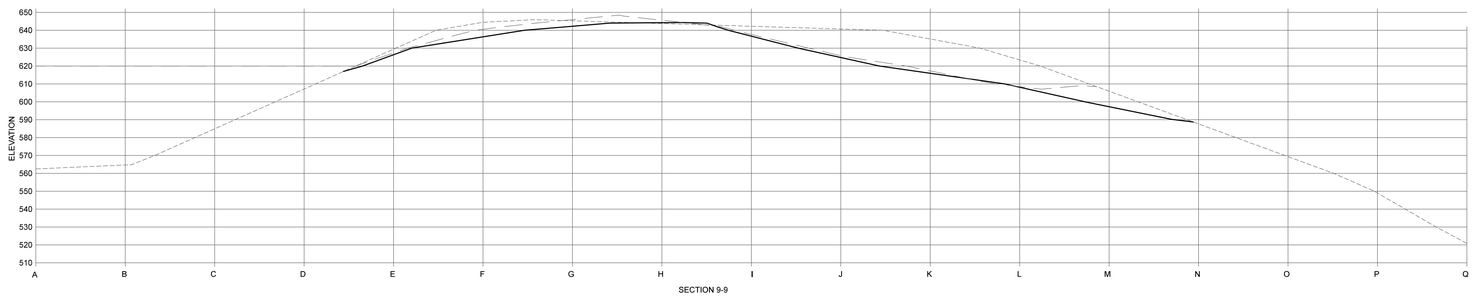
SECTION 6-6



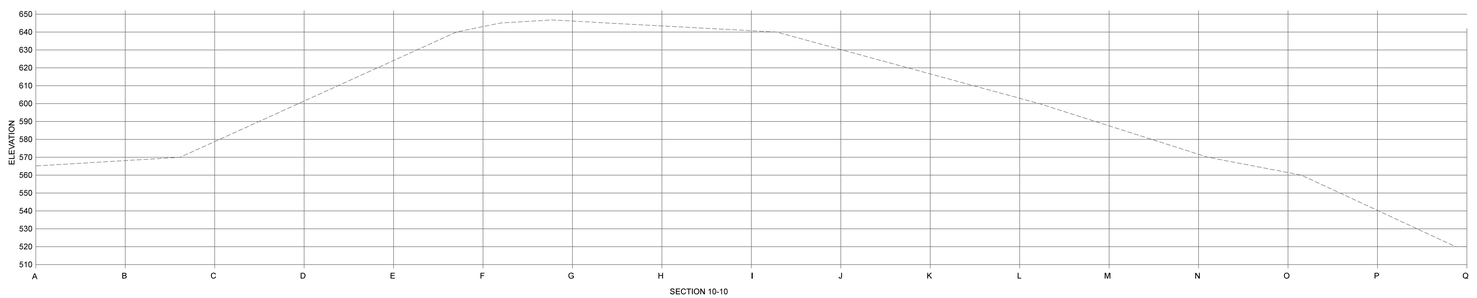
SECTION 7-7



SECTION 8-8



SECTION 9-9



SECTION 10-10

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠7 EXISTING CONTOURS UPDATED THROUGH 6-24-24

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

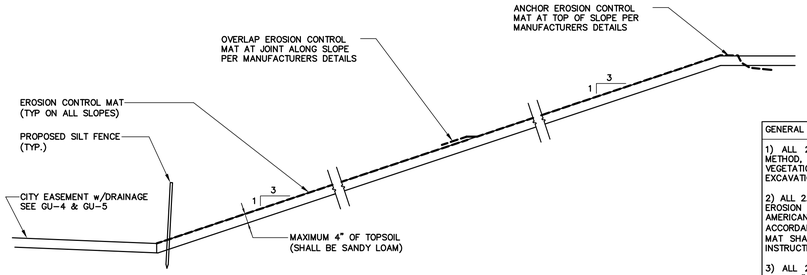
PROJECT NO.

SCALE

0 10' 20' 40' 80'

1"=40'

DRAWING NO.
SCT-4



TYPICAL 3:1 EARTH SLOPE SECTION

SCALE: N.T.S.

GENERAL NOTES FOR 2.5:1 SLOPE CONSTRUCTION, ESTABLISHMENT & MAINTENANCE

1) ALL 2.5:1 SLOPES SHALL BE CONSTRUCTED USING A "TOP-DOWN" CONSTRUCTION METHOD, WITH A MAXIMUM 40 VERTICAL FEET EXPOSED PRIOR TO ESTABLISHMENT OF VEGETATION. EROSION CONTROLS AND SEEDING SHALL BE COMPLETED PRIOR TO FURTHER EXCAVATION.

2) ALL 2.5:1 SLOPES SHALL RECEIVED AN EROSION CONTROL MAT AFTER INITIAL SEEDING. EROSION CONTROL MAT SHALL CONSIST OF SC-150., AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL. INSTALLATION OF THE MAT SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. TURF REINFORCEMENT MAT SHALL ALSO BE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION.

3) ALL 2.5:1 SLOPES SHALL BE SEEDED WITH "HART'S TYPE 44 SLOPE GRASS SEED MIXTURE" AS PRODUCED BY THE CHAS A. HART SEED COMPANY, WHETHERSFIELD, CT, OR APPROVED EQUAL. SLOPE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING MINIMUMS:

- 41% CREEPING RED FESCUE (85% GERMINATION)
- 34% EXPRESS PERENNIAL RYEGRASS (90% GERMINATION)
- 7% WHITE CLOVER (90% GERMINATION)
- 7% BIRDSFOOT TREFOIL (90% GERMINATION)
- 7% RETON REDTOP BENTGRASS (85% GERMINATION)
- 2% INERT MATTER & OTHER CROP SEED

4) THE DESIGN SLOPE SEED MIX COMBINED WITH THE EROSION CONTROL MAT IS INTENDED TO PROVIDE A LOW-MAINTENANCE, DENSELY VEGETATED AND STABILIZED SURFACE.

EARTH REMOVAL PLAN (INCL. PHASING/EROSION & SEDIMENTATION CONTROL PLAN)

EARTH REMOVAL SUMMARY:
THIS APPLICATION IS FOR THE REMOVAL OF APPROXIMATELY 336,500 CUBIC YARDS (±) OF EARTH MATERIALS OVER THE COURSE OF APPROXIMATELY THE NEXT 2-3 YEARS. THE REMOVAL OF EARTH MATERIALS IS BEING CONDUCTED IN CONJUNCTION WITH THE LAURENTIDE GLEN SUBDIVISION AS REQUIRED TO OBTAIN THE PROPOSED GRADES ON THE PLANS. IN GENERAL, THE WORK SHALL INCLUDE A CUT THROUGH THE FORMERLY EXISTING ARCADIA ROAD (NOW DISCONTINUED) TO CONNECT THE UPPER AND LOWER PARCELS OF LAND TO CREATE A PASSAGE FOR UTILITIES AND BUILDING LOTS. THE WORK SHALL BE CONDUCTED IN PHASES IN ORDER TO REDUCE THE AREA OF DISTURBANCE AND INSTALL THE PERMANENT ESTABLISHMENT MEASURES AS THE WORK PROCEEDS. THE ORIGINALLY PROPOSED PHASE 1 OF THE EARTH REMOVAL PLAN HAS BEEN COMPLETED AND WORK ACTIVITIES FOR PHASE 2 OF THE EARTH REMOVAL PLAN ARE UNDERWAY. DUST, EROSION AND SEDIMENT CONTROL SHALL BE MONITORED BY THE OWNER AS AN INTEGRAL PART OF THE PLAN.

EARTH REMOVAL AND PROCESSING OPERATIONS:
-PROPOSED HOURS OF OPERATION WILL BE FROM 7 A.M. TO 4 P.M., MONDAY THROUGH FRIDAY.
-TRUCK TRANSPORT OF THE MATERIALS SHALL ENTER/EXIT THE SITE THROUGH THE EXISTING FARRELL AVENUE PAVED APRON AND USE FARRELL AVENUE TO BARLOW STREET TO RT 72. NO RIGHT TURN FROM FARRELL AVENUE ONTO BARLOW STREET WILL BE PERMITTED FOR TRUCKS TRANSPORTING MATERIALS. ALL TRUCK ACCESS IN AND OUT OF THE SITE SHALL BE FROM RT 72 VIA BARLOW SREET TO FARRELL AVENUE.
-DUE TO THE CONSISTENCY OF THE MATERIAL FOUND IN THE EXCAVATION, IT IS ANTICIPATED THAT ON-SITE PROCESSING WILL BE REQUIRED AS PART OF THIS OPERATION. ANY PROCESSING THAT IS REQUIRED WILL BE COMPLETED WITH A PORTABLE PROCESSING PLANT LOCATED AT THE POINT OF REMOVAL OR WITHIN THE LIMITS OF THE STAGING AREA AS SHOWN ON THESE PLANS.
-PROCESSING OF EARTH MATERIALS SHALL CONSIST PRIMARILY OF SCREENING EARTH MATERIALS WITH A PORTABLE SCREENING PLANT TO SEPARATE AGGREGATE SIZES AND REMOVE LARGER PARTICLES FROM THE EXCAVATED MATERIALS. SOME CRUSHING IS ANTICIPATED OF THE LARGER MATERIALS THAT ARE SCREENED OUT. CRUSHING OPERATIONS ARE ONLY ANTICIPATED ON THE SOUTHERN PARCEL (IN THE STAGING AREA TO THE SOUTH/SOUTHEAST OF THE EARTH REMOVAL AREA) AND ONLY ON A MAXIMUM OF A SEMI-ANNUAL BASIS. CRUSHING OPERATIONS ARE ANTICIPATED TO LAST TWO WEEKS OR LESS PER MOBILIZATION OF THE EQUIPMENT.
-LOCATIONS FOR PROCESSING OF EARTH MATERIALS ARE DEPICTED ON THE COVER SHEET OF THIS PLAN SET. ALL MATERIALS ASSOCIATED WITH EARTH REMOVAL ACTIVITIES SHALL BE PROCESSED AS REQUIRED AT THE POINT OF REMOVAL OR IN THE STAGING AREA TO THE SOUTHEAST OF THE EARTH REMOVAL AREA. ALL MATERIALS ASSOCIATED WITH THE SUBDIVISION SHALL BE PROCESSED IN THE NORTHERN STAGING AREA AS LISTED AND AS SHOWN ON THESE PLANS.
-PROCESSING OPERATIONS LOCATED IN THE NORTHERN STAGING AREA SHALL BE PRIMARILY FOR SCREENING OF THE ON-SITE TOPSOIL/SUBSOIL FOR RE-USE AS PART OF THE APPROVED SUBDIVISION.
-STOCKPILING OF THE MATERIAL IS ANTICIPATED AND STOCKPILES SHALL BE MANAGED WITHIN THE EARTH REMOVAL AREA AND PROPOSED STAGING AREA.
-IT IS ANTICIPATED THAT A MAJORITY OF THE MATERIAL WILL BE EXCAVATED FROM THE GROUND AND PLACED DIRECTLY INTO TRUCKS FOR TRANSPORT OFF-SITE.

PHASING PLAN:
THE PROPOSED EARTH REMOVAL HAS BEEN DESIGNED TO BE COMPLETED IN 3 PHASES AS SHOWN ON THE PLAN. THE PHASES SHALL BE AS DESCRIBED BELOW:

PHASE 1 – INITIAL REMOVAL (PHASE 1 COMPLETED SUMMER 2023)
AREA OF DISTURBANCE = 4.78 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION OF CONSTRUCTION ENTRANCE AT FARRELL AVENUE (COMPLETE)
-INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS, INCLUDING INSTALLATION OF THE PROPOSED TEMPORARY SEDIMENTATION BASIN & RIPRAP OUTLET SWALE (COMPLETE)
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 1 (COMPLETE)
-DEMOLITION OF THE EXISTING STRUCTURES, INCLUDING HOUSE #121, SHEDS ON LOTS 23-25 AND FOUNDATION ON LOTS 20-22. (COMPLETE)
-INSTALLATION OF THE PROPOSED TEMPORARY ACCESS ROAD AND STAGING AREA (COMPLETE)
-REMOVAL OF EARTH MATERIALS ABOVE ELEVATION 600 (SEE PLAN G-1)
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 610. (COMPLETE)

*THIS PHASE SHALL BE INITIATED AFTER THE INSTALLATION OF THE PROPOSED ROAD MODIFCATIONS ON ARCADIA ROAD, INCLUDING THE PROPOSED HAMMERHEAD TURN-AROUND AND PROPOSED CUL-DE-SAC INSTALLED ON ARCADIA ROAD AND PROPOSED BUS TURNAROUND.. (ALL COMPLETE)

PHASE 2 – REMOVAL OF MATERIALS TO ELEVATION 560 (SUMMER 2023-FALL 2024/SPRING 2025)
AREA OF DISTURBANCE = 3.53 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, INCLUDING TEMPORARY SEDIMENTATION BASIN
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 2
-REMOVAL OF EARTH MATERIALS ABOVE ELEVATION 560 (SEE PLAN G-2)
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 560.

PHASE 3 – REMOVAL OF EARTH MATERIALS TO ELEVATION 520 (SPRING 2025-FALL 2025)
AREA OF DISTURBANCE = 1.36 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION AND MAINTENANCE OF EROSION AND SEDEIMENTATION CONTROLS, INCLUDING TEMPORARY SEDIMENTATION BASIN
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 3
-REMOVAL OF EARTH MATERIALS TO THE FINAL GRADES AS SHOWN OF SHEET G-2.
-REMOVAL OF THE TEMPORARY ACCESS ROAD ANDINSTALLATION OF A 4 FOOT TALL DIVERSION BERM TO DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT BASIN.
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 520.

*ALL EARTH REMOVAL OPERATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF SUBDIVISION PHASE 5.

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



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT
TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

SITE DETAILS & PHASING PLAN

REVISIONS

NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	STAFF COMMENTS
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18
PROJECT NO.
SCALE
0
AS NOTED
DRAWING NO.
DET-2

For Office Use Only	
APPLICATION NO.	2504
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Civic Facility and Earth Removal, a [ ] permitted use [✓] Special Permit use

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

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7 acres

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

Signature: [signature] *Signature – (Printed/Typed)* Ramon Esponda

CHECK ONE: [X] owner [ ] other (specify):

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2504

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

See the attached documents for more information.

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: Vinta Varghese

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

1/24 - LUO

CT DPH - Notification

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Tuesday, July 2, 2024 3:34 PM
To: Ray.Esponda <Ray.Esponda@newbritainct.gov>; Gerlach, Kyle T. <gerlachkt@cdmsmith.com>
Subject: Acknowledgement of Submission to CTDPH

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

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

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

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
App 2504 - Special Permit for Civic Facility

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

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

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

Please enter a brief description of the project or proposal:
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

Please enter the date of the application, petition, request or plan:
2024-06-27

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

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Institutional (school, hospital, nursing home, etc,)

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

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

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?Yes

Applicant Name:
New Britain Water Department - Ramon Esponda

Applicant email address:
Ray.Esponda@newbritainct.gov

Street address or intersection of application, petition, request or plan:
Maltby Street, Bristol CT

Enter Project Longitude/Latitude:
-72.916330
41.700721

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:
This project is receiving funding by the Department of Public Health and there has been much coordination and collaboration between the City of New Britain, the design team, and the Department. The Department has been kept updated throughout the progress of the project design and has already received site plans and other documentation.

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

Project Narrative

Zoning Commission – Application for Special Permit

Project Narrative:

The New Britain Water Department (NBWD) has owned and operated groundwater wells as a raw water source at the White Bridge Waterworks Facilities on Maltby Street in Bristol for over one hundred years. The facilities are located in an R-40 designated residential zone across several parcels including 52-11, 52-15, 52-16B16A, 52-17, 53-145, 53-147, 53-149, 53-150, and 53-151. Work is specifically being performed on lot 52-16B16A, 52-17, 53-145, 53-147, and 53-150. Project location figures are included as **Attachment 1** to this application. The Lower Wellfield wells (located south of Maltby Street) were originally constructed in 1921 and have been operated since 1923. These wells have undergone upgrades in the 1940s and 1950s, with the most recent upgrades occurring the 1980s. A pump station at the Lower Wellfield was constructed as part of the 1940s upgrades. The Upper Wellfield wells (located north of Maltby Street) were originally installed in 1940. These were replaced with new wells in 1955 and again in the 1980s. A pump station at the Upper Wellfield was also constructed in the floodway in 1955. In addition to the wells, NBWD has also operated the Supply Pond surface water source at the White Bridge Waterworks Facilities since the 1950s. The existing 1923 pump station, already located on the site, was converted to a surface water pump station in 1950. This building and associated pumping equipment have not received major upgrades since.

Much of the mechanical equipment at the wellfields and existing Pond Pumping Station has reached the end of its useful life or, due to its age, is very difficult or not possible to find the necessary replacement parts for sustained operations. Regulatory requirements and industry standards have also changed over the past 100-years. To redevelop the Upper and Lower Wellfields with new wells that can be used as a potable drinking water source, the Connecticut Department of Public Health (DPH) requires new wells to be located 50-feet from any water body or wetlands boundary. In addition, DPH requires new wells and water infrastructure to be raised to an elevation 2-feet above the 100-year floodplain elevation. As the majority of the NBWD owned property is within the 100-year floodplain with some areas up to 6-feet below the flood elevation, the existing wells and three pump stations cannot be redrilled/rehabilitated in their current locations. This project will rehabilitate the White Bridge Waterworks Facility to bring it up to modern standards and regulations and create a reliable potable drinking water source for the New Britain Water Department and surrounding communities.

The project includes the abandonment of all currently existing wells in accordance with DPH requirements, demolition of existing structures and the three existing pump stations, construction of a single new pump station, filling and grading to achieve DPH flood resiliency requirements, wetlands creation/replication, and creation of compensatory flood storage. A total of three new wells will be drilled at the Upper Wellfield and six new wells drilled at the Lower Wellfield. Based on water quality, the Lower Wellfield wells may but suitable for use as a public potable water supply with minimal chemical treatment, subject to the ground water under the direct influence of surface water (GWUDI) testing. Both the Upper and Lower Wellfield wells will be equipped with new submersible style pumps within the wells, making it unnecessary to have pump stations at each site. An Aquifer Protection Area Program Registration Form for Regulated Activities will be submitted following this application submittal. A single pump station building will be constructed to house pumping equipment associated with the

Supply Pond surface water source and will also include designated space for treatment equipment in the event the Lower Wellfield is used for potable water. This new building will be constructed with a finished floor elevation 2-feet above the 100-year flood elevation and outside the floodway. The project will also install associated yard piping around the wells, pump station building, and connections to the existing New Britain water infrastructure on-site. New water and sewer utilities from Bristol will be constructed in Maltby Street and provide service for the new pump station. Design Drawings for the project are included in **Attachment 2** and a 3D Rendering of the new Pond Pumping Station is included in **Attachment 3**.

As filling of the site is required for the new wells and pump station to meet DPH requirements, compensatory flood storage areas will be constructed so as to not increase the current flood elevation levels, as given by FEMA guidelines. The new structure and wells will add approximately 6,543 cubic yards of fill within the floodplain. Approximately 15,327 cubic yards of material will be removed from the floodplain for the creation of compensatory storage. These compensatory storage areas will also create additional wetland areas. Fill and earth removal on the site is associated with construction activities only and the final use of the site will not include earth removal activities. A Special Permit for Earth Removal in Excess of 400 Cubic Yards is also being filed for approval. The project will impact approximately 24,952 square feet of wetlands. However, wetlands replication will be done at a ratio of three to one, with a total of 75,946 square feet of wetlands replication proposed. In total, the project is expected to disturb approximately 223,000 square feet of land. This includes areas for wetland replication; compensatory storage creation; and disturbances for installing the new wells, associated yard piping, abandoning and decommissioning existing wells, Pond Pump Station building construction, and demolition of the three existing buildings. A Permit for Flood Plain Development (Application #23-458F-305), Form IW-1 (Application for a Wetlands Permit) (Application #2020), and Form IW-2 (Application for a Wetlands Boundary Change) (Application #2019) were approved by the Bristol Inland Wetlands and Watercourses Agency of the Conservation Commission on June 6, 2024 for this project. A Site Plan Permit for this project is also being filed for approval.

An Erosion and Sediment Control Plan has been developed to control accelerated erosion and sedimentation from stormwater runoff on the site during construction based on the best available technologies. The Control Plan narrative is included with this application in accordance with Section 15.1.5. The “Connecticut Guidelines for Soil Erosion and Sedimentation Control (2002)” document was utilized in preparation of the Plan. A Stormwater Management Report for post-construction conditions has also been developed for this project based on the 2004 *Connecticut Stormwater Quality Manual (CSQM)* as required in Section 15.5.3. A copy of the Stormwater Management Report is included as **Attachment 6** to this application.

The new Pond Pump Station and Lower Wellfield area will be enclosed in a 6.5-foot tall chain link fence for security. A double-leaf swing gate will provide access to the site on the driveway. As shown on the Drawings, the fence and access gate are located outside of the 50-foot required front yardage for R-40 residential zones. A double-leaf vehicular control gate will be located at the foot of the driveway to control vehicular access onto the public utility site. This gate will be less than the 4.5-foot height restriction for fences within front yards and will be more than 50 percent open. A detail for this vehicular control gate is included in the drawings. An existing vehicular access gate for the Upper Wellfield access road (located on the north side of Maltby Street) will remain.

Public utility buildings are not listed as a Use Group in the table included in Section 13.2 of the Zoning Regulations; however, two parking spaces will be provided at the Pond Pumping Station. Each parking space is designed to be 10-feet wide and 18-feet deep, meeting the requirements of perpendicular parking spaces required by Section 13.7.2. As a utility service building, this facility is not open to the public and it will not be continuously manned by NBWD staff. It is not expected that more than two NBWD staff vehicles will be present on-site during operations. The post-construction vehicle traffic from NBWD staff is not expected to increase from their current operations. In the event potable water treatment is implemented for the Lower Wellfield, it is expected that the facility will received 2-3 trucks per month for deliveries.

A construction vehicle routing figure is included as **Attachment 5** to this application. The main route for construction vehicle access to the site on Maltby Street will be via Stafford Avenue, south to Farmington Avenue (Route 6). Vehicles can than access other State Roadways, including Route 69 (to the west) and Route 177 (to the east). It is expected that 15-20 construction vehicles (including pickup trucks, trailers, dump trucks, etc.) could be accessing the site during construction. The Annual Average Daily Traffic (AADT) for Stafford Avenue is 8,300 vehicles per day, 19,300 vehicles per day for Route 6 (west of Stafford Avenue), and 23,200 vehicles per day for Route 6 (east of Stafford Avenue). The construction vehicles generated by this project will represent less than 1% of traffic in the area. For access to the compensatory storage area located in the south of the site (closest to Harbor Freight), construction vehicle access will be off Mix Street via Stafford Avenue. Additionally, work to install new water and sewer utilities within Maltby Street will require temporary lane closures. Typical traffic management details have been developed and are included in the attached design drawings.

The accompanying plans to this application are based on a Class A-2 survey map prepared by a registered land surveyor licensed to conduct business in the State of Connecticut with the exception of Sheets C-13, Sheet C-14, and Sheet C-14A. These sheets depict the general locations of wetland replication and compensatory storage areas and are currently based on a Class D survey due to the scale and size of the parcels and location of work. We request a Class A-2 survey of these areas to be included as a condition of approval for this application and the final Class A-2 survey will be performed and submitted to the Commission for final issuance of the Special Permit prior to construction. Additionally, the wetlands replication and compensatory storage area in the southernmost part of the site, shown on Sheet C-13, cannot comply with the 100-foot buffer zone to a residential property (as required by Section 15.2.5.B). The closest abutting residential property line is 70-feet from proposed excavation activities for the wetlands replication and compensatory storage area. The location of this earth removal work to create compensatory storage is dictated by the contours of existing grade and the removal of certain volumes at each elevation to offset fill brought to that same elevation. It is important to note that this area of the site is heavily vegetated along with the abutting residential properties. We also note that the closest residential building on these lots are 250-feet away. We believe the dense vegetation, distance to residential dwelling, and nature of this construction (creation of wetlands area without a permanent structure) comply with the intent of requirements in Section 15.2.5.B for screening.

Erosion Control Narrative

Zoning Commission – Application for Special Permit

Erosion and Sediment Control Plan- Project Narrative:

This Erosion and Sediment Control Plan is provided in accordance with Section 15.1.5 of the Bristol Zoning Regulations. The erosion and sedimentation control measures at the White Bridge facility focus on the protection of wetlands and waterways during and following construction since the work includes land disturbances, excavation dewatering, supply pond and canal sediment removal activities, and other associated construction activities. Several methods are included on the Drawings to slow the flow of runoff and protect disturbed land during construction activities. Please refer to the project plans for typical details of measures to protect wetlands and waterways during and after construction. The following summary presents typical mitigation measures that will be implemented to avoid and minimize wetland impacts during construction.

Construction Period

- During construction, the limit of land disturbances will be kept to a minimum, where possible, and the construction will be sequenced so the entire site will not be disturbed at the same time.
- Clearing and grubbing will be limited to only the areas necessary for work to be performed, specifically in areas at the Upper and Lower Wellfields (Sheet C-9 and C-11) where wells and piping will be installed, at the Maltby Street 16" pipe crossing (Sheet C-18), at areas where wetlands and compensatory storage will be created (Sheet C-13 and C-14), and areas around the Supply Pond for access during sediment removal activities (Sheet C-23).
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed at the down gradient limits of work and construction access roadways prior to the commencement of work to prevent the transport of sediment to the downgradient wetlands and waterways during construction (see Sheets C-6 thru C-8). Specifically, at the Upper Wellfield this includes compost logs/straw wattles along the facility driveway from Maltby Street to the existing Pumping Station and down each of the well field laterals. At the Lower Wellfield, this includes along the wetlands to the north and west of proposed work, along the Coppermine Brook to the east, around the Supply Pond, and along both sides of the Canal to the Polkville Avenue Brook. These barriers will be inspected at least once per week and within 24 hours of rainfall events ½-inch or greater and repaired as needed. These barriers will remain in place until all disturbed soils are stabilized. A stockpile of compost logs/straw wattles and silt fence will be maintained on site for routine maintenance and emergency repairs. Barriers will be replaced as necessary due to sediment build-up and degradation.
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed surrounding temporary stockpile areas.
- For all slopes 4:1 or steeper, an erosion control blanket will be required, including at the Upper and Lower Wellfield wells (see Sheet C-9 and C-11). Temporary erosion control blankets will be inspected at least once per week and within 24 hours of rainfall events.

- A turbidity curtain will be installed to prevent sedimentation and turbidity disturbances in the Coppermine Brook during canal and supply pond sediment removal activities (see Sheet C-23 and Detail Sheet C-24). Turbidity curtains will be inspected daily during Supply Pond and canal sediment removal activities. The turbidity curtain will not be removed before sediment removal activities have ended and clarity of water has returned.
- Catch basin filters will be installed on catch basins near all excavation work on Maltby Street, Stafford Avenue, and Mix Street (See Sheet C-18 and Detail Sheet C-24).
- In the event that excavation dewatering is necessary, water will be pumped and discharged to one of the temporary sedimentation basins in designated areas of the site (see Sheet C-6 thru C-8 and Detail Sheet C-24). Temporary sedimentation basins will be inspected at least once per week and cleaned as needed to remove accumulated sediments. Temporary portable sediment tanks may also be used to handle significant amounts of excavation dewatering. All water to be discharged from dewatering activities will be filtered or otherwise treated prior to discharge to prevent siltation to adjacent areas. Best management practices will be used by the Contractor in order to prevent siltation to adjacent areas during dewatering activities.
- A temporary sediment dewatering and stockpiling area has been designated within the Supply Pond to dewater removed sediments during restoration activities (see Sheet C-23 and Detail Sheet C-24). Stockpiled materials and containment area will be inspected daily during dewatering activities, weekly during non-dewatering activities, and within 24 hours of rainfall events of ½-inch or greater.
- A stabilized construction entrance is also being required for the site to prevent tire tracked soils to onsite and offsite locations (see Sheet C-23 and Detail Sheet C-24). The stabilized construction entrance will be inspected periodically and additional top dressing or length will be added, as necessary, to continue capturing sediment tracked on vehicles.
- The silt fence and/or compost log/straw wattle barrier will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- The sedimentation barriers will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- Periodic inspections will be made by the applicant to ensure compliance with the permit conditions.

Spill Control Measures

- Spill containment equipment (e.g. oil absorbent pads, oil absorbent materials, containment booms, shovels, etc.) will be stored in the equipment storage and refueling area in an easily accessible manner for use in the clean-up of accidental releases of fuel or other hazardous materials. Should there be an accidental release the proper authorities will be notified in accordance with all applicable federal, state, and local laws; and

- To minimize the possibility of leakage of hydraulic fluid, all hydraulic lines on all construction equipment and vehicles will be inspected at the end of each workday. If any excessive wear or leakage is observed, the line will be repaired prior to further use. In addition, a supply of oil absorbent materials (i.e. pads, "speedy dry," and/or booms) will be maintained with the equipment at the work area for immediate deployment in the event of an accidental release of fuel, hydraulic fluid, oil, etc.

Schedule for Grading and Construction Activities:

A proposed construction sequencing for critical path items in the White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station Project is included as an attachment to this application. Tasks listed are generally to be performed within each proposed stage, and are not necessarily presented sequentially. As required by Project Specifications, the Contractor is required to submit a detailed Final Construction Schedule for approval by the Engineer. Further, as required by the Specifications, the Contractor is required to submit a detailed Construction Sequencing Plan for review and approval by the Engineer. Both the Construction Schedule and Construction Sequencing Plan submitted by the Contractor will be reviewed for compliance with time of year restrictions imposed by the Natural Diversity Database (NDDB) (no bank disturbance work in/adjacent to wetlands November 1 through March 15) and for the expected Great Blue Heron nesting period (March through May).

Some specific sequencing constraints and estimated durations are listed below. <u>These represent a suggested sequencing for critical path items or items that will require earth excavation and disturbance of soils. The final Construction Sequence will be developed by the Contractor.</u> Some items listed in each "Stage" can/will overlap with items listed in previous stages.

<u>Construction Sequencing - Stage 1 (Fall 2024 – Fall 2026)</u>

- Terminate operation of existing Lower Wellfield (LWF) Wells
- **Install Erosion and Sedimentation control measures around the Lower Wellfield, Lower Wellfield Pump Station, Supply Pond, and Canal areas**
- Demolish existing LWF Pumping Station (3 months)
- Demolish existing caisson and fencing near intake pond (1 month)
- Perform canal and pond restoration (to be completed following demolition of the caisson and prior to replacement of the canal culverts) (3 months – **not to be performed between November 1 and March 15**)
- Install test wells, stream gauges, and other equipment required for well pump testing at Upper Wellfield (UWF) and LWF (2 months)
- **Install Erosion and Sedimentation control measures around the Upper Wellfield and access driveway**
- Drill UWF Wells. Order final UWF pumps/motors (3 months each, 7 months total – **not to be performed between November 1 and March 15 at applicable wells**)
- Drill LWF Wells. Order final LWF pumps/motors (3 months each, 13 months total – **not to be performed between November 1 and March 15 at applicable wells, not to be performed between March and May**)
- Install well meter vault, vault control cabinets, meter, and electrical equipment (18 months total, to follow each well drilled – **not to be performed between November 1 and March 15 at applicable wells**)

- Install foundation of new Pond Pumping Station building (3 months – **not to be performed between March and May**)

Construction Sequencing - Stage 2 (Spring 2025 – Fall 2026)

- Install yard piping from UWF and LWF for raw water transmission to Shuttle Meadow during Groundwater Under Direct Influence of Surface Water (GWUDI) testing. Install temporary connection to existing Pond Pumping Station. Install fiber optic cabling (6 months – **not to be performed between November 1 and March 15**
- Install final LWF yard piping, electrical conduit, fiber optic cabling (6 months – **not to be performed between November 1 and March 15 in applicable areas, not to be performed between March and May in applicable areas**)
- **Final stabilization of UWF and LWF wellhead areas**
- Perform canal crossing work for yard piping and restore canal culverts (1 month – **not to be performed between November 1 and March 15**)
- Install new gas service from Mix Street to Pond Pumping Station building (2 months – **not to be performed between March and May**)
- Install new sewer force main and water service to Maltby Street (3 months)
- Install fiber optic cables and Well Pump Communication/VFD Platforms (3 months each, 9 months total)
- Terminate operation of existing UWF Wells. **Install Erosion and Sedimentation control measures around the UWF Pump Station**
- Demolish existing UWF Pump Station
- Install and test UWF submersible well pumps and motors (2 months)
- Install and test LWF submersible well pumps and motors (2 months)
- Install electrical service and equipment at the new Pond Pumping Station, UWF, and LWF (3 months)

Construction Sequencing - Stage 3 (Summer 2025 – Spring 2028)

- Setup instrumentation and perform GWUDI Testing on new UWF and LWF wells (12 months). UWF and LWF pumped via raw water main to Shuttle Meadow Reservoir
- Construct new Pond Pumping Station Building (18 months total - **exterior construction not to be performed between March and May**)
- Install yard piping to complete final connections to Pond Pumping Station (1 month)

Construction Sequencing – Stage 4 (Summer 2027 – Fall 2027)

- GWUDI testing completed
- Completion of new Pond Pumping Station building. Terminate operation of existing Pond Pumping Station
- Abandon/demolish existing Pond Pumping Station building, electrical shed, and UWF Pumping Station. Cap and abandon temporary connections (3 months)

Construction Methods:

Trench excavations will be used for pipe, valve, and appurtenance installation. Suitable material removed from trenches may be placed back into the excavation and compacted or temporarily stockpiled on site, while material deemed unsuitable for reuse will be removed from the site. Open excavations will be used to install the foundation and footings for the Pond Pumping Station and the vaults located at each well. Material removed from these excavations will be taken off-site or temporarily stockpiled on the site with proper best management erosion and sedimentation control measures being implemented around the

stockpile to prevent sedimentation from stockpiled material. This includes placement of straw wattles/compost socks and a trenched silt fence around the stockpile area in addition to the sedimentation controls along the limits of work.

Alternative construction methods for the yard piping may include trenchless installation of pipe to limit area of disturbed land. Pipe could be installed by horizontal directional drilling, pipe ramming, pipe bursting of existing pipelines, tunneling, or horizontal auger boring. All of these methods would still require excavation for access to the existing pipe or as insertion and receiving pits. None of these methods were selected due to the amount and complexity of existing utilities present at the site, lack of record drawings for most of these utilities, and complexity of new piping connections to be installed.

A temporary stabilized construction entrance will be installed during sediment removal and restoration of the supply pond and canal. This construction entrance will run along the berm between the canal and supply pond to the temporary stabilized pond access point. Sediment removed from the supply pond and canal will be temporarily stored within the supply pond to dewater before being removed from the site.

Backfilling of trenches and excavations will be completed as soon as practicable. Pipe bedding will be placed up to 12-inches above the crown of the pipe and suitable backfill will be placed in 6-inch lifts and compacted by hand or pneumatic ramming with tools weighing at least 20 pounds to finished grade. Disturbed areas will be loamed and seeded to provide vegetated soil cover against sheet runoff and wind erosion. An erosion control blanket will be required for slopped areas until vegetated cover is established.

Typical construction equipment, including heavy machinery, is expected to be used to complete this work. Machinery may include bulldozers, loaders, excavators, backhoe loaders, triaxle dump trucks, and drill rig trucks. Equipment, machinery, and materials will be stored or stockpiled in the designated areas shown on the sequencing drawings.

Post-Construction Period

The following summary of mitigation measures will be implemented to restore any areas affected by short-term impacts that occur in or adjacent to wetlands.

- The final site is designed to have a 3-foot wide gravel infiltration trench with 1.5”-3” diameter washed aggregate covered with 6” pea gravel running along the facility driveway to collect and slow the flow of runoff from impervious surfaces (see Sheet C-10 and Detail Sheet C-26).
- All areas disturbed during construction activities are to be loamed and seeded to provide vegetated soil cover protection against sheet runoff and wind erosion (see Sheet C-9 thru C-12). Seeded areas will be inspected at least once per week and within 24 hours of rainfall events of ½-inch or greater.
- Once established, seeded areas will be mowed and maintained as appropriate.
- The Pond Pumping Station building roof drain leader will outlet to a riprap apron (See Sheet C-10 and Detail Sheet C-26). Riprap used in the roof drain apron will be inspected periodically to determine if high flows have caused scour beneath riprap or if vegetation removal is required. On

the northeast side of the Pond Pumping Station building, a retaining wall will be utilized to prevent steep slopes.

- The wetland replication and restoration areas will be planted with trees and shrubs per the planting plans, and seeded with a wetland seed mixture.
- If seeding occurs outside of the growing season, temporary stabilization measures (i.e., mulching or erosion control blankets) will be used to prevent erosion until the area can be seeded during the following growing season.
- Reseeding and mulching disturbed areas. These areas will be maintained and re-seeded to ensure that grass cover is adequate to stabilize the exposed soil, and
- Sedimentation and erosion control barriers will not be removed until a vegetative cover dense enough to prevent erosion is established.

Selections from Figure 3-2 of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control:

Figure 3-2 Measure Selection Matrix

Identify Problem Areas	Identify Control Problems	Identify Strategy	Select Specific Measure		Plan Key
			Functional Group	Measure	
Disturbed Areas	**Control Soil Detachment**	Preserve and Conserve Existing Site Resources	Protect Vegetation	Tree Protection	TP
			Preserve and Conserve Soil	Topsoiling	TO
	Raindrop Splash			Land Grading	LG
				Surface Roughening	SR
Short or Shallow Slopes	Sheet & Rill Erosion	Protect Surface		Dust Control	DC
			Vegetative Soil Cover	Temporary Seeding	TS
	Wind Erosion			Permanent Seeding	PS
				Sodding	SO
				Landscape Planting	LP
Steep Slopes			Non-Living Soil Protection	Temporary Soil Protection	TSP
				Mulch for Seed	MS
Long Slopes				Landscape Mulch	LM
				Temporary Erosion Control Blanket	ECB
				Permanent Turf Reinforcement Mat	TRM
				Stone Slope Protection	SSP
Stockpile Areas		Protect Surface and/or Convey Runoff	Stabilization Structures	Retaining Walls	RW
				Riprap	RR
	Control Water Movement			Gabions	G
Borrow Areas				Permanent Slope Drain	PSD
	Gully Erosion			Channel Grade Stabilization Structure	CSS
				Temporary Lined Chute	TC
				Temporary Pipe Slope Drain	TSD
	Channel & Stream Erosion		Drainageways and Watercourses	Vegetated Waterway	VW
Drainage Ways		Convey Runoff		Temporary Lined Channel	TLC
				Permanent Lined Waterway	PW
Wetlands and Watercourses				Temporary Stream Crossing	TSC
		Direct Runoff	Diversions	Temporary Fill Berm	TFB
				Water Bar	WB
				Temporary Diversion	TD
Waterbodies				Permanent Diversion	PD
		Intercept Grnd.Water	Subsurface Drains	Subsurface Drain	SD
		Detain Runoff	Detention Structures	Detention Basin	DB
Areas of Flooding and Existing Erosion	Natural Resource Degradation	Diffuse Runoff	Energy Dissipators	Level Spreader	LS
				Outlet Protection	OP
				Stone Check Dam	SCD
	Control Sediment Deposition	Detain Sediments	Sediment Impoundments, Barriers, and Filters	Temporary Sediment Basin	SB
				Temporary Sediment Trap	TST
Drainage Outlets				Hay Bale Barrier	HB
	Protect Onsite and Offsite Areas			Geotextile Silt Fence	GSF
				Turbidity Curtain	TC
				Vegetative Filter	VF
Travel Areas		Control Mechanically Moved Waters and Soils	Tire Tracked Soils	Construction Entrance	CE
			Dewatering	Pump Intake and Outlet Protection	PuP
				Pumping Settling Basin	PSB
				Portable Sediment Tank	PST
Dewatering				Dewatering of Earth Materials	DWM

Stormwater Management Report Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47020/NBW-Stormwater-Report

Geotechnical Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for State of Connecticut

White Bridge Waterworks Facilities - Pond Pumping Station

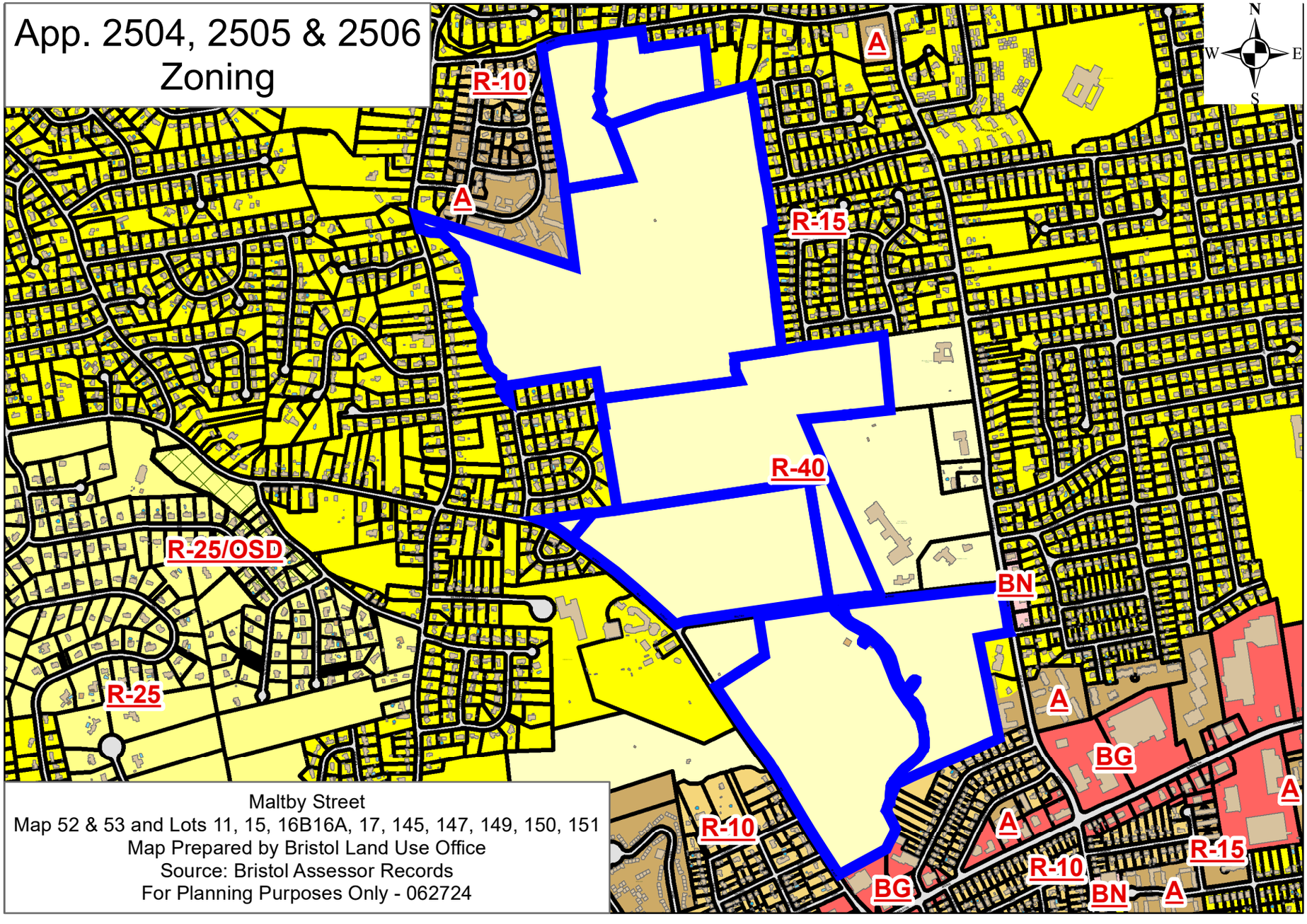
Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47021/Geotechnical-Report



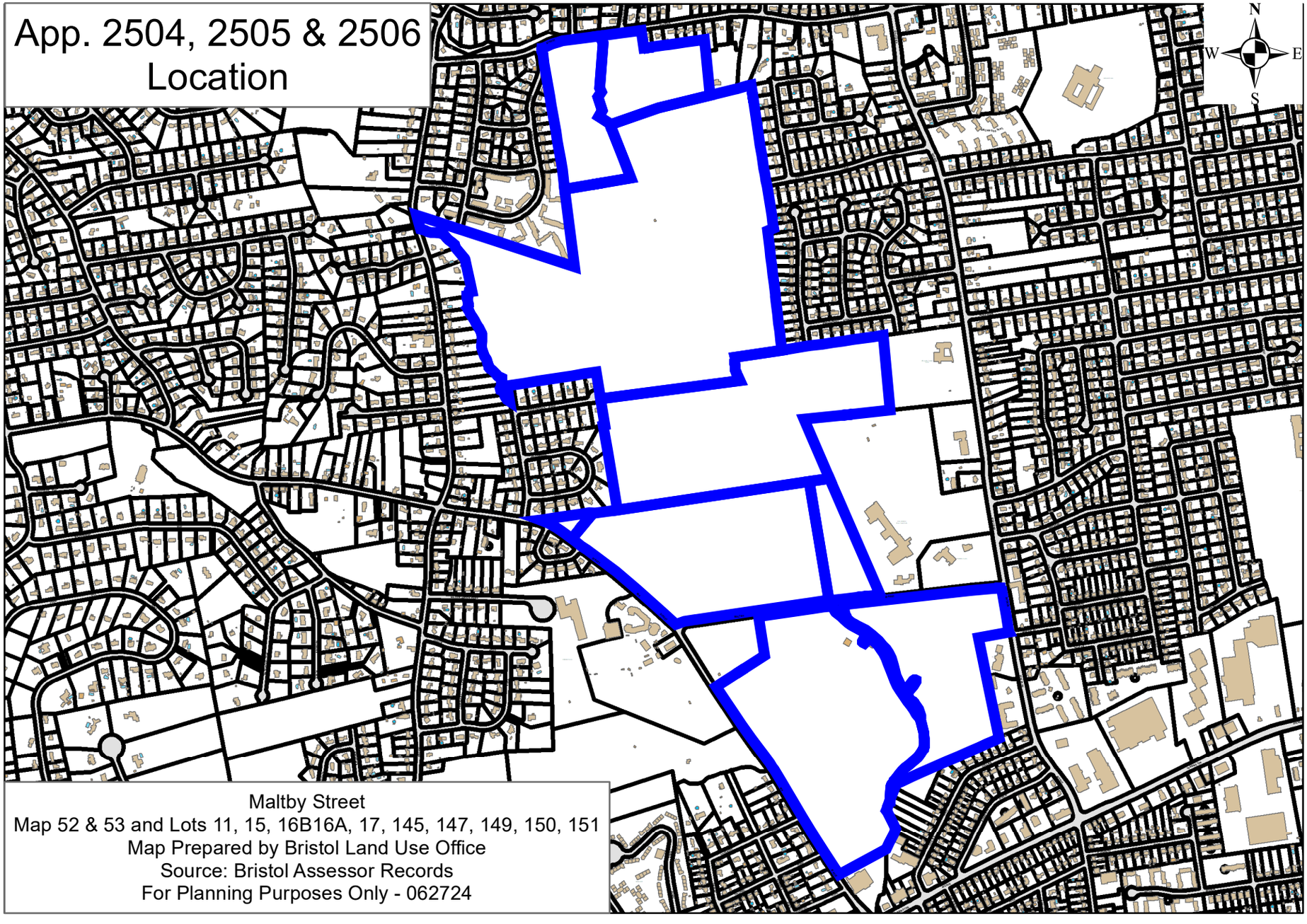
September 26, 2022

App. 2504, 2505 & 2506 Zoning



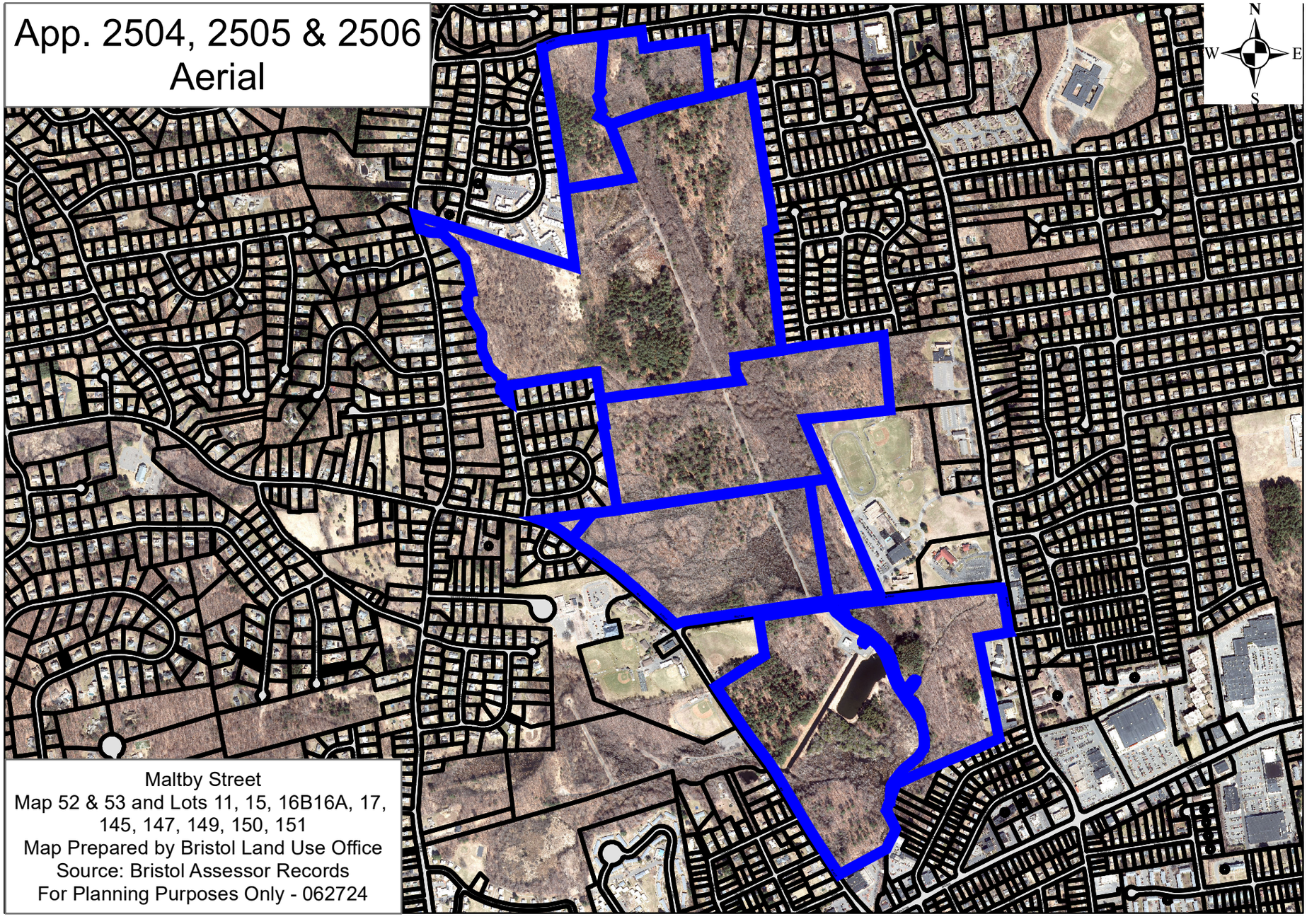
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506 Location

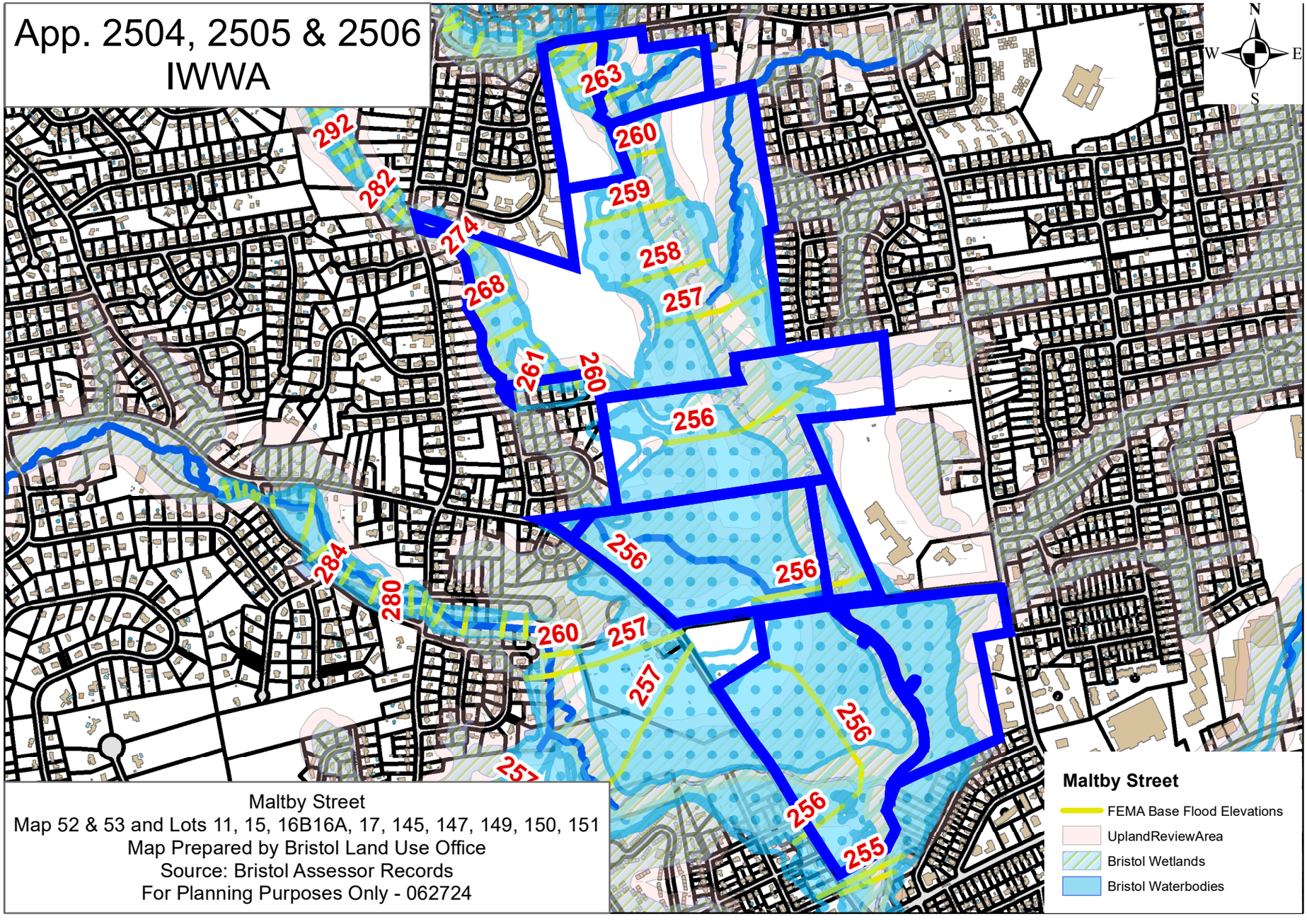


Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506
Aerial



Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724


App. 2504, 2505 & 2506
IWWA
N
W
E
S
263
260
259
258
257
292
282
274
268
261
260
256
256
256
284
280
260
257
257
256
256
255
Maltby Street
FEMA Base Flood Elevations
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

Google Earth


Copper Mine Brook
Polkville Ave Brook
Layers
2D


Copper Mine Brook
Polkville Ave Brook
Field


Copper Mine Brook
Copper Mine Brook
Copper Mine Brook

CITY OF NEW BRITAIN, CONNECTICUT

WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

MAYOR

HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS

MARK E. MORIARTY, P.E.

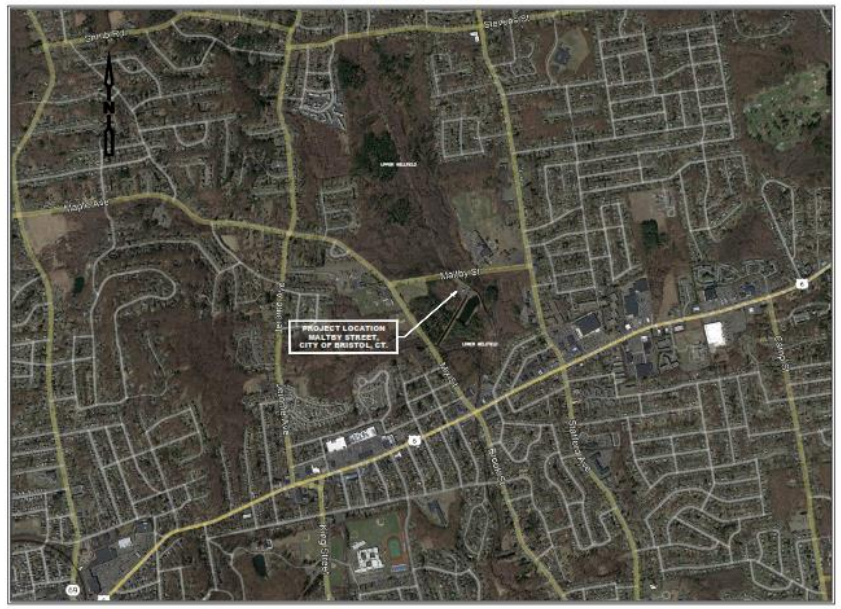
DIRECTOR OF UTILITIES DIVISION

RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION

CHRIS POLKOWSKI

JUNE 2024



LOCATION PLAN

CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water ***Environment*** ***Transportation*** ***Energy*** ***Facilities***

Full Set of Civil Drawings at this Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47022/Full-Set-NBW

Site Plan

CITY OF NEW BRITAIN, CONNECTICUT

WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

MAYOR

HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS

MARK E. MORIARTY, P.E.

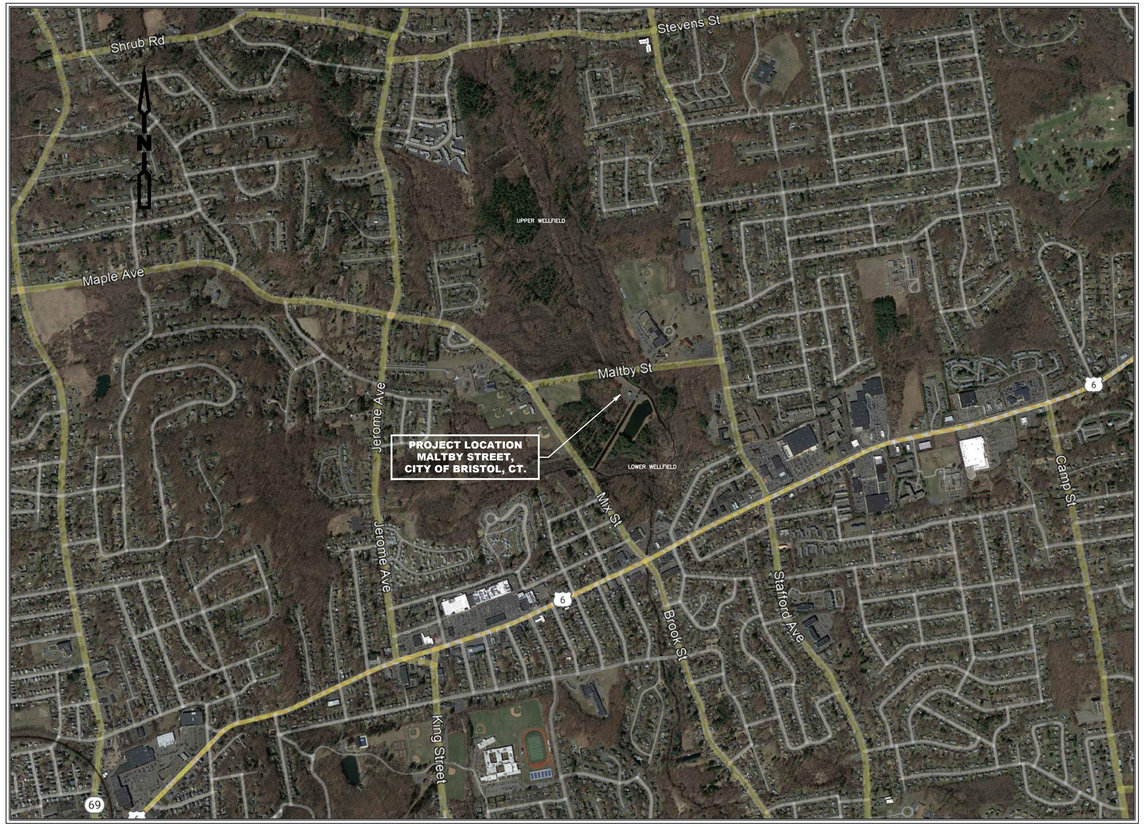
DIRECTOR OF UTILITIES DIVISION

RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION

CHRIS POLKOWSKI

JUNE 2024



LOCATION PLAN

SCALE: 1" = 1000'

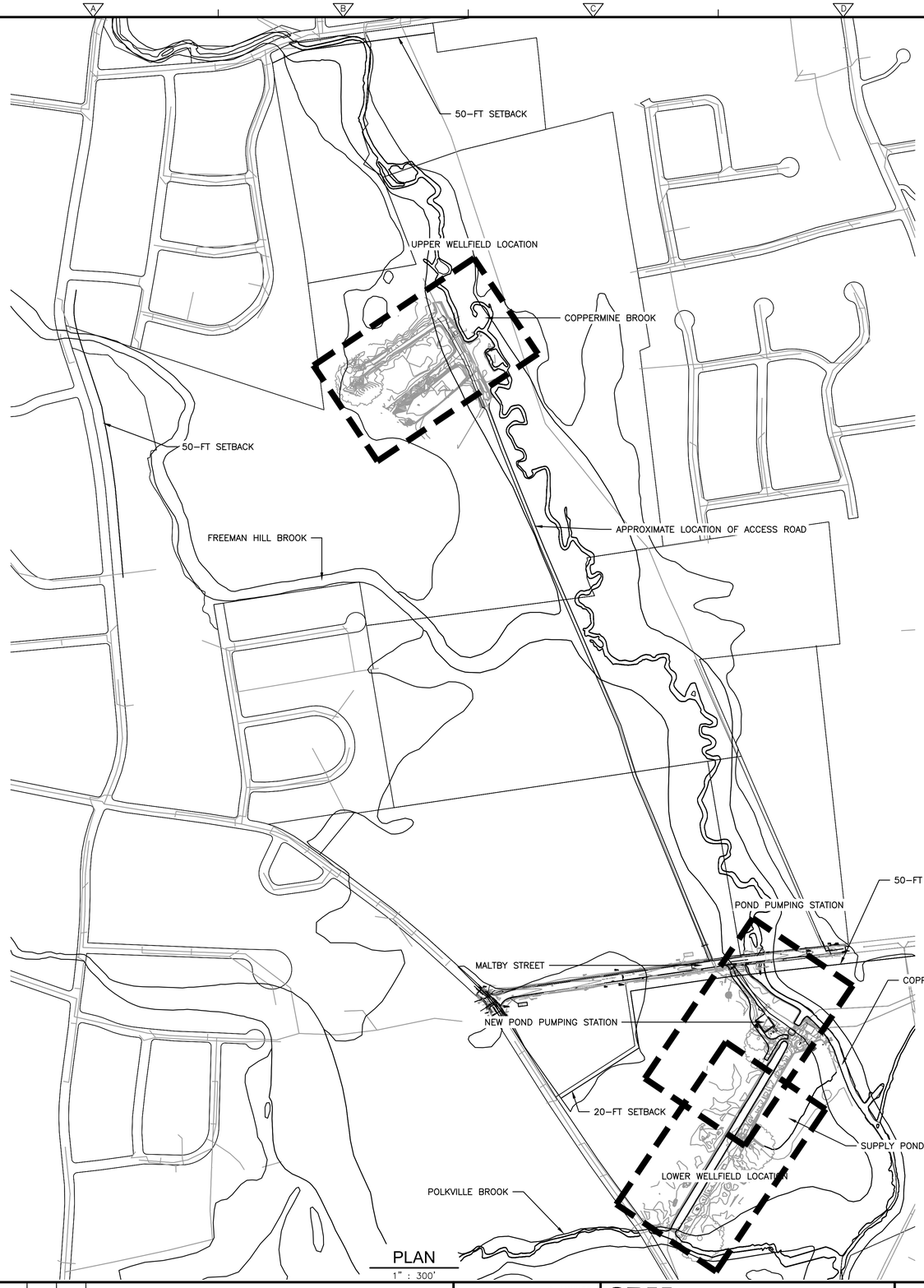
CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water ***Environment*** ***Transportation*** ***Energy*** ***Facilities***

IMAGE OBTAINED FROM GOOGLE EARTH PRO DECEMBER, 2021
Plot Stamp – File: C:\USERS\ENGELSB\DC\ACCDOCS\CDM SMITH INC\10739-264571 – NEW BRITAIN CT WHITE BRIDGE WELL FIELDS AND PS\PROJECT FILES\01 GENERAL (G)\10 CADD\G00DNFCV.DWG Saved by: ENGELSB On: 11-Jan-24 Plotted on: 21-Jun-24 12:54 PM



PLAN
1" : 300'



PLAN
N.T.S.

FLOOD	LOWER WELLFIELD & POND PUMPING STATION ELEVATION (ft)	UPPER WELLFIELD ELEVATION (ft)
0.2% ANNUAL CHANCE FLOOD (500 – YR FLOOD)	256.7	259.7
1% ANNUAL CHANCE FLOOD (100 – YR FLOOD)	255.9	259.0
2% ANNUAL CHANCE FLOOD (50 – YR FLOOD)	255.6	258.6
10% ANNUAL CHANCE FLOOD (10 – YR FLOOD)	253.0	258.0

NOTE: ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED USGS DATUM NAVD88

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

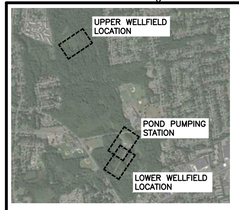
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

OVERALL SITE PLAN

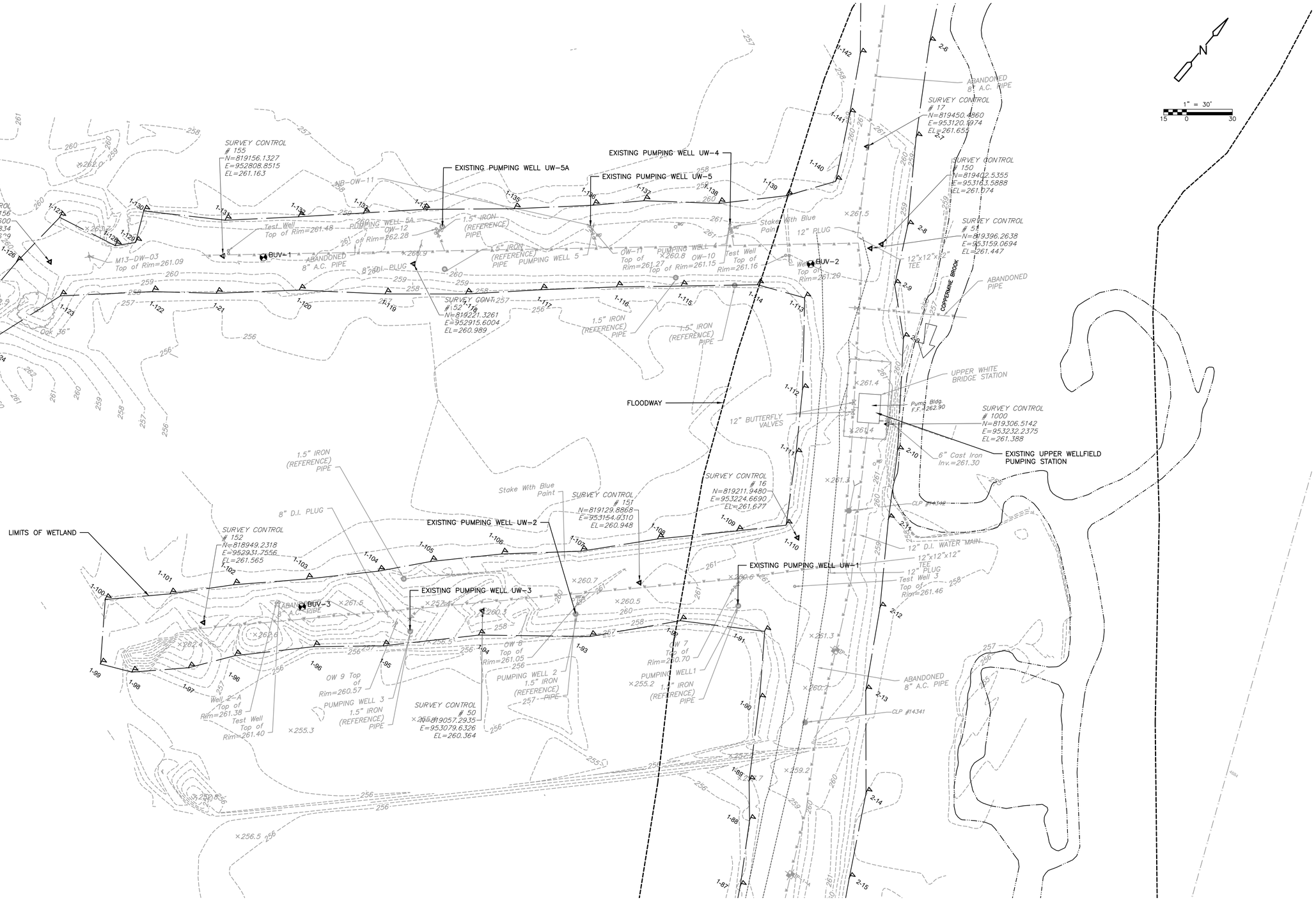
PROJECT NO. 10739–264571
FILE NAME: C002STPL.DWG
SHEET NO.
C-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: [Base Image]
Last saved by: ENGELSB Time: 6/21/2024 1:51:08 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C002STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.



NOTES:

1. AREAS OF THE UPPER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

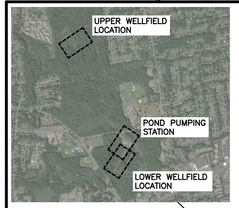
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C003STPL.DWG
SHEET NO.
C-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, 2022-17, Floodway_Floodplain, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:49:41 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C003STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.



NOTES:

1. AREAS OF THE LOWER WELLFIELD AND POND PUMPING STATION ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G.HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

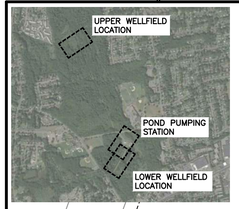
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATIONS
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C004STPL.DWG
SHEET NO.
C-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP000ST, CWP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:43:22 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C004STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

APPROXIMATE LOCATION OF EXISTING GREAT BLUE HERON ROOKERY. SEE GENERAL NOTE 25 ON SHEET C–1 FOR MORE DETAILS

LIMIT OF WETLAND

SURVEY CONTROL # 2567 N=814780.4678 E=954191.2578 EL=249.809

SURVEY CONTROL # 149 N=815074.5860 E=954425.7922 EL=251.494

SURVEY CONTROL # 148 N=815197.8447 E=954516.4738 EL=253.523

SURVEY CONTROL # 147 N=815295.0131 E=954567.0095 EL=251.162

SURVEY CONTROL # 147 N=815295.0131 E=954567.0095 EL=251.292

SURVEY CONTROL # 60 N=815542.7606 E=954587.8219 EL=251.733

SURVEY CONTROL # 31 N=814722.6132 E=954351.2270 EL=251.019

SURVEY CONTROL # 32 N=814962.7770 E=954515.6314 EL=251.406

SURVEY CONTROL # 33 N=815089.6478 E=954688.8275 EL=249.693

SURVEY CONTROL # 44 N=814637.4824 E=954479.1256 EL=248.687

SURVEY CONTROL # 45 N=814631.6821 E=954563.1325 EL=248.503

WELL 9 Upper Rim 250.16
WELL 9–A Upper Rim 250.18
Well 10 Upper Rim=251.81
Well 10–A Upper Rim=251.82
Well 7–A Upper Rim=251.62
Well 7 Upper Rim=251.63
3" Dia. Well Top of Rim=250.88
Well 11 3" Upper Rim=251.62
Well 3" 11–A Upper Rim=252.29
Top of Wall At Spillway=251.4
3" WELL OW–5 Top of Rim=250.43
Test Well 5–A Top of Cap=250.35
Test Well OW–16 Top of Cap=251.91
OW–15 Top of Rim=250.97
Test Well 6A Top of Rim=251.56
Test Well 6A Top of Rim=251.46
NB–OW–14 Old 3" Well Top of Rim=252.60
Top of Frame=251.67
Top of Frame=251.65
Top of Frame=252.55
Top of Frame=252.41
Top of Frame=252.37
Top of Frame=252.43
Top of Frame=252.15
Top of Frame=251.30
Top of Frame=252.20
Top of Frame=252.65
Top of Frame=253.73
Top of Frame=253.20
Top of Frame=253.05
Top of Frame=252.96
Top of Frame=251.42
Existing Well (Typ)
Well 5 stake
BLWF–1
BLWF–3
BLWF–4
BLWF–6
CLP #1021
CLP #10213
CLP #10214
CLP #10216
CANAL
HEADER CAP
ABANDONED PIPE AND WELLS
16" C.I. SUCTION HEADER
6" D.I. WELL CONNECTIONS
SUPPLY POND
48" OAK
FLOODWAY
POLKVILLE BROOK
MATCH LINE SEE SHEET C–4

NOTES:

1. AREAS OF THE LOWER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C–1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

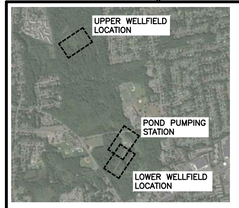
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739–264571
FILE NAME: C005GDPL.DWG
SHEET NO. C-5

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_CWP000ST_Floodway_Floodplain_AWZ001PS – 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022–17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:45:23 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C005GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE HEADER PIPE AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. THE EXISTING UPPER WELLFIELD PUMPING STATION BUILDING TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
3. CONTRACTOR TO INSTALL COMPOST SOCK ON BOTH SIDES OF THE UPPER WELLFIELD ACCESS DRIVEWAY (APPROX. 3,200 LF EACH, NOT SHOWN) TO MALTBY STREET. THE EXISTING ACCESS DRIVEWAY BRIDGE CROSSING OF THE FREEMAN HILL BROOK TO BE PROTECTED DURING CONSTRUCTION.
4. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.

J/C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN

ABANDON EXISTING WELL (TYP). SEE NOTE 1

COMPOST SOCK B/C-24

EXISTING PIPING TO BE ABANDONED IN PLACE

FLOODWAY

DEMOLISH EXISTING UPPER WELLFIELD PUMPING STATION. SEE NOTE 2

REMOVE AND DISPOSE OF EXISTING FENCE

EXISTING TEST WELL TO BE PROTECTED

COMPOST SOCK TO BE INSTALLED DOWN ACCESS DRIVEWAY TO MALTBY STREET. APPROX. 3,200 LF (NOT SHOWN). SEE NOTE 3

COPPER MINE BROOK

ABANDONED 8" A.C. PIPE

UPPER WHITE BRIDGE STATION

Pump Bldg. F.F.=262.90

6" Cast Iron Inv.=261.30

12" D.I. WATER MAIN

12"x12"x12" TEE

12" PLUG

Test Well 3 Top of Rim=261.46

Test Well Top of Rim=261.48

Test Well Top of Rim=261.16

Well 4-A Top of Rim=261.38

Test Well Top of Rim=261.40

M13-OW-13 Top of Rim=261.09

NB-OW-11 Top of Rim=262.28

OW-12 Top of Rim=260.9

OW-11 Top of Rim=261.27

OW-10 Top of Rim=261.15

OW 9 Top of Rim=260.57

OW 8 Top of Rim=261.05

OW 7 Top of Rim=260.70

PUMPING WELL 5

PUMPING WELL 4

PUMPING WELL 3

PUMPING WELL 2

PUMPING WELL1

1.5" IRON (REFERENCE) PIPE

4" DI. PLUG

Stake With Blue Paint

12" BUTTERFLY VALVES

CLP #14341

CLP #14342

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, 2022-17, BORING LOCATIONS] Images: [Base image]
Last saved by: ENGELSB Time: 3/23/2023 10:47:49 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C006STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

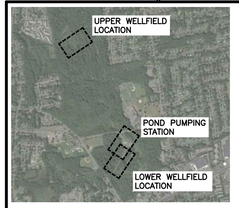
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD
DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C006STPL.DWG
SHEET NO.
C-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN

N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
3. THE EXISTING POND PUMPING STATION BUILDING TO BE DEMOLISHED AT COMPLETION OF NEW POND PUMPING STATION TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
4. THE EXISTING LOWER WELLFIELD PUMPING STATION BUILDING AND FOUNDATION TO BE DEMOLISHED TO ELEVATION 241.2 FT. EXCAVATION LIMITS FOR THE NEW POND PUMPING STATION BUILDING TO APPROXIMATE MIN ELEVATION 241.2 FT. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE DETAIL B ON SHEET C-26 AND SPECIFICATIONS SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
5. THE EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED IN PLACE. THE CONE OF THE EXISTING CAISSON WELL TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE. SEE DETAIL B ON SHEET C-28 AND SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF THE EXISTING CAISSON WELL.
6. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.

REMOVE AND DISPOSE OF EXISTING GATE
REMOVE AND DISPOSE OF EXISTING BIT. CONC. DRIVE
APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN. SEE DETAIL J ON SHEET C-24
REMOVE AND DISPOSE OF OR STOCKPILE FOR REUSE OF TOPSOIL WITHIN LIMITS OF WORK. STOCKPILED TOPSOIL MAY BE AMENDED AND UTILIZED IN AREAS TO BE LOAMED AND SEEDED IN ACCORDANCE WITH SPECIFICATION SECTION 329113 SOIL PREPARATION AS APPROVED BY ENGINEER
REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
16" WATER MAIN TO BE ABANDONED
LIMIT OF AREA OF EXCAVATION FOR NEW PUMPING STATION BUILDING
REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES
EXISTING WATER LINES TO BE ABANDONED IN PLACE. ANY CONFLICTS WITH PROPOSED WORK SHALL BE REMOVED AND DISPOSED OF
EXISTING WELL 8 TO BE ABANDONED. SEE NOTE 1
EXISTING WELL 8-A TO BE ABANDONED. SEE NOTE 1
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
EXISTING ELECTRICAL SHED AND CLP #10218 TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION
REMOVE AND REPLACE TWO CULVERTS
B C-24 COMPOST SOCK
ABANDON EXISTING WELL (TYP). SEE NOTES 1 & 2
B C-24 COMPOST SOCK
EXISTING PIPE TO BE ABANDONED IN PLACE
DECOMMISSION AND ABANDON EXISTING CAISSON WELL. SEE NOTE 5 THIS SHEET AND DETAIL B ON SHEET C-28
REMOVE AND DISPOSE EXISTING MANHOLE (TYP 2).
MATCH LINE SEE SHEET C-8
B C-24 COMPOST SOCK TO BE INSTALLED WEST DOWN MALTBY STREET ON BOTH SIDES TO MIX STREET (APPROXIMATELY 1,200 LF EACH SIDE)
A C-24 STABILIZED CONSTRUCTION ENTRANCE
FLOODWAY WESTERN BOUNDARY
DEMOLISH EXISTING LOWER WELLFIELD PUMPING STATION. SEE NOTE 4
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
B C-24 COMPOST SOCK
FLOODWAY EASTERN BOUNDARY
LIMIT OF REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
DEMOLISH EXISTING GENERATOR AT COMPLETION OF CONSTRUCTION
DEMOLISH EXISTING POND PUMPING STATION AT COMPLETION OF CONSTRUCTION. SEE NOTE 3
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
MALTBY STREET
MALTBY STREET BRIDGE
COPPER MINE BROOK
EXISTING GRAVEL DRIVE
EXISTING LOWER WELLFIELD PUMPING STATION FFE = 253.00
EXISTING POND PUMPING STATION F.F.= 255.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
CANAL
3" Dia. Well Top of Rim=250.88
Well 11 3" Upper Rim=251.62 Well 3" 11-A Upper Rim=252.29
NB-OW-14 Old 3" Well Top of Rim=252.60
BPS-1
BPS-2
BPS-3
BPS-4
BPS-5
BLWF-3
HBLW-1
HBLW-2
CLP #10216
CLP #10218
1" = 30'
15 0 30

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP000ST, CWP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:01:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C007STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

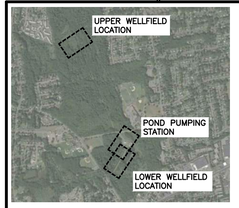
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATIONS DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C007STPL.DWG
SHEET NO. C-7

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
N.T.S.

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

N

1" = 30'
15 0 30

LIMITS OF WETLAND

APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN (J/C-24)

EXISTING TEST WELL TO BE PROTECTED

COMPOST SOCK (B/C-24)

BLWF-1

BLWF-3

BLWF-4

BLWF-6

ABANDON EXISTING WELL (TYP). SEE NOTE 1 & 2

CANAL

LIMIT OF COMPOST SOCK

EXISTING PIPING TO BE ABANDONED IN PLACE

EXISTING WELLS 26 AND 27 TO BE ABANDONED. SEE NOTE 1 AND 2

LIMIT OF FLOODWAY

POLKVILLE BROOK

SUPPLY POND

MATCH LINE SEE SHEET C-7

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AW2001PS – 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/23/2023 11:27:53 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C008GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

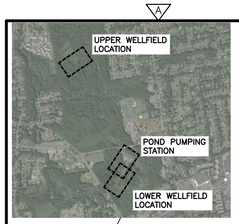
CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

LOWER WELLFIELD DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C008GDPL.DWG
SHEET NO. C-8

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
N.T.S.

LEGEND

- WETLAND FLAG
- BORING

N=819160.92
E=952810.68

N=819369.72
E=953117.58

N=818987.22
E=952965.00

UPPER WELLFIELD WELL NO. 1. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 2. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 3. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

FLOODWAY

B C-27 6-FT HIGH CHAIN LINK FENCE

A C-27 24-FT WIDE DOUBLE-LEAF SWING GATE

EXISTING UPPER WELLFIELD PUMPING STATION

TRENCH FOR PIPING, AND REPAIR TRENCH TO EXISTING CONDITIONS

COPPER MINE BROOK

1" = 30'
15 0 30

XREFs: [CDMS_2436_XSVPL000_Floodway_Floodplain_2022-17, BORING LOCATIONS, CWP000ST, AW2001PS - 2D Process Export, CYFPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:48:51 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C009STPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

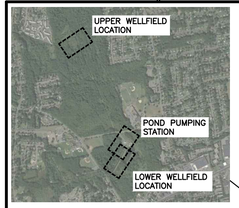
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C009STPL.DWG
SHEET NO. C-9

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
N.T.S.

LEGEND

- BITUMINOUS CONCRETE
- INFILTRATION TRENCH
- CONCRETE WALKWAY
- DETENTION BASIN
- CHAIN LINK FENCE
- STEEL BEAM GUARDRAIL
- WETLAND FLAG
- BORING

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

LIMITS OF WETLAND

SURVEY CONTROL # 60 N=815542.7606 E=954587.8219 EL=251.733

3" Dia. Well Top of Rim=250.88

SURVEY CONTROL # 147 N=815295.0131 E=954567.0095 EL=251.162

SURVEY CONTROL # 148 N=815295.0131 E=954567.0095 EL=251.292

×250.5

×249.5

A C–27 24–FT WIDE DOUBLE–LEAF SWING GATE

Well 11 3" Upper Rim=251.62 Well 3" 11–A Upper Rim=252.29

BLWF–3

CLP #10217

CLP #10216

MATCH LINE SEE SHEET C–11

CANAL

NB–OW–14 Old 3" Well Top of Rim=252.60 Frame=253.20

Top of Frame=253.73

Top of Frame=253.05

Top of Frame=252.96

Existing Well (Typ.) Top of Frame=251.45

Top of Frame=253.26

Top of Frame=252.20

SUPPLY POND

16" C.I. SUCTION HEADER

6" D.I. WELL CONNECTIONS

RESOURCE IMPACTS TABLE		
PERMANENT IMPACT WETLAND		220 S.F.

LIMIT OF METAL BEAM RAIL

LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH

50–FT FRONT YARD SETBACK

put setback lines in red

16" WATER MAIN

N=816028.56 E=954636.04

BPS–1

NEW BRITAIN WATER DEPARTMENT LOT 53-145 (ZONE R-40) AREA: 50.38 ACRES

J C–26 BIT CONC. ACCESS DRIVE

HBLW–1

C C–26 3 FT WIDE GRAVEL INFILTRATION TRENCH

BPS–3

LIMITS OF WETLAND

HBLW–2

N=815815.04 E=954723.44

BPS–2

N=815805.58 E=954749.03

6.5-foot high

B C–27 6.5–FT HIGH CHAIN LINK FENCE

BUILDING ENTRANCE/EXIT

A C–25 METAL BEAM RAIL

BUILDING ENTRANCE/EXIT

L C–26 5 FT WIDE CONCRETE WALK

N=815745.97 E=954792.91

TEMPORARY SWITCHBOARD

LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH

LIMIT OF METAL BEAM RAIL

N=815665.20 E=954833.75

BUILDING ENTRANCE/EXIT

NEW POND PUMPING STATION FFE = 258' 56'Lx72'Wx25'H

BPS–5

BPS–4

×251.6

LIMIT OF METAL BEAM RAIL

LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH

LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH

C C–28 3 FT WIDE GRAVEL INFILTRATION TRENCH

A C–27 24–FT WIDE DOUBLE–LEAF SWING GATE

HYDRANT

LOAM AND SEED DISTURBED AREA

220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.

RIPRAP

PLUGGED 6" C.I. SECTION ABANDONED IN PLACE

6" BUTTERFLY Hydrant Valve

2"Dia. Top of Frame=258.26

2"Dia. Top of Frame=252.43

Top of Catch Basin Grate=252.63

30x Concrete Encased with Underdrain

NEW BRITAIN WATER DEPARTMENT LOT 53-147 (ZONE R-40) AREA: 25.8 ACRES

EXISTING POND PUMPING STATION TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION 37'L X 42' W X 26'H

LIMIT OF METAL BEAM RAIL

N=815900.69 E=954734.73

FLOODWAY

N=815870.26 E=954771.18

show dimensions of parking space

LIMIT OF METAL BEAM RAIL

N=815860.24 E=954792.16

SEGMENTAL BLOCK RETAINING WALL E C–27

FUTURE MAU–1 SEE HVAC DRAWINGS SET AT ELEVATION 258.5'

BUILDING ENTRANCE/EXIT

N=815820.57 E=954836.35

ROOF LEADER OUTLET SET AT ELEVATION 252.0'

RIPRAP APRON E C–26

BUILDING ENTRANCE/EXIT

EXISTING LOWER WELLFIELD WELL PUMPING STATION TO BE DEMOLISHED 50'H X 50'W X 26'H

LOCATION OF GENERATOR

24–FT WIDE DOUBLE–LEAF SWING GATE A C–27

FLOODWAY – WESTERN BOUNDARY

FLOODWAY – EASTERN BOUNDARY

EDGE OF STREAM

PAD–MOUNTED UTILITY TRANSFORMER

METAL BEAM RAIL A C–28

LIMIT OF BIT. CONC. ACCESS DRIVE

24–FT WIDE DOUBLE–LEAF SWING GATE A C–27

LIMIT OF METAL BEAM RAIL

24–FT WIDE DOUBLE–LEAF SWING GATE A C–27

NEW BRITAIN WATER DEPARTMENT LOT 53-149 (ZONE R-40) AREA: 6.8 ACRES

6.5-foot high

20–FT SIDE YARD SETBACK

6.5–FT HIGH CHAIN LINK FENCE B C–27

METAL BEAM RAIL A C–25

LIMIT OF METAL BEAM RAIL

LIMIT OF METAL BEAM RAIL

LIMIT OF METAL BEAM RAIL

VEHICLE CONTROL GATE

24–FT WIDE DOUBLE–LEAF SWING GATE A C–27

fix leaders

NEW BRITAIN WATER DEPARTMENT LOT 53-150 (ZONE R-40) AREA: 39.9 ACRES

scale this back to existing

SURVEY CONTROL # 91 N=816091.6711 E=954678.5708 EL=256.530

SURVEY CONTROL # 92 N=816091.7206 E=954678.5611 EL=256.439

SURVEY CONTROL # 93 N=816144.3791 E=954804.3858 EL=256.979

MALTBY STREET

COPPER MINE BROOK

N

1" = 30'

15 0 30

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

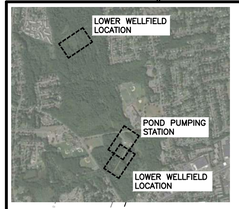
POND PUMPING STATION LAYOUT AND MATERIALS PLAN

PROJECT NO. 10739–264571
FILE NAME: C010GDPL.DWG

SHEET NO.
C-10

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export, CEP000ST, XSVPLI000, BORING LOCATIONS, 2022–17, CYPWP001] [Images: [Base Image]
Last saved by: ENGELSB Time: 6/24/2024 3:23:04 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C010GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND
- WETLAND FLAG
- BORING

50-FT FRONT YARD SETBACK

LOWER WELLFIELD WELL NO. 1. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

N=814826.21
E=954295.69

LOWER WELLFIELD WELL NO. 2. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

N=814966.07
E=954566.76

LOWER WELLFIELD WELL NO. 3. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

N=815489.21
E=954705.31

LOWER WELLFIELD WELL NO. 4. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

N=814809.95
E=954461.28

LOWER WELLFIELD WELL NO. 5. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

LOWER WELLFIELD WELL NO. 6. WELL CAP SET AT ELEVATION 259. SEE SHEET C-16 FOR WELL LOCATION

N=815118.36
E=954657.81

B / C-27 6-FT HIGH CHAIN LINK FENCE

C / C-27 6-FT WIDE PEDESTRIAN SWING GATE

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

LOAM AND SEED ALL DISTURBED AREAS

LOAM AND SEED ALL WELL BERMS, TYP.

3,003 SF OF PERMANENT IMPACT TO VEGETATED WETLANDS

1,320 SF OF PERMANENT IMPACT TO VEGETATED WETLANDS

358 SF OF PERMANENT IMPACT TO VEGETATED WETLANDS

CANAL

SUPPLY POND

POLKVILLE BROOK

ABANDONED PIPE AND WELLS

HEADER CAP

16" C.I. SUCTION HEADER

6" D.I. WELL CONNECTIONS

MATCH LINE SEE PUMPING STATION SHEETS

1" = 30'
15 0 30

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17, CYPWP001, EWP001ST] Images: [Base Image]
Last saved by: ENGELSB Time: 5/3/2024 9:38:49 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C011GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

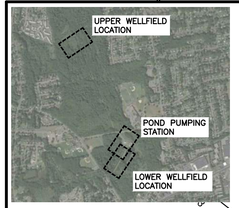
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

LOWER WELLFIELD LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C011GDPL.DWG

SHEET NO.
C-11

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
N.T.S.

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

10,357 SF OF PERMANENT IMPACT TO VEGETATED WETLANDS

NEW POND PUMPING STATION FFE = 258'

ROOFLEADER OUTLET SET AT ELEVATION 252.0' (E C-26)

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

MATCH EXISTING GRADE

MATCH LINE SEE LOWER WELLFIELD SHEETS

CANAL

SUPPLY POND

Edge of Pavement

MALTBY STREET

COPPER MINE BROOK

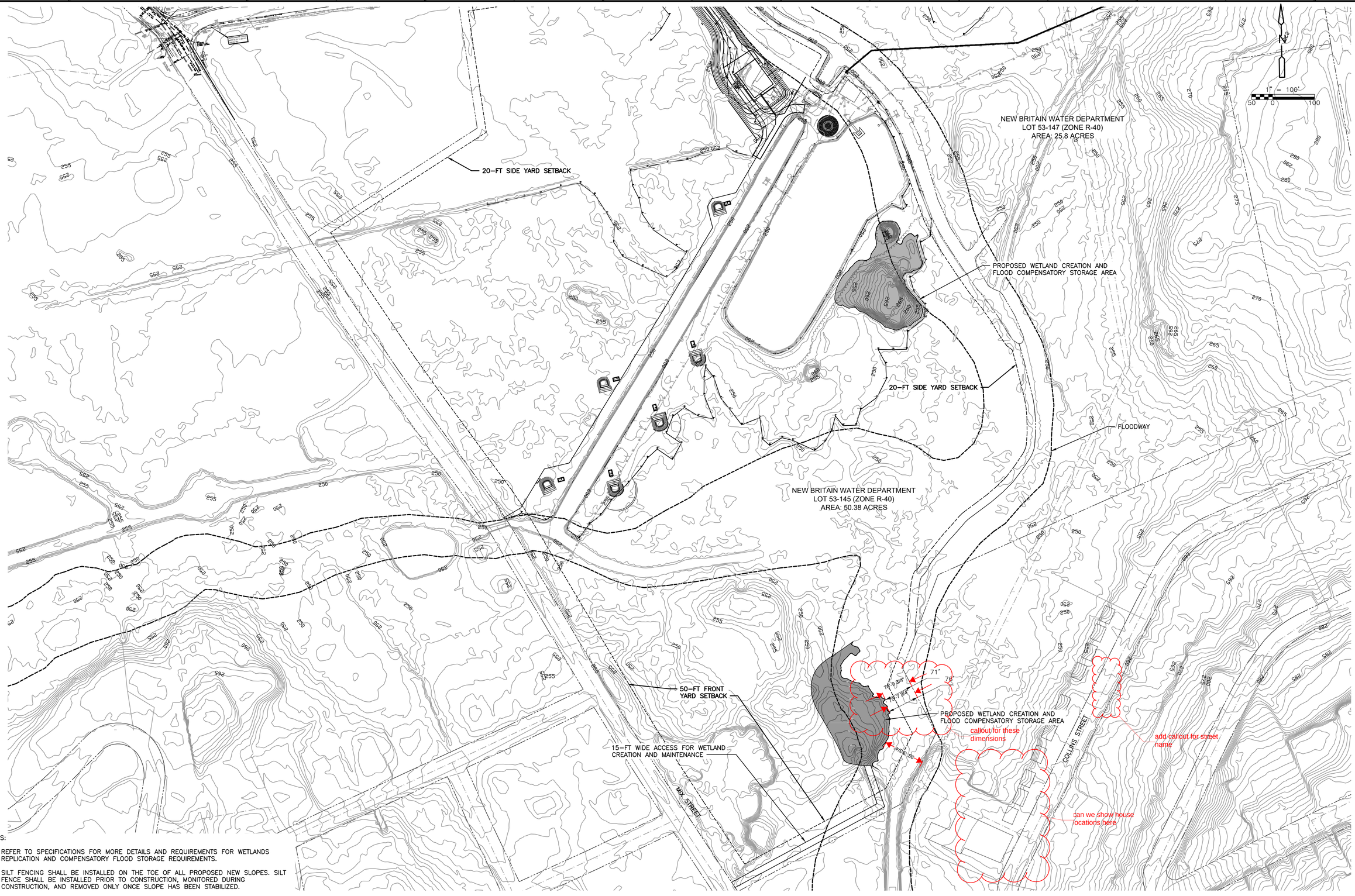
MALTBY STREET BRIDGE

COPPER MINE BROOK

N

1" = 30'
15 0 30

BPS-1
BPS-2
BPS-3
BPS-4
BPS-5
HBLW-1
HBLW-2
BLDWF-3
CLP #10216
Well 8 Top of Rim=249.80
Well 8-A Top of Rim=251.41
Well 11 3" Upper Rim=251.62
Well 3" 11-A Upper Rim=252.29
3" Dia. Well Top of Rim=250.88
NB-OW-14 Old 3" Well Top of Rim=252.60
NB-OW-1 Top of Frame=253.20
Existing Well (Typ)
Top of Frame=251.48
Top of Frame=252.96
Top of Frame=253.05
Top of Frame=253.73
Top of Frame=252.20
Top of Frame=251.56
12" Dia. Monitoring Well Top of Frame=252.43
PLUGGED 16" C.I. SECTION ABANDONED IN PLACE
6" D.I. WELL CONNECTIONS
16" C.I. SUCTION HEADER
16" D.I. SUCTION HEADER
20" PE WATER MAIN
6" D.I. COPPER SERVICE
ABANDONED 16" D.I. SUCTION HEADER
SISTER MAPLES 10"
Gate
36" DIP
Manhole 2'Dia. Top of Frame=258.26
Catch Basin 2'Dia. Top of Frame=252.43
Top of Frame=252.43
Top of Frame=252.7
Top of Frame=252.6
Top of Frame=252.5
Top of Frame=252.4
Top of Frame=252.3
Top of Frame=252.2
Top of Frame=252.1
Top of Frame=252.0
Top of Frame=251.9
Top of Frame=251.8
Top of Frame=251.7
Top of Frame=251.6
Top of Frame=251.5
Top of



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GARLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

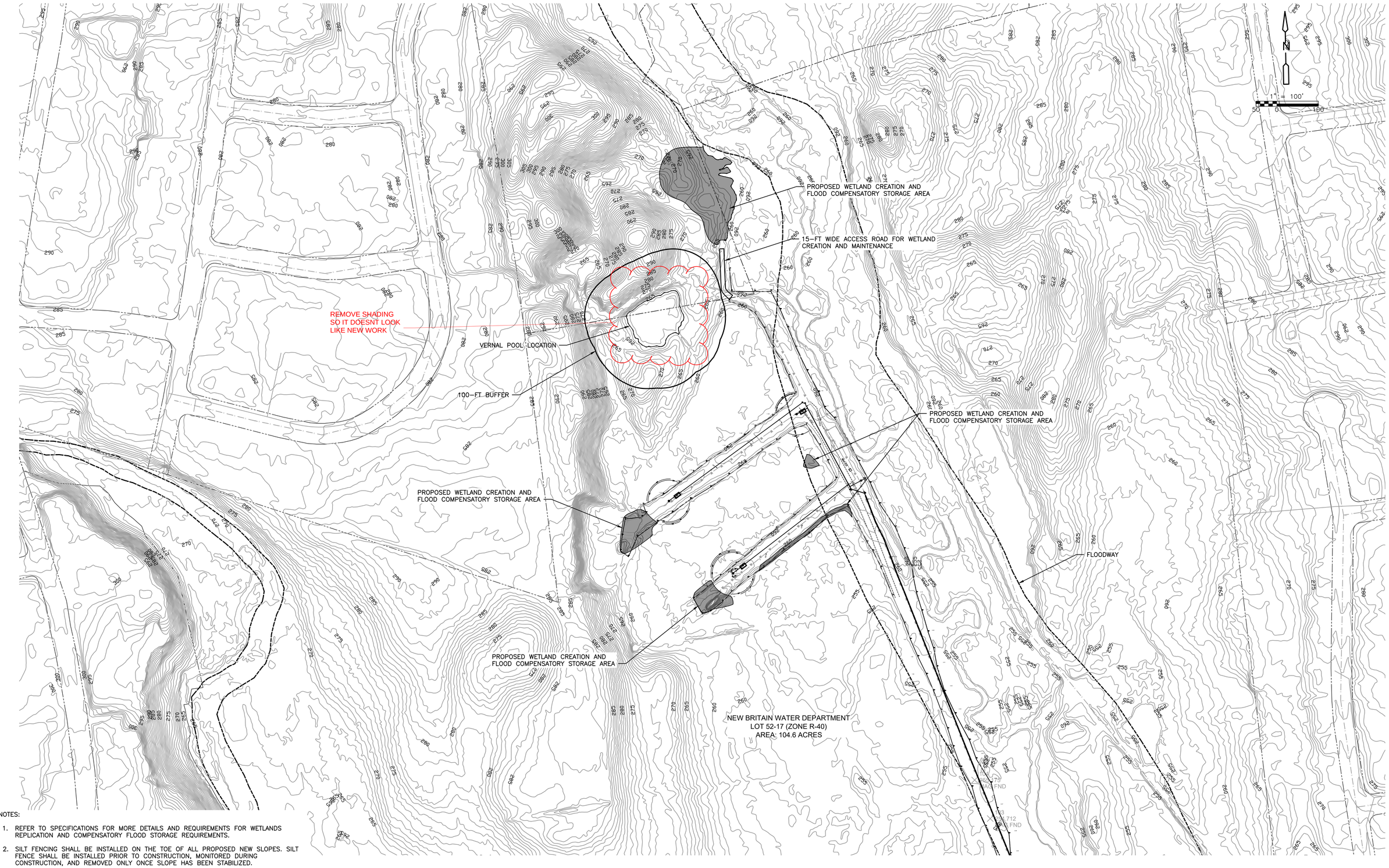
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN I

PROJECT NO. 10739-264571
FILE NAME: C013STPL.DWG
SHEET NO. C-13

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP0005T, CWP0005T, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/24/2024 3:43:46 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-13.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

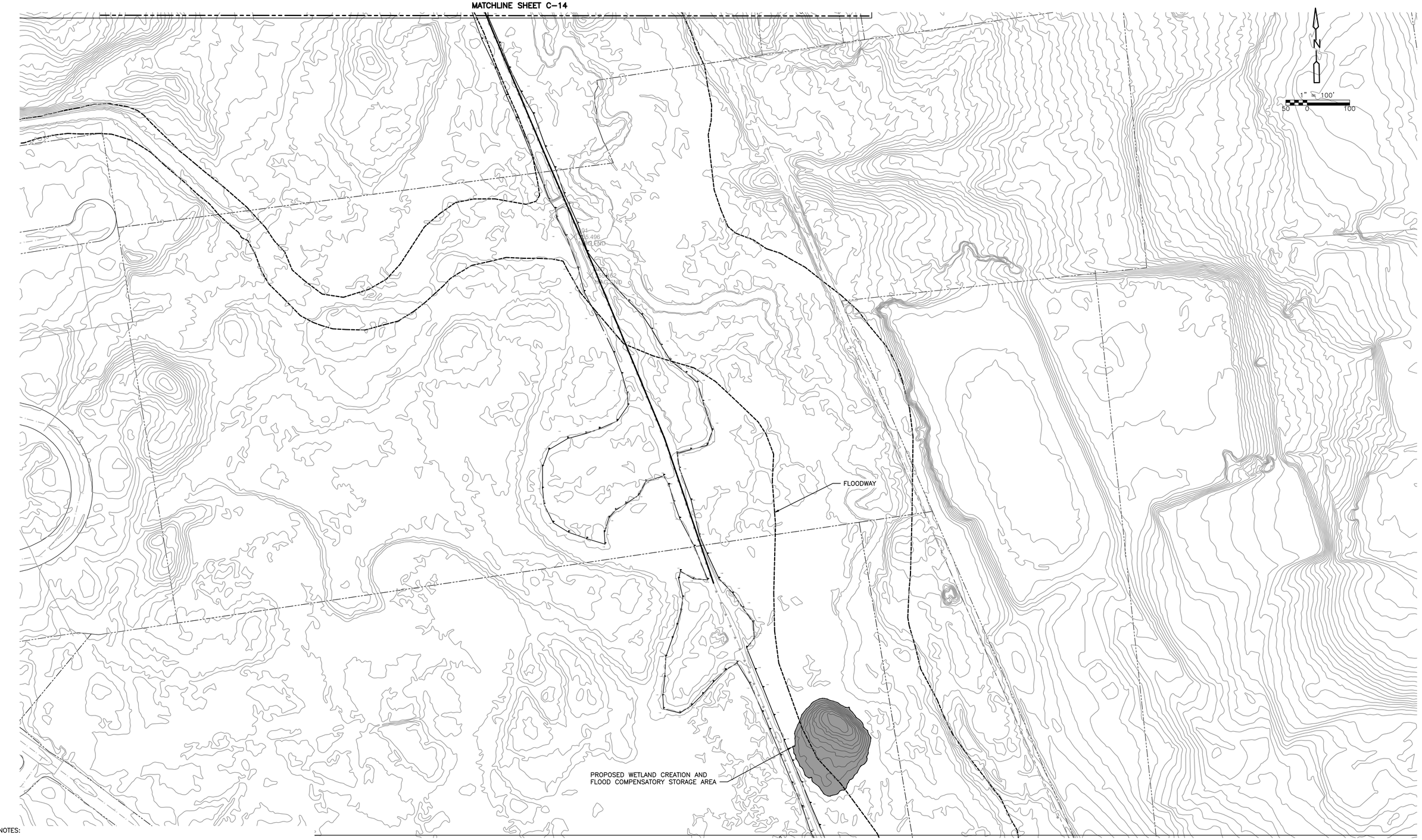
WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN II

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO. C-14

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, Floodway_Floodplain, CEP000ST, CMP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/21/2024 4:26:37 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-14.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, XSPL000, Floodway_Floodplain_CEP000ST, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:26:42 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C014STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

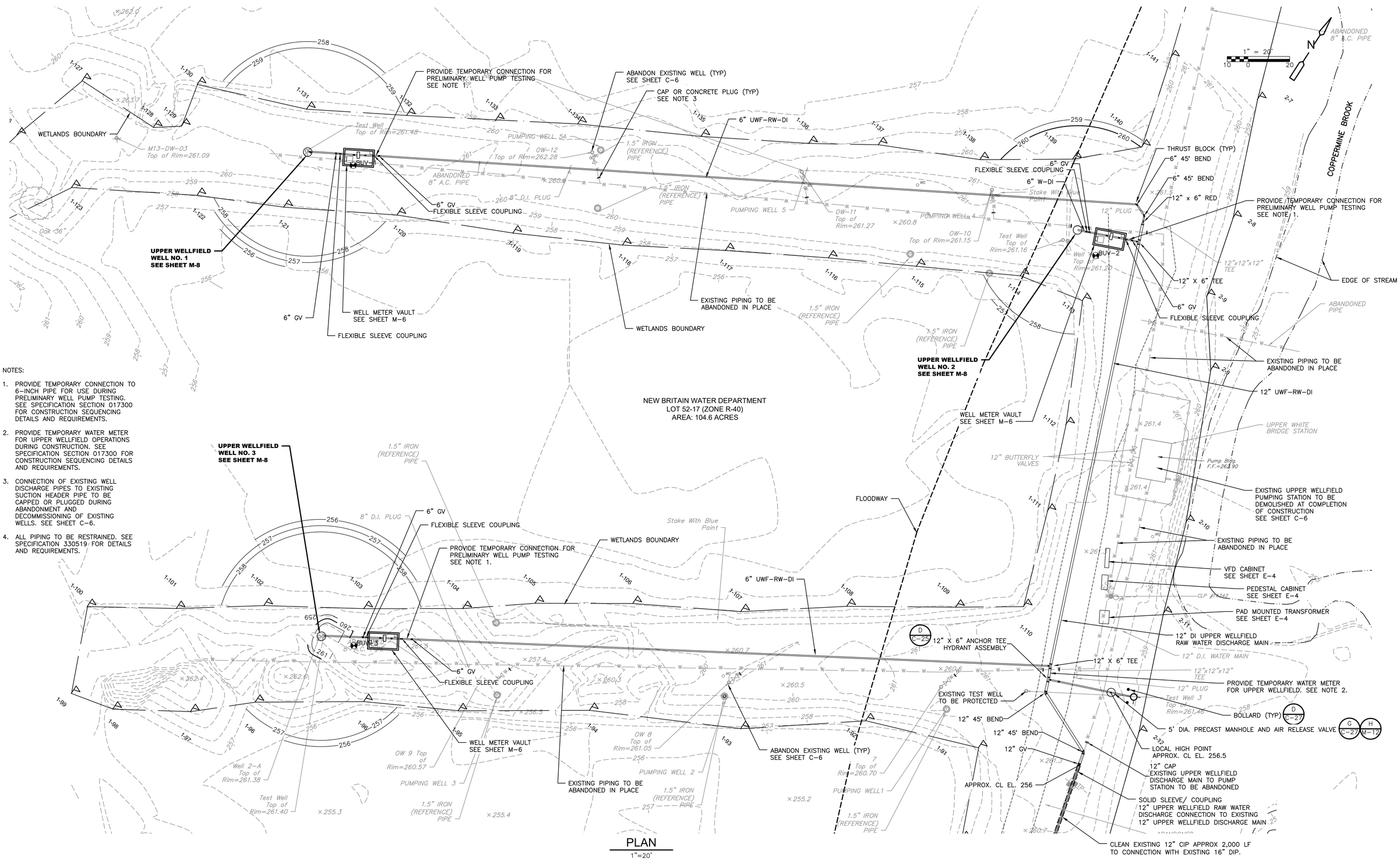
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN III

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO.
C-14A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 3/23/2023 1:36:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C015YPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
1"=20'

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6-INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. PROVIDE TEMPORARY WATER METER FOR UPPER WELLFIELD OPERATIONS DURING CONSTRUCTION. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C-6.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

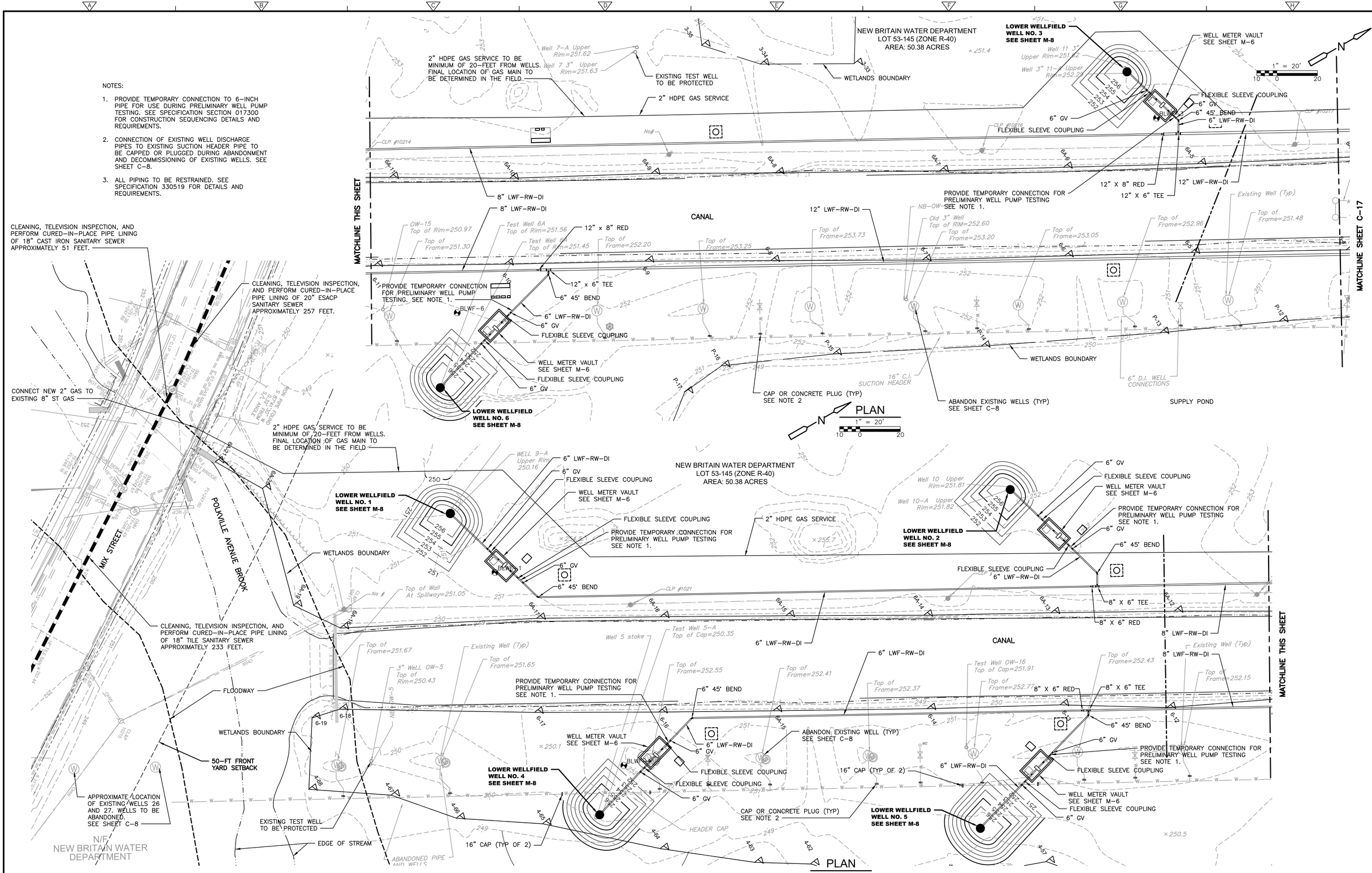
UPPER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739-264571
FILE NAME: C015YPPL.DWG
SHEET NO. C-15

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6–INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C–8.
3. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

LOWER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739–264571
FILE NAME: C016YPPL.DWG
SHEET NO. C-16

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 1/11/2024 10:28:30 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C016YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

MATCHLINE SHEET C-16

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 16-INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C-7.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

N

1" = 20'
10 0 20

NEW BRITAIN WATER DEPARTMENT
LOT 53-145 (ZONE R-40)
AREA: 50.38 ACRES

PROTECT EXISTING 12" WATER MAIN
ABANDON EXISTING WELLS (TYP) SEE SHEET C-7
WETLANDS BOUNDARY
EXISTING PIPING TO BE ABANDONED IN PLACE
730 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
CAP OR CONCRETE PLUG (TYP) SEE NOTE 3
D C-25 12" X 6" ANCHOR TEE HYDRANT ASSEMBLY
12" 45° VERTICAL BEND (TYP OF 4)
12" LW-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
30" 45° VERTICAL BEND (TYP OF 4)
30" P-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
16" CAP (TYP OF 3)
16" BFV TO BE REMOVED
EXISTING MAIN TO BE CAPPED
EXISTING CAISSON WELL AND PIPING TO BE ABANDONED
30" P-RW-DI (℄ EL. 237.52)
REMOVE AND DISPOSE EXISTING MANHOLE (TYP OF 2)
G C-27 5' DIAMETER PRECAST MANHOLE
H M-12 AIR RELEASE VALVE
CONNECT TO EXISTING PIPING
INSTALL RIPRAP APRON AROUND INTAKE STRUCTURE APPROXIMATELY 2-FT TALL BY 5-FT WIDE
EXISTING STEEL INTAKE STRUCTURE SCREENS TO BE REPLACED WITH STAINLESS STEEL SCREENS. MATCH EXISTING DIMENSIONS, SCREEN OPENINGS, AND REINFORCING BARS. MOUNT IN EXISTING SPACE WITH SIMILAR HARDWARE. APPROXIMATELY 9-FT HIGH BY 9.5-FT WIDE; CLEAR SCREEN OPENINGS APPROXIMATELY 0.5-IN SPACING. TYP 2 SIDES.
220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
(TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
D C-25 36" X 6" ANCHOR TEE HYDRANT ASSEMBLY
F C-25 SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" WATER MAIN
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 36" W-CI FOR FINAL CONNECTION
WETLANDS BOUNDARY
FLOODWAY EASTERN BOUNDARY
36" W-CI (TO STAFFORD AVE)
EXISTING POND PUMPING STATION FF=253.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
FUTURE WORK CLEAN, INSPECT, AND CIPP LINE EXISTING 20" PIPE TO STAFFORD AVENUE (APPROX. 1,200 LF) (TO STAFFORD AVE)
MATCHLINE SHEET C-19
FLOODWAY WESTERN BOUNDARY
SUPPLY POND
COPPERMINE BROOK
CANAL
12" Dia.MH Top of Frame=251.42
NB-OW-13
Observation Well Elevation=252.00
Top of Frame=252.12
Top of Frame=252.61
MH Hatch 2'Dia. Top of Frame=258.26
PLUGGED 16" C.I. SECTION ABANDONED
30" C.M.P. F.E. Inv.=247.28
Conc.Structure with Metal Grate Top of Grate=252.36
Top Concrete Wall At Inlet=251.95
INLET SCREEN AND EQUALIZER APPROX CL EL 244.6 (MATCH EXISTING)
MH Hatch 2'Dia. Top of Frame=252.32
MH Hatch 2'Dia. Top of Frame=252.43
30" P-RW-DI (℄ E. 240)
16" GV WITH POST INDICATOR (TYP OF 3)
12" GV
12" LWF-RW-DI
16" LWF-RW-DI APPROX CL EL 245
16" X 12" TEE
30" P-RW-DI (℄ EL. 238.05)
30"X24" RED
24" CAP
CAP
36" CAP
36" TEE (APPROX CL EL 243.8 (MATCH EXISTING)
CAP EXISTING 20" WATER MAIN
6'x4' Conc. Inv=245.50
6'x4' Conc. Inv=245.60
6'x4' Conc. Inv=245.53
6'x4' Conc. Inv=245.50
30k Generator with Underground Conduit
CAP AND THRUST BLOCK FOR TEMPORARY DEAD END
FUTURE WORK 20" X 6" ANCHOR TEE HYDRANT ASSEMBLY
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 20" W-CI FOR FINAL CONNECTION
36" CAP (TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
TEMPORARY SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" PUMP STATION DISCHARGE MAIN
12" X 6" ANCHOR TEE HYDRANT ASSEMBLY D C-25
2" HDPE GAS SERVICE
BOLLARD (TYP) D C-27
INLET SCREEN AND GATE VALVE
EXISTING OBSERVATION WELLS 8 AND 8A TO BE ABANDONED SEE SHEET C-7
16" 45° BEND (℄ EL. 250.20)
6" 45° BEND (TYP OF 4)
2" W-CU
6" W-DI
30" POND RAW WATER INTAKE (℄ EL. 234.44)
30" 90° BEND
30" X 20" TEE (3)
30" W-DI
16" 22.5° BEND (℄ EL. 250.20)
PREFABRICATED SANITARY SEWER GRINDER PUMPING STATION
TOP ELEV APPROX 258; TANK INVERT ELEV APPROX 248.5
4" INLET APPROX INV 251.5; 1.25" SAN-HDPE PUMPED OUTLET APPROX CL 252.5
20" MJ BFV WITH EXTENDED NECK AND HANDWHEEL OPERATOR (3)
16" BFV
16" 45° BEND (℄ EL. 250.20)
16" LWF-RW-DI (LOWER WELLFIELD RAW WATER MAIN) (APPROX. ℄ EL. 250.20)
EXISTING LOWER WELLFIELD PUMPING STATION FF=253.00 (TO BE DEMOLISHED) SEE SHEET C-7
EXISTING 16" DI WATER MAIN TO BE REMOVED SEE SHEET C-7
6" 45° BEND
1.25" SAN-HDPE LOCAL HIGH POINT, APPROX. CL EL 253
4' DIA. MANHOLE G C-27 AND AIR RELEASE VALVE AS SPECIFIED
WETLANDS BOUNDARY
PROPOSED POND PUMPING STATION FFE 258.00 SEE SHEET M-2
HYDRANT ASSEMBLY D C-25
16" CAP
EXISTING 16" DI WATER MAIN TO BE ABANDONED IN PLACE
BORING LOCATION (TYP) SEE NOTE 2 THIS SHEET
SEGMENTAL BLOCK RETAINING WALL E C-27
6" 45° BEND
1.25" SAN-HDPE (APPROX. ℄ EL. 252.5)
6" W-DI
2" W-CU
16" UWF-RW-DI
TEST PIT LOCATION (TYP) SEE NOTE 2 THIS SHEET
MATCHLINE SHEET C-18C
6" GAS TO EMERGENCY GENERATOR
24" PUMPED POND RAW WATER (APPROX. ℄ EL. 252.17)
24" 22.5° BEND (DN)
4" DI ROOF DRAIN D C-26
16" LWF-RW-DI TO BE INSTALLED ABOVE 30" P-RW-DI
EXISTING CORRUGATED METAL PIPE CULVERTS TO BE REPLACED WITH CONCRETE CULVERT AND CULVERT ENDS (MATCH EXISTING INVERTS) K C-26
36" 45° VERTICAL BEND (TYP OF 4)
16" 45° VERTICAL BEND (TYP OF 4)
36" W-DI AND 16" W-DI TO BE INSTALLED BELOW EXISTING CONCRETE CULVERTS
Well 8-A Top of Rim=251.41
Well 8 Top of Rim=244.84
16" 45° BEND
16" BFV
Gate with Bollard
16" LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN (APPROX. ℄ EL. 250.20)
16" 90° BEND (DN)
16" 45° BEND
16"-LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN TO BE INSTALLED ABOVE 16"-UWF-RW-DI
36" PUMPED POND AND UPPER WELLFIELD RAW WATER (℄ EL. 245.50)
16" LOWER WELLFIELD (APPROX. ℄ EL. 246.33) (FUTURE TREATED POTABLE) WATER MAIN
LOWER WELLFIELD RAW WATER BACKFLOW PREVENTION ASSEMBLY (SEE SHEET M-7)
BOLLARD (TYP) D C-27
PROVIDE TEMPORARY CONNECTION FOR PRELIMINARY WELL PUMP TESTING. SEE NOTE 1.
SPACE FOR FUTURE LOWER WELLFIELD FINISHED WATER CHLORINE CONTACT TIME PIPE LOOP
36" X 16" TEE
1,197 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
EDGE OF STREAM
COPPERMINE BROOK
16" W-DI MAIN
20" DI WATER MAIN
1" DI COPPER SERVICE
16" D.I. SUCTION HEADER
ABANDONED PIPE
36" C.M.P. F.E. Inv.=247.00
HBLW-1
HBLW-2
HBLW-3
BPS-2
BPS-3
BM 253.0
BM 252.0
BM 252.4
BM 252.0
BM 257.4
BM 252.0

PLAN
1" = 20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

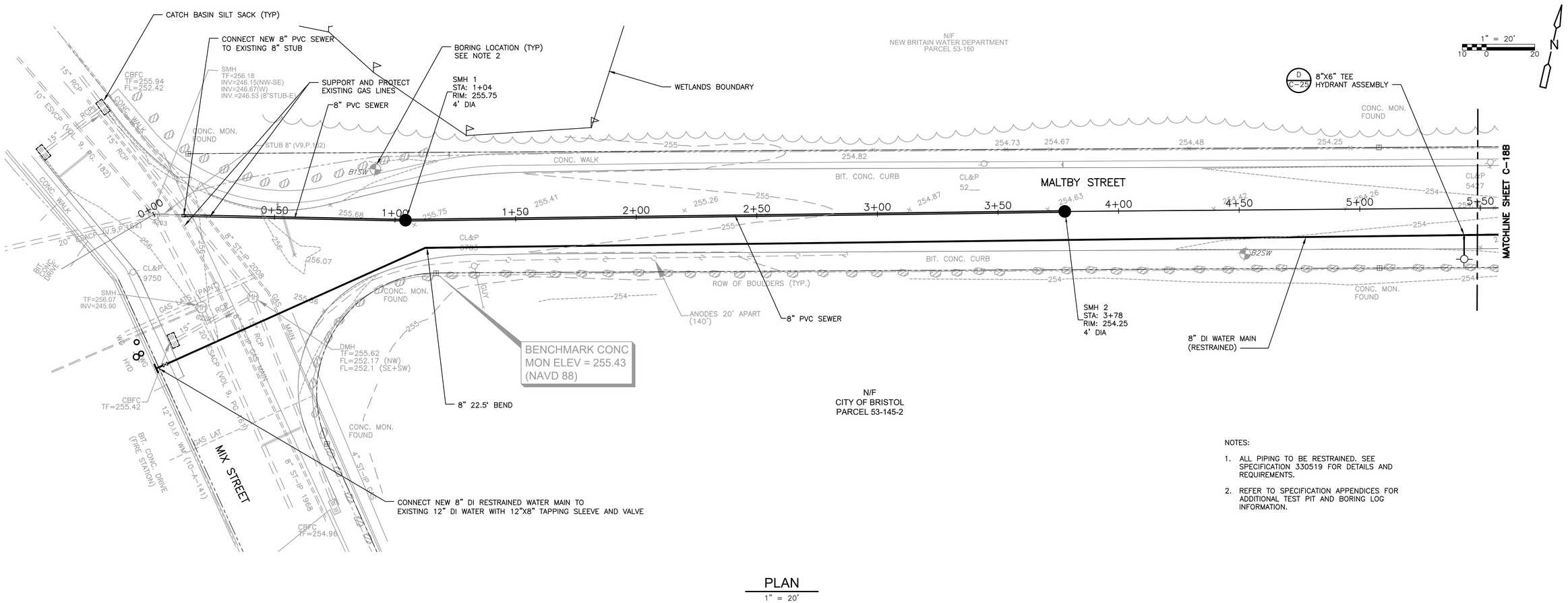
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

POND PUMPING STATION YARD PIPING PLAN

PROJECT NO. 10739-264571
FILE NAME: C017YPPL.DWG
SHEET NO. C-17

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 5/3/2024 10:09:12 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C017YPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

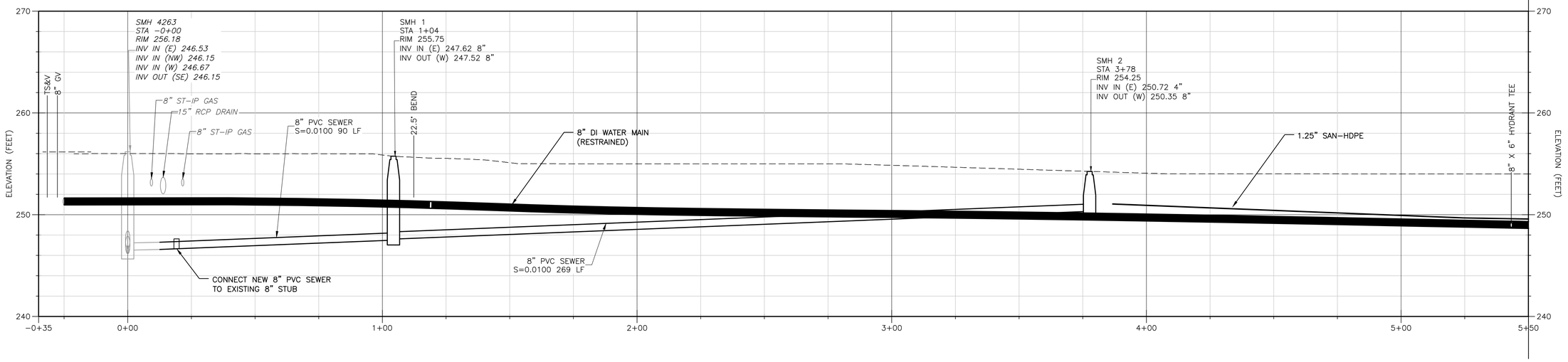


NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.

PLAN

1" = 20'



1" = 20' (10 0 20) PROFILE HORZ:1"=20' VERT:1"=5' 1" = 5' (2.5 0 5)

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

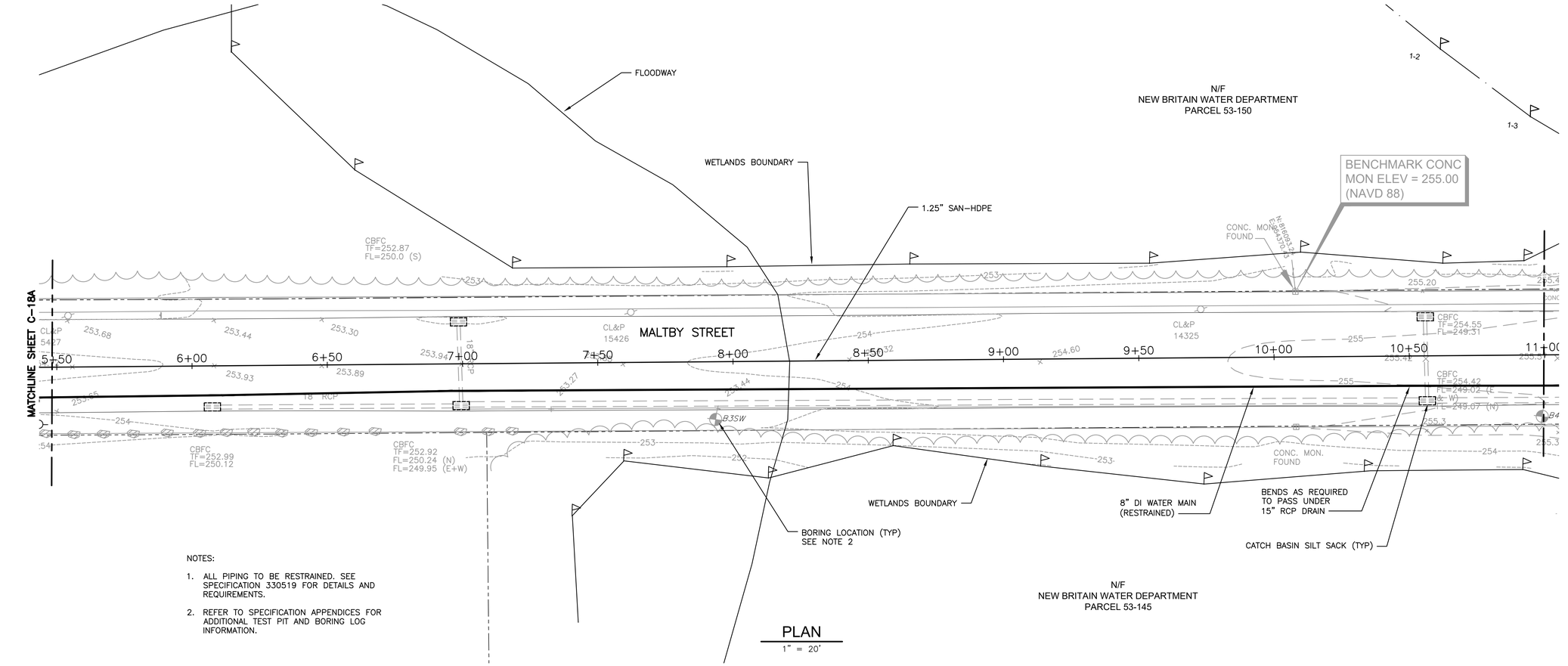
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE I

PROJECT NO. 10739-264571
FILE NAME: C018AYPPL.DWG
SHEET NO. C-18A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

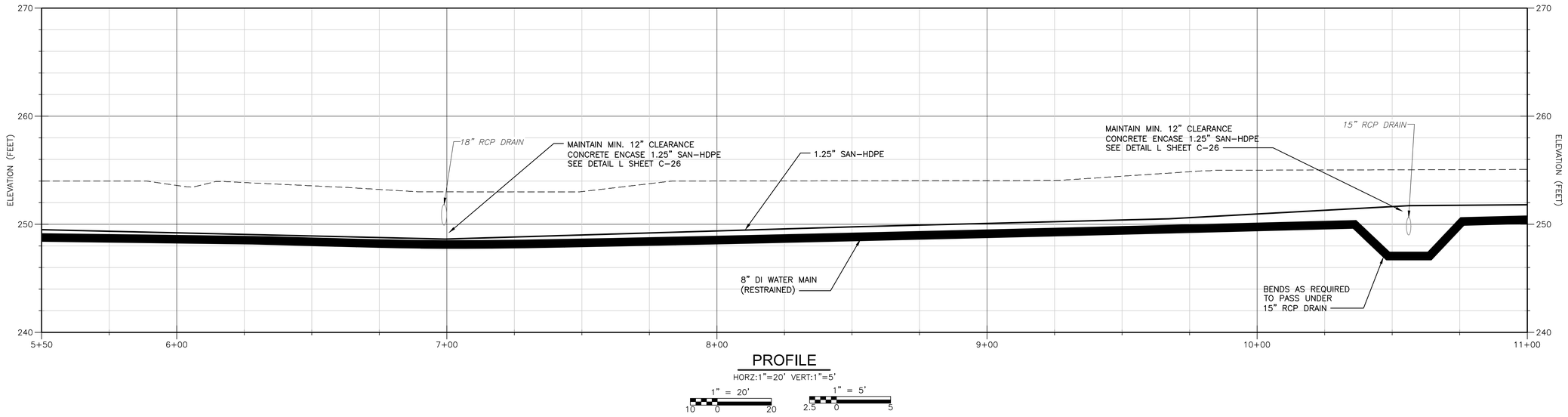
XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001P5 - 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 3:53:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018AYPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.

PLAN
1" = 20'



PROFILE
HORZ:1"=20' VERT:1"=5'
1" = 20' 10 0 20
1" = 5' 2.5 0 5

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

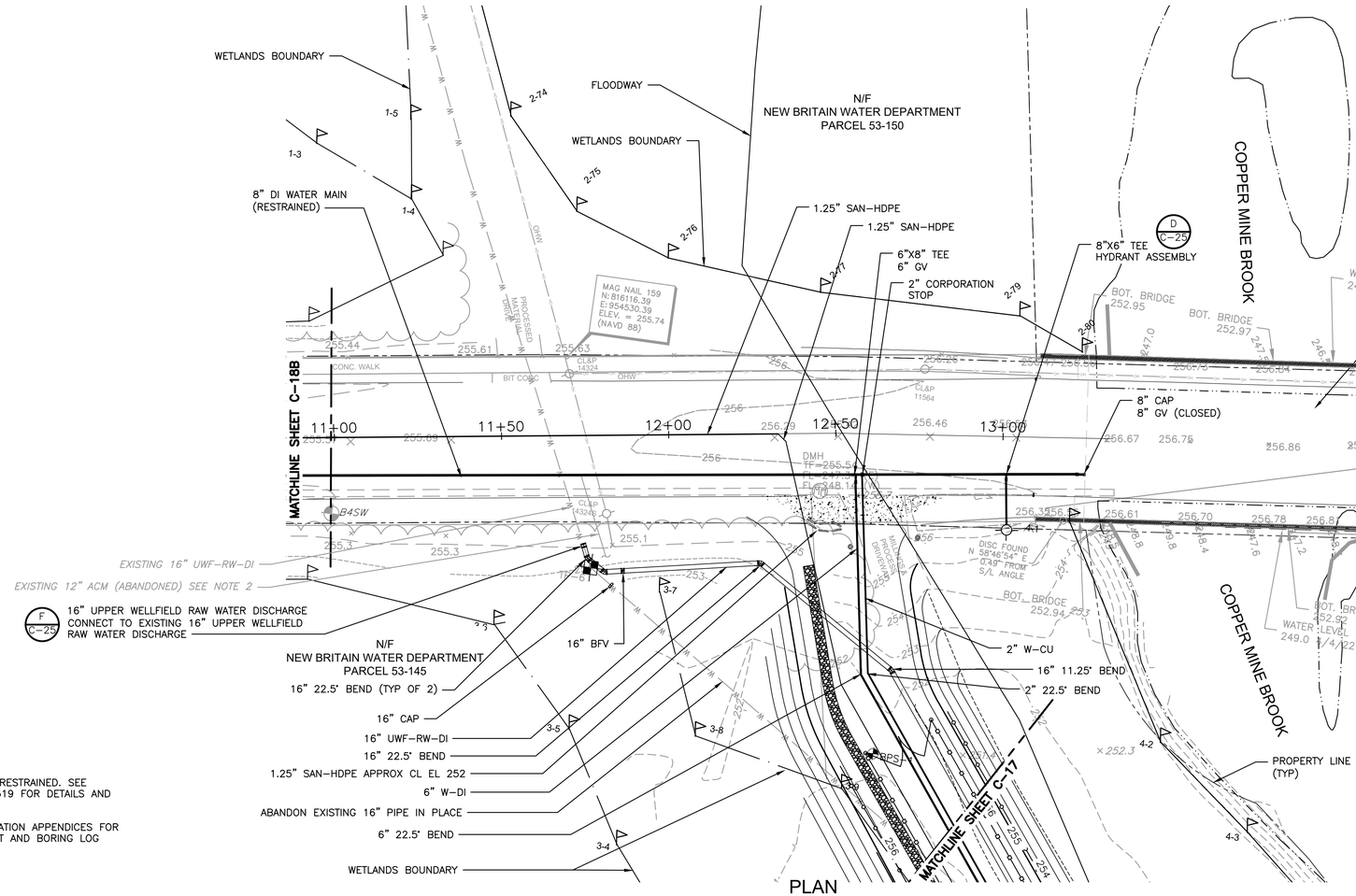
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE II

PROJECT NO. 10739–264571
FILE NAME: C018BYPPL.DWG
SHEET NO.
C-18B

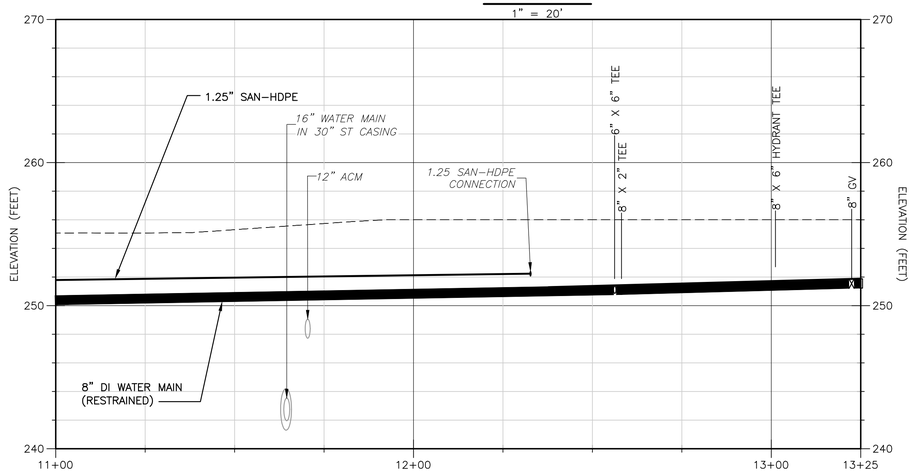
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 4:25:03 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018BYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE III

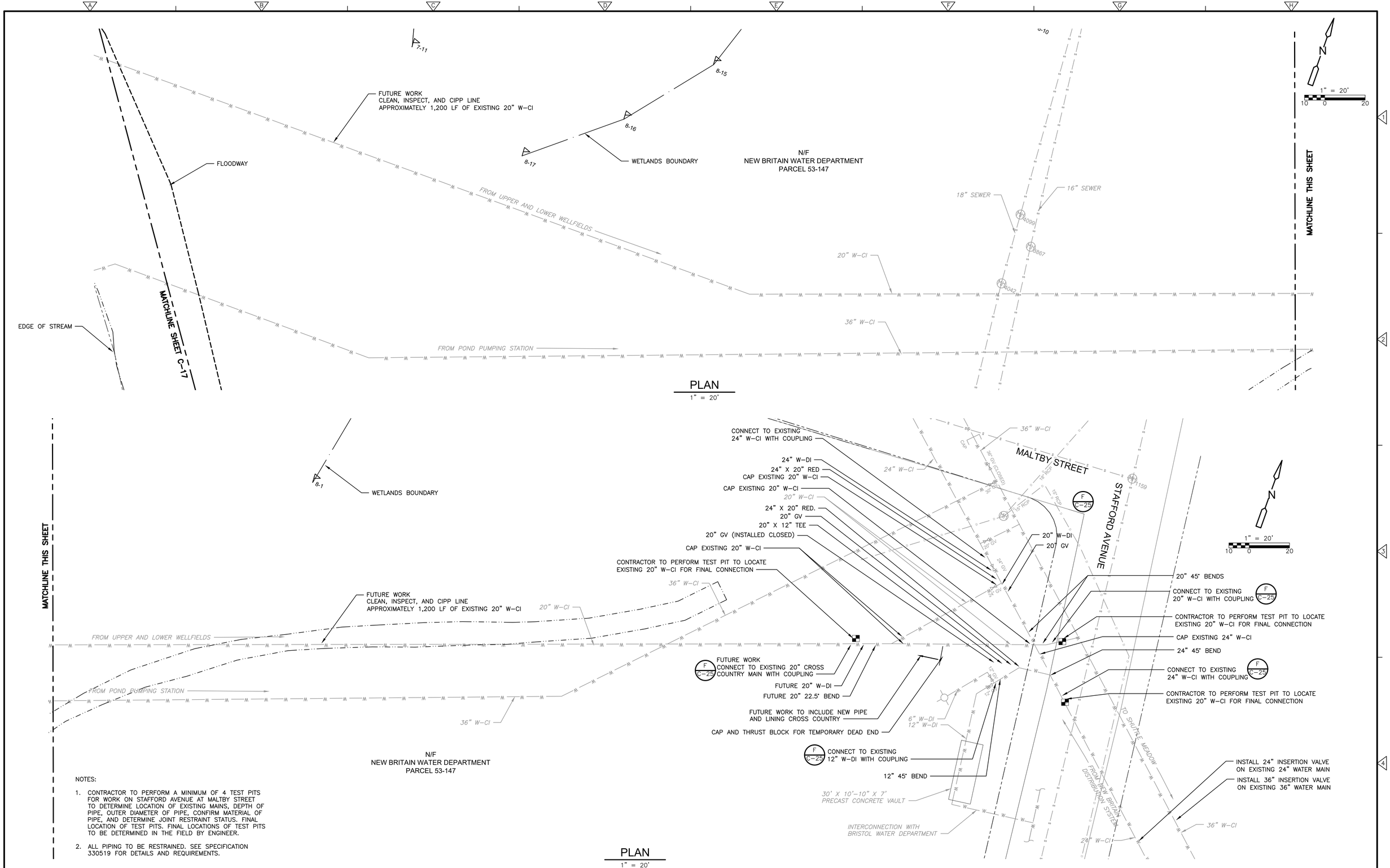
PROJECT NO. 10739–264571
FILE NAME: C018CYPPL.DWG

SHEET NO.
C-18C

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS–CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 1/11/2024 8:31:28 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018CYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 11/30/2023 2:08:38 PM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C019YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. CONTRACTOR TO PERFORM A MINIMUM OF 4 TEST PITS FOR WORK ON STAFFORD AVENUE AT MALTBY STREET TO DETERMINE LOCATION OF EXISTING MAINS, DEPTH OF PIPE, OUTER DIAMETER OF PIPE, CONFIRM MATERIAL OF PIPE, AND DETERMINE JOINT RESTRAINT STATUS. FINAL LOCATION OF TEST PITS. FINAL LOCATIONS OF TEST PITS TO BE DETERMINED IN THE FIELD BY ENGINEER.
2. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

PLAN
1" = 20'

PLAN
1" = 20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

STAFFORD AVENUE
AND CROSS COUNTRY
PLAN

PROJECT NO. 10739-264571
FILE NAME: C019YPPL.DWG
SHEET NO.
C-19

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [TEST HOLE POINTS, CDMS_2436, XSVPL040, 2022-17, BORING LOCATIONS, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:53:36 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C023SDRM.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

LIMITS OF CANAL SEDIMENT REMOVAL

WETLAND BOUNDARY

PROTECT EXISTING GATE STRUCTURE AND PIPE

REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES

A C-24 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. TO BE REMOVED AT THE END OF CONSTRUCTION

CANAL TO BE DEWATERED AS NECESSARY

PROTECT EXISTING PIPES

TURBIDITY CURTAIN D C-24

CANAL TO BE DEWATERED AS REQUIRED. SEE NOTE 5

EDGE OF STREAM

EXISTING WELL NO. 6

CANAL POLE 5 0"

CANAL POLE 4 7.5"

CANAL POLE 3 9.75"

CANAL 1 (21.4")

CANAL POLE 2 18.5"

CANAL POLE 1 15.5"

CANAL 2 (12")

CANAL 3 (12")

CANAL 4 (7")

SMU-1 1 FT

SMU-2 2 FT

SMU-3 2.5 FT

SMU-4 2.5 FT

SMU-5 1 FT

BLWF-6

BLWF-3

CLP #10214

CLP #10216

CLP #10217

CLP #10218

BPS-4

BPS-5

EXISTING LOWER WELLFIELD PUMPING STATION F.F.= 253.00

Well 8 Top of Rim=249.80

Well 8-A Top of Rim=251.41

3" Dia. Well Top of Rim=250.88

INLET SCREEN AND GATE VALVE

STOPLOG AND PLUG FOR POND DEWATERING

12" Dia.MH Top of Frame=251.42

30"C.M.P. F.E. Inv.=247.38

30" C.M.P. F.E. Inv.=247.00

AREA 1A 3"

AREA 1B 13"

AREA 2A 30"

AREA 2B 17.5"

6"x4" Conc. Inv=245.50

6"x4" Conc. Inv=245.60

8"x8" Inv=245.53

6" Conc. Inv=245.50

30k Generator with Underground Conduit

EXISTING POND PUMPING STATION F.F.= 253.15

PROVIDE STEEL PLATES TO PROTECT EXISTING CULVERT

EXISTING CASTOR WELL

PROTECT EXISTING PIPES

PROTECT EXISTING 16" DI PIPE

PROTECT EXISTING SUCTION HEADER

16" C.I. SUCTION HEADER

6" D.I. WELL CONNECTIONS

PLUGGED 16" C.I. SECTION ABANDONED

16" BUTTERFLY VALVE

MH Hatch 2'Dia. Top of Frame=258.26

MH Hatch 2'Dia. Top of Frame=252.43

MH Hatch 2'Dia. Top of Frame=252.32

Conc.Struct. with Metal Top of Grate=254.36

20" D.I. WATER MAIN

" D.I. SUCTION HEADER 30" C.M.P F.E Inv.=246.85

" D.I. COPPER SERVICE

No #

Gate with Bollard

Bldg.

Gate

TEMPORARY SEDIMENT DEWATERING AND STOCKPILING AREA

F C-27 STABILIZED POND ACCESS

I C-26 35-LF OF BANK RESTORATION

LIMITS OF POND SEDIMENT REMOVAL

EXTENTS OF CLEARING AND GRUBBING TO BE DETERMINED

TEMPORARY ALTERATION TO APPROXIMATELY 30,900 SF OF WATERS OF THE U.S.

OCTOBER 2021 SEDIMENT DEPTH LOCATION AND MEASUREMENT (TYP)

DECEMBER 2021 SEDIMENT SAMPLE LOCATION AND ESTIMATED SEDIMENT DEPTH (TYP)

J C-24 POND TO BE DEWATERED VIA THE EXISTING POND PUMPING STATION. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASIN.

POND 7 (2")

POND 8 (7.8")

POND 9 (6.6")

POND 10 (7.4")

POND 1 (12")

POND 3 (23.8")

POND 6A & 6B (48")

POND 4 (5")

POND 2 (13.6")

POND 5A & 5B (14.4")

SMU-6 1 FT

SMU-7 0.5 FT

SMU-8 1 FT

SMU-9 2 FT

SMU-10 AVG 4 FT MAX 7.5 FT

5-D 10"
4-D 5"
3-D 1.75"
2-E 5.5"
5-C 7"
4-C 4.75"
3-C 2"
2-D 9.5"
1-D 49"
5-B 3.5"
4-B 1.50"
3-B 2.75"
2-C 7.5"
1-C 0"
5-A 5"
4-A 1.75"
3-A 3"
2-B 9"
1-B 0"
2-A 11"
1-A 21"

PROTECT EXISTING GATE STRUCTURE AND SUCTION PIPE

INLET SCREEN AND EQUALIZER

Top Concrete Wall At Inlet=251.95

PROTECT EXISTING PIPE AND WALL

STOPLOG AND PLUG FOR POND DEWATERING

FLOODWAY

FLOODWAY

WETLAND FLAG LINE IS ORDINARY HIGH WATER

NOTES:

1. APPROXIMATELY 6,000 CUBIC YARDS (IN-SITU) OF SEDIMENT MATERIAL SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION.
2. AREA FOR TEMPORARY DEWATERING AND STOCKPILING OF SEDIMENT REMOVED FROM THE CANAL AND SUPPLY POND LIMITED TO THE HATCHED AREA INDICATED IN THE SUPPLY POND.
3. STABILIZED CONSTRUCTION ENTRANCES SHALL BE REMOVED UPON COMPLETION OF PROJECT. DISTURBED AREAS TO BE LOAMED AND SEEDED.
4. CONTRACTOR TO DEWATER CANAL AS NECESSARY. PLUG OR INSTALL STOP LOGS IN EXISTING CULVERTS OR INSTALL COFFERDAM. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASINS.

PLAN
1" = 30'

N
1" = 30'
15 0 30

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: T. BURKE
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: T. BURKE
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

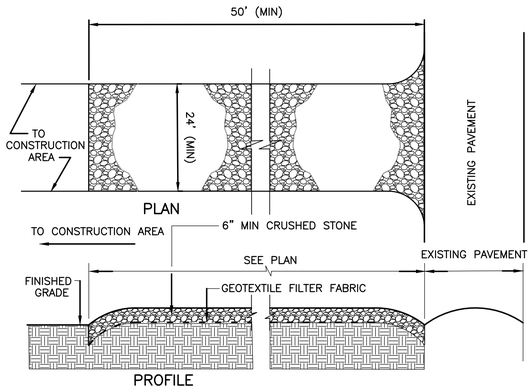
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

SUPPLY POND AND CANAL SEDIMENT REMOVAL PLAN

PROJECT NO. 10739-264571
FILE NAME: C023SDRM.DWG
SHEET NO.
C-23

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



NOTES:

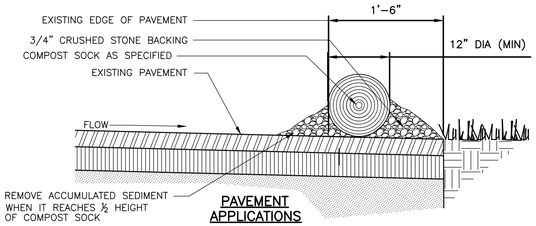
1.) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND EXISTING PAVEMENT.

2.) LIMITS OF STABILIZED CONSTRUCTION ENTRANCE SHALL BE AS DIRECTED BY THE ENGINEER.

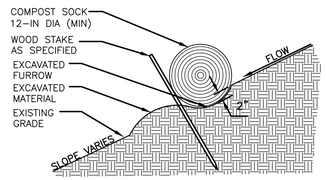
3.) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.

4.) REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO EXISTING PAVEMENT SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE
DETAIL A
NOT TO SCALE

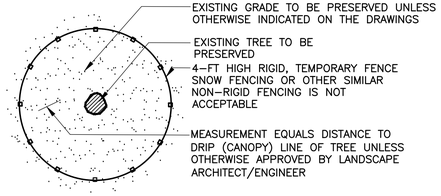


PAVEMENT APPLICATIONS



LANDSCAPE APPLICATIONS

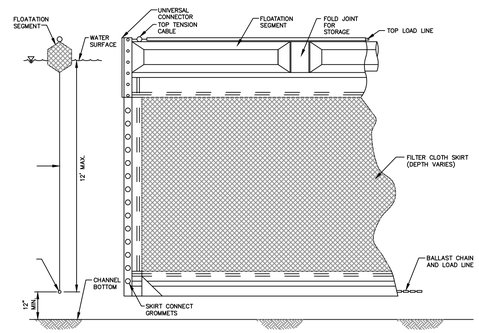
COMPOST SOCK
DETAIL B
SCALE: NTS

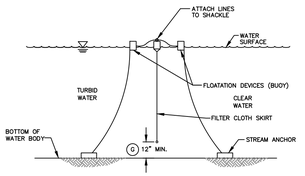


NOTES:
1. FENCING SHALL BE INSTALLED AROUND PERIMETER OF ALL EXISTING TREES TO BE PRESERVED WITHIN THE LIMIT OF WORK.
2. FENCING MAY BE REMOVED TEMPORARILY, ONLY AS REQUIRED TO PERFORM THE WORK SHOWN ON THE DRAWINGS.
3. FENCING SHALL REMAIN IN PLACE & BE MAINTAINED THROUGHOUT CONSTRUCTION AND THEN REMOVED COMPLETELY.

TREE PROTECTION
DETAIL C
NOT TO SCALE

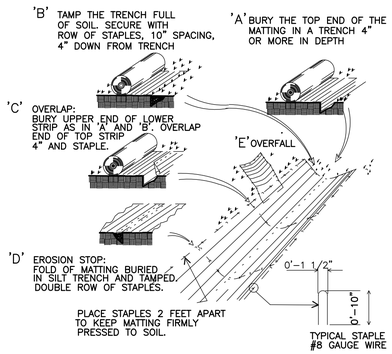
TURBIDITY CURTAIN





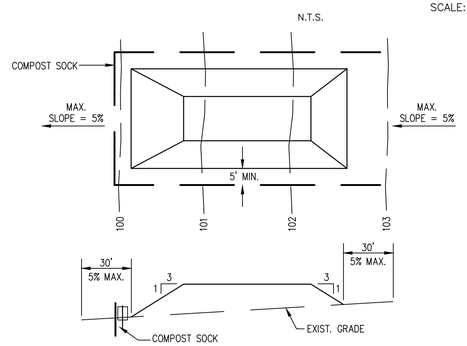
TYPICAL ANCHORING SECTION

TURBIDITY CURTAIN
DETAIL D
NOT TO SCALE



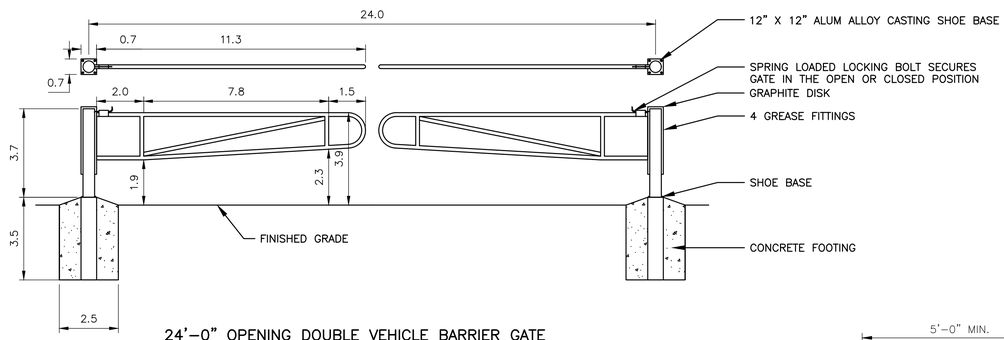
NOTE:
1.) APPLY ON ALL NEW SLOPES 3(H):1(V) AND STEEPER.

EROSION CONTROL BLANKET
DETAIL E
NOT TO SCALE

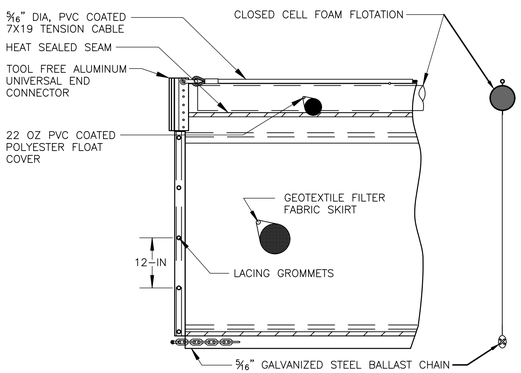


NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
4. COMPOST SHALL BE INSTALLED AS DETAILED HEREON.

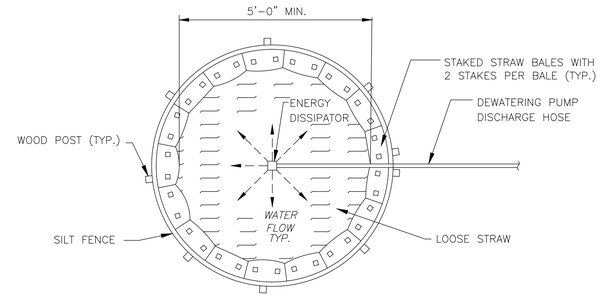
SOIL STOCKPILE
DETAIL F
NOT TO SCALE



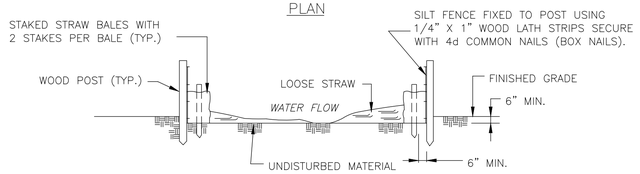
24'-0" OPENING DOUBLE VEHICLE BARRIER GATE
DETAIL G
NOT TO SCALE



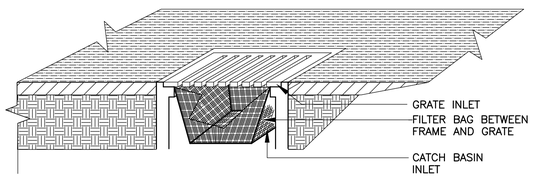
FLOATING TURBIDITY BARRIER
DETAIL I
NOT TO SCALE



PLAN



DEWATERING SEDIMENTATION BASIN
DETAIL J
NOT TO SCALE



CATCH BASIN FILTER
DETAIL H
NOT TO SCALE

XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 2/28/2023 11:28:15 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD001CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

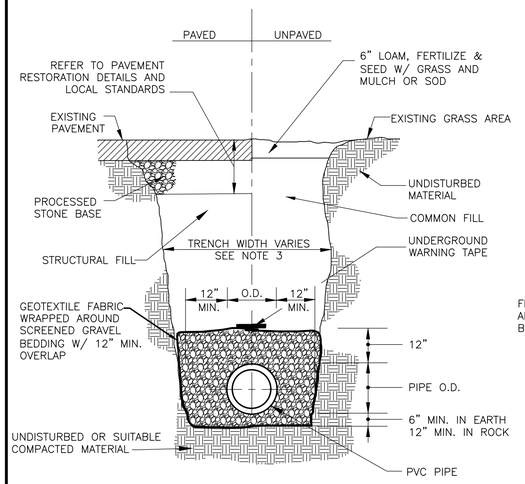
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS I

PROJECT NO. 10739-264571
FILE NAME: CD001CSDT.DWG
SHEET NO.
C-24

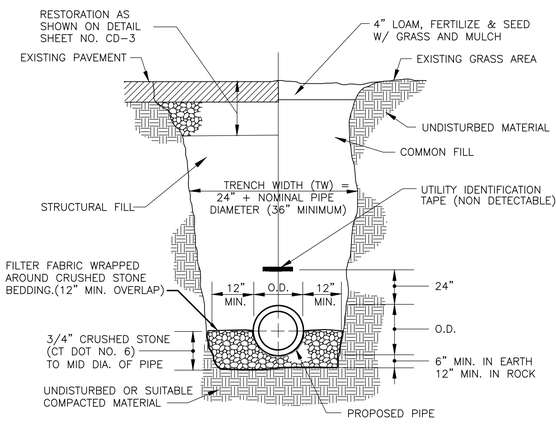
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PVC PIPE TRENCH

DETAIL A

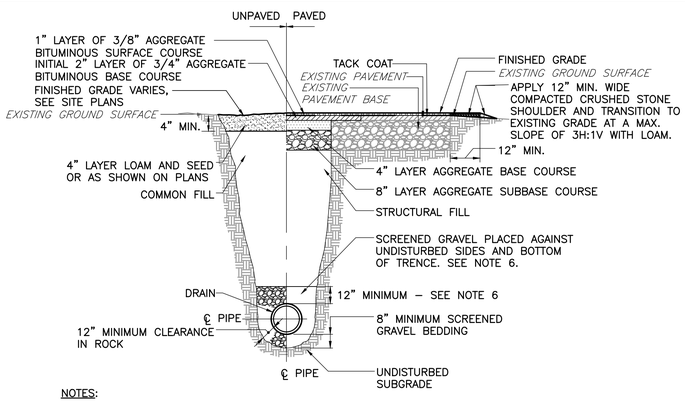
NOT TO SCALE



DI PIPE TRENCH

DETAIL B

NOT TO SCALE



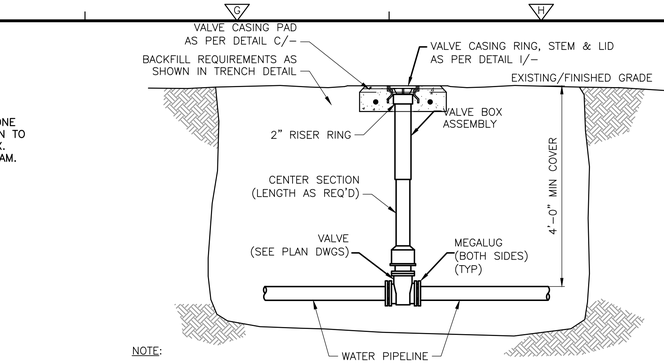
NOTES:

1. THE CONTRACTOR SHALL MAINTAIN INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE FOR 60–90 DAYS MINIMUM.
2. IF INITIAL PAVEMENT IS PLACED AFTER OCTOBER 1ST, THEN IT SHALL BE MAINTAINED UNTIL PAVEMENT OVERLAY IS PLACED.
3. PAVEMENT OVERLAY SHALL BE PLACED BETWEEN APRIL 15 AND NOVEMBER 15 OF EACH CALENDAR YEAR.
4. THE CONTRACTOR SHALL SAW CUT 12–INCHES OUTSIDE OF INITIAL TRENCH EXCAVATION. INITIAL PAVEMENT SHALL BE REMOVED AND DISPOSED OF.
5. INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE SHALL MATCH EXISTING ROADWAY GRADES.
6. FOR PIPES OTHER THAN PVC AND HDPE, SELECT COMMON FILL MAY BE USED FROM MID–DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
7. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300 FEET, WHICHEVER IS LESS.
8. PRIOR TO INSTALLATION OF 1" LAYER OF 3/8" AGGREGATE BITUMINOUS SURFACE COURSE, SHIM EXISTING ROAD AS REQUIRED TO PROVIDE A SMOOTH FINISHED GRADE WITH NO PUDDLING.
9. IN LOCATIONS WHERE TRENCH PAVING MEETS EXISTING BITUMINOUS CONCRETE, MATCH FINISHED GRADE.

TRENCHING AND REPAIRS

DETAIL C

NTS



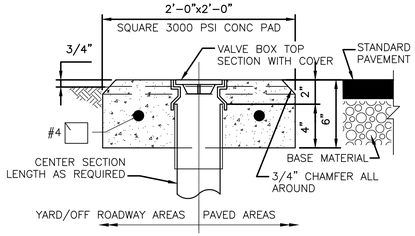
NOTE:

THE VALVE BOX SHALL BE PLUMB AND CENTERED OVER THE VALVE OPERATING NUT IN SUCH A MANNER THAT IT CAN BE FREELY OPERATED WITH A VALVE KEY. THE CONTRACTOR PERFORMING WORK SHALL ASSURE THAT THE VALVE BOX IS FREE OF DEBRIS BEFORE RESETTING.

VALVE BOX (PIPE 12" DIAMETER AND SMALLER)

DETAIL H

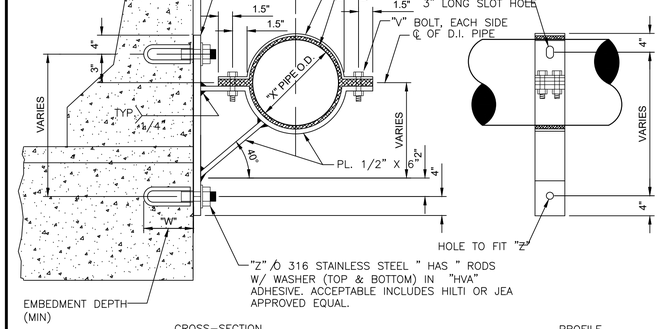
NTS



VALVE CASING PAD

DETAIL I

NTS



CROSS–SECTION PROFILE

PIPE SIZE	4"	6"	8"	10"	12"	16"	20"	24"
X	4.80"	6.90"	9.05"	11.10"	13.20"	17.40"	21.60"	25.80"
Y	8"	9"	10"	12"	13"	15"	17"	19"
Z	¾"	¾"	¾"	1"	1"	1"	1¼"	1¼"
W	6.625"	6.625"	6.625"	8.25"	8.25"	8.25"	12"	12"
V	1/2"	1/2"	1/2"	1/2"	1/2"	3/4"	3/4"	3/4"

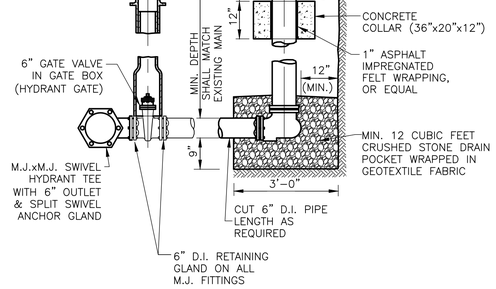
NOTES :

1. ALL WELDS TO BE PERFORMED BY A CERTIFIED STRUCTURAL WELDER.
2. ALL SUPPORT BRACKET MEMBERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL NUTS, BOLTS, AND WASHERS SHALL BE 316 STAINLESS STEEL.
4. THE SPACING OF SIDEWALL PIPE SUPPORTS SHALL BE SPECIFICALLY DESIGNED BASED UPON MANY FACTS INCLUDING PIPE SIZE AND MATERIAL EMBEDMENT LIMITATIONS. UNLESS APPROVED OTHERWISE BY THE ENGINEER, IN NO CASE SHALL THE SPACING OF PIPE SUPPORTS EXCEED TWENTY (20) FEET ON–CENTER FOR PIPE SIZES TWELVE (12) INCH AND SMALLER AND TEN (10) FEET ON–CENTER FOR PIPE SIZES GREATER THAN TWELVE (12) INCHES.

SIDEWALL PIPE HANGER

DETAIL E

NOT TO SCALE



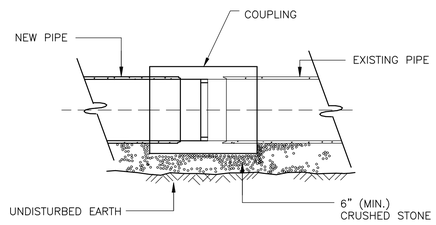
NOTE:

1. INSTALL NON–DETECTABLE UTILITY IDENTIFICATION TAPE 2'–0" OVER LENGTH OF HYDRANT BRANCH.

FIRE HYDRANT ASSEMBLY

DETAIL D

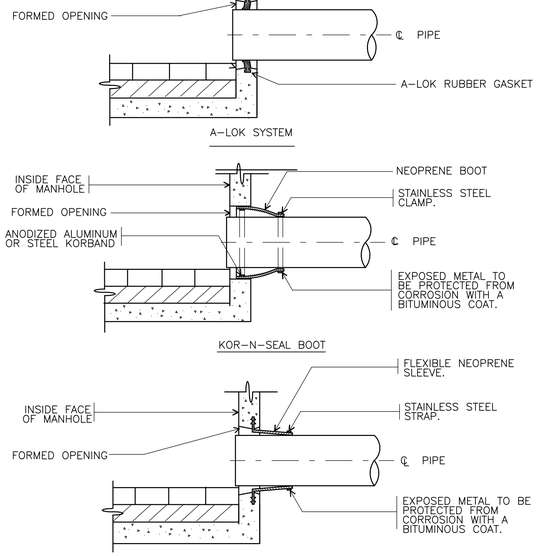
NOT TO SCALE



COUPLING CONNECTION TO EXISTING PIPE

DETAIL F

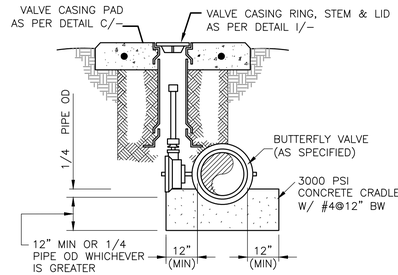
NOT TO SCALE



PIPE CONNECTION DETAILS

DETAIL G

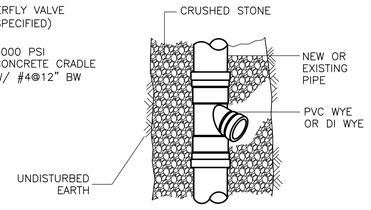
NOT TO SCALE



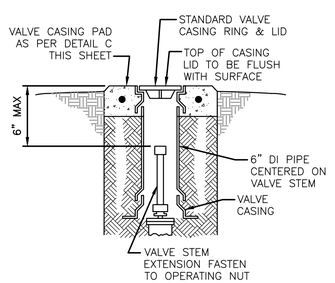
DIRECT BURIED BUTTERFLY VALVE (FOR 16"–36" BUTTERFLY VALVES)

DETAIL J

NTS



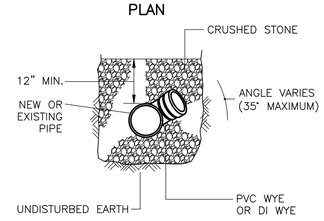
PLAN



VALVE BOX

DETAIL K

NTS



SECTION

PVC OR DI WYE BRANCH

DETAIL L

NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

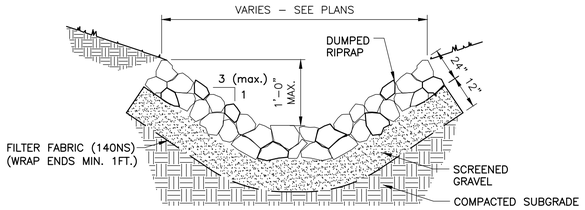
CIVIL DETAILS II

PROJECT NO. 10739–264571
FILE NAME: CD002CSDT.DWG

SHEET NO.
C-25

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL00, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/23/2023 4:36:52 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD002CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

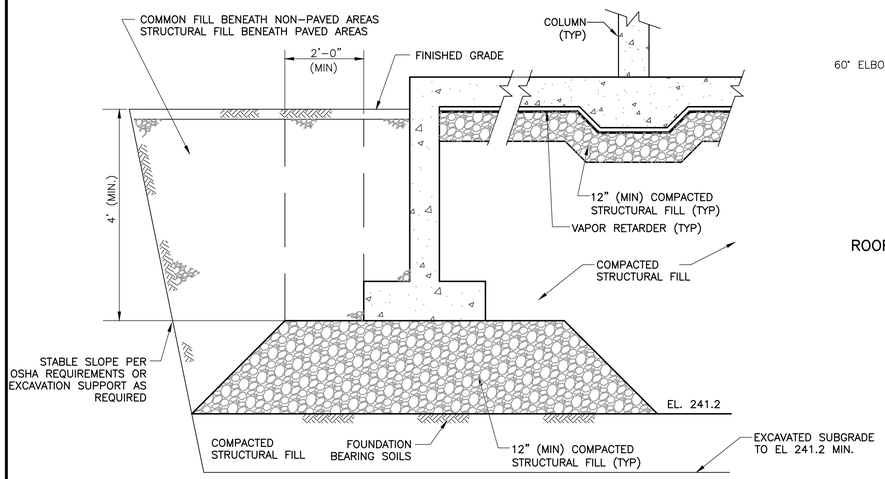


SECTION

RIPRAP SWALE

DETAIL A

SCALE: NTS



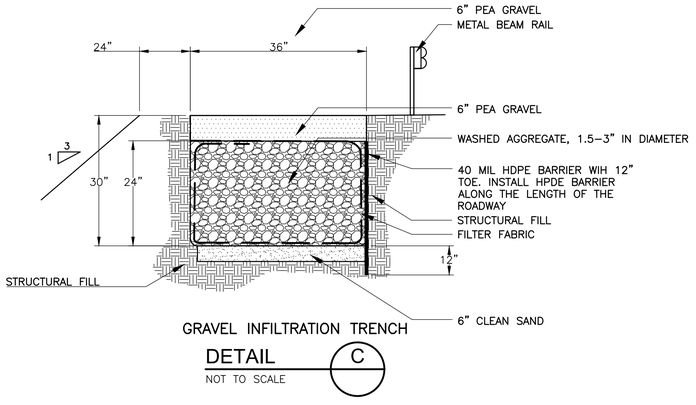
NOTES:

1. THE SUITABILITY OF THE FOUNDATION SUB-GRADE TO BE VERIFIED BY CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE.
2. SEE SPECIFICATION SECTION 312000 FOR SUBGRADE PREPARATION REQUIREMENTS AND COMPACTION REQUIREMENTS.
3. STRUCTURES INCLUDE TANK, BUILDING, OR SHALLOW FOOTINGS. SEE SITE PLANS.

BACKFILL

DETAIL B

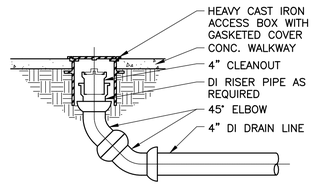
NTS



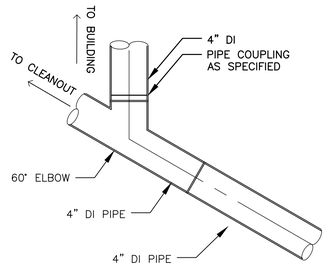
GRAVEL INFILTRATION TRENCH

DETAIL C

NOT TO SCALE



SECTION VIEW

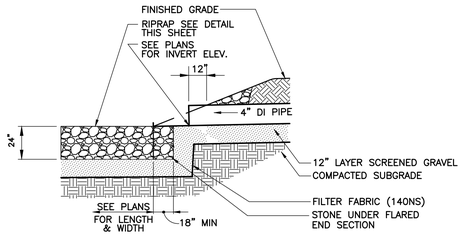


PLAN VIEW

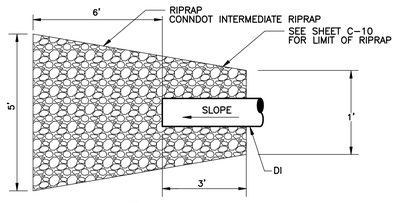
ROOF DRAIN CONNECTION WITH CLEANOUT

DETAIL D

NTS



SECTION

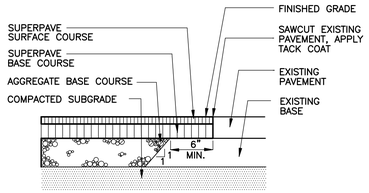


PLAN

PIPE END SECTION & RIPRAP APRON

DETAIL E

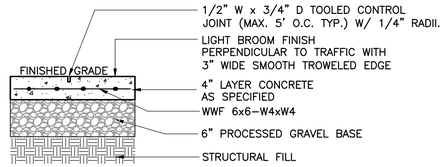
NOT TO SCALE



PAVEMENT MATCH

DETAIL F

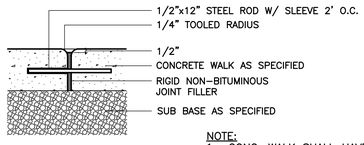
NOT TO SCALE



CONCRETE WALKWAY

DETAIL G

NOT TO SCALE



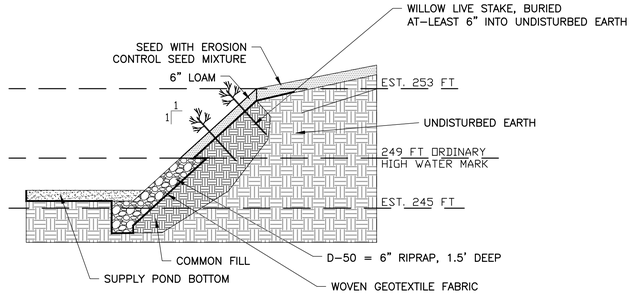
NOTE:

1. CONC. WALK SHALL HAVE 3 STEEL RODS MIN.
2. EXPANSION JOINTS SHALL BE LOCATED 30 FT. MIN. O.C. AND AT THE END OF EACH DAYS POUR.

EXPANSION JOINT

DETAIL H

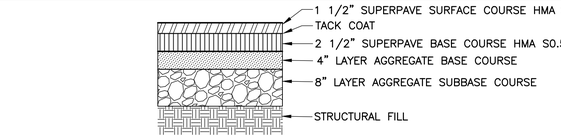
NOT TO SCALE



BANK RESTORATION

DETAIL I

NOT TO SCALE



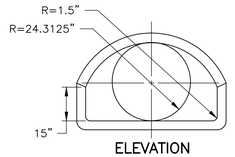
NOTES:

1. BASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT. DEPTH VARIES SEE GRADING AND DRAINAGE PLAN

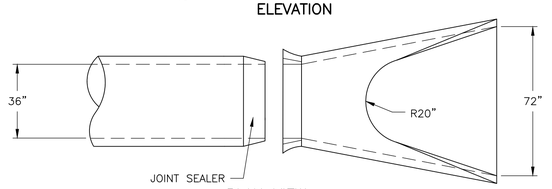
BITUMINOUS CONCRETE PAVEMENT

DETAIL J

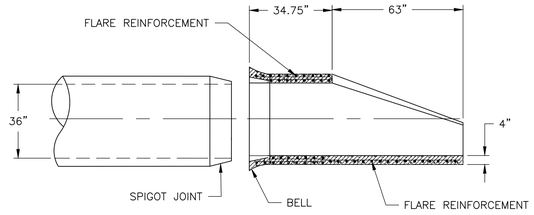
NOT TO SCALE



ELEVATION



PLAN VIEW

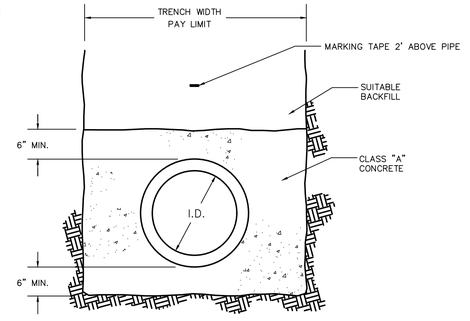


SECTION VIEW

RCP CULVERT PIPE END

DETAIL K

NOT TO SCALE



CONCRETE ENCASEMENT

DETAIL L

NOT TO SCALE

XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 12/14/2023 11:35:09 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD003CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

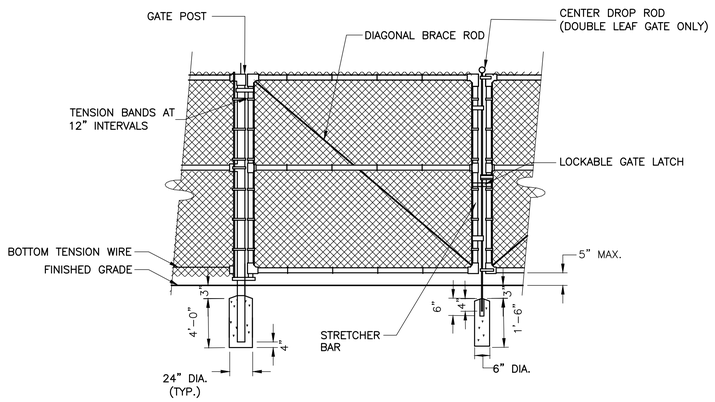
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS III

PROJECT NO. 10739-264571
FILE NAME: CD003CSDT.DWG

SHEET NO.
C-26

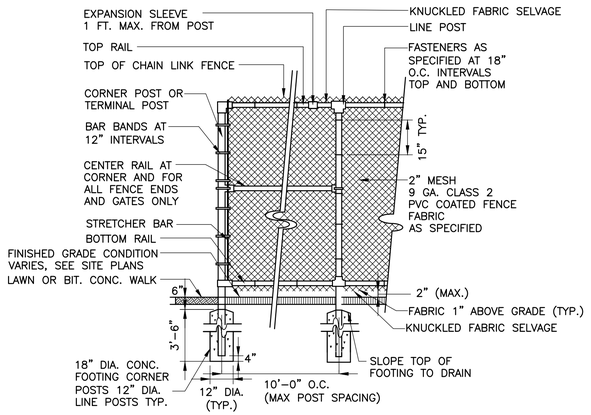
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



CHAIN LINK DOUBLE LEAF SWING GATE

DETAIL A

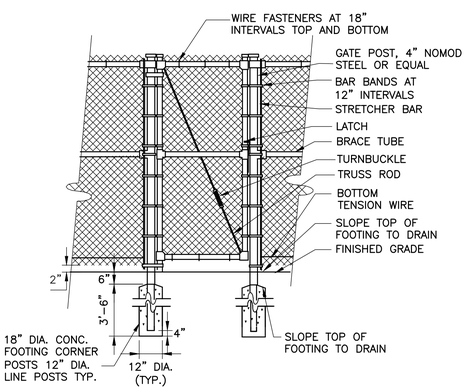
NOT TO SCALE



6.5-FT HIGH CHAIN LINK FENCE

DETAIL B

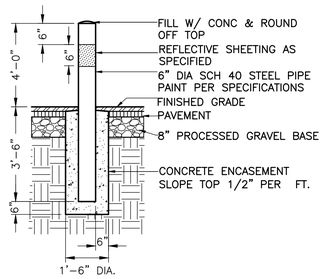
NOT TO SCALE



PEDESTRIAN CHAIN LINK FENCE GATE

DETAIL C

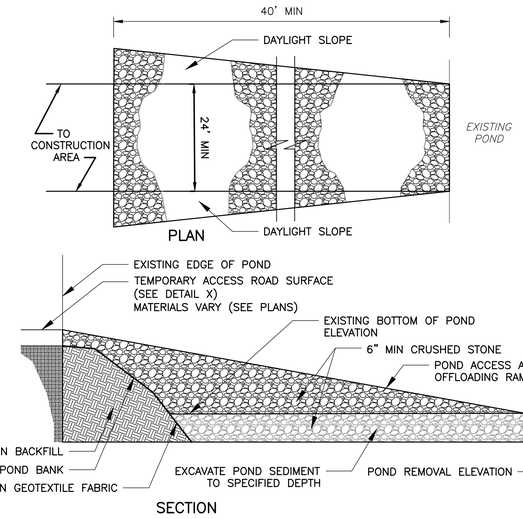
NOT TO SCALE



STEEL BOLLARD

DETAIL D

NOT TO SCALE



SECTION

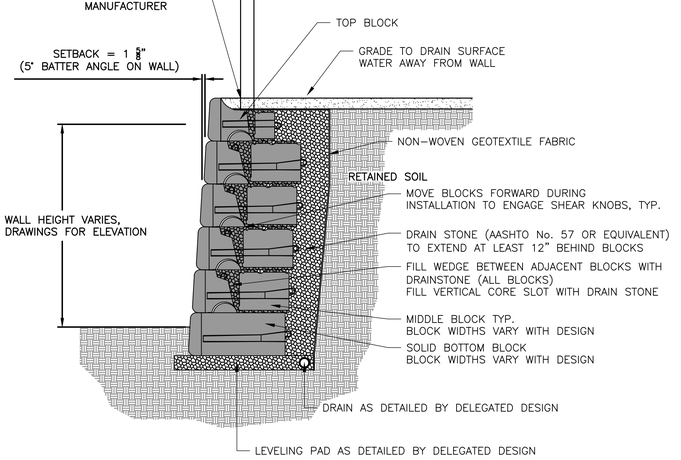
NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED POND ACCESS/TRUCK OFFLOADING RAMP AND EXISTING GROUND SURFACE
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO GROUND SURFACE.
3. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
4. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
6. THE SLOPE OF THE POND ACCESS AND OFFLOADING RAMP TO BE DETERMINED BY CONTRACTOR BASED ON SELECTED EQUIPMENT, MEANS AND METHODS, AND APPROVED BY THE ENGINEER.
7. DAYLIGHT SLOPES OF THE RAMP WILL BE INSTALLED AS NEEDED BASED ON THE EXCAVATION DEPTH AND BANK HEIGHT TO MAINTAIN STABILITY OF THE POND ACCESS/OFFLOADING RAMP.
8. ALL MATERIAL FOR POND ACCESS/OFFLOADING RAMP IS TEMPORARY AND WILL BE REMOVED AFTER SEDIMENT REMOVAL COMPLETED. POND BANK TO BE RESTORED PER SPECIFICATIONS.

POND ACCESS AND TRUCK OFFLOADING RAMP

DETAIL F

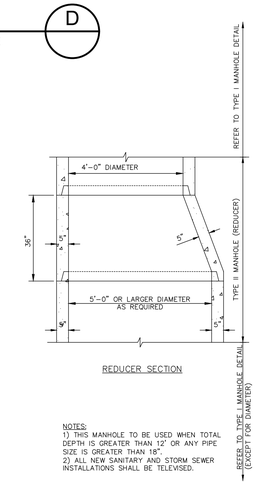
SCALE: NTS



SEGMENTAL UNIT RETAINING WALL

DETAIL E

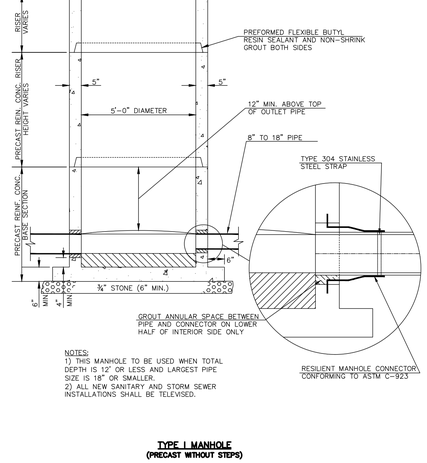
SCALE: NTS



REDUCER SECTION

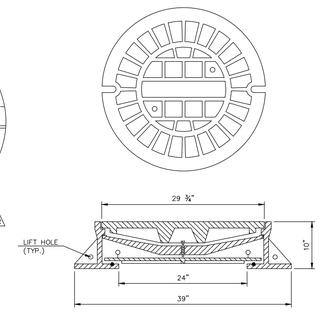
NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS GREATER THAN 12' OR ANY PIPE SIZE IS GREATER THAN 18".
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE II MANHOLE
(PRECAST WITHOUT STEPS)



NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS 12' OR LESS AND LARGEST PIPE SIZE IS 18" OR SMALLER.
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE I MANHOLE
(PRECAST WITHOUT STEPS)



NEW BRITAIN STANDARD
WATERTIGHT MANHOLE CASTING

MANHOLE

DETAIL G

NOT TO SCALE

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

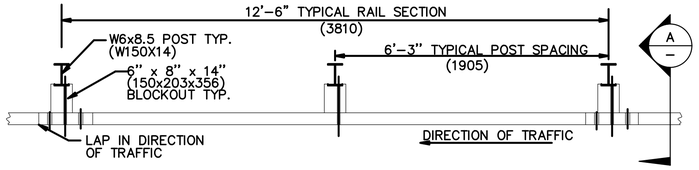
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS IV

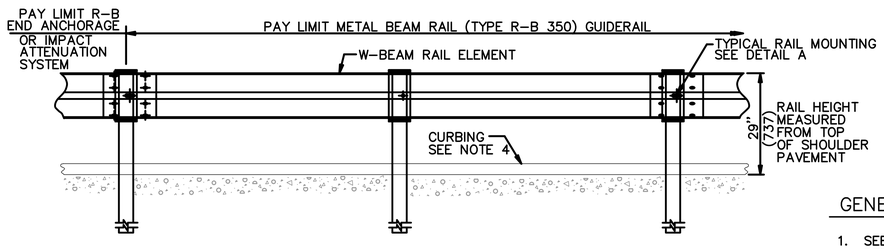
PROJECT NO. 10739-264571
FILE NAME: CD004CSDT.DWG
SHEET NO.
C-27

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

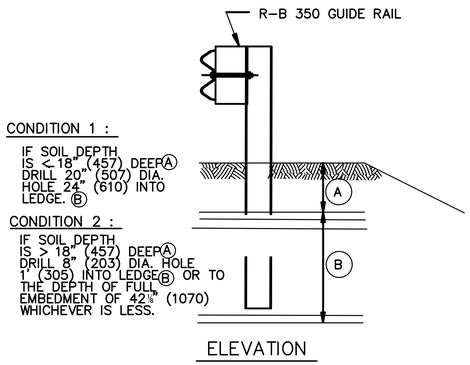
XREFs: [CDMS_2436_XSVPL000_CWP000ST_Floodway_Floodplain_AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/24/2023 11:21:13 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD004CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN



ELEVATION

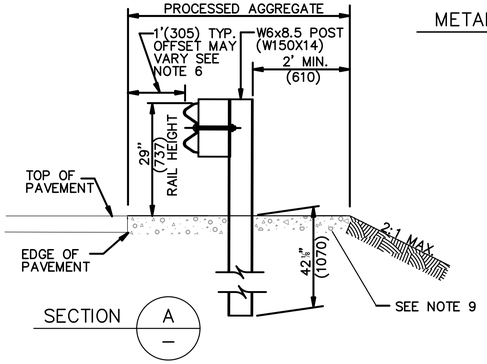


ELEVATION

GENERAL NOTES:

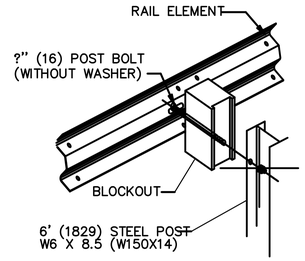
1. SEE CTDOT STANDARDS FOR HARDWARE AND DELINEATOR DETAILS.
2. MAXIMUM DESIGN DEFLECTION FOR R-B 350 GUIDERAIL AT THE STANDARD POST SPACING OF 6'-3" IS 4'-3". DEFLECTION REQUIREMENT IS MEASURED FROM THE BACK OF POST TO THE FACE OF OBJECT.
3. FOR CURVES WITH RADII OF 150'(45.7m) OR LESS, ALL RAIL ELEMENTS SHALL BE SHOP FABRICATED TO THE PROPER RADIUS AND GALVANIZED AFTER FABRICATION. RADIUS RAIL WHEN REQUIRED AND NOTED ON THE PLANS, IS INCLUDED IN THE PAY ITEM FOR GUIDERAIL.
4. RAIL HEIGHT WITH CURBING SHALL BE MEASURED FROM THE TOP OF PAVEMENT. ON HIGH SPEED ROADWAYS (>45mph 72.4kph), 4" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED FLUSH WITH THE FACE OF CURB. ON LOW SPEED ROADWAYS (<45mph 72.4kph), 6" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED A MAXIMUM OF 9" BEHIND THE FACE OF CURB.
5. THREE BLOCKOUTS MAY BE USED FOR ONE POST ONLY. TWO BLOCKOUTS MAY BE USED FOR A SERIES OF POSTS. THE COST OF ADDITIONAL BLOCKOUTS AND LONGER BOLTS SHALL BE INCLUDED IN THE BID PRICE PER FOOT OF GUIDERAIL. EXTRA BLOCKOUTS AT TRANSITION TO BRIDGE PARAPETS SHOULD BE AVOIDED.
6. W-BEAM GUIDERAIL MAY BE PLACED 1' OR MORE FROM THE EDGE OF PAVEMENT ONLY ON SLOPES 10:1 OR FLATTER AND WITHOUT CURBING. IF THE RAIL IS INSTALLED WITHIN 2' OF THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE SHOULDER SLOPE EXTENDED TO THE RAIL. IF THE RAIL IS INSTALLED BEYOND 2' FROM THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE GROUND DIRECTLY BELOW THE RAIL.
7. ALL R-B 350 GUIDERAIL TYPES INSTALLED ON EXPRESSWAYS AND RAMPS SHALL USE CLASS B, TYPE-II (10 GAUGE) W-BEAM RAIL ELEMENTS.
8. 20" DIA. EXCAVATED HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL, OR GRANULAR FILL COMPACTED IN 6" LIFTS BEFORE DRIVING POST OR POSTS MAY BE SET IN EXCAVATED HOLE AND BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). 8" DIA. HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
9. AS DIRECTED BY THE ENGINEER AND WHERE PAVEMENT FOR RAILING IS NOT BEING INSTALLED, A MIN. 6" DEPTH OF PROCESSED AGGREGATE SHALL BE INSTALLED FROM THE PAVEMENT EDGE OR BACK OF CURB TO A MINIMUM OF 2' BEHIND THE GUIDERAIL POST AND COMPACTED IN 6" LIFTS.
10. MINIMUM RAIL HEIGHT FOR NEW CONSTRUCTION SHALL BE 29" + 1".

METAL BEAM RAIL (TYPE R-B 350)



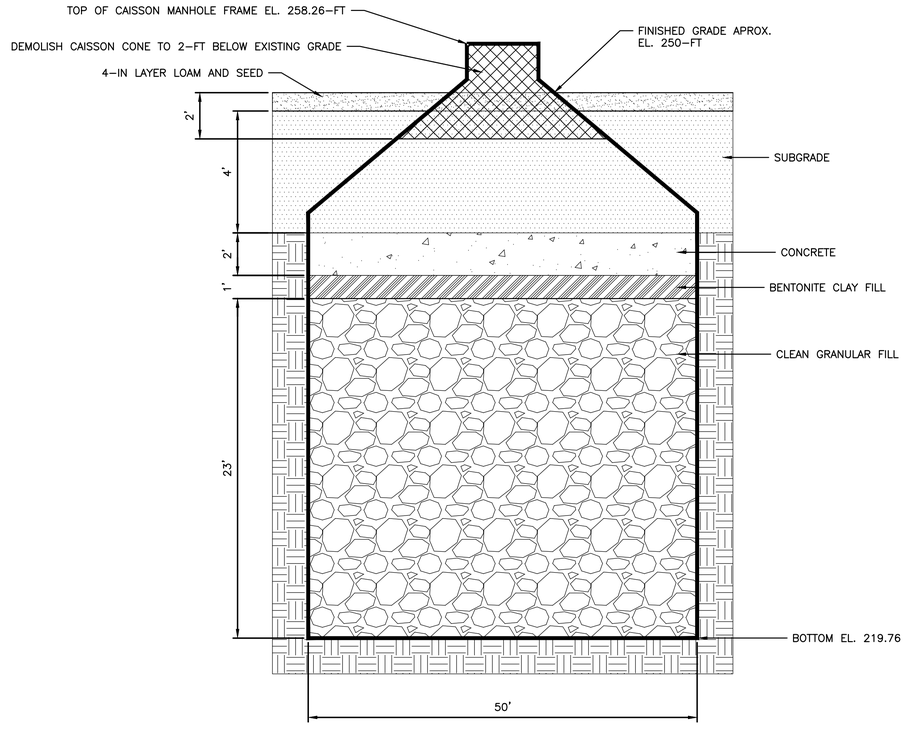
SECTION A

NO CURB APPLICATION



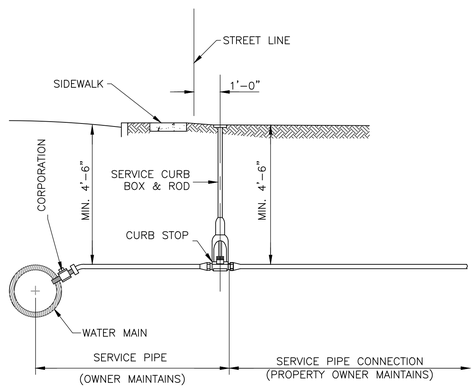
DETAIL A
RAIL MOUNTING

METAL BEAM RAIL
DETAIL A
NOT TO SCALE



NOTES:
1. EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED AS REQUIRED IN SECTION 019416, APPENDED TO THE SPECIFICATIONS.
2. CAISSON TOP CONE TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE.

CAISSON DECOMMISSIONING AND ABANDONMENT
DETAIL B
NOT TO SCALE



WATER SERVICE CONNECTION
DETAIL C
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS V

PROJECT NO. 10739-264571
FILE NAME: CD005CSDT.DWG
SHEET NO.
C-28

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 1/5/2024 1:08:10 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD005CSDT.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES FOR TRAFFIC CONTROL PLANS

1. IF A TRAFFIC STOPPAGE OCCURS IN ADVANCE OF SIGN (A), THEN AN ADDITIONAL SIGN (A) SHALL BE INSTALLED IN ADVANCE OF THE STOPPAGE.
2. SIGNS (AA), (A), AND (D) SHOULD BE OMITTED WHEN THESE SIGNS HAVE ALREADY BEEN INSTALLED TO DESIGNATE A LARGER WORK ZONE THAN THE WORK ZONE THAT IS ENCOMPASSED ON THIS PLAN.
3. SEE TABLE 1 FOR ADJUSTMENT OF TAPERS IF NECESSARY.
4. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN TRAFFIC DRUMS SHALL BE USED IN PLACE OF TRAFFIC CONES.
5. ANY LEGAL SPEED LIMIT SIGNS WITHIN THE LIMITS OF A ROADWAY / LANE CLOSURE AREA SHALL BE COVERED WITH AN OPAQUE MATERIAL WHILE THE CLOSURE IS IN EFFECT, AND UNCOVERED WHEN THE ROADWAY / LANE CLOSURE IS RE-OPENED TO ALL LANES OF TRAFFIC.
6. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN ANY EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE ERADICATED OR COVERED, AND TEMPORARY PAVEMENT MARKINGS THAT DELINEATE THE PROPER TRAVELPATHS SHALL BE INSTALLED.
7. DISTANCES BETWEEN SIGNS IN THE ADVANCE WARNING AREA MAY BE REDUCED TO 100' ON LOW-SPEED URBAN ROADS (SPEED LIMIT < 40 MPH).
8. IF THIS PLAN IS TO REMAIN IN OPERATION DURING THE HOURS OF DARKNESS, INSTALL BARRICADE WARNING LIGHTS - HIGH INTENSITY ON ALL POST-MOUNTED DIAMOND SIGNS IN THE ADVANCE WARNING AREA.
9. A CHANGEABLE MESSAGE SIGN SHALL BE INSTALLED ONE HALF TO ONE MILE IN ADVANCE OF THE LANE CLOSURE TAPER.
10. SIGN (P) SHALL BE MOUNTED A MINIMUM OF 7 FEET FROM THE PAVEMENT SURFACE TO THE BOTTOM OF THE SIGN.

TABLE 1 - MINIMUM TAPER LENGTHS

POSTED SPEED LIMIT (MILES PER HOUR)	MINIMUM TAPER LENGTH FOR A SINGLE LANE CLOSURE
30 OR LESS	180' (55m)
35	250' (75m)
40	320' (100m)
45	540' (165m)
50	600' (180m)
55	660' (200m)
65	780' (240m)

METRIC CONVERSION CHART (1" = 25mm)

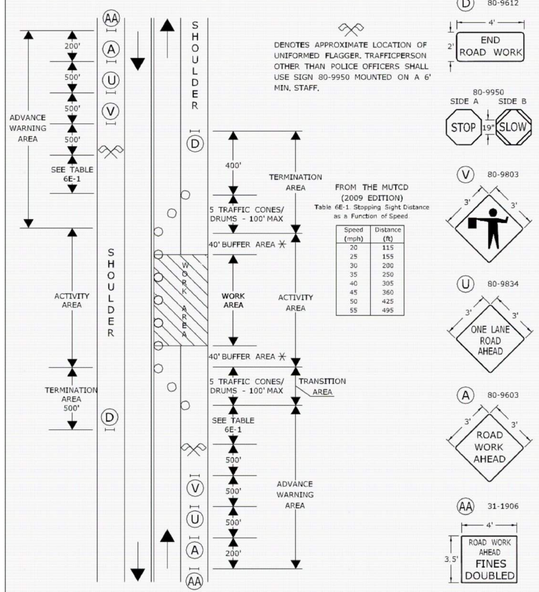
ENGLISH	METRIC	ENGLISH	METRIC	ENGLISH	METRIC
12"	300mm	42"	1050mm	72"	1800mm
18"	450mm	48"	1200mm	78"	1950mm
24"	600mm	54"	1350mm	84"	2100mm
30"	750mm	60"	1500mm	90"	2250mm
36"	900mm	66"	1650mm	96"	2400mm

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
NOTES

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 1 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)

HAND SIGNAL METHODS TO BE USED BY UNIFORMED FLAGGERS

THE FOLLOWING METHODS FROM SECTION 6E.07, FLAGGER PROCEDURES, IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," SHALL BE USED BY UNIFORMED FLAGGERS WHEN DIRECTING TRAFFIC THROUGH A WORK AREA. THE STOP/SLOW SIGN PADDLE (SIGN NO. 80-9950) SHOWN ON THE TRAFFIC STANDARD SHEET TR-1220 01 ENTITLED, "SIGNS FOR CONSTRUCTION AND PERMIT OPERATIONS" SHALL BE USED.

A. TO STOP TRAFFIC

TO STOP ROAD USERS, THE FLAGGER SHALL FACE ROAD USERS AND AIM THE STOP PADDLE FACE TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FREE ARM SHALL BE HELD WITH THE PALM OF THE HAND ABOVE SHOULDER LEVEL TOWARD APPROACHING TRAFFIC.



B. TO DIRECT TRAFFIC TO PROCEED

TO DIRECT STOPPED ROAD USERS TO PROCEED, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FLAGGER SHALL MOTION WITH THE FREE HAND FOR ROAD USERS TO PROCEED.



C. TO ALERT OR SLOW TRAFFIC

TO ALERT OR SLOW TRAFFIC, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. TO FURTHER ALERT OR SLOW TRAFFIC, THE FLAGGER HOLDING THE SLOW PADDLE FACE TOWARD ROAD USERS MAY MOTION UP AND DOWN WITH THE FREE HAND, PALM DOWN.



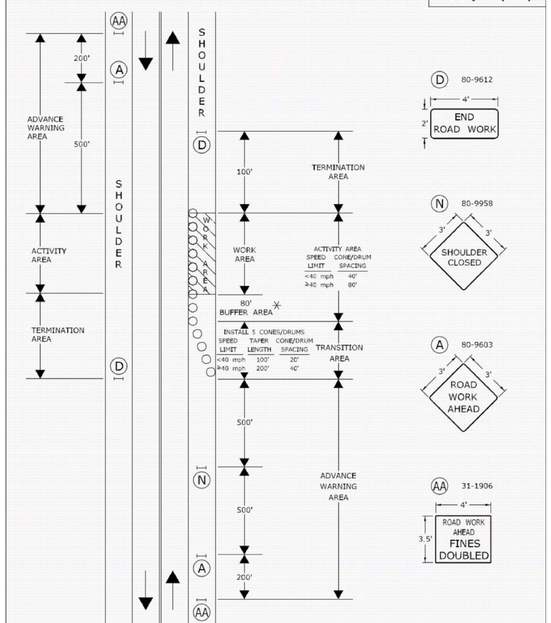
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 2 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN SHOULDER - TWO LANE HIGHWAY

SIGN FACE 71 SQ. FT (MIN.)



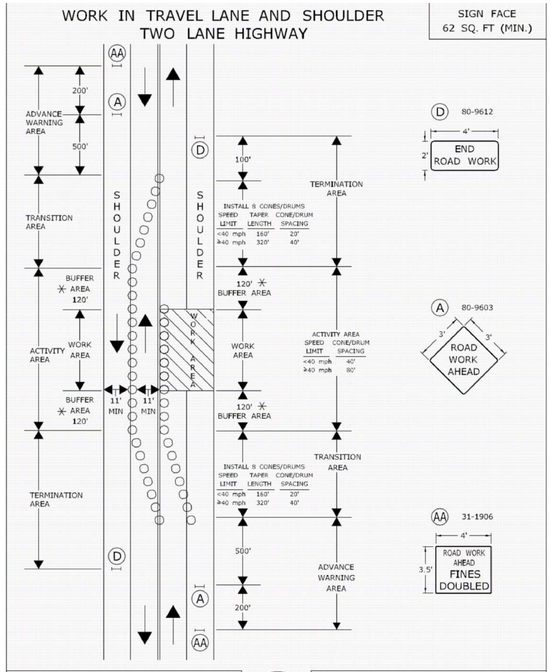
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 14
SEE NOTES 1, 2, 4, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY

SIGN FACE 62 SQ. FT (MIN.)



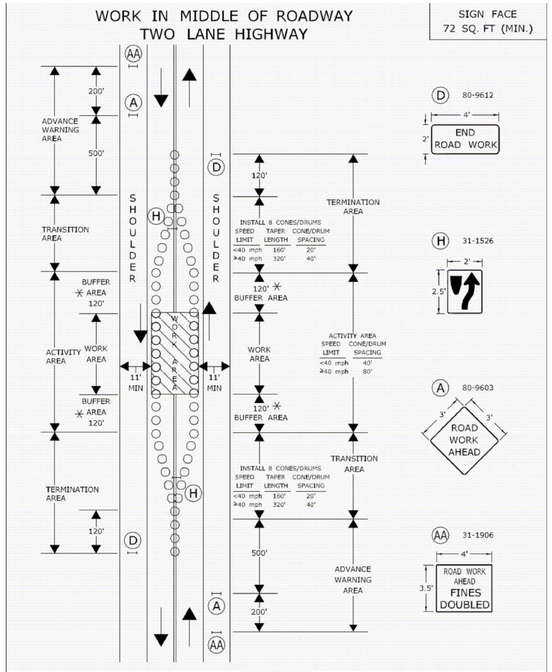
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 15
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY
TWO LANE HIGHWAY

SIGN FACE 72 SQ. FT (MIN.)



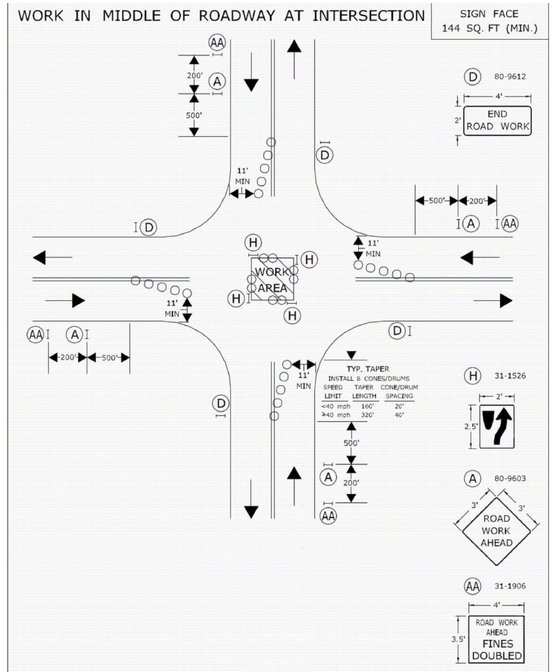
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 16
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY AT INTERSECTION

SIGN FACE 144 SQ. FT (MIN.)



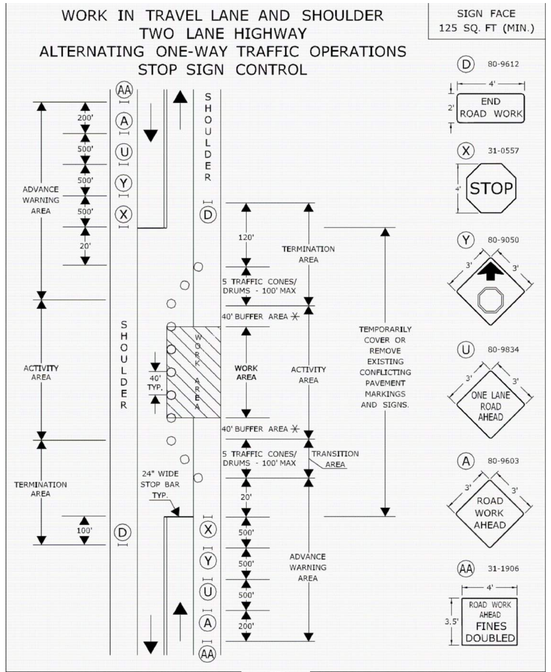
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 17
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS
STOP SIGN CONTROL

SIGN FACE 125 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 18
SEE NOTES 1, 2, 4, 7, 8

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

TRAFFIC CONTROL
NOTES AND PLANS

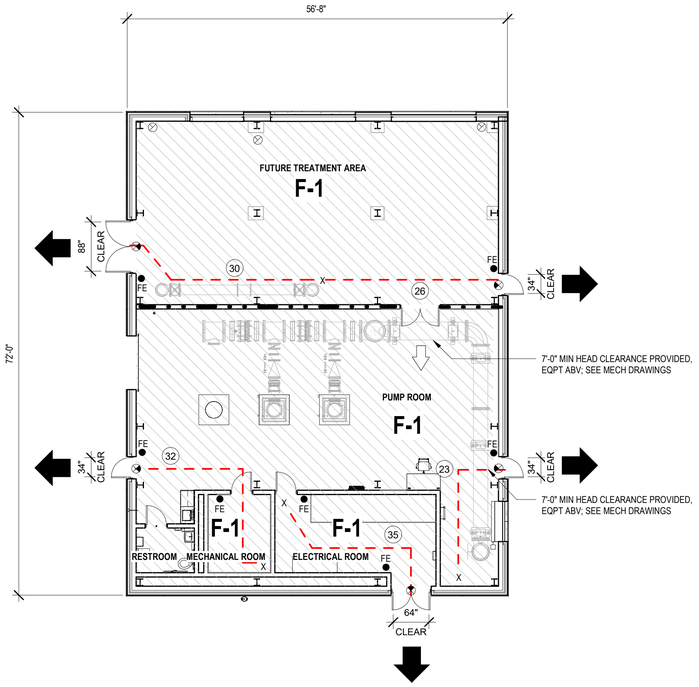
PROJECT NO. 10739-264571
FILE NAME: C029TRFC.DWG
SHEET NO. C-29

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436] Images: []
Last saved by: ENGELSB Time: 12/5/2023 9:42:13 AM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C029TRFC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

Elevation Drawings and Floor Plans

Include in hard copy submittal



LIFE SAFETY PLAN

3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

- EGRESS PATH
- 2 HOUR FIRE RATING
- EXIT DISCHARGE
- AREA OR SPACE EXIT
- EXIT SIGN
- FE — FIRE EXTINGUISHER - MULTIPURPOSE DRY-CHEMICAL TYPE
- (X) — TRAVEL DISTANCE (FEET)
- [X] — COMMON PATH OF TRAVEL (FEET)
- X — POINT OF ORIGIN
- FACTORY INDUSTRIAL, F-1 OCCUPANCY CLASSIFICATION

Building Code Summary			
Owner:	City of New Britain, Connecticut	**Date:**	April 2023
Project Name:	White Bridge Waterworks Facilities	**Location:**	New Britain, CT
Project No:	10739-264571	**Architect of Record:**	CDM Architects Inc.
Building Name:	Pond Pumping Station		
Work Scope:	Construction of pump station (New Structure)		
Applicable Ordinances, Codes, and Standards			
Abbreviations	**ICC** - International Code Council; **IBC** - International Building Code; **IEBC** - International Existing Building Code; **IECC** - International Energy Conservation Code; **IFC** - International Fire Code; **IMC** - International Mechanical Code; **IPC** - International Plumbing Code;		
Building Code	2022 CT State Building Code - 2021 IBC		
Mechanical Code	2022 CT State Building Code - 2021 IMC		
Energy Code	2022 CT State Building Code - 2021 IECC		
Plumbing Code	2022 CT State Building Code - 2021 IPC		
Electrical Code	2020 National Electrical Code (NFPA 70)		
Accessibility Code	2017 ICC A117.1		
Use and Occupancy Classification			
IBC Code Reference			
Chapter 3			
Section 306	Factory Group F		
306.2	Moderate-hazard factory industrial, Group F-1		
General Building Heights and Areas			
Chapter 5			
Section 504	Building Height and Number of Stories		
Table 504.3	Allowable Building Height in Feet Above Grade Plane	Allowable	Proposed
	Group F-1 Type IIB - No Sprinklers	55 Feet	25 Feet, 10 Inches
Table 504.4	Allowable Number of Stories Above Grade Plane		
	Group F-1 Type IIB - No Sprinklers	2 Stories	1 Story
Section 506	Building Area		
Table 506.2	Allowable Area Factor in Square Feet		
	Group F-1 Type IIB - No Sprinklers	15,500 SF	4,085 SF
Types of Construction			
Chapter 6			
Section 602	Construction Classification		
602.2	Types I and II, Non Combustible	Type IIB Construction	
Fire Protection and Life Safety Systems			
Chapter 9			
Section 903	Automatic Sprinkler Systems	Not required for Group F-1 occupancy: 1. Fire area under 12,000 square feet. 2. Fire area not located more than three stories above grade plane. 3. Combined area of all F-1 fire areas under 24,000 square feet.	
Section 906	Portable Fire Extinguishers	Required in accordance to 906.2 and NFPA 10	
Section 907 907.2.4	Fire Alarm and Detection Systems Group F	Not required for Group F-1 occupancy 1. F occupancy under two stories in height. 2. F occupancy has occupant load under 500.	
Means of Egress			
Chapter 10			
Section 1004	Occupant Load		
Table 1004.5	Maximum Floor Area Allowances per Occupant		
	Function of Space	Occupant Load Factor	Area / Occupant Load Factor
	Accessory storage areas, mechanical equipment room	300 gross	(4,085 / 300) = 14
Section 1010	Doors, Gates and Turnstiles	Required	Proposed
1010.1.1	Size of doors	Minimum clear width: 32 inches	34 inches
Section 1017	Exit Access Travel Distance		
Table 1017.2	Occupancy	without Sprinklers (feet)	with Sprinklers (feet)
	F-1	200	N/A
Accessibility			
Chapter 11			
Section 1103	Scoping Requirements		
1103.2.9	Equipment spaces are not required to comply with this chapter		
Energy Efficiency			
Chapter 13			
Section 1301	General		
1301.1.1	Building designed and constructed in accordnace with the IECC with compliance requirements indicated in COMcheck report		

0 4' 8' 12' 20'

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

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THEESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE. INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

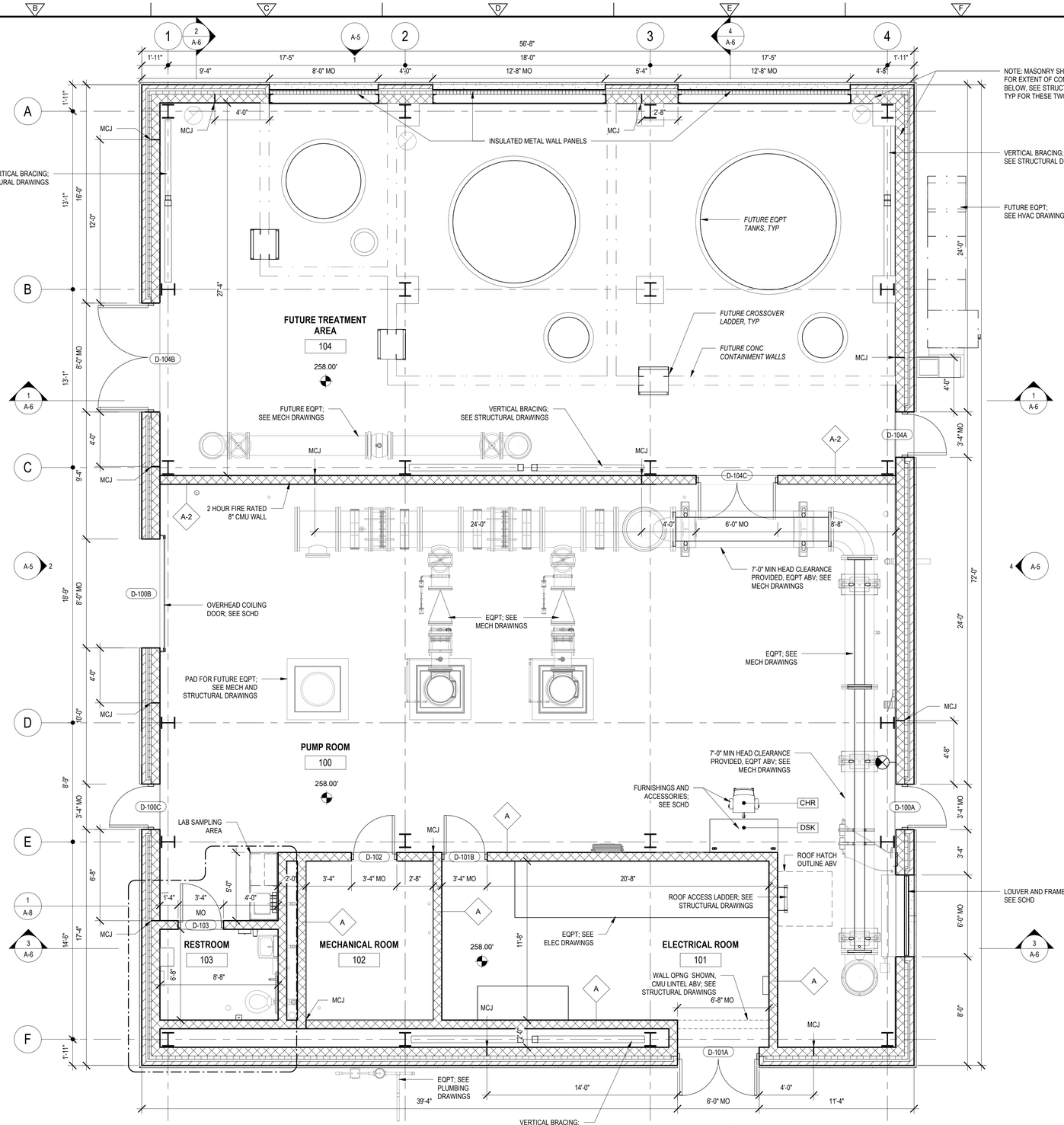
CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
BUILDING CODE SUMMARY AND LIFE SAFETY PLAN

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO. A-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



GROUND LEVEL FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

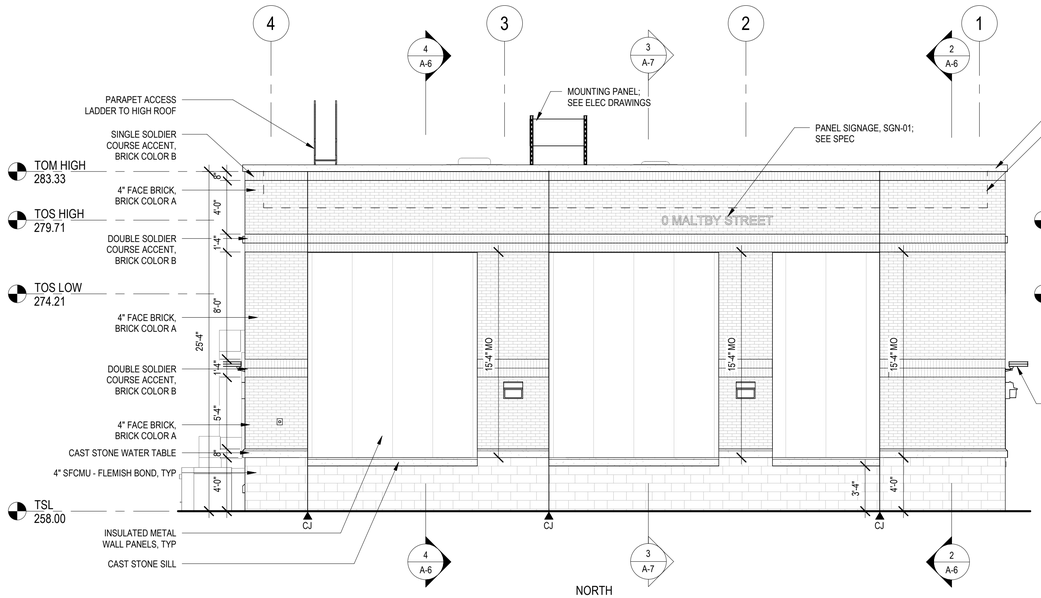
POND PUMPING STATION
FLOOR PLAN

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO. A-3

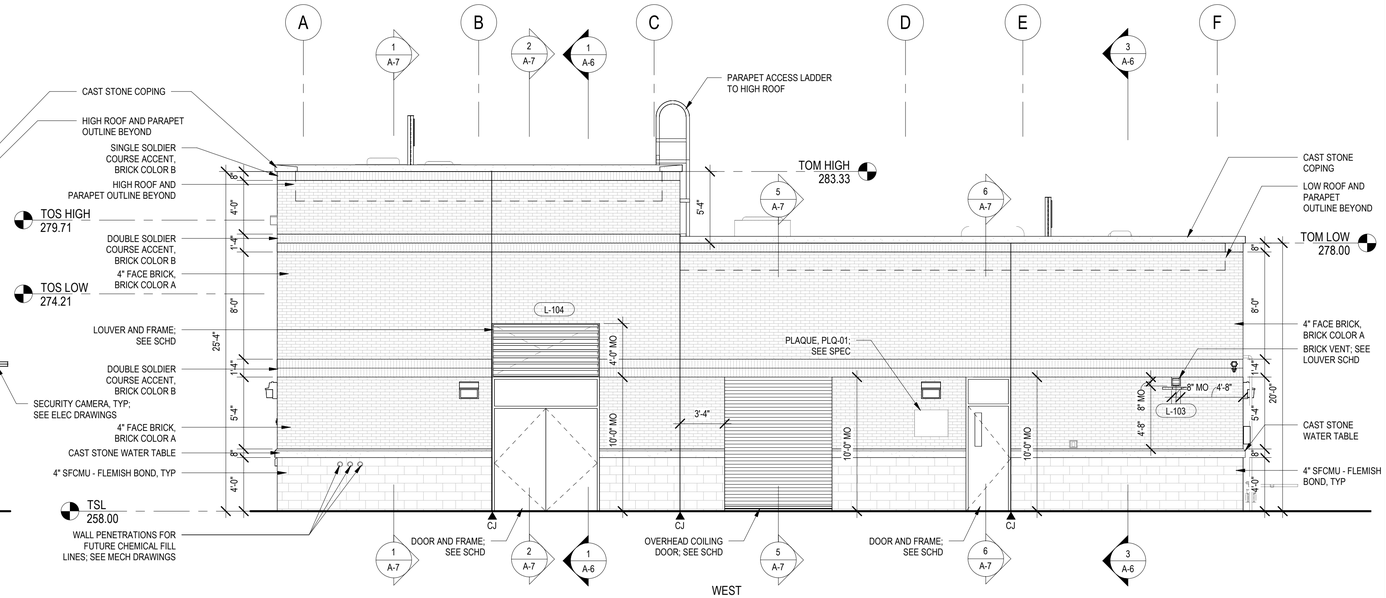
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

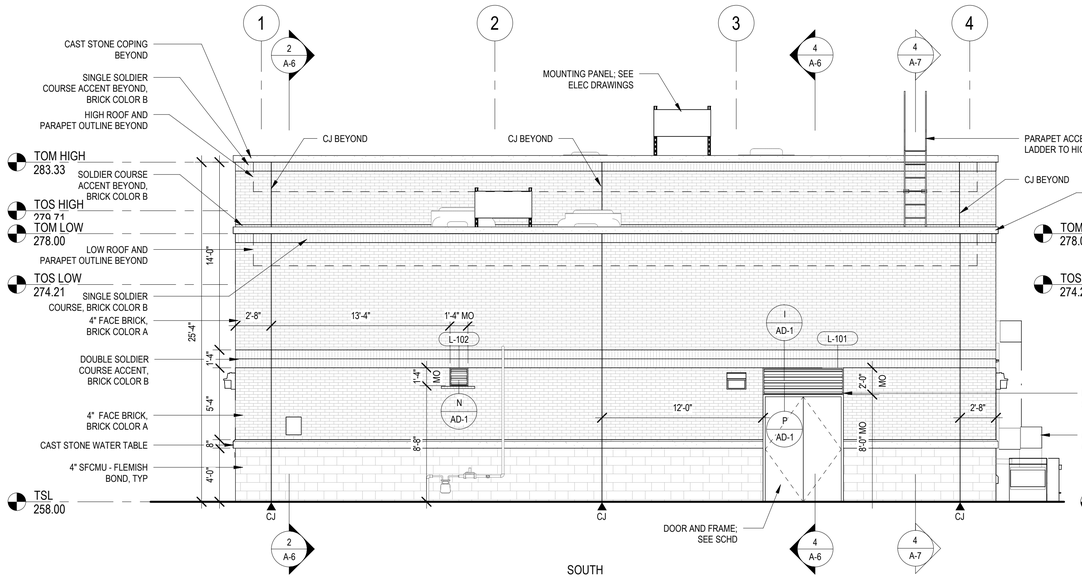
Include in hard copy submittal



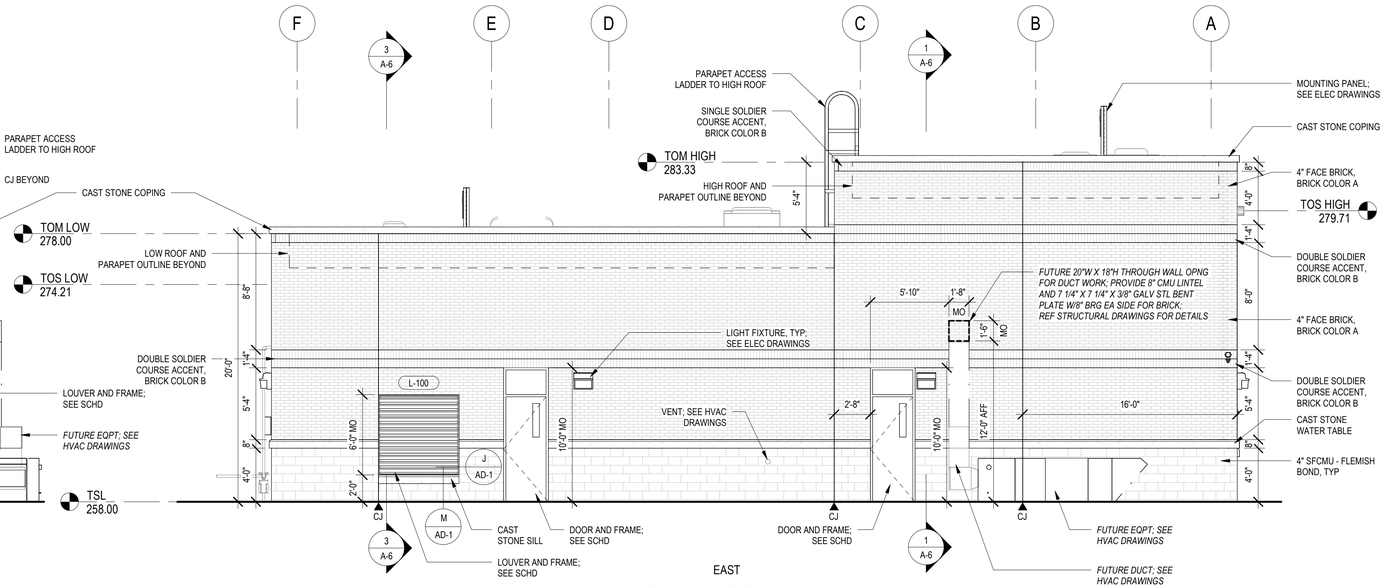
1 ELEVATION
A-3 3/16" = 1'-0"



2 ELEVATION
A-3 3/16" = 1'-0"



3 ELEVATION
A-3 3/16" = 1'-0"



4 ELEVATION
A-3 3/16" = 1'-0"

0 2' 4' 6' 10'
SCALE: 3/16" = 1'-0"

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

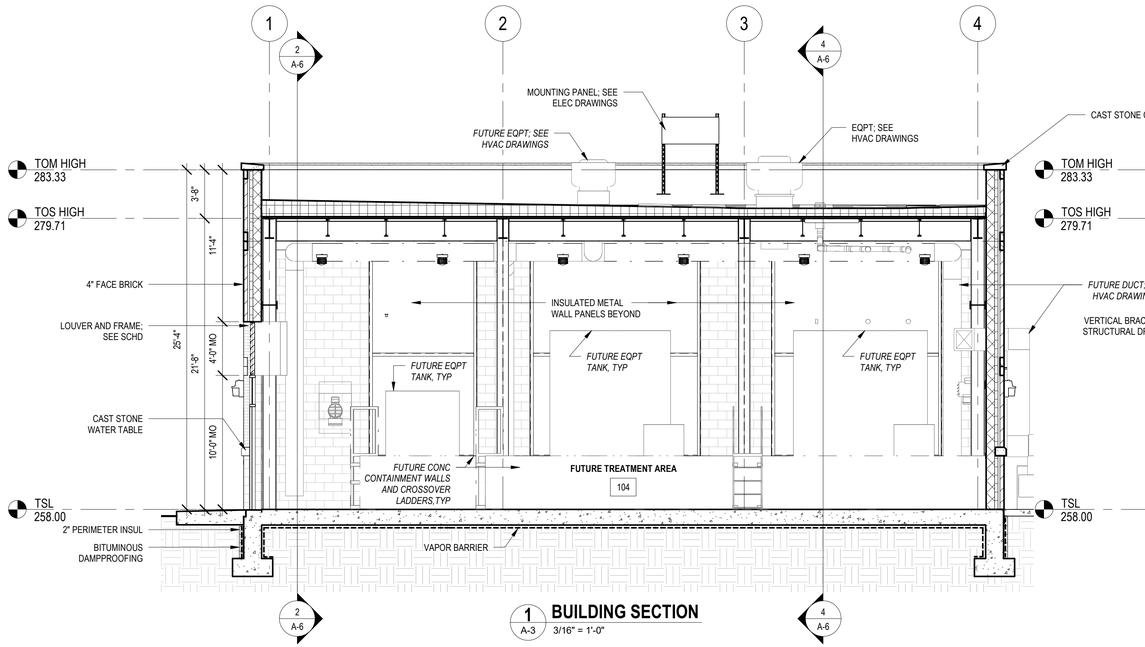
POND PUMPING STATION
EXTERIOR ELEVATIONS

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT

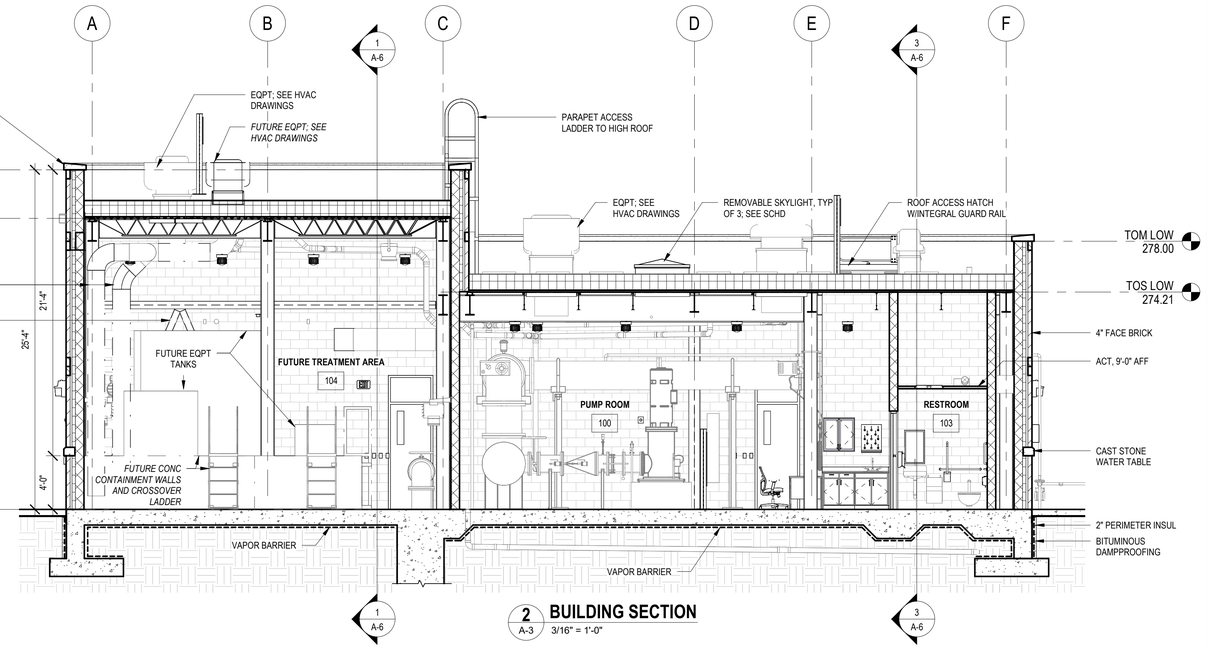
SHEET NO.
A-5

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

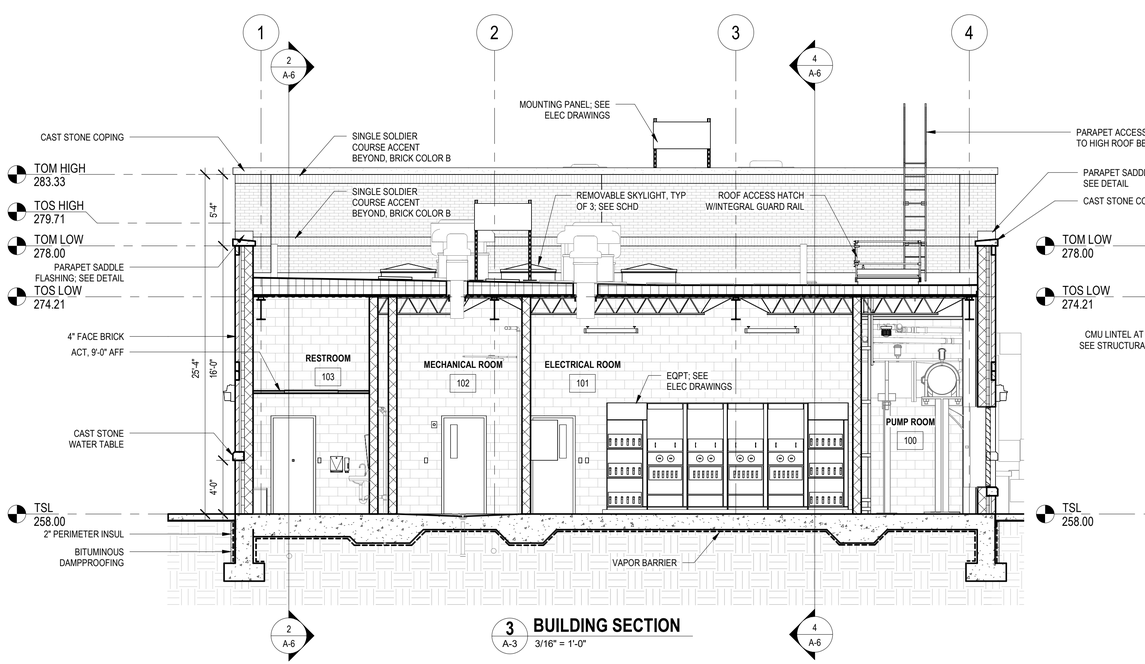
Include in hard copy submittal



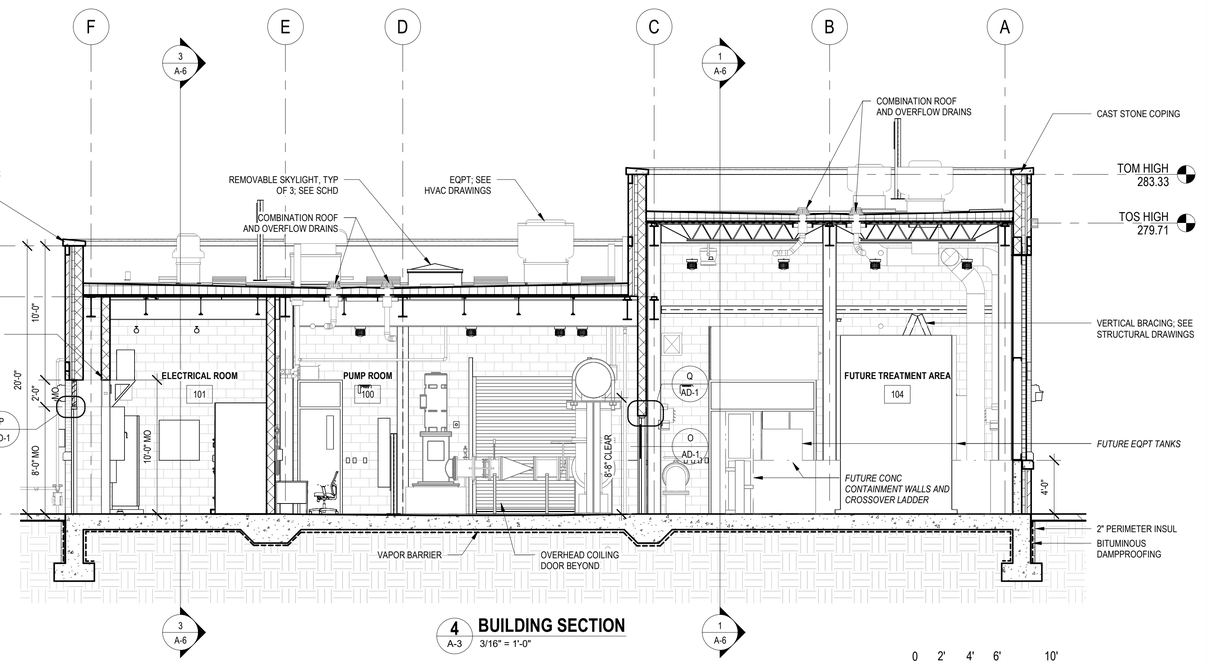
1 BUILDING SECTION
A-3 3/16" = 1'-0"



2 BUILDING SECTION
A-3 3/16" = 1'-0"



3 BUILDING SECTION
A-3 3/16" = 1'-0"



4 BUILDING SECTION
A-3 3/16" = 1'-0"

0 2' 4' 6' 10'
SCALE: 3/16" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
BUILDING SECTIONS

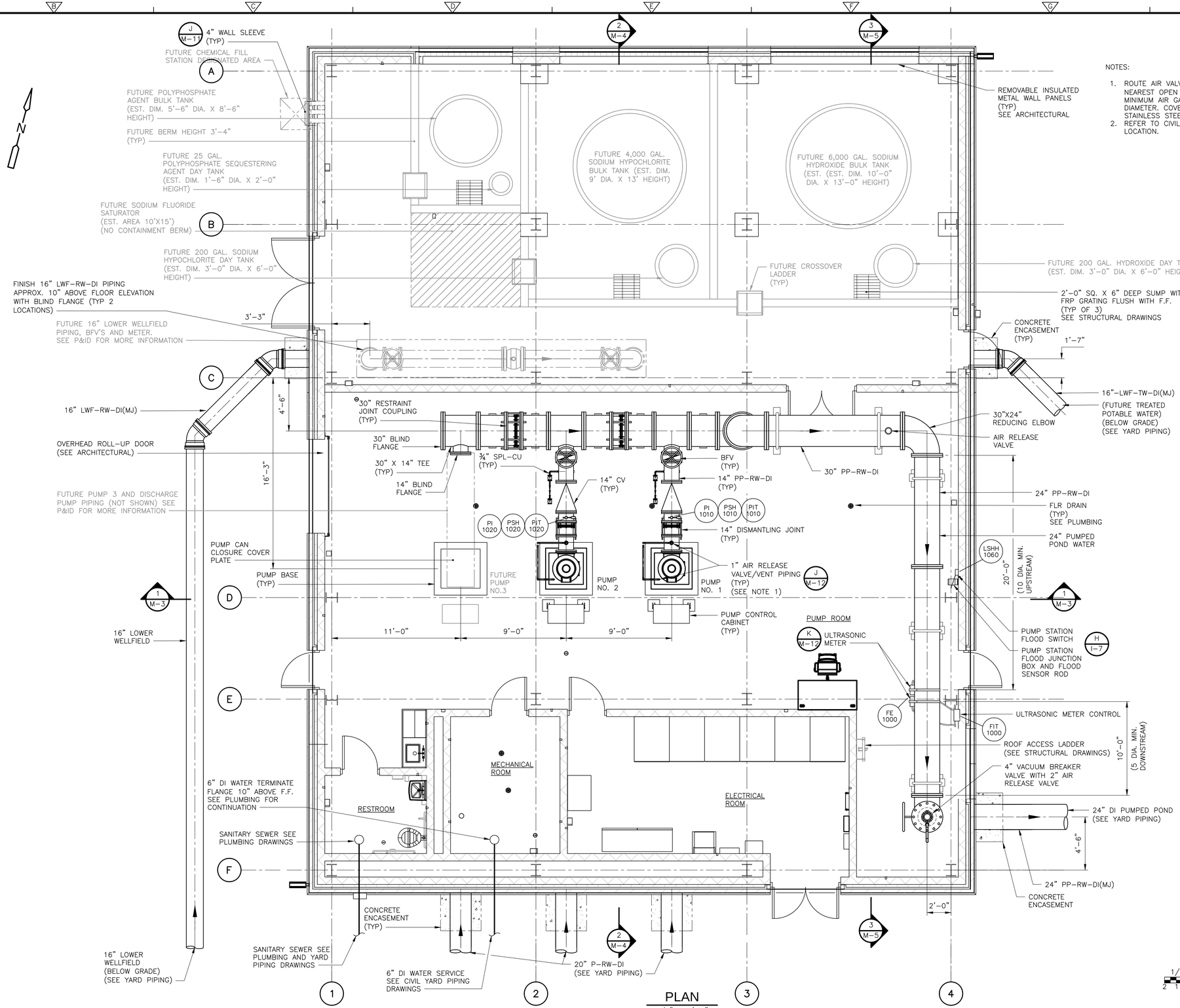
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT

SHEET NO.
A-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436]
Images: []
Last saved by: BITTOVJ Time: 3/24/2023 8:53:24 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Ortho\DWGs\M002PSPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

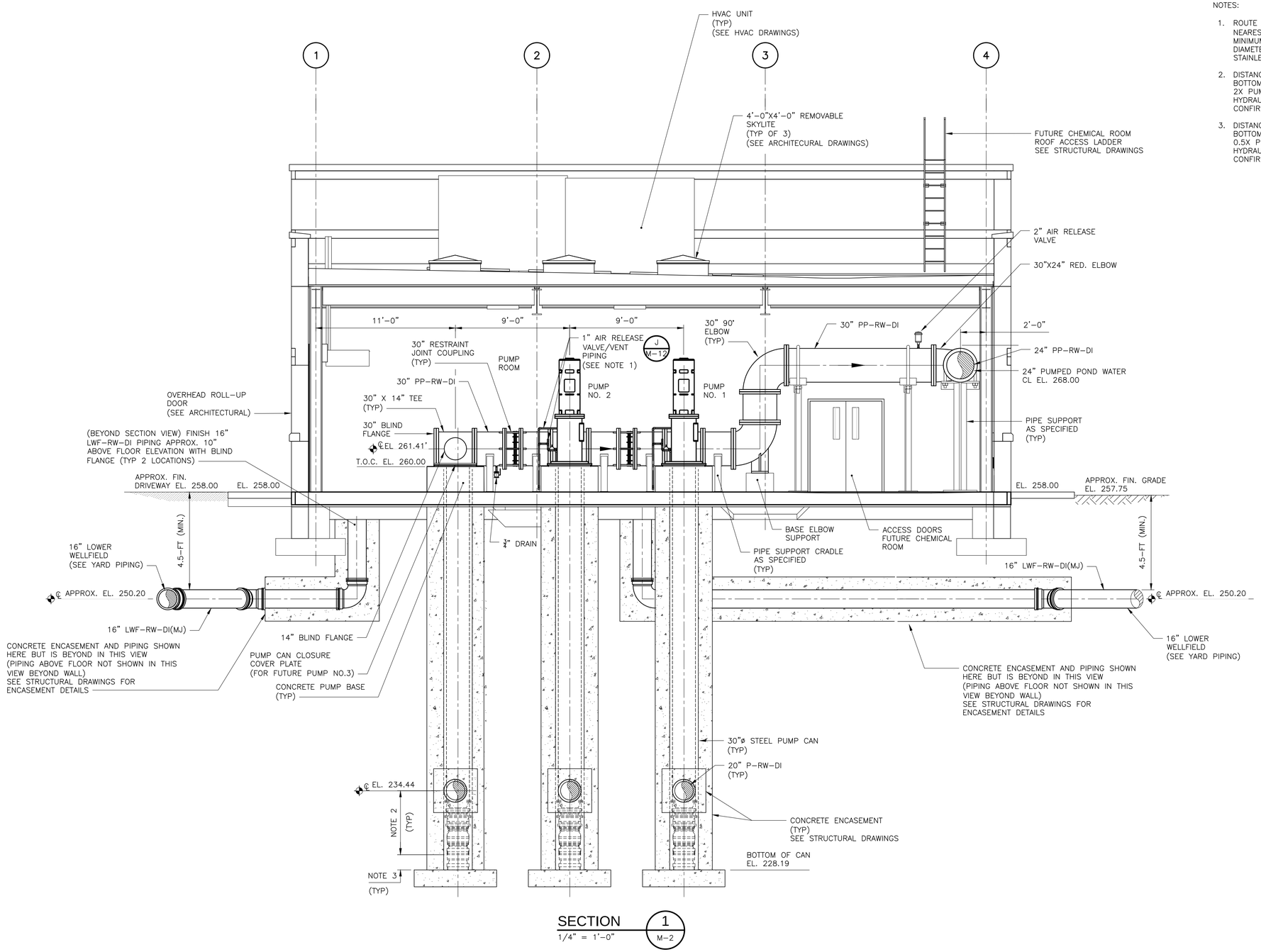
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION FLOOR PLAN

PROJECT NO. 10739-264571
FILE NAME: M002PSPL.DWG

SHEET NO.
M-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



SECTION 1 / M-2
1/4" = 1'-0"

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.

1/4" = 1'- 0"
2 1 0 2 4

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
SECTIONS I

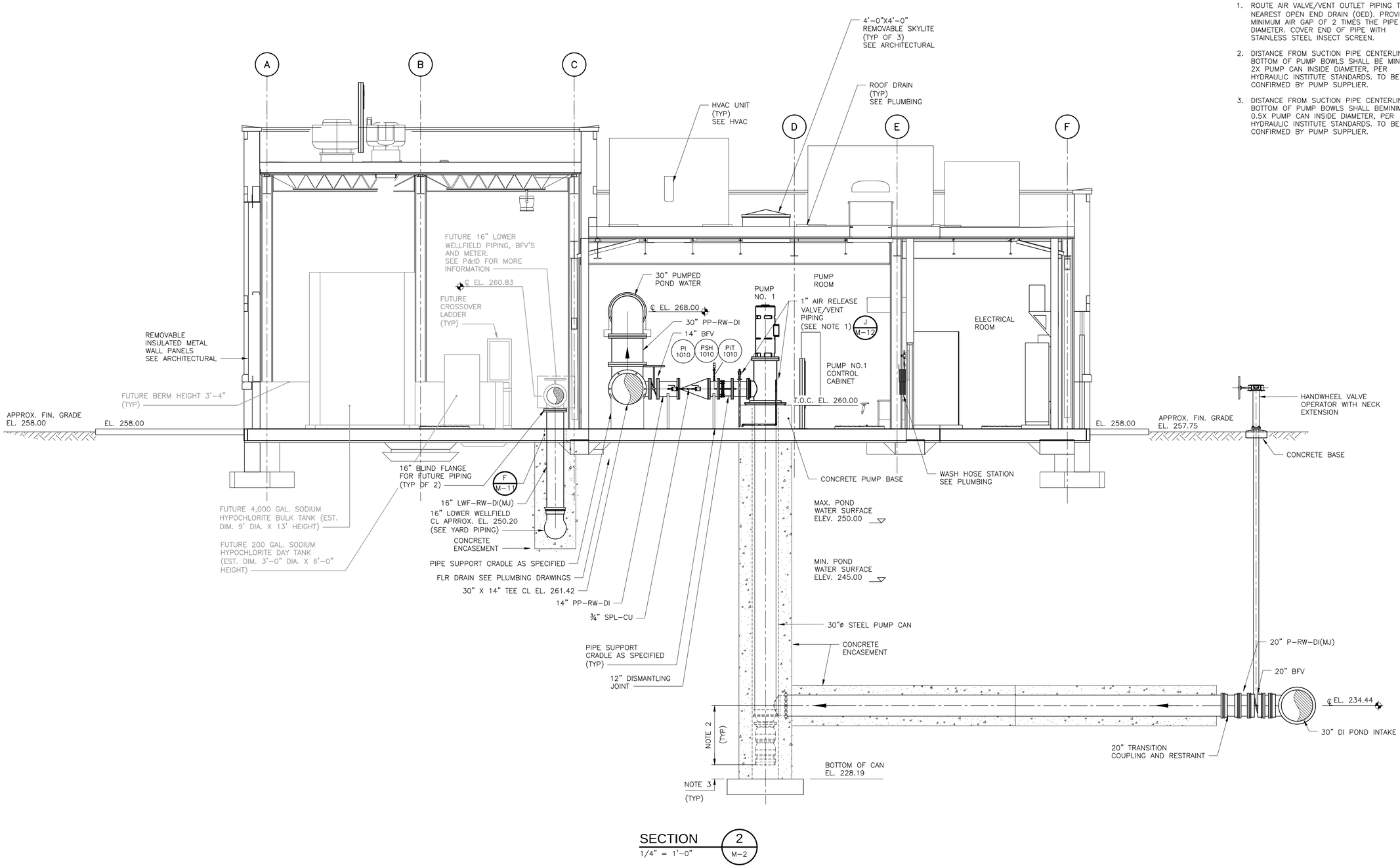
PROJECT NO. 10739-264571
FILE NAME: M003PSSC.DWG
SHEET NO. M-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 9:59:03 AM
C:\Users\bittovj\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M003PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.



SECTION 2 / M-2
1/4" = 1'-0"

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 10:42:14 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M004PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

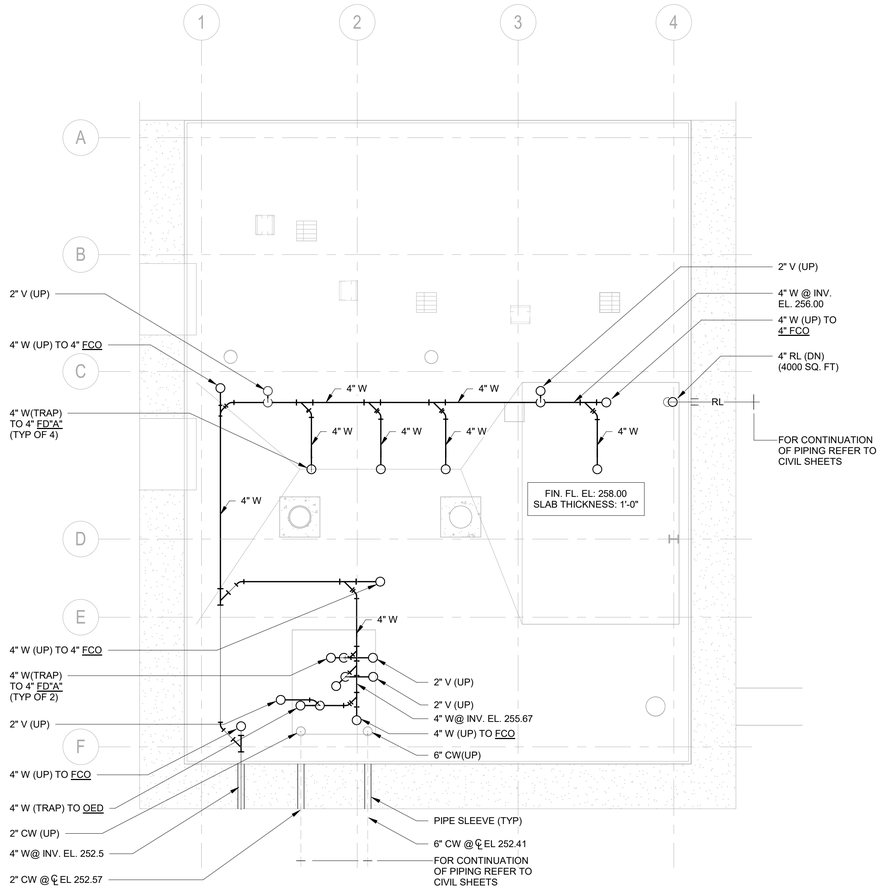
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
SECTIONS II

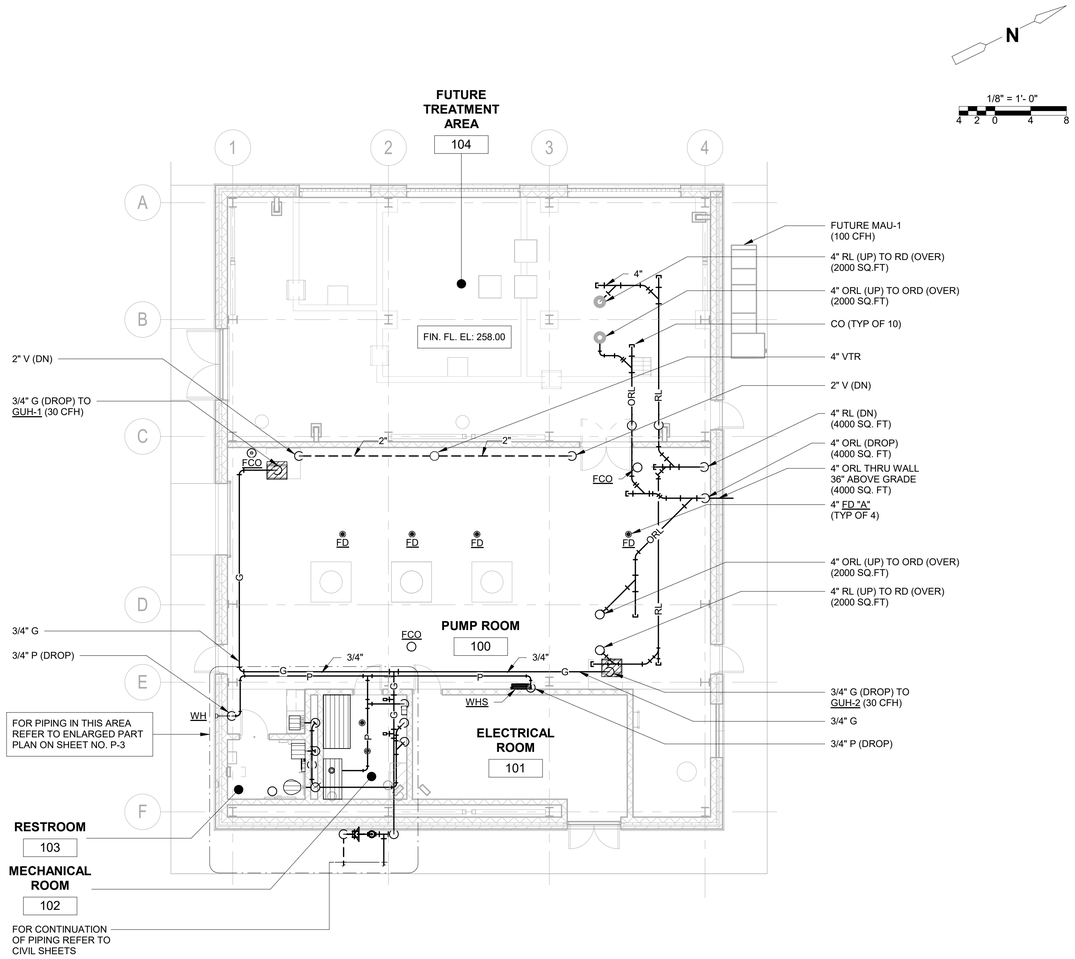
PROJECT NO. 10739-264571
FILE NAME: M004PSSC.DWG
SHEET NO. M-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



BURIED PIPING

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL PIPES PASSING THROUGH THE FOUNDATION WALL SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND THOUGH THE WALL 2" ON EITHER SIDE OF THE FOUNDATION WALL IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
2. ALL PIPES PASSING UNDERNEATH THE FOUNDATION SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND 12" BEYOND THE ANGLE OF REPOSE OF THE FOUNDATION FOOTING ON BOTH SIDES OF THE FOOTING.

NOTES:

1. ALL BURIED PIPING WITHIN THE BUILDING SHALL BE ENCASED IN CONCRETE AS SHOWN ON THE DETAIL ON THE STRUCTURAL DETAIL SHEET.
2. IN LIEU OF TRAP PRIMERS WHERE ALLOWED BY CODE, CONTRACTOR SHALL INSTALL A TRAP RESEALER MADE OF ELASTOMERIC MATERIAL.
3. 1/2" SOFT ROLLED COPPER TUBING SHALL BE INSTALLED TO FEED THE WATER FROM THE TRAP PRIMER UNIT TO THE TRAPS FOR THE FLOOR DRAINS WHERE REQUIRED. THE SOFT ROLLED COPPER TUBING SHALL BE WRAPPED WITH ARMAFLEX TO PROTECT IT FROM THE CONCRETE. THE TUBING IS NOT SHOWN ON THE DRAWING FOR CLARITY SAKE. BUT THE PIPING SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR.
4. SANITARY PIPING SHALL EXTEND BEYOND THE BUILDING 5'-0" UNDER THE PLUMBING CONTRACTOR'S SCOPE OF WORK.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

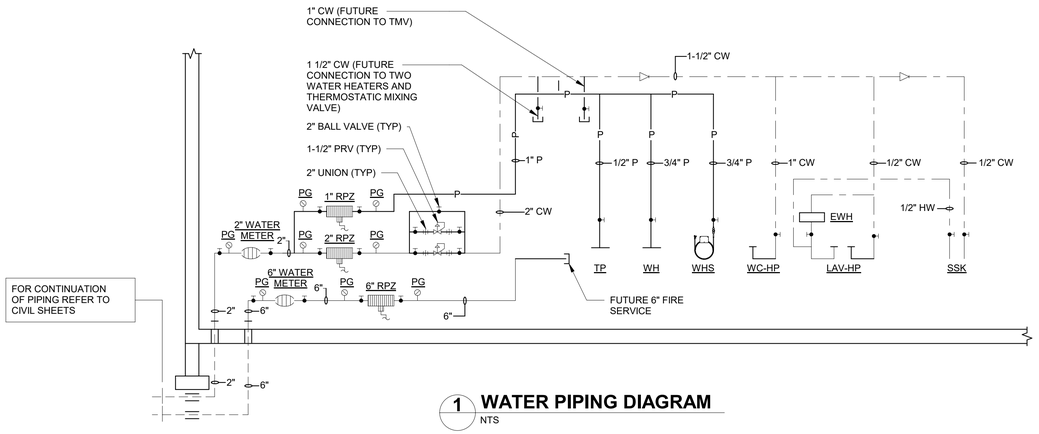
BURIED PIPING AND FLOOR PLANS

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

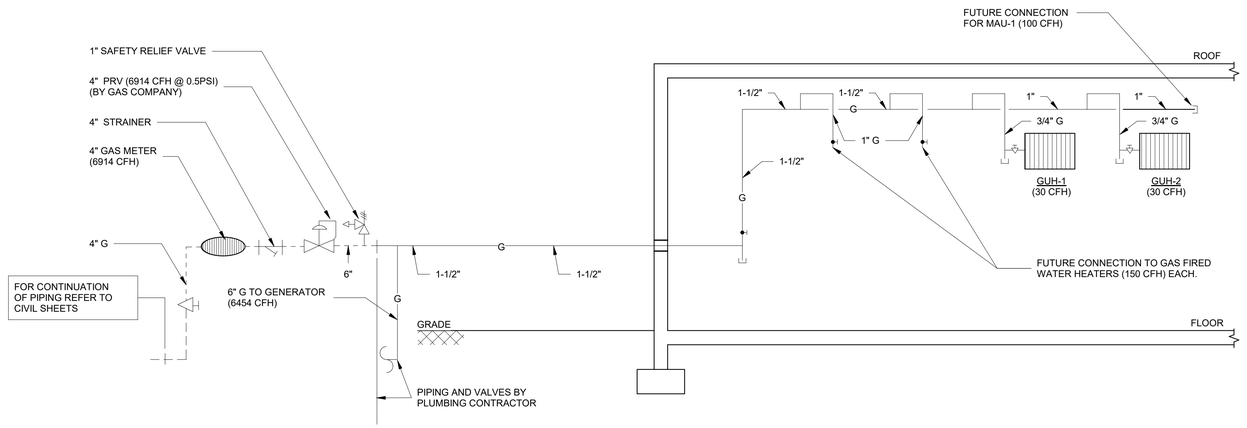
SHEET NO.
P-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



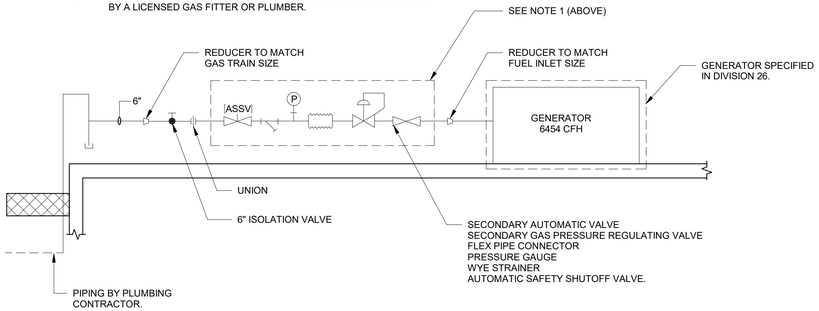
1 WATER PIPING DIAGRAM
NTS



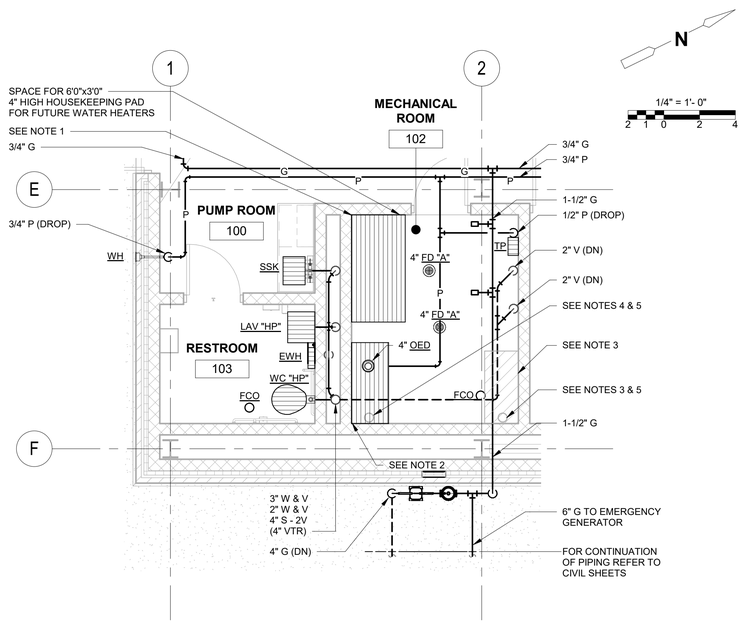
2 GAS PIPING DIAGRAM
NTS

NOTES:

1. GAS TRAIN COMPONENTS SHALL BE PROVIDED BY THE GENERATOR MANUFACTURER AND INSTALLED BY THE PLUMBING CONTRACTOR.
2. INSTALL 6" G LINE TO GENERATOR. GAS PIPING SHALL BE INSTALLED BY A LICENSED GAS FITTER OR PLUMBER.



3 GAS PIPING DIAGRAM FOR STANDBY GENERATOR
NTS



4 ENLARGED FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. SPACE ALLOCATED FOR FUTURE WATER HEATERS, TEPID WATER MIXING VALVE AND TEPID WATER RECIRCULATION PUMP.
2. SPACE ALLOCATED FOR DOMESTIC WATER SERVICE. FOR VALVES AND APPURTENANCES REFER TO THE WATER PIPING DIAGRAM ON SHEET NO. P-3. WATER SERVICE HAS BEEN SIZED TO INCLUDE FUTURE ADDITION OF CHEMICALS AND TEPID WATER HEATING SYSTEM.
3. SPACE ALLOCATED FOR FUTURE FIRE PROTECTION SERVICE SHALL SERVE AN AUTOMATIC FIRE PROTECTION SYSTEM WHEN THE FUTURE CHEMICAL SYSTEMS ARE INSTALLED ON THE PROJECT. 6" FIRE SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR.
4. 2" DOMESTIC WATER SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR. A 2" CAPPED WATER CONNECTION SHALL BE LEFT IN THE MECHANICAL ROOM 102.
5. 6" RPZ FOR FUTURE FIRE SERVICE SHALL BE INSTALLED 36" AFF. 2" RPZ FOR DOMESTIC POTABLE WATER SHALL BE INSTALLED 36" AFF AND THE 1" RPZ FOR NON-POTABLE WATER SHALL BE INSTALLED AT 54" AFF.

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	WASTE (INCH) MIN	VENT (INCH) MIN	TRAP (INCH) MIN	CW (INCH) MIN	HW (INCH) MIN	TW (INCH) MIN	REMARKS
WC-HP	TOILET, FLUSH VALVE, WALL MOUNTED, WALL OUTLET	4	2	4	1	-	-	SEE SECTION 224213.13
SSK	SERVICE SINK	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
LAV-HP	LAVATORY, COUNTER MOUNTED	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
WHS	WASH HOSE STATION	-	-	-	3/4	-	-	SEE SECTION 221119
EWH	ELECTRIC WATER HEATER	-	-	-	1/2	1/2	-	SEE SECTION 223300
TP	TRAP PRIMER	-	-	-	1/2	-	-	SEE SECTION 221119

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

PIPING DIAGRAMS, ENLARGED FLOOR PLAN AND PLUMBING SCHEDULE

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

SHEET NO.
P-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

For Office Use Only	
APPLICATION NO.	2505
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Civic Facility and Earth Removal, a [ ] permitted use [✓] Special Permit use

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

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7 acres

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

Signature: [signature] *Signature – (Printed/Typed)* Ramon Esponda

CHECK ONE: [X] owner [ ] other (specify):

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2505

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

See the attached documents for more information.

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: Vinta Varghese

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

1/24 - LUO

CT DPH - Notification

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Tuesday, July 2, 2024 3:42 PM
To: Ray.Esponda <Ray.Esponda@newbritainct.gov>; Gerlach, Kyle T. <gerlachkt@cdmsmith.com>
Subject: Acknowledgement of Submission to CTDPH

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

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

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

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
App 2505 - Site Plan

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

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street. This notification is for the Bristol Zoning Site Plan application.

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

Please enter a brief description of the project or proposal:
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street. This notification is for the Bristol Zoning Site Plan application.

Please enter the date of the application, petition, request or plan:
2024-06-27

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

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Institutional (school, hospital, nursing home, etc,)

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

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

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?Yes

Applicant Name:
New Britain Water Department - Ramon Esponda

Applicant email address:
Ray.Esponda@newbritainct.gov

Street address or intersection of application, petition, request or plan:
Maltby Street, Bristol, CT

Enter Project Longitude/Latitude:
-72.916330
41.700721

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:
This project is receiving funding by the Department of Public Health and there has been much coordination and collaboration between the City of New Britain, the design team, and the Department. The Department has been kept updated throughout the progress of the project design and has already received site plans and other documentation.

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

Project Narrative

Zoning Commission – Application for Special Permit

Project Narrative:

The New Britain Water Department (NBWD) has owned and operated groundwater wells as a raw water source at the White Bridge Waterworks Facilities on Maltby Street in Bristol for over one hundred years. The facilities are located in an R-40 designated residential zone across several parcels including 52-11, 52-15, 52-16B16A, 52-17, 53-145, 53-147, 53-149, 53-150, and 53-151. Work is specifically being performed on lot 52-16B16A, 52-17, 53-145, 53-147, and 53-150. Project location figures are included as **Attachment 1** to this application. The Lower Wellfield wells (located south of Maltby Street) were originally constructed in 1921 and have been operated since 1923. These wells have undergone upgrades in the 1940s and 1950s, with the most recent upgrades occurring the 1980s. A pump station at the Lower Wellfield was constructed as part of the 1940s upgrades. The Upper Wellfield wells (located north of Maltby Street) were originally installed in 1940. These were replaced with new wells in 1955 and again in the 1980s. A pump station at the Upper Wellfield was also constructed in the floodway in 1955. In addition to the wells, NBWD has also operated the Supply Pond surface water source at the White Bridge Waterworks Facilities since the 1950s. The existing 1923 pump station, already located on the site, was converted to a surface water pump station in 1950. This building and associated pumping equipment have not received major upgrades since.

Much of the mechanical equipment at the wellfields and existing Pond Pumping Station has reached the end of its useful life or, due to its age, is very difficult or not possible to find the necessary replacement parts for sustained operations. Regulatory requirements and industry standards have also changed over the past 100-years. To redevelop the Upper and Lower Wellfields with new wells that can be used as a potable drinking water source, the Connecticut Department of Public Health (DPH) requires new wells to be located 50-feet from any water body or wetlands boundary. In addition, DPH requires new wells and water infrastructure to be raised to an elevation 2-feet above the 100-year floodplain elevation. As the majority of the NBWD owned property is within the 100-year floodplain with some areas up to 6-feet below the flood elevation, the existing wells and three pump stations cannot be redrilled/rehabilitated in their current locations. This project will rehabilitate the White Bridge Waterworks Facility to bring it up to modern standards and regulations and create a reliable potable drinking water source for the New Britain Water Department and surrounding communities.

The project includes the abandonment of all currently existing wells in accordance with DPH requirements, demolition of existing structures and the three existing pump stations, construction of a single new pump station, filling and grading to achieve DPH flood resiliency requirements, wetlands creation/replication, and creation of compensatory flood storage. A total of three new wells will be drilled at the Upper Wellfield and six new wells drilled at the Lower Wellfield. Based on water quality, the Lower Wellfield wells may but suitable for use as a public potable water supply with minimal chemical treatment, subject to the ground water under the direct influence of surface water (GWUDI) testing. Both the Upper and Lower Wellfield wells will be equipped with new submersible style pumps within the wells, making it unnecessary to have pump stations at each site. An Aquifer Protection Area Program Registration Form for Regulated Activities will be submitted following this application submittal. A single pump station building will be constructed to house pumping equipment associated with the

Supply Pond surface water source and will also include designated space for treatment equipment in the event the Lower Wellfield is used for potable water. This new building will be constructed with a finished floor elevation 2-feet above the 100-year flood elevation and outside the floodway. The project will also install associated yard piping around the wells, pump station building, and connections to the existing New Britain water infrastructure on-site. New water and sewer utilities from Bristol will be constructed in Maltby Street and provide service for the new pump station. Design Drawings for the project are included in **Attachment 2** and a 3D Rendering of the new Pond Pumping Station is included in **Attachment 3**.

As filling of the site is required for the new wells and pump station to meet DPH requirements, compensatory flood storage areas will be constructed so as to not increase the current flood elevation levels, as given by FEMA guidelines. The new structure and wells will add approximately 6,543 cubic yards of fill within the floodplain. Approximately 15,327 cubic yards of material will be removed from the floodplain for the creation of compensatory storage. These compensatory storage areas will also create additional wetland areas. Fill and earth removal on the site is associated with construction activities only and the final use of the site will not include earth removal activities. A Special Permit for Earth Removal in Excess of 400 Cubic Yards is also being filed for approval. The project will impact approximately 24,952 square feet of wetlands. However, wetlands replication will be done at a ratio of three to one, with a total of 75,946 square feet of wetlands replication proposed. In total, the project is expected to disturb approximately 223,000 square feet of land. This includes areas for wetland replication; compensatory storage creation; and disturbances for installing the new wells, associated yard piping, abandoning and decommissioning existing wells, Pond Pump Station building construction, and demolition of the three existing buildings. A Permit for Flood Plain Development (Application #23-458F-305), Form IW-1 (Application for a Wetlands Permit) (Application #2020), and Form IW-2 (Application for a Wetlands Boundary Change) (Application #2019) were approved by the Bristol Inland Wetlands and Watercourses Agency of the Conservation Commission on June 6, 2024 for this project. A Site Plan Permit for this project is also being filed for approval.

An Erosion and Sediment Control Plan has been developed to control accelerated erosion and sedimentation from stormwater runoff on the site during construction based on the best available technologies. The Control Plan narrative is included with this application in accordance with Section 15.1.5. The “Connecticut Guidelines for Soil Erosion and Sedimentation Control (2002)” document was utilized in preparation of the Plan. A Stormwater Management Report for post-construction conditions has also been developed for this project based on the 2004 *Connecticut Stormwater Quality Manual (CSQM)* as required in Section 15.5.3. A copy of the Stormwater Management Report is included as **Attachment 6** to this application.

The new Pond Pump Station and Lower Wellfield area will be enclosed in a 6.5-foot tall chain link fence for security. A double-leaf swing gate will provide access to the site on the driveway. As shown on the Drawings, the fence and access gate are located outside of the 50-foot required front yardage for R-40 residential zones. A double-leaf vehicular control gate will be located at the foot of the driveway to control vehicular access onto the public utility site. This gate will be less than the 4.5-foot height restriction for fences within front yards and will be more than 50 percent open. A detail for this vehicular control gate is included in the drawings. An existing vehicular access gate for the Upper Wellfield access road (located on the north side of Maltby Street) will remain.

Public utility buildings are not listed as a Use Group in the table included in Section 13.2 of the Zoning Regulations; however, two parking spaces will be provided at the Pond Pumping Station. Each parking space is designed to be 10-feet wide and 18-feet deep, meeting the requirements of perpendicular parking spaces required by Section 13.7.2. As a utility service building, this facility is not open to the public and it will not be continuously manned by NBWD staff. It is not expected that more than two NBWD staff vehicles will be present on-site during operations. The post-construction vehicle traffic from NBWD staff is not expected to increase from their current operations. In the event potable water treatment is implemented for the Lower Wellfield, it is expected that the facility will received 2-3 trucks per month for deliveries.

A construction vehicle routing figure is included as **Attachment 5** to this application. The main route for construction vehicle access to the site on Maltby Street will be via Stafford Avenue, south to Farmington Avenue (Route 6). Vehicles can than access other State Roadways, including Route 69 (to the west) and Route 177 (to the east). It is expected that 15-20 construction vehicles (including pickup trucks, trailers, dump trucks, etc.) could be accessing the site during construction. The Annual Average Daily Traffic (AADT) for Stafford Avenue is 8,300 vehicles per day, 19,300 vehicles per day for Route 6 (west of Stafford Avenue), and 23,200 vehicles per day for Route 6 (east of Stafford Avenue). The construction vehicles generated by this project will represent less than 1% of traffic in the area. For access to the compensatory storage area located in the south of the site (closest to Harbor Freight), construction vehicle access will be off Mix Street via Stafford Avenue. Additionally, work to install new water and sewer utilities within Maltby Street will require temporary lane closures. Typical traffic management details have been developed and are included in the attached design drawings.

The accompanying plans to this application are based on a Class A-2 survey map prepared by a registered land surveyor licensed to conduct business in the State of Connecticut with the exception of Sheets C-13, Sheet C-14, and Sheet C-14A. These sheets depict the general locations of wetland replication and compensatory storage areas and are currently based on a Class D survey due to the scale and size of the parcels and location of work. We request a Class A-2 survey of these areas to be included as a condition of approval for this application and the final Class A-2 survey will be performed and submitted to the Commission for final issuance of the Special Permit prior to construction. Additionally, the wetlands replication and compensatory storage area in the southernmost part of the site, shown on Sheet C-13, cannot comply with the 100-foot buffer zone to a residential property (as required by Section 15.2.5.B). The closest abutting residential property line is 70-feet from proposed excavation activities for the wetlands replication and compensatory storage area. The location of this earth removal work to create compensatory storage is dictated by the contours of existing grade and the removal of certain volumes at each elevation to offset fill brought to that same elevation. It is important to note that this area of the site is heavily vegetated along with the abutting residential properties. We also note that the closest residential building on these lots are 250-feet away. We believe the dense vegetation, distance to residential dwelling, and nature of this construction (creation of wetlands area without a permanent structure) comply with the intent of requirements in Section 15.2.5.B for screening.

Erosion Control Narrative

Zoning Commission – Application for Special Permit

Erosion and Sediment Control Plan- Project Narrative:

This Erosion and Sediment Control Plan is provided in accordance with Section 15.1.5 of the Bristol Zoning Regulations. The erosion and sedimentation control measures at the White Bridge facility focus on the protection of wetlands and waterways during and following construction since the work includes land disturbances, excavation dewatering, supply pond and canal sediment removal activities, and other associated construction activities. Several methods are included on the Drawings to slow the flow of runoff and protect disturbed land during construction activities. Please refer to the project plans for typical details of measures to protect wetlands and waterways during and after construction. The following summary presents typical mitigation measures that will be implemented to avoid and minimize wetland impacts during construction.

Construction Period

- During construction, the limit of land disturbances will be kept to a minimum, where possible, and the construction will be sequenced so the entire site will not be disturbed at the same time.
- Clearing and grubbing will be limited to only the areas necessary for work to be performed, specifically in areas at the Upper and Lower Wellfields (Sheet C-9 and C-11) where wells and piping will be installed, at the Maltby Street 16" pipe crossing (Sheet C-18), at areas where wetlands and compensatory storage will be created (Sheet C-13 and C-14), and areas around the Supply Pond for access during sediment removal activities (Sheet C-23).
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed at the down gradient limits of work and construction access roadways prior to the commencement of work to prevent the transport of sediment to the downgradient wetlands and waterways during construction (see Sheets C-6 thru C-8). Specifically, at the Upper Wellfield this includes compost logs/straw wattles along the facility driveway from Maltby Street to the existing Pumping Station and down each of the well field laterals. At the Lower Wellfield, this includes along the wetlands to the north and west of proposed work, along the Coppermine Brook to the east, around the Supply Pond, and along both sides of the Canal to the Polkville Avenue Brook. These barriers will be inspected at least once per week and within 24 hours of rainfall events ½-inch or greater and repaired as needed. These barriers will remain in place until all disturbed soils are stabilized. A stockpile of compost logs/straw wattles and silt fence will be maintained on site for routine maintenance and emergency repairs. Barriers will be replaced as necessary due to sediment build-up and degradation.
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed surrounding temporary stockpile areas.
- For all slopes 4:1 or steeper, an erosion control blanket will be required, including at the Upper and Lower Wellfield wells (see Sheet C-9 and C-11). Temporary erosion control blankets will be inspected at least once per week and within 24 hours of rainfall events.

- A turbidity curtain will be installed to prevent sedimentation and turbidity disturbances in the Coppermine Brook during canal and supply pond sediment removal activities (see Sheet C-23 and Detail Sheet C-24). Turbidity curtains will be inspected daily during Supply Pond and canal sediment removal activities. The turbidity curtain will not be removed before sediment removal activities have ended and clarity of water has returned.
- Catch basin filters will be installed on catch basins near all excavation work on Maltby Street, Stafford Avenue, and Mix Street (See Sheet C-18 and Detail Sheet C-24).
- In the event that excavation dewatering is necessary, water will be pumped and discharged to one of the temporary sedimentation basins in designated areas of the site (see Sheet C-6 thru C-8 and Detail Sheet C-24). Temporary sedimentation basins will be inspected at least once per week and cleaned as needed to remove accumulated sediments. Temporary portable sediment tanks may also be used to handle significant amounts of excavation dewatering. All water to be discharged from dewatering activities will be filtered or otherwise treated prior to discharge to prevent siltation to adjacent areas. Best management practices will be used by the Contractor in order to prevent siltation to adjacent areas during dewatering activities.
- A temporary sediment dewatering and stockpiling area has been designated within the Supply Pond to dewater removed sediments during restoration activities (see Sheet C-23 and Detail Sheet C-24). Stockpiled materials and containment area will be inspected daily during dewatering activities, weekly during non-dewatering activities, and within 24 hours of rainfall events of ½-inch or greater.
- A stabilized construction entrance is also being required for the site to prevent tire tracked soils to onsite and offsite locations (see Sheet C-23 and Detail Sheet C-24). The stabilized construction entrance will be inspected periodically and additional top dressing or length will be added, as necessary, to continue capturing sediment tracked on vehicles.
- The silt fence and/or compost log/straw wattle barrier will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- The sedimentation barriers will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- Periodic inspections will be made by the applicant to ensure compliance with the permit conditions.

Spill Control Measures

- Spill containment equipment (e.g. oil absorbent pads, oil absorbent materials, containment booms, shovels, etc.) will be stored in the equipment storage and refueling area in an easily accessible manner for use in the clean-up of accidental releases of fuel or other hazardous materials. Should there be an accidental release the proper authorities will be notified in accordance with all applicable federal, state, and local laws; and

- To minimize the possibility of leakage of hydraulic fluid, all hydraulic lines on all construction equipment and vehicles will be inspected at the end of each workday. If any excessive wear or leakage is observed, the line will be repaired prior to further use. In addition, a supply of oil absorbent materials (i.e. pads, "speedy dry," and/or booms) will be maintained with the equipment at the work area for immediate deployment in the event of an accidental release of fuel, hydraulic fluid, oil, etc.

Schedule for Grading and Construction Activities:

A proposed construction sequencing for critical path items in the White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station Project is included as an attachment to this application. Tasks listed are generally to be performed within each proposed stage, and are not necessarily presented sequentially. As required by Project Specifications, the Contractor is required to submit a detailed Final Construction Schedule for approval by the Engineer. Further, as required by the Specifications, the Contractor is required to submit a detailed Construction Sequencing Plan for review and approval by the Engineer. Both the Construction Schedule and Construction Sequencing Plan submitted by the Contractor will be reviewed for compliance with time of year restrictions imposed by the Natural Diversity Database (NDDB) (no bank disturbance work in/adjacent to wetlands November 1 through March 15) and for the expected Great Blue Heron nesting period (March through May).

Some specific sequencing constraints and estimated durations are listed below. <u>These represent a suggested sequencing for critical path items or items that will require earth excavation and disturbance of soils. The final Construction Sequence will be developed by the Contractor.</u> Some items listed in each "Stage" can/will overlap with items listed in previous stages.

<u>Construction Sequencing - Stage 1 (Fall 2024 – Fall 2026)</u>

- Terminate operation of existing Lower Wellfield (LWF) Wells
- **Install Erosion and Sedimentation control measures around the Lower Wellfield, Lower Wellfield Pump Station, Supply Pond, and Canal areas**
- Demolish existing LWF Pumping Station (3 months)
- Demolish existing caisson and fencing near intake pond (1 month)
- Perform canal and pond restoration (to be completed following demolition of the caisson and prior to replacement of the canal culverts) (3 months – **not to be performed between November 1 and March 15**)
- Install test wells, stream gauges, and other equipment required for well pump testing at Upper Wellfield (UWF) and LWF (2 months)
- **Install Erosion and Sedimentation control measures around the Upper Wellfield and access driveway**
- Drill UWF Wells. Order final UWF pumps/motors (3 months each, 7 months total – **not to be performed between November 1 and March 15 at applicable wells**)
- Drill LWF Wells. Order final LWF pumps/motors (3 months each, 13 months total – **not to be performed between November 1 and March 15 at applicable wells, not to be performed between March and May**)
- Install well meter vault, vault control cabinets, meter, and electrical equipment (18 months total, to follow each well drilled – **not to be performed between November 1 and March 15 at applicable wells**)

- Install foundation of new Pond Pumping Station building (3 months – **not to be performed between March and May**)

Construction Sequencing - Stage 2 (Spring 2025 – Fall 2026)

- Install yard piping from UWF and LWF for raw water transmission to Shuttle Meadow during Groundwater Under Direct Influence of Surface Water (GWUDI) testing. Install temporary connection to existing Pond Pumping Station. Install fiber optic cabling (6 months – **not to be performed between November 1 and March 15**
- Install final LWF yard piping, electrical conduit, fiber optic cabling (6 months – **not to be performed between November 1 and March 15 in applicable areas, not to be performed between March and May in applicable areas**)
- **Final stabilization of UWF and LWF wellhead areas**
- Perform canal crossing work for yard piping and restore canal culverts (1 month – **not to be performed between November 1 and March 15**)
- Install new gas service from Mix Street to Pond Pumping Station building (2 months – **not to be performed between March and May**)
- Install new sewer force main and water service to Maltby Street (3 months)
- Install fiber optic cables and Well Pump Communication/VFD Platforms (3 months each, 9 months total)
- Terminate operation of existing UWF Wells. **Install Erosion and Sedimentation control measures around the UWF Pump Station**
- Demolish existing UWF Pump Station
- Install and test UWF submersible well pumps and motors (2 months)
- Install and test LWF submersible well pumps and motors (2 months)
- Install electrical service and equipment at the new Pond Pumping Station, UWF, and LWF (3 months)

Construction Sequencing - Stage 3 (Summer 2025 – Spring 2028)

- Setup instrumentation and perform GWUDI Testing on new UWF and LWF wells (12 months). UWF and LWF pumped via raw water main to Shuttle Meadow Reservoir
- Construct new Pond Pumping Station Building (18 months total - **exterior construction not to be performed between March and May**)
- Install yard piping to complete final connections to Pond Pumping Station (1 month)

Construction Sequencing – Stage 4 (Summer 2027 – Fall 2027)

- GWUDI testing completed
- Completion of new Pond Pumping Station building. Terminate operation of existing Pond Pumping Station
- Abandon/demolish existing Pond Pumping Station building, electrical shed, and UWF Pumping Station. Cap and abandon temporary connections (3 months)

Construction Methods:

Trench excavations will be used for pipe, valve, and appurtenance installation. Suitable material removed from trenches may be placed back into the excavation and compacted or temporarily stockpiled on site, while material deemed unsuitable for reuse will be removed from the site. Open excavations will be used to install the foundation and footings for the Pond Pumping Station and the vaults located at each well. Material removed from these excavations will be taken off-site or temporarily stockpiled on the site with proper best management erosion and sedimentation control measures being implemented around the

stockpile to prevent sedimentation from stockpiled material. This includes placement of straw wattles/compost socks and a trenched silt fence around the stockpile area in addition to the sedimentation controls along the limits of work.

Alternative construction methods for the yard piping may include trenchless installation of pipe to limit area of disturbed land. Pipe could be installed by horizontal directional drilling, pipe ramming, pipe bursting of existing pipelines, tunneling, or horizontal auger boring. All of these methods would still require excavation for access to the existing pipe or as insertion and receiving pits. None of these methods were selected due to the amount and complexity of existing utilities present at the site, lack of record drawings for most of these utilities, and complexity of new piping connections to be installed.

A temporary stabilized construction entrance will be installed during sediment removal and restoration of the supply pond and canal. This construction entrance will run along the berm between the canal and supply pond to the temporary stabilized pond access point. Sediment removed from the supply pond and canal will be temporarily stored within the supply pond to dewater before being removed from the site.

Backfilling of trenches and excavations will be completed as soon as practicable. Pipe bedding will be placed up to 12-inches above the crown of the pipe and suitable backfill will be placed in 6-inch lifts and compacted by hand or pneumatic ramming with tools weighing at least 20 pounds to finished grade. Disturbed areas will be loamed and seeded to provide vegetated soil cover against sheet runoff and wind erosion. An erosion control blanket will be required for slopped areas until vegetated cover is established.

Typical construction equipment, including heavy machinery, is expected to be used to complete this work. Machinery may include bulldozers, loaders, excavators, backhoe loaders, triaxle dump trucks, and drill rig trucks. Equipment, machinery, and materials will be stored or stockpiled in the designated areas shown on the sequencing drawings.

Post-Construction Period

The following summary of mitigation measures will be implemented to restore any areas affected by short-term impacts that occur in or adjacent to wetlands.

- The final site is designed to have a 3-foot wide gravel infiltration trench with 1.5”-3” diameter washed aggregate covered with 6” pea gravel running along the facility driveway to collect and slow the flow of runoff from impervious surfaces (see Sheet C-10 and Detail Sheet C-26).
- All areas disturbed during construction activities are to be loamed and seeded to provide vegetated soil cover protection against sheet runoff and wind erosion (see Sheet C-9 thru C-12). Seeded areas will be inspected at least once per week and within 24 hours of rainfall events of ½-inch or greater.
- Once established, seeded areas will be mowed and maintained as appropriate.
- The Pond Pumping Station building roof drain leader will outlet to a riprap apron (See Sheet C-10 and Detail Sheet C-26). Riprap used in the roof drain apron will be inspected periodically to determine if high flows have caused scour beneath riprap or if vegetation removal is required. On

the northeast side of the Pond Pumping Station building, a retaining wall will be utilized to prevent steep slopes.

- The wetland replication and restoration areas will be planted with trees and shrubs per the planting plans, and seeded with a wetland seed mixture.
- If seeding occurs outside of the growing season, temporary stabilization measures (i.e., mulching or erosion control blankets) will be used to prevent erosion until the area can be seeded during the following growing season.
- Reseeding and mulching disturbed areas. These areas will be maintained and re-seeded to ensure that grass cover is adequate to stabilize the exposed soil, and
- Sedimentation and erosion control barriers will not be removed until a vegetative cover dense enough to prevent erosion is established.

Selections from Figure 3-2 of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control:

Figure 3-2 Measure Selection Matrix

Identify Problem Areas	Identify Control Problems	Identify Strategy	Select Specific Measure		Plan Key
			Functional Group	Measure	
Disturbed Areas	**Control Soil Detachment**	Preserve and Conserve Existing Site Resources	Protect Vegetation	Tree Protection	TP
			Preserve and Conserve Soil	Topsoiling	TO
	Raindrop Splash			Land Grading	LG
				Surface Roughening	SR
Short or Shallow Slopes	Sheet & Rill Erosion	Protect Surface		Dust Control	DC
			Vegetative Soil Cover	Temporary Seeding	TS
	Wind Erosion			Permanent Seeding	PS
				Sodding	SO
				Landscape Planting	LP
Steep Slopes			Non-Living Soil Protection	Temporary Soil Protection	TSP
				Mulch for Seed	MS
Long Slopes				Landscape Mulch	LM
				Temporary Erosion Control Blanket	ECB
				Permanent Turf Reinforcement Mat	TRM
				Stone Slope Protection	SSP
Stockpile Areas		Protect Surface and/or Convey Runoff	Stabilization Structures	Retaining Walls	RW
				Riprap	RR
	Control Water Movement			Gabions	G
Borrow Areas				Permanent Slope Drain	PSD
	Gully Erosion			Channel Grade Stabilization Structure	CSS
				Temporary Lined Chute	TC
				Temporary Pipe Slope Drain	TSD
	Channel & Stream Erosion		Drainageways and Watercourses	Vegetated Waterway	VW
Drainage Ways		Convey Runoff		Temporary Lined Channel	TLC
				Permanent Lined Waterway	PW
Wetlands and Watercourses				Temporary Stream Crossing	TSC
		Direct Runoff	Diversions	Temporary Fill Berm	TFB
				Water Bar	WB
				Temporary Diversion	TD
Waterbodies				Permanent Diversion	PD
		Intercept Grnd.Water	Subsurface Drains	Subsurface Drain	SD
		Detain Runoff	Detention Structures	Detention Basin	DB
Areas of Flooding and Existing Erosion	Natural Resource Degradation	Diffuse Runoff	Energy Dissipators	Level Spreader	LS
				Outlet Protection	OP
				Stone Check Dam	SCD
	Control Sediment Deposition	Detain Sediments	Sediment Impoundments, Barriers, and Filters	Temporary Sediment Basin	SB
				Temporary Sediment Trap	TST
Drainage Outlets				Hay Bale Barrier	HB
	Protect Onsite and Offsite Areas			Geotextile Silt Fence	GSF
				Turbidity Curtain	TC
				Vegetative Filter	VF
Travel Areas		Control Mechanically Moved Waters and Soils	Tire Tracked Soils Dewatering	Construction Entrance	CE
				Pump Intake and Outlet Protection	PuP
				Pumping Settling Basin	PSB
				Portable Sediment Tank	PST
Dewatering				Dewatering of Earth Materials	DWM

Stormwater Management Report Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47020/NBW-Stormwater-Report

Geotechnical Report

USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

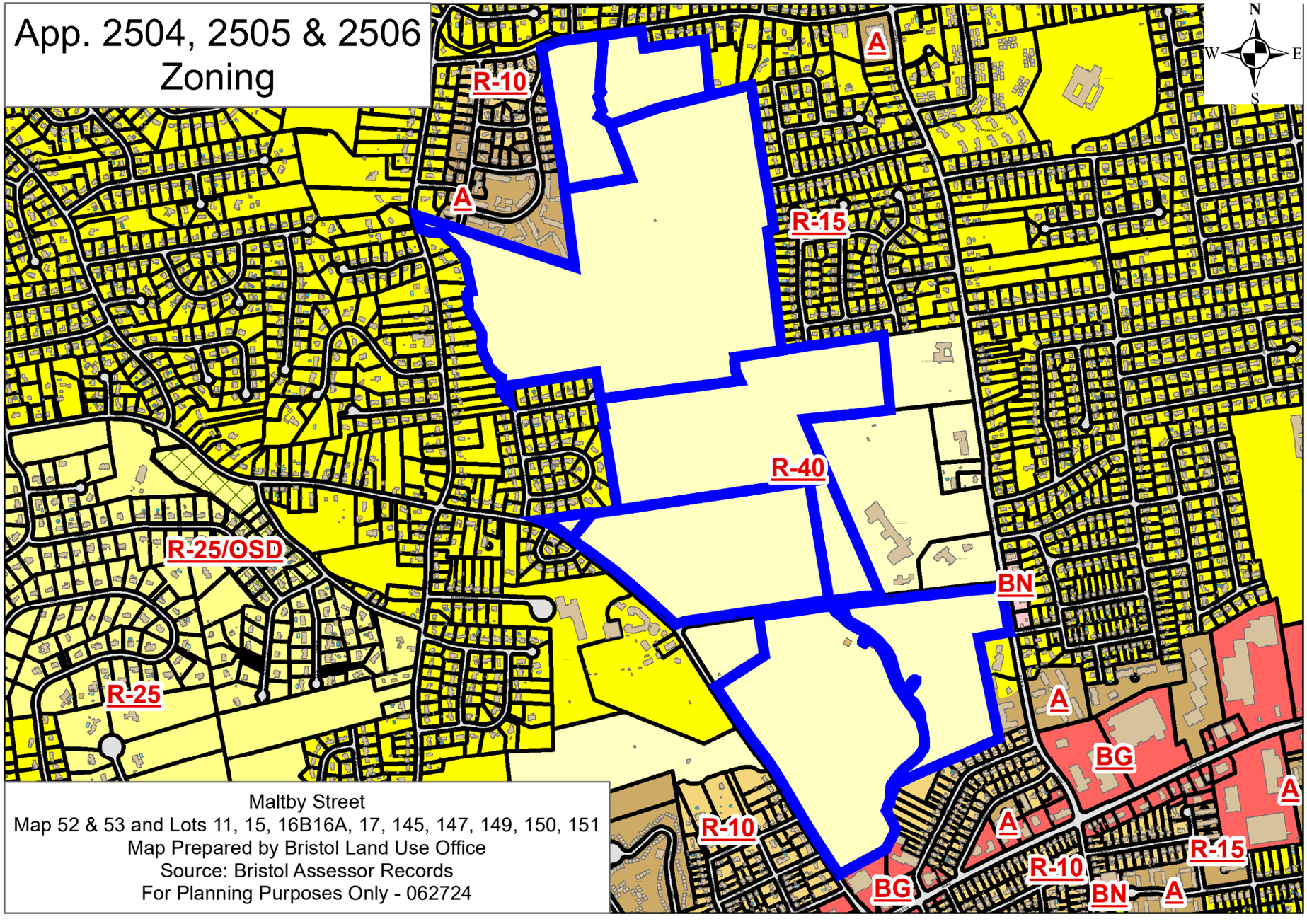
Custom Soil Resource Report for State of Connecticut

White Bridge Waterworks Facilities - Pond Pumping Station

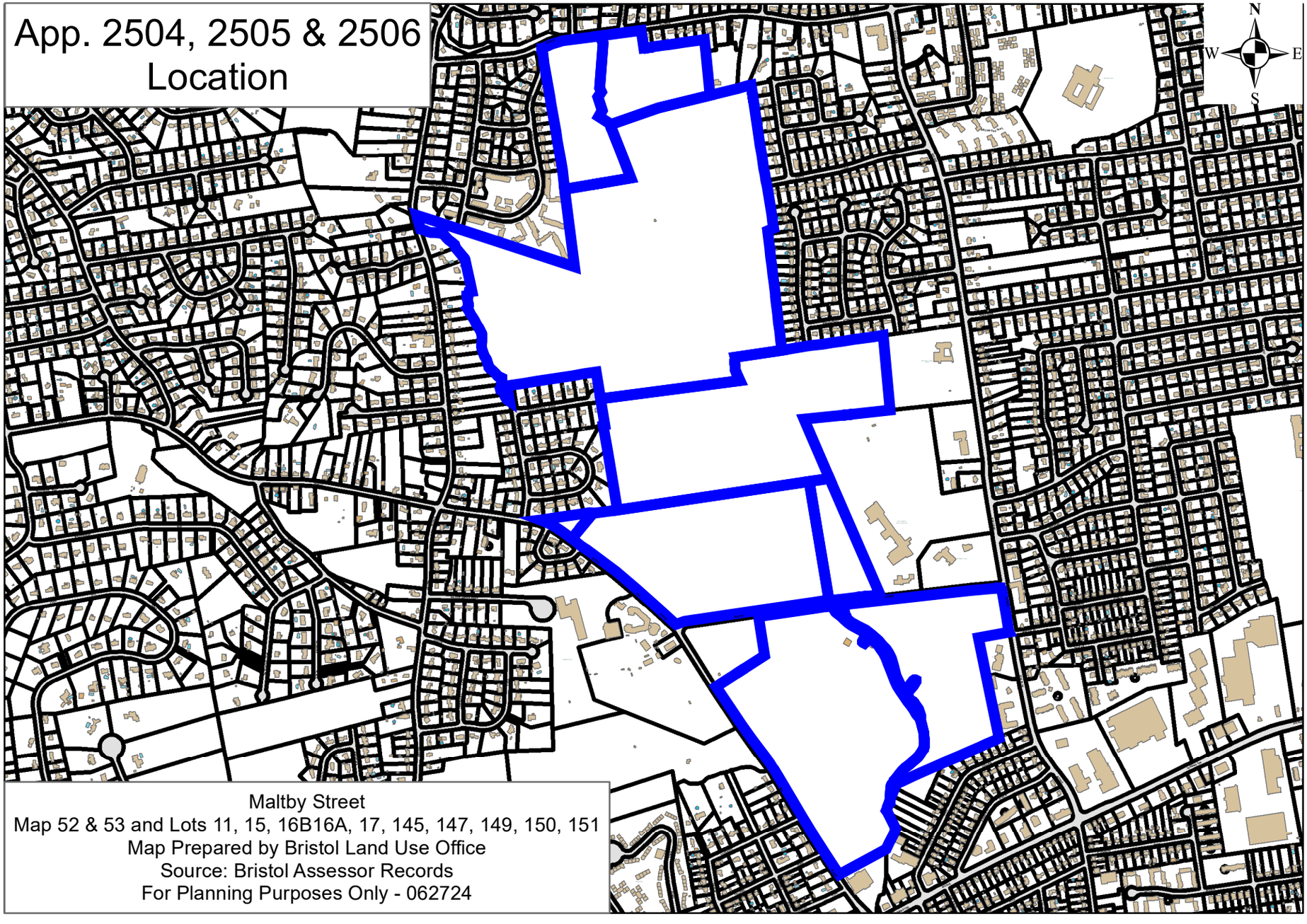
Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/47021/Geotechnical-Report



September 26, 2022

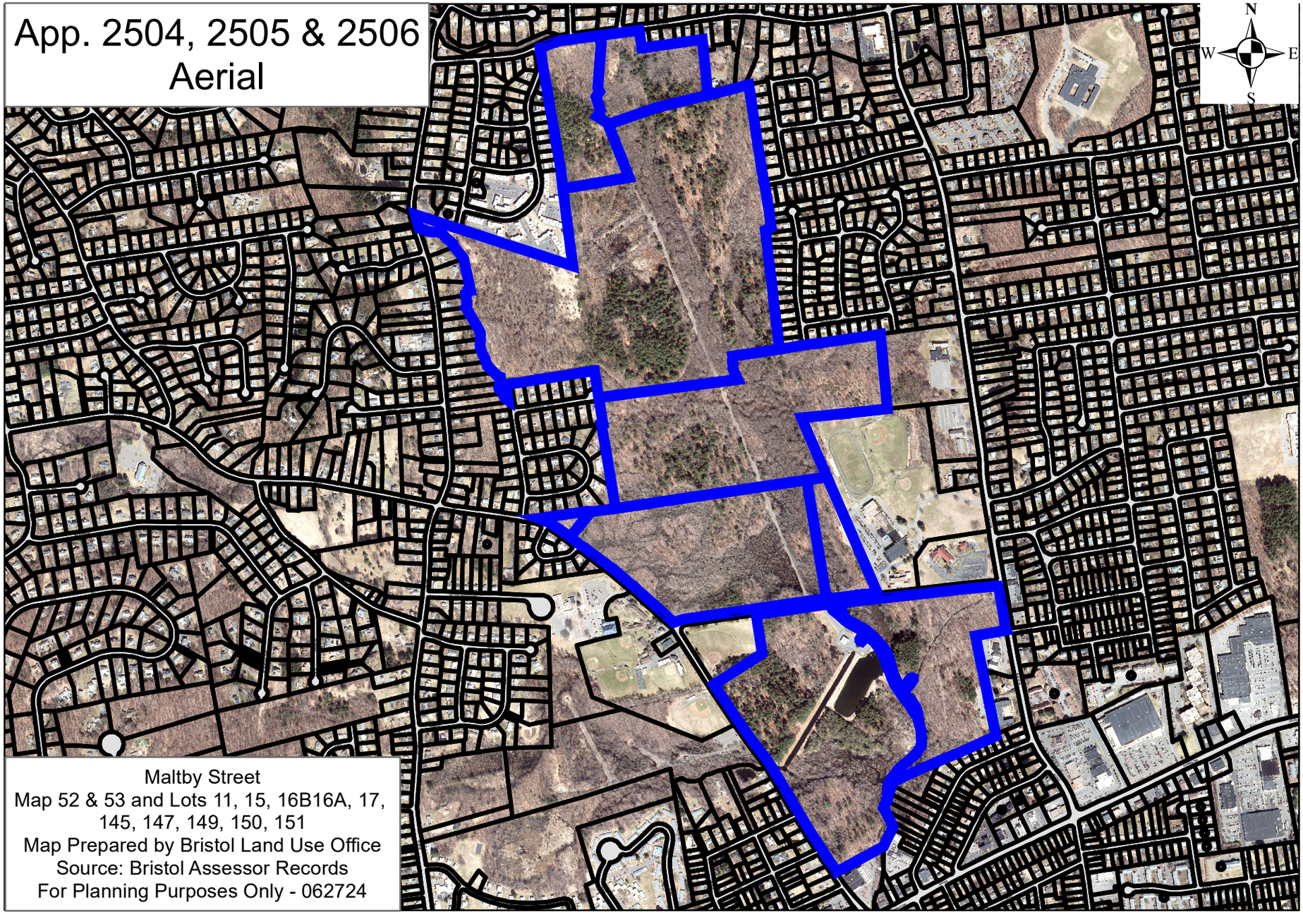

App. 2504, 2505 & 2506
Zoning
N
W
E
S
R-10
A
A
R-15
R-40
R-25/OSD
BN
R-25
A
BG
A
R-10
A
R-15
R-10
BG
BN
A
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506 Location

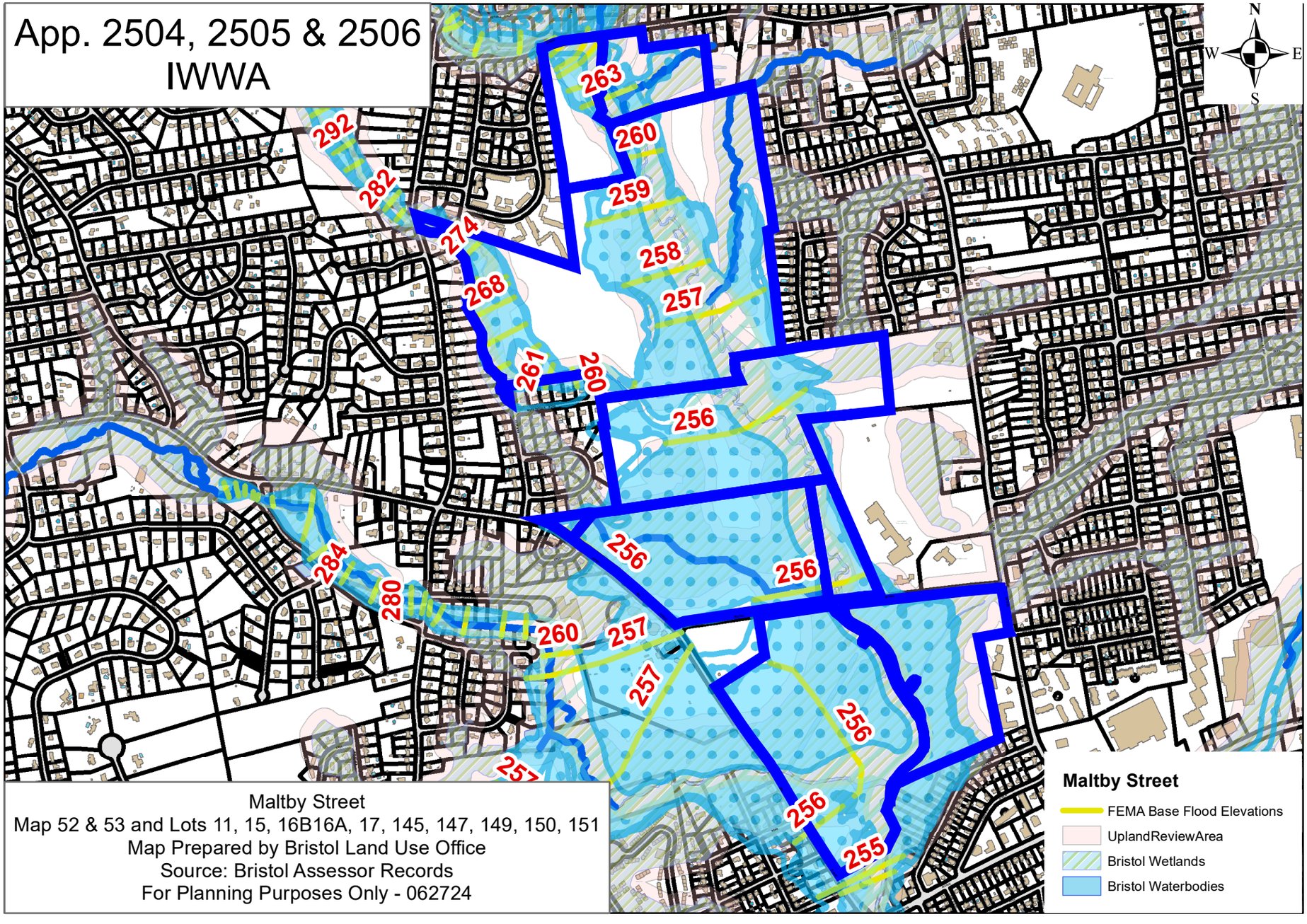


Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506
Aerial



Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724


App. 2504, 2505 & 2506
IWWA
N
W
E
S
263
260
259
258
257
292
282
274
268
261
260
256
256
256
284
280
260
257
257
256
256
255
Maltby Street
FEMA Base Flood Elevations
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

Google Earth


Copper Mine Brook
Polkville Ave Brook
Layers
2D


Copper Mine Brook
Polkville Ave Brook
Field


Copper Mine Brook
Copper Mine Brook
Copper Mine Brook

CITY OF NEW BRITAIN, CONNECTICUT
WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

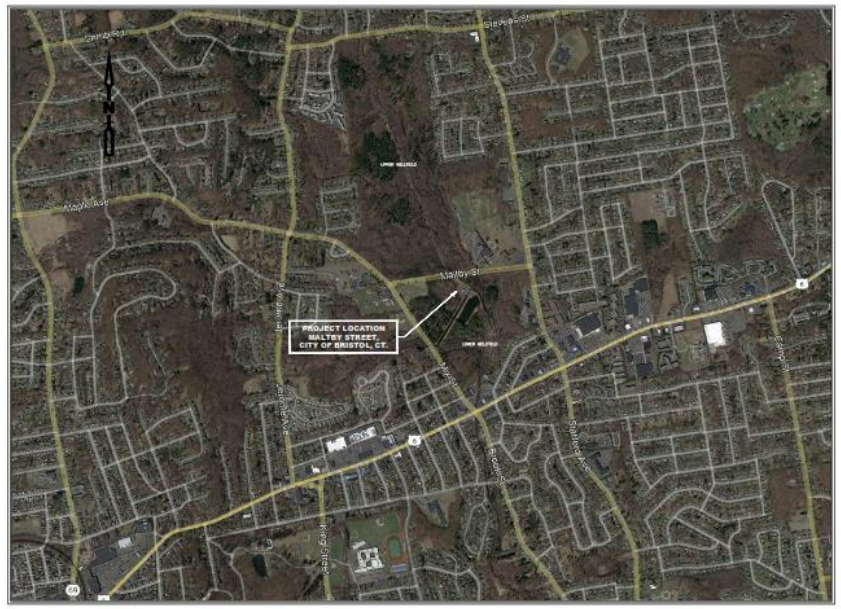
MAYOR
HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS
MARK E. MORIARTY, P.E.

DIRECTOR OF UTILITIES DIVISION
RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION
CHRIS POLKOWSKI

JUNE 2024



LOCATION PLAN

CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water *Environment* *Transportation* *Energy* *Facilities*

Full Set of Civil Drawings at this Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/47022/Full-Set-NBW

Site Plan

CITY OF NEW BRITAIN, CONNECTICUT

WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

MAYOR

HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS

MARK E. MORIARTY, P.E.

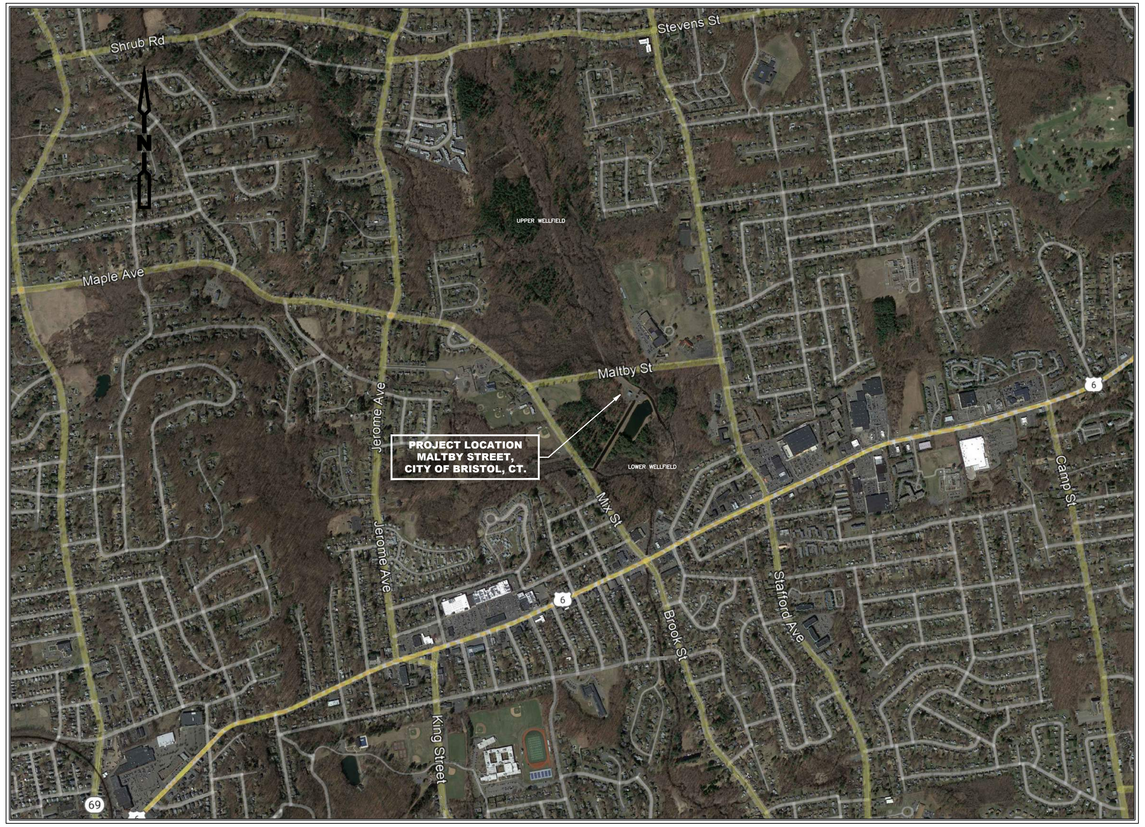
DIRECTOR OF UTILITIES DIVISION

RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION

CHRIS POLKOWSKI

JUNE 2024



LOCATION PLAN

SCALE: 1" = 1000'

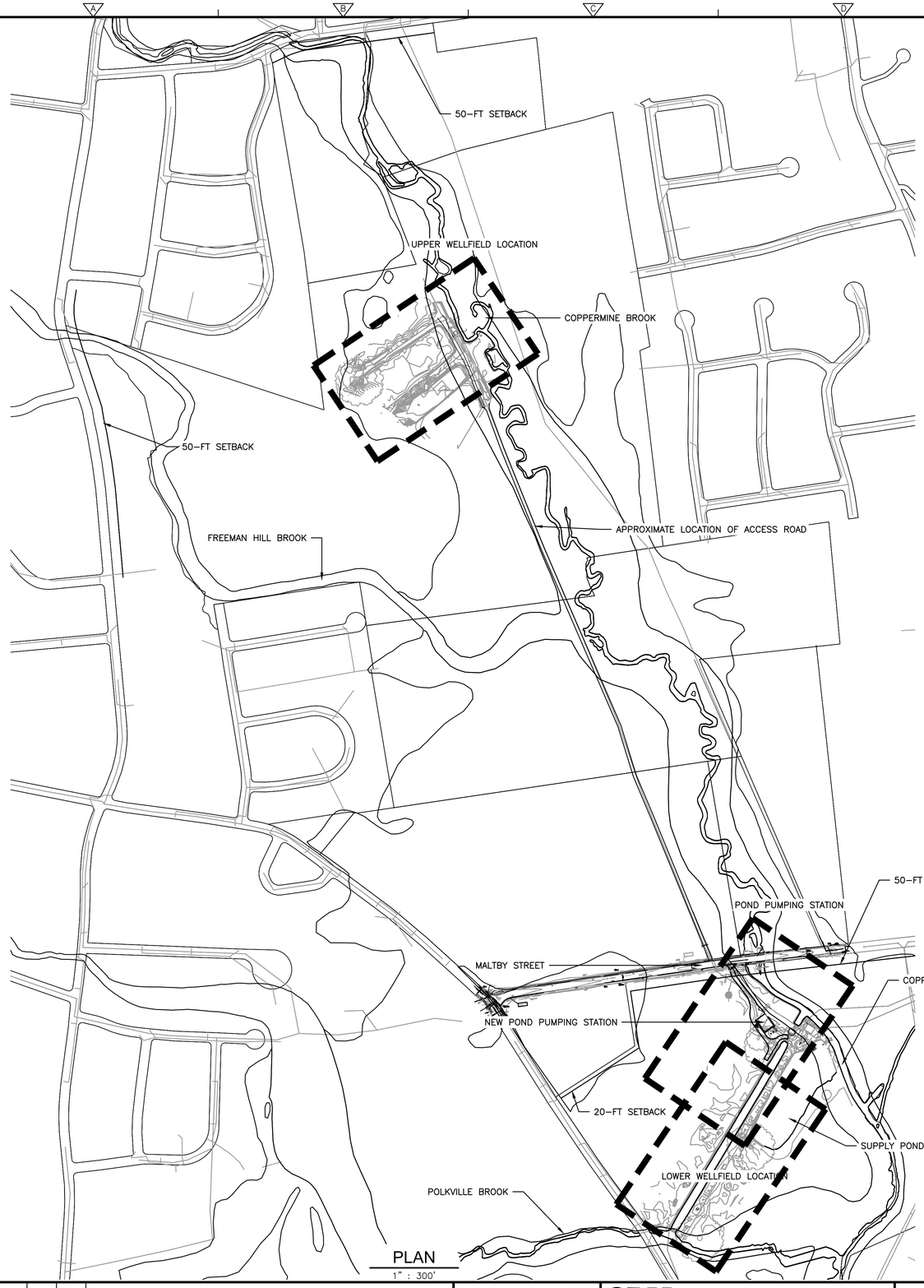
CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water ***Environment*** ***Transportation*** ***Energy*** ***Facilities***

IMAGE OBTAINED FROM GOOGLE EARTH PRO DECEMBER, 2021
Plot Stamp – File: C:\USERS\ENGELSB\DC\ACCDOCS\CDM SMITH INC\10739-264571 – NEW BRITAIN CT WHITE BRIDGE WELL FIELDS AND PS\PROJECT FILES\01 GENERAL (G)\10 CADD\G00DNFCV.DWG Saved by: ENGELSB On: 11-Jan-24 Plotted on: 21-Jun-24 12:54 PM



PLAN
1" : 300'



PLAN
N.T.S.

FLOOD	LOWER WELLFIELD & POND PUMPING STATION ELEVATION (ft)	UPPER WELLFIELD ELEVATION (ft)
0.2% ANNUAL CHANCE FLOOD (500 – YR FLOOD)	256.7	259.7
1% ANNUAL CHANCE FLOOD (100 – YR FLOOD)	255.9	259.0
2% ANNUAL CHANCE FLOOD (50 – YR FLOOD)	255.6	258.6
10% ANNUAL CHANCE FLOOD (10 – YR FLOOD)	253.0	258.0

NOTE: ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED USGS DATUM NAVD88

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

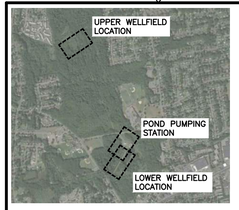
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

OVERALL SITE PLAN

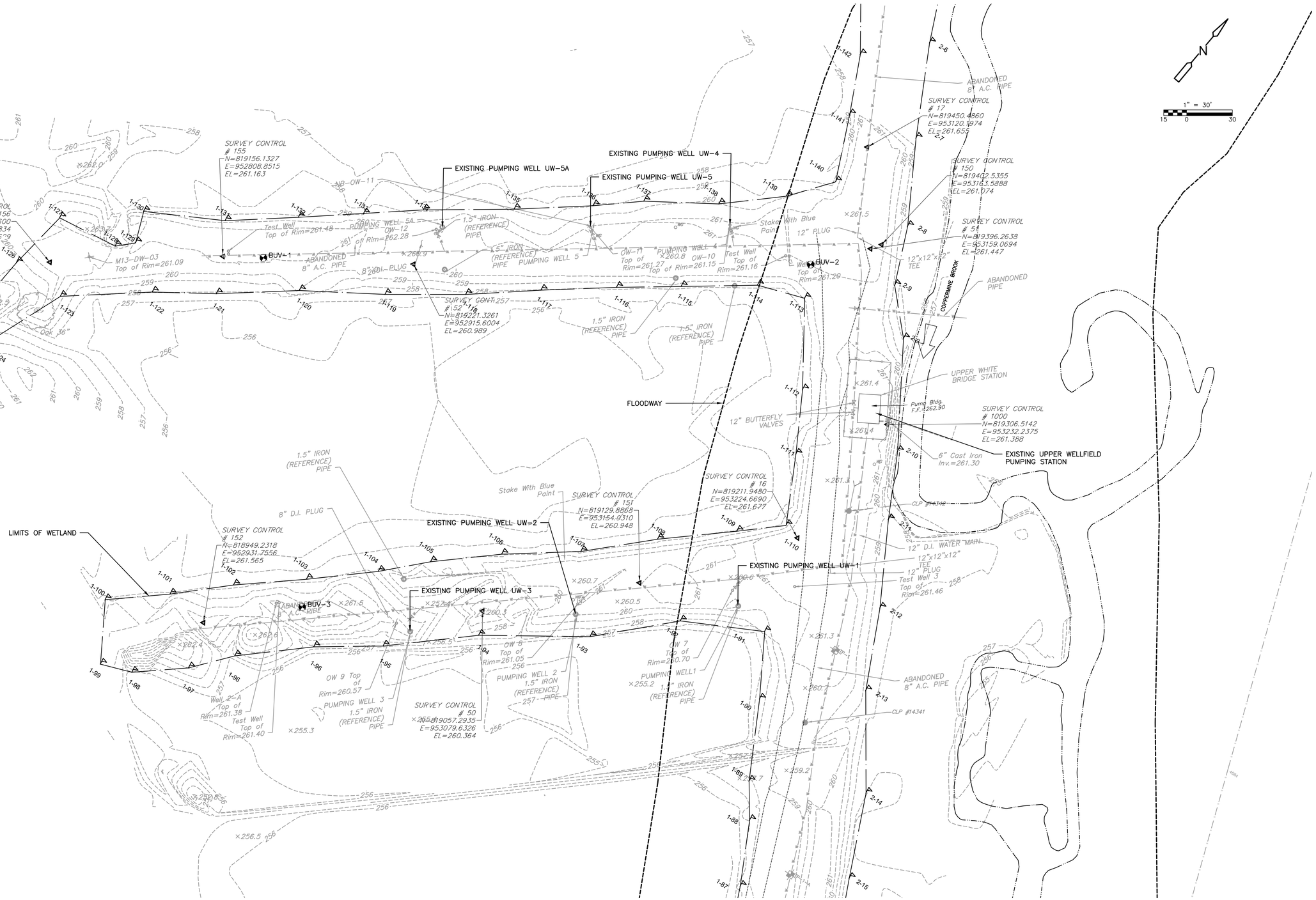
PROJECT NO. 10739–264571
FILE NAME: C002STPL.DWG
SHEET NO.
C-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: [Base Image]
Last saved by: ENGELSB Time: 6/21/2024 1:51:08 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C002STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.



NOTES:

1. AREAS OF THE UPPER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

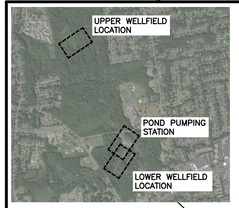
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C003STPL.DWG
SHEET NO.
C-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, 2022-17, Floodway_Floodplain, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:49:41 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C003STPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LIMITS OF WETLAND

SURVEY CONTROL
# 60
N=815542.7606
E=954587.8219
EL=251.733

SURVEY CONTROL
# 147
N=815295.0131
E=954567.0095
EL=251.292

SURVEY CONTROL
# 147
N=815295.01.31
E=954567.0095
EL=251.162

SURVEY CONTROL
# 91
N=816091.6711
E=954678.5708
EL=256.530

SURVEY CONTROL
# 1
N=816091.7206
E=954678.5697
EL=256.431

SURVEY CONTROL
# 92
N=816144.3791
E=954804.3858
EL=256.979

MALTBY STREET

COPPER MINE BROOK

1" = 30'
15 0 30

BPS-1
BPS-2
BPS-3
BPS-4
BPS-5
HBLW-1
HBLW-2
BLWF-3

3" Dia. Well Top of Rim=250.88

Well 8 Top of Rim=249.80

Well 8-A Top of Rim=251.41

Well 11 3" Upper Rim=251.62
Well 3" 11-A Upper Rim=252.29

Well 6A Top of Rim=251.56
Test Well 6A Top of Rim=251.63

Upper Rim=251.62
Upper Rim=251.63

NB-OW-14
Old 3" Well Top of Rim=252.60
Frame=253.20

NB-OW-1

Existing Well (Typ.)

Top of Frame=252.20
Top of Frame=253.85
Top of Frame=253.73
Top of Frame=253.05
Top of Frame=252.96
Top of Frame=251.48
Top of Frame=252.13
Top of Frame=252.6

12" Dia.Well Top of Frame=252.2

INLET SCREEN AND GATE VALVE

CANAL

SUPPLY POND

MATCH LINE SEE SHEET C-5

FLOODWAY WESTERN BOUNDARY

FLOODWAY EASTERN BOUNDARY

EXISTING LOWER WELLFIELD PUMPING STATION F.F.= 253.20 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)

EXISTING POND PUMPING STATION F.F.= 253.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)

EXISTING CASSON WELL

16" D.I. SUCTION HEADERS

20" D.I. COPPER WATER MAIN

1" D.I. COPPER SERVICE

ABANDONED

16" D.I. WATER MAIN

6" D.I. WELL CONNECTIONS

UGGED 16" C.I. ION ABANDONED VALVE

30k Generator with Underground

"TWIN" 26" DEAD

"SISTER" MAPLES 18" & 10"

Bldg.

Gate

CLP #10216

CLP #10218

NOTES:

1. AREAS OF THE LOWER WELLFIELD AND POND PUMPING STATION ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G.HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

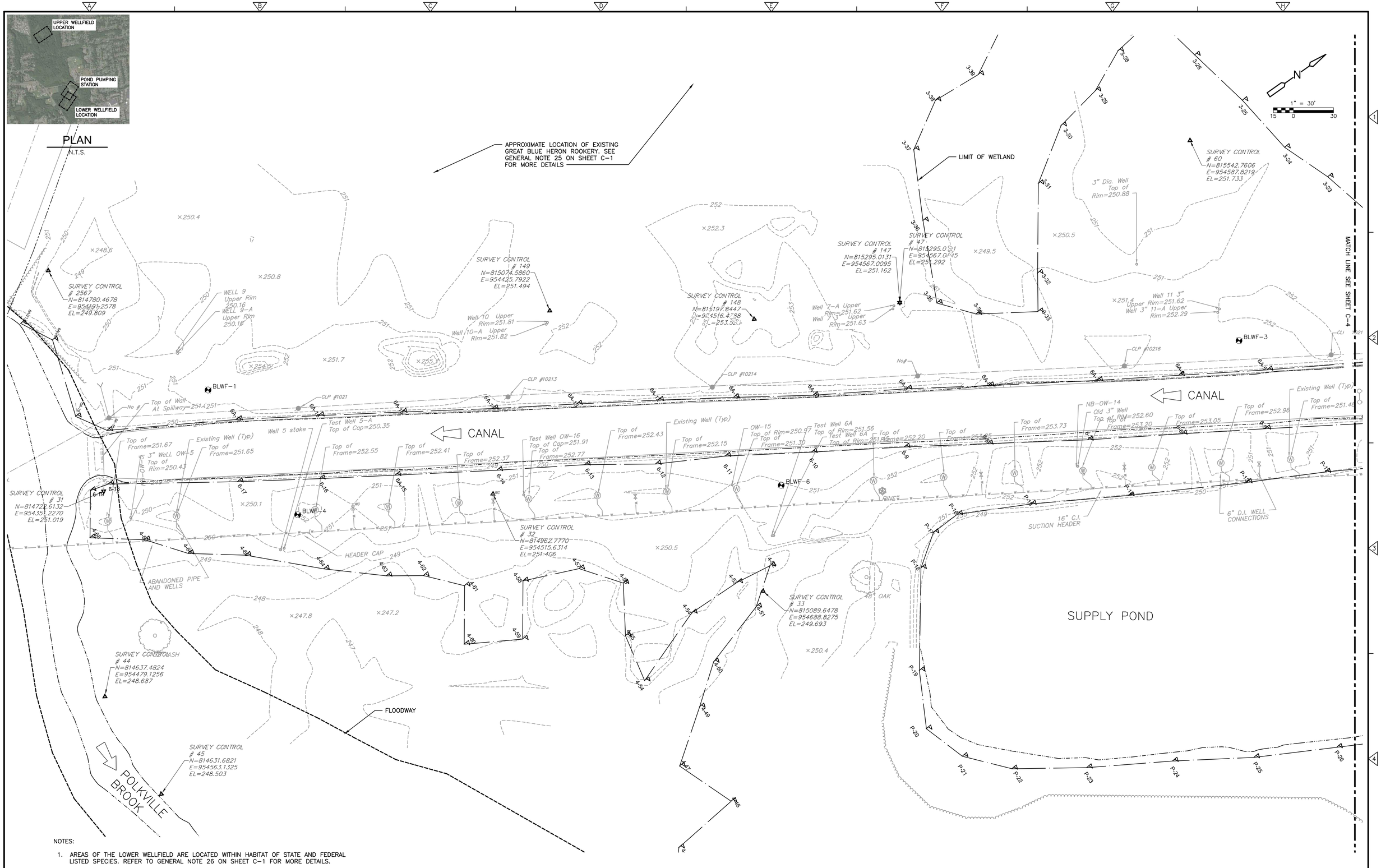
POND PUMPING STATIONS EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C004STPL.DWG

SHEET NO.
C-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, Floodway, Floodplain, CEPO00ST, CWPO00ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:43:22 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C004STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. AREAS OF THE LOWER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

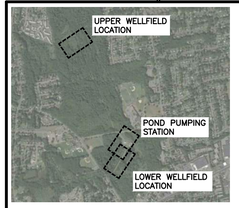
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C005GDPL.DWG
SHEET NO.
C-5

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:45:23 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C005GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



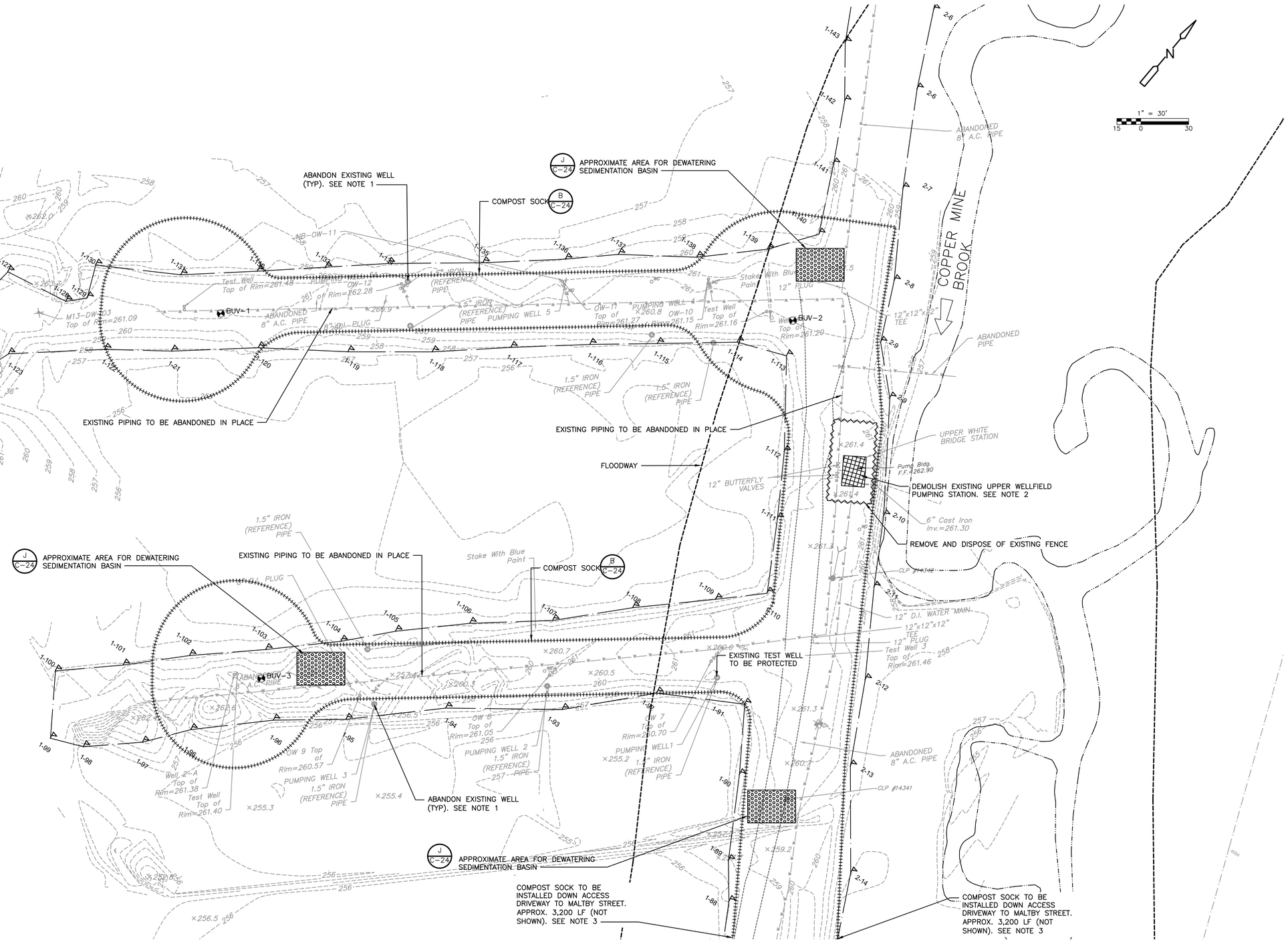
PLAN
N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE HEADER PIPE AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. THE EXISTING UPPER WELLFIELD PUMPING STATION BUILDING TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
3. CONTRACTOR TO INSTALL COMPOST SOCK ON BOTH SIDES OF THE UPPER WELLFIELD ACCESS DRIVEWAY (APPROX. 3,200 LF EACH, NOT SHOWN) TO MALTBY STREET. THE EXISTING ACCESS DRIVEWAY BRIDGE CROSSING OF THE FREEMAN HILL BROOK TO BE PROTECTED DURING CONSTRUCTION.
4. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.



XREFs: [CDMS_2436_XSVPL000_Floodway_Floodplain_2022-17, BORING LOCATIONS] Images: [Base image]
Last saved by: ENGELSB Time: 3/23/2023 10:47:49 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C006STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

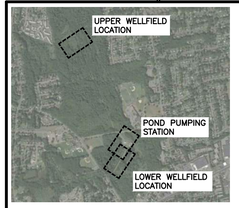
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C006STPL.DWG
SHEET NO. C-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN

N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
3. THE EXISTING POND PUMPING STATION BUILDING TO BE DEMOLISHED AT COMPLETION OF NEW POND PUMPING STATION TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
4. THE EXISTING LOWER WELLFIELD PUMPING STATION BUILDING AND FOUNDATION TO BE DEMOLISHED TO ELEVATION 241.2 FT. EXCAVATION LIMITS FOR THE NEW POND PUMPING STATION BUILDING TO APPROXIMATE MIN ELEVATION 241.2 FT. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE DETAIL B ON SHEET C-26 AND SPECIFICATIONS SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
5. THE EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED IN PLACE. THE CONE OF THE EXISTING CAISSON WELL TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE. SEE DETAIL B ON SHEET C-28 AND SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF THE EXISTING CAISSON WELL.
6. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.

REMOVE AND DISPOSE OF EXISTING GATE
REMOVE AND DISPOSE OF EXISTING BIT. CONC. DRIVE
APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN. SEE DETAIL J ON SHEET C-24
REMOVE AND DISPOSE OF OR STOCKPILE FOR REUSE OF TOPSOIL WITHIN LIMITS OF WORK. STOCKPILED TOPSOIL MAY BE AMENDED AND UTILIZED IN AREAS TO BE LOAMED AND SEEDED IN ACCORDANCE WITH SPECIFICATION SECTION 329113 SOIL PREPARATION AS APPROVED BY ENGINEER
REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
16" WATER MAIN TO BE ABANDONED
LIMIT OF AREA OF EXCAVATION FOR NEW PUMPING STATION BUILDING
REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES
EXISTING WATER LINES TO BE ABANDONED IN PLACE. ANY CONFLICTS WITH PROPOSED WORK SHALL BE REMOVED AND DISPOSED OF
EXISTING WELL 8 TO BE ABANDONED. SEE NOTE 1
EXISTING WELL 8-A TO BE ABANDONED. SEE NOTE 1
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
BLWF-3
EXISTING ELECTRICAL SHED AND CLP #10218 TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION
REMOVE AND REPLACE TWO CULVERTS
B C-24 COMPOST SOCK
B C-24 COMPOST SOCK
B C-24 COMPOST SOCK
ABANDON EXISTING WELL (TYP). SEE NOTES 1 & 2
16" C.I. SUCTION HEADER
6" D.I. WELL CONNECTIONS
EXISTING PIPE TO BE ABANDONED IN PLACE
DECOMMISSION AND ABANDON EXISTING CAISSON WELL. SEE NOTE 5 THIS SHEET AND DETAIL B ON SHEET C-28
REMOVE AND DISPOSE EXISTING MANHOLE (TYP 2).
MATCH LINE SEE SHEET C-8
CANAL
COPPER MINE BROOK
MALTBY STREET
MALTBY STREET BRIDGE
EXISTING GRAVEL DRIVE
GATE
BPS-1
HBLW-1
BPS-3
BPS-2
BPS-4
BPS-5
EXITING LOWER WELLFIELD PUMPING STATION FFE = 253.00
EXISTING POND PUMPING STATION F.F.= 255.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
B C-24 COMPOST SOCK TO BE INSTALLED WEST DOWN MALTBY STREET ON BOTH SIDES TO MIX STREET (APPROXIMATELY 1,200 LF EACH SIDE)
A C-24 STABILIZED CONSTRUCTION ENTRANCE
FLOODWAY WESTERN BOUNDARY
DEMOLISH EXISTING LOWER WELLFIELD PUMPING STATION. SEE NOTE 4
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
B C-24 COMPOST SOCK
FLOODWAY EASTERN BOUNDARY
LIMIT OF REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
DEMOLISH EXISTING GENERATOR AT COMPLETION OF CONSTRUCTION
DEMOLISH EXISTING POND PUMPING STATION AT COMPLETION OF CONSTRUCTION. SEE NOTE 3
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
3" Dia. Well Top of Rim=250.88
Well 11 3" Upper Rim=251.62
Well 3" 11-A Upper Rim=252.29
NB-OW-14
Old 3" Well Top of Rim=252.60
Existing Well (Typ.)
Top of Frame=253.73
Top of Frame=252.20
Top of Frame=253.05
Top of Frame=252.96
Top of Frame=251.44
Top of Frame=253.20
Top of Frame=251.56
Well 6A Top of Rim=251.63
CLP #10216
CLP #10218
1" = 30'
15 0 30

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP000ST, CWP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:01:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C007STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

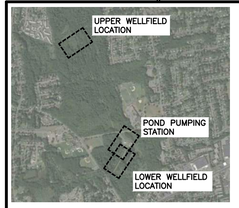
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATIONS DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C007STPL.DWG
SHEET NO. C-7

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
N.T.S.

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

N

1" = 30'
15 0 30

LIMITS OF WETLAND

APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN (J/C-24)

EXISTING TEST WELL TO BE PROTECTED

COMPOST SOCK (B/C-24)

BLWF-1

BLWF-3

BLWF-4

BLWF-6

ABANDON EXISTING WELL (TYP). SEE NOTE 1 & 2

CANAL

LIMIT OF COMPOST SOCK

EXISTING PIPING TO BE ABANDONED IN PLACE

EXISTING WELLS 26 AND 27 TO BE ABANDONED. SEE NOTE 1 AND 2

LIMIT OF FLOODWAY

POLKVILLE BROOK

SUPPLY POND

16" C.I. SUCTION HEADER

6" D.I. WELL CONNECTIONS

MATCH LINE SEE SHEET C-7

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

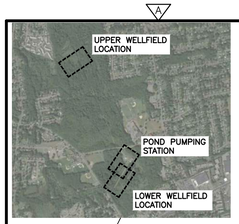
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C008GDPL.DWG
SHEET NO.
C-8

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AW2001PS – 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/23/2023 11:27:53 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C008GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND

- WETLAND FLAG
- BORING

N=819160.92
E=952810.68

N=819369.72
E=953117.58

N=818987.22
E=952965.00

UPPER WELLFIELD WELL NO. 1. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 2. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 3. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

FLOODWAY

B C-27 6-FT HIGH CHAIN LINK FENCE

A C-27 24-FT WIDE DOUBLE-LEAF SWING GATE

EXISTING UPPER WELLFIELD PUMPING STATION

TRENCH FOR PIPING, AND REPAIR TRENCH TO EXISTING CONDITIONS

COPPER MINE BROOK

1" = 30'
15 0 30

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

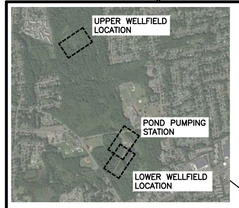
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD
LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C009STPL.DWG
SHEET NO. C-9

XREFs: [CDMS_2436_XSVPL000_Floodway_Floodplain_2022-17, BORING LOCATIONS, CWP000ST, AWZ001PS - 2D Process Export, CYFPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:48:51 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C009STPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND

- BITUMINOUS CONCRETE
- INFILTRATION TRENCH
- CONCRETE WALKWAY
- DETENTION BASIN
- CHAIN LINK FENCE
- STEEL BEAM GUARDRAIL
- WETLAND FLAG
- BORING

Location:	(LOT 53-145) MALTBY STREET BRISTOL, CT			
Zone:	R-40 RESIDENTIAL ZONE			
Use:	PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)			
Item #	Item	Requirements	Proposed	Variance
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	(LOT 53-145) MALTBY STREET BRISTOL, CT			
Zone:	R-40 RESIDENTIAL ZONE			
Use:	PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)			
Item #	Item	Requirements	Proposed	Variance
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

RESOURCE IMPACTS TABLE		
PERMANENT IMPACT WETLAND		220 S.F.

LIMITS OF WETLAND
SURVEY CONTROL # 60 N=815542.7606 E=954587.8219 EL=251.733
3" Dia. Well Top of Rim=250.88
SURVEY CONTROL # 147 N=815295.0131 E=954567.0095 EL=251.162
SURVEY CONTROL # 148 N=815295.0131 E=954567.0095 EL=251.292
×250.5
×249.5
Well 11 3" Upper Rim=251.62
Well 3" 11-A Upper Rim=252.29
BLWF-3
CLP #10217
CLP #10216
MATCH LINE SEE SHEET C-11
CANAL
Top of Frame=253.73
Top of Frame=253.26
Top of Frame=253.05
Top of Frame=252.96
Existing Well (Typ)
Top of Frame=251.45
NB-OW-14 Old 3" Well Top of Rim=252.60
Top of Frame=253.20
Top of Frame=252.20
SUPPLY POND
16" C.I. SUCTION HEADER
6" D.I. WELL CONNECTIONS
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)

LIMIT OF METAL BEAM RAIL
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
50-FT FRONT YARD SETBACK
put setback lines in red
16" WATER MAIN
N=816028.56 E=954636.04
NEW BRITAIN WATER DEPARTMENT LOT 53-145 (ZONE R-40) AREA: 50.38 ACRES
HBLW-1
BPS-1
BPS-3
HBLW-2
BPS-2
BPS-4
BPS-5
BIT CONC. ACCESS DRIVE (J/C-26)
3 FT WIDE GRAVEL INFILTRATION TRENCH (C/C-26)
LIMITS OF WETLAND
6.5-foot high
6.5-FT HIGH CHAIN LINK FENCE (B/C-27)
BUILDING ENTRANCE/EXIT
METAL BEAM RAIL (A/C-26)
BUILDING ENTRANCE/EXIT
5 FT WIDE CONCRETE WALK (L/C-26)
N=815745.97 E=954792.91
TEMPORARY SWITCHBOARD
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
LIMIT OF METAL BEAM RAIL
N=815665.20 E=954833.75
BUILDING ENTRANCE/EXIT
NEW POND PUMPING STATION FFE = 258' 56'Lx72'Wx25'H
N=815815.04 E=954723.44
N=815805.58 E=954749.03
N=815900.69 E=954734.73
FLOODWAY
N=815870.26 E=954771.18
LIMIT OF METAL BEAM RAIL
N=815860.24 E=954792.16
SEGMENTAL BLOCK RETAINING WALL (E/C-27)
FUTURE MAU-1 SEE HVAC DRAWINGS SET AT ELEVATION 258.5'
BUILDING ENTRANCE/EXIT
N=815820.57 E=954836.35
ROOF LEADER OUTLET SET AT ELEVATION 252.0'
RIPRAP APRON (E/C-26)
BUILDING ENTRANCE/EXIT
EXISTING LOWER WELLFIELD WELL PUMPING STATION TO BE DEMOLISHED 50'H X 50'W X 26'H
LOCATION OF GENERATOR
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
FLOODWAY - WESTERN BOUNDARY
FLOODWAY - EASTERN BOUNDARY
EDGE OF STREAM
PAD-MOUNTED UTILITY TRANSFORMER
METAL BEAM RAIL (A/C-28)
LIMIT OF BIT. CONC. ACCESS DRIVE
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
LIMIT OF METAL BEAM RAIL
EXISTING POND PUMPING STATION TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION 37'L X 42' W X 26'H
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
3 FT WIDE GRAVEL INFILTRATION TRENCH (C/C-26)
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
HYDRANT
LOAM AND SEED DISTURBED AREA
220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
RIPRAP
PLUGGED 6" C.I. SECTION ABANDONED
6" BUTTERFLY Valve
2"Dia. Top of Frame=258.26
2"Dia. Top of Frame=252.43
Catch Basin
30x Concrete Encased with Underdrain
36" DIP
20" DI WATER MAIN
8" VCP SEWER MAIN
8" C.I. SEWER MAIN
12" Dia.MH Top of Frame=252.43
NEW BRITAIN WATER DEPARTMENT LOT 53-150 (ZONE R-40) AREA: 39.9 ACRES
NEW BRITAIN WATER DEPARTMENT LOT 53-149 (ZONE R-40) AREA: 6.8 ACRES
NEW BRITAIN WATER DEPARTMENT LOT 53-147 (ZONE R-40) AREA: 25.8 ACRES
MALTBY STREET
COPPER MINE BROOK
SURVEY CONTROL # 91 N=816097.6711 E=954678.5708 EL=256.530
SURVEY CONTROL # 92 N=816091.7206 E=954678.5611 EL=256.4
SURVEY CONTROL # 93 N=816144.3791 E=954804.3858 EL=256.979
VEHICLE CONTROL GATE
24-FT WIDE DOUBLE-LEAF SWING GATE (A/C-27)
LIMIT OF METAL BEAM RAIL
scale this back to existing
fix leaders
show dimensions of parking space
6.5-foot high
N
1" = 30'
15 0 30

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

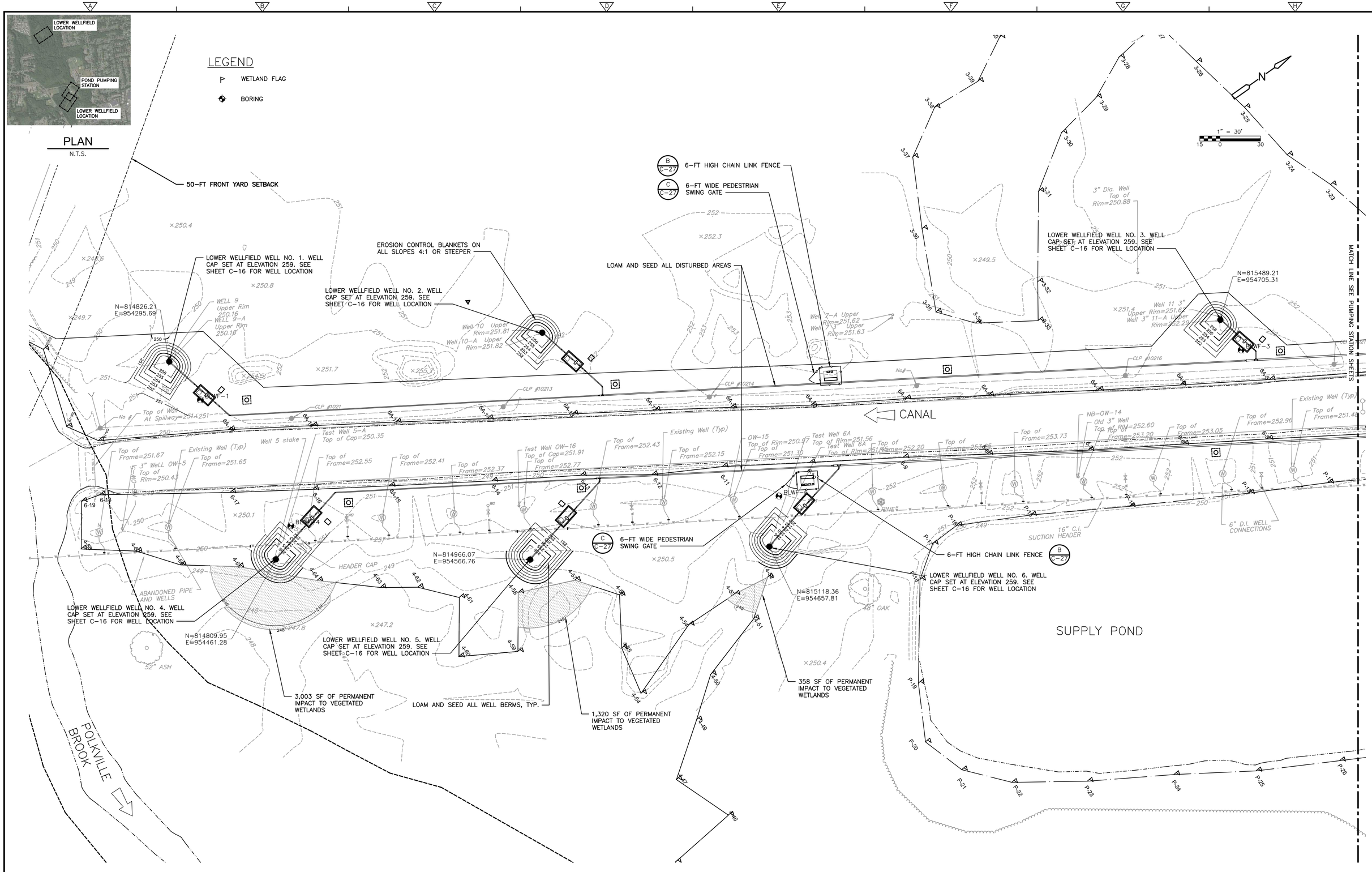
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

POND PUMPING STATION LAYOUT AND MATERIALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C010GDPL.DWG
SHEET NO. C-10

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPLI000, BORING LOCATIONS, 2022-17, CYPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 6/24/2024 3:23:04 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C010GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

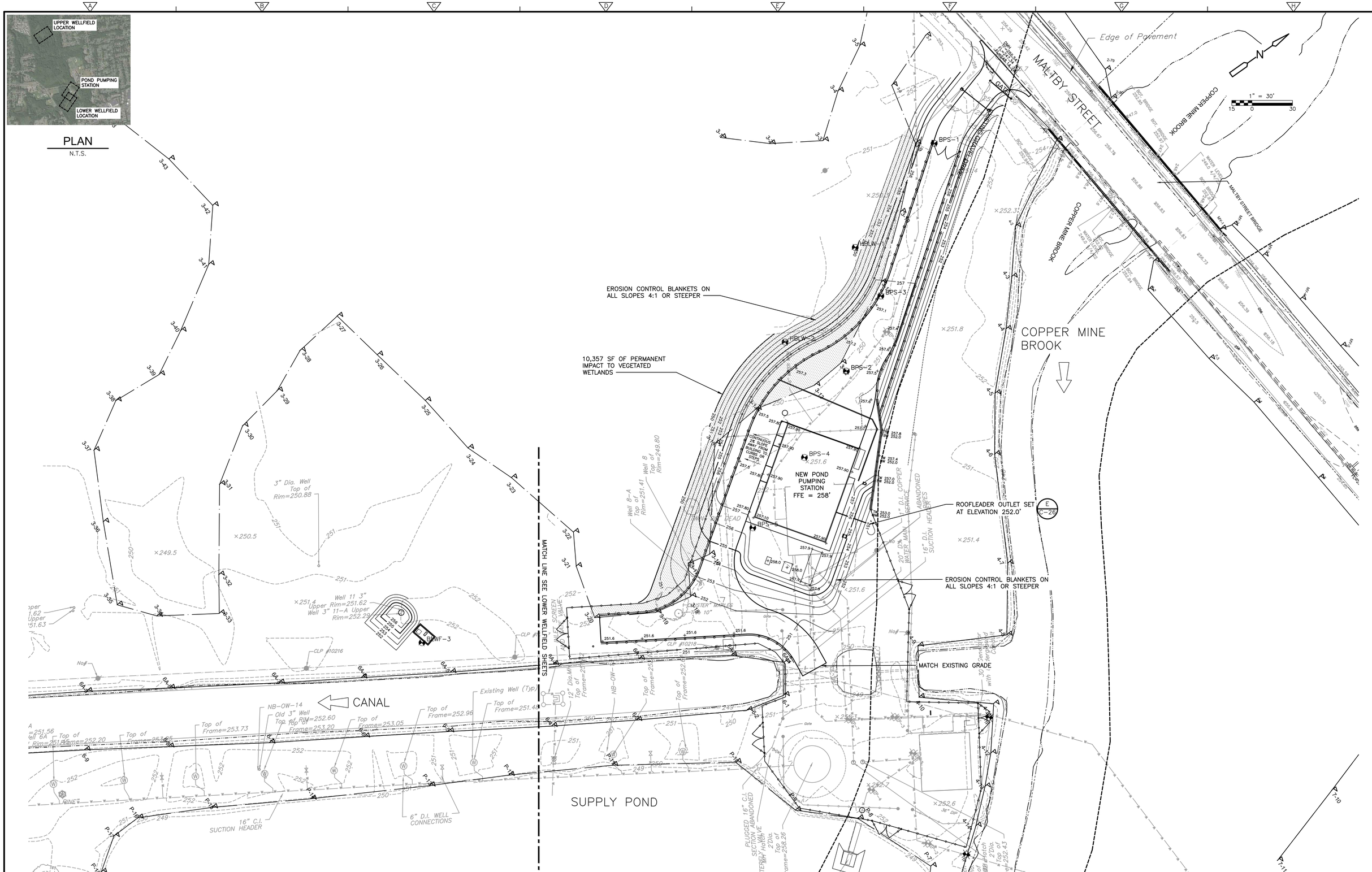
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C011GDPL.DWG
SHEET NO.
C-11

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17, CYPWP001, EWP001ST] Images: [Base Image]
Last saved by: ENGELSB Time: 5/3/2024 9:38:49 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C011GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

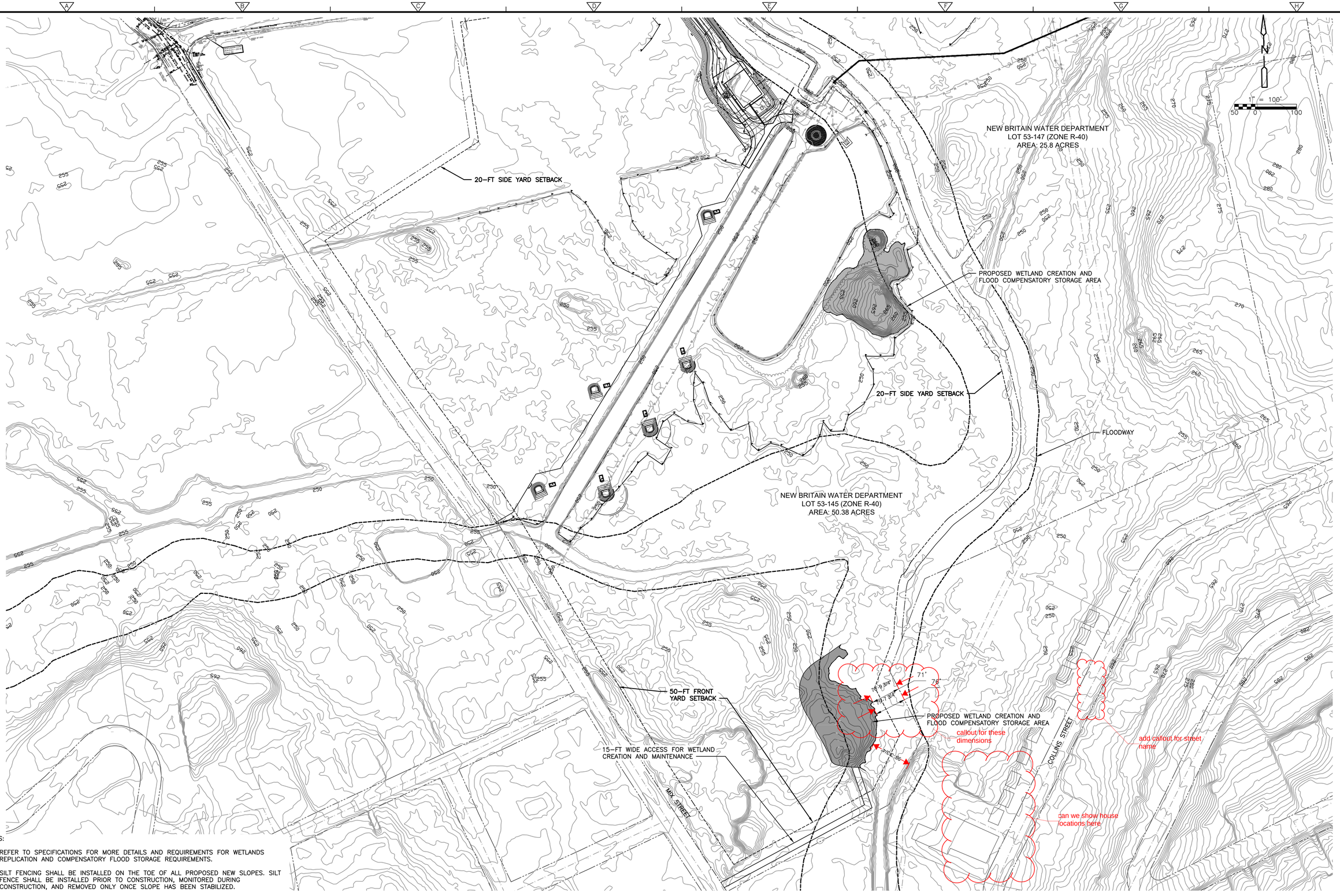
POND PUMPING STATION
GRADING AND DRAINAGE PLAN

PROJECT NO. 10739-264571
FILE NAME: C012GDPL.DWG
SHEET NO.
C-12

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, 2022-17, BORING LOCATIONS, CYPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 5/3/2024 10:13:19 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C012GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP0005T, CWP0005T, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/24/2024 3:43:46 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-13.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GARLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

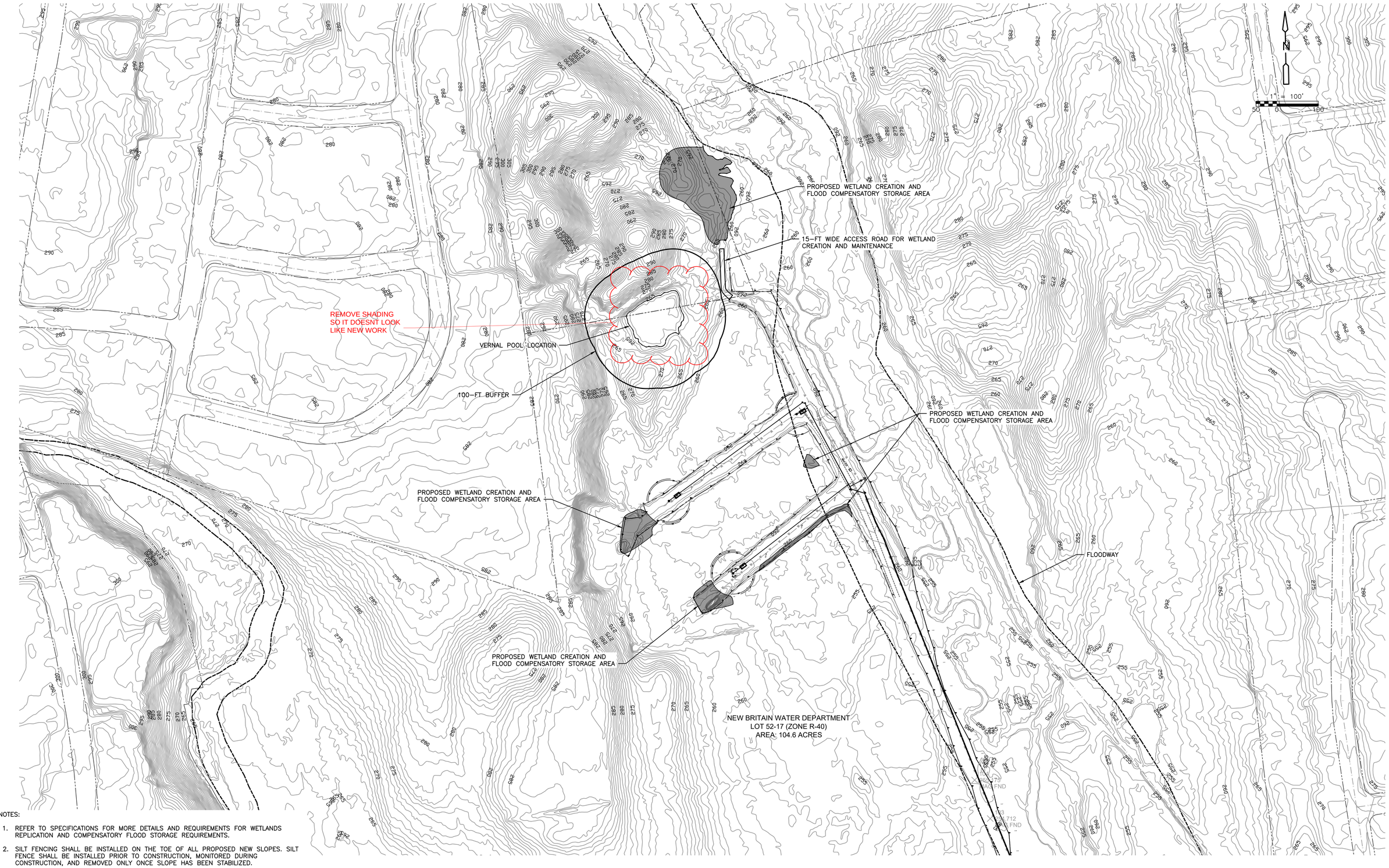
CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN I

PROJECT NO. 10739-264571
FILE NAME: C013STPL.DWG
SHEET NO. C-13

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

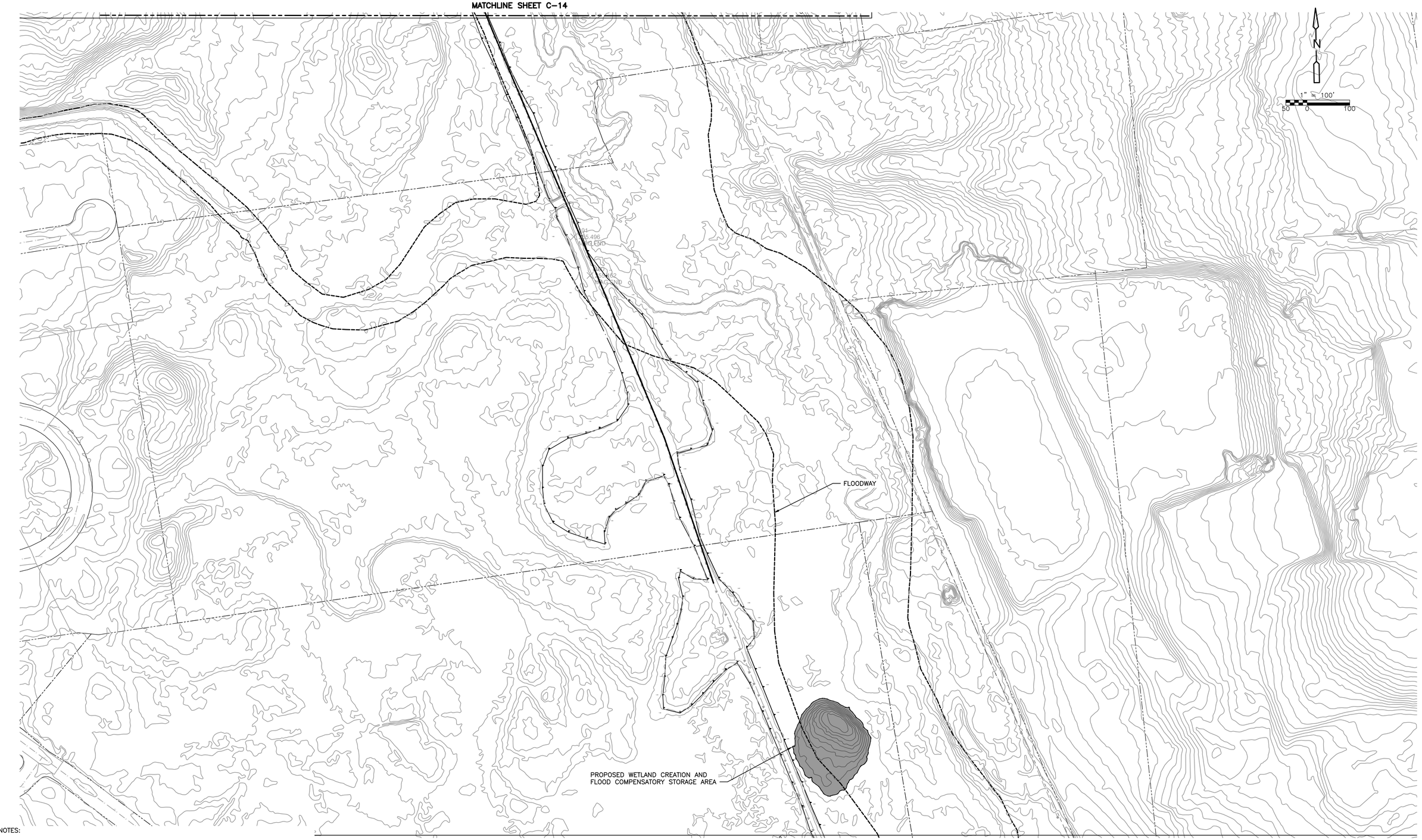
WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN II

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO. C-14

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, Floodway_Floodplain, CEP000ST, CMP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/21/2024 4:26:37 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-14.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, XSPL000, Floodway_Floodplain_CEP000ST, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:26:42 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C014STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

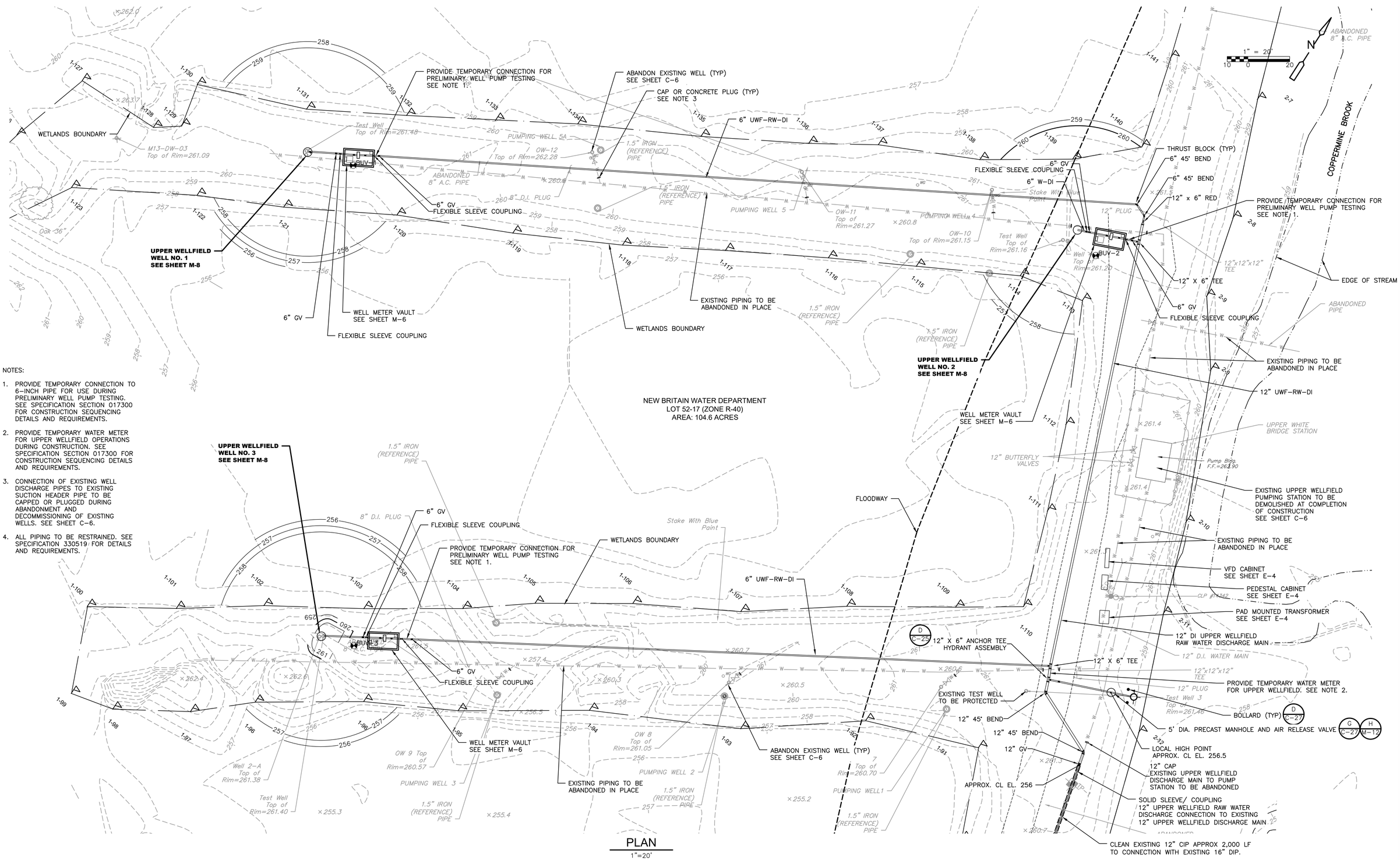
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN III

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO.
C-14A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 3/23/2023 1:36:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C015YPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6-INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. PROVIDE TEMPORARY WATER METER FOR UPPER WELLFIELD OPERATIONS DURING CONSTRUCTION. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C-6.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

NEW BRITAIN WATER DEPARTMENT
LOT 52-17 (ZONE R-40)
AREA: 104.6 ACRES

PLAN
1"=20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

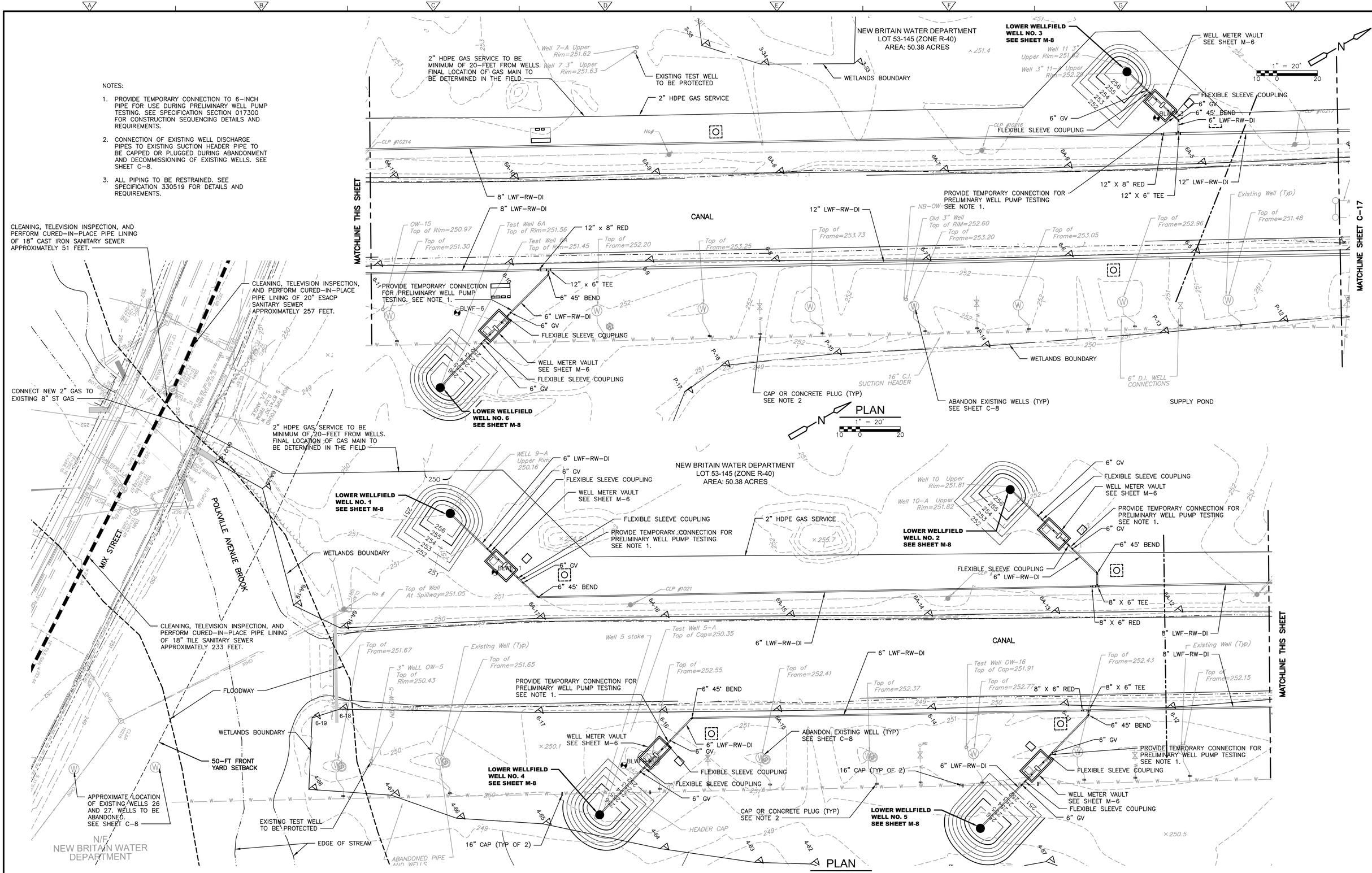
UPPER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739-264571
FILE NAME: C015YPPL.DWG
SHEET NO. C-15

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6–INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C–8.
3. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

LOWER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739–264571
FILE NAME: C016YPPL.DWG
SHEET NO. C–16

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 1/11/2024 10:28:30 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C016YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

MATCHLINE SHEET C-16

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 16-INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C-7.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

N

1" = 20'

10 0 20

NEW BRITAIN WATER DEPARTMENT
LOT 53-145 (ZONE R-40)
AREA: 50.38 ACRES

PROTECT EXISTING 12" WATER MAIN
ABANDON EXISTING WELLS (TYP) SEE SHEET C-7
WETLANDS BOUNDARY
EXISTING PIPING TO BE ABANDONED IN PLACE
730 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
CAP OR CONCRETE PLUG (TYP) SEE NOTE 3
D C-25 12" X 6" ANCHOR TEE HYDRANT ASSEMBLY
SUPPLY POND
12" 45° VERTICAL BEND (TYP OF 4)
12" LW-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
30" 45° VERTICAL BEND (TYP OF 4)
30" P-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
FLOODWAY WESTERN BOUNDARY
16" CAP (TYP OF 3)
16" BFV TO BE REMOVED
EXISTING MAIN TO BE CAPPED
EXISTING CAISSON WELL AND PIPING TO BE ABANDONED
30" P-RW-DI (℄ EL. 237.52)
REMOVE AND DISPOSE EXISTING MANHOLE (TYP OF 2)
G C-27 5' DIAMETER PRECAST MANHOLE
H M-12 AIR RELEASE VALVE
CONNECT TO EXISTING PIPING
INSTALL RIPRAP APRON AROUND INTAKE STRUCTURE APPROXIMATELY 2-FT TALL BY 5-FT WIDE
EXISTING STEEL INTAKE STRUCTURE SCREENS TO BE REPLACED WITH STAINLESS STEEL SCREENS. MATCH EXISTING DIMENSIONS, SCREEN OPENINGS, AND REINFORCING BARS. MOUNT IN EXISTING SPACE WITH SIMILAR HARDWARE. APPROXIMATELY 9-FT HIGH BY 9.5-FT WIDE; CLEAR SCREEN OPENINGS APPROXIMATELY 0.5-IN SPACING. TYP 2 SIDES.
220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
COPPERMINE BROOK
D C-25 36 X 6" ANCHOR TEE HYDRANT ASSEMBLY
F C-25 SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" WATER MAIN
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 36" W-CI FOR FINAL CONNECTION
WETLANDS BOUNDARY
FLOODWAY EASTERN BOUNDARY
36" W-CI (TO STAFFORD AVE)
EXISTING POND PUMPING STATION FF=253.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
FUTURE WORK CLEAN, INSPECT, AND CIPP LINE EXISTING 20" PIPE TO STAFFORD AVENUE (APPROX. 1,200 LF)
(TO STAFFORD AVE)
MATCHLINE SHEET C-19

12" X 6" ANCHOR TEE HYDRANT ASSEMBLY D C-25
2" HDPE GAS SERVICE
INLET SCREEN AND GATE VALVE
12" Dia.MH Top of Frame=251.42
CANAL
NB-OW-13
Observation Well Elevation=252.00
Top of Frame=252.12
Top of Frame=252.61
12" LWF-RW-DI
12" LWF-RW-DI
16" X 12" TEE
PLUGGED 16" C.I. SECTION ABANDONED
TERFLY VALVE
MH Hatch 2'Dia. Top of Frame=258.26
16" LWF-RW-DI APPROX CL EL 245
12" GV
12" LWF-RW-DI
Conc.Structure with Metal Grate Top of Grate=252.36
Top Concrete Wall At Inlet=251.95
INLET SCREEN AND EQUALIZER APPROX CL EL 244.6 (MATCH EXISTING)
30" P-RW-DI (℄ E. 240)
16" GV WITH POST INDICATOR (TYP OF 3)
30" P-RW-DI (MATCH EXISTING)
30" TEE (℄ EL. 238.05)
30"X24" RED
24" CAP
(TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
CAP
36" CAP
36" TEE APPROX CL EL 243.8 (MATCH EXISTING)
MH Hatch 2'Dia. Top of Frame=252.32
MH Hatch 2'Dia. Top of Frame=252.43
30k Generator with Underground Conduit
CAP EXISTING 20" WATER MAIN
CAP AND THRUST BLOCK FOR TEMPORARY DEAD END
FUTURE WORK 20" X 6" ANCHOR TEE HYDRANT ASSEMBLY
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 20" W-CI FOR FINAL CONNECTION
36" CAP (TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
TEMPORARY SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" PUMP STATION DISCHARGE MAIN
16" LWF-RW-DI TO BE INSTALLED ABOVE 30" P-RW-DI
20" DI WATER MAIN
1" DI COPPER SERVICE
16" D.I. SUCTION HEADER
ABANDONED PIPE
16"45° BEND
16" BFV
6.4' Conc. Inv=245.50
6.4' Conc. Inv=245.53
6.4' Conc. Inv=245.60
6x4' Conc. Inv=245.50
30" C.M.P. F.E. Inv.=247.00
36" PUMPED POND AND UPPER WELLFIELD RAW WATER (℄ EL. 245.50)
16" LOWER WELLFIELD (APPROX. ℄ EL. 246.33) (FUTURE TREATED POTABLE) WATER MAIN
LOWER WELLFIELD RAW WATER BACKFLOW PREVENTION ASSEMBLY (SEE SHEET M-7)
BOLLARD (TYP) D C-27
PROVIDE TEMPORARY CONNECTION FOR PRELIMINARY WELL PUMP TESTING. SEE NOTE 1.
SPACE FOR FUTURE LOWER WELLFIELD FINISHED WATER CHLORINE CONTACT TIME PIPE LOOP
36" X 16" TEE
1,197 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
EXISTING CORRUGATED METAL PIPE CULVERTS TO BE REPLACED WITH CONCRETE CULVERT AND CULVERT ENDS (MATCH EXISTING INVERTS) K C-26
36" 45° VERTICAL BEND (TYP OF 4)
16" 45° VERTICAL BEND (TYP OF 4)
36" W-DI AND 16" W-DI TO BE INSTALLED BELOW EXISTING CONCRETE CULVERTS

EXISTING OBSERVATION WELLS 8 AND 8A TO BE ABANDONED SEE SHEET C-7
16" 45° BEND (℄ EL. 250.20)
6" 45° BEND (TYP OF 4)
2" W-CU
6" W-DI
30" POND RAW WATER INTAKE (℄ EL. 234.44)
30" 90° BEND
30" X 20" TEE (3)
30" W-DI
16" 22.5° BEND (℄ EL. 250.20)
PREFABRICATED SANITARY SEWER GRINDER PUMPING STATION
TOP ELEV APPROX 258; TANK INVERT ELEV APPROX 248.5
4" INLET APPROX INV 251.5; 1.25" SAN-HDPE PUMPED OUTLET APPROX CL 252.5
20" MJ BFV WITH EXTENDED NECK AND HANDWHEEL OPERATOR (3)
16" BFV
16" 45° BEND (℄ EL. 250.20)
16" LWF-RW-DI (LOWER WELLFIELD RAW WATER MAIN) (APPROX. ℄ EL. 250.20)
EXISTING LOWER WELLFIELD PUMPING STATION FF=253.00 (TO BE DEMOLISHED) SEE SHEET C-7
EXISTING 16" DI WATER MAIN TO BE REMOVED SEE SHEET C-7
6" 45° BEND
1.25" SAN-HDPE LOCAL HIGH POINT, APPROX. CL EL 253
4' DIA. MANHOLE G C-27 AND AIR RELEASE VALVE AS SPECIFIED
WETLANDS BOUNDARY
PROPOSED POND PUMPING STATION FFE 258.00 SEE SHEET M-2
HYDRANT ASSEMBLY D C-25
16" CAP
EXISTING 16" DI WATER MAIN TO BE ABANDONED IN PLACE
BORING LOCATION (TYP) SEE NOTE 2 THIS SHEET
SEGMENTAL BLOCK RETAINING WALL E C-27
6" 45° BEND
1.25" SAN-HDPE (APPROX. ℄ EL. 252.5)
6" GAS TO EMERGENCY GENERATOR
24" PUMPED POND RAW WATER (APPROX. ℄ EL. 252.17)
24" 22.5° BEND (DN)
4" DI ROOF DRAIN D C-26
Gate with Bollard
16" LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN (APPROX. ℄ EL. 250.20)
16" BFV
16" 90° BEND (DN)
16" 45° BEND
16"-LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN TO BE INSTALLED ABOVE 16"-UWF-RW-DI
16" UWF-RW-DI
TEST PIT LOCATION (TYP) SEE NOTE 2 THIS SHEET
6" W-DI
2" W-CU
WETLANDS BOUNDARY
EDGE OF STREAM
COPPERMINE BROOK
MATCHLINE SHEET C-18C

PLAN
1" = 20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

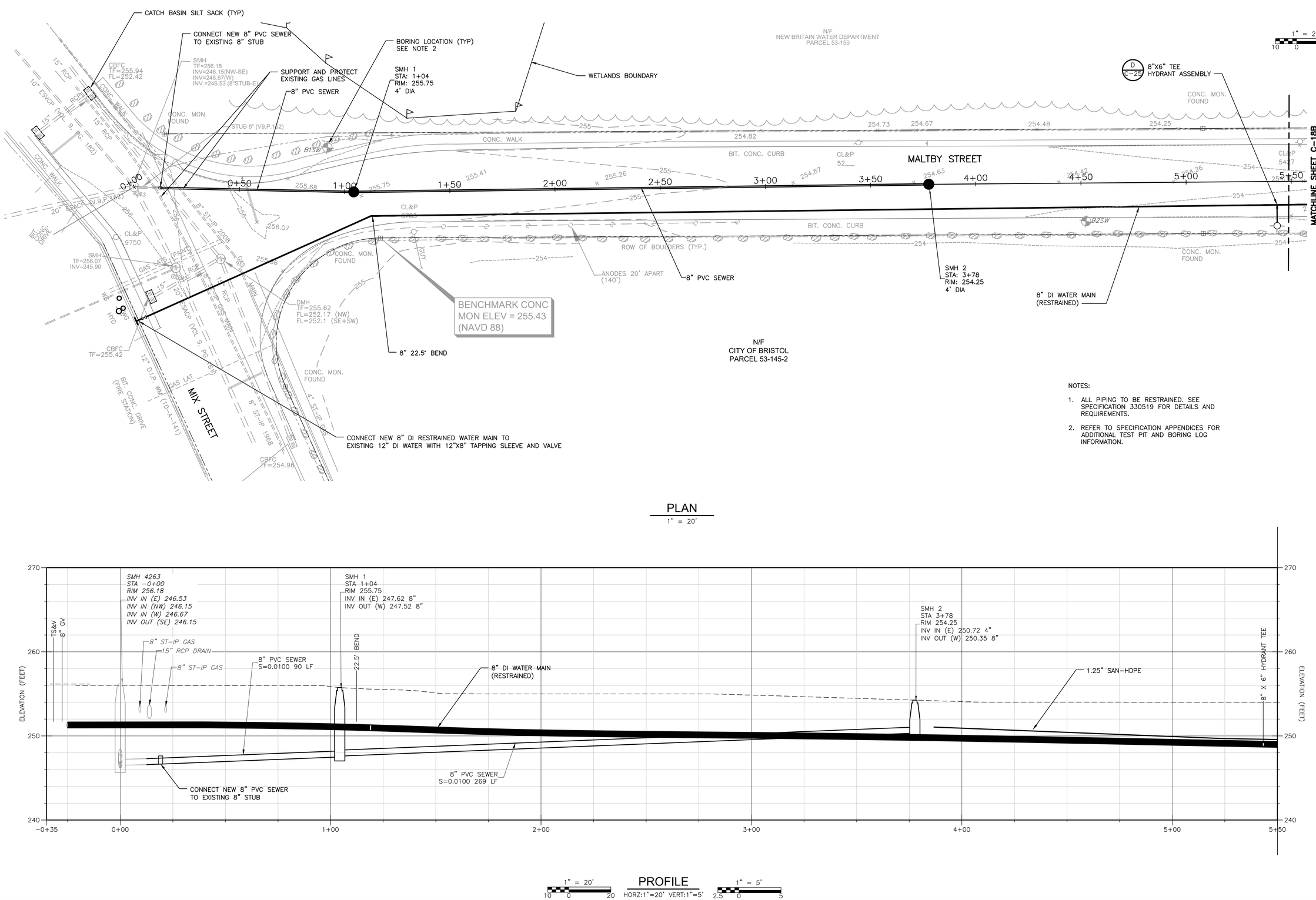
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
YARD PIPING PLAN

PROJECT NO. 10739-264571
FILE NAME: C017YPPL.DWG
SHEET NO. C-17

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 5/3/2024 10:09:12 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C017YPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.

PLAN

1" = 20'

1" = 20' (10 0 20) PROFILE HORZ:1"=20' VERT:1"=5' 1" = 5' (2.5 0 5)

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

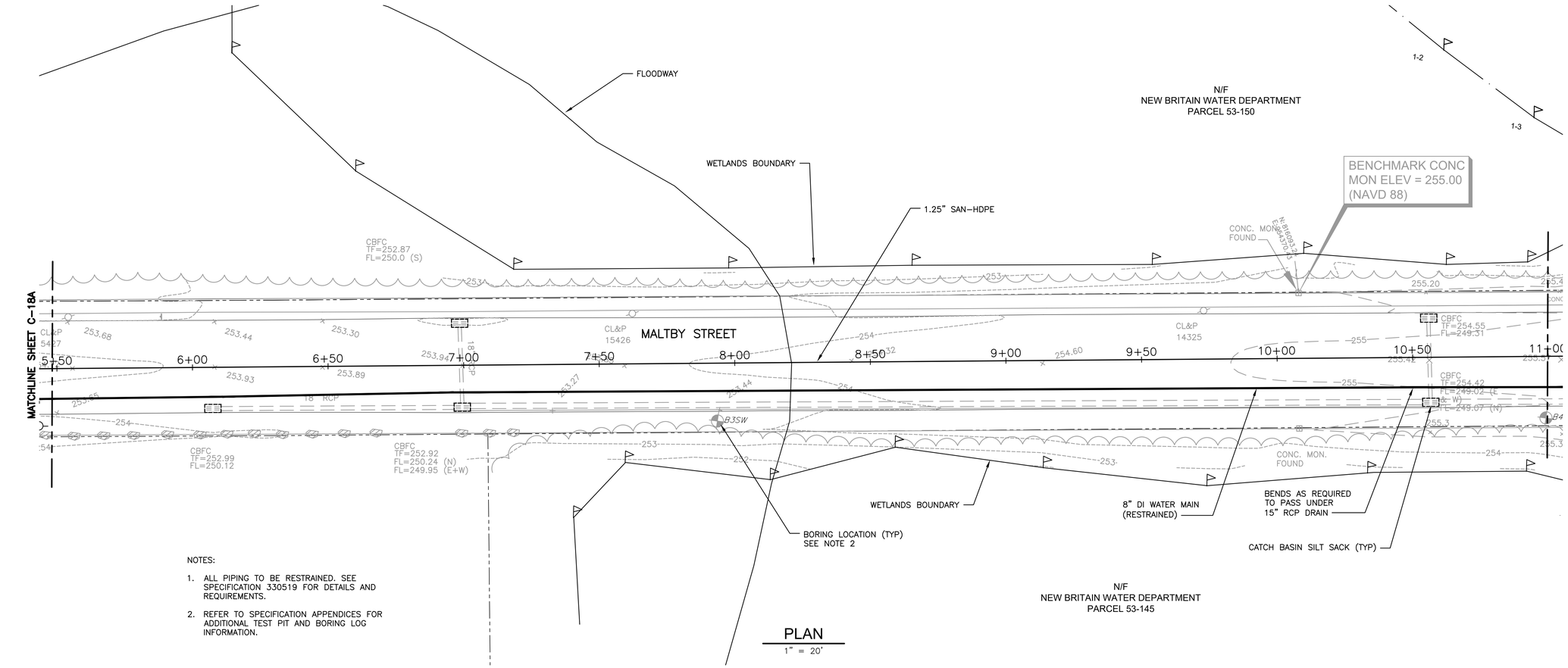
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE I

PROJECT NO. 10739-264571
FILE NAME: C018AYPPL.DWG
SHEET NO.
C-18A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

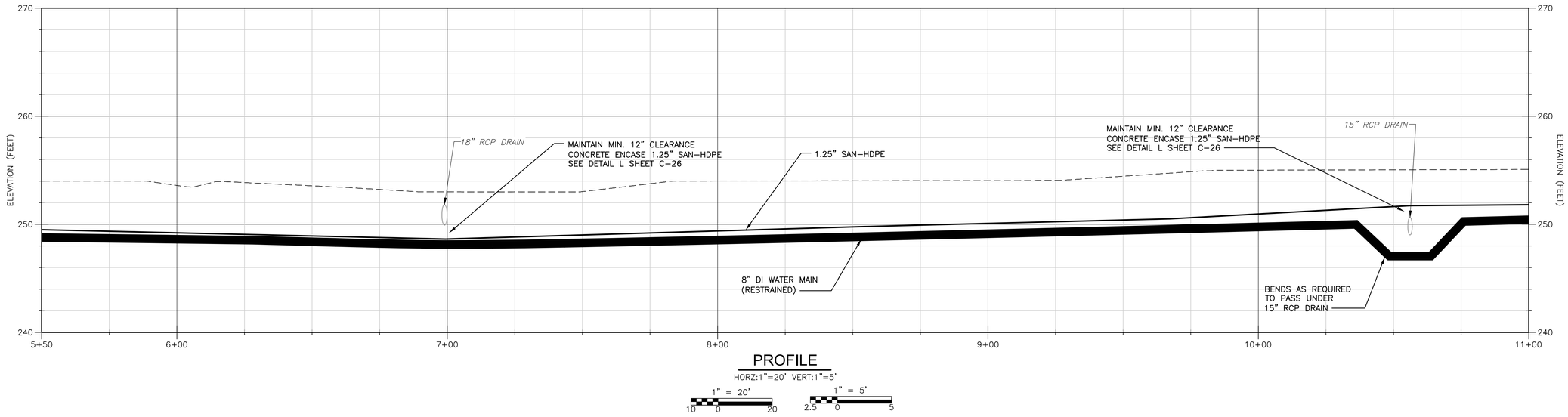
XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001P5 - 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 3:53:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018AYPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.

PLAN
1" = 20'



PROFILE
HORZ:1"=20' VERT:1"=5'
1" = 20' 10 0 20
1" = 5' 2.5 0 5

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

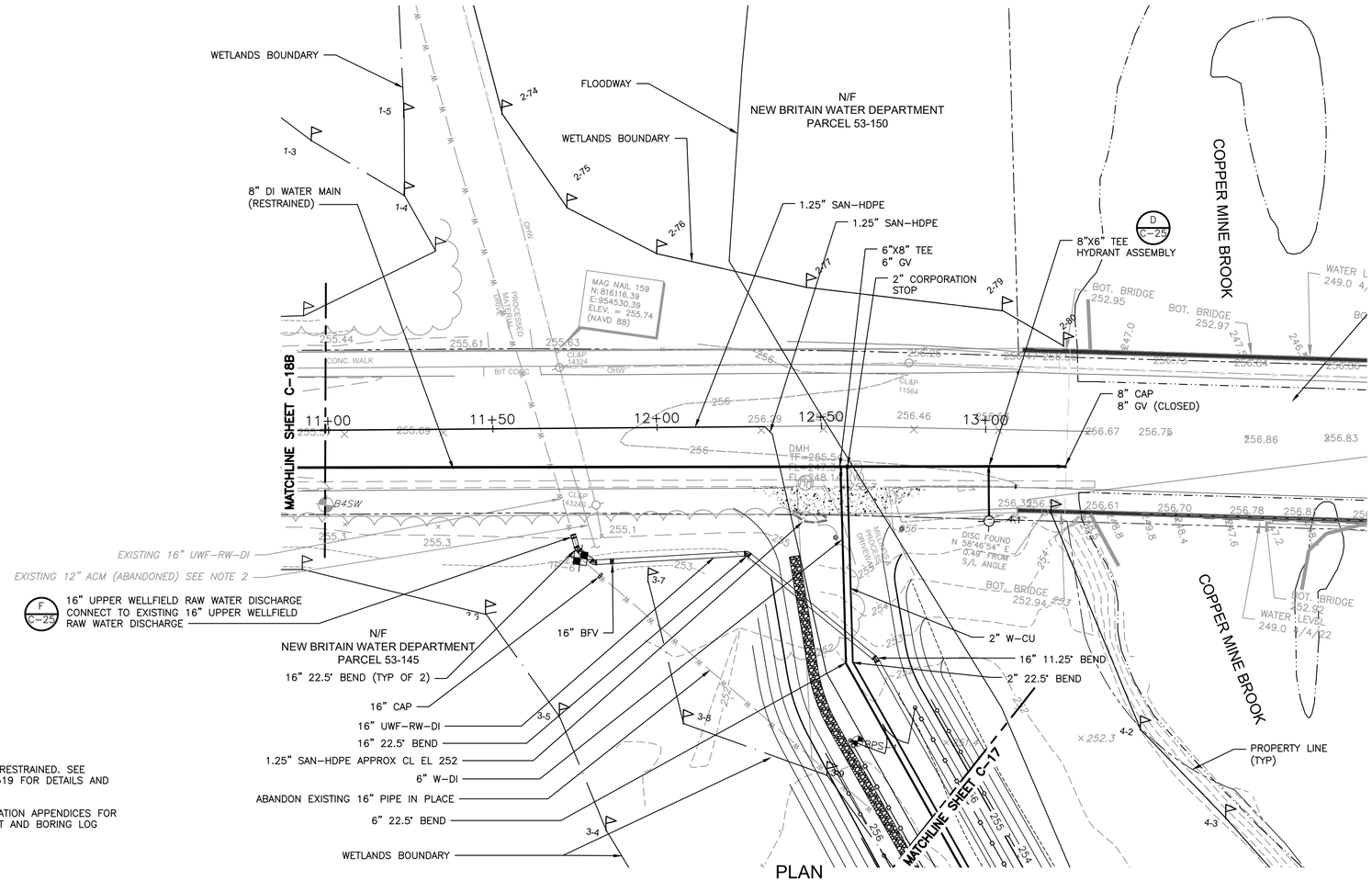
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE II

PROJECT NO. 10739–264571
FILE NAME: C018BYPPL.DWG
SHEET NO.
C-18B

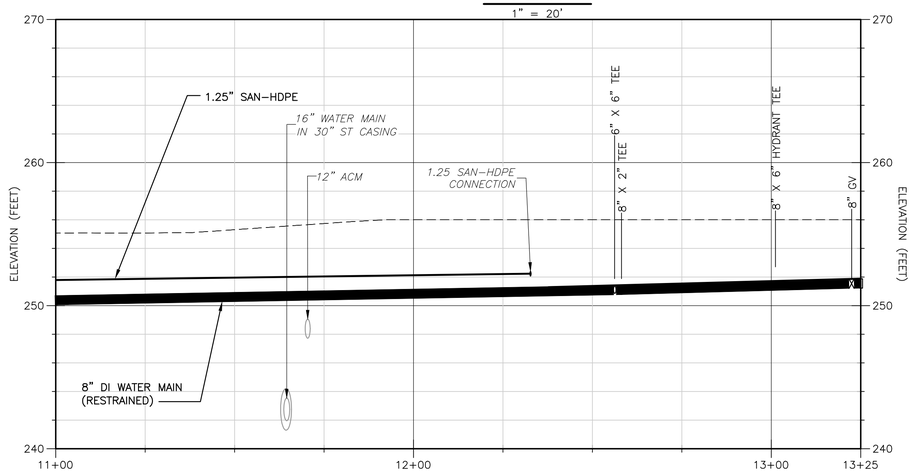
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 4:25:03 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018BYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE III

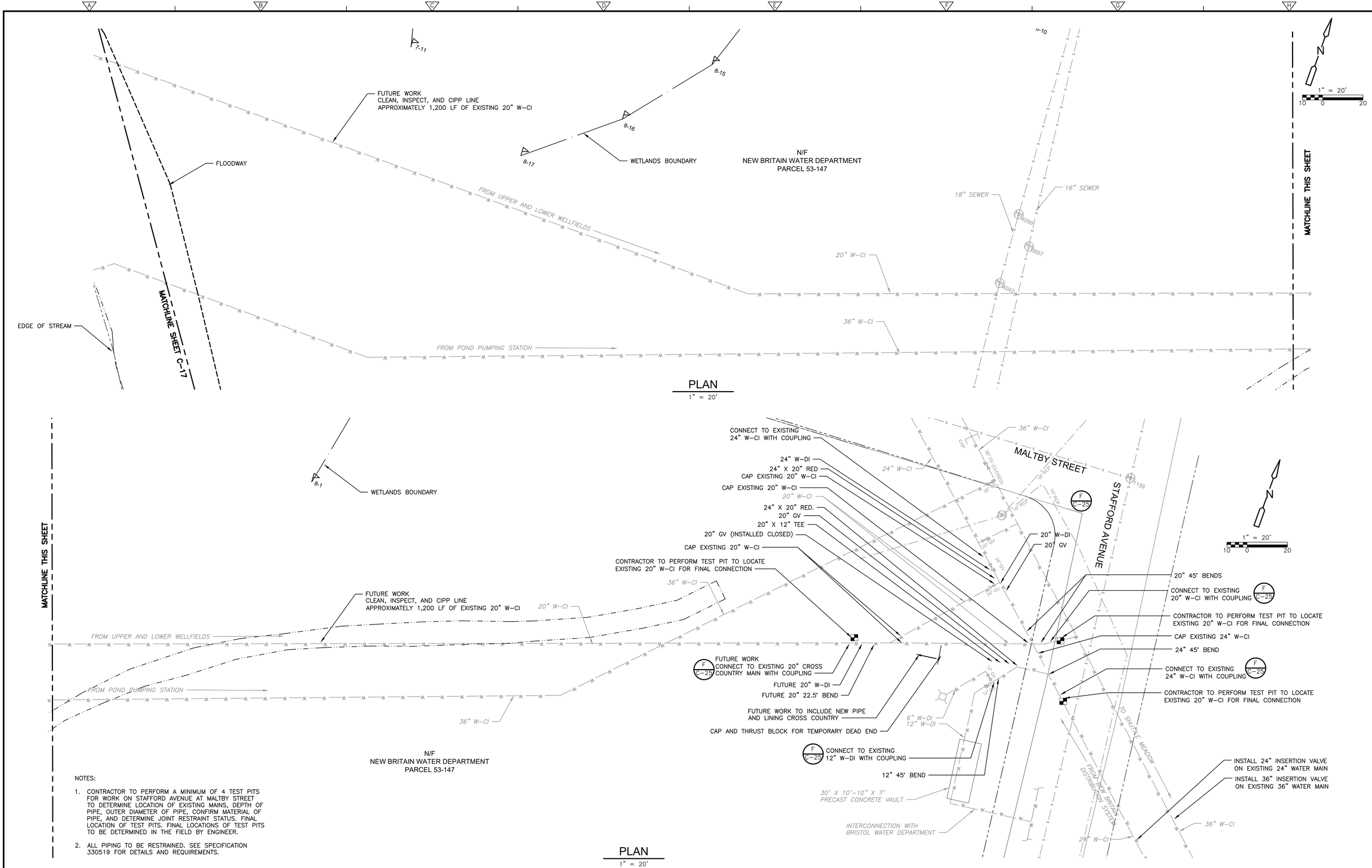
PROJECT NO. 10739–264571
FILE NAME: C018CYPPL.DWG

SHEET NO.
C-18C

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS–CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 1/11/2024 8:31:28 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018CYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 11/30/2023 2:08:38 PM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C019YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
1" = 20'

NOTES:

1. CONTRACTOR TO PERFORM A MINIMUM OF 4 TEST PITS FOR WORK ON STAFFORD AVENUE AT MALTBY STREET TO DETERMINE LOCATION OF EXISTING MAINS, DEPTH OF PIPE, OUTER DIAMETER OF PIPE, CONFIRM MATERIAL OF PIPE, AND DETERMINE JOINT RESTRAINT STATUS. FINAL LOCATION OF TEST PITS. FINAL LOCATIONS OF TEST PITS TO BE DETERMINED IN THE FIELD BY ENGINEER.
2. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

PLAN
1" = 20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

STAFFORD AVENUE AND CROSS COUNTRY PLAN

PROJECT NO. 10739–264571
FILE NAME: C019YPPL.DWG
SHEET NO.
C-19

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [TEST HOLE POINTS, CDMS_2436, XSVPL040, 2022-17, BORING LOCATIONS, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:53:36 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C023SDRM.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

LIMITS OF CANAL SEDIMENT REMOVAL

WETLAND BOUNDARY

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. TO BE REMOVED AT THE END OF CONSTRUCTION (A / C-24)

CANAL TO BE DEWATERED AS NECESSARY

PROTECT EXISTING GATE STRUCTURE AND PIPE

REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES

PROTECT EXISTING PIPES

INLET SCREEN AND GATE VALVE

STOPLOG AND PLUG FOR POND DEWATERING

PROTECT EXISTING 16" DI PIPE

PROTECT EXISTING SUCTION HEADER

PROVIDE STEEL PLATES TO PROTECT EXISTING CULVERT

PROTECT EXISTING PIPES

TURBIDITY CURTAIN (D / C-24)

CANAL TO BE DEWATERED AS REQUIRED. SEE NOTE 5

EDGE OF STREAM

PROTECT EXISTING GATE STRUCTURE AND SUCTION PIPE

PROTECT EXISTING PIPE AND WALL

STOPLOG AND PLUG FOR POND DEWATERING

FLOODWAY

TEMPORARY SEDIMENT DEWATERING AND STOCKPILING AREA

STABILIZED POND ACCESS (F / C-27)

35-LF OF BANK RESTORATION (I / C-26)

LIMITS OF POND SEDIMENT REMOVAL

EXTENTS OF CLEARING AND GRUBBING TO BE DETERMINED

TEMPORARY ALTERATION TO APPROXIMATELY 30,900 SF OF WATERS OF THE U.S.

OCTOBER 2021 SEDIMENT DEPTH LOCATION AND MEASUREMENT (TYP)

DECEMBER 2021 SEDIMENT SAMPLE LOCATION AND ESTIMATED SEDIMENT DEPTH (TYP)

POND TO BE DEWATERED VIA THE EXISTING POND PUMPING STATION. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASIN. (J / C-24)

FLOODWAY

WETLAND FLAG LINE IS ORDINARY HIGH WATER

FLOODWAY

EXISTING WELL NO. 6

CANAL POLE 5 0"

CANAL POLE 4 7.5"

CANAL POLE 3 9.75"

CANAL POLE 2 18.5"

CANAL POLE 1 15.5"

CANAL 1 (21.4")

CANAL 2 (7")

CANAL 3 (12")

CANAL 4 (7")

SMU-1 1 FT

SMU-2 2 FT

SMU-3 2.5 FT

SMU-4 2.5 FT

SMU-5 1 FT

SMU-6 1 FT

SMU-7 0.5 FT

SMU-8 1 FT

SMU-9 2 FT

SMU-10 AVG 4 FT MAX 7.5 FT

POND 7 (2")

POND 8 (7.8")

POND 9 (6.6")

POND 10 (7.4")

POND 1 (12")

POND 2 (13.6")

POND 3 (23.8")

POND 4 (5")

POND 5A & 5B (14.4")

POND 6A & 6B (48")

BLWF-3

BLWF-6

BPS-4

BPS-5

EXISTING LOWER WELLFIELD PUMPING STATION F.F.= 253.00

EXISTING POND PUMPING STATION F.F.= 253.15

EXISTING CASTING WELL

Well 8 Top of Rim=249.80

Well 8-A Top of Rim=251.41

3' Dia. Well Top of Rim=250.88

12" Dia.MH Top of Frame=251.42

30"C.M.P. F.E. Inv.=247.38

30" C.M.P. F.E. Inv.=247.00

30" C.M.P F.E. Inv.=246.85

20" D.I. WATER MAIN

" D.I. COPPER SERVICE

" D.I. SUCTION HEADER

16" C.I. SUCTION HEADER

" D.I. WELL CONNECTIONS

PLUGGED 16" C.I. SECTION ABANDONED

16" BUTTERFLY VALVE

MH Hatch 2'Dia. Top of Frame=258.26

Conc.Struct. with Metal Top of Grate=254.36

MH Hatch 2'Dia. Top of Frame=252.43

MH Hatch 2'Dia. Top of Frame=252.32

AREA 1A 3"

AREA 1B 13"

AREA 2A 30"

AREA 2B 17.5"

6'x4' Conc. Inv=245.50

6'x4' Conc. Inv=245.60

8'x4' Conc. Inv=245.53

6'x4' Conc. Inv=245.50

30k Generator with Underground Conduit

Gate with Bollard

Gate

Bldg.

No #

INLET SCREEN AND EQUALIZER

Top Concrete Wall At Inlet=251.95

N

1" = 30'

0 15 30

NOTES:

1. APPROXIMATELY 6,000 CUBIC YARDS (IN-SITU) OF SEDIMENT MATERIAL SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION.
2. AREA FOR TEMPORARY DEWATERING AND STOCKPILING OF SEDIMENT REMOVED FROM THE CANAL AND SUPPLY POND LIMITED TO THE HATCHED AREA INDICATED IN THE SUPPLY POND.
3. STABILIZED CONSTRUCTION ENTRANCES SHALL BE REMOVED UPON COMPLETION OF PROJECT. DISTURBED AREAS TO BE LOAMED AND SEEDED.
4. CONTRACTOR TO DEWATER CANAL AS NECESSARY. PLUG OR INSTALL STOP LOGS IN EXISTING CULVERTS OR INSTALL COFFERDAM. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASINS.

PLAN
1" = 30'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: T. BURKE
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: T. BURKE
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

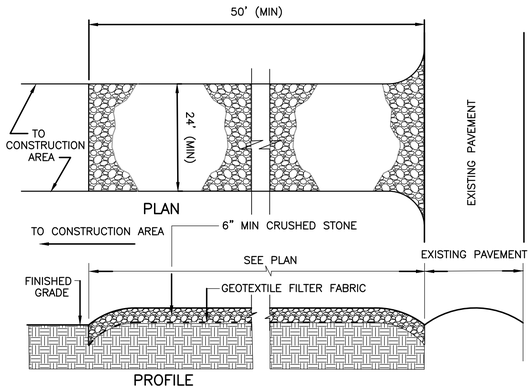
CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

SUPPLY POND AND CANAL SEDIMENT REMOVAL PLAN

PROJECT NO. 10739-264571
FILE NAME: C023SDRM.DWG
SHEET NO. C-23

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



NOTES:

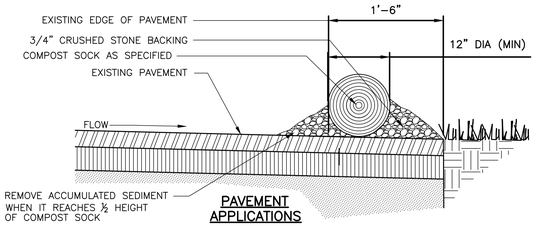
1.) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND EXISTING PAVEMENT.

2.) LIMITS OF STABILIZED CONSTRUCTION ENTRANCE SHALL BE AS DIRECTED BY THE ENGINEER.

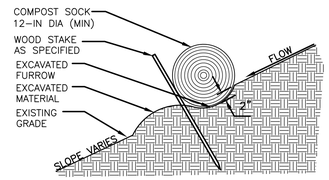
3.) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.

4.) REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO EXISTING PAVEMENT SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE
DETAIL A
NOT TO SCALE

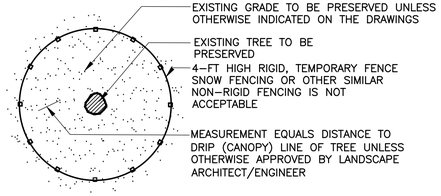


PAVEMENT APPLICATIONS



LANDSCAPE APPLICATIONS

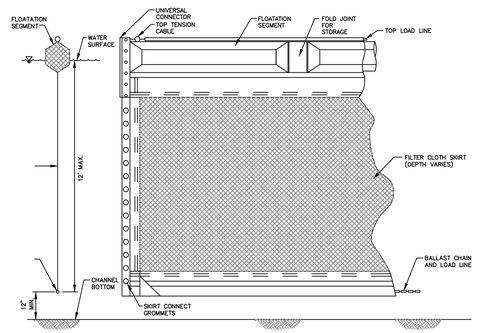
COMPOST SOCK
DETAIL B
SCALE: NTS

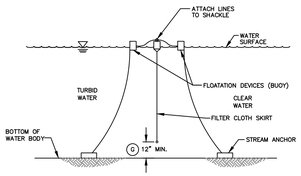


NOTES:
1. FENCING SHALL BE INSTALLED AROUND PERIMETER OF ALL EXISTING TREES TO BE PRESERVED WITHIN THE LIMIT OF WORK.
2. FENCING MAY BE REMOVED TEMPORARILY, ONLY AS REQUIRED TO PERFORM THE WORK SHOWN ON THE DRAWINGS.
3. FENCING SHALL REMAIN IN PLACE & BE MAINTAINED THROUGHOUT CONSTRUCTION AND THEN REMOVED COMPLETELY.

TREE PROTECTION
DETAIL C
NOT TO SCALE

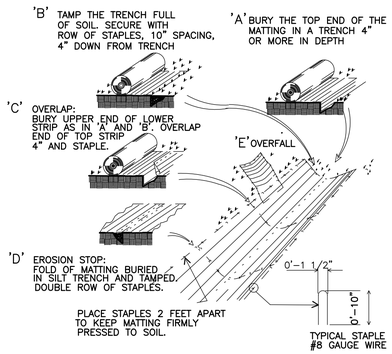
TURBIDITY CURTAIN





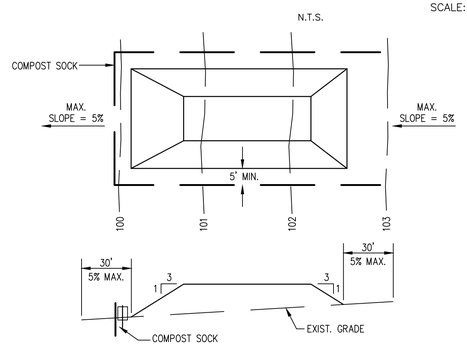
TYPICAL ANCHORING SECTION

TURBIDITY CURTAIN
DETAIL D
NOT TO SCALE



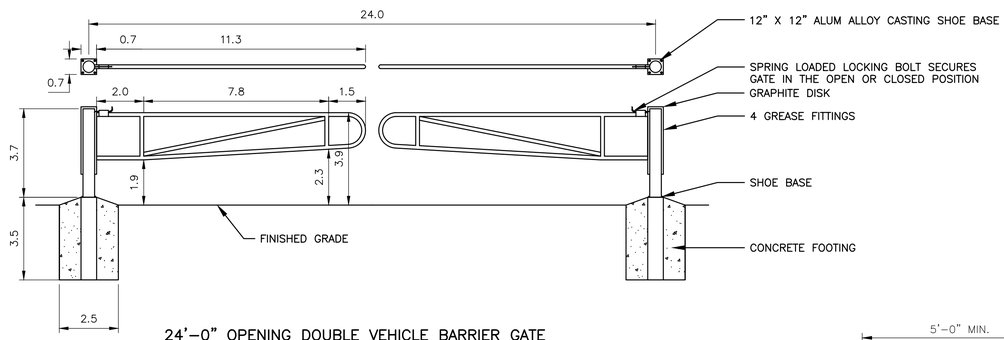
NOTE:
1.) APPLY ON ALL NEW SLOPES 3(H):1(V) AND STEEPER.

EROSION CONTROL BLANKET
DETAIL E
NOT TO SCALE

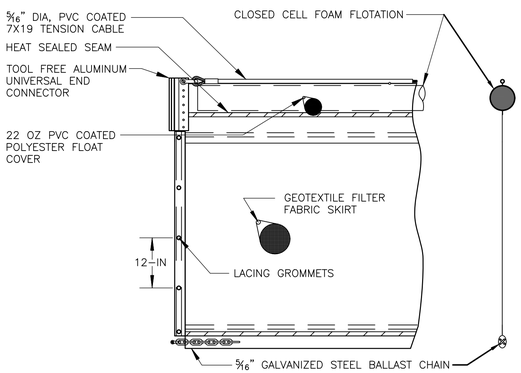


NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
4. COMPOST SHALL BE INSTALLED AS DETAILED HEREON.

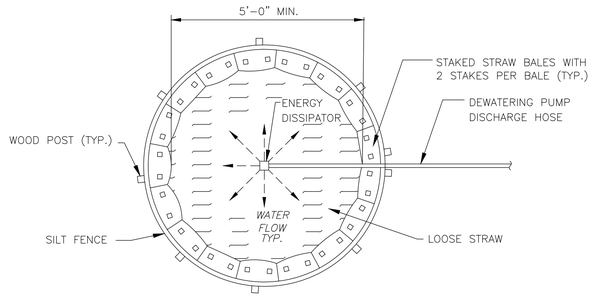
SOIL STOCKPILE
DETAIL F
NOT TO SCALE



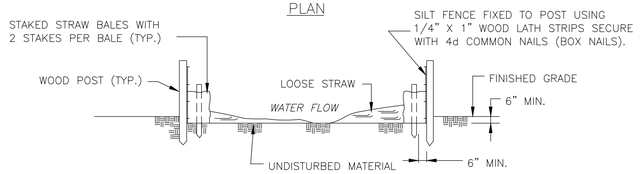
24'-0" OPENING DOUBLE VEHICLE BARRIER GATE
DETAIL G
NOT TO SCALE



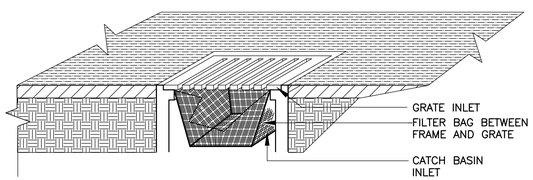
FLOATING TURBIDITY BARRIER
DETAIL I
NOT TO SCALE



PLAN



DEWATERING SEDIMENTATION BASIN
DETAIL J
NOT TO SCALE



CATCH BASIN FILTER
DETAIL H
NOT TO SCALE

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

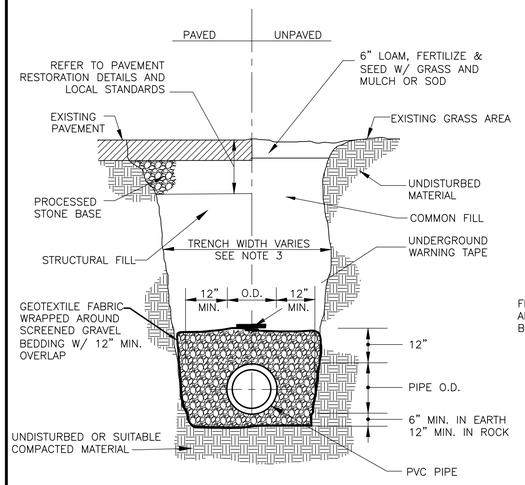
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS I

PROJECT NO. 10739-264571
FILE NAME: CD001CSDT.DWG
SHEET NO.
C-24

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

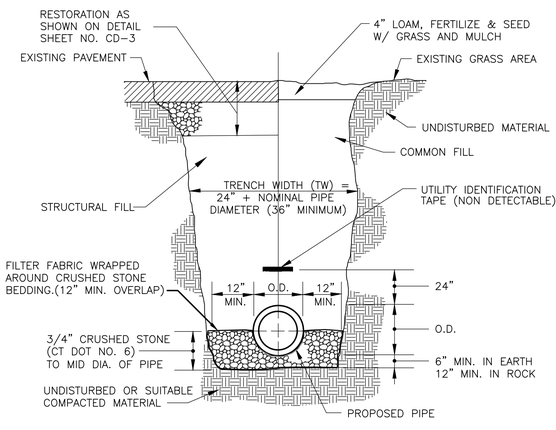
XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 2/28/2023 11:28:15 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD001CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PVC PIPE TRENCH

DETAIL A

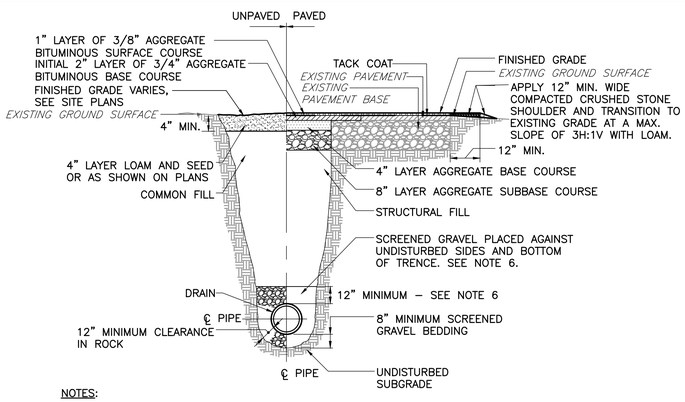
NOT TO SCALE



DI PIPE TRENCH

DETAIL B

NOT TO SCALE



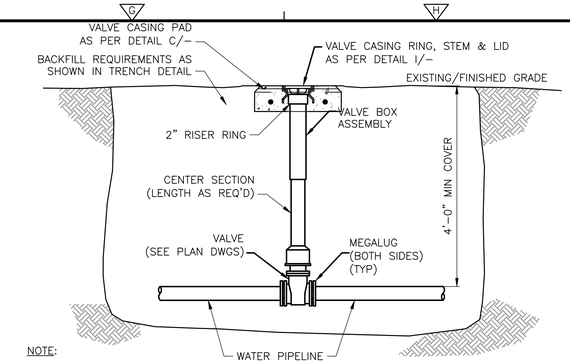
NOTES:

1. THE CONTRACTOR SHALL MAINTAIN INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE FOR 60–90 DAYS MINIMUM.
2. IF INITIAL PAVEMENT IS PLACED AFTER OCTOBER 1ST, THEN IT SHALL BE MAINTAINED UNTIL PAVEMENT OVERLAY IS PLACED.
3. PAVEMENT OVERLAY SHALL BE PLACED BETWEEN APRIL 15 AND NOVEMBER 15 OF EACH CALENDAR YEAR.
4. THE CONTRACTOR SHALL SAW CUT 12–INCHES OUTSIDE OF INITIAL TRENCH EXCAVATION. INITIAL PAVEMENT SHALL BE REMOVED AND DISPOSED OF.
5. INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE SHALL MATCH EXISTING ROADWAY GRADES.
6. FOR PIPES OTHER THAN PVC AND HDPE, SELECT COMMON FILL MAY BE USED FROM MID–DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
7. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300 FEET, WHICHEVER IS LESS.
8. PRIOR TO INSTALLATION OF 1" LAYER OF 3/8" AGGREGATE BITUMINOUS SURFACE COURSE, SHIM EXISTING ROAD AS REQUIRED TO PROVIDE A SMOOTH FINISHED GRADE WITH NO PUDDLING.
9. IN LOCATIONS WHERE TRENCH PAVING MEETS EXISTING BITUMINOUS CONCRETE, MATCH FINISHED GRADE.

TRENCHING AND REPAIRS

DETAIL C

NTS



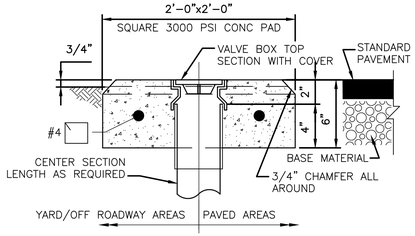
NOTE:

THE VALVE BOX SHALL BE PLUMB AND CENTERED OVER THE VALVE OPERATING NUT IN SUCH A MANNER THAT IT CAN BE FREELY OPERATED WITH A VALVE KEY. THE CONTRACTOR PERFORMING WORK SHALL ASSURE THAT THE VALVE BOX IS FREE OF DEBRIS BEFORE RESETTING.

VALVE BOX (PIPE 12" DIAMETER AND SMALLER)

DETAIL H

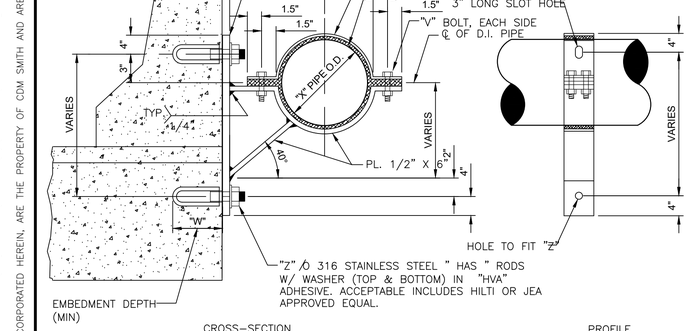
NTS



VALVE CASING PAD

DETAIL I

NTS



CROSS–SECTION PROFILE

PIPE SIZE	4"	6"	8"	10"	12"	16"	20"	24"
X	4.80"	6.90"	9.05"	11.10"	13.20"	17.40"	21.60"	25.80"
Y	8"	9"	10"	12"	13"	15"	17"	19"
Z	¾"	¾"	¾"	1"	1"	1"	1¼"	1¼"
W	6.625"	6.625"	6.625"	8.25"	8.25"	8.25"	12"	12"
V	1/2"	1/2"	1/2"	1/2"	1/2"	3/4"	3/4"	3/4"

NOTES :

1. ALL WELDS TO BE PERFORMED BY A CERTIFIED STRUCTURAL WELDER.
2. ALL SUPPORT BRACKET MEMBERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL NUTS, BOLTS, AND WASHERS SHALL BE 316 STAINLESS STEEL.
4. THE SPACING OF SIDEWALL PIPE SUPPORTS SHALL BE SPECIFICALLY DESIGNED BASED UPON MANY FACTS INCLUDING PIPE SIZE AND MATERIAL EMBEDMENT LIMITATIONS. UNLESS APPROVED OTHERWISE BY THE ENGINEER, IN NO CASE SHALL THE SPACING OF PIPE SUPPORTS EXCEED TWENTY (20) FEET ON–CENTER FOR PIPE SIZES TWELVE (12) INCH AND SMALLER AND TEN (10) FEET ON–CENTER FOR PIPE SIZES GREATER THAN TWELVE (12) INCHES.

SIDEWALL PIPE HANGER

DETAIL E

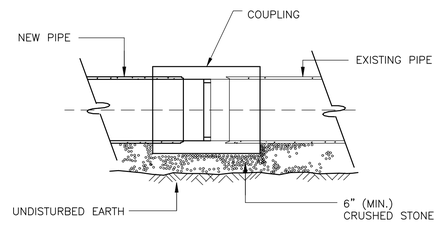
NOT TO SCALE

NOTE:
1. INSTALL NON–DETECTABLE UTILITY IDENTIFICATION TAPE 2'–0" OVER LENGTH OF HYDRANT BRANCH.

FIRE HYDRANT ASSEMBLY

DETAIL D

NOT TO SCALE



COUPLING CONNECTION TO EXISTING PIPE

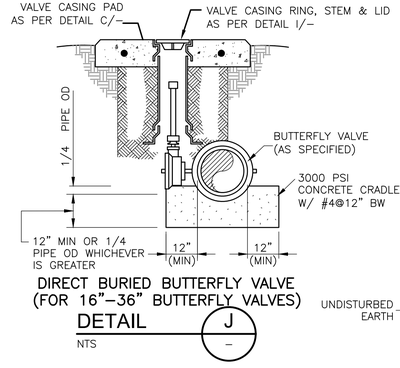
DETAIL F

NOT TO SCALE

PIPE CONNECTION DETAILS

DETAIL G

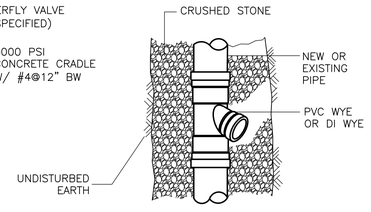
NOT TO SCALE



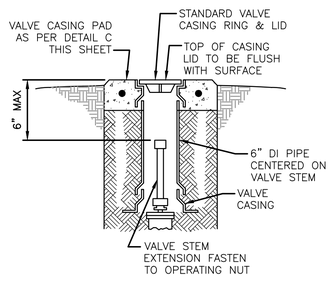
DIRECT BURIED BUTTERFLY VALVE (FOR 16"–36" BUTTERFLY VALVES)

DETAIL J

NTS



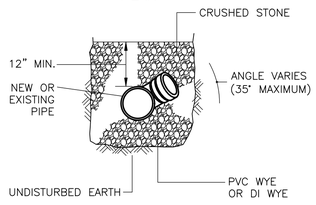
PLAN



VALVE BOX

DETAIL K

NTS



SECTION

PVC OR DI WYE BRANCH

DETAIL L

NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

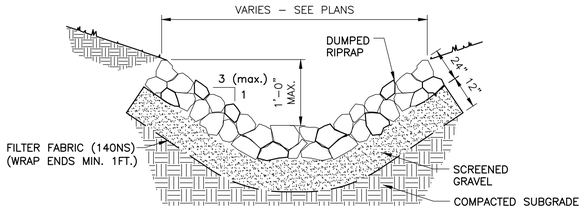
CIVIL DETAILS II

PROJECT NO. 10739–264571
FILE NAME: CD002CSDT.DWG

SHEET NO.
C-25

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL00, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/23/2023 4:36:52 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD002CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

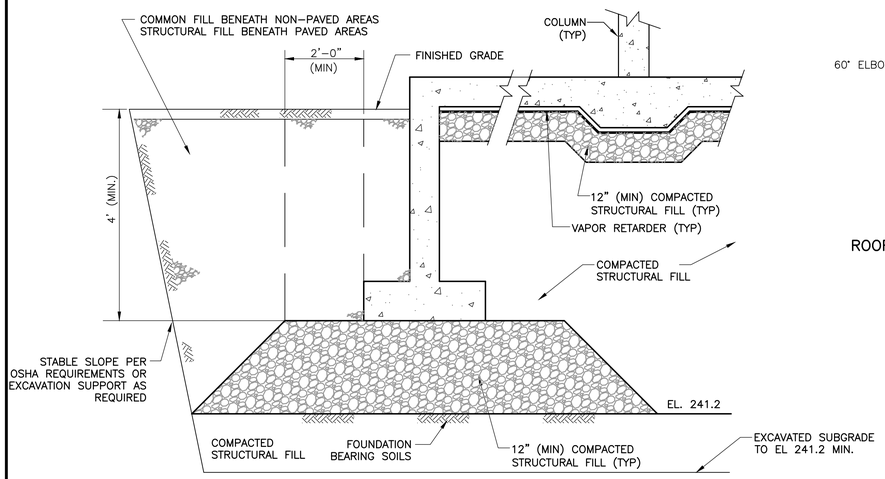


SECTION

RIPRAP SWALE

DETAIL A

SCALE: NTS



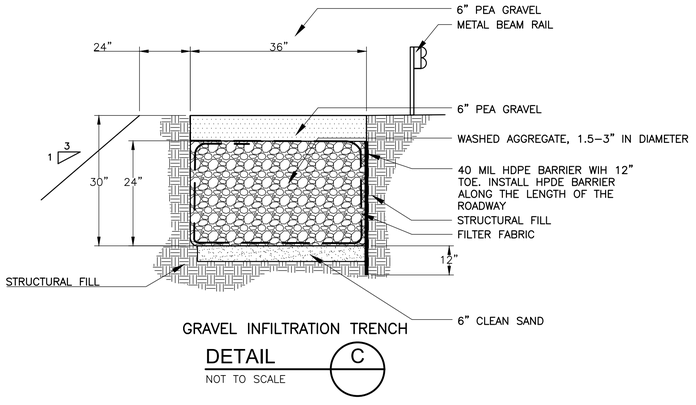
NOTES:

1. THE SUITABILITY OF THE FOUNDATION SUB-GRADE TO BE VERIFIED BY CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE.
2. SEE SPECIFICATION SECTION 312000 FOR SUBGRADE PREPARATION REQUIREMENTS AND COMPACTION REQUIREMENTS.
3. STRUCTURES INCLUDE TANK, BUILDING, OR SHALLOW FOOTINGS. SEE SITE PLANS.

BACKFILL

DETAIL B

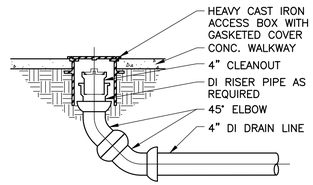
NTS



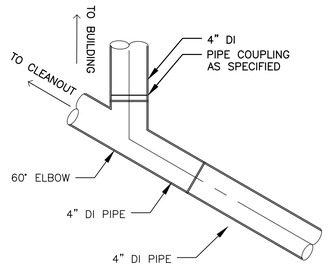
GRAVEL INFILTRATION TRENCH

DETAIL C

NOT TO SCALE



SECTION VIEW

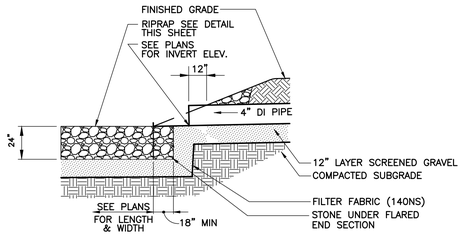


PLAN VIEW

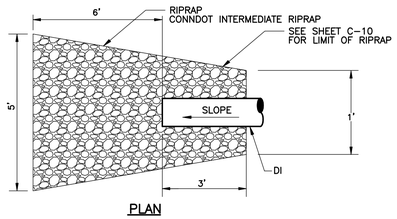
ROOF DRAIN CONNECTION WITH CLEANOUT

DETAIL D

NTS



SECTION

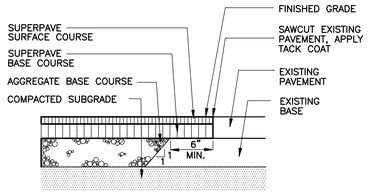


PLAN

PIPE END SECTION & RIPRAP APRON

DETAIL E

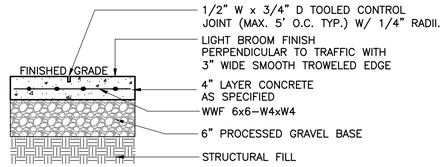
NOT TO SCALE



PAVEMENT MATCH

DETAIL F

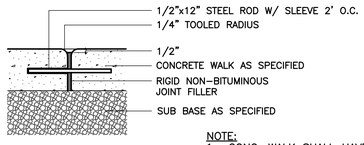
NOT TO SCALE



CONCRETE WALKWAY

DETAIL G

NOT TO SCALE



NOTE:

1. CONC. WALK SHALL HAVE 3 STEEL RODS MIN.
2. EXPANSION JOINTS SHALL BE LOCATED 30 FT. MIN. O.C. AND AT THE END OF EACH DAYS POUR.

EXPANSION JOINT

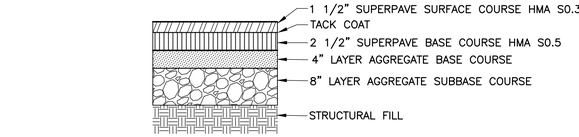
DETAIL H

NOT TO SCALE

BANK RESTORATION

DETAIL I

NOT TO SCALE



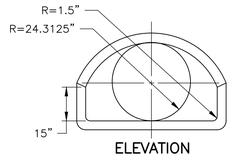
NOTES:

1. BASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT. DEPTH VARIES SEE GRADING AND DRAINAGE PLAN

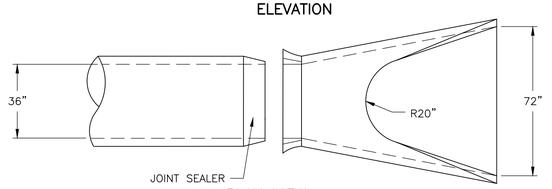
BITUMINOUS CONCRETE PAVEMENT

DETAIL J

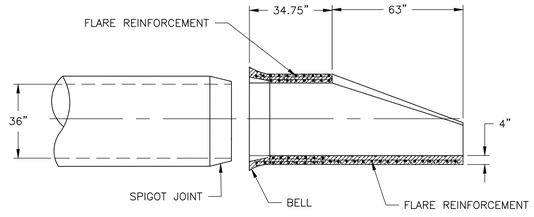
NOT TO SCALE



ELEVATION



PLAN VIEW

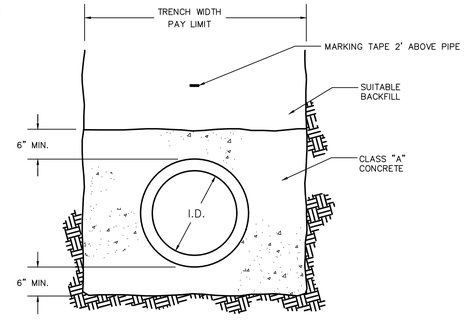


SECTION VIEW

RCP CULVERT PIPE END

DETAIL K

NOT TO SCALE



CONCRETE ENCASEMENT

DETAIL L

NOT TO SCALE

XREFs: [CDMS_2436_XS\PL000_CWP000ST_Floodway_Floodplain_AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 12/14/2023 11:35:09 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD003CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

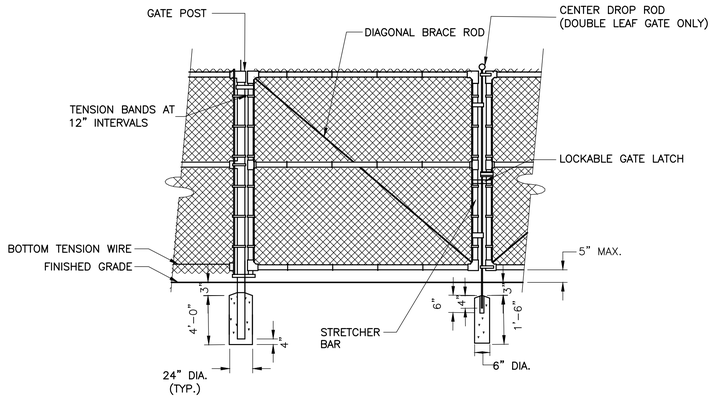
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS III

PROJECT NO. 10739-264571
FILE NAME: CD003CSDT.DWG

SHEET NO.
C-26

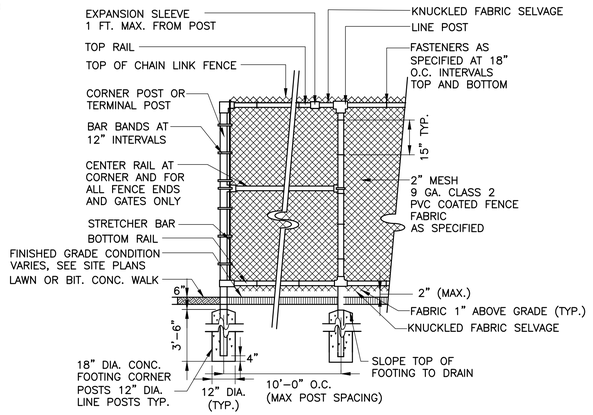
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



CHAIN LINK DOUBLE LEAF SWING GATE

DETAIL A

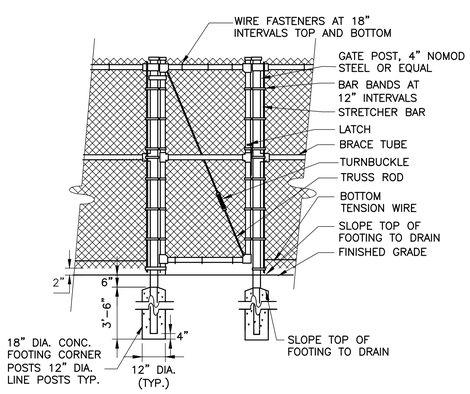
NOT TO SCALE



6.5-FT HIGH CHAIN LINK FENCE

DETAIL B

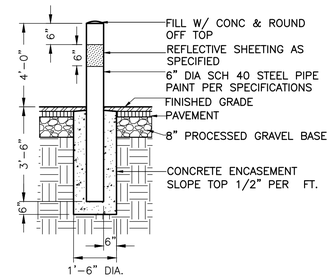
NOT TO SCALE



PEDESTRIAN CHAIN LINK FENCE GATE

DETAIL C

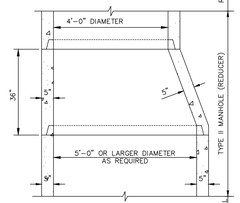
NOT TO SCALE



STEEL BOLLARD

DETAIL D

NOT TO SCALE



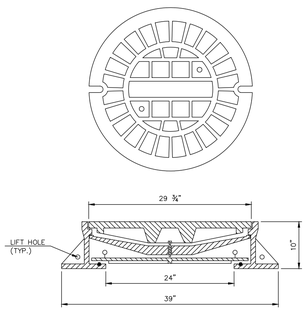
REDUCER SECTION

NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS GREATER THAN 12' OR ANY PIPE SIZE IS GREATER THAN 18".
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE II MANHOLE
(PRECAST WITHOUT STEPS)

NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS 12' OR LESS AND LARGEST PIPE SIZE IS 18" OR SMALLER.
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE I MANHOLE
(PRECAST WITHOUT STEPS)



NEW BRITAIN STANDARD
WATERTIGHT MANHOLE CASTING

MANHOLE

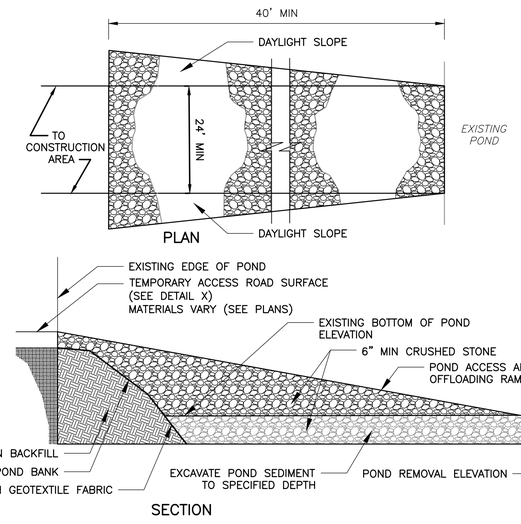
DETAIL G

NOT TO SCALE

SEGMENTAL UNIT RETAINING WALL

DETAIL E

SCALE: NTS



SECTION

NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED POND ACCESS/TRUCK OFFLOADING RAMP AND EXISTING GROUND SURFACE
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO GROUND SURFACE.
3. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
4. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
6. THE SLOPE OF THE POND ACCESS AND OFFLOADING RAMP TO BE DETERMINED BY CONTRACTOR BASED ON SELECTED EQUIPMENT, MEANS AND METHODS, AND APPROVED BY THE ENGINEER.
7. DAYLIGHT SLOPES OF THE RAMP WILL BE INSTALLED AS NEEDED BASED ON THE EXCAVATION DEPTH AND BANK HEIGHT TO MAINTAIN STABILITY OF THE POND ACCESS/OFFLOADING RAMP.
8. ALL MATERIAL FOR POND ACCESS/OFFLOADING RAMP IS TEMPORARY AND WILL BE REMOVED AFTER SEDIMENT REMOVAL COMPLETED. POND BANK TO BE RESTORED PER SPECIFICATIONS.

POND ACCESS AND TRUCK OFFLOADING RAMP

DETAIL F

SCALE: NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

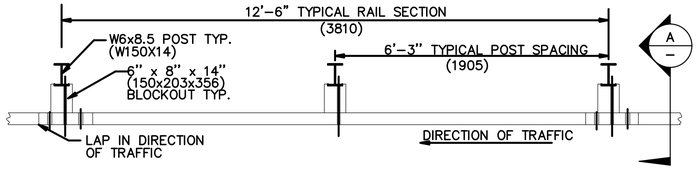
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS IV

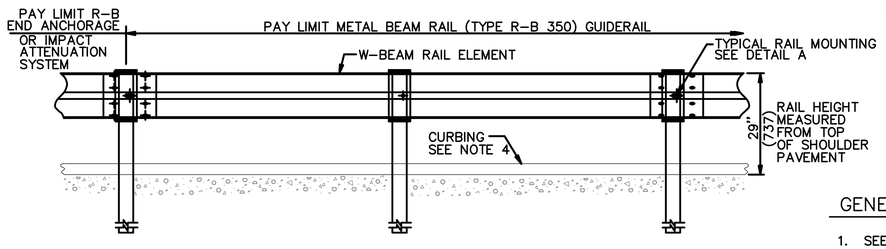
PROJECT NO. 10739-264571
FILE NAME: CD004CSDT.DWG
SHEET NO.
C-27

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

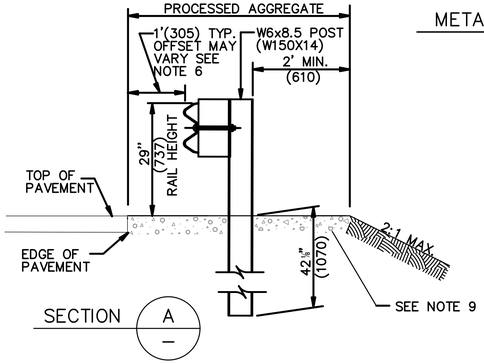
XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/24/2023 11:21:13 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD004CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN

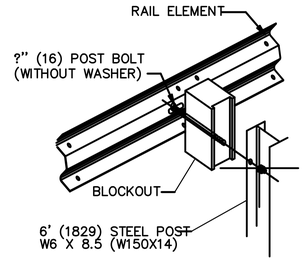


ELEVATION

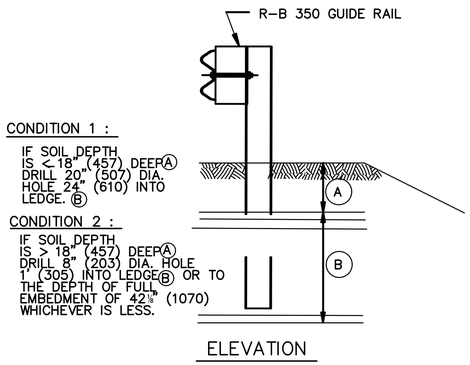


NO CURB APPLICATION

METAL BEAM RAIL (TYPE R-B 350)



DETAIL A
RAIL MOUNTING

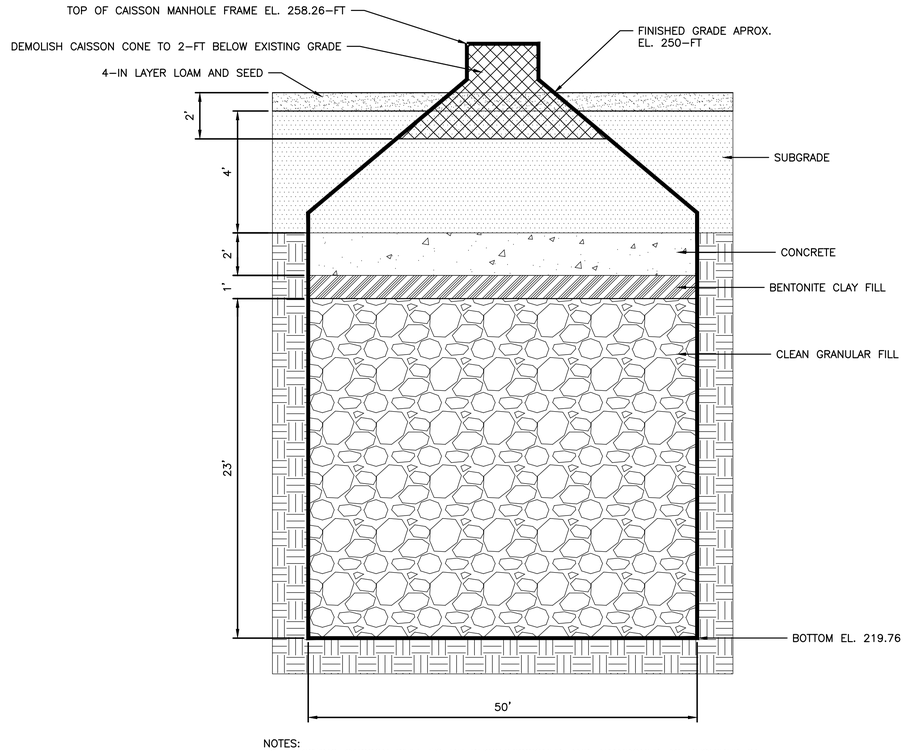


ELEVATION

GENERAL NOTES:

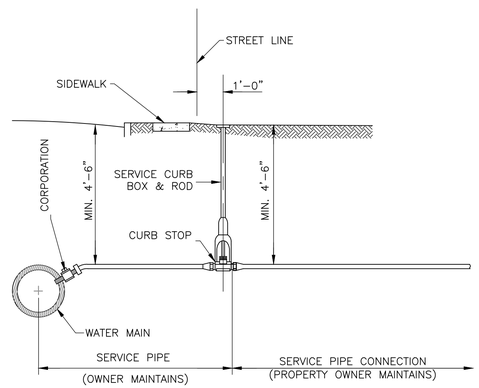
1. SEE CTDOT STANDARDS FOR HARDWARE AND DELINEATOR DETAILS.
2. MAXIMUM DESIGN DEFLECTION FOR R-B 350 GUIDERAIL AT THE STANDARD POST SPACING OF 6'-3" IS 4'-3". DEFLECTION REQUIREMENT IS MEASURED FROM THE BACK OF POST TO THE FACE OF OBJECT.
3. FOR CURVES WITH RADII OF 150'(45.7m) OR LESS, ALL RAIL ELEMENTS SHALL BE SHOP FABRICATED TO THE PROPER RADIUS AND GALVANIZED AFTER FABRICATION. RADIUS RAIL WHEN REQUIRED AND NOTED ON THE PLANS, IS INCLUDED IN THE PAY ITEM FOR GUIDERAIL.
4. RAIL HEIGHT WITH CURBING SHALL BE MEASURED FROM THE TOP OF PAVEMENT. ON HIGH SPEED ROADWAYS (>45mph 72.4kph), 4" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED FLUSH WITH THE FACE OF CURB. ON LOW SPEED ROADWAYS (<45mph 72.4kph), 6" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED A MAXIMUM OF 9" BEHIND THE FACE OF CURB.
5. THREE BLOCKOUTS MAY BE USED FOR ONE POST ONLY. TWO BLOCKOUTS MAY BE USED FOR A SERIES OF POSTS. THE COST OF ADDITIONAL BLOCKOUTS AND LONGER BOLTS SHALL BE INCLUDED IN THE BID PRICE PER FOOT OF GUIDERAIL. EXTRA BLOCKOUTS AT TRANSITION TO BRIDGE PARAPETS SHOULD BE AVOIDED.
6. W-BEAM GUIDERAIL MAY BE PLACED 1' OR MORE FROM THE EDGE OF PAVEMENT ONLY ON SLOPES 10:1 OR FLATTER AND WITHOUT CURBING. IF THE RAIL IS INSTALLED WITHIN 2' OF THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE SHOULDER SLOPE EXTENDED TO THE RAIL. IF THE RAIL IS INSTALLED BEYOND 2' FROM THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE GROUND DIRECTLY BELOW THE RAIL.
7. ALL R-B 350 GUIDERAIL TYPES INSTALLED ON EXPRESSWAYS AND RAMPS SHALL USE CLASS B, TYPE-II (10 GAUGE) W-BEAM RAIL ELEMENTS.
8. 20" DIA. EXCAVATED HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL, OR GRANULAR FILL COMPACTED IN 6" LIFTS BEFORE DRIVING POST OR POSTS MAY BE SET IN EXCAVATED HOLE AND BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). 8" DIA. HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
9. AS DIRECTED BY THE ENGINEER AND WHERE PAVEMENT FOR RAILING IS NOT BEING INSTALLED, A MIN. 6" DEPTH OF PROCESSED AGGREGATE SHALL BE INSTALLED FROM THE PAVEMENT EDGE OR BACK OF CURB TO A MINIMUM OF 2' BEHIND THE GUIDERAIL POST AND COMPACTED IN 6" LIFTS.
10. MINIMUM RAIL HEIGHT FOR NEW CONSTRUCTION SHALL BE 29" + 1".

METAL BEAM RAIL
DETAIL A
NOT TO SCALE



NOTES:
1. EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED AS REQUIRED IN SECTION 019416, APPENDED TO THE SPECIFICATIONS.
2. CAISSON TOP CONE TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE.

CAISSON DECOMMISSIONING AND ABANDONMENT
DETAIL B
NOT TO SCALE



WATER SERVICE CONNECTION
DETAIL C
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS V

PROJECT NO. 10739-264571
FILE NAME: CD005CSDT.DWG
SHEET NO.
C-28

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000_CWP000ST_Floodway_Floodplain_AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 1/5/2024 1:08:10 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD005CSDT.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES FOR TRAFFIC CONTROL PLANS

1. IF A TRAFFIC STOPPAGE OCCURS IN ADVANCE OF SIGN (A), THEN AN ADDITIONAL SIGN (A) SHALL BE INSTALLED IN ADVANCE OF THE STOPPAGE.
2. SIGNS (AA), (A), AND (D) SHOULD BE OMITTED WHEN THESE SIGNS HAVE ALREADY BEEN INSTALLED TO DESIGNATE A LARGER WORK ZONE THAN THE WORK ZONE THAT IS ENCOMPASSED ON THIS PLAN.
3. SEE TABLE 1 FOR ADJUSTMENT OF TAPERS IF NECESSARY.
4. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN TRAFFIC DRUMS SHALL BE USED IN PLACE OF TRAFFIC CONES.
5. ANY LEGAL SPEED LIMIT SIGNS WITHIN THE LIMITS OF A ROADWAY / LANE CLOSURE AREA SHALL BE COVERED WITH AN OPAQUE MATERIAL WHILE THE CLOSURE IS IN EFFECT, AND UNCOVERED WHEN THE ROADWAY / LANE CLOSURE IS RE-OPENED TO ALL LANES OF TRAFFIC.
6. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN ANY EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE ERADICATED OR COVERED, AND TEMPORARY PAVEMENT MARKINGS THAT DELINEATE THE PROPER TRAVELPATHS SHALL BE INSTALLED.
7. DISTANCES BETWEEN SIGNS IN THE ADVANCE WARNING AREA MAY BE REDUCED TO 100' ON LOW-SPEED URBAN ROADS (SPEED LIMIT < 40 MPH).
8. IF THIS PLAN IS TO REMAIN IN OPERATION DURING THE HOURS OF DARKNESS, INSTALL BARRICADE WARNING LIGHTS - HIGH INTENSITY ON ALL POST-MOUNTED DIAMOND SIGNS IN THE ADVANCE WARNING AREA.
9. A CHANGEABLE MESSAGE SIGN SHALL BE INSTALLED ONE HALF TO ONE MILE IN ADVANCE OF THE LANE CLOSURE TAPER.
10. SIGN (P) SHALL BE MOUNTED A MINIMUM OF 7 FEET FROM THE PAVEMENT SURFACE TO THE BOTTOM OF THE SIGN.

TABLE 1 - MINIMUM TAPER LENGTHS

POSTED SPEED LIMIT (MILES PER HOUR)	MINIMUM TAPER LENGTH FOR A SINGLE LANE CLOSURE
30 OR LESS	180' (55m)
35	250' (75m)
40	320' (100m)
45	540' (165m)
50	600' (180m)
55	660' (200m)
65	780' (240m)

METRIC CONVERSION CHART (1" = 25mm)

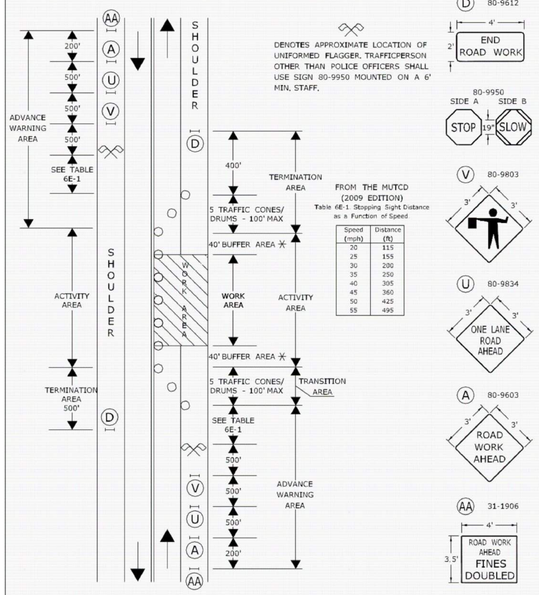
ENGLISH	METRIC	ENGLISH	METRIC	ENGLISH	METRIC
12"	300mm	42"	1050mm	72"	1800mm
18"	450mm	48"	1200mm	78"	1950mm
24"	600mm	54"	1350mm	84"	2100mm
30"	750mm	60"	1500mm	90"	2250mm
36"	900mm	66"	1650mm	96"	2400mm

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
NOTES

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 1 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)

HAND SIGNAL METHODS TO BE USED BY UNIFORMED FLAGGERS

THE FOLLOWING METHODS FROM SECTION 6E.07, FLAGGER PROCEDURES, IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," SHALL BE USED BY UNIFORMED FLAGGERS WHEN DIRECTING TRAFFIC THROUGH A WORK AREA. THE STOP/SLOW SIGN PADDLE (SIGN NO. 80-9950) SHOWN ON THE TRAFFIC STANDARD SHEET TR-1220 01 ENTITLED, "SIGNS FOR CONSTRUCTION AND PERMIT OPERATIONS" SHALL BE USED.

A. TO STOP TRAFFIC

TO STOP ROAD USERS, THE FLAGGER SHALL FACE ROAD USERS AND AIM THE STOP PADDLE FACE TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FREE ARM SHALL BE HELD WITH THE PALM OF THE HAND ABOVE SHOULDER LEVEL TOWARD APPROACHING TRAFFIC.



B. TO DIRECT TRAFFIC TO PROCEED

TO DIRECT STOPPED ROAD USERS TO PROCEED, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FLAGGER SHALL MOTION WITH THE FREE HAND FOR ROAD USERS TO PROCEED.



C. TO ALERT OR SLOW TRAFFIC

TO ALERT OR SLOW TRAFFIC, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. TO FURTHER ALERT OR SLOW TRAFFIC, THE FLAGGER HOLDING THE SLOW PADDLE FACE TOWARD ROAD USERS MAY MOTION UP AND DOWN WITH THE FREE HAND, PALM DOWN.



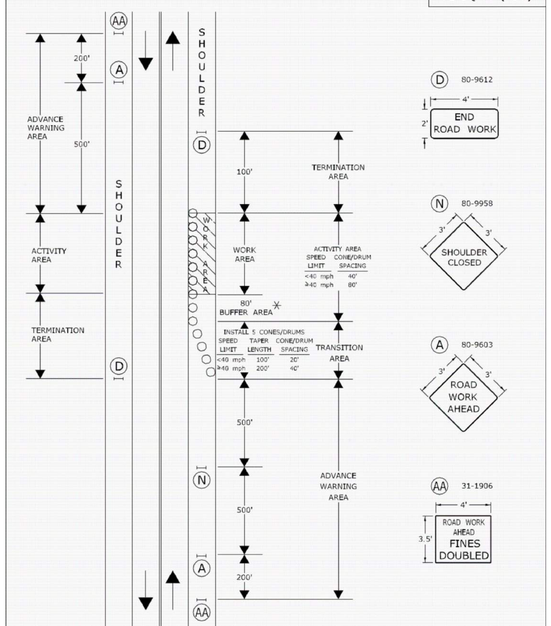
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 2 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN SHOULDER - TWO LANE HIGHWAY

SIGN FACE 71 SQ. FT (MIN.)



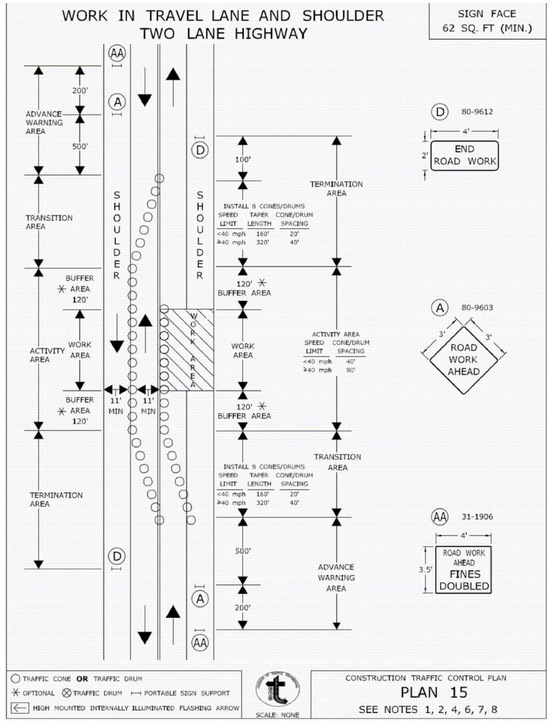
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 14
SEE NOTES 1, 2, 4, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY

SIGN FACE 62 SQ. FT (MIN.)



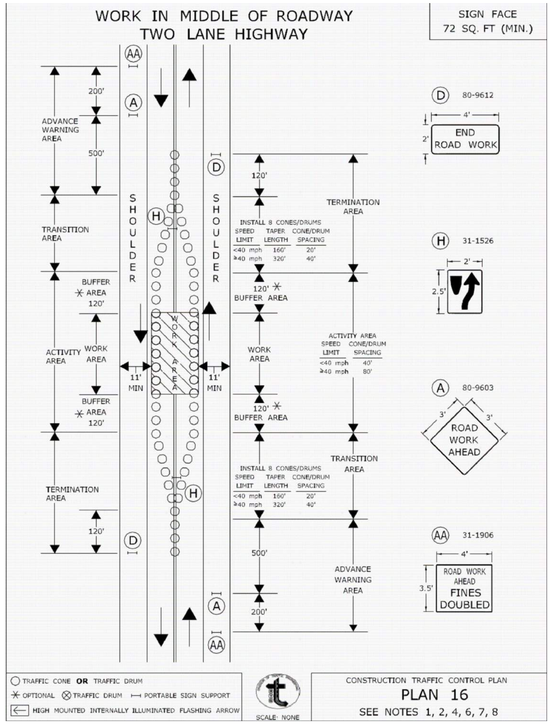
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 15
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY
TWO LANE HIGHWAY

SIGN FACE 72 SQ. FT (MIN.)



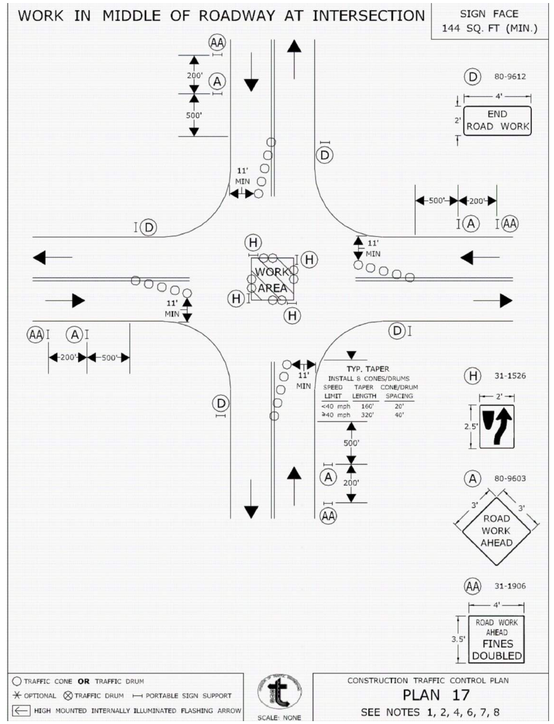
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 16
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY AT INTERSECTION

SIGN FACE 144 SQ. FT (MIN.)



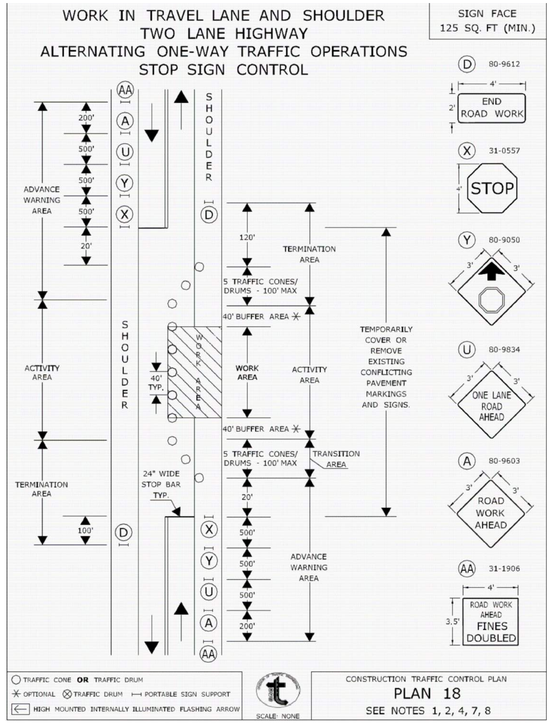
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 17
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS
STOP SIGN CONTROL

SIGN FACE 125 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 18
SEE NOTES 1, 2, 4, 7, 8

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

TRAFFIC CONTROL
NOTES AND PLANS

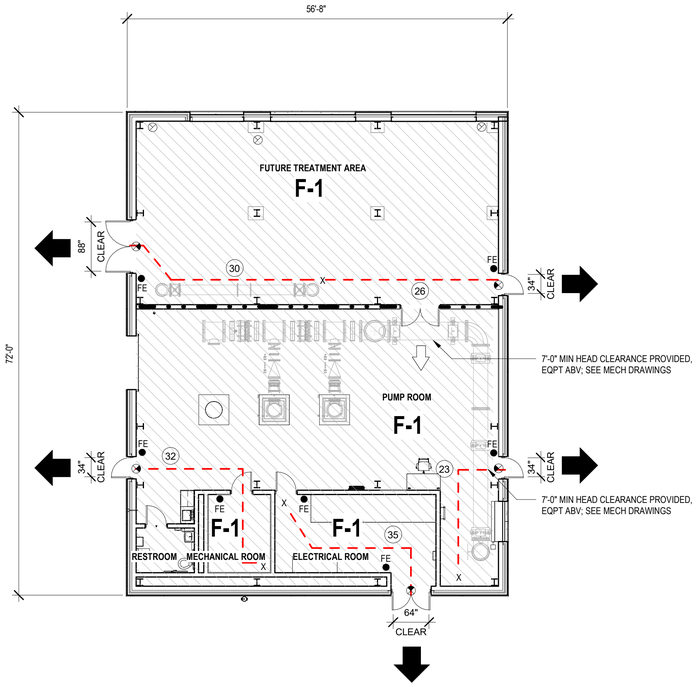
PROJECT NO. 10739-264571
FILE NAME: C029TRFC.DWG
SHEET NO.
C-29

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436] Images: []
Last saved by: ENGELSB Time: 12/5/2023 9:42:13 AM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C029TRFC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

Elevation Drawings and Floor Plans

Include in hard copy submittal



LIFE SAFETY PLAN

3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

- EGRESS PATH
- 2 HOUR FIRE RATING
- EXIT DISCHARGE
- AREA OR SPACE EXIT
- EXIT SIGN
- FE — FIRE EXTINGUISHER - MULTIPURPOSE DRY-CHEMICAL TYPE
- (X) — TRAVEL DISTANCE (FEET)
- [X] — COMMON PATH OF TRAVEL (FEET)
- X — POINT OF ORIGIN
- FACTORY INDUSTRIAL, F-1 OCCUPANCY CLASSIFICATION

Building Code Summary			
Owner:	City of New Britain, Connecticut	**Date:**	April 2023
Project Name:	White Bridge Waterworks Facilities	**Location:**	New Britain, CT
Project No:	10739-264571	**Architect of Record:**	CDM Architects Inc.
Building Name:	Pond Pumping Station		
Work Scope:	Construction of pump station (New Structure)		
Applicable Ordinances, Codes, and Standards			
Abbreviations	**ICC** - International Code Council; **IBC** - International Building Code; **IEBC** - International Existing Building Code; **IECC** - International Energy Conservation Code; **IFC** - International Fire Code; **IMC** - International Mechanical Code; **IPC** - International Plumbing Code;		
Building Code	2022 CT State Building Code - 2021 IBC		
Mechanical Code	2022 CT State Building Code - 2021 IMC		
Energy Code	2022 CT State Building Code - 2021 IECC		
Plumbing Code	2022 CT State Building Code - 2021 IPC		
Electrical Code	2020 National Electrical Code (NFPA 70)		
Accessibility Code	2017 ICC A117.1		
Use and Occupancy Classification			
IBC Code Reference			
Chapter 3			
Section 306	Factory Group F		
306.2	Moderate-hazard factory industrial, Group F-1		
General Building Heights and Areas			
Chapter 5			
Section 504	Building Height and Number of Stories		
Table 504.3	Allowable Building Height in Feet Above Grade Plane	Allowable	Proposed
	Group F-1 Type IIB - No Sprinklers	55 Feet	25 Feet, 10 Inches
Table 504.4	Allowable Number of Stories Above Grade Plane		
	Group F-1 Type IIB - No Sprinklers	2 Stories	1 Story
Section 506	Building Area		
Table 506.2	Allowable Area Factor in Square Feet		
	Group F-1 Type IIB - No Sprinklers	15,500 SF	4,085 SF
Types of Construction			
Chapter 6			
Section 602	Construction Classification		
602.2	Types I and II, Non Combustible	Type IIB Construction	
Fire Protection and Life Safety Systems			
Chapter 9			
Section 903	Automatic Sprinkler Systems	Not required for Group F-1 occupancy: 1. Fire area under 12,000 square feet. 2. Fire area not located more than three stories above grade plane. 3. Combined area of all F-1 fire areas under 24,000 square feet.	
Section 906	Portable Fire Extinguishers	Required in accordance to 906.2 and NFPA 10	
Section 907 907.2.4	Fire Alarm and Detection Systems Group F	Not required for Group F-1 occupancy 1. F occupancy under two stories in height. 2. F occupancy has occupant load under 500.	
Means of Egress			
Chapter 10			
Section 1004	Occupant Load		
Table 1004.5	Maximum Floor Area Allowances per Occupant		
	Function of Space	Occupant Load Factor	Area / Occupant Load Factor
	Accessory storage areas, mechanical equipment room	300 gross	(4,085 / 300) = 14
Section 1010	Doors, Gates and Turnstiles	Required	Proposed
1010.1.1	Size of doors	Minimum clear width: 32 inches	34 inches
Section 1017	Exit Access Travel Distance		
Table 1017.2	Occupancy	without Sprinklers (feet)	with Sprinklers (feet)
	F-1	200	N/A
Accessibility			
Chapter 11			
Section 1103	Scoping Requirements		
1103.2.9	Equipment spaces are not required to comply with this chapter		
Energy Efficiency			
Chapter 13			
Section 1301	General		
1301.1.1	Building designed and constructed in accordnace with the IECC with compliance requirements indicated in COMcheck report		

0 4' 8' 12' 20'

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

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

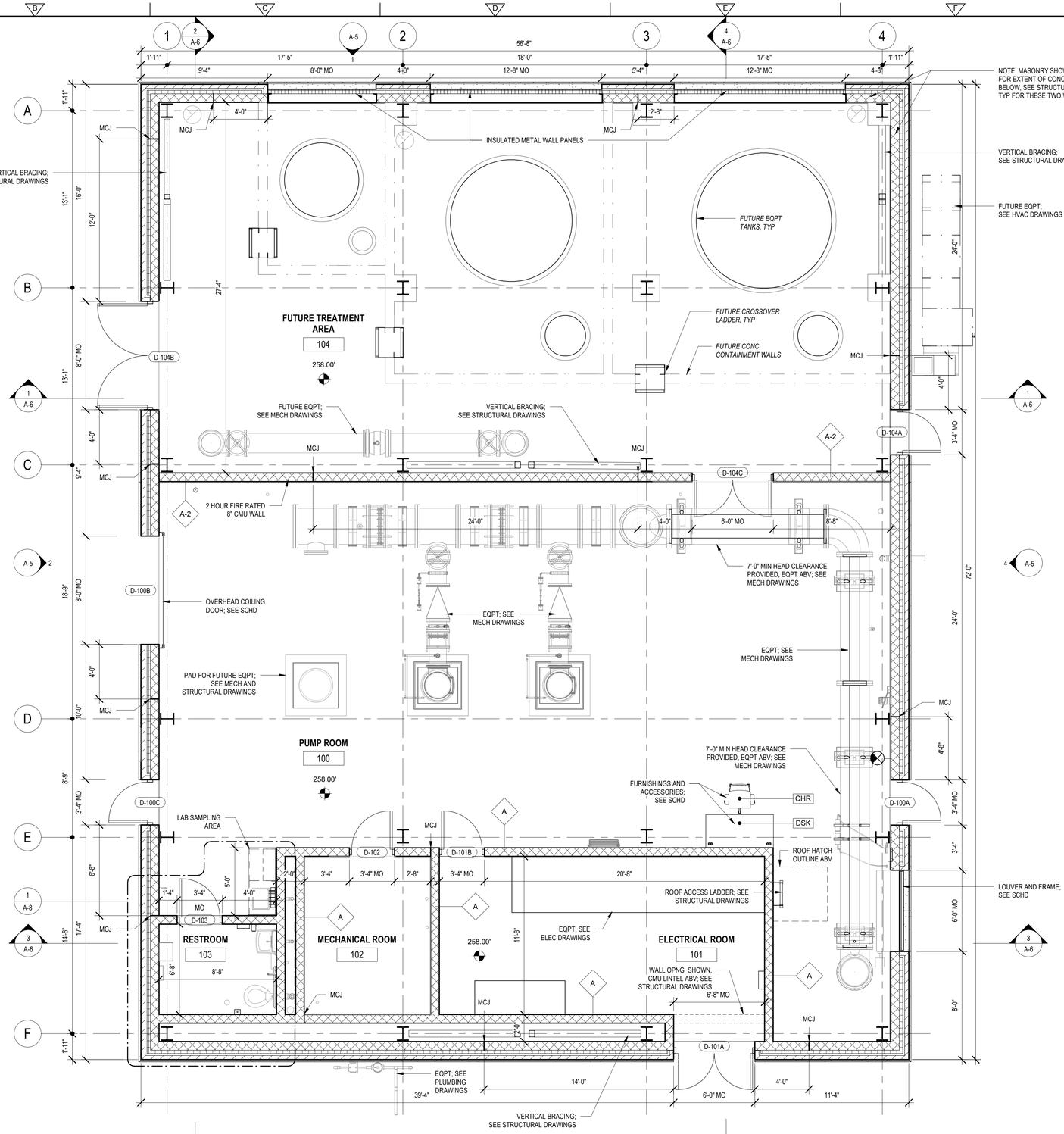
POND PUMPING STATION
BUILDING CODE SUMMARY AND LIFE SAFETY PLAN

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO. A-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE. INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

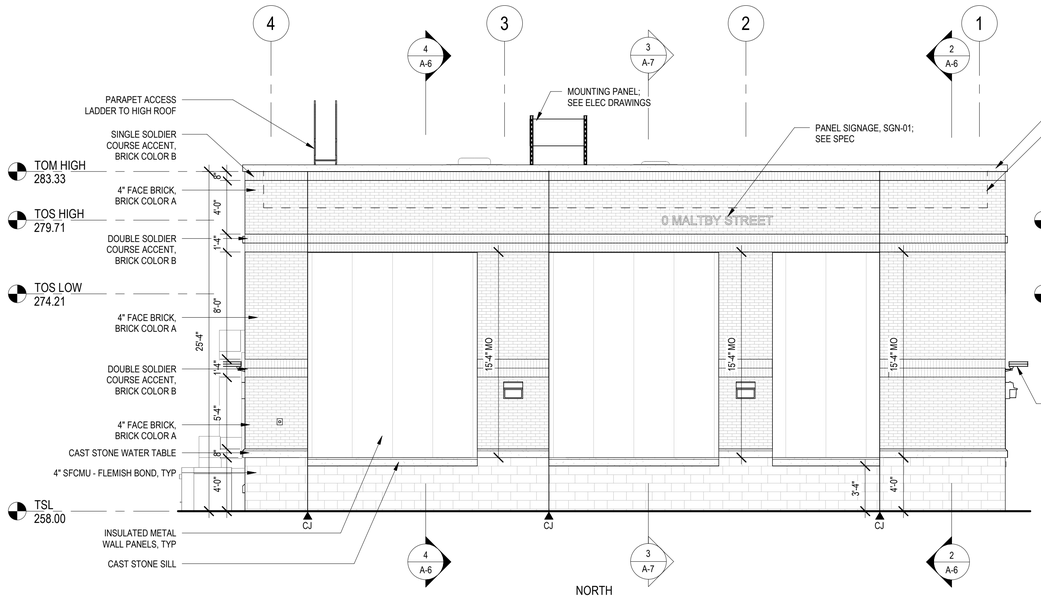
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
FLOOR PLAN

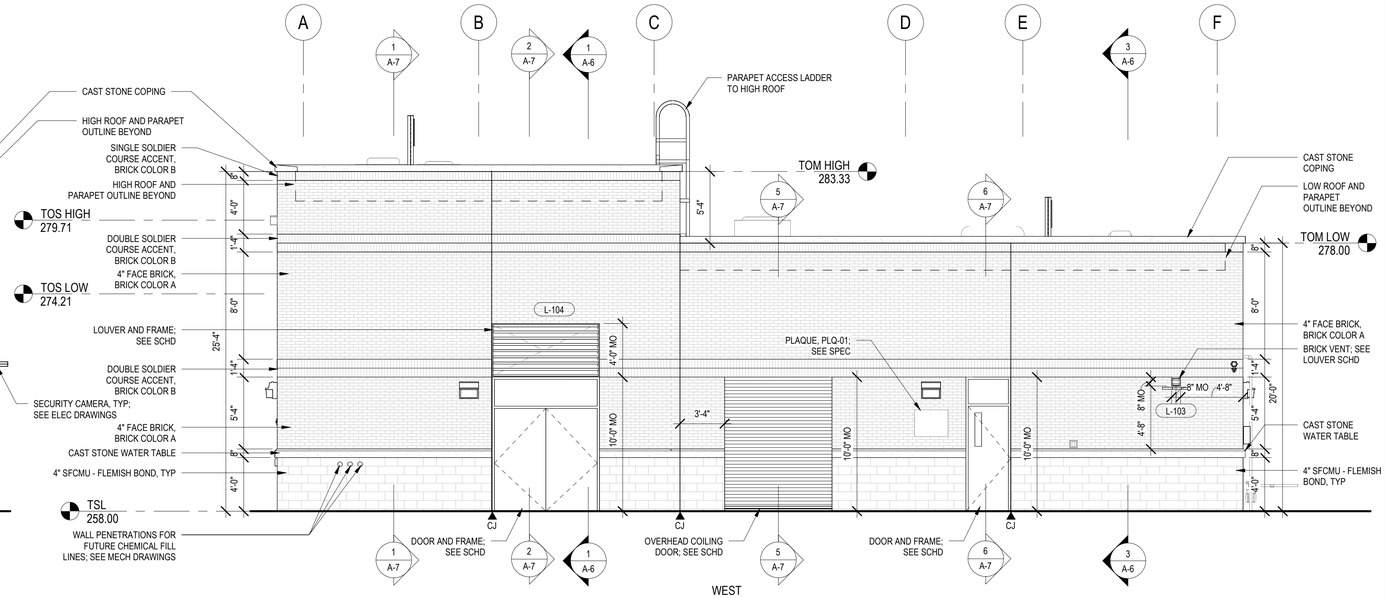
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO.
A-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

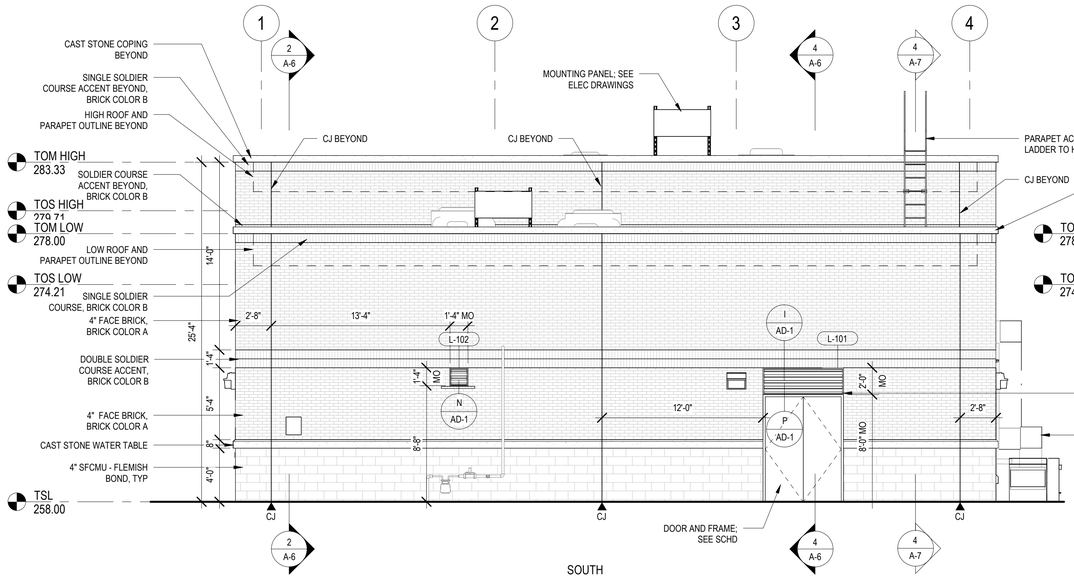
Include in hard copy submittal



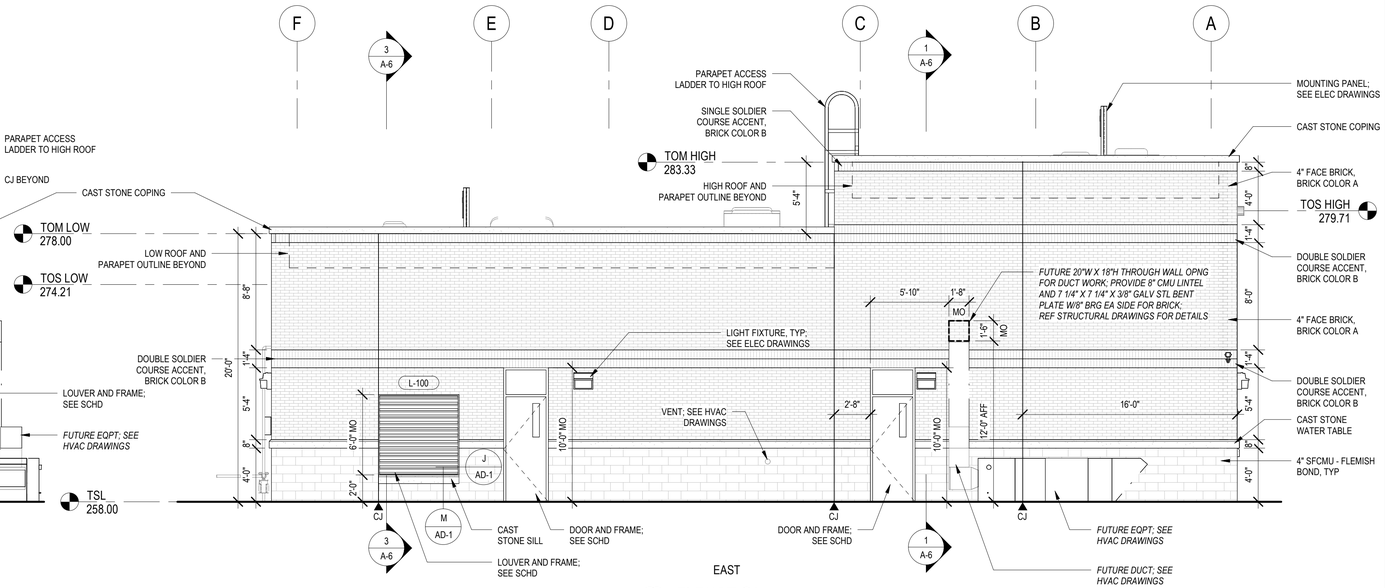
1 ELEVATION A-3 3/16" = 1'-0"



2 ELEVATION A-3 3/16" = 1'-0"



3 ELEVATION A-3 3/16" = 1'-0"



4 ELEVATION A-3 3/16" = 1'-0"

0 2' 4' 6' 10'

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

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

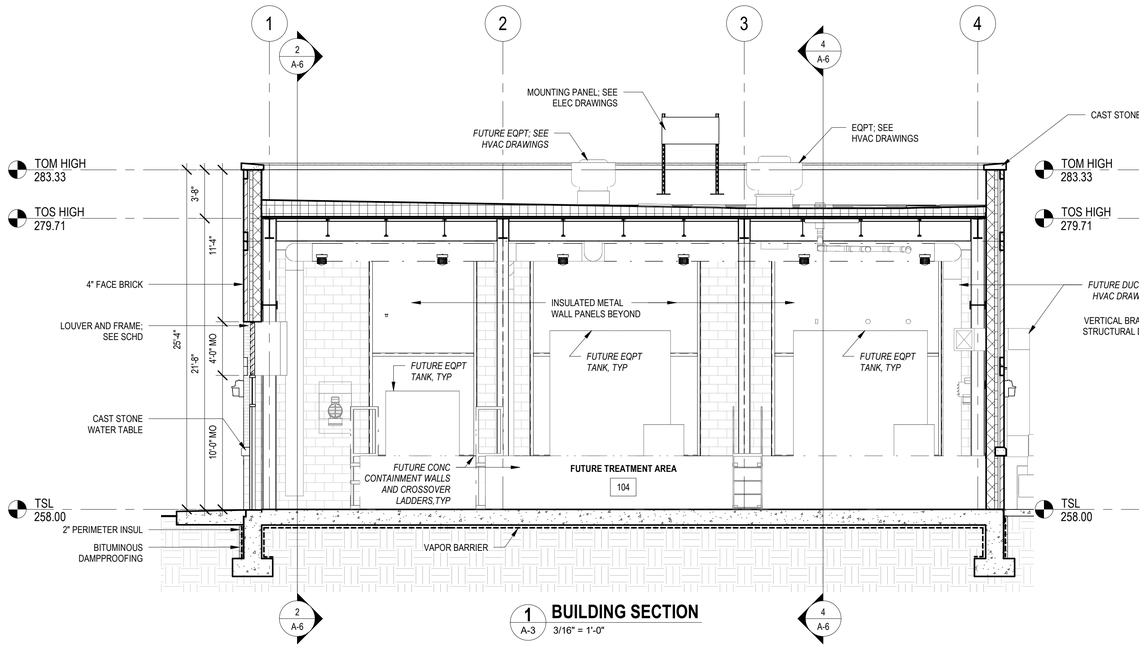
POND PUMPING STATION
EXTERIOR ELEVATIONS

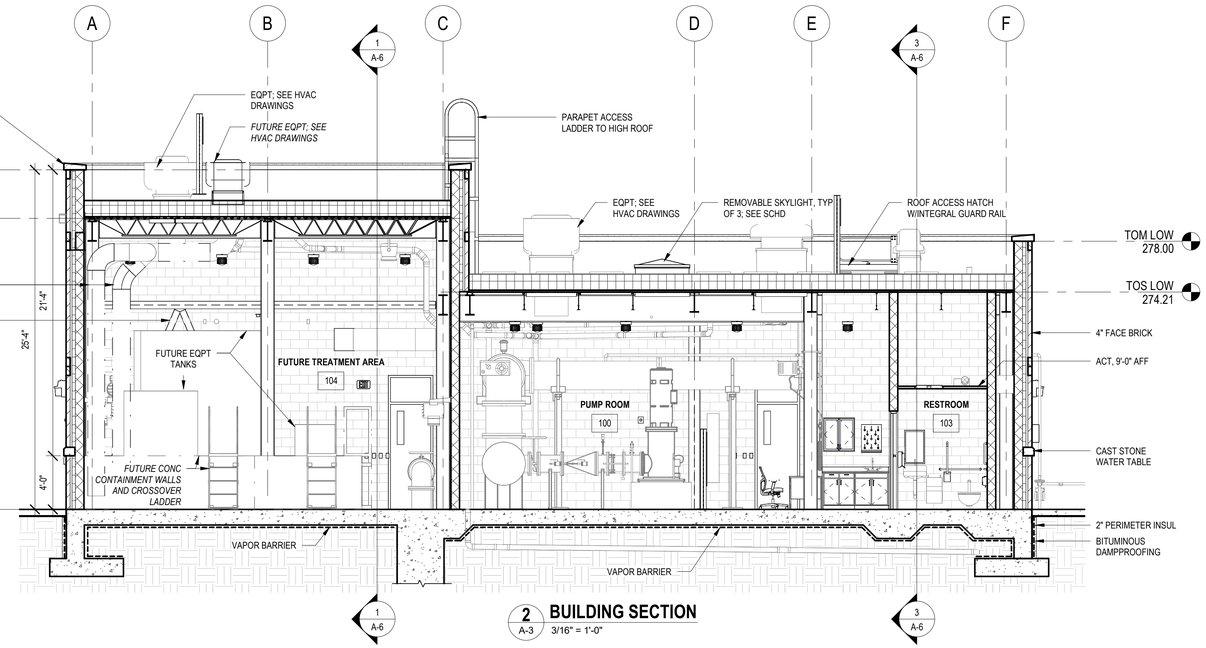
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT

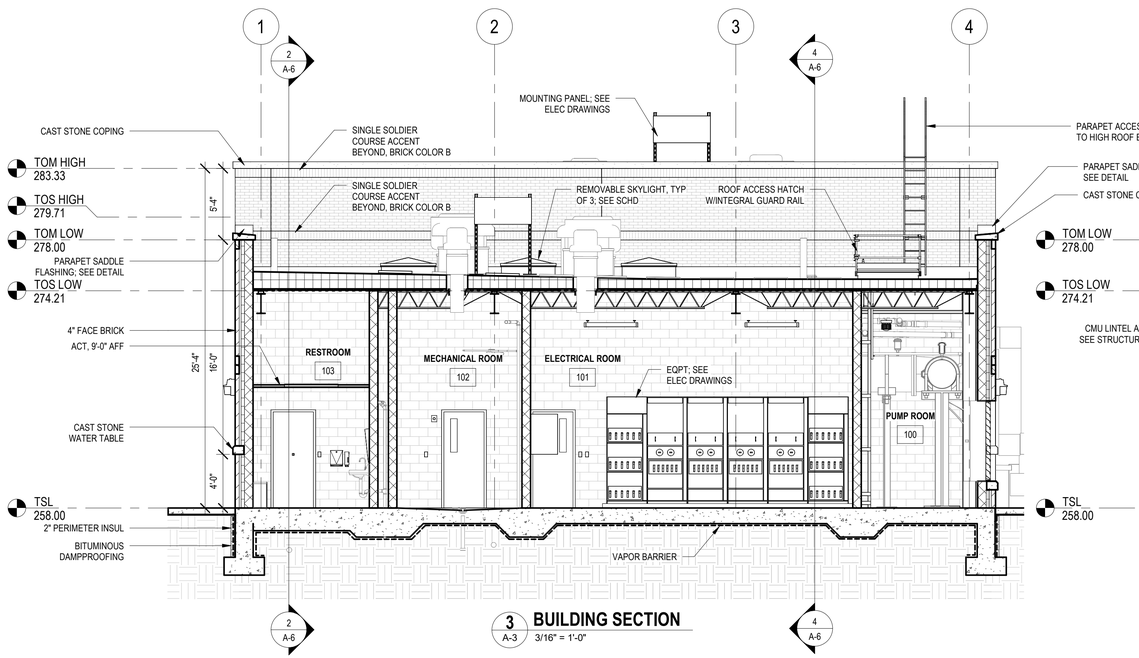
SHEET NO.
A-5

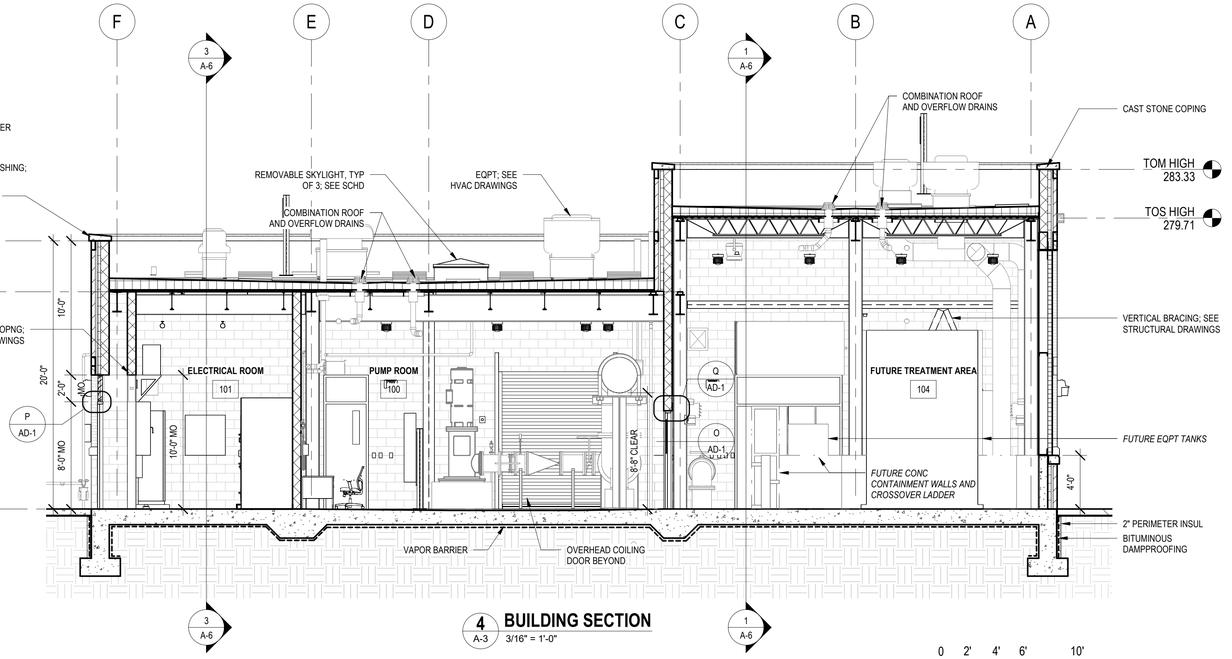
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

Include in hard copy submittal









0 2' 4' 6' 10'

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

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
BUILDING SECTIONS

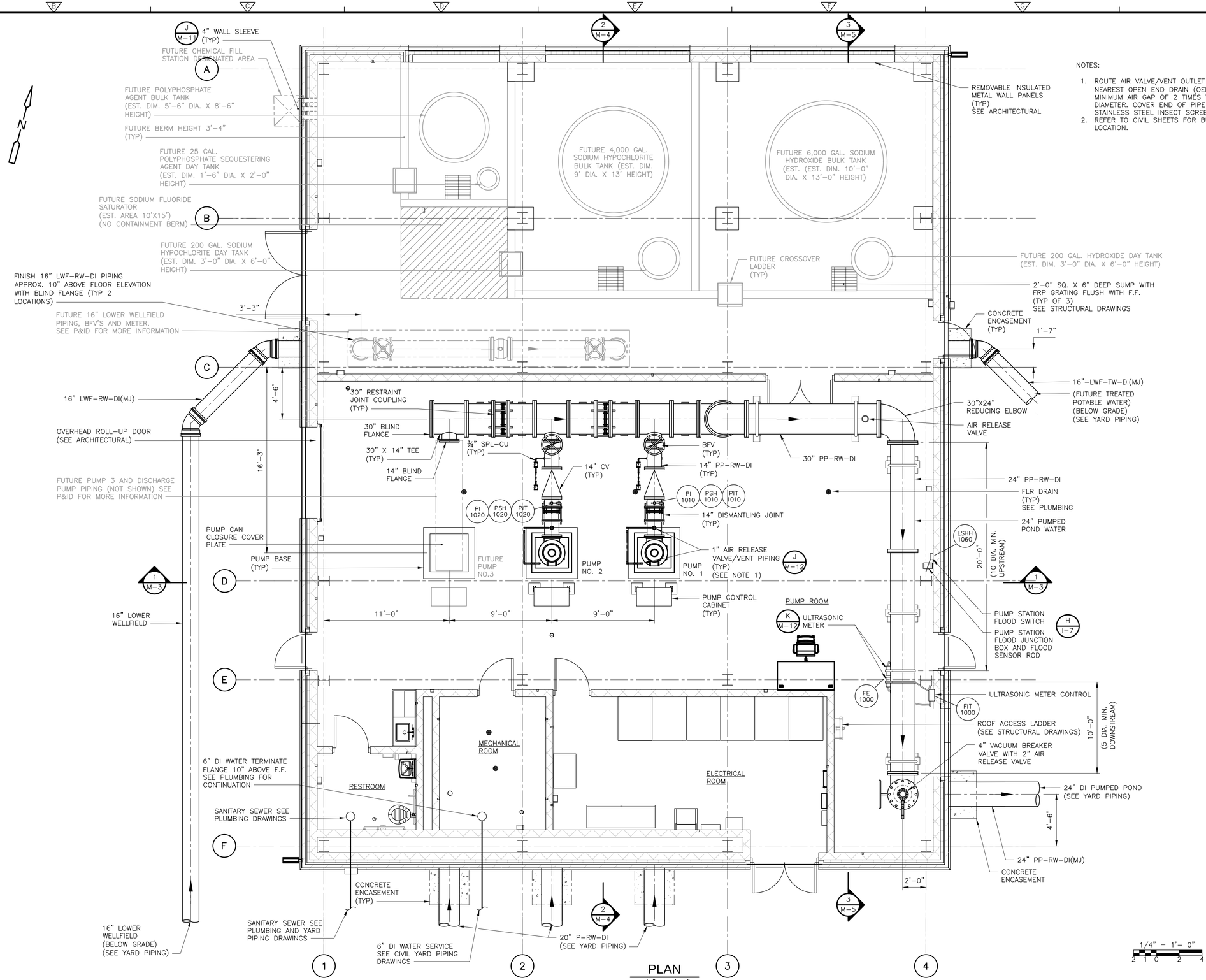
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT

SHEET NO.
A-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436]
Images: []
Last saved by: BITTOVJ Time: 3/24/2023 8:53:24 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Ortho\DWGs\M002PSPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. REFER TO CIVIL SHEETS FOR BUILDING LOCATION.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION FLOOR PLAN

PROJECT NO. 10739-264571
FILE NAME: M002PSPL.DWG

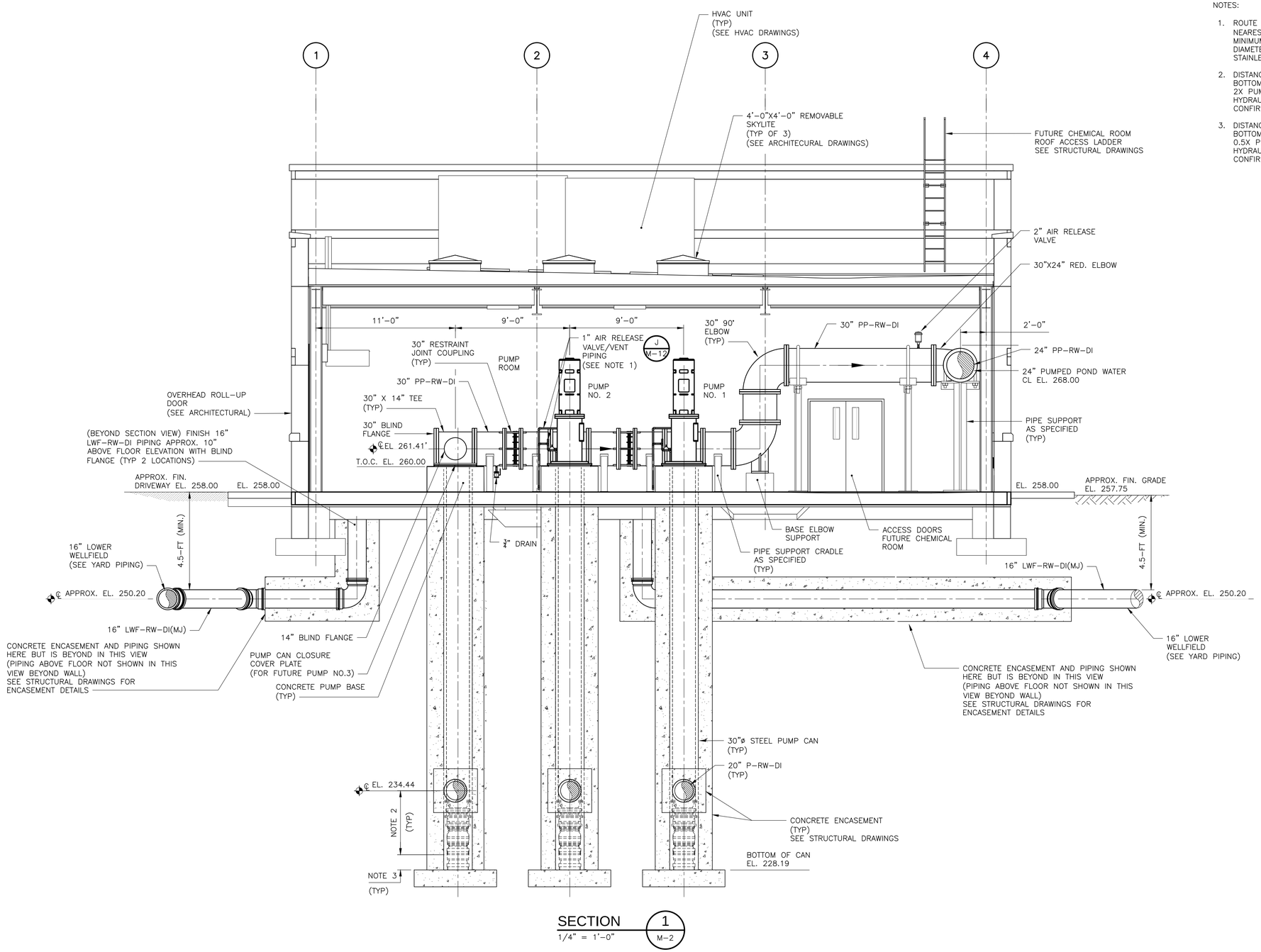
SHEET NO.
M-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 9:59:03 AM
C:\Users\bittovj\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M003PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.



SECTION 1 / M-2
1/4" = 1'-0"

1/4" = 1'- 0"
2 1 0 2 4

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

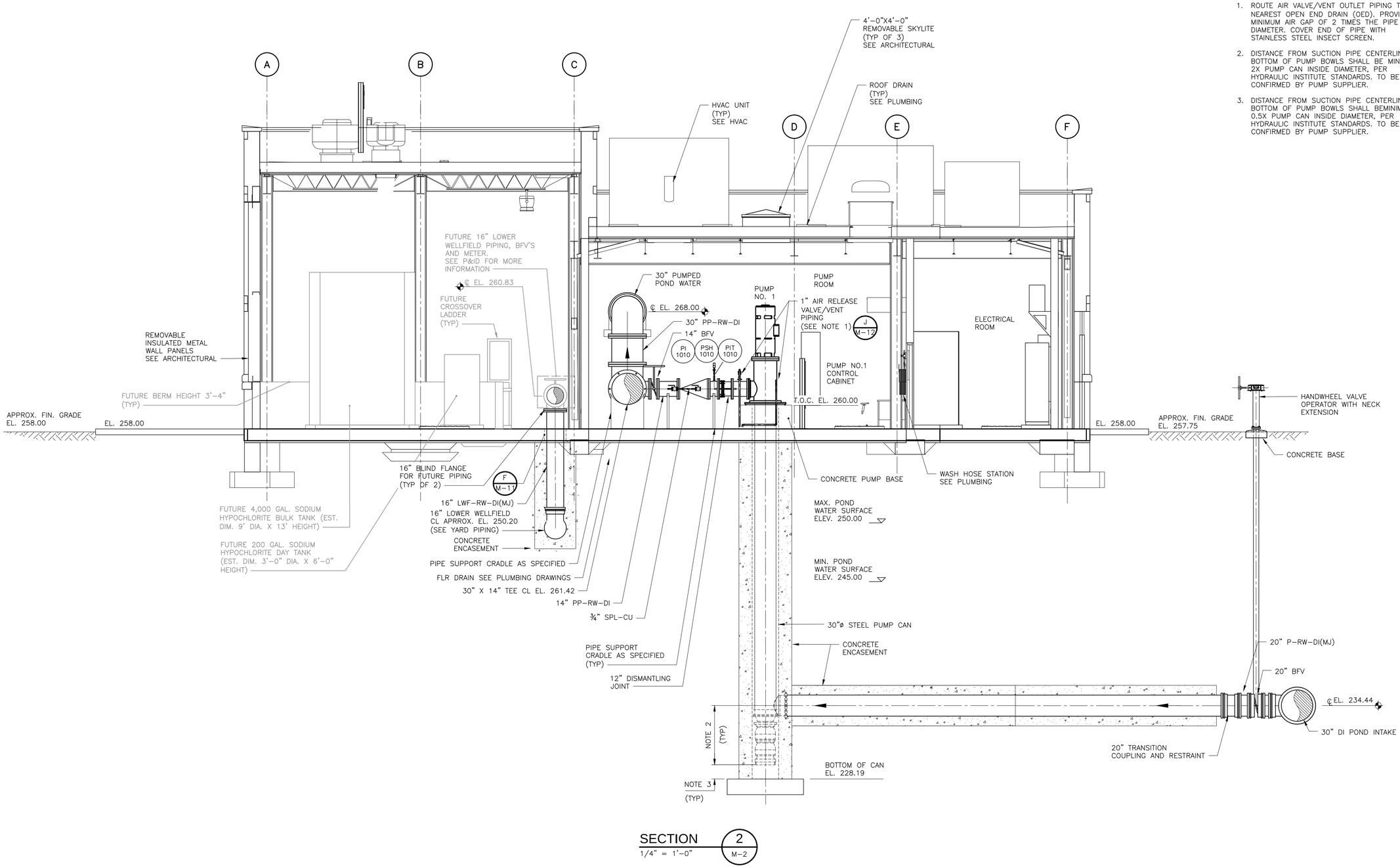
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
SECTIONS I

PROJECT NO. 10739-264571
FILE NAME: M003PSSC.DWG
SHEET NO. M-3

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.



SECTION 2 / M-2
1/4" = 1'-0"

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 10:42:14 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M004PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

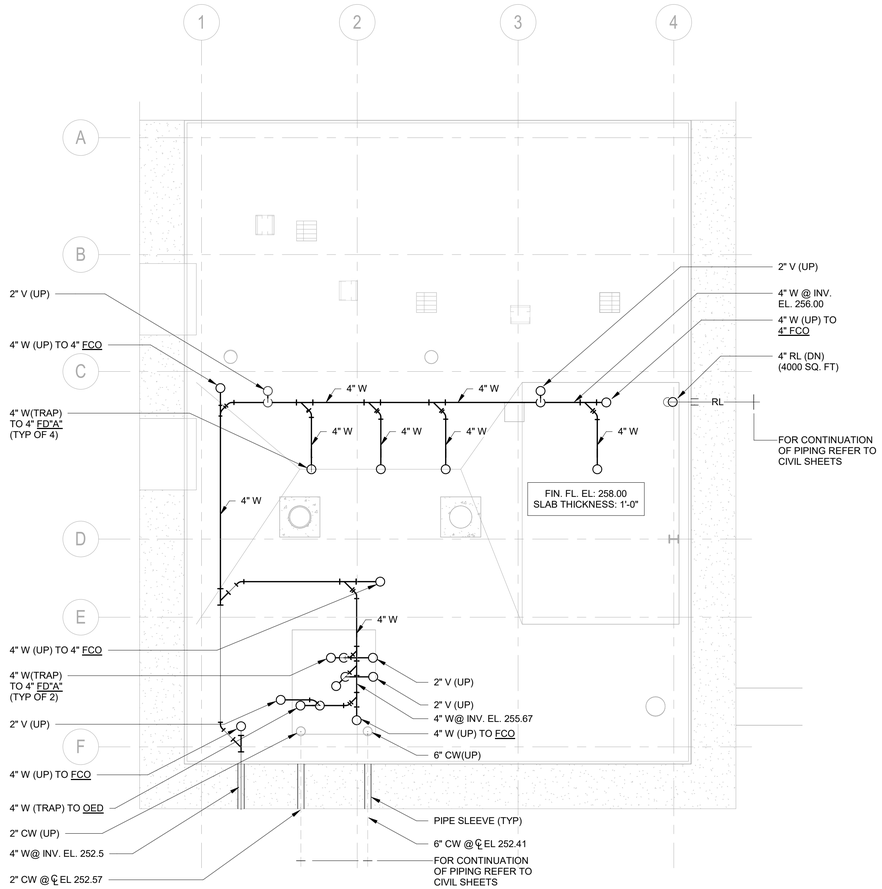
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
SECTIONS II

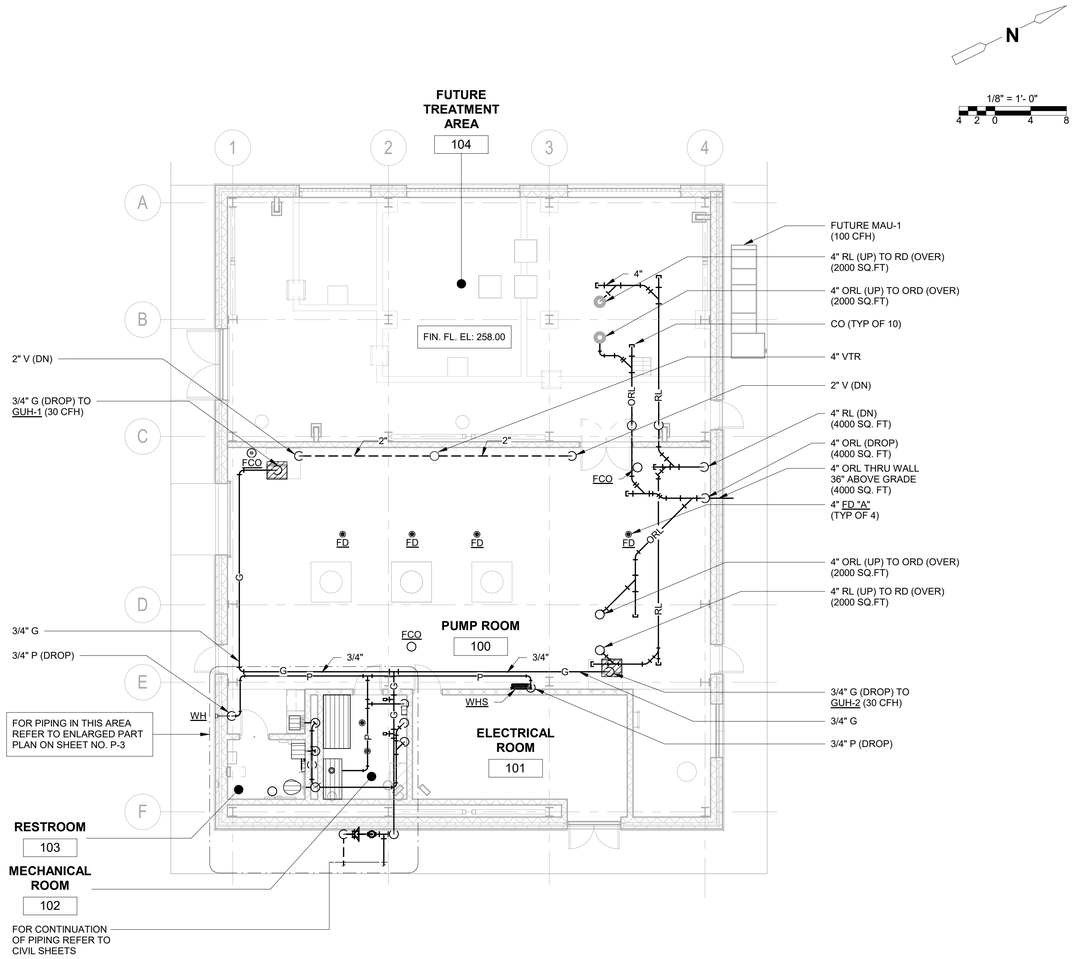
PROJECT NO. 10739-264571
FILE NAME: M004PSSC.DWG
SHEET NO. M-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



BURIED PIPING

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL PIPES PASSING THROUGH THE FOUNDATION WALL SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND THOUGH THE WALL 2" ON EITHER SIDE OF THE FOUNDATION WALL IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
2. ALL PIPES PASSING UNDERNEATH THE FOUNDATION SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND 12" BEYOND THE ANGLE OF REPOSE OF THE FOUNDATION FOOTING ON BOTH SIDES OF THE FOOTING.

NOTES:

1. ALL BURIED PIPING WITHIN THE BUILDING SHALL BE ENCASED IN CONCRETE AS SHOWN ON THE DETAIL ON THE STRUCTURAL DETAIL SHEET.
2. IN LIEU OF TRAP PRIMERS WHERE ALLOWED BY CODE, CONTRACTOR SHALL INSTALL A TRAP RESEALER MADE OF ELASTOMERIC MATERIAL.
3. 1/2" SOFT ROLLED COPPER TUBING SHALL BE INSTALLED TO FEED THE WATER FROM THE TRAP PRIMER UNIT TO THE TRAPS FOR THE FLOOR DRAINS WHERE REQUIRED. THE SOFT ROLLED COPPER TUBING SHALL BE WRAPPED WITH ARMAFLEX TO PROTECT IT FROM THE CONCRETE. THE TUBING IS NOT SHOWN ON THE DRAWING FOR CLARITY SAKE. BUT THE PIPING SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR.
4. SANITARY PIPING SHALL EXTEND BEYOND THE BUILDING 5'-0" UNDER THE PLUMBING CONTRACTOR'S SCOPE OF WORK.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

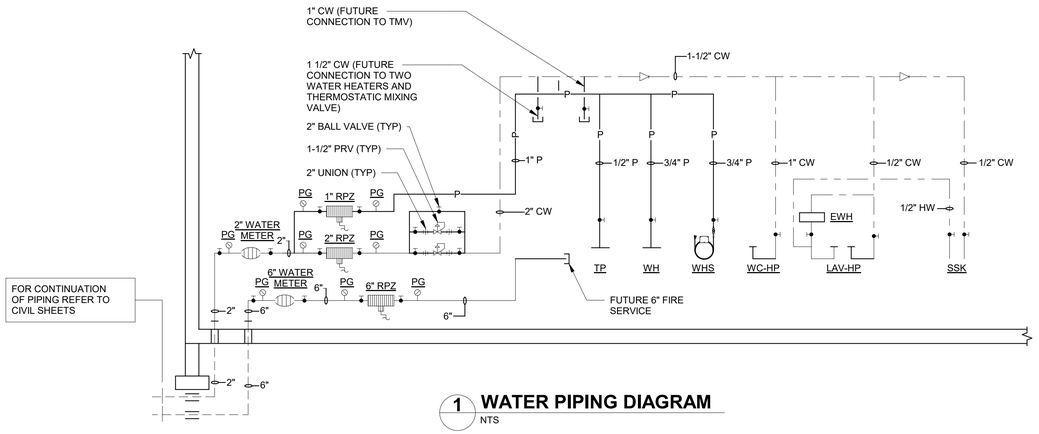
BURIED PIPING AND FLOOR PLANS

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

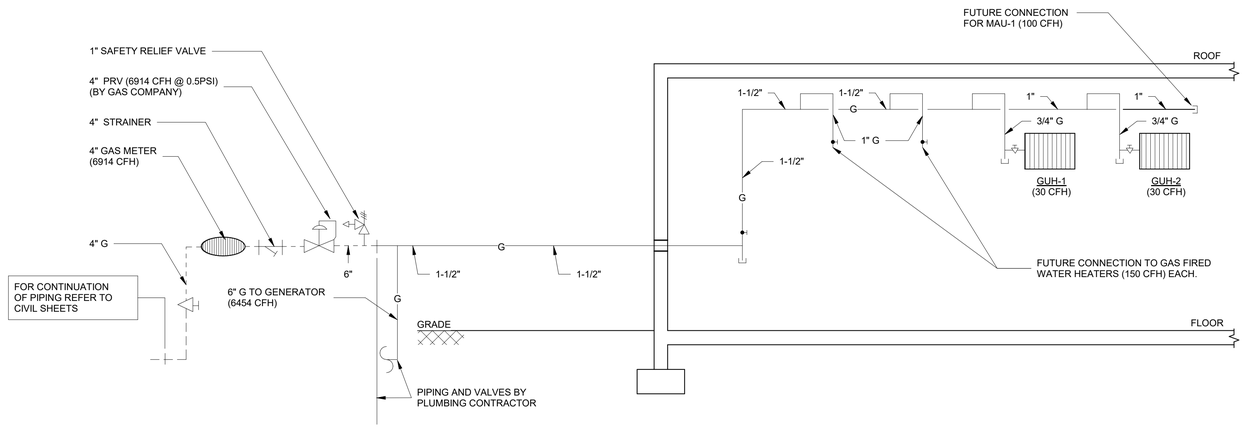
SHEET NO.
P-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



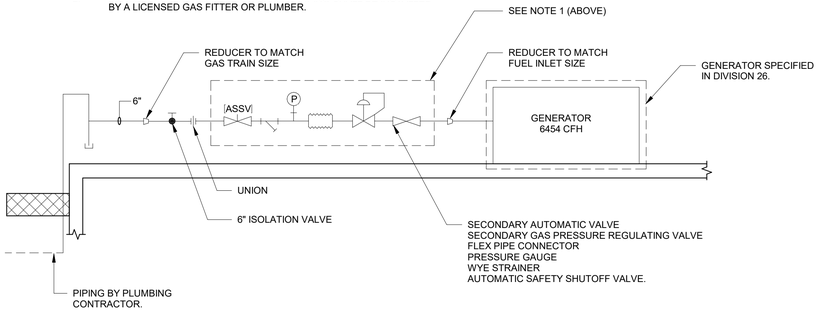
1 WATER PIPING DIAGRAM
NTS



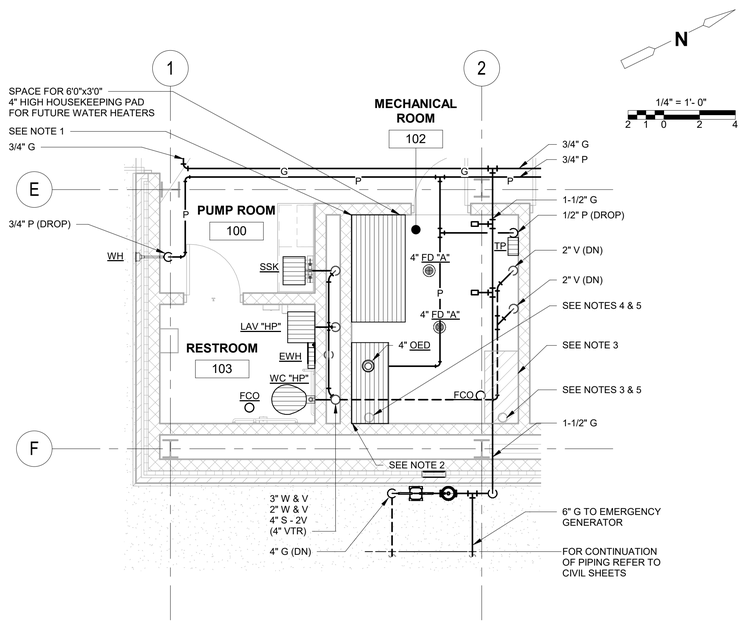
2 GAS PIPING DIAGRAM
NTS

NOTES:

1. GAS TRAIN COMPONENTS SHALL BE PROVIDED BY THE GENERATOR MANUFACTURER AND INSTALLED BY THE PLUMBING CONTRACTOR.
2. INSTALL 6" G LINE TO GENERATOR. GAS PIPING SHALL BE INSTALLED BY A LICENSED GAS FITTER OR PLUMBER.



3 GAS PIPING DIAGRAM FOR STANDBY GENERATOR
NTS



4 ENLARGED FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. SPACE ALLOCATED FOR FUTURE WATER HEATERS, TEPID WATER MIXING VALVE AND TEPID WATER RECIRCULATION PUMP.
2. SPACE ALLOCATED FOR DOMESTIC WATER SERVICE. FOR VALVES AND APPURTENANCES REFER TO THE WATER PIPING DIAGRAM ON SHEET NO. P-3. WATER SERVICE HAS BEEN SIZED TO INCLUDE FUTURE ADDITION OF CHEMICALS AND TEPID WATER HEATING SYSTEM.
3. SPACE ALLOCATED FOR FUTURE FIRE PROTECTION SERVICE SHALL SERVE AN AUTOMATIC FIRE PROTECTION SYSTEM WHEN THE FUTURE CHEMICAL SYSTEMS ARE INSTALLED ON THE PROJECT. 6" FIRE SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR.
4. 2" DOMESTIC WATER SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR. A 2" CAPPED WATER CONNECTION SHALL BE LEFT IN THE MECHANICAL ROOM 102.
5. 6" RPZ FOR FUTURE FIRE SERVICE SHALL BE INSTALLED 36" AFF. 2" RPZ FOR DOMESTIC POTABLE WATER SHALL BE INSTALLED 36" AFF AND THE 1" RPZ FOR NON-POTABLE WATER SHALL BE INSTALLED AT 54" AFF.

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	WASTE (INCH) MIN	VENT (INCH) MIN	TRAP (INCH) MIN	CW (INCH) MIN	HW (INCH) MIN	TW (INCH) MIN	REMARKS
WC-HP	TOILET, FLUSH VALVE, WALL MOUNTED, WALL OUTLET	4	2	4	1	-	-	SEE SECTION 224213.13
SSK	SERVICE SINK	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
LAV-HP	LAVATORY, COUNTER MOUNTED	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
WHS	WASH HOSE STATION	-	-	-	3/4	-	-	SEE SECTION 221119
EWH	ELECTRIC WATER HEATER	-	-	-	1/2	1/2	-	SEE SECTION 223300
TP	TRAP PRIMER	-	-	-	1/2	-	-	SEE SECTION 221119

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

PIPING DIAGRAMS, ENLARGED FLOOR PLAN AND PLUMBING SCHEDULE

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

SHEET NO.
P-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

For Office Use Only	
APPLICATION NO.	2506
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III, Section 15.2.4.A.2 of the Bristol Zoning Regulations for the following Special Permit use: Special Permit for Earth Removal in excess of 400 cubic yards

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7 acres (total)

Reason for the Special Permit: To add approximately 6,500 cubic yards and remove approximately 15,500 cubic yards of material within the floodplain in order to facilitate the renovation and construction of the White Bridge Waterworks Facilities

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 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2506

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Vinta Varghese (CDM Smith)

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

08/17 - LUO

CT DPH - Notification

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Tuesday, July 2, 2024 3:45 PM
To: Ray.Esponda <Ray.Esponda@newbritainct.gov>; Gerlach, Kyle T. <gerlachkt@cdmsmith.com>
Subject: Acknowledgement of Submission to CTDPH

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

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

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

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
App 2506 - Special Permit for Earth Removal

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

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street. This notification is for the Bristol Zoning Earth Removal special permit.

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

Please enter a brief description of the project or proposal:
The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street. This notification is for the Bristol Zoning Earth Removal special permit.

Please enter the date of the application, petition, request or plan:
2024-06-27

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

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Institutional (school, hospital, nursing home, etc,)

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

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

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?Yes

Applicant Name:
New Britain Water Department - Ramon Esponda

Applicant email address:
Ray.Esponda@newbritainct.gov

Street address or intersection of application, petition, request or plan:
Maltby Street, Bristol CT

Enter Project Longitude/Latitude:
-72.916330
41.700721

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:
This project is receiving funding by the Department of Public Health and there has been much coordination and collaboration between the City of New Britain, the design team, and the Department. The Department has been kept updated throughout the progress of the project design and has already received site plans and other documentation.

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

Project Narrative

Zoning Commission – Application for Special Permit

Project Narrative:

The New Britain Water Department (NBWD) has owned and operated groundwater wells as a raw water source at the White Bridge Waterworks Facilities on Maltby Street in Bristol for over one hundred years. The facilities are located in an R-40 designated residential zone across several parcels including 52-11, 52-15, 52-16B16A, 52-17, 53-145, 53-147, 53-149, 53-150, and 53-151. Work is specifically being performed on lot 52-16B16A, 52-17, 53-145, 53-147, and 53-150. Project location figures are included as **Attachment 1** to this application. The Lower Wellfield wells (located south of Maltby Street) were originally constructed in 1921 and have been operated since 1923. These wells have undergone upgrades in the 1940s and 1950s, with the most recent upgrades occurring the 1980s. A pump station at the Lower Wellfield was constructed as part of the 1940s upgrades. The Upper Wellfield wells (located north of Maltby Street) were originally installed in 1940. These were replaced with new wells in 1955 and again in the 1980s. A pump station at the Upper Wellfield was also constructed in the floodway in 1955. In addition to the wells, NBWD has also operated the Supply Pond surface water source at the White Bridge Waterworks Facilities since the 1950s. The existing 1923 pump station, already located on the site, was converted to a surface water pump station in 1950. This building and associated pumping equipment have not received major upgrades since.

Much of the mechanical equipment at the wellfields and existing Pond Pumping Station has reached the end of its useful life or, due to its age, is very difficult or not possible to find the necessary replacement parts for sustained operations. Regulatory requirements and industry standards have also changed over the past 100-years. To redevelop the Upper and Lower Wellfields with new wells that can be used as a potable drinking water source, the Connecticut Department of Public Health (DPH) requires new wells to be located 50-feet from any water body or wetlands boundary. In addition, DPH requires new wells and water infrastructure to be raised to an elevation 2-feet above the 100-year floodplain elevation. As the majority of the NBWD owned property is within the 100-year floodplain with some areas up to 6-feet below the flood elevation, the existing wells and three pump stations cannot be redrilled/rehabilitated in their current locations. This project will rehabilitate the White Bridge Waterworks Facility to bring it up to modern standards and regulations and create a reliable potable drinking water source for the New Britain Water Department and surrounding communities.

The project includes the abandonment of all currently existing wells in accordance with DPH requirements, demolition of existing structures and the three existing pump stations, construction of a single new pump station, filling and grading to achieve DPH flood resiliency requirements, wetlands creation/replication, and creation of compensatory flood storage. A total of three new wells will be drilled at the Upper Wellfield and six new wells drilled at the Lower Wellfield. Based on water quality, the Lower Wellfield wells may but suitable for use as a public potable water supply with minimal chemical treatment, subject to the ground water under the direct influence of surface water (GWUDI) testing. Both the Upper and Lower Wellfield wells will be equipped with new submersible style pumps within the wells, making it unnecessary to have pump stations at each site. An Aquifer Protection Area Program Registration Form for Regulated Activities will be submitted following this application submittal. A single pump station building will be constructed to house pumping equipment associated with the

Supply Pond surface water source and will also include designated space for treatment equipment in the event the Lower Wellfield is used for potable water. This new building will be constructed with a finished floor elevation 2-feet above the 100-year flood elevation and outside the floodway. The project will also install associated yard piping around the wells, pump station building, and connections to the existing New Britain water infrastructure on-site. New water and sewer utilities from Bristol will be constructed in Maltby Street and provide service for the new pump station. Design Drawings for the project are included in **Attachment 2** and a 3D Rendering of the new Pond Pumping Station is included in **Attachment 3**.

As filling of the site is required for the new wells and pump station to meet DPH requirements, compensatory flood storage areas will be constructed so as to not increase the current flood elevation levels, as given by FEMA guidelines. The new structure and wells will add approximately 6,543 cubic yards of fill within the floodplain. Approximately 15,327 cubic yards of material will be removed from the floodplain for the creation of compensatory storage. These compensatory storage areas will also create additional wetland areas. Fill and earth removal on the site is associated with construction activities only and the final use of the site will not include earth removal activities. A Special Permit for Earth Removal in Excess of 400 Cubic Yards is also being filed for approval. The project will impact approximately 24,952 square feet of wetlands. However, wetlands replication will be done at a ratio of three to one, with a total of 75,946 square feet of wetlands replication proposed. In total, the project is expected to disturb approximately 223,000 square feet of land. This includes areas for wetland replication; compensatory storage creation; and disturbances for installing the new wells, associated yard piping, abandoning and decommissioning existing wells, Pond Pump Station building construction, and demolition of the three existing buildings. A Permit for Flood Plain Development (Application #23-458F-305), Form IW-1 (Application for a Wetlands Permit) (Application #2020), and Form IW-2 (Application for a Wetlands Boundary Change) (Application #2019) were approved by the Bristol Inland Wetlands and Watercourses Agency of the Conservation Commission on June 6, 2024 for this project. A Site Plan Permit for this project is also being filed for approval.

An Erosion and Sediment Control Plan has been developed to control accelerated erosion and sedimentation from stormwater runoff on the site during construction based on the best available technologies. The Control Plan narrative is included with this application in accordance with Section 15.1.5. The “Connecticut Guidelines for Soil Erosion and Sedimentation Control (2002)” document was utilized in preparation of the Plan. A Stormwater Management Report for post-construction conditions has also been developed for this project based on the 2004 *Connecticut Stormwater Quality Manual (CSQM)* as required in Section 15.5.3. A copy of the Stormwater Management Report is included as **Attachment 6** to this application.

The new Pond Pump Station and Lower Wellfield area will be enclosed in a 6.5-foot tall chain link fence for security. A double-leaf swing gate will provide access to the site on the driveway. As shown on the Drawings, the fence and access gate are located outside of the 50-foot required front yardage for R-40 residential zones. A double-leaf vehicular control gate will be located at the foot of the driveway to control vehicular access onto the public utility site. This gate will be less than the 4.5-foot height restriction for fences within front yards and will be more than 50 percent open. A detail for this vehicular control gate is included in the drawings. An existing vehicular access gate for the Upper Wellfield access road (located on the north side of Maltby Street) will remain.

Public utility buildings are not listed as a Use Group in the table included in Section 13.2 of the Zoning Regulations; however, two parking spaces will be provided at the Pond Pumping Station. Each parking space is designed to be 10-feet wide and 18-feet deep, meeting the requirements of perpendicular parking spaces required by Section 13.7.2. As a utility service building, this facility is not open to the public and it will not be continuously manned by NBWD staff. It is not expected that more than two NBWD staff vehicles will be present on-site during operations. The post-construction vehicle traffic from NBWD staff is not expected to increase from their current operations. In the event potable water treatment is implemented for the Lower Wellfield, it is expected that the facility will received 2-3 trucks per month for deliveries.

A construction vehicle routing figure is included as **Attachment 5** to this application. The main route for construction vehicle access to the site on Maltby Street will be via Stafford Avenue, south to Farmington Avenue (Route 6). Vehicles can than access other State Roadways, including Route 69 (to the west) and Route 177 (to the east). It is expected that 15-20 construction vehicles (including pickup trucks, trailers, dump trucks, etc.) could be accessing the site during construction. The Annual Average Daily Traffic (AADT) for Stafford Avenue is 8,300 vehicles per day, 19,300 vehicles per day for Route 6 (west of Stafford Avenue), and 23,200 vehicles per day for Route 6 (east of Stafford Avenue). The construction vehicles generated by this project will represent less than 1% of traffic in the area. For access to the compensatory storage area located in the south of the site (closest to Harbor Freight), construction vehicle access will be off Mix Street via Stafford Avenue. Additionally, work to install new water and sewer utilities within Maltby Street will require temporary lane closures. Typical traffic management details have been developed and are included in the attached design drawings.

The accompanying plans to this application are based on a Class A-2 survey map prepared by a registered land surveyor licensed to conduct business in the State of Connecticut with the exception of Sheets C-13, Sheet C-14, and Sheet C-14A. These sheets depict the general locations of wetland replication and compensatory storage areas and are currently based on a Class D survey due to the scale and size of the parcels and location of work. We request a Class A-2 survey of these areas to be included as a condition of approval for this application and the final Class A-2 survey will be performed and submitted to the Commission for final issuance of the Special Permit prior to construction. Additionally, the wetlands replication and compensatory storage area in the southernmost part of the site, shown on Sheet C-13, cannot comply with the 100-foot buffer zone to a residential property (as required by Section 15.2.5.B). The closest abutting residential property line is 70-feet from proposed excavation activities for the wetlands replication and compensatory storage area. The location of this earth removal work to create compensatory storage is dictated by the contours of existing grade and the removal of certain volumes at each elevation to offset fill brought to that same elevation. It is important to note that this area of the site is heavily vegetated along with the abutting residential properties. We also note that the closest residential building on these lots are 250-feet away. We believe the dense vegetation, distance to residential dwelling, and nature of this construction (creation of wetlands area without a permanent structure) comply with the intent of requirements in Section 15.2.5.B for screening.

Erosion Control Narrative

Zoning Commission – Application for Special Permit

Erosion and Sediment Control Plan- Project Narrative:

This Erosion and Sediment Control Plan is provided in accordance with Section 15.1.5 of the Bristol Zoning Regulations. The erosion and sedimentation control measures at the White Bridge facility focus on the protection of wetlands and waterways during and following construction since the work includes land disturbances, excavation dewatering, supply pond and canal sediment removal activities, and other associated construction activities. Several methods are included on the Drawings to slow the flow of runoff and protect disturbed land during construction activities. Please refer to the project plans for typical details of measures to protect wetlands and waterways during and after construction. The following summary presents typical mitigation measures that will be implemented to avoid and minimize wetland impacts during construction.

Construction Period

- During construction, the limit of land disturbances will be kept to a minimum, where possible, and the construction will be sequenced so the entire site will not be disturbed at the same time.
- Clearing and grubbing will be limited to only the areas necessary for work to be performed, specifically in areas at the Upper and Lower Wellfields (Sheet C-9 and C-11) where wells and piping will be installed, at the Maltby Street 16" pipe crossing (Sheet C-18), at areas where wetlands and compensatory storage will be created (Sheet C-13 and C-14), and areas around the Supply Pond for access during sediment removal activities (Sheet C-23).
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed at the down gradient limits of work and construction access roadways prior to the commencement of work to prevent the transport of sediment to the downgradient wetlands and waterways during construction (see Sheets C-6 thru C-8). Specifically, at the Upper Wellfield this includes compost logs/straw wattles along the facility driveway from Maltby Street to the existing Pumping Station and down each of the well field laterals. At the Lower Wellfield, this includes along the wetlands to the north and west of proposed work, along the Coppermine Brook to the east, around the Supply Pond, and along both sides of the Canal to the Polkville Avenue Brook. These barriers will be inspected at least once per week and within 24 hours of rainfall events ½-inch or greater and repaired as needed. These barriers will remain in place until all disturbed soils are stabilized. A stockpile of compost logs/straw wattles and silt fence will be maintained on site for routine maintenance and emergency repairs. Barriers will be replaced as necessary due to sediment build-up and degradation.
- Sedimentation barriers (i.e., silt fence and/or compost logs/straw wattles installed per industry standards) will be installed surrounding temporary stockpile areas.
- For all slopes 4:1 or steeper, an erosion control blanket will be required, including at the Upper and Lower Wellfield wells (see Sheet C-9 and C-11). Temporary erosion control blankets will be inspected at least once per week and within 24 hours of rainfall events.

- A turbidity curtain will be installed to prevent sedimentation and turbidity disturbances in the Coppermine Brook during canal and supply pond sediment removal activities (see Sheet C-23 and Detail Sheet C-24). Turbidity curtains will be inspected daily during Supply Pond and canal sediment removal activities. The turbidity curtain will not be removed before sediment removal activities have ended and clarity of water has returned.
- Catch basin filters will be installed on catch basins near all excavation work on Maltby Street, Stafford Avenue, and Mix Street (See Sheet C-18 and Detail Sheet C-24).
- In the event that excavation dewatering is necessary, water will be pumped and discharged to one of the temporary sedimentation basins in designated areas of the site (see Sheet C-6 thru C-8 and Detail Sheet C-24). Temporary sedimentation basins will be inspected at least once per week and cleaned as needed to remove accumulated sediments. Temporary portable sediment tanks may also be used to handle significant amounts of excavation dewatering. All water to be discharged from dewatering activities will be filtered or otherwise treated prior to discharge to prevent siltation to adjacent areas. Best management practices will be used by the Contractor in order to prevent siltation to adjacent areas during dewatering activities.
- A temporary sediment dewatering and stockpiling area has been designated within the Supply Pond to dewater removed sediments during restoration activities (see Sheet C-23 and Detail Sheet C-24). Stockpiled materials and containment area will be inspected daily during dewatering activities, weekly during non-dewatering activities, and within 24 hours of rainfall events of ½-inch or greater.
- A stabilized construction entrance is also being required for the site to prevent tire tracked soils to onsite and offsite locations (see Sheet C-23 and Detail Sheet C-24). The stabilized construction entrance will be inspected periodically and additional top dressing or length will be added, as necessary, to continue capturing sediment tracked on vehicles.
- The silt fence and/or compost log/straw wattle barrier will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- The sedimentation barriers will not be removed until the site areas are vegetated, paved or otherwise permanently stabilized to prevent erosion of exposed soils. Work will proceed as rapidly as possible, limiting the exposure time of disturbed soils to wind and precipitation.
- Periodic inspections will be made by the applicant to ensure compliance with the permit conditions.

Spill Control Measures

- Spill containment equipment (e.g. oil absorbent pads, oil absorbent materials, containment booms, shovels, etc.) will be stored in the equipment storage and refueling area in an easily accessible manner for use in the clean-up of accidental releases of fuel or other hazardous materials. Should there be an accidental release the proper authorities will be notified in accordance with all applicable federal, state, and local laws; and

- To minimize the possibility of leakage of hydraulic fluid, all hydraulic lines on all construction equipment and vehicles will be inspected at the end of each workday. If any excessive wear or leakage is observed, the line will be repaired prior to further use. In addition, a supply of oil absorbent materials (i.e. pads, "speedy dry," and/or booms) will be maintained with the equipment at the work area for immediate deployment in the event of an accidental release of fuel, hydraulic fluid, oil, etc.

Schedule for Grading and Construction Activities:

A proposed construction sequencing for critical path items in the White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station Project is included as an attachment to this application. Tasks listed are generally to be performed within each proposed stage, and are not necessarily presented sequentially. As required by Project Specifications, the Contractor is required to submit a detailed Final Construction Schedule for approval by the Engineer. Further, as required by the Specifications, the Contractor is required to submit a detailed Construction Sequencing Plan for review and approval by the Engineer. Both the Construction Schedule and Construction Sequencing Plan submitted by the Contractor will be reviewed for compliance with time of year restrictions imposed by the Natural Diversity Database (NDDB) (no bank disturbance work in/adjacent to wetlands November 1 through March 15) and for the expected Great Blue Heron nesting period (March through May).

Some specific sequencing constraints and estimated durations are listed below. <u>These represent a suggested sequencing for critical path items or items that will require earth excavation and disturbance of soils. The final Construction Sequence will be developed by the Contractor.</u> Some items listed in each “Stage” can/will overlap with items listed in previous stages.

<u>Construction Sequencing - Stage 1 (Fall 2024 – Fall 2026)</u>

- Terminate operation of existing Lower Wellfield (LWF) Wells
- **Install Erosion and Sedimentation control measures around the Lower Wellfield, Lower Wellfield Pump Station, Supply Pond, and Canal areas**
- Demolish existing LWF Pumping Station (3 months)
- Demolish existing caisson and fencing near intake pond (1 month)
- Perform canal and pond restoration (to be completed following demolition of the caisson and prior to replacement of the canal culverts) (3 months – **not to be performed between November 1 and March 15**)
- Install test wells, stream gauges, and other equipment required for well pump testing at Upper Wellfield (UWF) and LWF (2 months)
- **Install Erosion and Sedimentation control measures around the Upper Wellfield and access driveway**
- Drill UWF Wells. Order final UWF pumps/motors (3 months each, 7 months total – **not to be performed between November 1 and March 15 at applicable wells**)
- Drill LWF Wells. Order final LWF pumps/motors (3 months each, 13 months total – **not to be performed between November 1 and March 15 at applicable wells, not to be performed between March and May**)
- Install well meter vault, vault control cabinets, meter, and electrical equipment (18 months total, to follow each well drilled – **not to be performed between November 1 and March 15 at applicable wells**)

- Install foundation of new Pond Pumping Station building (3 months – **not to be performed between March and May**)

Construction Sequencing - Stage 2 (Spring 2025 – Fall 2026)

- Install yard piping from UWF and LWF for raw water transmission to Shuttle Meadow during Groundwater Under Direct Influence of Surface Water (GWUDI) testing. Install temporary connection to existing Pond Pumping Station. Install fiber optic cabling (6 months – **not to be performed between November 1 and March 15**
- Install final LWF yard piping, electrical conduit, fiber optic cabling (6 months – **not to be performed between November 1 and March 15 in applicable areas, not to be performed between March and May in applicable areas**)
- **Final stabilization of UWF and LWF wellhead areas**
- Perform canal crossing work for yard piping and restore canal culverts (1 month – **not to be performed between November 1 and March 15**)
- Install new gas service from Mix Street to Pond Pumping Station building (2 months – **not to be performed between March and May**)
- Install new sewer force main and water service to Maltby Street (3 months)
- Install fiber optic cables and Well Pump Communication/VFD Platforms (3 months each, 9 months total)
- Terminate operation of existing UWF Wells. **Install Erosion and Sedimentation control measures around the UWF Pump Station**
- Demolish existing UWF Pump Station
- Install and test UWF submersible well pumps and motors (2 months)
- Install and test LWF submersible well pumps and motors (2 months)
- Install electrical service and equipment at the new Pond Pumping Station, UWF, and LWF (3 months)

Construction Sequencing - Stage 3 (Summer 2025 – Spring 2028)

- Setup instrumentation and perform GWUDI Testing on new UWF and LWF wells (12 months). UWF and LWF pumped via raw water main to Shuttle Meadow Reservoir
- Construct new Pond Pumping Station Building (18 months total - **exterior construction not to be performed between March and May**)
- Install yard piping to complete final connections to Pond Pumping Station (1 month)

Construction Sequencing – Stage 4 (Summer 2027 – Fall 2027)

- GWUDI testing completed
- Completion of new Pond Pumping Station building. Terminate operation of existing Pond Pumping Station
- Abandon/demolish existing Pond Pumping Station building, electrical shed, and UWF Pumping Station. Cap and abandon temporary connections (3 months)

Construction Methods:

Trench excavations will be used for pipe, valve, and appurtenance installation. Suitable material removed from trenches may be placed back into the excavation and compacted or temporarily stockpiled on site, while material deemed unsuitable for reuse will be removed from the site. Open excavations will be used to install the foundation and footings for the Pond Pumping Station and the vaults located at each well. Material removed from these excavations will be taken off-site or temporarily stockpiled on the site with proper best management erosion and sedimentation control measures being implemented around the

stockpile to prevent sedimentation from stockpiled material. This includes placement of straw wattles/compost socks and a trenched silt fence around the stockpile area in addition to the sedimentation controls along the limits of work.

Alternative construction methods for the yard piping may include trenchless installation of pipe to limit area of disturbed land. Pipe could be installed by horizontal directional drilling, pipe ramming, pipe bursting of existing pipelines, tunneling, or horizontal auger boring. All of these methods would still require excavation for access to the existing pipe or as insertion and receiving pits. None of these methods were selected due to the amount and complexity of existing utilities present at the site, lack of record drawings for most of these utilities, and complexity of new piping connections to be installed.

A temporary stabilized construction entrance will be installed during sediment removal and restoration of the supply pond and canal. This construction entrance will run along the berm between the canal and supply pond to the temporary stabilized pond access point. Sediment removed from the supply pond and canal will be temporarily stored within the supply pond to dewater before being removed from the site.

Backfilling of trenches and excavations will be completed as soon as practicable. Pipe bedding will be placed up to 12-inches above the crown of the pipe and suitable backfill will be placed in 6-inch lifts and compacted by hand or pneumatic ramming with tools weighing at least 20 pounds to finished grade. Disturbed areas will be loamed and seeded to provide vegetated soil cover against sheet runoff and wind erosion. An erosion control blanket will be required for slopped areas until vegetated cover is established.

Typical construction equipment, including heavy machinery, is expected to be used to complete this work. Machinery may include bulldozers, loaders, excavators, backhoe loaders, triaxle dump trucks, and drill rig trucks. Equipment, machinery, and materials will be stored or stockpiled in the designated areas shown on the sequencing drawings.

Post-Construction Period

The following summary of mitigation measures will be implemented to restore any areas affected by short-term impacts that occur in or adjacent to wetlands.

- The final site is designed to have a 3-foot wide gravel infiltration trench with 1.5”-3” diameter washed aggregate covered with 6” pea gravel running along the facility driveway to collect and slow the flow of runoff from impervious surfaces (see Sheet C-10 and Detail Sheet C-26).
- All areas disturbed during construction activities are to be loamed and seeded to provide vegetated soil cover protection against sheet runoff and wind erosion (see Sheet C-9 thru C-12). Seeded areas will be inspected at least once per week and within 24 hours of rainfall events of ½-inch or greater.
- Once established, seeded areas will be mowed and maintained as appropriate.
- The Pond Pumping Station building roof drain leader will outlet to a riprap apron (See Sheet C-10 and Detail Sheet C-26). Riprap used in the roof drain apron will be inspected periodically to determine if high flows have caused scour beneath riprap or if vegetation removal is required. On

the northeast side of the Pond Pumping Station building, a retaining wall will be utilized to prevent steep slopes.

- The wetland replication and restoration areas will be planted with trees and shrubs per the planting plans, and seeded with a wetland seed mixture.
- If seeding occurs outside of the growing season, temporary stabilization measures (i.e., mulching or erosion control blankets) will be used to prevent erosion until the area can be seeded during the following growing season.
- Reseeding and mulching disturbed areas. These areas will be maintained and re-seeded to ensure that grass cover is adequate to stabilize the exposed soil, and
- Sedimentation and erosion control barriers will not be removed until a vegetative cover dense enough to prevent erosion is established.

Selections from Figure 3-2 of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control:

Figure 3-2 Measure Selection Matrix

Identify Problem Areas	Identify Control Problems	Identify Strategy	Select Specific Measure		Plan Key
			Functional Group	Measure	
Disturbed Areas	**Control Soil Detachment**	Preserve and Conserve Existing Site Resources	Protect Vegetation	Tree Protection	TP
			Preserve and Conserve Soil	Topsoiling	TO
	Raindrop Splash			Land Grading	LG
				Surface Roughening	SR
Short or Shallow Slopes	Sheet & Rill Erosion	Protect Surface		Dust Control	DC
			Vegetative Soil Cover	Temporary Seeding	TS
	Wind Erosion			Permanent Seeding	PS
				Sodding	SO
				Landscape Planting	LP
Steep Slopes			Non-Living Soil Protection	Temporary Soil Protection	TSP
				Mulch for Seed	MS
Long Slopes				Landscape Mulch	LM
				Temporary Erosion Control Blanket	ECB
				Permanent Turf Reinforcement Mat	TRM
				Stone Slope Protection	SSP
Stockpile Areas		Protect Surface and/or Convey Runoff	Stabilization Structures	Retaining Walls	RW
				Riprap	RR
	Control Water Movement			Gabions	G
Borrow Areas				Permanent Slope Drain	PSD
	Gully Erosion			Channel Grade Stabilization Structure	CSS
				Temporary Lined Chute	TC
				Temporary Pipe Slope Drain	TSD
	Channel & Stream Erosion		Drainageways and Watercourses	Vegetated Waterway	VW
Drainage Ways		Convey Runoff		Temporary Lined Channel	TLC
				Permanent Lined Waterway	PW
Wetlands and Watercourses				Temporary Stream Crossing	TSC
		Direct Runoff	Diversions	Temporary Fill Berm	TFB
				Water Bar	WB
				Temporary Diversion	TD
Waterbodies				Permanent Diversion	PD
		Intercept Grnd.Water	Subsurface Drains	Subsurface Drain	SD
		Detain Runoff	Detention Structures	Detention Basin	DB
Areas of Flooding and Existing Erosion	Natural Resource Degradation	Diffuse Runoff	Energy Dissipators	Level Spreader	LS
				Outlet Protection	OP
				Stone Check Dam	SCD
	Control Sediment Deposition	Detain Sediments	Sediment Impoundments, Barriers, and Filters	Temporary Sediment Basin	SB
				Temporary Sediment Trap	TST
Drainage Outlets				Hay Bale Barrier	HB
	Protect Onsite and Offsite Areas			Geotextile Silt Fence	GSF
				Turbidity Curtain	TC
				Vegetative Filter	VF
Travel Areas		Control Mechanically Moved Waters and Soils	Tire Tracked Soils Dewatering	Construction Entrance	CE
				Pump Intake and Outlet Protection	PuP
				Pumping Settling Basin	PSB
				Portable Sediment Tank	PST
Dewatering				Dewatering of Earth Materials	DWM

Stormwater Management Report Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47020/NBW-Stormwater-Report

Geotechnical Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

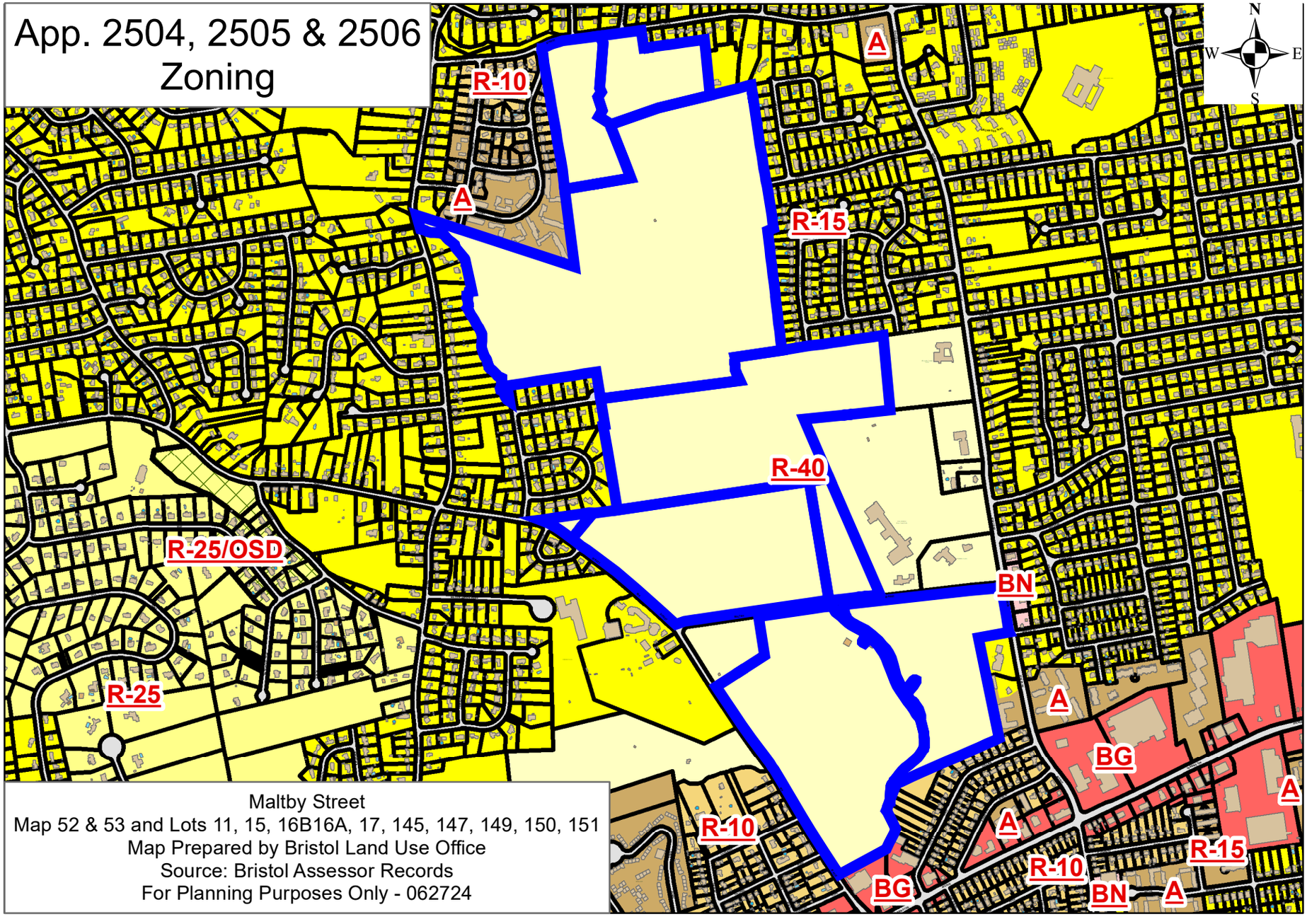
Custom Soil Resource Report for State of Connecticut

White Bridge Waterworks Facilities - Pond Pumping Station

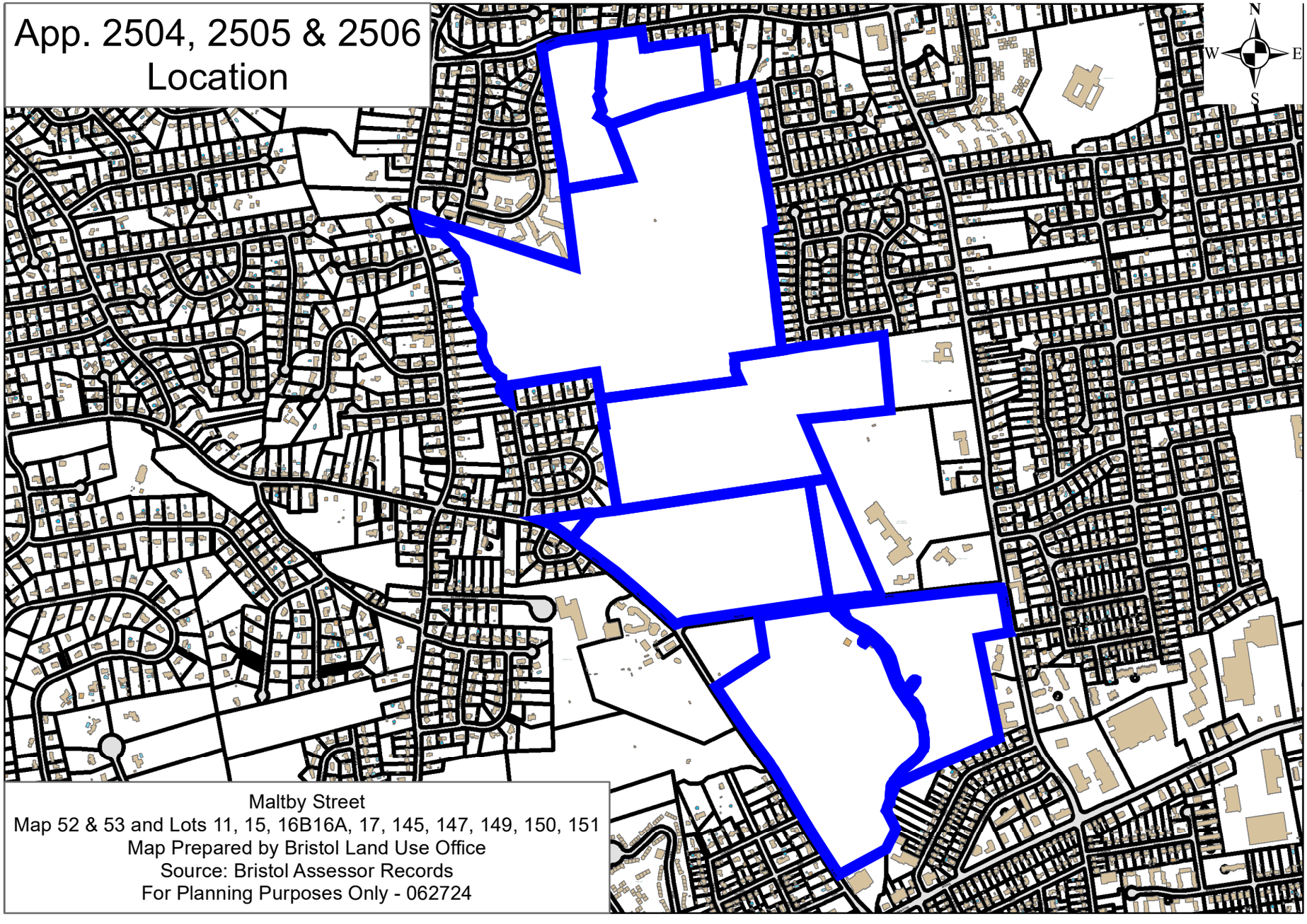
Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/47021/Geotechnical-Report



September 26, 2022

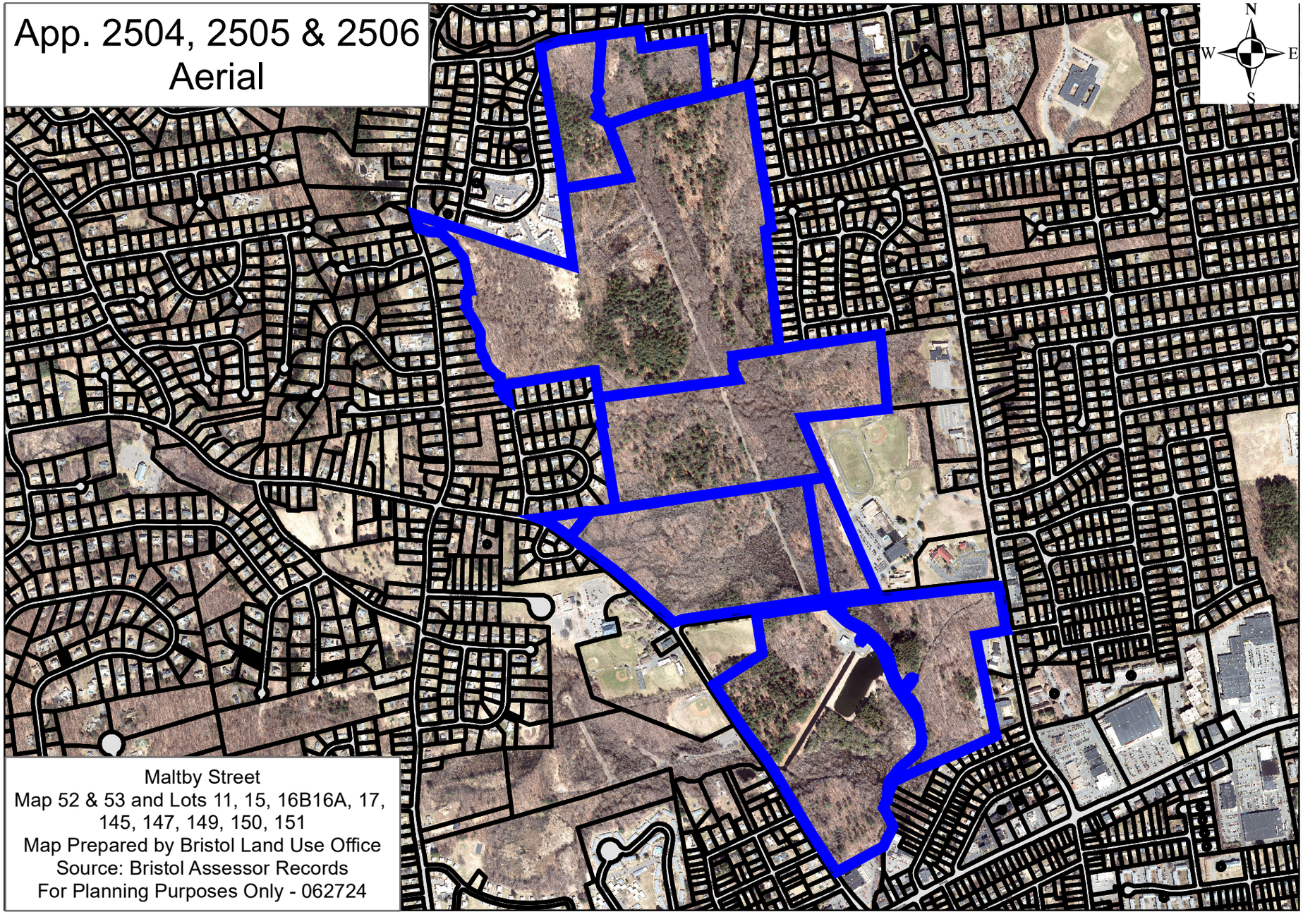

App. 2504, 2505 & 2506
Zoning
N
W
E
S
R-10
A
A
R-15
R-40
R-25/OSD
BN
R-25
A
BG
A
R-10
A
R-15
R-10
BG
BN
A
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506 Location

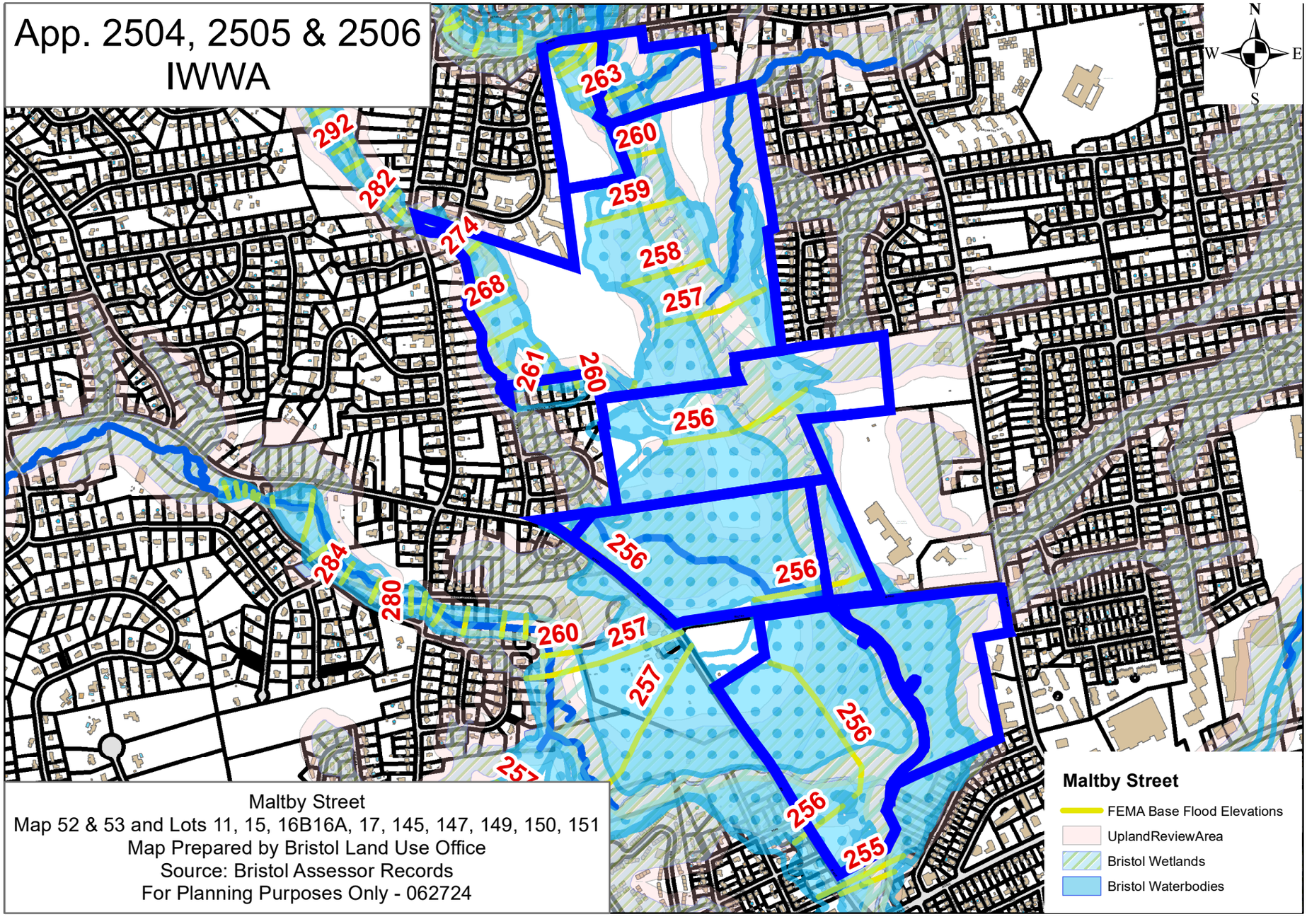


Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

App. 2504, 2505 & 2506
Aerial



Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724


App. 2504, 2505 & 2506
IWWA
N
W
E
S
263
260
259
258
257
292
282
274
268
261
260
256
256
256
284
280
260
257
257
256
256
255
Maltby Street
FEMA Base Flood Elevations
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Maltby Street
Map 52 & 53 and Lots 11, 15, 16B16A, 17, 145, 147, 149, 150, 151
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062724

Google Earth


Copper Mine Brook
Polkville Ave Brook
Layers
2D


Copper Mine Brook
Polkville Ave Brook
Field


Copper Mine Brook
Copper Mine Brook
Copper Mine Brook

CITY OF NEW BRITAIN, CONNECTICUT

WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

MAYOR

HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS

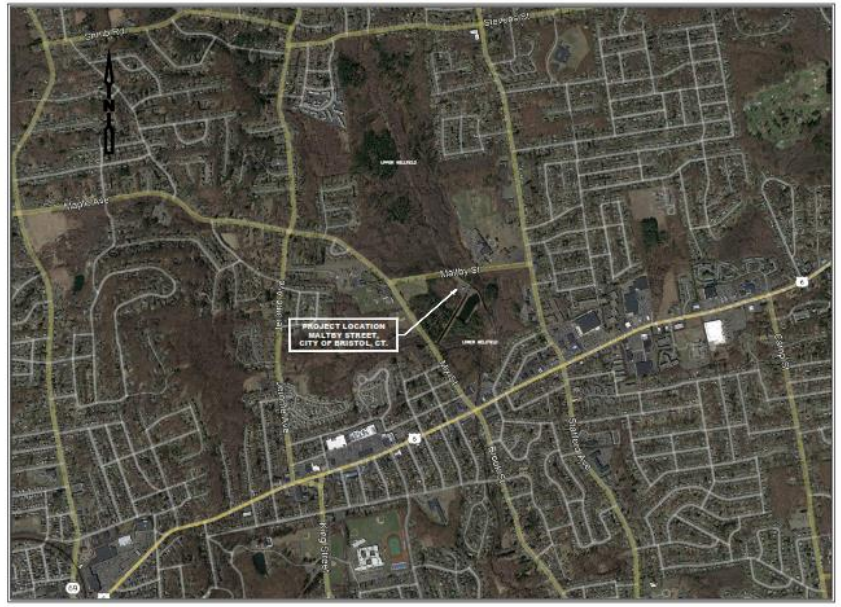
MARK E. MORIARTY, P.E.

DIRECTOR OF UTILITIES DIVISION

RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION

CHRIS POLKOWSKI



LOCATION PLAN

JUNE 2024

CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water *Environment* *Transportation* *Energy* *Facilities*

Full Set of Civil Drawings at this Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47022/Full-Set-NBW

Site Plan

CITY OF NEW BRITAIN, CONNECTICUT

WATER SYSTEM IMPROVEMENTS

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

BID NO. 4145

MAYOR

HONORABLE ERIN E. STEWART

DIRECTOR OF PUBLIC WORKS

MARK E. MORIARTY, P.E.

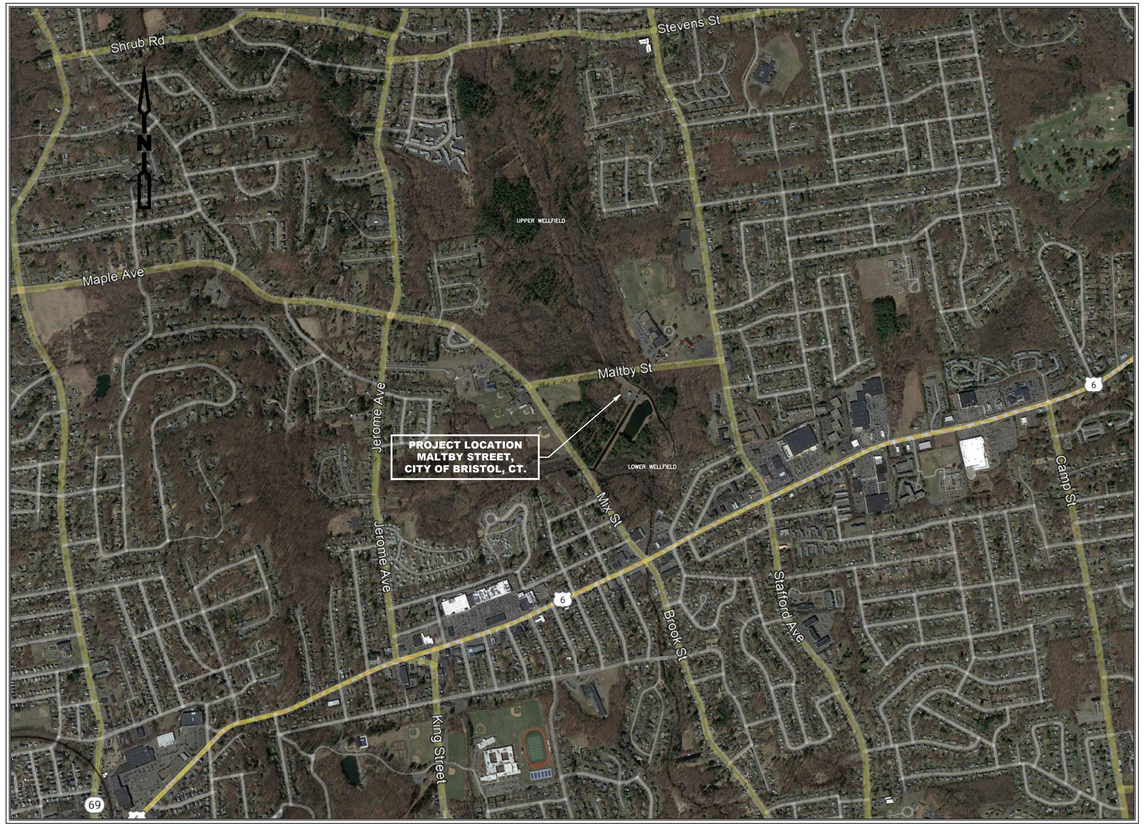
DIRECTOR OF UTILITIES DIVISION

RAMON ESPONDA, P.E.

SUPERINTENDENT OF UTILITIES DIVISION

CHRIS POLKOWSKI

JUNE 2024



LOCATION PLAN

SCALE: 1" = 1000'

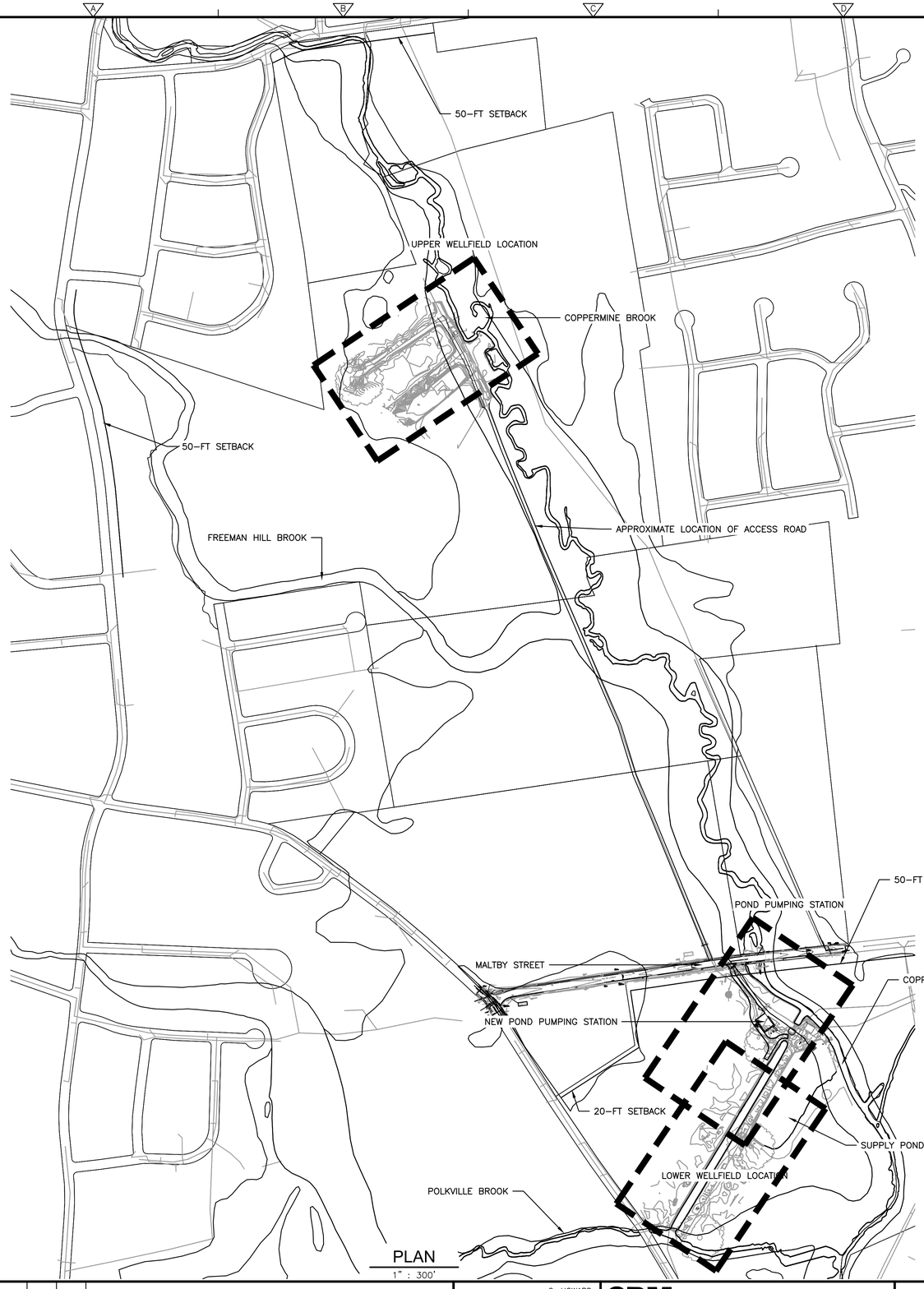
CDM Smith

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

EAST HARTFORD, CONNECTICUT

Water Environment Transportation Energy Facilities

IMAGE OBTAINED FROM GOOGLE EARTH PRO DECEMBER, 2021
Plot Stamp – File: C:\USERS\ENGELSB\DC\ACCDOCS\CDM SMITH INC\10739-264571 – NEW BRITAIN CT WHITE BRIDGE WELL FIELDS AND PS\PROJECT FILES\01 GENERAL (G)\10 CADD\G00DNFCV.DWG Saved by: ENGELSB On: 11-Jan-24 Plotted on: 21-Jun-24 12:54 PM



PLAN
1" : 300'



PLAN
N.T.S.

FLOOD	LOWER WELLFIELD & POND PUMPING STATION ELEVATION (ft)	UPPER WELLFIELD ELEVATION (ft)
0.2% ANNUAL CHANCE FLOOD (500 – YR FLOOD)	256.7	259.7
1% ANNUAL CHANCE FLOOD (100 – YR FLOOD)	255.9	259.0
2% ANNUAL CHANCE FLOOD (50 – YR FLOOD)	255.6	258.6
10% ANNUAL CHANCE FLOOD (10 – YR FLOOD)	253.0	258.0

NOTE: ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED USGS DATUM NAVD88

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	**(LOT 53-145) MALTBY STREET BRISTOL, CT**
Zone:	**R-40 RESIDENTIAL ZONE**
Use:	**PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)**

Item #	Item	Requirements	Proposed	Variance
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

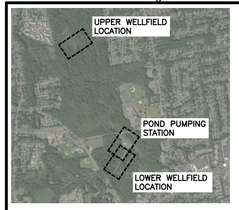
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

OVERALL SITE PLAN

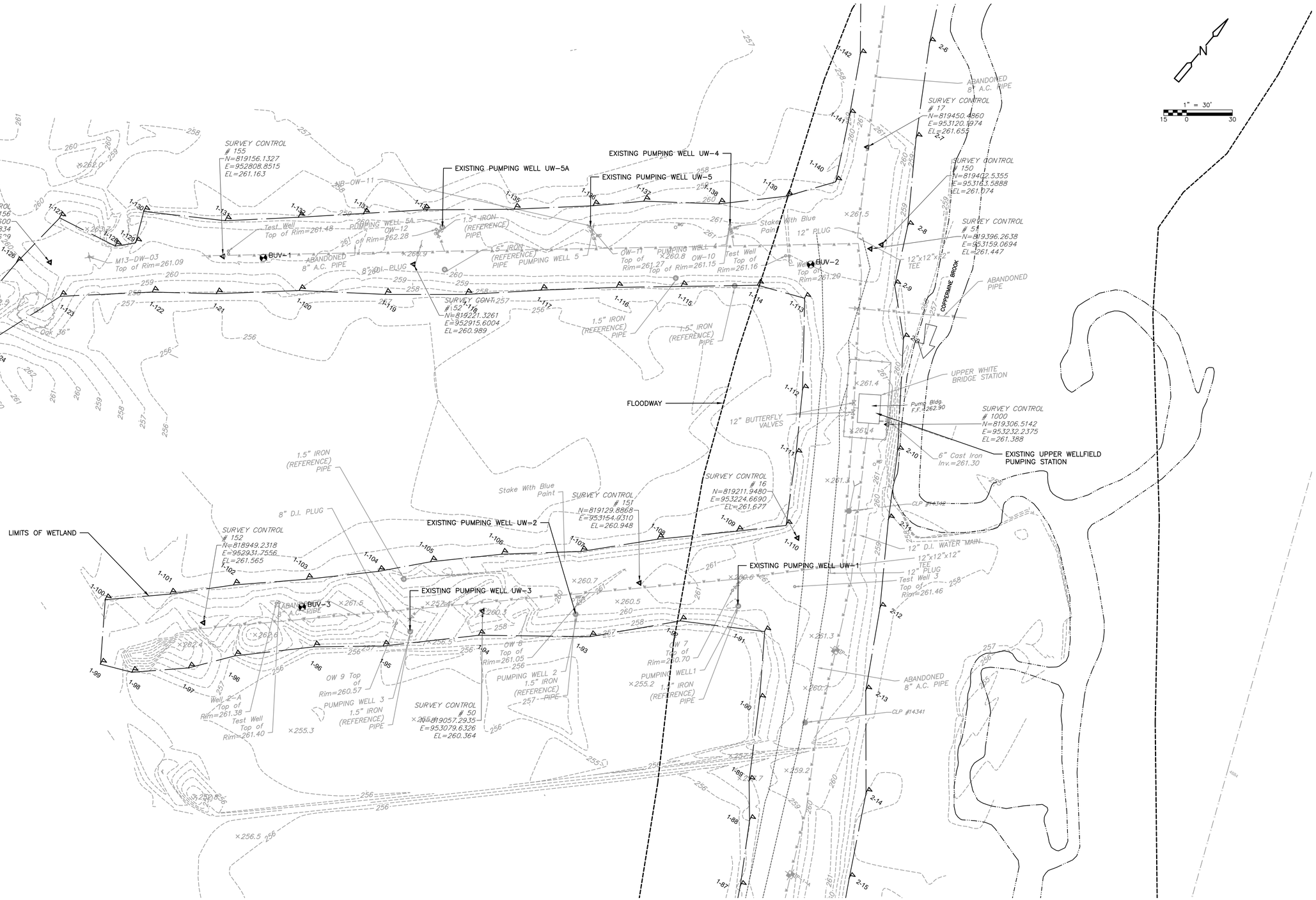
PROJECT NO. 10739–264571
FILE NAME: C002STPL.DWG
SHEET NO.
C-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: [Base Image]
Last saved by: ENGELSB Time: 6/21/2024 1:51:08 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C002STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.



NOTES:

1. AREAS OF THE UPPER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

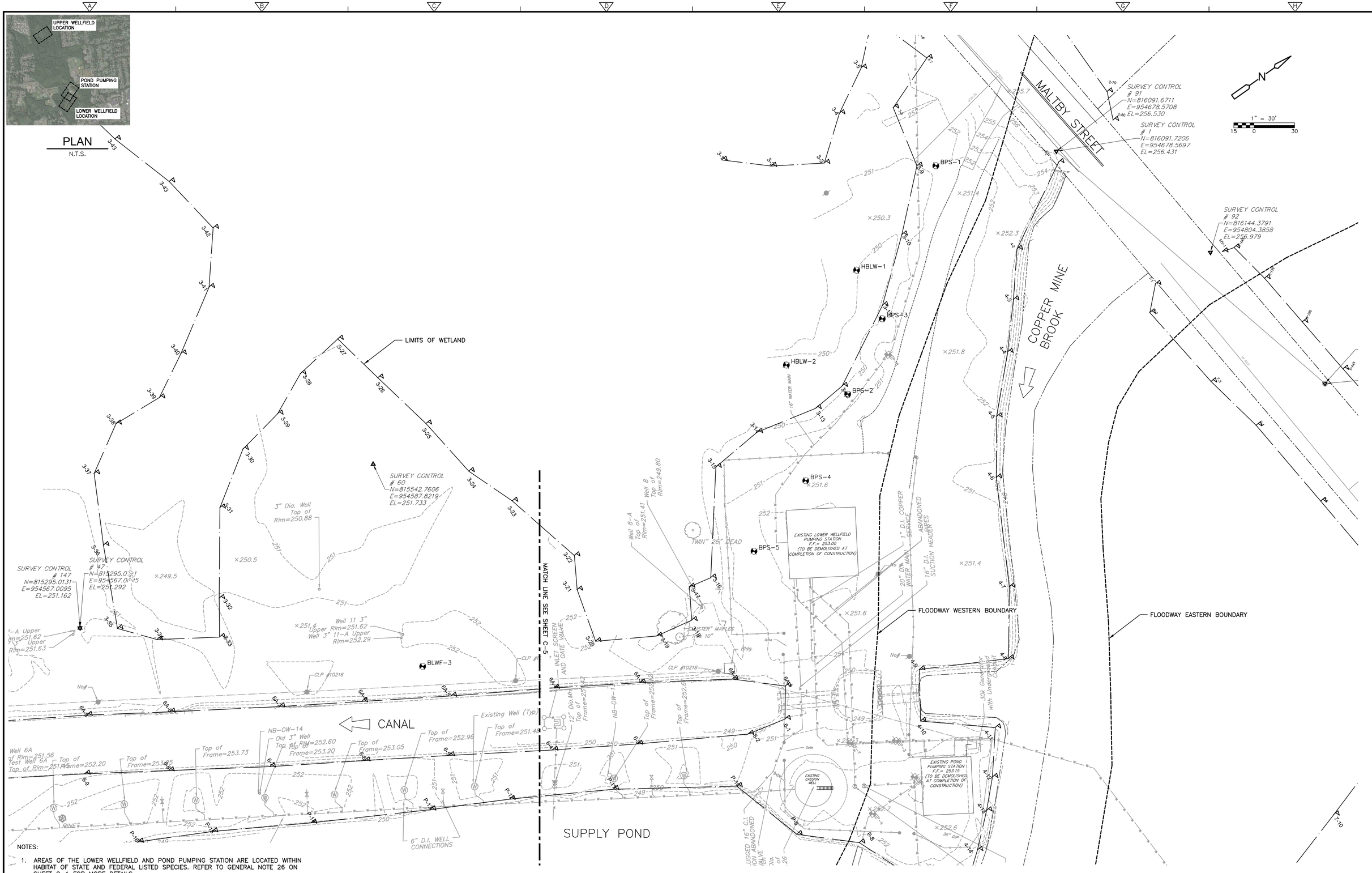
UPPER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C003STPL.DWG
SHEET NO.
C-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, 2022-17, Floodway_Floodplain, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:49:41 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C003STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

PLAN
N.T.S.



NOTES:

1. AREAS OF THE LOWER WELLFIELD AND POND PUMPING STATION ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G.HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

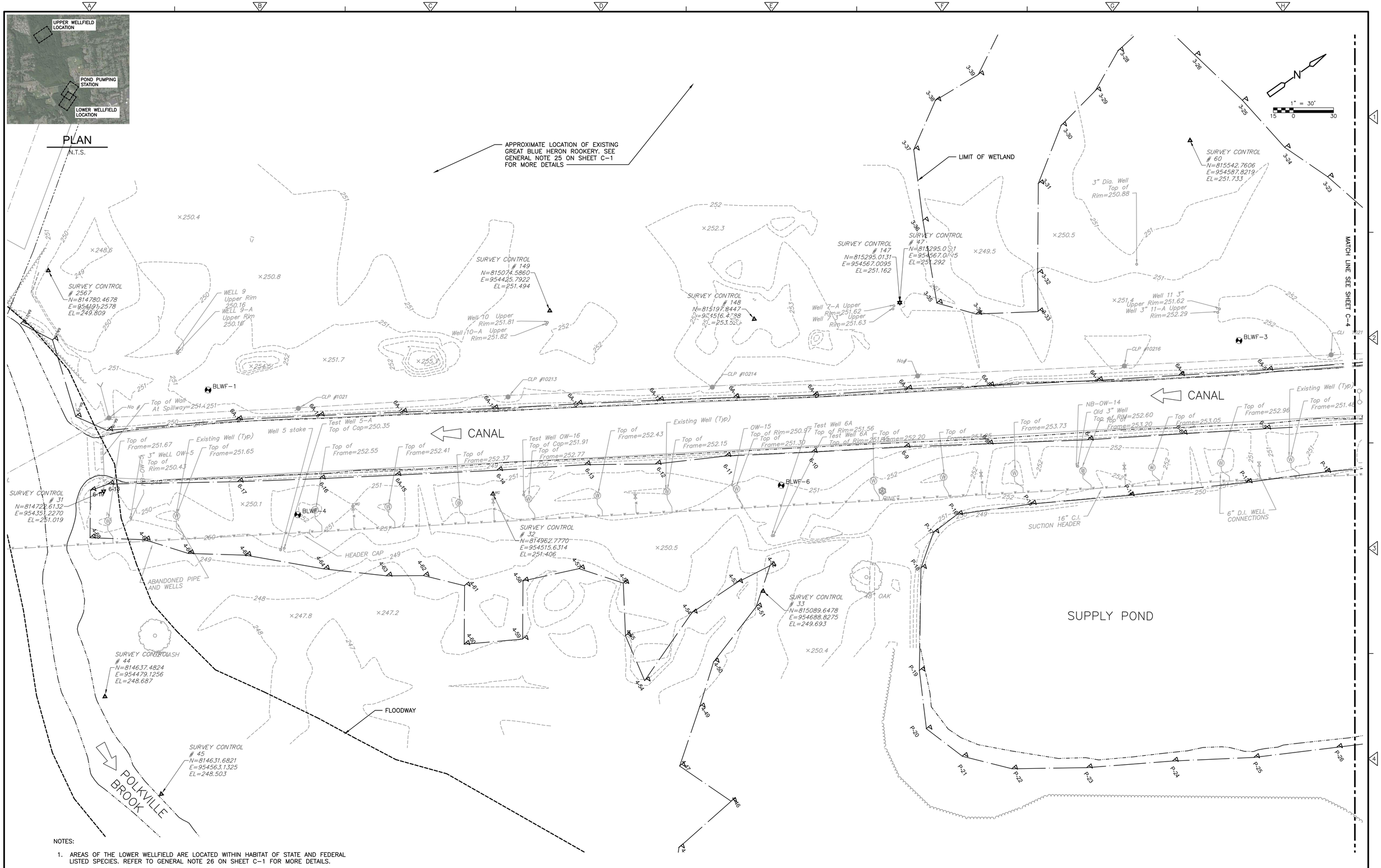
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATIONS
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C004STPL.DWG
SHEET NO.
C-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP000ST, CWP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:43:22 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C004STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. AREAS OF THE LOWER WELLFIELD ARE LOCATED WITHIN HABITAT OF STATE AND FEDERAL LISTED SPECIES. REFER TO GENERAL NOTE 26 ON SHEET C-1 FOR MORE DETAILS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

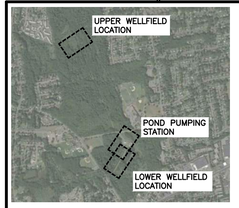
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
EXISTING CONDITIONS PLAN

PROJECT NO. 10739-264571
FILE NAME: C005GDPL.DWG
SHEET NO.
C-5

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 11:45:23 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C005GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE HEADER PIPE AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. THE EXISTING UPPER WELLFIELD PUMPING STATION BUILDING TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
3. CONTRACTOR TO INSTALL COMPOST SOCK ON BOTH SIDES OF THE UPPER WELLFIELD ACCESS DRIVEWAY (APPROX. 3,200 LF EACH, NOT SHOWN) TO MALTBY STREET. THE EXISTING ACCESS DRIVEWAY BRIDGE CROSSING OF THE FREEMAN HILL BROOK TO BE PROTECTED DURING CONSTRUCTION.
4. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.

J/C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN

ABANDON EXISTING WELL (TYP). SEE NOTE 1

COMPOST SOCK B/C-24

EXISTING PIPING TO BE ABANDONED IN PLACE

FLOODWAY

DEMOLISH EXISTING UPPER WELLFIELD PUMPING STATION. SEE NOTE 2

REMOVE AND DISPOSE OF EXISTING FENCE

EXISTING TEST WELL TO BE PROTECTED

COMPOST SOCK TO BE INSTALLED DOWN ACCESS DRIVEWAY TO MALTBY STREET. APPROX. 3,200 LF (NOT SHOWN). SEE NOTE 3

COPPER MINE BROOK

N

1" = 30'
15 0 30

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, 2022-17, BORING LOCATIONS] Images: [Base image]
Last saved by: ENGELSB Time: 3/23/2023 10:47:49 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C006STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

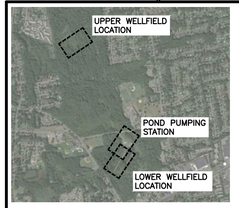
CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

UPPER WELLFIELD DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C006STPL.DWG
SHEET NO. C-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN

N.T.S.

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
3. THE EXISTING POND PUMPING STATION BUILDING TO BE DEMOLISHED AT COMPLETION OF NEW POND PUMPING STATION TO AT LEAST 2 FEET BELOW FINISHED GRADE. THE WESTERN WALL SHALL REMAIN TO AT LEAST 2 FEET BELOW GRADE. BUILDING FOUNDATION TO BE FILLED AND COMPACTED TO EXISTING GRADE. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE SPECIFICATION SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
4. THE EXISTING LOWER WELLFIELD PUMPING STATION BUILDING AND FOUNDATION TO BE DEMOLISHED TO ELEVATION 241.2 FT. EXCAVATION LIMITS FOR THE NEW POND PUMPING STATION BUILDING TO APPROXIMATE MIN ELEVATION 241.2 FT. OWNER TO TAG ITEMS AND EQUIPMENT TO BE SAVED PRIOR TO DEMOLITION. CONTRACTOR TO REMOVE AND RETURN TO OWNER ANY TAGGED ITEM OR EQUIPMENT. SEE DETAIL B ON SHEET C-26 AND SPECIFICATIONS SECTION 024116 FOR ADDITIONAL BUILDING DEMOLITION REQUIREMENTS.
5. THE EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED IN PLACE. THE CONE OF THE EXISTING CAISSON WELL TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE. SEE DETAIL B ON SHEET C-28 AND SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF THE EXISTING CAISSON WELL.
6. HAZARDOUS BUILDING MATERIALS WERE FOUND IN SAMPLES TAKEN FROM SELECT LOCATIONS IN EXISTING BUILDINGS. PRIOR TO COMMENCING WITH ANY MODIFICATIONS OR DEMOLITION WORK, REFER TO SPECIFICATIONS FOR KNOW LOCATIONS OF HAZARDOUS BUILDING MATERIALS AND EQUIPMENT, PROPOSED ABATEMENT AND DISTURBANCE WORK, REQUIREMENTS FOR ADDITIONAL SAMPLING AND TESTING TO BE PERFORMED AS PART OF THE WORK, MONITORING REQUIREMENTS, AND WASTE HANDLING AND DISPOSAL REQUIREMENTS.

REMOVE AND DISPOSE OF EXISTING GATE
REMOVE AND DISPOSE OF EXISTING BIT. CONC. DRIVE
APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN. SEE DETAIL J ON SHEET C-24
REMOVE AND DISPOSE OF OR STOCKPILE FOR REUSE OF TOPSOIL WITHIN LIMITS OF WORK. STOCKPILED TOPSOIL MAY BE AMENDED AND UTILIZED IN AREAS TO BE LOAMED AND SEEDED IN ACCORDANCE WITH SPECIFICATION SECTION 329113 SOIL PREPARATION AS APPROVED BY ENGINEER
REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
16" WATER MAIN TO BE ABANDONED
LIMIT OF AREA OF EXCAVATION FOR NEW PUMPING STATION BUILDING
REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES
EXISTING WATER LINES TO BE ABANDONED IN PLACE. ANY CONFLICTS WITH PROPOSED WORK SHALL BE REMOVED AND DISPOSED OF
EXISTING WELL 8 TO BE ABANDONED. SEE NOTE 1
EXISTING WELL 8-A TO BE ABANDONED. SEE NOTE 1
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
BLWF-3
B C-24 COMPOST SOCK
EXISTING ELECTRICAL SHED AND CLP #10218 TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION
REMOVE AND REPLACE TWO CULVERTS
B C-24 COMPOST SOCK
EXISTING PIPE TO BE ABANDONED IN PLACE
ABANDON EXISTING WELL (TYP). SEE NOTES 1 & 2
B C-24 COMPOST SOCK
DECOMMISSION AND ABANDON EXISTING CAISSON WELL. SEE NOTE 5 THIS SHEET AND DETAIL B ON SHEET C-28
REMOVE AND DISPOSE EXISTING MANHOLE (TYP 2).
B C-24 COMPOST SOCK TO BE INSTALLED WEST DOWN MALTBY STREET ON BOTH SIDES TO MIX STREET (APPROXIMATELY 1,200 LF EACH SIDE)
A C-24 STABILIZED CONSTRUCTION ENTRANCE
FLOODWAY WESTERN BOUNDARY
DEMOLISH EXISTING LOWER WELLFIELD PUMPING STATION. SEE NOTE 4
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
B C-24 COMPOST SOCK
FLOODWAY EASTERN BOUNDARY
LIMIT OF REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE TO A MINIMUM DEPTH OF 12-INCHES
B C-24 COMPOST SOCK
DEMOLISH EXISTING GENERATOR AT COMPLETION OF CONSTRUCTION
DEMOLISH EXISTING POND PUMPING STATION AT COMPLETION OF CONSTRUCTION. SEE NOTE 3
J C-24 APPROXIMATE AREA FOR DEWATERING SEDIMENTATION BASIN
MATCH LINE SEE SHEET C-8
CANAL
COPPER MINE BROOK
MALTBY STREET
MALTBY STREET BRIDGE
EXISTING GRAVEL DRIVE
EXISTING POND PUMPING STATION F.F.= 255.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
EXITING LOWER WELLFIELD PUMPING STATION FFE = 253.00
3" Dia. Well Top of Rim=250.88
Well 11 3" Upper Rim=251.62 Well 3" 11-A Upper Rim=252.29
NB-OW-14 Old 3" Well Top of Rim=252.60
Existing Well (Typ.)
16" C.I. SUCTION HEADER
6" D.I. WELL CONNECTIONS
20" DIP WATER MAIN
16" D.I. COPPER SUCTION HEADERS
ABANDONED
N
1" = 30'
15 0 30

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP000ST, CWP000ST, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:01:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C007STPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

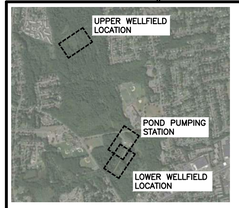
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATIONS DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C007STPL.DWG
SHEET NO. C-7

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN

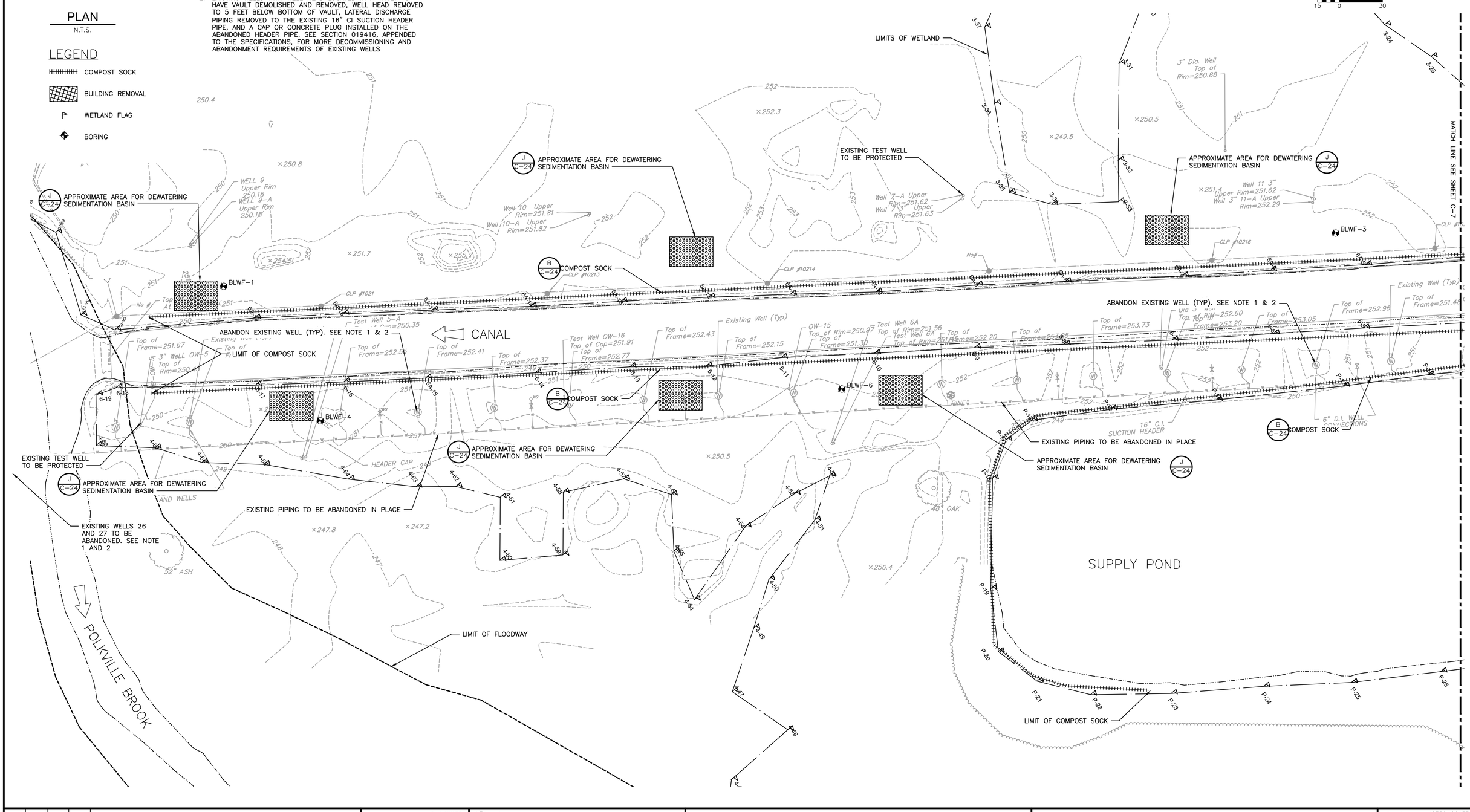
N.T.S.

NOTES:

1. EXISTING WELLS TO HAVE THE WELL HEAD REMOVED TO 5 FEET BELOW FINISHED GRADE, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS.
2. EXISTING WELLS WITH WELL HEAD LOCATED IN A VAULT TO HAVE VAULT DEMOLISHED AND REMOVED, WELL HEAD REMOVED TO 5 FEET BELOW BOTTOM OF VAULT, LATERAL DISCHARGE PIPING REMOVED TO THE EXISTING 16" CI SUCTION HEADER PIPE, AND A CAP OR CONCRETE PLUG INSTALLED ON THE ABANDONED HEADER PIPE. SEE SECTION 019416, APPENDED TO THE SPECIFICATIONS, FOR MORE DECOMMISSIONING AND ABANDONMENT REQUIREMENTS OF EXISTING WELLS

LEGEND

- COMPOST SOCK
- BUILDING REMOVAL
- WETLAND FLAG
- BORING



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

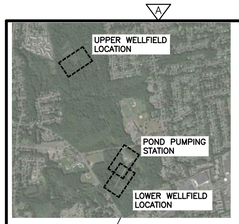
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
DEMOLITION AND REMOVALS PLAN

PROJECT NO. 10739-264571
FILE NAME: C008GDPL.DWG
SHEET NO.
C-8

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17] Images: [Base Image]
Last saved by: ENGELSB Time: 3/23/2023 11:27:53 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C008GDPL.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

LEGEND

- WETLAND FLAG
- BORING

N=819160.92
E=952810.68

N=819369.72
E=953117.58

N=818987.22
E=952965.00

UPPER WELLFIELD WELL NO. 1. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 2. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

UPPER WELLFIELD WELL NO. 3. WELL CAP SET AT ELEVATION 262. SEE SHEET C-15 FOR WELL LOCATION

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

FLOODWAY

B C-27 6-FT HIGH CHAIN LINK FENCE

A C-27 24-FT WIDE DOUBLE-LEAF SWING GATE

EXISTING UPPER WELLFIELD PUMPING STATION

TRENCH FOR PIPING, AND REPAIR TRENCH TO EXISTING CONDITIONS

COPPER MINE BROOK

1" = 30'
15 0 30

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: APRIL 2023

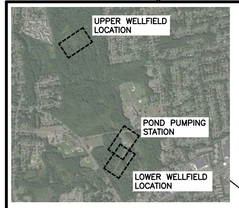
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

UPPER WELLFIELD
LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C009STPL.DWG
SHEET NO. C-9

XREFs: [CDMS_2436_XSVPL000_Floodway_Floodplain_2022-17, BORING LOCATIONS, CWP000ST, AW2001PS - 2D Process Export, CYFPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 3/24/2023 12:48:51 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C009STPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

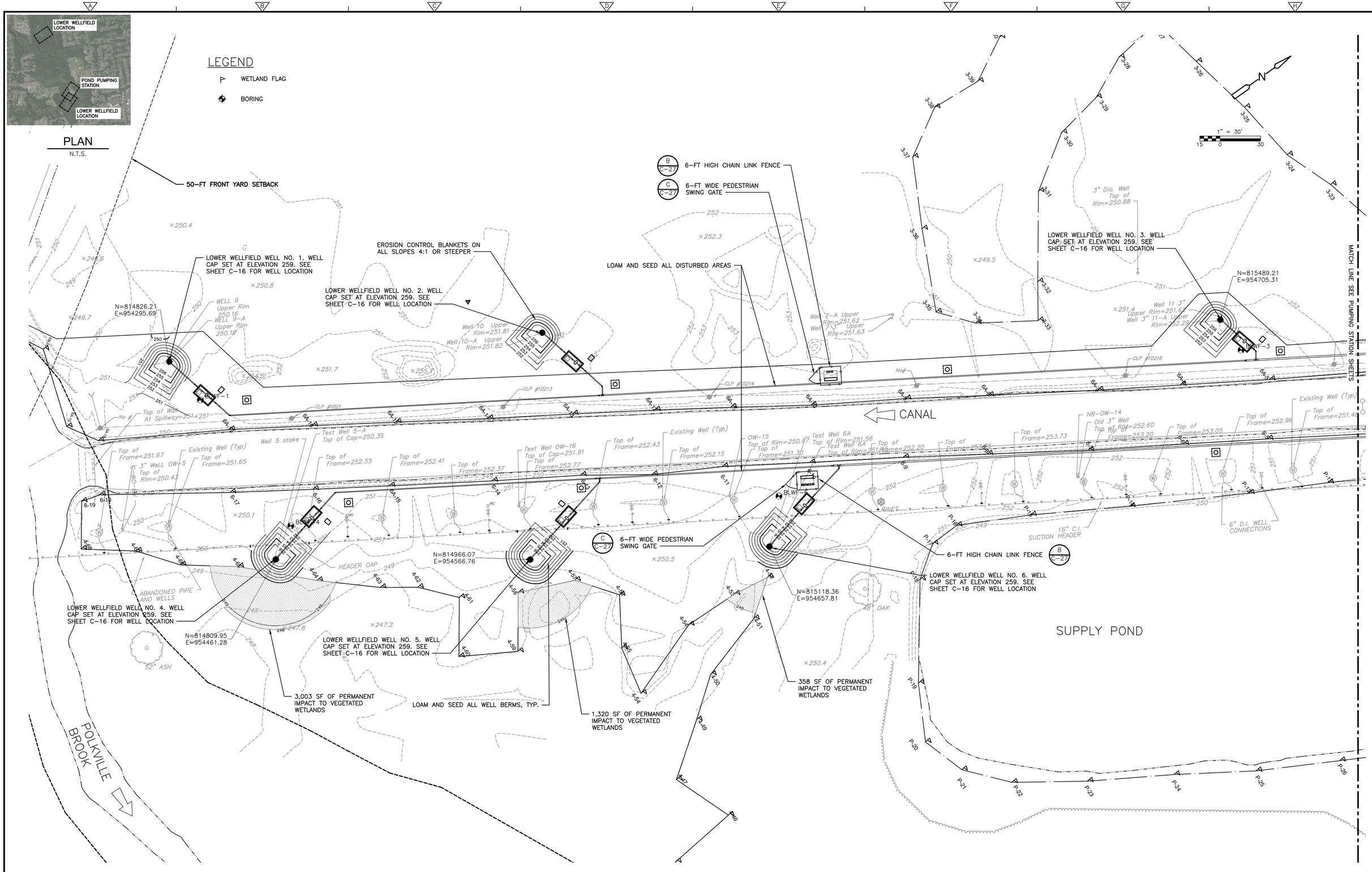
LEGEND

- BITUMINOUS CONCRETE
- INFILTRATION TRENCH
- CONCRETE WALKWAY
- DETENTION BASIN
- CHAIN LINK FENCE
- STEEL BEAM GUARDRAIL
- WETLAND FLAG
- BORING

Location:	(LOT 53-145) MALTBY STREET BRISTOL, CT			
Zone:	R-40 RESIDENTIAL ZONE			
Use:	PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)			
Item #	**Item**	**Requirements**	**Proposed**	**Variance**
1	Minimum Lot Area	40,000 S.F.	2,191,068 S.F.	No
2	Minimum Lot Frontage	150 feet	623 feet	No
3	Minimum Front Yard	50 feet	285 feet	No
4	Minimum Side Yard	20 feet	105 feet	No
5	Minimum Rear Yard	50 feet	1,180 feet	No
6	Maximum Building Height	35 feet	258.3 feet	No
7	Maximum Building Coverage	20 percent	0.18 percent	No

Location:	(LOT 53-145) MALTBY STREET BRISTOL, CT			
Zone:	R-40 RESIDENTIAL ZONE			
Use:	PUBLIC WATER UTILITY FACILITY (SPECIAL PERMIT USE)			
Item #	**Item**	**Requirements**	**Proposed**	**Variance**
1	Building Size	None Required	4032 S.F. (Pump Station)	No
2	Parking Required	N/A[1]	2 spaces	No
3	Minimum Parking Dimensions	9 feet x 18 feet	10 feet x 18 feet	No
4	Minimum Aisle Width	24 feet	40 feet	No
5	Minimum Residential Setback	50 feet	193 feet	No
6	Minimum Front Lot Line	10 feet	193 feet	No
7	Minimum Side Setback	5 feet	98 feet	No
8	Minimum Rear Setback	5 feet	1,200 feet	No
9	Landscaping, Curbs, and Islands	N/A (Less than 10 parking spaces)	N/A	N/A

LIMIT OF METAL BEAM RAIL
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
50–FT FRONT YARD SETBACK
put setback lines in red
16" WATER MAIN
N=816028.56
E=954636.04
BPS–1
NEW BRITAIN WATER DEPARTMENT
LOT 53-145 (ZONE R-40)
AREA: 50.38 ACRES
HBLW–1
J C–26 BIT CONC. ACCESS DRIVE
C C–26 3 FT WIDE GRAVEL INFILTRATION TRENCH
BPS–3
LIMITS OF WETLAND
HBLW–2
BPS–2
N=815815.04
E=954723.44
6.5-foot high
B C–27 6.5–FT HIGH CHAIN LINK FENCE
N=815805.58
E=954749.03
BUILDING ENTRANCE/EXIT
A C–25 METAL BEAM RAIL
BUILDING ENTRANCE/EXIT
L C–26 5 FT WIDE CONCRETE WALK
N=815745.97
E=954792.91
TEMPORARY SWITCHBOARD
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
LIMIT OF METAL BEAM RAIL
N=815665.20
E=954833.75
BUILDING ENTRANCE/EXIT
NEW POND PUMPING STATION FFE = 258' 56'Lx72'Wx25'H
BPS–4
BPS–5
A C–27 24–FT WIDE DOUBLE–LEAF SWING GATE
LIMIT OF METAL BEAM RAIL
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
C C–27 3 FT WIDE GRAVEL INFILTRATION TRENCH
LIMIT OF 3 FT WIDE GRAVEL INFILTRATION TRENCH
A C–27 24–FT WIDE DOUBLE–LEAF SWING GATE
HYDRANT
LOAM AND SEED DISTURBED AREA
220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
RIPRAP
MATCH LINE SEE SHEET C–11
CANAL
SUPPLY POND
SURVEY CONTROL # 60 N=815542.7606 E=954587.8219 EL=251.733
SURVEY CONTROL # 147 N=815295.0131 E=954567.0095 EL=251.162
SURVEY CONTROL # 148 N=815295.0131 E=954567.0095 EL=251.292
3" Dia. Well Top of Rim=250.88
Well 11 3" Upper Rim=251.62
Well 3" 11–A Upper Rim=252.29
CLP #10217
CLP #10216
BLWF–3
NB–OW–14 Old 3" Well Top of Rim=252.60
Top of Frame=253.20
Top of Frame=253.05
Top of Frame=252.96
Existing Well (Typ.)
Top of Frame=251.45
Top of Frame=253.73
Top of Frame=253.26
Top of Frame=252.20
Well 6A Top of Rim=251.56
16" C.I. SUCTION HEADER
6" D.I. WELL CONNECTIONS
12" Dia. Monitoring Well Top of Frame=249.43
Well 8–A Top of Rim=251.41
TWIN 8" C.I.P.
PLUGGED 6" C.I. SECTION ABANDONED IN PLACE
8" BUTTERFLY Hydrant Valve
2"Dia. Top of Frame=258.26
2"Dia. Top of Frame=252.43
Manhole Top of Frame=252.43
30" Corrugated Metal Pipe with Underdrain
36" DIP
20" DI WATER MAIN
8" SEWER FORCE MAIN
8" SEWER FORCE MAIN ABANDONED
8" SEWER FORCE MAIN ABANDONED
8" SEWER FORCE MAIN
8" SEWER FORCE MAIN
8" SEWER FORCE MAIN



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: G. HOWARD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

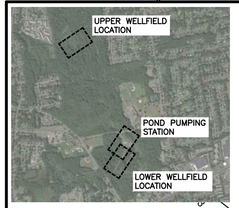
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

LOWER WELLFIELD
LAYOUT, MATERIALS, AND GRADING PLAN

PROJECT NO. 10739-264571
FILE NAME: C011GDPL.DWG
SHEET NO.
C-11

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export, CEP000ST, XSVPL000, BORING LOCATIONS, 2022-17, CYPWP001, EWP001ST] Images: [Base Image]
Last saved by: ENGELSB Time: 5/3/2024 9:38:49 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C011GDPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
N.T.S.

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

10,357 SF OF PERMANENT IMPACT TO VEGETATED WETLANDS

NEW POND PUMPING STATION FFE = 258'

ROOFLEADER OUTLET SET AT ELEVATION 252.0' (E C-26)

EROSION CONTROL BLANKETS ON ALL SLOPES 4:1 OR STEEPER

MATCH EXISTING GRADE

MATCH LINE SEE LOWER WELLFIELD SHEETS

CANAL

SUPPLY POND

Edge of Pavement

MALTBY STREET

COPPER MINE BROOK

MALTBY STREET BRIDGE

COPPER MINE BROOK

1" = 30'

15 0 30

N

BPS-1 BPS-2 BPS-3 BPS-4 BPS-5 BPS-6

HBLW-1 HBLW-2

Well 8 Top of Rim=249.80

Well 8-A Top of Rim=251.41

Well 11 3" Upper Rim=251.62 Well 3" 11-A Upper Rim=252.29

3" Dia. Well Top of Rim=250.88

BLDWF-3

CLP #10216

NB-OW-14 Old 3" Well Top of Rim=252.60

Existing Well (Typ)

12" Dia. Mine Tap of Frame=252.43

16" D.I. SUCTION HEADER

6" D.I. WELL CONNECTIONS

PLUGGED 16" C.I. SECTION ABANDONED IN PLACE

16" D.I. SUCTION HEADER

20" PVC WATER MAIN

6" D.I. COPPER SERVICE

ABANDONED 6" PIPE

XREFs: [CDMS_2436, CWP000ST, Floodway_Floodplain, AW2001PS - 2D Process Export, CEP000ST, XS\PL000, 2022-17, BORING LOCATIONS, CYPWP001] Images: [Base Image]
Last saved by: ENGELSB Time: 5/3/2024 10:13:19 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C012GDPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. HOWARD
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

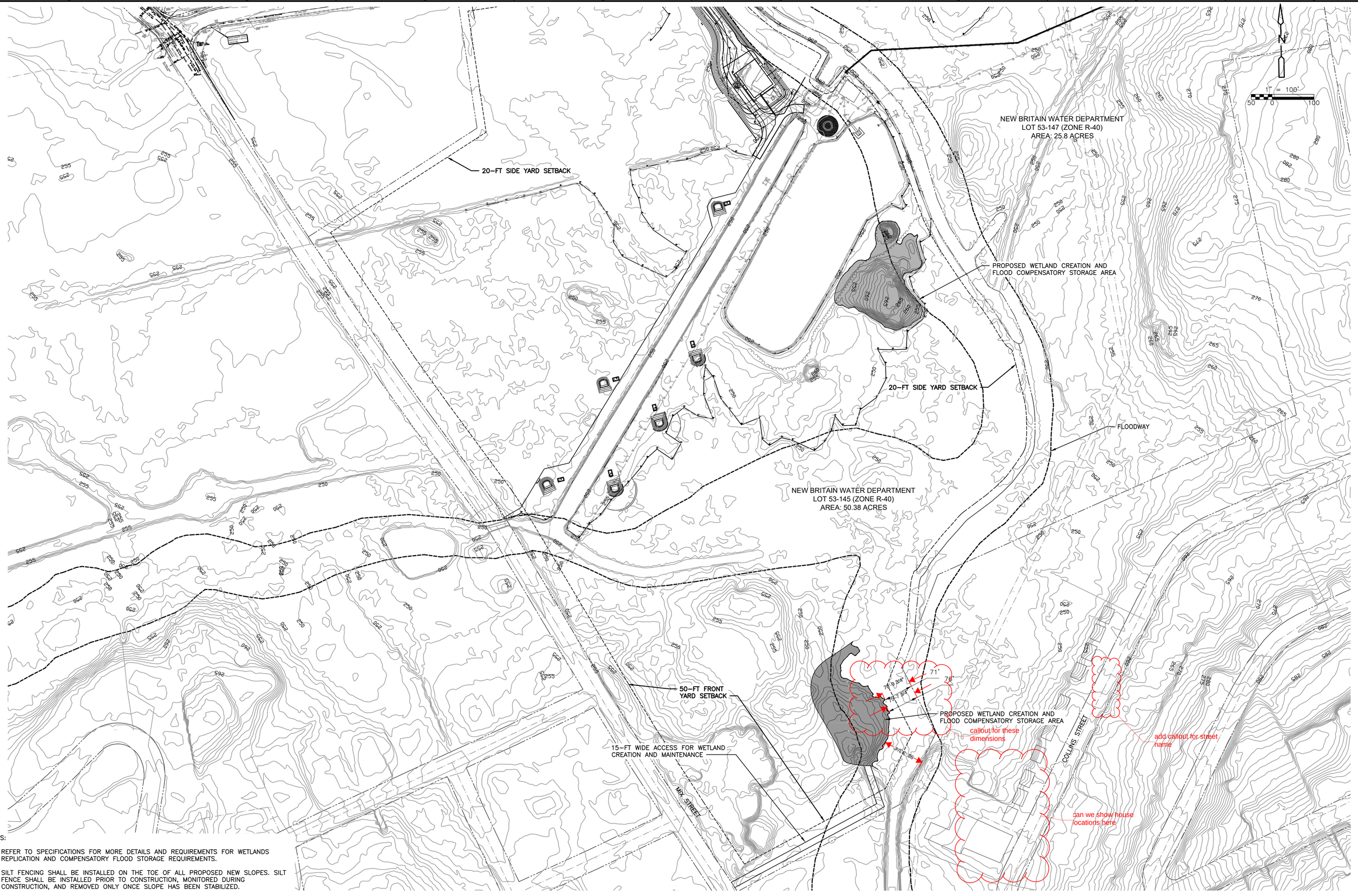
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
GRADING AND DRAINAGE PLAN

PROJECT NO. 10739-264571
FILE NAME: C012GDPL.DWG
SHEET NO. C-12

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GARLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

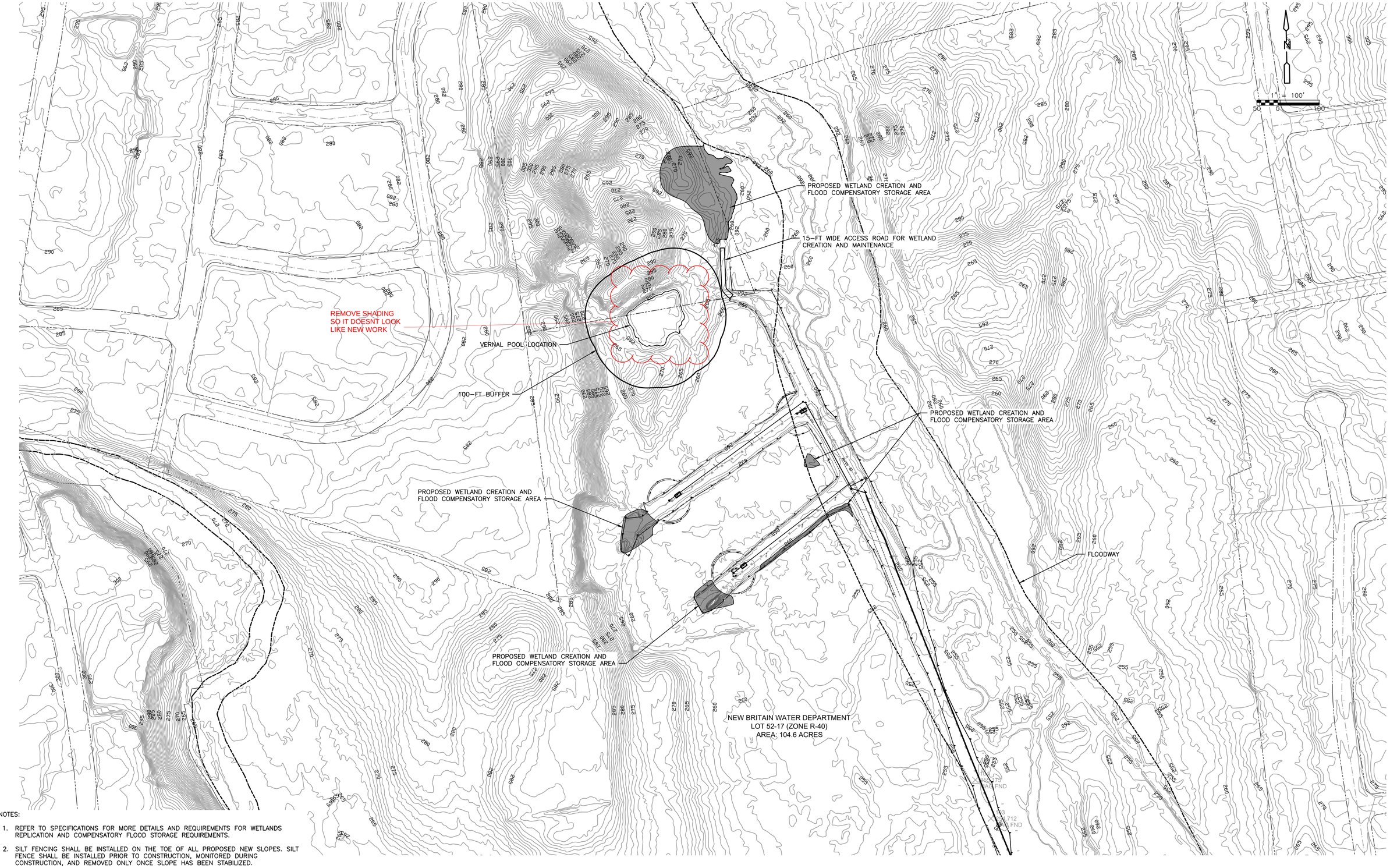
WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN I

PROJECT NO. 10739-264571
FILE NAME: C013STPL.DWG
SHEET NO. C-13

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, Floodway_Floodplain, CEP0005T, CWP0005T, AWZ001PS - 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/24/2024 3:43:46 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-13.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

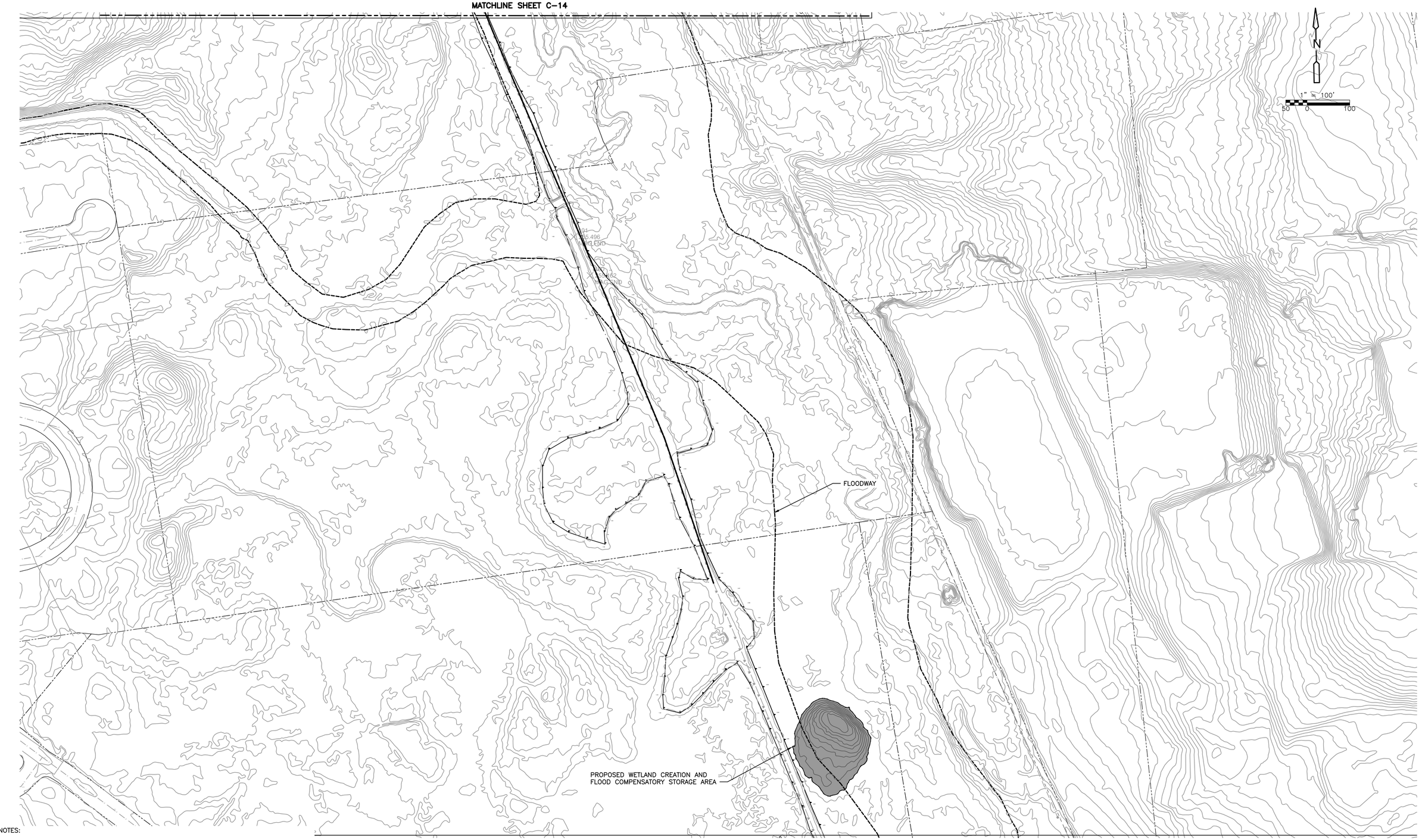
WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN II

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO. C-14

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, Floodway_Floodplain, CEP000ST, CMP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 6/21/2024 4:26:37 PM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C-14.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, XSPL000, Floodway_Floodplain_CEP000ST, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS, BristolTopo, CYPWP001] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:26:42 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C014STPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. REFER TO SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS REPLICATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: K. WAGNER
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

WETLAND REPLICATION AND COMPENSATORY FLOOD STORAGE PLAN III

PROJECT NO. 10739-264571
FILE NAME: C014STPL.DWG
SHEET NO.
C-14A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022–17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 3/23/2023 1:36:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C015YPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6–INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. PROVIDE TEMPORARY WATER METER FOR UPPER WELLFIELD OPERATIONS DURING CONSTRUCTION. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C–6.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

PLAN
1"=20'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

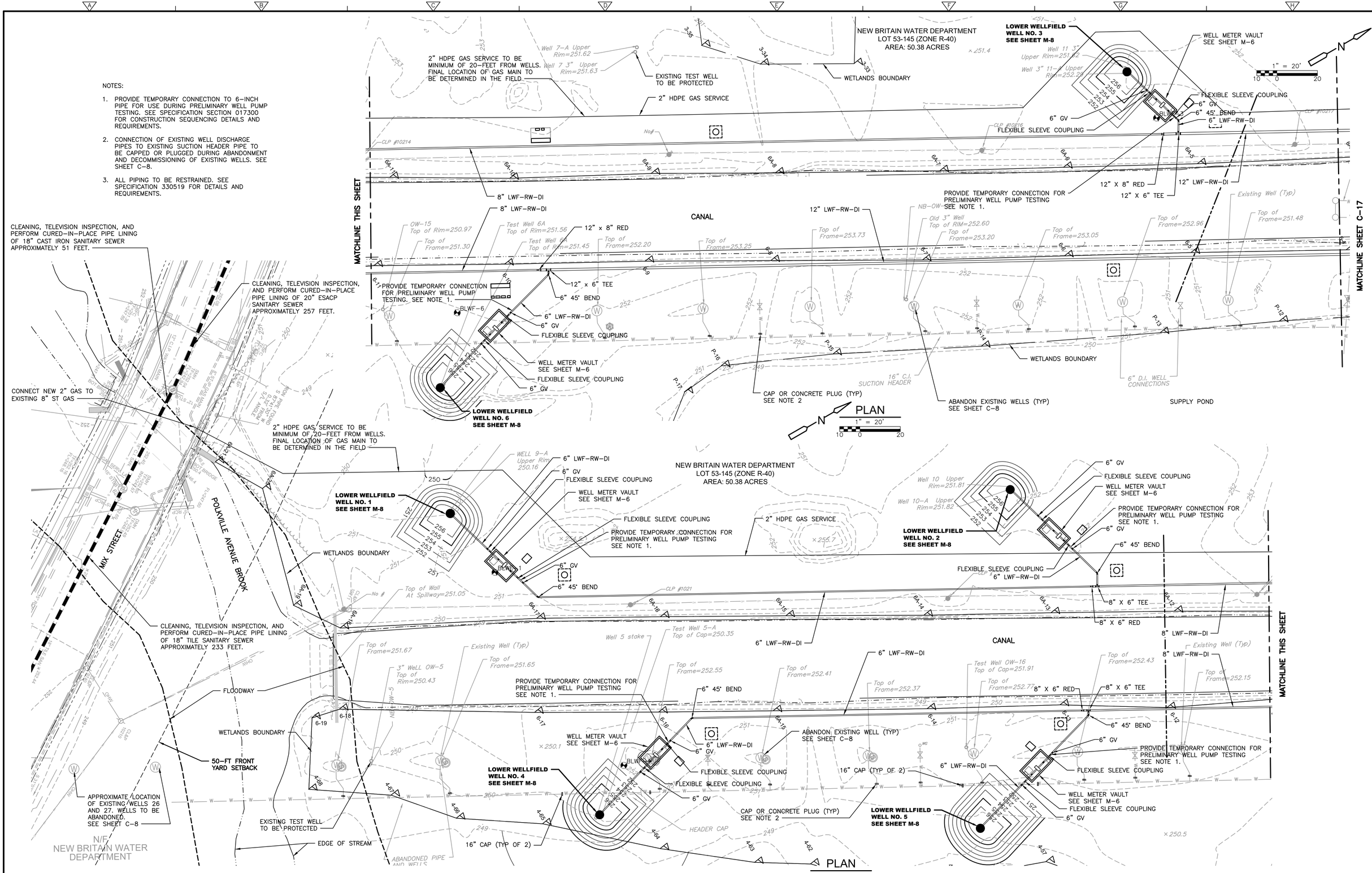
UPPER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739–264571
FILE NAME: C015YPPL.DWG
SHEET NO. C-15

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 6–INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C–8.
3. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES UPPER AND LOWER WELLFIELDS AND POND PUMPING STATION

LOWER WELLFIELD YARD PIPING PLAN

PROJECT NO. 10739–264571
FILE NAME: C016YPPL.DWG
SHEET NO. C-16

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS, Floodway_Floodplain, EWP001ST] Images: []
Last saved by: ENGELSB Time: 1/11/2024 10:28:30 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C016YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

MATCHLINE SHEET C-16

NOTES:

1. PROVIDE TEMPORARY CONNECTION TO 16-INCH PIPE FOR USE DURING PRELIMINARY WELL PUMP TESTING. SEE SPECIFICATION SECTION 017300 FOR CONSTRUCTION SEQUENCING DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.
3. CONNECTION OF EXISTING WELL DISCHARGE PIPES TO EXISTING SUCTION HEADER PIPE TO BE CAPPED OR PLUGGED DURING ABANDONMENT AND DECOMMISSIONING OF EXISTING WELLS. SEE SHEET C-7.
4. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

N

1" = 20'

10 0 20

NEW BRITAIN WATER DEPARTMENT
LOT 53-145 (ZONE R-40)
AREA: 50.38 ACRES

PROTECT EXISTING 12" WATER MAIN
ABANDON EXISTING WELLS (TYP) SEE SHEET C-7
WETLANDS BOUNDARY
EXISTING PIPING TO BE ABANDONED IN PLACE
730 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
CAP OR CONCRETE PLUG (TYP) SEE NOTE 3
D C-25 12" X 6" ANCHOR TEE HYDRANT ASSEMBLY
SUPPLY POND
12" 45° VERTICAL BEND (TYP OF 4)
12" LW-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
30" 45° VERTICAL BEND (TYP OF 4)
30" P-RW-DI TO BE INSTALLED BELOW NEW CONCRETE CULVERTS
FLOODWAY WESTERN BOUNDARY
16" CAP (TYP OF 3)
16" BFV TO BE REMOVED
EXISTING MAIN TO BE CAPPED
EXISTING CAISSON WELL AND PIPING TO BE ABANDONED
30" P-RW-DI (℄ EL. 237.52)
REMOVE AND DISPOSE EXISTING MANHOLE (TYP OF 2)
G C-27 5' DIAMETER PRECAST MANHOLE
H M-12 AIR RELEASE VALVE
CONNECT TO EXISTING PIPING
INSTALL RIPRAP APRON AROUND INTAKE STRUCTURE APPROXIMATELY 2-FT TALL BY 5-FT WIDE
EXISTING STEEL INTAKE STRUCTURE SCREENS TO BE REPLACED WITH STAINLESS STEEL SCREENS. MATCH EXISTING DIMENSIONS, SCREEN OPENINGS, AND REINFORCING BARS. MOUNT IN EXISTING SPACE WITH SIMILAR HARDWARE. APPROXIMATELY 9-FT HIGH BY 9.5-FT WIDE; CLEAR SCREEN OPENINGS APPROXIMATELY 0.5-IN SPACING. TYP 2 SIDES.
220 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
COPPERMINE BROOK
D C-25 36 X 6" ANCHOR TEE HYDRANT ASSEMBLY
F C-25 SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" WATER MAIN
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 36" W-CI FOR FINAL CONNECTION
WETLANDS BOUNDARY
FLOODWAY EASTERN BOUNDARY
36" W-CI (TO STAFFORD AVE)
MATCHLINE SHEET C-19
EXISTING POND PUMPING STATION FF=253.15 (TO BE DEMOLISHED AT COMPLETION OF CONSTRUCTION)
FUTURE WORK CLEAN, INSPECT, AND CIPP LINE EXISTING 20" PIPE TO STAFFORD AVENUE (APPROX. 1,200 LF)
(TO STAFFORD AVE)
Conc.Structure with Metal Grate Top of Grate=252.36
Top Concrete Wall At Inlet=251.95
INLET SCREEN AND EQUALIZER APPROX CL EL 244.6 (MATCH EXISTING)
30" P-RW-DI (℄ EL. 238.05)
30"X24" RED
24" CAP
(TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
36" CAP
36" TEE APPROX CL EL 243.8 (MATCH EXISTING)
MH Hatch 2'Dia. Top of Frame=252.32
MH Hatch 2'Dia. Top of Frame=252.43
12" Dia.MH Top of Frame=251.42
CANAL
NB-OW-13
Observation Well Elevation=252.00
Top of Frame=252.12
Top of Frame=252.61
PLUGGED 16" C.I. SECTION ABANDONED
BUTTERFLY VALVE
MH Hatch 2'Dia. Top of Frame=258.26
12" GV
12" LWF-RW-DI
16" LWF-RW-DI APPROX CL EL 245
16" X 12" TEE
12" LWF-RW-DI
12" LWF-RW-DI
30" P-RW-DI (℄ E. 240)
16" GV WITH POST INDICATOR (TYP OF 3)
CAP
CAP EXISTING 20" WATER MAIN
6'x4' Conc. Inv=245.50
6'x4' Conc. Inv=245.60
6.4' Conc. Inv=245.53
6.4' Conc. Inv=245.50
30k Generator with Underground Conduit
CAP AND THRUST BLOCK FOR TEMPORARY DEAD END
FUTURE WORK 20" X 6" ANCHOR TEE HYDRANT ASSEMBLY
CONTRACTOR TO PERFORM TEST PIT TO LOCATE EXISTING 20" W-CI FOR FINAL CONNECTION
36" X 16" TEE
1,197 SF OF TEMPORARY IMPACT TO WATERS OF THE U.S.
36" CAP (TO BE INSTALLED WHEN EXISTING POND PUMPING STATION IS DEMOLISHED)
TEMPORARY SOLID SLEEVE/COUPLING CONNECTION TO EXISTING 36" PUMP STATION DISCHARGE MAIN
EXISTING CORRUGATED METAL PIPE CULVERTS TO BE REPLACED WITH CONCRETE CULVERT AND CULVERT ENDS (MATCH EXISTING INVERTS) K C-26
36" 45° VERTICAL BEND (TYP OF 4)
16" 45° VERTICAL BEND (TYP OF 4)
36" W-DI AND 16" W-DI TO BE INSTALLED BELOW EXISTING CONCRETE CULVERTS
INLET SCREEN AND GATE VALVE
12" X 6" ANCHOR TEE HYDRANT ASSEMBLY D C-25
2" HDPE GAS SERVICE
BOLLARD (TYP) D C-27
EXISTING OBSERVATION WELLS 8 AND 8A TO BE ABANDONED SEE SHEET C-7
16" 45° BEND (℄ EL. 250.20)
6" 45° BEND (TYP OF 4)
2" W-CU
6" W-DI
30" POND RAW WATER INTAKE (℄ EL. 234.44)
30" 90° BEND
30" X 20" TEE (3)
30" W-DI
16" 22.5° BEND (℄ EL. 250.20)
PREFABRICATED SANITARY SEWER GRINDER PUMPING STATION
TOP ELEV APPROX 258; TANK INVERT ELEV APPROX 248.5
4" INLET APPROX INV 251.5; 1.25" SAN-HDPE PUMPED OUTLET APPROX CL 252.5
20" MJ BFV WITH EXTENDED NECK AND HANDWHEEL OPERATOR (3)
16" BFV
16" 45° BEND (℄ EL. 250.20)
16" LWF-RW-DI (LOWER WELLFIELD RAW WATER MAIN) (APPROX. ℄ EL. 250.20)
EXISTING LOWER WELLFIELD PUMPING STATION FF=253.00 (TO BE DEMOLISHED) SEE SHEET C-7
EXISTING 16" DI WATER MAIN TO BE REMOVED SEE SHEET C-7
6" 45° BEND
1.25" SAN-HDPE LOCAL HIGH POINT, APPROX. CL EL 253
4' DIA. MANHOLE G C-27 AND AIR RELEASE VALVE AS SPECIFIED
WETLANDS BOUNDARY
PROPOSED POND PUMPING STATION FFE 258.00 SEE SHEET M-2
HYDRANT ASSEMBLY D C-25
16" CAP
EXISTING 16" DI WATER MAIN TO BE ABANDONED IN PLACE
BORING LOCATION (TYP) SEE NOTE 2 THIS SHEET
SEGMENTAL BLOCK RETAINING WALL E C-27
6" 45° BEND
1.25" SAN-HDPE (APPROX. ℄ EL. 252.5)
6" W-DI
2" W-CU
16" UWF-RW-DI
16" LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN (APPROX. ℄ EL. 250.20)
16" BFV
16" 90° BEND (DN)
16" 45° BEND
16"-LOWER WELLFIELD (FUTURE TREATED POTABLE) WATER MAIN TO BE INSTALLED ABOVE 16"-UWF-RW-DI
TEST PIT LOCATION (TYP) SEE NOTE 2 THIS SHEET
6" GAS TO EMERGENCY GENERATOR
24" PUMPED POND RAW WATER (APPROX. ℄ EL. 252.17)
24" 22.5° BEND (DN)
4" DI ROOF DRAIN D C-26
36" PUMPED POND AND UPPER WELLFIELD RAW WATER (℄ EL. 245.50)
16" LOWER WELLFIELD (APPROX. ℄ EL. 246.33) (FUTURE TREATED POTABLE) WATER MAIN
LOWER WELLFIELD RAW WATER BACKFLOW PREVENTION ASSEMBLY (SEE SHEET M-7)
PROVIDE TEMPORARY CONNECTION FOR PRELIMINARY WELL PUMP TESTING. SEE NOTE 1.
SPACE FOR FUTURE LOWER WELLFIELD FINISHED WATER CHLORINE CONTACT TIME PIPE LOOP
EDGE OF STREAM
COPPERMINE BROOK
MATCHLINE SHEET C-18C

PLAN
1" = 20'

XREFs: [CDMS_2436_XSVP1000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 5/3/2024 10:09:12 AM
C:\Users\engelsb\DC\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C017YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

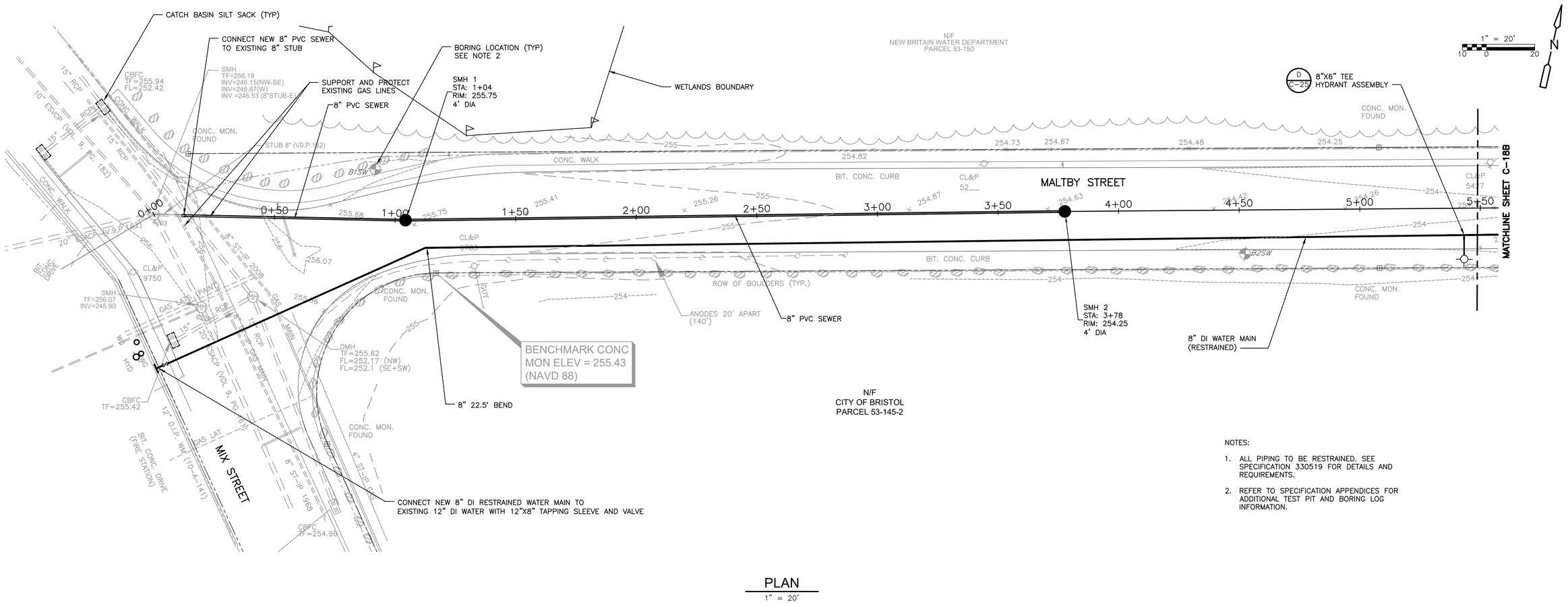
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

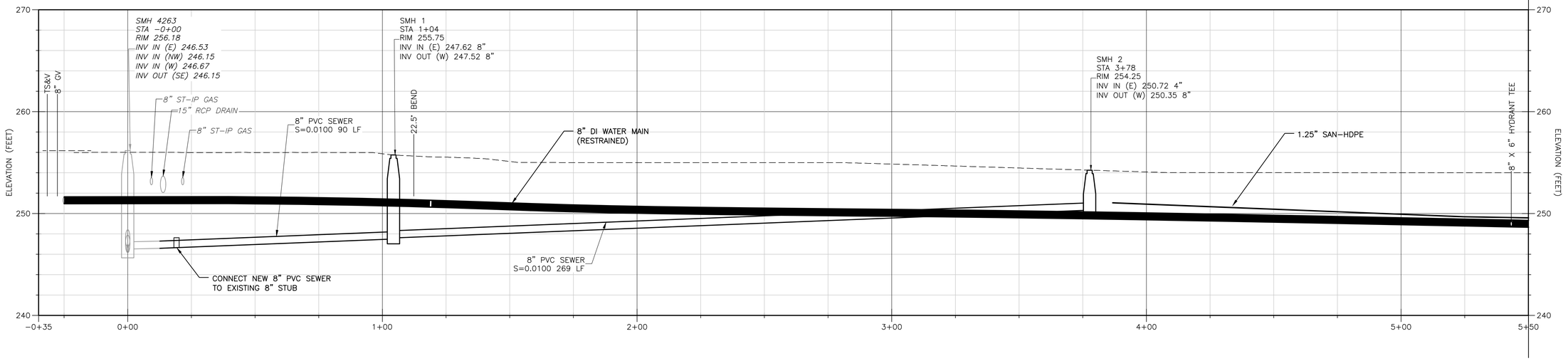
POND PUMPING STATION
YARD PIPING PLAN

PROJECT NO. 10739-264571
FILE NAME: C017YPPL.DWG
SHEET NO. C-17

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



PLAN
1" = 20'



PROFILE
1" = 20' HORZ
1" = 5' VERT

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

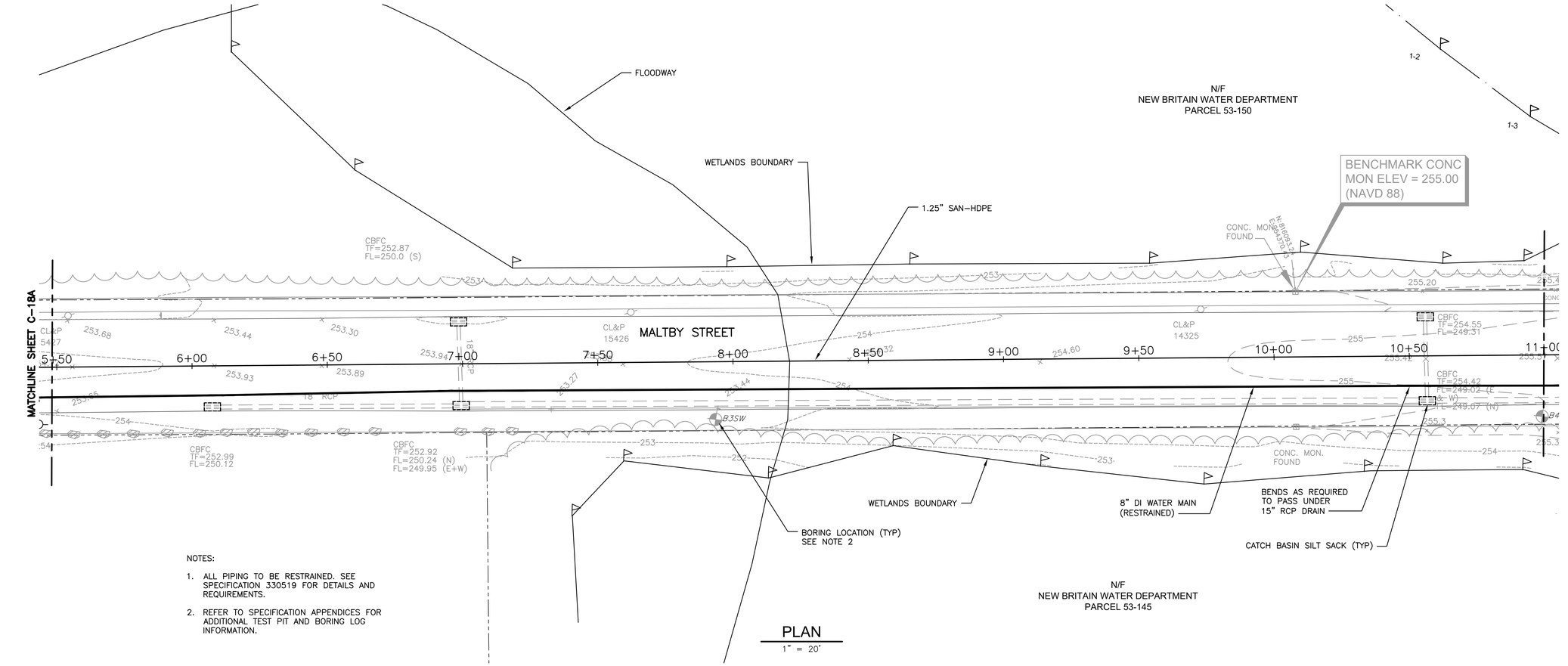
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE I

PROJECT NO. 10739-264571
FILE NAME: C018AYPPL.DWG
SHEET NO.
C-18A

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

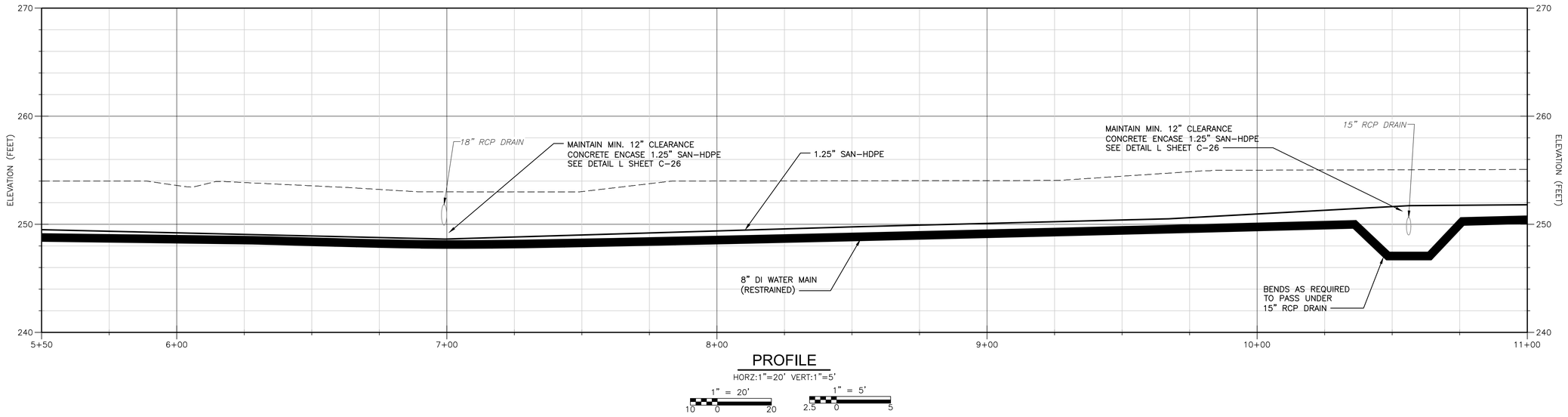
XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001P5 - 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 3:53:29 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018AYPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.

PLAN
1" = 20'



PROFILE
HORZ:1"=20' VERT:1"=5'
1" = 20' 10 0 20
1" = 5' 2.5 0 5

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

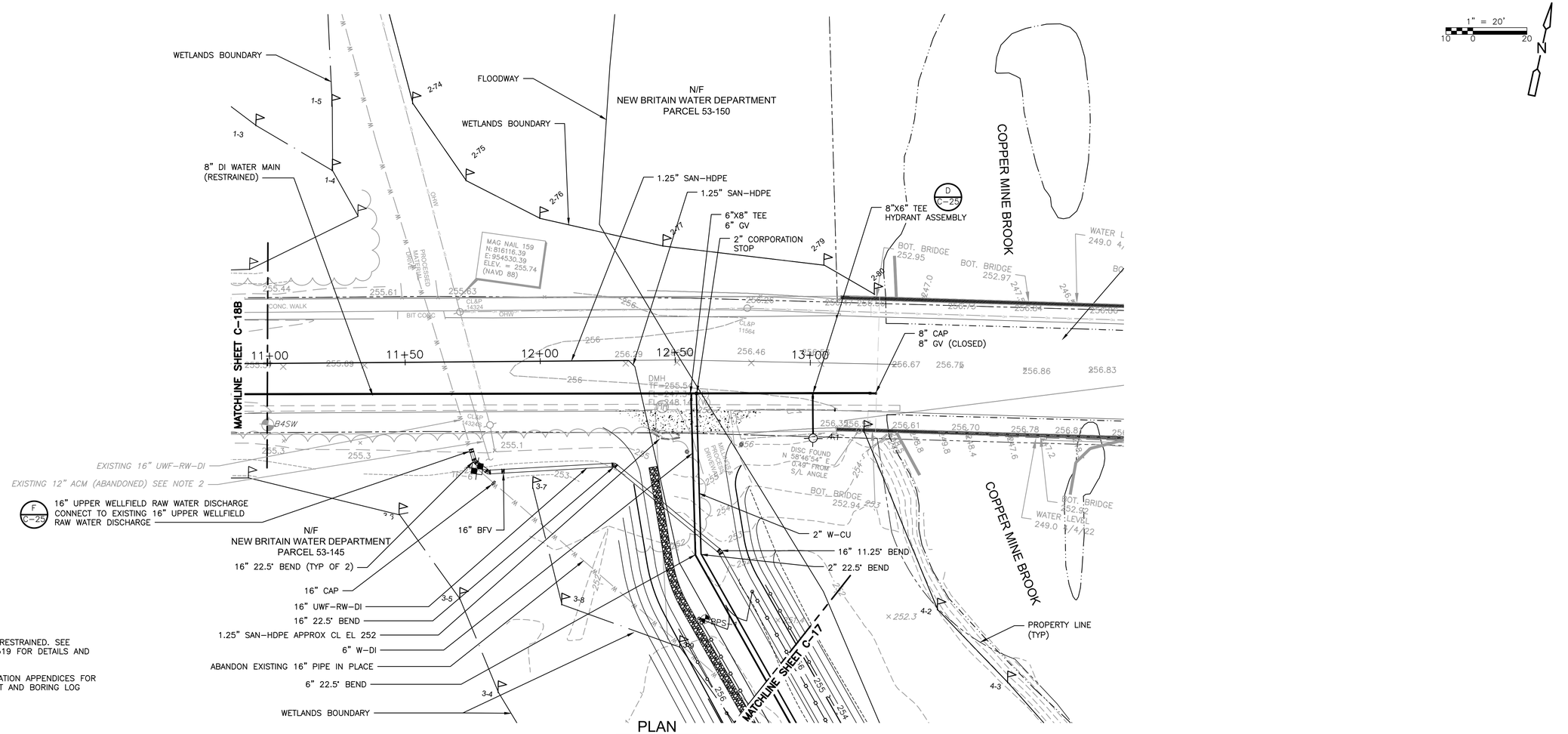
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE II

PROJECT NO. 10739-264571
FILE NAME: C018BYPPL.DWG
SHEET NO.
C-18B

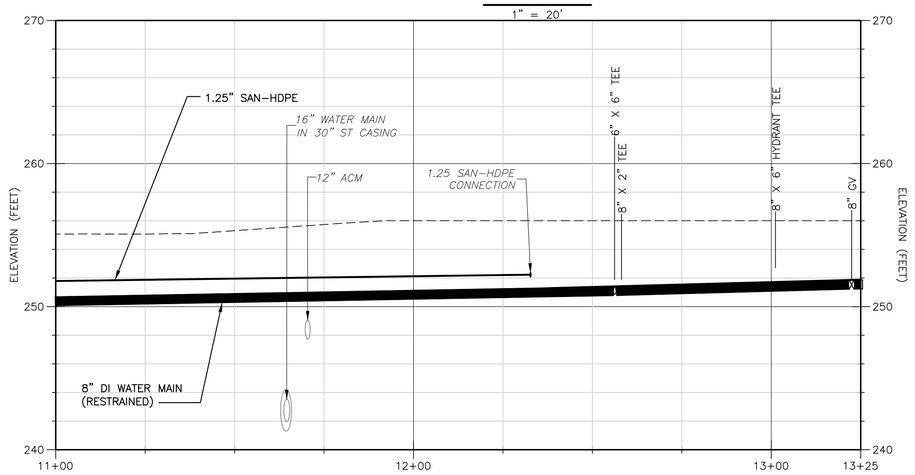
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, AW2001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 12/22/2023 4:25:03 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018BYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.
2. REFER TO SPECIFICATION APPENDICES FOR ADDITIONAL TEST PIT AND BORING LOG INFORMATION.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

MALTBY STREET
PLAN AND PROFILE III

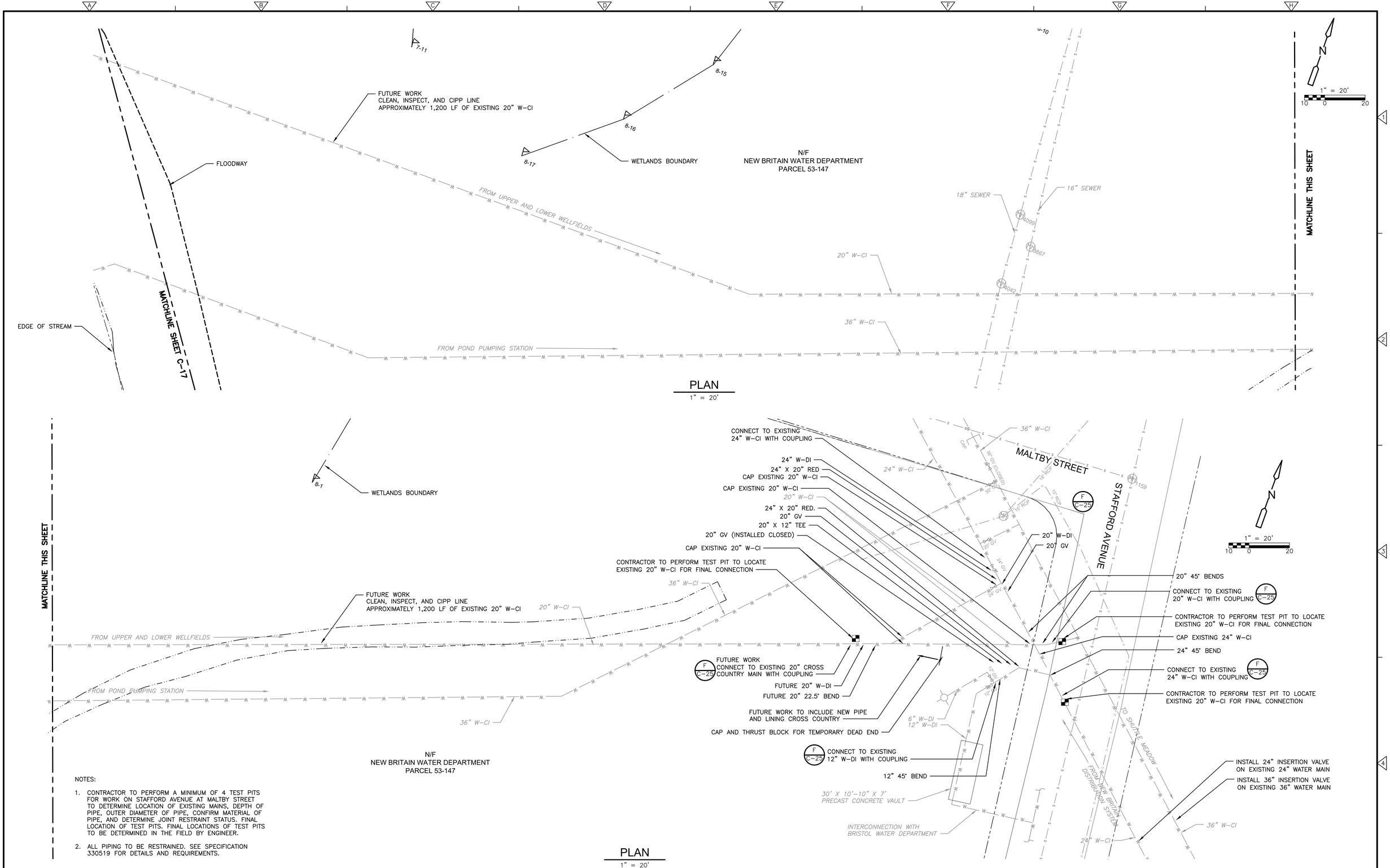
PROJECT NO. 10739–264571
FILE NAME: C018CYPPL.DWG

SHEET NO.
C-18C

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022–17, BORING LOCATIONS–CEI Edits, Floodway_Floodplain, CYPWP002] Images: []
Last saved by: ENGELSB Time: 1/11/2024 8:31:28 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C018CYPPL.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436, CYPWP001, XSVPL000, CWP000ST, AWZ001PS – 2D Process Export, 2022-17, BORING LOCATIONS-CEI Edits, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 11/30/2023 2:08:38 PM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C019YPPL.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN
1" = 20'

PLAN
1" = 20'

NOTES:

1. CONTRACTOR TO PERFORM A MINIMUM OF 4 TEST PITS FOR WORK ON STAFFORD AVENUE AT MALTBY STREET TO DETERMINE LOCATION OF EXISTING MAINS, DEPTH OF PIPE, OUTER DIAMETER OF PIPE, CONFIRM MATERIAL OF PIPE, AND DETERMINE JOINT RESTRAINT STATUS. FINAL LOCATION OF TEST PITS. FINAL LOCATIONS OF TEST PITS TO BE DETERMINED IN THE FIELD BY ENGINEER.
2. ALL PIPING TO BE RESTRAINED. SEE SPECIFICATION 330519 FOR DETAILS AND REQUIREMENTS.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

STAFFORD AVENUE
AND CROSS COUNTRY
PLAN

PROJECT NO. 10739-264571
FILE NAME: C019YPPL.DWG
SHEET NO.
C-19

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [TEST HOLE POINTS, CDMS_2436, XSVPL040, 2022-17, BORING LOCATIONS, Floodway_Floodplain] Images: []
Last saved by: ENGELSB Time: 3/1/2024 2:53:36 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\C023SDRM.dwg
© 2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

LIMITS OF CANAL SEDIMENT REMOVAL

WETLAND BOUNDARY

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. TO BE REMOVED AT THE END OF CONSTRUCTION (A / C-24)

CANAL TO BE DEWATERED AS NECESSARY

PROTECT EXISTING GATE STRUCTURE AND PIPE

REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE AND GATES

PROTECT EXISTING PIPES

INLET SCREEN AND GATE VALVE

STOPLOG AND PLUG FOR POND DEWATERING

PROVIDE STEEL PLATES TO PROTECT EXISTING CULVERT

PROTECT EXISTING 16" DI PIPE

PROTECT EXISTING SUCTION HEADER

TURBIDITY CURTAIN (D / C-24)

CANAL TO BE DEWATERED AS REQUIRED. SEE NOTE 5

EDGE OF STREAM

TEMPORARY SEDIMENT DEWATERING AND STOCKPILING AREA

STABILIZED POND ACCESS (F / C-27)

35-LF OF BANK RESTORATION (I / C-26)

LIMITS OF POND SEDIMENT REMOVAL

EXTENTS OF CLEARING AND GRUBBING TO BE DETERMINED

TEMPORARY ALTERATION TO APPROXIMATELY 30,900 SF OF WATERS OF THE U.S.

OCTOBER 2021 SEDIMENT DEPTH LOCATION AND MEASUREMENT (TYP)

DECEMBER 2021 SEDIMENT SAMPLE LOCATION AND ESTIMATED SEDIMENT DEPTH (TYP)

POND TO BE DEWATERED VIA THE EXISTING POND PUMPING STATION. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASIN. (J / C-24)

PROTECT EXISTING GATE STRUCTURE AND SUCTION PIPE

PROTECT EXISTING PIPE AND WALL

STOPLOG AND PLUG FOR POND DEWATERING

FLOODWAY

WETLAND FLAG LINE IS ORDINARY HIGH WATER

SMU-1 1 FT
SMU-2 2 FT
SMU-3 2.5 FT
SMU-4 2.5 FT
SMU-5 1 FT
SMU-6 1 FT
SMU-7 0.5 FT
SMU-8 1 FT
SMU-9 2 FT
SMU-10 AVG 4 FT MAX 7.5 FT

POND 7 (2")
POND 8 (7.8")
POND 9 (6.6")
POND 10 (7.4")
POND 1 (12")
POND 2 (13.6")
POND 3 (23.8")
POND 4 (5")
POND 5A & 5B (14.4")
POND 6A & 6B (48")

CANAL 1 (21.4")
CANAL 2 (7")
CANAL 3 (12")
CANAL 4 (7")

EXISTING WELL NO. 6
EXISTING LOWER WELLFIELD PUMPING STATION F.F.= 253.00
EXISTING POND PUMPING STATION F.F.= 253.15
EXISTING CASSION WELL
30k Generator with Underground Conduit

NOTES:

1. APPROXIMATELY 6,000 CUBIC YARDS (IN-SITU) OF SEDIMENT MATERIAL SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION.
2. AREA FOR TEMPORARY DEWATERING AND STOCKPILING OF SEDIMENT REMOVED FROM THE CANAL AND SUPPLY POND LIMITED TO THE HATCHED AREA INDICATED IN THE SUPPLY POND.
3. STABILIZED CONSTRUCTION ENTRANCES SHALL BE REMOVED UPON COMPLETION OF PROJECT. DISTURBED AREAS TO BE LOAMED AND SEEDED.
4. CONTRACTOR TO DEWATER CANAL AS NECESSARY. PLUG OR INSTALL STOP LOGS IN EXISTING CULVERTS OR INSTALL COFFERDAM. SUPPLEMENTAL DEWATERING (AS REQUIRED) TO BE DIRECTED TO DEWATERING SEDIMENTATION BASINS.

PLAN
1" = 30'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: T. BURKE
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. GERLACH
CROSS CHK'D BY: T. BURKE
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

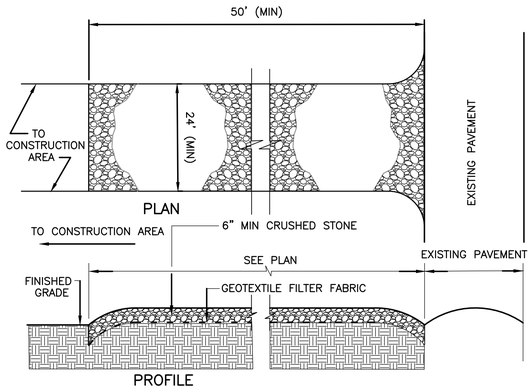
CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

SUPPLY POND AND CANAL SEDIMENT REMOVAL PLAN

PROJECT NO. 10739-264571
FILE NAME: C023SDRM.DWG
SHEET NO. C-23

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



NOTES:

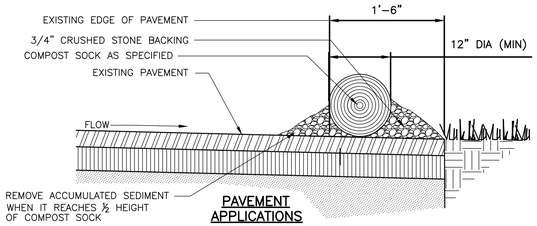
1.) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND EXISTING PAVEMENT.

2.) LIMITS OF STABILIZED CONSTRUCTION ENTRANCE SHALL BE AS DIRECTED BY THE ENGINEER.

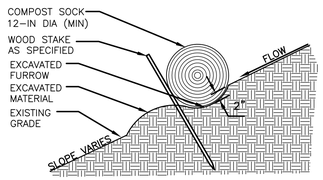
3.) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.

4.) REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO EXISTING PAVEMENT SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE
DETAIL A
NOT TO SCALE

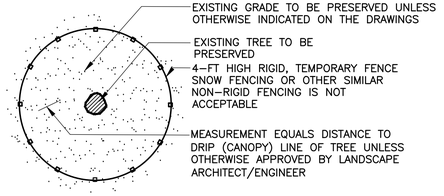


PAVEMENT APPLICATIONS



LANDSCAPE APPLICATIONS

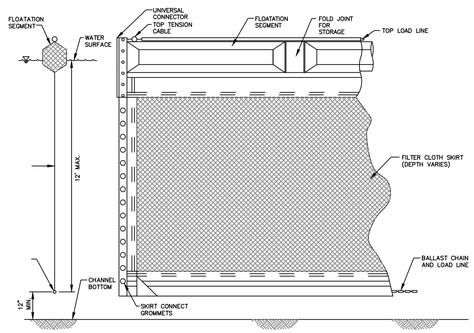
COMPOST SOCK
DETAIL B
SCALE: NTS

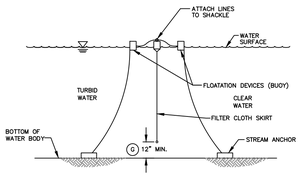


NOTES:
1. FENCING SHALL BE INSTALLED AROUND PERIMETER OF ALL EXISTING TREES TO BE PRESERVED WITHIN THE LIMIT OF WORK.
2. FENCING MAY BE REMOVED TEMPORARILY, ONLY AS REQUIRED TO PERFORM THE WORK SHOWN ON THE DRAWINGS.
3. FENCING SHALL REMAIN IN PLACE & BE MAINTAINED THROUGHOUT CONSTRUCTION AND THEN REMOVED COMPLETELY.

TREE PROTECTION
DETAIL C
NOT TO SCALE

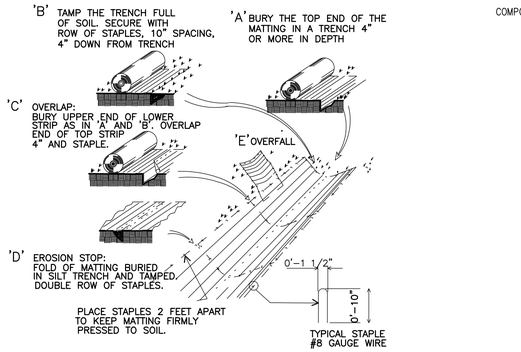
TURBIDITY CURTAIN





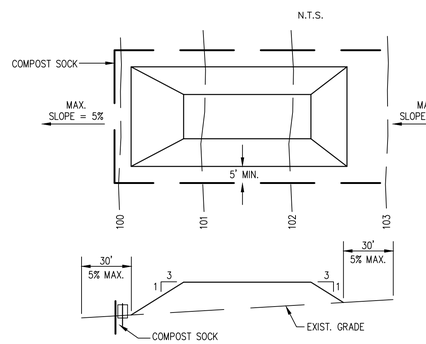
TYPICAL ANCHORING SECTION

TURBIDITY CURTAIN
DETAIL D
NOT TO SCALE



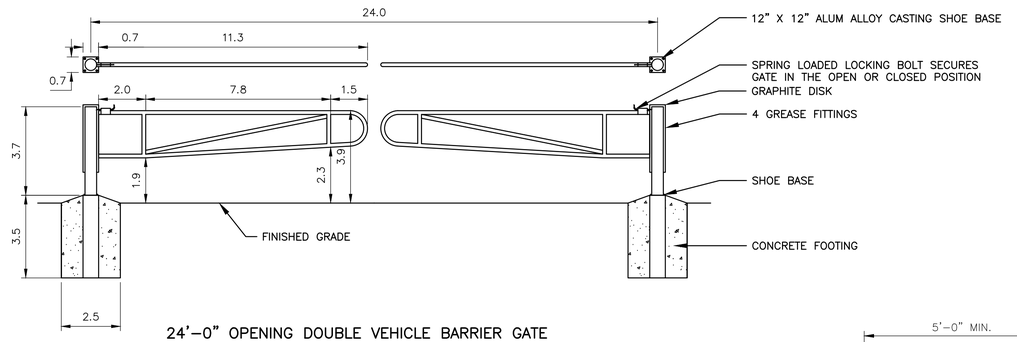
NOTE:
1.) APPLY ON ALL NEW SLOPES 3(H):1(V) AND STEEPER.

EROSION CONTROL BLANKET
DETAIL E
NOT TO SCALE

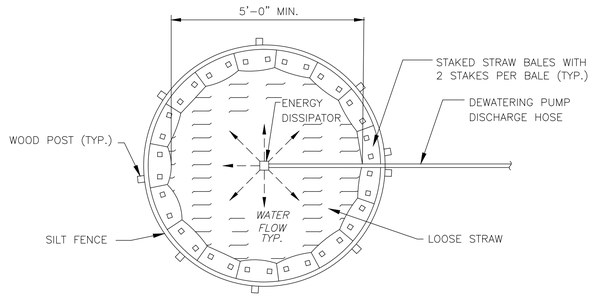


NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
4. COMPOST SHALL BE INSTALLED AS DETAILED HEREON.

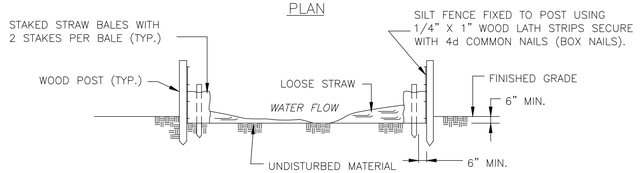
SOIL STOCKPILE
DETAIL F
NOT TO SCALE



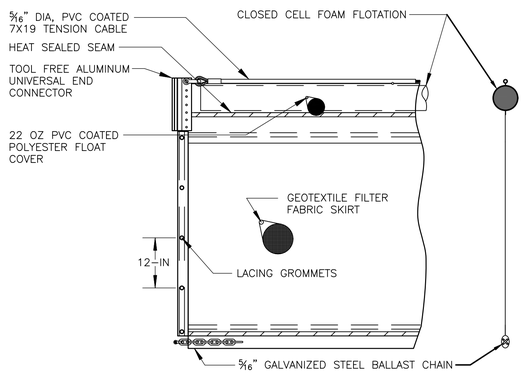
24'-0" OPENING DOUBLE VEHICLE BARRIER GATE
DETAIL G
NOT TO SCALE



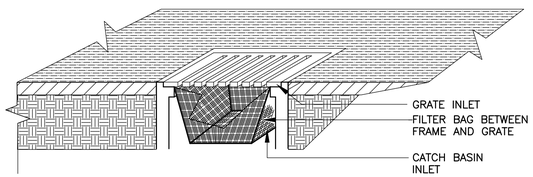
PLAN



DEWATERING SEDIMENTATION BASIN
DETAIL J
NOT TO SCALE



FLOATING TURBIDITY BARRIER
DETAIL I
NOT TO SCALE



CATCH BASIN FILTER
DETAIL H
NOT TO SCALE

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

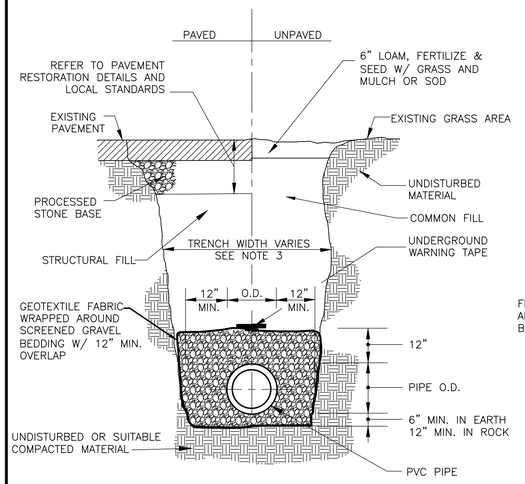
CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS I

PROJECT NO. 10739-264571
FILE NAME: CD001CSDT.DWG
SHEET NO.
C-24

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

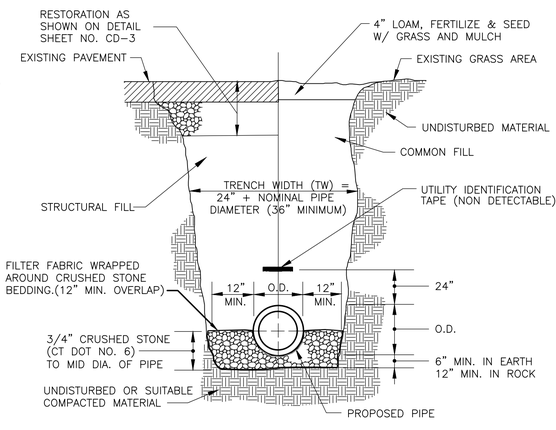
XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 2/28/2023 11:28:15 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD001CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PVC PIPE TRENCH

DETAIL A

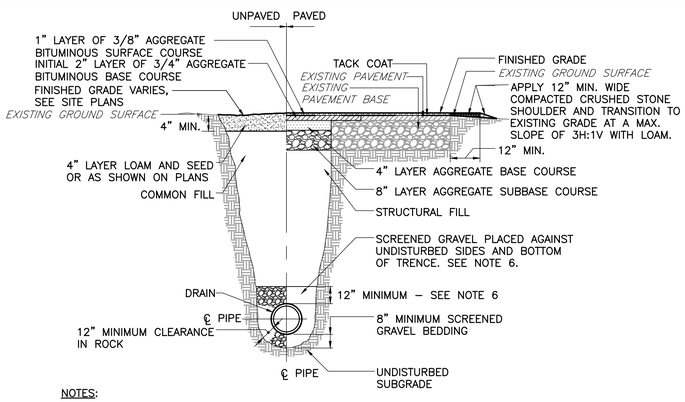
NOT TO SCALE



DI PIPE TRENCH

DETAIL B

NOT TO SCALE



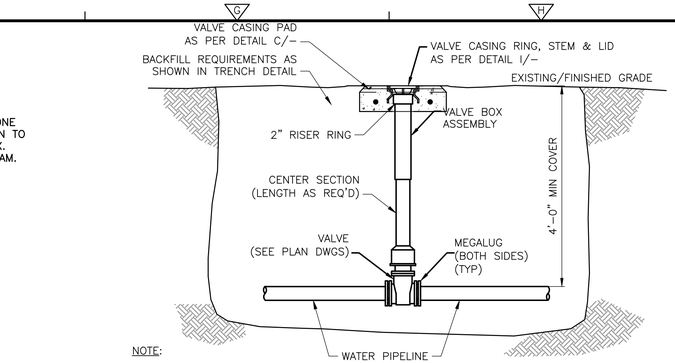
NOTES:

1. THE CONTRACTOR SHALL MAINTAIN INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE FOR 60–90 DAYS MINIMUM.
2. IF INITIAL PAVEMENT IS PLACED AFTER OCTOBER 1ST, THEN IT SHALL BE MAINTAINED UNTIL PAVEMENT OVERLAY IS PLACED.
3. PAVEMENT OVERLAY SHALL BE PLACED BETWEEN APRIL 15 AND NOVEMBER 15 OF EACH CALENDAR YEAR.
4. THE CONTRACTOR SHALL SAW CUT 12–INCHES OUTSIDE OF INITIAL TRENCH EXCAVATION. INITIAL PAVEMENT SHALL BE REMOVED AND DISPOSED OF.
5. INITIAL 2" LAYER OF 3/4" AGGREGATE BITUMINOUS BASE COURSE SHALL MATCH EXISTING ROADWAY GRADES.
6. FOR PIPES OTHER THAN PVC AND HDPE, SELECT COMMON FILL MAY BE USED FROM MID–DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
7. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300 FEET, WHICHEVER IS LESS.
8. PRIOR TO INSTALLATION OF 1" LAYER OF 3/8" AGGREGATE BITUMINOUS SURFACE COURSE, SHIM EXISTING ROAD AS REQUIRED TO PROVIDE A SMOOTH FINISHED GRADE WITH NO PUDDLING.
9. IN LOCATIONS WHERE TRENCH PAVING MEETS EXISTING BITUMINOUS CONCRETE, MATCH FINISHED GRADE.

TRENCHING AND REPAIRS

DETAIL C

NTS



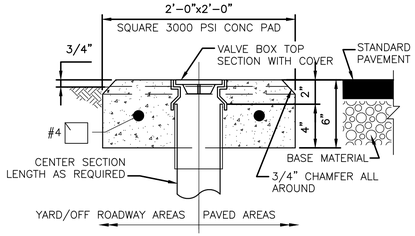
NOTE:

THE VALVE BOX SHALL BE PLUMB AND CENTERED OVER THE VALVE OPERATING NUT IN SUCH A MANNER THAT IT CAN BE FREELY OPERATED WITH A VALVE KEY. THE CONTRACTOR PERFORMING WORK SHALL ASSURE THAT THE VALVE BOX IS FREE OF DEBRIS BEFORE RESETTING.

VALVE BOX (PIPE 12" DIAMETER AND SMALLER)

DETAIL H

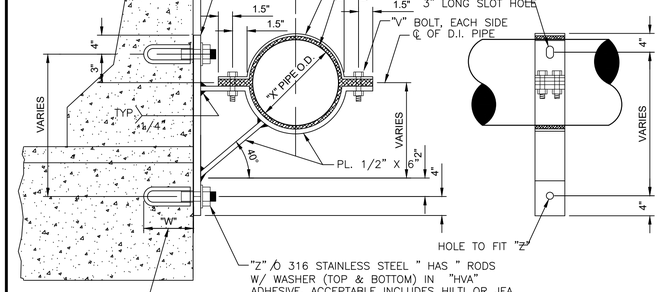
NTS



VALVE CASING PAD

DETAIL I

NTS



CROSS–SECTION PROFILE

PIPE SIZE	4"	6"	8"	10"	12"	16"	20"	24"
X	4.80"	6.90"	9.05"	11.10"	13.20"	17.40"	21.60"	25.80"
Y	8"	9"	10"	12"	13"	15"	17"	19"
Z	¾"	¾"	¾"	1"	1"	1"	1¼"	1¼"
W	6.625"	6.625"	6.625"	8.25"	8.25"	8.25"	12"	12"
V	1/2"	1/2"	1/2"	1/2"	1/2"	3/4"	3/4"	3/4"

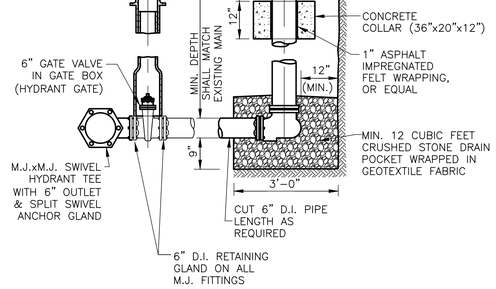
NOTES :

1. ALL WELDS TO BE PERFORMED BY A CERTIFIED STRUCTURAL WELDER.
2. ALL SUPPORT BRACKET MEMBERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL NUTS, BOLTS, AND WASHERS SHALL BE 316 STAINLESS STEEL.
4. THE SPACING OF SIDEWALL PIPE SUPPORTS SHALL BE SPECIFICALLY DESIGNED BASED UPON MANY FACTS INCLUDING PIPE SIZE AND MATERIAL EMBEDMENT LIMITATIONS. UNLESS APPROVED OTHERWISE BY THE ENGINEER, IN NO CASE SHALL THE SPACING OF PIPE SUPPORTS EXCEED TWENTY (20) FEET ON–CENTER FOR PIPE SIZES TWELVE (12) INCH AND SMALLER AND TEN (10) FEET ON–CENTER FOR PIPE SIZES GREATER THAN TWELVE (12) INCHES.

SIDEWALL PIPE HANGER

DETAIL E

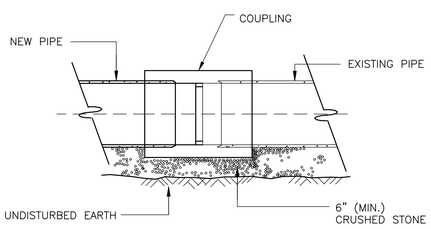
NOT TO SCALE



FIRE HYDRANT ASSEMBLY

DETAIL D

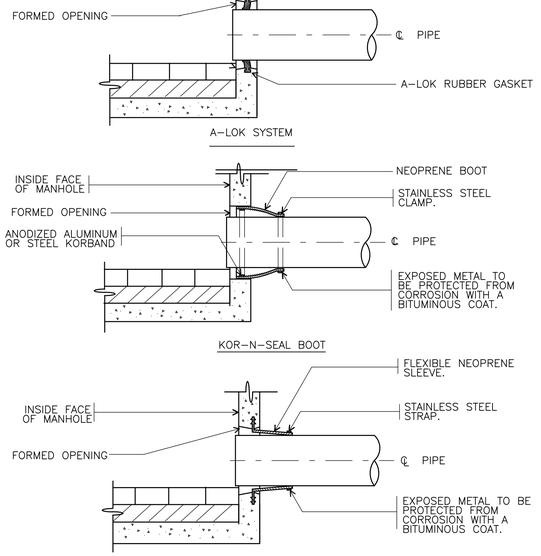
NOT TO SCALE



COUPLING CONNECTION TO EXISTING PIPE

DETAIL F

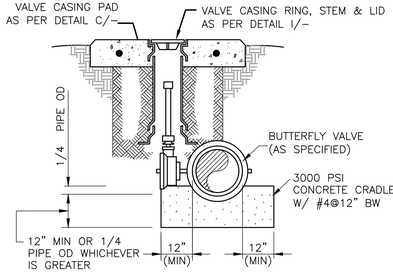
NOT TO SCALE



PIPE CONNECTION DETAILS

DETAIL G

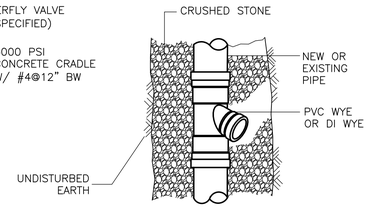
NOT TO SCALE



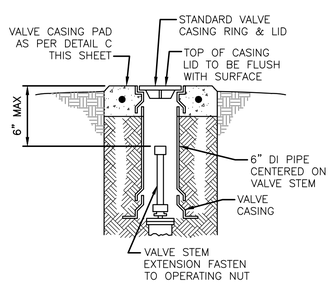
DIRECT BURIED BUTTERFLY VALVE (FOR 16"–36" BUTTERFLY VALVES)

DETAIL J

NTS



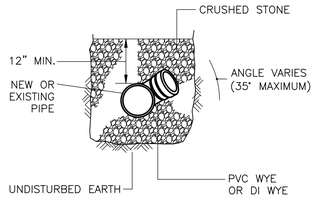
PLAN



VALVE BOX

DETAIL K

NTS



SECTION

PVC OR DI WYE BRANCH

DETAIL L

NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

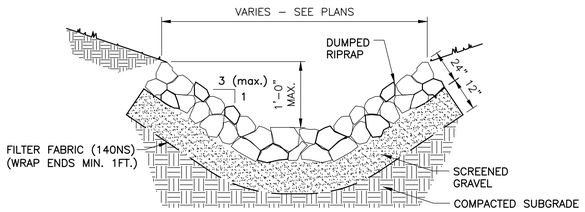
CIVIL DETAILS II

PROJECT NO. 10739–264571
FILE NAME: CD002CSDT.DWG

SHEET NO.
C-25

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL00, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/23/2023 4:36:52 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739–264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD002CSDT.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

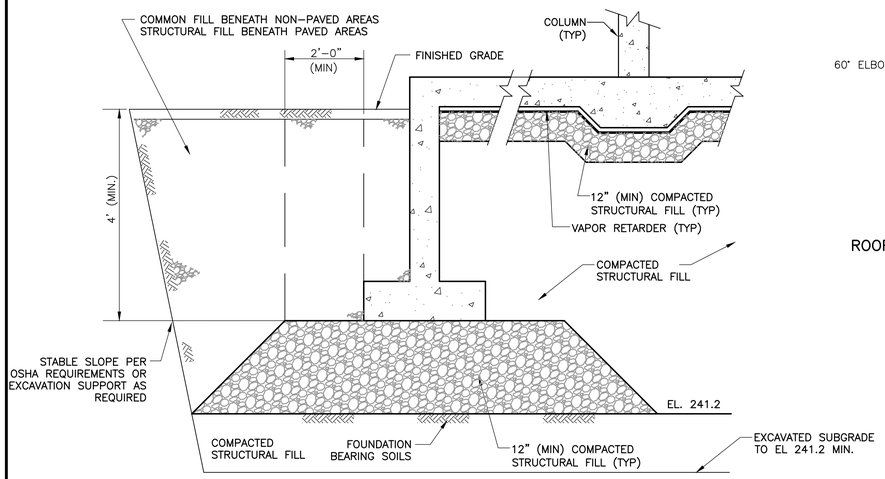


SECTION

RIPRAP SWALE

DETAIL A

SCALE: NTS



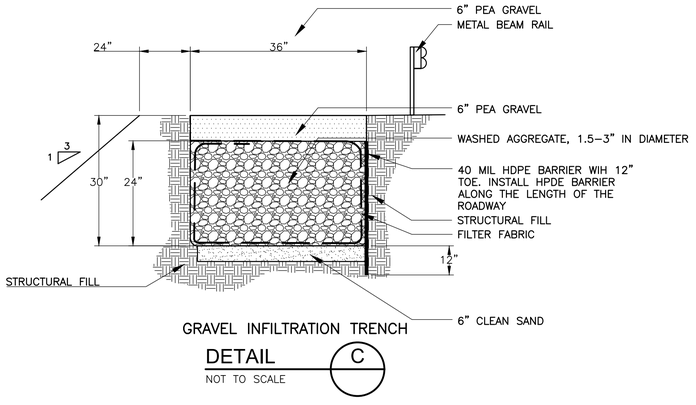
NOTES:

1. THE SUITABILITY OF THE FOUNDATION SUB-GRADE TO BE VERIFIED BY CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE.
2. SEE SPECIFICATION SECTION 312000 FOR SUBGRADE PREPARATION REQUIREMENTS AND COMPACTION REQUIREMENTS.
3. STRUCTURES INCLUDE TANK, BUILDING, OR SHALLOW FOOTINGS. SEE SITE PLANS.

BACKFILL

DETAIL B

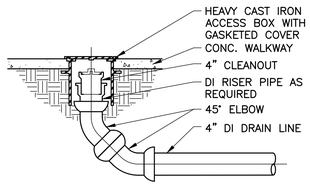
NTS



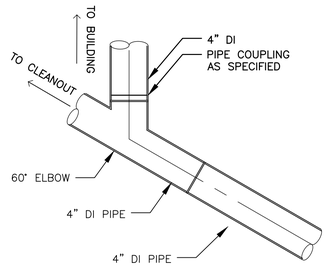
GRAVEL INFILTRATION TRENCH

DETAIL C

NOT TO SCALE



SECTION VIEW

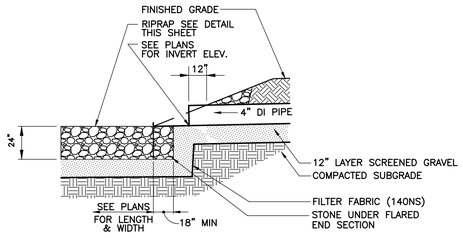


PLAN VIEW

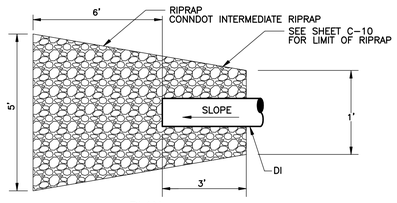
ROOF DRAIN CONNECTION WITH CLEANOUT

DETAIL D

NTS



SECTION

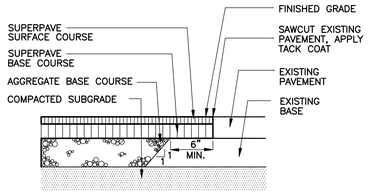


PLAN

PIPE END SECTION & RIPRAP APRON

DETAIL E

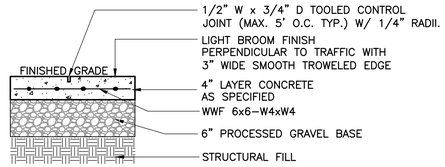
NOT TO SCALE



PAVEMENT MATCH

DETAIL F

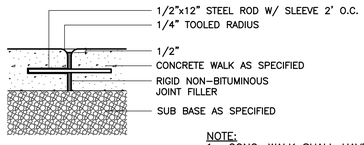
NOT TO SCALE



CONCRETE WALKWAY

DETAIL G

NOT TO SCALE



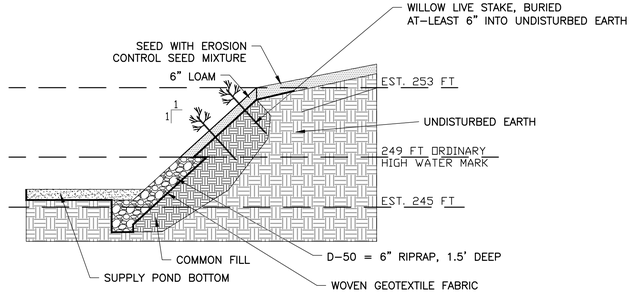
NOTE:

1. CONC. WALK SHALL HAVE 3 STEEL RODS MIN.
2. EXPANSION JOINTS SHALL BE LOCATED 30 FT. MIN. O.C. AND AT THE END OF EACH DAYS POUR.

EXPANSION JOINT

DETAIL H

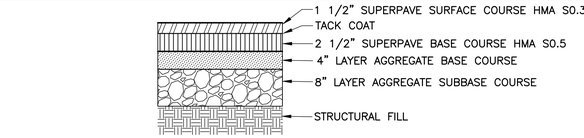
NOT TO SCALE



BANK RESTORATION

DETAIL I

NOT TO SCALE



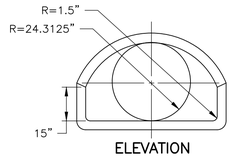
NOTES:

1. BASE COURSE SHALL EXTEND 3" MIN. BEYOND EDGE OF PAVEMENT. DEPTH VARIES SEE GRADING AND DRAINAGE PLAN

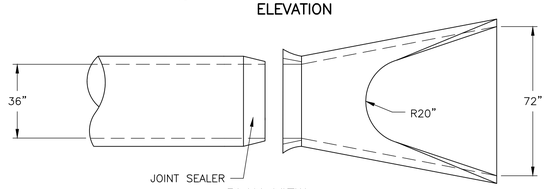
BITUMINOUS CONCRETE PAVEMENT

DETAIL J

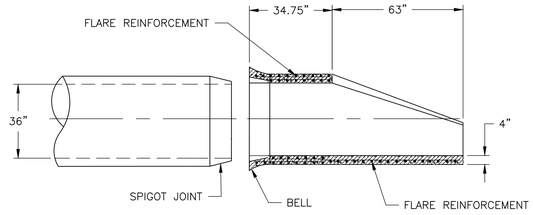
NOT TO SCALE



ELEVATION



PLAN VIEW

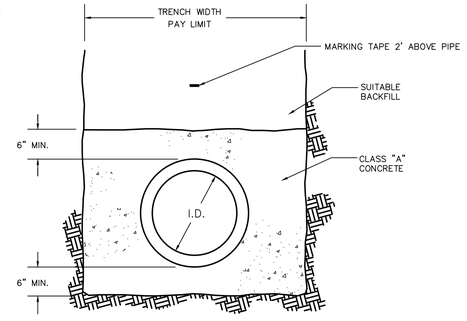


SECTION VIEW

RCP CULVERT PIPE END

DETAIL K

NOT TO SCALE



CONCRETE ENCASEMENT

DETAIL L

NOT TO SCALE

XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS – 2D Process Export] Images: []
Last saved by: ENGELSB Time: 12/14/2023 11:35:09 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 – New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD003CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

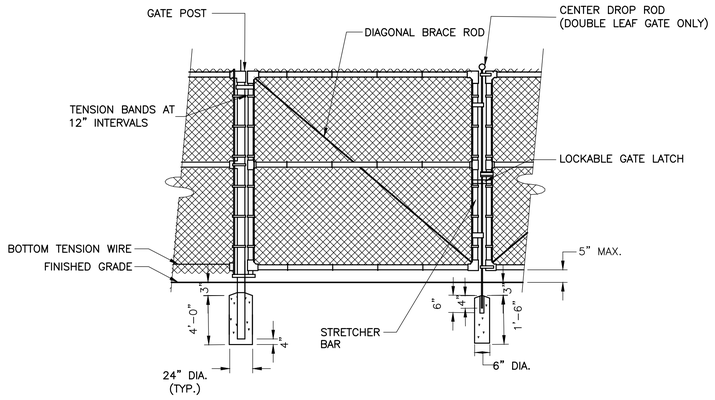
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS III

PROJECT NO. 10739-264571
FILE NAME: CD003CSDT.DWG

SHEET NO.
C-26

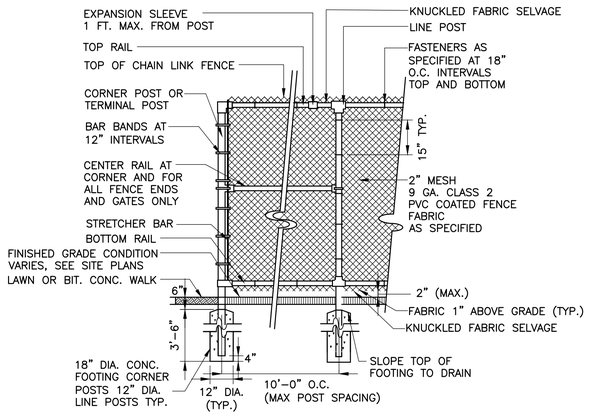
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



CHAIN LINK DOUBLE LEAF SWING GATE

DETAIL A

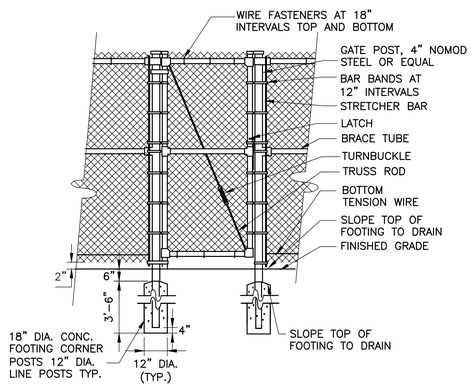
NOT TO SCALE



6.5-FT HIGH CHAIN LINK FENCE

DETAIL B

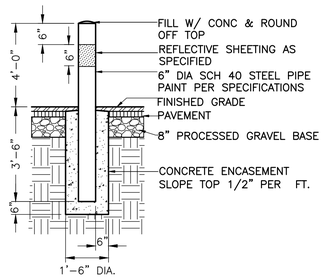
NOT TO SCALE



PEDESTRIAN CHAIN LINK FENCE GATE

DETAIL C

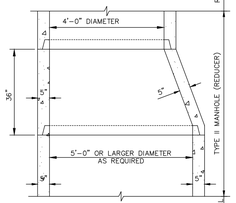
NOT TO SCALE



STEEL BOLLARD

DETAIL D

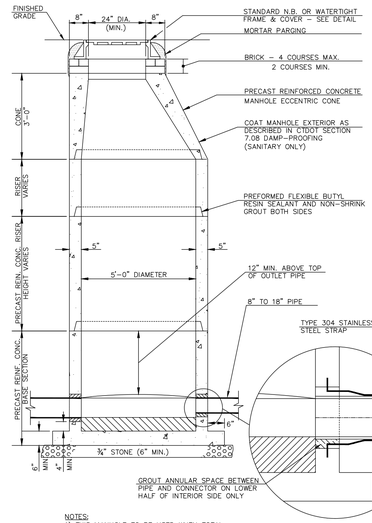
NOT TO SCALE



REDUCER SECTION

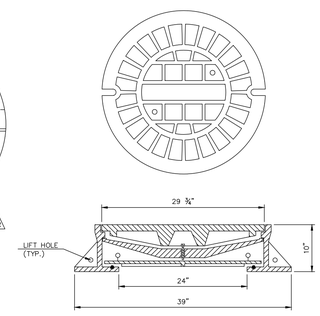
NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS GREATER THAN 12' OR ANY PIPE SIZE IS GREATER THAN 18".
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE II MANHOLE
(PRECAST WITHOUT STEPS)



NOTES:
1) THIS MANHOLE TO BE USED WHEN TOTAL DEPTH IS 12' OR LESS AND LARGEST PIPE SIZE IS 18" OR SMALLER.
2) ALL NEW SANITARY AND STORM SEWER INSTALLATIONS SHALL BE TELEVISED.

TYPE I MANHOLE
(PRECAST WITHOUT STEPS)

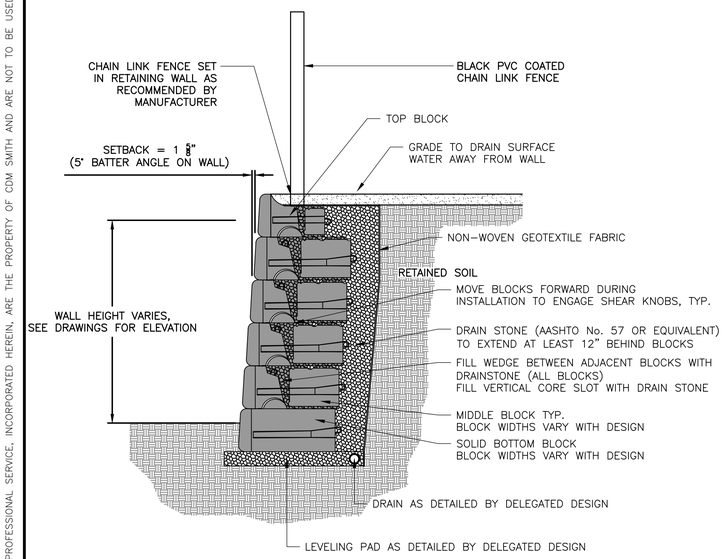


NEW BRITAIN STANDARD
WATERTIGHT MANHOLE CASTING

MANHOLE

DETAIL G

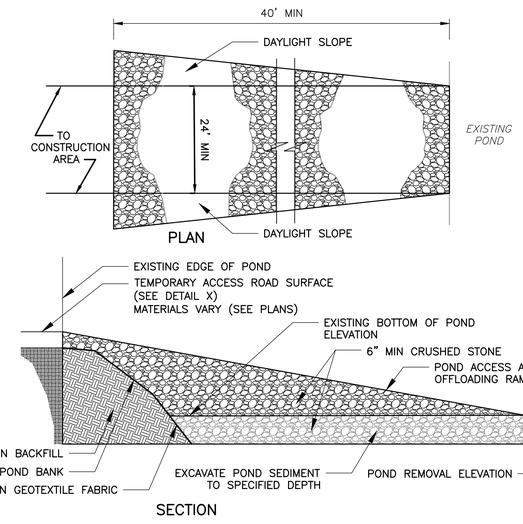
NOT TO SCALE



SEGMENTAL UNIT RETAINING WALL

DETAIL E

SCALE: NTS



SECTION

NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED POND ACCESS/TRUCK OFFLOADING RAMP AND EXISTING GROUND SURFACE
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO GROUND SURFACE.
3. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
4. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
6. THE SLOPE OF THE POND ACCESS AND OFFLOADING RAMP TO BE DETERMINED BY CONTRACTOR BASED ON SELECTED EQUIPMENT, MEANS AND METHODS, AND APPROVED BY THE ENGINEER.
7. DAYLIGHT SLOPES OF THE RAMP WILL BE INSTALLED AS NEEDED BASED ON THE EXCAVATION DEPTH AND BANK HEIGHT TO MAINTAIN STABILITY OF THE POND ACCESS/OFFLOADING RAMP.
8. ALL MATERIAL FOR POND ACCESS/OFFLOADING RAMP IS TEMPORARY AND WILL BE REMOVED AFTER SEDIMENT REMOVAL COMPLETED. POND BANK TO BE RESTORED PER SPECIFICATIONS.

POND ACCESS AND TRUCK OFFLOADING RAMP

DETAIL F

SCALE: NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JUNE 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

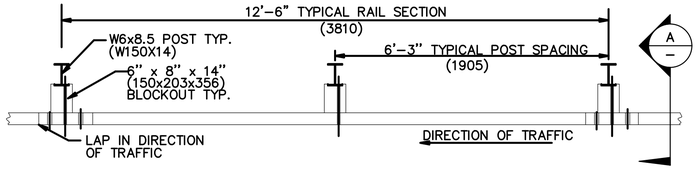
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS IV

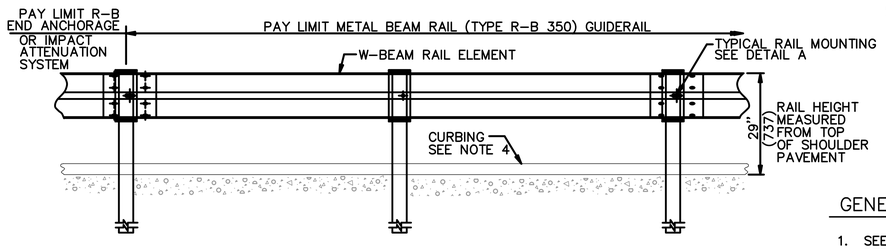
PROJECT NO. 10739-264571
FILE NAME: CD004CSDT.DWG
SHEET NO.
C-27

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

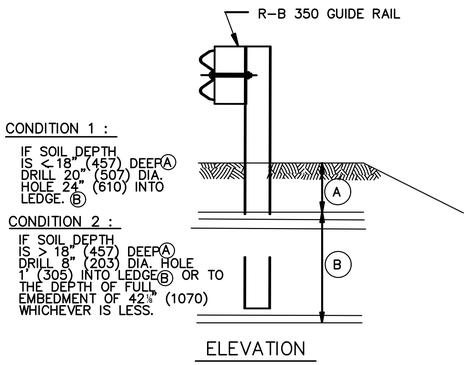
XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 3/24/2023 11:21:13 AM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD004CSDT.dwg
©2024 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



PLAN

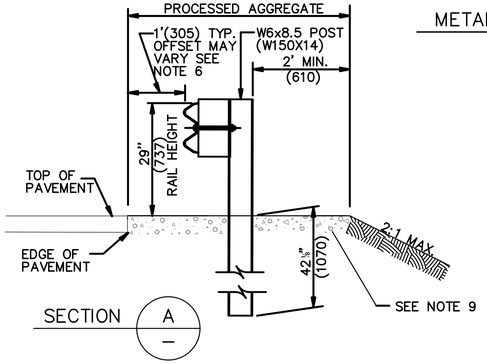


ELEVATION



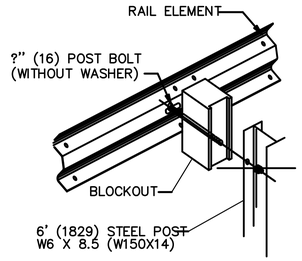
ELEVATION

METAL BEAM RAIL (TYPE R-B 350)



SECTION A

NO CURB APPLICATION

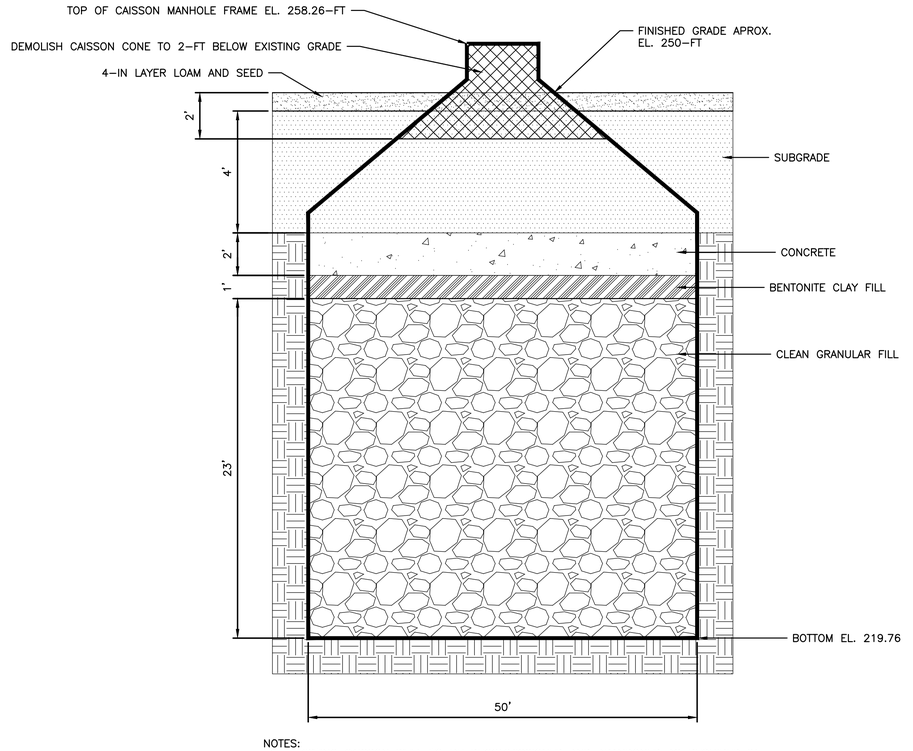


DETAIL A
RAIL MOUNTING

GENERAL NOTES:

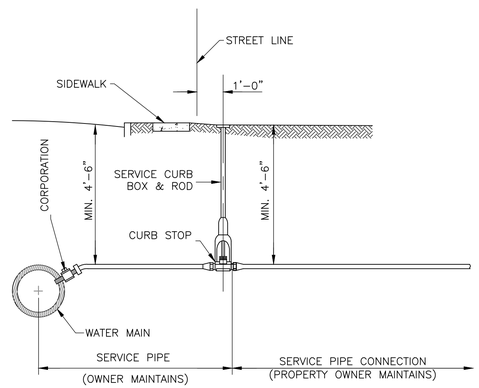
1. SEE CTDOT STANDARDS FOR HARDWARE AND DELINEATOR DETAILS.
2. MAXIMUM DESIGN DEFLECTION FOR R-B 350 GUIDERAIL AT THE STANDARD POST SPACING OF 6'-3" IS 4'-3". DEFLECTION REQUIREMENT IS MEASURED FROM THE BACK OF POST TO THE FACE OF OBJECT.
3. FOR CURVES WITH RADII OF 150'(45.7m) OR LESS, ALL RAIL ELEMENTS SHALL BE SHOP FABRICATED TO THE PROPER RADIUS AND GALVANIZED AFTER FABRICATION. RADIUS RAIL WHEN REQUIRED AND NOTED ON THE PLANS, IS INCLUDED IN THE PAY ITEM FOR GUIDERAIL.
4. RAIL HEIGHT WITH CURBING SHALL BE MEASURED FROM THE TOP OF PAVEMENT. ON HIGH SPEED ROADWAYS (>45mph 72.4kph), 4" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED FLUSH WITH THE FACE OF CURB. ON LOW SPEED ROADWAYS (<45mph 72.4kph), 6" CURBING MAY BE USED IN CONJUNCTION WITH GUIDERAIL AND THE RAIL ELEMENT SHALL BE PLACED A MAXIMUM OF 9" BEHIND THE FACE OF CURB.
5. THREE BLOCKOUTS MAY BE USED FOR ONE POST ONLY. TWO BLOCKOUTS MAY BE USED FOR A SERIES OF POSTS. THE COST OF ADDITIONAL BLOCKOUTS AND LONGER BOLTS SHALL BE INCLUDED IN THE BID PRICE PER FOOT OF GUIDERAIL. EXTRA BLOCKOUTS AT TRANSITION TO BRIDGE PARAPETS SHOULD BE AVOIDED.
6. W-BEAM GUIDERAIL MAY BE PLACED 1' OR MORE FROM THE EDGE OF PAVEMENT ONLY ON SLOPES 10:1 OR FLATTER AND WITHOUT CURBING. IF THE RAIL IS INSTALLED WITHIN 2' OF THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE SHOULDER SLOPE EXTENDED TO THE RAIL. IF THE RAIL IS INSTALLED BEYOND 2' FROM THE EDGE OF PAVEMENT, THE RAIL HEIGHT IS MEASURED FROM THE GROUND DIRECTLY BELOW THE RAIL.
7. ALL R-B 350 GUIDERAIL TYPES INSTALLED ON EXPRESSWAYS AND RAMPS SHALL USE CLASS B, TYPE-II (10 GAUGE) W-BEAM RAIL ELEMENTS.
8. 20" DIA. EXCAVATED HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL, OR GRANULAR FILL COMPACTED IN 6" LIFTS BEFORE DRIVING POST OR POSTS MAY BE SET IN EXCAVATED HOLE AND BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). 8" DIA. HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
9. AS DIRECTED BY THE ENGINEER AND WHERE PAVEMENT FOR RAILING IS NOT BEING INSTALLED, A MIN. 6" DEPTH OF PROCESSED AGGREGATE SHALL BE INSTALLED FROM THE PAVEMENT EDGE OR BACK OF CURB TO A MINIMUM OF 2' BEHIND THE GUIDERAIL POST AND COMPACTED IN 6" LIFTS.
10. MINIMUM RAIL HEIGHT FOR NEW CONSTRUCTION SHALL BE 29" + 1".

METAL BEAM RAIL
DETAIL A
NOT TO SCALE



NOTES:
1. EXISTING CAISSON WELL TO BE DECOMMISSIONED AND ABANDONED AS REQUIRED IN SECTION 019416, APPENDED TO THE SPECIFICATIONS.
2. CAISSON TOP CONE TO BE DEMOLISHED TO AT LEAST 2 FEET BELOW FINISH GRADE.

CAISSON DECOMMISSIONING AND ABANDONMENT
DETAIL B
NOT TO SCALE



WATER SERVICE CONNECTION
DETAIL C
NTS

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: J. BRONENKANT
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: JANUARY 2024

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

CIVIL DETAILS V

PROJECT NO. 10739-264571
FILE NAME: CD005CSDT.DWG
SHEET NO.
C-28

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436_XSVPL000, CWP000ST, Floodway_Floodplain, AWZ001PS - 2D Process Export] Images: []
Last saved by: ENGELSB Time: 1/5/2024 1:08:10 PM
C:\Users\engelsb\ACCDocs\CDM Smith Inc\10739-264571 - New Britain CT White Bridge Well Fields and PS\Project Files\02 Civil (C)\10 CADD\CD005CSDT.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

NOTES FOR TRAFFIC CONTROL PLANS

1. IF A TRAFFIC STOPPAGE OCCURS IN ADVANCE OF SIGN (A), THEN AN ADDITIONAL SIGN (A) SHALL BE INSTALLED IN ADVANCE OF THE STOPPAGE.
2. SIGNS (AA), (A), AND (D) SHOULD BE OMITTED WHEN THESE SIGNS HAVE ALREADY BEEN INSTALLED TO DESIGNATE A LARGER WORK ZONE THAN THE WORK ZONE THAT IS ENCOMPASSED ON THIS PLAN.
3. SEE TABLE 1 FOR ADJUSTMENT OF TAPERS IF NECESSARY.
4. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN TRAFFIC DRUMS SHALL BE USED IN PLACE OF TRAFFIC CONES.
5. ANY LEGAL SPEED LIMIT SIGNS WITHIN THE LIMITS OF A ROADWAY / LANE CLOSURE AREA SHALL BE COVERED WITH AN OPAQUE MATERIAL WHILE THE CLOSURE IS IN EFFECT, AND UNCOVERED WHEN THE ROADWAY / LANE CLOSURE IS RE-OPENED TO ALL LANES OF TRAFFIC.
6. IF THIS PLAN REMAINS IN CONTINUOUS OPERATION FOR MORE THAN 36 HOURS, THEN ANY EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE ERADICATED OR COVERED, AND TEMPORARY PAVEMENT MARKINGS THAT DELINEATE THE PROPER TRAVELPATHS SHALL BE INSTALLED.
7. DISTANCES BETWEEN SIGNS IN THE ADVANCE WARNING AREA MAY BE REDUCED TO 100' ON LOW-SPEED URBAN ROADS (SPEED LIMIT < 40 MPH).
8. IF THIS PLAN IS TO REMAIN IN OPERATION DURING THE HOURS OF DARKNESS, INSTALL BARRICADE WARNING LIGHTS - HIGH INTENSITY ON ALL POST-MOUNTED DIAMOND SIGNS IN THE ADVANCE WARNING AREA.
9. A CHANGEABLE MESSAGE SIGN SHALL BE INSTALLED ONE HALF TO ONE MILE IN ADVANCE OF THE LANE CLOSURE TAPER.
10. SIGN (P) SHALL BE MOUNTED A MINIMUM OF 7 FEET FROM THE PAVEMENT SURFACE TO THE BOTTOM OF THE SIGN.

TABLE 1 - MINIMUM TAPER LENGTHS

POSTED SPEED LIMIT (MILES PER HOUR)	MINIMUM TAPER LENGTH FOR A SINGLE LANE CLOSURE
30 OR LESS	180' (55m)
35	250' (75m)
40	320' (100m)
45	540' (165m)
50	600' (180m)
55	660' (200m)
65	780' (240m)

METRIC CONVERSION CHART (1" = 25mm)

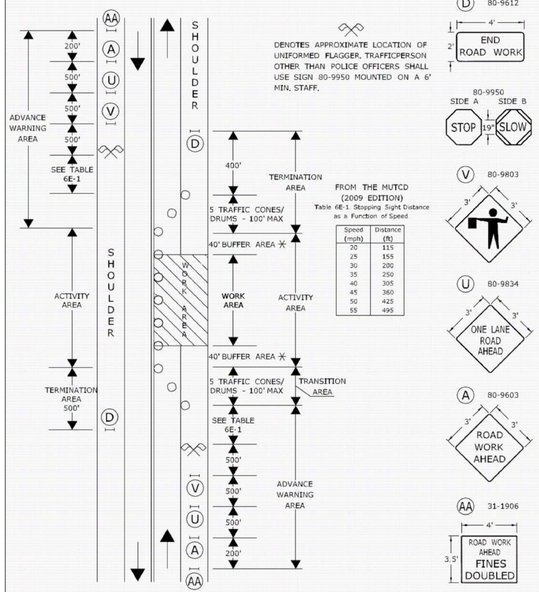
ENGLISH	METRIC	ENGLISH	METRIC	ENGLISH	METRIC
12"	300mm	42"	1050mm	72"	1800mm
18"	450mm	48"	1200mm	78"	1950mm
24"	600mm	54"	1350mm	84"	2100mm
30"	750mm	60"	1500mm	90"	2250mm
36"	900mm	66"	1650mm	96"	2400mm

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
NOTES

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 1 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS

SIGN FACE 108 SQ. FT (MIN.)

HAND SIGNAL METHODS TO BE USED BY UNIFORMED FLAGGERS

THE FOLLOWING METHODS FROM SECTION 6E.07, FLAGGER PROCEDURES, IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," SHALL BE USED BY UNIFORMED FLAGGERS WHEN DIRECTING TRAFFIC THROUGH A WORK AREA. THE STOP/SLOW SIGN PADDLE (SIGN NO. 80-9950) SHOWN ON THE TRAFFIC STANDARD SHEET TR-1220 01 ENTITLED, "SIGNS FOR CONSTRUCTION AND PERMIT OPERATIONS" SHALL BE USED.

A. TO STOP TRAFFIC

TO STOP ROAD USERS, THE FLAGGER SHALL FACE ROAD USERS AND AIM THE STOP PADDLE FACE TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FREE ARM SHALL BE HELD WITH THE PALM OF THE HAND ABOVE SHOULDER LEVEL TOWARD APPROACHING TRAFFIC.



B. TO DIRECT TRAFFIC TO PROCEED

TO DIRECT STOPPED ROAD USERS TO PROCEED, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. THE FLAGGER SHALL MOTION WITH THE FREE HAND FOR ROAD USERS TO PROCEED.



C. TO ALERT OR SLOW TRAFFIC

TO ALERT OR SLOW TRAFFIC, THE FLAGGER SHALL FACE ROAD USERS WITH THE SLOW PADDLE FACE AIMED TOWARD ROAD USERS IN A STATIONARY POSITION WITH THE ARM EXTENDED HORIZONTALLY AWAY FROM THE BODY. TO FURTHER ALERT OR SLOW TRAFFIC, THE FLAGGER HOLDING THE SLOW PADDLE FACE TOWARD ROAD USERS MAY MOTION UP AND DOWN WITH THE FREE HAND, PALM DOWN.



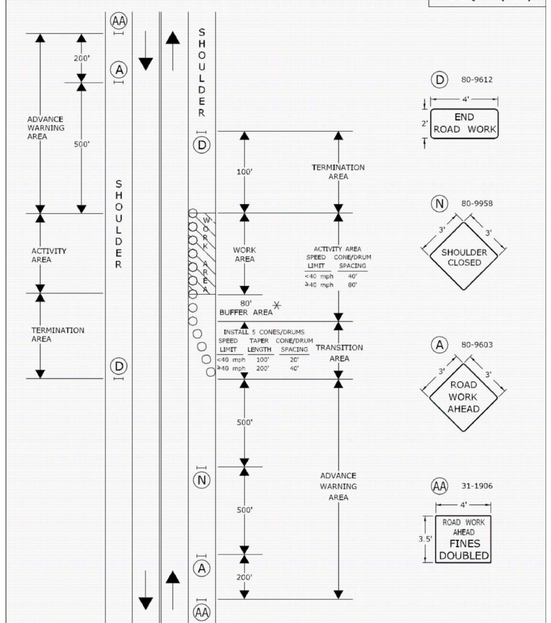
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 13 - SHEET 2 OF 2
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN SHOULDER - TWO LANE HIGHWAY

SIGN FACE 71 SQ. FT (MIN.)



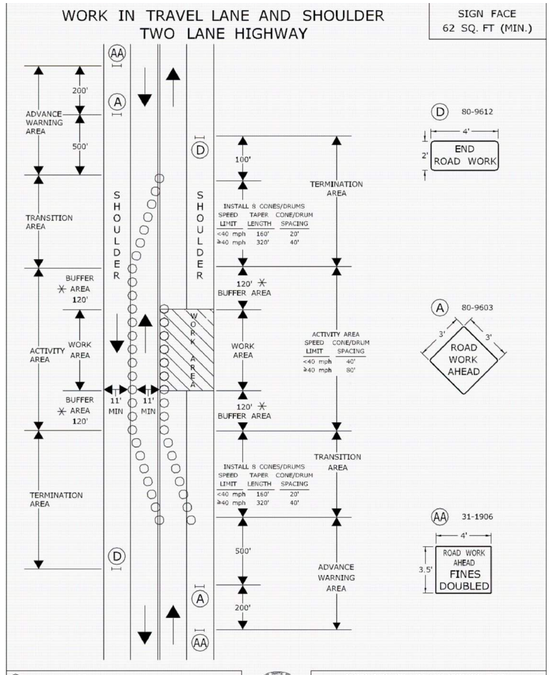
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 14
SEE NOTES 1, 2, 4, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY

SIGN FACE 62 SQ. FT (MIN.)



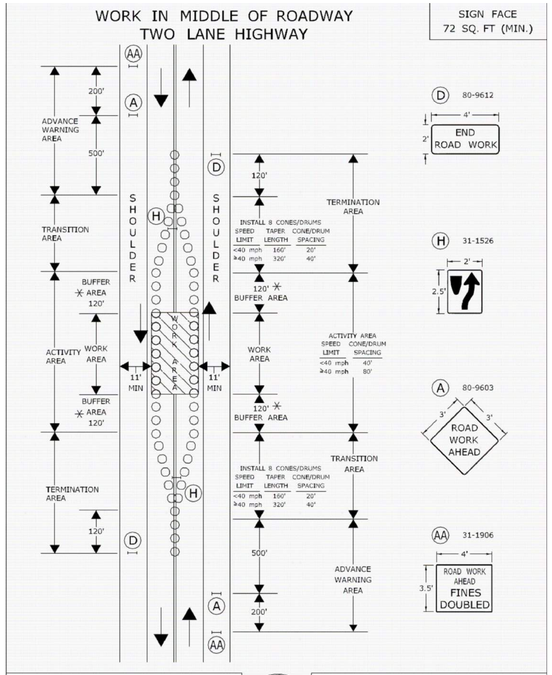
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 15
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY
TWO LANE HIGHWAY

SIGN FACE 72 SQ. FT (MIN.)



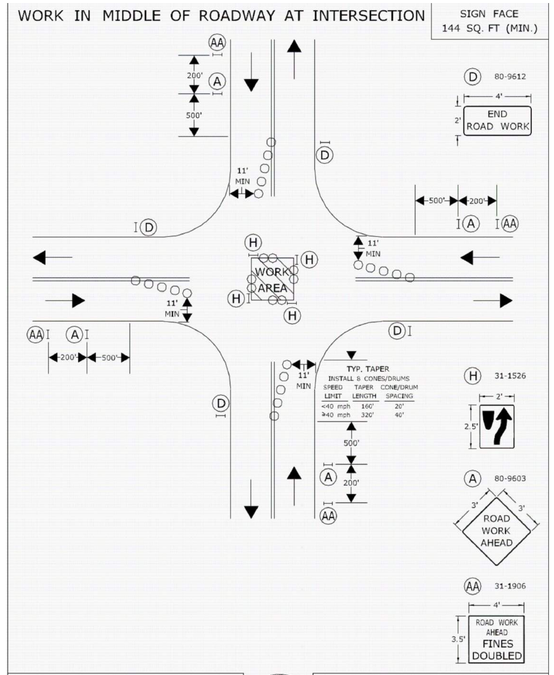
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 16
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN MIDDLE OF ROADWAY AT INTERSECTION

SIGN FACE 144 SQ. FT (MIN.)



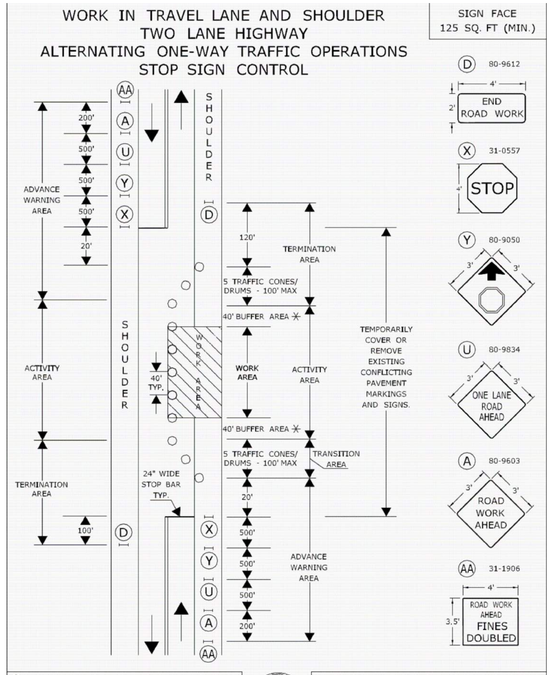
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 17
SEE NOTES 1, 2, 4, 6, 7, 8

WORK IN TRAVEL LANE AND SHOULDER
TWO LANE HIGHWAY
ALTERNATING ONE-WAY TRAFFIC OPERATIONS
STOP SIGN CONTROL

SIGN FACE 125 SQ. FT (MIN.)



○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⟼ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 18
SEE NOTES 1, 2, 4, 7, 8

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: S. ENGEL
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: DECEMBER 2023

CDM Smith
101 East River Drive, Suite 1A
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

TRAFFIC CONTROL
NOTES AND PLANS

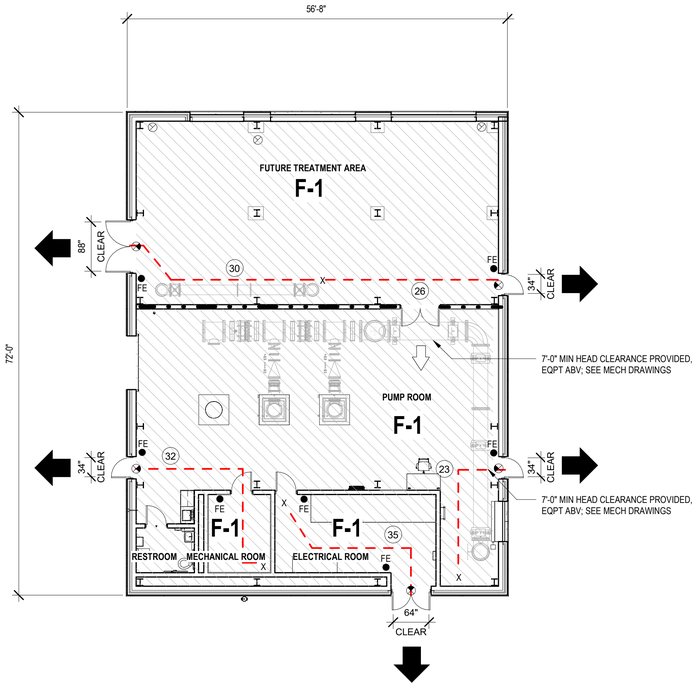
PROJECT NO. 10739-264571
FILE NAME: C029TRFC.DWG
SHEET NO. C-29

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

XREFs: [CDMS_2436] Images: []
Last saved by: ENGELSB Time: 12/5/2023 9:42:13 AM
C:\Users\vengelsb\Desktop\WHITEBRIDGE CAD FILES\C029TRFC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

Elevation Drawings and Floor Plans

Include in hard copy submittal



LIFE SAFETY PLAN

3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

- EGRESS PATH
- 2 HOUR FIRE RATING
- EXIT DISCHARGE
- AREA OR SPACE EXIT
- EXIT SIGN
- FE — FIRE EXTINGUISHER - MULTIPURPOSE DRY-CHEMICAL TYPE
- (X) — TRAVEL DISTANCE (FEET)
- [X] — COMMON PATH OF TRAVEL (FEET)
- X — POINT OF ORIGIN
- FACTORY INDUSTRIAL, F-1 OCCUPANCY CLASSIFICATION

Building Code Summary			
Owner:	City of New Britain, Connecticut	**Date:**	April 2023
Project Name:	White Bridge Waterworks Facilities	**Location:**	New Britain, CT
Project No:	10739-264571	**Architect of Record:**	CDM Architects Inc.
Building Name:	Pond Pumping Station		
Work Scope:	Construction of pump station (New Structure)		
Applicable Ordinances, Codes, and Standards			
Abbreviations	**ICC** - International Code Council; **IBC** - International Building Code; **IEBC** - International Existing Building Code; **IECC** - International Energy Conservation Code; **IFC** - International Fire Code; **IMC** - International Mechanical Code; **IPC** - International Plumbing Code;		
Building Code	2022 CT State Building Code - 2021 IBC		
Mechanical Code	2022 CT State Building Code - 2021 IMC		
Energy Code	2022 CT State Building Code - 2021 IECC		
Plumbing Code	2022 CT State Building Code - 2021 IPC		
Electrical Code	2020 National Electrical Code (NFPA 70)		
Accessibility Code	2017 ICC A117.1		
Use and Occupancy Classification			
IBC Code Reference			
Chapter 3			
Section 306	Factory Group F		
306.2	Moderate-hazard factory industrial, Group F-1		
General Building Heights and Areas			
Chapter 5			
Section 504	Building Height and Number of Stories		
Table 504.3	Allowable Building Height in Feet Above Grade Plane	Allowable	Proposed
	Group F-1 Type IIB - No Sprinklers	55 Feet	25 Feet, 10 Inches
Table 504.4	Allowable Number of Stories Above Grade Plane		
	Group F-1 Type IIB - No Sprinklers	2 Stories	1 Story
Section 506	Building Area		
Table 506.2	Allowable Area Factor in Square Feet		
	Group F-1 Type IIB - No Sprinklers	15,500 SF	4,085 SF
Types of Construction			
Chapter 6			
Section 602	Construction Classification		
602.2	Types I and II, Non Combustible	Type IIB Construction	
Fire Protection and Life Safety Systems			
Chapter 9			
Section 903	Automatic Sprinkler Systems	Not required for Group F-1 occupancy: 1. Fire area under 12,000 square feet. 2. Fire area not located more than three stories above grade plane. 3. Combined area of all F-1 fire areas under 24,000 square feet.	
Section 906	Portable Fire Extinguishers	Required in accordance to 906.2 and NFPA 10	
Section 907 907.2.4	Fire Alarm and Detection Systems Group F	Not required for Group F-1 occupancy 1. F occupancy under two stories in height. 2. F occupancy has occupant load under 500.	
Means of Egress			
Chapter 10			
Section 1004	Occupant Load		
Table 1004.5	Maximum Floor Area Allowances per Occupant		
	Function of Space	Occupant Load Factor	Area / Occupant Load Factor
	Accessory storage areas, mechanical equipment room	300 gross	(4,085 / 300) = 14
Section 1010	Doors, Gates and Turnstiles	Required	Proposed
1010.1.1	Size of doors	Minimum clear width: 32 inches	34 inches
Section 1017	Exit Access Travel Distance		
Table 1017.2	Occupancy	without Sprinklers (feet)	with Sprinklers (feet)
	F-1	200	N/A
Accessibility			
Chapter 11			
Section 1103	Scoping Requirements		
1103.2.9	Equipment spaces are not required to comply with this chapter		
Energy Efficiency			
Chapter 13			
Section 1301	General		
1301.1.1	Building designed and constructed in accordnace with the IECC with compliance requirements indicated in COMcheck report		

N

0 4' 8' 12' 20'

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

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THEESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE. INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

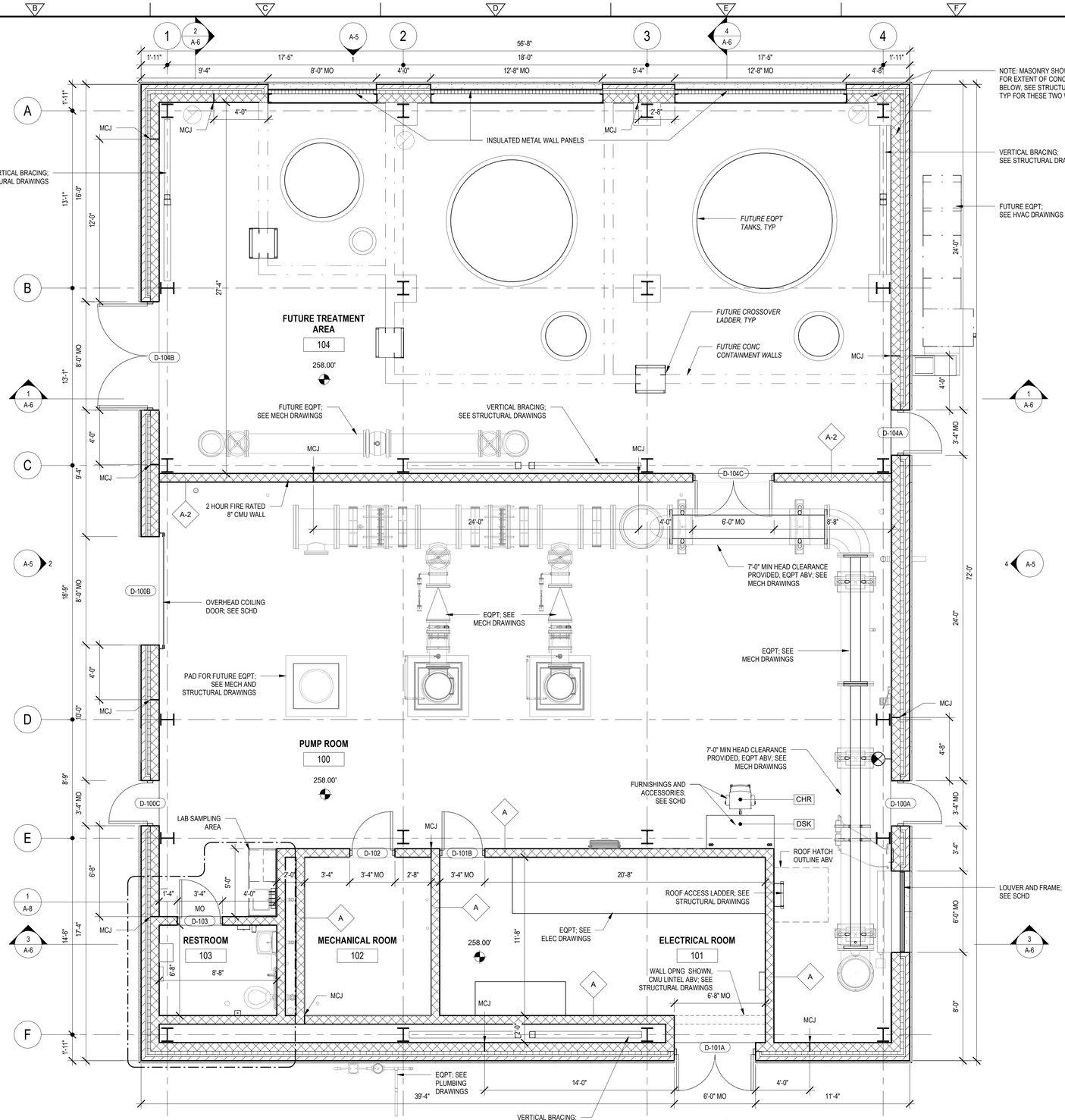
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
BUILDING CODE SUMMARY AND LIFE SAFETY PLAN

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO. A-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

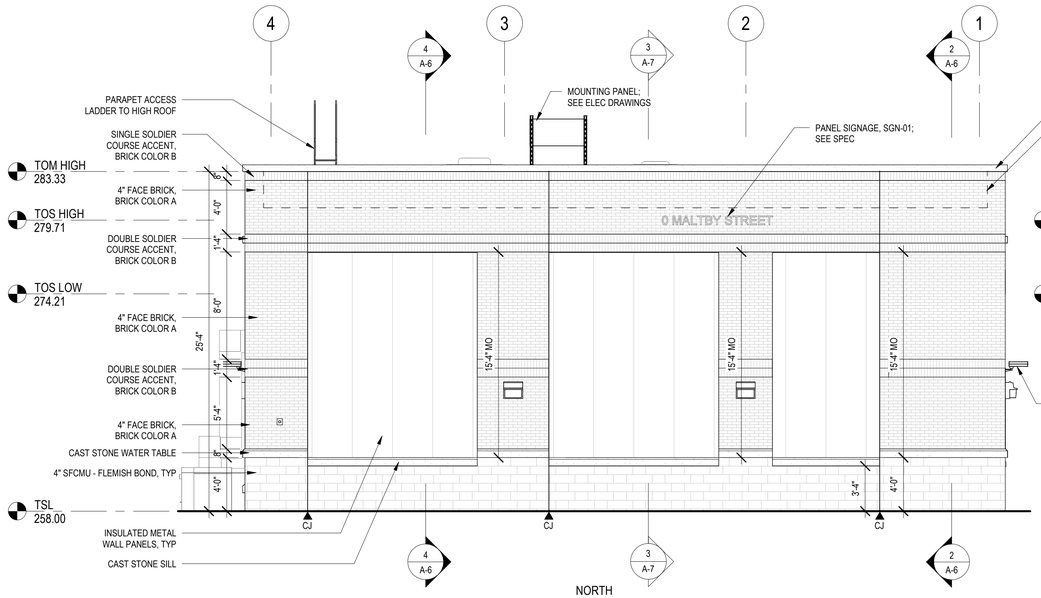
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
FLOOR PLAN

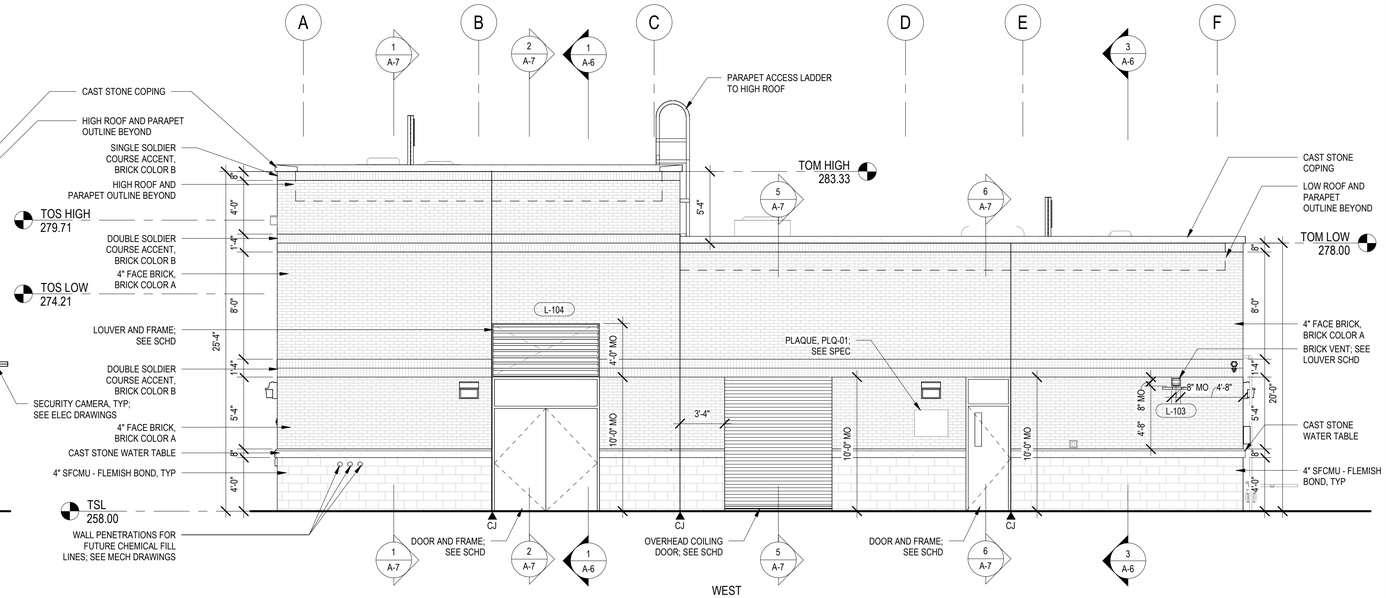
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO.
A-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

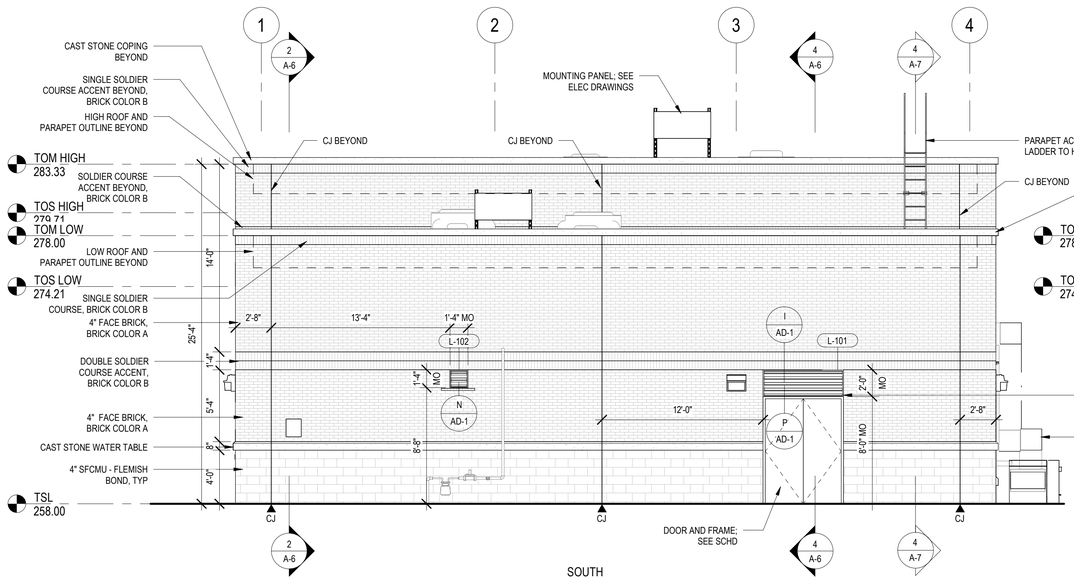
Include in hard copy submittal



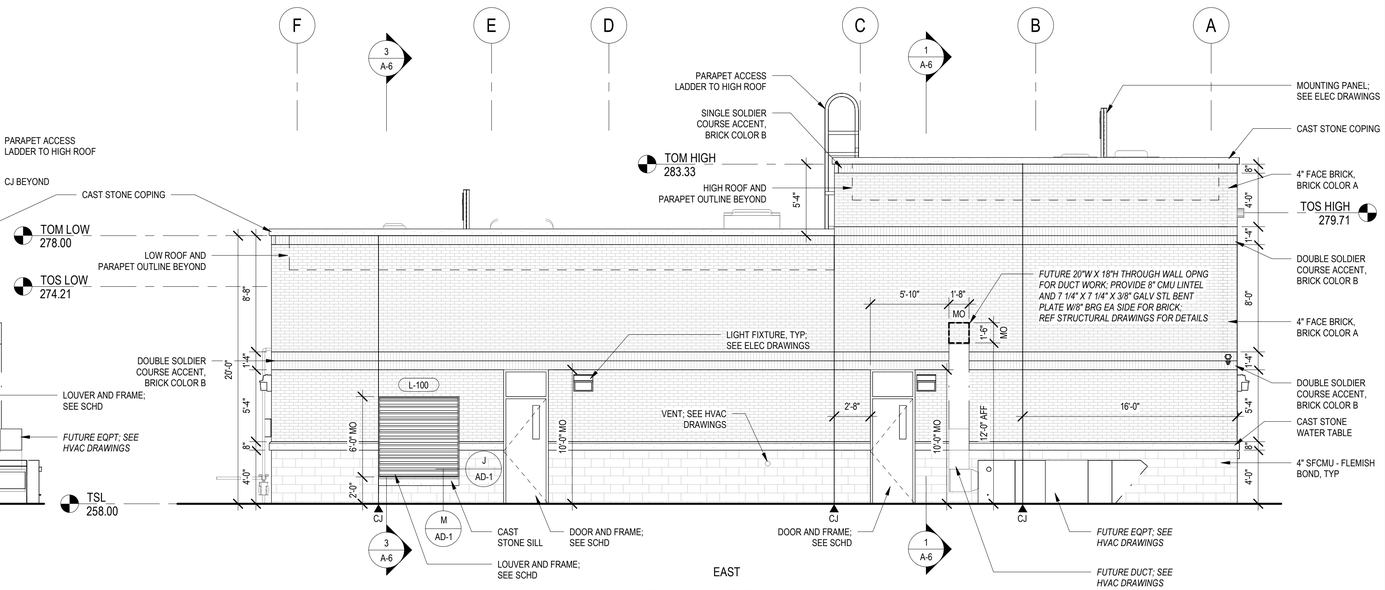
1 ELEVATION
A-3 3/16" = 1'-0"



2 ELEVATION
A-3 3/16" = 1'-0"



3 ELEVATION
A-3 3/16" = 1'-0"



4 ELEVATION
A-3 3/16" = 1'-0"

0 2' 4' 6' 10'

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

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

POND PUMPING STATION
EXTERIOR ELEVATIONS

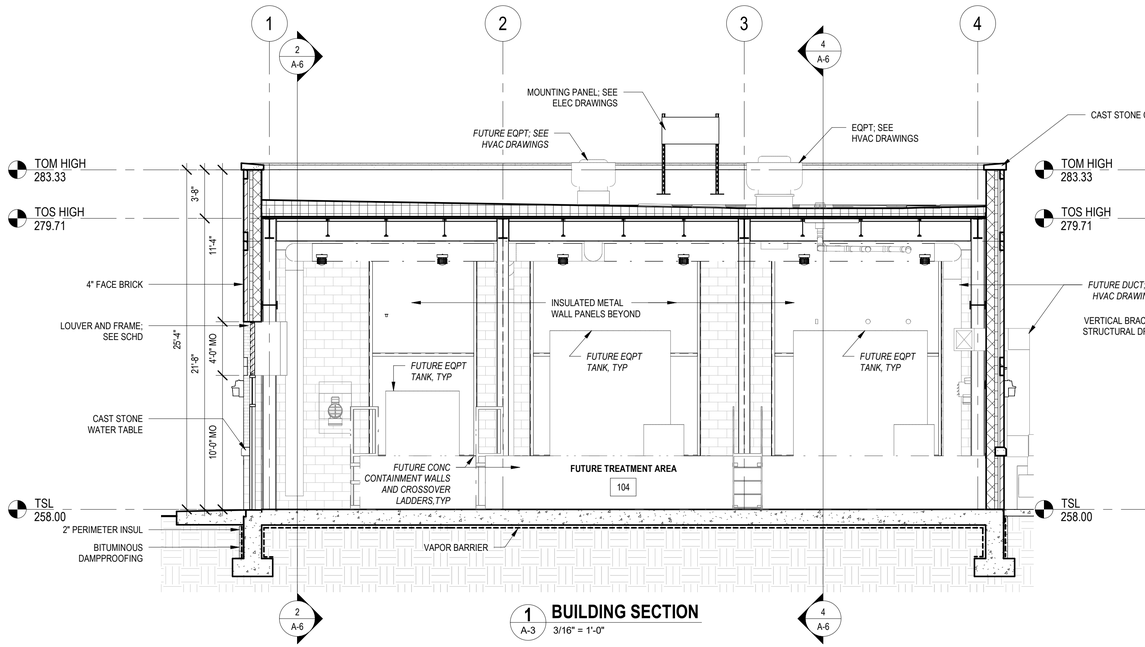
PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT

SHEET NO.
A-5

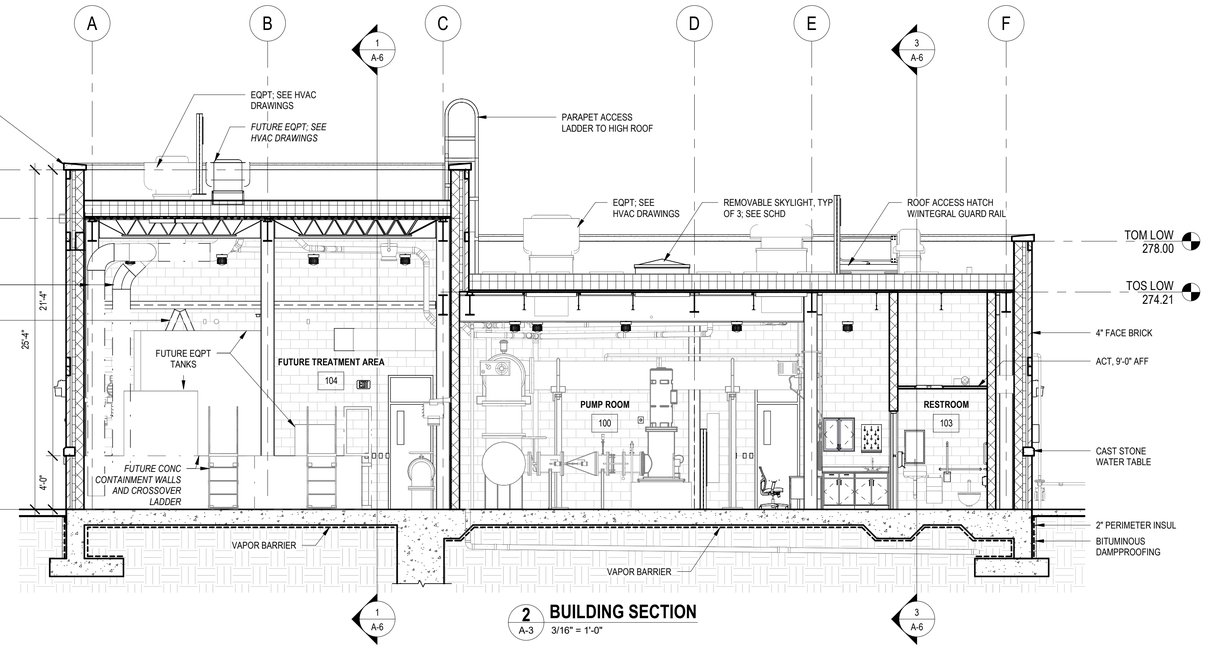
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

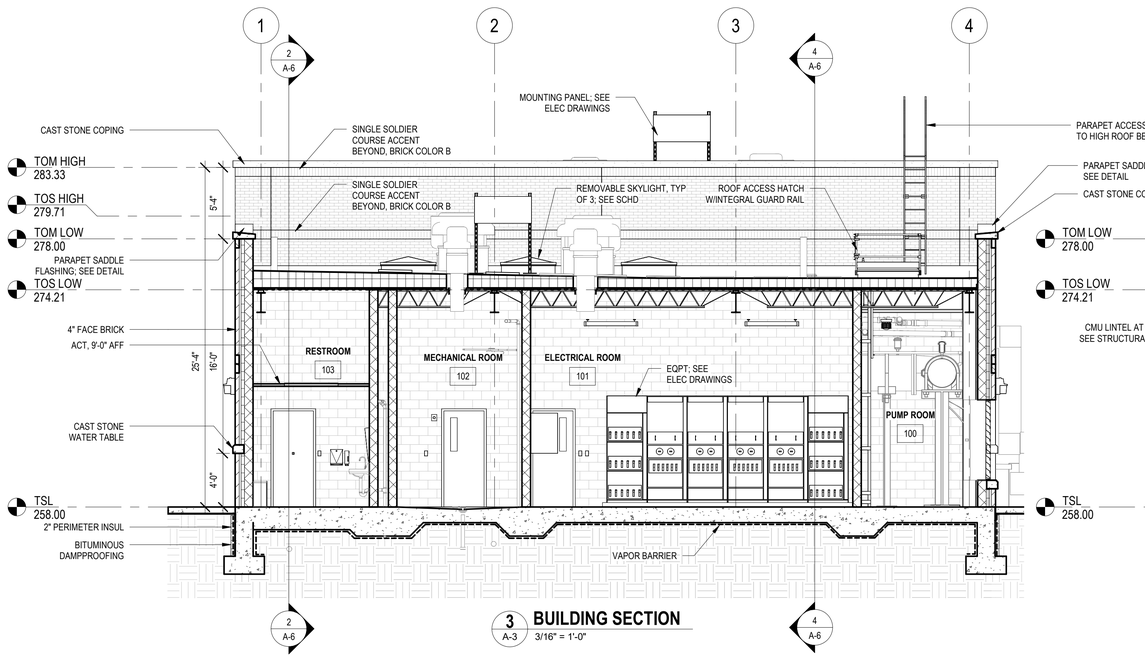
Include in hard copy submittal



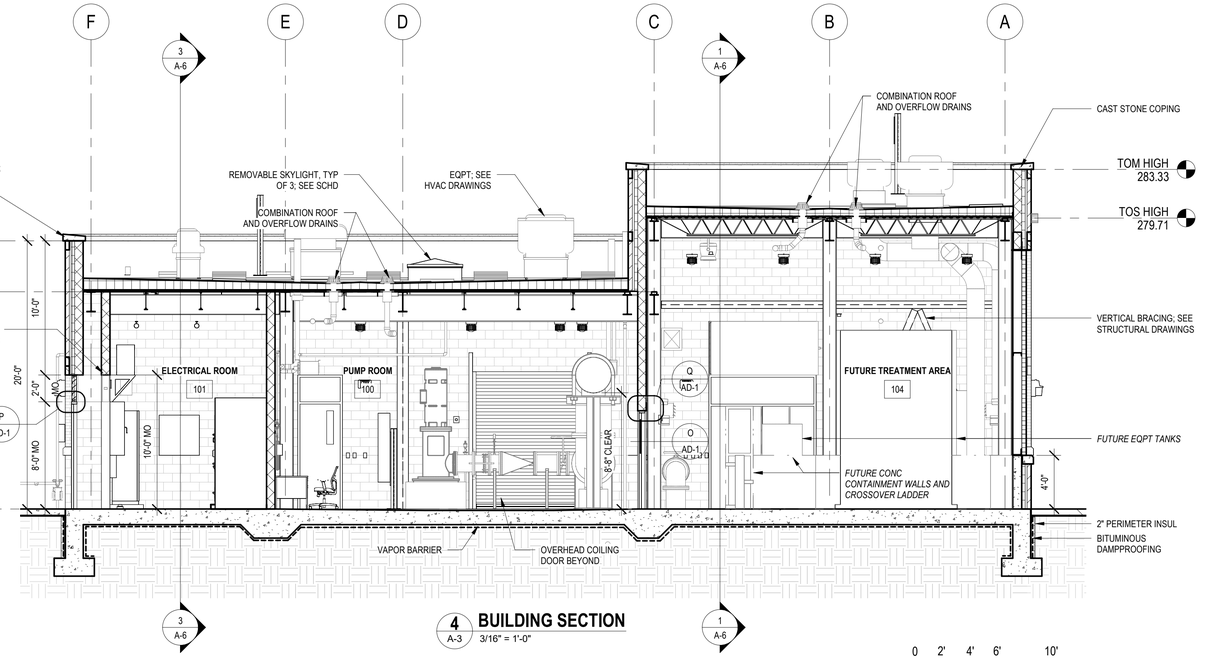
1 BUILDING SECTION
A-3 3/16" = 1'-0"



2 BUILDING SECTION
A-3 3/16" = 1'-0"



3 BUILDING SECTION
A-3 3/16" = 1'-0"



4 BUILDING SECTION
A-3 3/16" = 1'-0"

0 2' 4' 6' 10'
SCALE: 3/16" = 1'-0"

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: R. MARSHALL
DRAWN BY: R. MARSHALL
SHEET CHK'D BY: S. BRADFORD
CROSS CHK'D BY: K. WAGNER
APPROVED BY: B. GIORGI
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CDM Architects Inc.
75 State Street
Boston, Massachusetts 02109

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

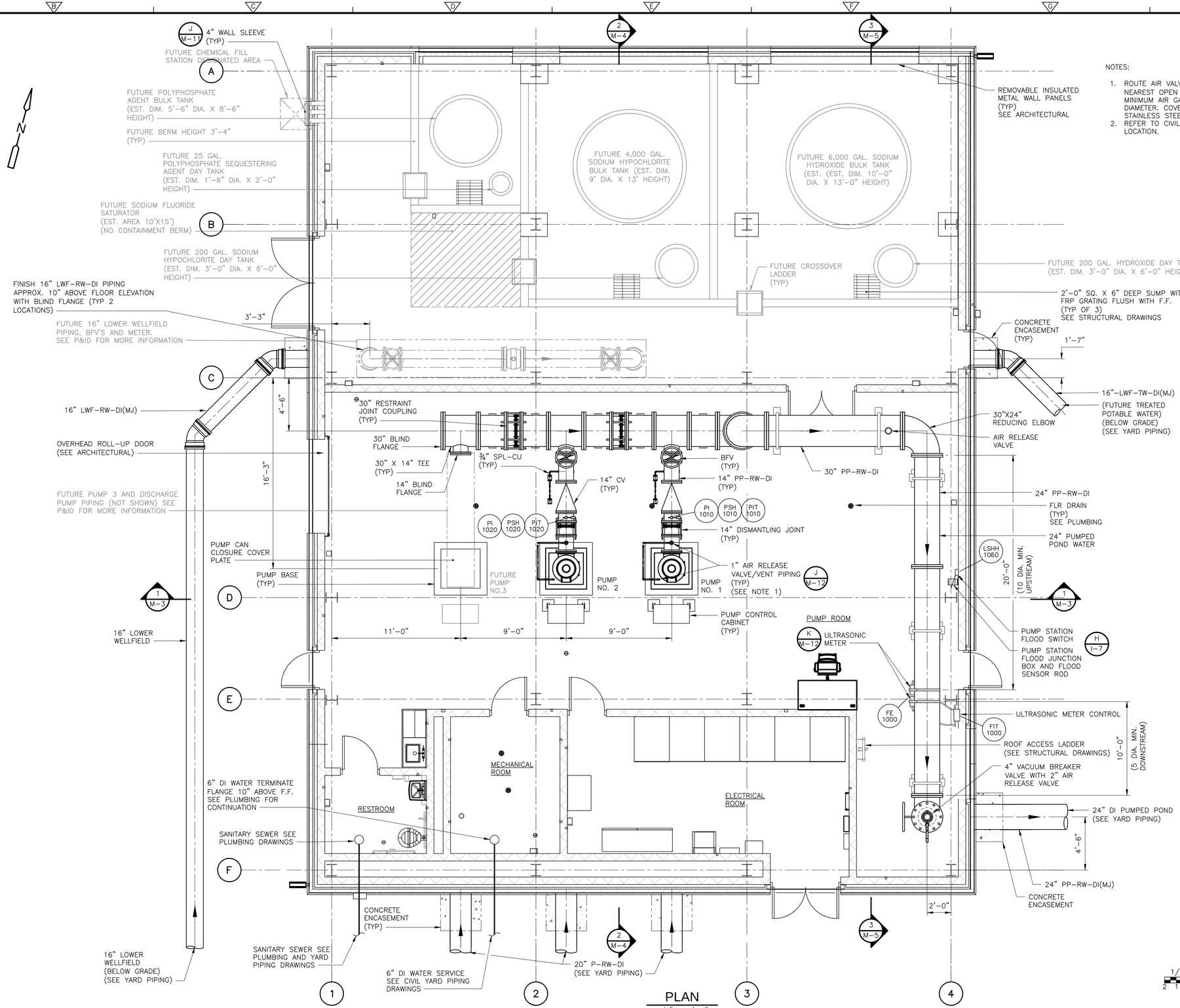
POND PUMPING STATION
BUILDING SECTIONS

PROJECT NO. 10739-264571
FILE NAME: AWZ001PS.RVT
SHEET NO. A-6

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE; INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

XREFs: [CDMS_2436]
Images: []
Last saved by: BITTOVJ Time: 3/24/2023 8:53:24 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Ortho's\DWGs\M002PSPL.dwg
© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. REFER TO CIVIL SHEETS FOR BUILDING LOCATION.

PLAN
1/4" = 1'-0"

1/4" = 1'- 0"
2 1 0 2 4

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

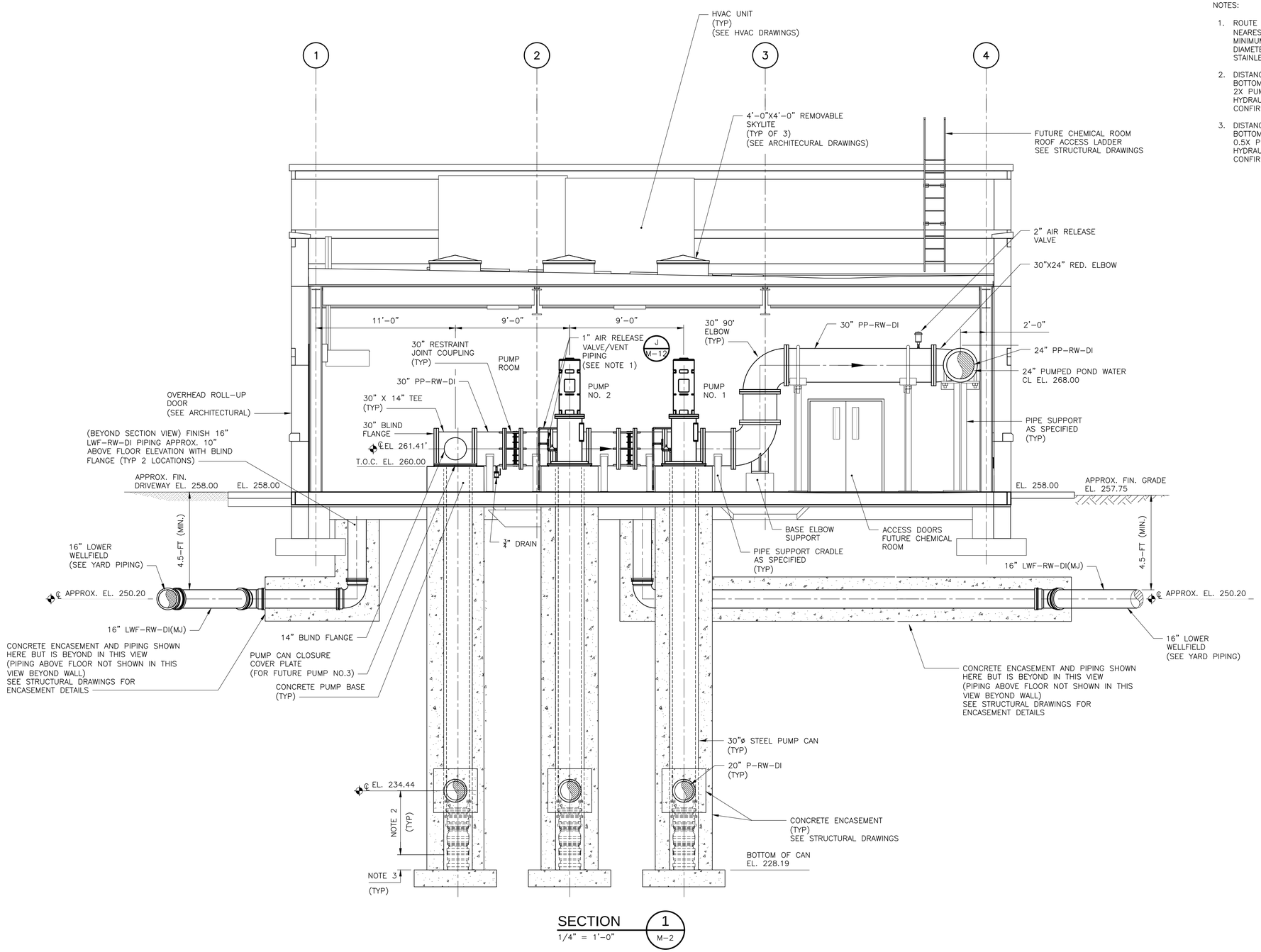
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION FLOOR PLAN

PROJECT NO. 10739-264571
FILE NAME: M002PSPL.DWG
SHEET NO. M-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



SECTION 1 / M-2
1/4" = 1'-0"

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.

1/4" = 1'- 0"
2 1 0 2 4

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 9:59:03 AM
C:\Users\bittovj\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M003PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

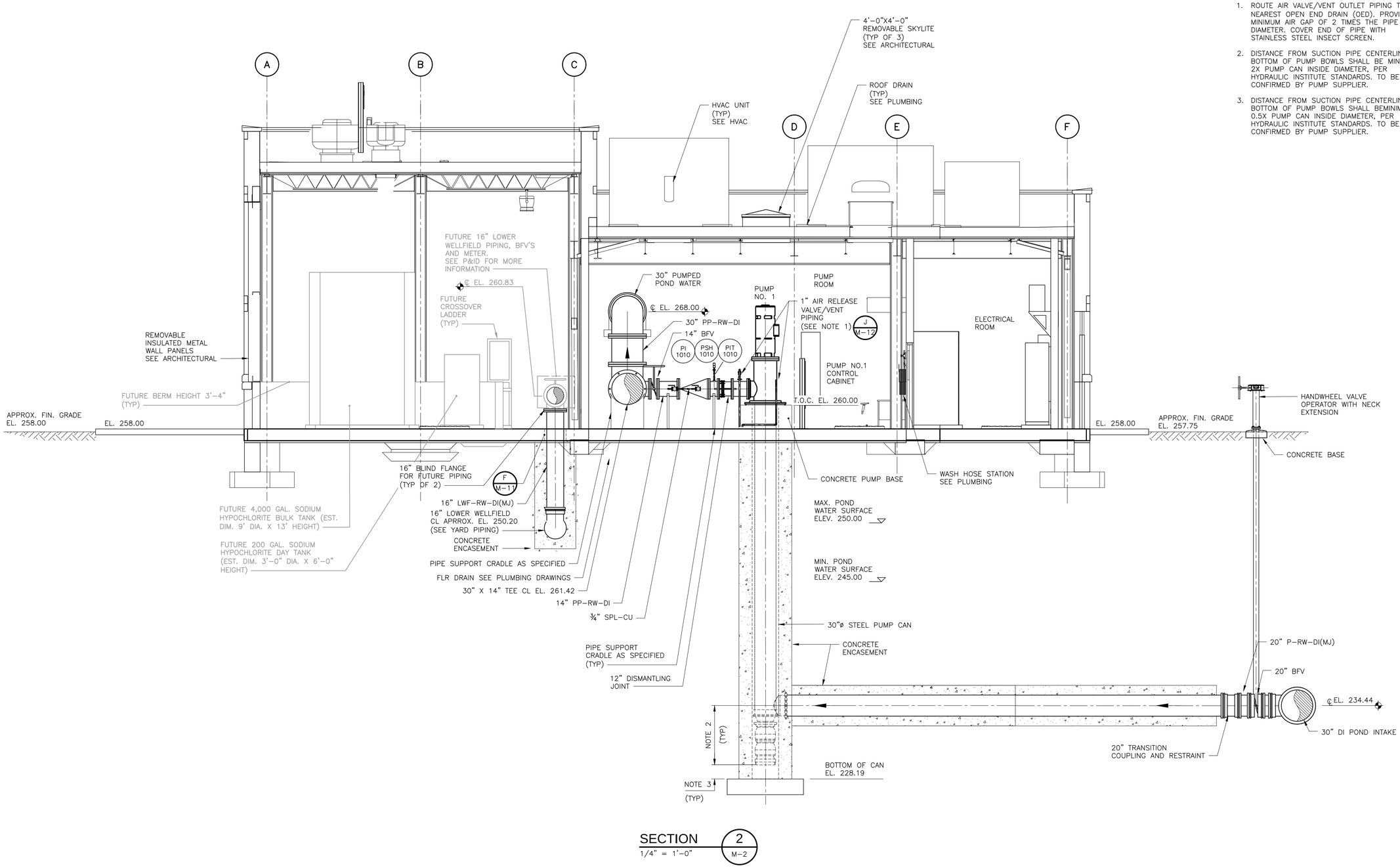
POND PUMPING STATION
SECTIONS I

PROJECT NO. 10739-264571
FILE NAME: M003PSSC.DWG
SHEET NO.
M-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

NOTES:

1. ROUTE AIR VALVE/VENT OUTLET PIPING TO THE NEAREST OPEN END DRAIN (OED). PROVIDE MINIMUM AIR GAP OF 2 TIMES THE PIPE DIAMETER. COVER END OF PIPE WITH STAINLESS STEEL INSECT SCREEN.
2. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BE MINIMUM 2X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.
3. DISTANCE FROM SUCTION PIPE CENTERLINE TO BOTTOM OF PUMP BOWLS SHALL BEMINIMUM 0.5X PUMP CAN INSIDE DIAMETER, PER HYDRAULIC INSTITUTE STANDARDS. TO BE CONFIRMED BY PUMP SUPPLIER.



SECTION 2 / M-2
1/4" = 1'-0"

XREFs: [CDMS_2436] Images: []
Last saved by: BITTOVJ Time: 3/24/2023 10:42:14 AM
C:\Users\bittov\AppData\Local\Autodesk\AutoCAD Plant 3D\CollaborationCache\10739_264571\Orthos\DWGs\M004PSSC.dwg
©2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: K. GERLACH
DRAWN BY: V. BITTO
SHEET CHK'D BY: K. WAGNER
CROSS CHK'D BY: K. GERLACH
APPROVED BY: K. WAGNER
DATE: APRIL 2023

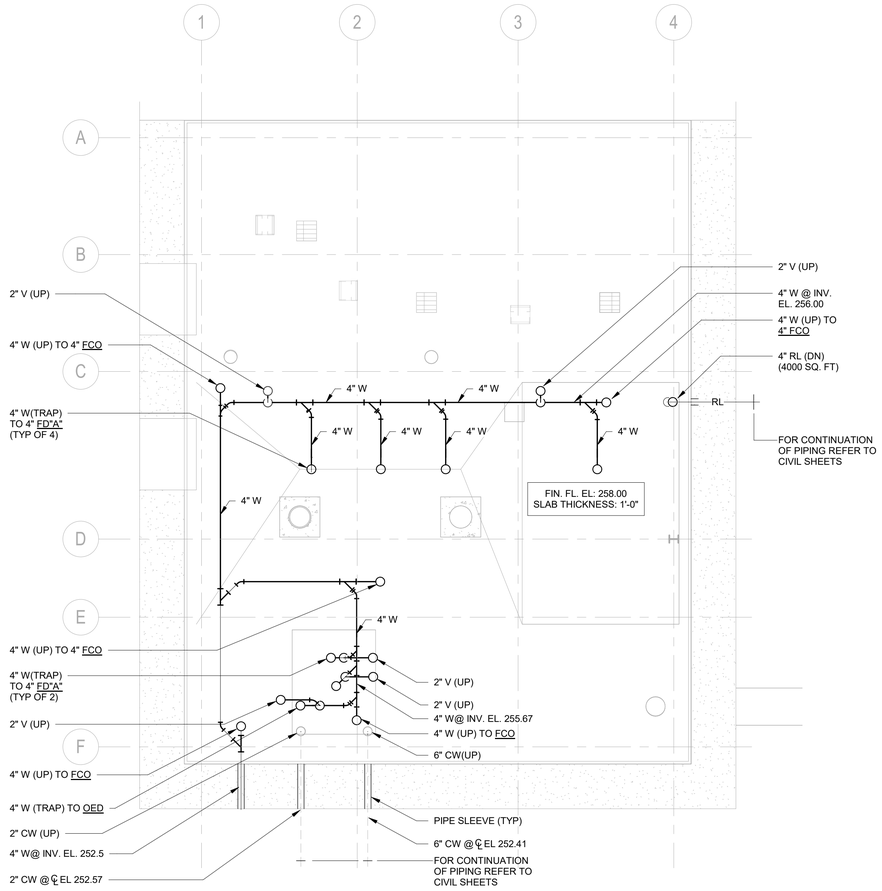
CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

POND PUMPING STATION
SECTIONS II

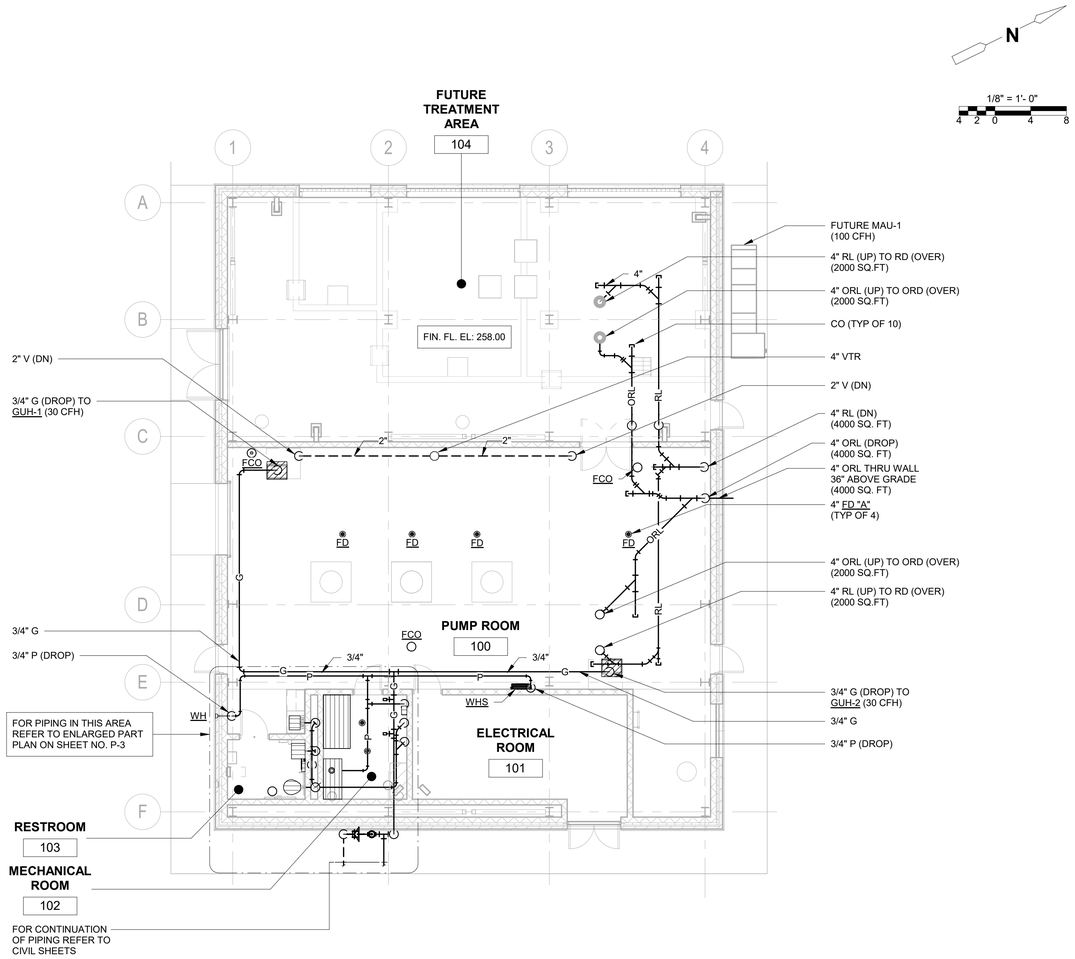
PROJECT NO. 10739-264571
FILE NAME: M004PSSC.DWG
SHEET NO. M-4

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



BURIED PIPING

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL PIPES PASSING THROUGH THE FOUNDATION WALL SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND THOUGH THE WALL 2" ON EITHER SIDE OF THE FOUNDATION WALL IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
2. ALL PIPES PASSING UNDERNEATH THE FOUNDATION SHALL BE INSTALLED IN A SLEEVE THAT IS 2" IN DIAMETER LARGER THAN THE PIPE AND SHALL EXTEND 12" BEYOND THE ANGLE OF REPOSE OF THE FOUNDATION FOOTING ON BOTH SIDES OF THE FOOTING.

NOTES:

1. ALL BURIED PIPING WITHIN THE BUILDING SHALL BE ENCASED IN CONCRETE AS SHOWN ON THE DETAIL ON THE STRUCTURAL DETAIL SHEET.
2. IN LIEU OF TRAP PRIMERS WHERE ALLOWED BY CODE, CONTRACTOR SHALL INSTALL A TRAP RESEALER MADE OF ELASTOMERIC MATERIAL.
3. 1/2" SOFT ROLLED COPPER TUBING SHALL BE INSTALLED TO FEED THE WATER FROM THE TRAP PRIMER UNIT TO THE TRAPS FOR THE FLOOR DRAINS WHERE REQUIRED. THE SOFT ROLLED COPPER TUBING SHALL BE WRAPPED WITH ARMAFLEX TO PROTECT IT FROM THE CONCRETE. THE TUBING IS NOT SHOWN ON THE DRAWING FOR CLARITY SAKE. BUT THE PIPING SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR.
4. SANITARY PIPING SHALL EXTEND BEYOND THE BUILDING 5'-0" UNDER THE PLUMBING CONTRACTOR'S SCOPE OF WORK.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

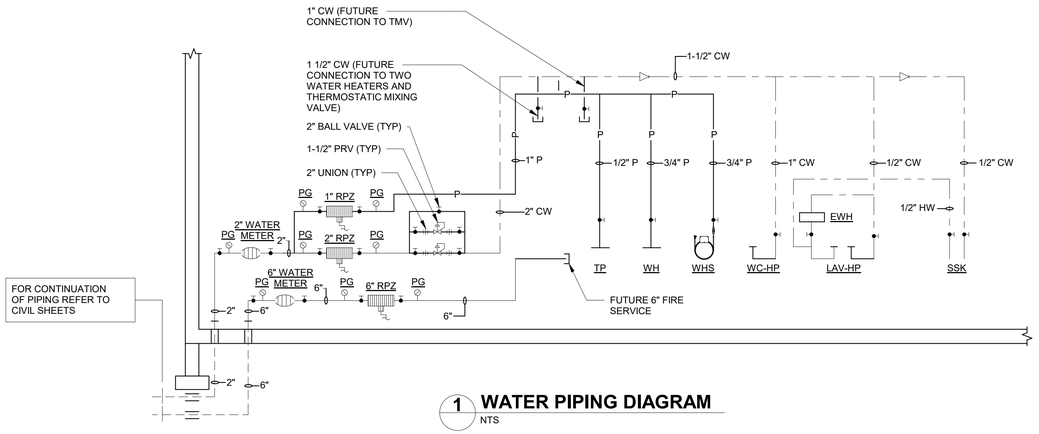
BURIED PIPING AND FLOOR PLANS

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

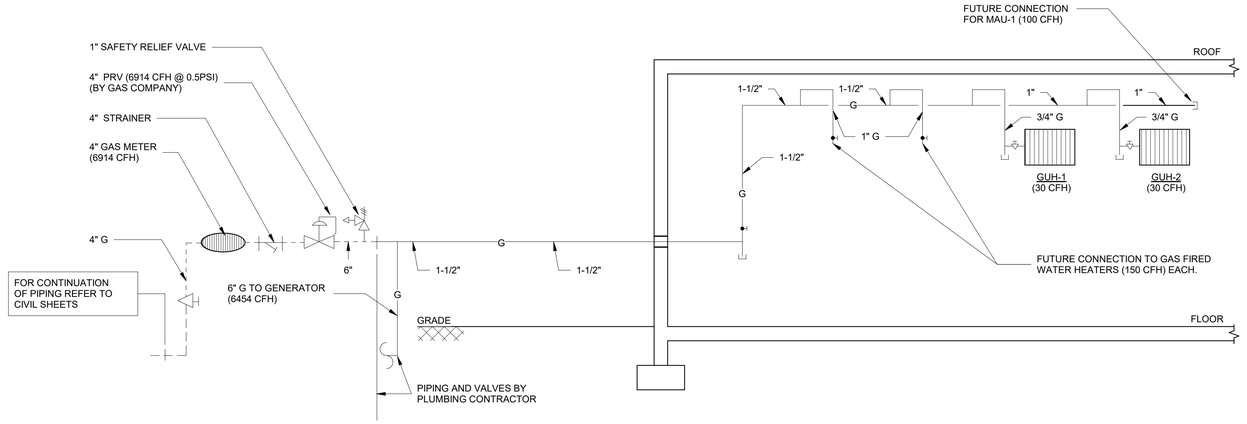
SHEET NO.
P-2

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.



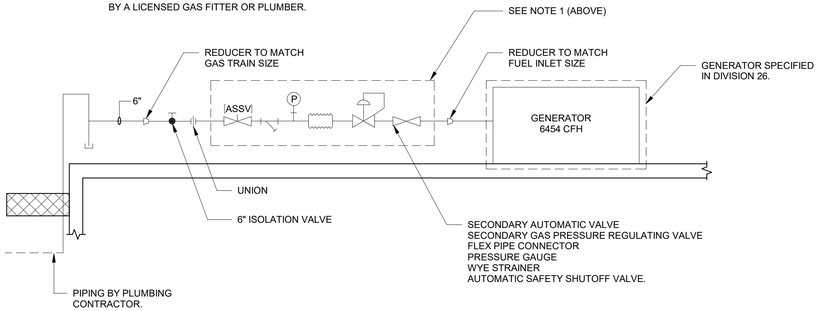
1 WATER PIPING DIAGRAM
NTS



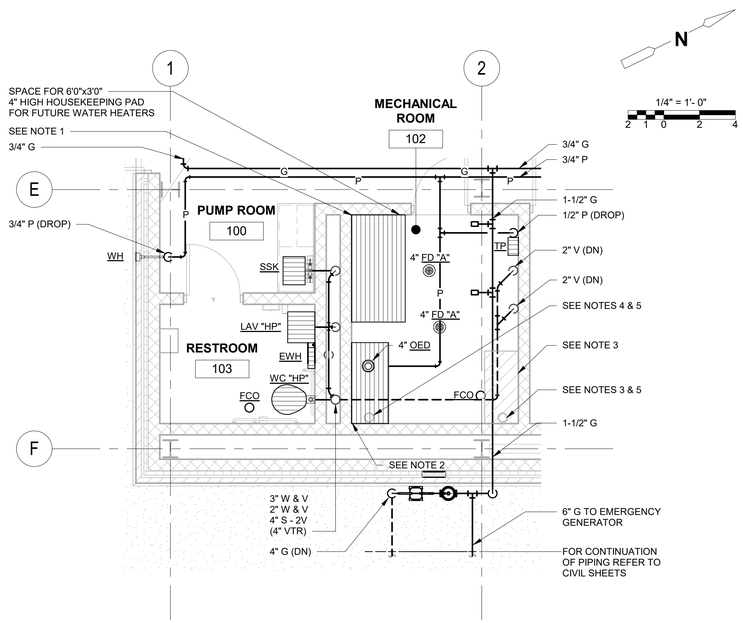
2 GAS PIPING DIAGRAM
NTS

NOTES:

1. GAS TRAIN COMPONENTS SHALL BE PROVIDED BY THE GENERATOR MANUFACTURER AND INSTALLED BY THE PLUMBING CONTRACTOR.
2. INSTALL 6" G LINE TO GENERATOR. GAS PIPING SHALL BE INSTALLED BY A LICENSED GAS FITTER OR PLUMBER.



3 GAS PIPING DIAGRAM FOR STANDBY GENERATOR
NTS



4 ENLARGED FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. SPACE ALLOCATED FOR FUTURE WATER HEATERS, TEPID WATER MIXING VALVE AND TEPID WATER RECIRCULATION PUMP.
2. SPACE ALLOCATED FOR DOMESTIC WATER SERVICE. FOR VALVES AND APPURTENANCES REFER TO THE WATER PIPING DIAGRAM ON SHEET NO. P-3. WATER SERVICE HAS BEEN SIZED TO INCLUDE FUTURE ADDITION OF CHEMICALS AND TEPID WATER HEATING SYSTEM.
3. SPACE ALLOCATED FOR FUTURE FIRE PROTECTION SERVICE SHALL SERVE AN AUTOMATIC FIRE PROTECTION SYSTEM WHEN THE FUTURE CHEMICAL SYSTEMS ARE INSTALLED ON THE PROJECT. 6" FIRE SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR.
4. 2" DOMESTIC WATER SERVICE SHALL BE BROUGHT INTO THE BUILDING AND LEFT AS A FLANGED CONNECTION 8"-12" ABOVE FINISHED FLOOR BY GENERAL CONTRACTOR. A 2" CAPPED WATER CONNECTION SHALL BE LEFT IN THE MECHANICAL ROOM 102.
5. 6" RPZ FOR FUTURE FIRE SERVICE SHALL BE INSTALLED 36" AFF. 2" RPZ FOR DOMESTIC POTABLE WATER SHALL BE INSTALLED 36" AFF AND THE 1" RPZ FOR NON-POTABLE WATER SHALL BE INSTALLED AT 54" AFF.

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	WASTE (INCH) MIN	VENT (INCH) MIN	TRAP (INCH) MIN	CW (INCH) MIN	HW (INCH) MIN	TW (INCH) MIN	REMARKS
WC-HP	TOILET, FLUSH VALVE, WALL MOUNTED, WALL OUTLET	4	2	4	1	-	-	SEE SECTION 224213.13
SSK	SERVICE SINK	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
LAV-HP	LAVATORY, COUNTER MOUNTED	2	2	2	1/2	1/2	-	SEE SECTION 224216.13
WHS	WASH HOSE STATION	-	-	-	3/4	-	-	SEE SECTION 221119
EWH	ELECTRIC WATER HEATER	-	-	-	1/2	1/2	-	SEE SECTION 223300
TP	TRAP PRIMER	-	-	-	1/2	-	-	SEE SECTION 221119

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: J. SHEEHAN
DRAWN BY: P. MANI
SHEET CHK'D BY: B. BUCCHIANERI
CROSS CHK'D BY: K. WAGNER
APPROVED BY: D. FLAHERTY
DATE: JANUARY 2024

CDM Smith
77 Hartland Street, Suite 200
East Hartford, CT 06108
Tel: (860) 529-7615

CITY OF NEW BRITAIN, CONNECTICUT

WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS AND
POND PUMPING STATION

PIPING DIAGRAMS, ENLARGED FLOOR PLAN AND PLUMBING SCHEDULE

PROJECT NO. 10739-264571
FILE NAME: HPWZ001PS.RVT

SHEET NO.
P-3

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

© 2023 CDM SMITH ALL RIGHTS RESERVED.
REUSE OF DOCUMENTS: THESE DOCUMENTS AND DESIGNS PROVIDED BY PROFESSIONAL SERVICE, INCORPORATED HEREIN, ARE THE PROPERTY OF CDM SMITH AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SMITH.

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

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

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

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

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

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

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

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

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

Other comments: _____

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

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

Name: DGG Development LLC

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

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

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

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

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

Name: Same as applicant

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

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

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

08/17 - LUO

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

Other comments: _____

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

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

Name: DGG Development LLC

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

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

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

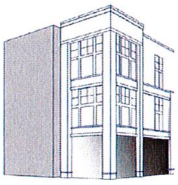
Name: Development Planning Solutions LLC

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

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

08/17 - LUO

Project Narrative



D | P | S

DEVELOPMENT PLANNING SOLUTIONS LLC.

Project Narrative

Project Title: ECM Gardens

General Information

Project Name: ECM Gardens **Project Location:** Earl Street between Crown and Melrose **Zone:** R-15 / RM **Project Type:** Unified Residential Development **Date Submitted:** May 2, 2024 **Variances Required:** None **Wetlands Approval Required:** No **Special Permit Required:** Yes **Site Plan Approval Required:** Yes	**Developer:** DGG Development LLC **Site Engineer:** Robert Green Associates LLC **Architectural Design:** Development Planning Solutions LLC **Landscape Design:** Development Planning Solutions LLC **Lighting Design:** Wattsaver Lighting Products **Project Consultant:** Development Planning Solutions LLC **Legal Representative:** Attorney Timothy Furey

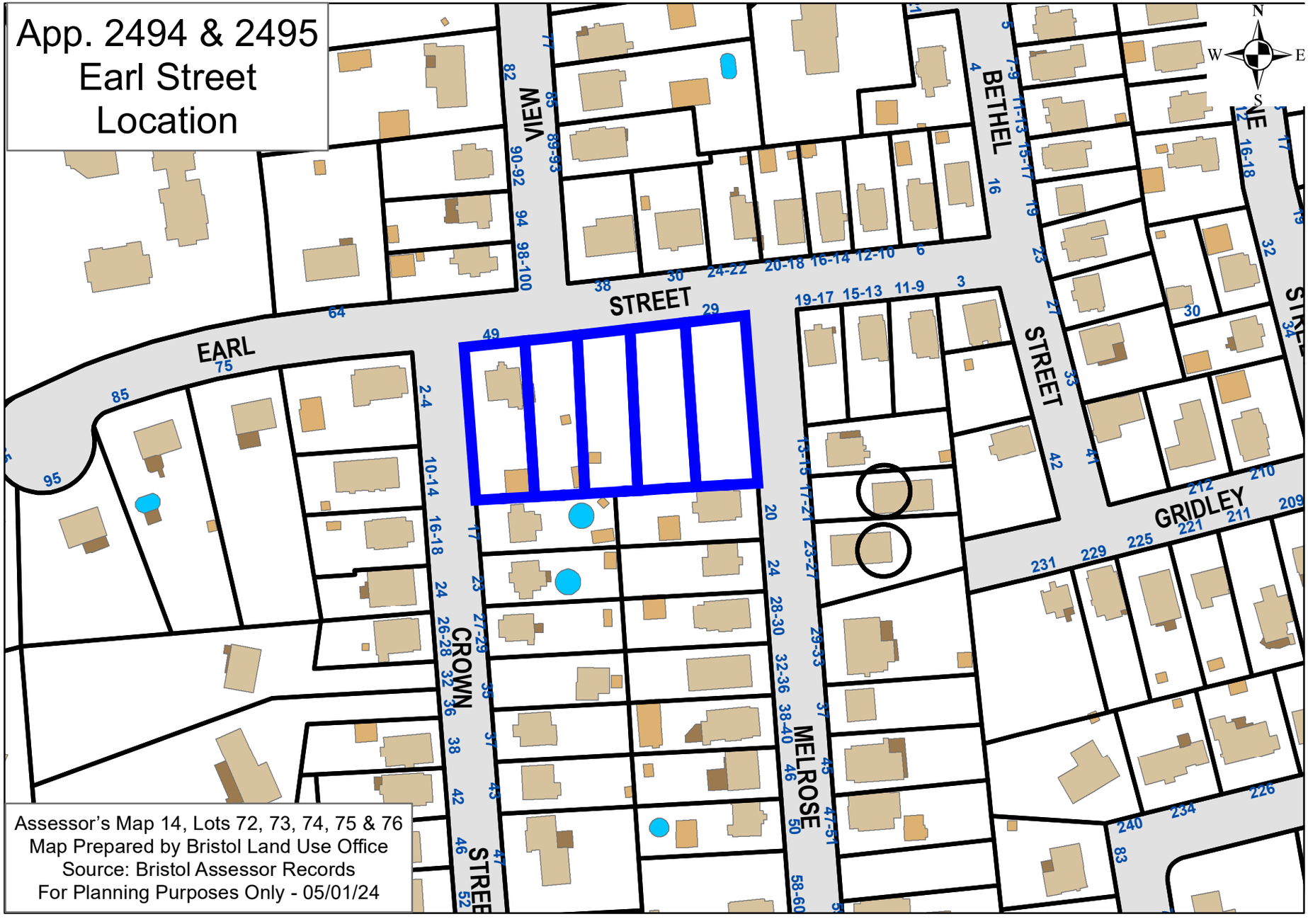
Project Overview

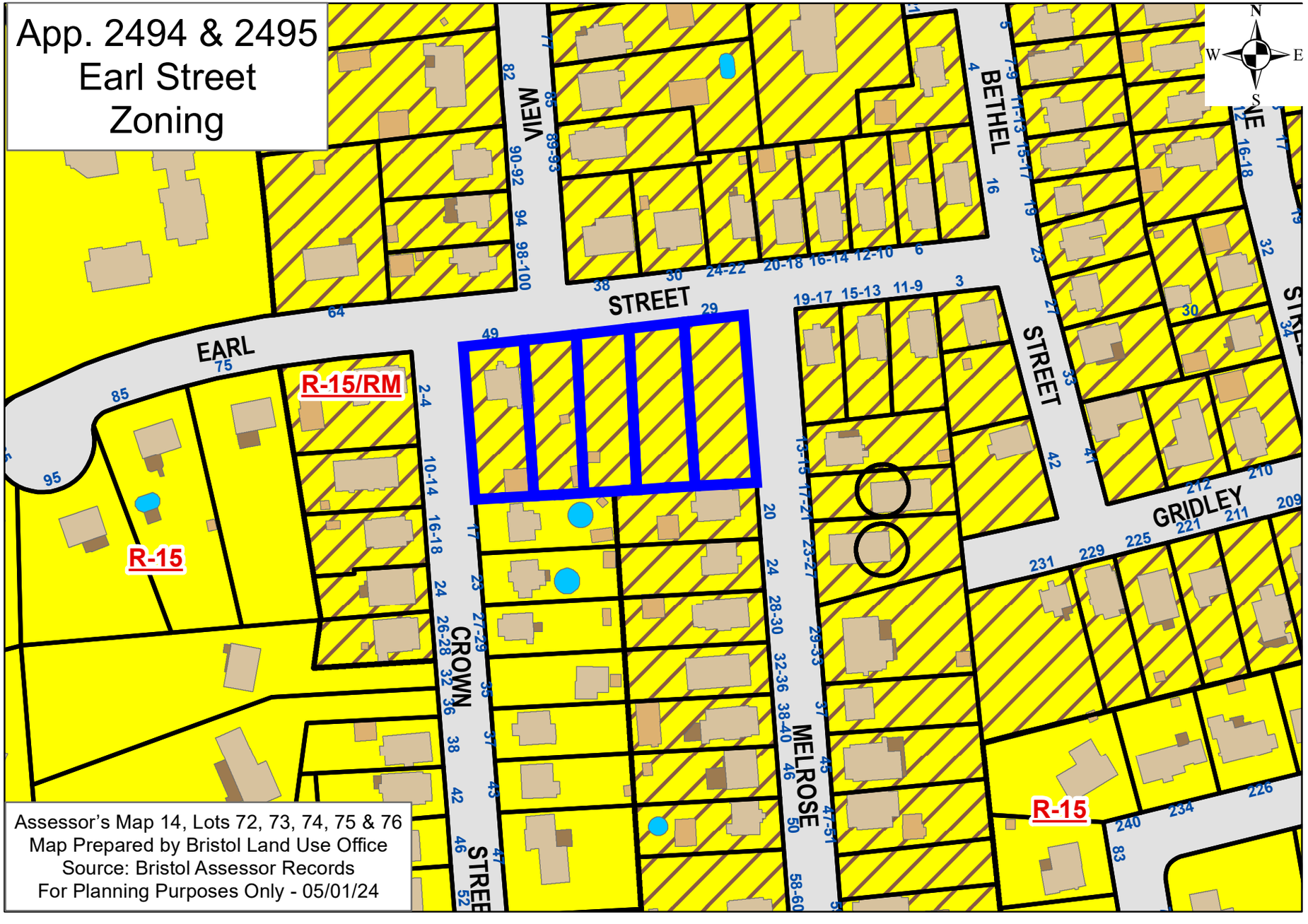
This project calls for the development of a Unified Residential Development containing 15 dwelling units and the associated site improvements. In the current condition, the project area is made up of five building lots which will be merged into a single parcel if approved. The site is uniquely situated within the RM Overlay zone and provides a tremendous opportunity to develop new and modern housing units.

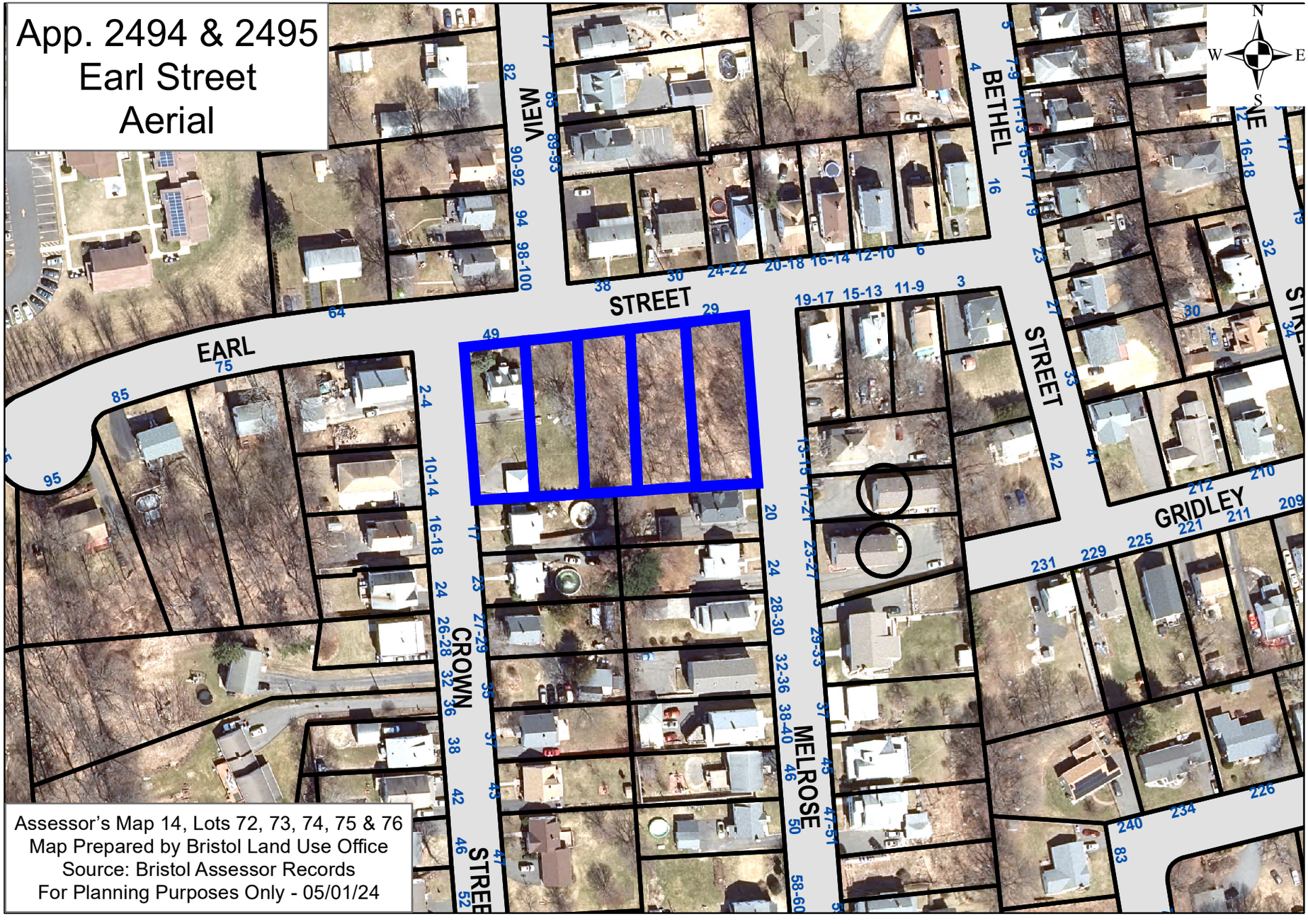
Since the fall of 2023, DGG Development LLC and their design team have been working with the city departments and staff on text amendments to allow Unified Residential Developments in the RM Zone. This plan takes into account all of the provisions of the new regulations and makes efficient use of the property.

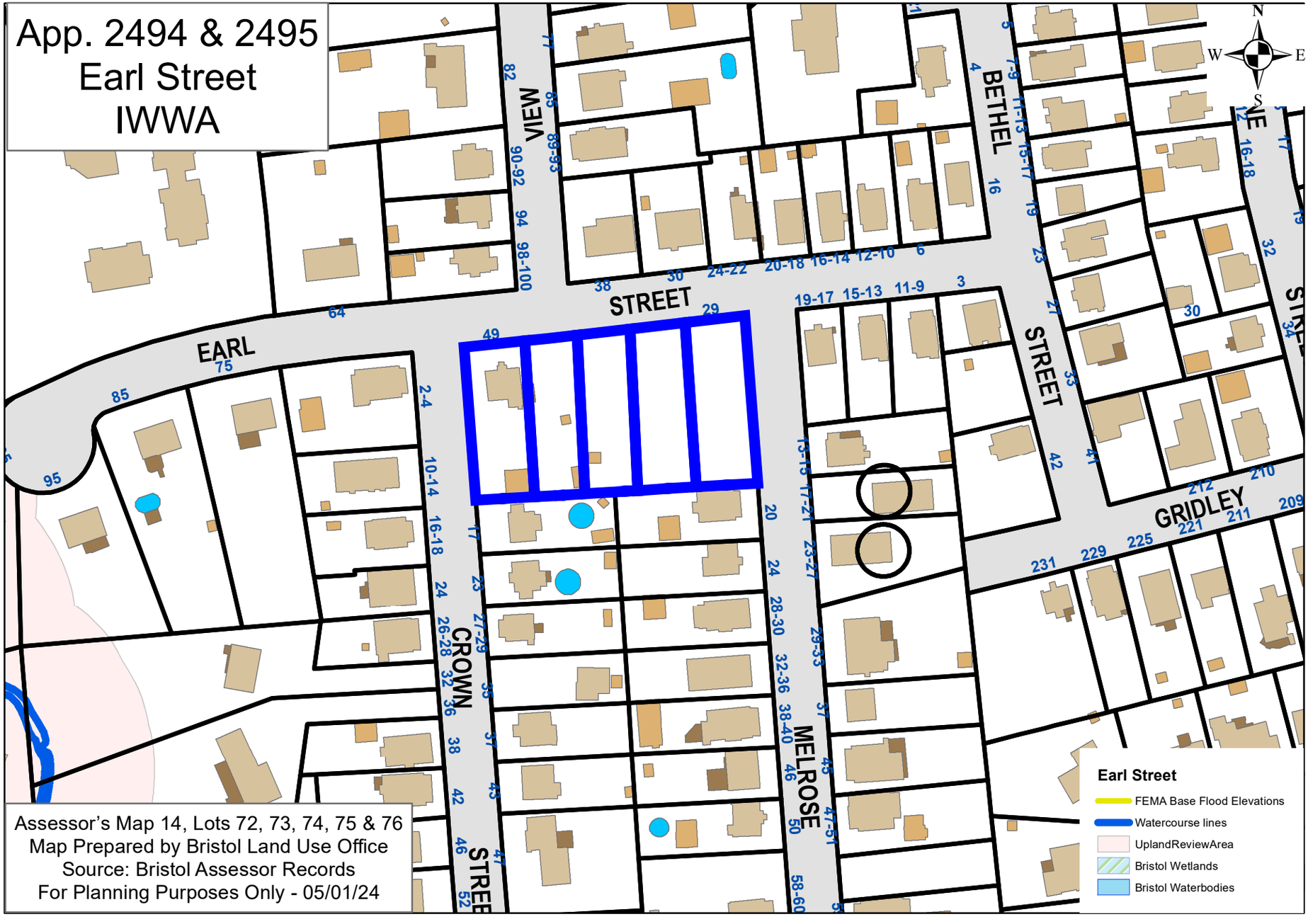
The development provides 15 dwelling units, 2 of which are developed as handicapped adaptable units, and 31 parking spaces all on a unified site plan. The site is also served by public water and sewer.

This project will be a phased development beginning in 2024 and have a total construction time of 3 years for all phases.

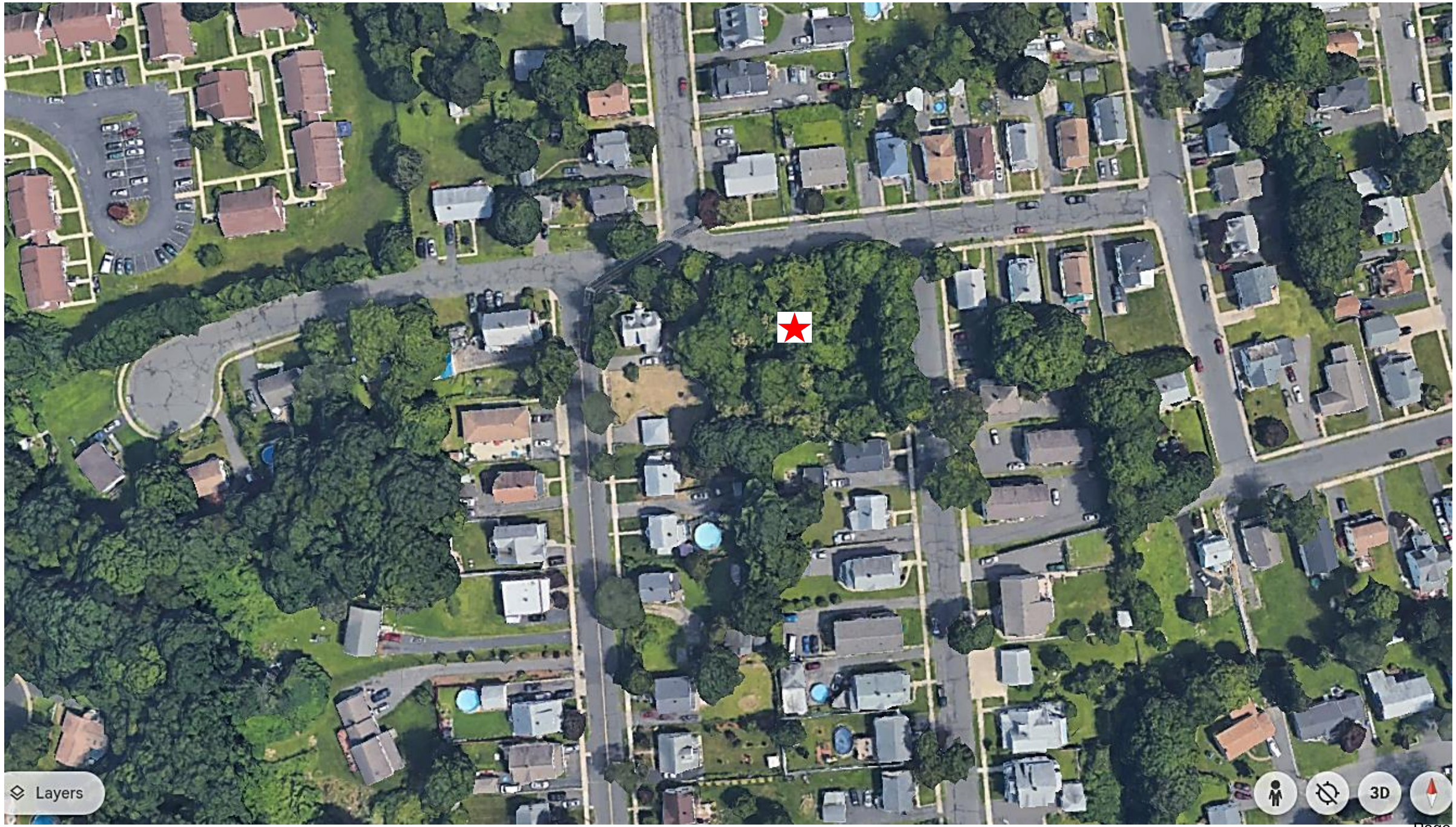

App. 2494 & 2495
Earl Street
Location
EARL
STREET
BETHEL
VIEW
CROWN
MELROSE
GRIDLEY
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

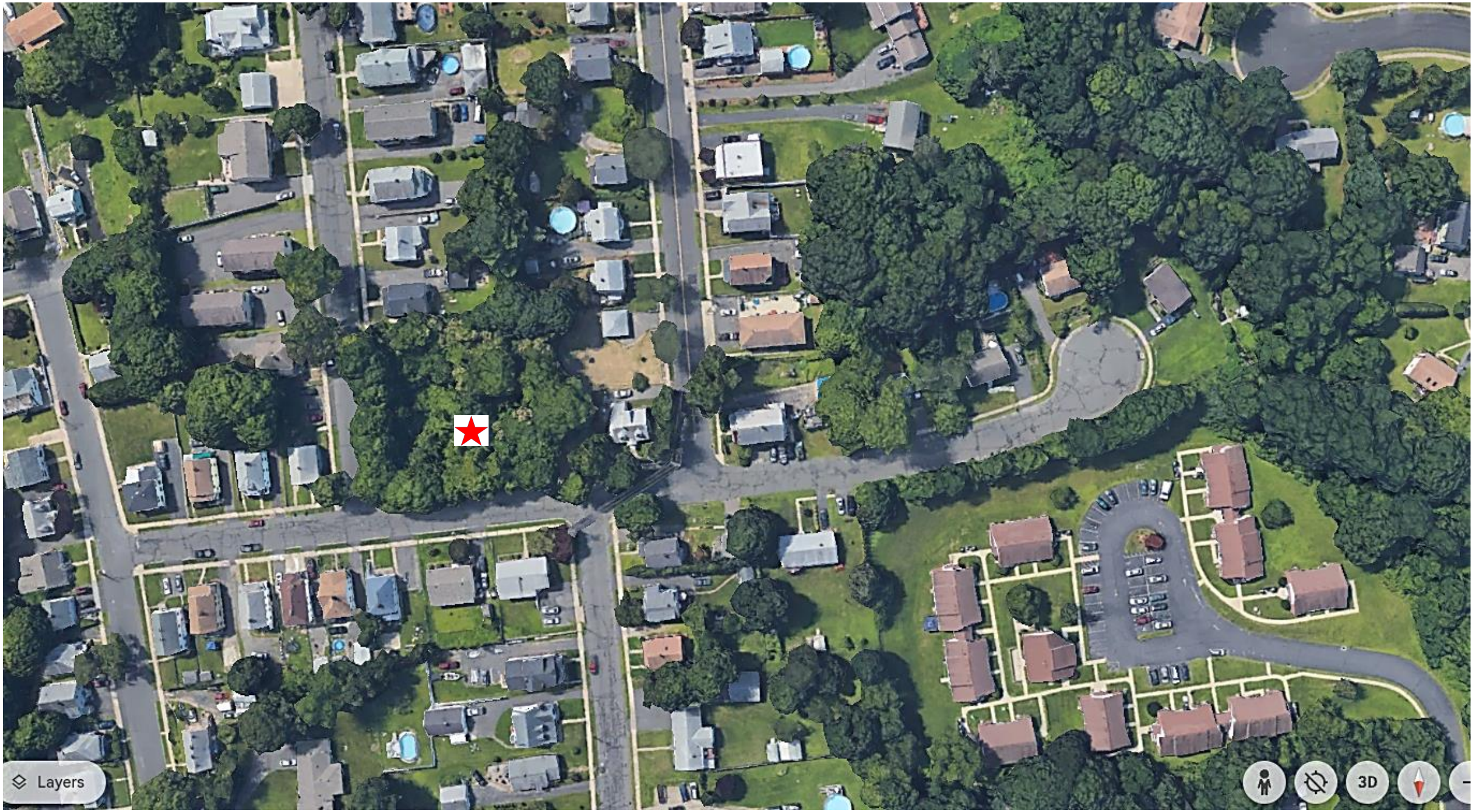

App. 2494 & 2495
Earl Street
Zoning
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

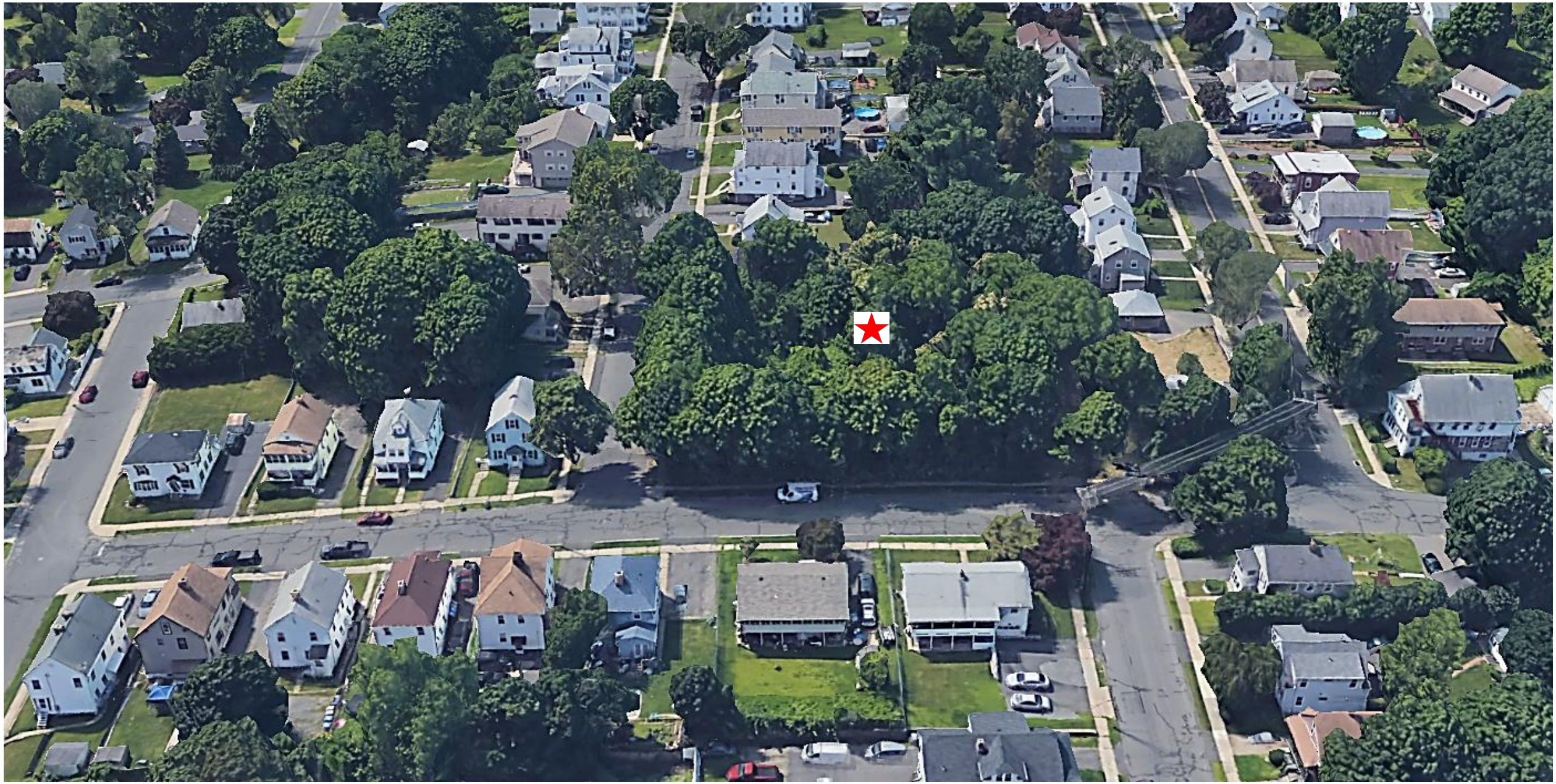

App. 2494 & 2495
Earl Street
Aerial
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


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

Google Earth


Layers
3D


Layers
3D



Stormwater Report

SUPPORTING DOCUMENTS

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

EARL STREET, MELROSE STREET AND CROWN STREET

BRISTOL, CONNECTICUT

May 1, 2024



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

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

Hyperlink for Stormwater Report:

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

Site Plan Comments

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

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

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

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

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

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

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

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

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

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

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

8. Provide phasing plan (if applicable).

9. Recommend increasing planting on proposed landscaping plan.

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

11. Provide location for mail boxes.

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

13. Note section 13.3 EV parking requirements.

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

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

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

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

3. Provide landscaping along Earl Street.

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

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

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

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

8. How many stories is each building?

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

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

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

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

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

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

15. Where will mailboxes be located?

16. Provide details of proposed stoops.

17. Show corner lot visibility triangles on site plan.

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

19. Will this project be phased?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

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

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

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

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

Letters and Petition from Neighbors

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

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

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

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

Town planning committee

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

1.) Traffic issues:

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

2.) Not consistent with housing in nearby community:

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

3.) Type of housing:

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

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

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

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

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

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

Thank you for your consideration,

David & Erin Cummings

15 Melrose St, Bristol, CT 06010

City of Bristol Commissioners
Bristol City Hall
111 North Main Street
Bristol, CT 06010

June 15, 2024

RECEIVED
JUN 20 2024
MAYOR'S OFFICE
CITY OF BRISTOL, CT

Re: Empty Lot on Earl Street

Dear Commissioners,

This Letter is to address my concerns regarding the empty lot on the corners of Earl Street and Melrose Street, and Earl Street and Crown Street.

My first concern is the traffic, especially on Crown St. Traffic on Crown St. is already extremely dangerous because of the high school. Traffic is backed way up on Crown St. with cars bringing their kids to/from school. There are large school busses driving up and down this narrow road with multiple stops. There are also many cars that pull over to the side of the road to drop off/pick up their kids, forcing other cars and busses to go around them, and also making it very difficult for drivers to see children crossing the road. Quite a few times I've seen cars go speeding up on the LEFT side of the street to get passed the long line of traffic. Through all this, many children are walking to and from school in the road because there are no sidewalks in spots, especially near the school, or standing on the side or the road at their bus stops.

I feel that dumping 30 additional cars out on to Crown St. will make the situation so much worse. As mentioned by others at the June 10th meeting, there have already been many accidents in the neighborhood, including fatalities. It was mentioned at the meeting that the owner feels that having the one entrance/exit on Crown St. is better than having multiple entrances/exits on Melrose St., Earl St. and Crown St., but I disagree, and I believe the rest of the neighborhood feels the same way. As much as we don't want any additional traffic in the neighborhood, I believe that splitting up the cars onto multiple streets would be better than dumping all the cars out onto Crown St. Adding to our concerns, we were informed that there will only be 1 parking spot available to visitors of these 15 families, forcing the visitors of 14 families (or more, if 1 family has more than 1 visitor) to park along the sides of our narrow roads. I feel that having 5 separate multi-family houses would work out better, since there could be 5 long driveways along the sides of each house, providing enough room for tenants and visitors.

This is very much a residential neighborhood that unfortunately already has a lot of traffic. Cars trying to avoid the Route 69 and Route 72 traffic cut through our neighborhood, making Gridley St., Earl St., View St., Crown St. and Melrose St. extremely dangerous for our children in this residential neighborhood.

The attorneys mentioned at the meeting that they did the same thing at the bottom of Willis St. and it worked, but that is a completely different neighborhood. South St., which is at the bottom of Willis St., is a very busy, wide street designed for a lot of traffic. People moving into that neighborhood know to expect a lot of traffic. Our neighborhood is not designed for a large amount of traffic. At the June 10th meeting it was suggested that a traffic assessor (not sure of the title) could come out to assess the amount of traffic. I think that step should be mandatory, at the very least.

My other concern is the dumpsters. We were informed that there will be 2 large dumpsters with lids at these apartments, being emptied twice a week. Adding to an already problematic traffic situation, large trucks will be driving on our narrow streets twice a week to empty these dumpsters, causing loud noise from the crashing lids. I believe our neighborhood would prefer 15 garbage cans (5 per street) out on the roads instead of 2 large dumpsters.

The safety of our children is my main concern. Apparently these owners have owned this property for the last five years. Throughout this time there have been many issues. In the winter the sidewalks are ALWAYS a sheet of ice. On rainy days, and days following rainy days, the sidewalks are so full of mud that my son has actually slipped on the mud and fallen. Last summer he came home from school almost every day covered in ticks because the overgrowth grew out onto the sidewalks and, unless you walked in the road, there was no way to walk by and avoid ticks. I finally had to tell my son to cross over to the other side of the street before he gets to this property and to stay away from this property when he's walking home from school. If it was that bad over these last five years, how can we be sure it'll be properly maintained in the future? I certainly don't want to stereotype all landlords who don't live at their rental properties.....I'm sure there are many great ones.....but judging by these last five years, these owners appear to have the characteristics of slumlords. There are already a handful of multi-family houses in this neighborhood owned by landlords who don't live there and the tenants at these properties are always loud, throwing parties with a lot of drinking and drugs, with no respect for the neighborhood or the property. We certainly don't need more of this. A little over ten years ago I fought extremely hard to clean up our neighborhood from this type of behavior. We had one house on Earl St. (across from my house) who threw loud parties all day, every day, from about 7 a.m. to midnight. Earl St. looked like a McDonald's drive-thru with cars lined up in the road, waiting to pull into the driveway to buy drugs from this house. The loud yelling, foul language, drug use and drug dealing, and the overall environment forced our families to keep our children inside all the time, unable to go out and play. It took many years of working closely with the police chef to finally get this family to move out of our neighborhood. I absolutely LOVE our police department and I don't mean to speak negatively of them, but back when this was going on I once asked a police officer, after being told by him that there was nothing he could do, what he would do if he lived next to this person and his reply was "that's why I don't live in Bristol"! I don't want people to think of Bristol that way, and I especially don't want that for our quiet neighborhood again. And I feel that by allowing this complex into our neighborhood, which is owned by property owners who don't care about the neighborhood, we are just inviting families like this back into our family-oriented neighborhood.

I thank you for your time and attention to this matter.

Sincerely,

Tara Ilic
6 Earl Street
Bristol, CT
860-977-9111

Robert Flanigan

This petition aims to halt the proposed development of ECM Gardens on Earl, Melrose & Crown Street in Bristol, CT, by DGG Development LLC. The development plan has raised numerous concerns among local residents due to potential negative impacts on our community. These include increased traffic congestion, strain on local resources and infrastructure. The addition of this large-scale development could significantly distrupt our peaceful community life. This property was originally zoned for 5 single family dwellings. Who changed the zoning regulations. This parcel of land which is less than one acre would not support this property development.

Will it be owner occupied?

Who maintains the property?

Rubbish & Snow removal?

Drainage issues in this neighborhood?

Daily school buses and student traffic issues?

We urge city officials to reconsider this proposal and seek alternatives that will respect the needs and wishes of Bristol's residents while promoting sustainable growth for our city.

Please sign this petition if you agree that we should preserve our community's character and quality of life.

Petition

Date	Name	Address
1.	[illegible]	72 View St
2.	[illegible]	51 View St
3.	Diana Marrero	57 View St.
4.	Zratty Duce	71 View ST.
5.	Eleanora Mercier	82 View St.
6.	Caitlyn Tomlin	90 View St.
7.	[illegible]	92 View St.
8.	Doris Pelletier	14 Field St.
9.	6/12/24 Taylor Mazelka	16 field st
10,	6/13/24 William Kilcary	26 Field St
11.	Kenneth C. Downs	33 FIELD ST
12.	Angelina Furniss	19 Field St
13.	Hollis Laviero	239 Divinity St.
14.	Nancy Cretosa	29 MELROSE ST.
15.	[illegible]	38 Earl St.

Petition

Date 6/30 Name	Address
1. Elizabeth Beattie	17 Crown Street
2. Justine Pratt	23 CROWN St
3. GREGORY WEAVER	24 CROWN ST
4. GRATTAN FANELLI	29 CROWN ST
5. [illegible]	38 Crown ST
6. Amanda J. Weaver	38 Crown St
7. Brenda Dallaire	42 Crown St
8. Glenn Dallaire	42 Crown St.
9. [illegible]	75 CROWN ST
10, [illegible]	91 Crown St.
11. [illegible]	112 CROWN ST
12. [illegible]	121 crown street
13. [illegible]	148 Crown Street
14. [illegible]	148 Crown St
15. [illegible]	129 Crown St
16. John J. Scalia	33 Bethel St
17. Nancy J. Scalia	33 Bethel St

Petition

	Date	Name	Address
1.	6/24/24	Marybeth Kelm	17 Melrose St
2.	6-24-24	Lisa Selvaggi	23 Melrose St
3.	6-24-24	Corina White	23 Melrose ST
4.	6-27/24	Nick Perugini	27 Melrose ST
5.	6-27-24	Mackenzie Webber	27 Melrose St
6.	6-27	Arlene McCormick	21 melrose St
7.	6-28-2024	Lynn Mills	25 Melrose St
8.	6-30-2024	David Cummings	15 Melrose St.
9.	6/30/2024	Erin Cummings	15 Melrose St.
10.	6/30/2024	Farzeela Persaud	70 Melrose St
11.	6/30/2024	Ryan Persaud	70 Melrose St
12.	6/30/2024	[illegible]	58 Melrose St.
13.	6/30/2024	[illegible]	58 Melrose St
14.	6/30/24	Kari Hutgaard	65 Melrose St.
15.	6/30/24	Angela Gaeta	75 melrose St 2nd

Petition

	Date	Name	Address
1.	6/30/24	Melissa Tinder	80 Melrose St
2.	6/30/24	Jean Vanvee	71 Melrose St
3.	6/30/24	MyGreen Streeter	71 Melrose st.
4.	6/30/24	Karen Kellems	101 Melrose ST
5.	6/30/24	Sharon C. Niemann Testa	19 Melrose ST
6.	6/30/24	GARY Testa	19 Melrose ST
7.	6/30/24	Kris Bond	20 melrose st
8.	6/30/24	Carmen	20 Melrose St.
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Petition

Date 6-14-2024	Name	Address
1.	Yolanda Duthiewicz	57 Atkins Ave.
2.	Nancy Laflamme	189 Park St
3.	Judith Delgado, A. Vincent Xd	
4.	Kendal Gibbs	43 Peggy Lane Farmington CT
5.	Zaida Santaye	157 P
6.	Sandra Cudney	30 Troutbrook Rd Bristol CT
7.	Janice Skulskey	34 Betts Ave Bristol CT
8.	Melissa Gunderson	6 Crown St Bristol, Ct
9.	Jocelyn Andersen	92 Round Hill Rd. Bristol, CT
10.	Sandra Edgerton	4 Crown Street. Bristol, Ct
11.		
12.		
13.		
14.		
15.		

Petition

Date	Name	Address
1. 6-15-24	Sandy michaud	23 view Street, Bristol
2. 6-15-24		23 view Street, Bristol
3. 6-16-24	Josephine S Marino	25 View St Bristol, CT
4. 6/17/24		24 View St Bristol CT.
5. 6/17/24	RYAN Lowe	28 View St BRISTOL CT
6. 6-25-24	Dave Greenleaf	255 Divinity St. bottom of View
7. 6-27-24	Ralph Lynn	90 view st
8. 6-27-24	Michael D Hoyt	89 View St
9. 6-28-24		22/24 Earl Street
10.		
11.		
12.		
13.		
14.		
15.		

Petition

	Date	Name	Address
1.	June 17, 2024	Dan Bailey	64 Earl St.
2.	6/17/24	Jessica Reklaitis	95 Earl St.
3.		Vianny Polanco	85 Earl st
4.		Matthew Bailey	64 Earl st
5.		MaryAnn Cabure	94 View St
6.		Gerard Cabure	94 View St
7.			
8.			
9.			
10,			
11.			
12.			
13.			
14.			
15.			

Petition

Date	Name	Address
1. 6-14-24		4 crown st Bristol
2. 6/14/24	David Dobrecki	14 CROWN ST. BRISTOL
3. 6/15/24		6 Crown St. Bristol
4. 6-15-24	Richard Aviles	75 EARL ST BRISTOL
5. 6/15-24	Richard A Aviles	75 Earl St. Bristol
6/14 6.	Christine Bird	2 Crown St Bristol
7. 6-15-2024	Antonio Bordoso	
8. 6/15/24		284 cherry St New Britain CT
9. 6/15/24	Danielle Johnson	12 CROWN ST BRISTOL CT
6-15-24 10.	Donald L. Weeks	105 EARL St. Bristol, Ct.
11. 6-15-24	Dwayne Parker	91 view St.
12. 6/15/24	Jeffrey Edgerton	13 Mare Rd, Bristol
13.		
14.		
15.		

Petition

Date	Name	Address
1.	Ledion Tito	100 view st
2.	Thanas Tito	98 view st
3.	Luljeta Tito	98 view st
4.	Klodjana Tito	100 view st
5.		
6.		
7.		
8.		
9.		
10,		
11.		
12.		
13.		
14.		
15.		

Site Plan

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

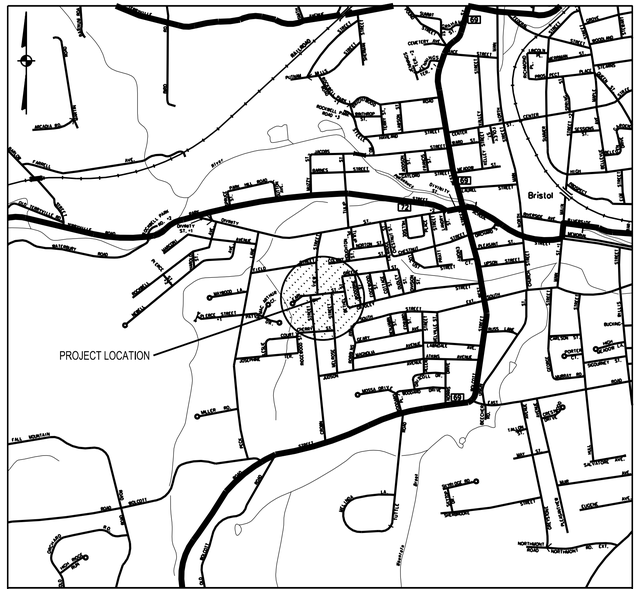
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

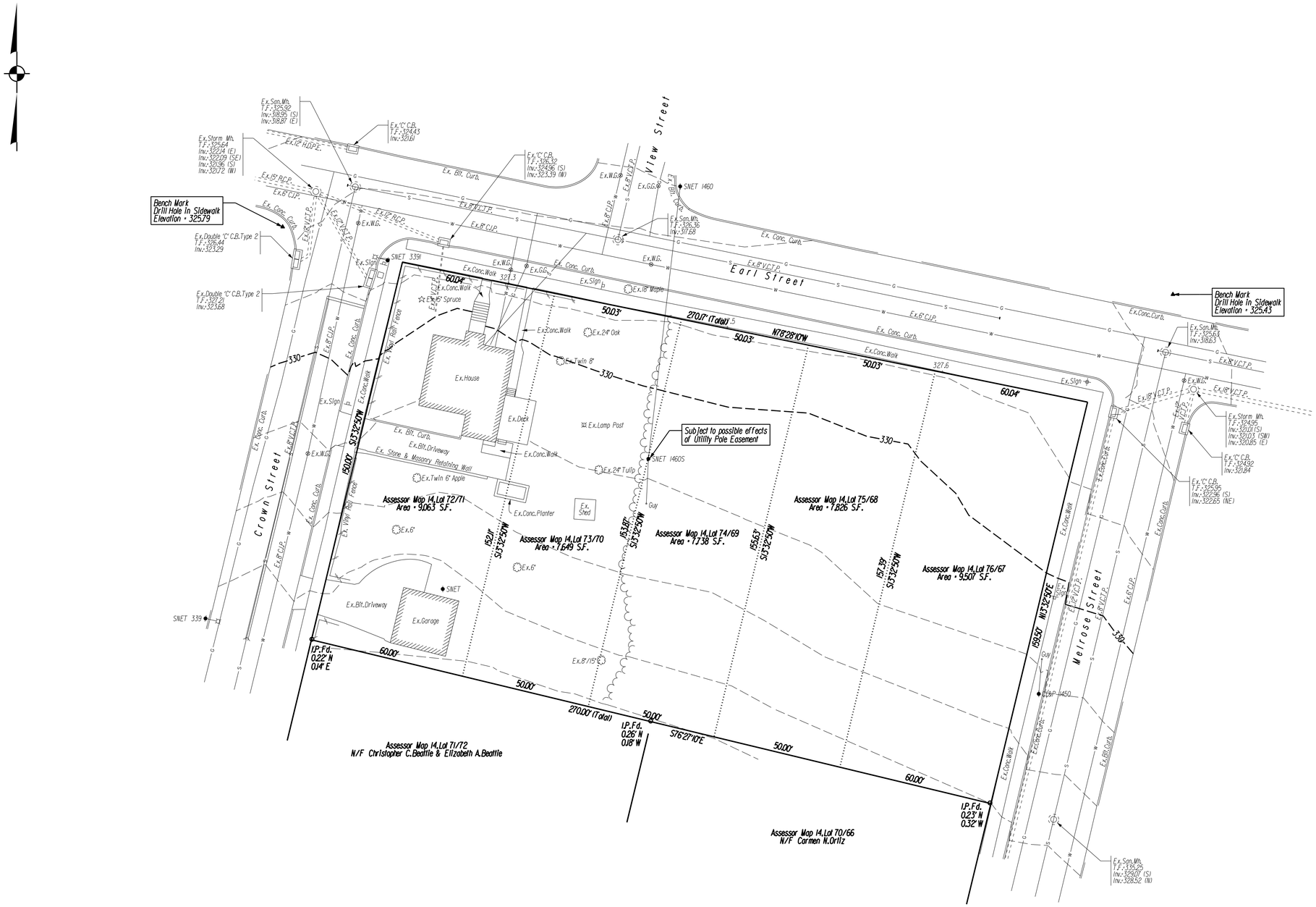
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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


Earl Street
Crown Street
Melrose Street
View Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Subject to possible effects of Utility Pole Easement
Assessor Map 14, Lot 72/71
Area = 9,063 S.F.
Assessor Map 14, Lot 73/70
Area = 7,649 S.F.
Assessor Map 14, Lot 74/69
Area = 7,738 S.F.
Assessor Map 14, Lot 75/68
Area = 7,826 S.F.
Assessor Map 14, Lot 76/67
Area = 9,501 S.F.
Assessor Map 14, Lot 71/72
N/F Christopher C. Beattie & Elizabeth A. Beattie
Assessor Map 14, Lot 70/66
N/F Carmen M. Ortiz
Ex.House
Ex.Garage
Ex.Shed
Ex.Deck
Ex.Bit. Driveway
Ex. Stone & Masonry Retaining Wall
Ex. Vinyl Rail Fence
Ex. Wood Rail Fence
Ex. Chain Link Fence
Ex.Conc.Walk
Ex.Conc.Curb
Ex. Bit. Curb
Ex.Conc.Planter
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb

GENERAL NOTES:

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

2. PROPERTY ADDRESS: 29-49 EARL STREET

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

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

5. ZONE: R-15/RM

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

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

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

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

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

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

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

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

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

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

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

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

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

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

FUNCTIONAL OPEN SPACE CALCULATION:

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

PROVIDED: 4,800 S.F.

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

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

CONSTRUCTION SEQUENCE:

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

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

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

4. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

7. REMOVE ALL ITEMS PER REMOVALS PLAN.

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

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

10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

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

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

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

14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

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

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

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

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

19. INSTALL FINAL COURSE OF PAVEMENT.

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

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

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

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

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

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

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

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

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

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

REMOVAL NOTES:

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

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

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

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

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

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

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

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

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

SIGNING AND PAVEMENT MARKING NOTES:

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

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

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

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

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

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

UTILITY AND DRAINAGE NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL:

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

TREE PROTECTION:

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

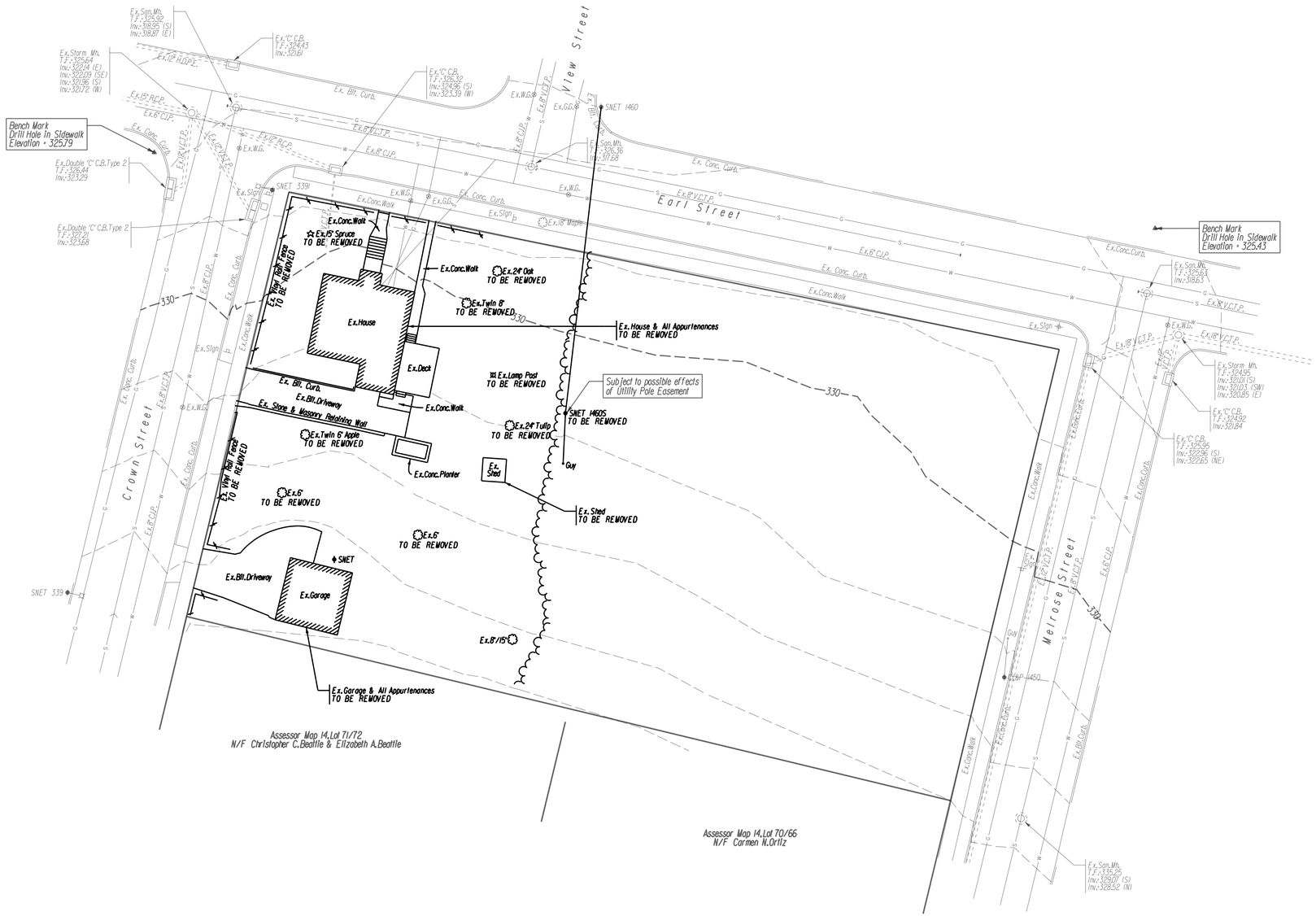
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

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

PROJECT TITLE:

SITE PLAN

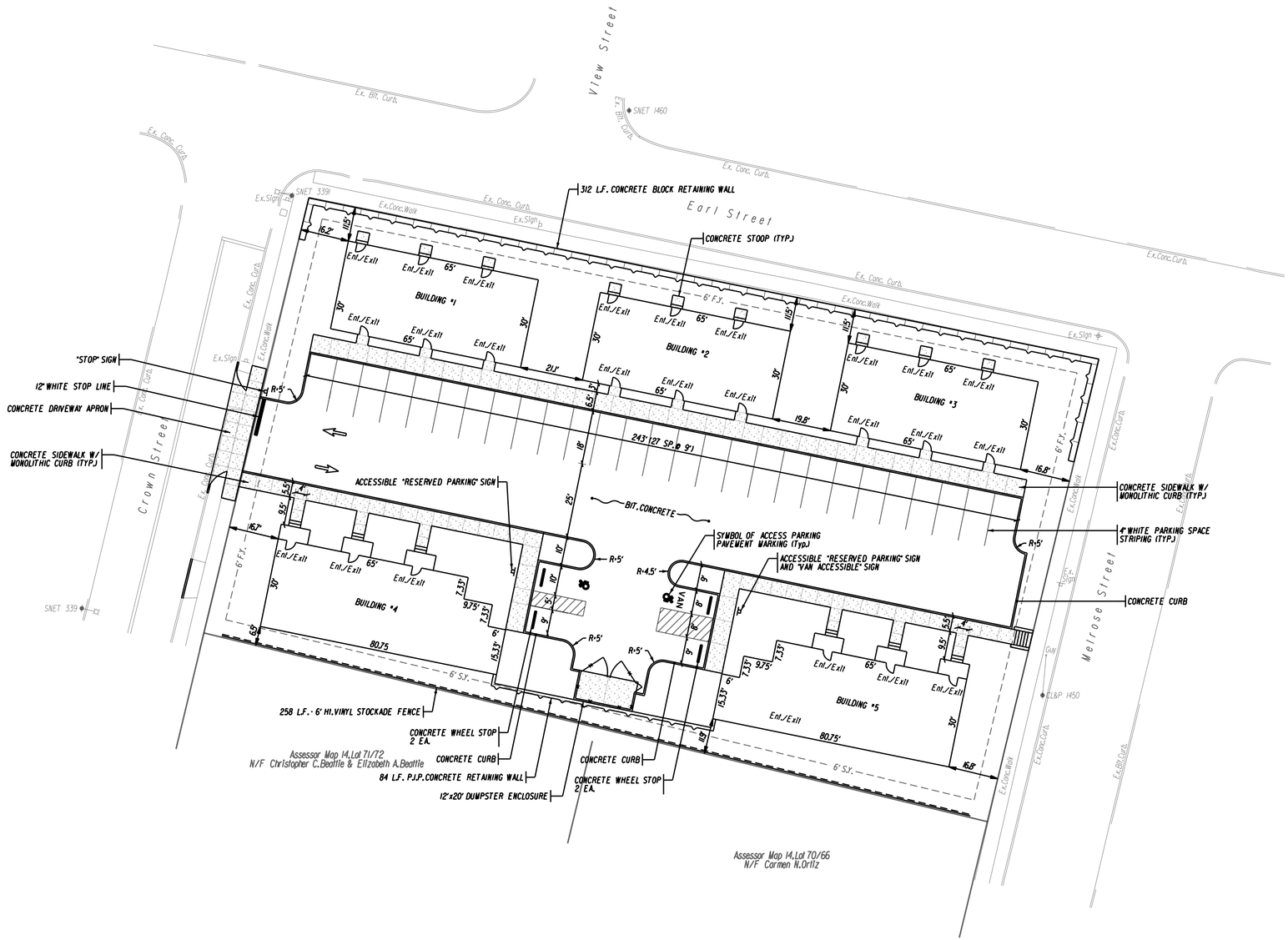
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO.: 4



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

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

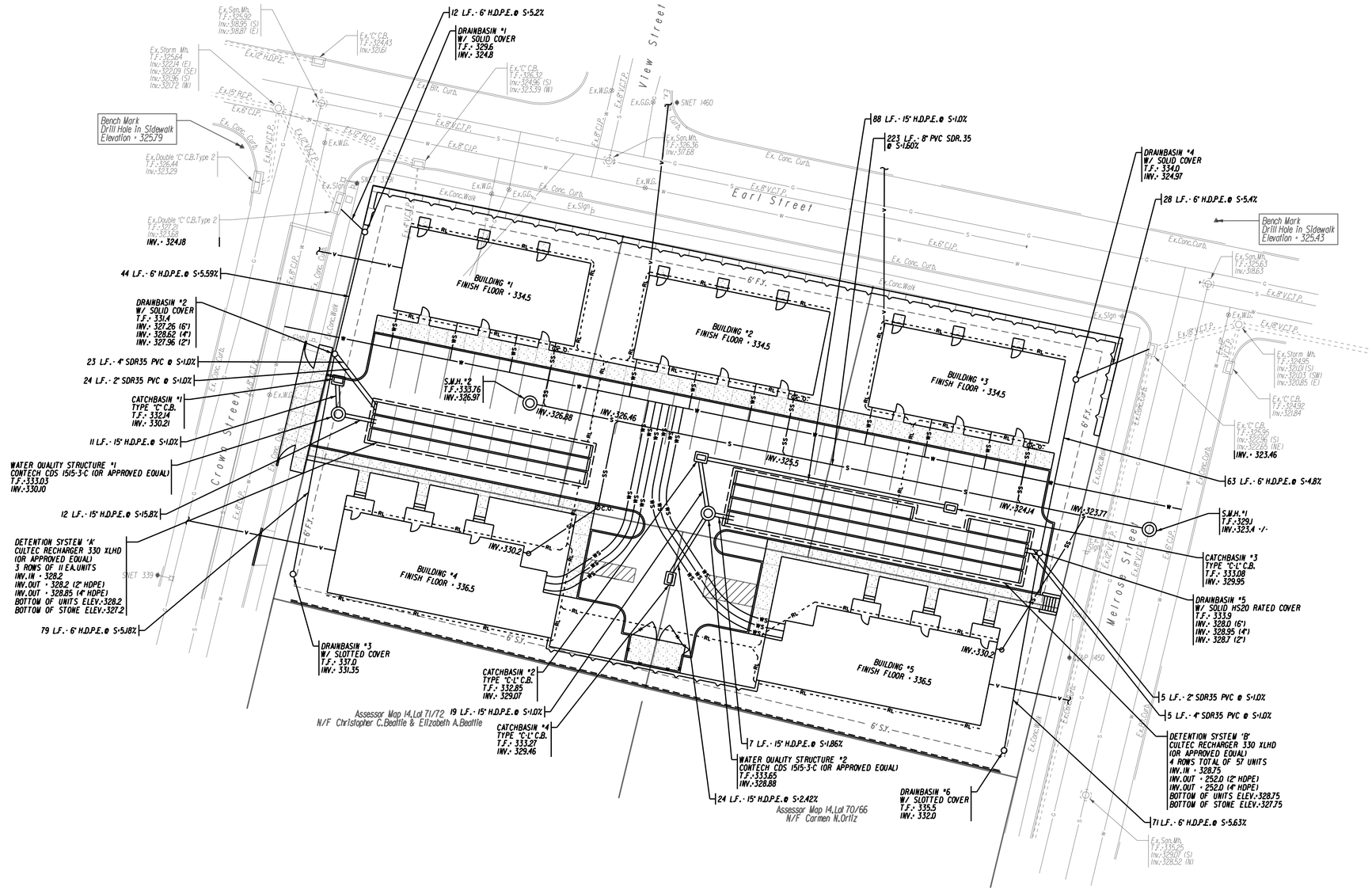
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: PLN-001

DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 5



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

PROJECT TITLE:

SITE PLAN

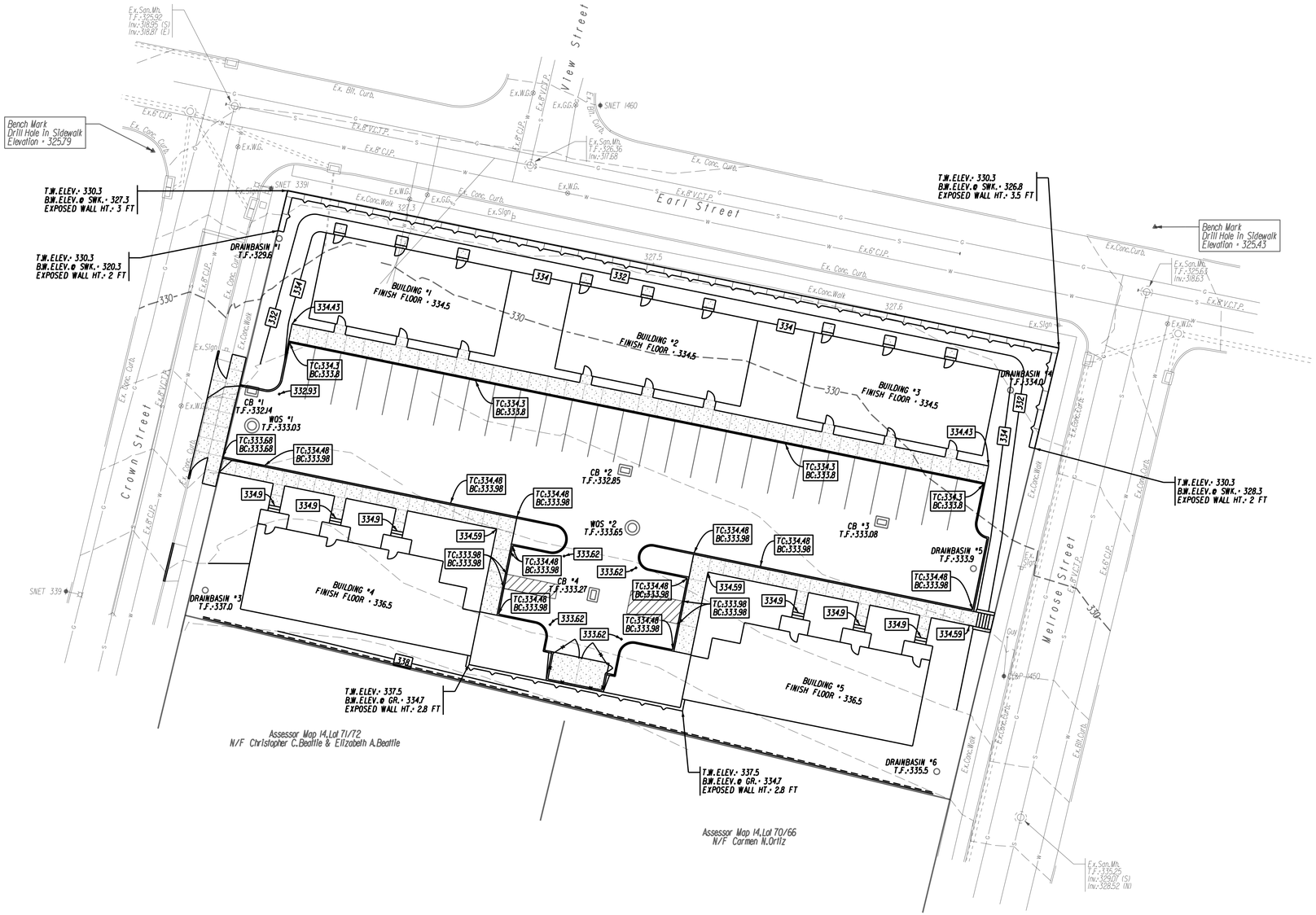
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

DRAWING NO.: UTIL-001

SHEET NO.: 6



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

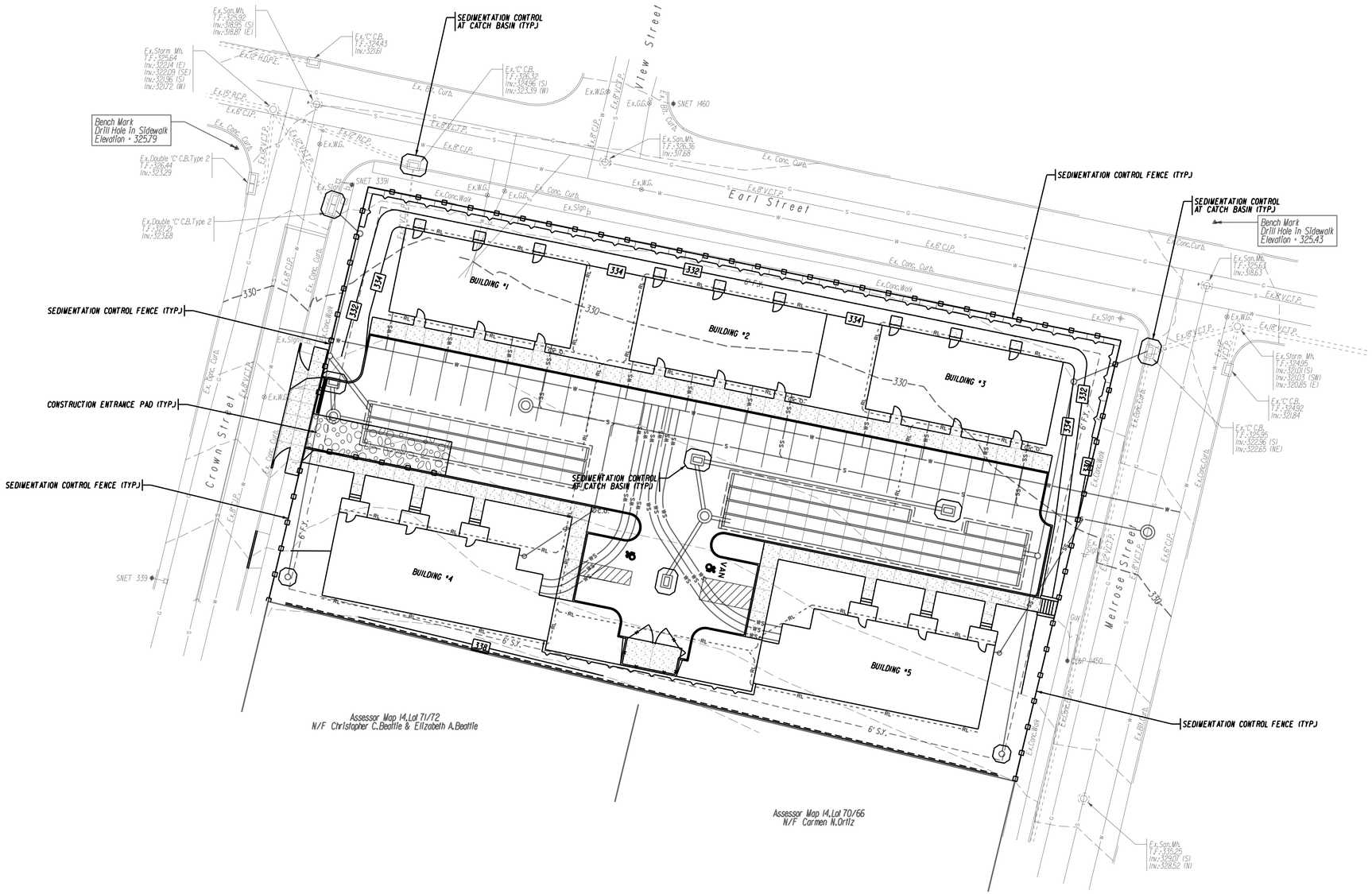
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1340

ENGINEER SIGNATURE/BLOCK:

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

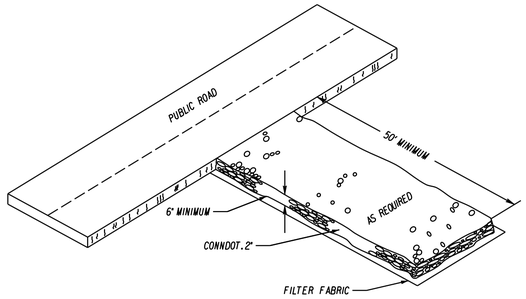
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

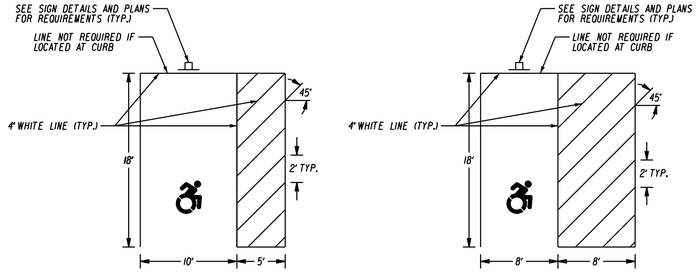
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

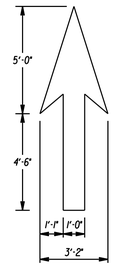


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

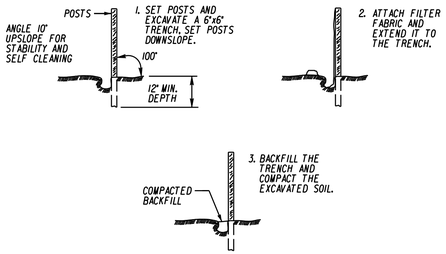
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



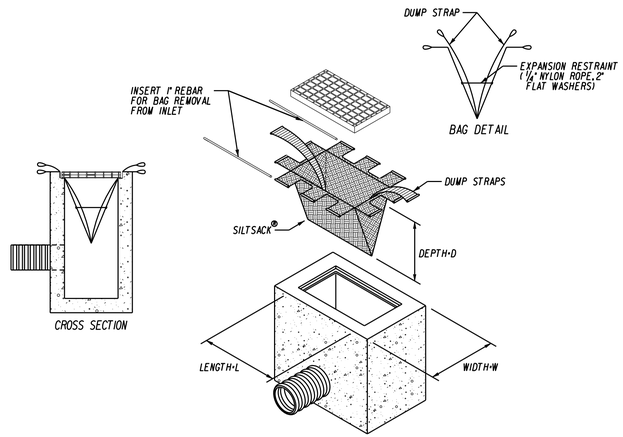
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

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

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

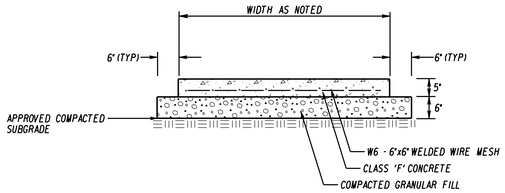
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

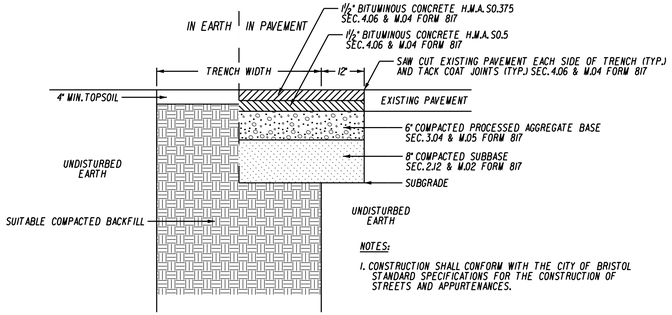
SHEET NO. 9



NOTES:

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

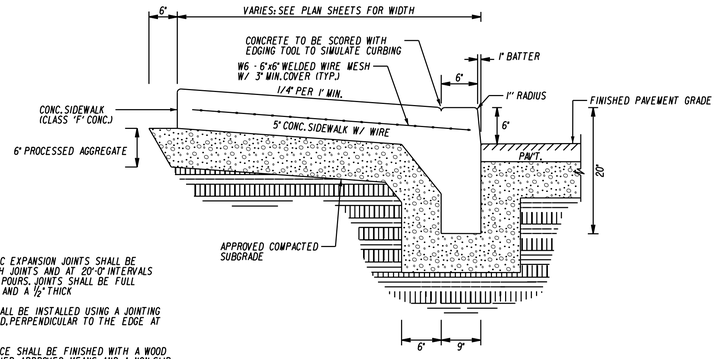
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

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

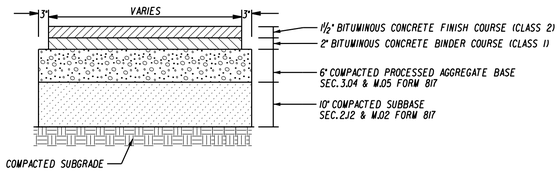
TRENCH RESTORATION DETAIL
NOT TO SCALE



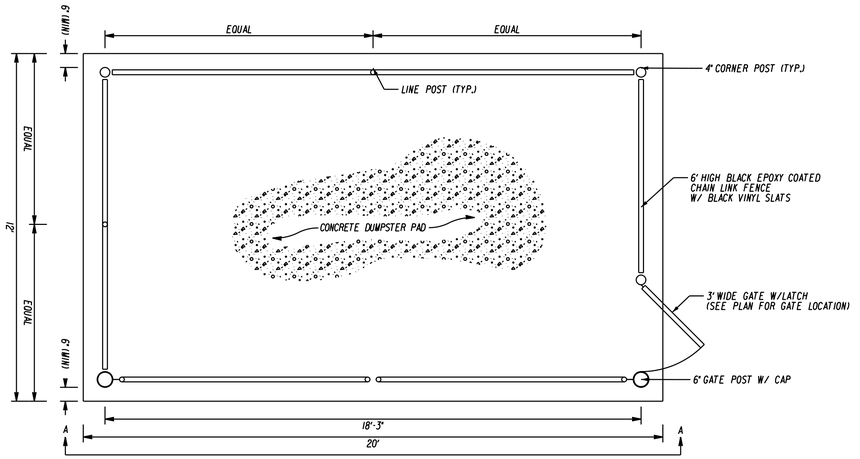
NOTES:

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

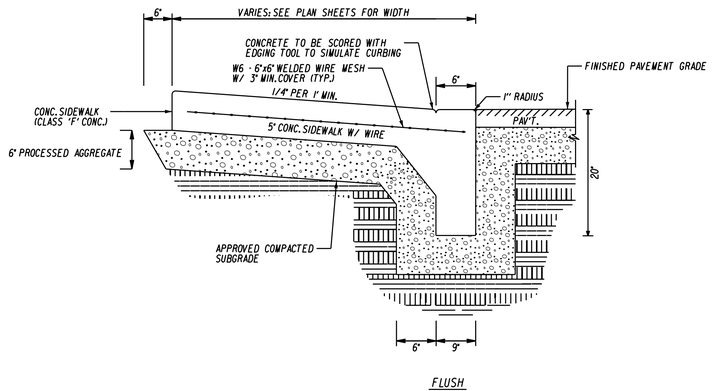
W/ 6" CURB REVEAL



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

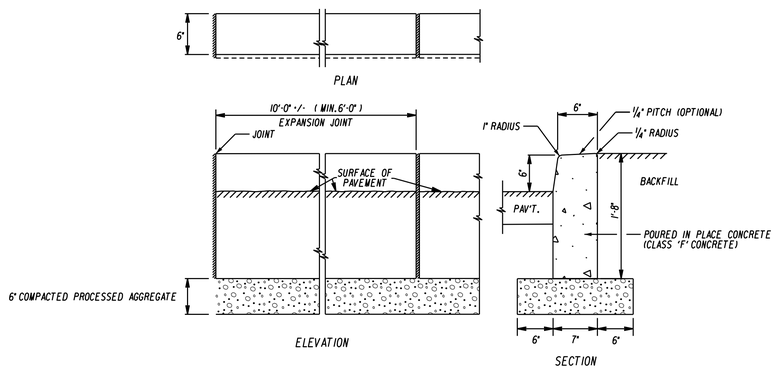


PLAN

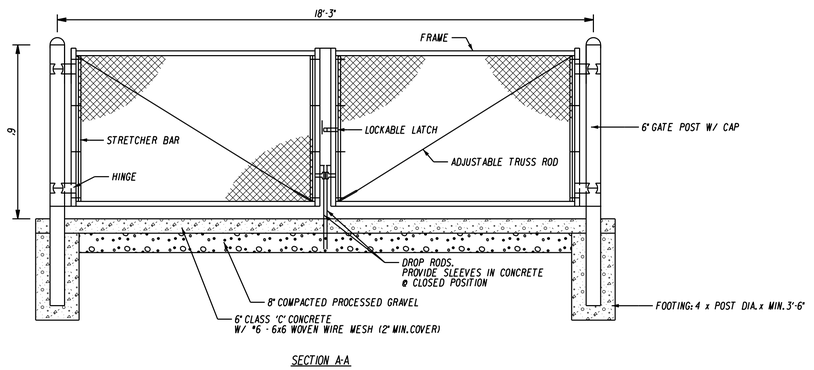


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

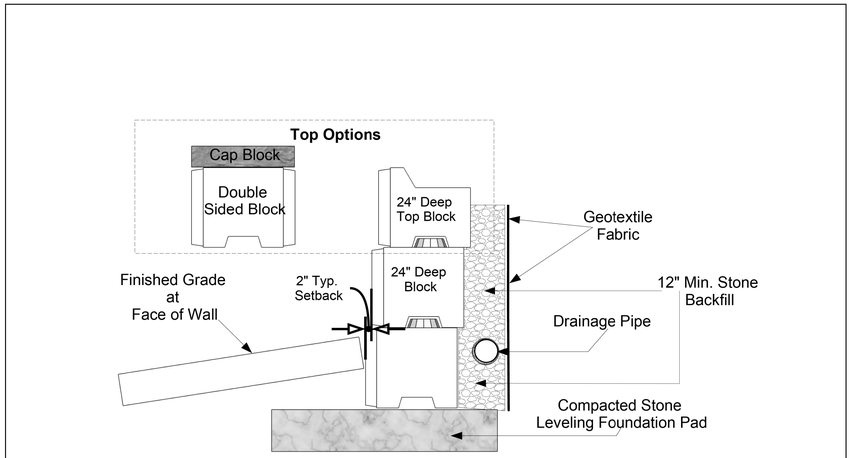
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

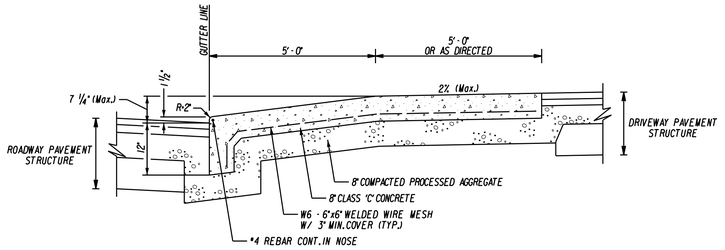
SHEET NO.: 10



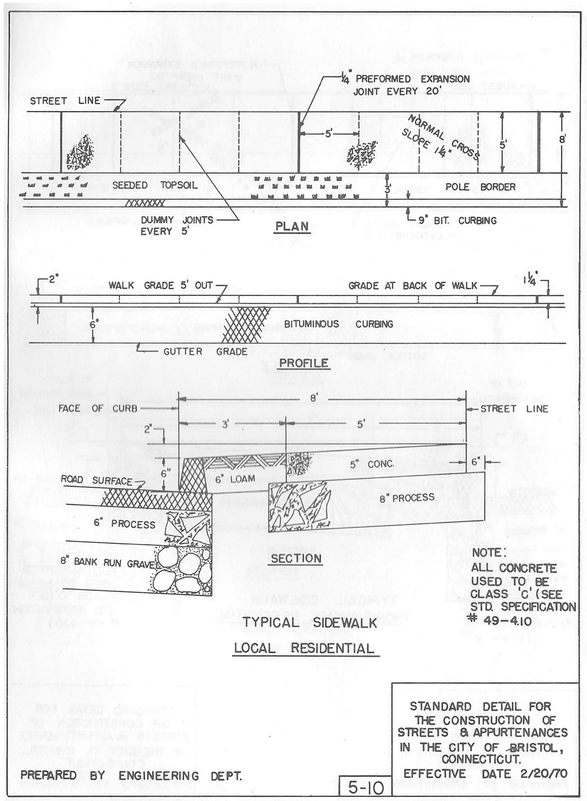
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)



TYPICAL SIDEWALK
LOCAL RESIDENTIAL

PREPARED BY ENGINEERING DEPT.

5-10

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

RECOMMENDED MINIMUM TRENCH WIDTHS

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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

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

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

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

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

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

NOTES:

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

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

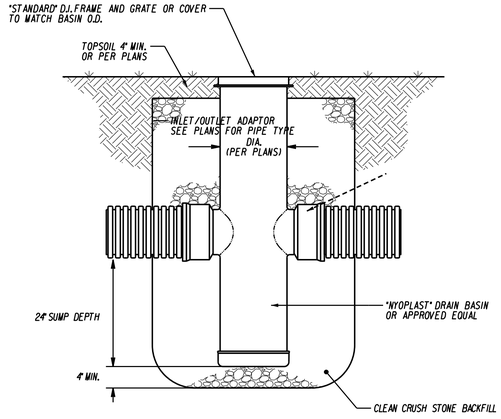
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

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

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

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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO.: MISC-003

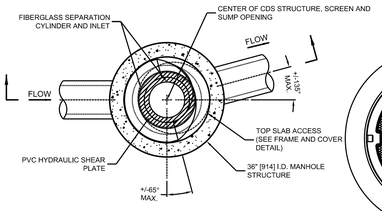
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

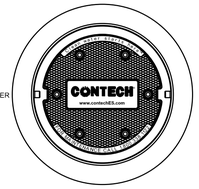
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



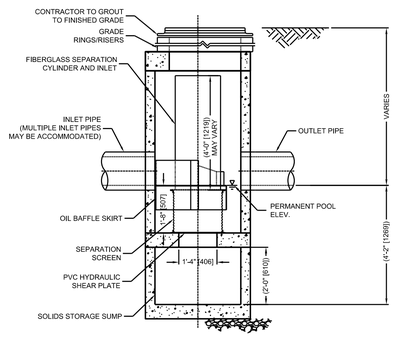
PLAN VIEW B-B
N.T.S.



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

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

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



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848 AND 6,641,720. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

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

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORM\ATE\RJ\BIS\CTN\CN\SLA\MKL_SITE DESIGN TOOLS_STANDARD DETAILS\CDS\CDS1515-3-C-DTL.DWG 8/6/2018 4:16 PM

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN 17178 REGISTERED LAND SURVEYOR No. PE.N.01039232 LICENSED PROFESSIONAL ENGINEER

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

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

DRAWING NO.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

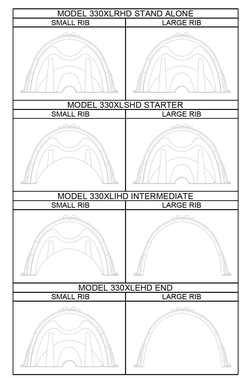
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

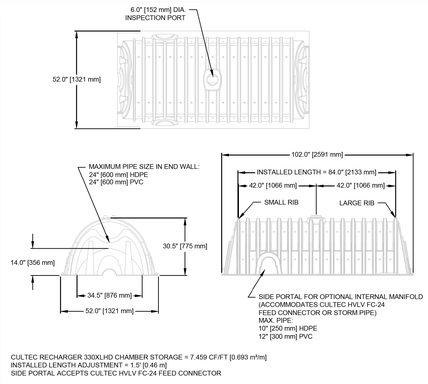
GEOTEXTILE PARAMETERS

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

330XLHD 1.0

GENERAL NOTES

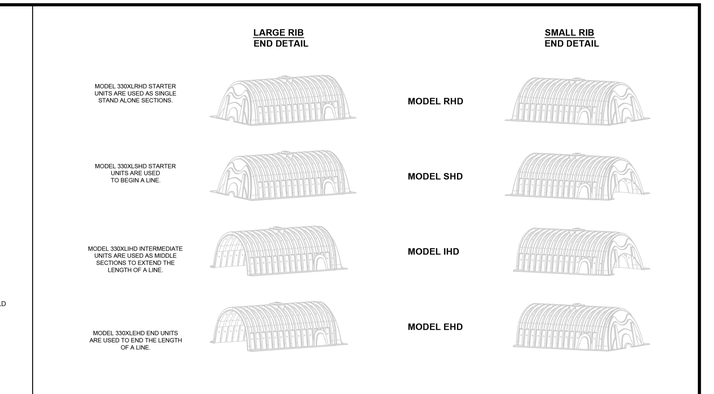




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

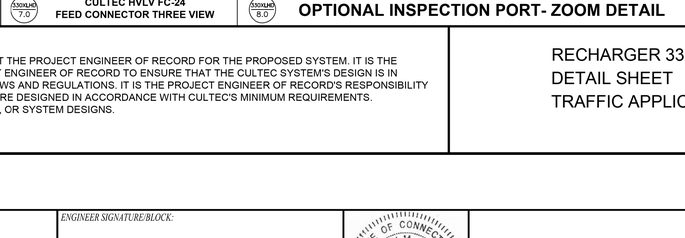
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



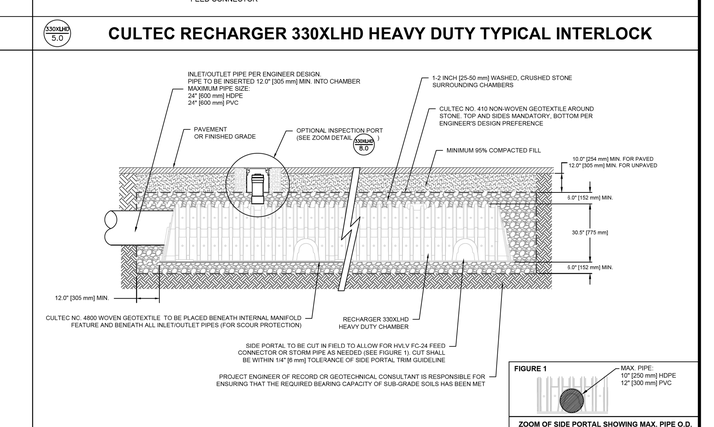
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION

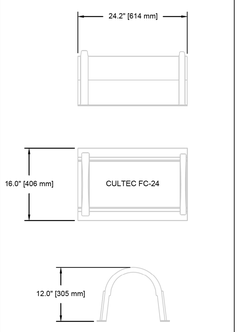


330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK

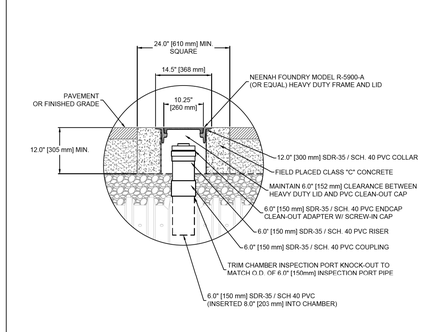
330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL

330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

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

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

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO. MISC-005

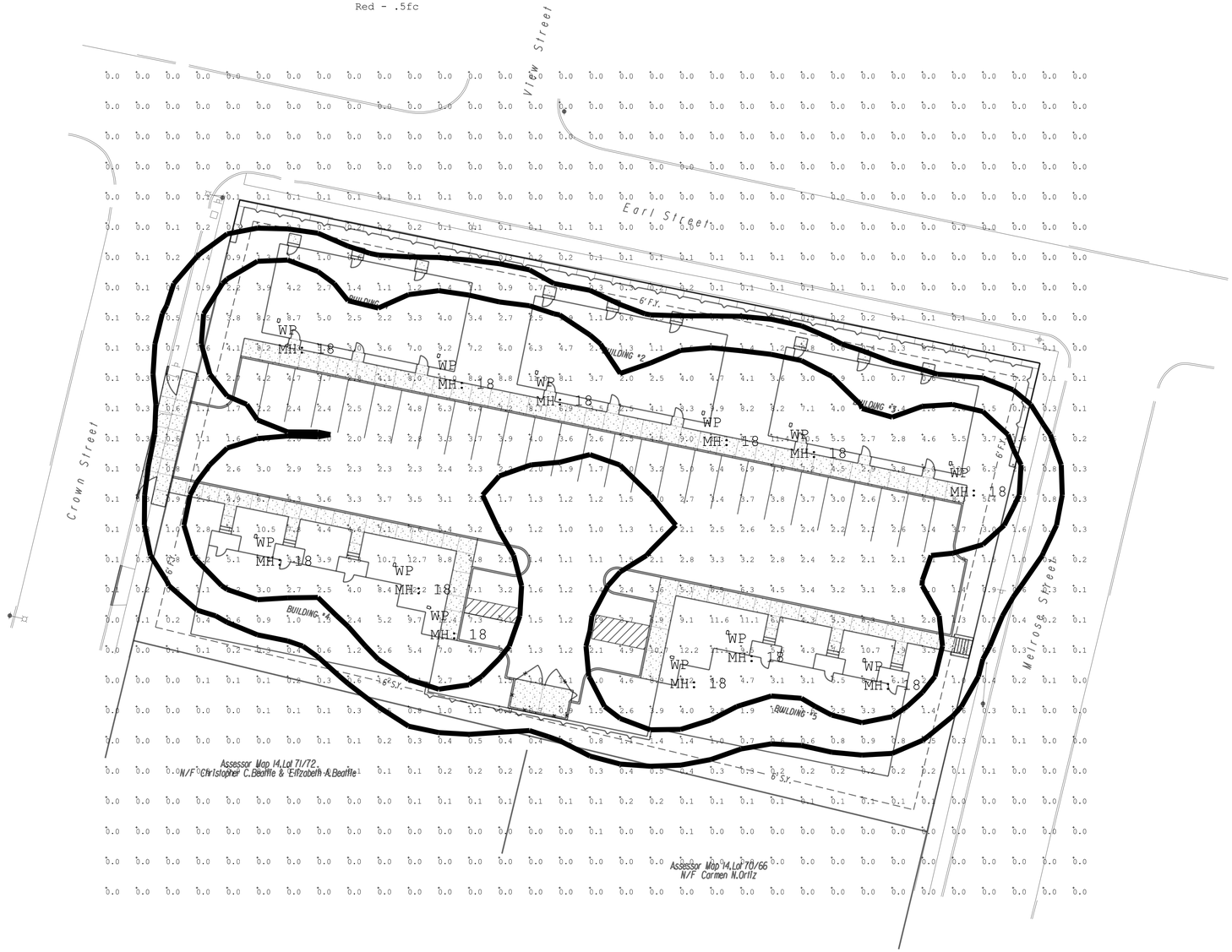
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO. 13

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

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

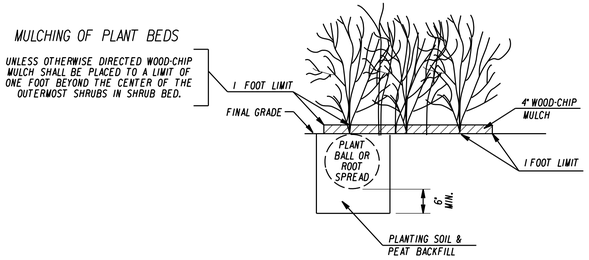
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

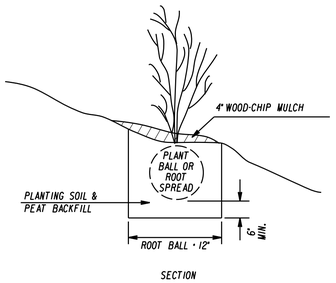
DRAWING NO.:

DRAWING TITLE: LIGHTING PLAN

SHEET NO.: L1.0



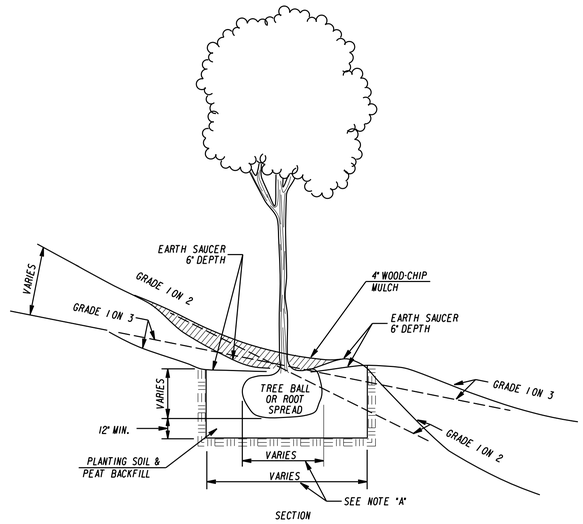
SHRUB PLANTING IN BEDS



SHRUB PLANTING

LANDSCAPE NOTES:

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



TREE PLANTING



Planting Key

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

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

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

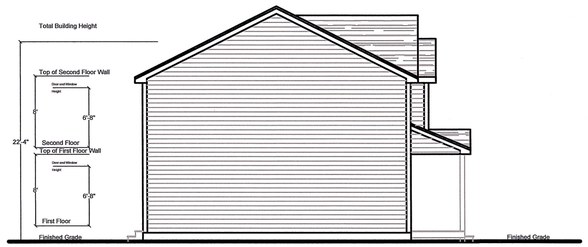
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

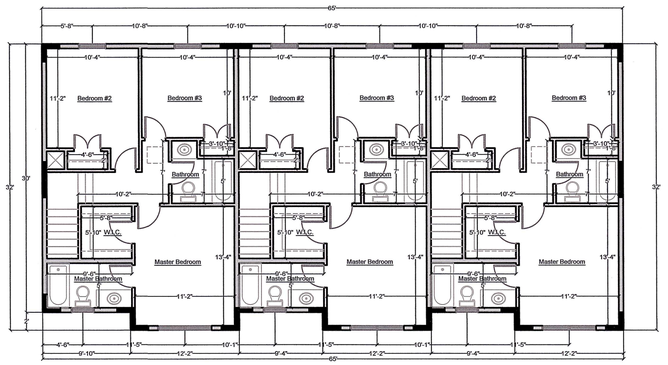
DRAWING NO.

SHEET NO. L2.0

Elevation Drawings and Floor Plans



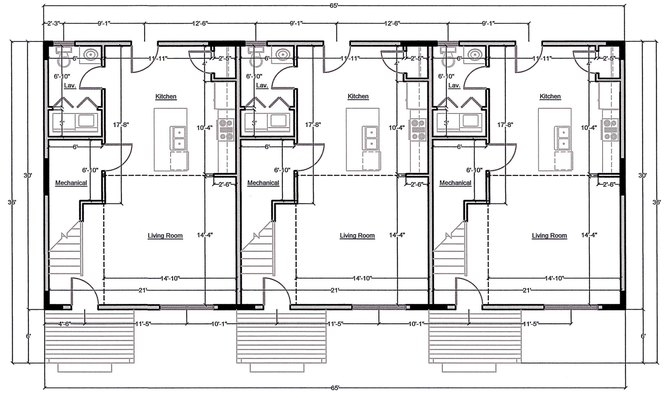
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

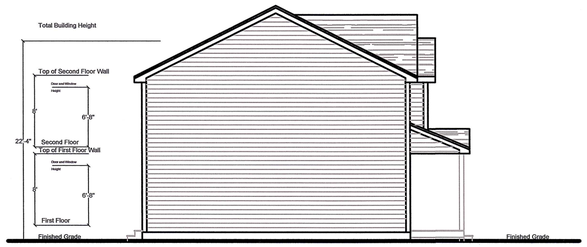
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

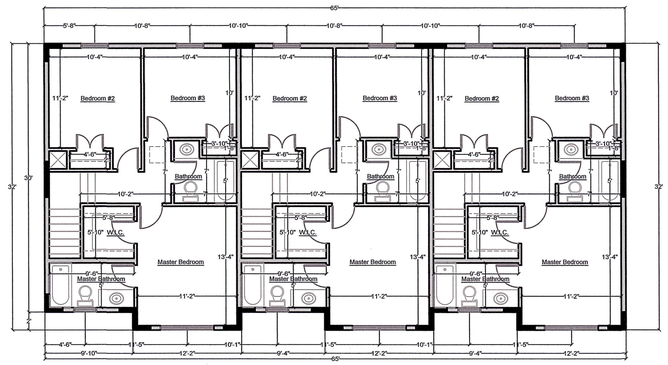
Scale
1/8" = 1'-0"

Sheet
A.1

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



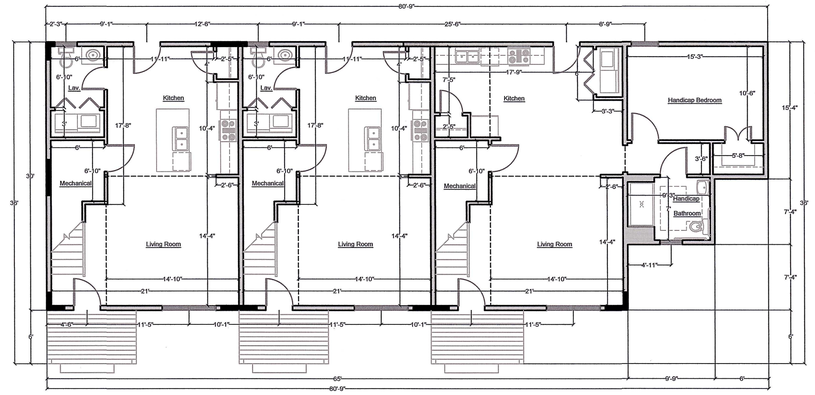
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

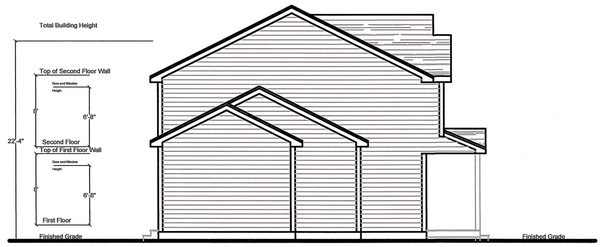
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

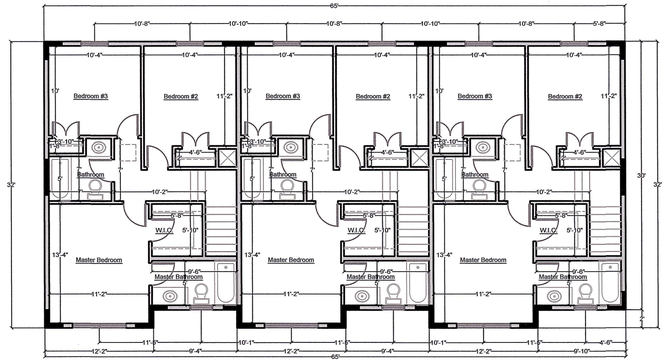
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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



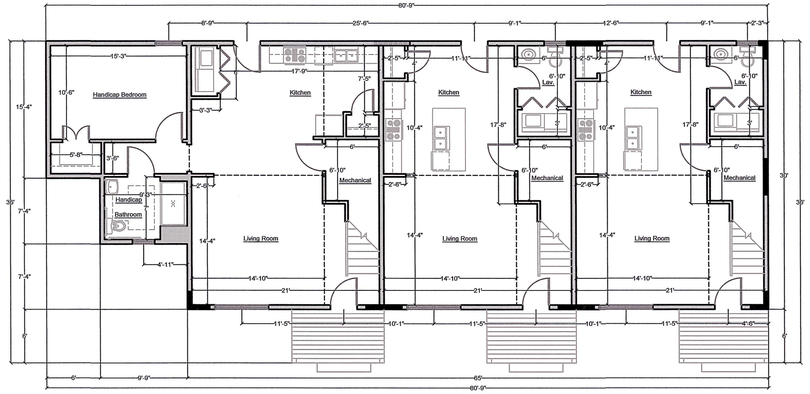
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

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

Schematic Design

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

SHEET
A.1

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

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

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

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

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

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

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

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

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

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

Other comments: _____

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

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

Name: DGG Development LLC

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

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

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

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

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

Name: Same as applicant

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2494

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

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

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

08/17 - LUO

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

Other comments: _____

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

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

Name: DGG Development LLC

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

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

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

For Office Use Only
APPLICATION NO. 2495

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

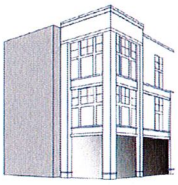
Name: Development Planning Solutions LLC

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

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

08/17 - LUO

Project Narrative



D | P | S

DEVELOPMENT PLANNING SOLUTIONS LLC.

Project Narrative

Project Title: ECM Gardens

General Information

Project Name: ECM Gardens **Project Location:** Earl Street between Crown and Melrose **Zone:** R-15 / RM **Project Type:** Unified Residential Development **Date Submitted:** May 2, 2024 **Variances Required:** None **Wetlands Approval Required:** No **Special Permit Required:** Yes **Site Plan Approval Required:** Yes	**Developer:** DGG Development LLC **Site Engineer:** Robert Green Associates LLC **Architectural Design:** Development Planning Solutions LLC **Landscape Design:** Development Planning Solutions LLC **Lighting Design:** Wattsaver Lighting Products **Project Consultant:** Development Planning Solutions LLC **Legal Representative:** Attorney Timothy Furey

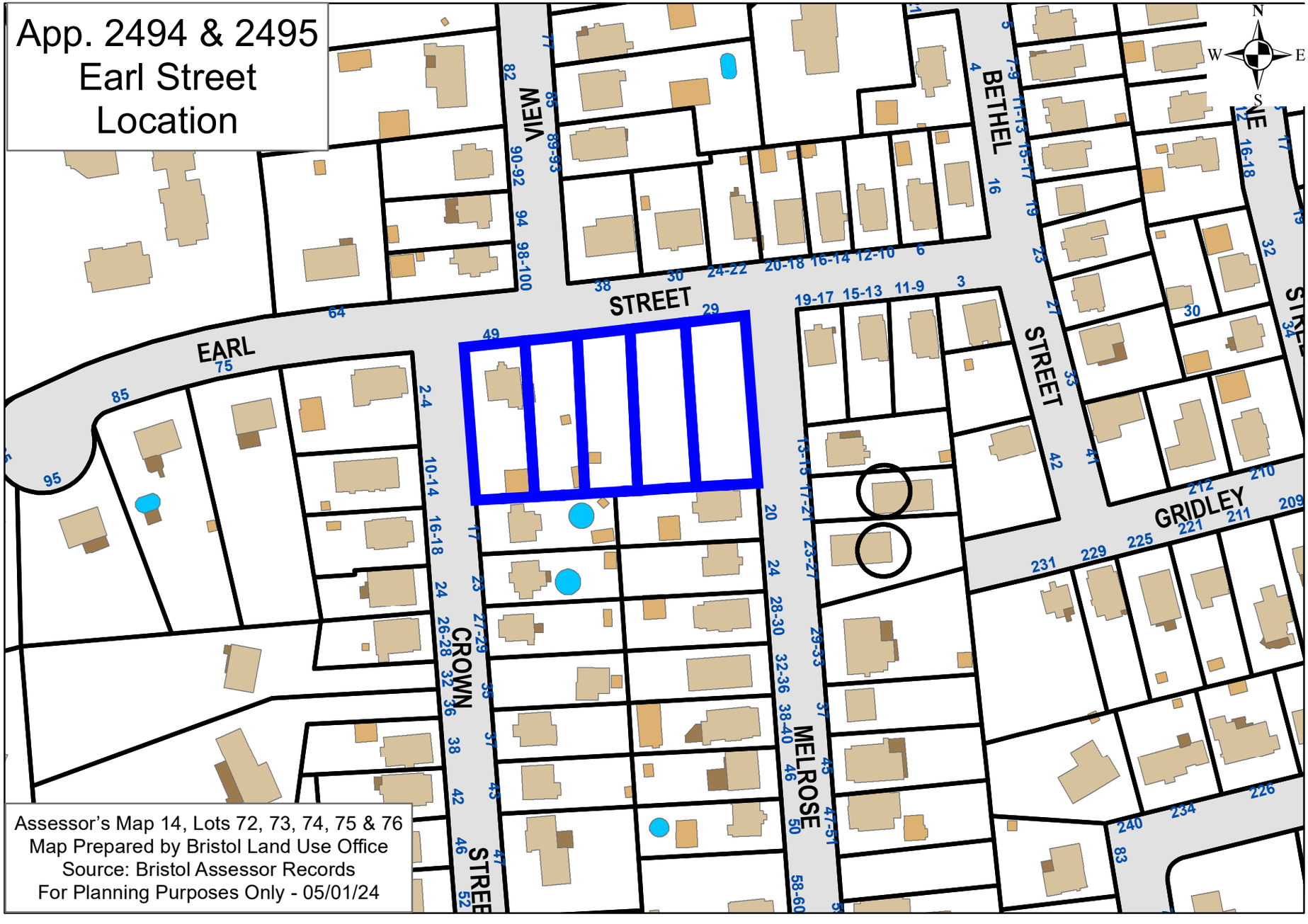
Project Overview

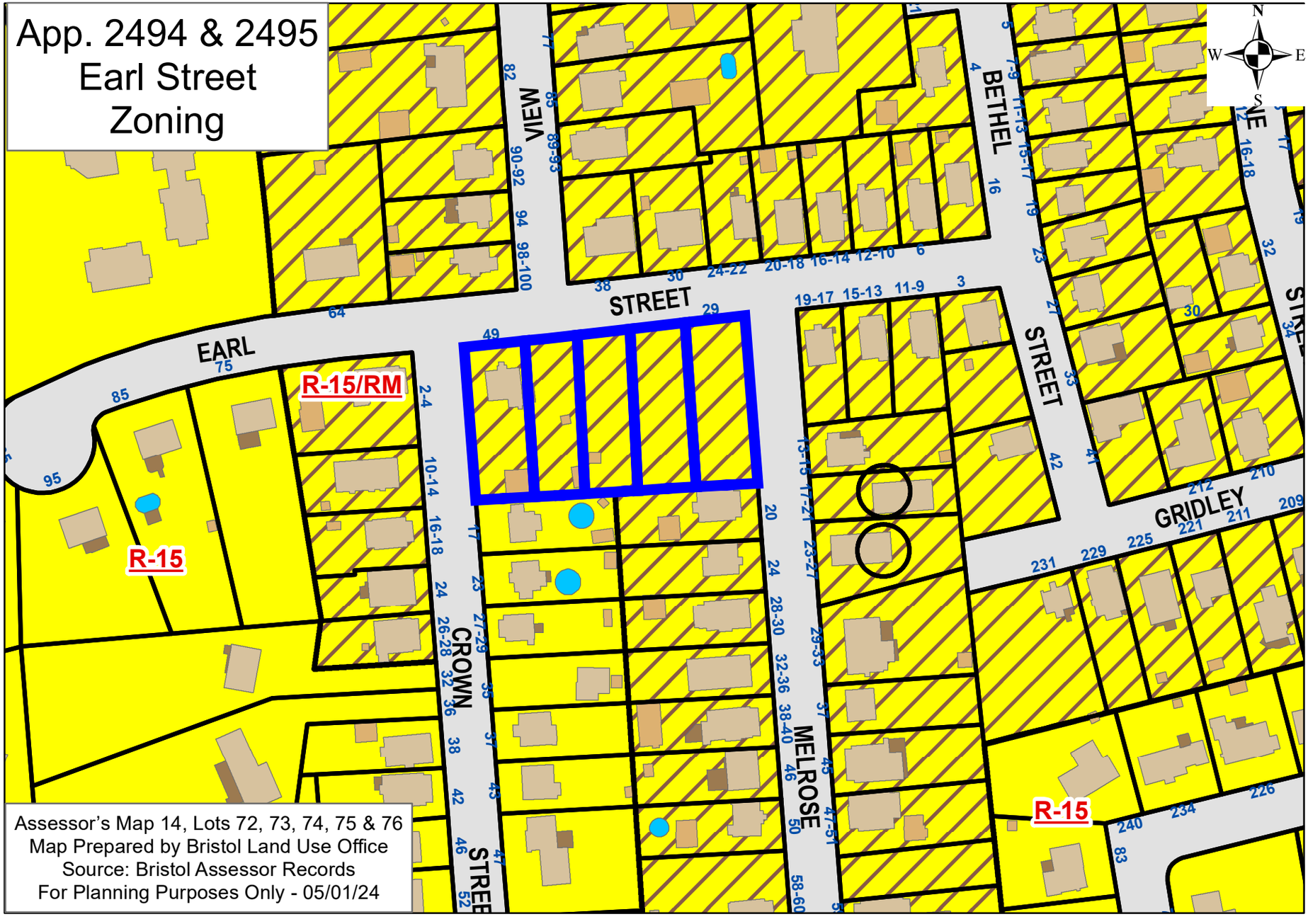
This project calls for the development of a Unified Residential Development containing 15 dwelling units and the associated site improvements. In the current condition, the project area is made up of five building lots which will be merged into a single parcel if approved. The site is uniquely situated within the RM Overlay zone and provides a tremendous opportunity to develop new and modern housing units.

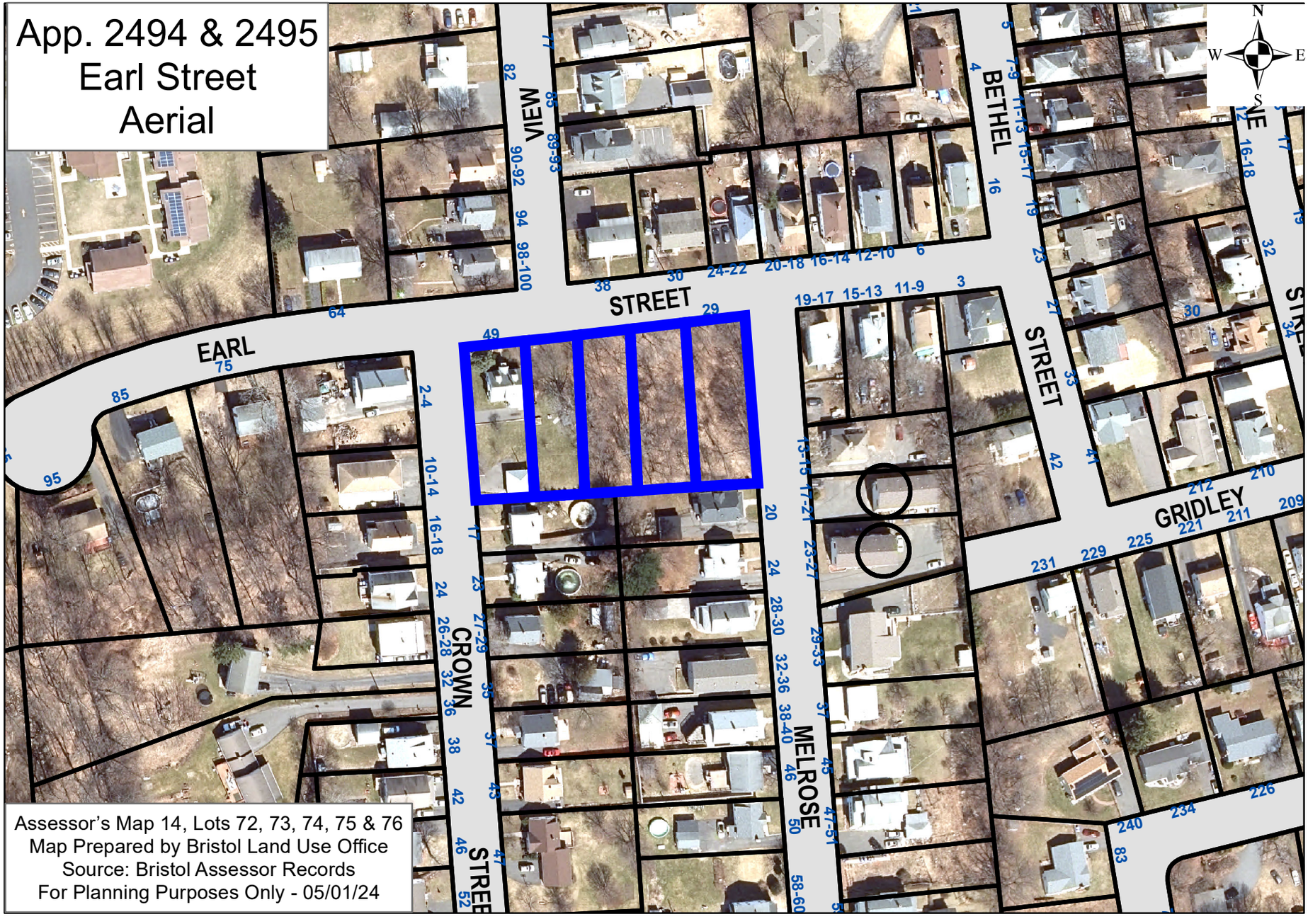
Since the fall of 2023, DGG Development LLC and their design team have been working with the city departments and staff on text amendments to allow Unified Residential Developments in the RM Zone. This plan takes into account all of the provisions of the new regulations and makes efficient use of the property.

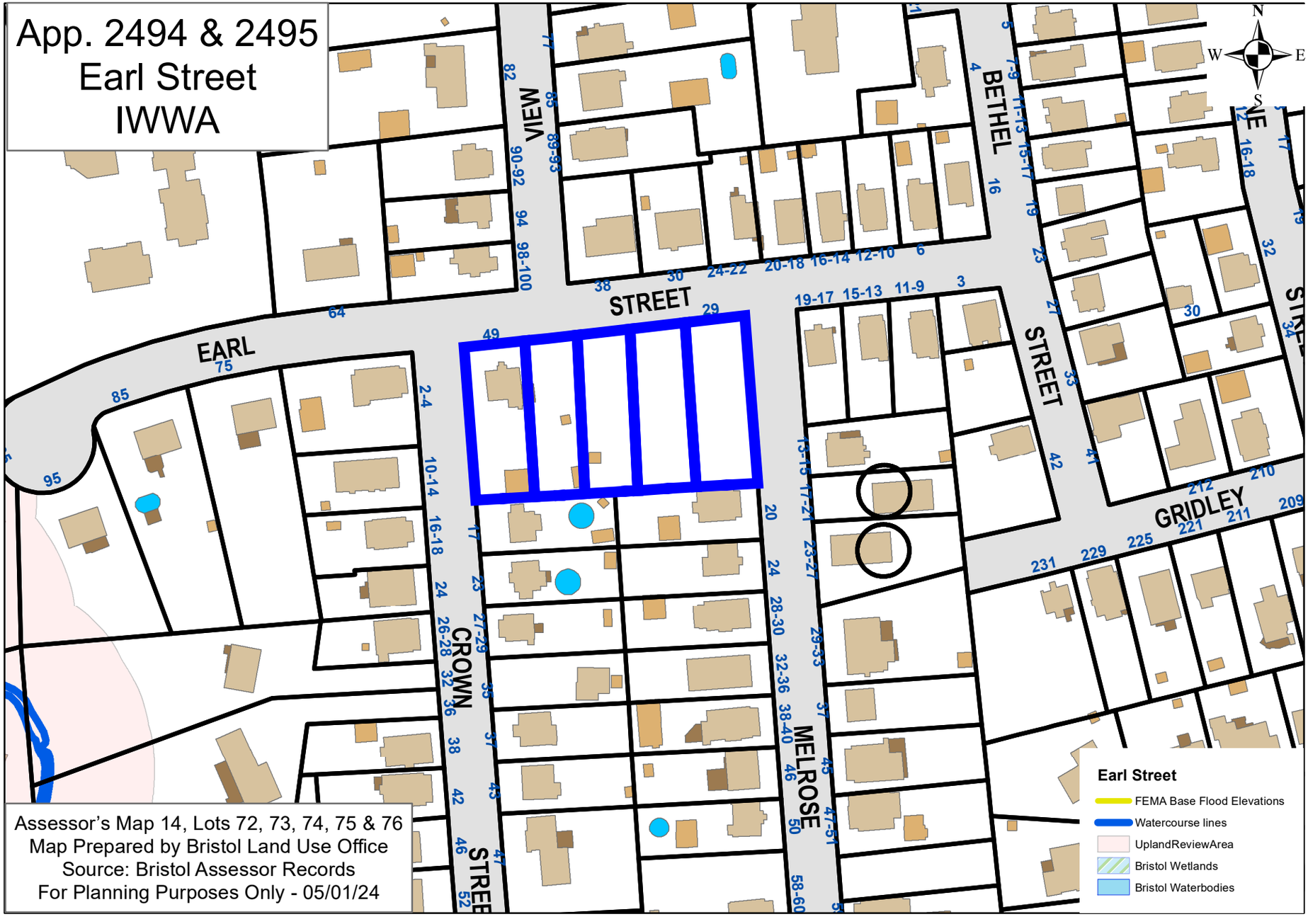
The development provides 15 dwelling units, 2 of which are developed as handicapped adaptable units, and 31 parking spaces all on a unified site plan. The site is also served by public water and sewer.

This project will be a phased development beginning in 2024 and have a total construction time of 3 years for all phases.

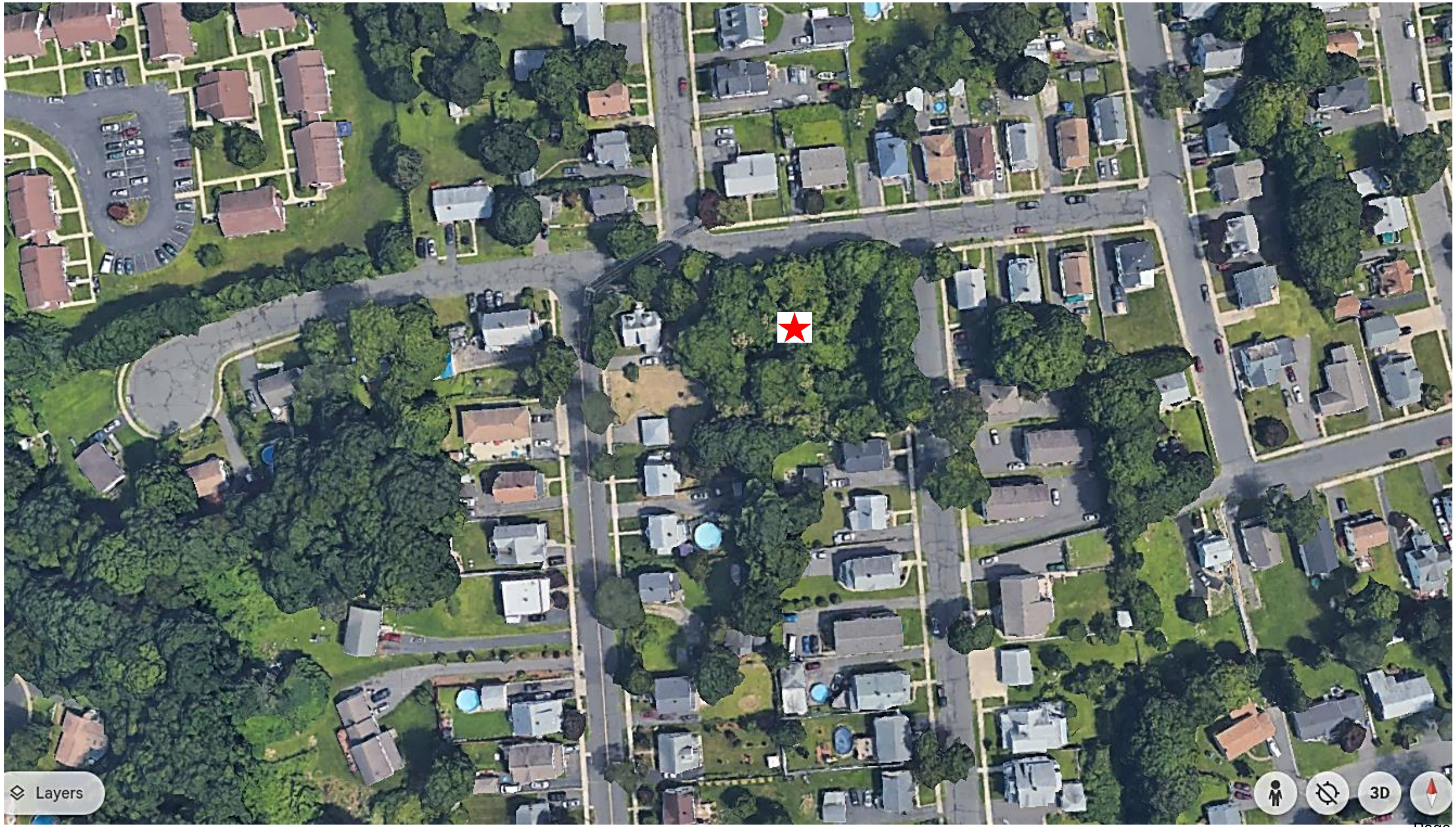

App. 2494 & 2495
Earl Street
Location
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
N
W
E
S
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

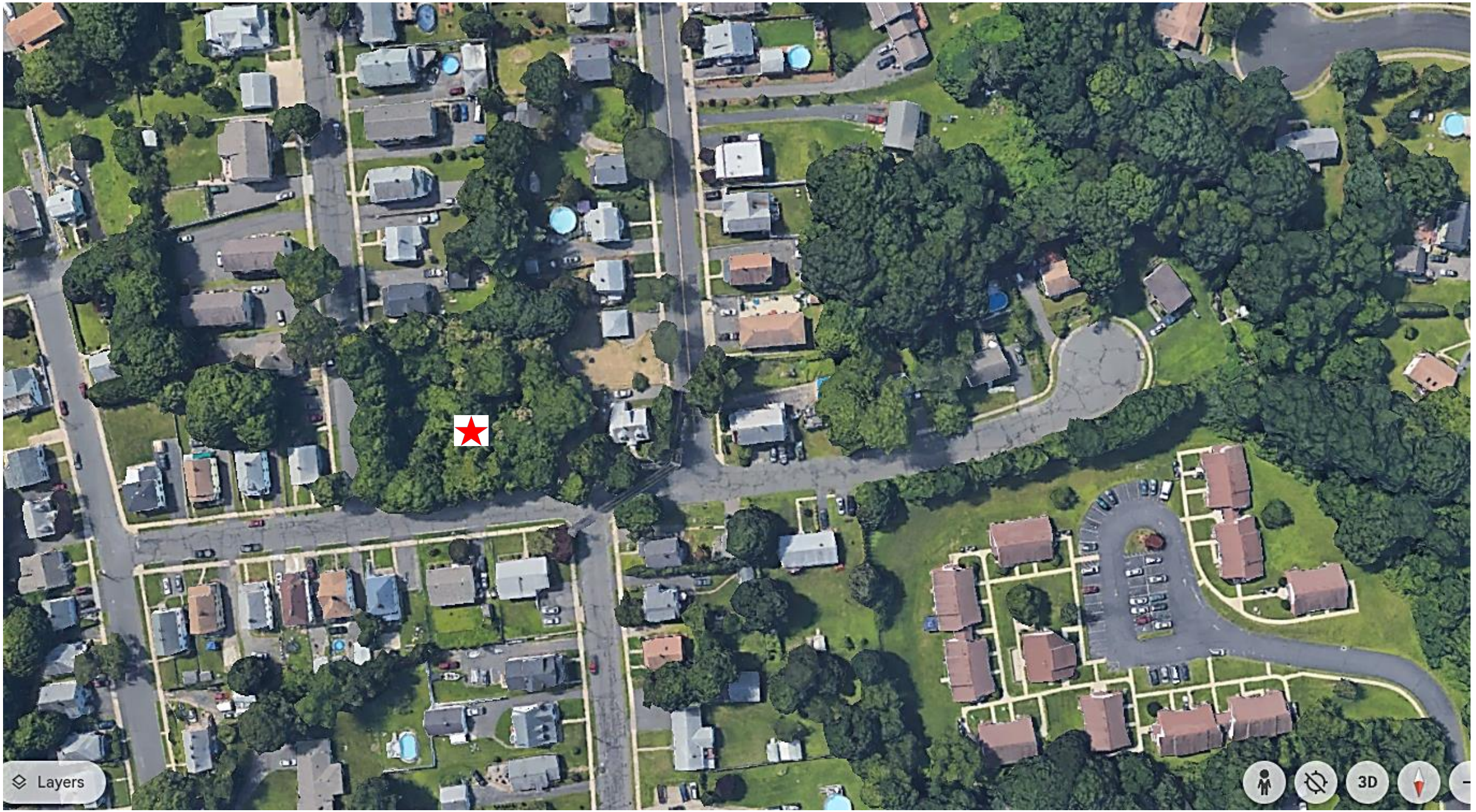

App. 2494 & 2495
Earl Street
Zoning
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

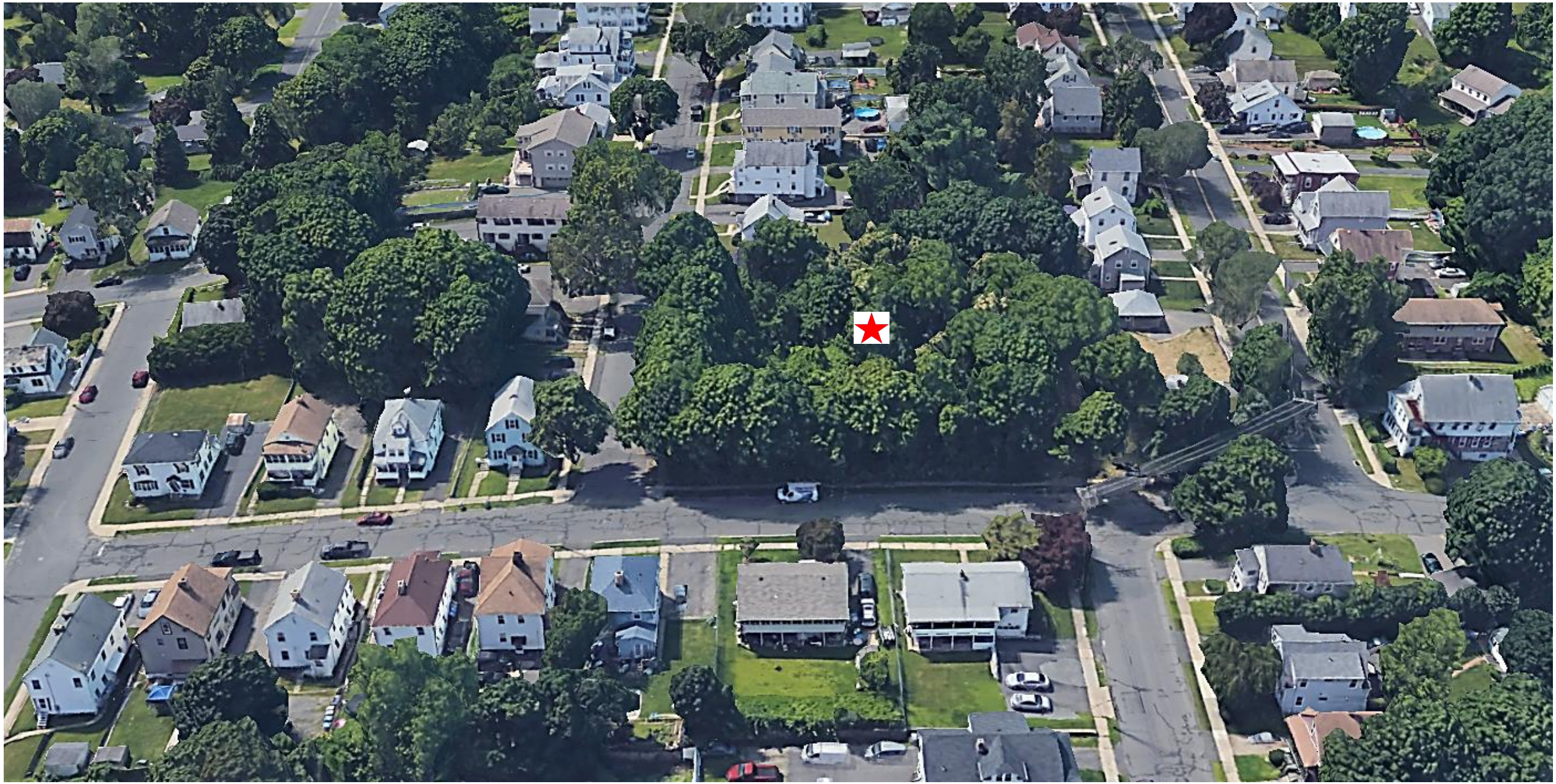

App. 2494 & 2495
Earl Street
Aerial
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


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

Google Earth


Layers
3D


Layers
3D



Stormwater Report

SUPPORTING DOCUMENTS

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

EARL STREET, MELROSE STREET AND CROWN STREET

BRISTOL, CONNECTICUT

May 1, 2024



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

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

Hyperlink for Stormwater Report:

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

Site Plan Comments

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

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

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

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

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

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

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

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

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

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

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

8. Provide phasing plan (if applicable).

9. Recommend increasing planting on proposed landscaping plan.

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

11. Provide location for mail boxes.

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

13. Note section 13.3 EV parking requirements.

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

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

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

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

3. Provide landscaping along Earl Street.

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

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

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

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

8. How many stories is each building?

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

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

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

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

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

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

15. Where will mailboxes be located?

16. Provide details of proposed stoops.

17. Show corner lot visibility triangles on site plan.

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

19. Will this project be phased?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

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

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

FIRE MARSHAL (Kristopher Lambert):

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

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

Letters and Petition from Neighbors

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

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

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

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

Town planning committee

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

1.) Traffic issues:

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

2.) Not consistent with housing in nearby community:

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

3.) Type of housing:

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

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

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

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

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

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

Thank you for your consideration,

David & Erin Cummings

15 Melrose St, Bristol, CT 06010

City of Bristol Commissioners
Bristol City Hall
111 North Main Street
Bristol, CT 06010

June 15, 2024

RECEIVED
JUN 20 2024
MAYOR'S OFFICE
CITY OF BRISTOL, CT

Re: Empty Lot on Earl Street

Dear Commissioners,

This Letter is to address my concerns regarding the empty lot on the corners of Earl Street and Melrose Street, and Earl Street and Crown Street.

My first concern is the traffic, especially on Crown St. Traffic on Crown St. is already extremely dangerous because of the high school. Traffic is backed way up on Crown St. with cars bringing their kids to/from school. There are large school busses driving up and down this narrow road with multiple stops. There are also many cars that pull over to the side of the road to drop off/pick up their kids, forcing other cars and busses to go around them, and also making it very difficult for drivers to see children crossing the road. Quite a few times I've seen cars go speeding up on the LEFT side of the street to get passed the long line of traffic. Through all this, many children are walking to and from school in the road because there are no sidewalks in spots, especially near the school, or standing on the side or the road at their bus stops.

I feel that dumping 30 additional cars out on to Crown St. will make the situation so much worse. As mentioned by others at the June 10th meeting, there have already been many accidents in the neighborhood, including fatalities. It was mentioned at the meeting that the owner feels that having the one entrance/exit on Crown St. is better than having multiple entrances/exits on Melrose St., Earl St. and Crown St., but I disagree, and I believe the rest of the neighborhood feels the same way. As much as we don't want any additional traffic in the neighborhood, I believe that splitting up the cars onto multiple streets would be better than dumping all the cars out onto Crown St. Adding to our concerns, we were informed that there will only be 1 parking spot available to visitors of these 15 families, forcing the visitors of 14 families (or more, if 1 family has more than 1 visitor) to park along the sides of our narrow roads. I feel that having 5 separate multi-family houses would work out better, since there could be 5 long driveways along the sides of each house, providing enough room for tenants and visitors.

This is very much a residential neighborhood that unfortunately already has a lot of traffic. Cars trying to avoid the Route 69 and Route 72 traffic cut through our neighborhood, making Gridley St., Earl St., View St., Crown St. and Melrose St. extremely dangerous for our children in this residential neighborhood.

The attorneys mentioned at the meeting that they did the same thing at the bottom of Willis St. and it worked, but that is a completely different neighborhood. South St., which is at the bottom of Willis St., is a very busy, wide street designed for a lot of traffic. People moving into that neighborhood know to expect a lot of traffic. Our neighborhood is not designed for a large amount of traffic. At the June 10th meeting it was suggested that a traffic assessor (not sure of the title) could come out to assess the amount of traffic. I think that step should be mandatory, at the very least.

My other concern is the dumpsters. We were informed that there will be 2 large dumpsters with lids at these apartments, being emptied twice a week. Adding to an already problematic traffic situation, large trucks will be driving on our narrow streets twice a week to empty these dumpsters, causing loud noise from the crashing lids. I believe our neighborhood would prefer 15 garbage cans (5 per street) out on the roads instead of 2 large dumpsters.

The safety of our children is my main concern. Apparently these owners have owned this property for the last five years. Throughout this time there have been many issues. In the winter the sidewalks are ALWAYS a sheet of ice. On rainy days, and days following rainy days, the sidewalks are so full of mud that my son has actually slipped on the mud and fallen. Last summer he came home from school almost every day covered in ticks because the overgrowth grew out onto the sidewalks and, unless you walked in the road, there was no way to walk by and avoid ticks. I finally had to tell my son to cross over to the other side of the street before he gets to this property and to stay away from this property when he's walking home from school. If it was that bad over these last five years, how can we be sure it'll be properly maintained in the future? I certainly don't want to stereotype all landlords who don't live at their rental properties.....I'm sure there are many great ones.....but judging by these last five years, these owners appear to have the characteristics of slumlords. There are already a handful of multi-family houses in this neighborhood owned by landlords who don't live there and the tenants at these properties are always loud, throwing parties with a lot of drinking and drugs, with no respect for the neighborhood or the property. We certainly don't need more of this. A little over ten years ago I fought extremely hard to clean up our neighborhood from this type of behavior. We had one house on Earl St. (across from my house) who threw loud parties all day, every day, from about 7 a.m. to midnight. Earl St. looked like a McDonald's drive-thru with cars lined up in the road, waiting to pull into the driveway to buy drugs from this house. The loud yelling, foul language, drug use and drug dealing, and the overall environment forced our families to keep our children inside all the time, unable to go out and play. It took many years of working closely with the police chef to finally get this family to move out of our neighborhood. I absolutely LOVE our police department and I don't mean to speak negatively of them, but back when this was going on I once asked a police officer, after being told by him that there was nothing he could do, what he would do if he lived next to this person and his reply was "that's why I don't live in Bristol"! I don't want people to think of Bristol that way, and I especially don't want that for our quiet neighborhood again. And I feel that by allowing this complex into our neighborhood, which is owned by property owners who don't care about the neighborhood, we are just inviting families like this back into our family-oriented neighborhood.

I thank you for your time and attention to this matter.

Sincerely,

Tara Ilic
6 Earl Street
Bristol, CT
860-977-9111

Robert Flanigan

This petition aims to halt the proposed development of ECM Gardens on Earl, Melrose & Crown Street in Bristol, CT, by DGG Development LLC. The development plan has raised numerous concerns among local residents due to potential negative impacts on our community. These include increased traffic congestion, strain on local resources and infrastructure. The addition of this large-scale development could significantly distrupt our peaceful community life. This property was originally zoned for 5 single family dwellings. Who changed the zoning regulations. This parcel of land which is less than one acre would not support this property development.

Will it be owner occupied?

Who maintains the property?

Rubbish & Snow removal?

Drainage issues in this neighborhood?

Daily school buses and student traffic issues?

We urge city officials to reconsider this proposal and seek alternatives that will respect the needs and wishes of Bristol's residents while promoting sustainable growth for our city.

Please sign this petition if you agree that we should preserve our community's character and quality of life.

Petition

	Date	Name	Address
1.			72 View St
2.			51 View St
3.		Diana Marrero	57 View St.
4.			71 View ST.
5.		Eleanora Mercier	82 View St.
6.		Caitlyn Tomlen	90 View St.
7.			92 view St.
8.		Doris Pelletier	14 Field St.
9.	6/12/24	Taylor Mazelka	16 field st
10.	6/13/24	William Geary	26 Field St
11.		Kenneth C. Brown	33 FIELD ST
12.		Angelina Furniss	19 Field St
13.		Hollis Laviero	239 Divinity St.
14.		Nancy Peters	29 MELROSE ST.
15.			38 Earl St.

Petition

Date 6/30	Name	Address
1.	Elizabeth Beattie	17 Crown Street
2.	Justine Pratt	23 CROWN St
3.	GREGORY WEAVER	24 CROWN ST
4.	GRATTAN FANELLI	29 CROWN ST
5.	[illegible]	38 Crown ST
6.	Amanda J. Weaver	38 Crown St
7.	Brenda Dallaire	42 Crown St
8.	Glenn Dallaire	42 Crown St.
9.	[illegible]	75 CROWN ST
10,	[illegible]	91 Crown St.
11.	[illegible]	112 CROWN ST
12.	[illegible]	121 crown street
13.	[illegible]	148 Crown Street
14.	[illegible]	148 Crown St
15.	[illegible]	129 Crown St
16.	John J. Scalia	33 Bethel St
17.	Nancy J. Scalia	33 Bethel St

Petition

	Date	Name	Address
1.	6/24/24	Marybeth Kelm	17 Melrose St
2.	6-24-24	Lisa Selvaggi	23 Melrose St
3.	6-24-24	Corina White	23 Melrose ST
4.	6-27/24	Nick Perugini	27 Melrose ST
5.	6-27-24	Mackenzie Webber	27 Melrose St
6.	6-27	Arlene McCormick	21 melrose St
7.	6-28-2024	Lynn Mills	25 Melrose St
8.	6-30-2024	David Cummings	15 Melrose St.
9.	6/30/2024	Erin Cummings	15 Melrose St.
10.	6/30/2024	Farzeela Persaud	70 Melrose St
11.	6/30/2024	Ryan Persaud	70 Melrose St
12.	6/30/2024	[illegible]	58 Melrose St.
13.	6/30/2024	[illegible]	58 Melrose St
14.	6/30/24	Kari Hutgaard	65 Melrose St.
15.	6/30/24	Angela Gaeta	75 melrose St 2nd

Petition

Date	Name	Address
1. 6/30/24	Melissa Timbrell	80 Melrose St
2. 6/30/24	Joan Vanvee	71 Melrose St
3. 6/30/24	MyGreen Streeter	71 Melrose st.
4. 6/30/24	Karen Kellems	101 Melrose ST
5. 6/30/24	Sharon C. Niemann Testa	19 Melrose ST
6. 6/30/24	GARY Testa	19 Melrose ST
7. 6/30/24	Luis Bonilla	20 Melrose St
8. 6/30/24	Carmen C	20 Melrose St.
9.		
10,		
11.		
12.		
13.		
14.		
15.		

Petition

Date 6-14-2024	Name	Address
1.	Yolanda Duthiewicz	57 Atkins Ave.
2.	Nancy Laflamme	189 Park St
3.	Judith Delgado, A. Vincent Xd	
4.	Kendal Gibbs	43 Peggy Lane Farmington CT
5.	Zaida Santaye	157 P
6.	Sandra Cudney	30 Troutbrook Rd Bristol CT
7.	Janice Skulskey	34 Betts Ave Bristol CT
8.	Melissa Gunderson	6 Crown St Bristol, Ct
9.	Jocelyn Andersen	92 Round Hill Rd. Bristol, CT
10.	Sandra Edgerton	4 Crown Street. Bristol, Ct
11.		
12.		
13.		
14.		
15.		

Petition

Date	Name	Address
1. 6-15-24	Sandy michaud	23 view Street, Bristol
2. 6-15-24		23 view Street, Bristol
3. 6-16-24	Josephine S Marino	25 View St Bristol, CT
4. 6/17/24		24 View St Bristol CT.
5. 6/17/24	RYAN Lowe	28 View St BRISTOL CT
6. 6-25-24	Dave Greenleaf	255 Divinity St. bottom of View
7. 6-27-24	Ralph Lynn	90 view st
8. 6-27-24	Michael D Hoyt	89 View St
9. 6-28-24		22/24 Earl Street
10,		
11.		
12.		
13.		
14.		
15.		

Petition

	Date	Name	Address
1.	June 17, 2024	Dan Bailey	64 Earl St.
2.	6/17/24	Jessica Reklaitis	95 Earl St.
3.		Vianny Polanco	85 Earl st
4.		Matthew Bailey	64 Earl st
5.		MaryAnn Cabrera	94 View St
6.		Gerard Cabrera	94 View St
7.			
8.			
9.			
10,			
11.			
12.			
13.			
14.			
15.			

Petition

Date	Name	Address
1. 6-14-24		4 crown st Bristol
2. 6/14/24	David Dobrecki	14 CROWN ST. BRISTOL
3. 6/15/24		6 Crown St. Bristol
4. 6-15-24	Richard Aviles	75 EARL ST BRISTOL
5. 6/15-24	Richard A Aviles	75 Earl St. Bristol
6/14 6.	Christine Bird	2 Crown St Bristol
7. 6-15-2024	Antonio Bordoso	
8. 6/15/24		284 cherry St New Britain CT
9. 6/15/24	Danielle Johnson	12 CROWN ST BRISTOL CT
6-15-24 10.	Donald L. Weeks	105 EARL St. Bristol, Ct.
11. 6-15-24	Dwayne Brown	91 view St.
12. 6/15/24	Jeffrey Edgerton	13 Mare Rd, Bristol
13.		
14.		
15.		

Petition

Date	Name	Address
1.	Ledion Tito	100 view st
2.	Thanas Tito	98 view st
3.	Luljeta Tito	98 view st
4.	Klodjana Tito	100 view st
5.		
6.		
7.		
8.		
9.		
10,		
11.		
12.		
13.		
14.		
15.		

Site Plan

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

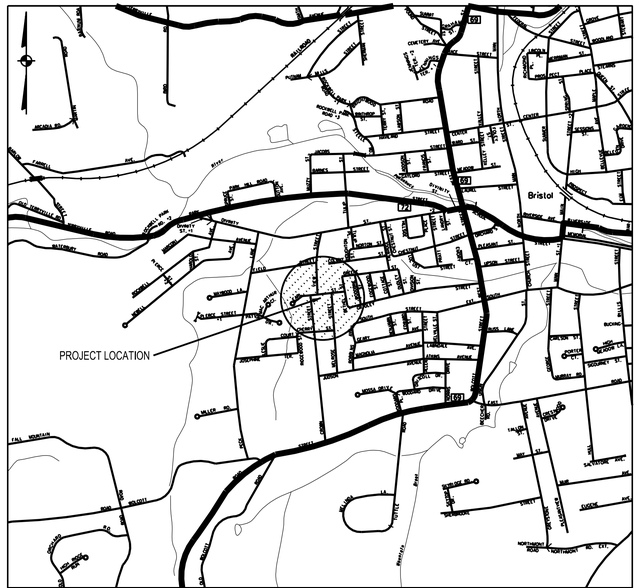
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

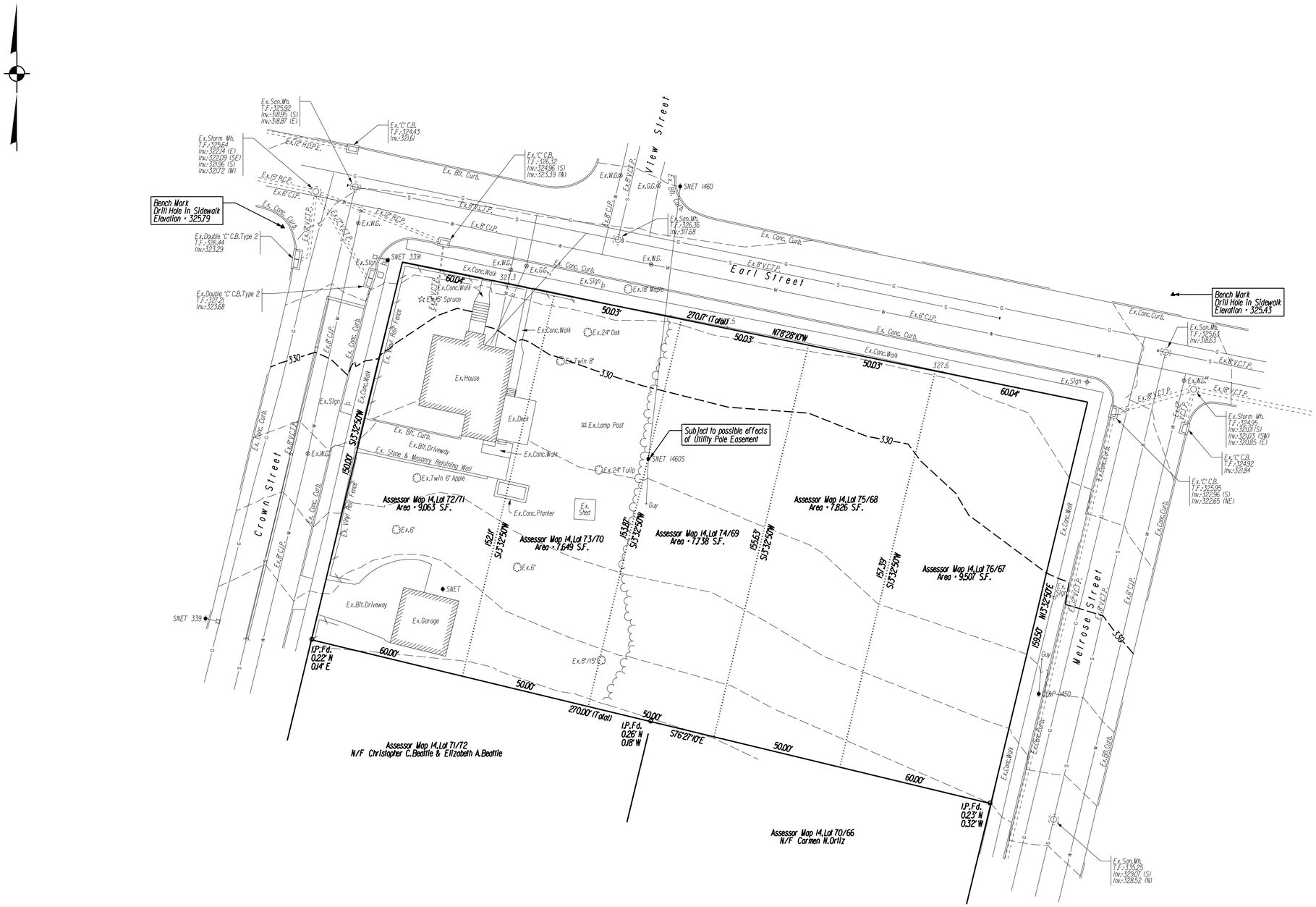
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

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

PROJECT TITLE:

SITE PLAN

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

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

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES:

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

2. PROPERTY ADDRESS: 29-49 EARL STREET

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

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

5. ZONE: R-15/RM

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

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

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

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

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

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

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

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

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

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

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

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

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

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

FUNCTIONAL OPEN SPACE CALCULATION:

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

PROVIDED: 4,800 S.F.

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

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

CONSTRUCTION SEQUENCE:

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

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

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

4. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

7. REMOVE ALL ITEMS PER REMOVALS PLAN.

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

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

10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

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

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

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

14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

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

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

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

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

19. INSTALL FINAL COURSE OF PAVEMENT.

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

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

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

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

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

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

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

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

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

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

REMOVAL NOTES:

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

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

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

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

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

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

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

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

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

SIGNING AND PAVEMENT MARKING NOTES:

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

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

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

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

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

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

UTILITY AND DRAINAGE NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL:

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

TREE PROTECTION:

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

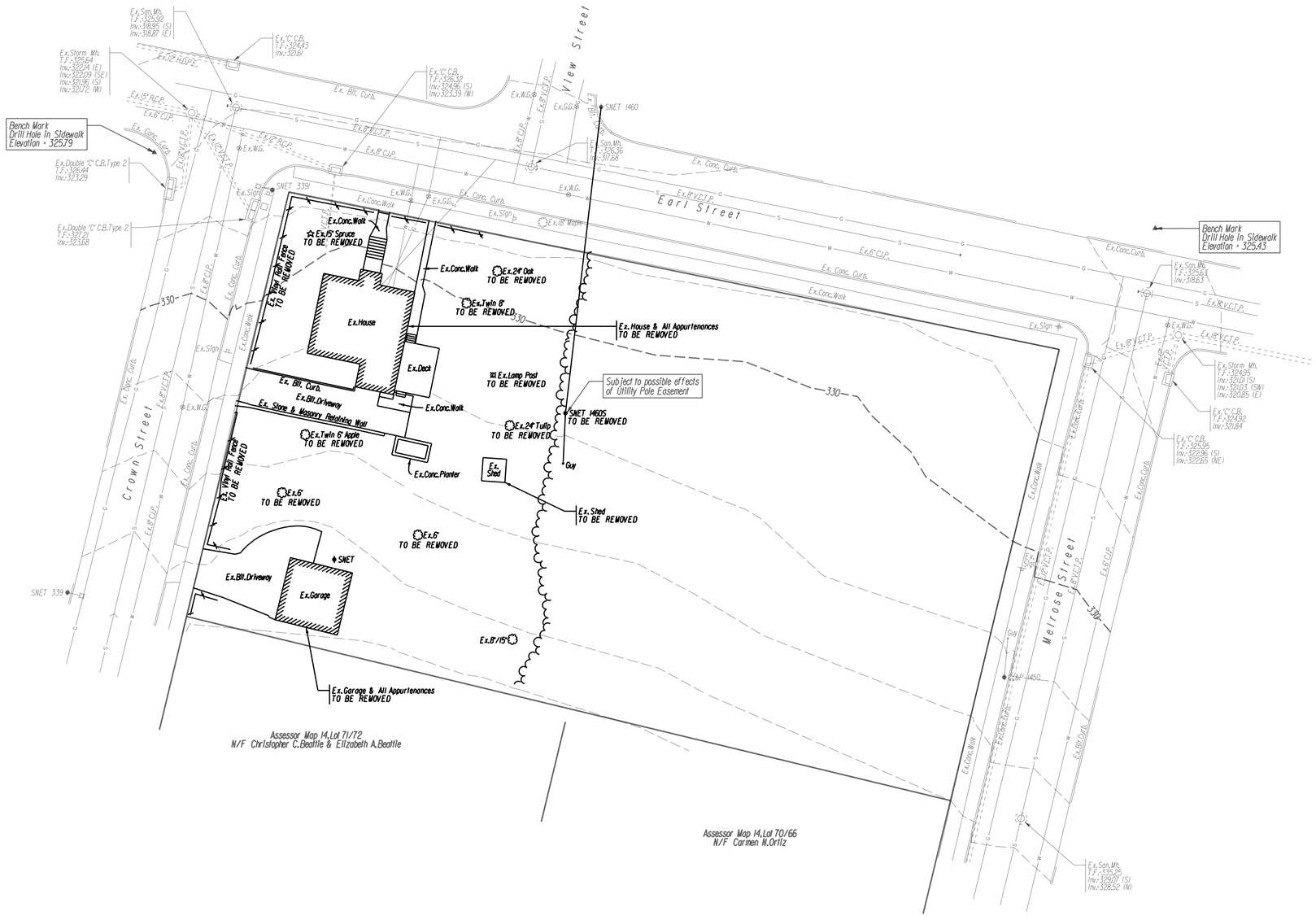
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

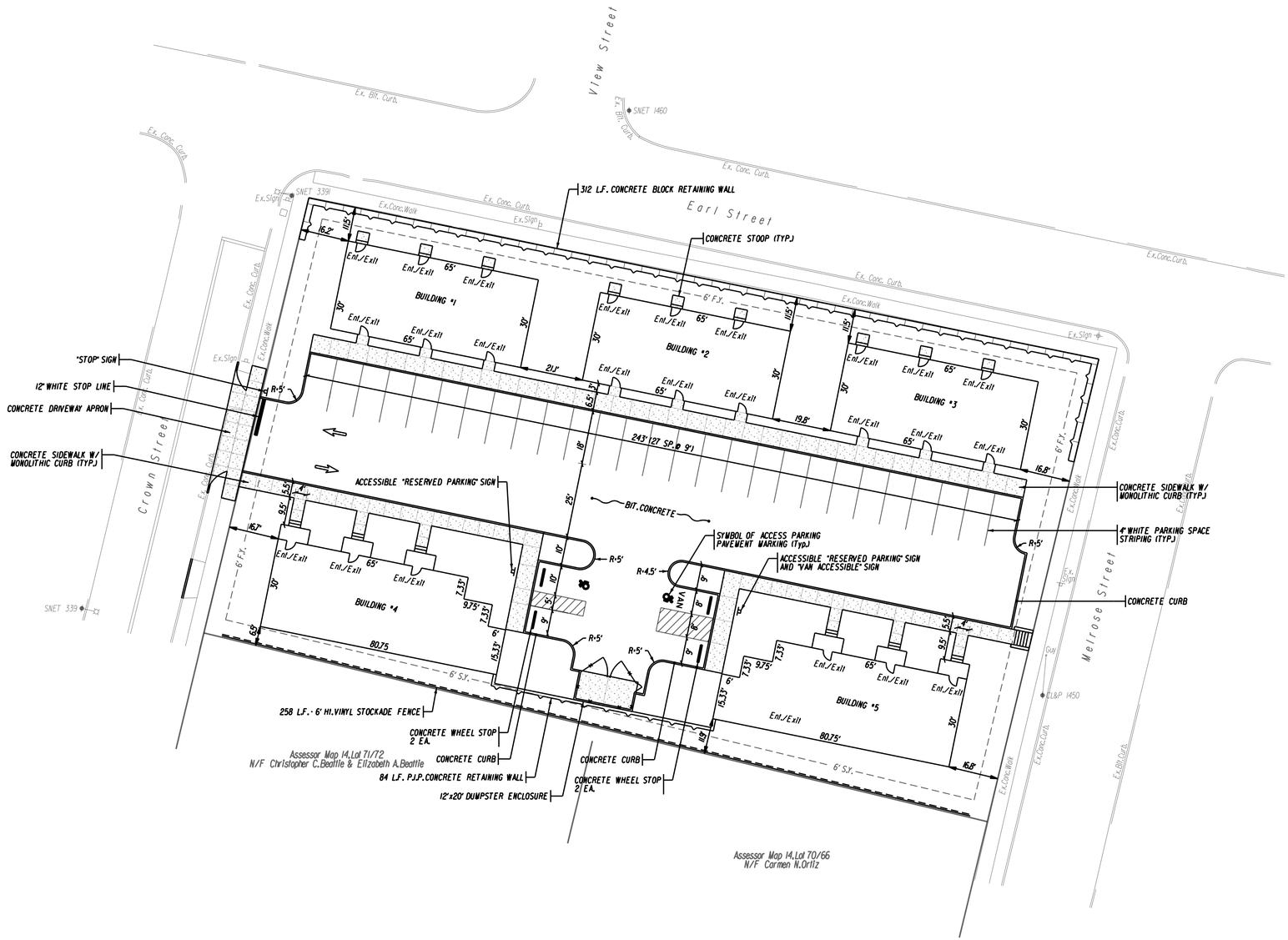
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO.: 4



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

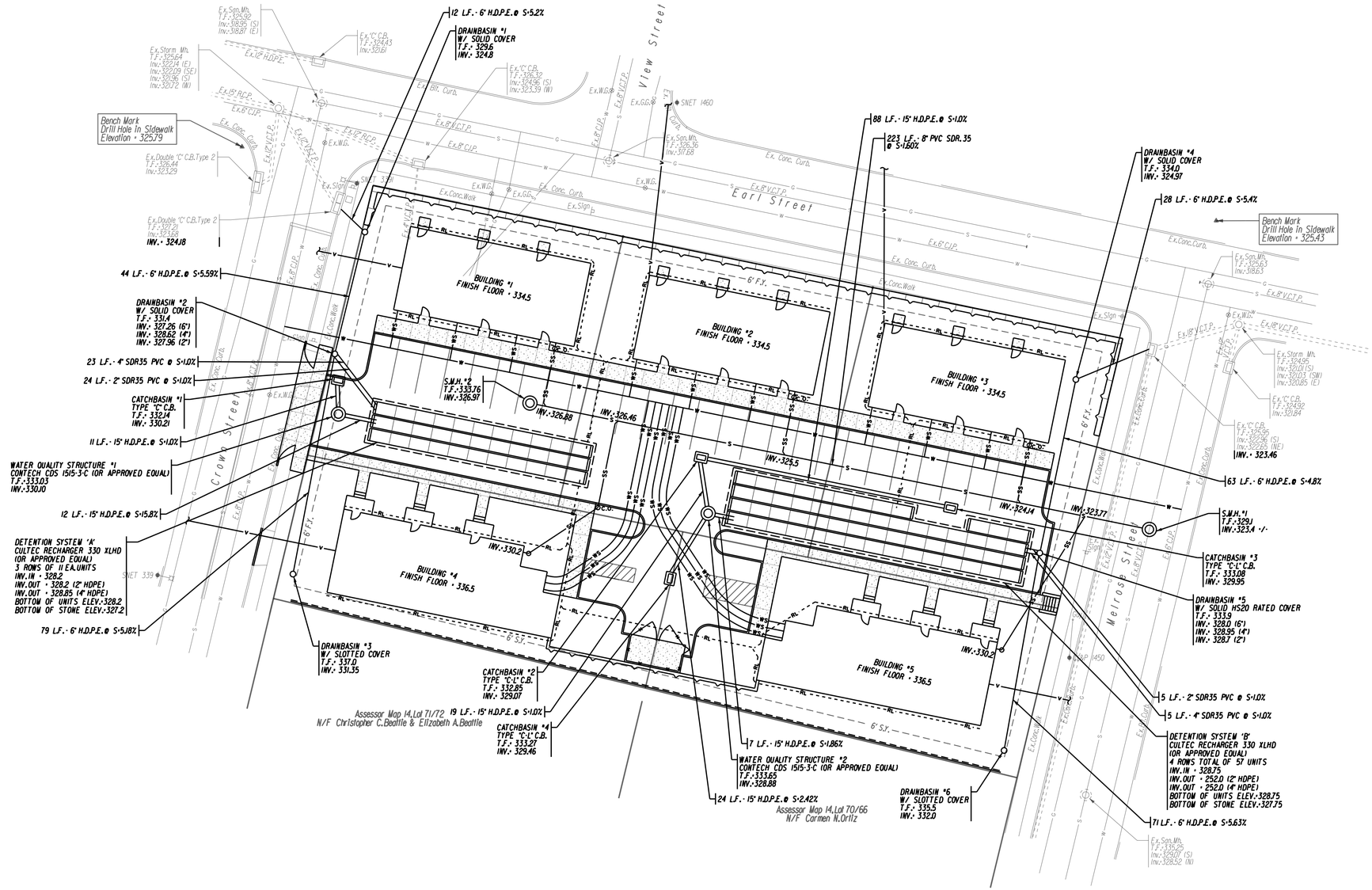
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

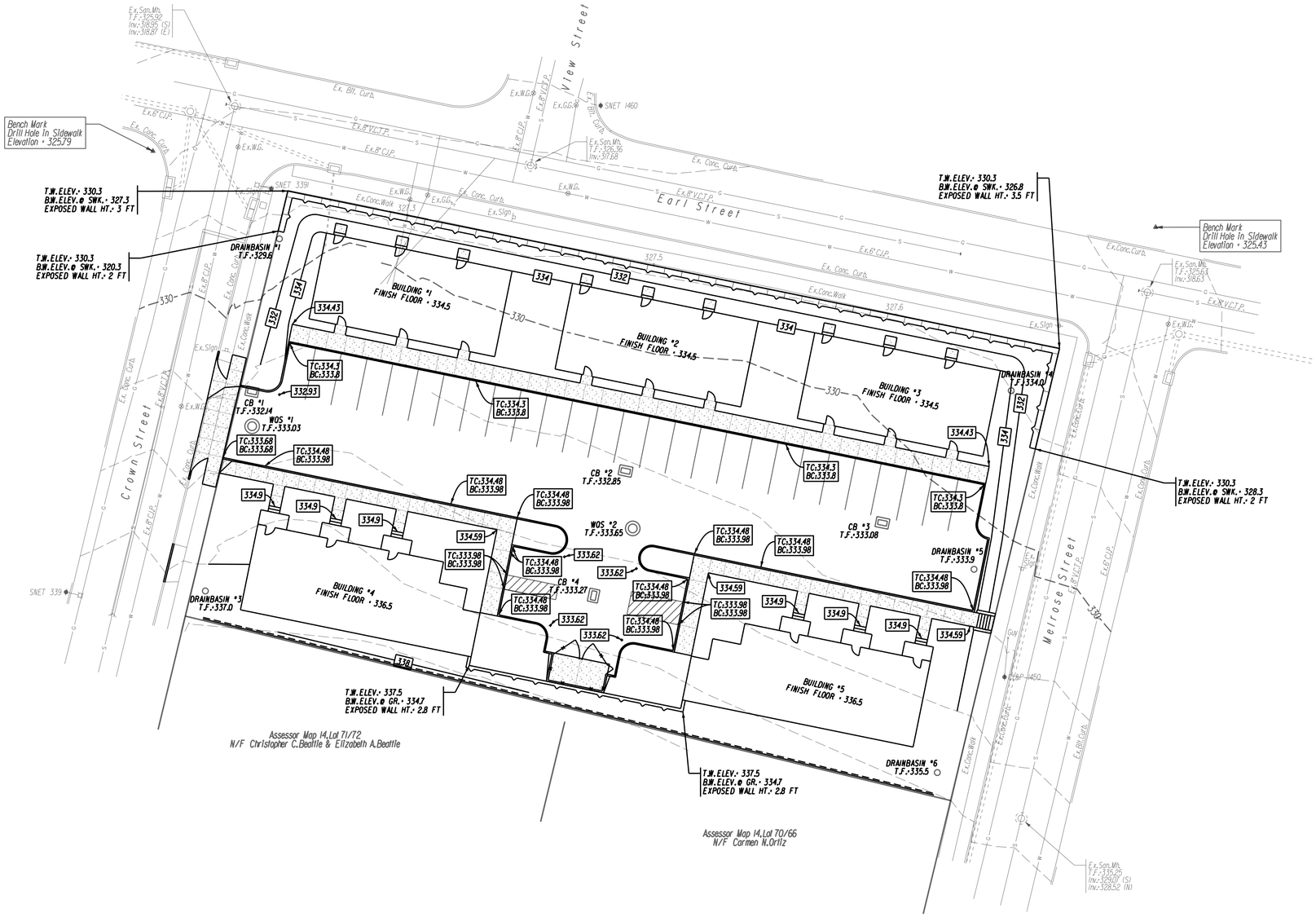
ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

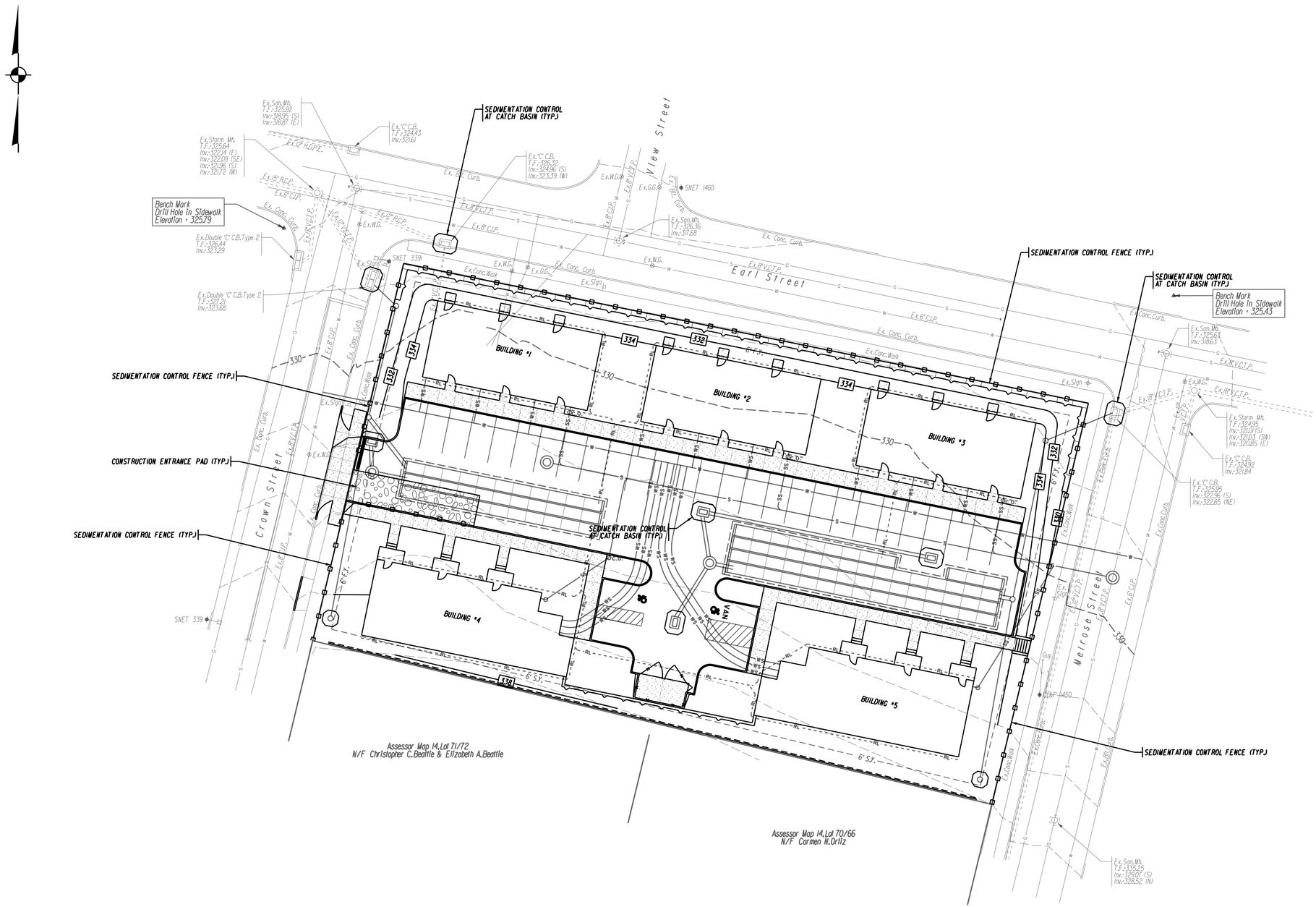
DRAWING NO.
PLN-001

DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.
5


12 L.F. - 6" H.D.P.E. @ S=5.2%
DRAINBASIN #1
W/ SOLID COVER
T.F. = 329.6
INV. = 324.8
88 L.F. - 15" H.D.P.E. @ S=1.0%
223 L.F. - 8" PVC SDR 35
@ S=1.60%
DRAINBASIN #4
W/ SOLID COVER
T.F. = 334.0
INV. = 324.97
28 L.F. - 6" H.D.P.E. @ S=5.4%
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
View Street
Earl Street
Crown Street
Melrose Street
BUILDING #1
FINISH FLOOR = 334.5
BUILDING #2
FINISH FLOOR = 334.5
BUILDING #3
FINISH FLOOR = 334.5
BUILDING #4
FINISH FLOOR = 336.5
BUILDING #5
FINISH FLOOR = 336.5
6' F.Y.
6' S.Y.
44 L.F. - 6" H.D.P.E. @ S=5.59%
DRAINBASIN #2
W/ SOLID COVER
T.F. = 331.4
INV. = 327.26 (6")
INV. = 328.62 (4")
INV. = 327.96 (2")
23 L.F. - 4" SDR35 PVC @ S=1.0%
24 L.F. - 2" SDR35 PVC @ S=1.0%
CATCHBASIN #1
TYPE "C" C.B.
T.F. = 332.14
INV. = 330.21
11 L.F. - 15" H.D.P.E. @ S=1.0%
WATER QUALITY STRUCTURE #1
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.03
INV. = 330.10
12 L.F. - 15" H.D.P.E. @ S=15.8%
DETENTION SYSTEM 'A'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
3 ROWS OF 11 E.A. UNITS
INV. IN = 328.2
INV. OUT = 328.2 (12" HDPE)
INV. OUT = 328.85 (4" HDPE)
BOTTOM OF UNITS ELEV. = 328.2
BOTTOM OF STONE ELEV. = 327.2
79 L.F. - 6" H.D.P.E. @ S=5.18%
DRAINBASIN #3
W/ SLOTTED COVER
T.F. = 337.0
INV. = 331.35
CATCHBASIN #2
TYPE "C-1" C.B.
T.F. = 332.85
INV. = 329.07
CATCHBASIN #4
TYPE "C-1" C.B.
T.F. = 333.27
INV. = 329.46
19 L.F. - 15" H.D.P.E. @ S=1.0%
Assessor Map 14, Lot 71/72
N/F Christopher C. Beattie & Elizabeth A. Beattie
7 L.F. - 15" H.D.P.E. @ S=1.86%
WATER QUALITY STRUCTURE #2
CONTECH CDS 1515-3-C (OR APPROVED EQUAL)
T.F. = 333.65
INV. = 328.88
24 L.F. - 15" H.D.P.E. @ S=2.42%
Assessor Map 14, Lot 70/66
N/F Carmen M. Ortiz
DRAINBASIN #6
W/ SLOTTED COVER
T.F. = 335.5
INV. = 332.0
S.M.H. #2
T.F. = 333.76
INV. = 326.97
INV. = 326.88
INV. = 326.46
INV. = 325.5
INV. = 324.14
INV. = 323.77
INV. = 330.2
INV. = 330.2
INV. = 330.2
63 L.F. - 6" H.D.P.E. @ S=4.8%
S.M.H. #1
T.F. = 329.1
INV. = 323.4 +/-
CATCHBASIN #3
TYPE "C-1" C.B.
T.F. = 333.08
INV. = 329.95
DRAINBASIN #5
W/ SOLID HS20 RATED COVER
T.F. = 333.9
INV. = 328.0 (6")
INV. = 328.95 (4")
INV. = 328.7 (2")
5 L.F. - 2" SDR35 PVC @ S=1.0%
5 L.F. - 4" SDR35 PVC @ S=1.0%
DETENTION SYSTEM 'B'
CULTEC RECHARGER 330 XLHD
(OR APPROVED EQUAL)
4 ROWS TOTAL OF 57 UNITS
INV. IN = 328.75
INV. OUT = 252.0 (12" HDPE)
INV. OUT = 252.0 (4" HDPE)
BOTTOM OF UNITS ELEV. = 328.75
BOTTOM OF STONE ELEV. = 327.75
71 L.F. - 6" H.D.P.E. @ S=5.63%
Ex. Storm Mh.
T.F. = 325.64
Inv. = 322.14 (E)
Inv. = 322.09 (SE)
Inv. = 321.96 (S)
Inv. = 321.72 (W)
Ex. 12" H.D.P.E.
Ex. 15" R.C.P.
Ex. 8" C.I.P.
Ex. 12" R.C.P.
Ex. 8" V.C.T.P.
Ex. 6" C.I.P.
Ex. 12" C.I.P.
Ex. Double "C" C.B. Type 2
T.F. = 326.44
Inv. = 323.29
Ex. Double "C" C.B. Type 2
T.F. = 327.21
Inv. = 321.58
Ex. "C" C.B.
T.F. = 324.43
Inv. = 320.61
Ex. "C" C.B.
T.F. = 326.32
Inv. = 324.96 (S)
Inv. = 323.39 (W)
Ex. Storm Mh.
T.F. = 326.36
Inv. = 321.68
Ex. W.G.
Ex. G.G.
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign
Ex. Blk. Curb
SNET 1460
SNET 339
Ex. Storm Mh.
T.F. = 325.63
Inv. = 318.63
Ex. 18" V.C.T.P.
Ex. W.M.
Ex. Storm Mh.
T.F. = 324.95
Inv. = 321.03 (S)
Inv. = 321.03 (SW)
Inv. = 320.85 (E)
Ex. "C" C.B.
T.F. = 324.92
Inv. = 321.84
Ex. "C" C.B.
T.F. = 329.95
Inv. = 322.96 (S)
Inv. = 322.85 (NE)
INV. = 323.46
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign
Ex. 6" C.I.P.
Ex. 8" V.C.T.P.
Ex. 18" V.C.T.P.
Ex. W.M.
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign
Ex. 6" C.I.P.
Ex. 8" V.C.T.P.
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign


Ex.San.Mh.
T.F.:326.92
Inv.:318.95 (S)
Inv.:318.87 (E)
Ex. Bit. Curb.
Ex.W.G.
Ex.8"C.I.P.
Ex.G.G.
View Street
Ex. Conc. Curb.
SNET 1460
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Ex.6" C.I.P.
Ex.8"V.C.T.P.
Ex.San.Mh.
T.F.:326.36
Inv.:311.28
SNET 3391
Ex.Conc.Walk
321.3
Ex.Sign
Earl Street
T.W.ELEV.= 330.3
B.W.ELEV.@ SWK.= 327.3
EXPOSED WALL HT.= 3 FT
T.W.ELEV.= 330.3
B.W.ELEV.@ SWK.= 326.8
EXPOSED WALL HT.= 3.5 FT
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Ex.San.Mh.
T.F.:325.63
Inv.:316.63
DRAINBASIN #1
T.F.=329.6
T.W.ELEV.= 330.3
B.W.ELEV.@ SWK.= 320.3
EXPOSED WALL HT.= 2 FT
330
334
332
334.43
BUILDING #1
FINISH FLOOR = 334.5
BUILDING #2
FINISH FLOOR = 334.5
BUILDING #3
FINISH FLOOR = 334.5
327.5
Ex.Conc.Walk
327.6
DRAINBASIN #4
T.F.=334.0
TC:334.3
BC:333.8
332.93
CB #1
T.F.:332.14
WOS #1
T.F.:333.03
TC:333.68
BC:333.68
TC:334.48
BC:333.98
CB #2
T.F.:332.85
T.W.ELEV.= 330.3
B.W.ELEV.@ SWK.= 328.3
EXPOSED WALL HT.= 2 FT
334.9
334.59
WOS #2
T.F.:333.65
333.62
CB #3
T.F.:333.08
DRAINBASIN #5
T.F.:333.9
CB #4
T.F.:333.27
Crown Street
Melrose Street
SNET 339
DRAINBASIN #3
T.F.:337.0
BUILDING #4
FINISH FLOOR = 336.5
BUILDING #5
FINISH FLOOR = 336.5
338
T.W.ELEV.= 337.5
B.W.ELEV.@ GR.= 334.7
EXPOSED WALL HT.= 2.8 FT
DRAINBASIN #6
T.F.=335.5
Ex.Conc.Walk
Ex.Elec.Curb
Ex.Bit.Curb
Ex.Elec.Mh.
Ex.Elec.Line
Ex.Gas
Ex.Sign
Ex.W.G.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign
Ex.W.G.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign
Ex.W.G.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Elec.Curb
Ex.Elec.Mh.
Ex.Elec.Line
Ex.Bit.Curb



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

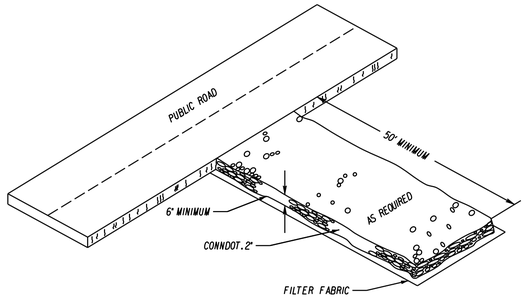
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

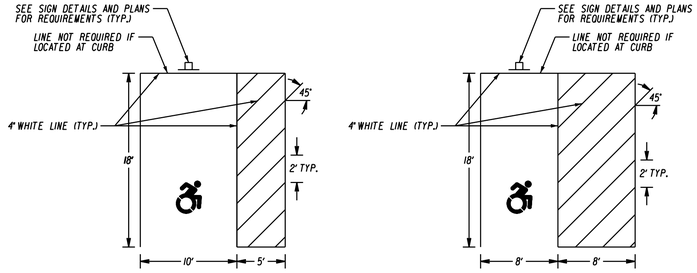
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

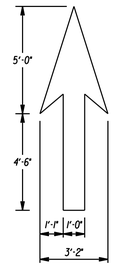


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

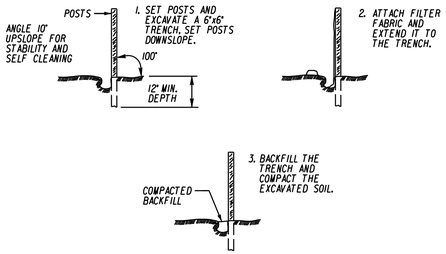
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



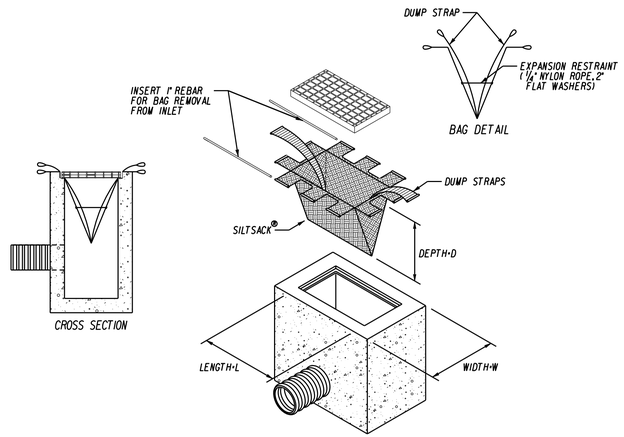
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

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

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

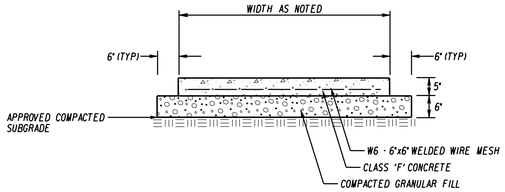
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.
MISC-001

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

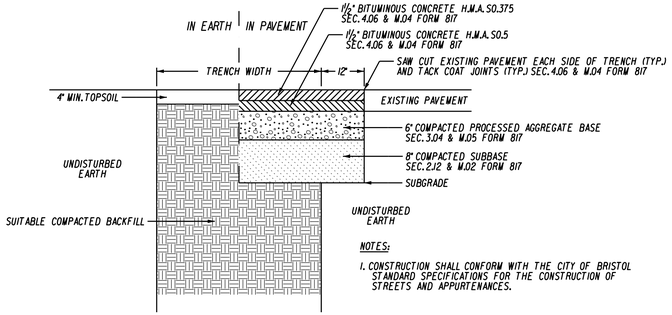
SHEET NO.
9



NOTES:

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

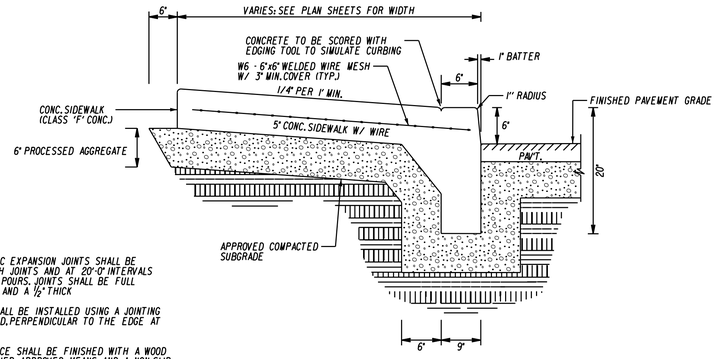
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

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

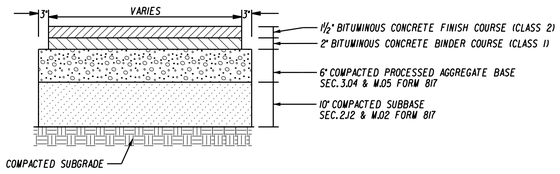
TRENCH RESTORATION DETAIL
NOT TO SCALE



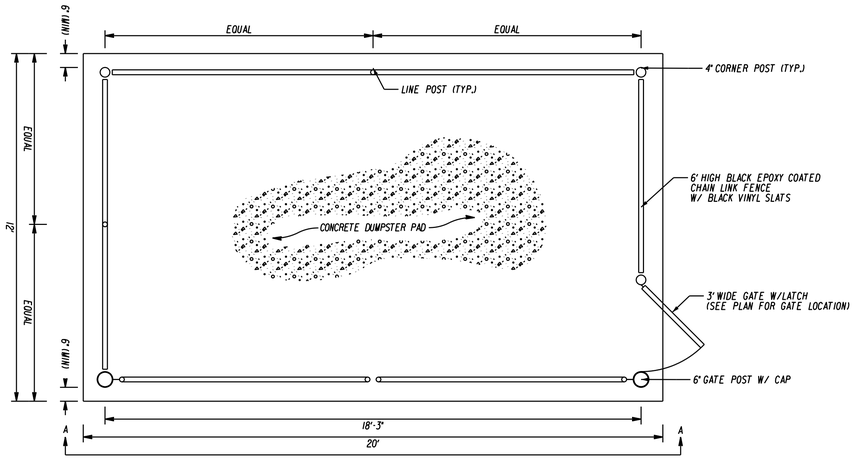
W/ 6" CURB REVEAL

NOTES:

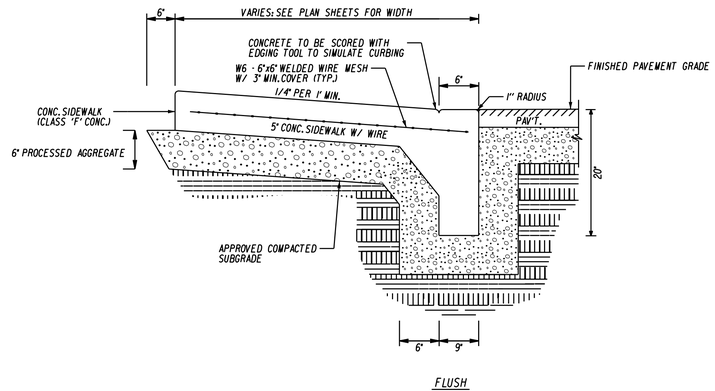
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

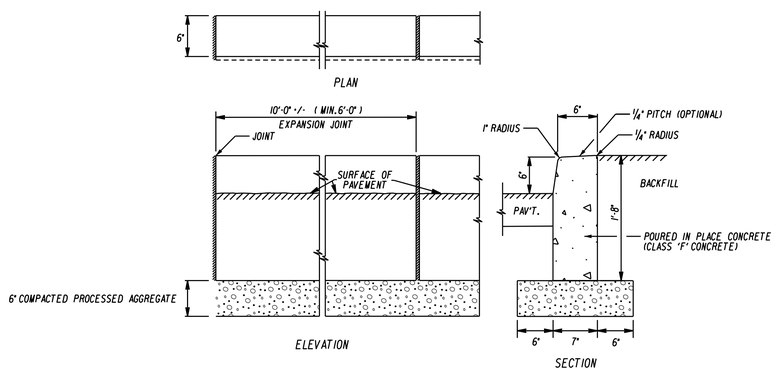


PLAN

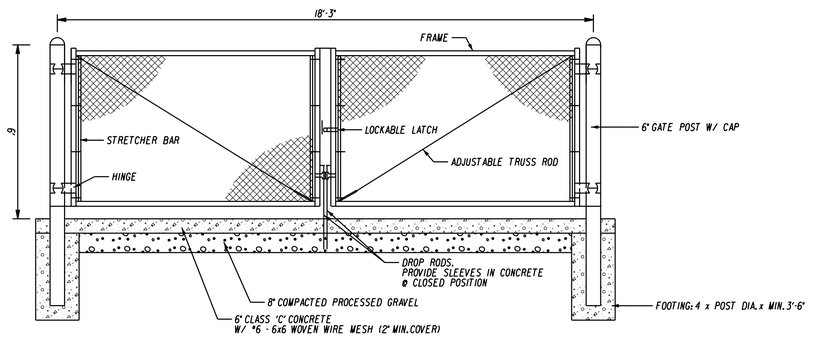


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

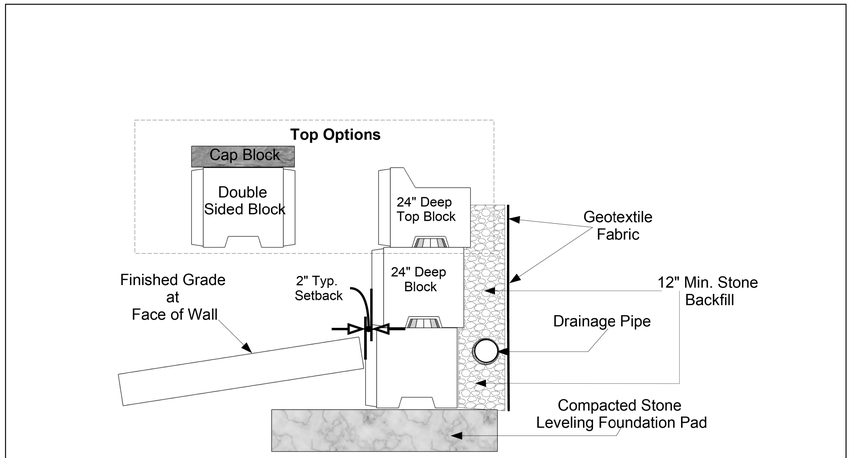
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

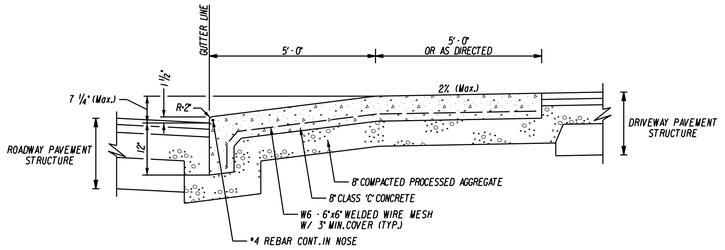
SHEET NO.: 10



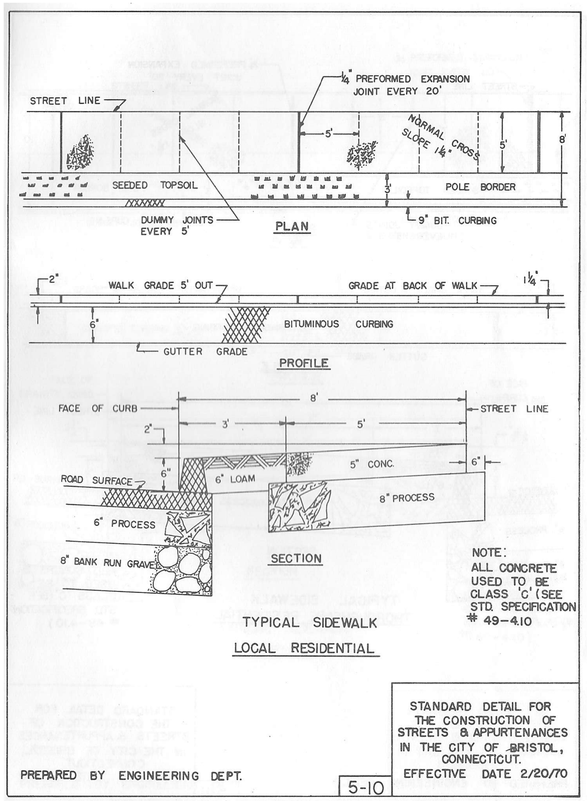
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)



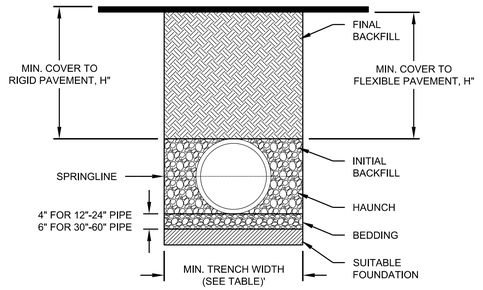
NOTE:
ALL CONCRETE USED TO BE CLASS 'C' (SEE STD. SPECIFICATION # 49-4.10

TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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

PREPARED BY ENGINEERING DEPT.

5-10



RECOMMENDED MINIMUM TRENCH WIDTHS

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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

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

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

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

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

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

NOTES:

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

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

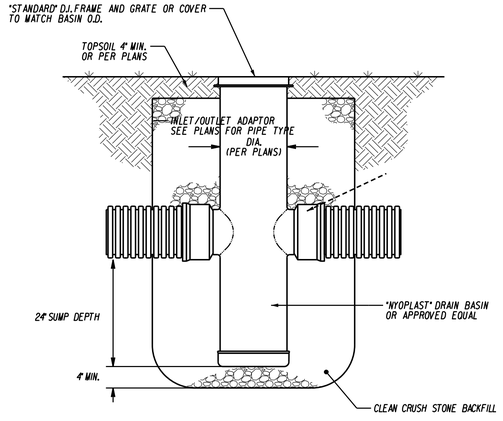
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

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

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

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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO.: MISC-003

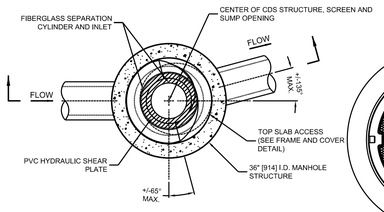
DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

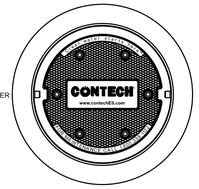
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



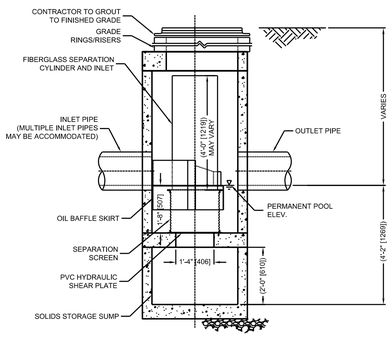
PLAN VIEW B-B
N.T.S.



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

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

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



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848 AND 6,641,720. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

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

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

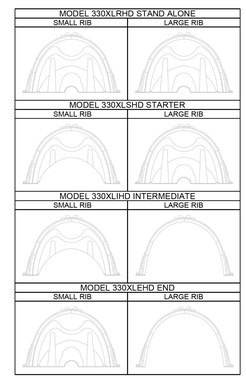
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

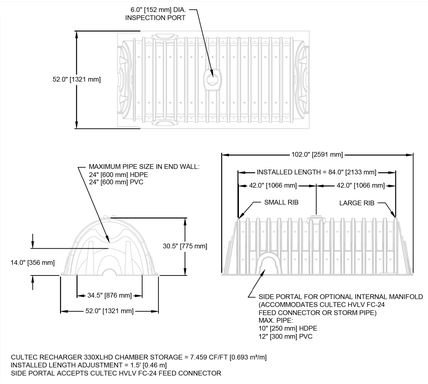
GEOTEXTILE PARAMETERS

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

330XLHD 1.0

GENERAL NOTES

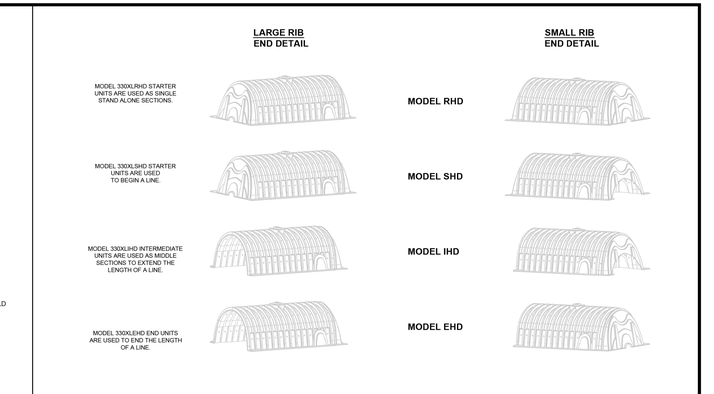




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

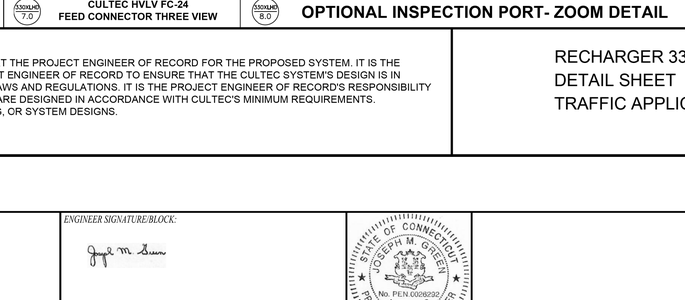
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



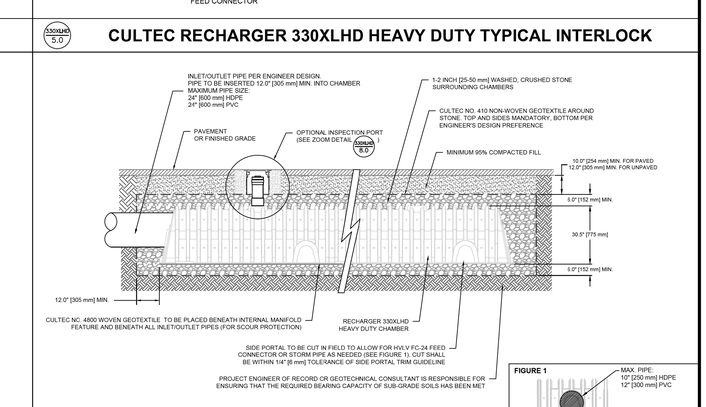
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



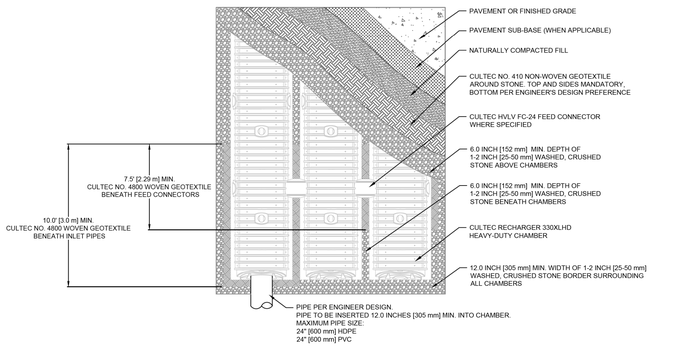
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



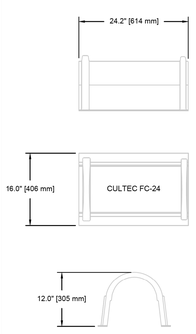
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



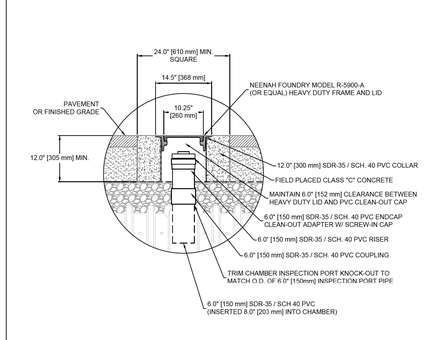
330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL

330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

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

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

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO. MISC-005

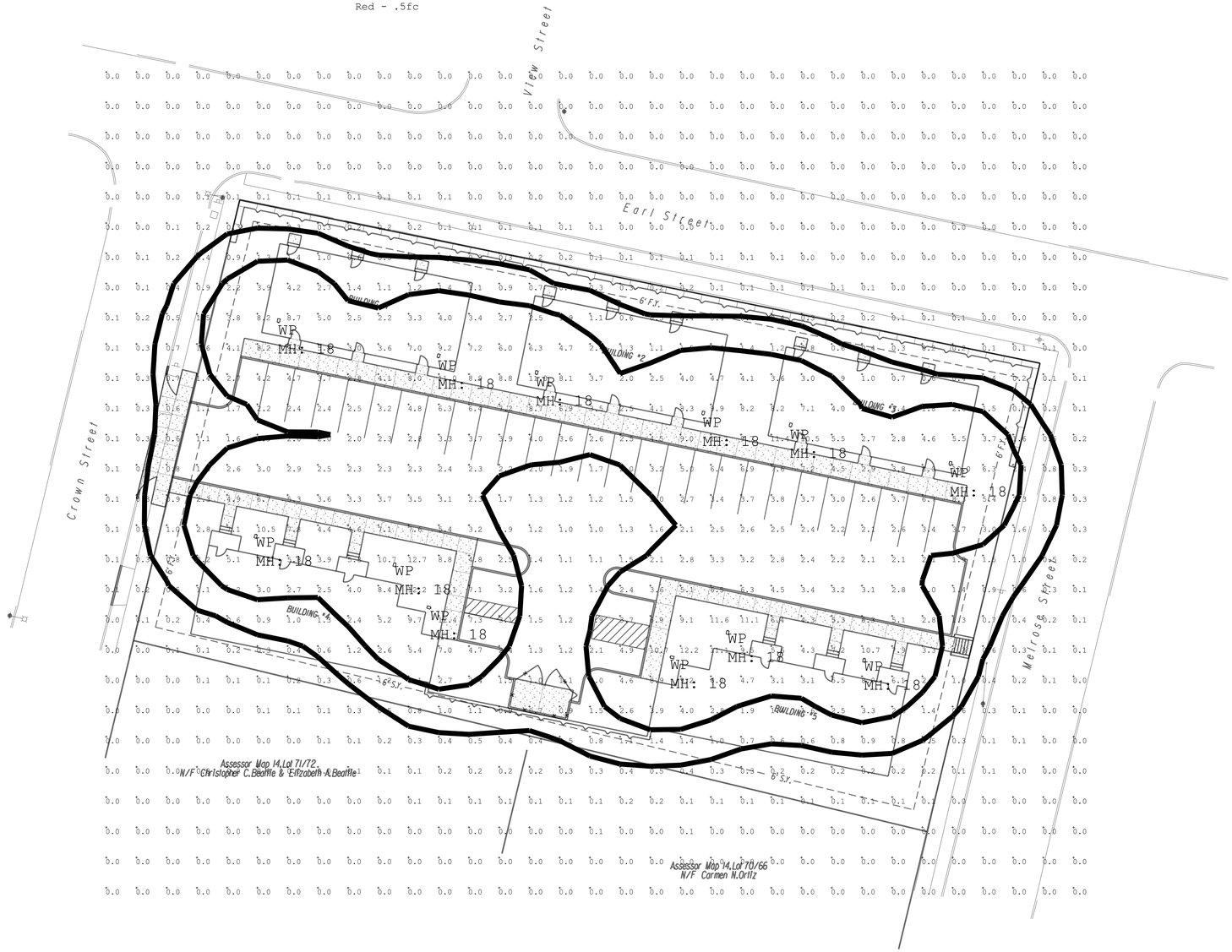
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO. 13

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

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

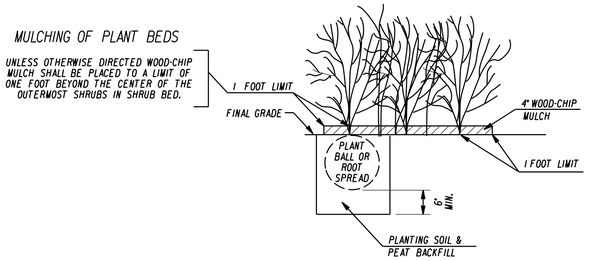
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

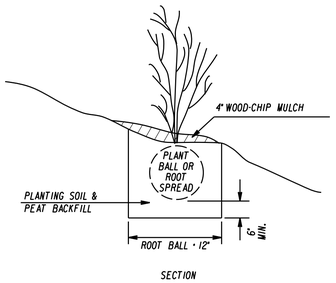
DRAWING TITLE:
LIGHTING PLAN

DRAWING NO.

SHEET NO.
L1.0



SHRUB PLANTING IN BEDS

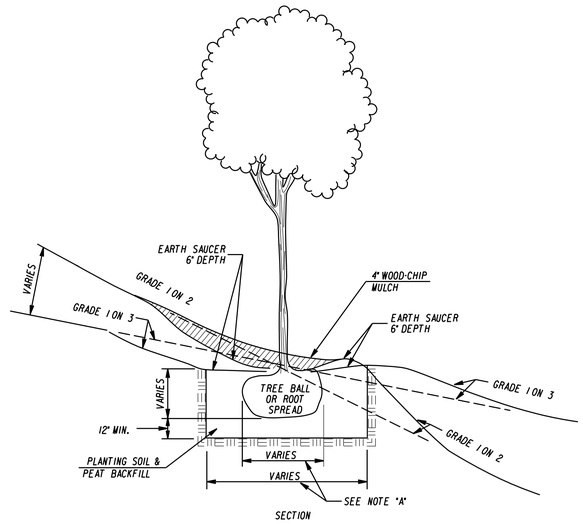


SECTION

SHRUB PLANTING

LANDSCAPE NOTES:

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



SECTION

TREE PLANTING



Planting Key

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

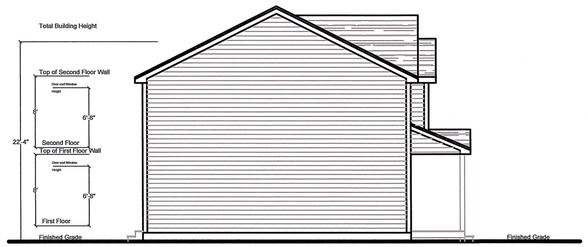
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.:

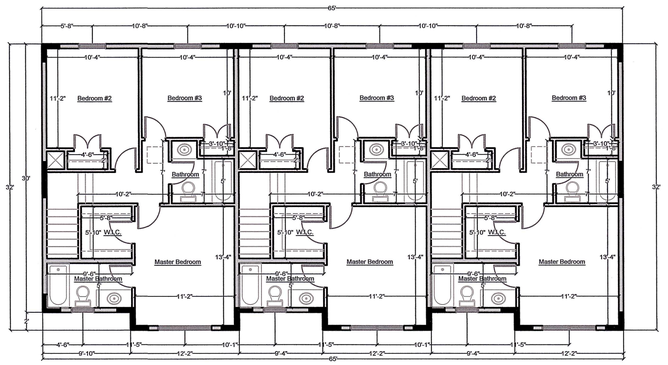
DRAWING TITLE: LANDSCAPE PLAN

SHEET NO.: L2.0

Elevation Drawings and Floor Plans



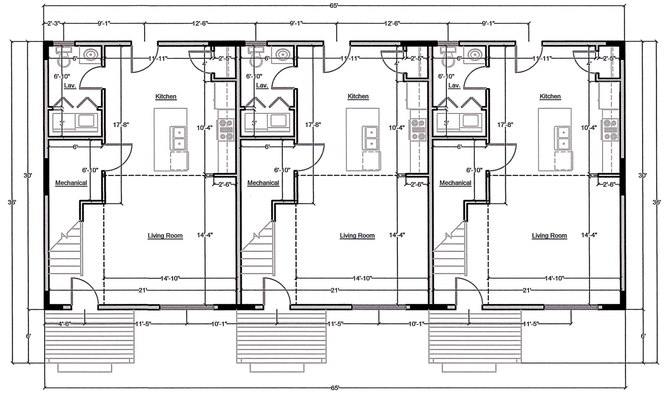
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	

Drawing Index

A.1	Schematic Design	A.6	
A.2		A.7	
A.3		A.8	
A.4		A.9	
A.5		A.10	

Code Data

The basis for design is the following:

2021 International Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

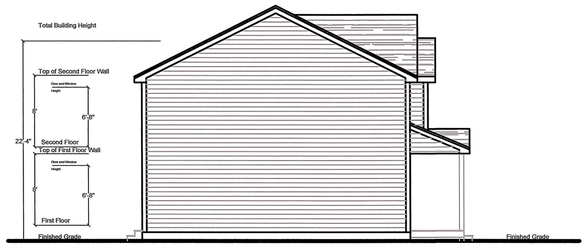
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

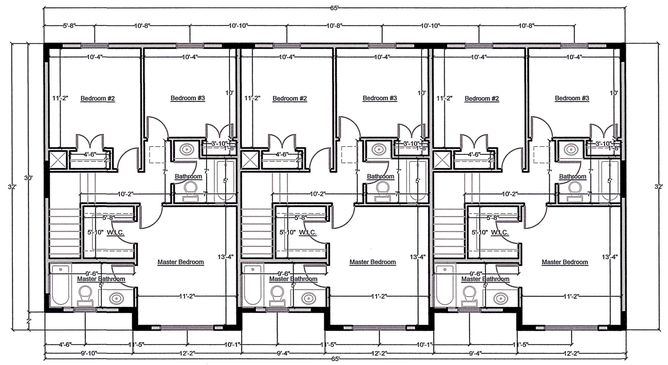
Scale
1/8" = 1'-0"

Sheet
A.1

D|P|S
Development Planning Solutions LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



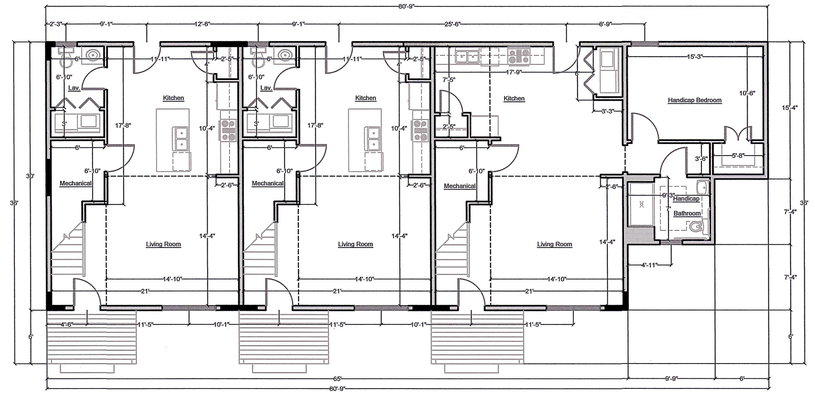
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

Drawing Index

A.1	Schematic Design	A.6	
A.2		A.7	
A.3		A.8	
A.4		A.9	
A.5		A.10	

Code Data

The basis for design is the following:

2021 International Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

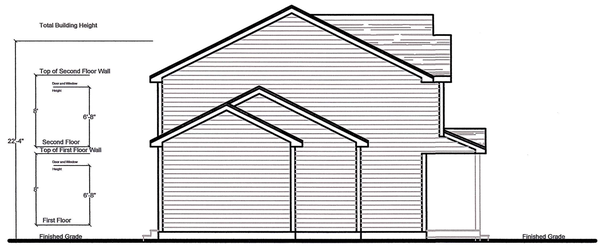
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

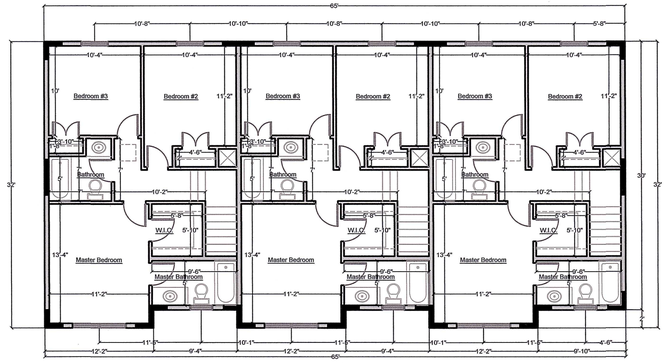
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268



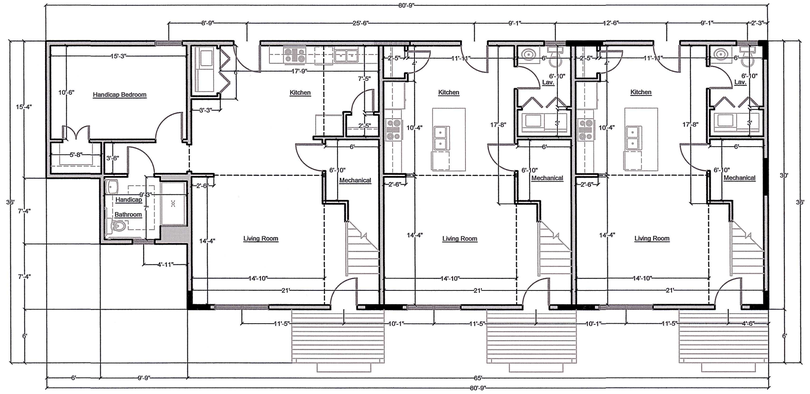
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	
Mar. 14, 2023	
June 5, 2023	

Drawing Index

A.1	Schematic Design	A.6	
A.2		A.7	
A.3		A.8	
A.4		A.9	
A.5		A.10	

Code Data

The basis for design is the following:

2021 International Residential Code for One and Two Family Dwellings
2022 CT Supplement
2021 IECC
(ResCheck Software Version 4.7.2.0)

The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

SCALE
$\frac{1}{8}$" = 1'-0"

SHEET
A.1

D|P|S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 North Main Street
Suite 207
Bristol Connecticut
(860)506-4268

For Office Use Only	
APPLICATION NO.	2496
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations for the following Special Permit use: Climate Controlled Self-Storage Facilities

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 Square Feet

Reason for the Special Permit: To Construct a Climate Controlled Self-Storage Facility in an existing structure located at 238 Main Street and 13 Prospect Street

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	2497
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Climate Controlled Self-Storage Facilities, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations.

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 SQFT

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: _____ *Signature – (Printed/Typed)* Gino Carrier

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Gino Carrier

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only
APPLICATION NO. 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO: 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

Project Narrative

Project Narrative

Project Title: 238 Main Street an 13 Prospect Street

General Information

Project Name: None	**Developer:** Carrier Construction Incorporated
Project Location: 238 Main Street and 13 Prospect Street	**Site Engineer:** Robert Green Associates LLC
Zone: BD-1	**Architectural Design:** None
Project Type: Climate Controlled Self-Storage	**Landscape Design:** Development Planning Solutions LLC
Date Submitted: May 2, 2024	**Lighting Design:** None
Variances Required: No	**Project Consultant:** None
Wetlands Approval Required: No	**Legal Representative:** Attorney Timothy Furey
Special Permit Required: Yes	
Site Plan Approval Required: Yes	

Project Overview

The proposed project calls for the redevelopment of an existing structure and a change of use from a historically underperforming office building to a climate controlled self-storage facility. Carrier Construction Incorporated purchased the subject property along with several others from Bristol Health at the beginning of 2023. Since that time Carrier Construction Inc and their design team have been working with several city departments to plan the redevelopment of this site.

In late 2023, after studying the building and its current condition, it became clear that a climate controlled self-storage facility was an appropriate, and perhaps the most viable reuse of the property. At that time, the applicant's team worked with city staff and the zoning commission to amend the regulations to allow Climate Controlled Self-Storage Facilities as a Special Permit Use in the BD-1 Zone.

The plan calls for approximately 5,000 square feet of the first floor to be reserved for uses not associated with the storage facility. The remainder of the first floor contains the management office, supply store, restrooms, loading areas, cart storage, and a limited number of storage units. The second and third floors will be occupied entirely by storage units as well as a portion of the fourth floor.

The site provides 24 parking spaces to service the tenants of the building. It is the applicant's assumption that the first-floor tenant space will be occupied by either an office or retail use which would require 15 parking spaces to be dedicated to that space leaving 9 spaces for the storage facility.

If approved the anticipated start time for the project would be in the third quarter of 2024, with an estimated 12-month period of construction.

Project Statement

Retail and Climate Controlled Self Storage
Main Street at Prospect Street in Bristol, CT

The project is located at the northeast quadrant of the Main Street / Prospect Street intersection and consists of repurposing an existing vacant building into a retail and climate-controlled storage facility. There will be no expansion of the existing building's footprint on the property.

The existing parking lot and building will be modified to accommodate a box truck backing up to either of the two new overhead doors using the existing driveway.

From a stormwater perspective, this project will reduce the current runoff from the parking lot impervious surface area by 650 square feet. This area will be regraded, topsoiled and seeded with a grass mix. There will be no additional drainage infrastructure needed for this property.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2497

SITE PLAN: Site Plan Climate Controlled Self-Storage Facility at 238 Main Street
Plans Dated: January 31, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. Confirm proposed site modification will not restrict lot 30-192 access rights. Due to site grading vehicle access is currently not available.

2. Confirm vehicle access/use of loading dock will be limited to trucks with lengths of 33 ft. to prevent impact to parking.

3. Provide additional spot elevations (existing) in project area to clarify elevation changes.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Will the 6 (or more) associated parcels be merged with this plan?

2. The plan shows parking on lots separate from the principal use. Per Article III, Section 13.6(B):

   "By Special Permit, the Commission may allow all or a portion of the required parking spaces be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being used, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served."

3. Provide elevations of overhead doors/loading area.

4. What dumpster will the self-storage use utilize?

5. The parcel known as 244 Main Street is owned by "Ryant Properties LLC" and intersects various associated parcels throughout the project. Does the property owner have rights or cross-access easements across the various parcels? Will new cross-access/parking easements be provided? Additionally, will this property owner be listed on the application?

6. Are large delivery vehicles permitted to access the existing access through Main Street? If not, a sign should be posted to prevent large trucks in this confined area. What other properties and uses use this existing accessway? What is the width?

7. Define the retail space on the site plan.

8. Provide pavement markings and signage for loading area: text: "loading area" and/or hatching pattern.

9. Can the retail space be accessed internally from the entry on Prospect Street?

10. Provide lighting details for loading area.

11. What are the hours of operation?

12. How many employees are estimated to be working at the property on a daily basis?

13. Provide landscape buffer to residential properties North of parking lot area at 22 and 30 High Street.

14. Identify "existing signs" shown on plan. Will these signs be removed or remain?

15. Provide stop sign, stop bar, and pavement directional arrows.

16. Is the existing accessibility ramp on Main Street in usable condition?

17. Will loading be permitted on Prospect Street?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. A lot of exterior windows appear to be located in the newly created cages. Will they be left as-is, or will they have some form of protection against, breakage?

2. The interior stairs are going to potentially require a higher "fire rating" than presently exists.

3. Do the buildings presently communicate with each other internally?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

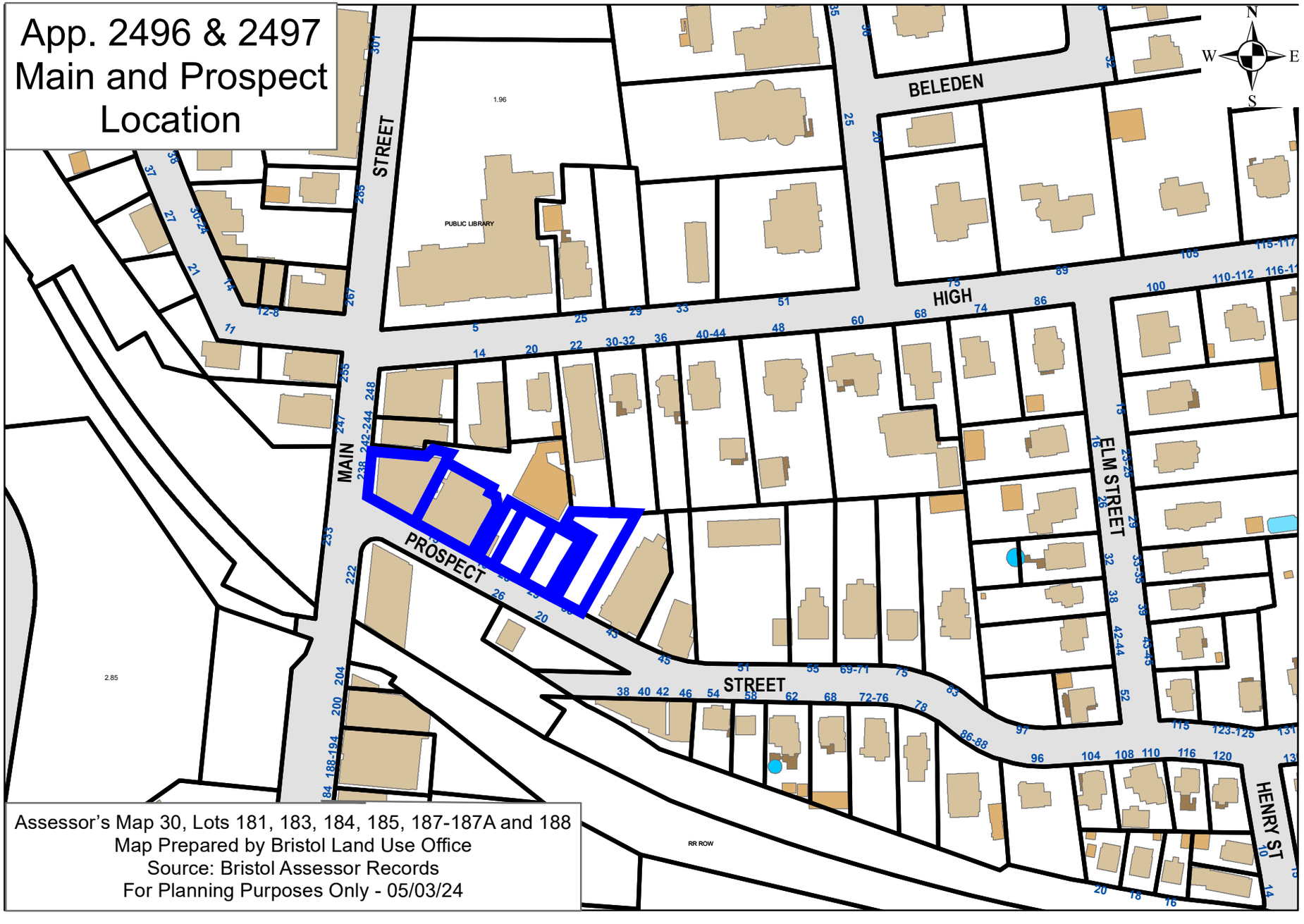
1. No comment at this time.

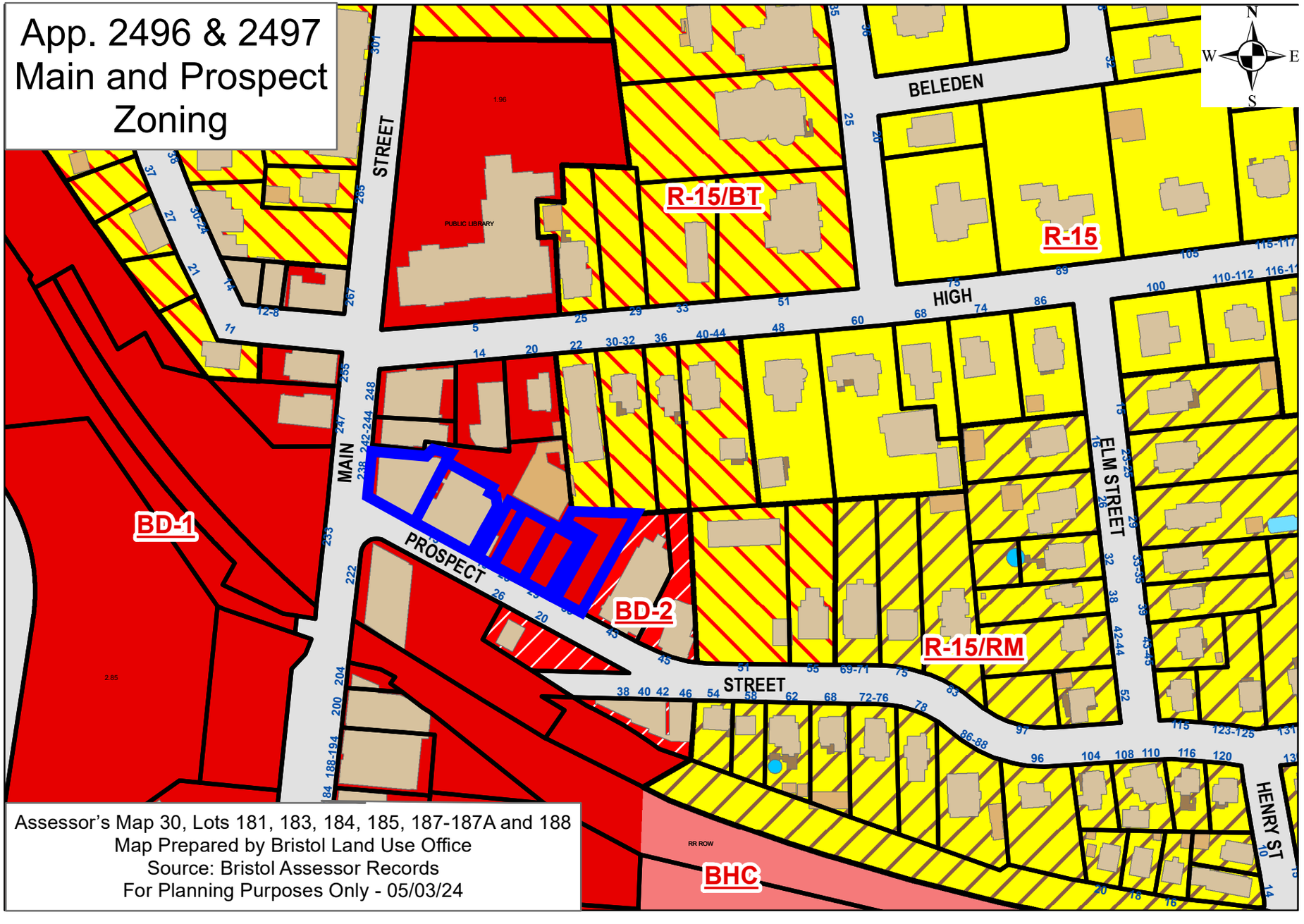
FIRE MARSHAL (Kristopher Lambert):

1. Comments are outstanding at this time.

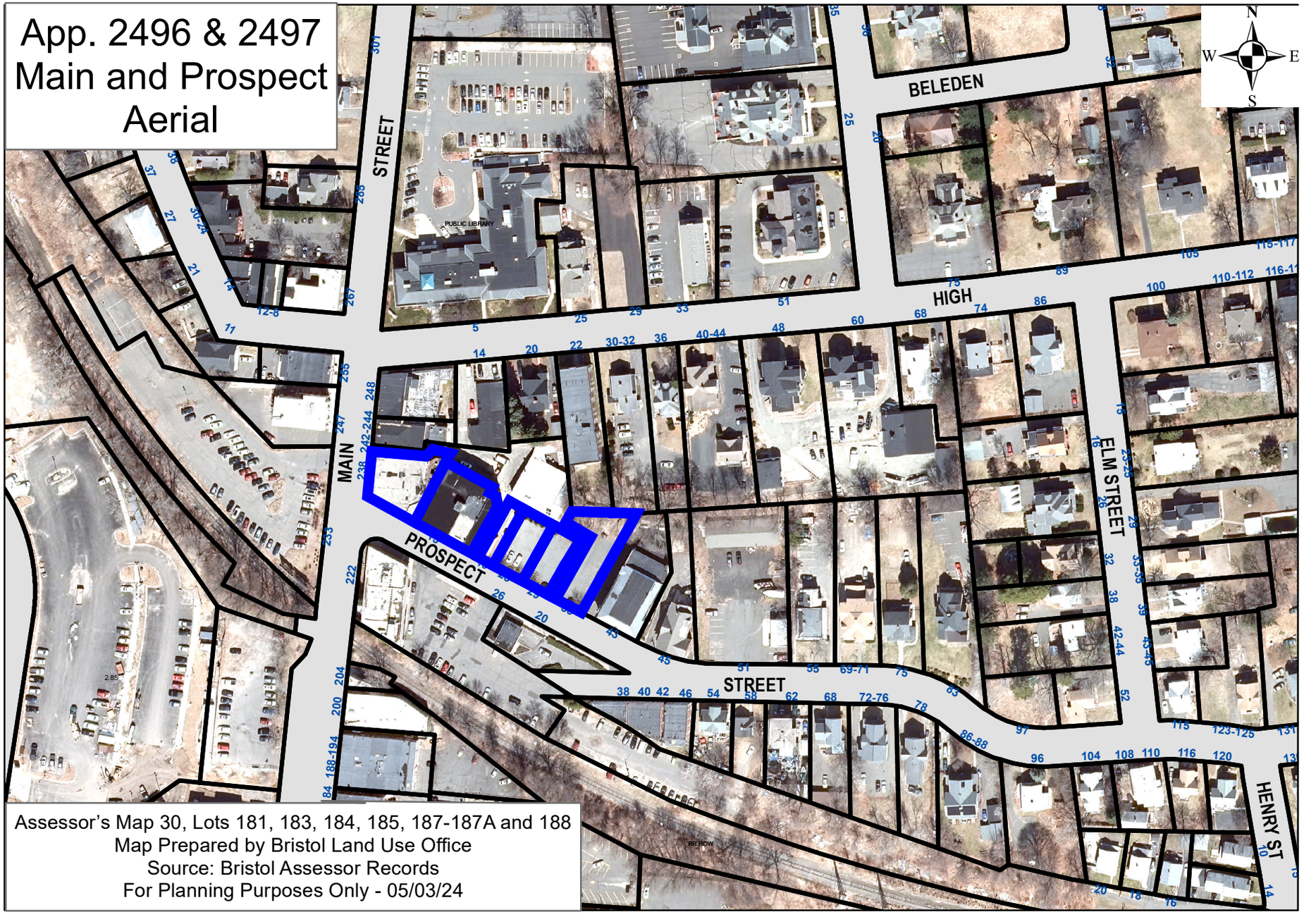
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

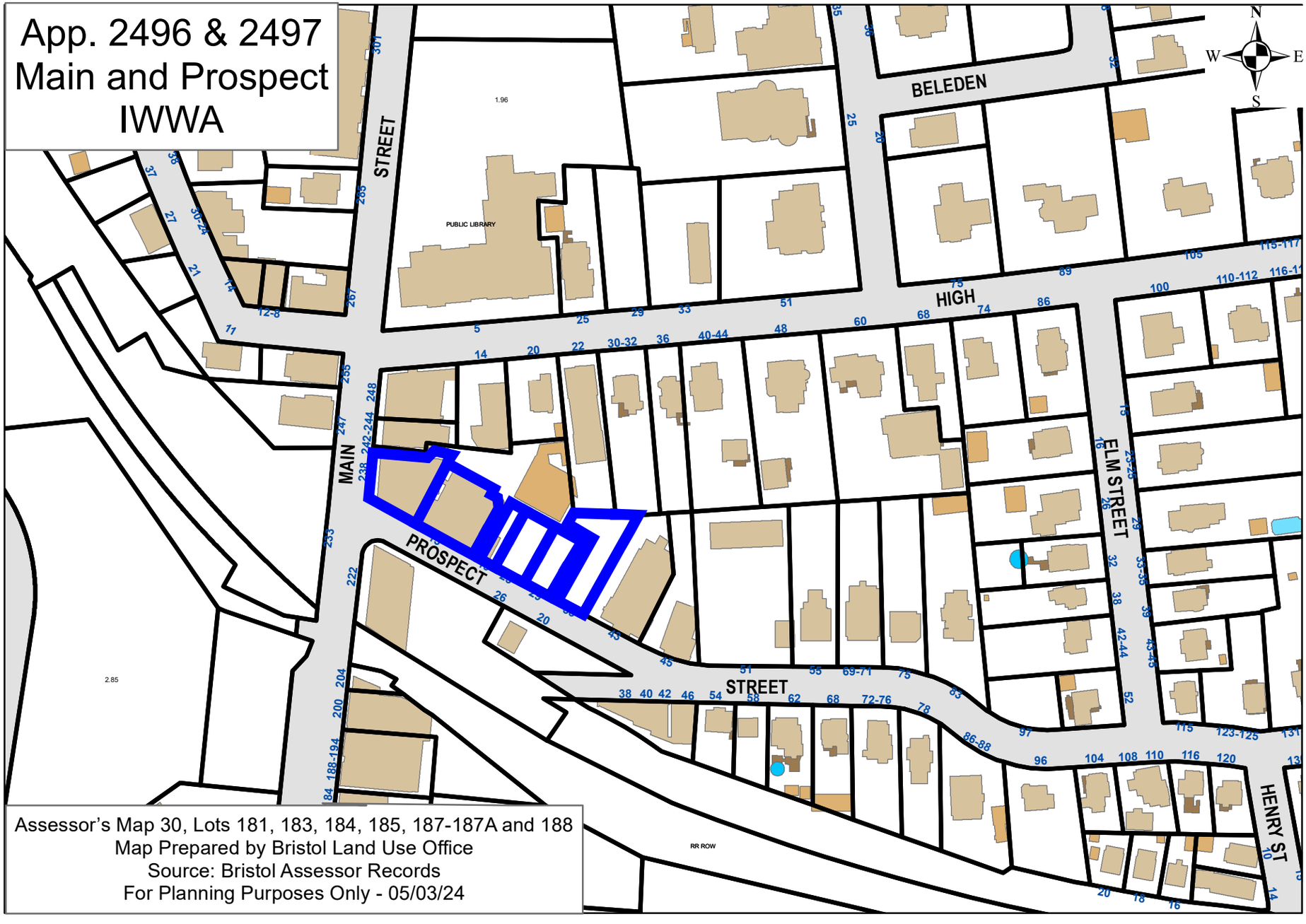

App. 2496 & 2497
Main and Prospect
Location
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
Zoning
N
W
E
S
R-15/BT
R-15
BD-1
BD-2
R-15/RM
BHC
MAIN
STREET
PROSPECT
STREET
HIGH
BELEDEN
ELM STREET
HENRY ST
PUBLIC LIBRARY
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

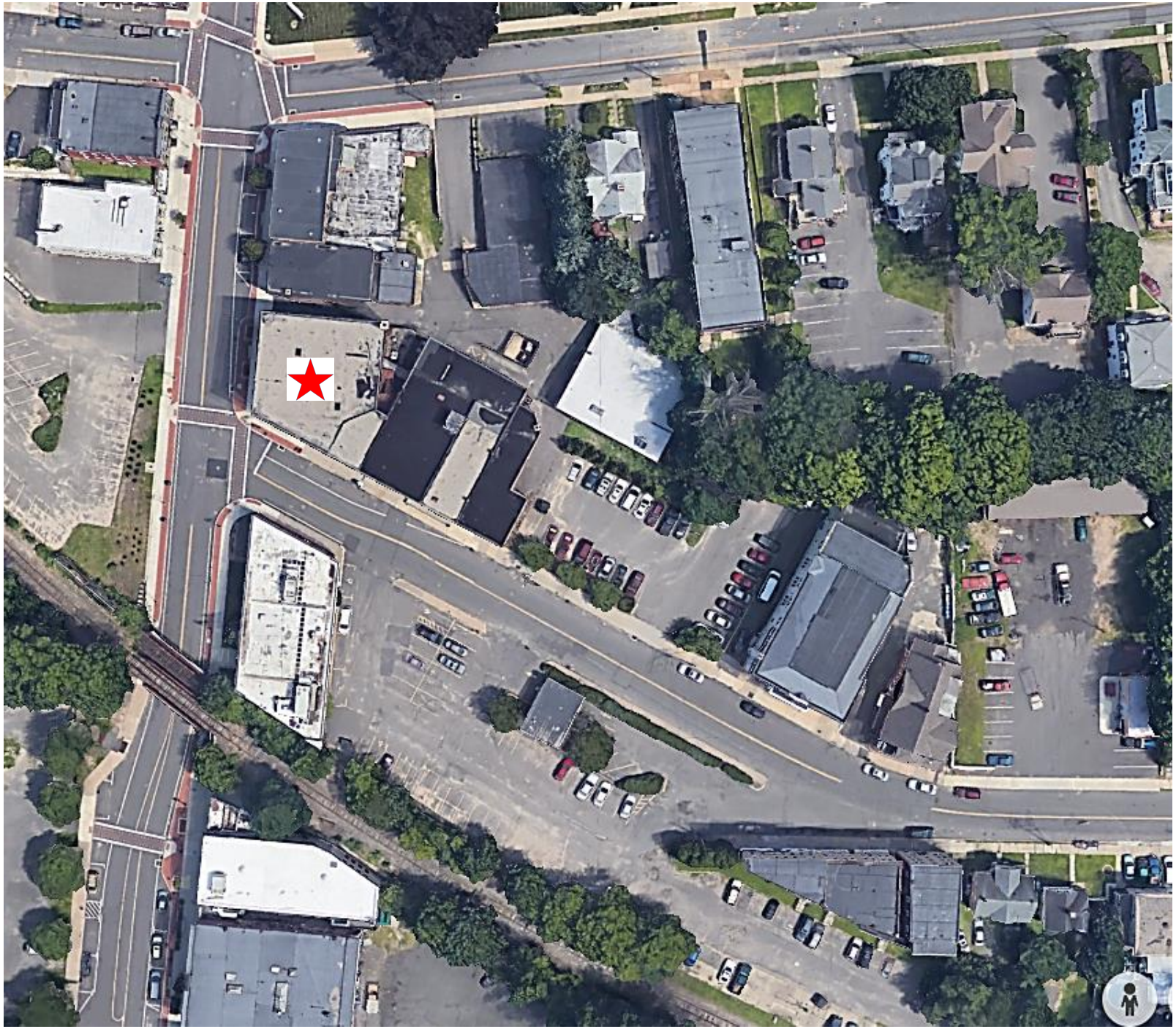
App. 2496 & 2497 Main and Prospect Aerial



Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
IWWA
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
ELM STREET
PROSPECT
STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

Google Earth




Bristol Oral Surgery
and Implant Center
Bristol Public Library





Site Plan

SITE PLAN FOR SELF STORAGE

MAIN STREET AND PROSPECT STREET

BRISTOL, CONNECTICUT

ASSESSORS MAP: 30 LOT'S: 181, 183, 184, 185, 187-187A & 188

JANUARY 31, 2024

APPLICATION: #2462

SPECIAL PERMIT TO PROVIDE
CLIMATE CONTROLLED SELF STORAGE

GRANTED:

APPLICATION: #

SITE PLAN FOR SELF STORAGE

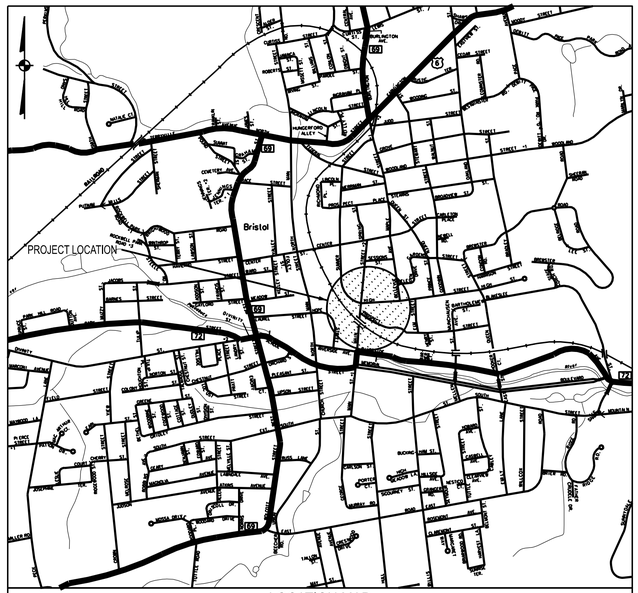
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- COM APPROX. LOCATION EXISTING COMMUNICATION LINE
- SAWCUT SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- ACCESSIBLE ROUTE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT PLAN, SIGNS AND PAVEMENT MARKINGS PLAN
6	GRADING, EROSION AND SEDIMENTATION CONTROL PLAN
7	MISCELLANEOUS NOTES AND DETAILS
L-1	LANDSCAPING PLAN

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

AS TO 238 MAIN STREET ONLY:

(14) Obligations and benefits of the party wall along the easterly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(15) Obligations and benefits of the passway south of the Charles O. Herald et al property from Main Street and thence to Prospect Street, and of the passway north of the Bassett Building and thence to Prospect Street, also of the two triangular pieces adjoining said Main Street passway and use for open space as contained in a Warranty Deed from William Unstead dated November 30, 1901 and recorded in Volume 57 at Page 540 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al, dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records. (For location of passways and open yard or space, see two maps on file in the City Engineer's Office entitled, "Plat showing properties and passways in the rear of C. Funk and Son Inc. Store Bristol, Conn. Scale 1" = 20' May 1913 Sperry and Buell, Inc. Civil Engineers" and "Map Showing Property Belonging to Arcanum Building Company Bristol, Conn. July 1929 Scale 1" = 20' Sperry & Buell, Inc."). See also Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 13 PROSPECT STREET ONLY:

(16) Obligations and benefits of the party wall along the westerly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(17) Obligation, benefits and rights of others in and to a ten (10) foot passway as more particularly described in an Administrator's Deed from the American Trust Company, Administrator, c.t.a. of the Estate of William Unstead to C. Funk & Son, Inc. dated September 6, 1927 and recorded in Volume 139 at Page 383 of the Bristol Land Records. See also Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al. dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records and Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 19 PROSPECT STREET ONLY:

(18) Three (3) foot building line on Prospect Street as set forth in a Warranty Deed from William Unstead to William J. Madden dated October 30, 1890 and recorded in Volume 46 at Page 386 of the Bristol Land Records. (Affects, plotted hereon, also mentioned, Right of Way for Stairway, affects, plotted hereon, no observed evidence of said stairway at the time of the fieldwork)

AS TO 29 PROSPECT STREET ONLY:

(19) Rights in a division wall on the westerly boundary of the premises. (Affects, no observed evidence of said wall at the time of the fieldwork)

AS TO 35 PROSPECT STREET ONLY:

(20) Three (3) foot building line and rights of others in and to air space 4' x 26' as set forth in a Warranty Deed from William Unstead to Frank Griffith and William J. Griffith dated and recorded January 10, 1906 in Volume 63 at Page 626 of the Bristol Land Records. (Said three (3) foot building line affects, plotted hereon, said air space not located on and does not affect the surveyed property, plotted hereon)

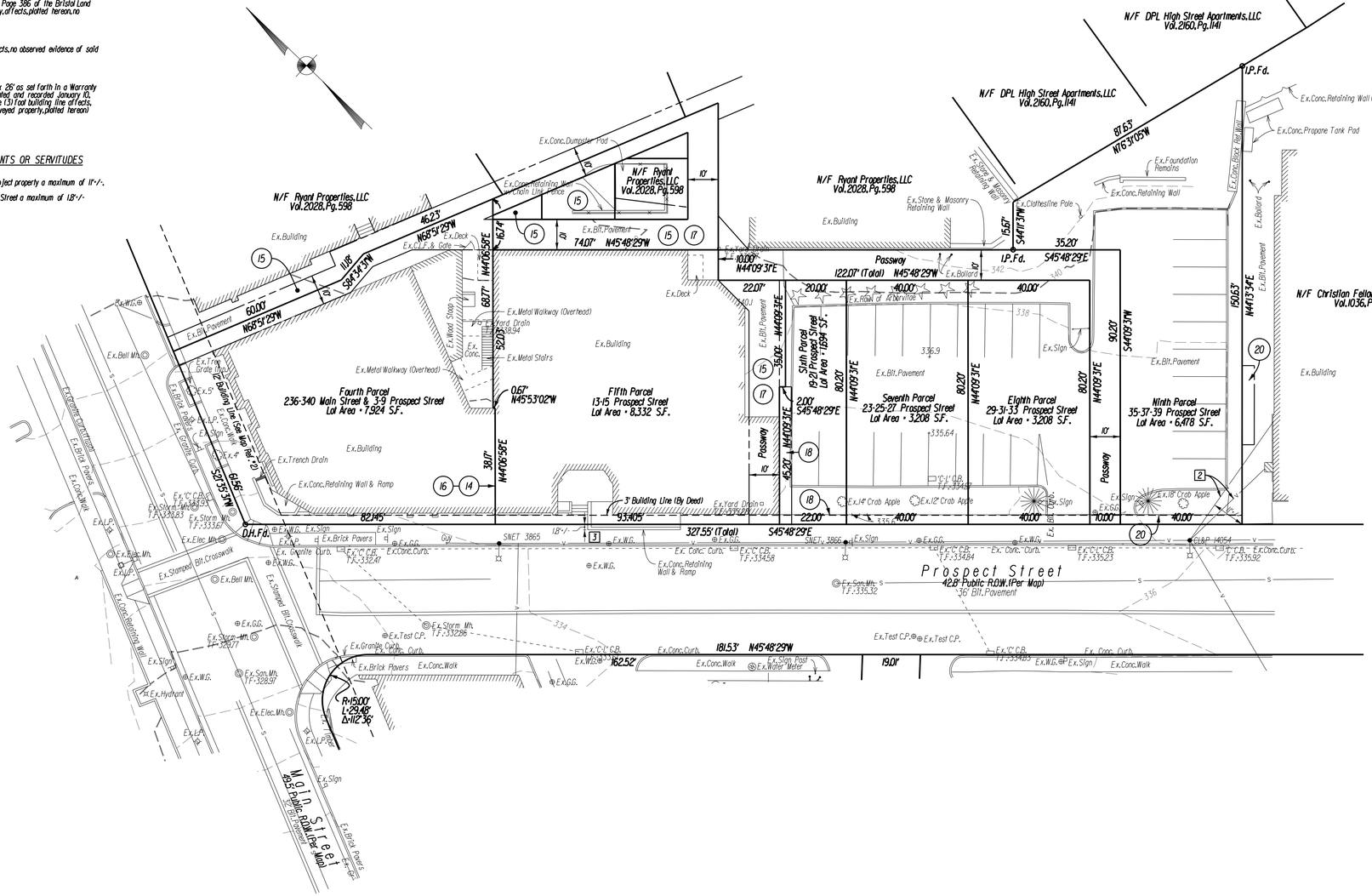
STATEMENT OF ENCROACHMENTS, UNRECORDED EASEMENTS OR SERVITUDES

[2] Overhead utilities servicing abutting property cross a portion of the subject property a maximum of 11'+/-.

[3] Existing Conc. Retaining Wall & Ramp encroach onto portion of Prospect Street a maximum of 1.8'+/-

MAP REFERENCES

1. Main Street, Bristol, Conn., Nov. 1913, Scale 40 ft. = 1 Inch, Sperry and Buell Inc., Civil Engineers (City Engineering Map No. 15-36)
2. Map Showing Proposed Widening of a Portion of the Traveled Way, Main Street, Bristol, Conn., June 1924, Scale 1"=20', Carleton W. Buell, City Engineer (City Engineering Map No. H-77)
3. Department of Public Works, Division of Engineering, City of Bristol, Connecticut, Main Street, Street Line Map, April 1997, Scale 1"=40', 3 Sheets, Peter W. Forrest, L.S. (City Engineering Map No. 28-212)
4. Left Blank Intentially
5. Left Blank Intentially
6. Left Blank Intentially
7. Left Blank Intentially
8. Map Showing Land to be Acquired for Highway Purposes, Scale 1"=20', May 1967, Bristol, Conn., Engineering Department, City of Bristol, Bristol, Connecticut, Richard Salmon, City Engineer (Map No. 525-2)
9. Left Blank Intentially
10. Left Blank Intentially
11. Left Blank Intentially
12. Left Blank Intentially
13. Left Blank Intentially
14. Left Blank Intentially
15. Left Blank Intentially
16. Map Showing Property Belonging to Arcanum Building Company, Bristol, Conn., July 1929, Scale 1"=20', Sperry & Buell, Inc. (City Engineering Map No. 16-116)
17. Plat showing properties and passways in the rear of C. Funck and Son Inc. Store, Bristol, Conn., Scale 1"=20', May 1913, Sperry & Buell Inc. (City Engineering Map No. 16A-61)
18. Map Showing Property Belonging to Arthur LaLone, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots "181 & "182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carras, Scale 1"=20', Date: 4-17-86, A.F. Lepore, Jr. & Associates, P.C. (Map No. 94-3)
20. Map of Property Belonging to Improved Order of Red Men Compounce Tribe "15, Bristol, Conn., Apr. 1910, Scale 1 Inch = 20 Feet, Carleton W. Buell, Resident Engineer (Map No. 62-27B)
21. Sketch Showing Property of Ella A. Upson, High Street, Bristol, Conn., July 1927, Scale 1"=50', Sperry & Buell, Inc.
22. Map Showing Property Belonging to Charles E. Nott, Est., Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc., (Map No. 141-119)
23. Improvement Location Survey, Showing Passway Rights Prepared for The Steffer Company, "242 & 244 Main Street, and "14 High Street, Bristol, Connecticut, Scale 1"=20', June 29, 2016, Scale 1"=20'. Flynn & Cyr Land Surveying, LLC. (Map No. D-265)


N/F Ryant Properties, LLC Vol. 2028, Pg. 598
N/F DPL High Street Apartments, LLC Vol. 2160, Pg. 141
N/F Christian Fellowship Center, Inc. Vol. 1036, Pg. 796
Fourth Parcel 236-340 Main Street & 3-9 Prospect Street Lot Area = 7,924 S.F.
Fifth Parcel 13-15 Prospect Street Lot Area = 8,332 S.F.
Sixth Parcel 19-21 Prospect Street Lot Area = 1,859 S.F.
Seventh Parcel 23-25-27 Prospect Street Lot Area = 3,208 S.F.
Eighth Parcel 29-31-33 Prospect Street Lot Area = 3,208 S.F.
Ninth Parcel 35-37-39 Prospect Street Lot Area = 6,478 S.F.
Passway
Prospect Street
42.8' Public R.O.W. (Per Map)
36' Bit. Pavement
Main Street
49.5' Public R.O.W. (Per Map)
30' Bit. Pavement
Ex. Building
Ex. Bit. Pavement
Ex. Conc. Curb
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Metal Walkway (Overhead)
Ex. Metal Stairs
Ex. Conc. Retaining Wall & Ramp
Ex. Stone & Masonry Retaining Wall
Ex. Conc. Retaining Wall (Battered)
Ex. Conc. Propane Tank Pad
Ex. Foundation Remains
Ex. Conc. Block Retaining Wall
Ex. Clothesline Pole
Ex. Ballard
Ex. Deck
Ex. Wood Steps
Ex. Conc. Dumpster Pad
Ex. Trench Drain
Ex. Yard Drain
Ex. Roof Drain
Ex. Sign
Ex. Bell Mh.
Ex. Elec. Mh.
Ex. Storm Mh.
Ex. Sew. Mh.
Ex. Gas Gate
Ex. Gas Line
Ex. Water Line
Ex. Hydrant
Ex. Utility Pole
Ex. Guy Wire
Ex. Tree Grate (Typ.)
Ex. Granite Curb
Ex. Stamped Bit. Crosswalk
Ex. Test C.P.
Ex. Water Meter
Ex. Sign Post
Ex. Croc. Curb
Ex. Catch Basin
Ex. Trees
Ex. Shrubs
Ex. Crab Apple
Ex. Boxwood
Ex. Arborvitae
Ex. Hedge
Ex. Fence
Ex. Curb Inlet
Ex. Gutter Inlet
Ex. Granite Curb Inlet
Ex. Bollard
Ex. Light
Ex. Flag Pole
Ex. Utility Pole
Ex. Guy Wire
Ex. Gas Gate
Ex. Gas Line
Ex. Water Line
Ex. Hydrant

GENERAL NOTES:

1. ASSESSORS MAP: 30 LOT'S: 181,183,184,185,187-187A & 188
2. PROPERTY ADDRESS: MAIN STREET AND PROSPECT STREET
3. OWNER NAME: CARRIER CONSTRUCTION INC.
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: BD-1
6. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
7. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
8. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
9. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
11. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
12. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
13. ANY WALLS OVER 3FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
14. RETAINING WALLS OVER 3 FT. IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: RETAIL AND CLIMATE CONTROLLED SELF-STORAGE FACILITY

RETAIL: 4900 S.F. X 3 SPACES/1000 S.F. = 14.7 SPACES (SAY 15 SPACES)

CLIMATE CONTROLLED SELF STORAGE: 51,100 S.F. - AS DETERMINED BY THE COMMISSION

PARKING PROVIDED: 24 SPACES (23 + 1 ACCESSIBLE)

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Total
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)	
gross floor area of buildings (sq. ft.)		56,000s.f.
total lot area (sq. ft.)		30,844 s.f.
ratio of floor area to lot area (.60 required)		1.82
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall	
total length of building wall (ft.)		Existing - Not to be Altered
portion of building wall up to 10-ft. build-to-line (ft.)		Existing - Not to be Altered
portion of building wall up to 10-ft. build-to-line (%)		Existing - Not to be Altered
portion of building wall between 10-ft. build to line and 25 ft. (ft.)		Existing - Not to be Altered
portion of building wall between 10-ft. build to line and 25 ft. (%)		Existing - Not to be Altered
greatest setback from front lot line (ft.)		3.1 ft.
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)	
total area of building wall* (sq. ft.)		Existing - Not to be Altered
portion of building wall cotaining glazing* (sq. ft.)		Existing - Not to be Altered
portion of building wall cotaining glazing* (%)		Existing - Not to be Altered
* measured between 2ft and 10ft. above street grade		Existing - Not to be Altered
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)	
total length of building wall (building frontage) (ft.)		52' (Along Main St.) 154' (Along Prospect St.)
total length of front line (ft.)		61.5' (Along Main St.) 307.5' (Along Prospect St.)
ratio of building frontage to lot frontage		84.5% (Along Main St.) 50.0% (Along Prospect St.)

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. (REMEMBER TO CALL BEFORE YOU DIG 811).
3. FLAG CLEARING LIMITS OF CONSTRUCTION IF REQUIRED.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN.
6. REMOVE ALL ITEMS PER REMOVALS PLAN.
7. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AS REQUIRED.
8. PREPARE SUB-BASE, SLOPES, PARKING AREAS, AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
9. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
10. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
11. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
12. UPON SUBSTANTIAL COMPLETION OF THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
13. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING.
14. INSTALL FINAL COURSE OF PAVEMENT.
15. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED, STOCKPILED, PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
6. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
6. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
7. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
8. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
9. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
10. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
11. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026235 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

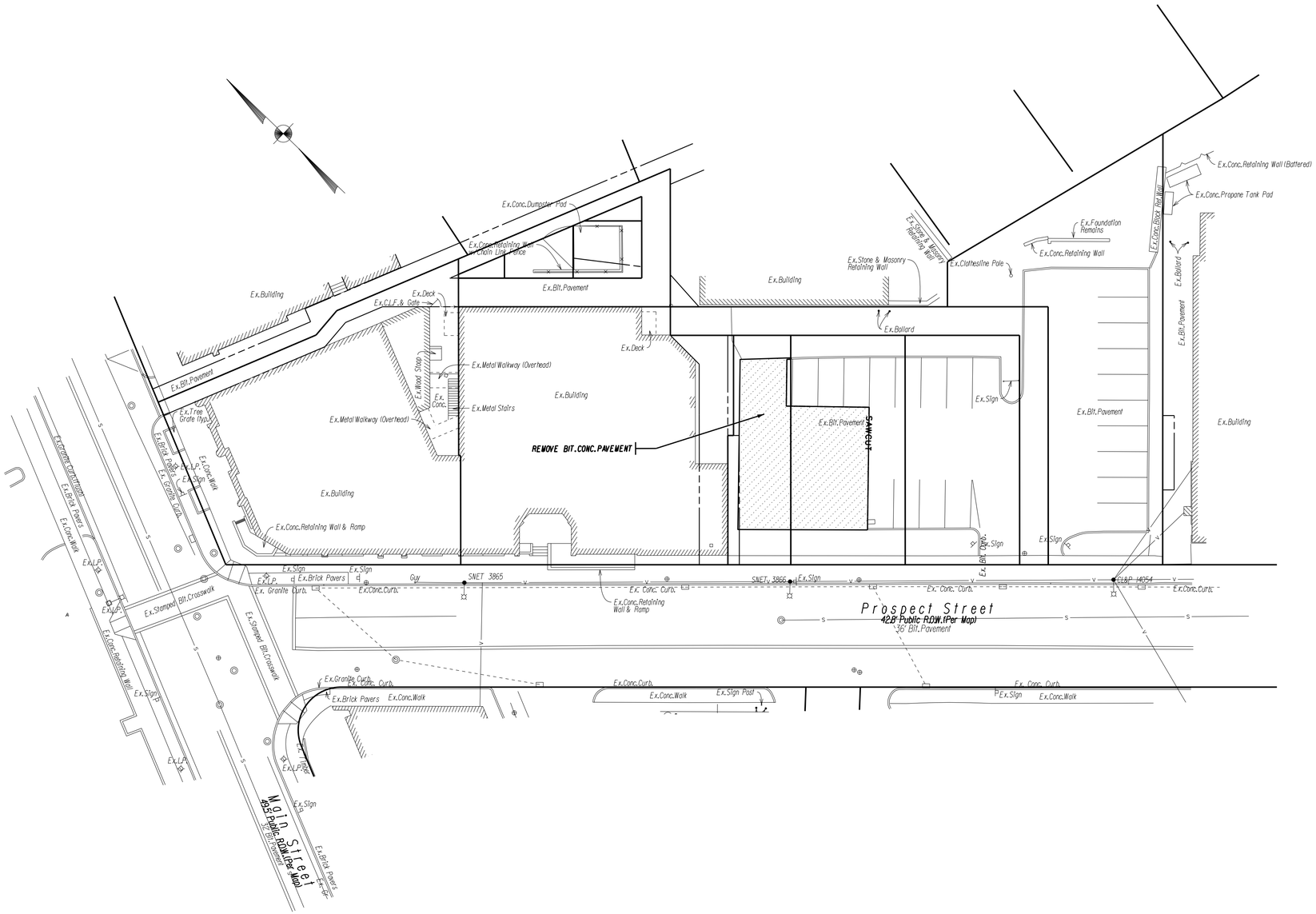
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.
NOTES-001

SHEET NO.
3



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026630 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

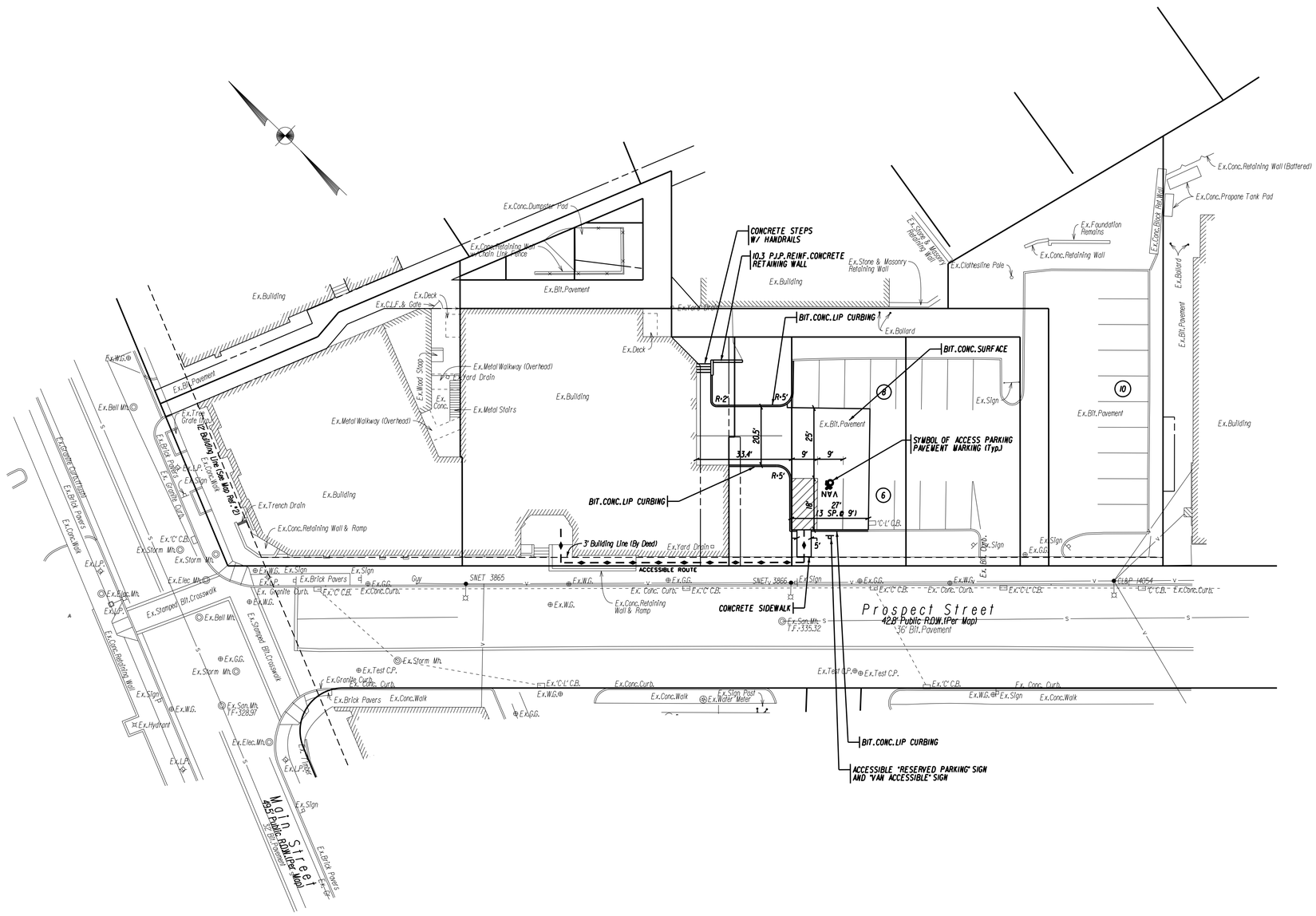
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

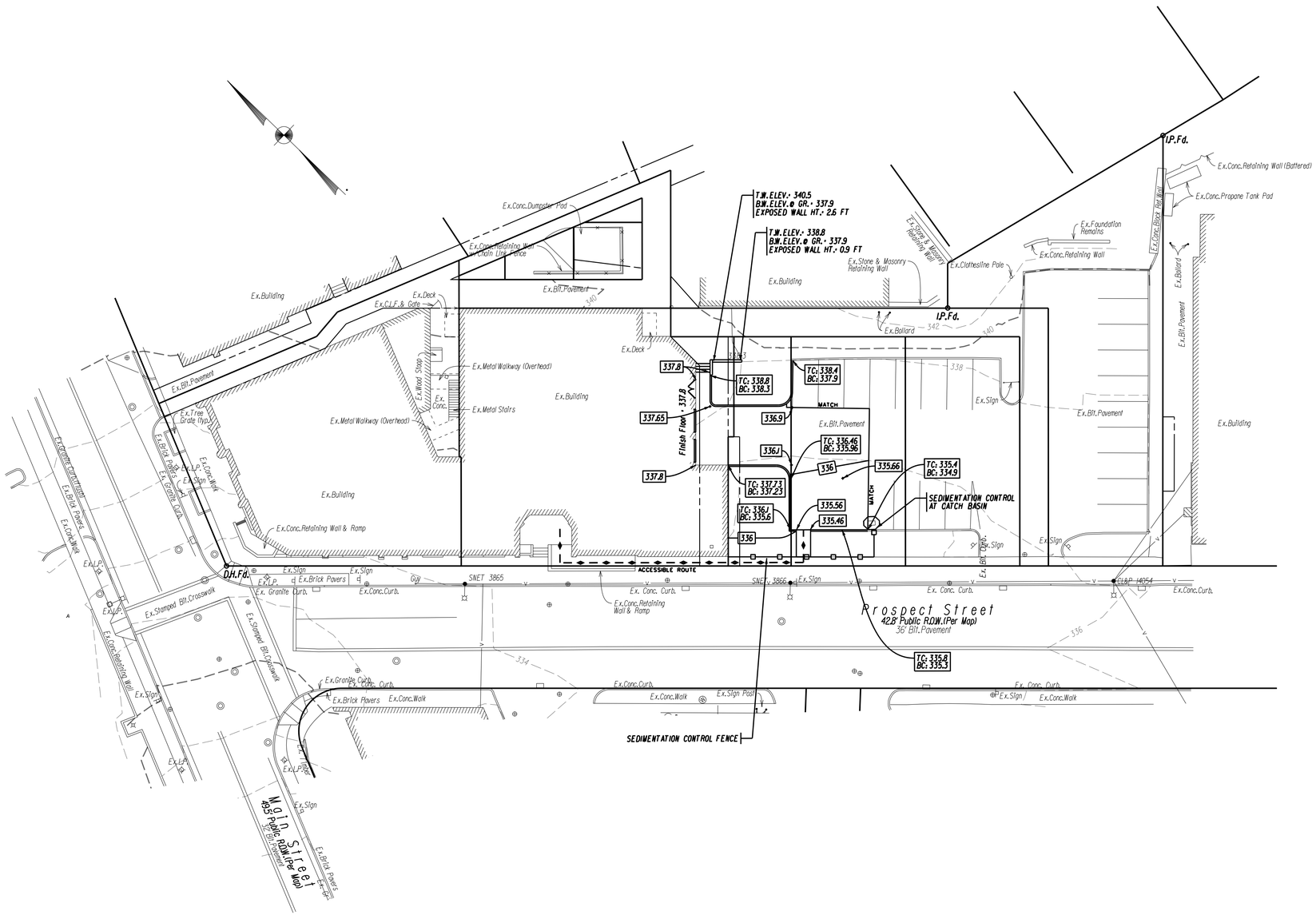
ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
SITE REMOVALS PLAN

DRAWING NO.
RMV-001

SHEET NO.
4


Ex.Conc.Dumpster Pad
Ex.Conc.Retaining Wall w/ Chain Link Fence
Ex.Bit.Pavement
Ex.Building
Ex.C.L.F.& Gate
Ex.Deck
CONCRETE STEPS W/ HANDRAILS
10.3 P.J.P.REINF.CONCRETE RETAINING WALL
Ex.Stone & Masonry Retaining Wall
Ex.Clothesline Pole
Ex.Conc.Block Ret.Wall
Ex.Conc.Retaining Wall (Battered)
Ex.Conc.Propane Tank Pad
Ex.Foundation Remains
Ex.Conc.Retaining Wall
Ex.Ballard
BIT.CONC.LIP CURBING
BIT.CONC.SURFACE
Ex.Sign
Ex.Bit.Pavement
Ex.Building
Ex.W.G.
Ex.Bell Mh.
Ex.Tree Grate (Typ.)
Ex.Metal Walkway (Overhead)
Ex.Wood Steps
Ex.Yard Drain
Ex.Conc.
Ex.Metal Stairs
Ex.Metal Walkway (Overhead)
Ex.Building
Ex.Bit.Pavement
SYMBOL OF ACCESS PARKING PAVEMENT MARKING (Typ.)
R=2'
R=5'
20.5'
33.4'
25'
9'
9'
NVA
27'
(3 Sp.@ 9')
18'
'C-L' C.B.
Ex.Trench Drain
Ex.Conc.Retaining Wall & Ramp
3' Building Line (By Deed)
Ex.Yard Drain
ACCESSIBLE ROUTE
Ex.Granite Curb
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Granite Curb
Ex.Stamped Bit.Crosswalk
Ex.Bell Mh.
Ex.Elec.Mh.
Ex.L.P.
Ex.Storm Mh.
Ex.'C' C.B.
Ex.Conc.Retaining Wall
Ex.Hydrant
Ex.Test C.P.
Ex.Son.Mh. T.F.-328.97
Ex.Son.Mh. T.F.-335.32
Ex.Water Meter
Ex.Sign Post
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Brick Pavers
Ex.Granite Curb
Ex.'C-L' C.B.
Ex.'C' C.B.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign
Ex.G.G.
Ex.Sign
Ex.Brick Pavers
Ex.Conc.Curb
Ex.'C' C.B.
Ex.Conc.Curb
Guy
SNET 3865
SNET 3866
Ex.W.G.
Ex.G.G.
Ex.Sign
Ex.Conc.Retaining Wall & Ramp
CONCRETE SIDEWALK
Ex.Son.Mh. T.F.-335.32
Prospect Street
42.8' Public R.O.W.(Per Map)
36' Bit.Pavement
Ex.Test C.P.
Ex.'C' C.B.
Ex.Conc.Curb
Ex.W.G.
Ex.Sign
Ex.Conc.Walk
Ex.Conc.Curb
Ex.'C' C.B.
Ex.'C-L' C.B.
Ex.Conc.Curb.
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Sign Post
Ex.Water Meter
Ex.G.G.
Ex.Test C.P.
Ex.'C' C.B.
Ex.Conc.Curb
Ex.W.G.
Ex.Sign
Ex.Conc.Walk
BIT.CONC.LIP CURBING
ACCESSIBLE "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN
Main Street
49.5' Public R.O.W.(Per Map)
36' Bit.Pavement
Ex.Sign
Ex.Brick Pavers
Ex.Granite Curb
Ex.Brick Pavers
Ex.Concrete Crosswalk
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Granite Curb
Ex.Stamped Bit.Crosswalk
Ex.Bell Mh.
Ex.Elec.Mh.
Ex.L.P.
Ex.Storm Mh.
Ex.'C' C.B.
Ex.Storm Mh.
Ex.Elec.Mh.
Ex.Bell Mh.
Ex.L.P.
Ex.Conc.Retaining Wall
Ex.Storm Mh.
Ex.Hydrant
Ex.Son.Mh. T.F.-328.97
Ex.Elec.Mh.
Ex.L.P.
Ex.Sign
Ex.Brick Pavers
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Granite Curb
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Granite Curb
Ex.Stamped Bit.Crosswalk
Ex.Bell Mh.
Ex.Elec.Mh.
Ex.L.P.
Ex.Storm Mh.
Ex.'C' C.B.
Ex.Storm Mh.
Ex.Elec.Mh.
Ex.Bell Mh.
Ex.L.P.
Ex.Conc.Retaining Wall
Ex.Hydrant
Ex.Son.Mh. T.F.-328.97
Ex.Elec.Mh.
Ex.L.P.
Ex.Sign
Ex.Brick Pavers
Ex.Brick Pavers
Ex.Conc.Walk
Ex.Granite Curb
Ex.Brick Pavers
Ex.Concrete Crosswalk



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT
JOSEPH M. GREEN
LICENSED
NO. PEN.0020820
PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

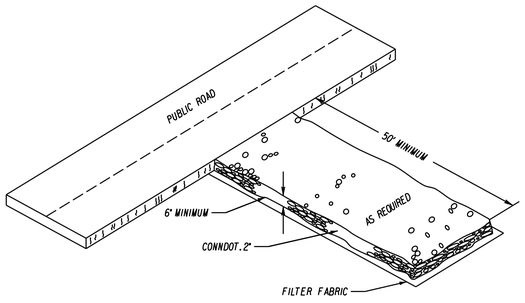
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

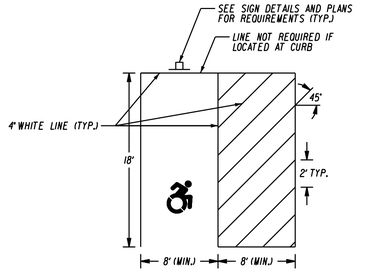
DRAWING TITLE:
GRADING, EROSION AND SED. CONTROL

DRAWING NO.: GRA-001

SHEET NO.: 6



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



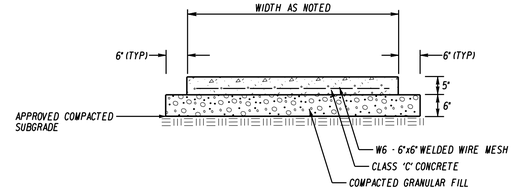
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE. THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



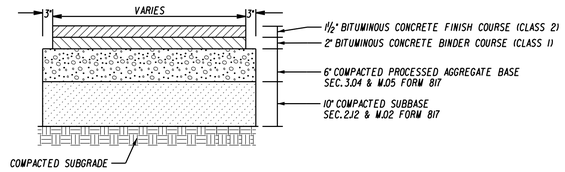
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



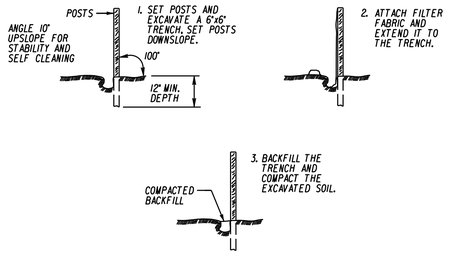
NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.
5. WHEN APPLICABLE, MAINTAIN ¼" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.

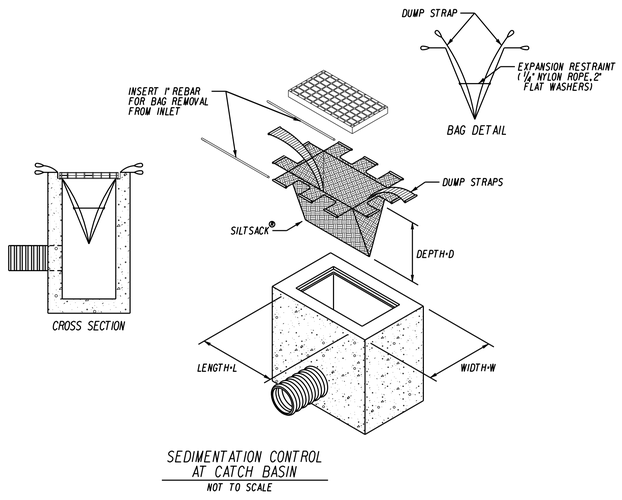
CONCRETE SIDEWALK SECTION
NOT TO SCALE



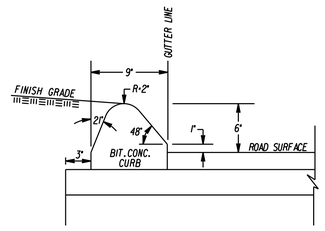
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



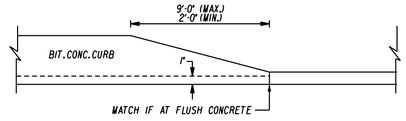
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026930 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

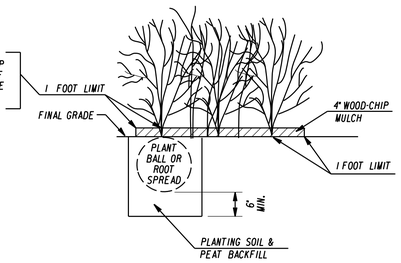
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

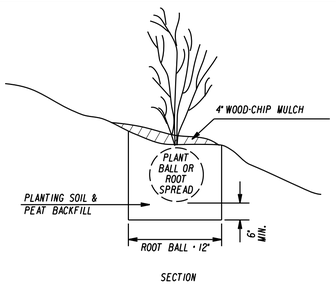
SHEET NO.: 7

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



SHRUB PLANTING IN BEDS

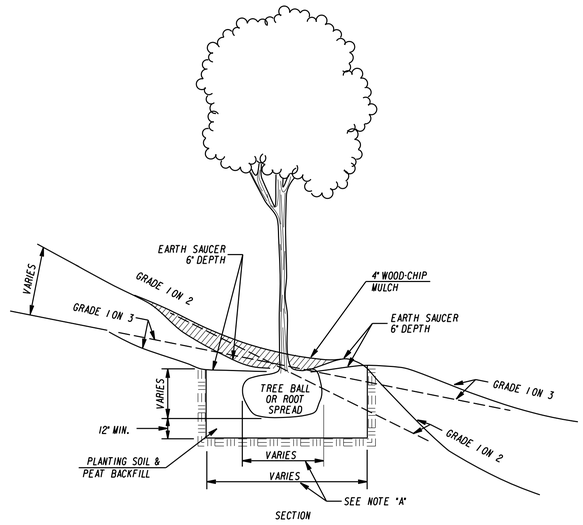


SECTION

SHRUB PLANTING

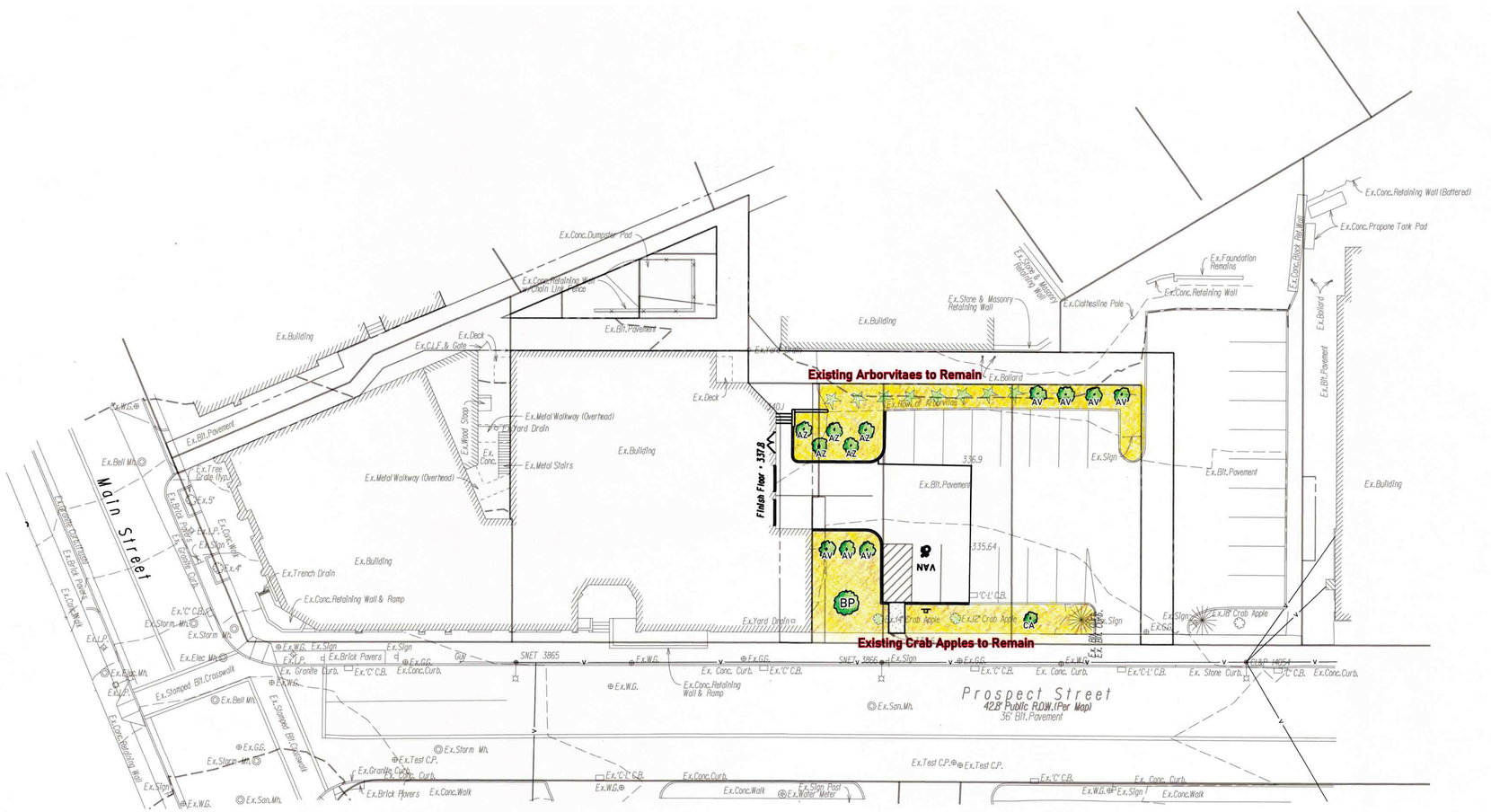
LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION

TREE PLANTING



Planting Key

Key	Quantity	Botanical Name / Common Name	Size	Condition	Notes
AV	7	Thuja Occidentals / Emerald Arborvitae	4 Foot	Height	
BP	1	Pyrus Calleryana "Bradford" / Bradford Pear	2" - 2 1/2"	Caliper	
AZ	5	Rodedendron / Robelzea / Autumn Bonfire Azalea / Deleware	3	Gallon	
CA	1	Malus 'Robinson' / Robinson Crab Apple	2" - 2 1/2"	Caliper	

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: SCALE IN FEET 0 20 40 — SCALE 1"=20'

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 181 , 30 / 183, 30 / 184, 30 / 185 30 / 187-187A & 30 / 188

DRAWING NO.

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO. L-1

For Office Use Only	
APPLICATION NO.	2496
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations for the following Special Permit use: Climate Controlled Self-Storage Facilities

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 Square Feet

Reason for the Special Permit: To Construct a Climate Controlled Self-Storage Facility in an existing structure located at 238 Main Street and 13 Prospect Street

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: Gino Carrier *Signature – (Printed/Typed)* Gino Carrier

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO. 2496

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	2497
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Climate Controlled Self-Storage Facilities, a [ ] permitted use [✓] Special Permit use

under Section(s) Article 2 - Section 4.3.3 of the Bristol Zoning Regulations.

Address or Location of the Property: 238 Main Street and 13 Prospect Street

Assessor's Map No.: 30 Assessor's Lot No.(s): 181, 183, 184, 185, 187-187A, and 188

Zone of the Property: BD-1 Size of the Property (in acres or square feet): 30,844 SQFT

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Carrier Construction Incorporated

Address: P.O. Box 1842 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature: _____ *Signature – (Printed/Typed)* Gino Carrier

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Gino Carrier

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only
APPLICATION NO. 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

For Office Use Only
APPLICATION NO: 2497

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 238 Main Street and 13 Prospect Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

Project Narrative

Project Narrative

Project Title: 238 Main Street an 13 Prospect Street

General Information

Project Name: None	**Developer:** Carrier Construction Incorporated
Project Location: 238 Main Street and 13 Prospect Street	**Site Engineer:** Robert Green Associates LLC
Zone: BD-1	**Architectural Design:** None
Project Type: Climate Controlled Self-Storage	**Landscape Design:** Development Planning Solutions LLC
Date Submitted: May 2, 2024	**Lighting Design:** None
Variances Required: No	**Project Consultant:** None
Wetlands Approval Required: No	**Legal Representative:** Attorney Timothy Furey
Special Permit Required: Yes	
Site Plan Approval Required: Yes	

Project Overview

The proposed project calls for the redevelopment of an existing structure and a change of use from a historically underperforming office building to a climate controlled self-storage facility. Carrier Construction Incorporated purchased the subject property along with several others from Bristol Health at the beginning of 2023. Since that time Carrier Construction Inc and their design team have been working with several city departments to plan the redevelopment of this site.

In late 2023, after studying the building and its current condition, it became clear that a climate controlled self-storage facility was an appropriate, and perhaps the most viable reuse of the property. At that time, the applicant's team worked with city staff and the zoning commission to amend the regulations to allow Climate Controlled Self-Storage Facilities as a Special Permit Use in the BD-1 Zone.

The plan calls for approximately 5,000 square feet of the first floor to be reserved for uses not associated with the storage facility. The remainder of the first floor contains the management office, supply store, restrooms, loading areas, cart storage, and a limited number of storage units. The second and third floors will be occupied entirely by storage units as well as a portion of the fourth floor.

The site provides 24 parking spaces to service the tenants of the building. It is the applicant's assumption that the first-floor tenant space will be occupied by either an office or retail use which would require 15 parking spaces to be dedicated to that space leaving 9 spaces for the storage facility.

If approved the anticipated start time for the project would be in the third quarter of 2024, with an estimated 12-month period of construction.

Project Statement

Retail and Climate Controlled Self Storage
Main Street at Prospect Street in Bristol, CT

The project is located at the northeast quadrant of the Main Street / Prospect Street intersection and consists of repurposing an existing vacant building into a retail and climate-controlled storage facility. There will be no expansion of the existing building's footprint on the property.

The existing parking lot and building will be modified to accommodate a box truck backing up to either of the two new overhead doors using the existing driveway.

From a stormwater perspective, this project will reduce the current runoff from the parking lot impervious surface area by 650 square feet. This area will be regraded, topsoiled and seeded with a grass mix. There will be no additional drainage infrastructure needed for this property.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF COMMENTS -
2497

SITE PLAN: Site Plan Climate Controlled Self-Storage Facility at 238 Main Street
Plans Dated: January 31, 2024; Date of Committee Review: 5/23/24 (first review)

ENGINEERING/PUBLIC WORKS (Ray Rogozinski):

1. Confirm proposed site modification will not restrict lot 30-192 access rights. Due to site grading vehicle access is currently not available.

2. Confirm vehicle access/use of loading dock will be limited to trucks with lengths of 33 ft. to prevent impact to parking.

3. Provide additional spot elevations (existing) in project area to clarify elevation changes.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Will the 6 (or more) associated parcels be merged with this plan?

2. The plan shows parking on lots separate from the principal use. Per Article III, Section 13.6(B):

   "By Special Permit, the Commission may allow all or a portion of the required parking spaces be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being used, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served."

3. Provide elevations of overhead doors/loading area.

4. What dumpster will the self-storage use utilize?

5. The parcel known as 244 Main Street is owned by "Ryant Properties LLC" and intersects various associated parcels throughout the project. Does the property owner have rights or cross-access easements across the various parcels? Will new cross-access/parking easements be provided? Additionally, will this property owner be listed on the application?

6. Are large delivery vehicles permitted to access the existing access through Main Street? If not, a sign should be posted to prevent large trucks in this confined area. What other properties and uses use this existing accessway? What is the width?

7. Define the retail space on the site plan.

8. Provide pavement markings and signage for loading area: text: "loading area" and/or hatching pattern.

9. Can the retail space be accessed internally from the entry on Prospect Street?

10. Provide lighting details for loading area.

11. What are the hours of operation?

12. How many employees are estimated to be working at the property on a daily basis?

13. Provide landscape buffer to residential properties North of parking lot area at 22 and 30 High Street.

14. Identify "existing signs" shown on plan. Will these signs be removed or remain?

15. Provide stop sign, stop bar, and pavement directional arrows.

16. Is the existing accessibility ramp on Main Street in usable condition?

17. Will loading be permitted on Prospect Street?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. A lot of exterior windows appear to be located in the newly created cages. Will they be left as-is, or will they have some form of protection against, breakage?

2. The interior stairs are going to potentially require a higher "fire rating" than presently exists.

3. Do the buildings presently communicate with each other internally?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

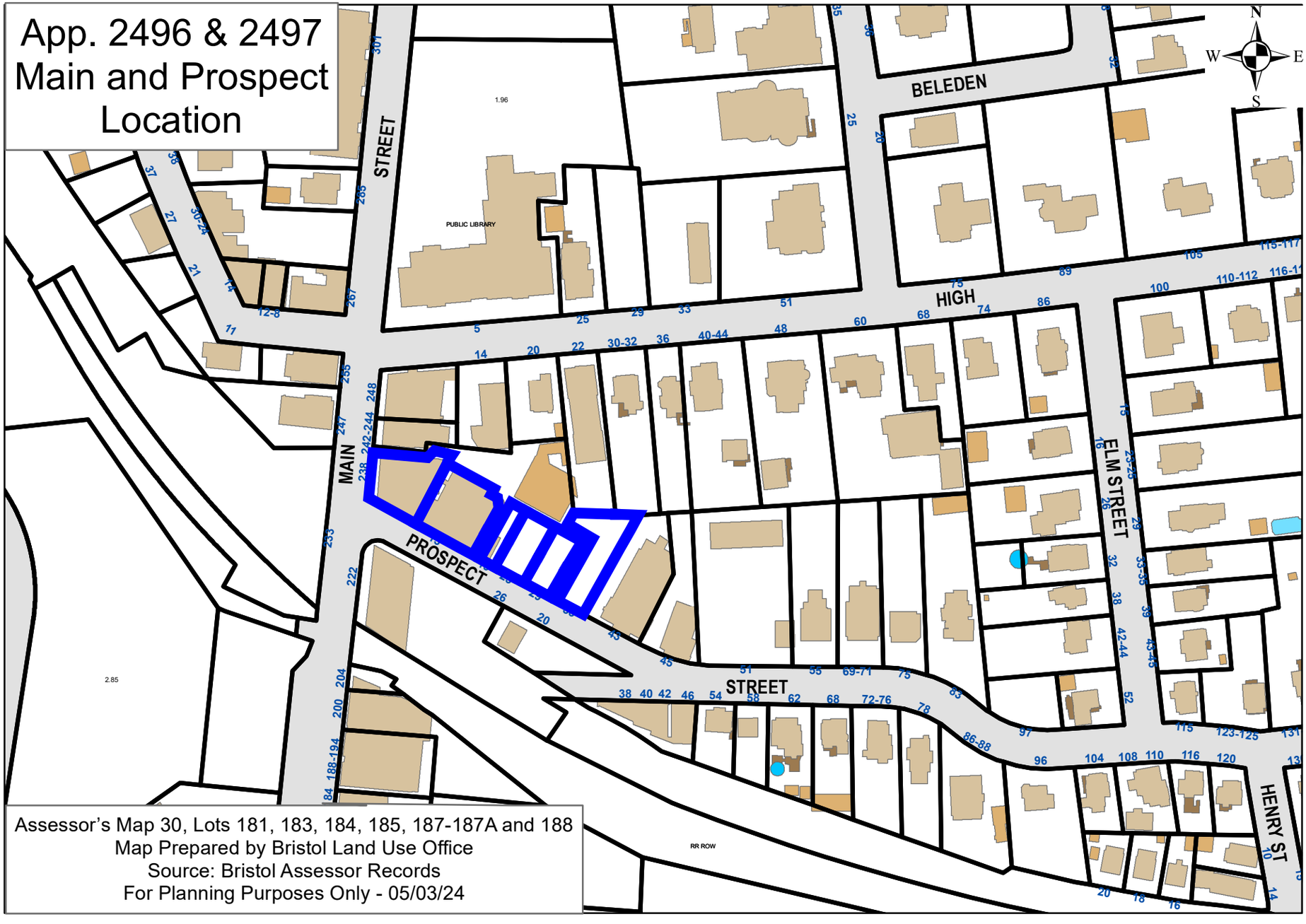
1. No comment at this time.

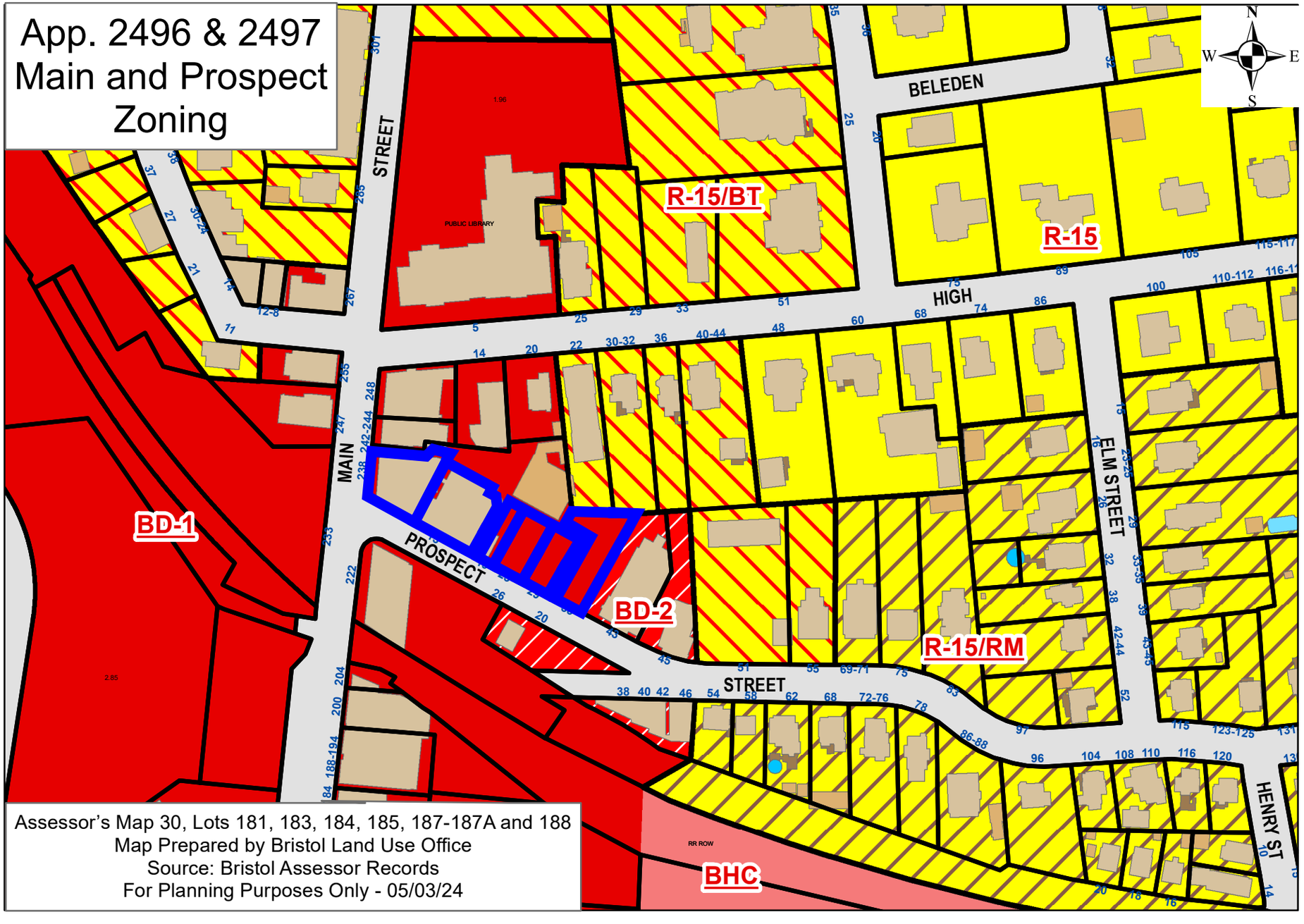
FIRE MARSHAL (Kristopher Lambert):

1. Comments are outstanding at this time.

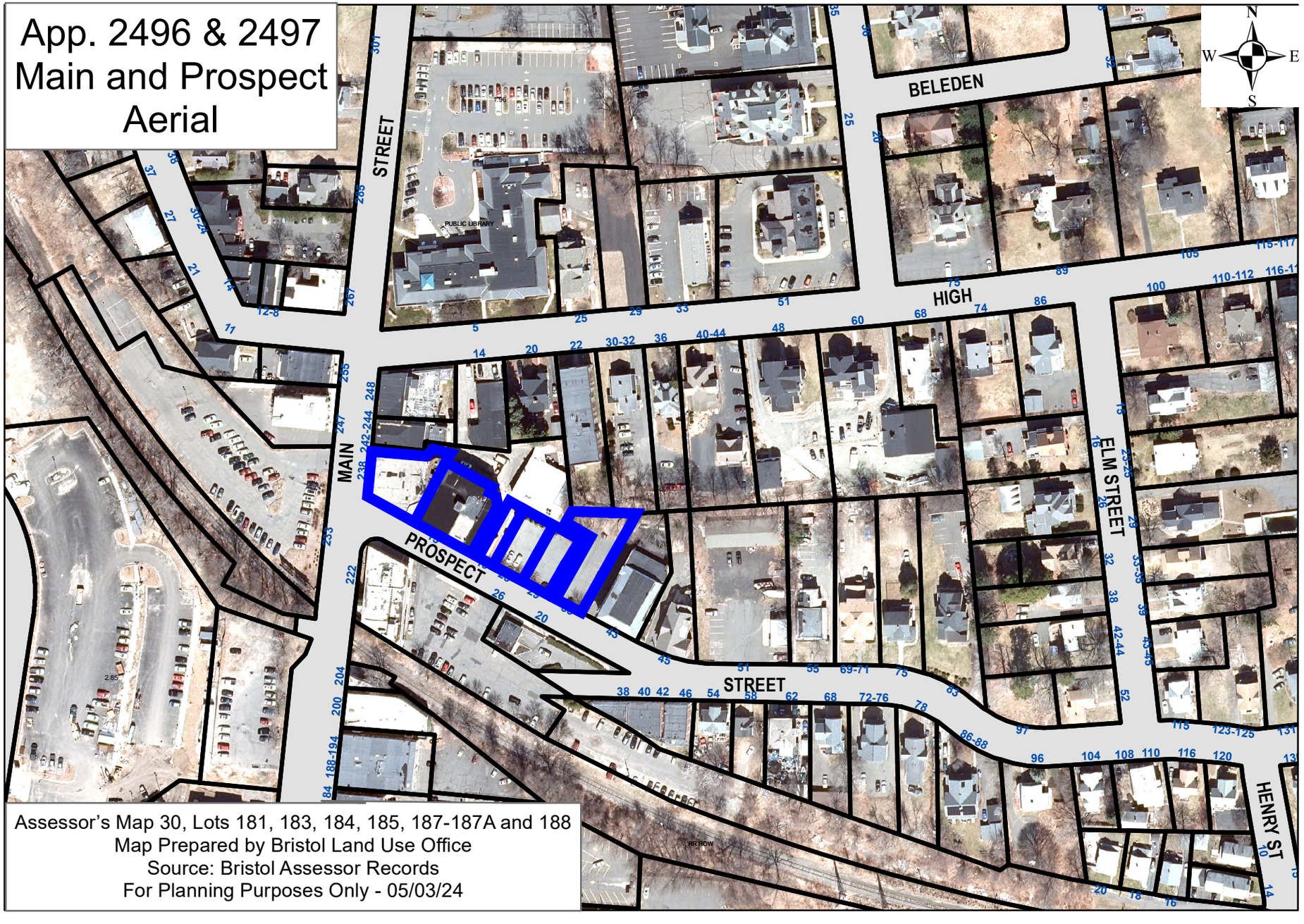
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

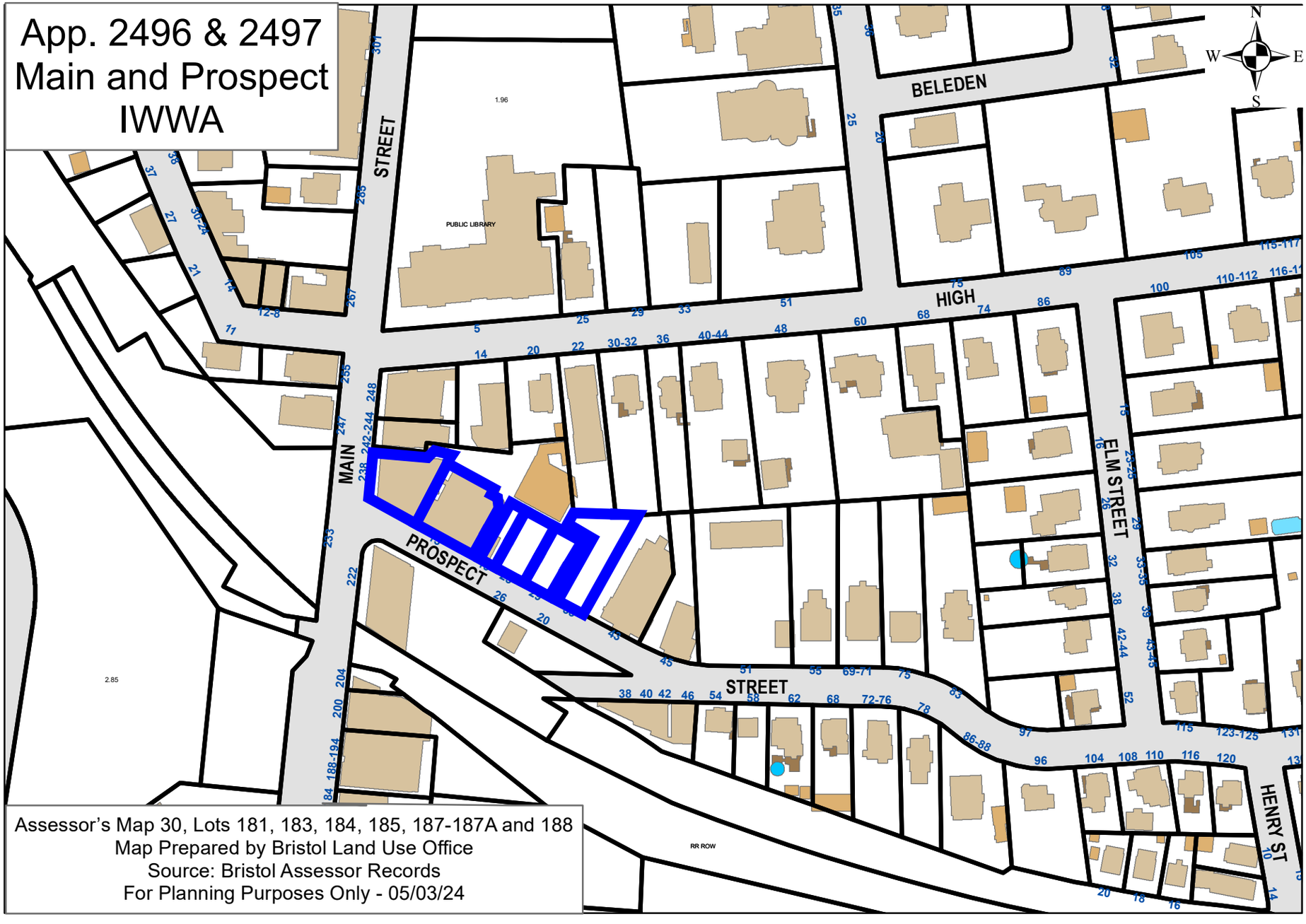

App. 2496 & 2497
Main and Prospect
Location
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
PROSPECT
STREET
ELM STREET
HENRY ST
RR ROW
1.96
2.85
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
Zoning
N
W
E
S
STREET
BELEDEN
R-15/BT
R-15
PUBLIC LIBRARY
HIGH
MAIN
ELM STREET
PROSPECT
BD-1
BD-2
R-15/RM
STREET
HENRY ST
RR ROW
BHC
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

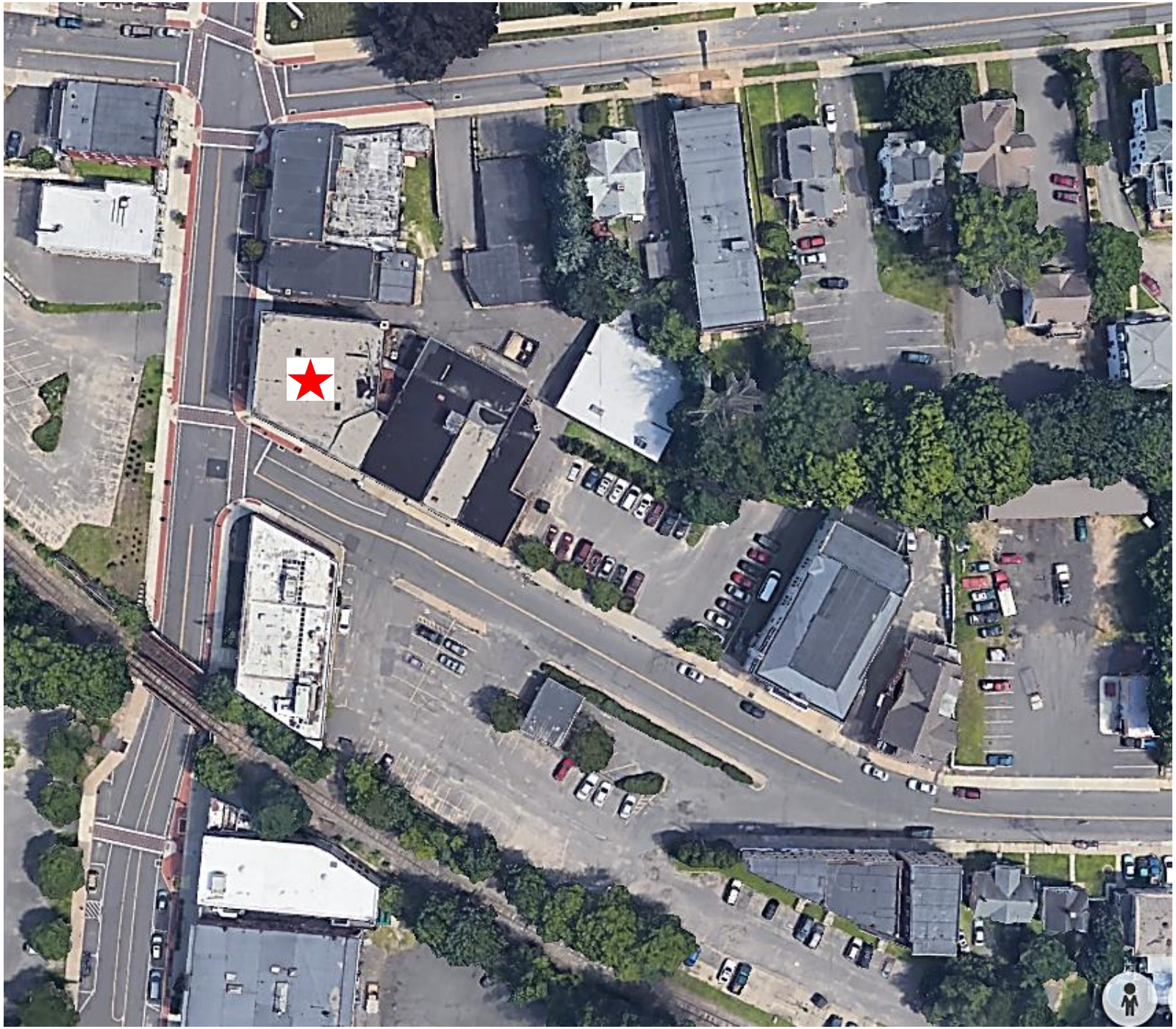
App. 2496 & 2497 Main and Prospect Aerial



Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24


App. 2496 & 2497
Main and Prospect
IWWA
N
W
E
S
BELEDEN
STREET
PUBLIC LIBRARY
HIGH
MAIN
ELM STREET
PROSPECT
STREET
HENRY ST
RR ROW
Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/03/24

Google Earth




Bristol Oral Surgery
and Implant Center
Bristol Public Library





Site Plan

SITE PLAN FOR SELF STORAGE

MAIN STREET AND PROSPECT STREET

BRISTOL, CONNECTICUT

ASSESSORS MAP: 30 LOT'S: 181, 183, 184, 185, 187-187A & 188

JANUARY 31, 2024

APPLICATION: #2462

SPECIAL PERMIT TO PROVIDE
CLIMATE CONTROLLED SELF STORAGE

GRANTED:

APPLICATION: #

SITE PLAN FOR SELF STORAGE

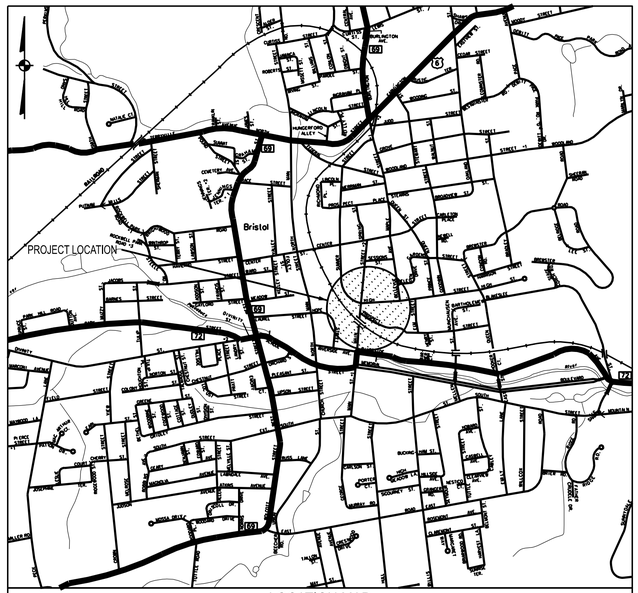
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROX. LOCATION EXISTING SEWER MAIN
- APPROX. LOCATION EXISTING WATER MAIN
- APPROX. LOCATION EXISTING GAS MAIN
- APPROX. LOCATION EXISTING COMMUNICATION LINE
- SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- ACCESSIBLE ROUTE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT PLAN, SIGNS AND PAVEMENT MARKINGS PLAN
6	GRADING, EROSION AND SEDIMENTATION CONTROL PLAN
7	MISCELLANEOUS NOTES AND DETAILS
L-1	LANDSCAPING PLAN

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

AS TO 238 MAIN STREET ONLY:

(14) Obligations and benefits of the party wall along the easterly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(15) Obligations and benefits of the passway south of the Charles O. Herald et al property from Main Street and thence to Prospect Street, and of the passway north of the Bassett Building and thence to Prospect Street, also of the two triangular pieces adjoining said Main Street passway and use for open space as contained in a Warranty Deed from William Unstead dated November 30, 1901 and recorded in Volume 57 at Page 540 of the Bristol Land Records, and of an Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al, dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records. (For location of passways and open yard or space, see two maps on file in the City Engineer's Office entitled, "Plat showing properties and passways in the rear of C. Funk and Son Inc. Store Bristol, Conn. Scale, 1" = 20' May 1913 Sperry and Buell, Inc. Civil Engineers" and "Map Showing Property Belonging to Arcanum Building Company Bristol, Conn. July 1929 Scale 1" = 20' Sperry & Buell, Inc."). See also Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 13 PROSPECT STREET ONLY:

(16) Obligations and benefits of the party wall along the westerly line extending from Prospect Street northerly approximately a distance of 38 feet. (Affects, location of said wall shown hereon)

(17) Obligation, benefits and rights of others in and to a ten (10) foot passway as more particularly described in an Administrator's Deed from the American Trust Company, Administrator, c.t.a. of the Estate of William Unstead to C. Funk & Son, Inc. dated September 6, 1927 and recorded in Volume 139 at Page 383 of the Bristol Land Records. See also Agreement for Change of Passway by and between C. Funk & Son, Incorporated and Frederick F. Herald, Jr., et al. dated October 15, 1929 and recorded in Volume 154 at Page 295 of said Land Records and Agreement re-substituted passway in an Agreement between C. Funk & Son, Incorporated, the Arcanum Building Company and The F. A. Stoffer Company dated May 22, 1930 and recorded in Volume 285 at Page 491 of the Bristol Land Records. (Affects, plotted hereon)

AS TO 19 PROSPECT STREET ONLY:

(18) Three (3) foot building line on Prospect Street as set forth in a Warranty Deed from William Unstead to William J. Madden dated October 30, 1890 and recorded in Volume 46 at Page 386 of the Bristol Land Records. (Affects, plotted hereon, also mentioned, Right of Way for Stairway, affects, plotted hereon, no observed evidence of said stairway at the time of the fieldwork)

AS TO 29 PROSPECT STREET ONLY:

(19) Rights in a division wall on the westerly boundary of the premises. (Affects, no observed evidence of said wall at the time of the fieldwork)

AS TO 35 PROSPECT STREET ONLY:

(20) Three (3) foot building line and rights of others in and to air space 4' x 26' as set forth in a Warranty Deed from William Unstead to Frank Griffith and William J. Griffith dated and recorded January 10, 1906 in Volume 63 at Page 626 of the Bristol Land Records. (Said three (3) foot building line affects, plotted hereon, said air space not located on and does not affect the surveyed property, plotted hereon)

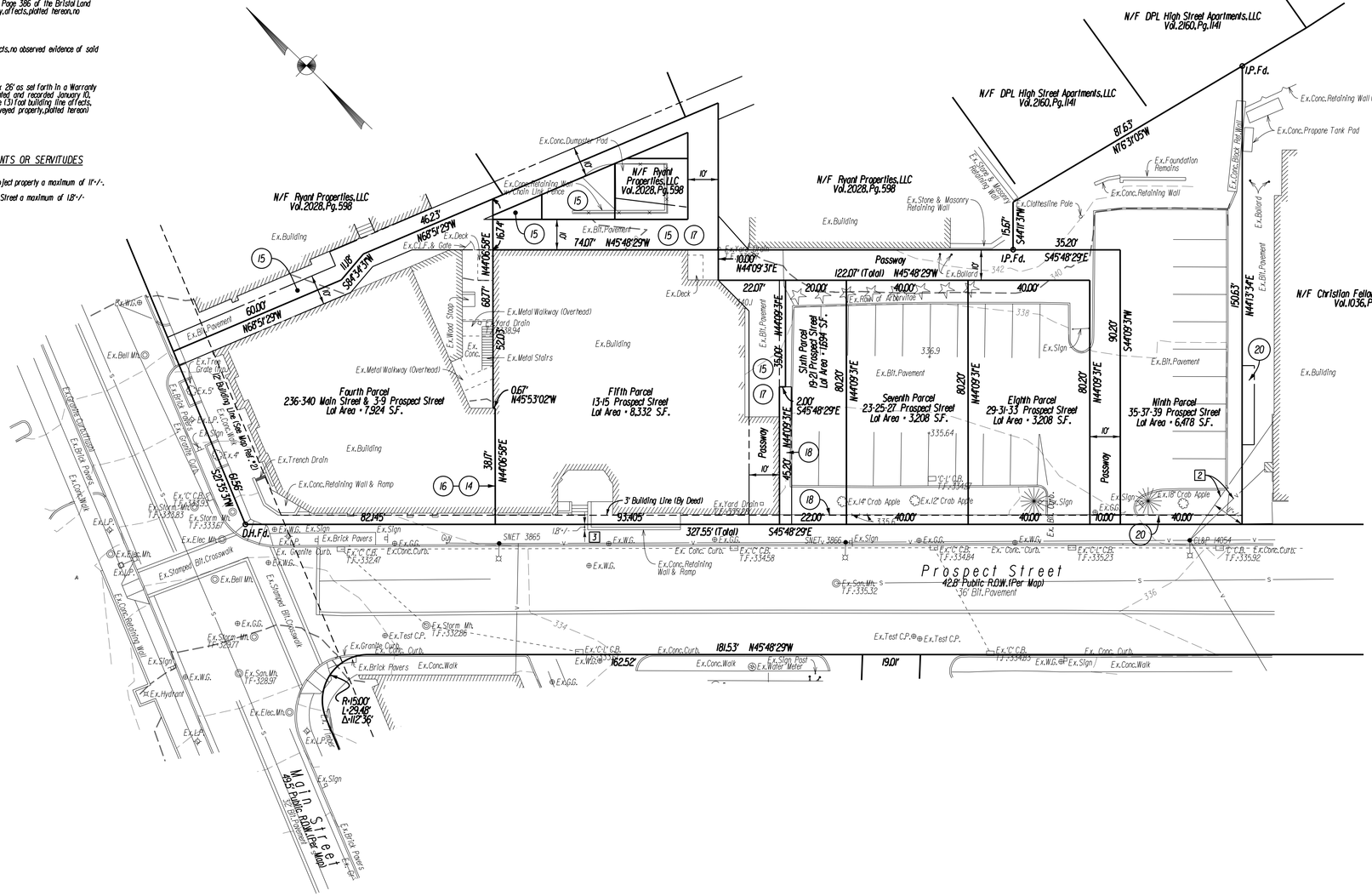
STATEMENT OF ENCROACHMENTS, UNRECORDED EASEMENTS OR SERVITUDES

2 Overhead utilities servicing abutting property cross a portion of the subject property a maximum of 11'+/-.

3 Existing Conc. Retaining Wall & Ramp encroach onto portion of Prospect Street a maximum of 1.8'+/-

MAP REFERENCES

1. Main Street, Bristol, Conn., Nov. 1913, Scale 40 ft. = 1 Inch, Sperry and Buell Inc., Civil Engineers (City Engineering Map No. 15-36)
2. Map Showing Proposed Widening of a Portion of the Traveled Way, Main Street, Bristol, Conn., June 1924, Scale 1"=20', Carleton W. Buell, City Engineer (City Engineering Map No. H-77)
3. Department of Public Works, Division of Engineering, City of Bristol, Connecticut, Main Street, Street Line Map, April 1997, Scale 1"=40', 3 Sheets, Peter W. Forrest, L.S. (City Engineering Map No. 28-212)
4. Left Blank Intentially
5. Left Blank Intentially
6. Left Blank Intentially
7. Left Blank Intentially
8. Map Showing Land to be Acquired for Highway Purposes, Scale 1"=20', May 1967, Bristol, Conn., Engineering Department, City of Bristol, Bristol, Connecticut, Richard Salmon, City Engineer (Map No. 525-2)
9. Left Blank Intentially
10. Left Blank Intentially
11. Left Blank Intentially
12. Left Blank Intentially
13. Left Blank Intentially
14. Left Blank Intentially
15. Left Blank Intentially
16. Map Showing Property Belonging to Arcanum Building Company, Bristol, Conn., July 1929, Scale 1"=20', Sperry & Buell, Inc. (City Engineering Map No. 16-116)
17. Plat showing properties and passways in the rear of C. Funck and Son Inc. Store, Bristol, Conn., Scale 1"=20', May 1913, Sperry & Buell Inc. (City Engineering Map No. 16A-61)
18. Map Showing Property Belonging to Arthur LaLone, Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc.
19. Map of Lots "181 & "182 Prospect Street, Bristol, Connecticut, Owned By Alexander Carras, Scale 1"=20', Date: 4-17-86, A.F. Lepore, Jr. & Associates, P.C. (Map No. 94-3)
20. Map of Property Belonging to Improved Order of Red Men Compounce Tribe "15, Bristol, Conn., Apr. 1910, Scale 1 Inch = 20 Feet, Carleton W. Buell, Resident Engineer (Map No. 62-27B)
21. Sketch Showing Property of Ella A. Upson, High Street, Bristol, Conn., July 1927, Scale 1"=50', Sperry & Buell, Inc.
22. Map Showing Property Belonging to Charles E. Nott, Est., Bristol, Conn., Dec. 1927, Scale 1"=20', Sperry & Buell, Inc., (Map No. 141-119)
23. Improvement Location Survey, Showing Passway Rights Prepared for The Steffer Company, "242 & 244 Main Street, and "14 High Street, Bristol, Connecticut, Scale 1"=20', June 29, 2016, Scale 1"=20'. Flynn & Cyr Land Surveying, LLC. (Map No. D-265)


N/F Ryant Properties, LLC Vol. 2028, Pg. 598
N/F DPL High Street Apartments, LLC Vol. 2160, Pg. 141
N/F Christian Fellowship Center, Inc. Vol. 1036, Pg. 796
Fourth Parcel 236-340 Main Street & 3-9 Prospect Street Lot Area = 7,924 S.F.
Fifth Parcel 13-15 Prospect Street Lot Area = 8,332 S.F.
Sixth Parcel 19-21 Prospect Street Lot Area = 1,859 S.F.
Seventh Parcel 23-25-27 Prospect Street Lot Area = 3,208 S.F.
Eighth Parcel 29-31-33 Prospect Street Lot Area = 3,208 S.F.
Ninth Parcel 35-37-39 Prospect Street Lot Area = 6,478 S.F.
Passway
Prospect Street
42.8' Public R.O.W. (Per Map)
36' Bit. Pavement
Main Street
49.5' Public R.O.W. (Per Map)
36' Bit. Pavement
D.H.Fd.
I.P.Fd.
Ex. Building
Ex. Bit. Pavement
Ex. Conc. Retaining Wall & Ramp
Ex. Metal Walkway (Overhead)
Ex. Metal Stairs
Ex. Deck
Ex. Conc. Dumpster Pad
Ex. Stone & Masonry Retaining Wall
Ex. Foundation Remains
Ex. Conc. Block Retaining Wall
Ex. Conc. Propane Tank Pad
Ex. Clothesline Pole
Ex. Bollard
Ex. Sign
Ex. Trench Drain
Ex. Yard Drain
Ex. Brick Pavers
Ex. Granite Curb
Ex. Stamped Bit. Crosswalk
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Bell Mh.
Ex. Elec. Mh.
Ex. Storm Mh.
Ex. Test C.P.
Ex. Water Meter
Ex. Sign Post
Ex. Hydrant
Ex. Utility Pole
Ex. Gate
Ex. Wood Stairs
Ex. Trees
Ex. Crab Apple
Ex. Shrubs
Ex. Boxwood
Ex. Hedge
Ex. Catch Basin
Ex. Curb Inlet
Ex. Gas Gate
Ex. Gas Line
Ex. Gas Valve
Ex. Gas Meter
Ex. Drain Manhole
Ex. Sewer Manhole
Ex. Sewer Line
Ex. Sewer Service
Ex. Underground Electric
Ex. Overhead Utility
Ex. Fence
Ex. Curb Cut
Ex. Roof Drain
Ex. Bollard
Ex. Concrete Pad
Ex. Light Pole
Ex. Flood Light
Ex. Utility Pole
Ex. Guy Wire
Ex. Granite Curb
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Conc. Retaining Wall
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Elec. Mh.
Ex. Storm Mh.
Ex. San. Mh.
Ex. Test C.P.
Ex. Water Meter
Ex. Hydrant
Ex. Utility Pole
Ex. Light Pole
Ex. Sign

GENERAL NOTES:

1. ASSESSORS MAP: 30 LOT'S: 181,183,184,185,187-187A & 188
2. PROPERTY ADDRESS: MAIN STREET AND PROSPECT STREET
3. OWNER NAME: CARRIER CONSTRUCTION INC.
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: BD-1
6. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
7. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
8. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
9. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
11. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
12. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
13. ANY WALLS OVER 3FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
14. RETAINING WALLS OVER 3 FT. IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: RETAIL AND CLIMATE CONTROLLED SELF-STORAGE FACILITY

RETAIL: 4900 S.F. X 3 SPACES/1000 S.F. = 14.7 SPACES (SAY 15 SPACES)

CLIMATE CONTROLLED SELF STORAGE: 51,100 S.F. - AS DETERMINED BY THE COMMISSION

PARKING PROVIDED: 24 SPACES (23 + 1 ACCESSIBLE)

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Total
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)	
	gross floor area of buildings (sq. ft.)	56,000s.f.
	total lot area (sq. ft.)	30,844 s.f.
	ratio of floor area to lot area (.60 required)	1.82
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall	
	total length of building wall (ft.)	Existing - Not to be Altered
	portion of building wall up to 10-ft. build-to-line (ft.)	Existing - Not to be Altered
	portion of building wall up to 10-ft. build-to-line (%)	Existing - Not to be Altered
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	Existing - Not to be Altered
	portion of building wall between 10-ft. build to line and 25 ft. (%)	Existing - Not to be Altered
	greatest setback from front lot line (ft.)	3.1 ft.
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)	
	total area of building wall* (sq. ft.)	Existing - Not to be Altered
	portion of building wall cotaining glazing* (sq. ft.)	Existing - Not to be Altered
	portion of building wall cotaining glazing* (%)	Existing - Not to be Altered
	* measured between 2ft and 10ft. above street grade	Existing - Not to be Altered
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)	
	total length of building wall (building frontage) (ft.)	52' (Along Main St.) 154' (Along Prospect St.)
	total length of front line (ft.)	61.5' (Along Main St.) 307.5' (Along Prospect St.)
	ratio of building frontage to lot frontage	84.5% (Along Main St.) 50.0% (Along Prospect St.)

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. (REMEMBER TO CALL BEFORE YOU DIG 811).
3. FLAG CLEARING LIMITS OF CONSTRUCTION IF REQUIRED.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN.
6. REMOVE ALL ITEMS PER REMOVALS PLAN.
7. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AS REQUIRED.
8. PREPARE SUB-BASE, SLOPES, PARKING AREAS, AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
9. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
10. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
11. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
12. UPON SUBSTANTIAL COMPLETION OF THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
13. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING.
14. INSTALL FINAL COURSE OF PAVEMENT.
15. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED, STOCKPILED, PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
6. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
6. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
7. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
8. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
9. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
10. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 883-5388 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
11. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026235 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

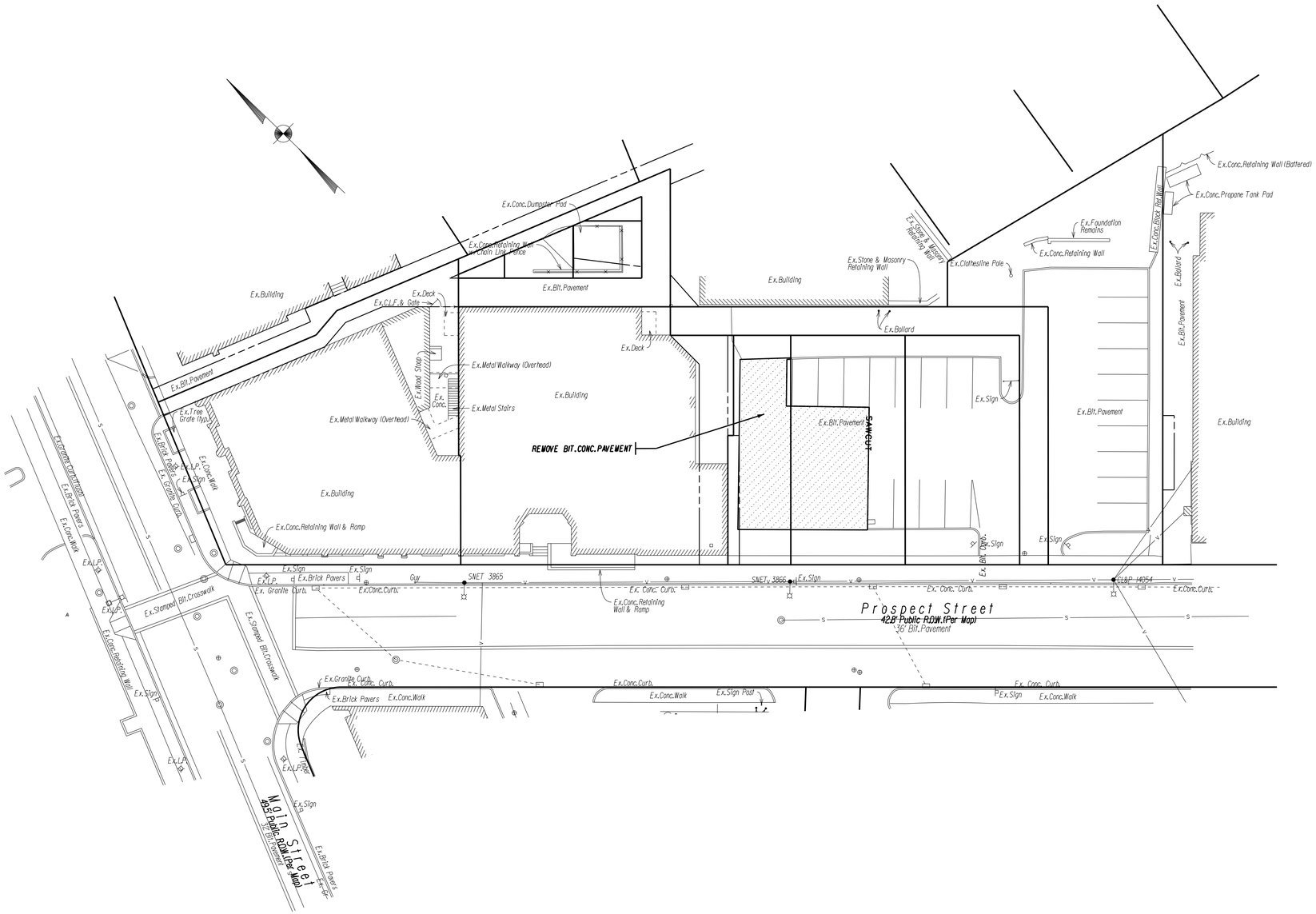
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.
NOTES-001

SHEET NO.
3



REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: Scale 1" = 20'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026630
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

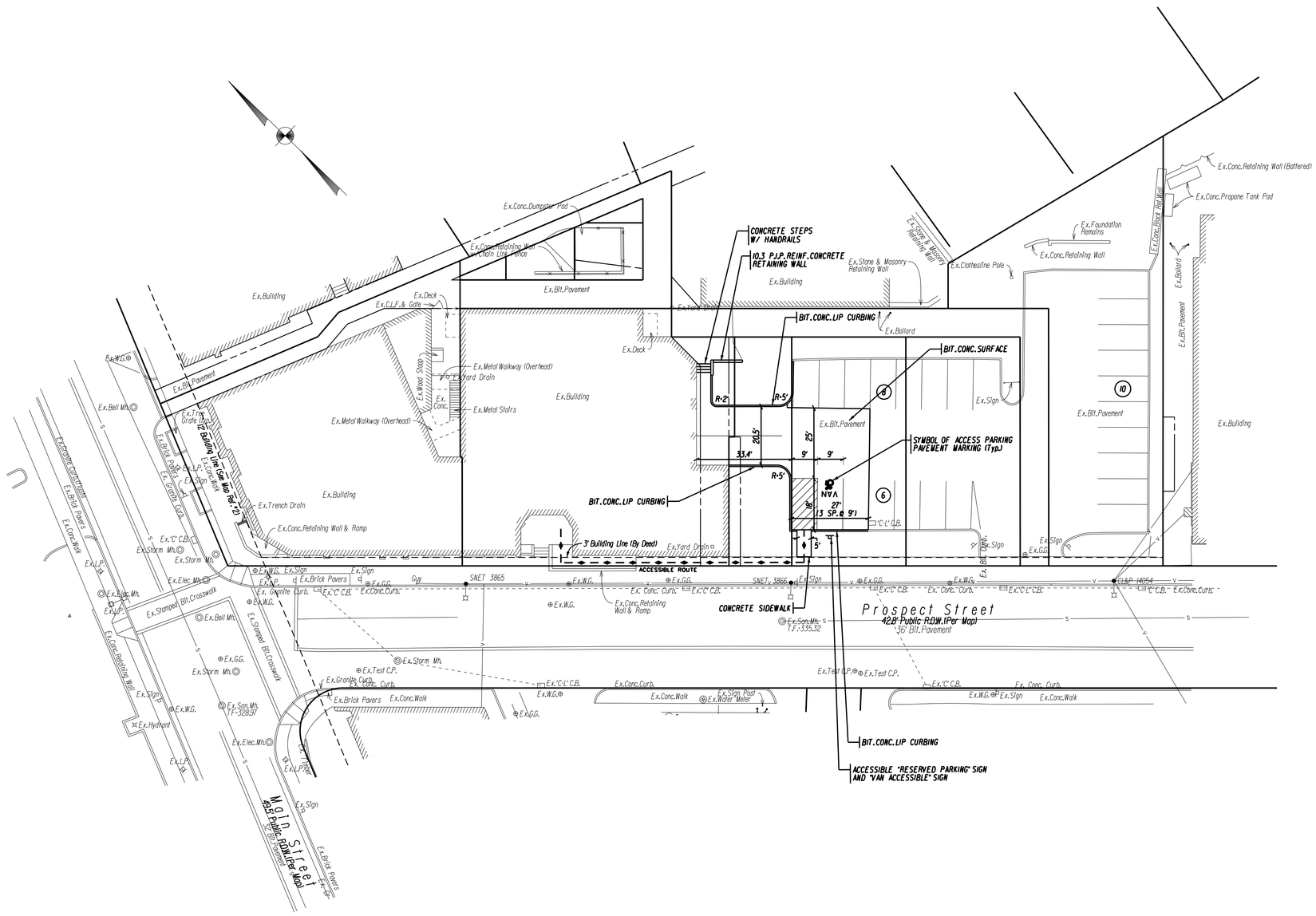
PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

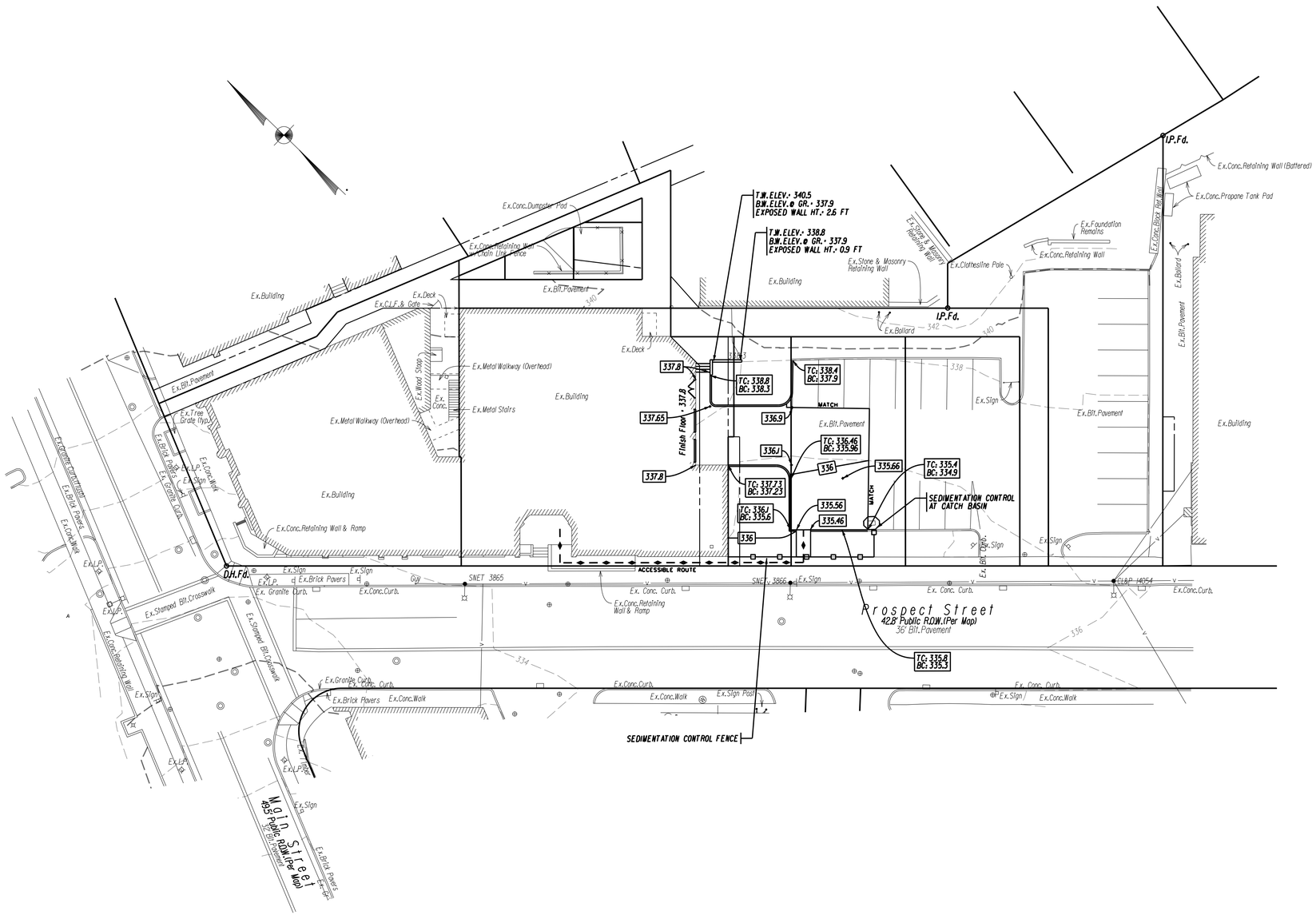
ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

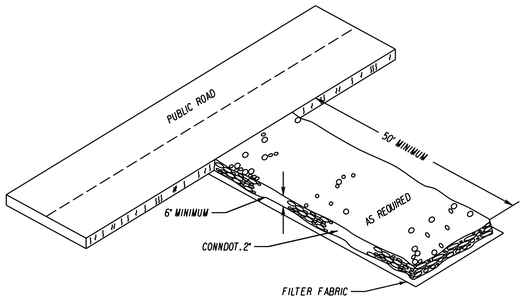
DRAWING TITLE:
SITE REMOVALS PLAN

DRAWING NO.
RMV-001

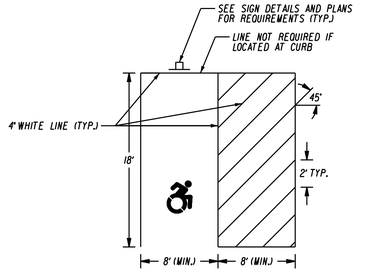
SHEET NO.
4


CONCRETE STEPS W/ HANDRAILS
10.3 P.J.P. REINF. CONCRETE RETAINING WALL
BIT. CONC. LIP CURBING
BIT. CONC. SURFACE
SYMBOL OF ACCESS PARKING PAVEMENT WARKING (Typ.)
BIT. CONC. LIP CURBING
3' Building Line (By Deed)
ACCESSIBLE ROUTE
CONCRETE SIDEWALK
BIT. CONC. LIP CURBING
ACCESSIBLE "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN
Ex. Building
Ex. Bit. Pavement
Ex. Conc. Dumpster Pad
Ex. Conc. Retaining Wall w/ Chain Link Fence
Ex. Deck
Ex. C.L.F. & Gate
Ex. Metal Walkway (Overhead)
Ex. Yard Drain
Ex. Wood Steps
Ex. Conc.
Ex. Metal Stairs
Ex. Trench Drain
Ex. Conc. Retaining Wall & Ramp
Ex. Stone & Masonry Retaining Wall
Ex. Clothesline Pole
Ex. Foundation Remains
Ex. Conc. Retaining Wall
Ex. Conc. Block Retaining Wall
Ex. Conc. Retaining Wall (Battered)
Ex. Conc. Propane Tank Pad
Ex. Bollard
Ex. Sign
Ex. Tree Grate (Typ.)
Ex. Bell Mh.
Ex. Granite Curb
Ex. Brick Pavers
Ex. Concrete Sidewalk
Ex. Conc. Walk
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Storm Mh.
Ex. Elec. Mh.
Ex. L.P.
Ex. Hydrant
Ex. Son. Mh. T.F.-328.97
Ex. Son. Mh. T.F.-335.32
Ex. Test C.P.
Ex. Sign Post
Ex. Water Meter
Ex. W.G.
Ex. G.G.
Ex. 'C' C.B.
Ex. 'C-L' C.B.
Ex. Conc. Curb
Ex. Granite Curb
Ex. Conc. Curb & Gutter
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Stamped Bit. Crosswalk
SNET 3865
SNET 3866
218P 14054
Guy
Ex. Sign
Ex. Gas Line
Ex. Storm Mh.
Ex. Son. Mh.
Ex. Elec. Mh.
Ex. Bell Mh.
Ex. Trench Drain
Ex. Granite Curb
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Stamped Bit. Crosswalk
Ex. Conc. Retaining Wall
Ex. Storm Mh.
Ex. Son. Mh. T.F.-328.97
Ex. Hydrant
Ex. Elec. Mh.
Ex. L.P.
Ex. Sign
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Granite Curb
Ex. Bit. Pavement
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Storm Mh.
Ex. Elec. Mh.
Ex. L.P.
Ex. Hydrant
Ex. Son. Mh. T.F.-328.97
Ex. Sign
Ex. Brick Pavers
Ex. Conc. Walk
Ex. Granite Curb
Ex. Bit. Pavers
Ex. Conc. Walk
Ex. Sign
Ex. Trench Drain
Ex. Conc. Retaining Wall & Ramp
Ex. Storm Mh.
Ex. Storm Mh.
Ex. Elec. Mh.
Ex. Bell Mh.
Ex. Stamped Bit. Crosswalk
Ex. Bell Mh.
Ex. Conc. Retaining Wall
Ex. Storm Mh.
Ex. Hydrant
Ex. Elec. Mh.
Ex. L.P.


T.W.ELEV.= 340.5
B.W.ELEV.@ GR.= 337.9
EXPOSED WALL HT.= 2.6 FT
T.W.ELEV.= 338.8
B.W.ELEV.@ GR.= 337.9
EXPOSED WALL HT.= 0.9 FT
I.P.Fd.
I.P.Fd.
Ex.Conc.Retaining Wall (Battered)
Ex.Conc.Propane Tank Pad
Ex.Conc.Block Ret.Wall
Ex.Foundation Remains
Ex.Conc.Retaining Wall
Ex.Clothesline Pole
Ex.Stone & Masonry Retaining Wall
Ex.Stone & Masonry Retaining Wall
Ex.Building
Ex.Deck
Ex.Conc.Dumpster Pad
Ex.Conc.Retaining Wall w/ Chain Link Fence
Ex.Bit.Pavement
Ex.Building
Ex.C.L.F.& Gate
Ex.Deck
Ex.Bit.Pavement
Ex.Tree Grate (Typ.)
Ex.Wood Steps
Ex.Conc.
Ex.Metal Walkway (Overhead)
Ex.Metal Stairs
Ex.Metal Walkway (Overhead)
Ex.Building
Ex.Building
Ex.Conc.Retaining Wall & Ramp
Ex.Ballard
Ex.Bit.Pavement
Ex.Building
Ex.Sign
Ex.Bit.Pavement
Ex.Bit.Pavement
Ex.Building
337.8
337.65
337.8
Finish Floor 337.8
TC: 338.8
BC: 338.3
TC: 338.4
BC: 337.9
MATCH
336.9
336.7
336
337.8
TC: 336.46
BC: 335.96
335.66
TC: 335.4
BC: 334.9
TC: 337.73
BC: 337.23
335.56
335.46
TC: 336.7
BC: 335.6
336
MATCH
SEDIMENTATION CONTROL AT CATCH BASIN
Ex.Sign
Ex.Bit.Pavement
Ex.Sign
Ex.Sign
Ex.Sign



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



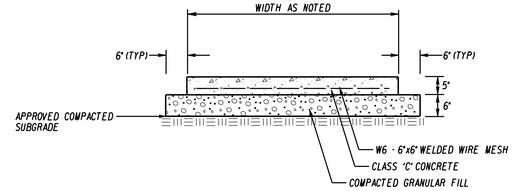
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE. THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



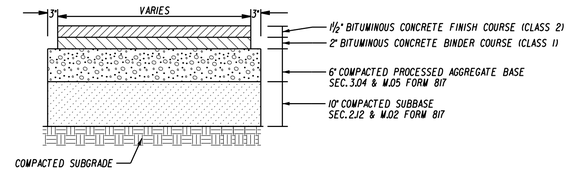
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. PA. #16-78)
NOT TO SCALE



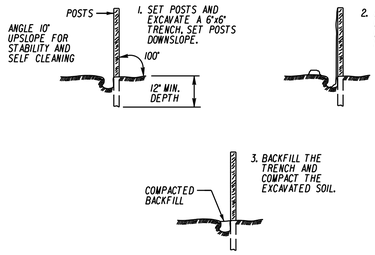
NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.
5. WHEN APPLICABLE, MAINTAIN ¼" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.

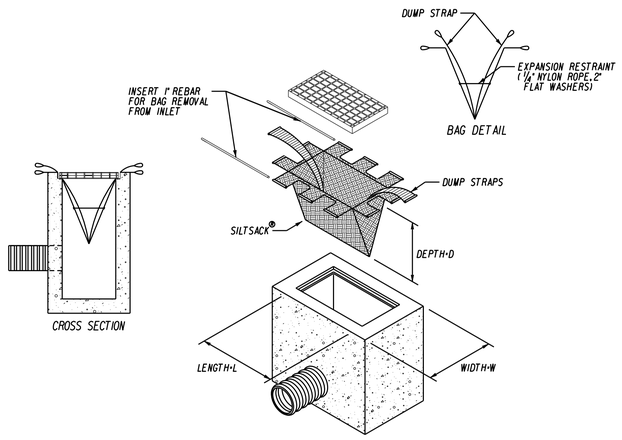
CONCRETE SIDEWALK SECTION
NOT TO SCALE



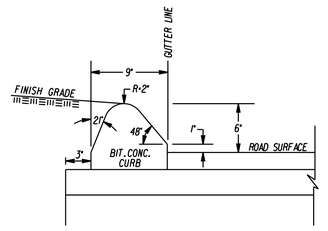
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



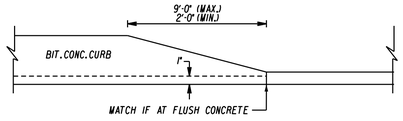
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026930 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
30 / 181 , 30 / 183, 30 / 184, 30 / 185
30 / 187-187A & 30 / 188

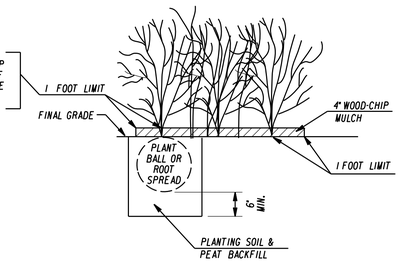
DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

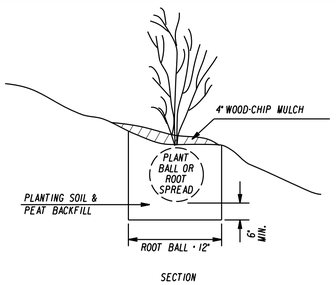
SHEET NO.: 7

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



SHRUB PLANTING IN BEDS

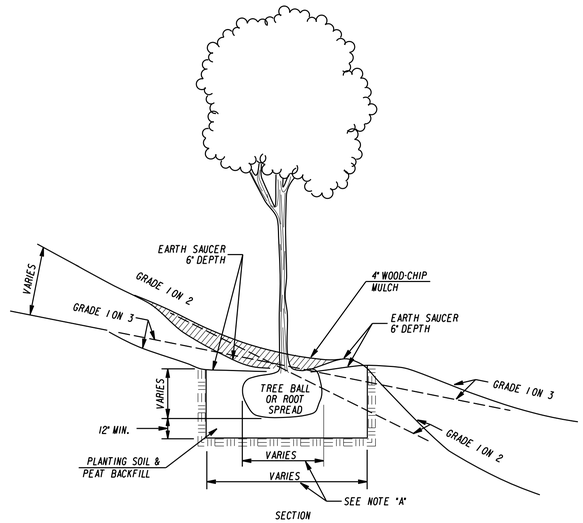


SECTION

SHRUB PLANTING

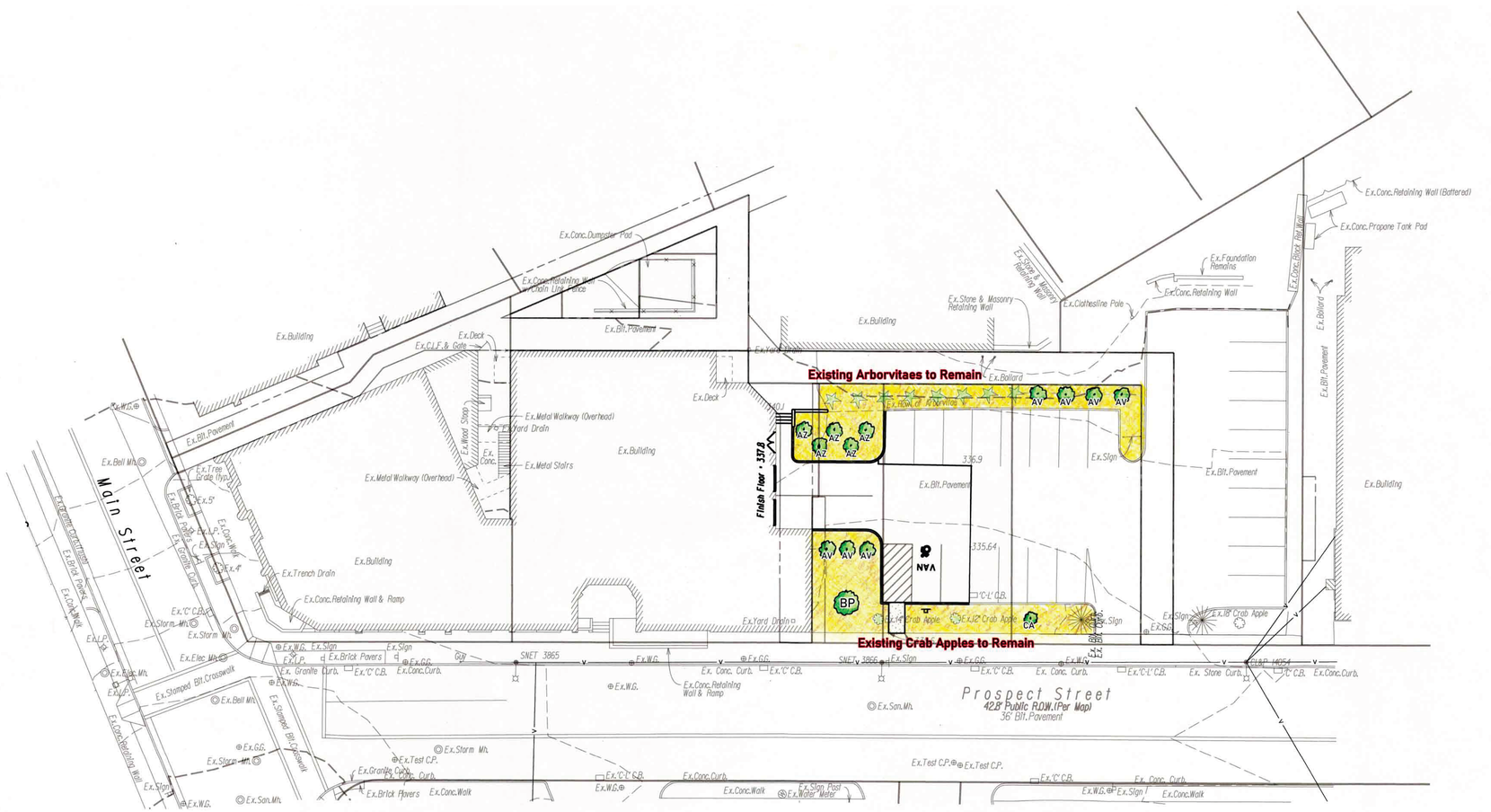
LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION

TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	7	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	1	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	5	Rodedendron / Robelzea Autumn Bonfire Azalea / Deleware	3	Gallon	
CA	1	Malus 'Robinson' Robinson Crab Apple	2" - 2 1/2"	Caliper	

REV.	DATE	REVISION DESCRIPTION

DATE: JANUARY 31, 2024

SCALE: SCALE IN FEET — SCALE 1"=20' (0, 20, 40)

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
SELF STORAGE
MAIN STREET & PROSPECT STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 181 , 30 / 183, 30 / 184, 30 / 185 30 / 187-187A & 30 / 188

DRAWING NO.

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO. L-1

For Office Use Only	
APPLICATION NO.	2498
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: R-15 Proposed zone of the Property: A

Address or Location of the Property: east of Old Wolcott Road and south of Wolcott Street

Assessor's Map No.: 7 Assessor's Lot No.(s): Lots 45, 44, 44-1,44-2

Size of the Property (in acres or square feet): 3.89 Acres Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 2 Acres

Reason for the proposed zone change:
In Accordance with the 2018 Plan of Conservation and Development Section 10.3.3 Housing Mix, this application seeks to promote the creation of new modern housing opportunities for young adults and families.

Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Crown Estates LLC

Address: 22 Pine Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 250-7784 E-Mail: laurettico@aol.com

Signature: Mark A Lauretti Signature – (Printed/Typed) Mark Lauretti

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Mark A Lauretti Signature – (Printed/Typed) Mark A. Lauretti

*not applicable for zone changes initiated by the Zoning Commission itself

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2498

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: east of Old Wolcott Road and south of Wolcott Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2498

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: east of Old Wolcott Road and south of Wolcott Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: May 21, 2024

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: 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 Planning Commission, at its Regular Meeting of May 20, 2024, voted to recommend the approval of the above zoning text amendment application with the following positive referral motion:

"To send a positive referral to the Zoning Commission for App. #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."

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2498

Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

Initiated by: Crown Estates, LLC

Tentative Hearing Date: June 10, 2024

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2498

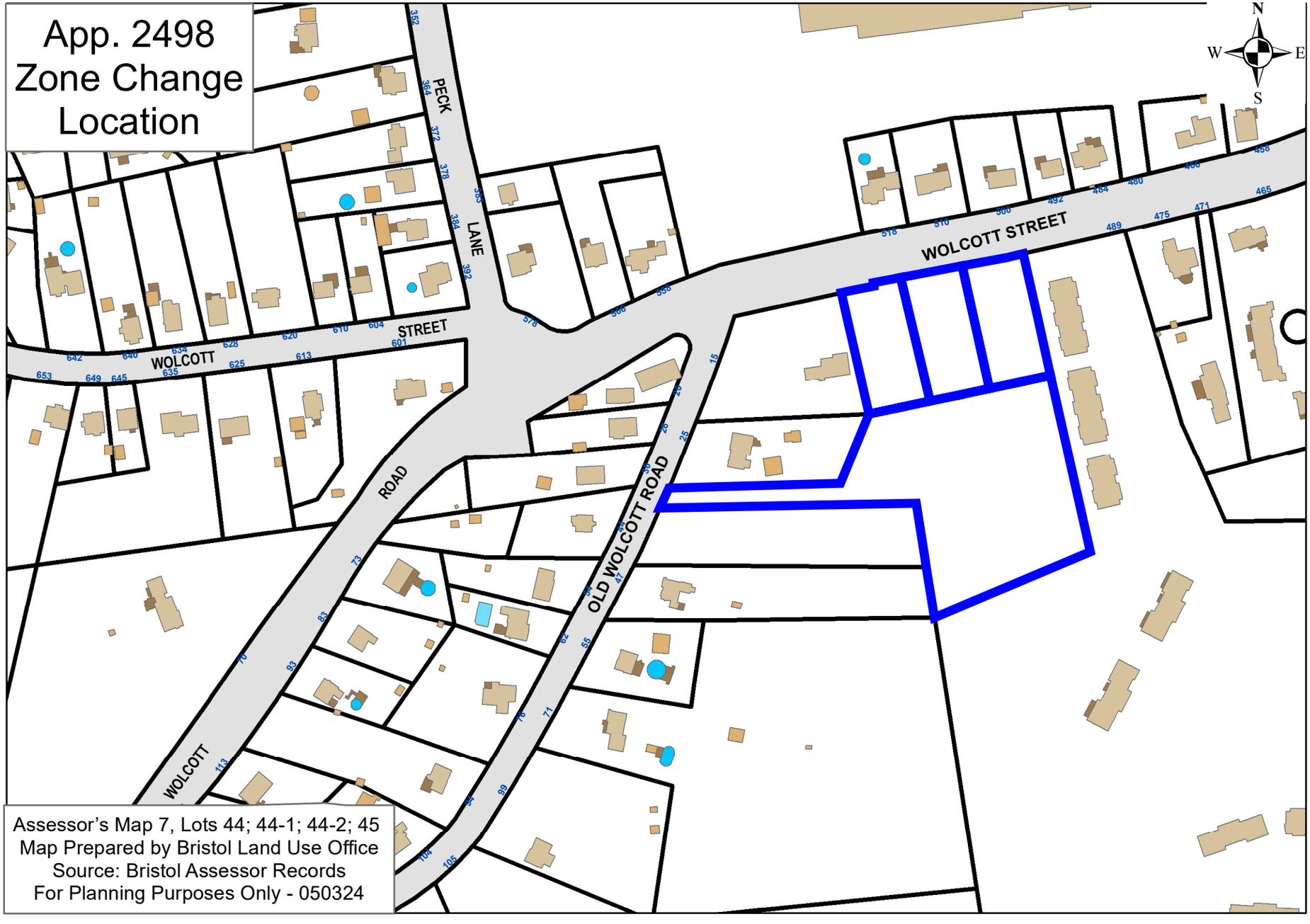
Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

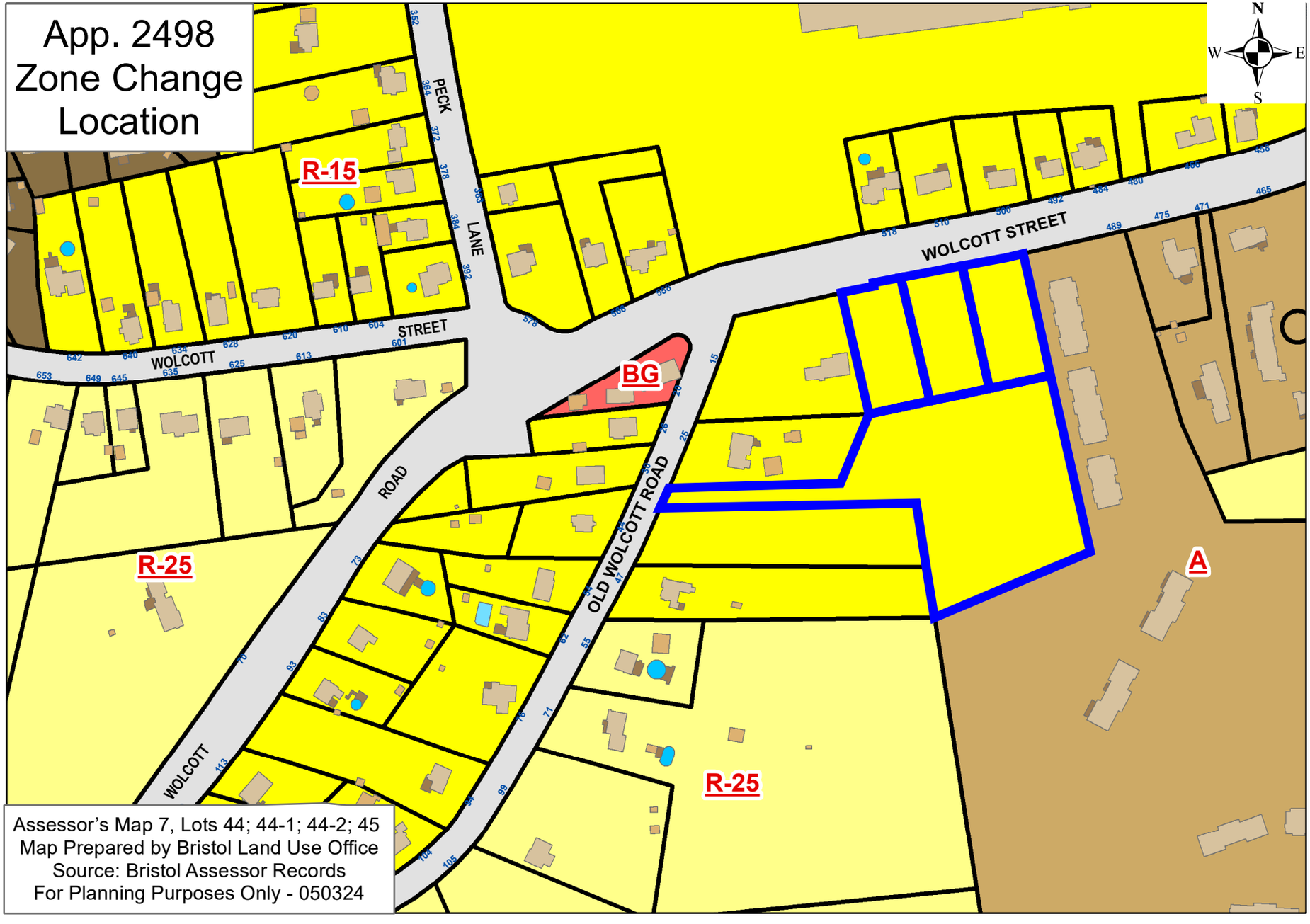
Initiated by: Crown Estates, LLC

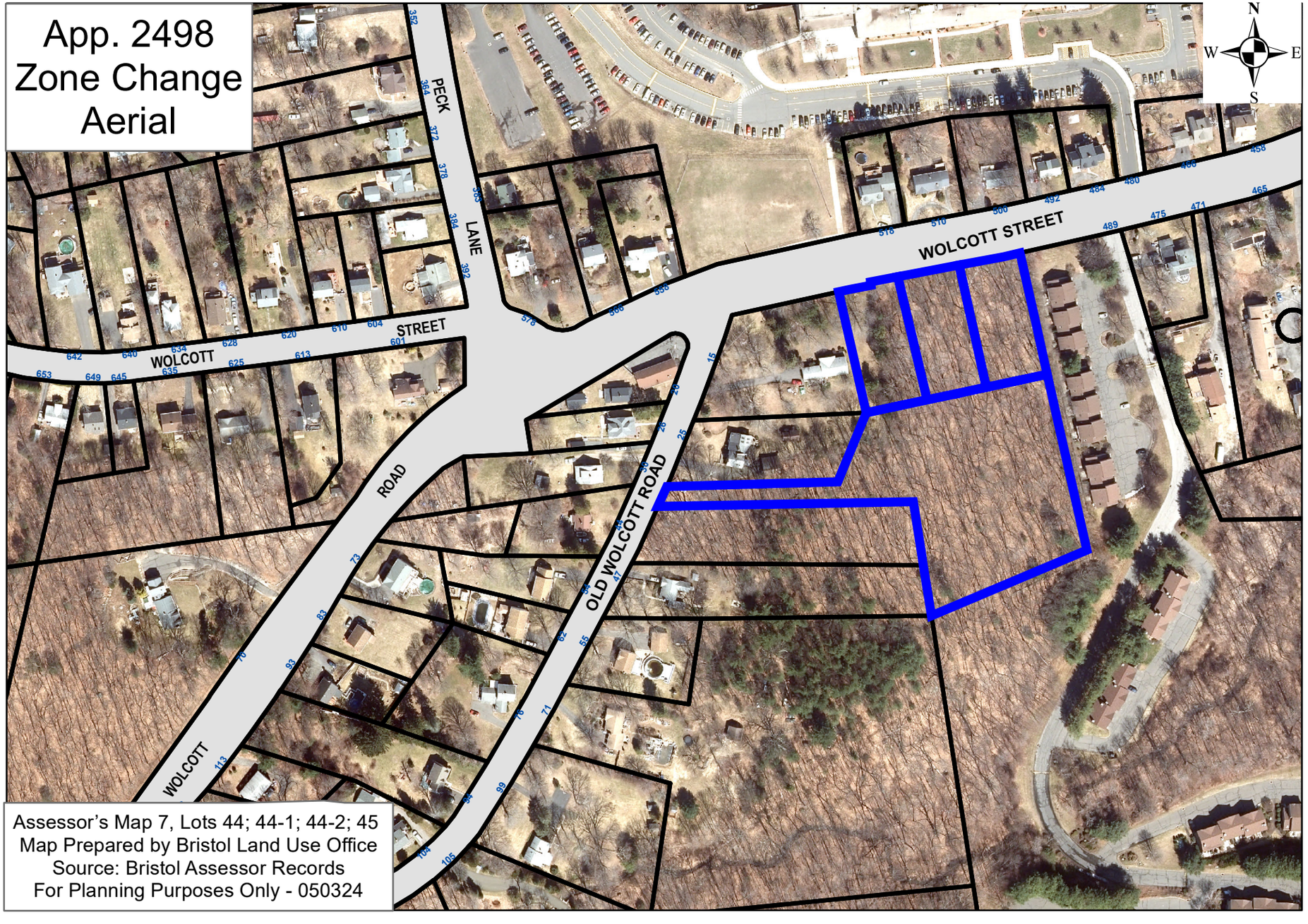
Tentative Hearing Date: June 10, 2024

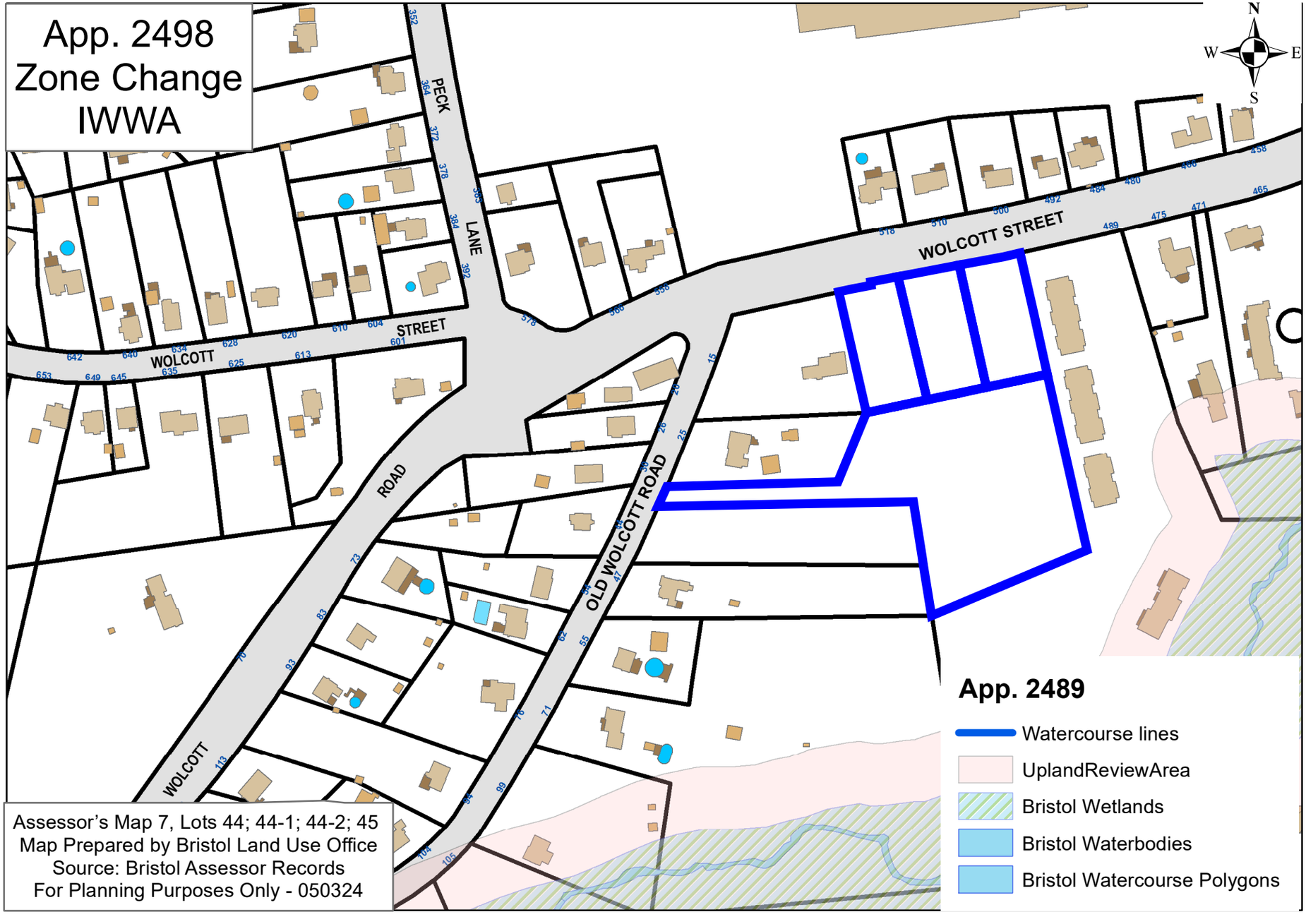
City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

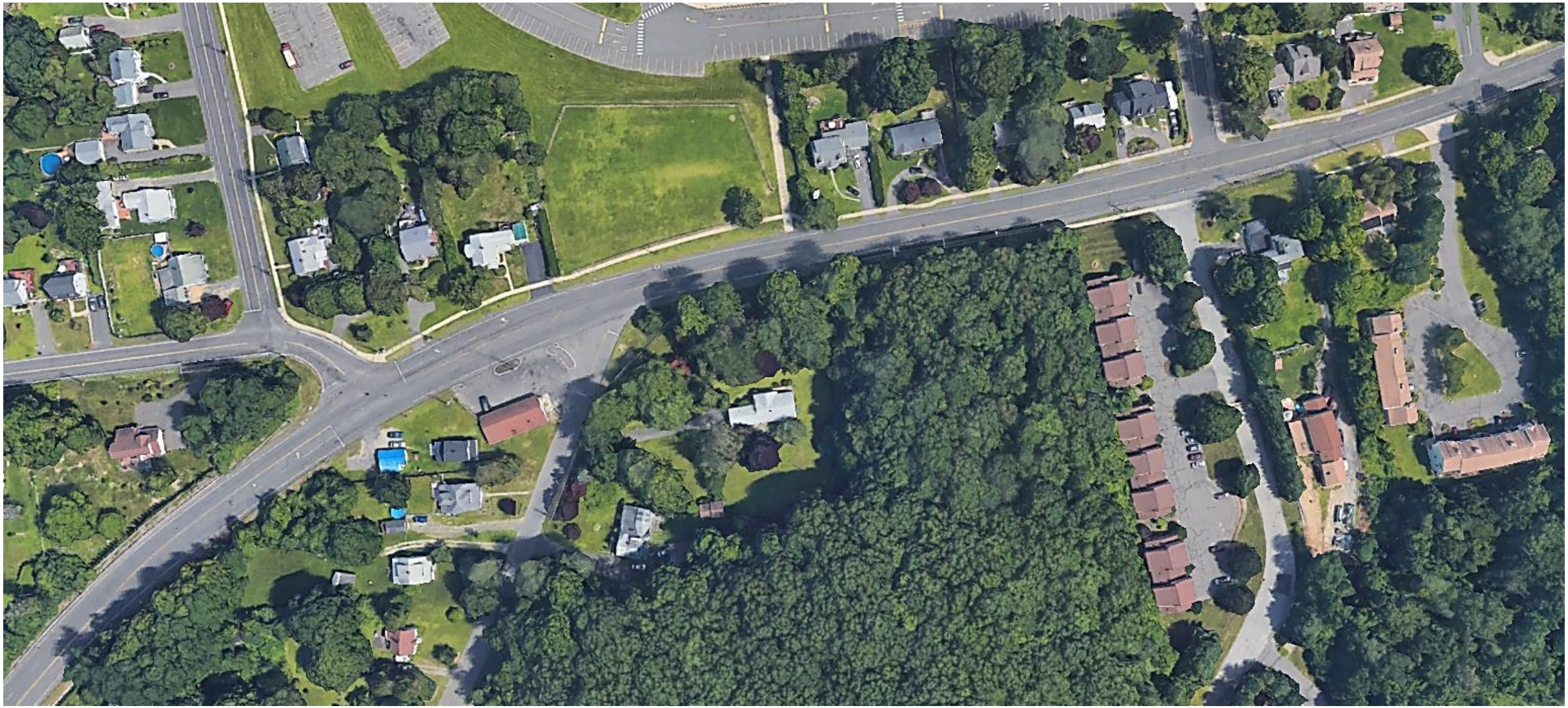

App. 2498
Zone Change
Location
N
W
E
S
PECK LANE
WOLCOTT STREET
WOLCOTT STREET
OLD WOLCOTT ROAD
WOLCOTT ROAD
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324

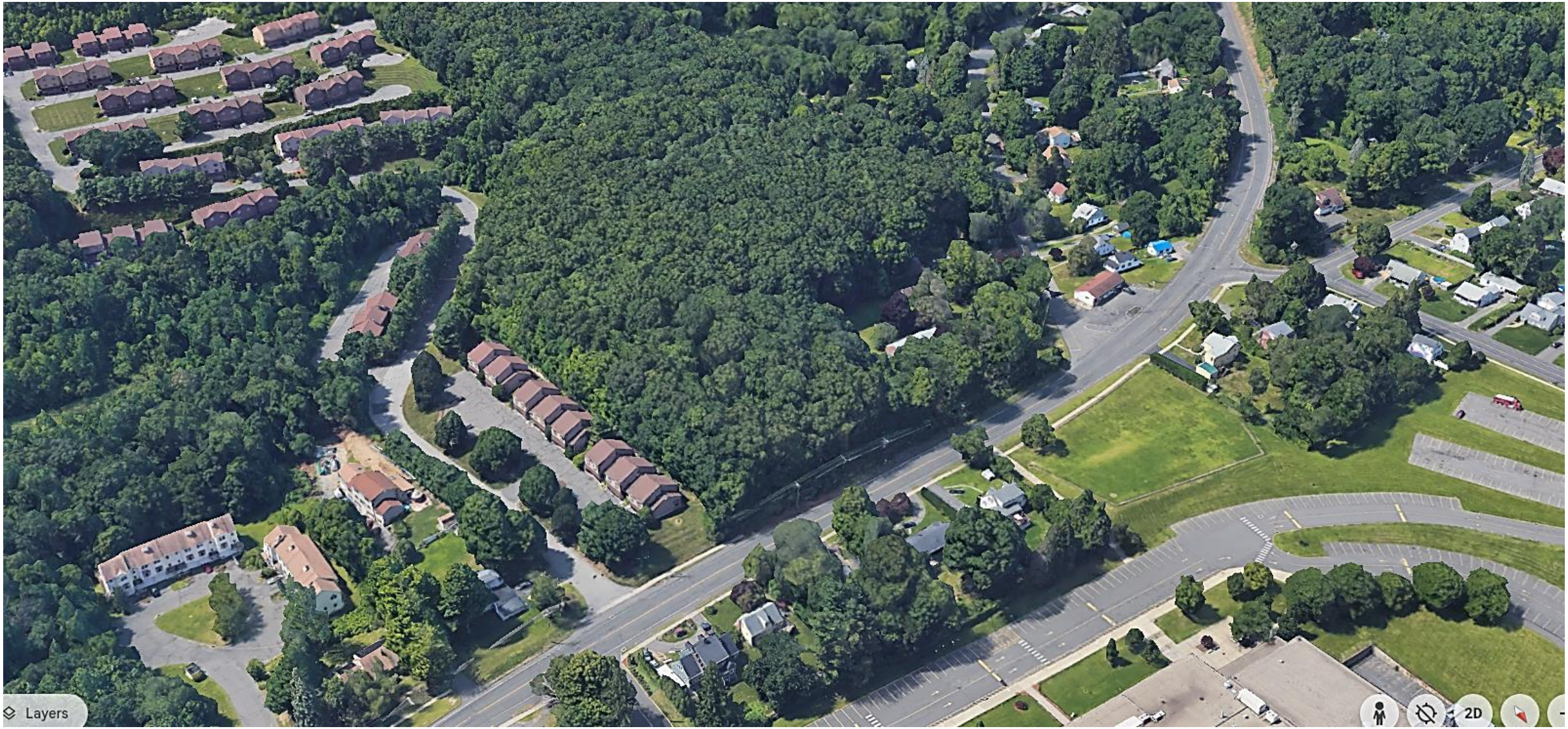

App. 2498
Zone Change
Location
N
W
E
S
R-15
PECK
LANE
WOLCOTT STREET
WOLCOTT
STREET
BG
ROAD
OLD WOLCOTT ROAD
R-25
A
R-25
WOLCOTT
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2498
Zone Change
Aerial
N
W
E
S
PECK LANE
WOLCOTT STREET
WOLCOTT STREET
WOLCOTT ROAD
OLD WOLCOTT ROAD
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324


App. 2498
Zone Change
IWWA
N
W
E
S
PECK
LANE
WOLCOTT STREET
WOLCOTT
STREET
ROAD
OLD WOLCOTT ROAD
WOLCOTT
App. 2489
Watercourse lines
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Bristol Watercourse Polygons
Assessor's Map 7, Lots 44; 44-1; 44-2; 45
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 050324

Google Earth

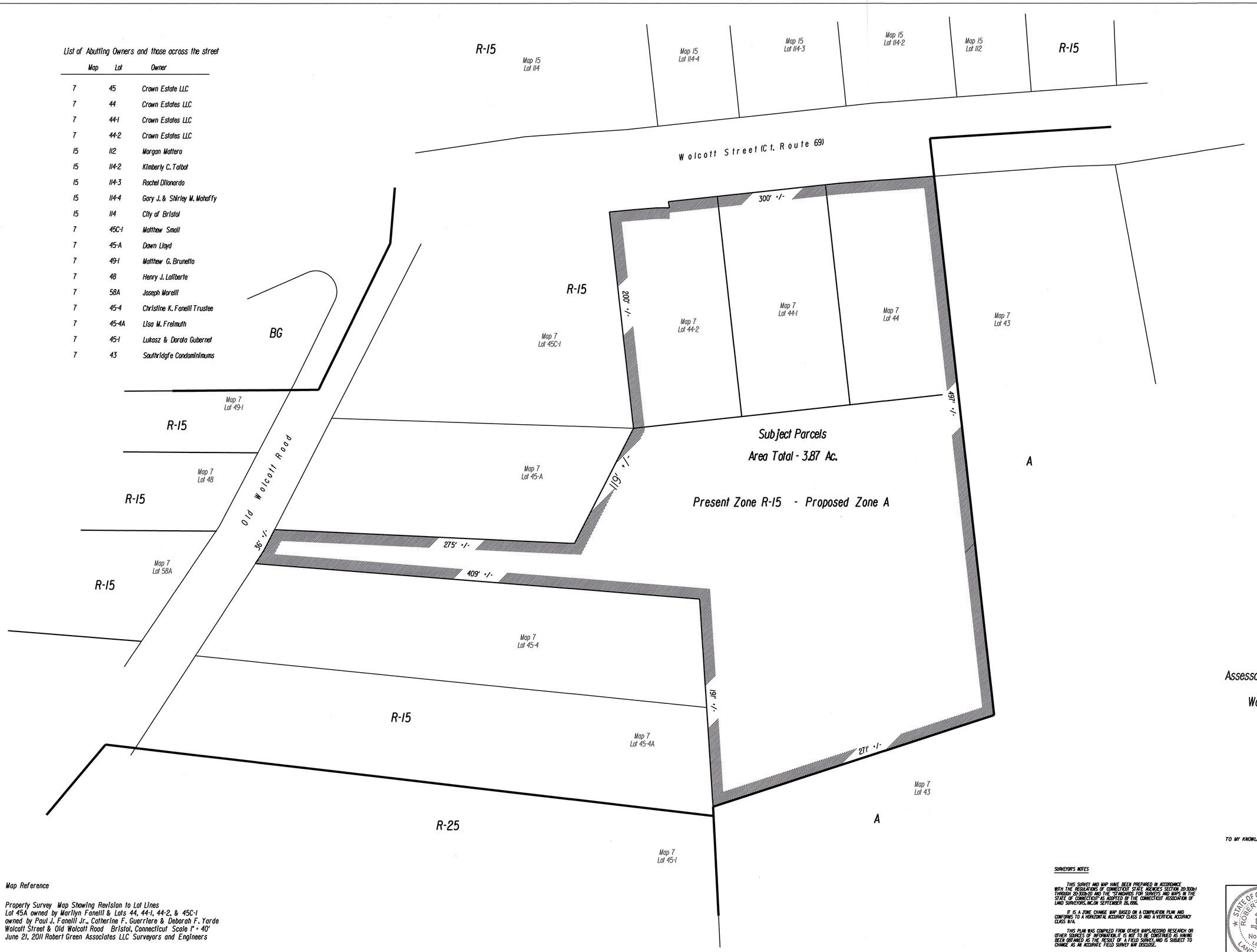


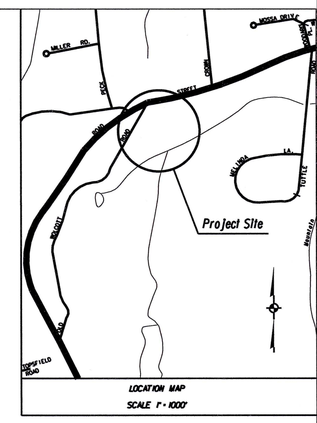

Layers
2D

Zone Change Map

List of Abutting Owners and those across the street

Map	Lot	Owner
7	45	Crown Estate LLC
7	44	Crown Estates LLC
7	44-1	Crown Estates LLC
7	44-2	Crown Estates LLC
15	112	Morgan Mattero
15	114-2	Kimberly C. Talbot
15	114-3	Rachel DiIonardo
15	114-4	Gary J. & Shirley M. Mahaffy
15	114	City of Bristol
7	45C-1	Matthew Small
7	45-A	Down Lloyd
7	49-1	Matthew G. Brunetto
7	48	Henry J. Lalliberte
7	58A	Joseph Morelli
7	45-4	Christine K. Fanelli Trustee
7	45-4A	Lisa M. Freimuth
7	45-1	Lukasz & Dorota Gubernet
7	43	Southridge Condominiums





Map Reference

Property Survey Map Showing Revision to Lot Lines
Lot 45A owned by Marilyn Fanelli & Lots 44, 44-1, 44-2, & 45C-1
owned by Paul J. Fanelli Jr., Catherine F. Guerriere & Deborah F. Yarde
Wolcott Street & Old Wolcott Road Bristol, Connecticut Scale 1" = 40'
June 21, 2011 Robert Green Associates LLC Surveyors and Engineers

Zone Change Map

R-15 TO A

Assessor Map 7 Lots 45, 44, 44-1, & 44-2

Wolcott Street & Old Wolcott Road

Bristol, Connecticut

Scale 1"=40' April 3, 2024
Rev. April 25, 2024

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert C. Green

SURVEYORS NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.ON SEPTEMBER 26, 1996.

IT IS A ZONE CHANGE MAP BASED ON A COMPILATION PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS N/A.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342

For Office Use Only	
APPLICATION NO.	2500
DATE FILED:	05-29-24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) II 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Community Youth Organization

Address or Location of the Property: 255 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 115

Zone of the Property: R-15/RM Size of the Property (in acres or square feet): 1.98 ac

Reason for the Special Permit:
to operate the Bristol Boys and Girls Club.

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [X] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on_____ [ ] no

Other comments:

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Bristol Boy's & Girl's Club, Association, Inc. Signature: Jay Main

Address: 255 West Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 5834734 E-Mail:

CHECK ONE: [X] owner [ ] other:

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Signature:

Address: City: State: Zip:

Telephone No.: E-Mail:

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 1/11

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

May 30, 2024

City of Bristol
Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: Special Permit & Site Plan Bristol Boys & Girls Club Association, Inc. 255 West Street, Bristol, CT

Dear Commissioners.

Our office represents the applicant regarding the above application. As you are aware, the recent change in the zoning regulations created a non-conformity for the Bristol Boys & Girls Club at 255 West Street. The regulations have now been amended to create an avenue to eliminate the non-conformity. In light of the circumstances surrounding this matter, we are requesting the Commission waive the application fees that will result in bringing this property into conformity.

Your consideration is appreciated

Very truly yours,

James Ziogas, Jr.
James Ziogas Jr. Attorney At Law, LLC

Bristol Boys & Girls Club

255 West Street

Bristol, CT 06010

NARRATIVE

As apportion of the application before you, there is included a small pavilion, it is designed to have two bathrooms and a storage area.

This pavilion will complement the outdoor play area that is proposed and will eliminate the need to re-enter the main building for bathroom purposes. Additionally the storage area will allow the Club to house outdoor play equipment used in the proposed play area.

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2501

SITE PLAN: Site Plan for a Community Youth Organization (addition of 1350 s.f. outdoor pavilion area) at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, applicant.
Plans Dated: May 30, 2024; Date of Committee Review: July 1, 2024 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Recommend installation of subsurface infiltration system with high level overflow to Frances Street storm drainage.

2. Close-off/install curbing and sidewalks at existing Frances Street curb cuts.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Consider landscaping as a buffer in addition to the proposed fence along the eastern boundary where an existing 3 story residential home and rear yard abuts the property line.

2. It does not appear the pavilion will be accessible for persons with mobility challenges. Is this space planned to be accessible?

3. What hours and days will the space be open to members and/or the general public? What activities will occur within the pavilion area? Will signage be posted to prevent trespassing after hours?

4. Will this space include security cameras or other security measures?

5. Revise Site Plan cover sheet to site Plan Application #2501 and remove references to the revision of the prior Application.

6. Is lighting proposed within the subject area?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

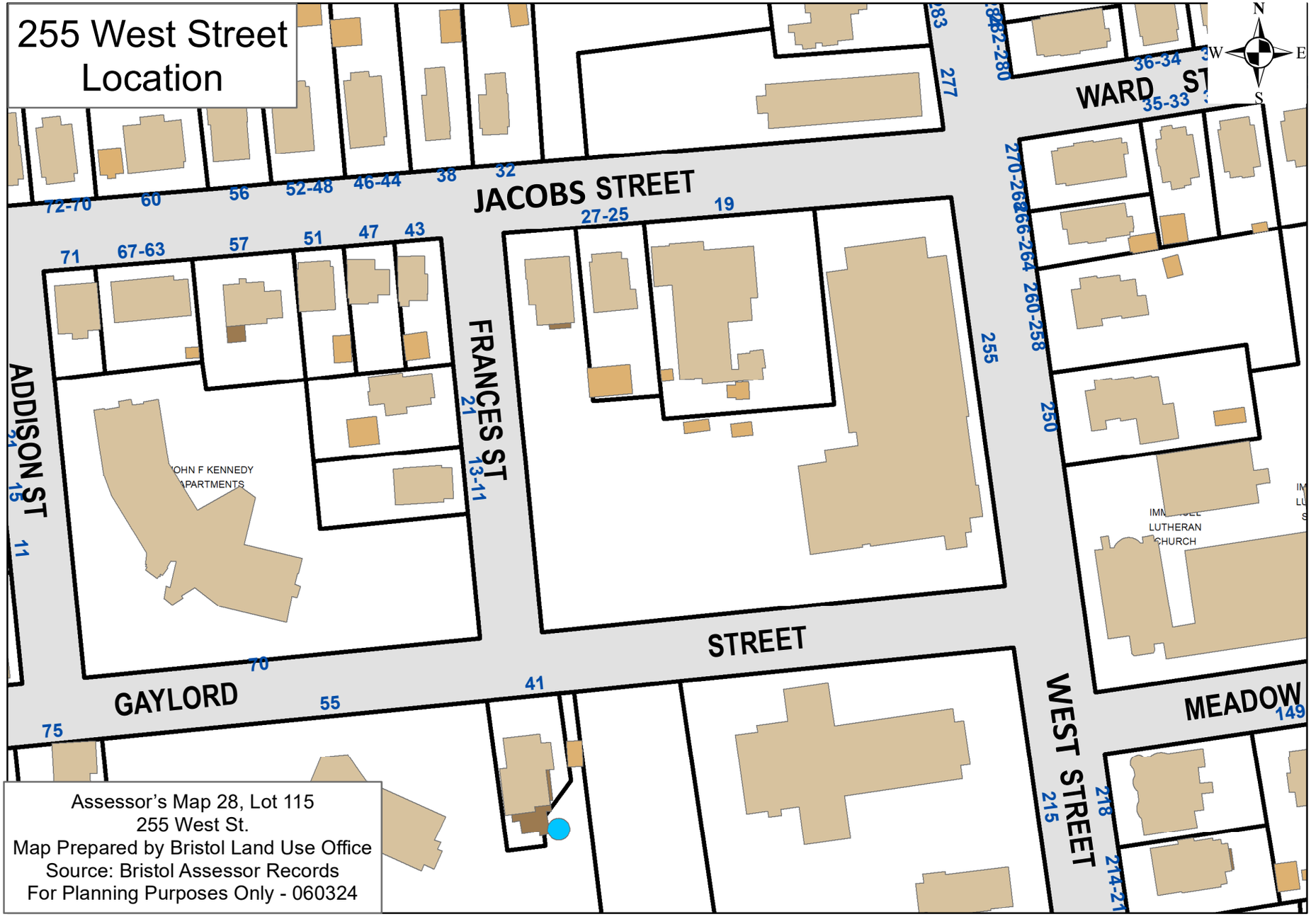
1. No issues with design, does not affect traffic of surrounding roads.

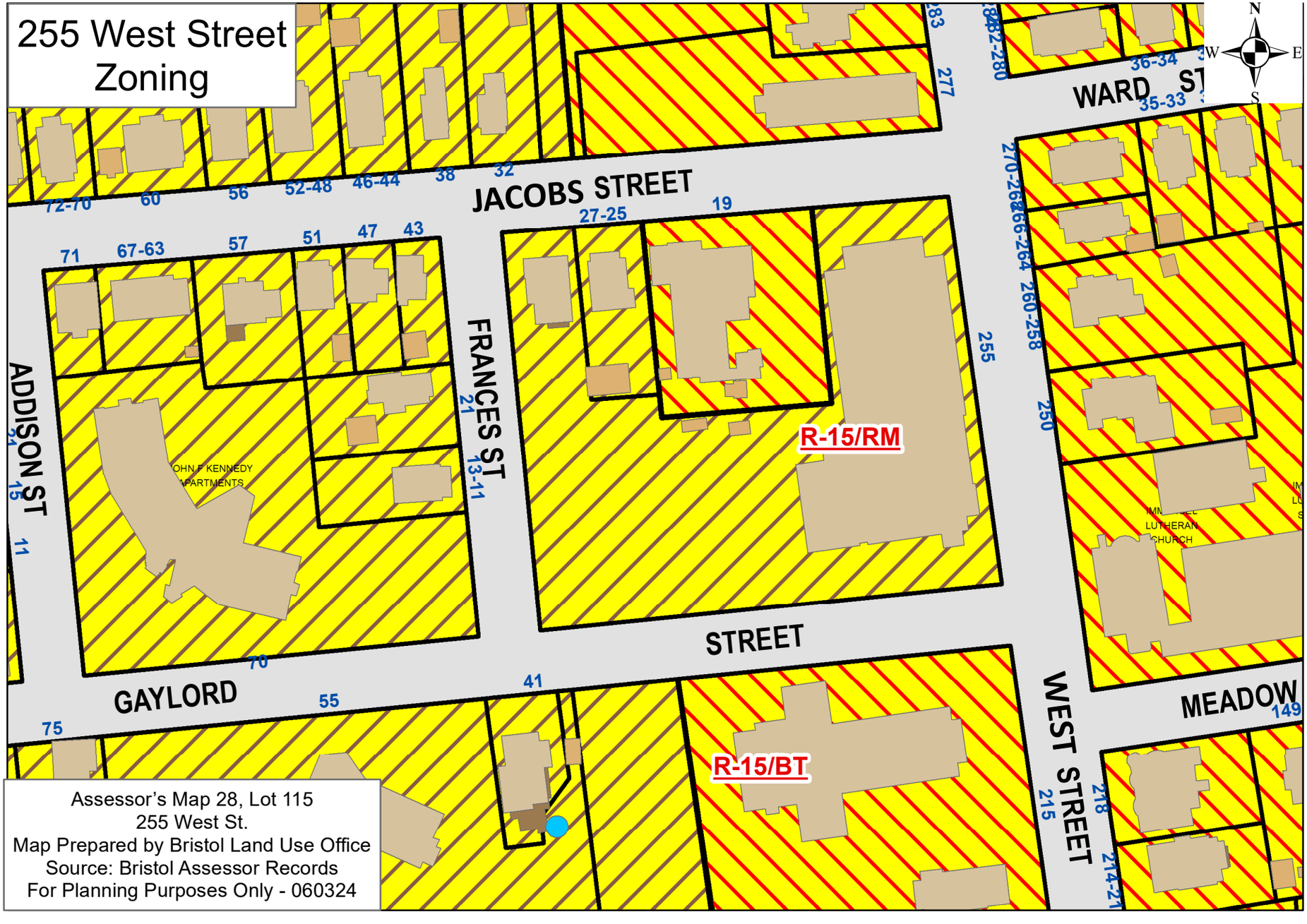
FIRE MARSHAL (Kristopher Lambert):

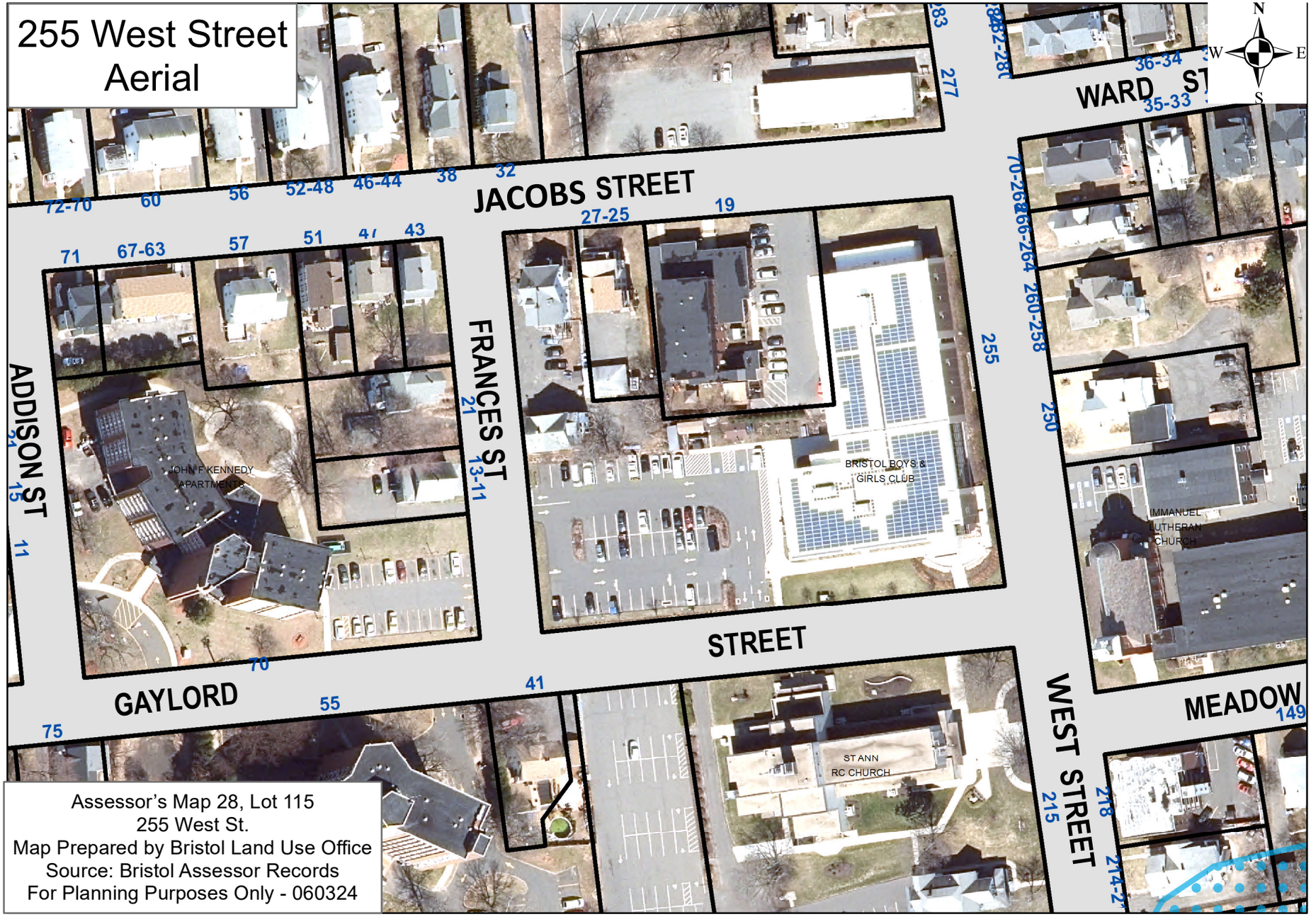
1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

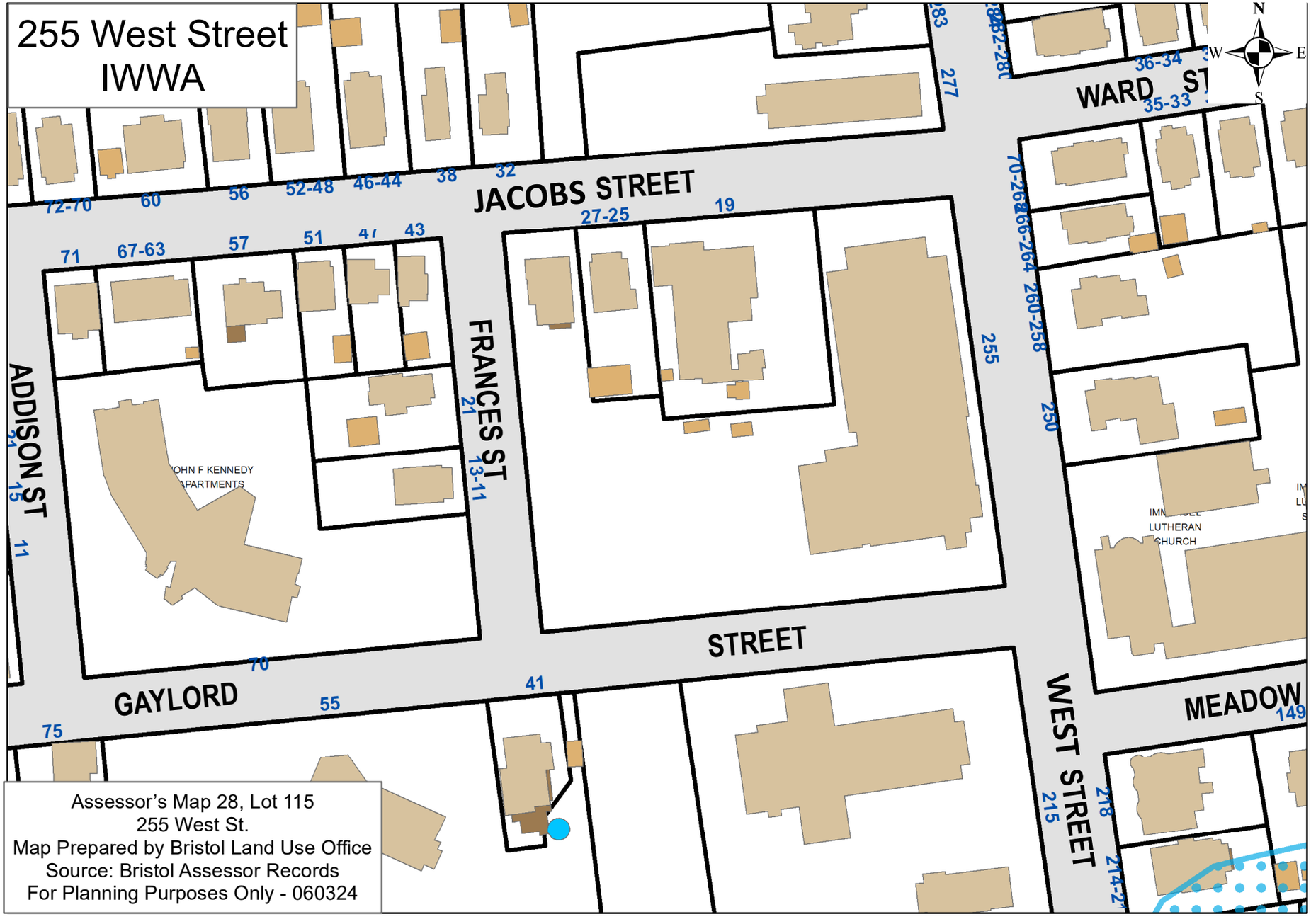
1. Comments are outstanding at this time.


255 West Street
Location
JACOBS STREET
GAYLORD
STREET
WEST STREET
WARD ST
MEADOW
ADDISON ST
FRANCES ST
JOHN F KENNEDY
APARTMENTS
LUTHERAN
CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
Zoning
JACOBS STREET
WARD ST
FRANCES ST
ADDISON ST
GAYLORD
STREET
WEST STREET
MEADOW
R-15/RM
R-15/BT
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324



Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
IWWA
JACOBS STREET
WARD ST
ADDISON ST
FRANCES ST
GAYLORD
STREET
WEST STREET
MEADOW
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

Google Earth


258
18
24
11
Layers


258
24
18
11
43
Layers
2D

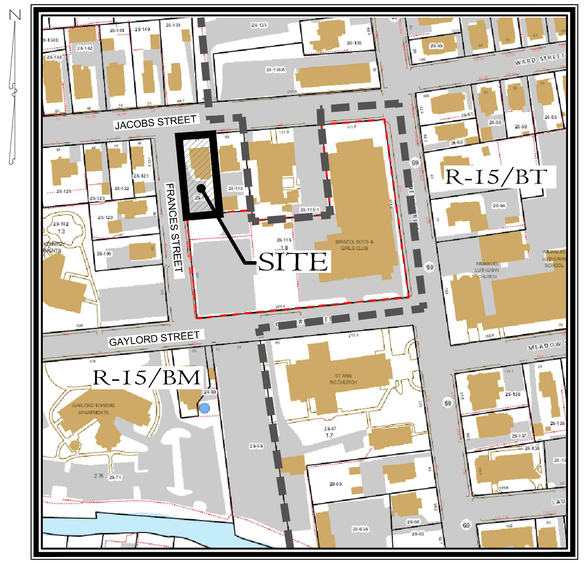
Site Plan

COLE
civil + survey

PROPOSED PAVILION

255 West Street - Bristol, CT 06010

Revision to an Approved Site Plan Application #2481 - Approved: X/X/2023



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Development Plan
L1	Landscaping Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details

Applicant:

Boys & Girls Club of Bristol
255 West Street
Bristol, CT 06010

Property Owner:

Bristol Boys & Girls Club Association Inc.
255 West Street
Bristol, CT 06010

Consultants:

Engineering & Surveying
Cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

PREPARED FOR

Boys & Girls Club of Bristol

May 30, 2024

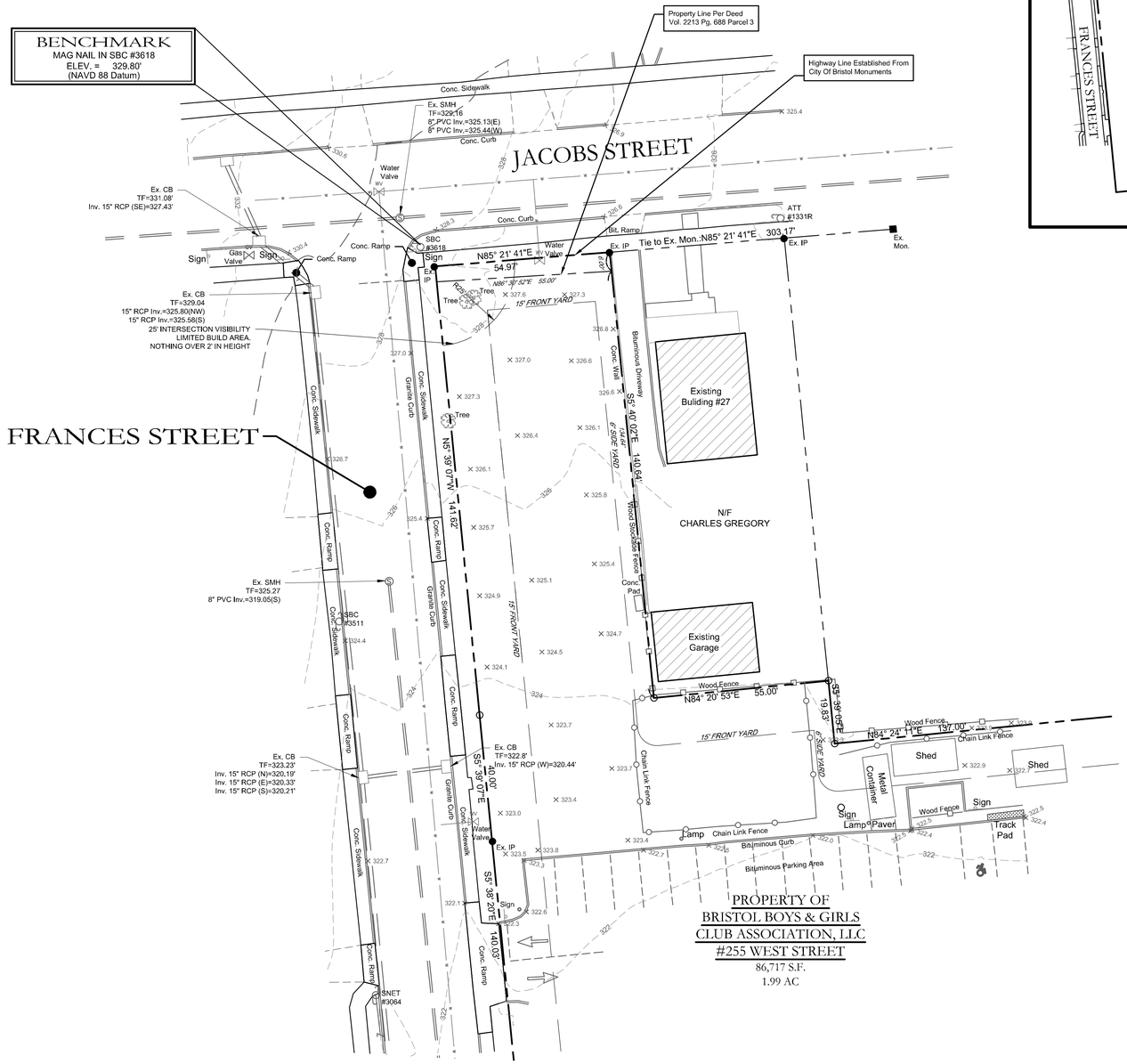
Revision Table

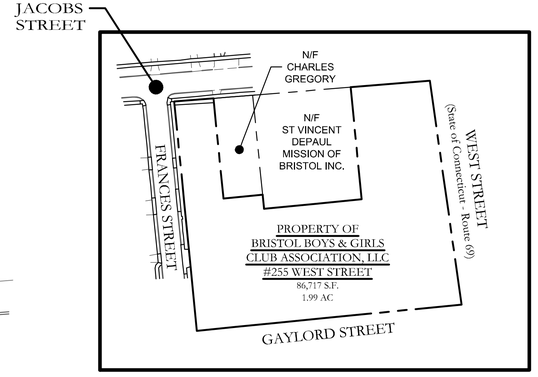
	May 30, 2024	First Submittal Set	#2430

I:\BGCWORK\NJMF\P-Land Projects\2430\Dwg & Gis\Club of Bristol\255 West Street, Bristol CT\Dwg\2430 - Property & Topographic Survey Map.dwg LAYOUT:TI PLOT DATE: May 30, 2024 - 1:03pm OPERATOR: BrianPerron

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- wv = Existing water valve
- gv = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- W = Existing well
- = Existing catch basin
- D = Existing drainage manhole
- S = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Existing iron pipe





Map Of Entire Property
Scale 1"=100'



SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

   a) "Map of Brightwood Park; Bristol, Conn.; Owned by Thomas R. Manners; Scale 1"=60'; Aug. 17, 1897; By A.J. Patton, Surveyor"

   b) "Map of Lot #115 Showing Lot #115-1; #19 Jacobs Street at West St. & Gaylord St.; Bristol, Connecticut; Owned by The St. Ann's Church of Bristol, Corporation; Sheet 1 of 1; Scale 1"=40'; March 28, 1994; By Lepore Associates, Inc.; Filed In Volume 266-4 In BLR"

   c) "Property Survey; Dependent Resurvey Prepared For JCJ Architecture; Gaylord Street, West Street & Frances Street; Bristol, Connecticut; Sheet 1 of 1; Scale 1"=20'; 01-06-10; Last Revised 01-21-10; By The Bongiovanni Group, Inc.; Filed As Map No. Q-55 In BLR"

   d) "Site Layout and Materials Plan; Boys & Girls Club of Bristol and Family Center of Bristol, CT; Lots 112, 113, 114, 115, & 116; 255 West Street; Bristol, Connecticut 06010; Sheet No. C2.1; Scale 1"=20'; 10/1/12; Last Revised 11-05-12; By LRC Group; Filed As Map No. Q-56 In BLR"

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15/RM

9. Owner: Bristol Boys & Girls Club Association Inc.

10. City of Bristol Assessors Map #28 Lot #115

11. Filed as Volume 2213, Page 688 of the City Clerk's office.

12. Contour interval is two(2) feet.

13. Existing contours generated from field topography.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

DATE	REVISION

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

LIMITED PROPERTY & TOPOGRAPHIC SURVEY MAP
Prepared For
BRISTOL BOYS & GIRLS CLUB ASSOCIATION INC.
255 West Street
Bristol, Connecticut
October 16, 2023 Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 2430

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
ZONE	R-15/RM	R-15/RM
LOT AREA	5,000 SF	86,717 SF
LOT WIDTH	50'	54.97'
FRONT YARD SETBACK *	15'	14.4' *
SIDE YARD SETBACK*	6'	5.3' *
REAR YARD SETBACK	15'	>15'
ACCESSORY SIDE AND REAR SETBACK	5'	5.3'
MAX. BUILDING HEIGHT	35'	14'
MAX ACCESSORY HEIGHT	14'	14'
MAX. BUILDING COVERAGE	40%	32%

* Projections up to 1' allowed in required yards
** Existing building = ±26,310 SF + Pavilion = 1,350 SF = Total Coverage 27,760 SF

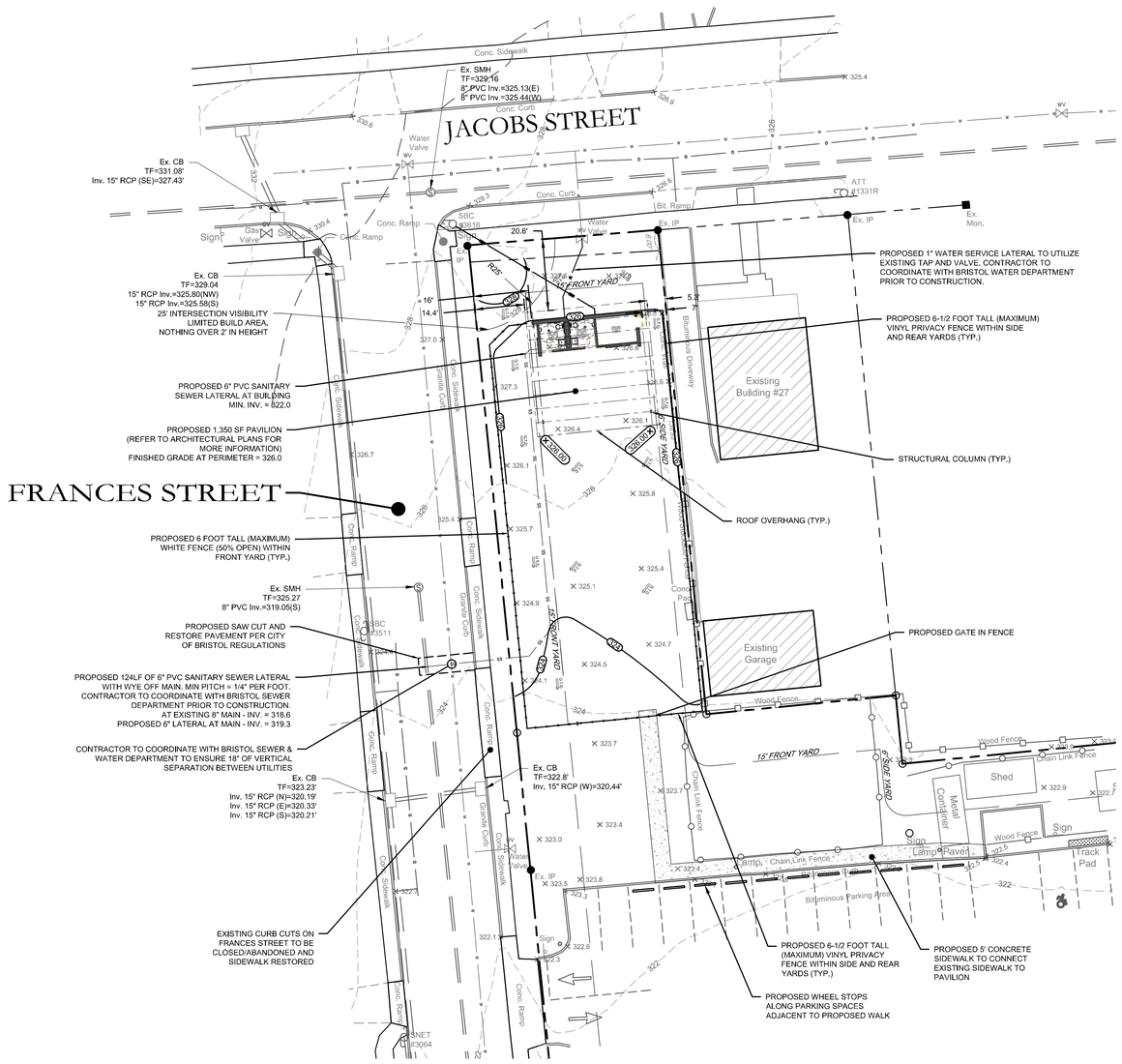
IMPERVIOUS COVERAGE OF PREVIOUS LOT	
EXISTING/PREVIOUS	5,813 SF
PROPOSED DEVELOPMENT	2,050 SF *
NET CHANGE	- 3,763 SF

* PROPOSED IMPERVIOUS INCLUDES THE PAVILION AREA, AND PROPOSED SIDEWALK ON ALL PROPERTIES WITHIN DEVELOPMENT AREA

NET REDUCTION IN IMPERVIOUS AND RUNOFF OFFSITE → NO DETENTION REQUIRED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:

1. Owner: Bristol Boys & Girls Club Association Inc.
2. Applicant: Boys & Girls Club of Bristol
3. Street #: 255 West Street
4. Area of Parcel: 1.99 Acres
5. Parcel is zoned: R-15/RM
6. Present use: Vacant Lot (previous residential house)
7. Proposed use: Pavilion (recreation) - Accessory to Bristol Boys and Girls Club
8. No Wetlands are present per the City of Bristol Wetland Map.
9. Site to be serviced by town water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. All Catch Basins\Inlets shall be cleaned prior to occupancy.
18. Underground fuel tanks are prohibited.
19. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
20. Water service sizing to be determined by the City Water Department and splash pad company coordination upon approval of plan and receipt of all pertinent water fixture data.
21. City of Britol Planning and Engineering Departments to be notified at (860) 584-6225 and (860) 584-6297, 24 hours before site grading begins.
22. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
23. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
24. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
25. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
26. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

811 Know what's below. Call before you dig.

Barton N. Bovee P.E. #13653 Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SITE DEVELOPMENT PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

Sheet #:

C1

DRAWING NAME: 2024 and Projects 2430\Dwgs & Gis\Cole of Bristol\255 West Street, Bristol CT\Dwg\2430 - C1 - Site Plan.dwg LAYOUT: C1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street\CT 2430-LL-Landscaping Plan.dwg LAYOUT: L1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

PLANT LIST

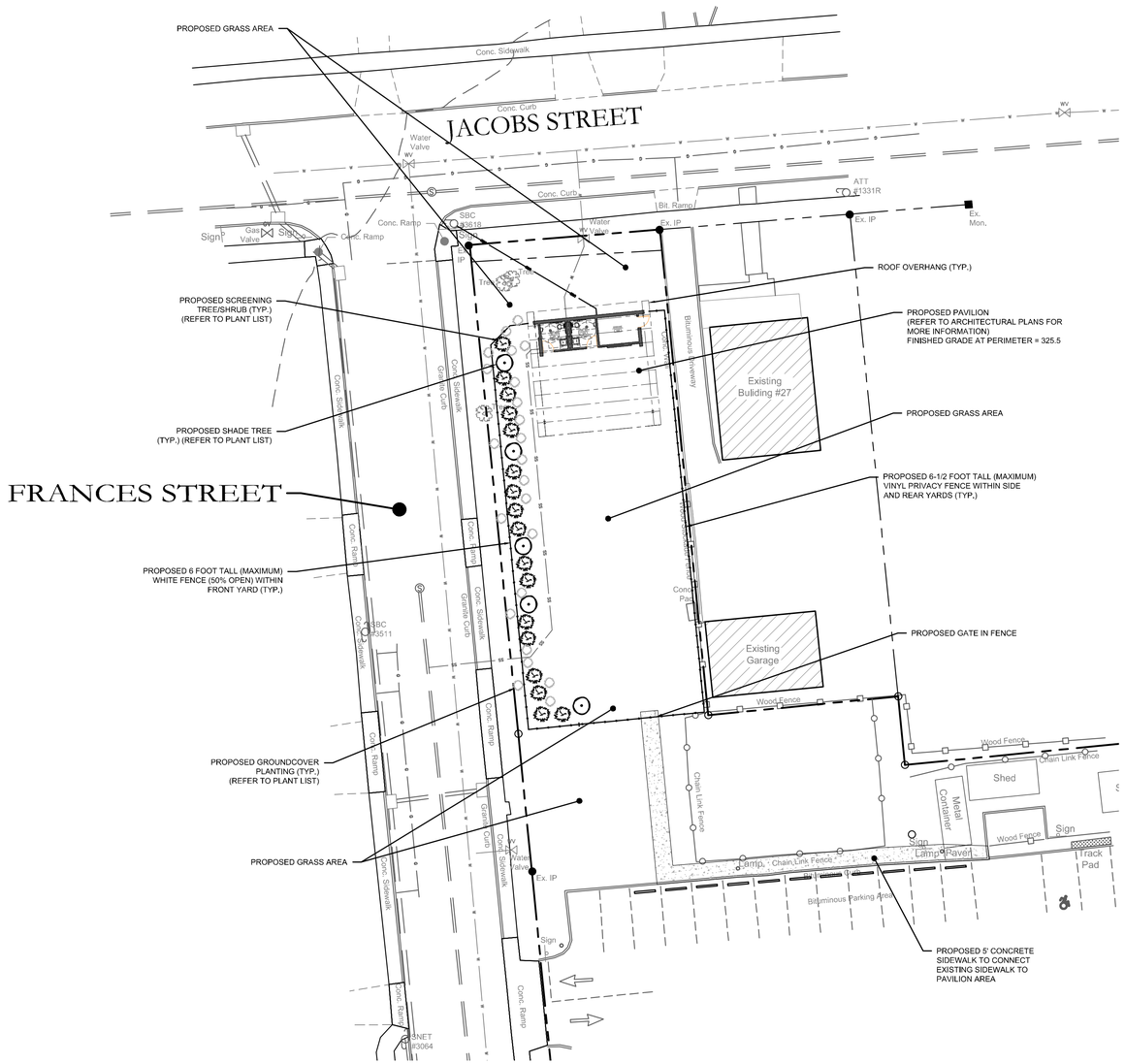
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES & SHRUBS				
	17	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
		ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
SHADE TREES				
	5	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
GRASS, GROUND COVER & PERENNIALS				
	23	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

ALL AREAS OF THE SITE NOT IDENTIFIED AS PATIO /CONCRETE PAD/BITUMINOUS/ OR OTHER IMPERVIOUS SURFACE TO BE LOAM AND SEED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:
1. ADDITIONAL NOTES LOCATED ON SHEET C1.

Know what's below. Call before you dig.

#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

LANDSCAPING PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

Sheet #:

L1

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\2430 - ES1 - Erosion.dwg LAYOUT: ES1 PLOT DATE: May 30, 2024 - 1:06pm OPERATOR: BruceParco

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *Project Description - The project site consist of one 0.18 acre site at 255 West Street in Bristol, Connecticut. Area of Development - 0.18± Acres.*
2. *Area Proposed Disturbance Due to Construction Activities - 0.18± Acres.*
3. *Estimated Start of Construction - 2024.*
4. *Estimated Construction Completion Date - 2025.*

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. *Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.*
2. *Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)*
3. *Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)*
4. *After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)*
5. *Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)*
6. *Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)*
7. *Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)*
8. *Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)*
9. *Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)*
10. *Bring proposed site entrance surface areas to rough subgrade.*
11. *Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)*
12. *If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)*
13. *Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)*
14. *Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)*
15. *Excavate for and install utilities. (C)*
16. *Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)*
17. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
18. Exercise final landscaping plan and permanent seeding to provide long-term stabilization, (E)
19. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner, (F)
20. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer, (F)
21. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
22. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
2. SESC Emergency contact Information
   Emergency Contact Name: Boys & Girls Club of Bristol
   Emergency Contact Phone Number: (860) 540-3101

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

BRISTOL, CONNECTICUT

The following are the required maintenance and monitoring procedures.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

= Existing utility pole	= Existing edge of pavement		= Existing contour
= Existing light pole	= Proposed curbing	x000.0	= Existing spot elevation
= Proposed Light	= Existing/Proposed well		= Proposed contour
= Existing fire hydrant	= Existing catch basin	x000.0	= Proposed spot elevation
= Proposed fire hydrant	= Existing drainage manhole	TP	= Deep test location
= Existing water valve	= Existing sanitary manhole	PT	= Percolation test location
= Existing gas valve	= Proposed catch basin	G.T.D.	= Grade to drain
= Existing underground pipe	= Proposed manhole		= Proposed Riprap
= Existing treeline	= Existing utility box		= Proposed Drainage Pipe
	= Proposed sidewalk ramp		

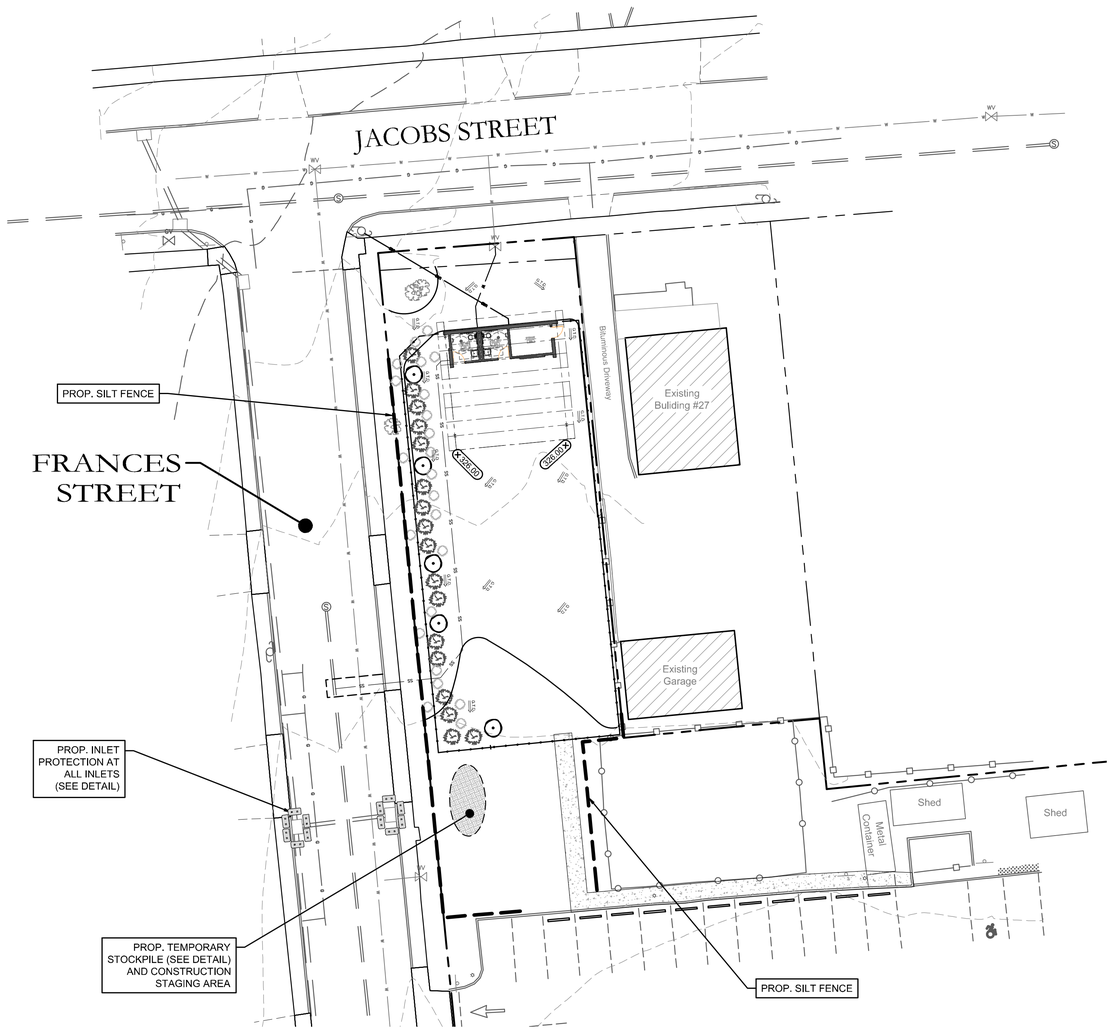
TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

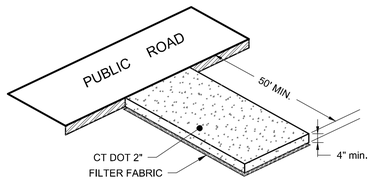
Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

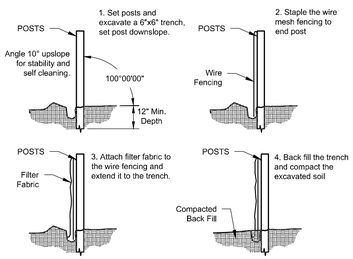
Sheet #:

ES1

I:\PROJECTS\NAME D\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT.dwg, 24X36+ D1 - Details.dwg LAYOUT: D1 PLOT DATE: May 30, 2024 - 1:07pm USER: KTOR BraunPatrice



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

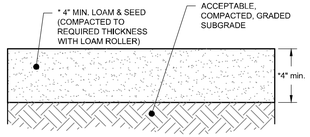


SEDIMENTATION BARRIER DETAIL
N.T.S.

GENERIC SEED MIXTURE
- 25-30% KENTUCKY BLUE GRASS 80% GERMINATION
- 30-35% RED FESCUE 90% GERMINATION
- 30-40% PERENNIAL RYE GRASS MIXTURES 85% GERMINATION

or

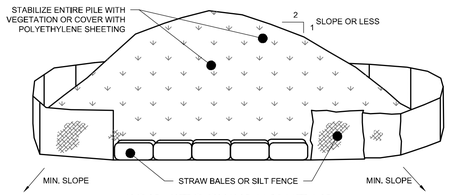
SESC MANUAL SEED MIXTURE
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL



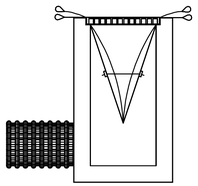
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.

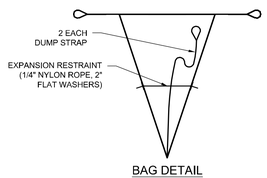
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



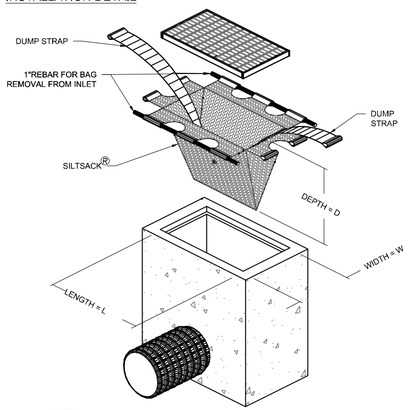
SOIL STOCKPILE DETAIL
N.T.S.



INSTALLATION DETAIL

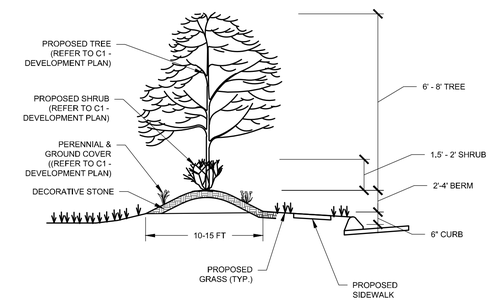


BAG DETAIL

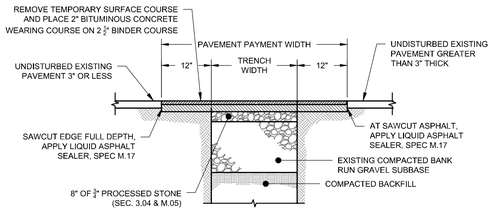


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.



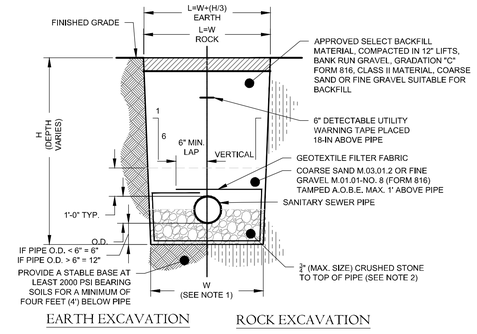
PROPOSED LANDSCAPE BERM DETAIL
N.T.S.



1. ALL PAVEMENT PATCH CONSTRUCTION SHALL CONFORM TO CONN. DOT FORM 816 SPECIFICATIONS AND STANDARDS.

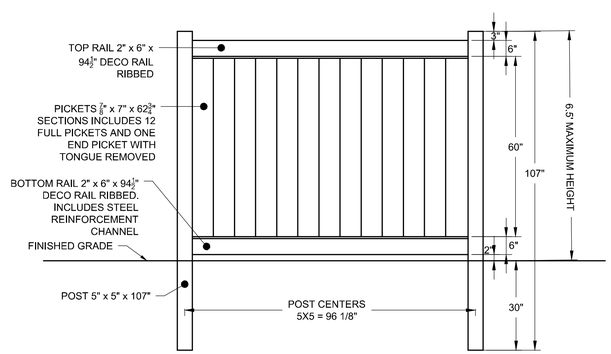
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

NOTES:
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0", WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
3. TYPICAL FOR ALL FLEXIBLE PIPE MATERIALS, I.E. PVC, CCP, POLYETHLYENE, FRP, AND ABS TRUSS.
4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ROCK REMOVAL DEPTHS GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.

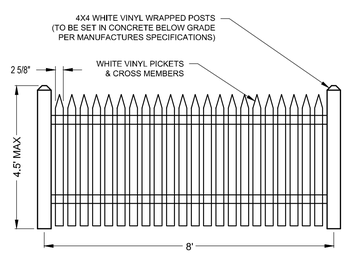


EARTH EXCAVATION ROCK EXCAVATION

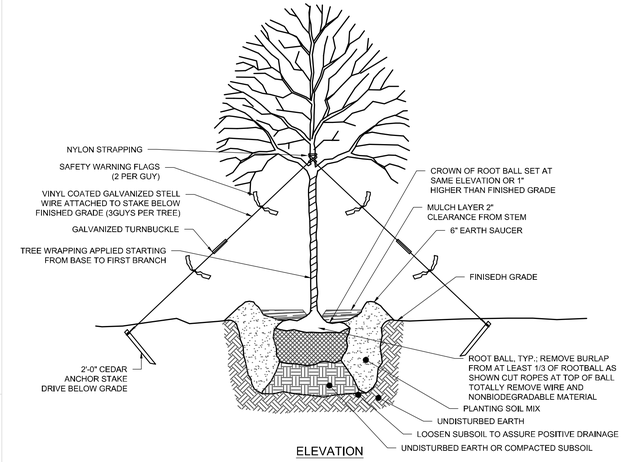
SANITARY CLASS 'B' TRENCH DETAIL
N.T.S.



TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.

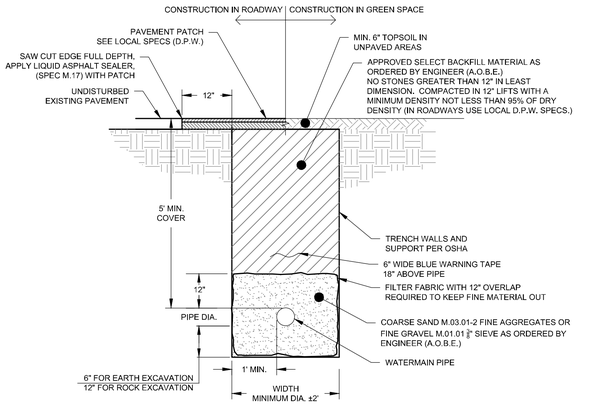


STANDARD PICKET FENCE DETAIL
N.T.S.



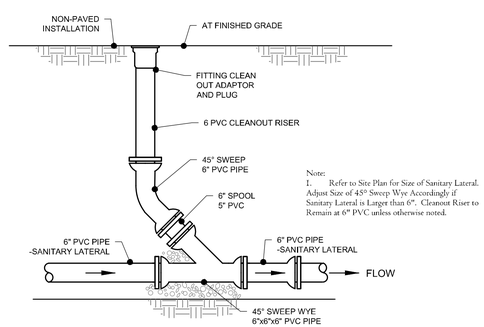
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.



NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT/DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.



Note:
1. Refer to Site Plan for Size of Sanitary Lateral. Adjust Size of 45° Sweep Wye Accordingly if Sanitary Lateral is Larger than 6". Cleanout Riser to Remain at 6" PVC unless otherwise noted.

CLEANOUT DETAIL
N.T.S.

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

DETAILS

Scale: N.T.S	
Date: May 30, 2024	
Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

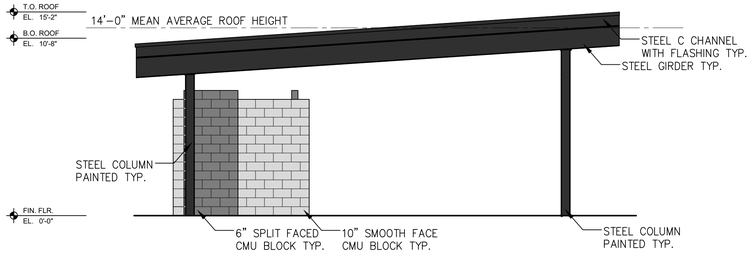
Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

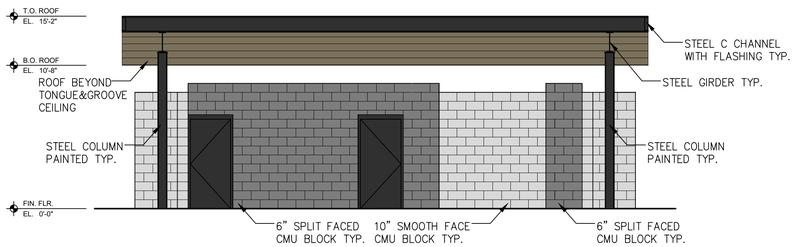
Sheet #:

D1

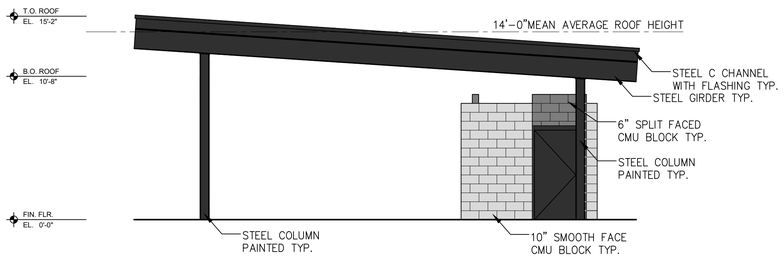
Elevation Drawing and Floor Plan



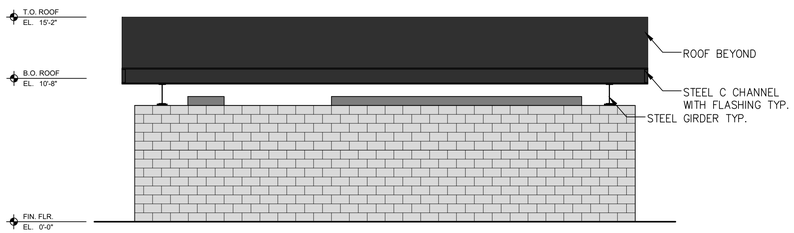
1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



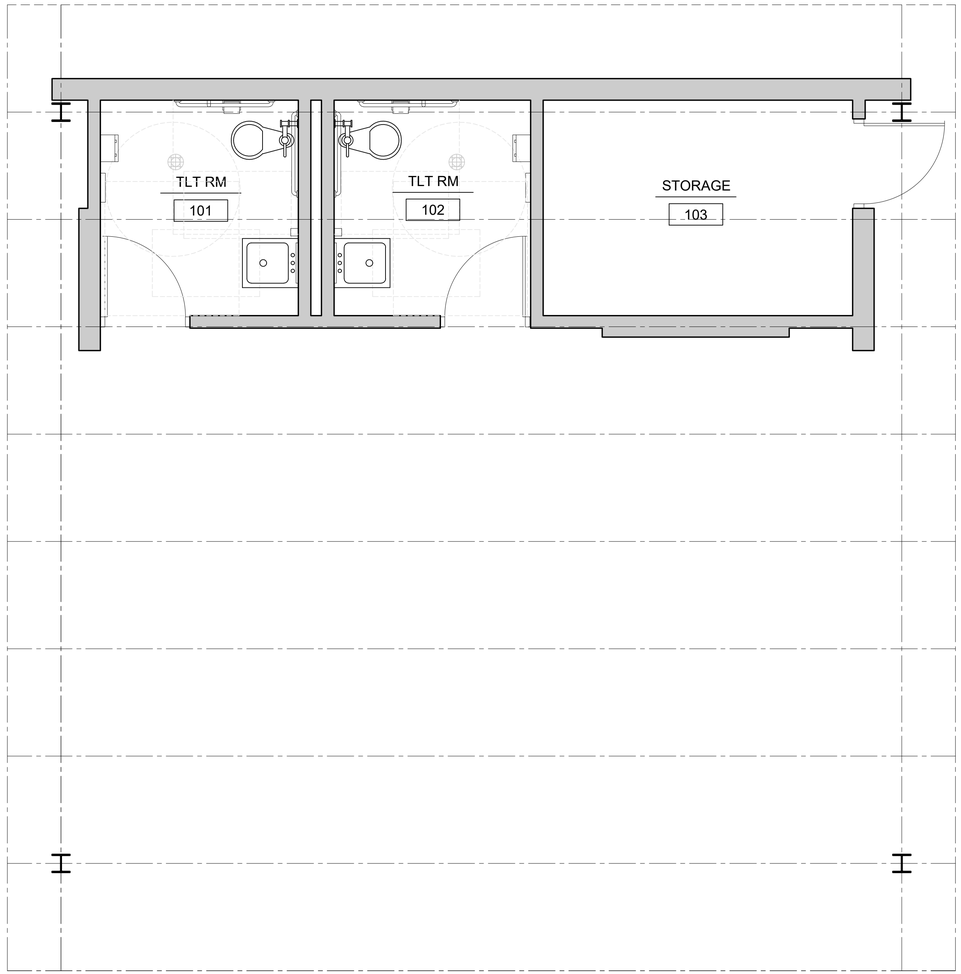
2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

Peter L. Amara, AIA, NCARB

STATE OF CONNECTICUT
PETER L. AMARA
REG. NO. 9161
LICENSED ARCHITECT

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION
225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
PROPOSED PLAN & ELEVATIONS

Drawn HW
Checked PA
Scale
Sheet No. A-100



Peter L. Amara, AIA, NCARB

STATE OF CONNECTICUT
PETER L. AMARA
9161
LICENSED ARCHITECT

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
RENDERING

Drawn HW
Checked PA
Scale

Sheet No.
A-101

For Office Use Only	
APPLICATION NO.	2501
DATE FILED:	05-29-24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

COMMUNITY YOUTH ORGANIZATION, a [ ] permitted use [✓] Special Permit use

under Section(s) II. 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: 255 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 115

Zone of the Property: R-15/RM Size of the Property (in acres or square feet): 1.98 ac

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Bristol Boys & Girls club Asso, Inc

Address: 255 West Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 5834734 E-Mail: _____

Signature: ✓ Jay Ma *Signature – (Printed/Typed)* _____

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 08/17

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

May 30, 2024

City of Bristol
Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: Special Permit & Site Plan Bristol Boys & Girls Club Association, Inc. 255 West Street, Bristol, CT

Dear Commissioners.

Our office represents the applicant regarding the above application. As you are aware, the recent change in the zoning regulations created a non-conformity for the Bristol Boys & Girls Club at 255 West Street. The regulations have now been amended to create an avenue to eliminate the non-conformity. In light of the circumstances surrounding this matter, we are requesting the Commission waive the application fees that will result in bringing this property into conformity.

Your consideration is appreciated

Very truly yours,

James Ziogas, Jr.
James Ziogas Jr. Attorney At Law, LLC

Bristol Boys & Girls Club

255 West Street

Bristol, CT 06010

NARRATIVE

As apportion of the application before you, there is included a small pavilion, it is designed to have two bathrooms and a storage area.

This pavilion will complement the outdoor play area that is proposed and will eliminate the need to re-enter the main building for bathroom purposes. Additionally the storage area will allow the Club to house outdoor play equipment used in the proposed play area.

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2501

SITE PLAN: Site Plan for a Community Youth Organization (addition of 1350 s.f. outdoor pavilion area) at 255 West Street, Assessor's Map 28, Lot 115; R-15/RM (Single-Family Residential /Mixed Residential Overlay) zone; Bristol Boys and Girls Club Association, applicant.
Plans Dated: May 30, 2024; Date of Committee Review: July 1, 2024 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Recommend installation of subsurface infiltration system with high level overflow to Frances Street storm drainage.

2. Close-off/install curbing and sidewalks at existing Frances Street curb cuts.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Consider landscaping as a buffer in addition to the proposed fence along the eastern boundary where an existing 3 story residential home and rear yard abuts the property line.

2. It does not appear the pavilion will be accessible for persons with mobility challenges. Is this space planned to be accessible?

3. What hours and days will the space be open to members and/or the general public? What activities will occur within the pavilion area? Will signage be posted to prevent trespassing after hours?

4. Will this space include security cameras or other security measures?

5. Revise Site Plan cover sheet to site Plan Application #2501 and remove references to the revision of the prior Application.

6. Is lighting proposed within the subject area?

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

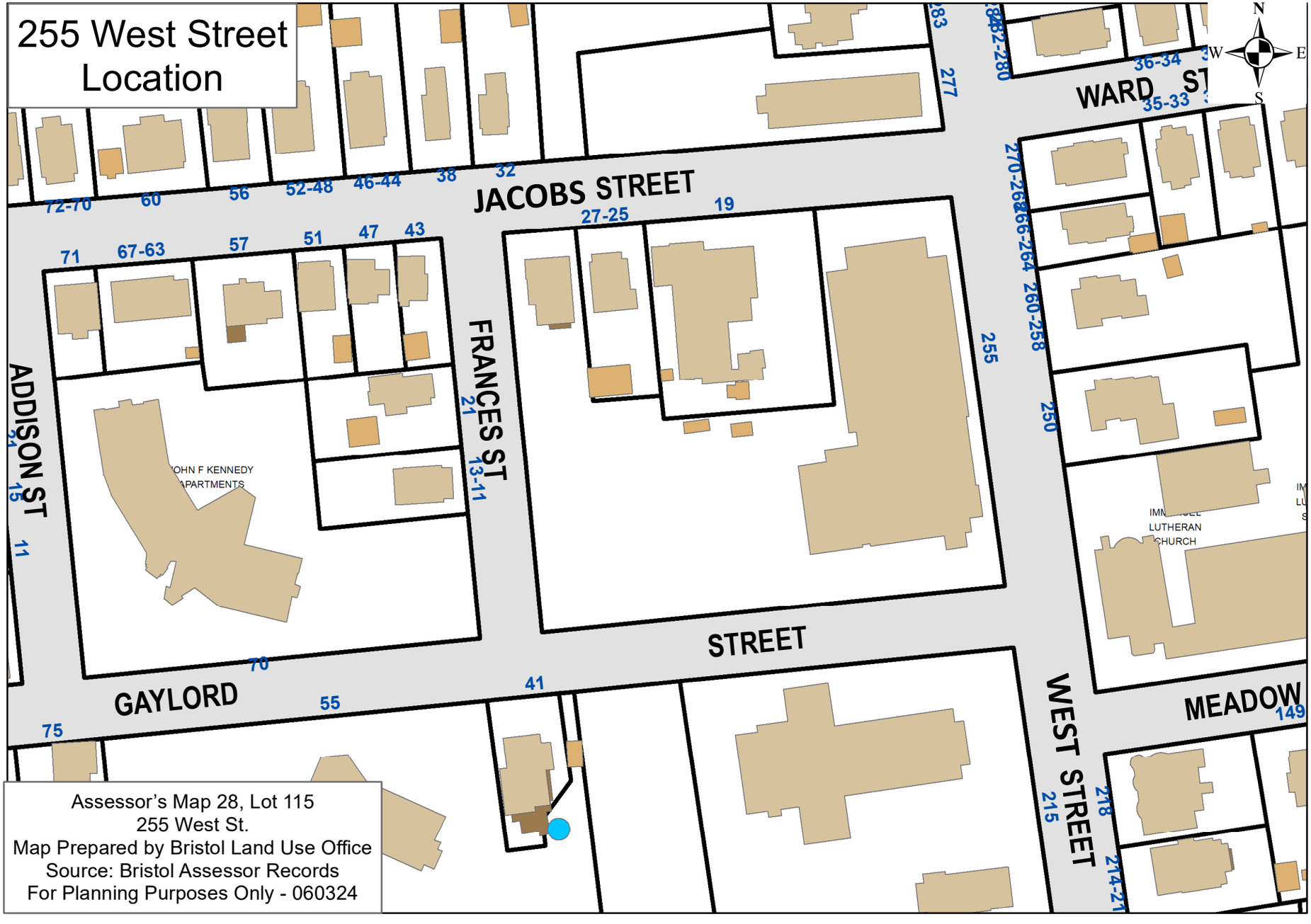
1. No issues with design, does not affect traffic of surrounding roads.

FIRE MARSHAL (Kristopher Lambert):

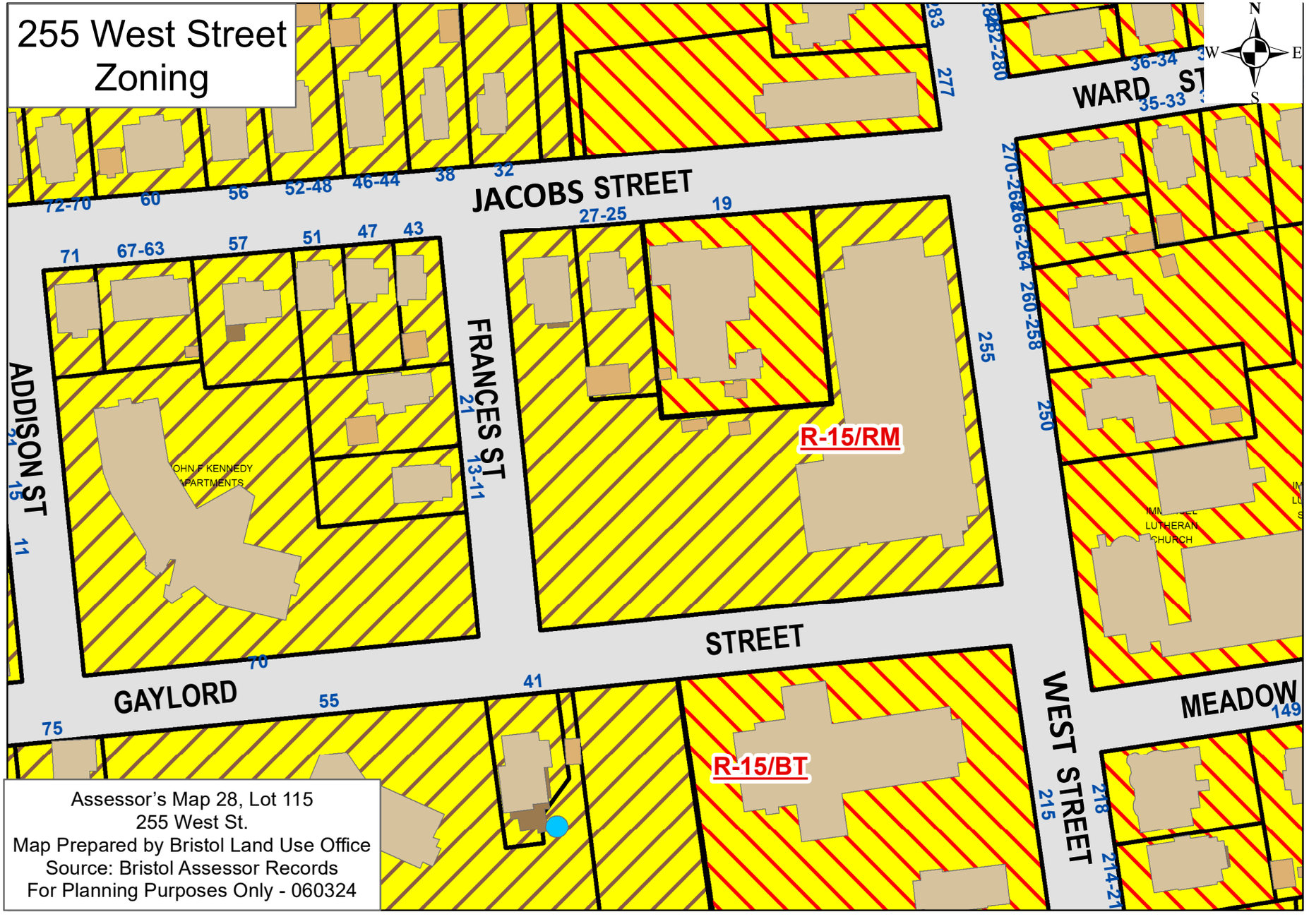
1. No comments at this time.

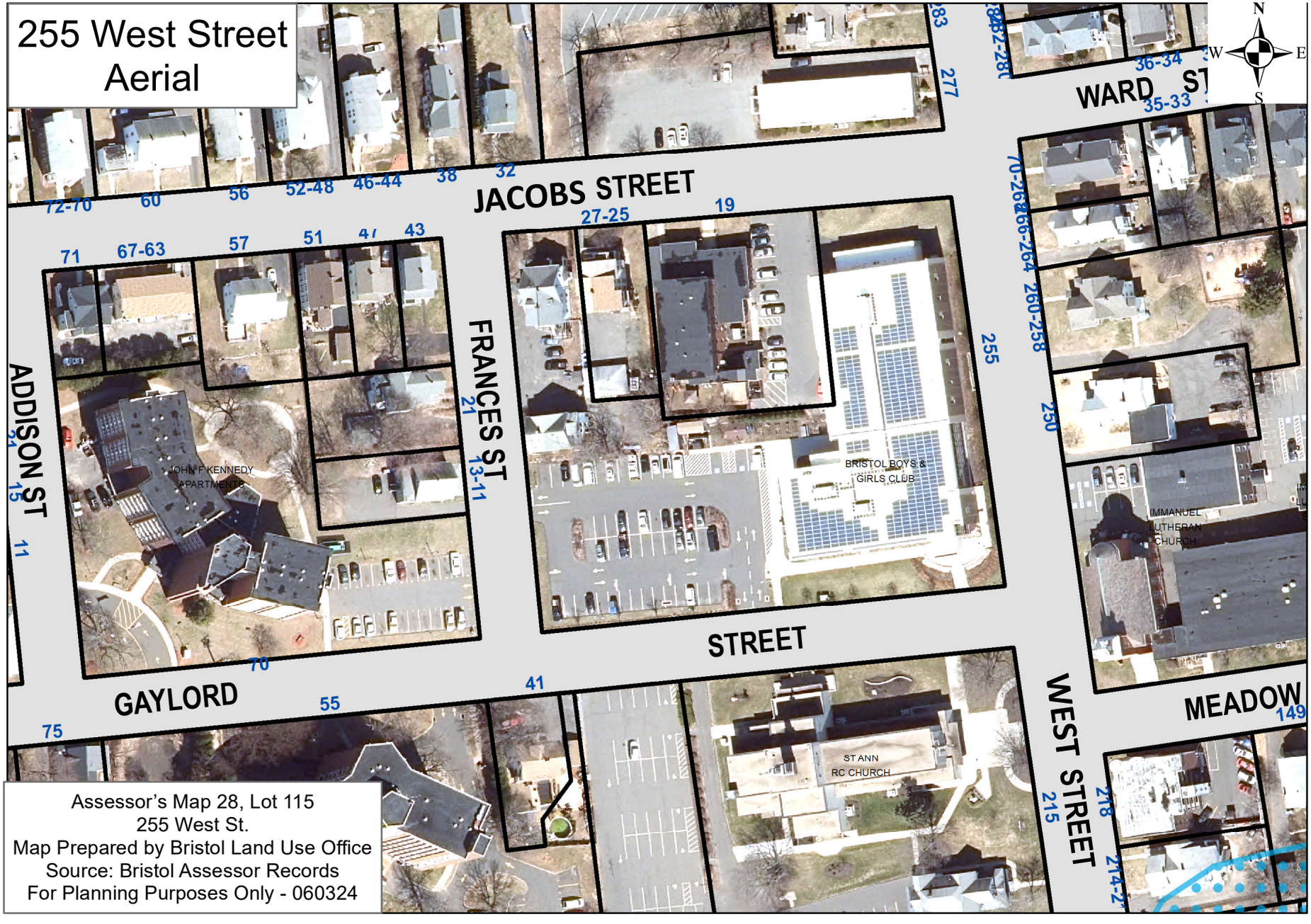
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Comments are outstanding at this time.

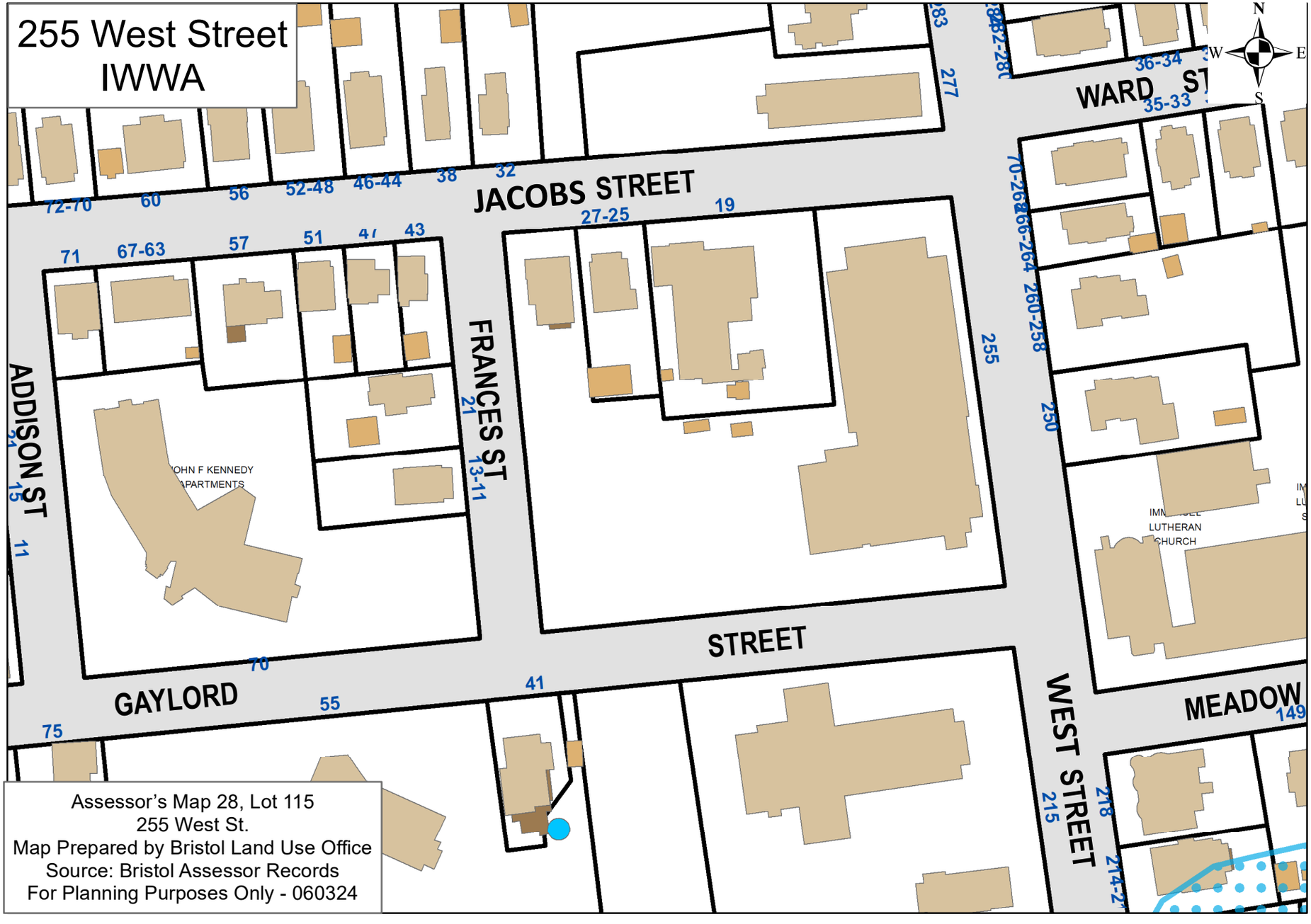


Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
Zoning
JACOBS STREET
GAYLORD
STREET
ADDISON ST
FRANCES ST
WEST STREET
WARD ST
MEADOW
R-15/RM
R-15/BT
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324



Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324


255 West Street
IWWA
JACOBS STREET
WARD ST
ADDISON ST
FRANCES ST
GAYLORD
STREET
WEST STREET
MEADOW
JOHN F KENNEDY APARTMENTS
LUTHERAN CHURCH
N
S
E
W
Assessor's Map 28, Lot 115
255 West St.
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 060324

Google Earth


258
18
24
11
Layers


258
24
18
11
43
Layers
2D

Site Plan

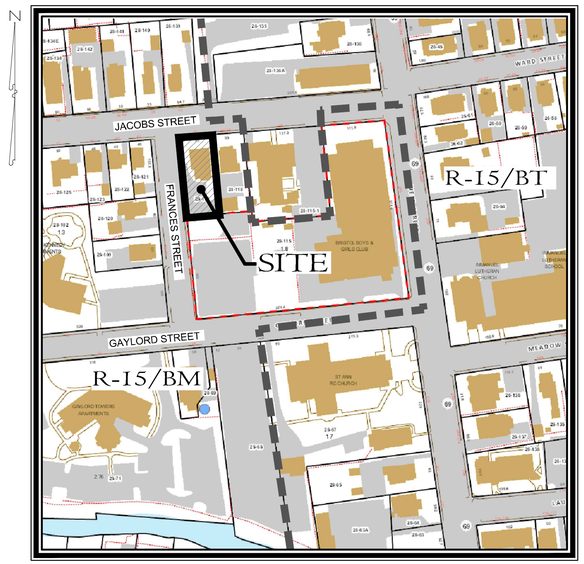
DRAWING NAME: P:\Land Projects\2430\Docs & Cad\Club of Bristol\255 West Street Bristol CT.dwg 2430-00 - Cover.dwg LAYOUT: 00 PLOT DATE: May 30, 2024 - 1:45pm USERNAME: BrianPatton

COLE
civil + survey

PROPOSED PAVILION

255 West Street - Bristol, CT 06010

Revision to an Approved Site Plan Application #2481 - Approved: X/X/2023



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Development Plan
L1	Landscaping Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details

Applicant:

Boys & Girls Club of Bristol
255 West Street
Bristol, CT 06010

Property Owner:

Bristol Boys & Girls Club Association Inc.
255 West Street
Bristol, CT 06010

Consultants:

Engineering & Surveying
Cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

PREPARED FOR

Boys & Girls Club of Bristol

May 30, 2024

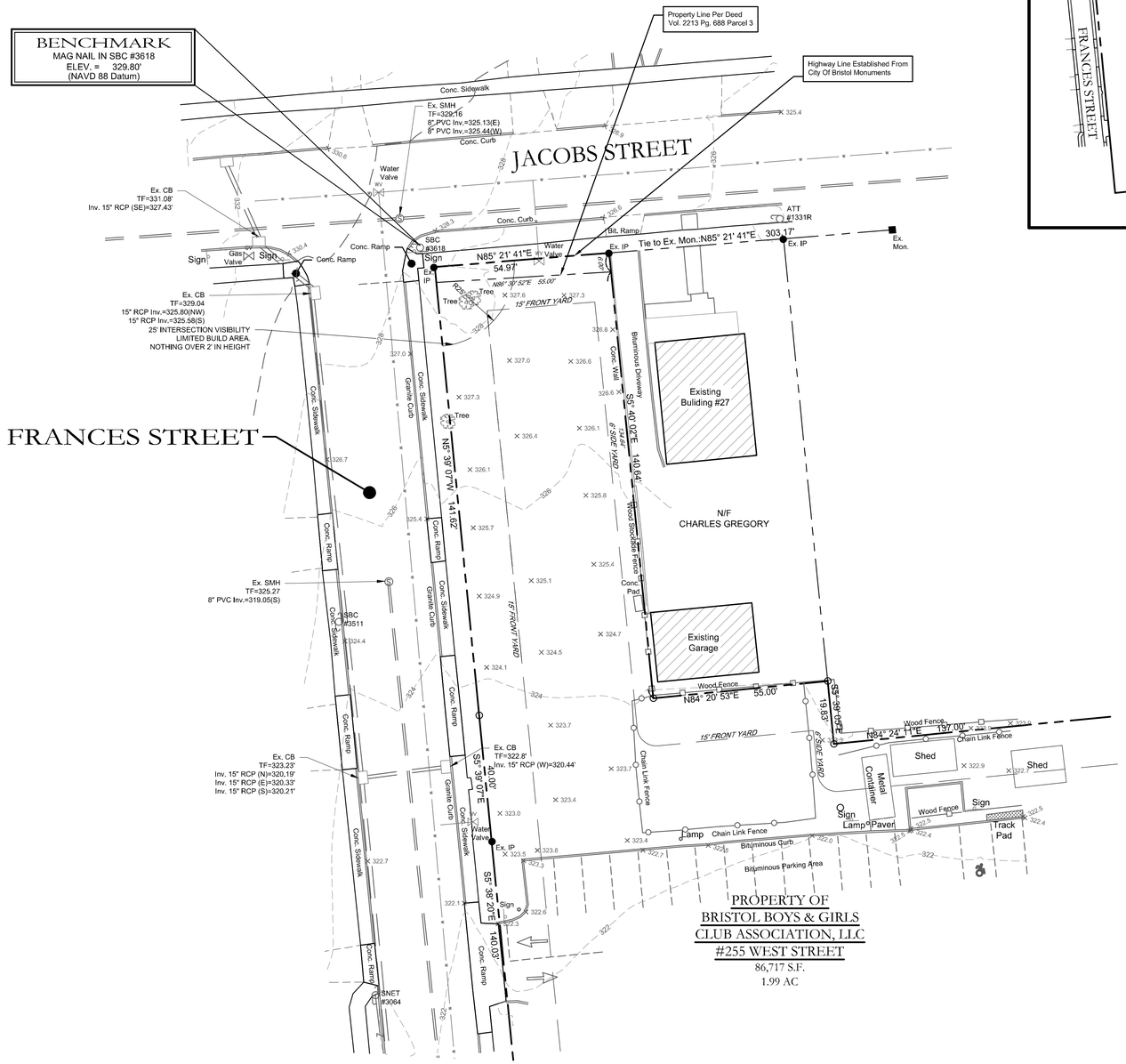
Revision Table

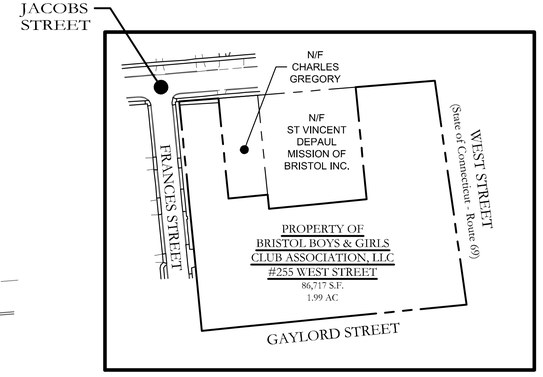
	May 30, 2024	First Submittal Set	#2430

I:\BGCWORK\NAME IP\Land Projects\2430\Dwg & Gis\Club of Bristol\255 West Street, Bristol CT\Dwg\2430 - Property & Topographic Survey May-Aug LAYOUT-TI PLOT DATE: May 30, 2024 - 1:05pm OPERATOR: BryanPerron

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- wv = Existing water valve
- gv = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Existing iron pipe





Map Of Entire Property
Scale 1"=100'

NAD 83

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

   a) "Map of Brightwood Park; Bristol, Conn.; Owned by Thomas R. Manners; Scale 1"=60'; Aug. 17, 1897; By A.J. Patton, Surveyor"

   b) "Map of Lot #115 Showing Lot #115-1; #19 Jacobs Street at West St. & Gaylord St.; Bristol, Connecticut; Owned by The St. Ann's Church of Bristol, Corporation; Sheet 1 of 1; Scale 1"=40'; March 28, 1994; By Lepore Associates, Inc.; Filed In Volume 266-4 In BLR"

   c) "Property Survey; Dependent Resurvey Prepared For JCJ Architecture; Gaylord Street, West Street & Frances Street; Bristol, Connecticut; Sheet 1 of 1; Scale 1"=20'; 01-06-10; Last Revised 01-21-10; By The Bongiovanni Group, Inc.; Filed As Map No. Q-55 In BLR"

   d) "Site Layout and Materials Plan; Boys & Girls Club of Bristol and Family Center of Bristol, CT; Lots 112, 113, 114, 115, & 116; 255 West Street; Bristol, Connecticut 06010; Sheet No. C2.1; Scale 1"=20'; 10/1/12; Last Revised 11-05-12; By LRC Group; Filed As Map No. Q-56 In BLR"

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15/RM

9. Owner: Bristol Boys & Girls Club Association Inc.

10. City of Bristol Assessors Map #28 Lot #115

11. Filed as Volume 2213, Page 688 of the City Clerk's office.

12. Contour interval is two(2) feet.

13. Existing contours generated from field topography.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

DATE	REVISION

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

LIMITED PROPERTY & TOPOGRAPHIC SURVEY MAP
Prepared For
BRISTOL BOYS & GIRLS CLUB ASSOCIATION INC.
255 West Street
Bristol, Connecticut
October 16, 2023 Scale: 1" = 20'
20' 10' 0 10' 20'

F.B. #: PROJECT #: 2430

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

DRAWING NAME: P:\Land Projects\2430\Dwgs & Gis\Cole of Bristol\255 West Street, Bristol CT\dwg\2430 - C1 - Site Plan.dwg LAYOUT: C1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
ZONE	R-15/RM	R-15/RM
LOT AREA	5,000 SF	86,717 SF
LOT WIDTH	50'	54.97'
FRONT YARD SETBACK *	15'	14.4' *
SIDE YARD SETBACK*	6'	5.3' *
REAR YARD SETBACK	15'	>15'
ACCESSORY SIDE AND REAR SETBACK	5'	5.3'
MAX. BUILDING HEIGHT	35'	14'
MAX ACCESSORY HEIGHT	14'	14'
MAX. BUILDING COVERAGE	40%	32%

* Projections up to 1' allowed in required yards
** Existing building = ±26,310 SF + Pavilion = 1,350 SF = Total Coverage 27,760 SF

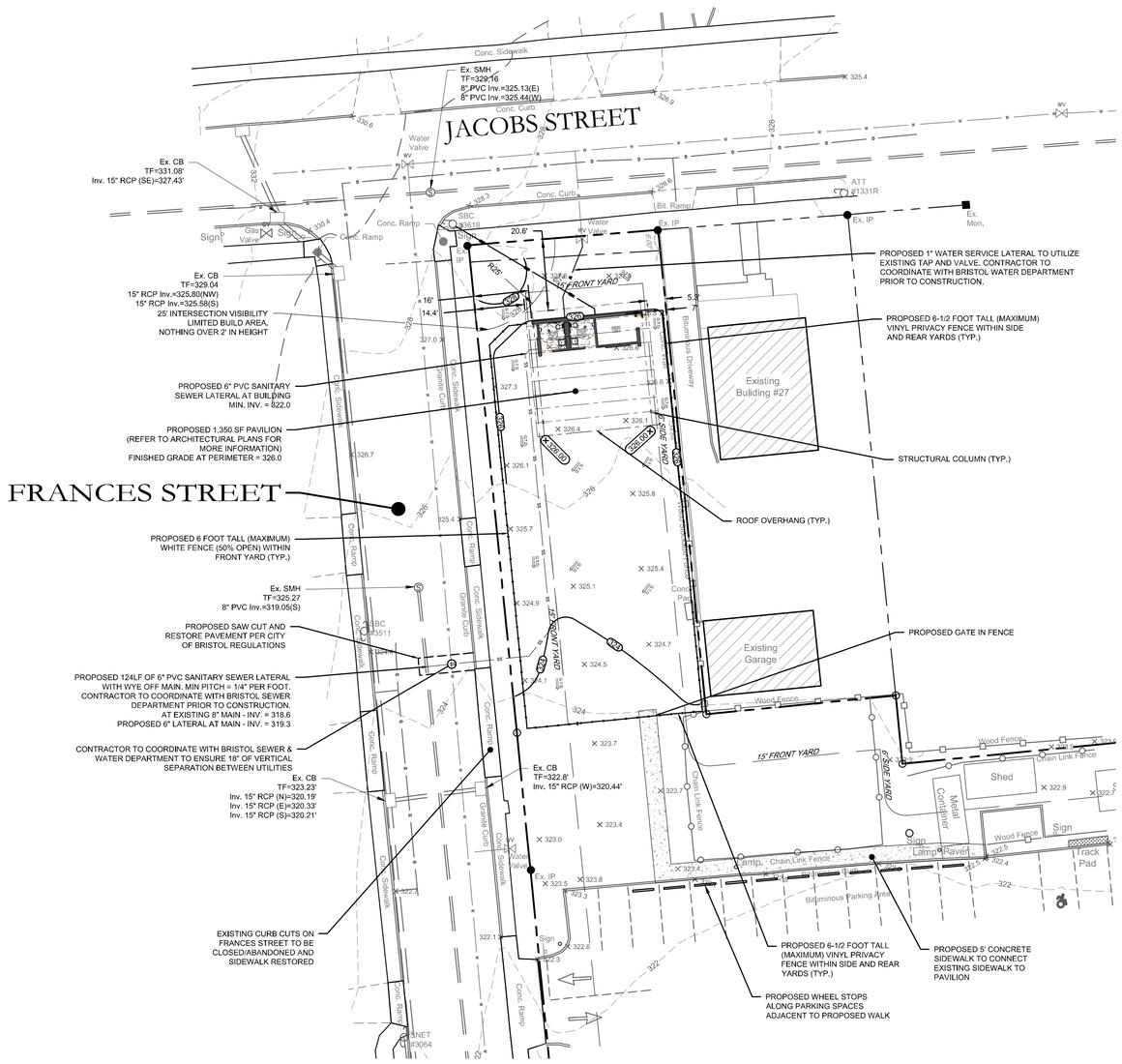
IMPERVIOUS COVERAGE OF PREVIOUS LOT	
EXISTING/PREVIOUS	5,813 SF
PROPOSED DEVELOPMENT	2,050 SF *
NET CHANGE	- 3,763 SF

* PROPOSED IMPERVIOUS INCLUDES THE PAVILION AREA, AND PROPOSED SIDEWALK ON ALL PROPERTIES WITHIN DEVELOPMENT AREA

NET REDUCTION IN IMPERVIOUS AND RUNOFF OFFSITE → NO DETENTION REQUIRED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:

1. Owner: Bristol Boys & Girls Club Association Inc.
2. Applicant: Boys & Girls Club of Bristol
3. Street #: 255 West Street
4. Area of Parcel: 1.99 Acres
5. Parcel is zoned: R-15/RM
6. Present use: Vacant Lot (previous residential house)
7. Proposed use: Pavilion (recreation) - Accessory to Bristol Boys and Girls Club
8. No Wetlands are present per the City of Bristol Wetland Map.
9. Site to be serviced by town water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. All Catch Basins\Inlets shall be cleaned prior to occupancy.
18. Underground fuel tanks are prohibited.
19. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
20. Water service sizing to be determined by the City Water Department and splash pad company coordination upon approval of plan and receipt of all pertinent water fixture data.
21. City of Britol Planning and Engineering Departments to be notified at (860) 584-6225 and (860) 584-6297, 24 hours before site grading begins.
22. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
23. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
24. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
25. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
26. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

811 Know what's below. Call before you dig.

Barton N. Bovee P.E. #13653 Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SITE DEVELOPMENT PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

Sheet #:

C1

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street\CT 2430-LL-Landscaping Plan.dwg LAYOUT: L1 PLOT DATE: May 30, 2024 - 1:06pm USER: BTP

PLANT LIST

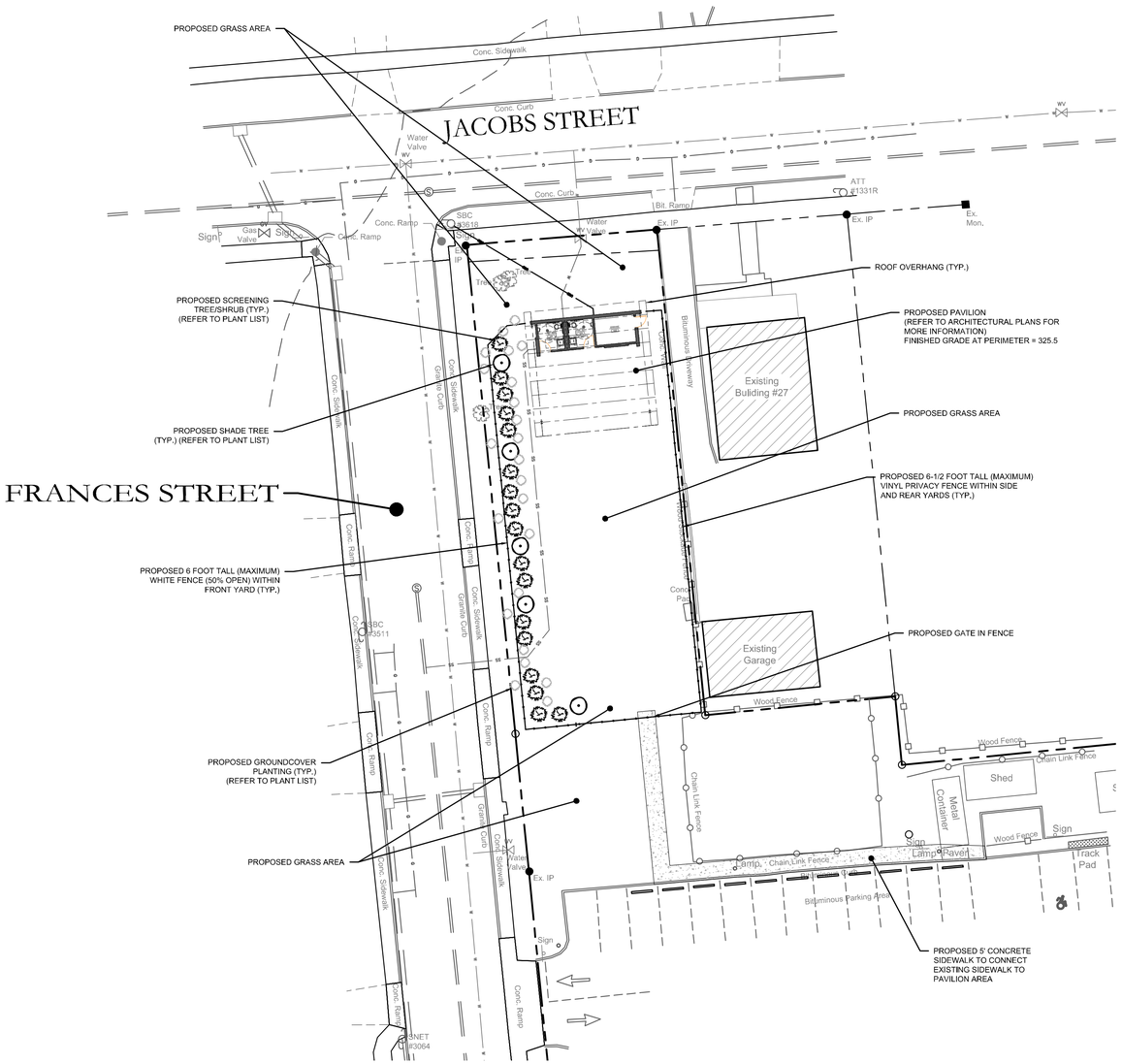
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES & SHRUBS				
	17	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
		ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
SHADE TREES				
	5	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
GRASS, GROUND COVER & PERENNIALS				
	23	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHENUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

ALL AREAS OF THE SITE NOT IDENTIFIED AS PATIO /CONCRETE PAD/BITUMINOUS/ OR OTHER IMPERVIOUS SURFACE TO BE LOAM AND SEED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing treeline
- = Existing edge of pavement
- = Proposed curbing
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing utility box
- = Proposed sidewalk ramp
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:
1. ADDITIONAL NOTES LOCATED ON SHEET C1.

811 Know what's below. Call before you dig.

#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

LANDSCAPING PLAN

Scale: 20' 10' 0 10' 20'
1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #:
Drawn By: BTP	Approved By: BNB

Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

Sheet #:

L1

DRAWING NAME: P:\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\2430 - ES1 - Erosion.dwg LAYOUT: ES1 PLOT DATE: May 30, 2024 - 1:06pm OPERATOR: BrucePerro

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *Project Description - The project site consist of one 0.18 acre site at 255 West Street in Bristol, Connecticut. Area of Development - 0.18± Acres.*
2. *Area Proposed Disturbance Due to Construction Activities - 0.18± Acres.*
3. *Estimated Start of Construction - 2024.*
4. *Estimated Construction Completion Date - 2025.*

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. *Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.*
2. *Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)*
3. *Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)*
4. *After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)*
5. *Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)*
6. *Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)*
7. *Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)*
8. *Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)*
9. *Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)*
10. *Bring proposed site entrance surface areas to rough subgrade.*
11. *Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)*
12. *If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)*
13. *Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)*
14. *Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)*
15. *Excavate for and install utilities. (C)*
16. *Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)*
17. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
18. Exercise final landscaping plan and permanent seeding to provide long-term stabilization, (E)
19. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner, (F)
20. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer, (F)
21. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
22. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
2. SESC Emergency contact Information
   Emergency Contact Name: Boys & Girls Club of Bristol
   Emergency Contact Phone Number: (860) 540-3101

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

BRISTOL, CONNECTICUT

The following are the required maintenance and monitoring procedures.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

= Existing utility pole	= Existing edge of pavement		= Existing contour
= Existing light pole	= Proposed curbing	x000.0	= Existing spot elevation
= Proposed Light	= Existing/Proposed well		= Proposed contour
= Existing fire hydrant	= Existing catch basin	x000.0	= Proposed spot elevation
= Proposed fire hydrant	= Existing drainage manhole	TP	= Deep test location
= Existing water valve	= Existing sanitary manhole	PT	= Percolation test location
= Existing gas valve	= Proposed catch basin	G.T.D.	= Grade to drain
= Existing underground pipe	= Proposed manhole		= Proposed Riprap
= Existing treeline	= Existing utility box		= Proposed Drainage Pipe
	= Proposed sidewalk ramp		

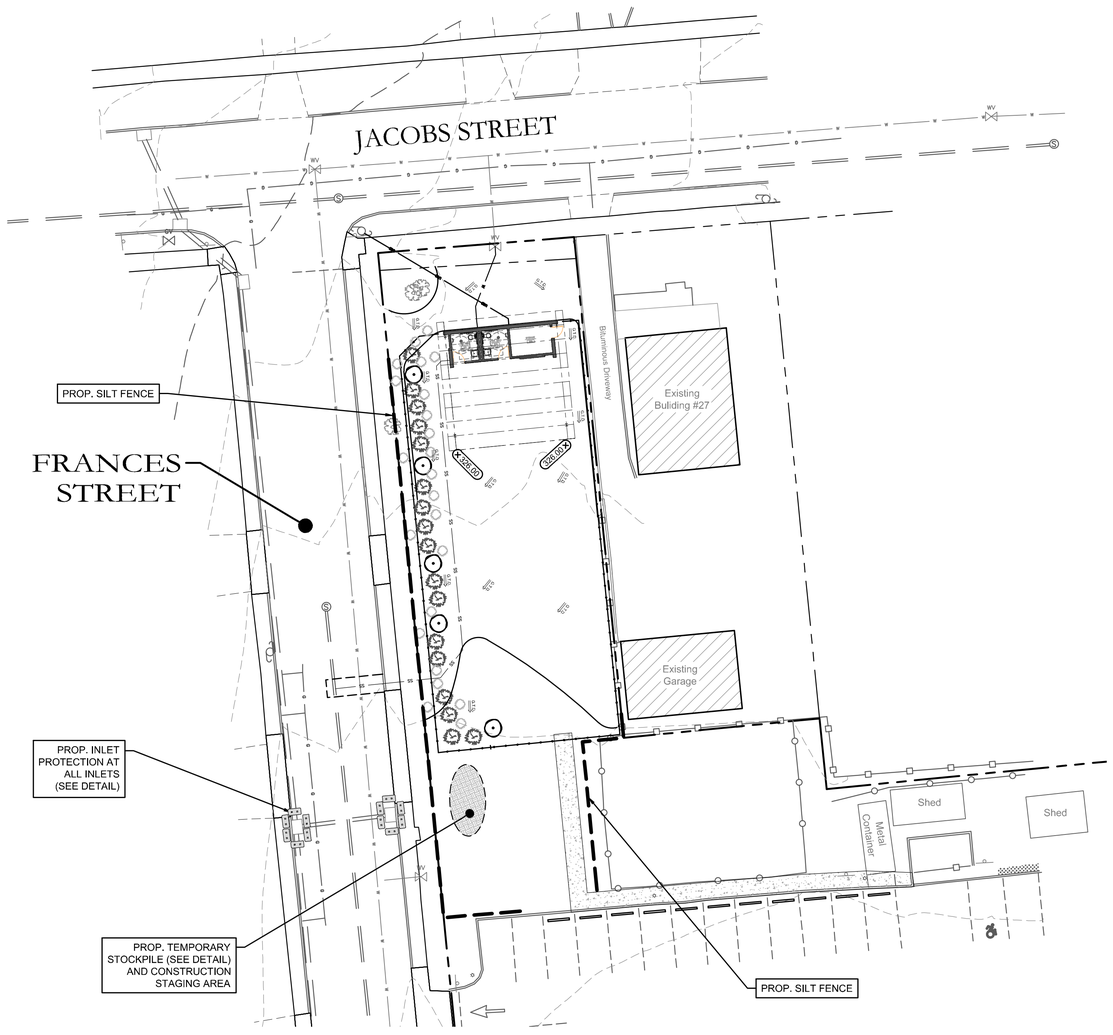
TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

NORTH
NAD 83

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Scale: 20' 10' 0 10' 20' — 1"=20'

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

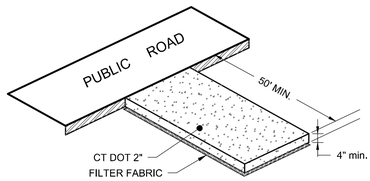
Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

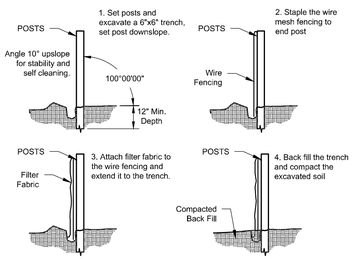
Sheet #:

ES1

I:\PROJECTS\NAME D\Land Projects\2430 Boys & Girls Club of Bristol\255 West Street, Bristol CT.dwg, 24X36+ D1 - Details.dwg LAYOUT: D1 PLOT DATE: May 30, 2024 - 1:07pm USER: KTOR BraePatco



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

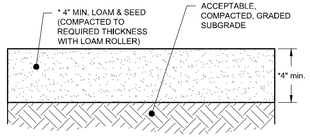


SEDIMENTATION BARRIER DETAIL
N.T.S.

GENERIC SEED MIXTURE
- 25-30% KENTUCKY BLUE GRASS 80% GERMINATION
- 30-35% RED FESCUE 90% GERMINATION
- 30-40% PERENNIAL RYE GRASS MIXTURES 85% GERMINATION

or

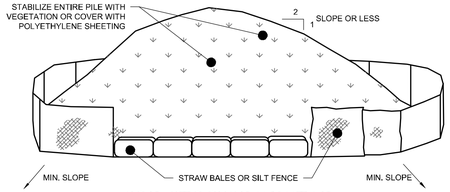
SESC MANUAL SEED MIXTURE
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL



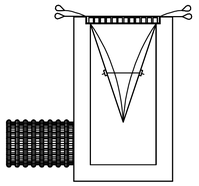
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.

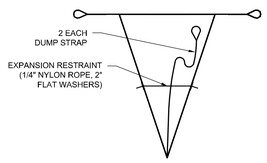
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



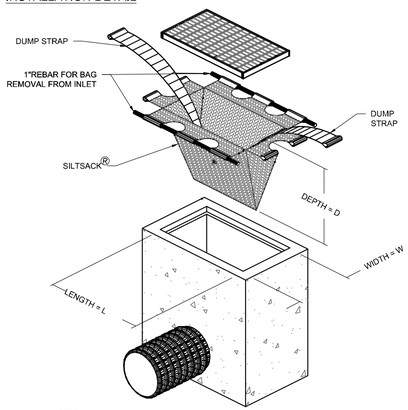
SOIL STOCKPILE DETAIL
N.T.S.



INSTALLATION DETAIL

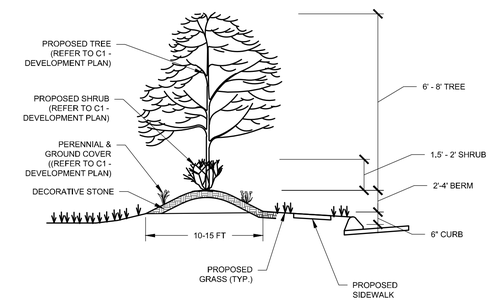


BAG DETAIL

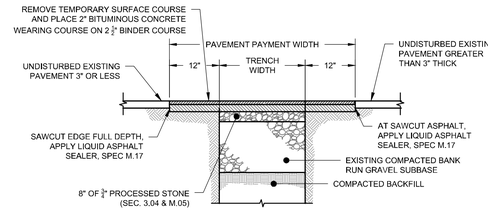


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.



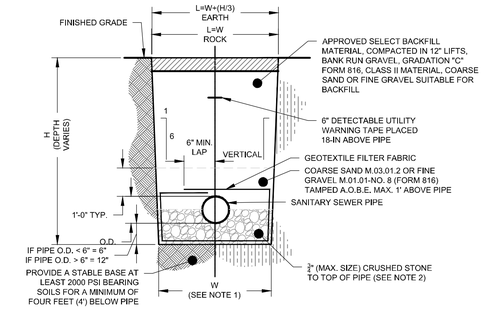
PROPOSED LANDSCAPE BERM DETAIL
N.T.S.



1. ALL PAVEMENT PATCH CONSTRUCTION SHALL CONFORM TO CONN. DOT FORM 816 SPECIFICATIONS AND STANDARDS.

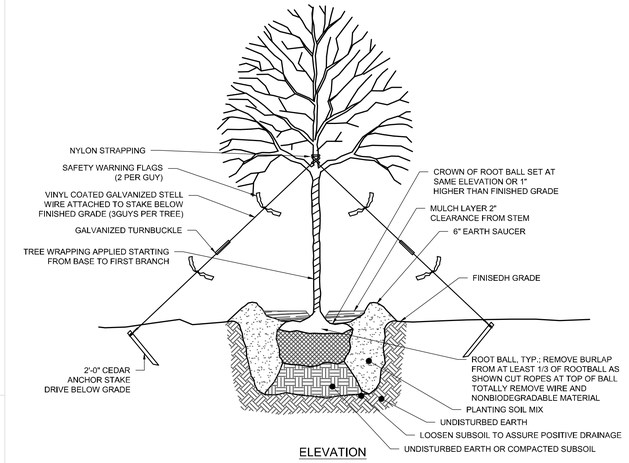
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

NOTES:
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0", WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
3. TYPICAL FOR ALL FLEXIBLE PIPE MATERIALS, I.E. PVC, CCP, POLYETHLYENE, FRP, AND ABS TRUSS.
4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ROCK REMOVAL DEPTHS GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.



EARTH EXCAVATION ROCK EXCAVATION

SANITARY CLASS 'B' TRENCH DETAIL
N.T.S.



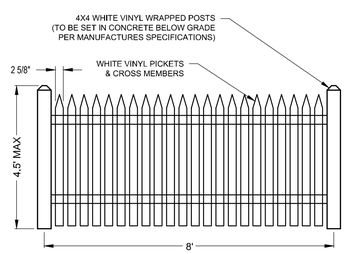
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

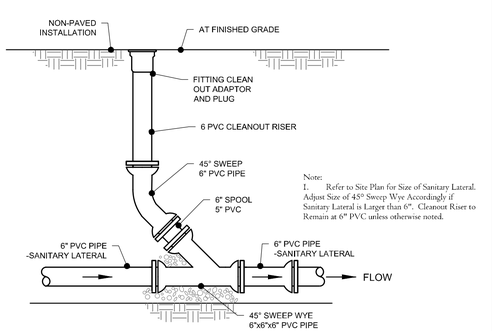
NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT/DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.

TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.



STANDARD PICKET FENCE DETAIL
N.T.S.



Note:
1. Refer to Site Plan for Size of Sanitary Lateral. Adjust Size of 45° Sweep Wye Accordingly if Sanitary Lateral is Larger than 6". Cleanout Riser to Remain at 6" PVC unless otherwise noted.

NON-PAVEMENT AREA

CLEANOUT DETAIL
N.T.S.

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT NAME:

PROPOSED PAVILION

255 West Street
Bristol, Connecticut

PREPARED FOR:

BOYS & GIRLS CLUB OF BRISTOL

Sheet Description:

DETAILS

Scale: N.T.S

Date: May 30, 2024

Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

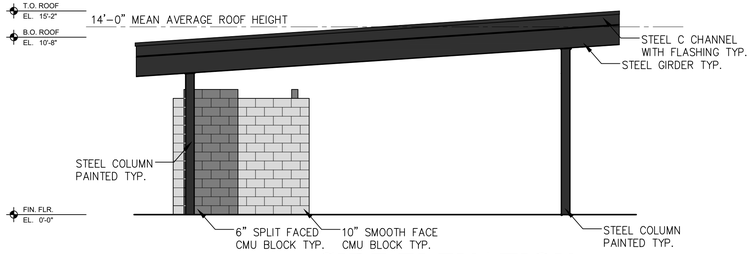
Revisions:

Date:	Descriptions:
----	----
----	----
----	----
----	----

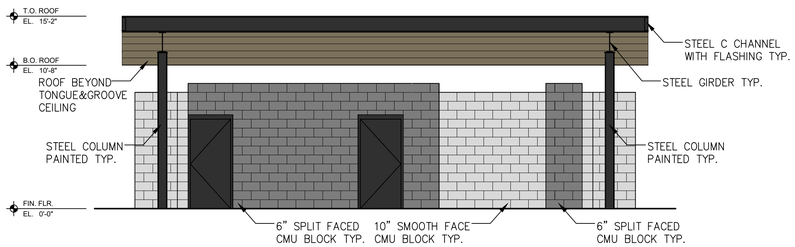
Sheet #:

D1

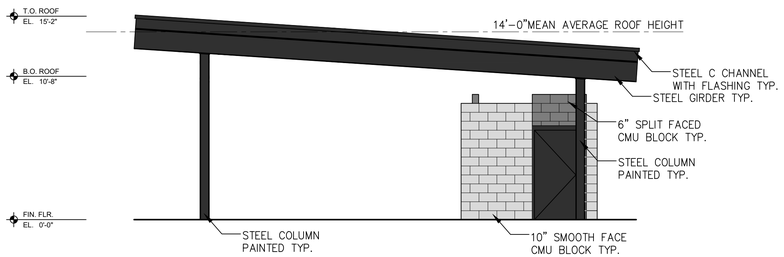
Elevation Drawing and Floor Plan



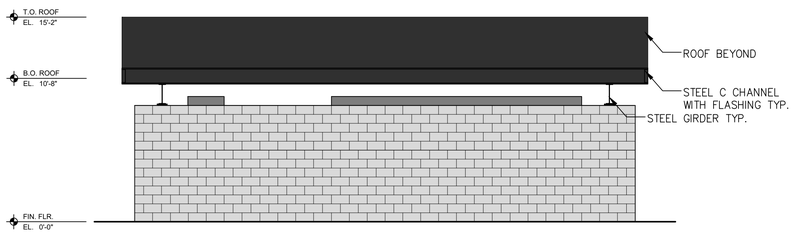
1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



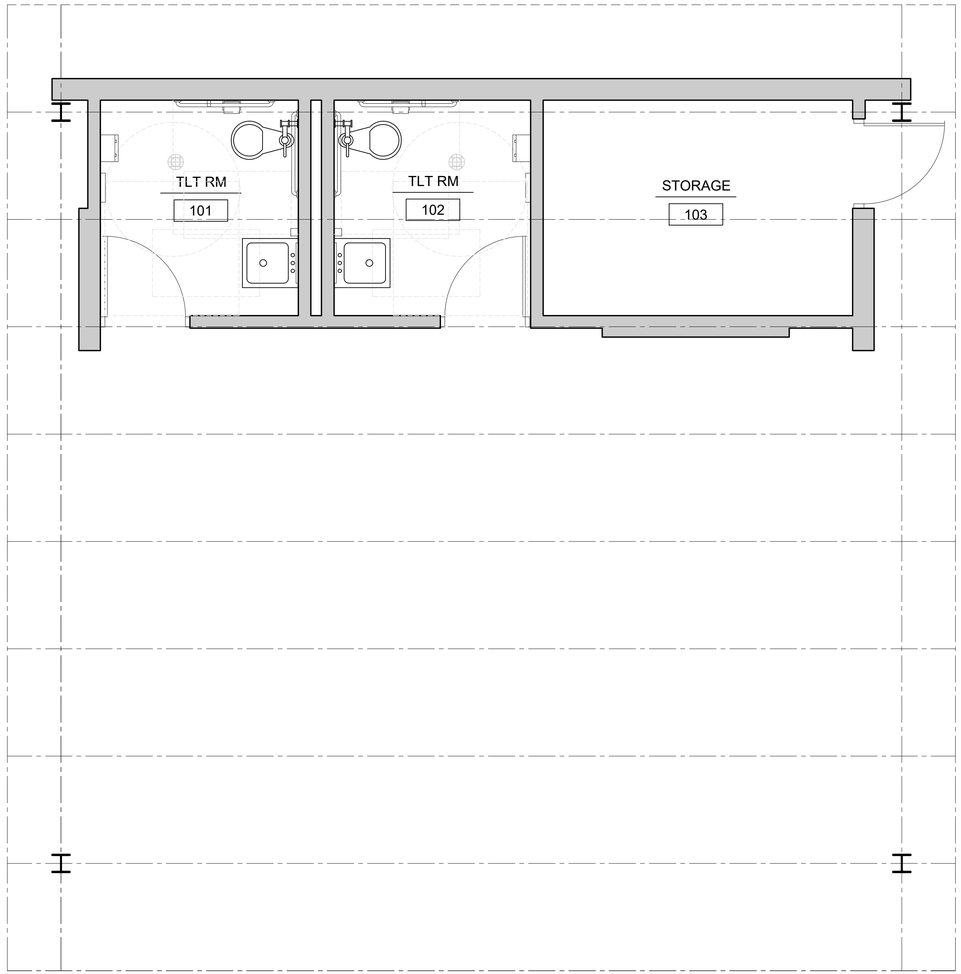
2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

Peter L. Amara, AIA, NCARB

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
PROPOSED PLAN & ELEVATIONS

Drawn HW
Checked PA
Scale

Sheet No.
A-100



Peter L. Amara, AIA, NCARB

CT LICENSE NUMBER 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

AMARA ASSOCIATES, LLC
199 PARK RD EXT MIDDLEBURY, CT 06762
P: 877.833.7881
www.amaraassociates.com

Project No. AA23016
Date 28 MAY 2024

Drawing Title
RENDERING

Drawn HW
Checked PA
Scale

Sheet No.
A-101