City of Bristol
Zoning Commission

SPECIAL MEETING - MONDAY, AUGUST 19, 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/82048169688?pwd=2pYbiyNpDO6wvgNJBS5x0jL3kFl9Nb.1
Meeting ID:
820 4816 9688
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Approval of Minutes

   a. Regular Meeting - July 8, 2024

   b. Special Meeting of July 11, 2024

   c. Special Meeting of July 25, 2024

3. ZEO Report

   a. July 2024

4. Receipt of New Applications

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 July 8, 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 July 8, 2024 meeting.

c. 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 – Public Hearing continued from the July 8, 2024 meeting.

d. 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.

6. Old Business

7. New Business

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.

8. Communications

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, September 16, 2024

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

1. Call to Order

By: Chairman White Time: 7:00 P.M. Place: Bristol City Hall
Council Chambers
111 North Main St.
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow		X
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant 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 was Monday, August 19, 2024.

2. Approval of Minutes
a. Regular Meeting – June 10, 2024

Chairman White designated regular Commissioners LaFreniere and White to vote on the June 10, 2024, regular meeting minutes. He also designated alternate Commissioners Mangiafico and Caruso to vote on the June 10, 2024, regular meeting minutes in place of Commissioner Harlow with his absence this evening and Commissioner Marra with his absence at the June 10, 2024, regular meeting.

Commissioner LaFreniere stated a correction was needed on the June 10, 2024, regular minutes on Page 3 for Applications #2494 and #2495. He noted the minutes stated he voted on Applications #2494 and #2495, but he recused himself from Applications #2494 and #2495 that evening.

MOTION: Move to approve the minutes of the June 10, 2024, regular meeting, as amended.

By: Caruso Seconded: Mangiafico.

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

b .Special Meeting – June 13, 2024

MOTION: Move to approve the minutes of the June 13, 2024, special meeting.

Chairman White designated regular Commissioners LaFreniere and White to vote on the June 13, 2024, special meeting minutes. Chairman White also designated alternate Commissioners DeRoehn, Caruso and Mangiafico to vote on the June 13, 2024, special meeting minutes in place of Commissioner Harlow with his absence this evening.

By: LaFreniere Seconded: Goodwin.

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

2. ZEO Report
   a. June 2024

Chairman White confirmed Mr. Brown, Chief Building Official, was not in attendance, but if the Commission had any questions the Commissioners may contact Mr. Brown.

4. Receipt of New Applications

a. Application #2502 – Revision to an Approved Site Plan for a Car Wash at 1249 Farmington Avenue; Assessor's Map 28 Lot 49; BG (General Business) zone; Bristol Endurance, applicant.

Chairman White designated regular Commissioners Marra, Goodwin, LaFreniere and White to vote on Application #2502.

MOTION: Move that Application #2502 be placed on the August 19, 2024, special meeting agenda under New Business.

By: Marra Seconded: Goodwin.

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

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.

Chairman White designated regular Commissioners Marra, Goodwin, LaFreniere and White to vote on Application #2503.

MOTION: Move to schedule Application #2503 for a public hearing for the August 19, 2024, special meeting of the Commission.

By: Marra Seconded: Goodwin.

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

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

Chairman White designated regular Commissioners Marra, Goodwin, LaFreniere and White to vote on Application #2504, #2505 and #2506.

MOTION: Move to schedule Applications #2504, #2505 and #2506 for a public hearing for the September 16, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Marra Seconded: Goodwin.

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

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.

Chairman White explained that 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 Commissions Marra, Goodwin and White 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 Commissioner Harlow with his absence this evening and with Commissioner LaFreniere' s recusal on Applications #2494 and #2495.

Staff inquiries: Commissioner Goodwin and Commissioner Marra verified they listened to the recordings of Applications #2494 and #2495. Commissioner Goodwin and Commissioner Marra both felt qualified to vote on Applications #2494 and #2495. Commissioner Goodwin noted he also listened to the recordings for Applications #2496 and #2497.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, commented he submitted a letter into the recorded requesting an extension of the public hearing to complete the public hearing to the September 19, 2024, regular meeting. He confirmed a traffic report was requested from F.A. Hesketh Associates, Inc. because of the traffic concerns at the June meeting. He requested the Commission to speak of any new concerns from the June meeting.

Commission inquiries: Attorney Furey verified the only entrance would be on Crown St. He stated a driveway on Melrose St. versus Crown St. was being reviewed. Attorney Furey reviewed that he was discussing how to incorporate the school traffic into the traffic report at this time of year.

No one spoke in favor of the application.
The following person spoke against the application: Marybeth Kelmel, 17 Melrose St.; Daniel Bailey, 64 Earl St.; Sharon Niemann-Testa, 19 Melrose St. and Elizabeth Beattie, 17 Crown St.

Ms. Kelmel was concerned that no matter where the driveway was placed there were no provisions for the neighborhood children's safety in this difficult area.

Mr. Bailey had concerns of living within 100 yds. of the site. He was unsure why the density was increased for this small property. He suggested the traffic study include Gridley St. and West St. because a multi-family unit was being constructed in that area. His concern was this would be more housing and traffic. He noted there was no green/play area for the children for the facility. His view was the facility would put more strain on the school system and the City services.

Ms. Beattie had concerns she would have blacktop and dumpsters behind her property. She noted the City wanted younger families but these units would not attract younger families. Her view was the facility was not fair to the existing neighbors.

Chairman White noted the public audience would be able to speak at the August meeting.

MOTION: Move that move that the Public Hearing on Applications #2494 and #2495 be continued to the August 19, 2024, Special Meeting of the Zoning Commission.

By: Marra Seconded: Goodwin.

For: Marra, Goodwin, Mangiafico, Caruso and White.
Against: None.
Abstained: None.

The applications #2494 and #2495 are continued.

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.

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

Commissioner LaFreniere resumed his seat.

Chairman White designated regular Commissions Marra, Goodwin, LaFreniere and White to vote on Applications #2496 and #2497. He also designated alternate Commissioner Caruso to vote on Applications #2496 and #2497.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, gave an over-view of the Zoning Regulations that were amended to construct these facilities. He noted there were limited comments remaining. His view was the plan may be approved subject to Staff review. He said a loading dock would be constructed and the turning radiuses would be improved. Attorney Furey represented the access lane would be on Prospect St. He noted if the Site Plan is approved, a revised Site Plan would be submitted with the merged lots.

Staff inquiries: Attorney Furey confirmed that the retail would be on the first floor. He commented some of the storage would be on first floor to the rear of the building. He noted the storage would be on the second and third floor and part of the fourth floor.

Commission inquiries: Attorney Furey reviewed the potential tenants for the facility.

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

Commission inquiries: Staff validated he had no concerns. His view was this would be a good project for the downtown area.

Staff reviewed the documents for the applications.

The hearing #2496 is closed.

By: Marra Seconded: Goodwin.

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

Chairman White's view was this was a long overdue project to rehabilitate a historical building.

MOTION: Move that 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, be approved.

By: Marra Seconded: Goodwin.

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

The application #2496 is approved.

The hearing #2497 is closed.

By: Marra Seconded: Goodwin.

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

MOTION: Move that 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, be approved with stipulations.

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

2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Article 4, Section 16.3.16. of the Zoning Regulations.

By: Marra Seconded: Goodwin.

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

The application #2497 is approved with stipulations.

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.

Chairman White designated regular Commissions Marra, Goodwin, LaFreniere and White to vote on Application #2498. He also designated alternate Commissioner Caruso to vote on Application #2498.

The following item was submitted into the record: a traffic report dated May 13, 2024, from F.A. Hesketh Associates, Inc. (submitted by Attorney Timothy Furey.)

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

Attorney Furey reviewed the request for the Zone Change application for the 3.9-acre property. He reviewed the property had been for sale for a long time. He noted three lots abutted Wolcott St. and one lot is on Old Wolcott Rd. He made clear the intent was not to use Old Wolcott Rd. He reviewed the facilities and housing in the area. He commented the Planning Commission reviewed the request in May and made a positive referral to the Commission.

Mr. Talmadge reviewed the methods he used to determine there was a need for new multi-family housing. He reviewed a report from the Partnership for Strong Families indicating Hartford County was at 3% for constructing new housing versus the surrounding communities.

Staff reminded the Commission the determination this evening was only for the Change of Zone application.

Commission inquiries, respectively: Attorney Furey confirmed there were no inland wetlands on the site.

Staff inquiries: Attorney Furey commented if an approval is received the lots would be merged.

No one else spoke in favor of the application.

The following persons spoke against the application: Matthew Small, 15 Old Wolcott Rd.; Dawn Lloyd, 25 Old Wolcott; Rd.; Kiana Small, 15 Old Wolcott Rd.; Eric Granados, 99 Old Wolcott Rd.; Kimberly Doucette, 47 Old Wolcott Rd.; Salvatore Raimondi, 25 Old Wolcott Rd.; Matthew Brunetto, 26 Old Wolcott Rd.; Kathleen Malone, 489 Wolcott St. (Southridge Condominium) and Lisa Freimuth; 47 Old Wolcott Rd.

Mr. Small was concerned his existing storm water drainage would get worse. He had concerns of decreased property values. He was concerned the tree buffer would be cleared. He had concerns of increased crime. He had concerns of increased traffic and children in the area.

Ms. Lloyd had concerns of increased persons on their properties with the potential building. She was concerned for the peacefulness and the wildlife being disrupted.

Ms. Small reviewed the UCONN CT Data Report regarding traffic incidents from 2021 to 2024 in the area. She was concerned about the strain on the school system and the City services. She was concerned of privacy.

Mr. Granados was concerned with increased storm water drainage on Old Wolcott Rd. and Rt. 229. He was concerned for pedestrian safety. He was concerned about additional traffic going onto Rt. 69.

Ms. Doucette concerned for the conservation area and the stream for the area wildlife.

Mr. Raimondi was concerned of the plans being changed after the zone change is approved.

Mr. Brunetto was concerned of the small piece of land turning into an access road to the condominiums. If a street is constructed, he had concerns of his children in this area. He was concerned of water storm drainage.

Ms. Malone was concerned of the increased traffic from Application #2494.

Ms. Freimuth reviewed that she just purchased the empty lot with Kimberly Doucette and Christine Finely. She noted her intent was to keep the property residential.

Chairman White reminded the public audience this was a Change of Zone application. He noted many of the concerns would be reviewed at a Special Permit or Site Plan, if a Zone Change was granted.

Attorney Furey responded to comments. He observed these types of plans helped resolve the storm water drainage concerns. He commented F.A. Hesketh reviewed the accesses but the State data for the school area needed to be reviewed.

Attorney Furey stated if the A-zone was on an arterial street, this would be considered "spot-zoning." He confirmed this property was on an arterial street with adjacent A-zones that would be an extension of a like zone and not be considered "spot-zoning."

Commissioner Goodwin disagreed with there being only 5 properties to develop in the A-zone to convert to apartment units. He was unsure if he was in favor of the application.

MOTION: Move that the Application #2498 be continued to the September 16, 2024, Regular meeting of the Zoning Commission. The applicant's attorney, Timothy Furey, has granted a 35-day extension to keep the public hearing open.

By: Marra Seconded: LaFreniere.

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

The application #2498 is continued.

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.

Chairman White explained that Applications #2500 and #2501 would be heard concurrently but voted on separately.

Chairman White designated regular Commissions Marra, Goodwin, LaFreniere and White to vote on Applications #2500 and #2501. He also designated alternate Commissioner Caruso to vote on Applications #2500 and #2501.

Staff stated he discussed with Attorney Ziogas today a concern with the 20 ft. buffer near the house. Staff reviewed a 2012 motion that was approved for the property. Mr. Flanagan noted there was insufficient area for the 20 ft. buffer. He suggested to flip the landscaping and irrigation and to relocate the building towards the street, which would help the neighbor. He suggested the landscaping on both sides would improve the plan.

Brian Panico of Cole Civil and Survey, 876 South Main St., Plantsville, reviewed the intent of the landscaping was for screening from the street. Mr. Panico noted a fence was supposed to be constructed. He detailed the plan would be modified if vehicles had to get into the area. He reviewed the outstanding comments from the Water and Sewer Dept. to reuse the existing water line.

Staff inquiries: Peter Amara, AIA, of Amara Associates, LLC, 199 Park Rd., Middlebury, confirmed the facility would need to be winterized. He noted there was a small storage room for the plan.

Staff will speak with Attorney Ziogas to grant a 7-day extension for the application.

The hearing #2500 is closed.

By: Marra Seconded: Goodwin.

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

MOTION: Move that 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, be approved.

By: Marra Seconded: Caruso.

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

The application #2500 is approved.

MOTION: Move that the application fees be waived for Application #2500 and Application #2501 for $620.00, be approved.

By: Marra Seconded: Caruso.

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

The application fees of are waived for Applications #2500 and #2501.

MOTION: Move that Application #2501 be continued to the August 19, 2024, Special meeting of the Zoning Commission

By: Marra Seconded: Caruso.

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

The application #2501 is continued.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Staff Reports

Staff reminded the Commission there was a special meeting on Thursday July 11, 2024, at 5:00 P.M., with Mr. Gomes for the Re-Write of the Zoning Regulations.

9. Communications

10. Adjournment

Chairman White designated regular Commissioners Marra, Goodwin, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioner Caruso to on the adjournment in place of Commissioner Harlow with his absence this evening.

MOTION: Move to adjourn at 8:52 P.M.

By: Marra Seconded: Caruso.
For: Caruso, Marra, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY JULY 11, 2024

1. Call to Order

By: Chairman White Time: 5:00 P.M. Place: City Hall
111 North Main St.
Via Zoom only

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

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

Chairman White reminded the Commission the next special meeting of the Zoning Commission is Thursday, July 25, 2024.

2. Public Participation
There was no public participation.

3. New Business

a. Review Phase 3 schedule

Mr. Gomes would discuss the Phase 3 schedule with the Commission. He explained the main discussion this evening would be the environmental Regulations. He explained the online survey needed to be put on the City's Website. He explained the parking Regulations would be tabled until they are brought to the public hearing. He explained the next step was for the commercial and industrial mixed uses that would start in September.

b. Discuss recommended parking regulation amendments

Mr. Gomes explained the Commission standardized the Regulations as much as possible versus the Commission be entirely responsible for the Regulations. He explained an inquiry of Building Supply such as for Home Depot with 392 parking spaces. He explained the Home Depot's parking spaces should be based on the gross floor area of the store, outdoor sales area (66 spaces) and inventory spaces. He explained the Regulations are correct for a total of 320 parking spaces. Mr. Flanagan noted the Home Depot is overparked now.

Mr. Flanagan inquiries: Mr. Gomes explained there were an additional 70 parking spaces with pallets and sheds.

Mr. Gomes reviewed the amendments made to the Parking Regulations. He explained the reference for accessibility had to be updated. He explained there are sections for parking that need to be relocated from the landscaping section into the parking section. He explained if the Commission agreed, there was bicycle parking in the BD zone.

Commission inquiries, respectively: Mr. Gomes reviewed the Regulation for bicycle parking spaces that was for new developments. He explained the definitions of a parking space in a residential zone and the multi-family zone. He would check the residential zone for the parking section for the concerns of adequate area for parking. He would also check the parking section for multi-family zone for unobstructed access. He would review the definitions for the residential zone and the multi-family zone.

Commissioner Goodwin had a concern with the bicycle parking spaces and would like to hear the public's view on the Regulation. His view was there was a safety concern for people using bicycles in Bristol.

c. Discuss virtual public presentation of recommended parking amendments

He explained there would be a special meeting for a public virtual presentation on July 25, 2024, with an orientation of what the Zoning Regulations were about and what has been done in the process. He explained the purpose of the meeting was to be as transparent as possible to the public. He explained the public virtual presentation would be promoted as much as possible.

d. Discuss draft online survey

Mr. Gomes inquiries: The commission agreed to start the process for the online survey for the public.

e. Discuss preliminary findings from review of environmental regulations

Mr. Gomes explained most of these Regulations were in Section 15 of the Zoning Regulations. He explained most of the discussion this evening would include Soil & Sediment Erosion Control Regulations, Earth Material Removal, Filling of Land, Environmental Performance Standards, Storm Water Management and Environmental Remediation. He explained there were additional environmental protection Regulations in the City connected with the Zoning Regulations, but the Zoning Commission does not have jurisdiction on these Regulations. He explained there are many references to the Inland Wetlands Agency and the Flood Hazard zone in the Zoning Regulations, but those authorities would be with the Inland Wetlands Agency. He explained these Regulations are for the most part in good order, but these Regulations needed some clean up.

Mr. Gomes explained the Soil Erosion and Sediment Control Regulations does not refer to the most appropriate State Statute, Mr. Gomes explained for the Earth Material Removal section the applications were correctly administered, but the language had to be made clearer. His suggestion was to separate the two types of earth removal applications of the less than 400 yds. (temporary permit) and the applications over 400 yds. (Special Permit.) He would clean up the language and review this item next month. He reviewed the Standards for Earth Removal, Section 15, regarding buffers. His view was the buffer should be the same as the setback required for the property. He suggested there be a standard for Earth Materials Processing Operation with setbacks of 20 ft. and 100 ft. He suggested there be a standard for the Earth Removal Process in support of development with buffers the same as the setbacks.

Mr. Gomes reviewed the existing requirements for the reporting for the Earth Materials Removal applications. He explained the reporting time should be for 12 months and be corrected to Special Permit. He explained the swimming pool permits are permitted with a Zoning permit.

Mr. Flanagan reviewed the mandated remediation for the cleanup for the Superior Electric property.

Mr. Gomes reviewed the five amendments to strengthen the Aquifer Protection Area (APA). He explained there is no mention of the APA in the Zoning Regulations. He suggested to create a new Section 16.3.5 for the APA in the Zoning Regulations. He suggested a new Section 15.7 for the Aquifer Protection Areas in the Zoning Regulations. He suggested the APA area be designated as an overlay district, which many towns have done to their Regulations. The Commission generally agreed with the initiative.

Mr. Gomes reviewed the amendments he was suggesting for the Ground Mounted Solar Arrays. He suggested the height be limited to 18 ft. high in commercial and industrial districts. He explained he would review the Building Code for any limitations.

Mr. Gomes the reviewed the amendments to strengthen the Preservation of Existing Trees on sites, which was used by the City of Hartford. The Commission suggested the tree replacement also be CT native trees. Mr. Flanagan suggested defining the clear cutting of trees with an erosion control plan. Mr. Gomes noted he would review the feasibility of the suggested Regulations. Mr. Gomes reviewed the incentives for sustainable site features and buildings. Mr. Gomes explained he would provide how the incentives would be administered.

f. Next Steps
Mr. Gomes explained the next special meeting was on Thursday July 25, 2024, at 6:00 P.M., not at 5:00 P.M., via Zoom. He explained Mr. Flanagan would put the online survey on the City's Website. He explained the Commission would then work on the environmental regulations.

Mr. Flanagan reviewed the Zoning Commission meeting schedule. He explained Thursday, July 25, 2024, 6:00 P.M., was a special meeting via Zoom, for the public information regarding the draft parking Regulations. He explained Thursday, August 15, 2024, 5:00 P.M., was a special meeting via Zoom, for the Re-Write of the Zoning Regulations. Mr. Flanagan noted that three Commissioners had to be in attendance at this meeting. He explained Monday, August 19, 2024, was a special meeting of the Zoning Commission meeting, which was changed from the regular meeting.

Chairman White requested Mr. Flanagan to request the Commissioners to notify Mr. Flanagan if they would not be attending any meetings.

4. Adjournment

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

MOTION: Move to adjourn at 7:15 P.M.

By: Marra Seconded: Goodwin.

For: Caruso, Mangiafico, Goodwin, Marra 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 JULY 25, 2024

1. Call to Order

By: Chairman White Time: 6:00 P.M. Place: City Hall
111 North Main St.
Via Zoom only

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

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

Chairman White reminded the Commission the next special meeting of the Zoning Commission is Monday August 15, 2024.

Mr. Gomes gave his online presentation to the public for the amendments to the Regulations. He reviewed the purposes of the Zoning Regulations to the public and the Commission. He introduced the Staff and Commission as the steering committee for the amendments to the Regulations. He noted the amendments started two years ago to update and correct the Zoning Regulations. He described that the Commission was working on amendments for the third phase of the re-write of Zoning Regulations. He noted each area and section of the Regulations are being reviewed. Mr. Gomes said this evening he would discuss the parking section of the Zoning Regulations.

Mr. Gomes clarified the Commission had previously worked on phase one of the Zoning Regulations that was adopted in January 2024. He noted this evening was one of several public presentations for the Regulations. Mr. Gomes observed the presentation was to provide a transparent process and to obtain questions from the public. He stated there would be no votes this evening for the agenda items. He reviewed the areas of the Regulations that were previously worked on by the Commission. He reviewed the order of the next areas of the Regulations that would be worked on by the Commission.

Mr. Gomes gave a brief process of his team's and Staff reviews the Regulations for best practices, findings from different towns and analyze the data for the best recommendations for the Regulations.

2. New Business

   a. Presentation of recommended parking standard amendments to the Zoning Regulations

Mr. Gomes reviewed the parking standard amendments line by line with the Commission. He expounded on his team's review and the recommendations for the Regulations. He pointed out there were multiple parking uses that were not listed that needed the Commission's determination. He noted there were multiple parking uses that did not have any Regulations. He assessed that the downtown parking was complicated to use in the Regulations.

b. Discussion of recommended amendments including questions and answers

Mr. Gomes reviewed the Regulation for smaller shopping centers for the parking requirements that are calculated at a flat rate for the entire development. He explained parking spaces are based on existing facilities and the Institute for Transportation of Engineers Parking Utilization Guidebook.

Mr. Gomes reviewed the parking requirements for retail sales businesses that are now grouped into one parking requirement. He reviewed the new recommendation of the applicants providing the proper number of parking spaces by a traffic expert.

Public inquiries: Mr. Gomes confirmed the parking use requirements would remain under Section 13 of the Zoning Regulations.

Mr. Gomes next reviewed the shared parking Regulations. He reviewed shared parking in the downtown area that was within 1,000 sq. ft. of a building. Mr. Gomes reviewed the incentives for the Regulations for low impact developments for applicants. He clarified the parking for Aquifer Protection Areas the Commission does not want to put this type of parking in these areas. He stated these types of plans had to follow the CT Storm Water Manual that was recently amended in 2023.

Mr. Gomes reviewed the bicycle parking requirements for new developments that would have a small footprint.

Mr. Gomes next reviewed the four amendments that applied to the BD zone parking Regulations. He noted there was a recommendation to reduce the parking spaces by 25%. He noted the intentions were to increase the maximum parking spaces by 5% for flexibility and to not overpark the BD zone. However, now the recommendation is to increase the maximum parking spaces to 10% or possibly 25%. He pointed out a Special Permit would now be needed for full parking considerations in different areas of the City.

Mr. Gomes stated the Regulations for the landscaping parking lots would be placed in the section for parking Regulations.

Mr. Gomes overviewed the existing Regulation that allowed developers to construct on street parking by constructing buildings and curbs further back from the street. He detailed the recent recommended Regulation for parallel parking. He explained these requests now required a Special Permit for changes to the street front and curb locations on the property. He mentioned there were illustrations examples added for these Regulations.

c. Next Steps

Mr. Gomes over-viewed the next step was for the City to receive any comments or letters from the public to make possible changes to the Regulations. He commented then the recommendations would be brought to a public hearing at a later public hearing. He stated after the Commission is done with the current review of the environmental resources section a similar public presentation would be made to the public.

Mr. Gomes said he would send a PDF document of the presentation to Mr. Flanagan after the meeting.
Mr. Flanagan mentioned all the items for the meeting are posted on the City's Website.

3. Adjournment

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

MOTION: Move to adjourn at 7:03 P.M.

By: White Seconded: LaFreniere.

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

This meeting was taped.
Respectfully submitted,
Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

2024 ZONING ENFORCEMENT REPORT

For July 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**	**5**						**31**
Year (23):	*3*	*1*	*3*	*0*	*4*	*3*	*1*						*15*
Illegal Business:	**0**	**1**	**1**	**4**	**2**	**2**	**0**						**10**
Year (23):	*1*	*0*	*2*	*2*	*0*	*0*	*0*						*5*
Lack of Permit:	**3**	**0**	**0**	**0**	**2**	**1**	**1**						**7**
Year (23):	*1*	*0*	*1*	*1*	*4*	*2*	*3*						*12*
Accessory Structure:	**1**	**0**	**1**	**0**	**1**	**2**	**0**						**5**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*						*0*
Illegal Fence:	**1**	**0**	**0**	**2**	**0**	**2**	**0**						**5**
Year (23):	*0*	*0*	*0*	*1*	*1*	*0*	*0*						*2*
Illegal Sign:	**0**	**0**	**0**	**0**	**1**	**1**	**0**						**2**
Year (23):	*1*	*1*	*1*	*3*	*0*	*2*	*0*						*8*
Fowl:	**0**	**1**	**1**	**1**	**0**	**0**	**0**						**3**
Year (23):	*0*	*0*	*0*	*1*	*0*	*0*	*0*						*1*
Blight:	**2**	**2**	**0**	**6**	**1**	**1**	**0**						**12**
Year (23):	*9*	*6*	*6*	*3*	*6*	*1*	*1*						*32*
Sightline:	**0**	**0**	**0**	**0**	**0**	**0**	**0**						**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*						*0*
Lighting:	**0**	**0**	**0**	**1**	**1**	**1**	**0**						**3**
Year (23):	*0*	*0*	*0*	*0*	*1*	*0*	*0*						*1*
Site Plan:	**1**	**15**	**7**	**6**	**3**	**3**	**0**						**35**
Year (23):	*3*	*1*	*1*	*0*	*2*	*4*	*0*						*11*
Illegal Rentals:	**0**	**0**	**0**	**0**	**0**	**0**	**0**						**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*						*0*
Miscellaneous:	**3**	**0**	**1**	**4**	**4**	**0**	**0**						**12**
Year (23):	*2*	*6*	*1*	*1*	*1*	*2*	*0*						*13*
2023 TOTAL:	**13**	**21**	**11**	**28**	**18**	**20**	**6**						**117**
Year (23):	*20*	*16*	*15*	*15*	*19*	*14*	*5*						*104*
ABATEMENTS:	**0**	**0**	**0**	**0**	**0**	**0**	**0**						**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*						*0*
CITATIONS:	**6**	**2**	**3**	**0**	**3**	**0**	**1**						**15**
Year (23):	*11*	*10*	*7*	*4*	*8*	*13*	*3*						*56*
PERMITS ISSUED:	**275**	**234**	**250**	**300**	**351**	**335**	**339**						**2084**
Year (23):	*256*	*273*	*351*	*321*	*363*	*371*	*321*						*2256*

Respectfully submitted,

R.J. Brown

Richard J. Brown
Chief Building Official
August 1, 2024

Public Hearing Extension Request to August 19, 2024

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Timothy W. Furey
Patrick J. Cooney
Matthew D. Dyer

Molly Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1932-2020)
William Tracy Jr. (ret)

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

www.fureydonovan.com
Fax No. (860) 583-8674
tfurey@fureydonovan.com

July 8, 2024

City of Bristol Zoning Commission
C/O Robert Flanagan, City Planner
111 North Main Street
Bristol Ct, 06010

RE: Continuance request for Public Hearings on Applications #2494 and #2495

Dear Sirs,

Please accept this letter as a written request on behalf of Applicant, DGG Development, LLC for the continuance of the public hearings for Applications #2494 and #2495 presently scheduled for July 8, 2024 until your August 19, 2024 meeting. In making this request the applicant hereby waives all statutory timeframe requirements until the finalized date of your August meeting. The Commission indicated a traffic study would be helpful and we have engaged Hesketh Associates to prepare a traffic study unfortunately it could not be completed in time for this meeting. Further we are making other site plan adjustments based on the comments received from the Commission and the public.

Respectfully submitted,

Very Truly Yours,

Timothy W. Furey

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

Narrative

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

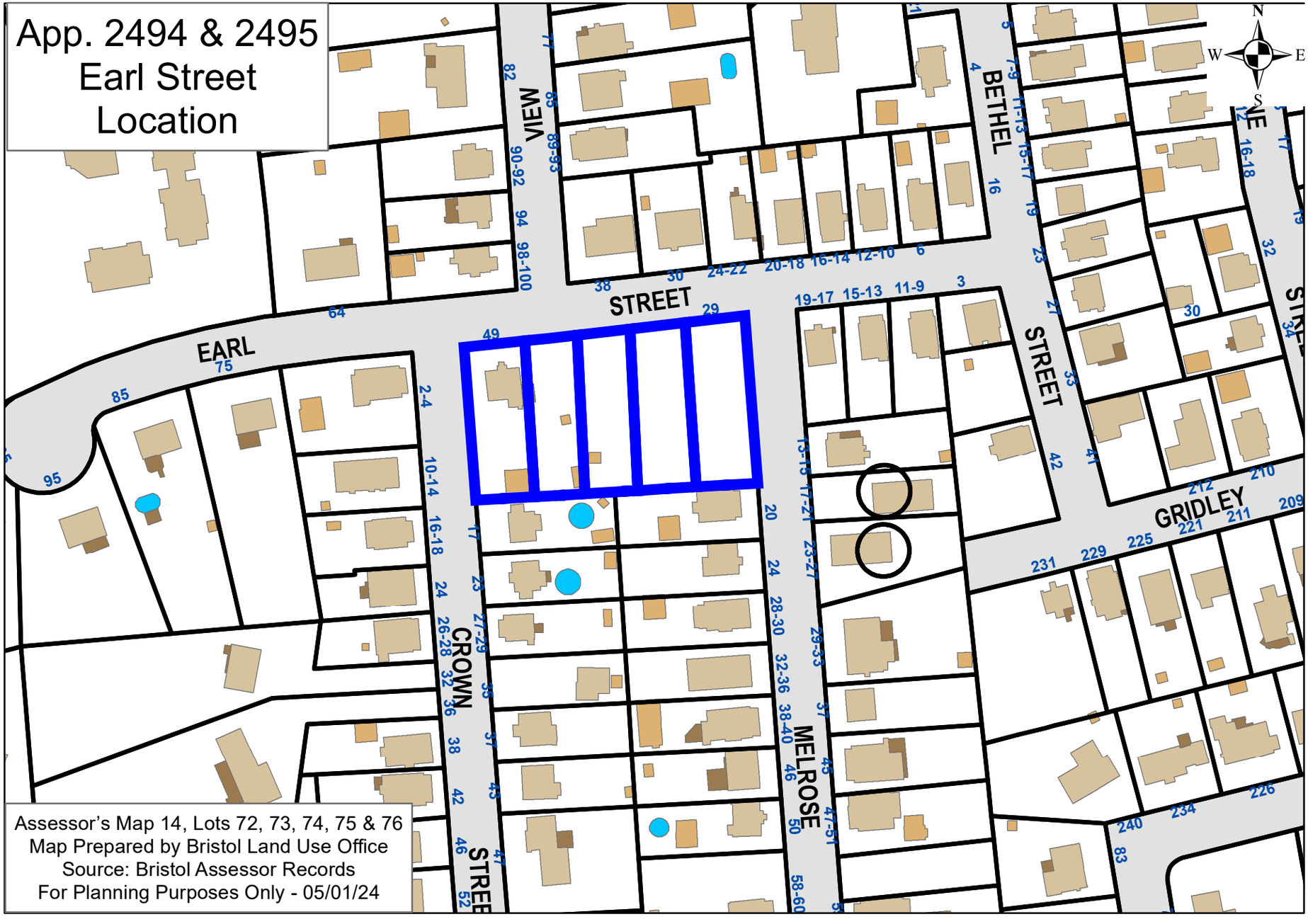
Project Overview

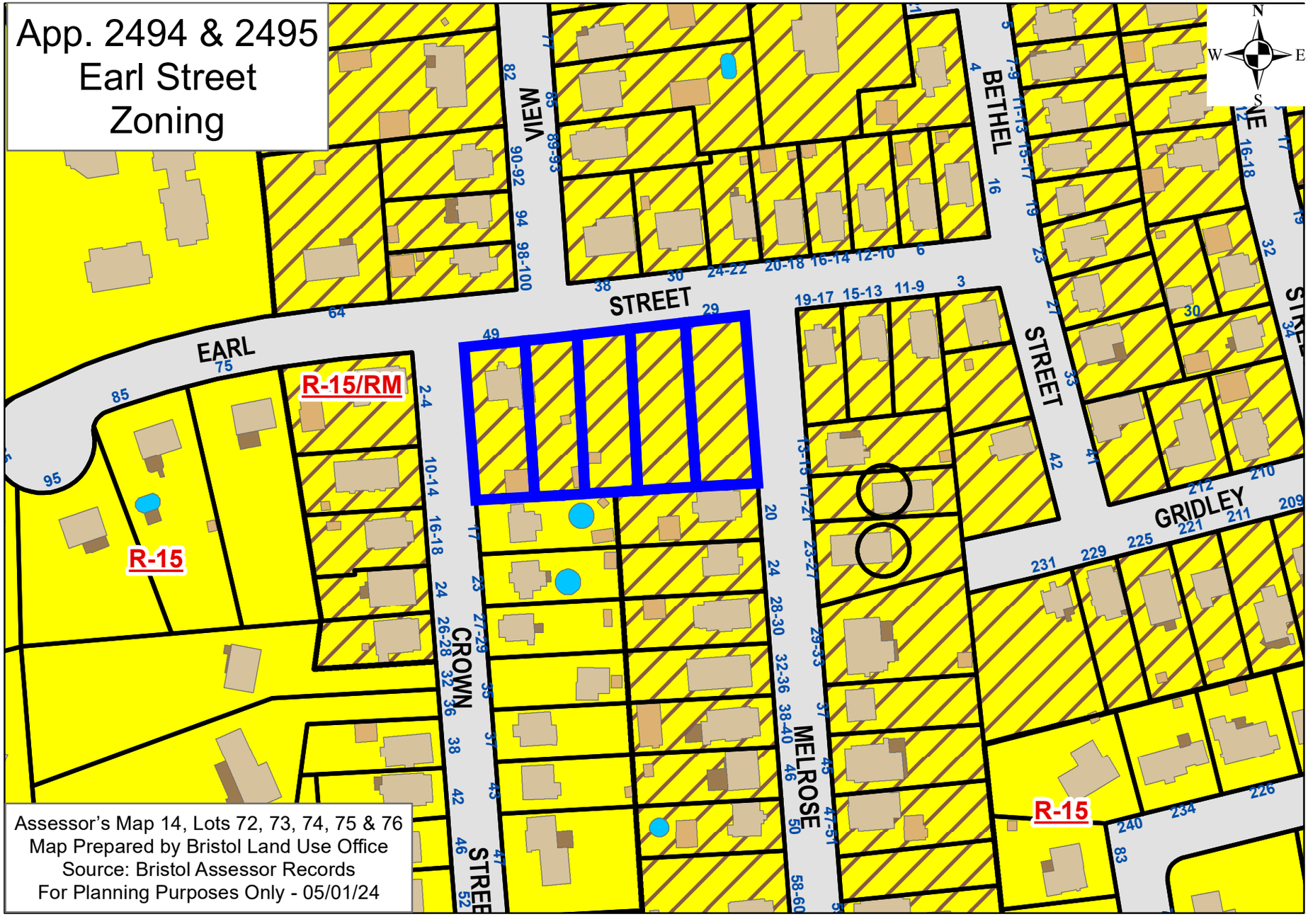
This project calls for the development of a Unified Residential Development containing 15 dwelling units and the associated site improvements. In the current condition, the project area is made up of five building lots which will be merged into a single parcel if approved. The site is uniquely situated within the RM Overlay zone and provides a tremendous opportunity to develop new and modern housing units.

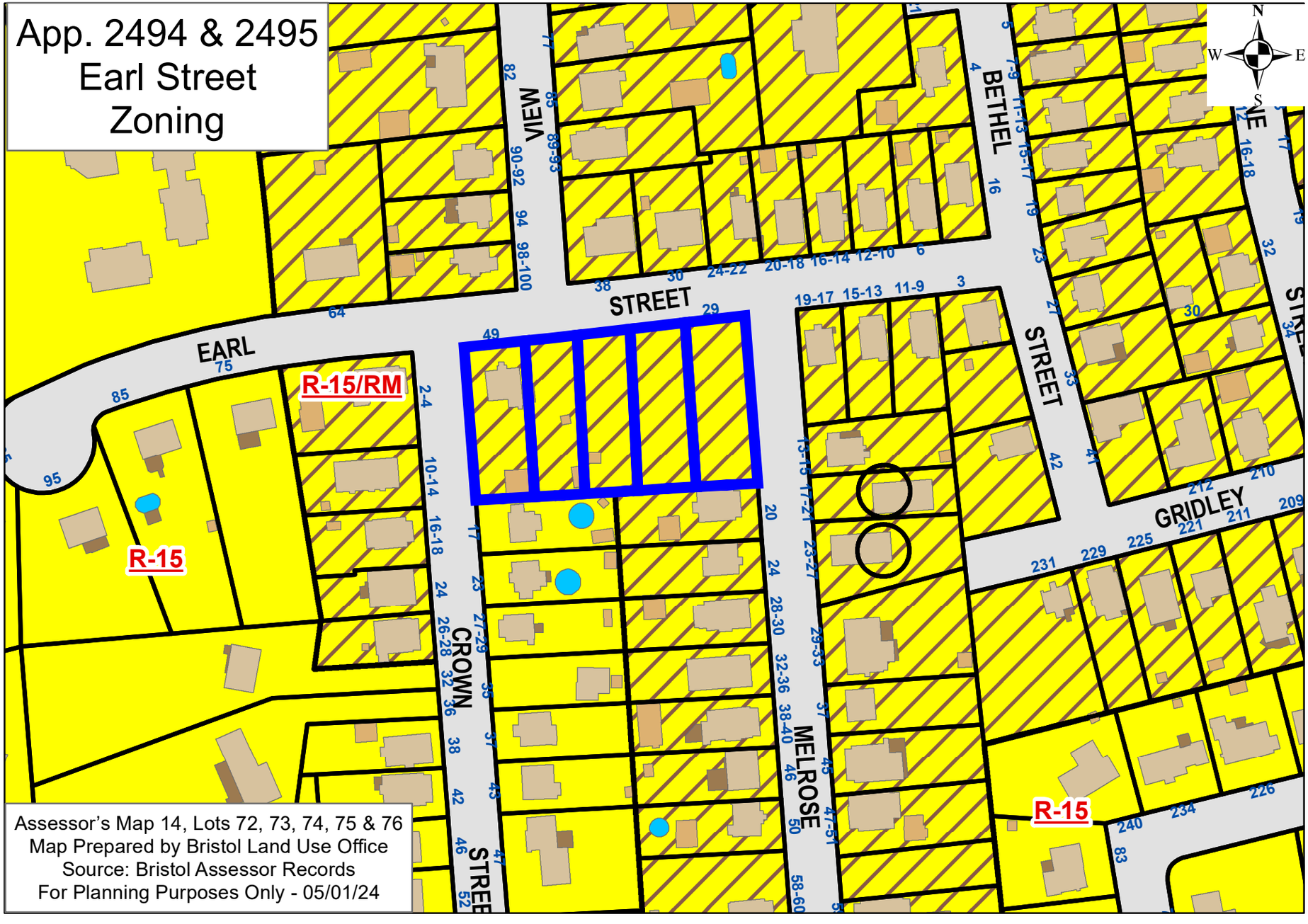
Since the fall of 2023, DGG Development LLC and their design team have been working with the city departments and staff on text amendments to allow Unified Residential Developments in the RM Zone. This plan takes into account all of the provisions of the new regulations and makes efficient use of the property.

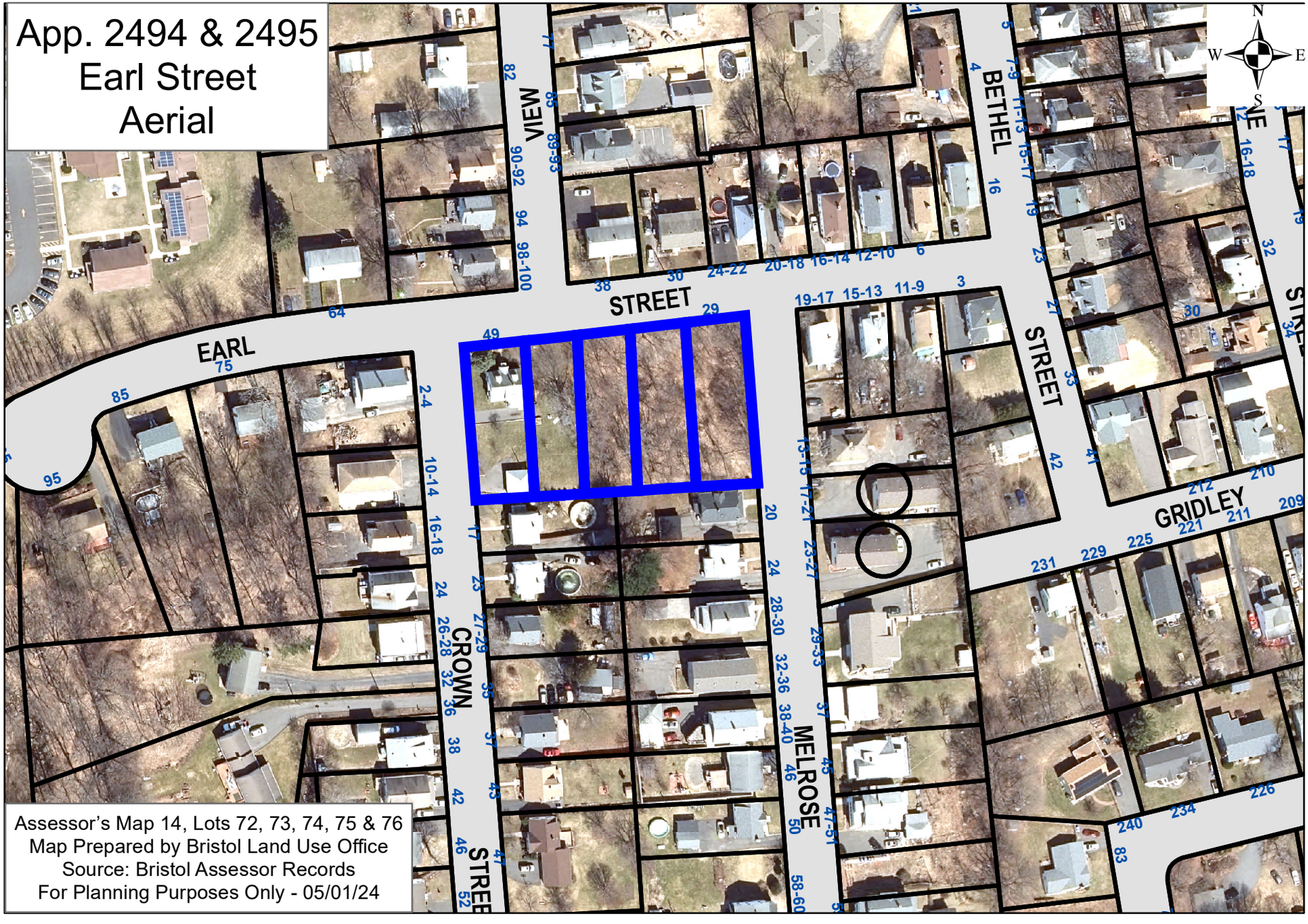
The development provides 15 dwelling units, 2 of which are developed as handicapped adaptable units, and 31 parking spaces all on a unified site plan. The site is also served by public water and sewer.

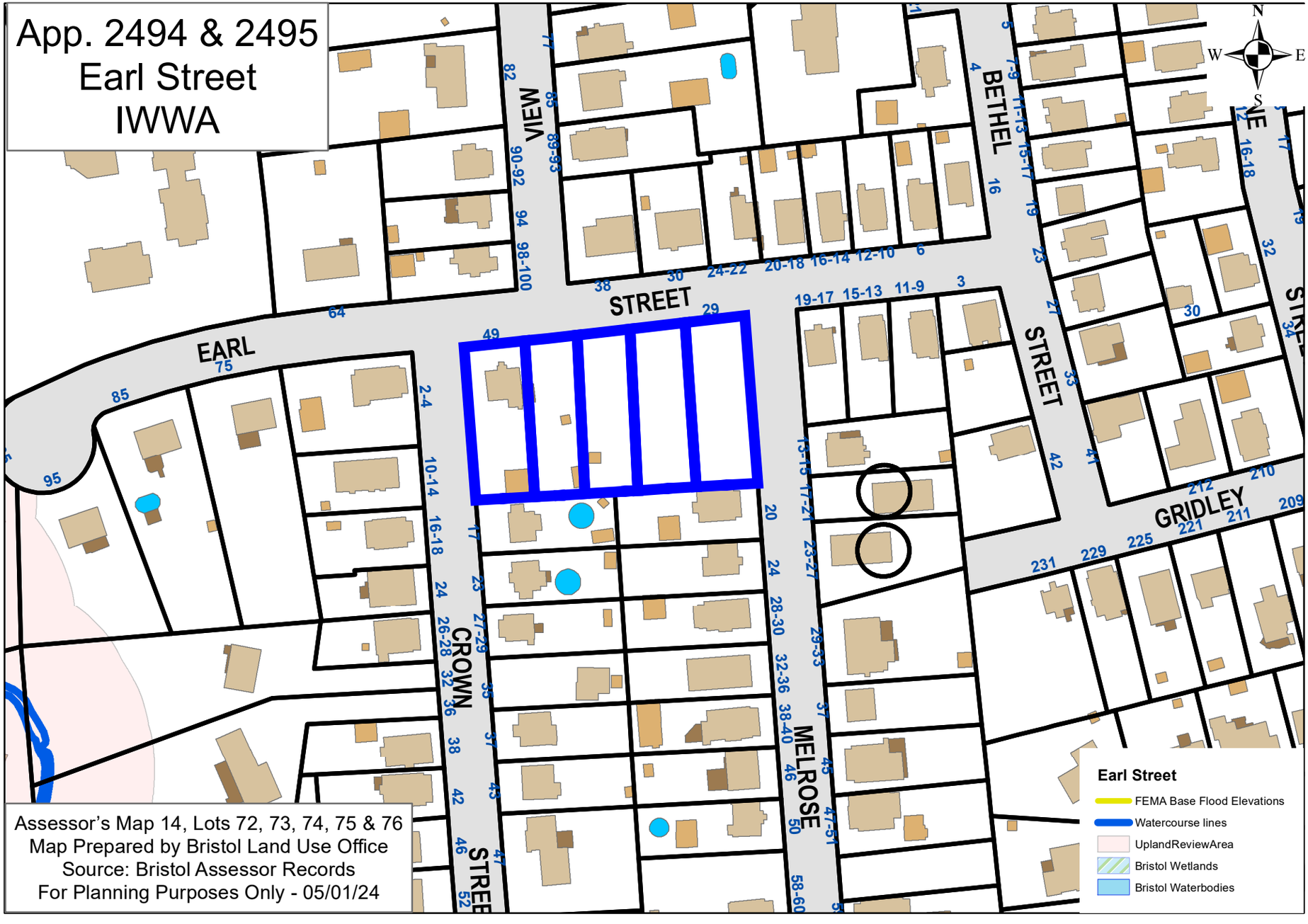
This project will be a phased development beginning in 2024 and have a total construction time of 3 years for all phases.


App. 2494 & 2495
Earl Street
Location
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VIEW
BETHEL
STREET
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STREET
GRIDLEY
CROWN
MELROSE
STREET
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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

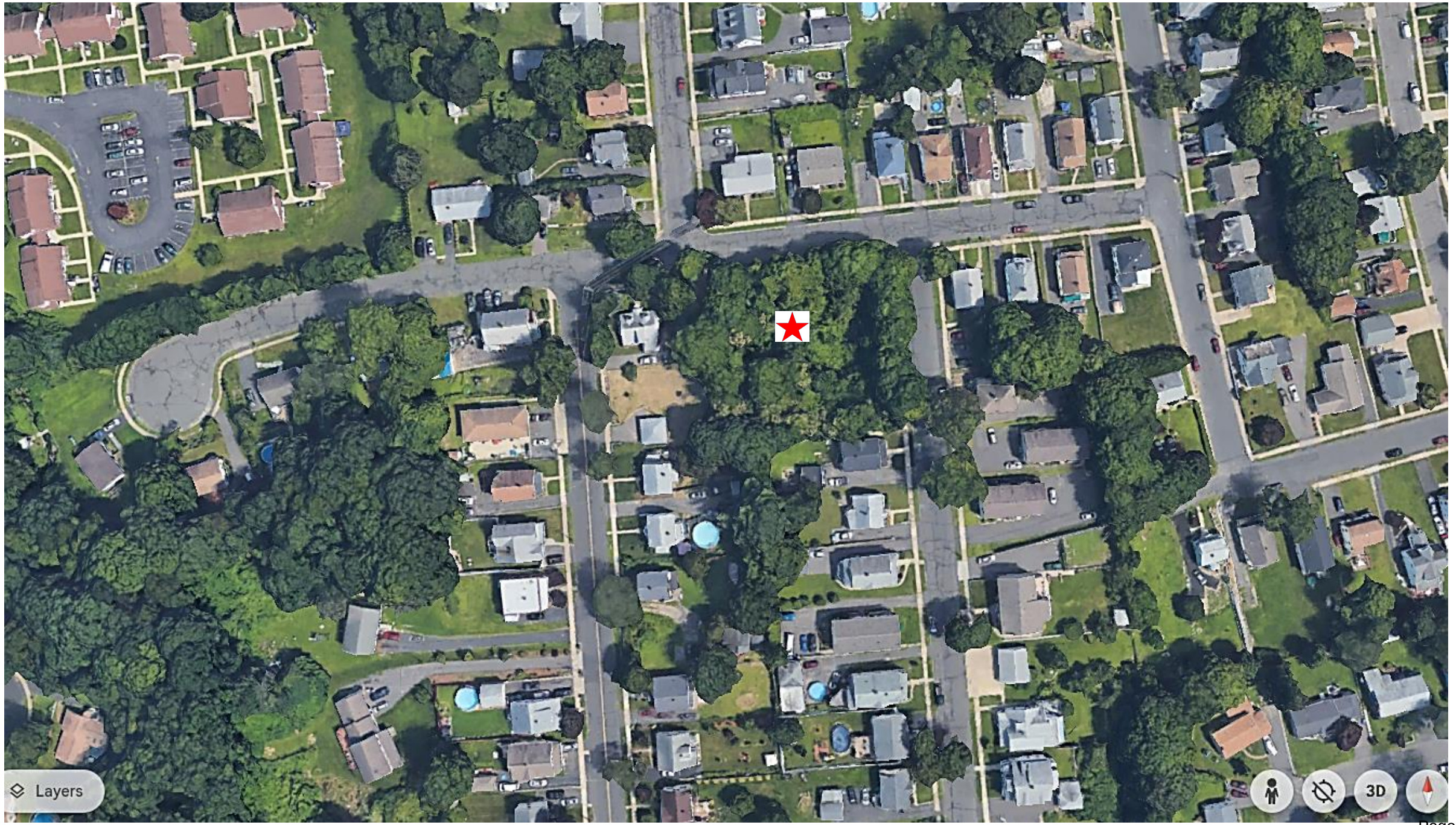

App. 2494 & 2495
Earl Street
Zoning
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NE
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24

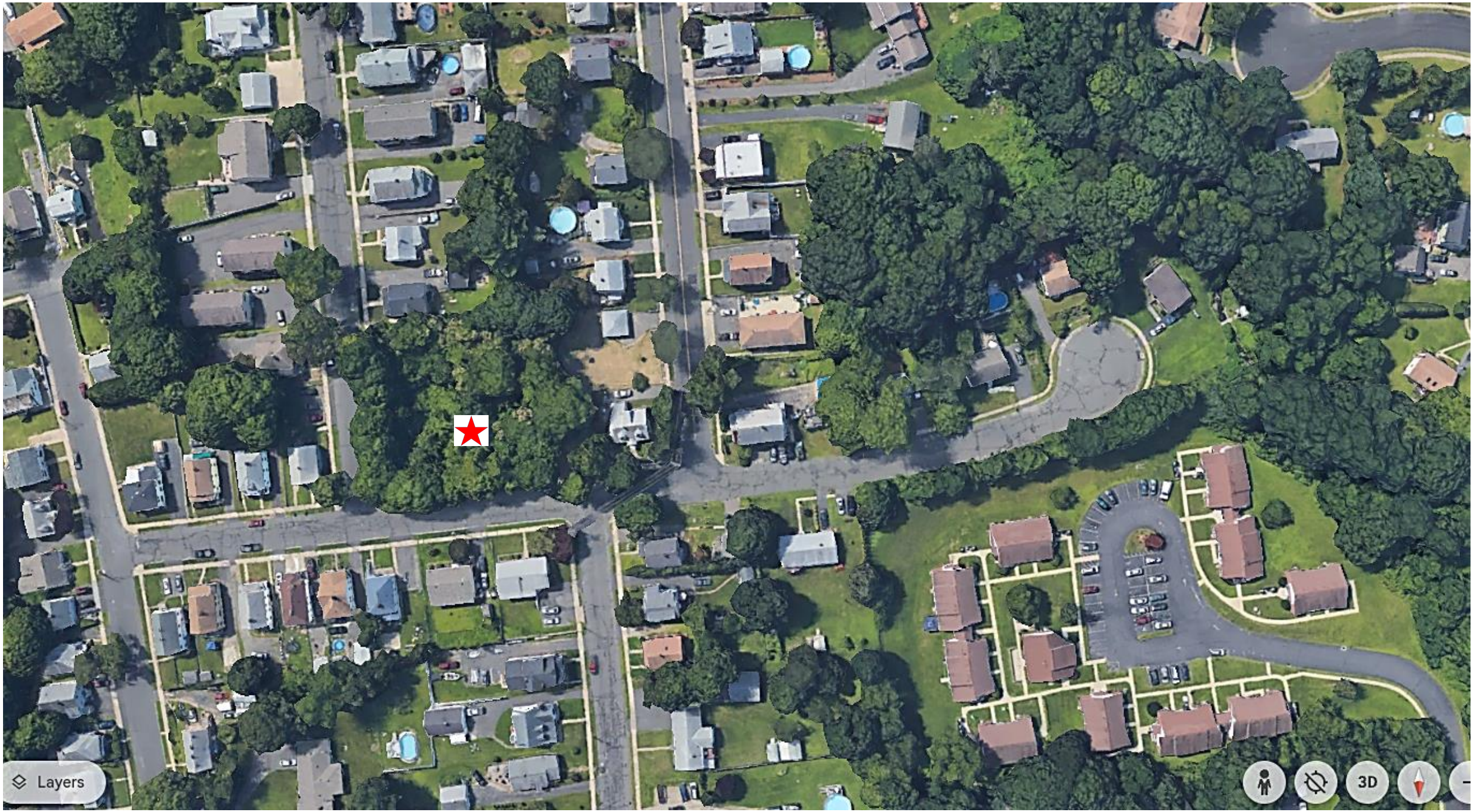

App. 2494 & 2495
Earl Street
Zoning
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BETHEL
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STREET
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CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by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

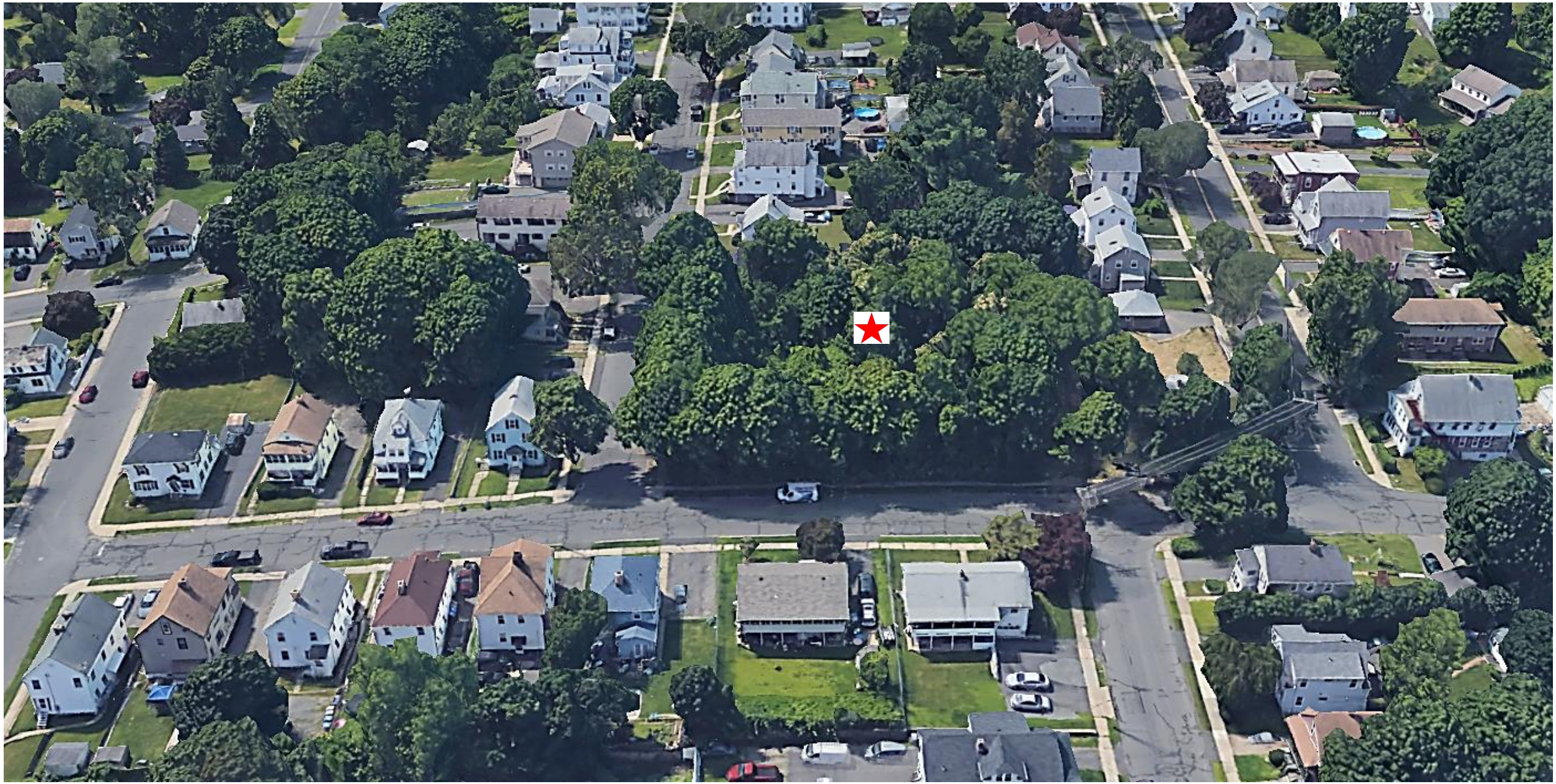

App. 2494 & 2495
Earl Street
Aerial
N
W
E
S
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


App. 2494 & 2495
Earl Street
IWWA
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
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); 8/12/24 (second 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.

7/31/24 Applicant Response: The proposed retaining wall along the sidewalk has been eliminated from the proposed plan.

8/12/24 City Response:

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.

7/31/24 Applicant Response: Buildings 1,2 and 3 were moved 7ft south to eliminate the need for a retaining wall and the ground will slope down to Earl Street. The wall and buildings have been removed from the 25' visibility arc at the intersections of the adjoining streets.

8/12/24 City Response:

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.

7/31/24 Applicant Response: The proposed retaining wall along the sidewalk has been eliminated from the proposed plan.

8/12/24 City Response:

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.

7/31/24 Applicant Response: See Sheet 3 "General Notes for Site Plans, City of Bristol", note #7.
"Any existing damaged sections of sidewalk and/or curbing as a result of construction along streets abutting the site shall be identified and replaced at the direction of the Bristol DPW Engineering Division. The Applicant shall contact the Bristol DPW Engineering Division to schedule inspection."

8/12/24 City Response:

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.

7/31/24 Applicant Response: Agreed, See Sheet 3 "Construction Sequence" item #4 requiring property line stakeout. See sheet 7 for additional spot elevations at the entrance drive and sheet 11 for the concrete apron detail.

8/12/24 City Response:

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

7/31/24 Applicant Response: Agreed. See sheet 6.

8/12/24 City Response:

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.

7/31/24 Applicant Response: See Sheet 3 "General Notes for Site Plans, City of Bristol", note #7.
"Any existing damaged sections of sidewalk and/or curbing as a result of construction along streets abutting the site shall be identified and replaced at the direction of the Bristol DPW Engineering Division. The Applicant shall contact the Bristol DPW Engineering Division to schedule inspection."

8/12/24 City Response:

8. Provide phasing plan (if applicable).

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

9. Recommend increasing planting on proposed landscaping plan.

7/31/24 Applicant Response: Revised Landscaping Plan will comply with Section 11.1.3

8/12/24 City Response:

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.

7/31/24 Applicant Response: Buildings 1, 2, and 3 are identical. Buildings 4 and 5 are mirrored. Floor Plans and Elevations have been submitted for each building type. Grade to Drain added, see sheet 7.

8/12/24 City Response:

11. Provide location for mail boxes.

7/31/24 Applicant Response: Done. Community mailbox provided on Interior Island, see sheet 5.

8/12/24 City Response:

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

7/31/24 Applicant Response: Parking Calculation for Unified Residential Developments in RM Zones is established in Section 9.2.3.b.6. 2 spaces per dwelling unit. Plan is compliant.

8/12/24 City Response:

13. Note section 13.3 EV parking requirements.

7/31/24 Applicant Response: Infrastructure for E.V. Chargers to be added, spaces to be identified.

8/12/24 City Response:

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.

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

7/31/24 Applicant Response: There is 1 visitor space.

8/12/24 City Response:

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

7/31/24 Applicant Response: The proposed retaining wall has been eliminated from the proposed plan.

8/12/24 City Response:

3. Provide landscaping along Earl Street.

7/31/24 Applicant Response: Revised Landscaping Plan will comply with Section 11.1.3

8/12/24 City Response:

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

7/31/24 Applicant Response: Engineered design (PE) of retaining wall will be provided prior to final sign off (if approved).

8/12/24 City Response:

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

7/31/24 Applicant Response: Applicant is proposing a 6-foot solid vinyl privacy fence in accordance with Section 11.1.5.E.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do. Compliant Table to be added to plan.

8/12/24 City Response:

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

7/31/24 Applicant Response: See sheet 5 "Layout Plan" for ramp location. See sheet 7 "Grading Plan" for Top and Bot. of curb elevations for transitions between flush and full depth curb. See Misc. Notes and Details sheet #10 for isometric view of accessible parking area.

8/12/24 City Response:

8. How many stories is each building?

7/31/24 Applicant Response: Two stories.

8/12/24 City Response:

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

7/31/24 Applicant Response: Internal sidewalk from handicap parking area is accessible to a unit that is adaptable as required by the 2021 Connecticut State Building Code Section R320.3 – Multi-Story Townhouses.

8/12/24 City Response:

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

7/31/24 Applicant Response: Internal sidewalk from handicap parking area is accessible to a unit that is adaptable as required by the 2021 Connecticut State Building Code Section R320.3 – Multi-Story Townhouses.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will revise.

8/12/24 City Response:

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

7/31/24 Applicant Response: See Misc. Notes and Details sheet #10 for dumpster enclosure detail. Dumpster enclosure provides chain link fence with black vinyl privacy slats.

8/12/24 City Response:

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

7/31/24 Applicant Response: Interior parking will be enforced by property management.

8/12/24 City Response:

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

7/31/24 Applicant Response: No

8/12/24 City Response:

15. Where will mailboxes be located?

7/31/24 Applicant Response: Done. Community mailbox provided on Interior Island, see sheet 5

8/12/24 City Response:

16. Provide details of proposed stoops.

7/31/24 Applicant Response:

8/12/24 City Response:

17. Show corner lot visibility triangles on site plan.

7/31/24 Applicant Response: Porches shown on Submitted building plans.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do. The wall and buildings have been removed from the 25' visibility arc at the intersections of the adjoining streets.

8/12/24 City Response:

19. Will this project be phased?

7/31/24 Applicant Response: Yes, Phasing Plan to be submitted.

8/12/24 City Response:

New Comments – 081224

20. What are the number of bedrooms proposed?

21. What are the number of parking spaces proposed?

22. Contrast and compare this development with the BT Unified Residential Development recently approved at the corner of Haviland and West; 22 bedrooms (11 unit's w/2 bedrooms per unit) and 28 parking spaces. The Haviland application used the standard parking requirement of Unified Residential Developments.

23. The existing parking requirements for a Unified Residential Development provide for adequate parking; the new Regulation in the RM calls out its own parking requirement and that is the basic error in this Regulation. You have 47 bedrooms and 32 parking spaces.

24. The 20' ft. landscape buffer has not been provided.

25. The proposed landscaping is totally inadequate from a design perspective given the number of mature trees that would be removed. Section 9.2.3.E.4 states "Site design should endeavor to preserve existing site characteristics including mature trees, rock outcrops, and significant views."

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. (Sewer) Each individual unit will need its own sewer lateral to the sewer main. The current plan has 1 lateral per building.

7/31/24 Applicant Response: Plan to be revised per conversation with the Water Department 6-10-24.

8/12/24 City Response:

2. (Water) The plan does not show a Tee with a valve on Melrose Street or Crown Street.

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

3. The plan does not show curb stops to each unit, required.

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

4. Building #1 shows a water line from Earl Street?

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

Letters 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. Hoover	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. Nathan Farrell	29 Crown St
5. Nita Knappenberger	39 Crown ST
6. Amanda J. Weaver	38 Crown St
7. Brenda Dallaire	42 Crown St
8. Glenn Dallaire	42 Crown St.
9.	75 Crown St
10.	91 Crown St
11. Sally L. Palma	112 Crown St
12.	121 crown street
13.	148 Crown Street
14.	148 Crown St
15.	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 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.		
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14.		
15.		

Site Plan Revised 073124

Selected Sheets

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. PROJECT SURVEYOR TO STAKE SOUTHERN PROPERTY LINE PRIOR TO THE START OF CONSTRUCTION.

5. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

8. REMOVE ALL ITEMS PER REMOVALS PLAN.

9. 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.

10. 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.

11. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

12. 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.

13. 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.

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

15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

16. PLACE TOPSOIL WHERE REQUIRED, COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.

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

18. 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.

19. 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.

20. INSTALL FINAL COURSE OF PAVEMENT.

21. 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.conteches.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 CITY OF 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 GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-19(F) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)

2. 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.

3. 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.

4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.

5. 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.

6. 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.

7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING AS A RESULT OF CONSTRUCTION ALONG STREETS ABUTTING THE SITE SHALL BE IDENTIFIED AND REPLACED AT THE DIRECTION OF BRISTOL DPW ENGINEERING DIVISION. THE APPLICANT SHALL CONTACT THE BRISTOL DPW ENGINEERING DIVISION TO SCHEDULE INSPECTION.

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
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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:

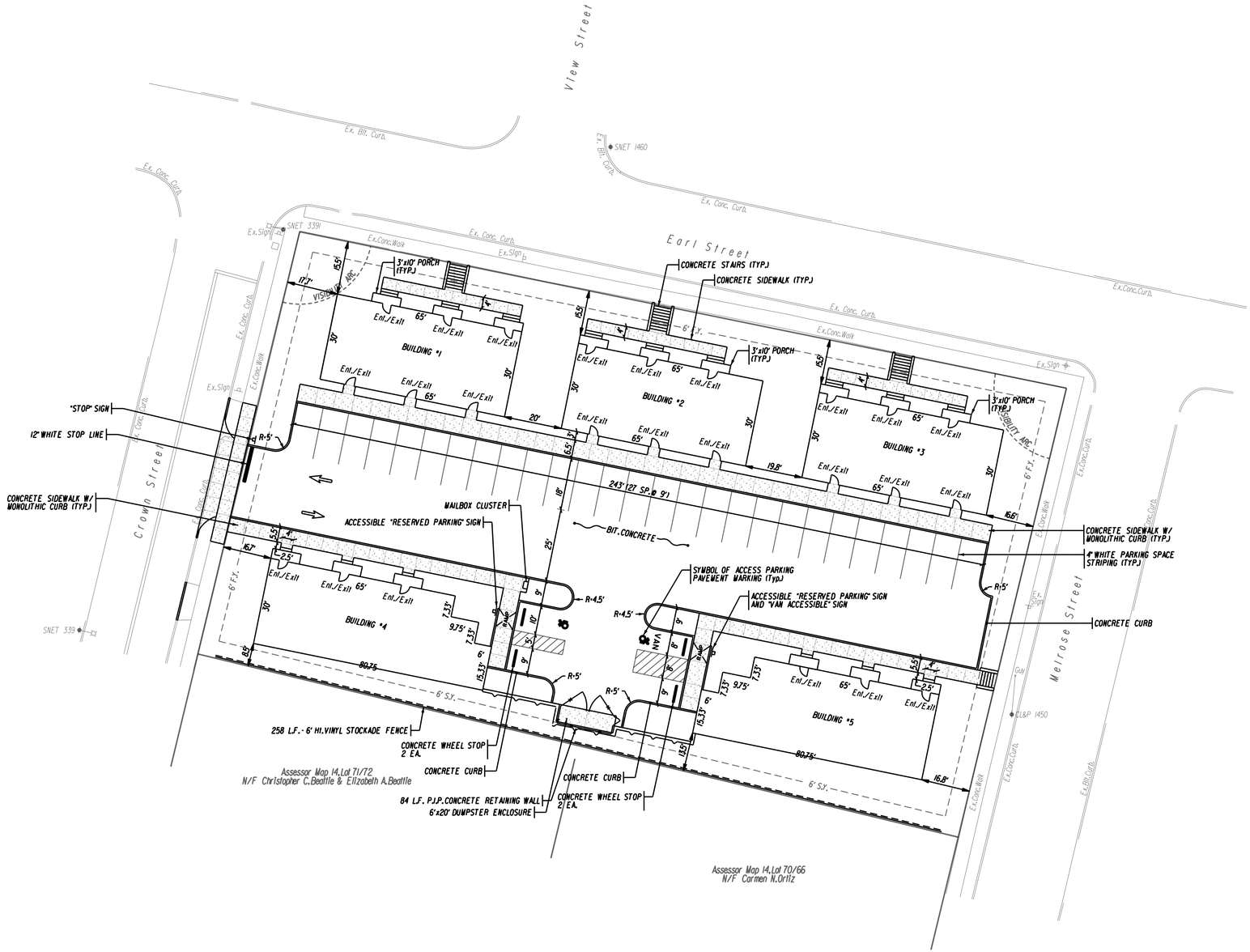
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE:
GENERAL NOTES

DRAWING NO.
NOTES-001

SHEET NO.
3



REV.	DATE	REVISION DESCRIPTION
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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

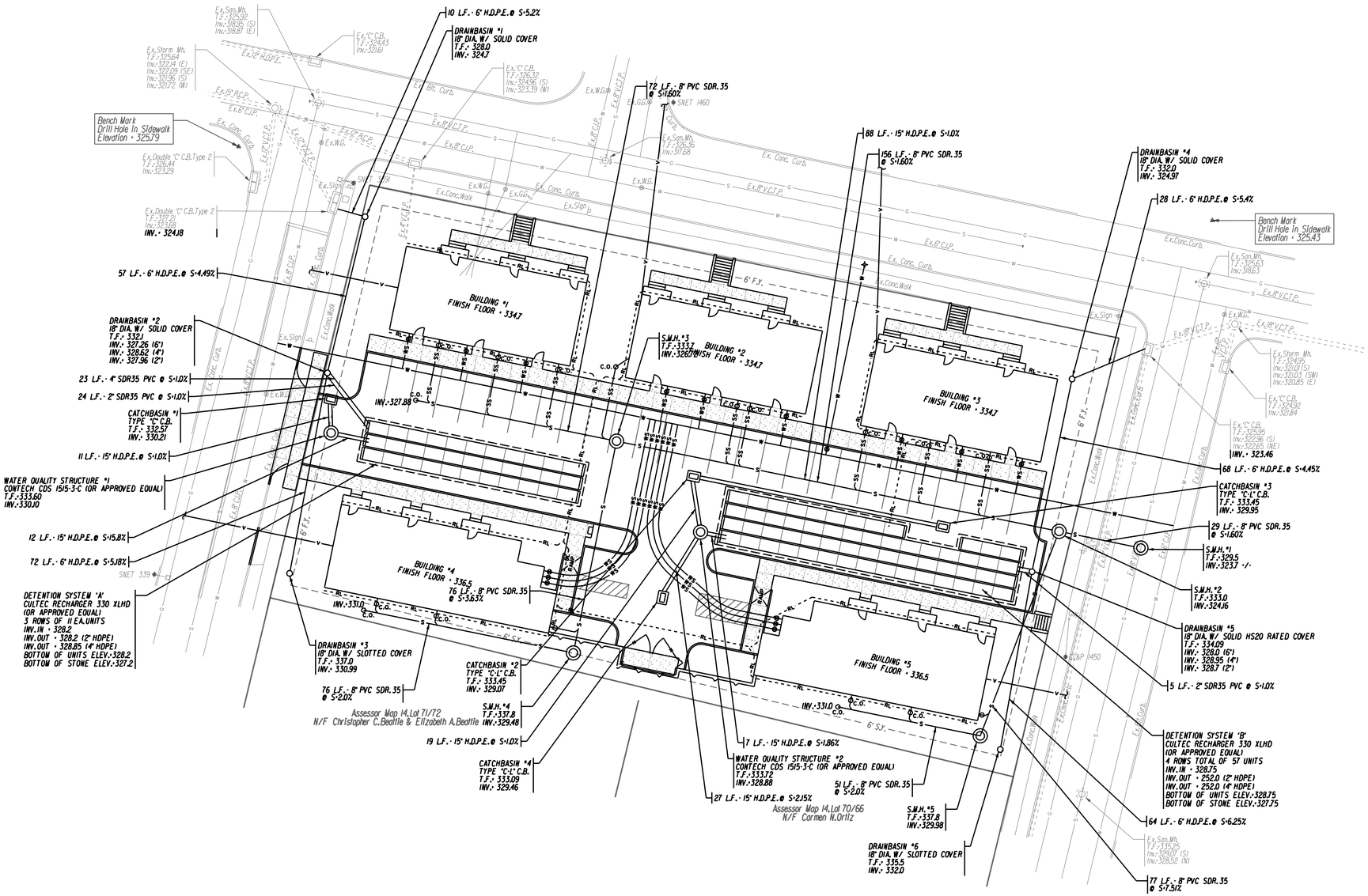
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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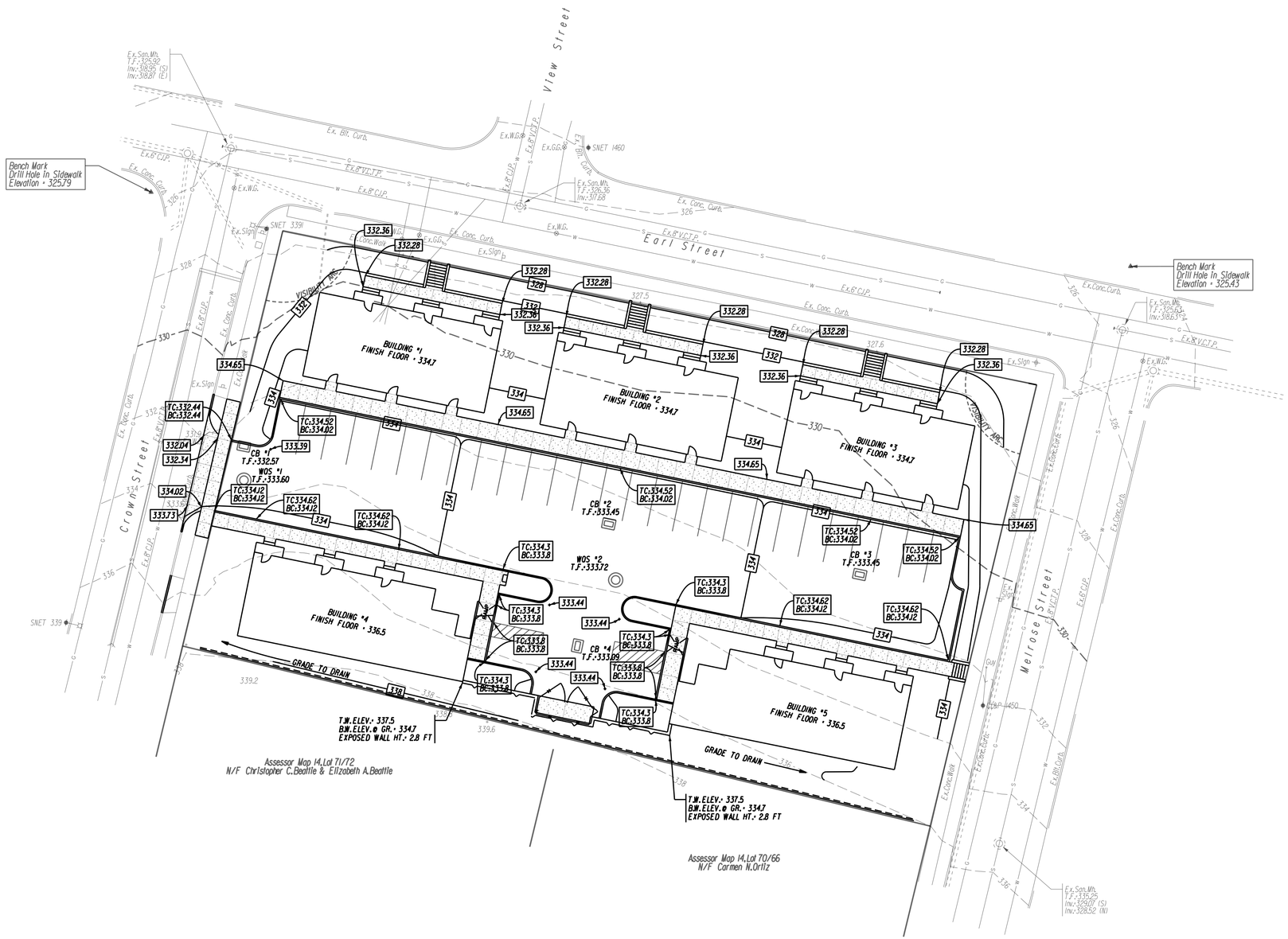
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: UTIL-001

DRAWING TITLE:
DRAINAGE AND UTILITIES PLAN

SHEET NO.: 6



REV.	DATE	REVISION DESCRIPTION
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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

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

Site Plan

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

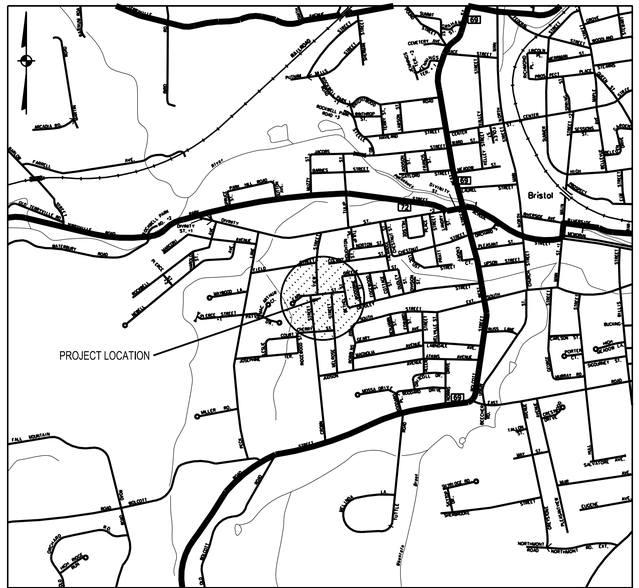
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

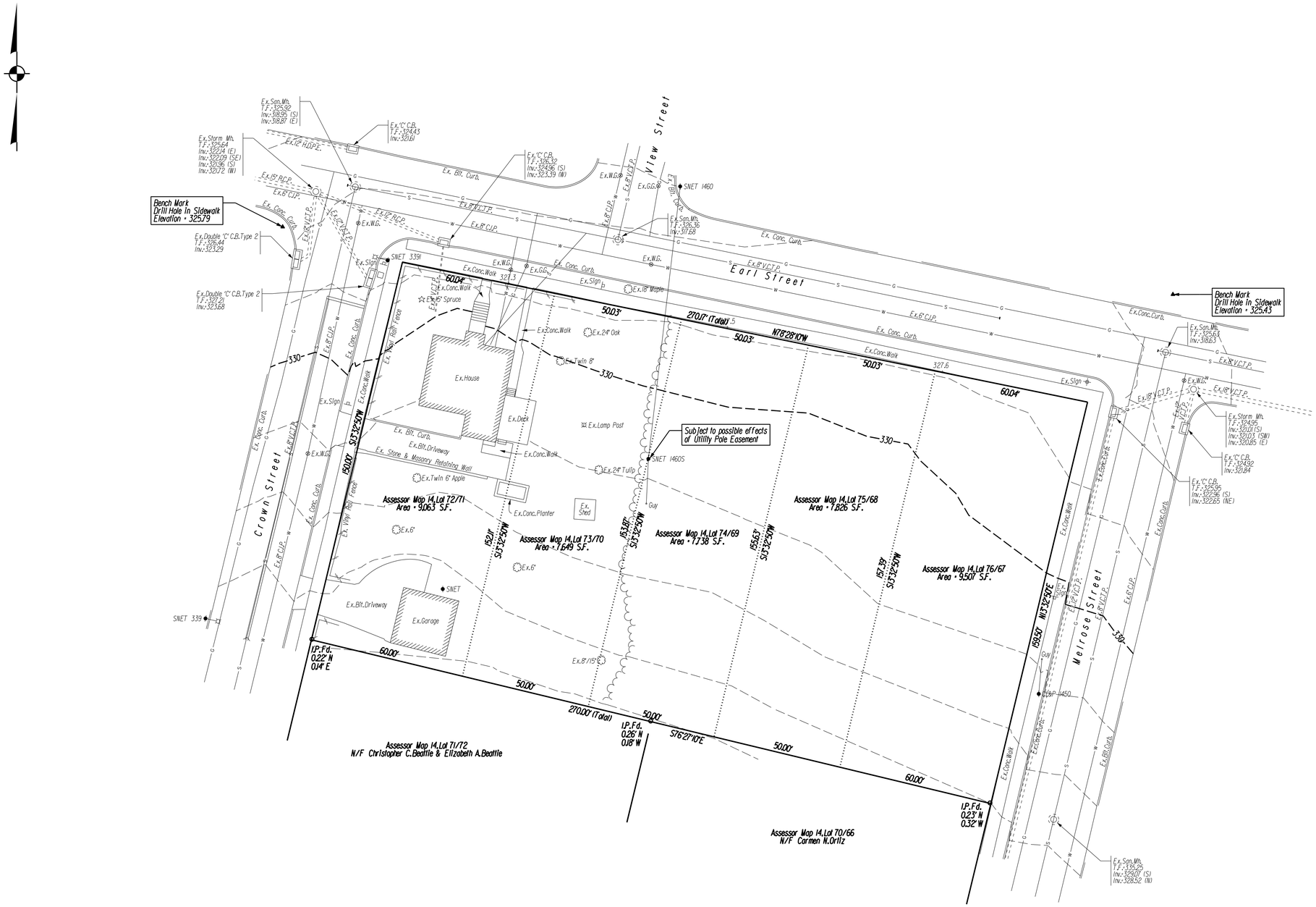
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
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.

ROBERT C. GREEN JR. — STATE OF CONNECTICUT — 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
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

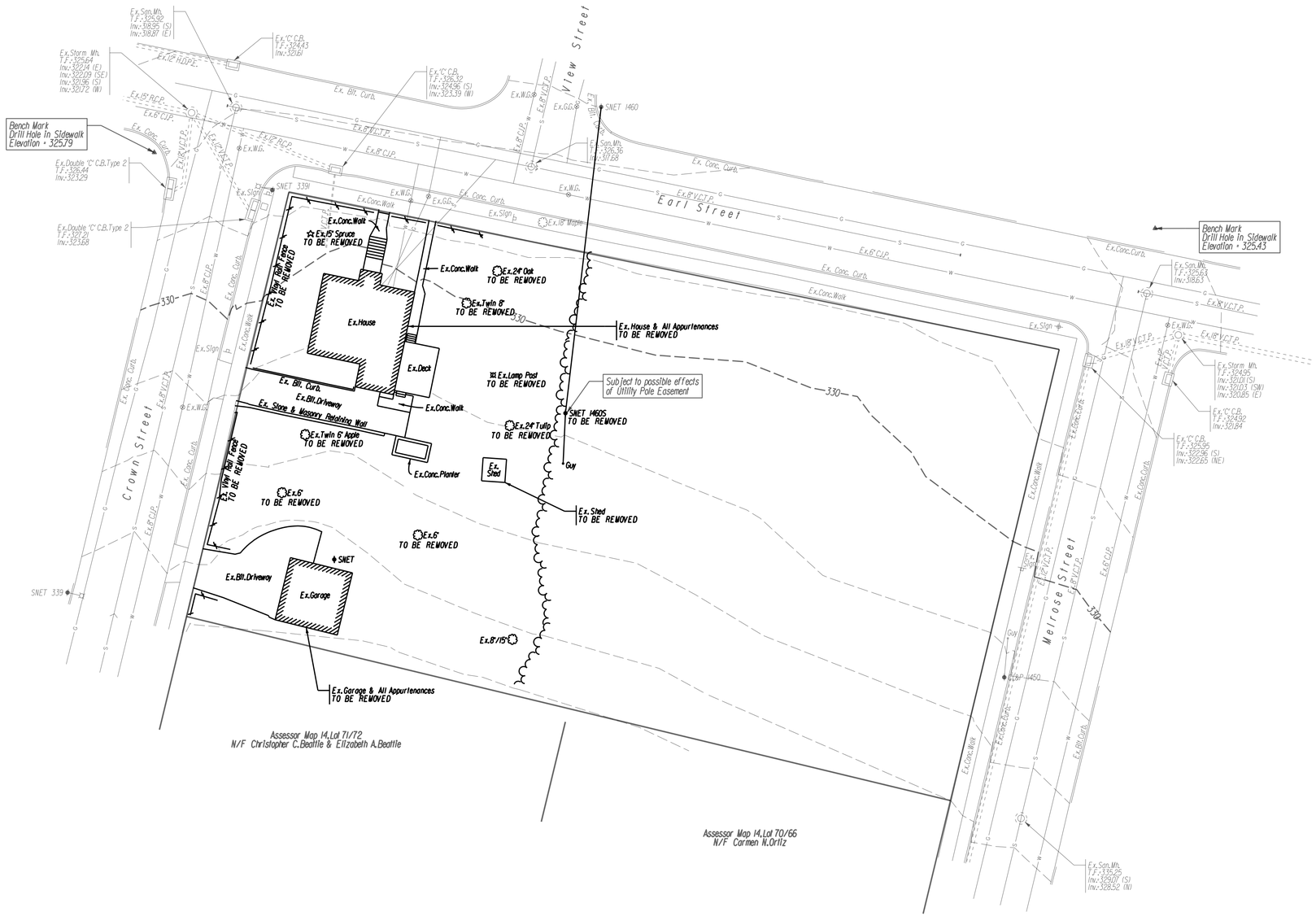
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

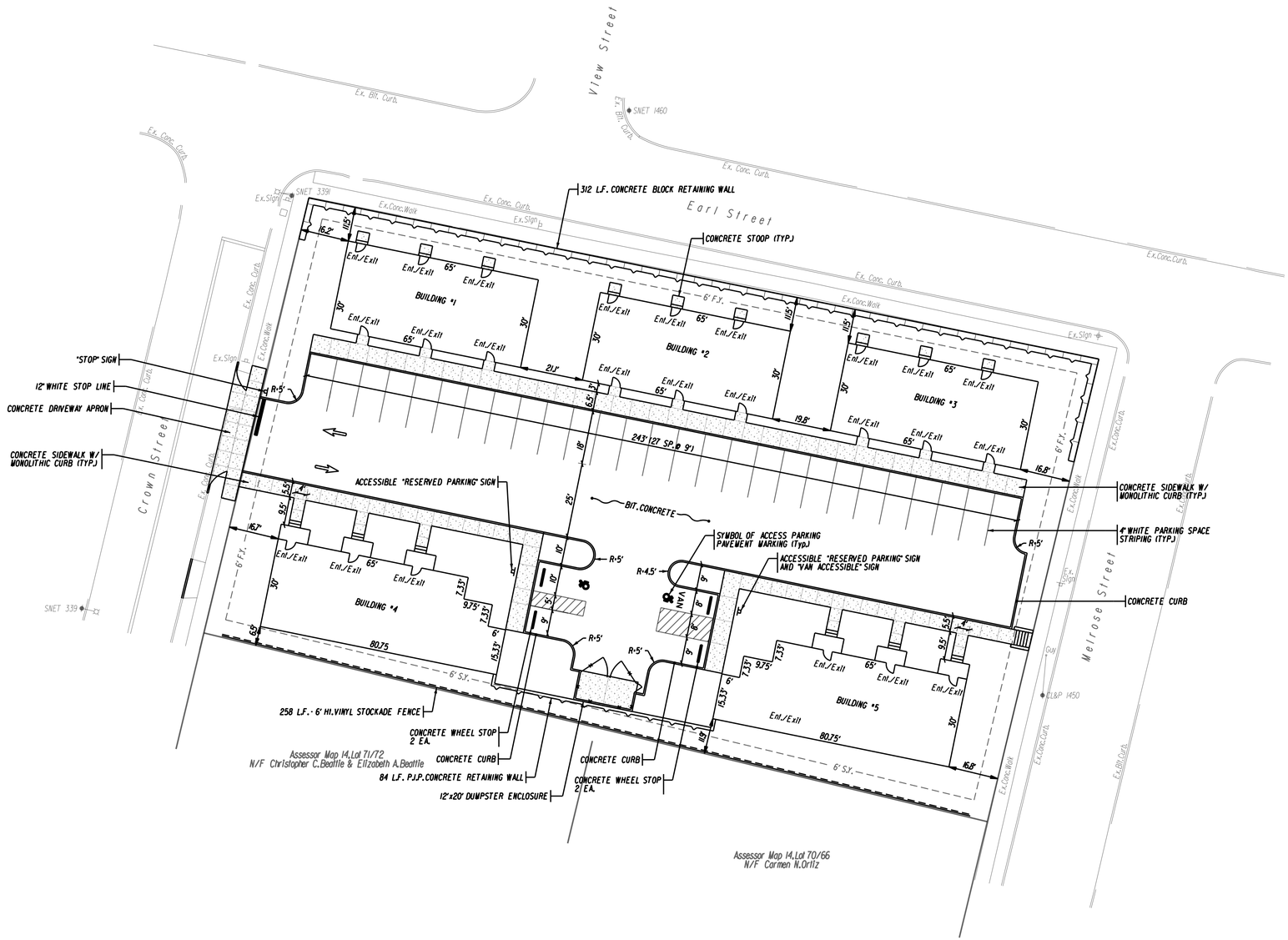
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3


Earl Street
View Street
Crown Street
Melrose Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Ex.House
Ex.Deck
Ex.Garage
Ex.Shed
Ex.Conc.Walk
Ex.Bit.Driveway
Ex.Bit.Curb
Ex.Conc.Curb
Ex.Conc.Planter
Ex.Stone & Masonry Retaining Wall
Ex.15" Spruce TO BE REMOVED
Ex.Twin Teak TO BE REMOVED
Ex.24" Oak TO BE REMOVED
Ex.Twin 8" TO BE REMOVED
Ex.House & All Appurtenances TO BE REMOVED
1Ex.Lamp Post TO BE REMOVED
Subject to possible effects of Utility Pole Easement
SNET 1460S TO BE REMOVED
Ex.24" Tulip TO BE REMOVED
Ex.Twin 6" Apple TO BE REMOVED
Ex.Twin Teak TO BE REMOVED
Ex.6' TO BE REMOVED
Ex.6' TO BE REMOVED
Ex.Shed TO BE REMOVED
Ex.Garage & All Appurtenances TO BE REMOVED
Ex.8"/15" TO BE REMOVED
Guy
SNET 1460
SNET 3391
SNET 339
SNET
Ex.18" Maple
Ex.Sign
Ex.W.G.
Ex.G.G.
Ex.Conc.Walk
Ex.Conc. Curb
Ex.Bit. Curb
Ex.Bit.Driveway
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.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:

Joseph M. Green

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

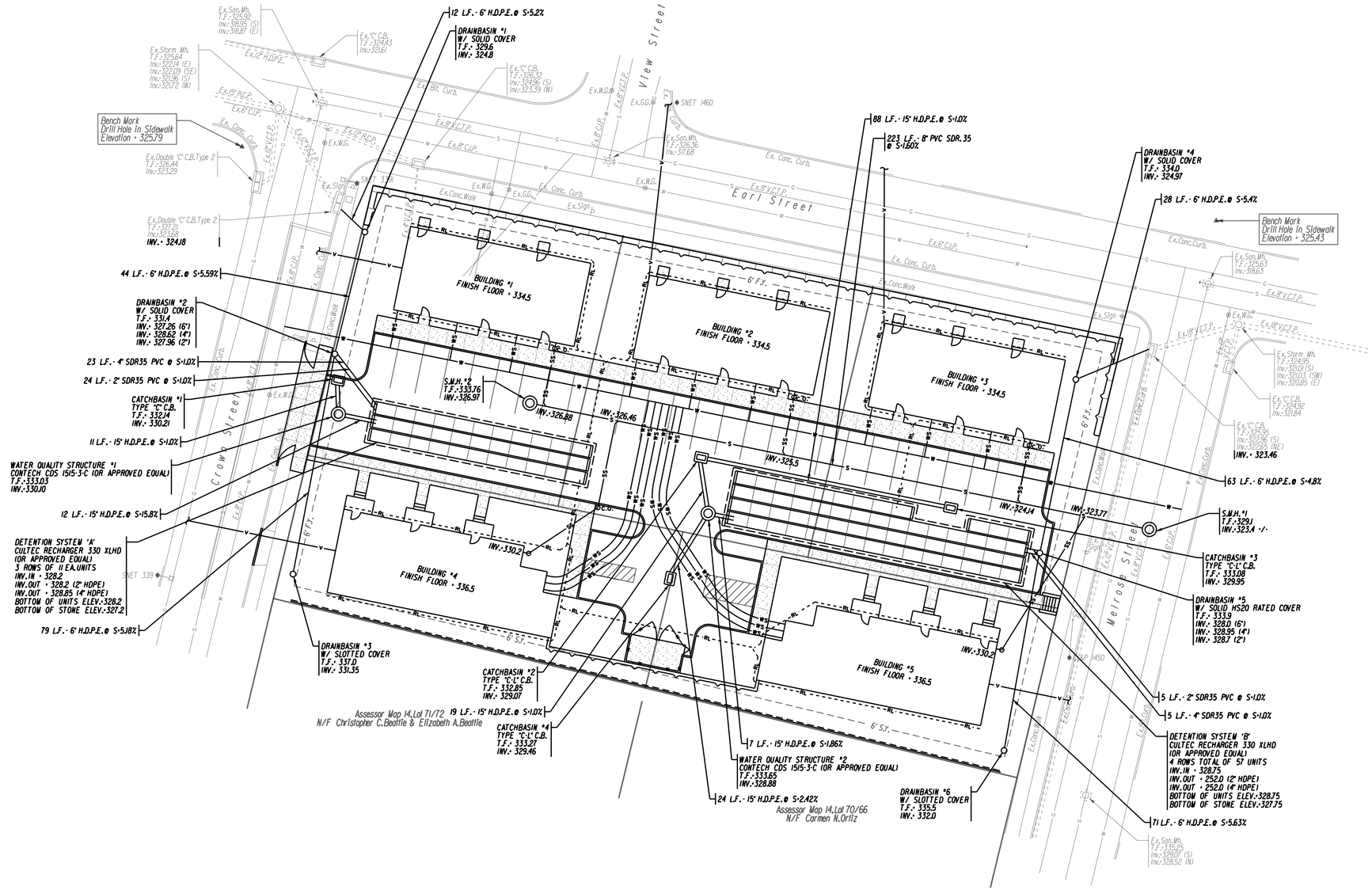
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.
PLN-001

DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.
5



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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Phone: (860)-589-0135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. P.E.N. 0020932
LICENSED PROFESSIONAL ENGINEER

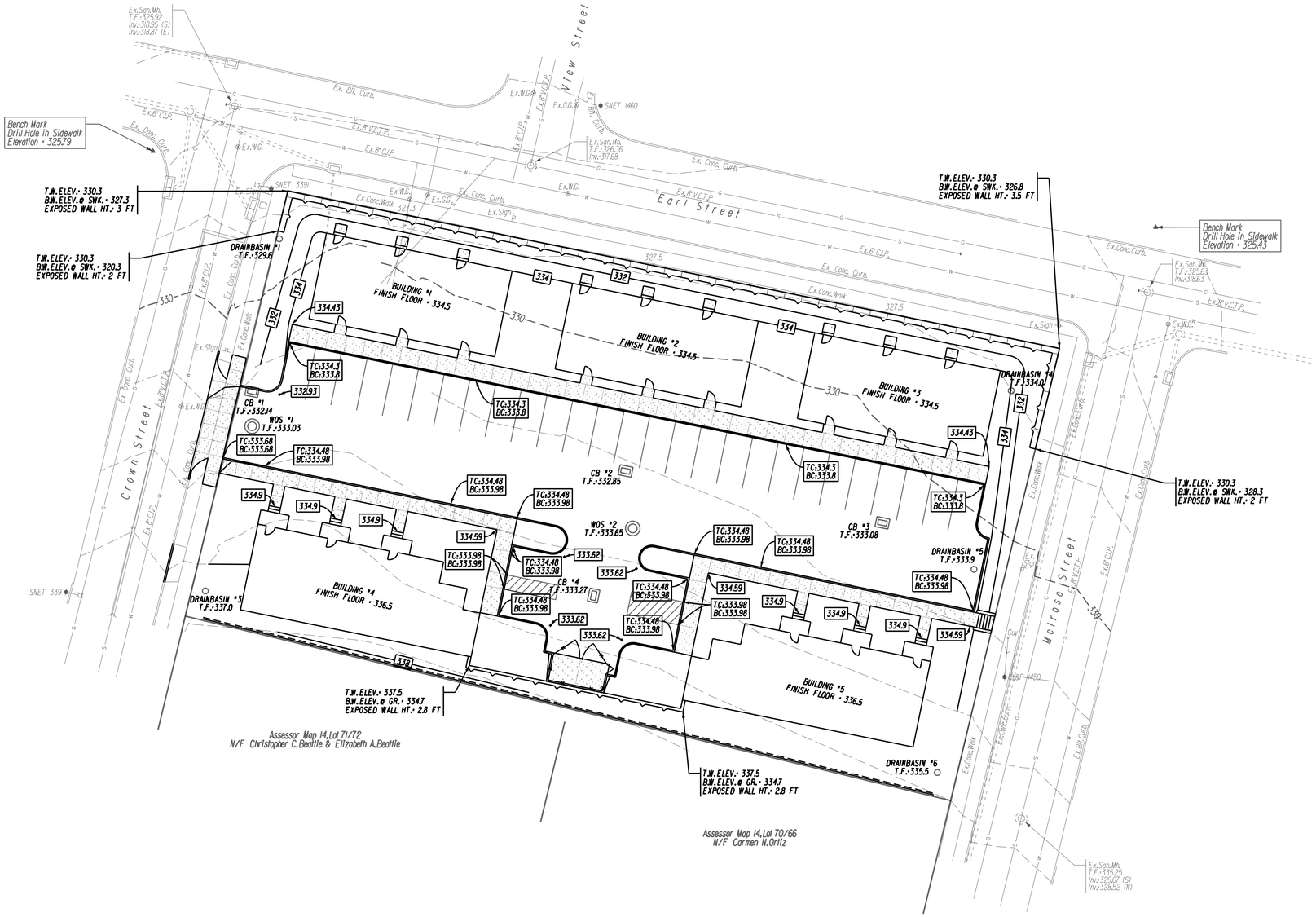
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SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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'

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Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

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

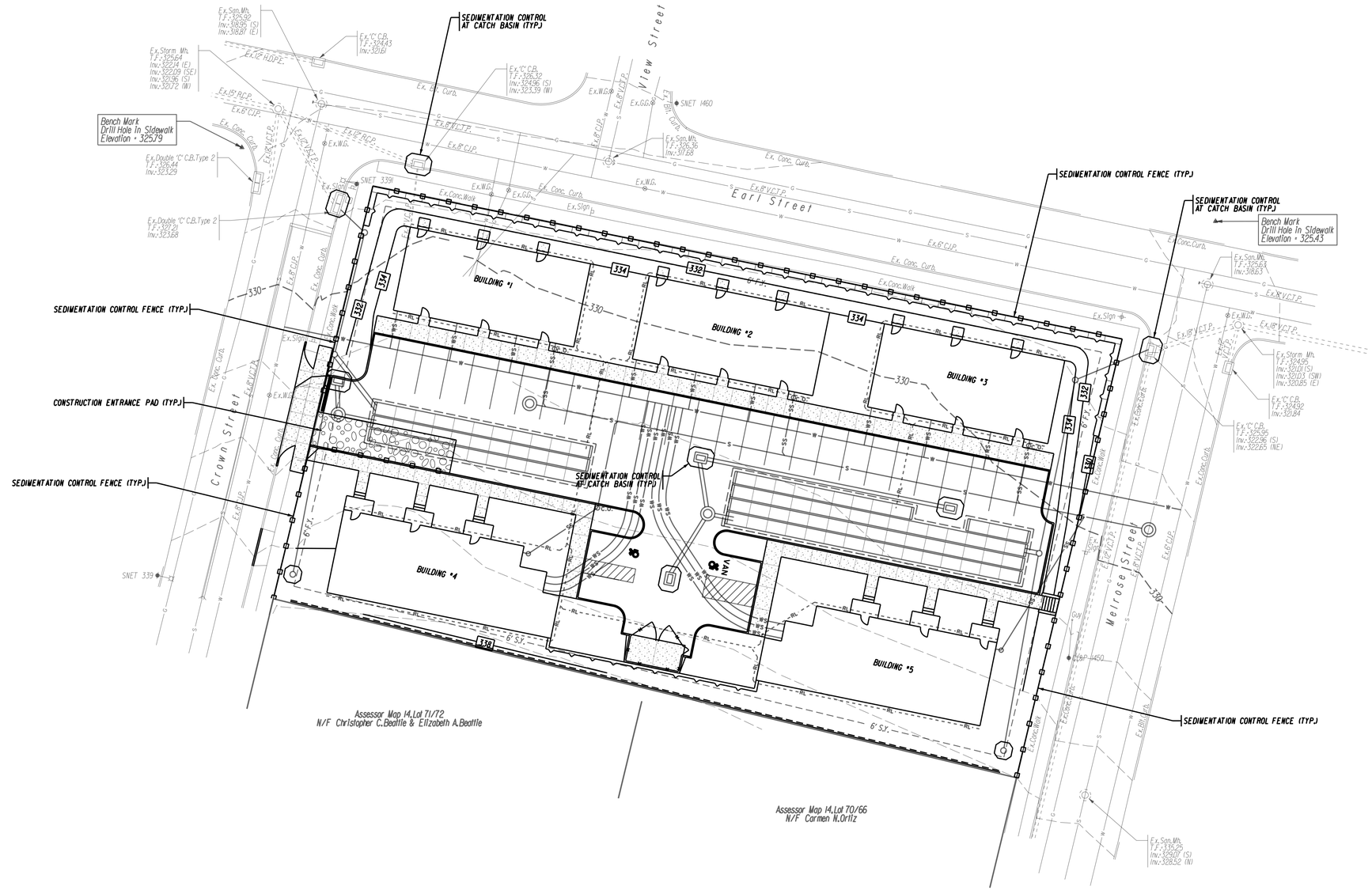
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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'

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Surveyors and Engineers
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ENGINEER SIGNATURE/BLOCK:

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

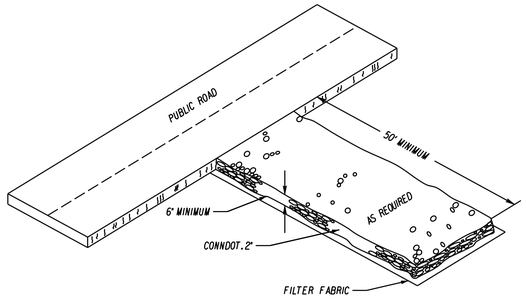
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

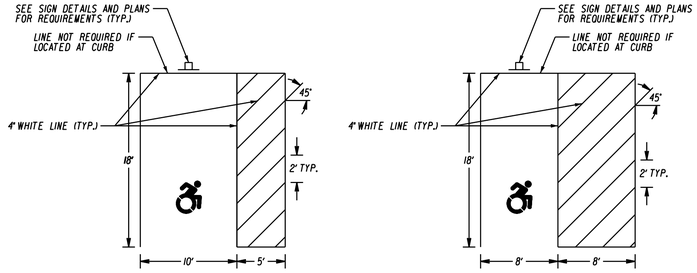
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

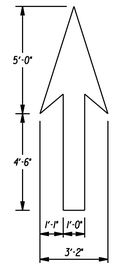


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

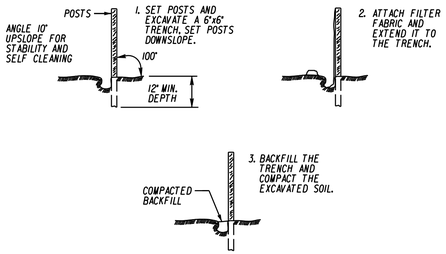
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



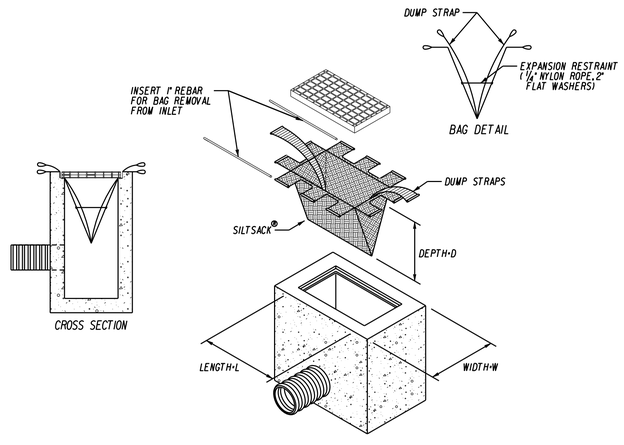
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



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

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Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

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

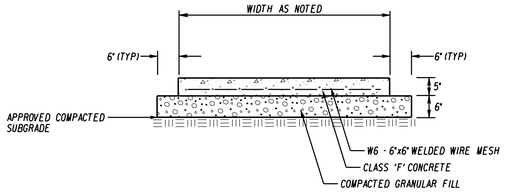
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

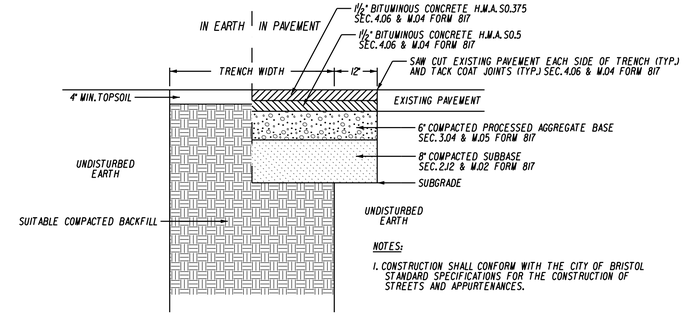
SHEET NO. 9



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.

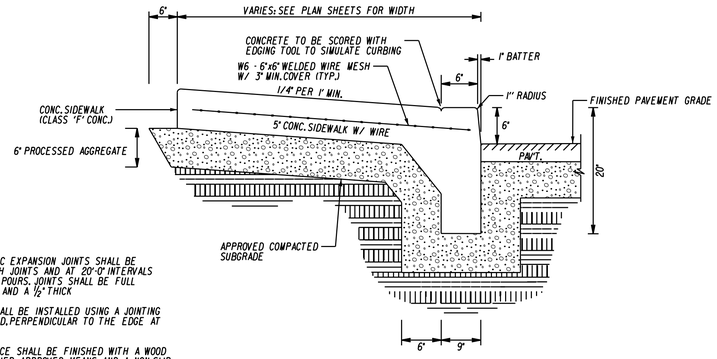
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

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

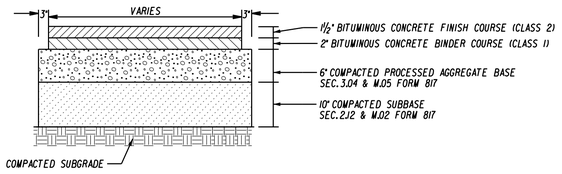
TRENCH RESTORATION DETAIL
NOT TO SCALE



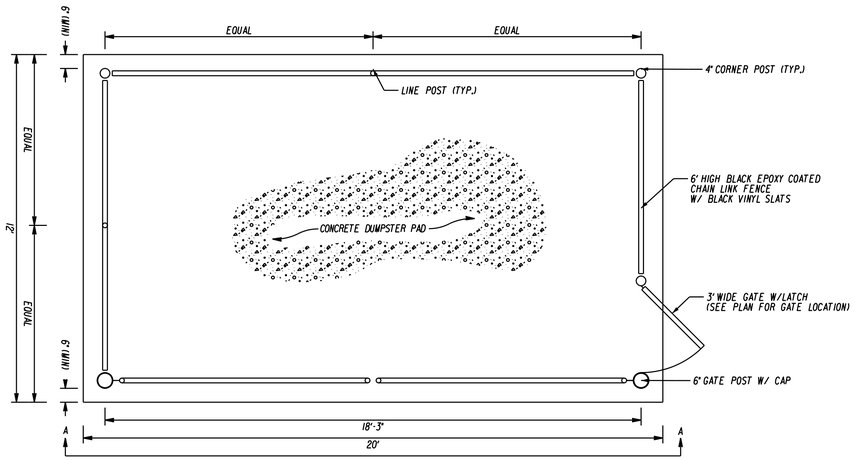
W/ 6" CURB REVEAL

NOTES:

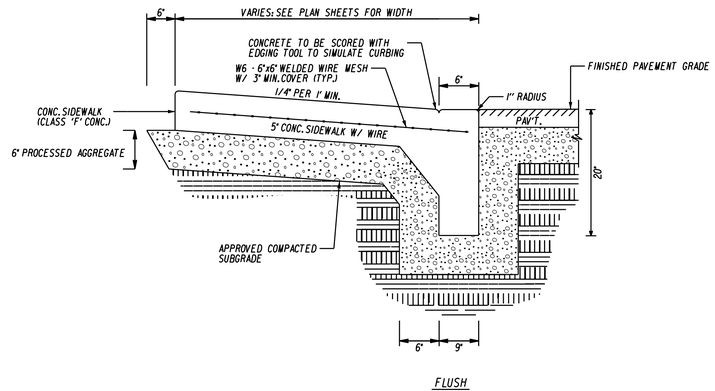
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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

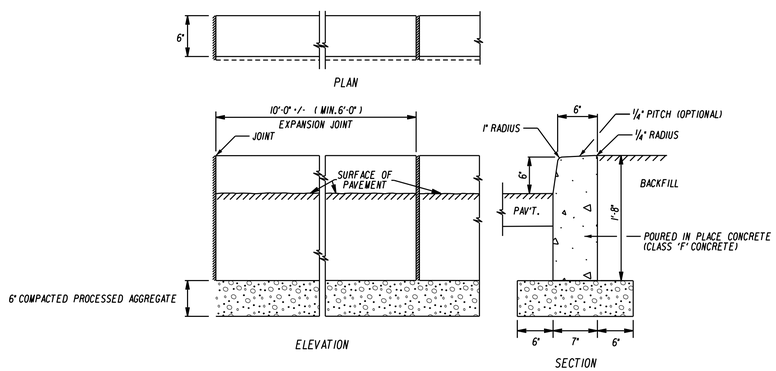


PLAN

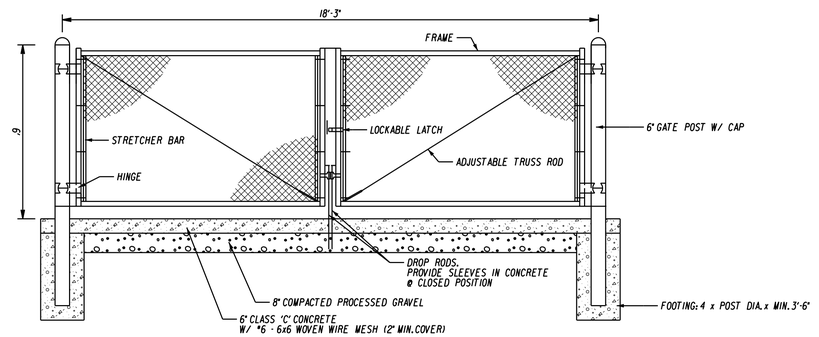


FLUSH

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
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ENGINEER SIGNATURE/BLOCK:

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

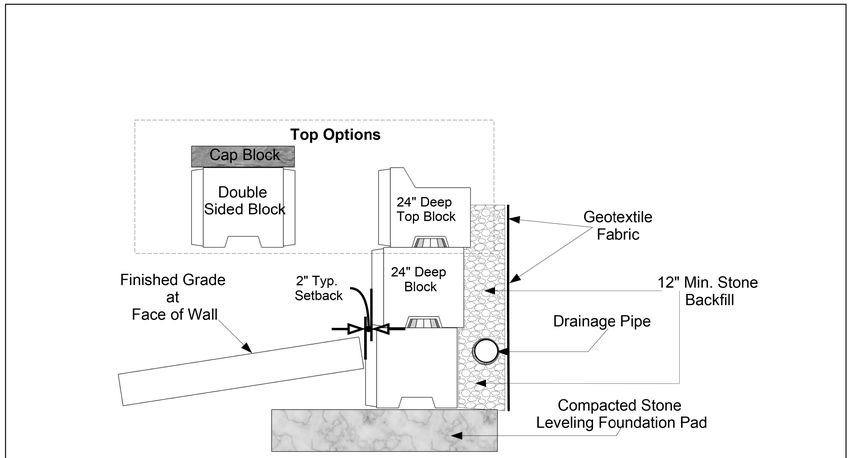
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

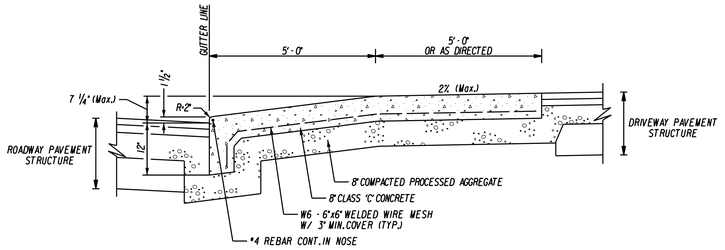
SHEET NO.: 10



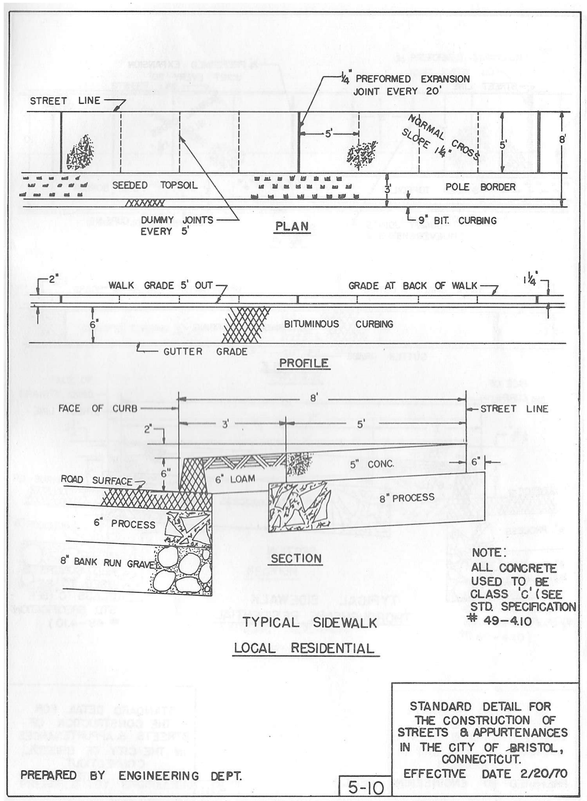
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)

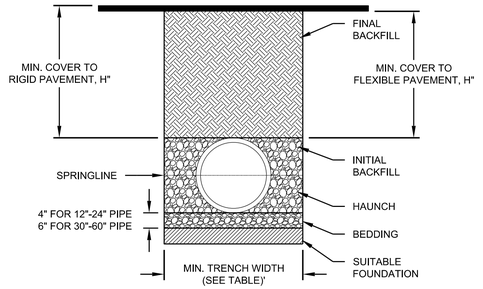


TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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.

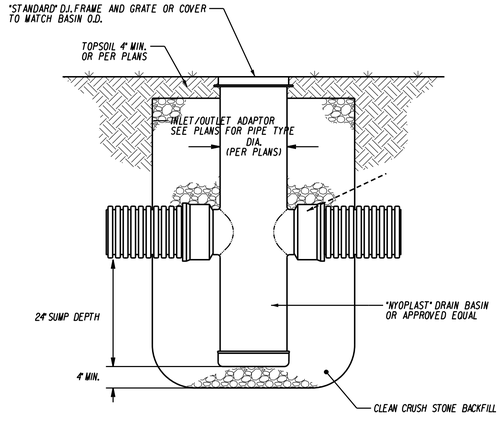
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

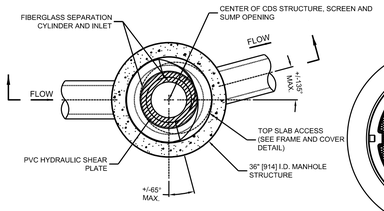
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

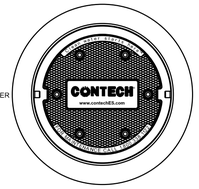
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



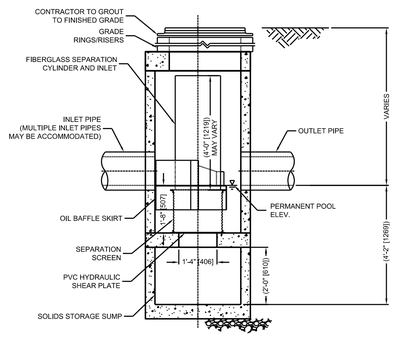
PLAN VIEW B-B
N.T.S.



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 6,406,631, RE39,360 AND RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

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

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORM\MATERIAL\RISD\CTDWG\SLAMM_SIDE 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 17134 REGISTERED No. PEN.0028232 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

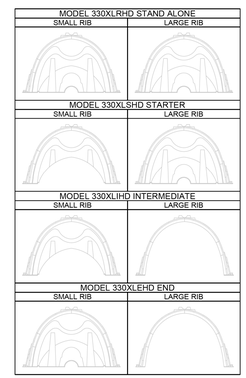
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

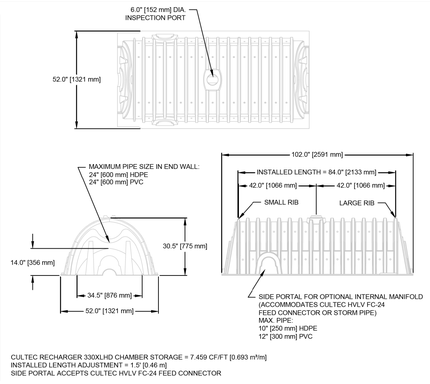
GEOTEXTILE PARAMETERS

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

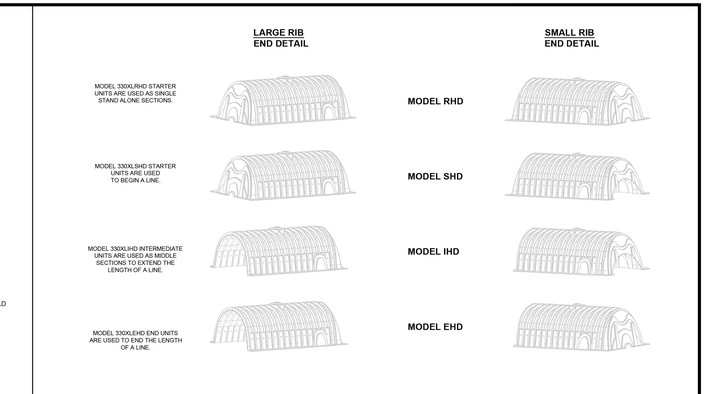




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

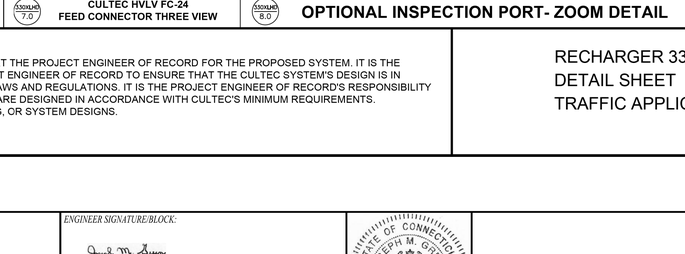
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



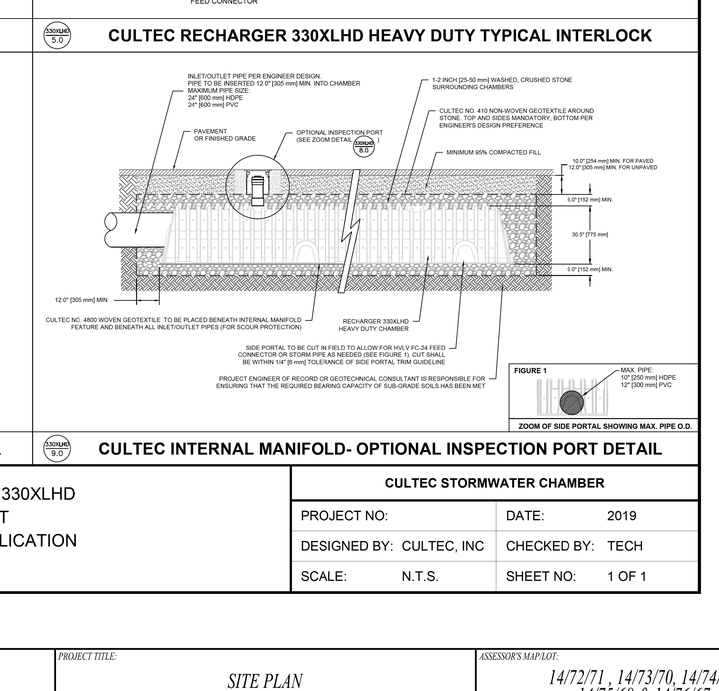
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



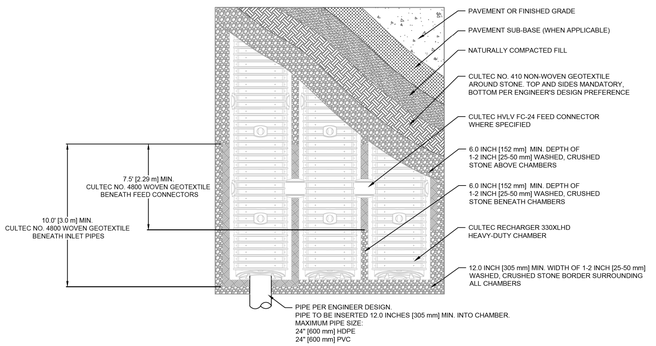
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CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



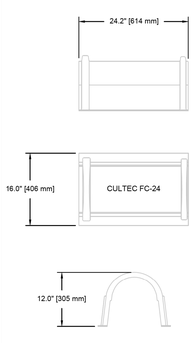
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



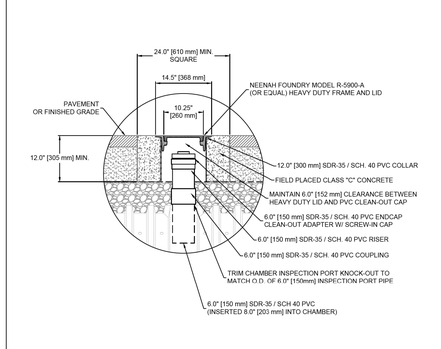
330XLHD 6.0

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

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

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

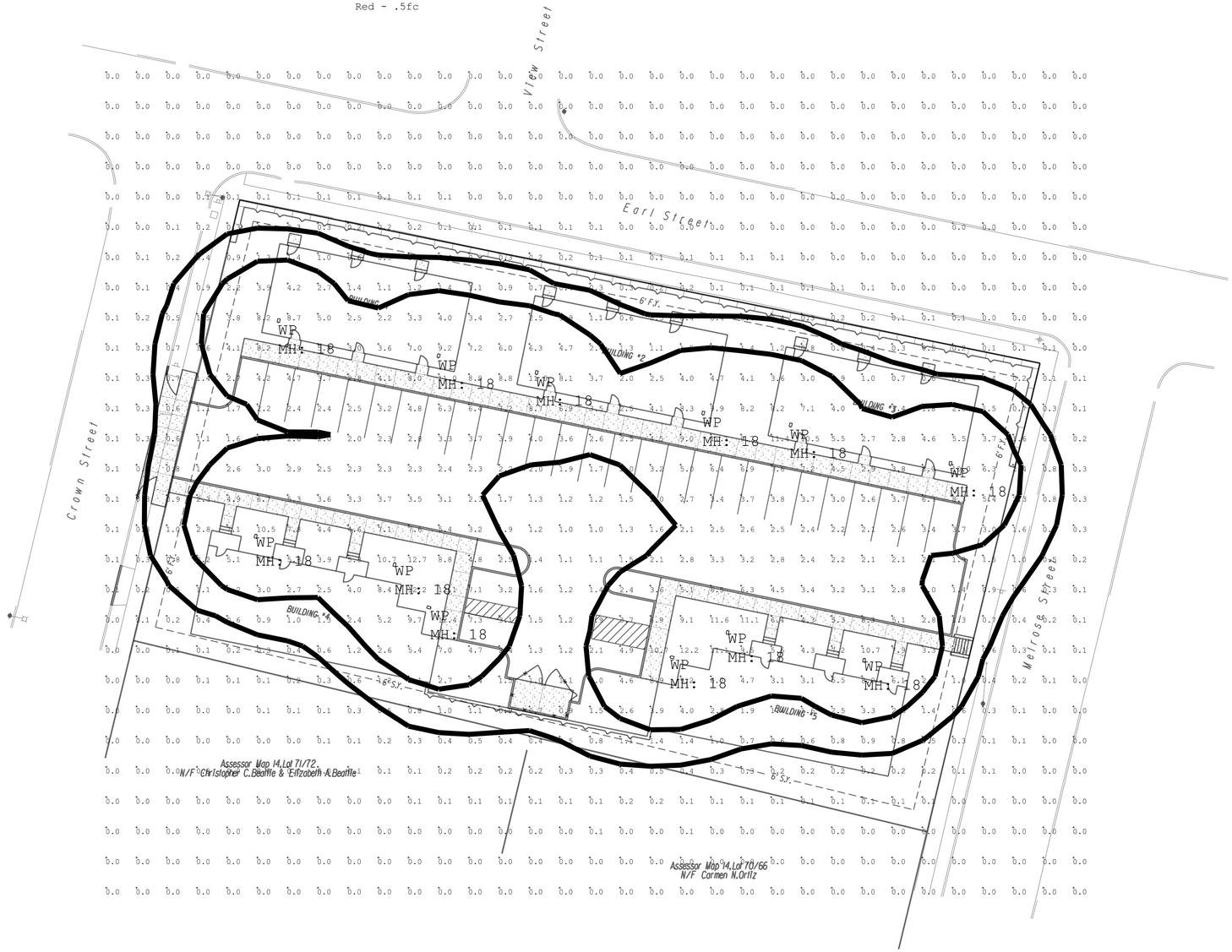
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

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

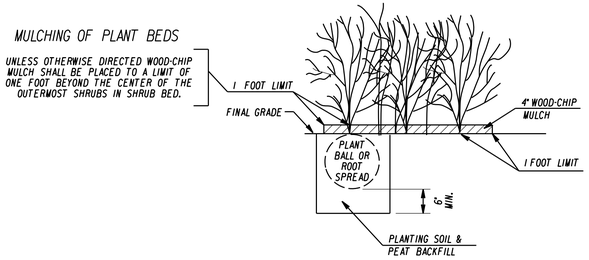
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

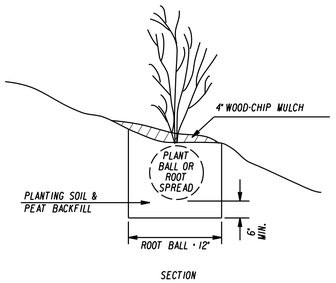
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DRAWING TITLE: LIGHTING PLAN

SHEET NO.: L1.0



SHRUB PLANTING IN BEDS

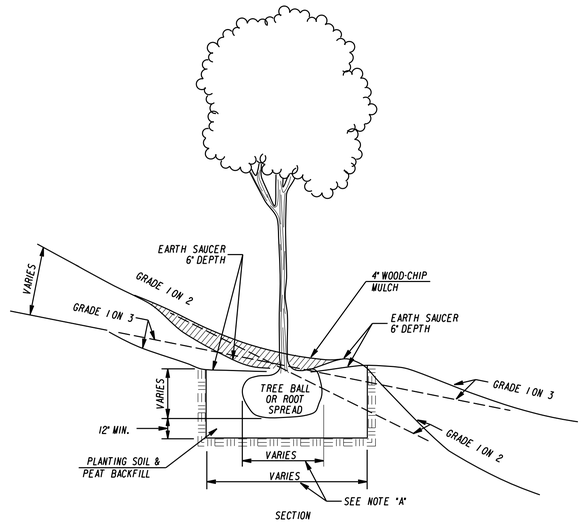


SECTION

SHRUB PLANTING

LANDSCAPE NOTES:

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



SECTION

TREE PLANTING



Planting Key

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

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

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

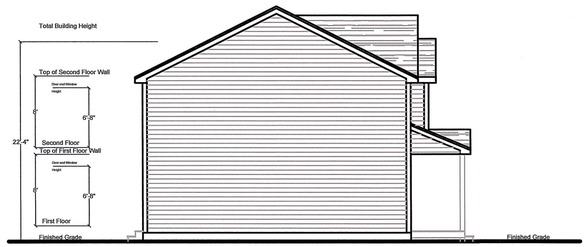
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

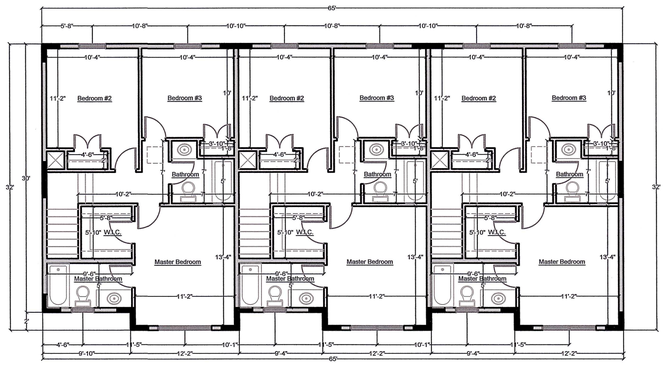
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SHEET NO. L2.0

Elevation Drawings and Floor Plans



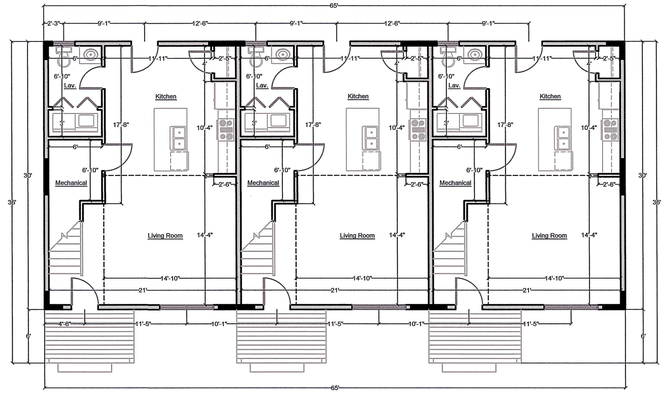
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

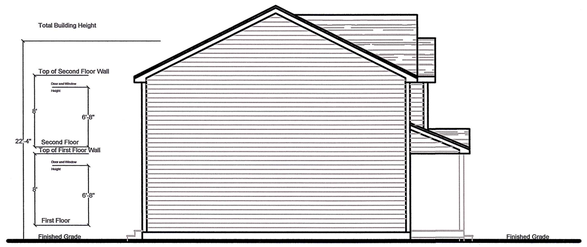
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

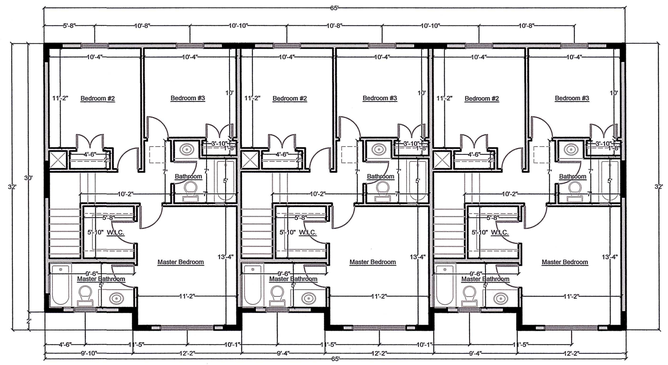
Scale
1/8" = 1'-0"

Sheet
A.1

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



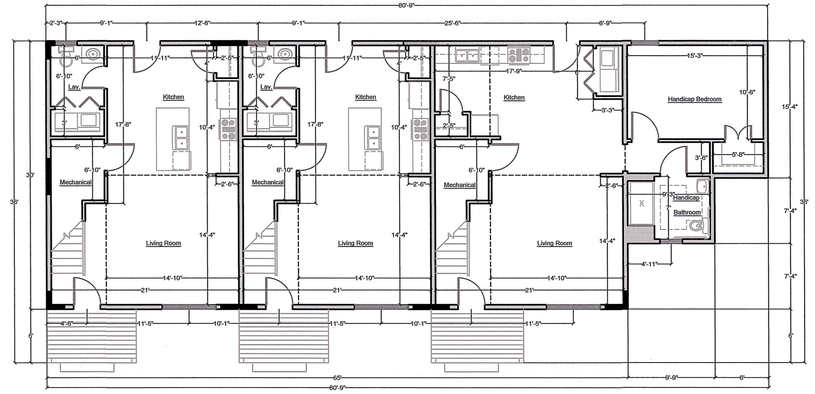
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

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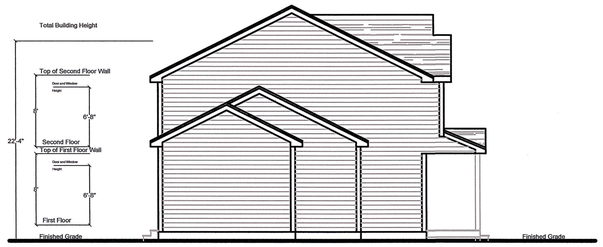
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Schematic Design

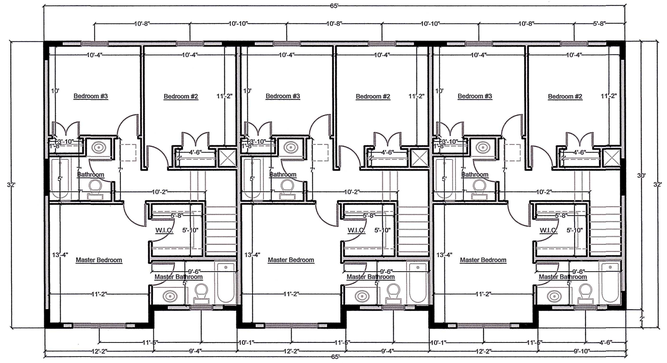
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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



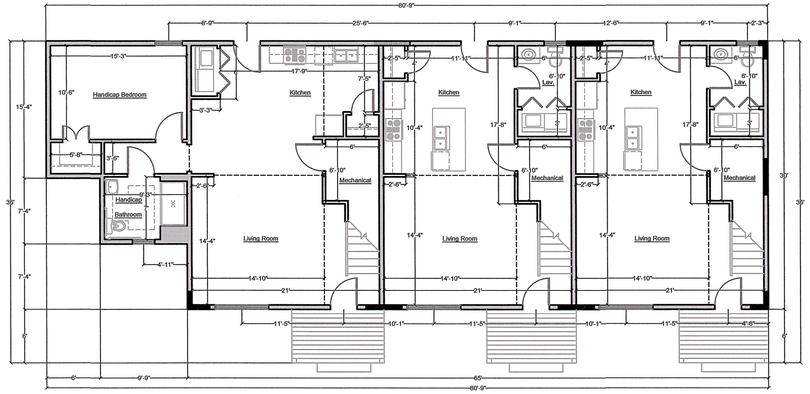
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
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Code Data

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(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

Public Hearing Extension Request to August 19, 2024

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Timothy W. Furey
Patrick J. Cooney
Matthew D. Dyer

Molly Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1932-2020)
William Tracy Jr. (ret)

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

www.fureydonovan.com
Fax No. (860) 583-8674
tfurey@fureydonovan.com

July 8, 2024

City of Bristol Zoning Commission
C/O Robert Flanagan, City Planner
111 North Main Street
Bristol Ct, 06010

RE: Continuance request for Public Hearings on Applications #2494 and #2495

Dear Sirs,

Please accept this letter as a written request on behalf of Applicant, DGG Development, LLC for the continuance of the public hearings for Applications #2494 and #2495 presently scheduled for July 8, 2024 until your August 19, 2024 meeting. In making this request the applicant hereby waives all statutory timeframe requirements until the finalized date of your August meeting. The Commission indicated a traffic study would be helpful and we have engaged Hesketh Associates to prepare a traffic study unfortunately it could not be completed in time for this meeting. Further we are making other site plan adjustments based on the comments received from the Commission and the public.

Respectfully submitted,

Very Truly Yours,

Timothy W. Furey

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:

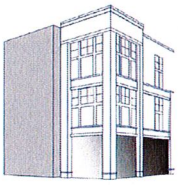
Name: Development Planning Solutions LLC

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

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

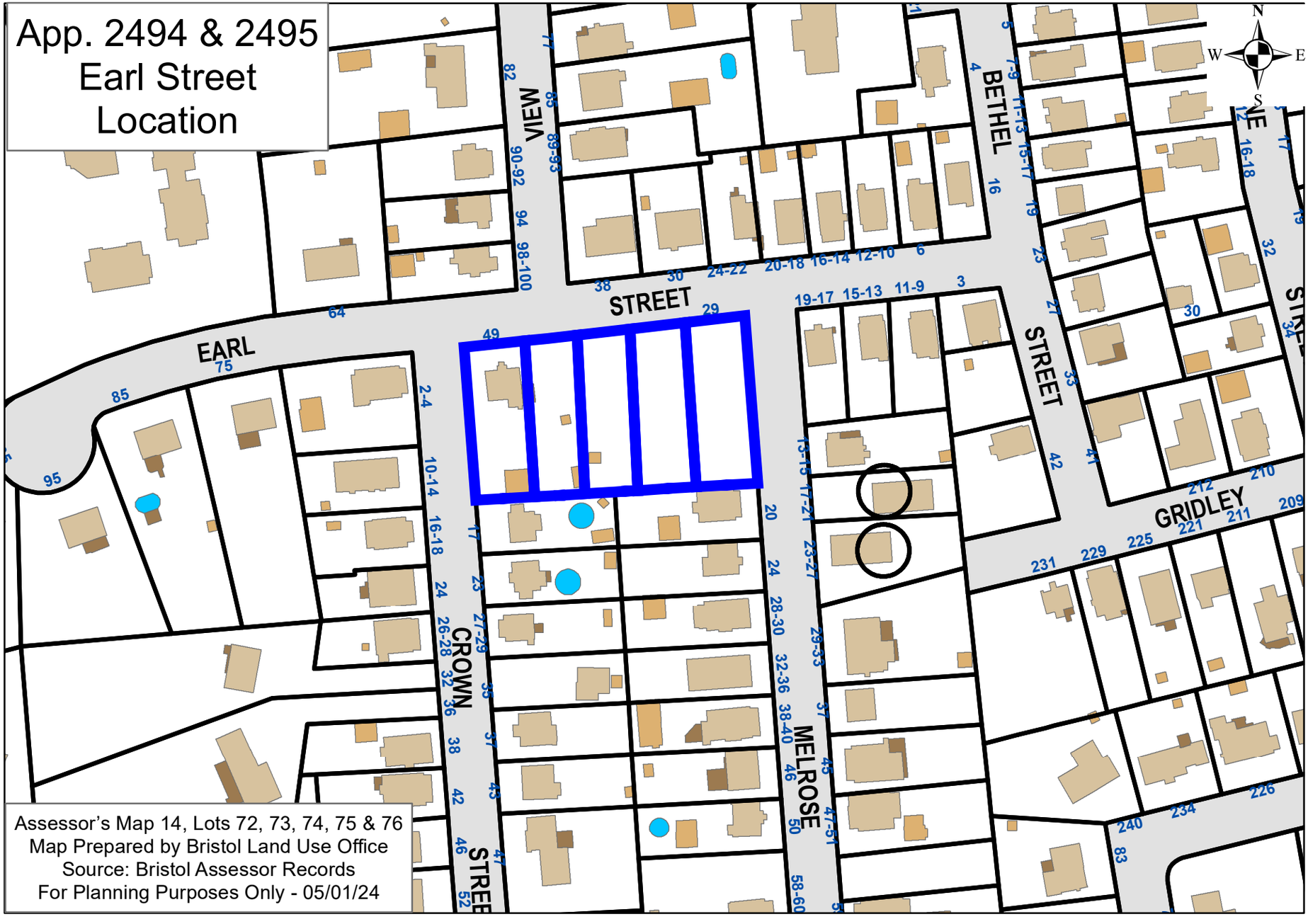
Project Overview

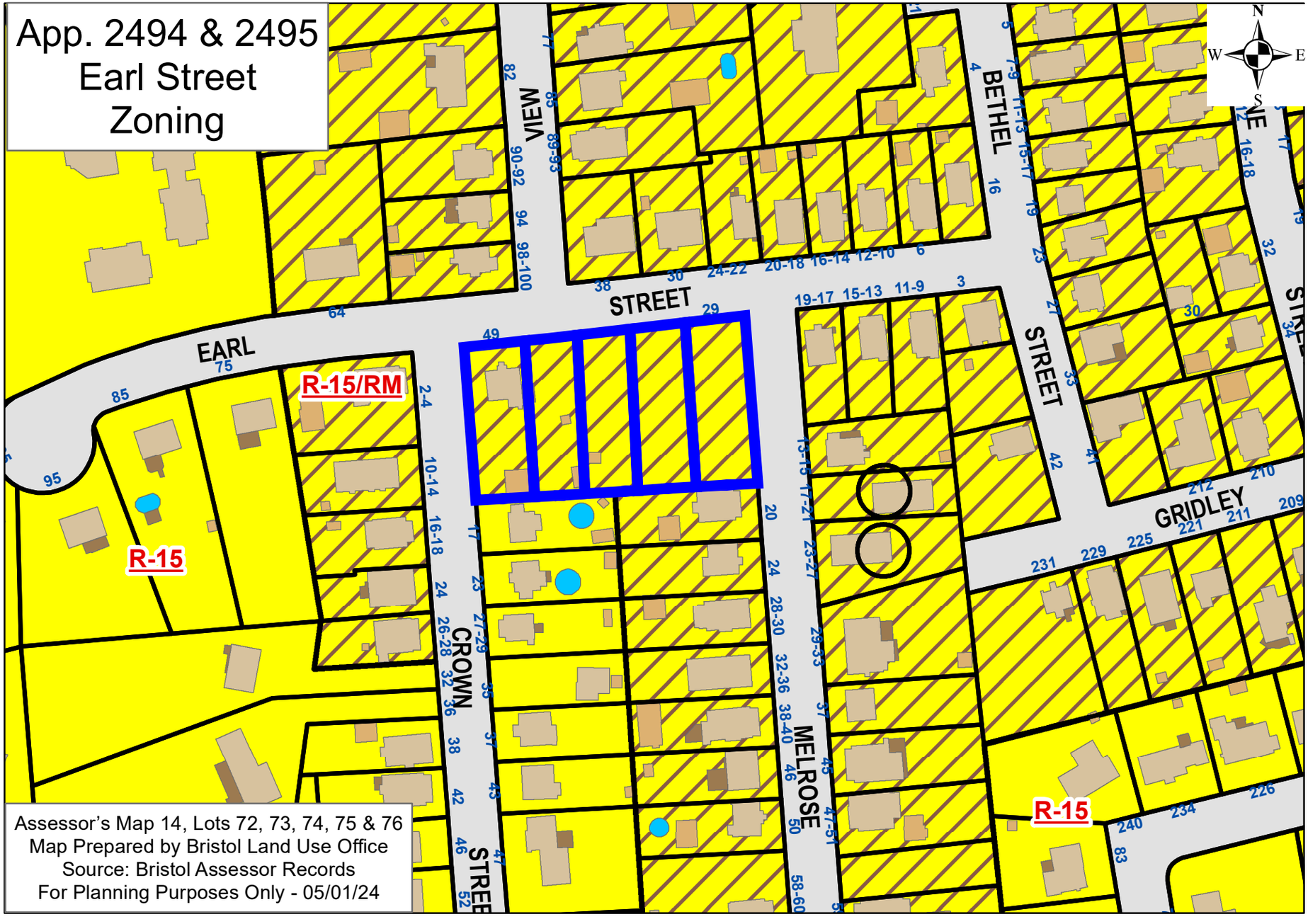
This project calls for the development of a Unified Residential Development containing 15 dwelling units and the associated site improvements. In the current condition, the project area is made up of five building lots which will be merged into a single parcel if approved. The site is uniquely situated within the RM Overlay zone and provides a tremendous opportunity to develop new and modern housing units.

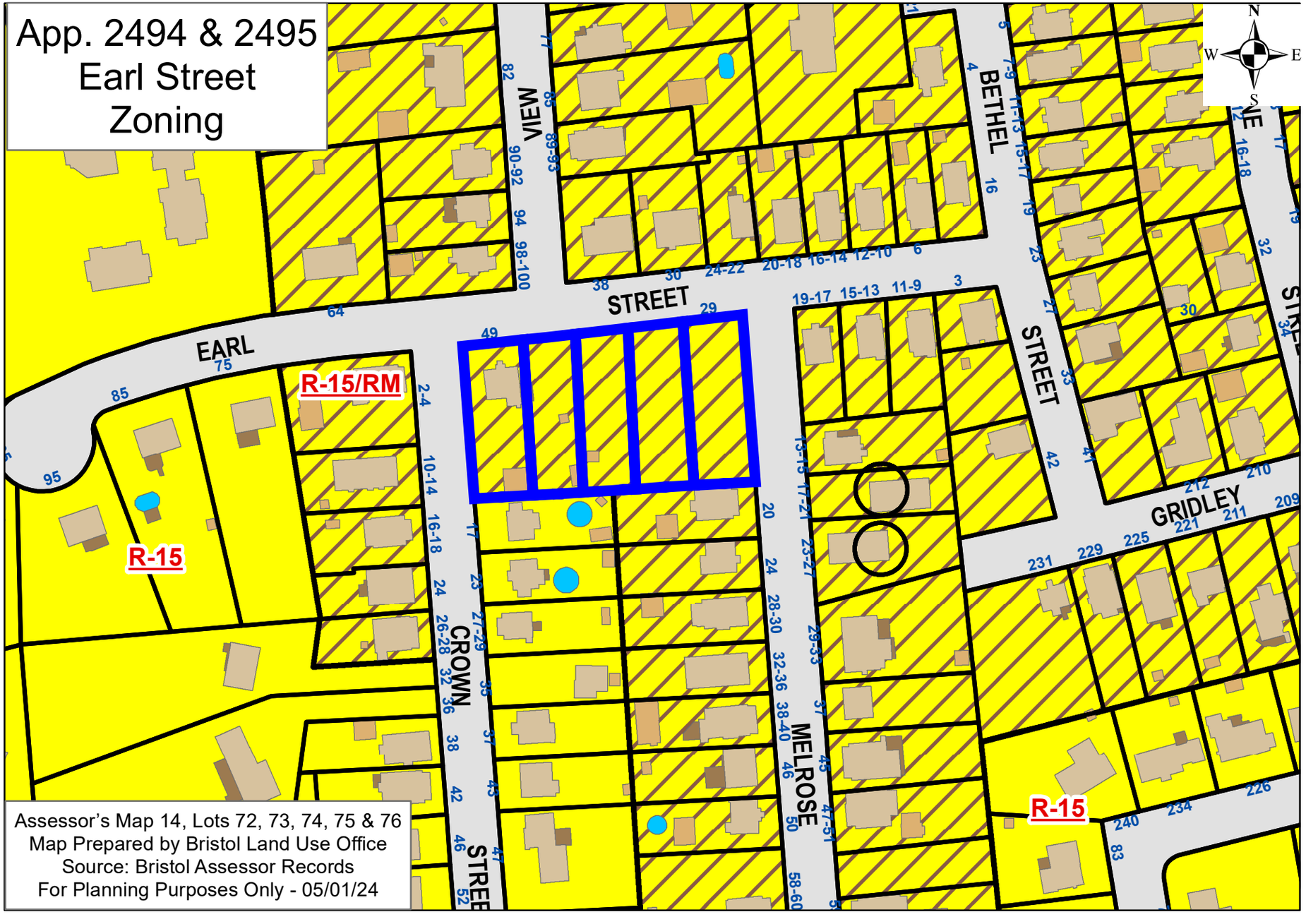
Since the fall of 2023, DGG Development LLC and their design team have been working with the city departments and staff on text amendments to allow Unified Residential Developments in the RM Zone. This plan takes into account all of the provisions of the new regulations and makes efficient use of the property.

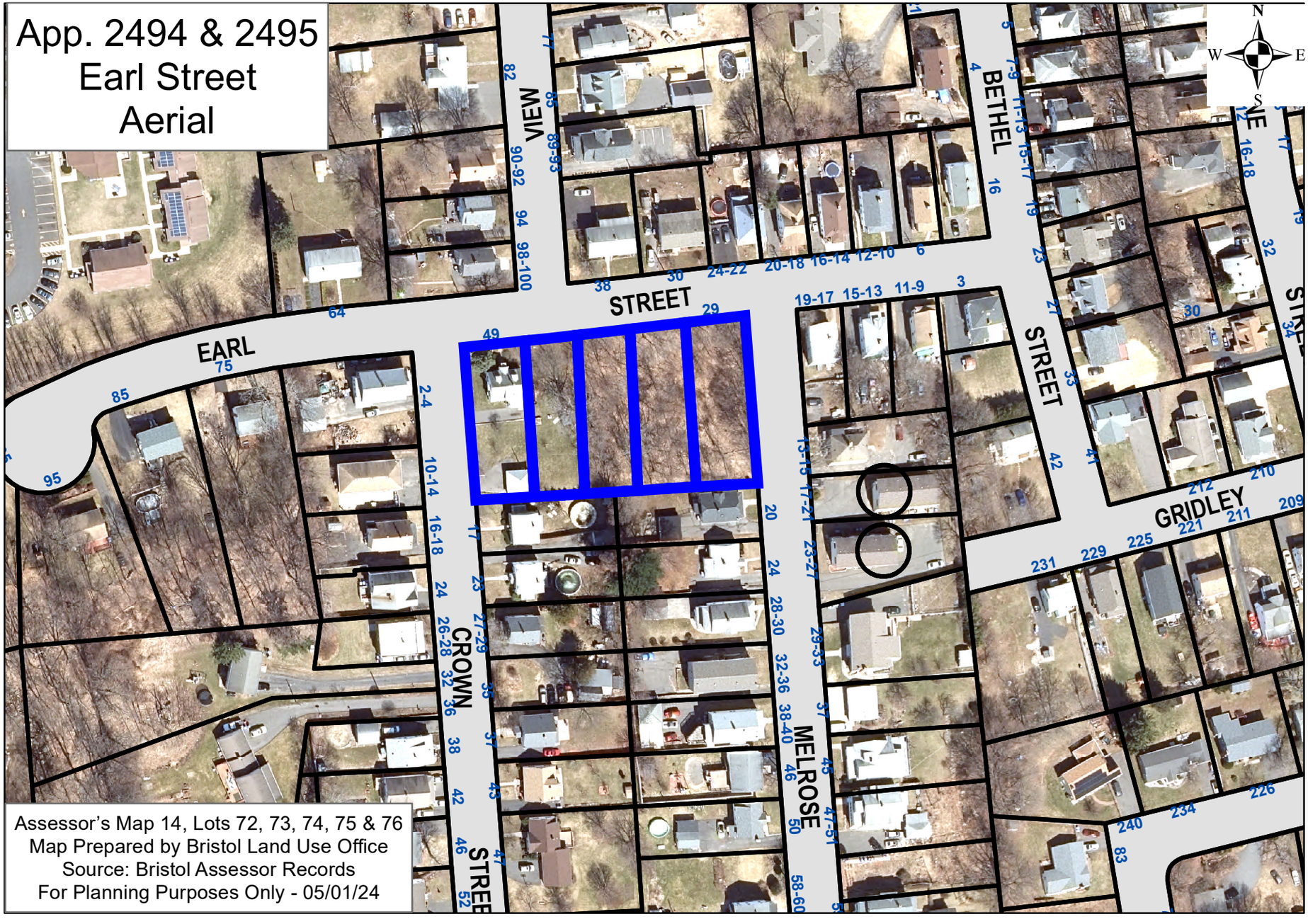
The development provides 15 dwelling units, 2 of which are developed as handicapped adaptable units, and 31 parking spaces all on a unified site plan. The site is also served by public water and sewer.

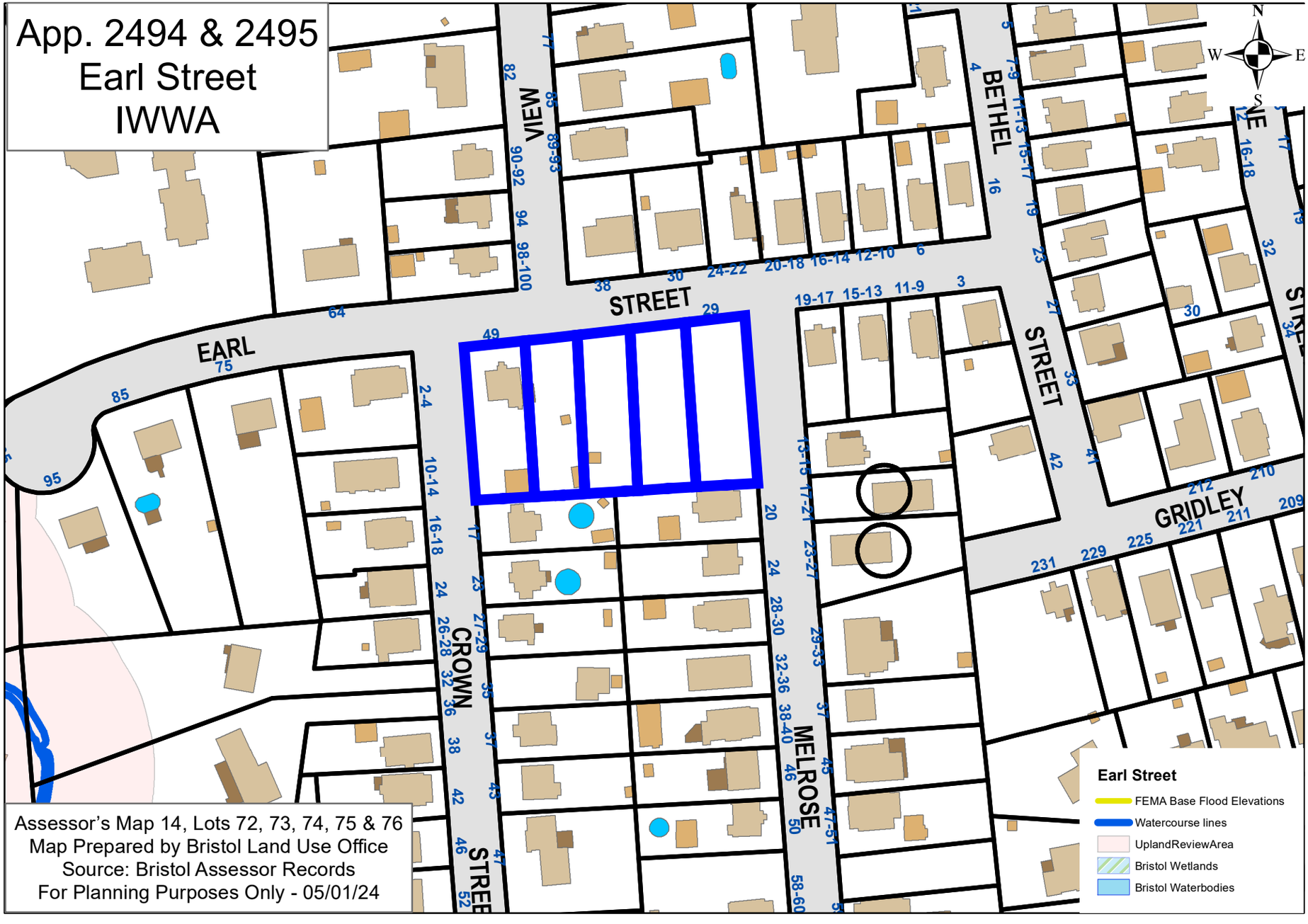
This project will be a phased development beginning in 2024 and have a total construction time of 3 years for all phases.


App. 2494 & 2495
Earl Street
Location
EARL
STREET
VIEW
BETHEL
NE
STREET
GRIDLEY
CROWN
MELROSE
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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

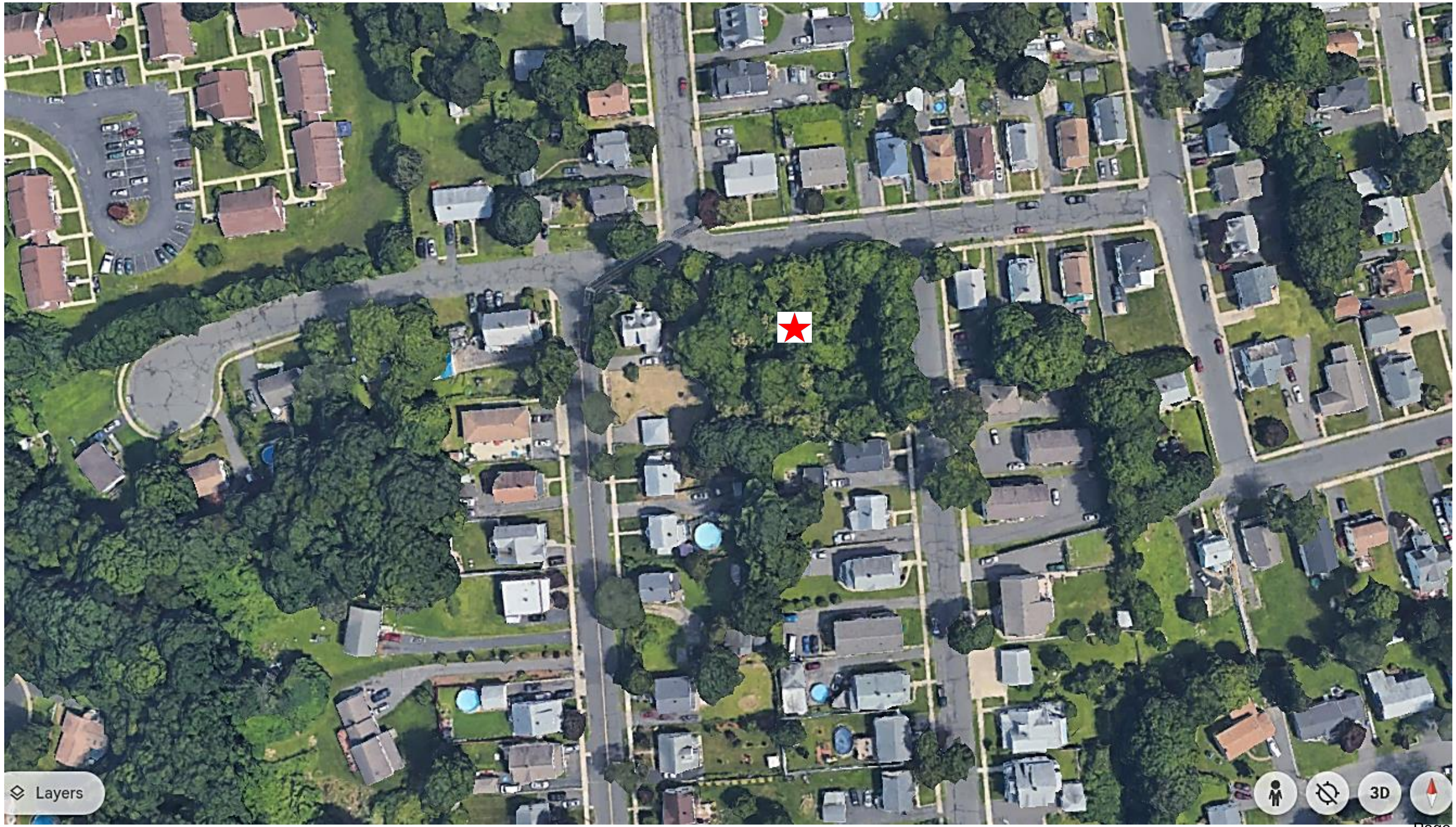

App. 2494 & 2495
Earl Street
Zoning
N
W
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EARL
STREET
BETHEL
VIEW
STREET
GRIDLEY
CROWN
MELROSE
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes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

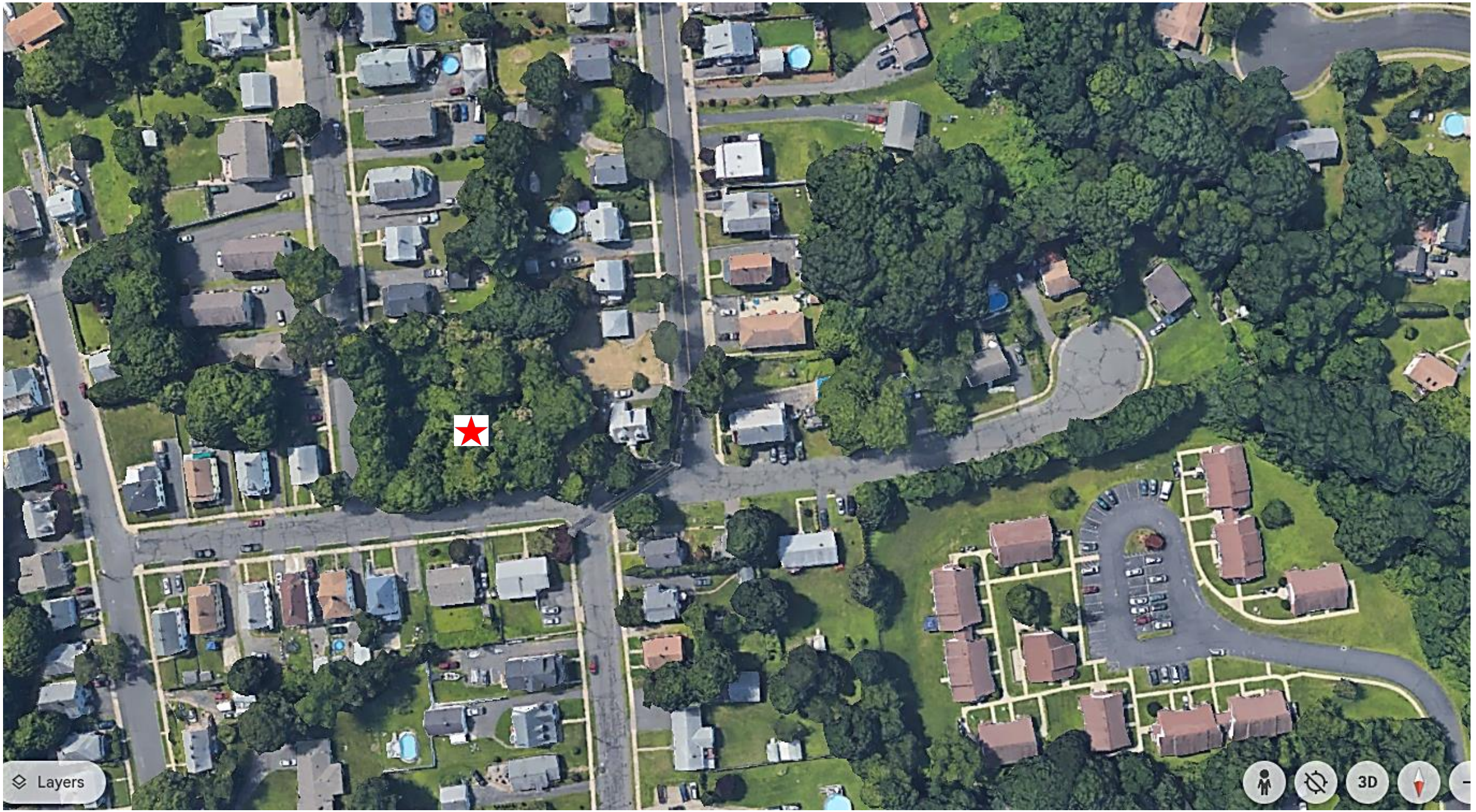

App. 2494 & 2495
Earl Street
Zoning
N
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EARL
STREET
VIEW
BETHEL
STREET
NE
STREET
GRIDLEY
CROWN
MELROSE
STREET
R-15/RM
R-15
R-15
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning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

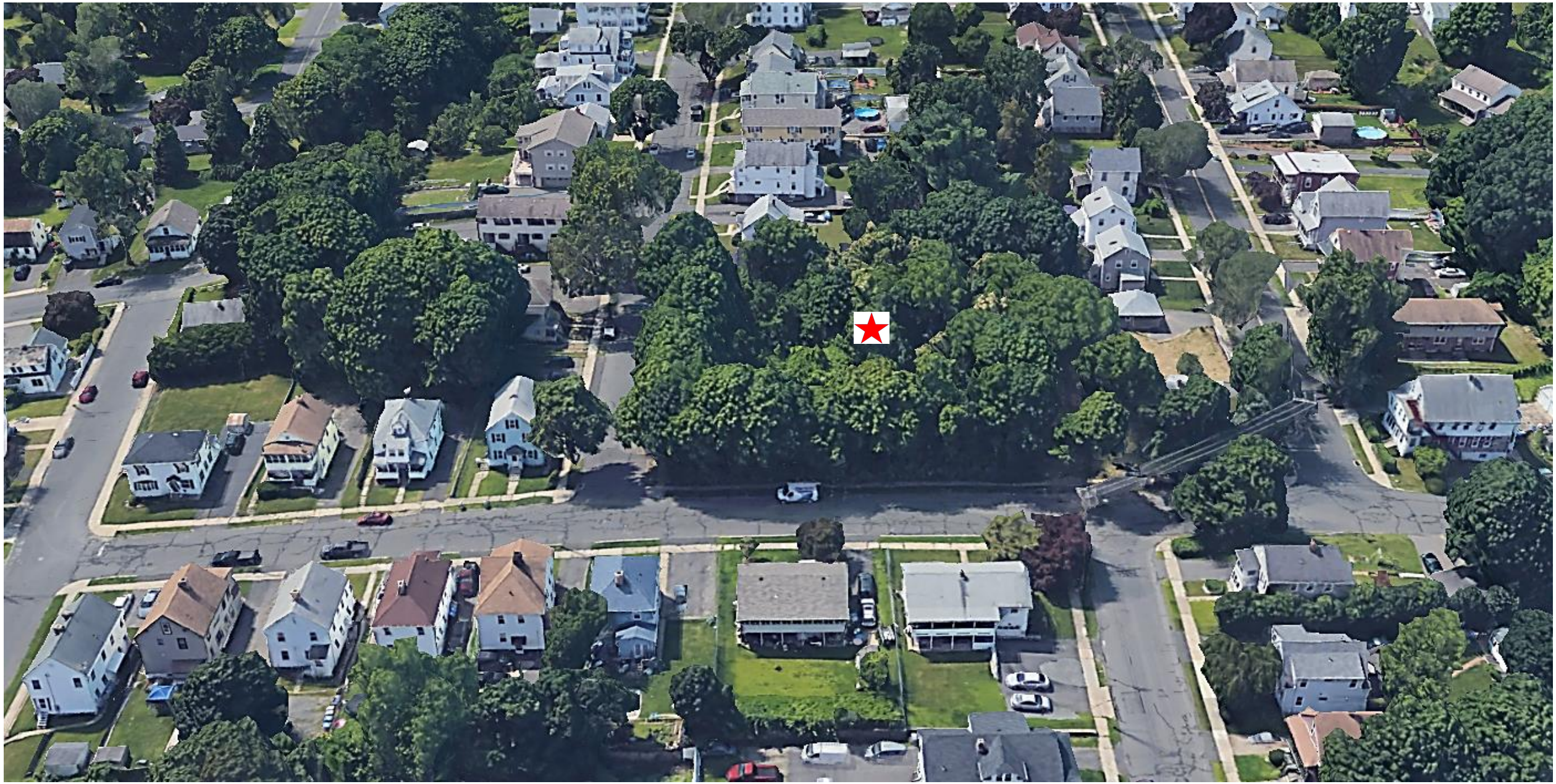

App. 2494 & 2495
Earl Street
Aerial
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S
EARL
STREET
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
VIEW
Assessor's Map 14, Lots 72, 73, 74, 75 & 76
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 05/01/24


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); 8/12/24 (second 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.

7/31/24 Applicant Response: The proposed retaining wall along the sidewalk has been eliminated from the proposed plan.

8/12/24 City Response:

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.

7/31/24 Applicant Response: Buildings 1,2 and 3 were moved 7ft south to eliminate the need for a retaining wall and the ground will slope down to Earl Street. The wall and buildings have been removed from the 25' visibility arc at the intersections of the adjoining streets.

8/12/24 City Response:

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.

7/31/24 Applicant Response: The proposed retaining wall along the sidewalk has been eliminated from the proposed plan.

8/12/24 City Response:

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.

7/31/24 Applicant Response: See Sheet 3 "General Notes for Site Plans, City of Bristol", note #7.
"Any existing damaged sections of sidewalk and/or curbing as a result of construction along streets abutting the site shall be identified and replaced at the direction of the Bristol DPW Engineering Division. The Applicant shall contact the Bristol DPW Engineering Division to schedule inspection."

8/12/24 City Response:

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.

7/31/24 Applicant Response: Agreed, See Sheet 3 "Construction Sequence" item #4 requiring property line stakeout. See sheet 7 for additional spot elevations at the entrance drive and sheet 11 for the concrete apron detail.

8/12/24 City Response:

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

7/31/24 Applicant Response: Agreed. See sheet 6.

8/12/24 City Response:

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.

7/31/24 Applicant Response: See Sheet 3 "General Notes for Site Plans, City of Bristol", note #7.
"Any existing damaged sections of sidewalk and/or curbing as a result of construction along streets abutting the site shall be identified and replaced at the direction of the Bristol DPW Engineering Division. The Applicant shall contact the Bristol DPW Engineering Division to schedule inspection."

8/12/24 City Response:

8. Provide phasing plan (if applicable).

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

9. Recommend increasing planting on proposed landscaping plan.

7/31/24 Applicant Response: Revised Landscaping Plan will comply with Section 11.1.3

8/12/24 City Response:

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.

7/31/24 Applicant Response: Buildings 1, 2, and 3 are identical. Buildings 4 and 5 are mirrored. Floor Plans and Elevations have been submitted for each building type. Grade to Drain added, see sheet 7.

8/12/24 City Response:

11. Provide location for mail boxes.

7/31/24 Applicant Response: Done. Community mailbox provided on Interior Island, see sheet 5.

8/12/24 City Response:

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

7/31/24 Applicant Response: Parking Calculation for Unified Residential Developments in RM Zones is established in Section 9.2.3.b.6. 2 spaces per dwelling unit. Plan is compliant.

8/12/24 City Response:

13. Note section 13.3 EV parking requirements.

7/31/24 Applicant Response: Infrastructure for E.V. Chargers to be added, spaces to be identified.

8/12/24 City Response:

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.

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do.

8/12/24 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

7/31/24 Applicant Response: There is 1 visitor space.

8/12/24 City Response:

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

7/31/24 Applicant Response: The proposed retaining wall has been eliminated from the proposed plan.

8/12/24 City Response:

3. Provide landscaping along Earl Street.

7/31/24 Applicant Response: Revised Landscaping Plan will comply with Section 11.1.3

8/12/24 City Response:

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

7/31/24 Applicant Response: Engineered design (PE) of retaining wall will be provided prior to final sign off (if approved).

8/12/24 City Response:

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

7/31/24 Applicant Response: Applicant is proposing a 6-foot solid vinyl privacy fence in accordance with Section 11.1.5.E.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do. Compliant Table to be added to plan.

8/12/24 City Response:

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

7/31/24 Applicant Response: See sheet 5 "Layout Plan" for ramp location. See sheet 7 "Grading Plan" for Top and Bot. of curb elevations for transitions between flush and full depth curb. See Misc. Notes and Details sheet #10 for isometric view of accessible parking area.

8/12/24 City Response:

8. How many stories is each building?

7/31/24 Applicant Response: Two stories.

8/12/24 City Response:

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

7/31/24 Applicant Response: Internal sidewalk from handicap parking area is accessible to a unit that is adaptable as required by the 2021 Connecticut State Building Code Section R320.3 – Multi-Story Townhouses.

8/12/24 City Response:

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

7/31/24 Applicant Response: Internal sidewalk from handicap parking area is accessible to a unit that is adaptable as required by the 2021 Connecticut State Building Code Section R320.3 – Multi-Story Townhouses.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will revise.

8/12/24 City Response:

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

7/31/24 Applicant Response: See Misc. Notes and Details sheet #10 for dumpster enclosure detail. Dumpster enclosure provides chain link fence with black vinyl privacy slats.

8/12/24 City Response:

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

7/31/24 Applicant Response: Interior parking will be enforced by property management.

8/12/24 City Response:

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

7/31/24 Applicant Response: No

8/12/24 City Response:

15. Where will mailboxes be located?

7/31/24 Applicant Response: Done. Community mailbox provided on Interior Island, see sheet 5

8/12/24 City Response:

16. Provide details of proposed stoops.

7/31/24 Applicant Response:

8/12/24 City Response:

17. Show corner lot visibility triangles on site plan.

7/31/24 Applicant Response: Porches shown on Submitted building plans.

8/12/24 City Response:

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

7/31/24 Applicant Response: Will do. The wall and buildings have been removed from the 25' visibility arc at the intersections of the adjoining streets.

8/12/24 City Response:

19. Will this project be phased?

7/31/24 Applicant Response: Yes, Phasing Plan to be submitted.

8/12/24 City Response:

New Comments – 081224

20. What are the number of bedrooms proposed?

21. What are the number of parking spaces proposed?

22. Contrast and compare this development with the BT Unified Residential Development recently approved at the corner of Haviland and West; 22 bedrooms (11 unit's w/2 bedrooms per unit) and 28 parking spaces. The Haviland application used the standard parking requirement of Unified Residential Developments.

23. The existing parking requirements for a Unified Residential Development provide for adequate parking; the new Regulation in the RM calls out its own parking requirement and that is the basic error in this Regulation. You have 47 bedrooms and 32 parking spaces.

24. The 20' ft. landscape buffer has not been provided.

25. The proposed landscaping is totally inadequate from a design perspective given the number of mature trees that would be removed. Section 9.2.3.E.4 states "Site design should endeavor to preserve existing site characteristics including mature trees, rock outcrops, and significant views."

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. (Sewer) Each individual unit will need its own sewer lateral to the sewer main. The current plan has 1 lateral per building.

7/31/24 Applicant Response: Plan to be revised per conversation with the Water Department 6-10-24.

8/12/24 City Response:

2. (Water) The plan does not show a Tee with a valve on Melrose Street or Crown Street.

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

3. The plan does not show curb stops to each unit, required.

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

4. Building #1 shows a water line from Earl Street?

7/31/24 Applicant Response: Acknowledged.

8/12/24 City Response:

Letters 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 Farrell	29 Crown St
5. Nita Knappenberger	39 Crown ST
6. Amanda J. Weaver	38 Crown St
7. Brenda Dallaire	42 Crown St
8. Glenn Dallaire	42 Crown St.
9.	75 Crown St
10.	91 Crown St
11. Sally L. Palma	112 Crown St
12.	121 crown street
13.	148 Crown Street
14.	148 Crown St
15.	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 C	20 Melrose St.
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Petition

Date 6-14-2024	Name	Address
1.	Yolanda Duthiewicz	57 Atkins Ave.
2.	Nancy Laflamme	189 Park St
3.	Judith Delgad, 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.		
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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
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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
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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	Edward A Aviles	75 Earl St. Bristol
6/14 6.		Christine Bird	2 Crown St Bristol
7.	6-15-2024	Antonio Bordoy	
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
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Site Plan Revised 073124

Selected Sheets

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. PROJECT SURVEYOR TO STAKE SOUTHERN PROPERTY LINE PRIOR TO THE START OF CONSTRUCTION.

5. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

8. REMOVE ALL ITEMS PER REMOVALS PLAN.

9. 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.

10. 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.

11. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

12. 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.

13. 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.

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

15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

16. PLACE TOPSOIL WHERE REQUIRED, COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.

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

18. 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.

19. 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.

20. INSTALL FINAL COURSE OF PAVEMENT.

21. 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 CITY OF 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 GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-19(F) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)

2. 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.

3. 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.

4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/NEO.

5. 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.

6. 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.

7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING AS A RESULT OF CONSTRUCTION ALONG STREETS ABUTTING THE SITE SHALL BE IDENTIFIED AND REPLACED AT THE DIRECTION OF BRISTOL DPW ENGINEERING DIVISION. THE APPLICANT SHALL CONTACT THE BRISTOL DPW ENGINEERING DIVISION TO SCHEDULE INSPECTION.

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
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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:

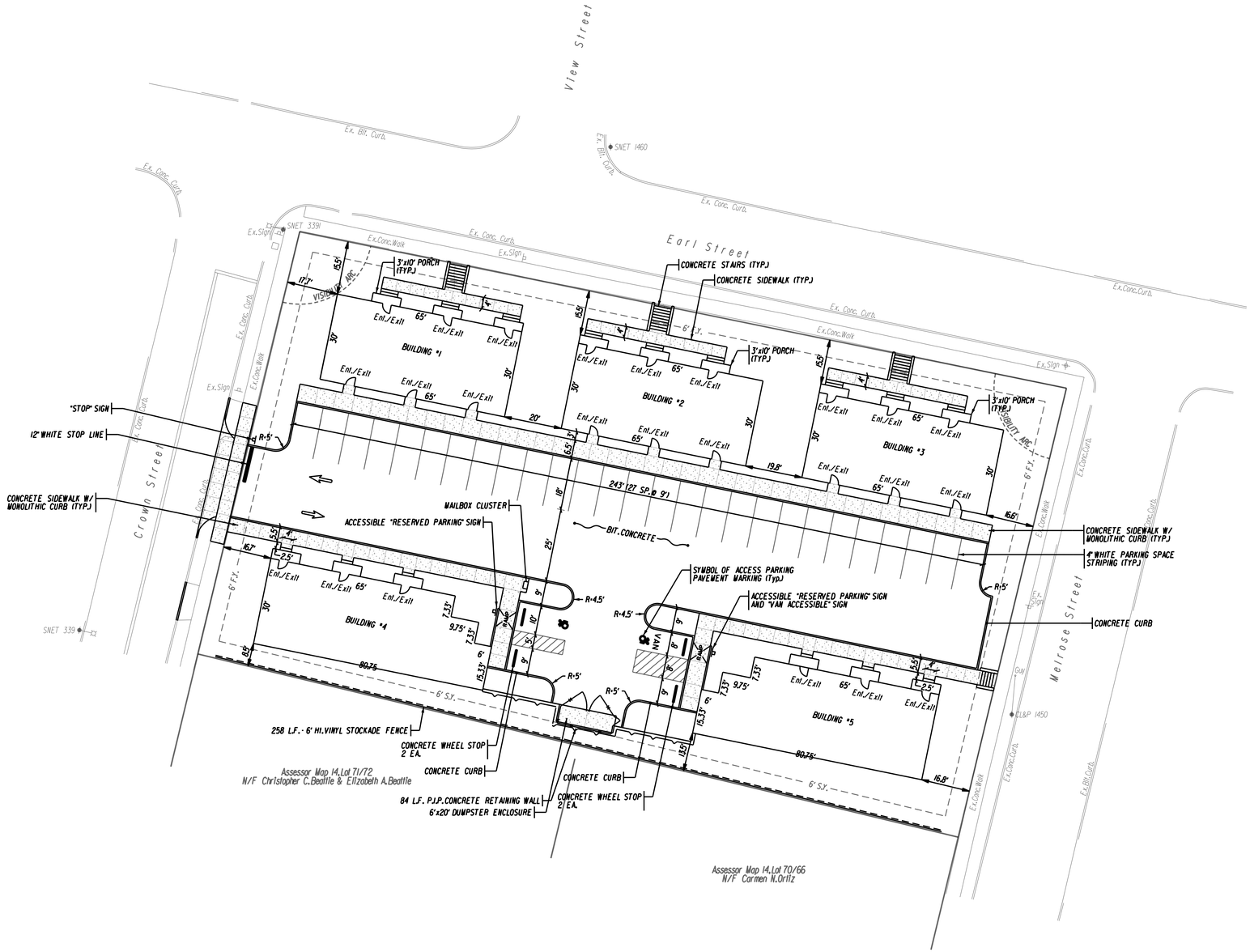
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: GENERAL NOTES

DRAWING NO. NOTES-001

SHEET NO. 3



REV.	DATE	REVISION DESCRIPTION
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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

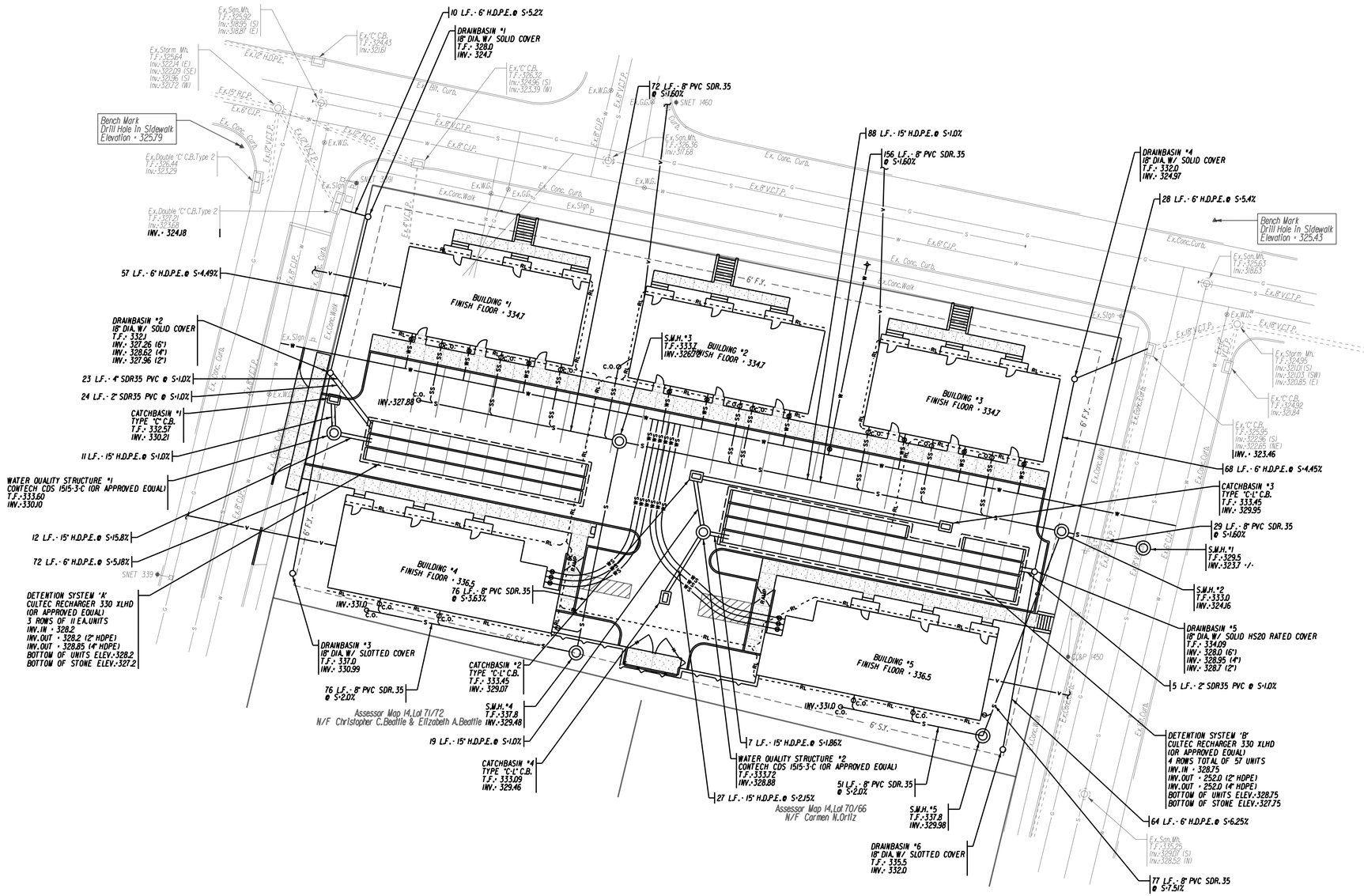
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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



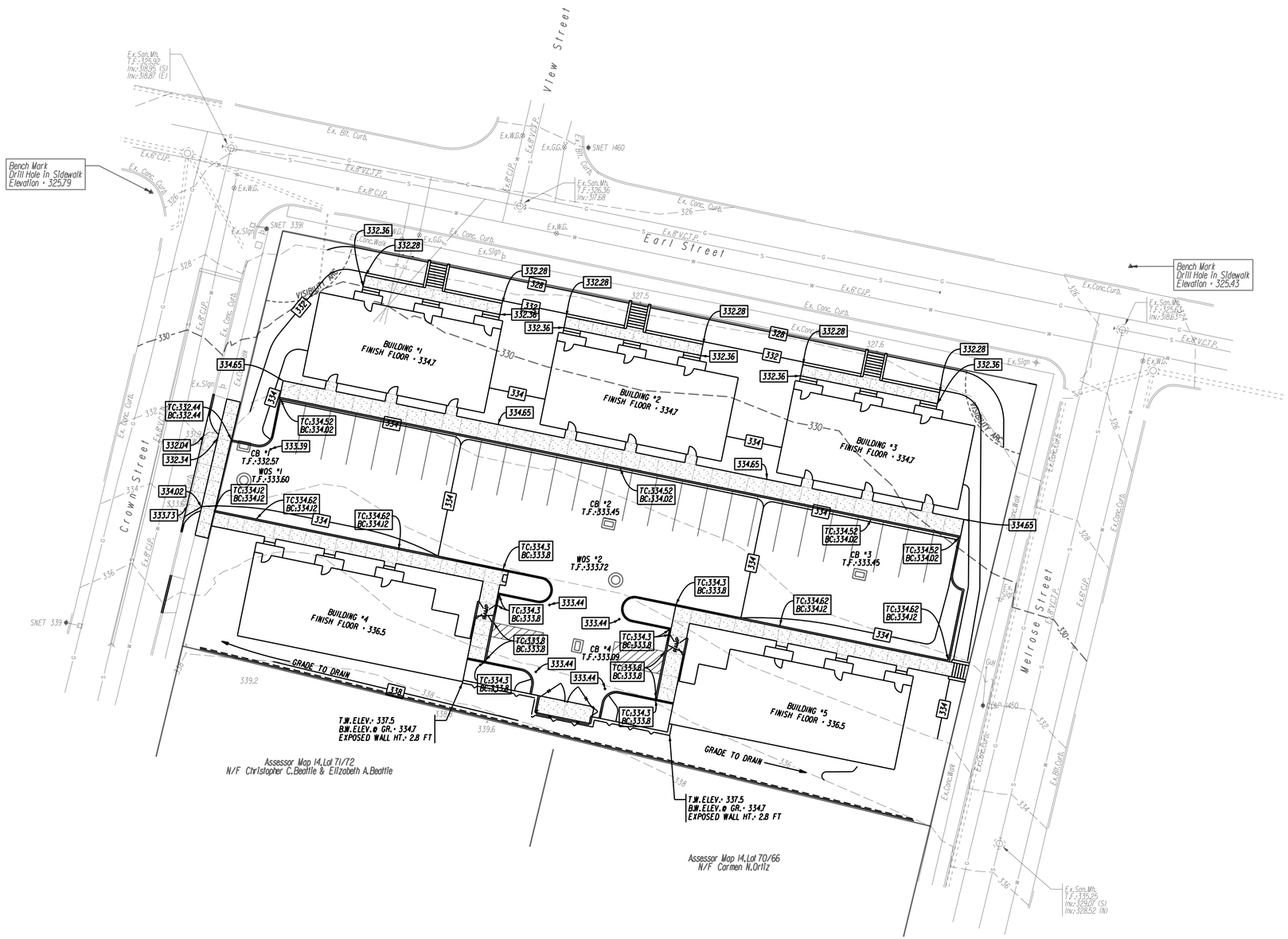
REV.	DATE	REVISION DESCRIPTION
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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



REV.	DATE	REVISION DESCRIPTION
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

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

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

Site Plan

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #

SPECIAL PERMIT FOR

GRANTED:

APPLICATION: #

SITE PLAN FOR

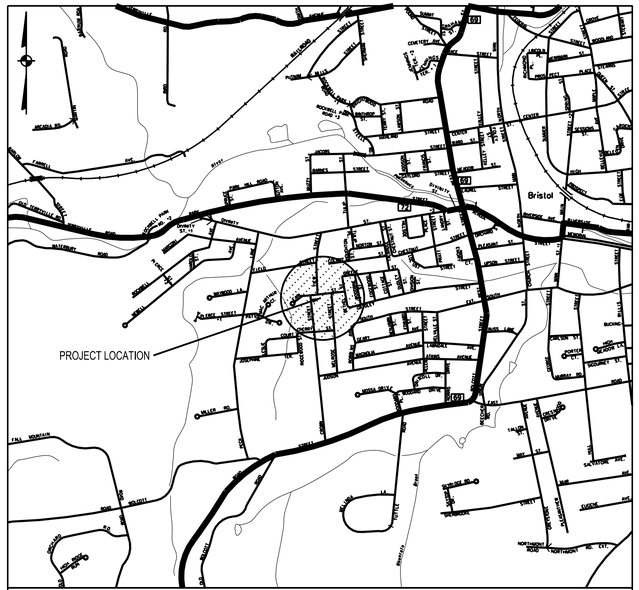
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

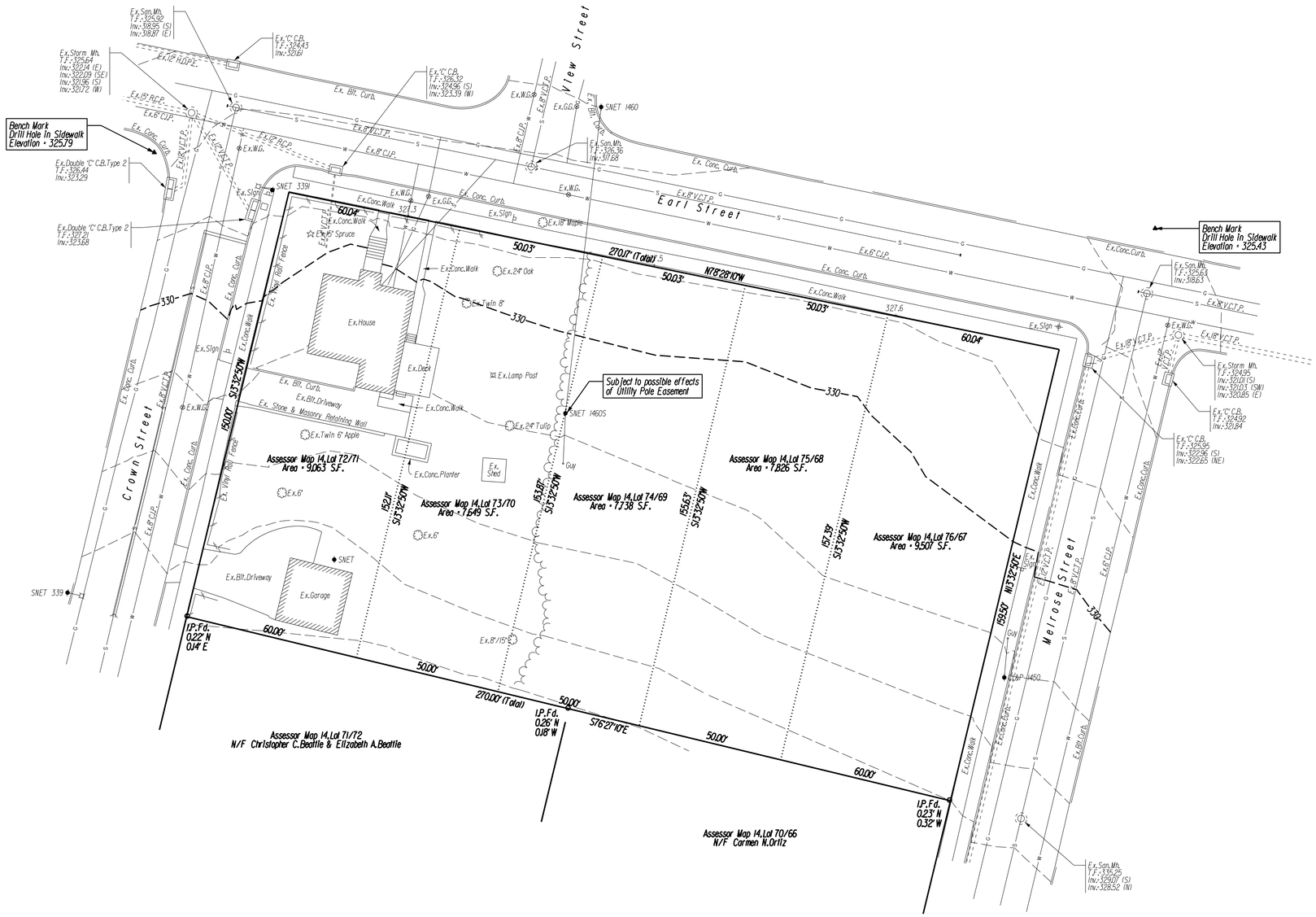
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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


Earl Street
Crown Street
Melrose Street
View Street
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Subject to possible effects of Utility Pole Easement
Ex.House
Ex.Deck
Ex.Shed
Ex.Garage
Ex.Bit.Driveway
Ex.Stone & Masonry Retaining Wall
Ex.Conc.Planter
Ex.Twin 6" Apple
Ex.24" Tulip
Ex.24" Oak
Ex.Twin 8"
Ex.Lamp Post
Ex.18" Maple
Ex.6" Spruce
Ex.Conc.Walk
Ex.Bit. Curb
Ex.Conc. Curb
Ex.Vinyl Rail Fence
Ex.Wire Fence
Ex.Chain Link Fence
Ex.Hedge
Guy
SNET 1460
SNET 1460S
SNET 339
SNET 339
SNET
Assessor Map 14,Lot 72/71
Area = 9,063 S.F.
Assessor Map 14,Lot 73/70
Area = 7,649 S.F.
Assessor Map 14,Lot 74/69
Area = 7,738 S.F.
Assessor Map 14,Lot 75/68
Area = 7,826 S.F.
Assessor Map 14,Lot 76/67
Area = 9,501 S.F.
Assessor Map 14,Lot 71/72
N/F Christopher C.Beattie & Elizabeth A.Beattie
Assessor Map 14,Lot 70/66
N/F Carmen M.Ortiz
270.01' (Total)
N78°28'10"W
S16°27'10"E
S13°32'50"W
N13°32'50"E
150.00'
152.11'
153.18'
156.63'
157.39'
158.50'
60.04'
50.03'
60.00'
50.00'
321.3
327.6
330'
I.P.Fd. 0.22' N 0.14' E
I.P.Fd. 0.26' N 0.18' W
I.P.Fd. 0.23' N 0.32' W
Ex.'C' C.B. T.F.=324.43 Inv.=321.61
Ex.'C' C.B. T.F.=326.32 Inv.=324.96 (S) Inv.=323.39 (W)
Ex.'C' C.B. T.F.=325.95 Inv.=322.96 (S) Inv.=322.85 (NE)
Ex.'C' C.B. T.F.=324.92 Inv.=321.84
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.=323.68
Ex.San.Mh. T.F.=326.92 Inv.=318.95 (S) Inv.=318.87 (E)
Ex.Storm Mh. T.F.=325.64 Inv.=322.14 (E) Inv.=322.09 (SE) Inv.=321.96 (S) Inv.=322.72 (W)
Ex.San.Mh. T.F.=326.36 Inv.=317.58
Ex.San.Mh. T.F.=325.63 Inv.=318.63
Ex.Storm Mh. T.F.=324.95 Inv.=321.01 (S) Inv.=321.03 (SW) Inv.=320.85 (E)
Ex.San.Mh. T.F.=335.25 Inv.=329.07 (S) Inv.=328.52 (W)
Ex.12" H.D.P.E.
Ex.15" R.C.P.
Ex.8" C.I.P.
Ex.8" V.C.T.P.
Ex.6" C.I.P.
Ex.12" R.C.P.
Ex.W.G.
Ex.G.G.
Ex.W.G.V.
Ex.W.G.M.
Ex.Sign
Ex.Utility Pole #450
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb Cut
Ex.Bit.Curb
Ex.Bit.Dr.
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk

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

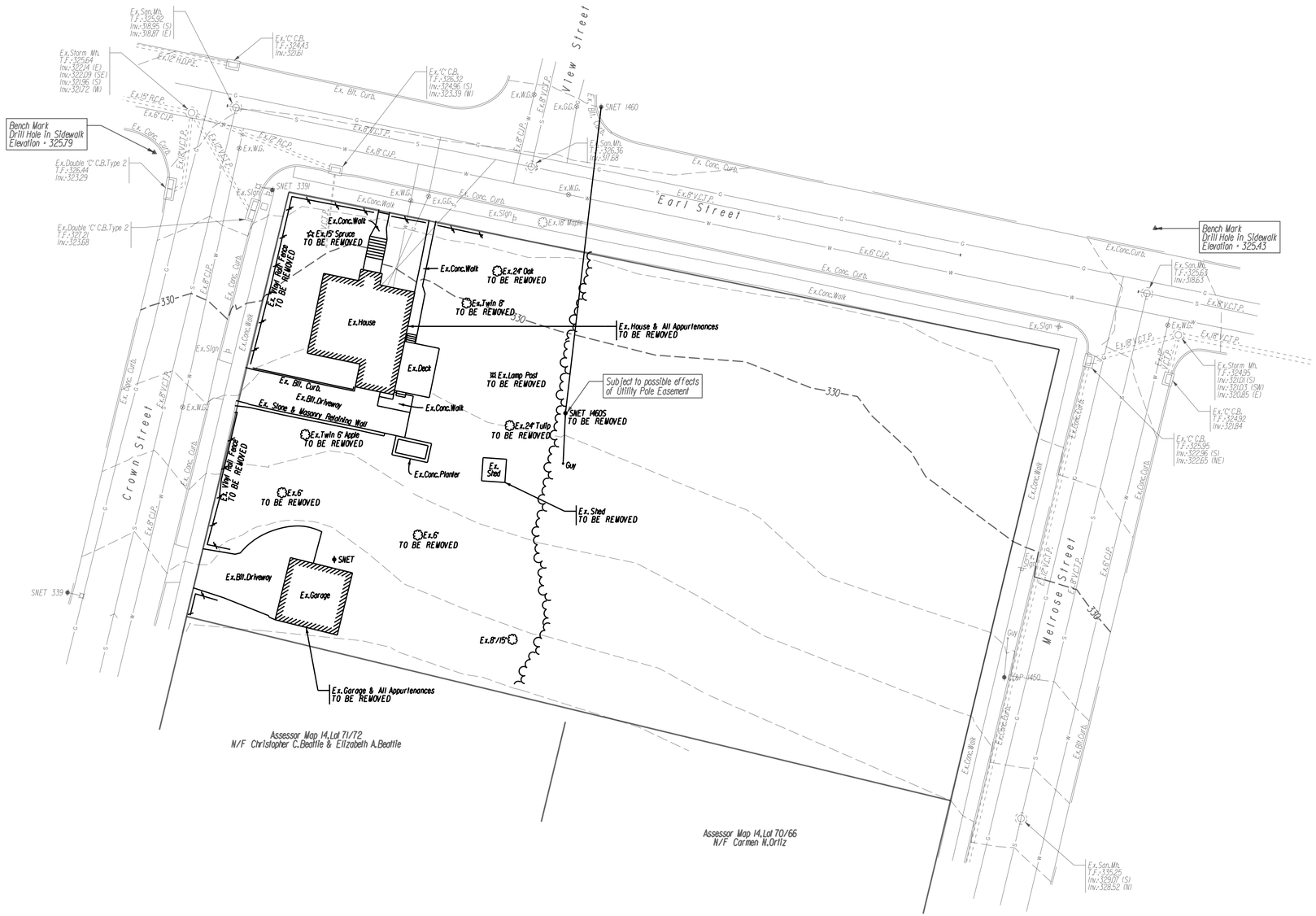
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

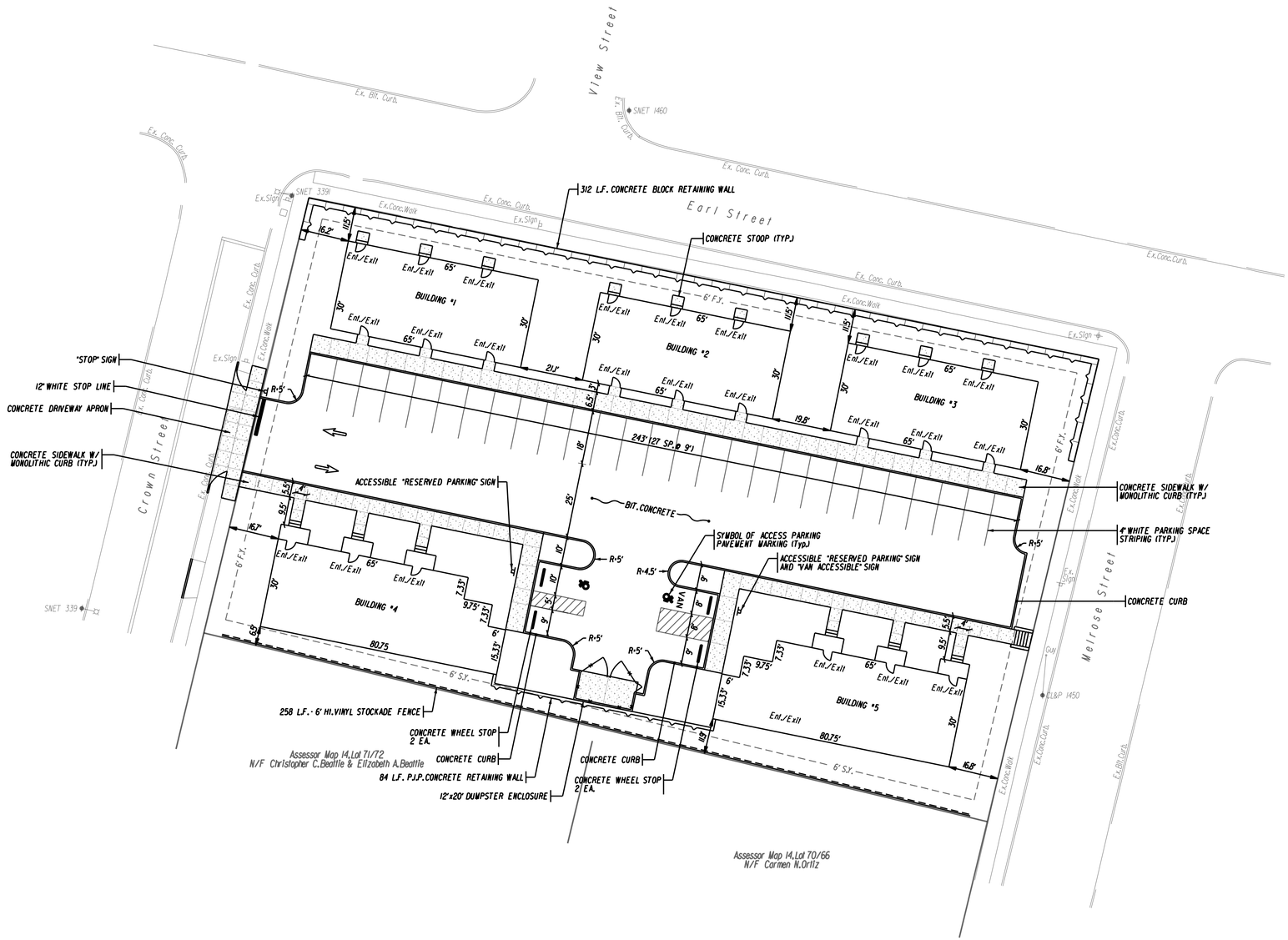
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3


Ex.San.Mh.
T.F.:326.92
Inv.:318.95 (S)
Inv.:318.87 (E)
Ex.'C' C.B.
T.F.:324.43
Inv.:320.61
Ex.Storm Mh.
T.F.:325.64
Inv.:322.14 (E)
Inv.:322.09 (SE)
Inv.:321.96 (S)
Inv.:322.72 (W)
Ex.12" HDPE
Ex.15" RCP
Ex.8" C.I.P.
Ex.Conc. Curb
Ex.8" V.C.I.P.
Ex.12" RCP
Ex.W.G.
Ex.Double 'C' C.B.Type 2
T.F.:326.44
Inv.:323.29
Ex.Double 'C' C.B.Type 2
T.F.:327.20
Inv.:323.68
Ex.Sign
SNET 3391
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
Ex.Conc.Walk
Ex.15' Spruce
TO BE REMOVED
Ex.Twin Teak
TO BE REMOVED
Ex.House
Ex.Deck
Ex.Bit. Curb.
Ex.Bit.Driveway
Ex. Stone & Masonry Retaining Wall
Ex.Twin 6' Apple
TO BE REMOVED
Ex.Conc.Planter
Ex.6'
TO BE REMOVED
Ex.Twin Teak
TO BE REMOVED
Ex.Bit.Driveway
Ex.Garage
SNET
SNET 339
Ex.8"/15"
Ex.Garage & All Appurtenances
TO BE REMOVED
Ex.Conc.Walk
Ex.24" Oak
TO BE REMOVED
Ex.Twin 8'
TO BE REMOVED
Ex.House & All Appurtenances
TO BE REMOVED
1/1 Ex.Lamp Post
TO BE REMOVED
Ex.24" Tulip
TO BE REMOVED
SNET 1460S
TO BE REMOVED
Guy
Ex.Shed
Ex.Shed
TO BE REMOVED
Subject to possible effects
of Utility Pole Easement
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
Crown Street
Earl Street
View Street
Melrose Street
SNET 1460
Ex.Sign
Ex.18" Maple
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Walk



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
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.0029232 LICENSED PROFESSIONAL ENGINEER

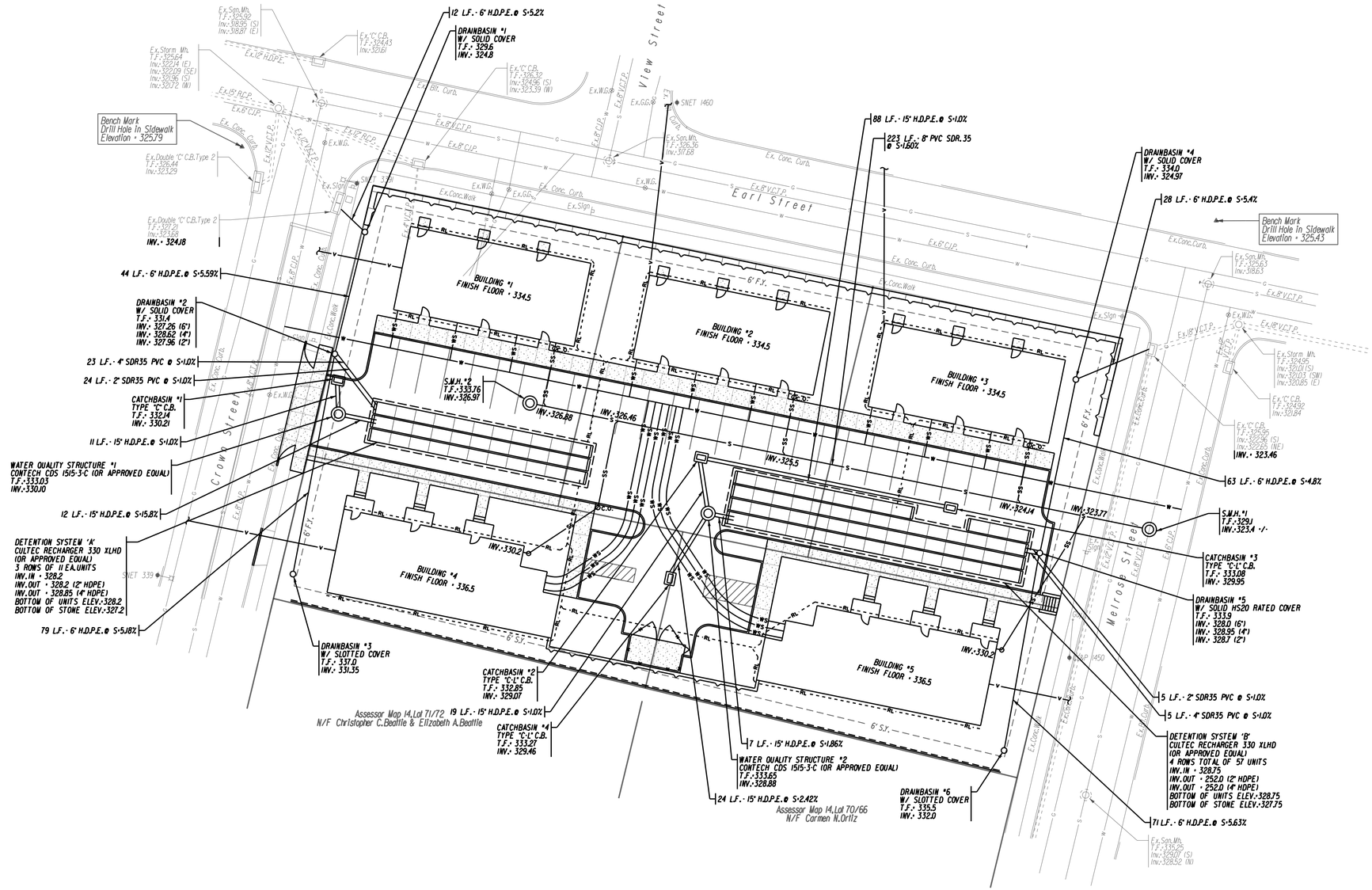
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

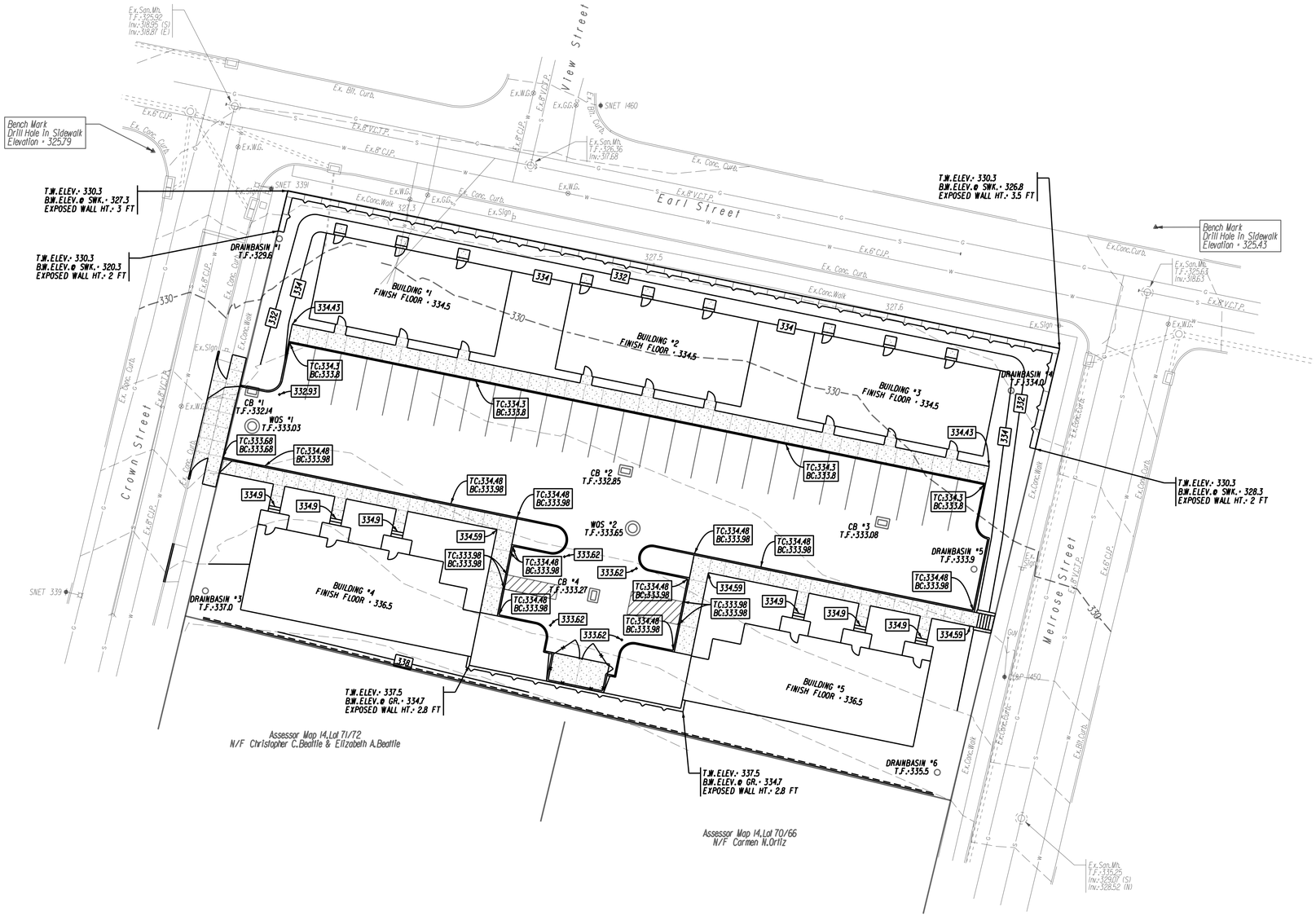
ASSESSOR'S MAP/LOT:
14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING NO.
PLN-001

DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.
5


Earl Street
View Street
Crown Street
Melrose Street
12 L.F. - 6" H.D.P.E. @ S=5.2%
DRAINBASIN #1
W/ SOLID COVER
T.F. = 329.6
INV. = 324.8
88 L.F. - 15" H.D.P.E. @ S=1.0%
223 L.F. - 8" PVC SDR.35 @ S=1.60%
DRAINBASIN #4
W/ SOLID COVER
T.F. = 334.0
INV. = 324.97
28 L.F. - 6" H.D.P.E. @ S=5.4%
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.43
Bench Mark
Drill Hole In Sidewalk
Elevation = 325.79
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
19 L.F. - 15" H.D.P.E. @ S=1.0%
CATCHBASIN #4
TYPE "C-1" C.B.
T.F. = 333.27
INV. = 329.46
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%
DRAINBASIN #6
W/ SLOTTED COVER
T.F. = 335.5
INV. = 332.0
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 (14" HDPE)
BOTTOM OF UNITS ELEV. = 328.75
BOTTOM OF STONE ELEV. = 327.75
71 L.F. - 6" H.D.P.E. @ S=5.63%
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
S.W.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
6' F.Y.
6' S.Y.
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
SNET 1460
SNET 339
Ex. Storm Mh.
T.F. = 325.92
Inv. = 318.95 (S)
Inv. = 318.87 (E)
Ex. 'C' C.B.
T.F. = 324.43
Inv. = 320.61
Ex. Storm Mh.
T.F. = 325.64
Inv. = 322.14 (E)
Inv. = 322.09 (SE)
Inv. = 321.96 (S)
Inv. = 321.72 (W)
Ex. 'C' C.B.
T.F. = 326.32
Inv. = 324.96 (S)
Inv. = 323.39 (W)
Ex. Storm Mh.
T.F. = 326.36
Inv. = 311.68
Ex. Double 'C' C.B. Type 2
T.F. = 326.44
Inv. = 323.29
Ex. Double 'C' C.B. Type 2
T.F. = 327.21
Inv. = 321.58
INV. = 324.18
Ex. Storm Mh.
T.F. = 325.63
Inv. = 316.63
Ex. Storm Mh.
T.F. = 324.95
Inv. = 321.03 (S)
Inv. = 321.03 (SW)
Inv. = 320.85 (E)
Ex. 'C' C.B.
T.F. = 324.92
Inv. = 321.84
Ex. 'C' C.B.
T.F. = 329.95
Inv. = 322.96 (S)
Inv. = 322.85 (NE)
INV. = 323.46
Ex. Storm Mh.
T.F. = 315.26
Inv. = 329.07 (S)
Inv. = 328.52 (N)
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.I.P.
Ex. 6" C.I.P.
Ex. 18" R.C.P.
Ex. 18" V.C.I.P.
Ex. 24" R.C.P.
Ex. 8" P.V.C.
Ex. Blk. Curb
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Sign
Ex. W.G.
Ex. G.G.
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Conc. Walk



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

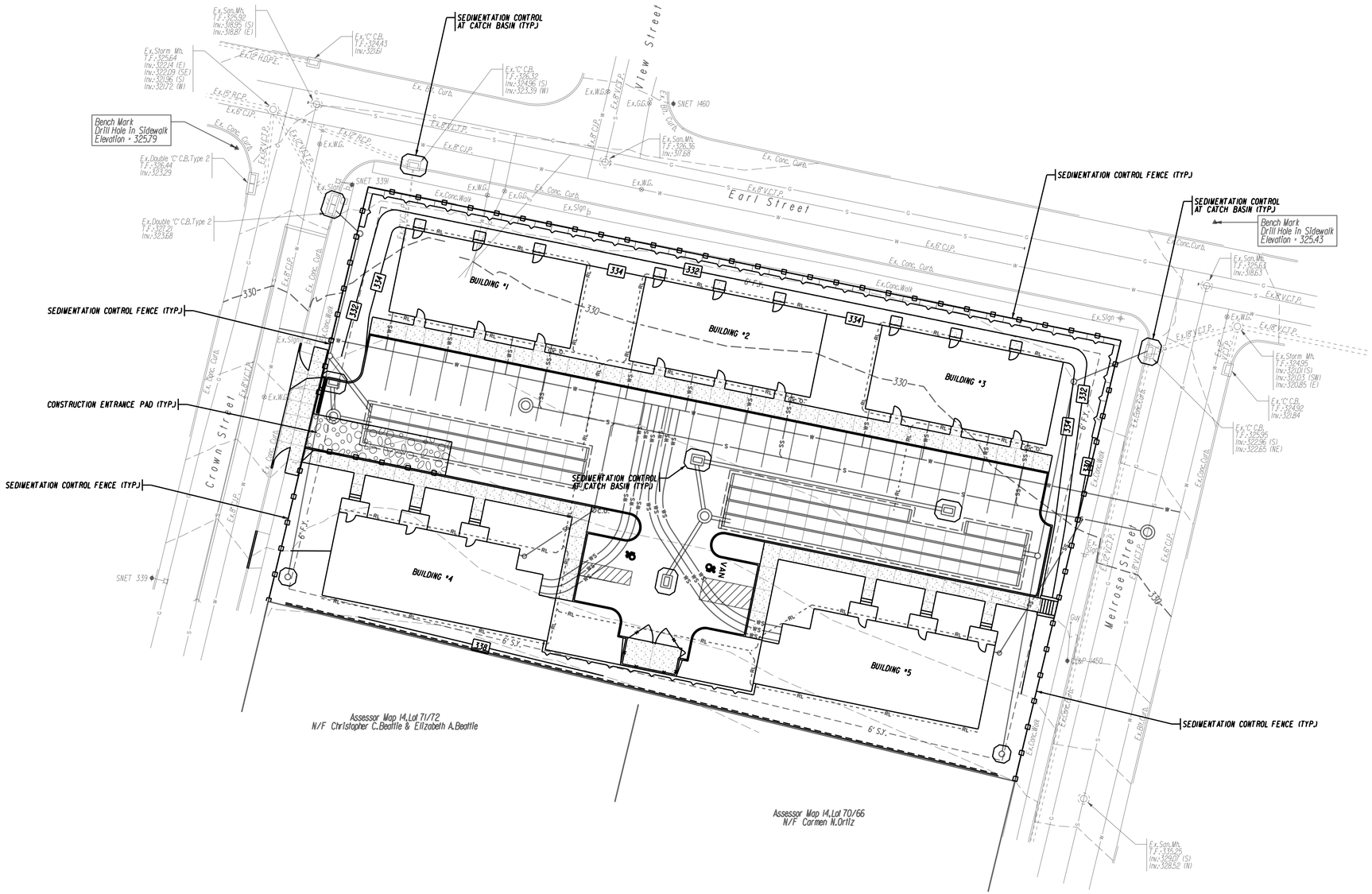
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7



REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

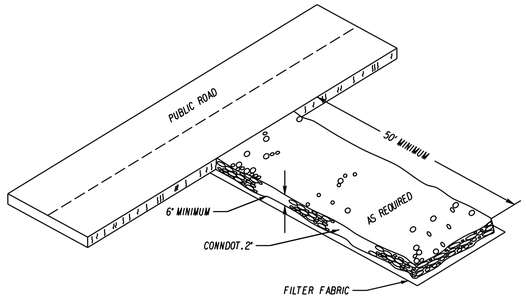
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

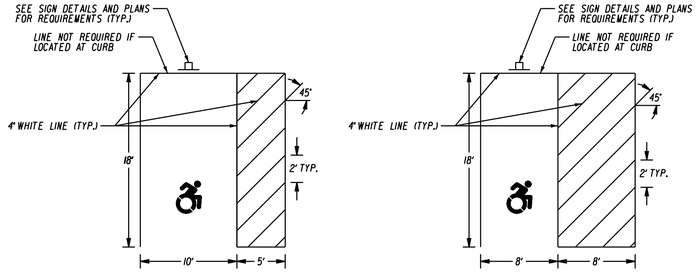
DRAWING NO.
E&S-001

DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.
8



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

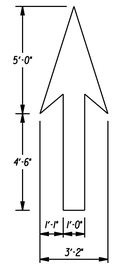


NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

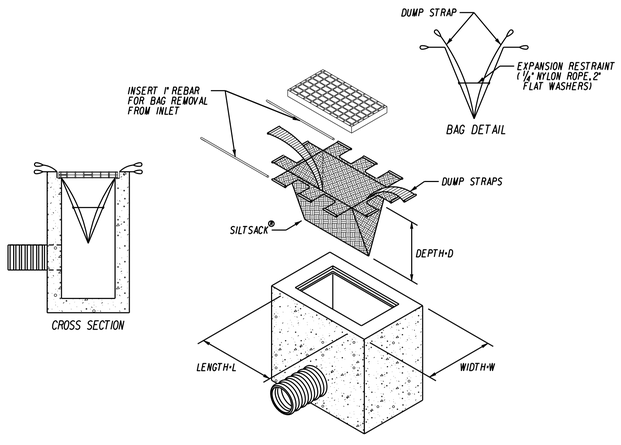


SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE

PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

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

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

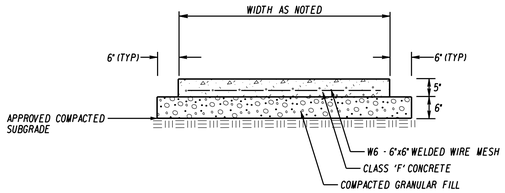
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.
MISC-001

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

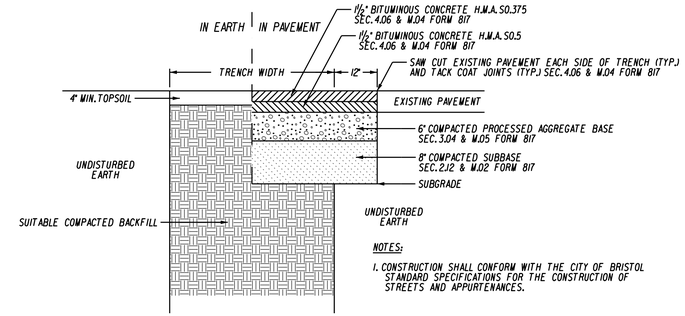
SHEET NO.
9



NOTES:

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

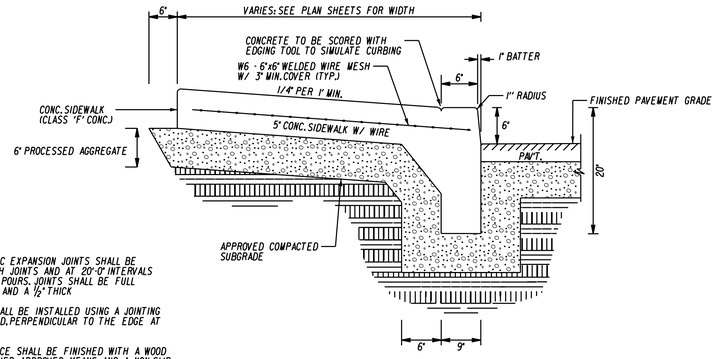
CONCRETE SIDEWALK SECTION
NOT TO SCALE



NOTES:

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

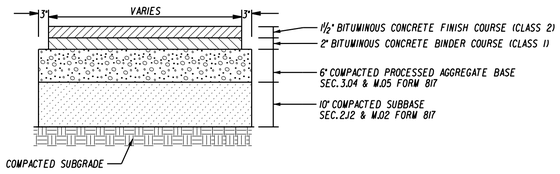
TRENCH RESTORATION DETAIL
NOT TO SCALE



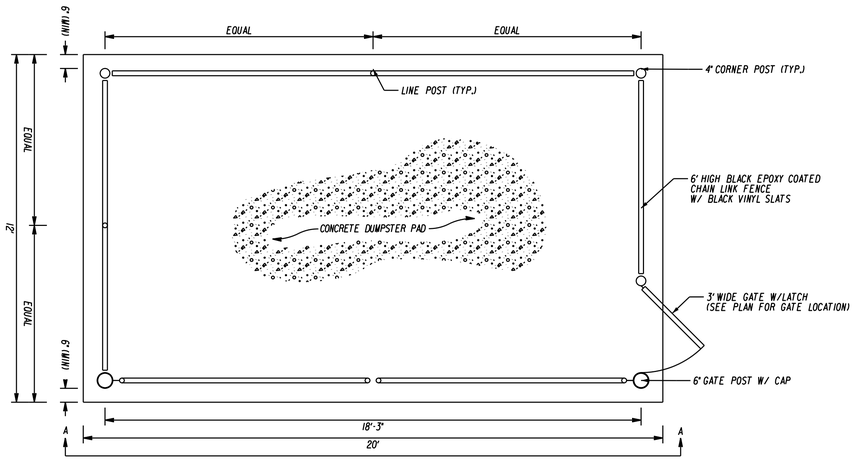
W/ 6" CURB REVEAL

NOTES:

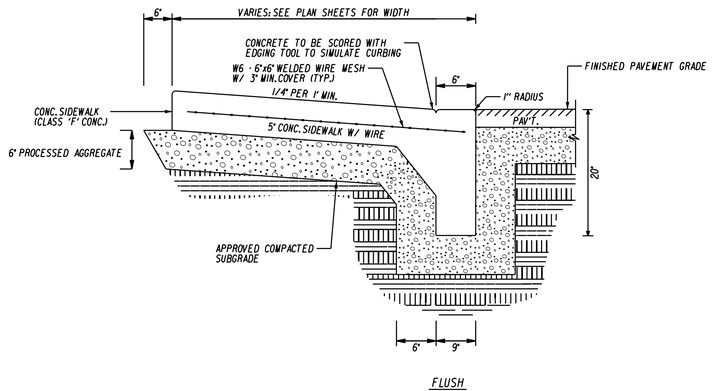
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

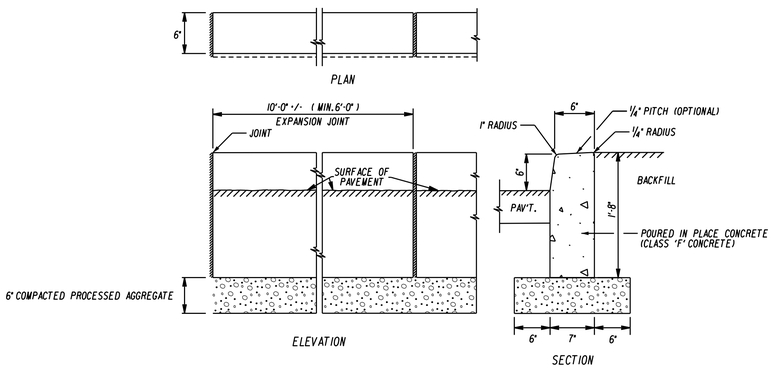


PLAN

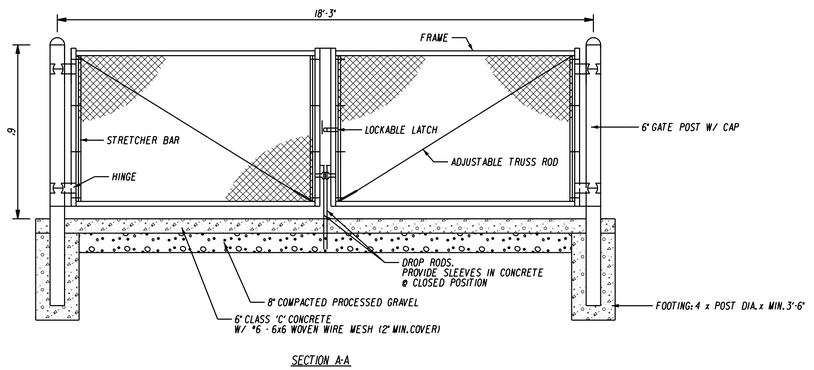


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

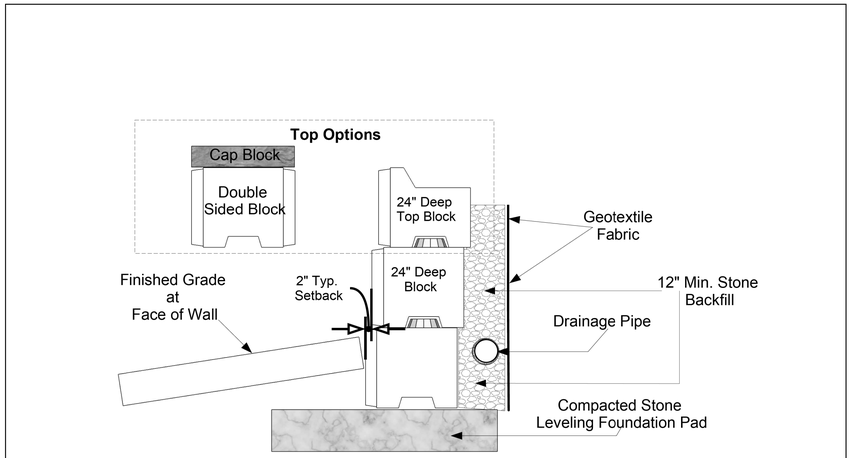
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

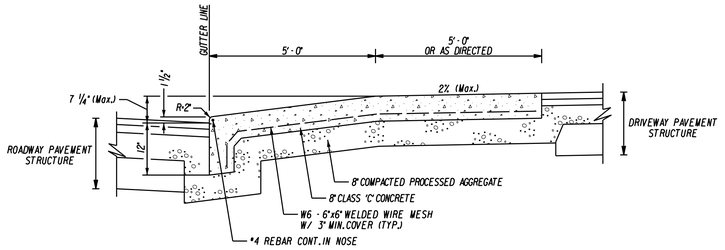
SHEET NO.: 10



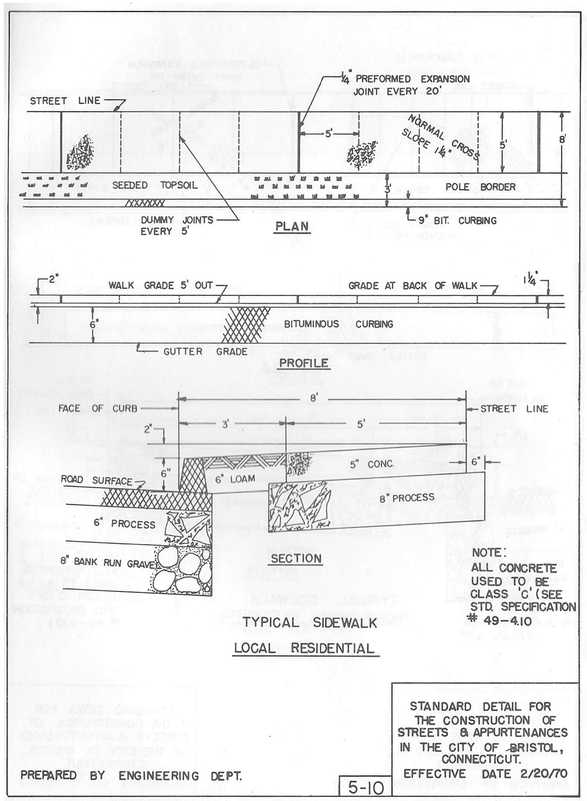
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
6' Height Wall



CONCRETE APRON SECTION
(NOT TO SCALE)

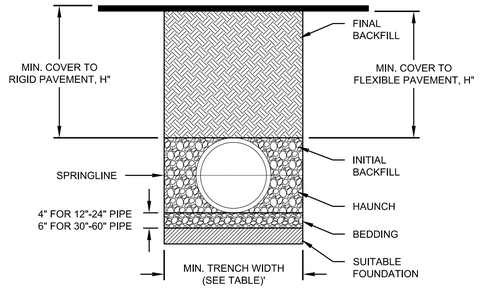


TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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.

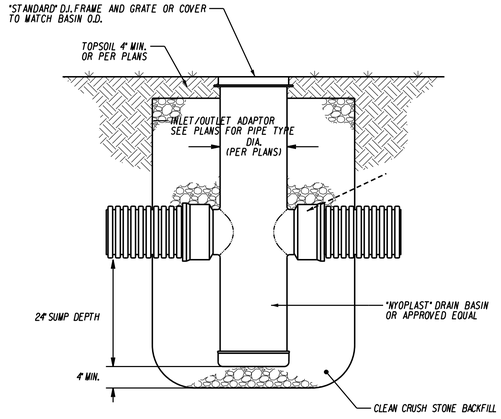
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

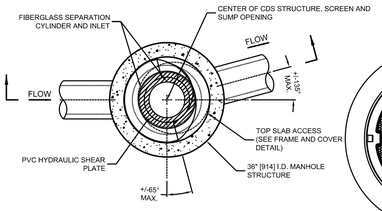
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SHEET NO.: 11

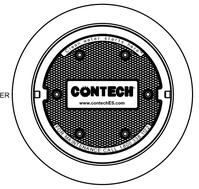
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



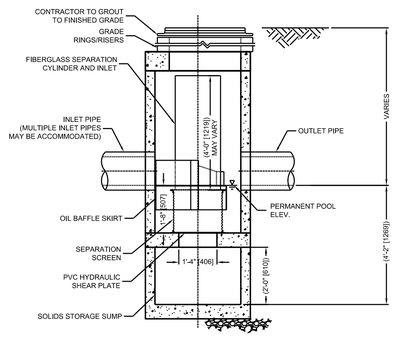
PLAN VIEW B-B
N.T.S.



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

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

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



ELEVATION A-A
N.T.S.

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

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

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848; 6,406,218; 6,511,781; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN 17134 LICENSED PROFESSIONAL ENGINEER No. PE.N.0020232

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

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

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.: MISC-004

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

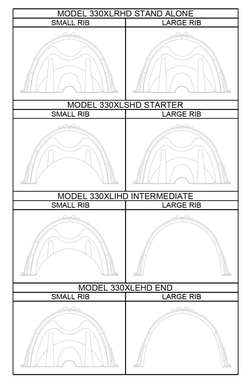
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

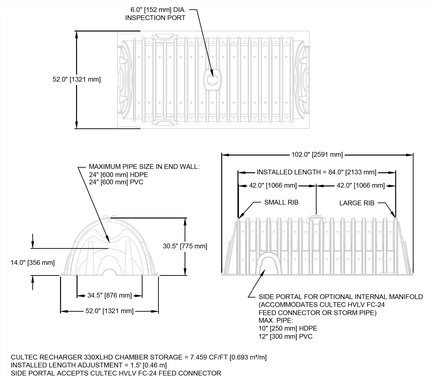
GEOTEXTILE PARAMETERS

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

330XLHD 1.0

GENERAL NOTES

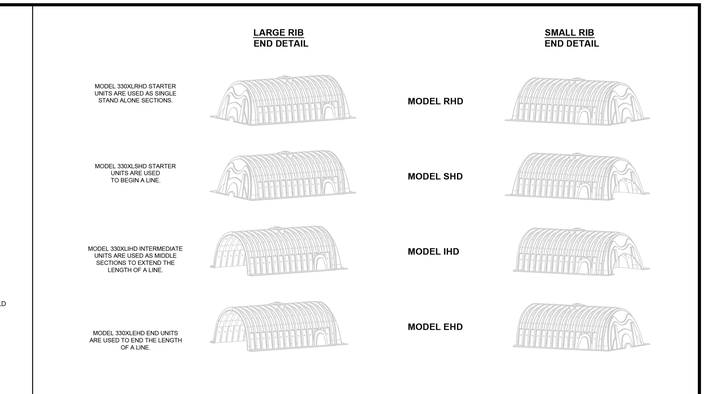




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

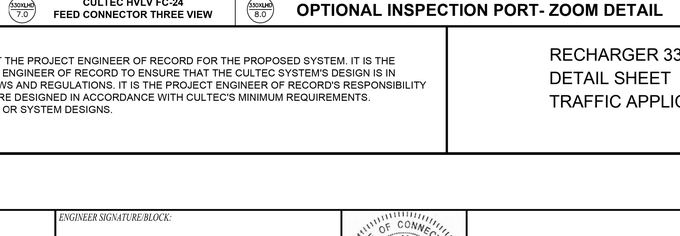
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



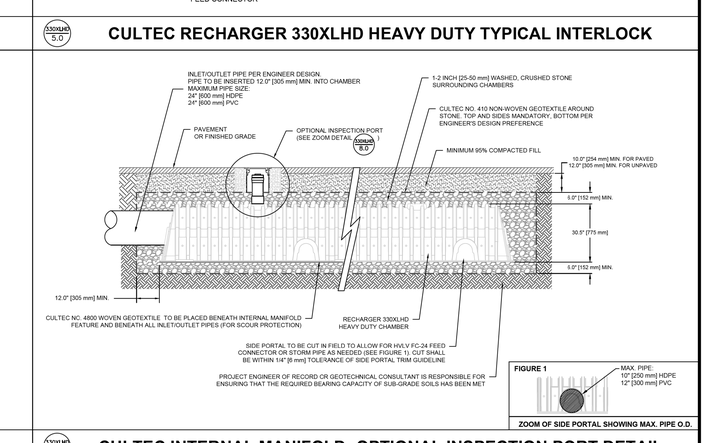
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



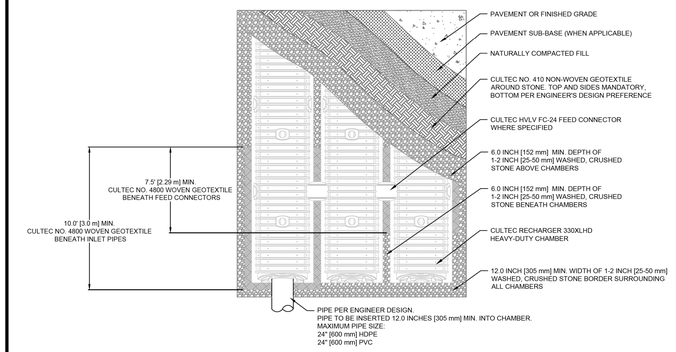
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



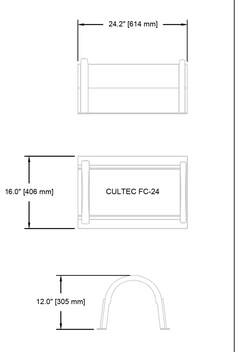
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



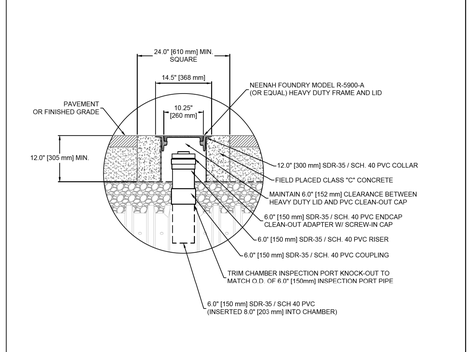
330XLHD 6.0

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

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

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

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

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

REV.	DATE	REVISION DESCRIPTION

DATE: MAY 1, 2024

SCALE: AS NOTED

Robert Green Associates L.L.C.
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

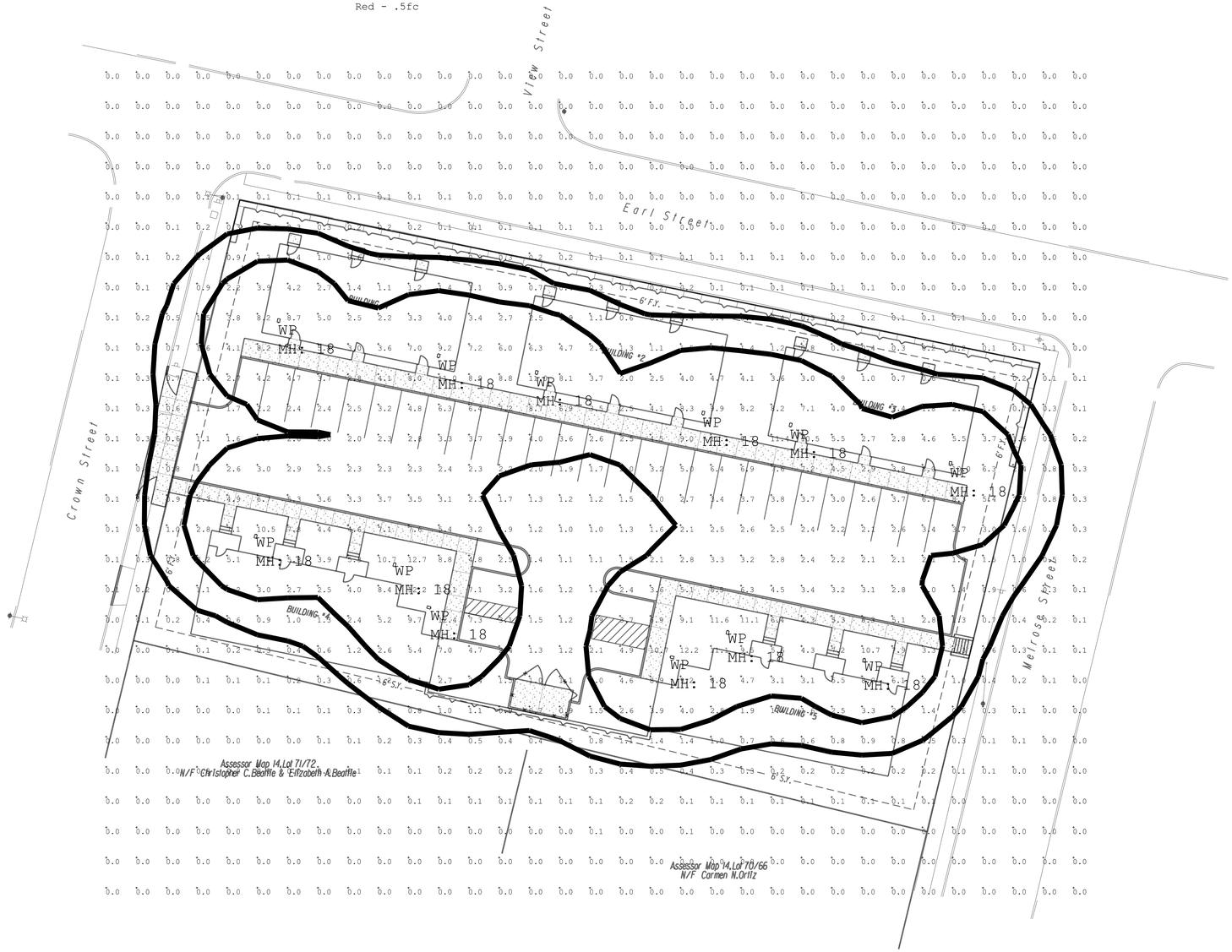
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

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

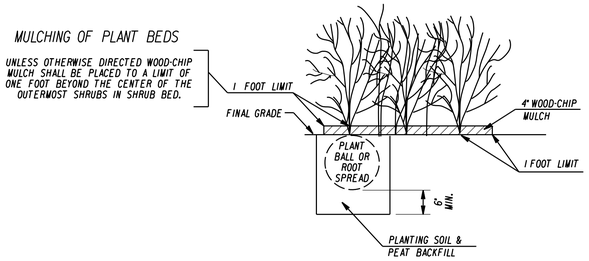
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

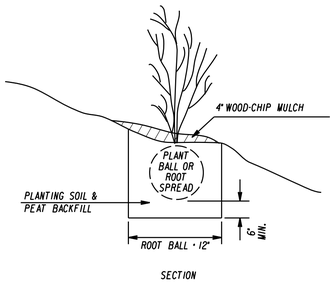
DRAWING NO.:

DRAWING TITLE: LIGHTING PLAN

SHEET NO.: L1.0



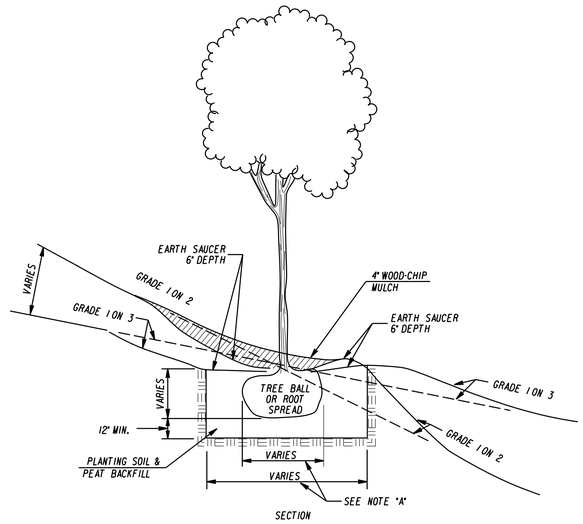
SHRUB PLANTING IN BEDS



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

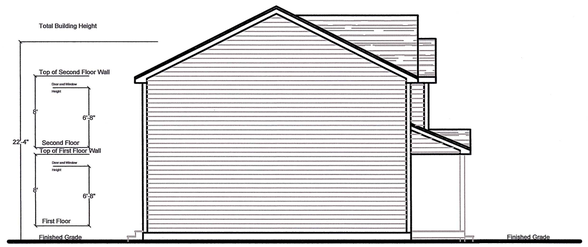
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LANDSCAPE PLAN

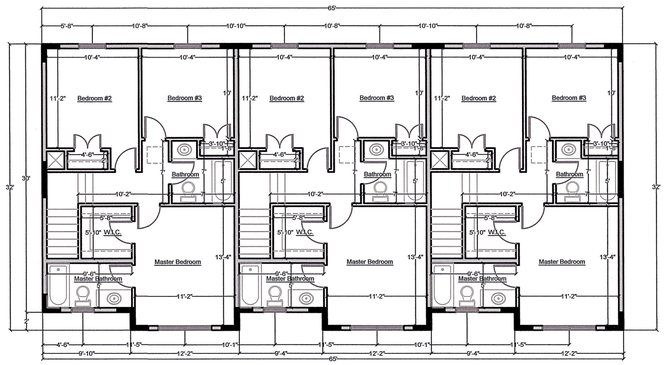
DRAWING NO.

SHEET NO. L2.0

Elevation Drawings and Floor Plans



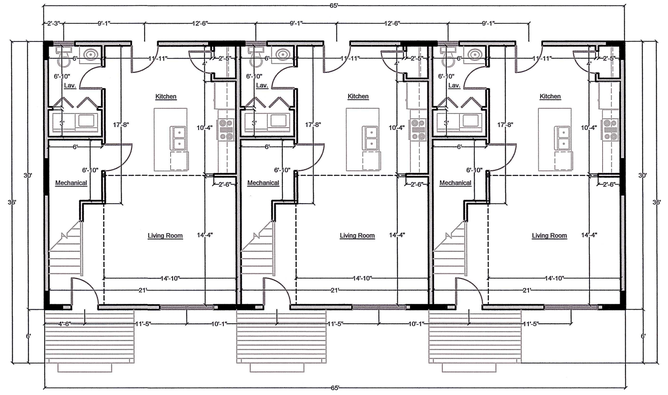
Side Elevation



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)

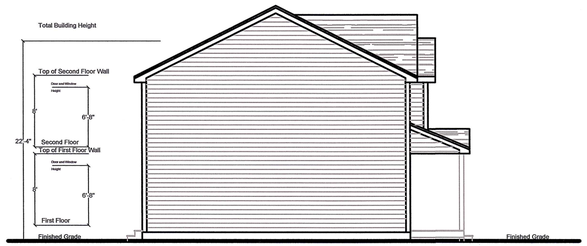
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

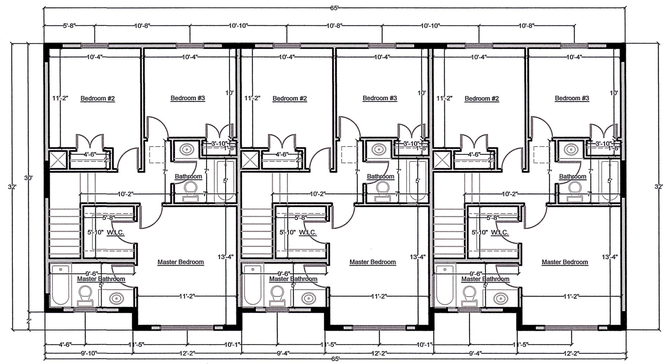
Scale
1/8" = 1'-0"

Sheet
A.1

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



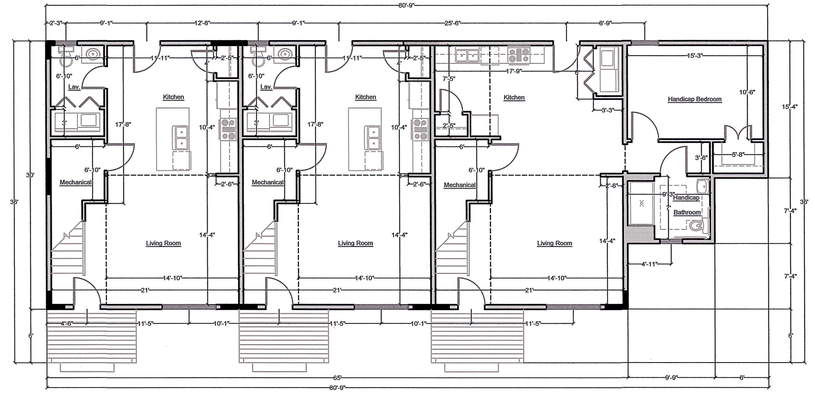
Side Elevation



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	

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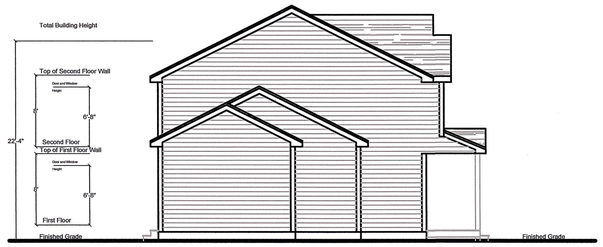
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Schematic Design

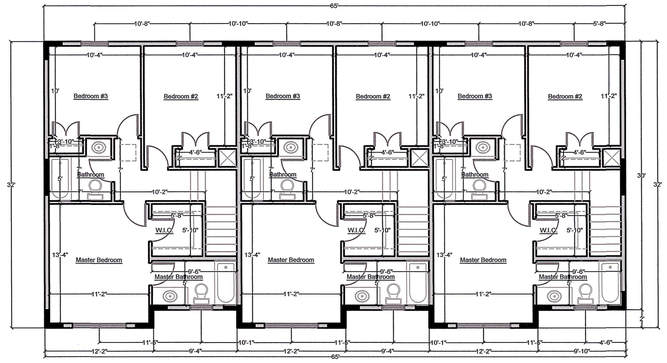
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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



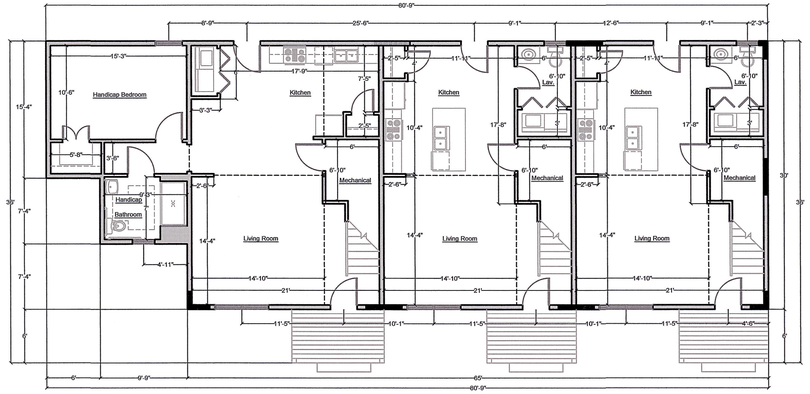
Side Elevation



Second Floor Plan



Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

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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

Applicant Extension of Time
(7 days) to keep P.H. open until August 19, 2024

From: James Ziogas [mailto:jziogas@ziogaslaw.com]
Sent: Thursday, July 11, 2024 10:20 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Extension Requested Bristol b & G club

Dear Robert

Please accept this email as a consent for the extension of time for the public hearing to close

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

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: _____

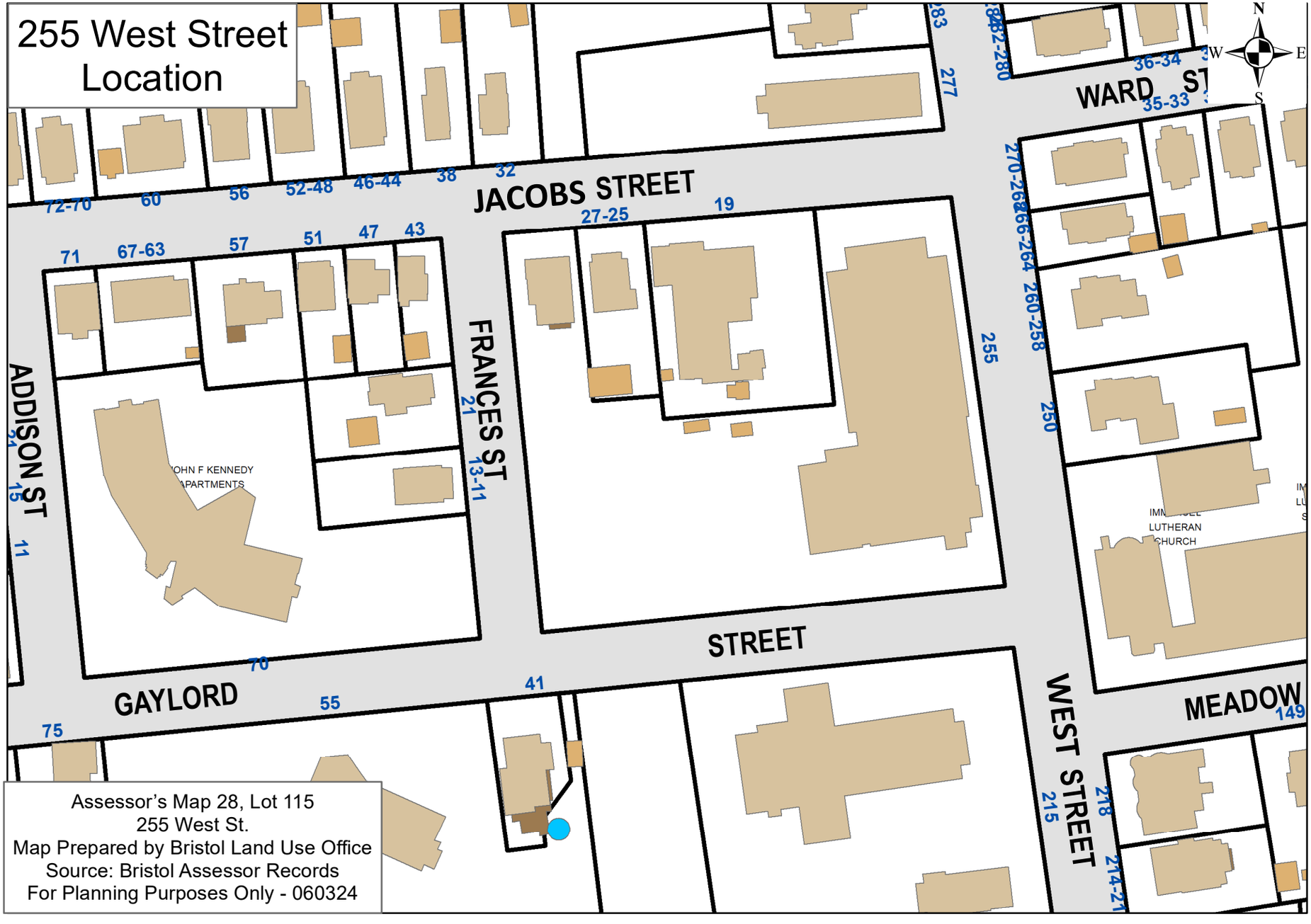
Signature: _____ *Signature – (Printed/Typed)* _____

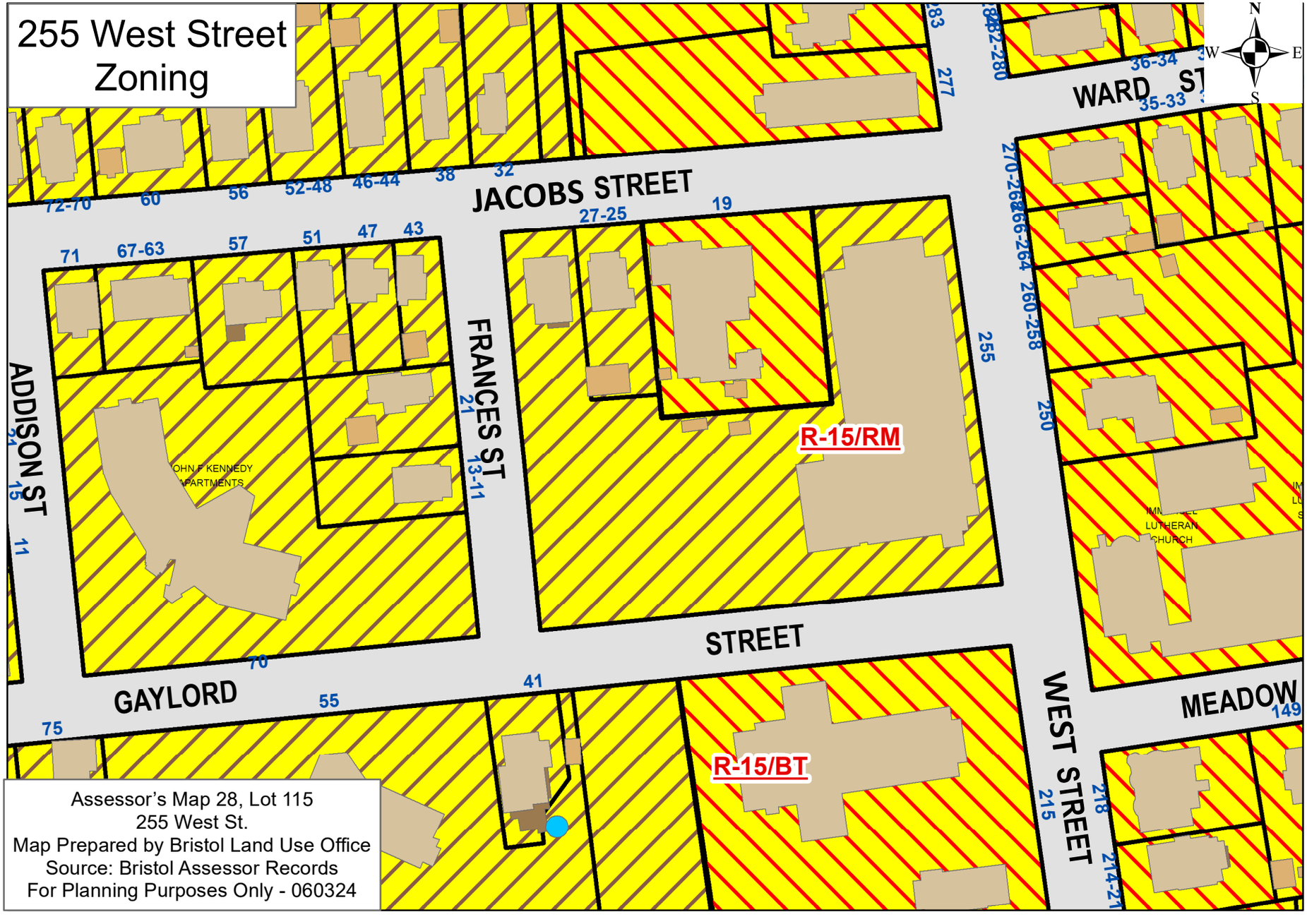
The following shall be included as part of this application:

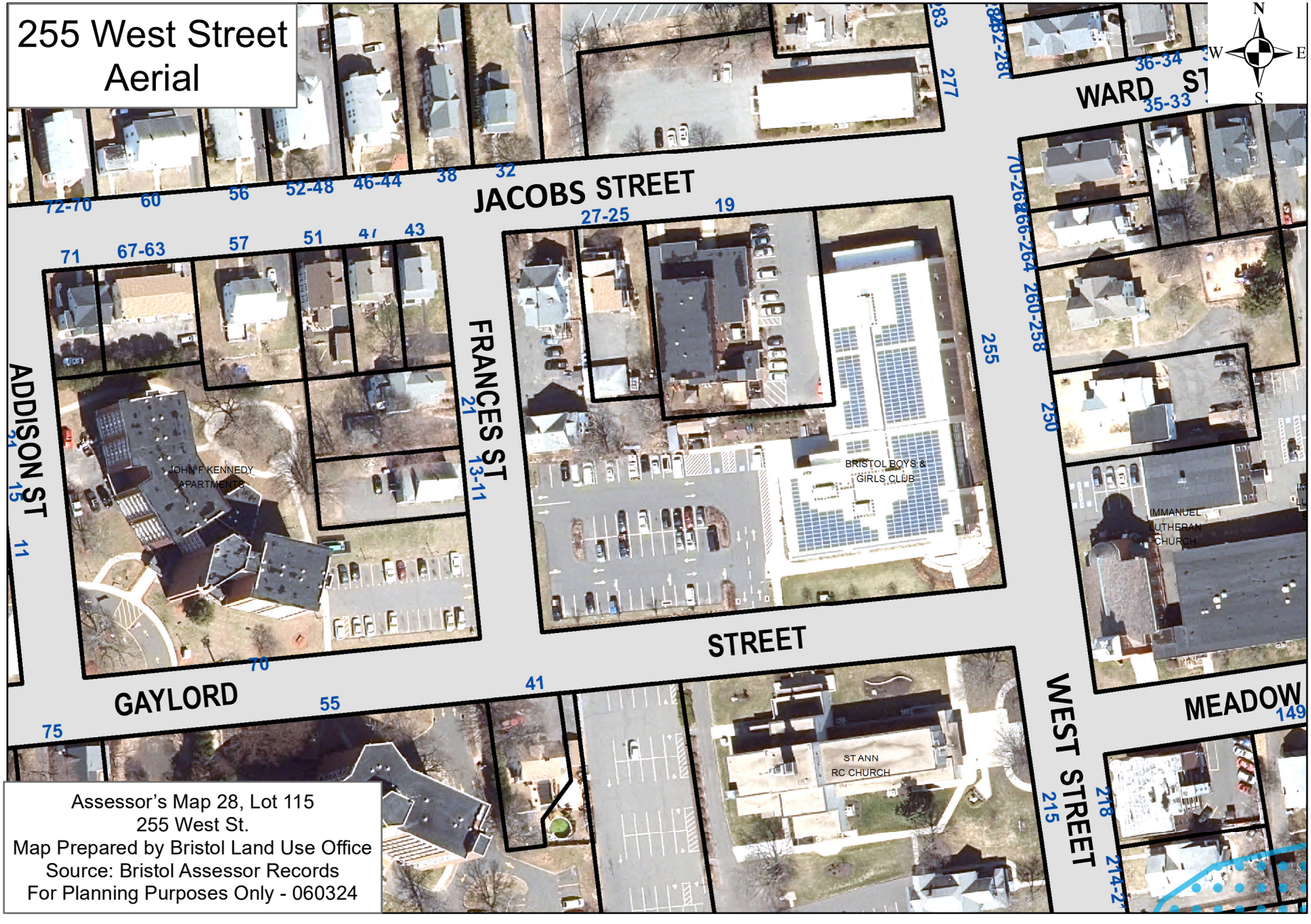
- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- 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!

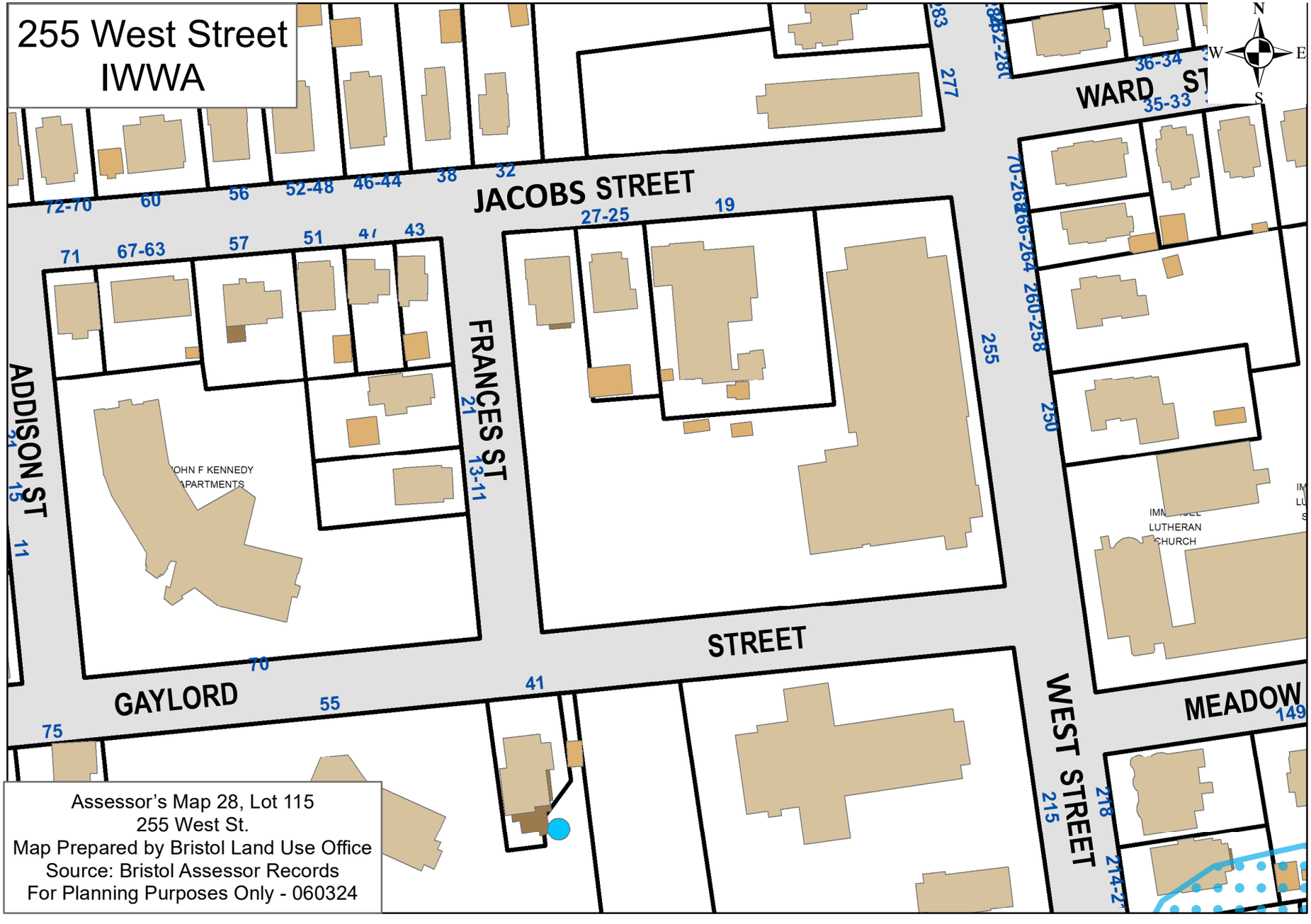
LUO – 08/17


255 West Street
Location
JACOBS STREET
GAYLORD
STREET
WEST STREET
WARD ST
MEADOW
ADDISON ST
FRANCES ST
JOHN F KENNEDY
APARTMENTS
LUTHERAN
CHURCH
72-70
60
56
52-48
46-44
38
32
71
67-63
57
51
47
43
27-25
19
21
13-11
15
11
70
55
41
75
283
277
282-280
36-34
35-33
270-266
264-260
258
255
250
149
218
215
214-21
N
W
E
S
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
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Assessor's Map 28, Lot 115
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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
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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

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

Fees Waived - July 2024

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.

Stormwater Report

Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/47033/2430---Stormwater-Report---07-02-2024

Site Plan Comments

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); July 15, 2024 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Recommend installation of subsurface infiltration system with high level overflow to Frances Street storm drainage.

7/3/24 – Applicant Response: Underground infiltration chambers have been added to account for the roof runoff and an overflow has been proposed to the city storm drainage system. Calculations are provided.

7/15/24 – City Response:

2. Close-off/install curbing and sidewalks at existing Frances Street curb cuts.

7/3/24 – Applicant Response: The curb cuts are called out to be closed and curbing and sidewalks repaired/installed.

7/15/24 – City Response:

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.

7/3/24 – Applicant Response: We will review it however it is also now the area of the roof drainage system and connecting sidewalk in an effort to preserve some grass areas for recreation in the center of the site.

7/15/24 – City Response: Please consider adding landscaping to this area east of the internal pathway and outside of the center recreation area.

2. It does not appear the pavilion will be accessible for persons with mobility challenges. Is this space planned to be accessible?

7/3/24 – Applicant Response: Pavilion will be ADA accessible sidewalk added.

7/15/24 – City Response: Comment addressed.

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?

7/3/24 – Applicant Response: The Pavilion is design to house bathrooms and a respite area from the sun during hot weather. It will be utilized for lunch, and small activities for example arts and crafts. The club will operate for members only under the following hours Monday – Friday 3 pm. To 8 pm. It will be seasonably operated so that it will not be utilized in the winter. We will have a security fence and cameras in the area and a lockable gate around the property, with appropriate signage

7/15/24 – City Response: Comment addressed.

4. Will this space include security cameras or other security measures?

7/3/24 – Applicant Response: See 3 above.

7/15/24 – City Response: Comment addressed.

5. Revise Site Plan cover sheet to site Plan Application #2501 and remove references to the revision of the prior Application.

7/3/24 – Applicant Response: Acknowledged and updated

7/15/24 – City Response: Comment remains. The cover sheet still states it is a revision to an approved site plan.

6. Is lighting proposed within the subject area?

7/3/24 – Applicant Response: Yes, we will revise and add lighting.

7/15/24 – City Response: A proposed lighting symbol is shown on Sheet C1, though the symbol does not appear to be shown on the site plan.

New Comment – 7/9/24
7. Provide a 20 ft. landscape buffer pursuant 11.1.5.

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. (Sewer) Sewer should be reconnected to the abandoned lateral from 33 Jacob Street, which was demolished in November of 2022.

2. (Water) There is a 1" copper service from HSE 33 Jacob Street that is available. If the project calls for a bigger service, that 1" will be required to be disconnected and a new service appropriate size installed.

Google Earth


258
18
24
11
Layers


258
24
18
11
43
Layers
2D

Stormwater Report

Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/47033/2430---Stormwater-Report---07-02-2024

Site Plan

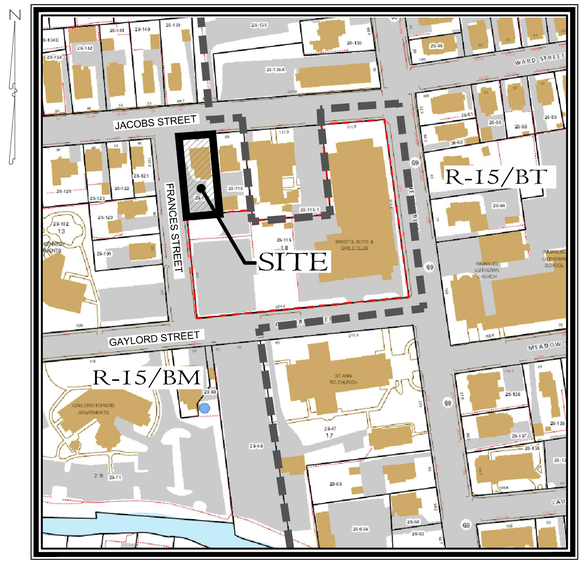
Revised 8/12/24

COLE
civil + survey

PROPOSED PAVILION

255 West Street - Bristol, CT 06010

Revision to an Approved Site Plan Application #2501 - Approved: X/X/2024



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
P1	Photometric Plan

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

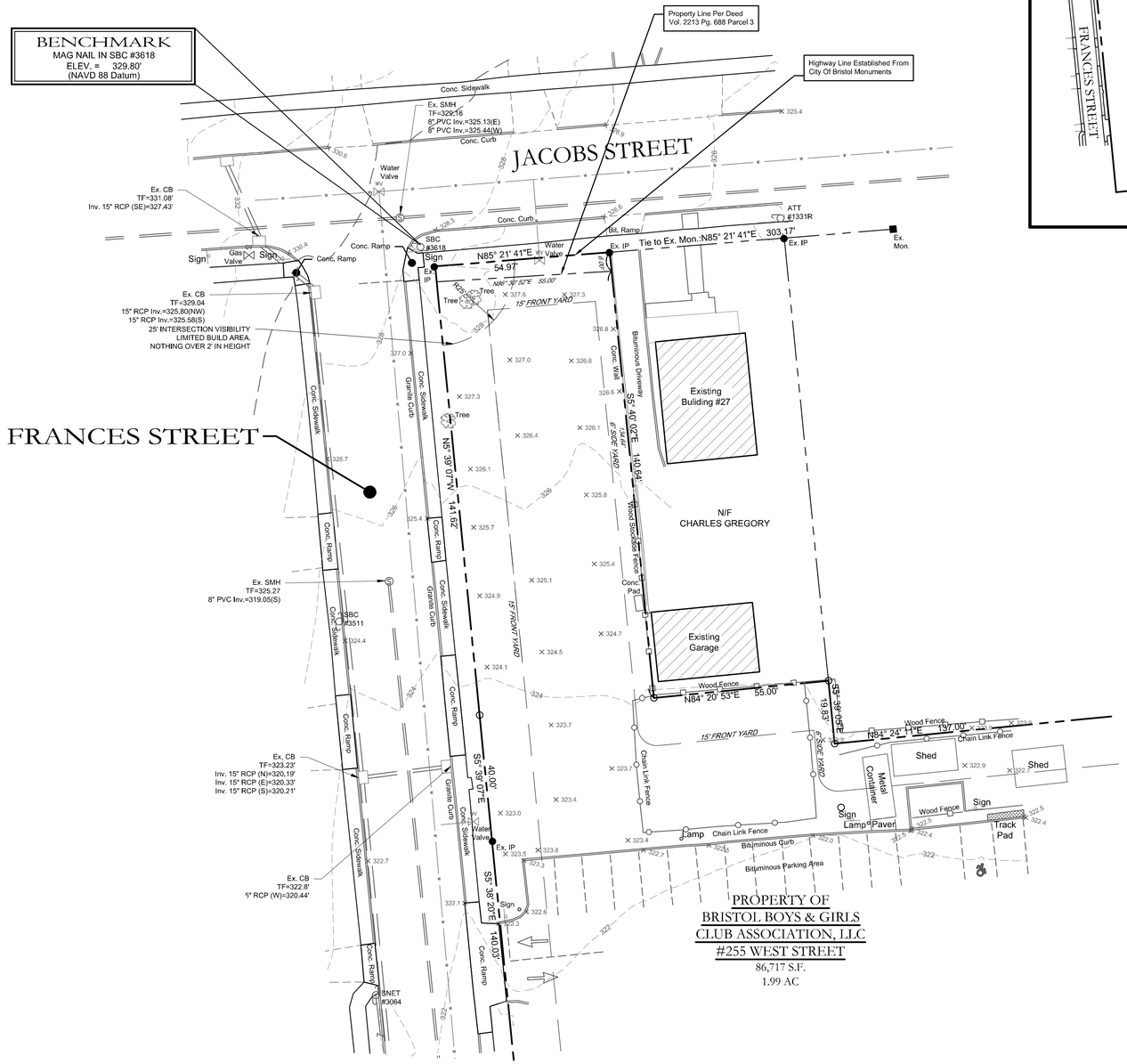
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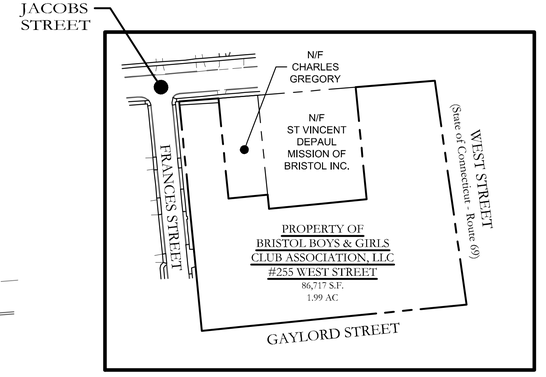
02	Aug. 6, 2024	Revised per Staff Comments	
01	July 2, 2024	Revised per Staff Comments	
	May 30, 2024	First Submittal Set	#2430

DRAWING NAME: P:\Land Projects\2430\Bris & Girls Club of Bristol-255 West Street, Bristol CT\Dwg\2430 - Property & Topographic Survey Map.dwg LAYOUT: 01 PLOT DATE: Aug 06, 2024 - 4:39pm USER: TOM, BrianPerro

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- wv = Existing water valve
- gv = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument
- = Existing iron pipe





Map Of Entire Property
Scale 1"=100'

NAD 83

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

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

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

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

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

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

8. Zone: R-15/RM

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

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

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

12. Contour interval is two(2) feet.

13. Existing contours generated from field topography.

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

DATE	REVISION

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

#70145
Stephen M. Giudice, L.S. Reg. No.

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

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

F.B. #: PROJECT #: 2430

cole
HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

DRAWING NAME: P:\Land Projects\2430\Docs & Grfx\Dsh-sf Docs\2255 West Street\Bristol CT\Dwg\2430 - C1 - Site Plan.dwg LAYOUT: C1 PLOT DATE: Aug 06, 2024 - 4:39pm USER: RYAN Ryan Patton

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

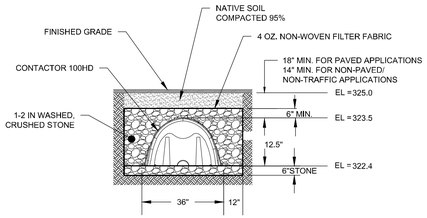
IMPERVIOUS COVERAGE OF PREVIOUS LOT	
EXISTING/PREVIOUS	5,813 SF
PROPOSED DEVELOPMENT	2,225 SF *
NET CHANGE	- 3,588 SF

* PROPOSED IMPERVIOUS INCLUDES THE PAVILION AREA, AND PROPOSED NEW SIDEWALKS WITHIN DEVELOPMENT AREA

NET REDUCTION IN IMPERVIOUS AND RUNOFF OFFSITE → NO DETENTION REQUIRED

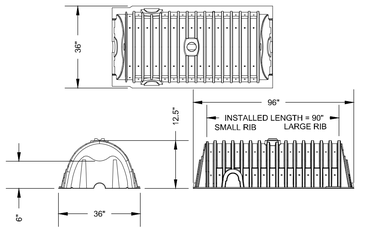
LEGEND

- = 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

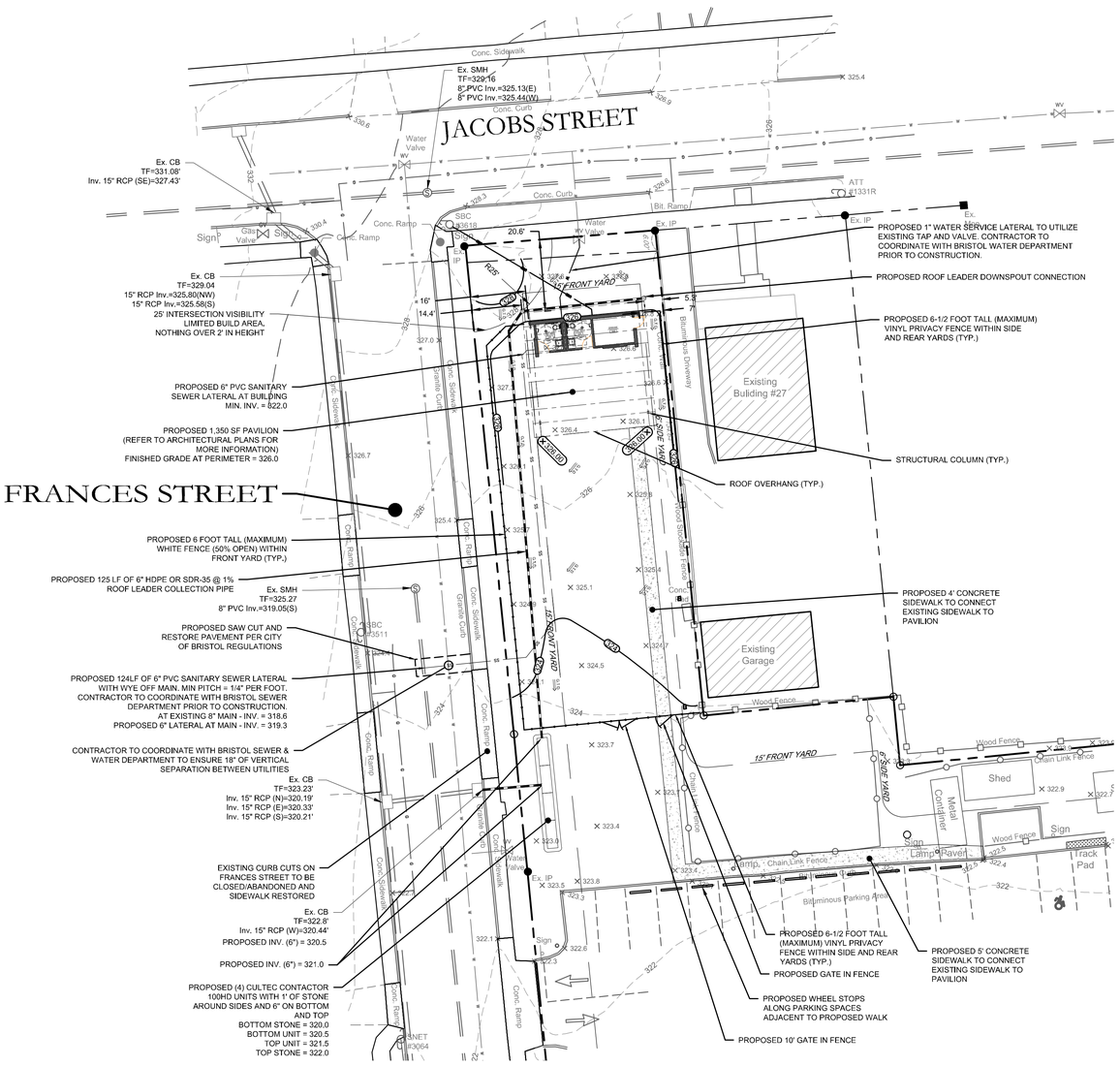


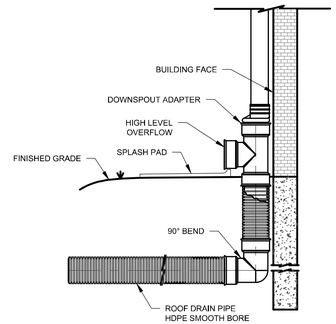
GENERAL NOTES

1. CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
2. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
3. USE CONTACTOR 100HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS. ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
4. ALL CONTACTOR 100HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



CULTEC CONTRACTOR 100HD UNIT
N.T.S.





NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.

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:
July 2, 2024	Revised per Staff Comments
Aug. 6, 2024	Revised per Staff Comments
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Sheet #:

C1

DRAWING NAME: P:\Land Projects\2430\Boys & Girls Club of Bristol\2430 Wire Street\Dwg\CT-Dwg\2430-L1 - Landscaping Plan.dwg LAYOUT: L1 PLOT DATE: Aug 06, 2024 - 4:39pm USER: KTOR/ BrucePotvin

PLANT LIST

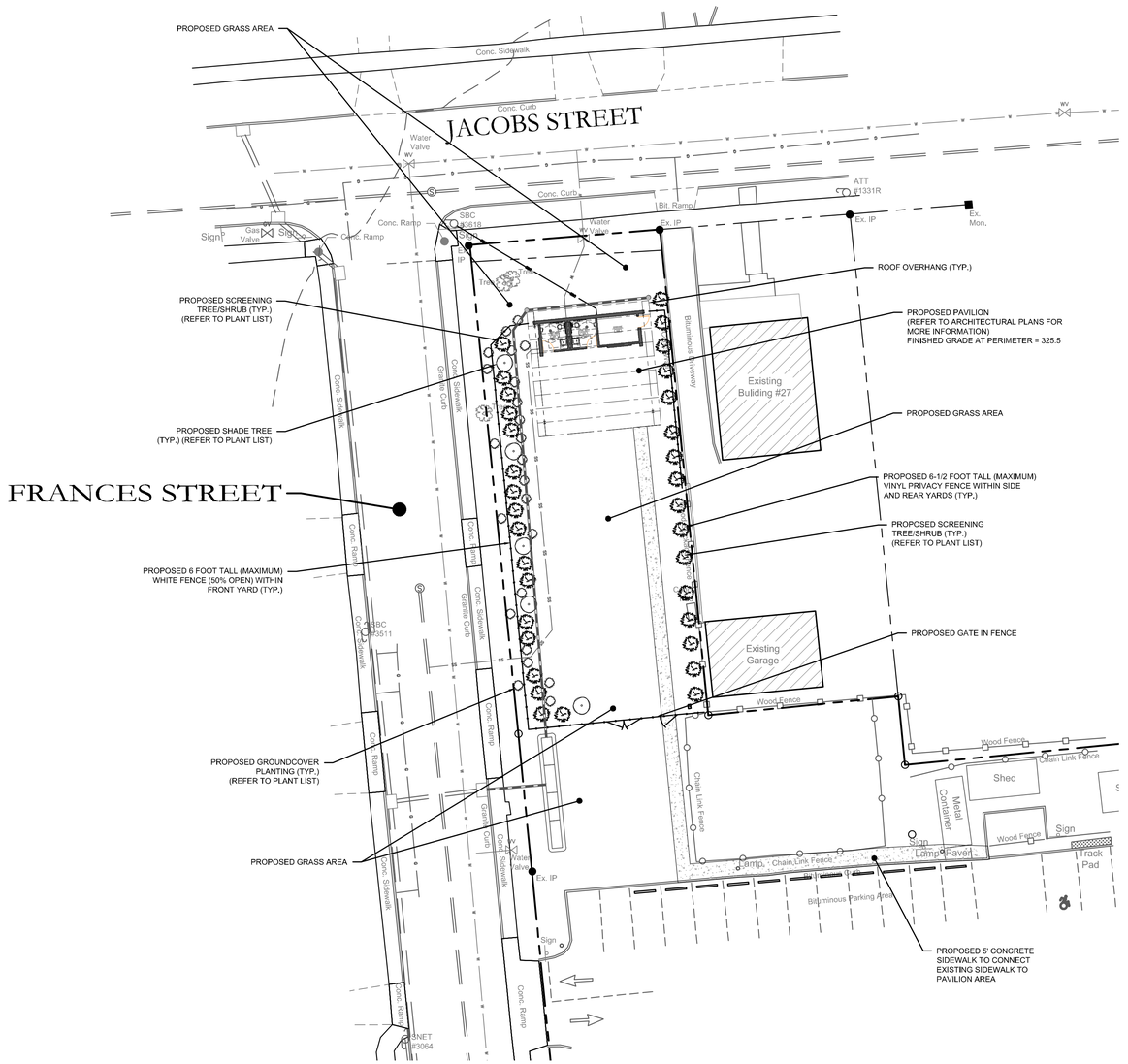
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SCREENING TREES & SHRUBS				
	33	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B, 3" CAL.
		PICEA RUBENS	RED SPRUCE	B & B, 3" CAL.
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
		ILEX VERTICILLATA	COMMON WINTERBERRY	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
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- = Existing/Proposed well
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- = Existing sanitary manhole
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- = 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:
July 2, 2024	Revised per Staff Comments
Aug. 6, 2024	Revised per Staff Comments
----	----
----	----

Sheet #:

L1

DRAWING NAME: P:\Land Projects 2\Jobs\Boys & Girls Club of Bristol\255 West Street, Bristol CT\dwg\24-001 - ES2 - Erosion.dwg LAYOUT: ES1 PLOT DATE: Aug 06, 2024 - 4:39pm USER: TOM Bovee/Petro

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		

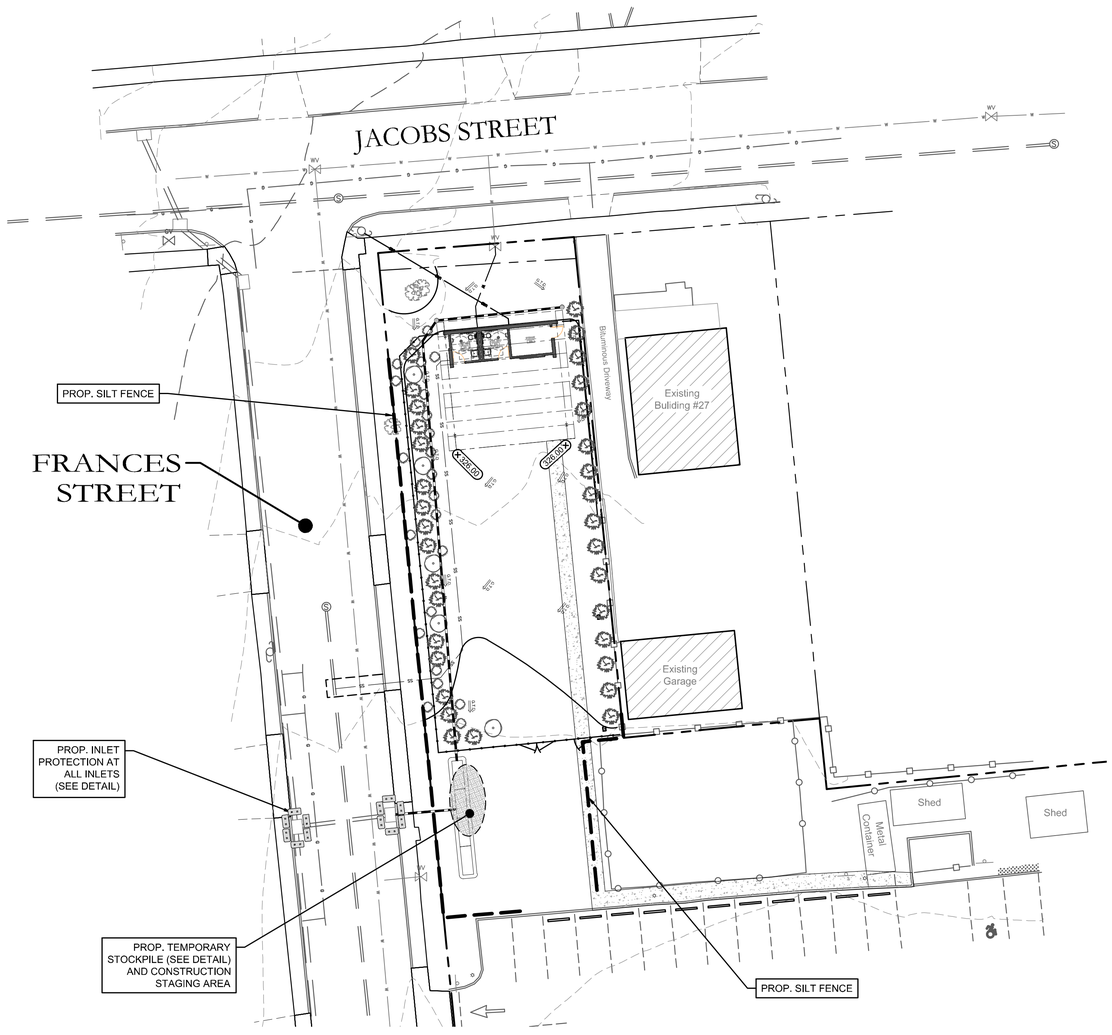
TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

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

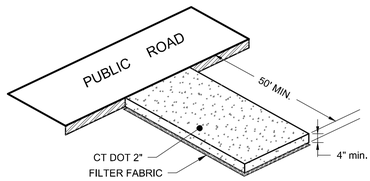
Project #: 2430	F.B. #: ----
Drawn By: BTP	Approved By: BNB

Revisions:

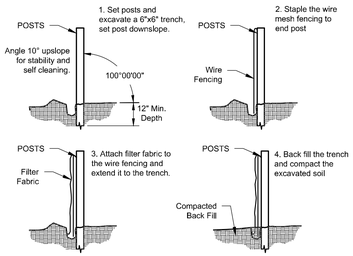
Date:	Descriptions:
July 2, 2024	Revised per Staff Comments
Aug. 6, 2024	Revised per Staff Comments
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Sheet #:

ES1



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

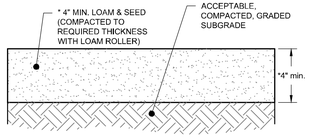


SEDIMENTATION BARRIER DETAIL
N.T.S.

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

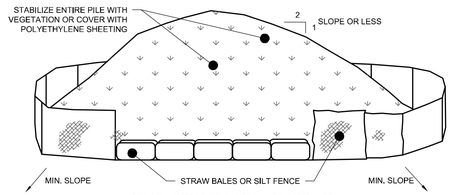
SESC MANUAL SEED MIXTURE
PERMANENT GRASS SEEDING PER FIGURE PS-2 & PS-3 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL



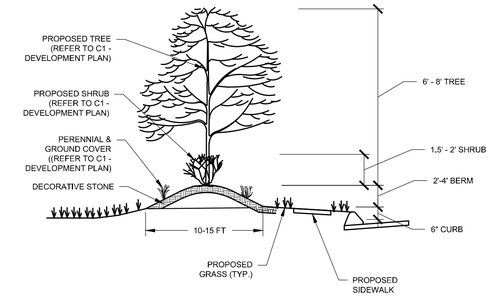
*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE LOAM AND SEED.

LOAM & SEED DETAIL
N.T.S.

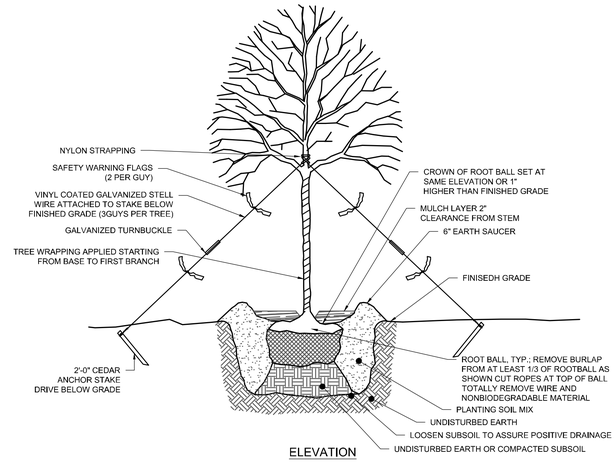
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED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

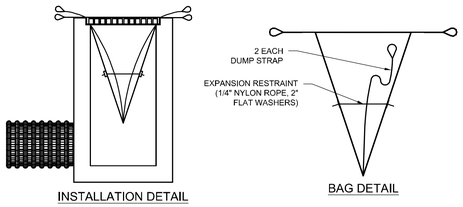


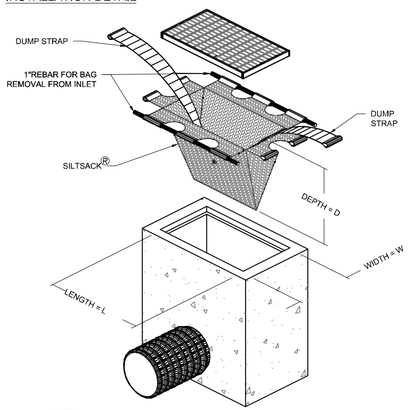
PROPOSED LANDSCAPE BERM DETAIL
N.T.S.



ELEVATION

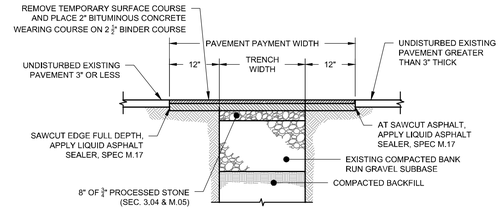
TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.





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

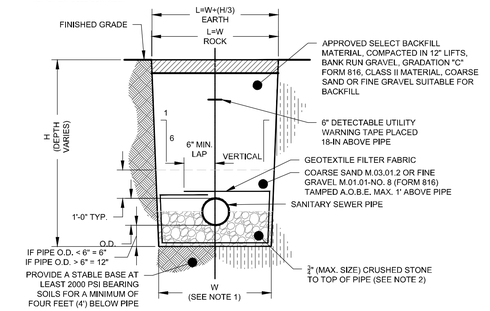
SILTSACK INLET CONTROL DEVICE
N.T.S.



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

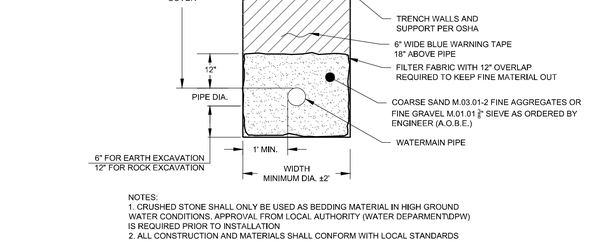
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.

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.



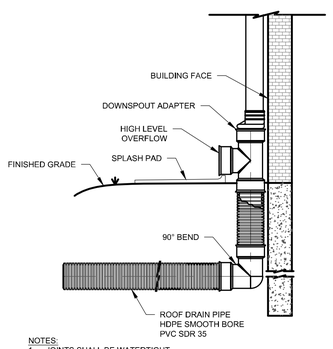
EARTH EXCAVATION ROCK EXCAVATION

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



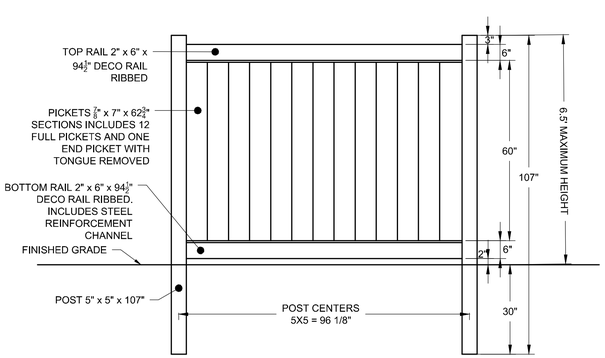
NOTES:
1. CRUSHED STONE SHALL ONLY BE USED AS BEDDING MATERIAL IN HIGH GROUND WATER CONDITIONS. APPROVAL FROM LOCAL AUTHORITY (WATER DEPARMENT/DPW) IS REQUIRED PRIOR TO INSTALLATION
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH LOCAL STANDARDS

TYPICAL WATERMAIN TRENCH
N.T.S.

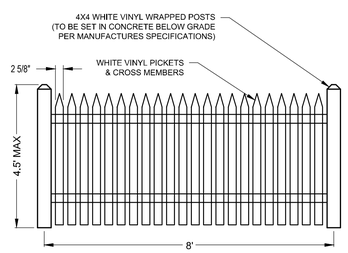


NOTES:
1. JOINTS SHALL BE WATERTIGHT

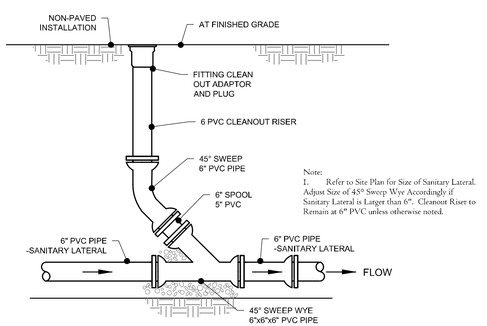
ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.



TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.



STANDARD PICKET FENCE DETAIL
N.T.S.



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:
July 2, 2024	Revised per Staff Comments
Aug. 6, 2024	Revised per Staff Comments
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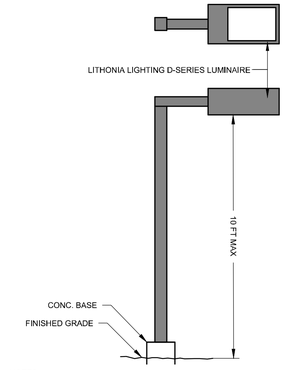
Sheet #: D1

I:\BUSINESS\BOYS' (and Princes)\2430\Boys & Girls Club of Bristol\235 West Street, Bristol\CT_Zip\2430 - P1 - Photometric Plan.dwg LAYOUT: P1 PLOT DATE: Aug 06, 2024 - 4:39pm USER: TOM Ryan Pasco



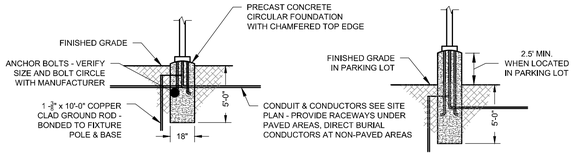
Luminaire Schedule									
Symbol	Label	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts	Qty	Height
▭	A	DSX0 LED P1 27K 80CRI BLC3 EGS	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 2700K CCT 80 CRI TYPE 3 EXTREME BACKLIGHT CONTROL EXTERNAL GLARE SHIELD	2740.4	1	1	33.2	3	MOUNTED AT 9' - 10'

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

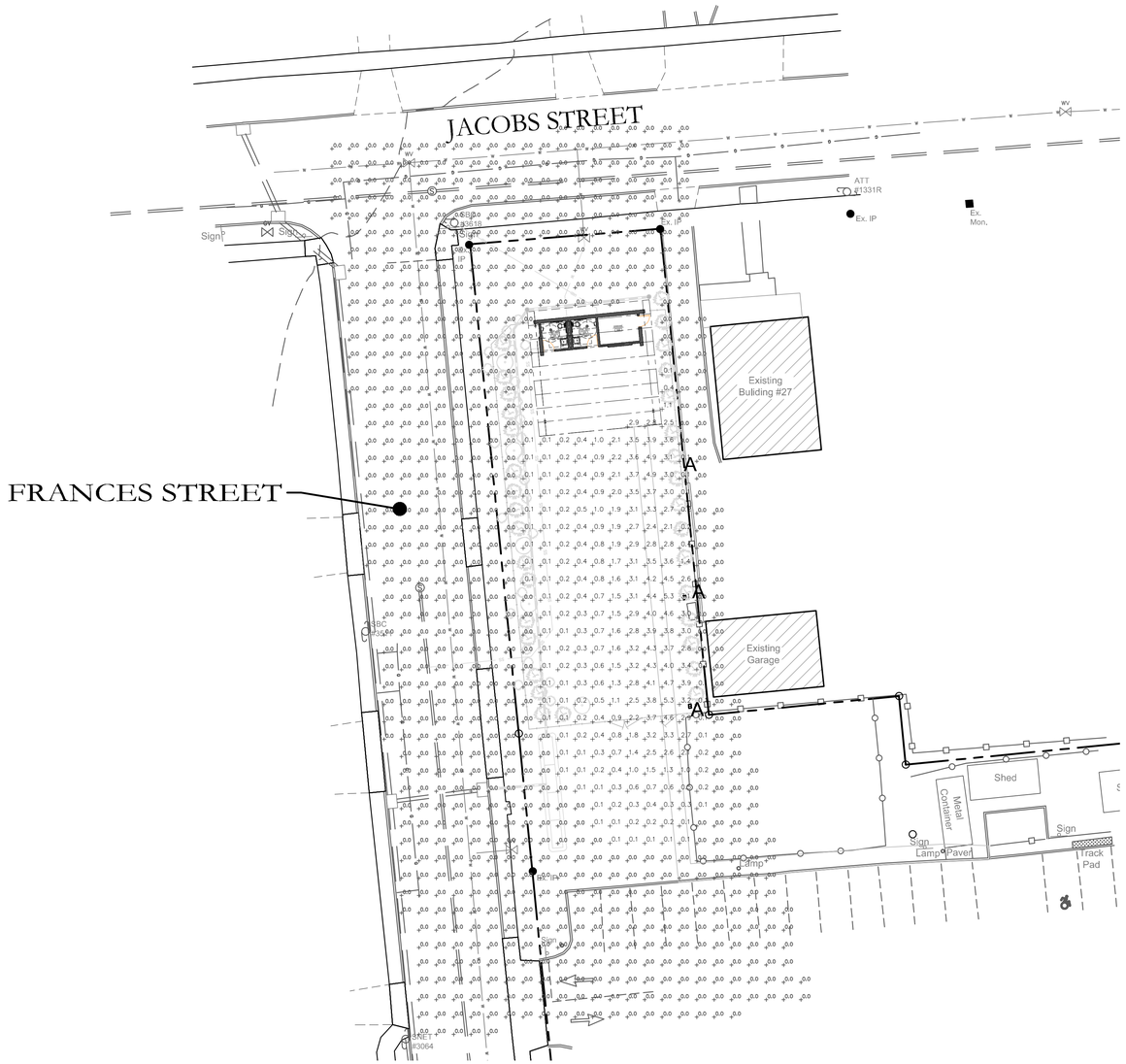


NOTES:
1. LIGHT FIXTURE SELECTION IS SUBJECT TO OWNER APPROVAL AND TOWN REGULATIONS. VERIFY STYLE PRIOR TO CONSTRUCTION.
2. ALL LIGHTS SHALL BE FULL CUTOFF FIXTURES WITH RECESSED LENSES.

POLE MOUNTED LIGHT DETAIL
N.T.S.



SITE LIGHT POLE FOUNDATION
N.T.S.



LEGEND

	= Existing utility pole		= Existing edge of pavement	000	= Existing contour
	= Existing light pole		= Proposed curbing	x000.0	= Existing spot elevation
	= Proposed Light	W	= Existing/Proposed well	000	= Proposed contour
	= Existing fire hydrant		= Existing catch basin	x000.0	= Proposed spot elevation
	= Proposed fire hydrant	D	= Existing drainage manhole	TP	= Deep test location
WV	= Existing water valve	S	= Existing sanitary manhole	PT	= Percolation test location
GV	= 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
		OR	= Proposed sidewalk ramp		

N
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:

PHOTOMETRIC PLAN

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

Date: July 2, 2024

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

Revisions:

Date:	Descriptions:
Aug. 6, 2024	Revised per Staff Comments
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Sheet #:

P1

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

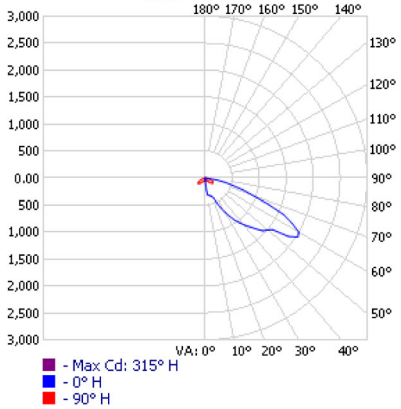
#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX0 LED P1 27K 80CRI BLC3 EGS

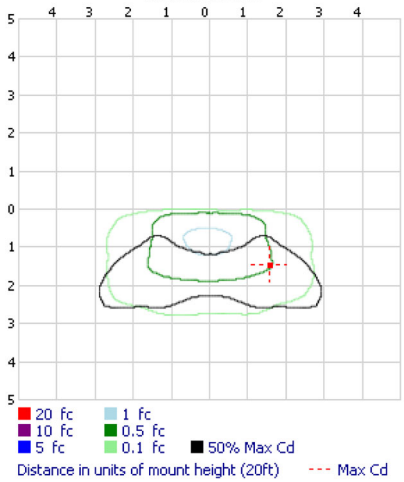
Test #:	ISF 222044P221
Test Lab:	SCALED PHOTOMETRY
Catalog:	DSX0 LED P1 27K 80CRI BLC3 EGS
Description:	D-Series Size 0 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield
Series:	D-Series Area Size 0
Lamp Output:	Total luminaire Lumens: 2740.4, absolute photometry *
Input Wattage:	33.21
Luminous Opening:	Rectangle (L: 9.48", W: 13.68")
Max Cd:	2,941.0 at Horizontal: 315°, Vertical: 65°
Roadway Class:	SHORT, TYPE III



Polar Candela



Isoilluminance



*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2024, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX0 LED P1 27K 80CRI BLC3 EGS

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	150.1	5.5%
0-40	367.3	13.4%
0-60	1,449.2	52.9%
60-90	1,291.2	47.1%
70-100	443.3	16.2%
90-120	0.000	0%
0-90	2,740.4	100%
90-180	0.000	0%
0-180	2,740.4	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	10.2	0.4%	90-100	0.000	0%
10-20	43.3	1.6%	100-110	0.000	0%
20-30	96.6	3.5%	110-120	0.000	0%
30-40	217.3	7.9%	120-130	0.000	0%
40-50	400.1	14.6%	130-140	0.000	0%
50-60	681.7	24.9%	140-150	0.000	0%
60-70	847.9	30.9%	150-160	0.000	0%
70-80	421.5	15.4%	160-170	0.000	0%
80-90	21.9	0.8%	170-180	0.000	0%

Roadway Summary

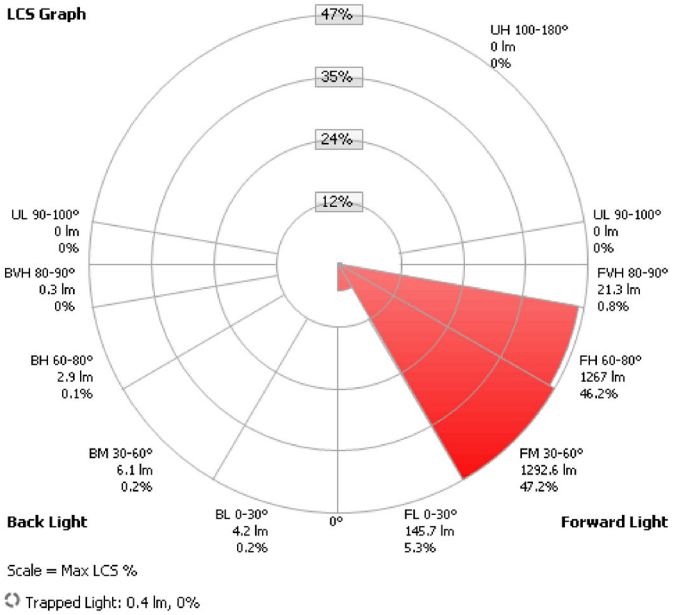
Distribution:	TYPE III, SHORT	
Max Cd, 90 Deg Vert:	0.000	
Max Cd, 80 to <90 Deg:	459.3	
	Lumens	% Lamp
Downward Street Side:	2,726.6	99.5%
Downward House Side:	13.5	0.5%
Downward Total:	2,740.0	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
Total Lumens:	2,740.0	100%

LCS Table

BUG Rating	**B0 - U0 - G1**	
Forward Light	Lumens	Lumens %
Low(0-30):	145.7	5.3%
Medium(30-60):	1,292.6	47.2%
High(60-80):	1,267.0	46.2%
Very High(80-90):	21.3	0.8%
Back Light		
Low(0-30):	4.2	0.2%
Medium(30-60):	6.1	0.2%
High(60-80):	2.9	0.1%
Very High(80-90):	0.3	0%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.4	0%

ISF 222044P221
VISUAL PHOTOMETRIC TOOL

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX0 LED P1 27K 80CRI BLC3 EGS



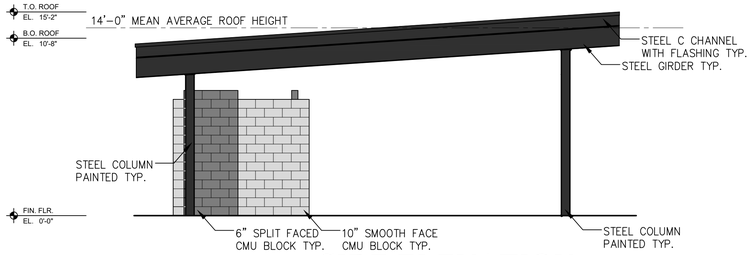
ISF 222044P221
VISUAL PHOTOMETRIC TOOL

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX0 LED P1 27K 80CRI BLC3 EGS

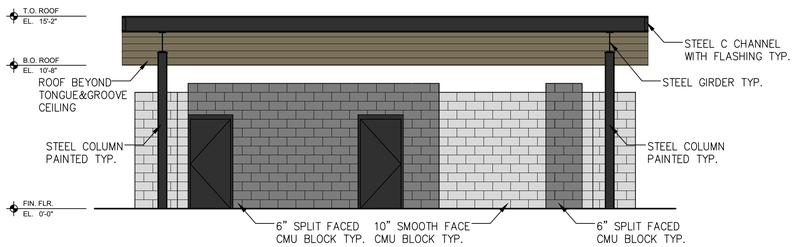
Candela Table - Type C

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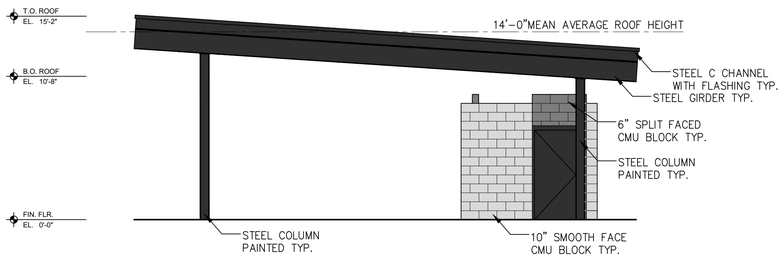
Elevation Drawing and Floor Plan



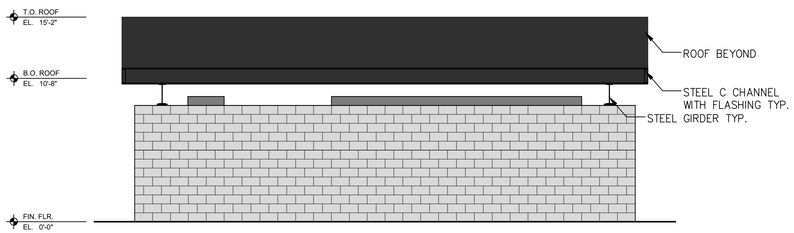
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SCALE: 3/16" = 1'-0"



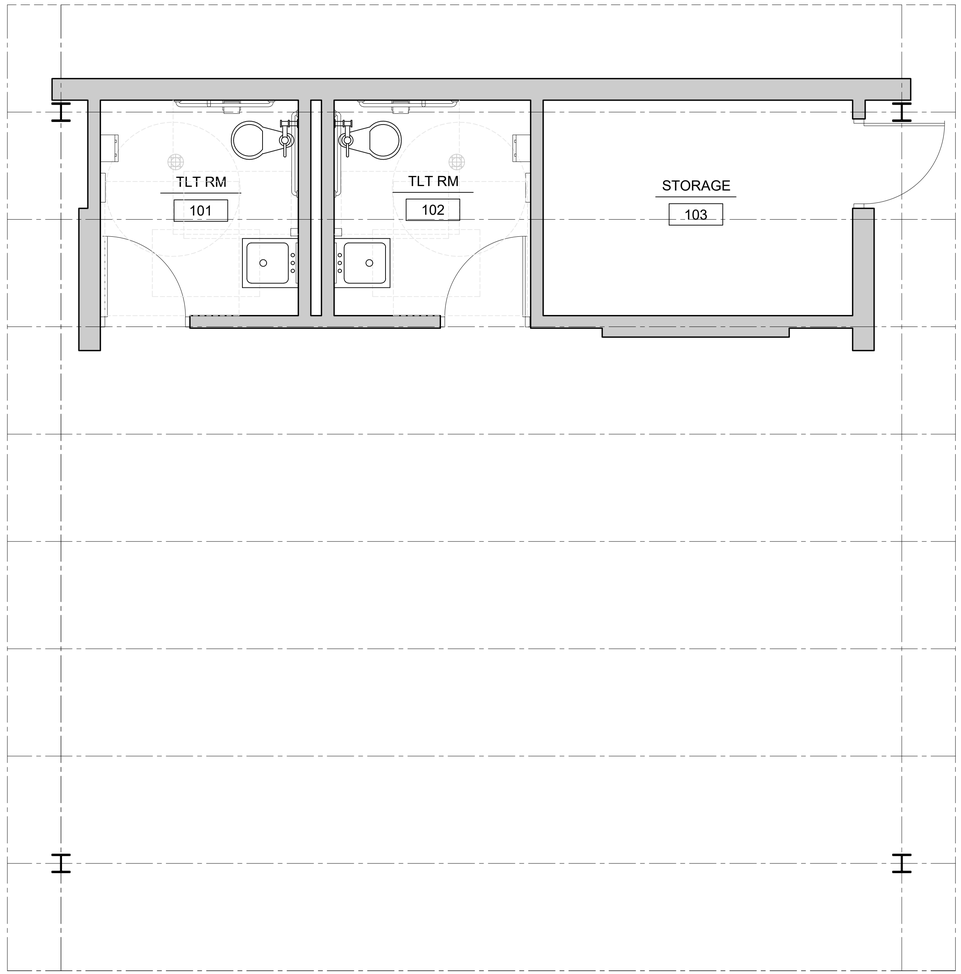
2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

Peter L. Amara, AIA, NCARB

CT LICENSE NUMBER 9161

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

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

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

Project No. AA23016
Date 28 MAY 2024

Drawing Title
PROPOSED PLAN & ELEVATIONS

Drawn HW
Checked PA
Scale

Sheet No.
A-100



Peter L. Amara, AIA, NCARB

STATE OF CONNECTICUT
PETER L. AMARA
9161
LICENSED ARCHITECT

CT LICENSE NUMBER 9161

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

NO. DATE REVISION

BBGC - SPLASH PAD & PAVILION

225 WEST STREET
BRISTOL CT, 06010

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

Project No. AA23016
Date 28 MAY 2024

Drawing Title
RENDERING

Drawn HW
Checked PA
Scale

Sheet No.
A-101

For Office Use Only
APPLICATION NO. 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) _____

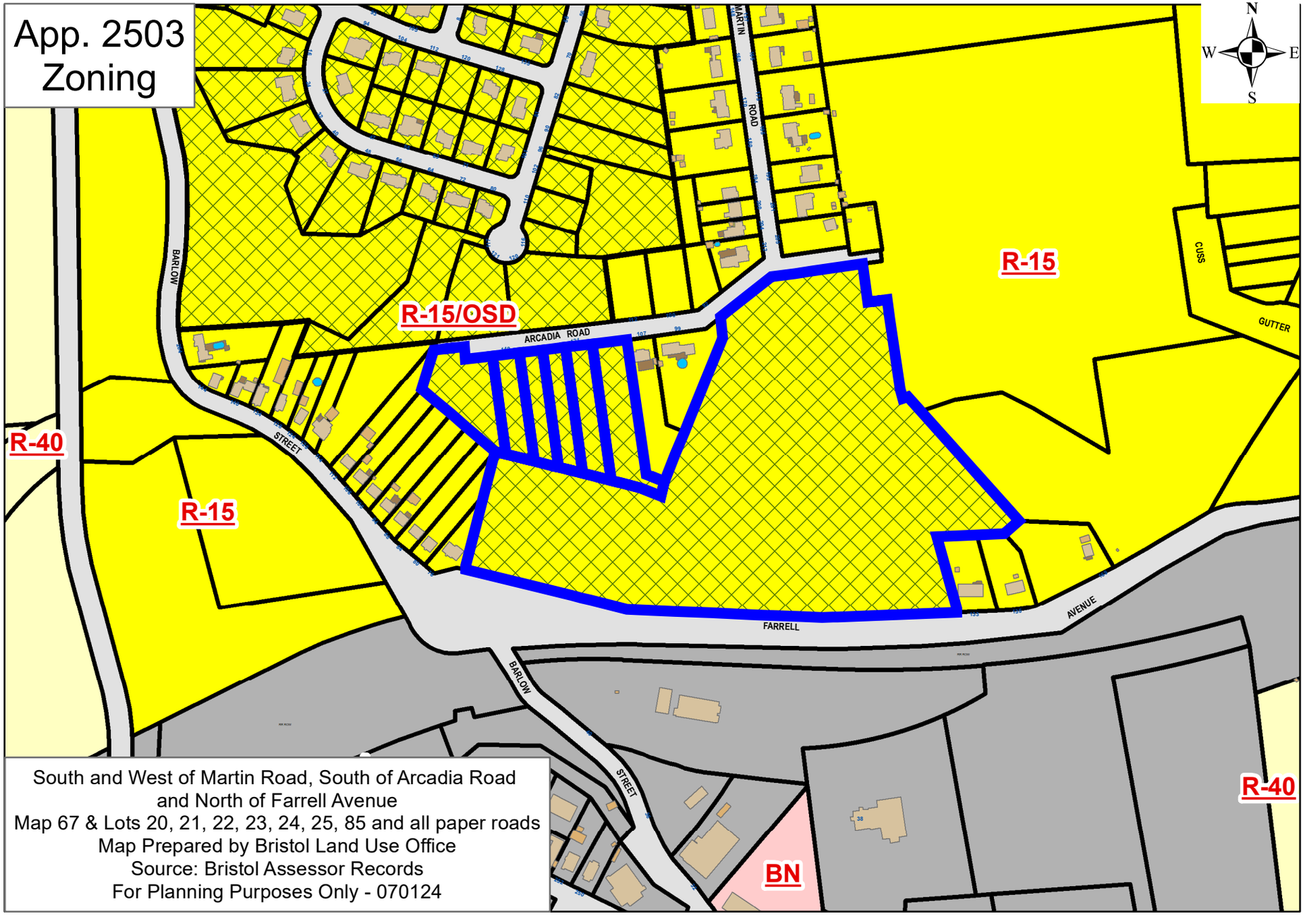
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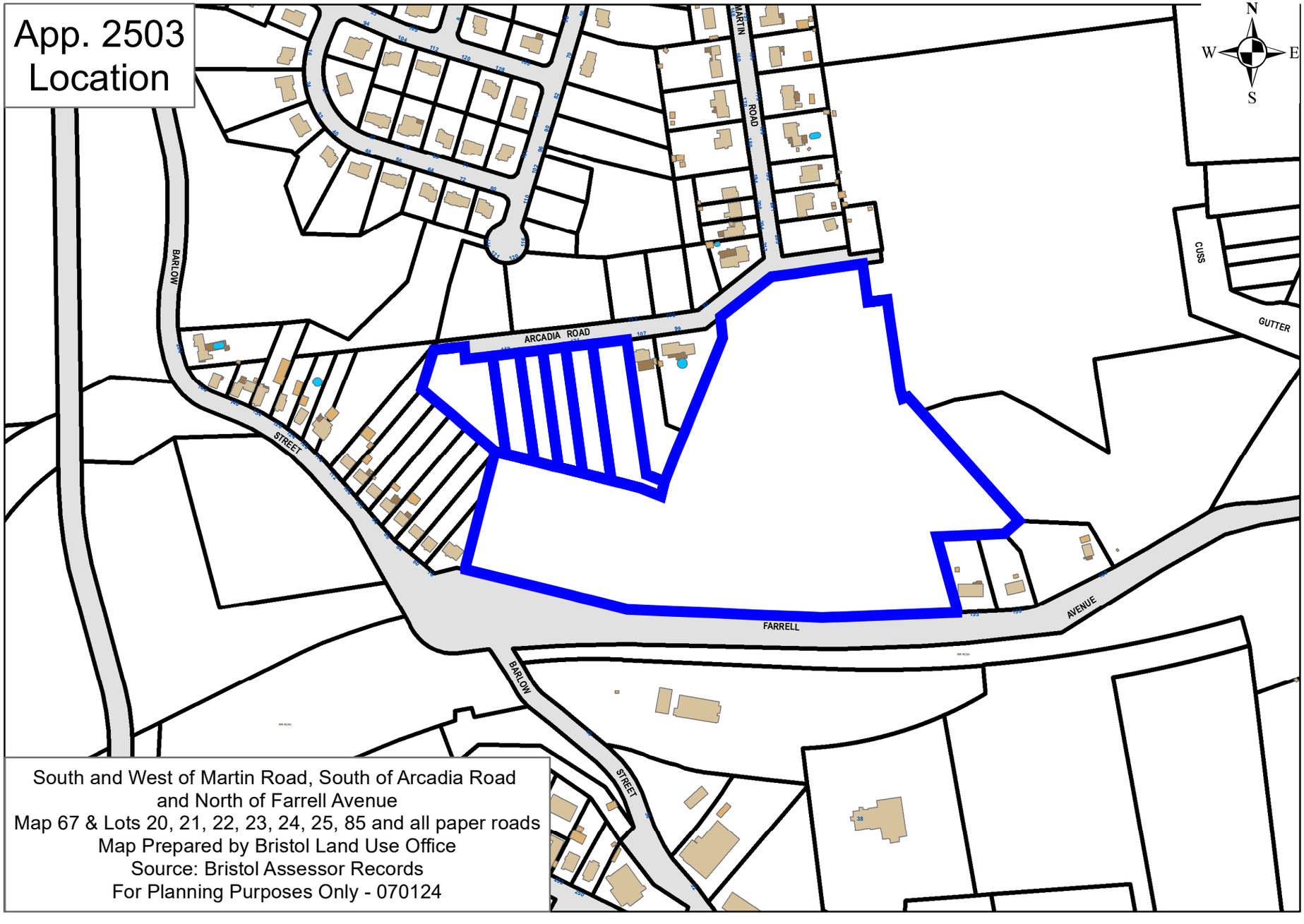
Name: Mark Ziogas

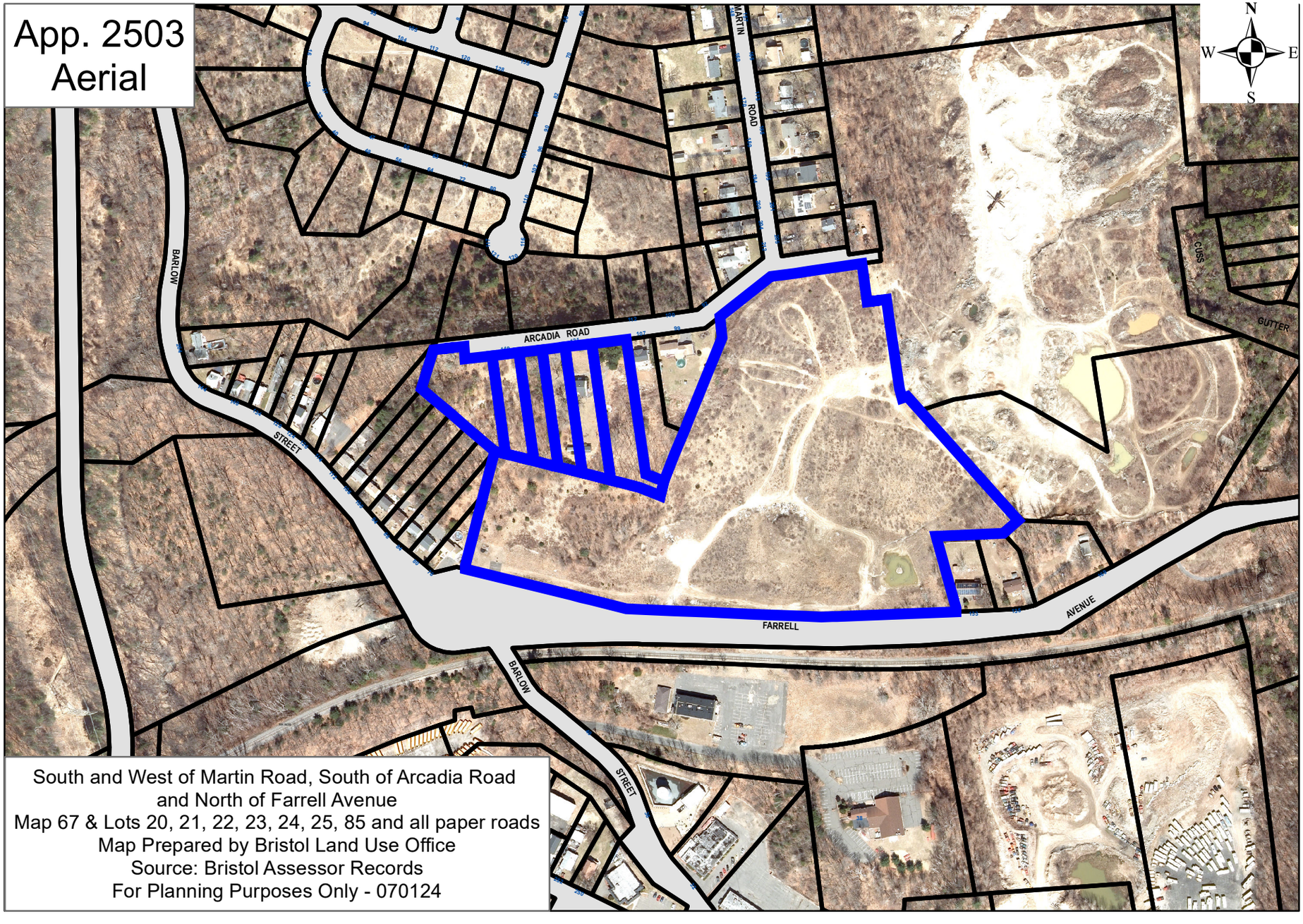
Address: 88 Valley St City: Bristol State: CT Zip: 06010

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

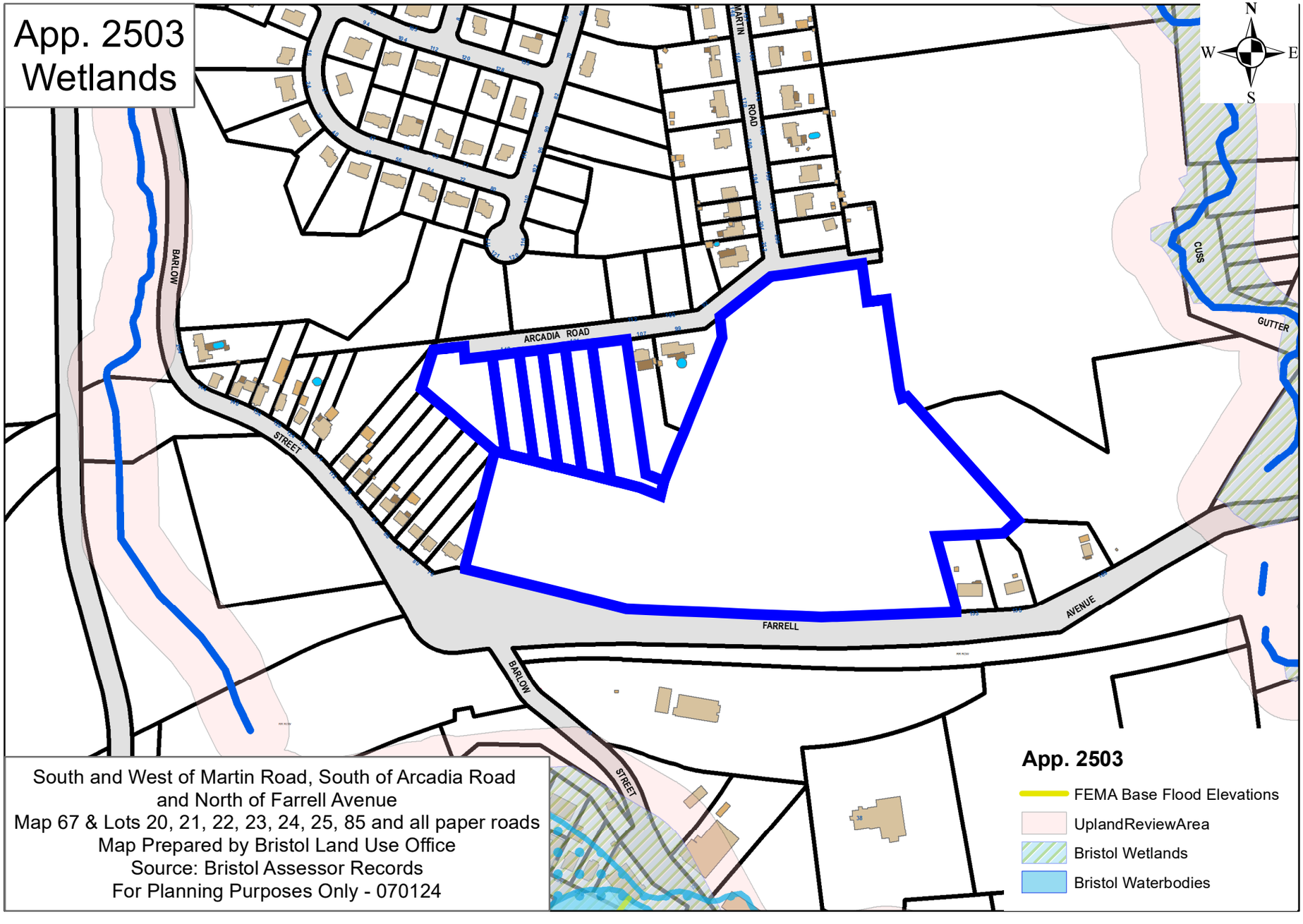
08/17 - LUO


App. 2503
Zoning
N
W
E
S
MARTIN
ROAD
BARLOW
STREET
R-15/OSD
ARCADIA ROAD
R-15
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
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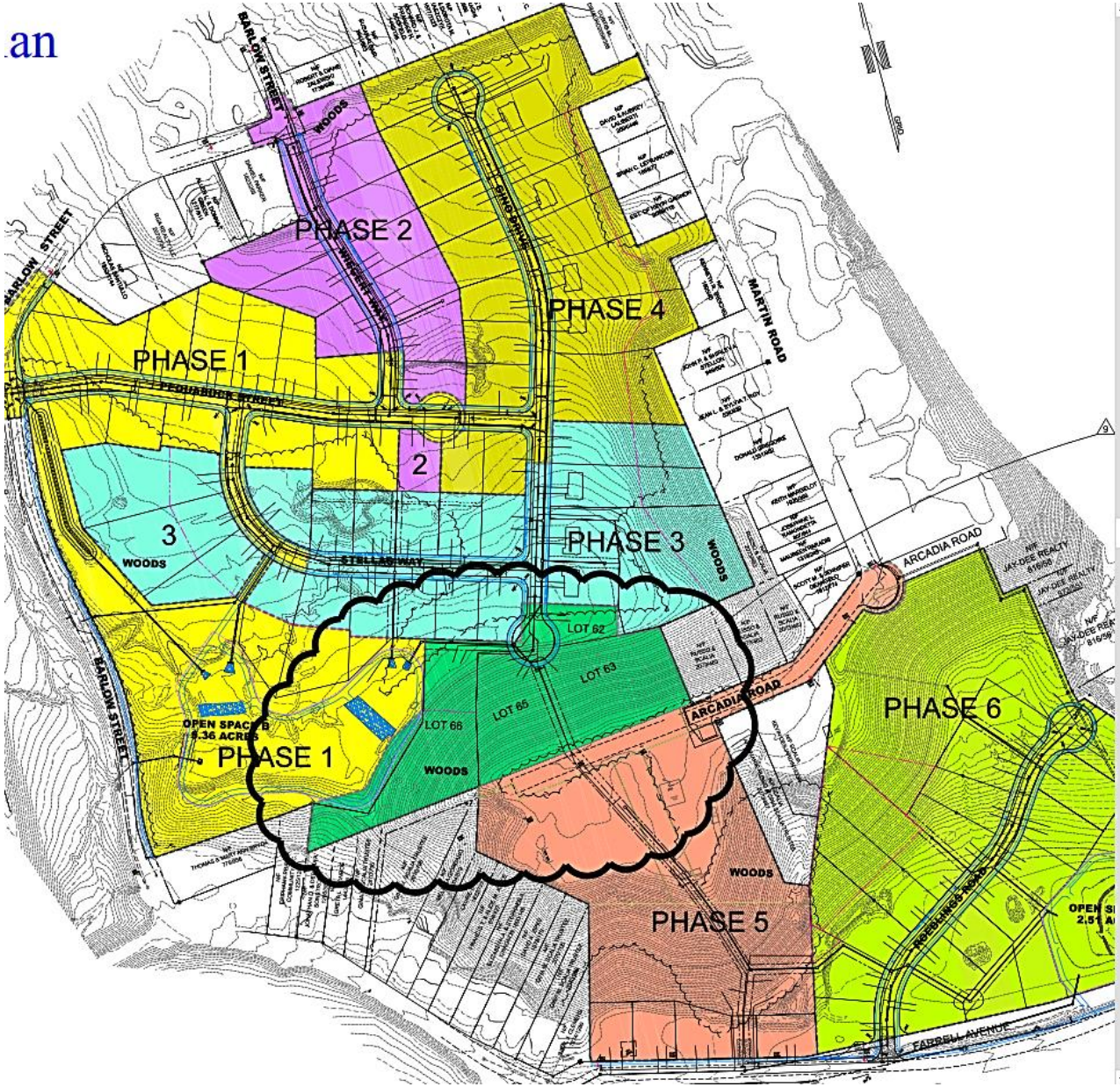

App. 2503
Aerial
N
W
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S
MARTIN ROAD
BARLOW STREET
ARCADIA ROAD
CUSS
GUTTER
FARRELL AVENUE
BARLOW STREET
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map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

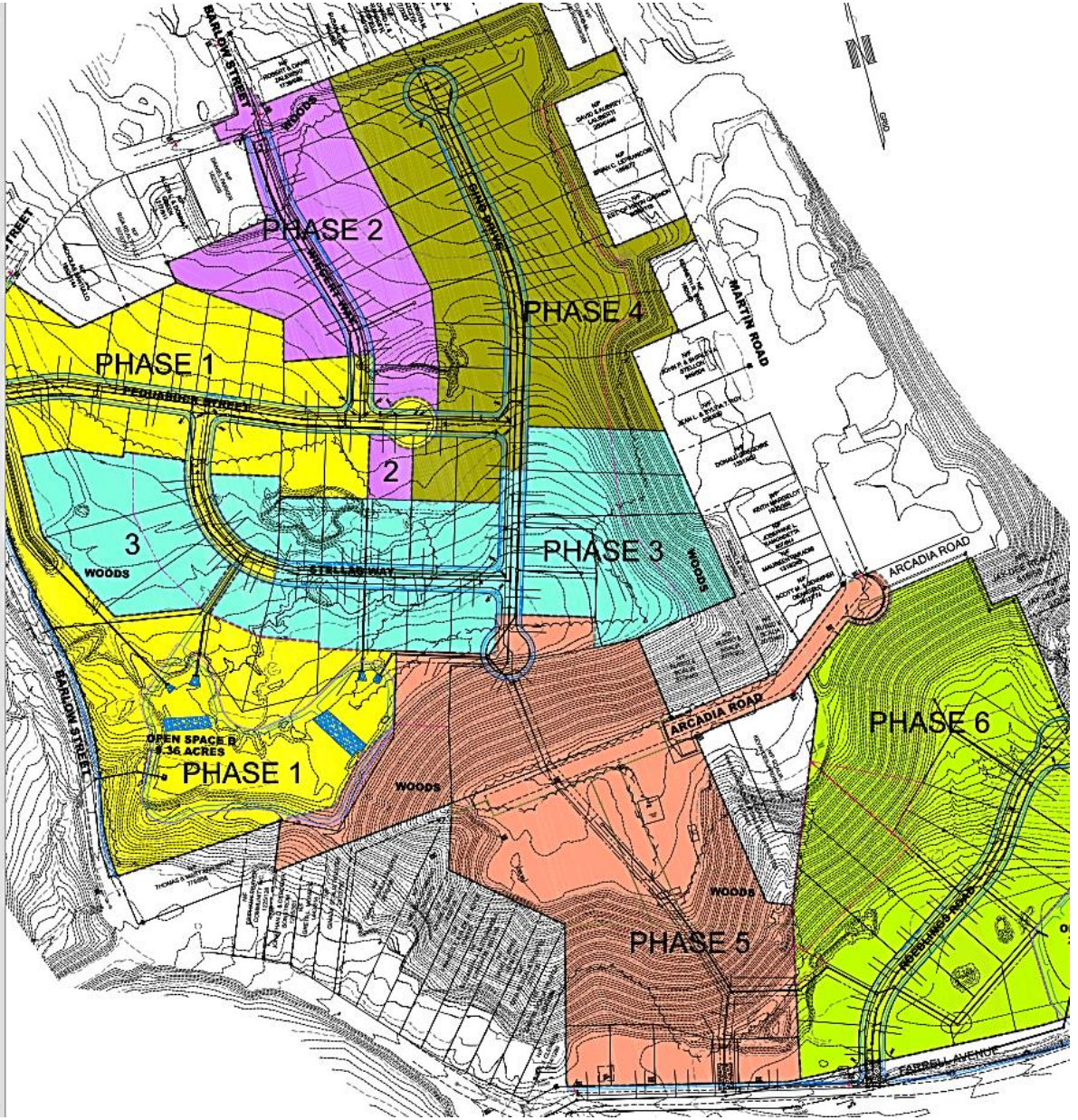

Martin Rd
Pequabuck Branch
Isamay Dr
Barlow St
Wiegert Way
Pequabuck St
Clark Ave
Barlow St
Clio Dr
Martin Rd
Clark Ave
Arcadia Rd
Barlow St


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
LOT 62
LOT 63
LOT 65
LOT 66
WOODS
ARCADIA ROAD
MARTIN ROAD
BARLOW STREET
FARRELL AVENUE
ROSEHAVEN ROAD
STELLA WAY
PEQUABUCK STREET
OPEN SPACE B
4.36 ACRES


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

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2502

SITE PLAN*: 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*

Plans Revised: June 24, 2024; Date of Committee Review: August 1, 2024 (first review); August 19, 2024 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
Engineering comments on plan revisions 7/18/24

1. Submit documentation / survey information that the grades of the existing sediment/ detention pond is graded as designed (sediment is removed) and confirm capacity of the temporary diversion swale identified on Sheet G-2. Provide calculations and erosion control features.

   8/12/24 Applicant Response: As noted on the plans, contours have been updated as of 6-24-24, including sediment basins. Any need for sediment removal is review monthly, or after major rain events, and performed as needed. Details Sheet DET-1 was left out of original plan set PDF that submitted with application. Complete set, including sheet DET-1 with details for temporary diversion swale and erosion controls are attached.

   8/19/24 City Response:

2. Revise dates as needed in report and sheet DET-2.

   8/12/24 Applicant Response: Dates in Narrative have been coordinated with dates on plan set.

   8/19/24 City Response:

3. Provide a detail sheet with temporary erosion control features that are to be implemented during construction. Include dust control measures.

   8/12/24 Applicant Response: See Response to Item #1 – Sheet DET-1 was inadvertently left out of the PDF of the complete plan set submitted with the application. Complete set of plans, including DET-1 with details of erosion control features is included with this response. Per prior special permit approvals, water and permanent vegetative cover are the approved measures of dust control for this activity.

   8/19/24 City Response:

4. Also add prior conditions from previous approval as mentioned in the report to the plans.

   8/12/24 Applicant Response: Conditions of prior approvals have been added to Sheet DET-2.

   8/19/24 City Response:

5. As a condition of the previous approval truck traffic into and out of the earth removal are directed to travel south of Farrell Ave. Clarify measure to ensure truck traffic.

   8/12/24 Applicant Response: To ensure truck traffic adheres to approved truck route, a sign is posted at the intersection of Farrell Avenue and Barlow Street, directing all truck traffic to turn left coming out of Farrell Avenue and onto Barlow Street. In addition, all email and verbal communications with trucks, including any contracts or purchase orders, have notifications regarding the approved trucking route, including a map provided. If a truck entering or exiting the Earth Removal site is found off the approved trucking route, they will not be loaded.

   8/19/24 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. List all renewal dates for this project with each date clearly on the cover sheet.

   8/12/24 Applicant Response: Renewal dates for all previous applications have been added to the Drawing Cover Sheet.

   8/19/24 City Response:

2. Sheet EX-1 shows abutting properties such as 121 Arcadia Road under old ownership now owned by "Arcadia Group LLC". Please update property ownership listings shown on plan set.

   8/12/24 Applicant Response: Property Ownership listings have been updated on the plan set.

   8/19/24 City Response:

3. The cover sheet shows earth removal boundaries extending north of Arcadia Road. Is this accurate?

   8/12/24 Applicant Response: Cover Sheet has been revised, see attached updated plan set.

   8/19/24 City Response:

4. Parcels shown on plan set do not appear to match City GIS North of Arcadia Road within the proposed staging area. Please confirm.

   8/12/24 Applicant Response: Property lines for the subdivision lots to the north of Arcadia Road have been included in the plan set, see attached updated plan set.

   8/19/24 City Response:

5. Provide dimensions to the nearest existing homes that were recently constructed North of Arcadia Road (Stella's Way, Gino's Drive, etc.)

   8/12/24 Applicant Response: Dimensions to the nearest homes to the north of Arcadia Road have been added to Sheet EX-1 on the plan set. There are no existing homes in the subdivision that are within area depicted on the plan sheets, so dimensions are shown for reference only.

   8/19/24 City Response:

6. Please confirm all earth removal operations be completed prior to the commencement of subdivision Phase 5 as required.

   8/12/24 Applicant Response: Correct, all earth removal operations shall be completed prior to commencement of Phase 5.

   8/19/24 City Response:

7. What will be the final state of "temporary" construction/earth removal site features shown on the plan (sedimentation basin, diversion swale, etc.)?

   8/12/24 Applicant Response: Upon completion of the earth removal operations, all temporary features shall be removed and the site shall be graded to the contours as indicated on the approved Subdivision Plans.

   8/19/24 City Response:

8. The narrative states that Phase 2 will be nearing completion during the Winter of 2022-2023. Phase 3 is anticipated to be nearing completion during the Fall of 2024. At the current pace, the activity and restoration of slopes by Fall 2025 or Spring 2026. These statements do not match the schedule listed in the plan set. Please revise and clearly state the timeline for all phases in the narrative and plan.

   8/12/24 Applicant Response: The Narrative has been revised and an updated narrative has been attached.

   8/19/24 City Response:

9. How many truckloads are expected to complete the remaining earth removal operations for all remaining work and phases?

   8/12/24 Applicant Response: Based on a full truck-load, there are between 5,000 - 6,000 loads remaining to be removed from the site.

   8/19/24 City Response:

10. Please confirm all trucks will utilize the access on Farrell Avenue and not Arcadia Road.

    8/12/24 Applicant Response: All trucks are required to utilize the approved trucking route through Farrell Avenue for access to the site. There is no vehicular access available from Arcadia Road.

    8/19/24 City Response:

11. Will this be the final extension needed?

    8/12/24 Applicant Response: The current projected schedules have the earth removal operations being completed prior to another renewal being required, however, many factors can influence the amount of material leaving the site.

    8/19/24 City Response:

12. How often is the silt fence near Farrell Avenue from Phase 1 shown replaced?

    8/12/24 Applicant Response: Silt fence and erosion controls are inspected at least monthly, with more frequent inspections required after heavy rain events. The temporary earthen berm along Farrell Avenue (installed as part of Phase 1) is well vegetated and stabilized along the length of Farrell Avenue.

    8/19/24 City Response:

13. Provide a sheet showing the final state for all areas of disturbance including vegetation (seed mix, etc.) It does not appear the information is clear (with the exception of general notes) within the sheets provided.

    8/12/24 Applicant Response: Sheet DET-1 was inadvertently left out of the original plan set submitted with the application, but has been added to the updated plan set attached. Sheet DET-1 includes the requested information.

    8/19/24 City Response:

14. The prior approval coordinated with the Board of Education regarding the school bus route, turn-around and safety. Please follow-up with the Board of Education and ensure that the plan has been working safely and effectively and that no changes have been made recently that would affect the school, buses or schoolchildren.

    8/12/24 Applicant Response: Mark Ziogas contacted the Board of Education and confirmed that they are not aware of any issues at this time.

    8/19/24 City Response:

15. Is water only proposed for dust control? If so, add note to the plan.

    8/12/24 Applicant Response: Yes, per the prior approval conditions, water is the only method of dust control permitted.Permanent vegetative cover is the other method of dust control, which has been implemented as the slopes have been graded to the final grades as shown on the plans.

    8/19/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown)
1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)
1. PD has no further comments at this time.

FIRE MARSHAL (Kristopher Lambert):
1. No Fire related comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
1. The Water & Sewer Department have no comments at this time.

May 2024

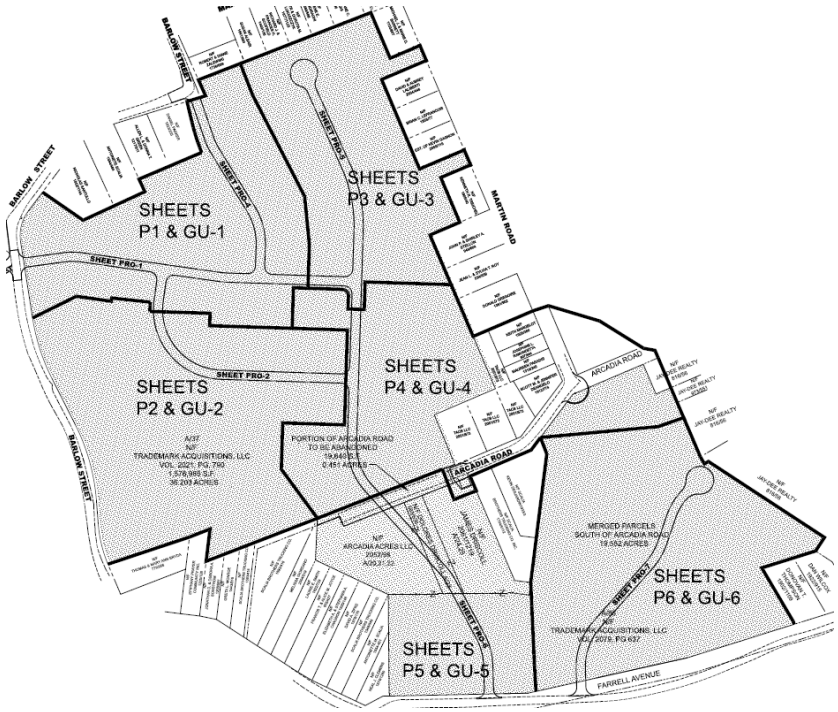
Project Narrative

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.

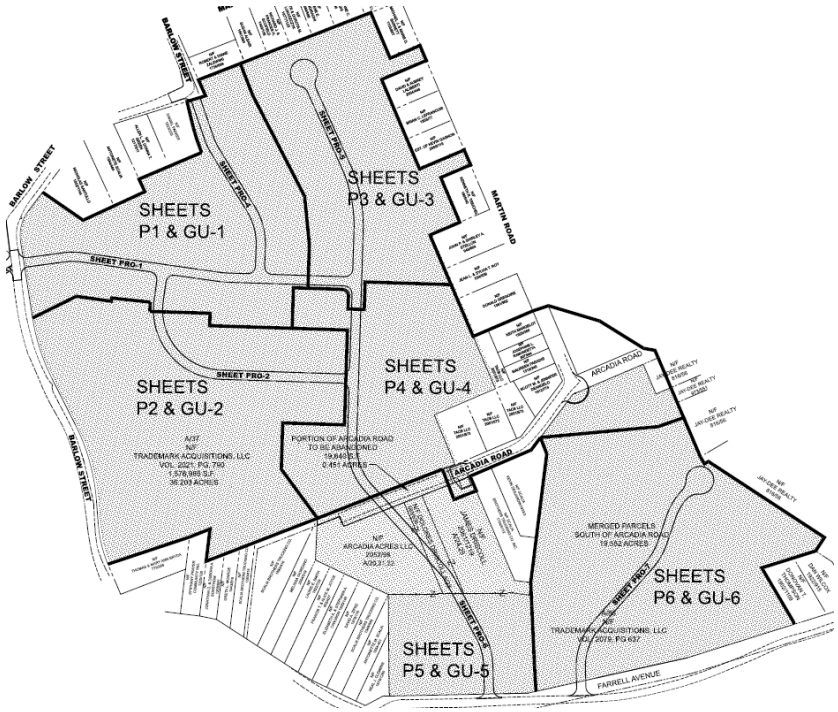
August 2024 Project Narrative Revised

PROJECT NARRATIVE FOR:

Earth Removal & Processing of Earth Materials

LAURENTIDE GLEN

A Residential Open-Space Subdivision



Bristol, Connecticut

June 24,2024

Revised August 5, 2024

Summary & Project Update

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May 2024 Earth Removal Progress Report

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.

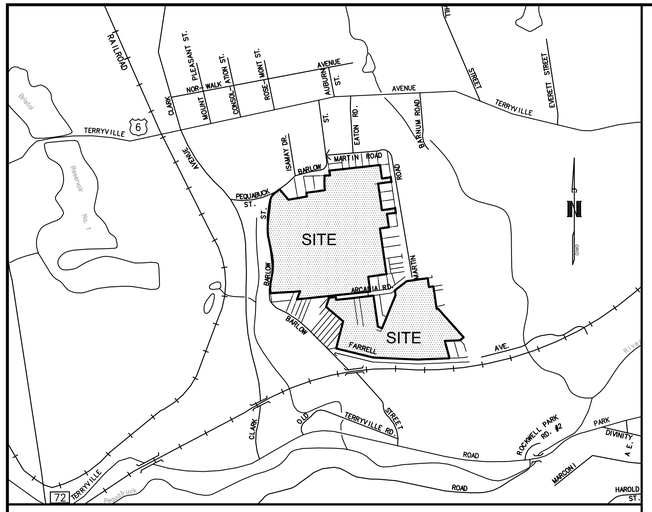
Gino P. Troiano, Jr., P.E.
TradeMark Acquisitions, LLC

EARTH REMOVAL PLAN

FOR

"LAURENTIDE GLEN"

A RESIDENTIAL OPEN SPACE SUBDIVISION

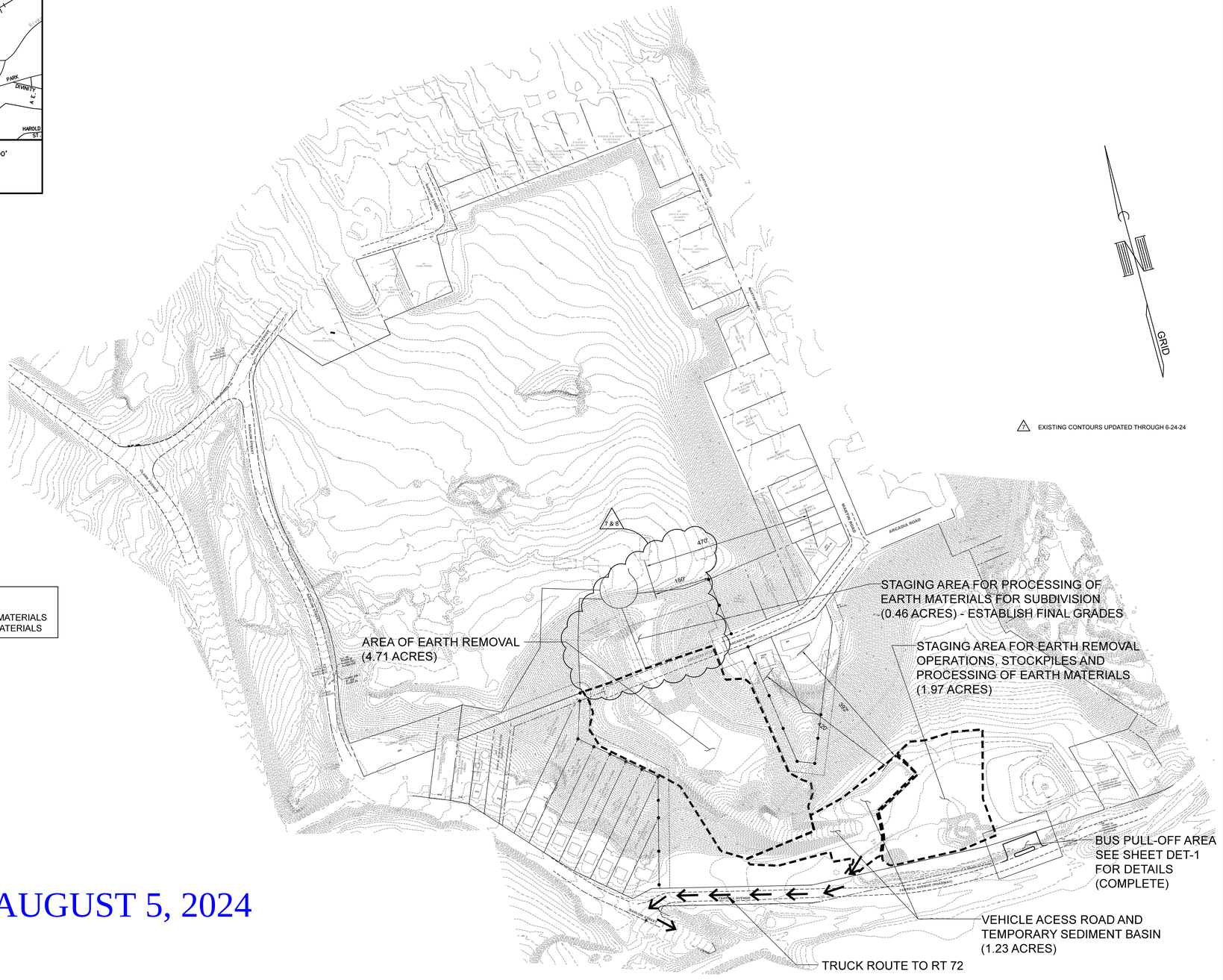


VICINITY MAP
SCALE: 1"=800'

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



7 PRIOR APPROVALS FOR EARTH REMOVAL
12/12/2018 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL
8/12/2020 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL & PROCESSING OF EARTH MATERIALS
8/8/2022 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL & PROCESSING OF EARTH MATERIALS

UPDATED PLAN SET - AUGUST 5, 2024

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
8	8/5/24	STAFF COMMENTS
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	

ARCADIA ROAD

FARRELL AVENUE

FARRELL AVENUE (ROADWAY)

AREA OF EARTH REMOVAL (4.71 ACRES)

MINIMUM 30' WIDE UNDISTURBED BUFFER ALONG EASTERN PROPERTY LINE

MINIMUM 30' WIDE GRADED BUFFER ALONG WESTERN PROPERTY LINE WITH MINIMUM 5' UNDISTURBED BUFFER AT PROPERTY LINE

30' WIDE BUFFER (TYP.)

PROPERTY LINE MARKERS. MARKER SHALL CONSIST OF 4X4 WOOD POST WITH 12"X18" PLACARD MARKED WITH "PROPERTY LINE DEMARCATION POST" (TYP AT ALL LOT CORNERS, MAX 100' SPACING) (COMPLETE)

EX. ACCESS ROAD AS OF 6-24-24

EXISTING CONTOURS UPDATED THROUGH 6-24-24

A/37 N/F TRADEMARK ACQUISITIONS, LLC VOL. 2021, PG. 790 1,576,985 S.F. 36.203 ACRES

A/85 N/F TRADEMARK ACQUISITIONS, LLC VOL. 2079, PG 637

N/F TACB LLC 2051/573

N/F SCALIA TRUSTEE

N/F ARCADIA GROUP, LLC VOL. 2097, PG 1135

N/F ARCADIA ACRES LLC VOL. 2052, PG. 98

N/F KEVIN DESJARDIN 1933/3

N/F ANN MARIE RUSSO & GINA SCALIA TRUSTEE 2073/467

N/F GINA M. SCALIA TRUSTEE 2070/706

N/F FRANCIS T. & ALICE M. JOYCE 658/427

N/F LAURIE E. SMITH 1622/729

N/F ELIZABETHA & STEPHEN A. CHAGNON 1600/148

N/F DAVID A. ZIPKE 1978/176

N/F NEAL J. CLEMENS 1874/1280

N/F LISSA GIORDANO 2004/519

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
8	8/5/24	STAFF COMMENTS
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**

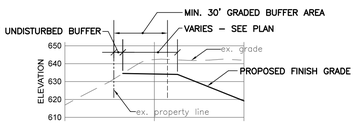
COMPLETED

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 598
- PROPOSED CONTOUR
- EXISTING ELEVATION 598.0
- PROPOSED ELEVATION
- EXISTING SANITARY MANHOLE (S)
- EXISTING CATCH BASIN/PIPE
- PROPOSED CATCH BASIN/PIPE
- EXISTING TREE
- EXISTING UTILITY POLE/LIGHT
- PROPOSED SURFACE FLOW
- "TO BE REMOVED" TBR
- PROPOSED SILT FENCE



TYPICAL GRADED BUFFER AREA SECTION
SCALE: 1"=40'

EARTH REMOVAL - PHASE 1
(AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.78 ACRES)

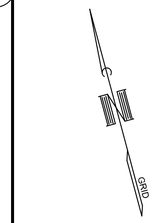
NOTES:

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
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1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

PROJECT NO.

SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **G-1**

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PROPOSED MONUMENT	□
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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

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	

1 EXISTING CONTOURS UPDATED THROUGH 6-24-24

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 6037 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

UE (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

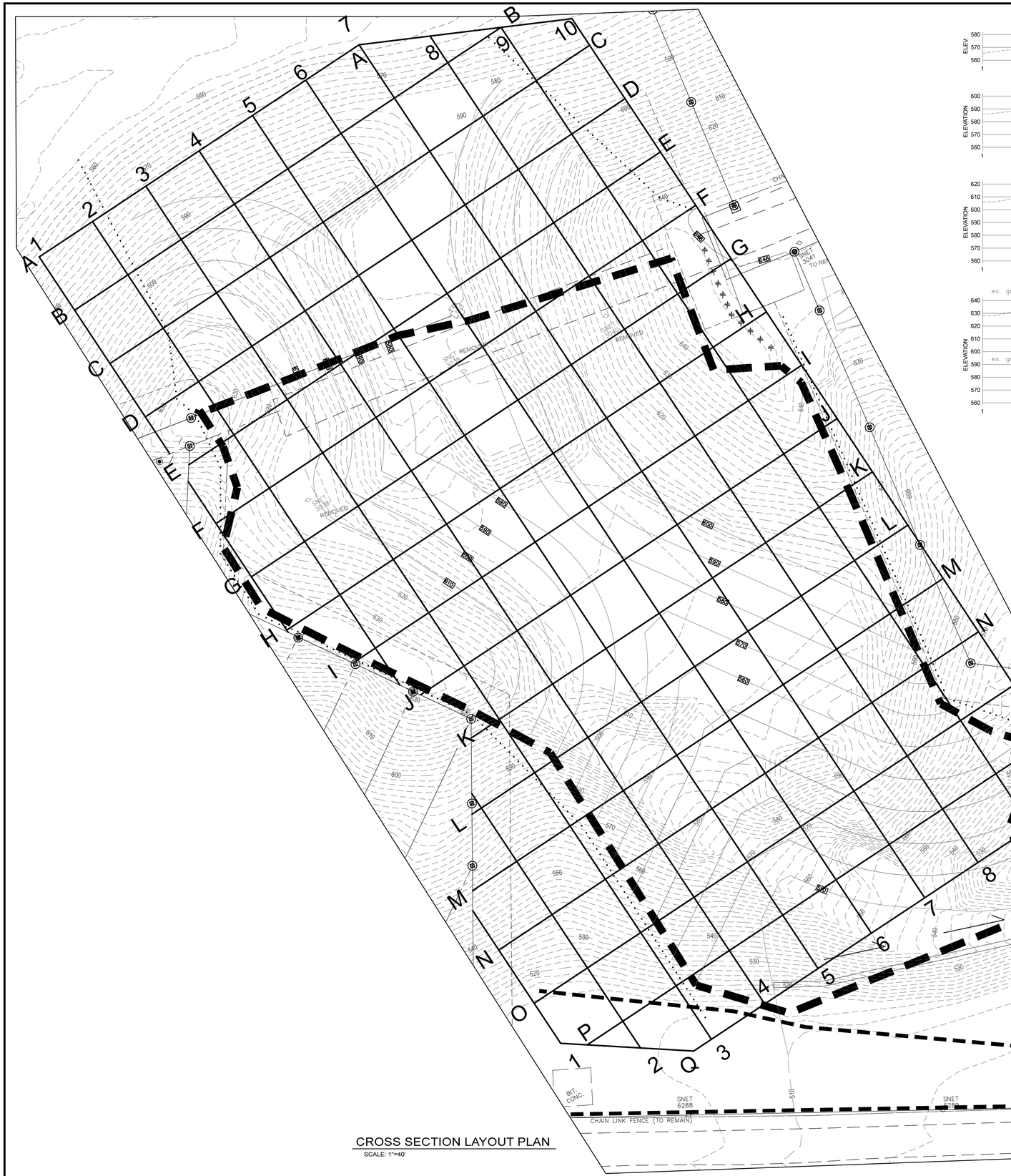
PROJECT NO.

SCALE

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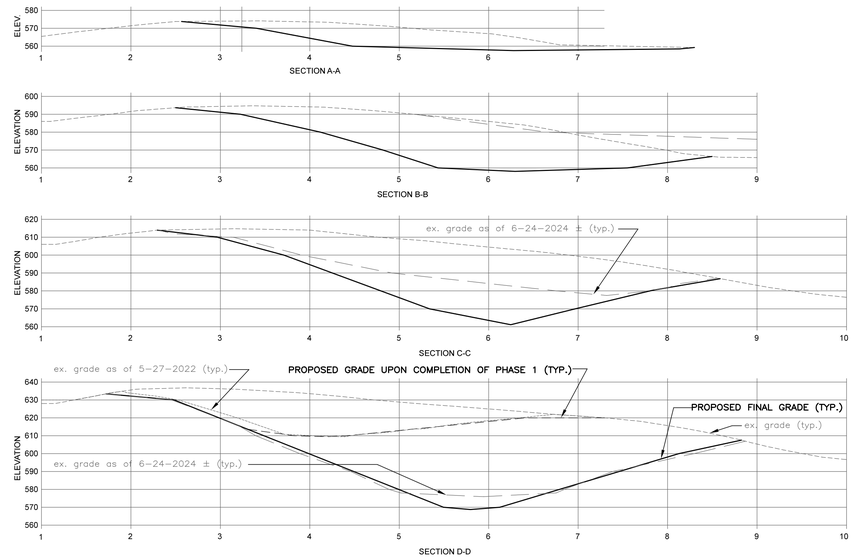
1"=40'

DRAWING NO.
G-3



CROSS SECTION LAYOUT PLAN

SCALE: 1"=40'



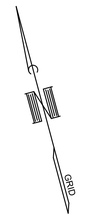
CROSS SECTIONS - WEST TO EAST

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





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
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1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

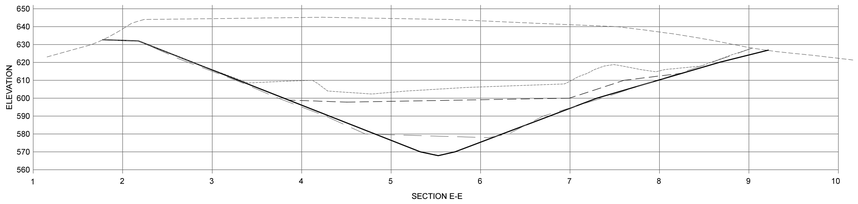
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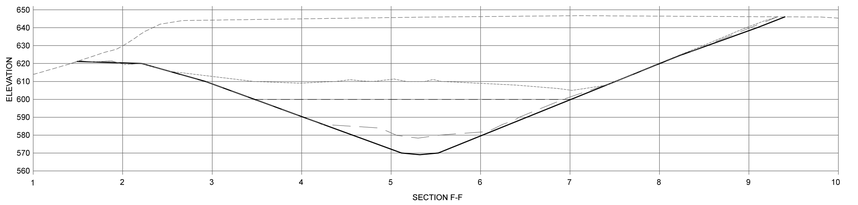
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1"=40'

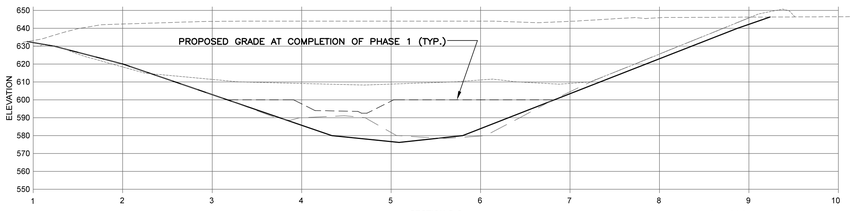
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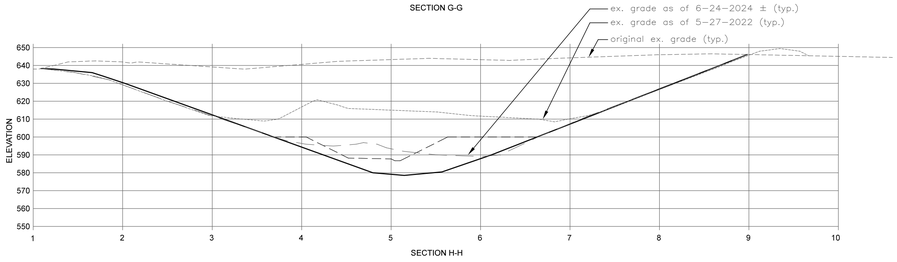
SECTION E-E



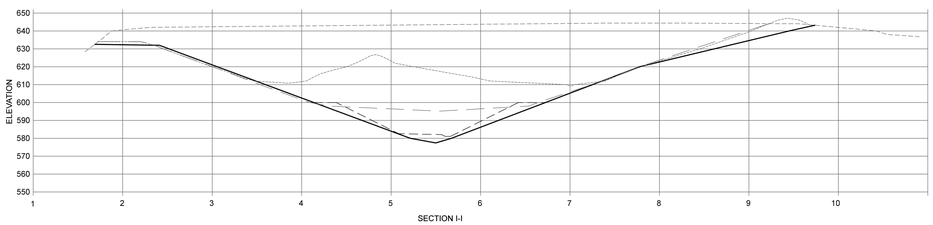
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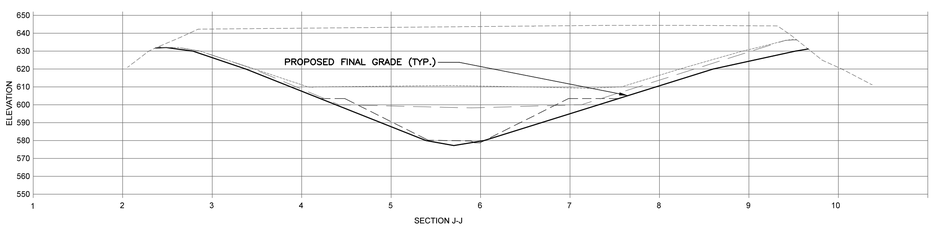
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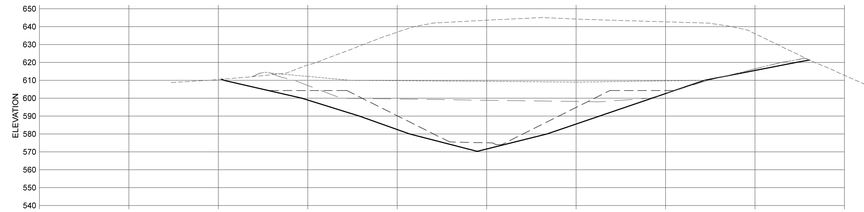
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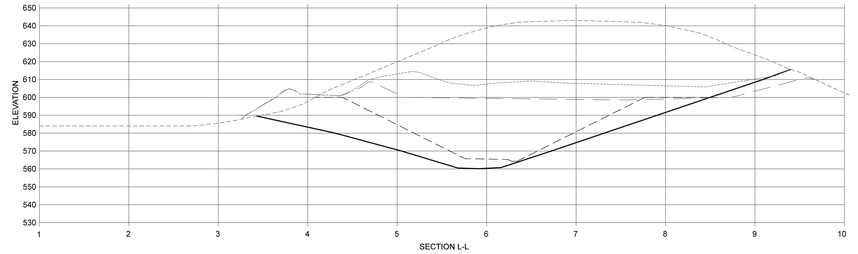
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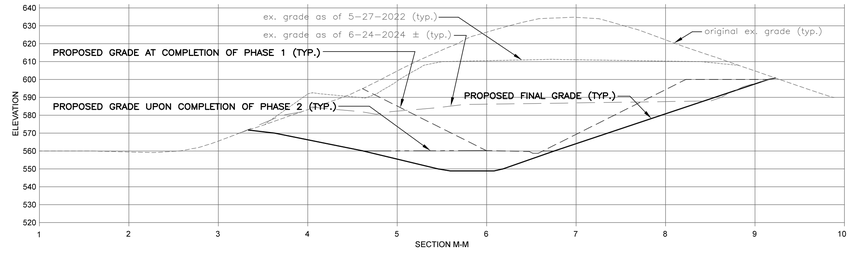
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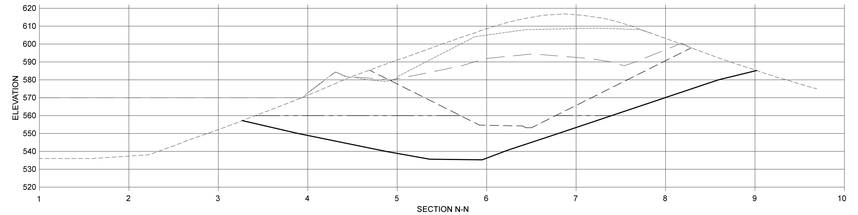
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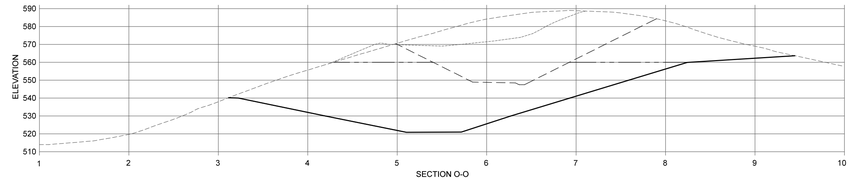
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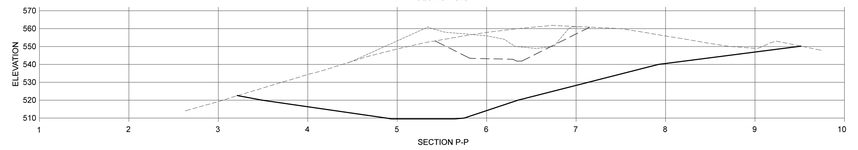
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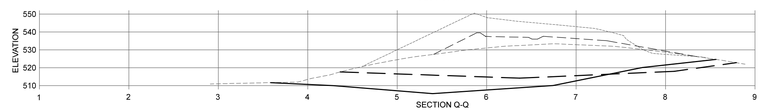
SECTION N-N



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
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4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

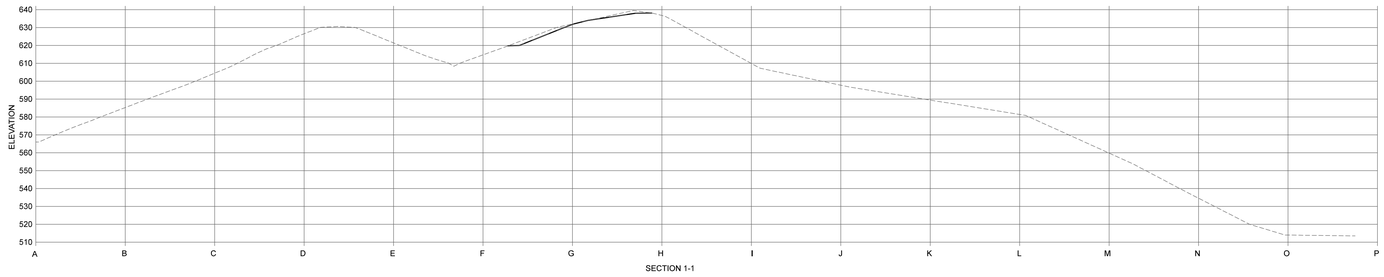
PROJECT NO.

SCALE

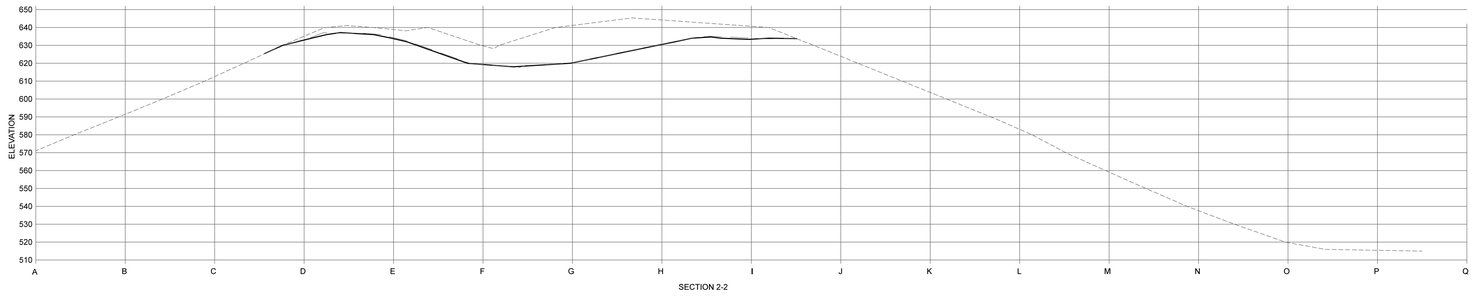
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1"=40'

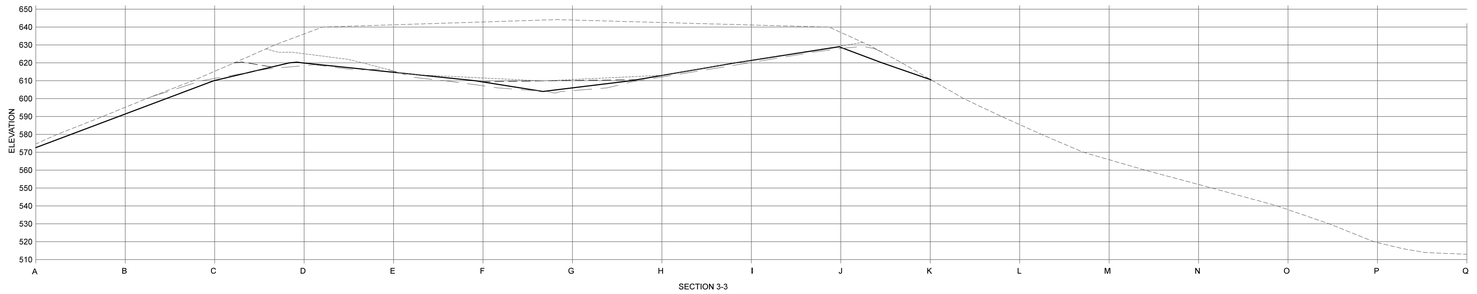
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SCT-2



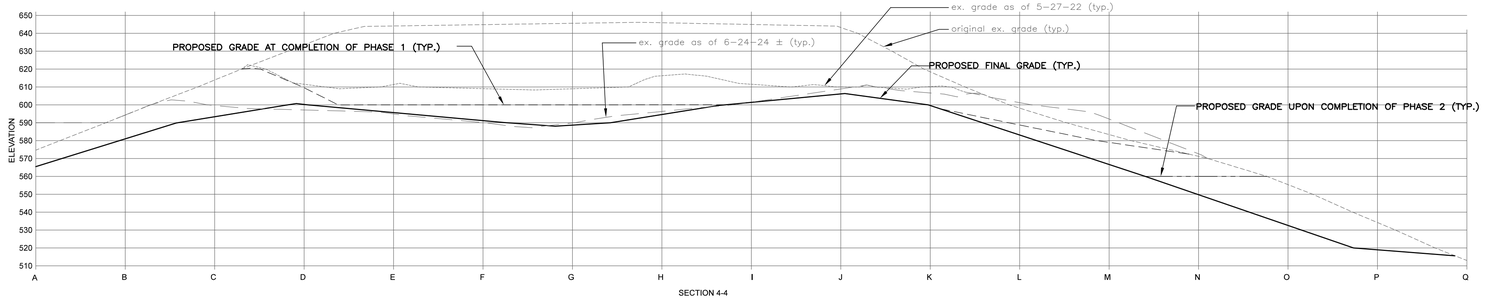
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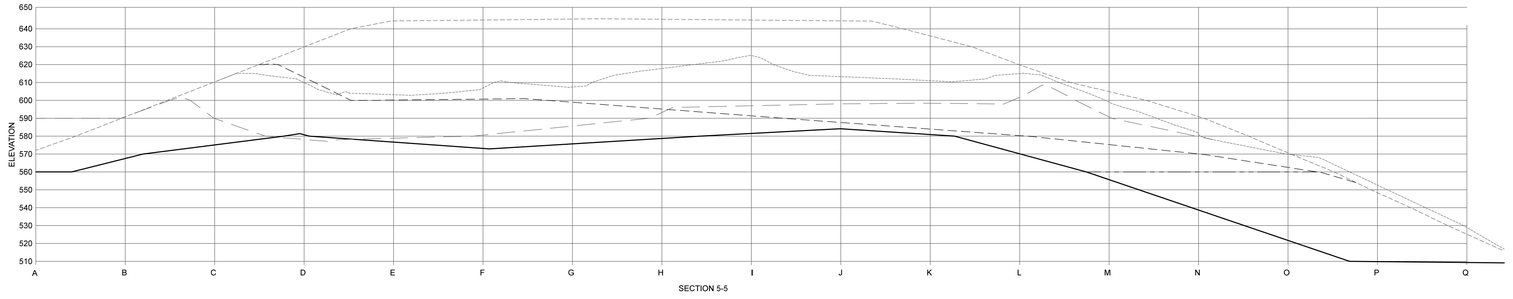
SECTION 2-2



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	

△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

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DATE
10/1/18

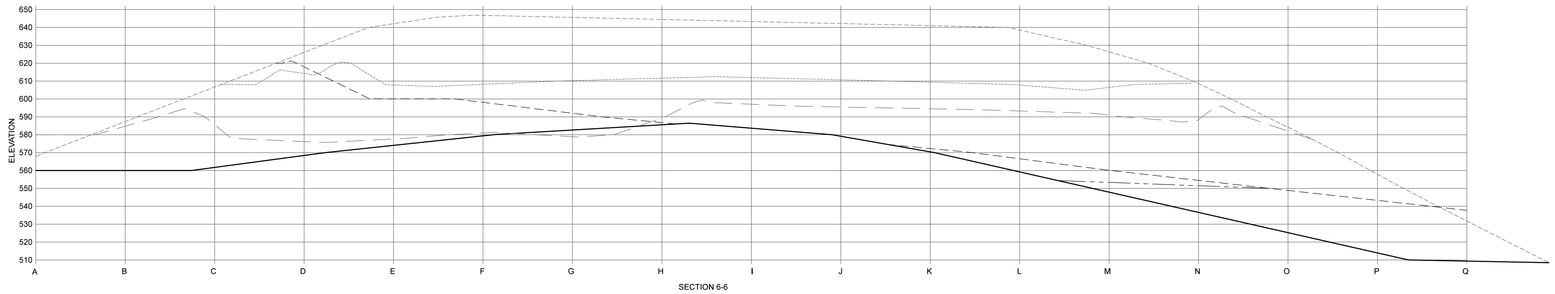
PROJECT NO.

SCALE

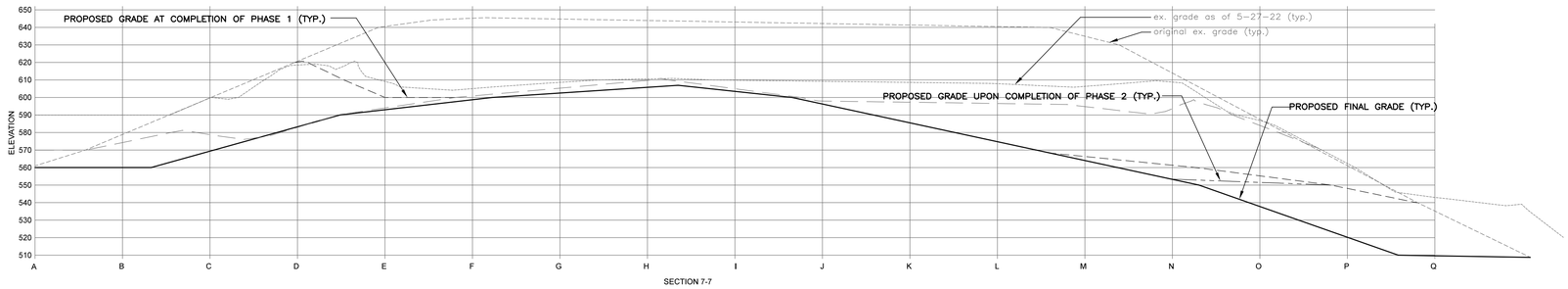
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1"=40'

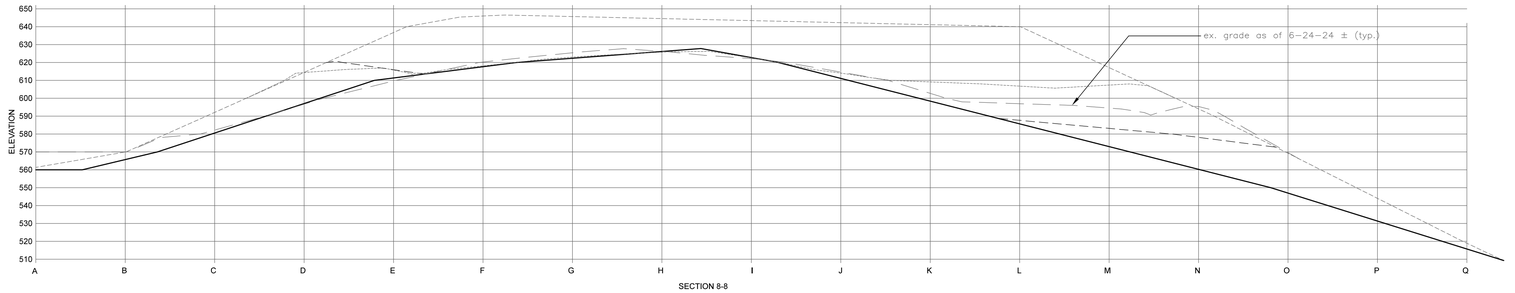
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SCT-3



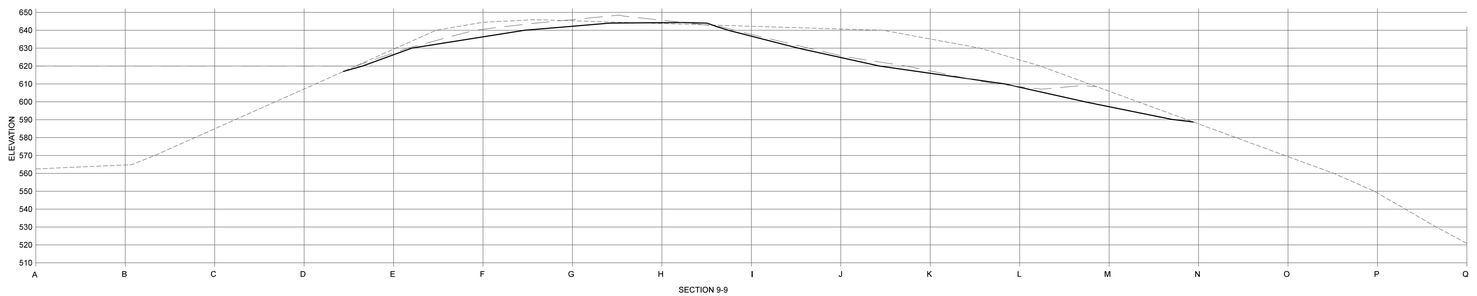
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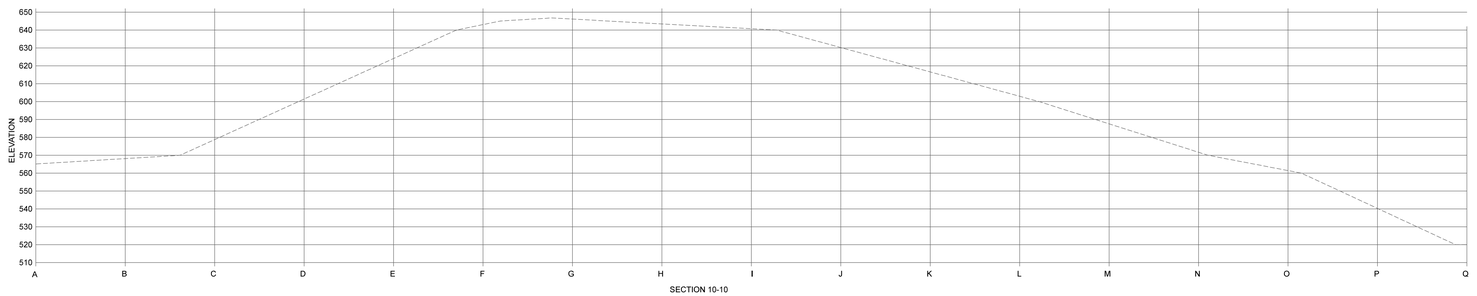
SECTION 7-7



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

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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

GENERAL EROSION CONTROL NOTES:

1) EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" DATED JANUARY, 2002

2) THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.

3) ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

4) SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.

5) ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.

6) ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.

7) ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", JANUARY, 2002

8) WHERE POSSIBLE, SILT FENCES AND HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.

9) ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.

10) ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRISTOL SPECIFICATIONS AS OUTLINED IN THE ZONING REGULATIONS.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING EARTH REMOVAL ACTIVITIES.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. ~~SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.~~
2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
3. ~~CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.~~
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.
5. WATER SHALL BE APPLIED TO ALL DISTURBED AND/OR TRAVEL AREAS OF THE SITE AS NEEDED TO MINIMIZE DUST. METHODS OF APPLICATION SHALL BE AT THE DISCRETION OF THE RESPONSIBLE PERSON AND MAY INCLUDE WATER TRUCKS, A TEMPORARY SPRINKLER SYSTEM AND/OR OTHER APPLICATION METHODS.

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE EARTH REMOVAL OPERATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

SUBSEQUENT PHASES SHALL NOT BE EXCAVATED PRIOR TO THE STABILIZATION* OF THE PREVIOUS PHASE.

*(TO THE SATISFACTION OF THE CITY OF BRISTOL STAFF)

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10–10–10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET.)
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

– SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10–10–10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10–10–10 FERTILIZER PER ACRE.

– FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10–10–10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES

	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

SHADY SITES

CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

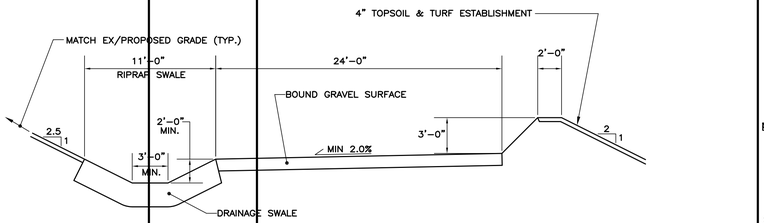
DROUGHTY SITES

CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

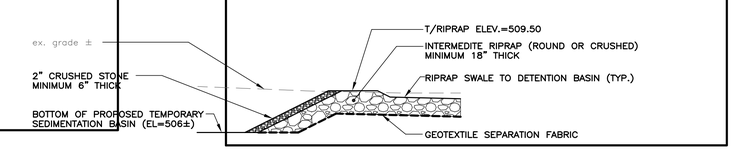
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

EROSION AND SEDIMENTATION CONTROL NARRATIVE:

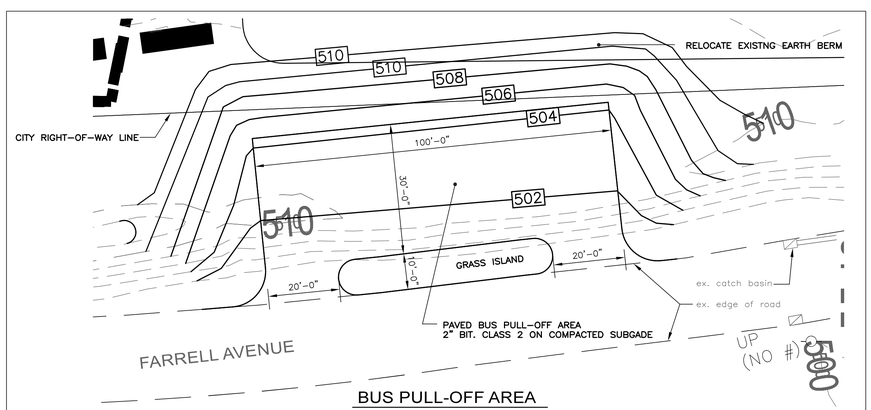
1. DISTURBANCE OF SOIL SURFACE IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE APPROVED "GRADING AND EROSION CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS MAY CONTACT PETER WORHUNSKY (637–0106) TO REPORT ANY FAULTY CONDITIONS. A PRE–CONSTRUCTION CONFERENCE WITH TOWN STAFF IS REQUIRED, PRIOR TO COMMENCEMENT OF ANY SITE WORK OR DISTURBANCE.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, FOR USE AS A GUIDE IN IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. A FIELD COPY OF THE 2002 CT GUIDELINES SHALL BE AVAILABLE ON–SITE DURING ACTIVE CONSTRUCTION.
   THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CT D.E.P. 79 ELM STREET, HARTFORD, CT 06106–5127.
   TEL (860) 424–3555 ~ FAX (860) 424–4088 ~ INTERNET: http://dep.state.ct.us
4. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLANS AND REQUIRE THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
5. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
7. THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONSIDERED BY THIS EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED BY TOWN OFFICIALS AND/OR ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL DETAILS FROM THE 2002 CT GUIDELINES SHALL BE USED FOR APPLICATIONS THAT ARE NOT INCLUDED IN THESE PLANS.
9. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS ON 4" THICK TOPSOIL.
11. SEEDING: BETWEEN APRIL 1 TO JUNE 15, AND AUGUST 15 TO SEPTEMBER 30, FOLLOWING SEEDING AND SLOPE STABILIZATION DIRECTIVES.
    A. FINE GRADE SEED BED TOGETHER WITH LIMESTONE AT A RATE OF 100 LBS PER 1000 SF AND 10–10–10 FERTILIZER AT A RATE OF 15 LBS PER 1000 SF.
    B. APPLY THE FOLLOWING SEED MIXTURE PER 100 SF: KENTUCKY BLUE GRASS AT 2 LBS, CREEPING RED FESCUE AT 1 LB AND PERENNIAL RYEGRASS AT A RATE OF 2 LBS.
    C. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, SEED WITH ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 SF AS A TEMPORARY MEASURE (LATER RESEEDING REQUIRED) OR SEED AS SPECIFIED AND PROVIDE MULCHING AND/OR PERIODIC WATERING FOR SUMMER MONTHS.
12. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1 TON/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER.



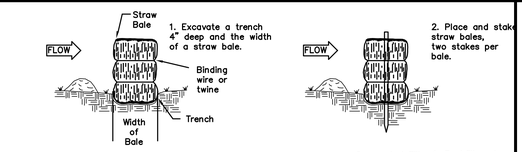
TYPICAL TEMPORARY ACCESS ROAD
SCALE: N.T.S.



SEDIMENTATION BASIN OUTLET
SCALE: N.T.S.



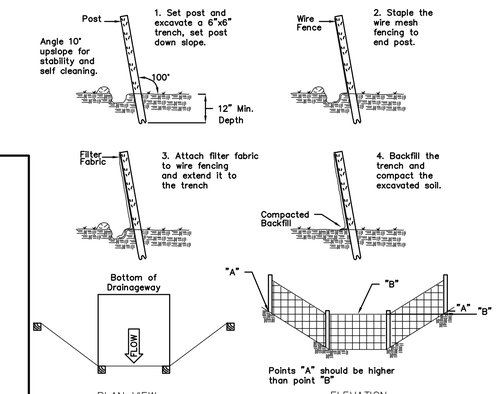
BUS PULL-OFF AREA
SCALE: 1"=20'



PLAN VIEW ELEVATION

Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

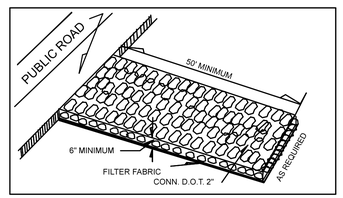
PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



PLAN VIEW ELEVATION

Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

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

SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

REVISIONS

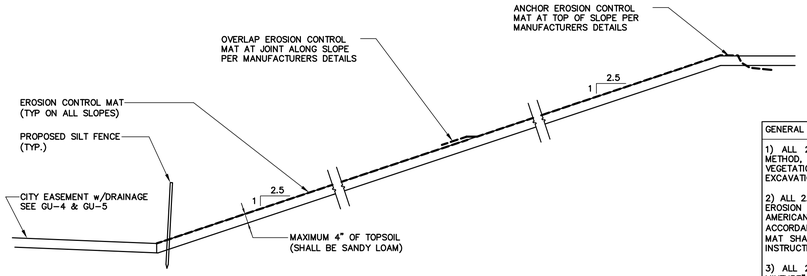
NO.	DATE	ISSUE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
3	11/29/18	STAFF COMMENTS
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

PROJECT NO.

SCALE **N.T.S.**

DRAWING NO. **DET-1**



TYPICAL 2.5:1 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.

CONDITIONS ASSOCIATED WITH MOST RECENT SPECIAL PERMIT APPROVAL (8/8/22)

Bristol Zoning Commission — Regular Meeting of August 8, 2022

8

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The operation shall be conducted in accordance with the following drawings, including all sedimentation and erosion control measures shown thereon: "Earth Removal Plan for Laurentide Glen – A Residential Open Space Subdivision" dated October 1, 2018, with a last revision date of June 10, 2022, consisting of the following sheets:
   a. Cover
   b. Boundary – Perimeter Survey
   c. EX-1 – Existing Conditions Plan
   d. G1, G2 & G3 – Proposed Grading Plan – Phases 1, 2 & 3
   e. SCT-1 – Cross Section Layout Plan and Cross Sections
   f. SCT-2,3 & 4 – Cross Sections
   g. DET-1 – Soil Erosion and Sedimentation Control Notes & Details
   h. DET-2 – Site Details and Phasing Plan
   i. GU-4 & GU-5 – Site Development & Erosion and Sedimentation Control Plan
3. A $68,000 performance bond shall be posted by the applicant with the City prior to operations commencing.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. The hours of operation shall be Monday through Friday between 7:00 A.M. and 4:00 P.M for the site work, and 7:30 A.M. and 4:00 P.M. for the trucking operations.
6. There shall be no operation on Saturdays, Sundays, or holidays.
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove the sand from Farrell Avenue along the frontage of the property on an as-needed basis.
9. The maximum allowable slope of 3-to-1 shall be modified in accordance with Section IX.B.5.c. of the Zoning Regulations and a maximum allowable slope of 2.5-to-1 permitted in its place, as shown on the approved map.
10. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.
11. The screening process, pursuant to Section IX.B.5.f., shall be conducted at the point of removal where the difference in elevation and physical barriers on site will shield adjacent residential properties from the processing operations.
12. The crushing process, pursuant to Section IX.B.5.f., shall be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO (Zoning Enforcement Officer) shall confirm that the operations are being conducted in accordance with the approved plan. Hour of operation are 8:00 A.M. to 4:00 P.M., Monday through Friday.
13. The ZEO (Zoning Enforcement Officer) will report monthly to the Zoning Commission his visits.

By: White — Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.
Against: None.
Abstained: None.

The application is approved with stipulations.

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
8	8/5/24	STAFF COMMENTS
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: AS NOTED

DRAWING NO.: **DET-2**

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@enduranceproperties.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) _____

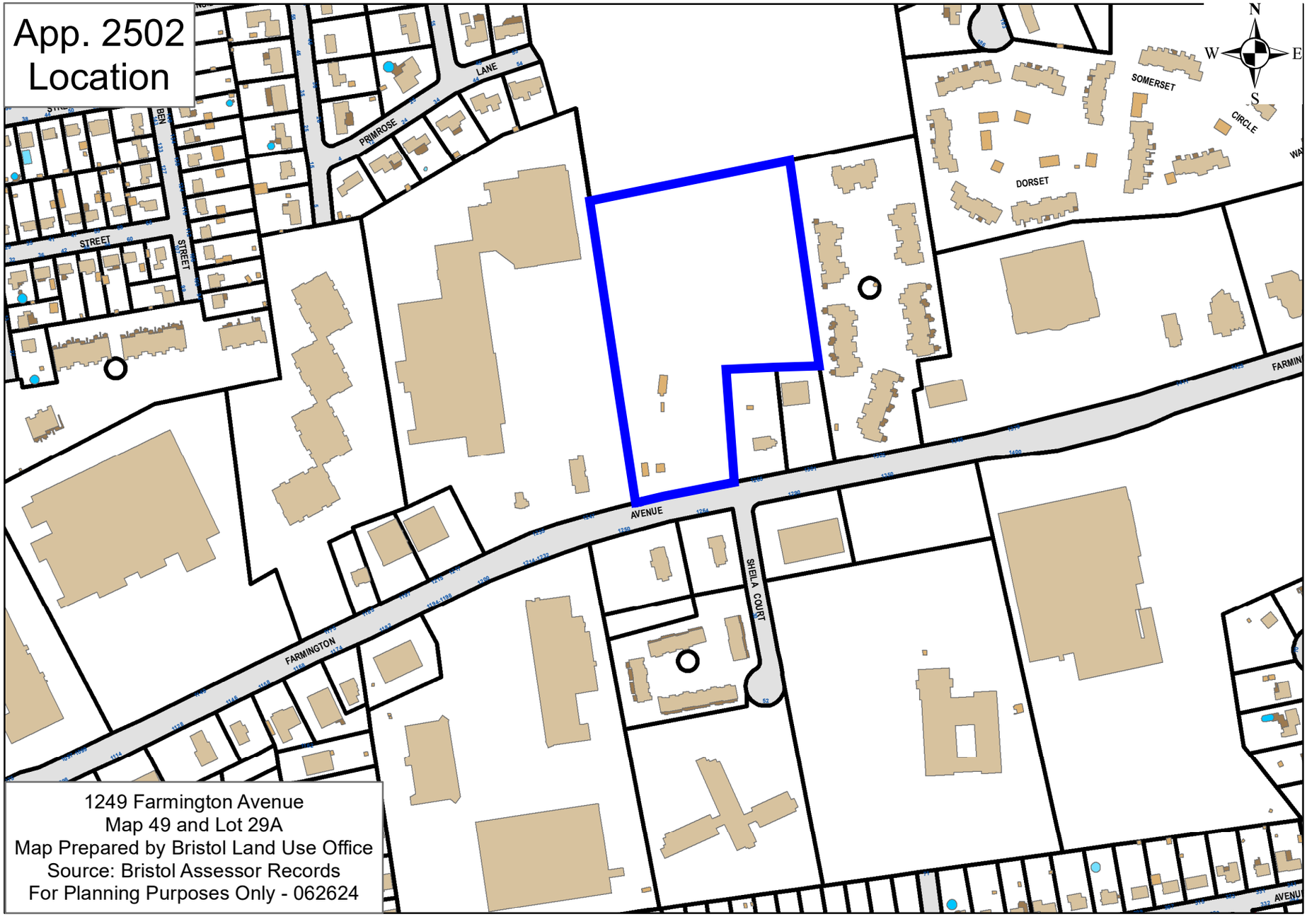
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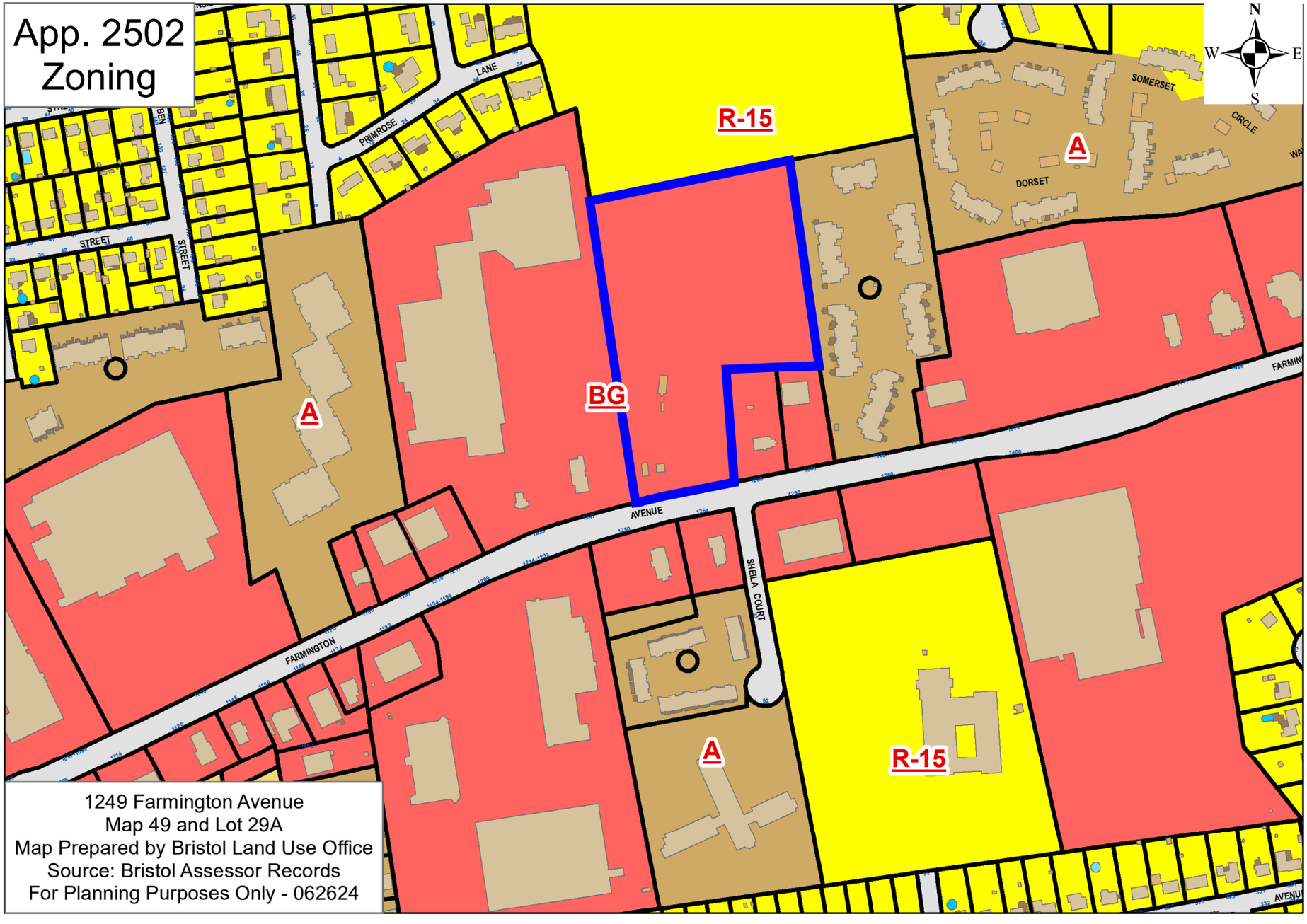
Name: Kevin Hixson - BL Companies

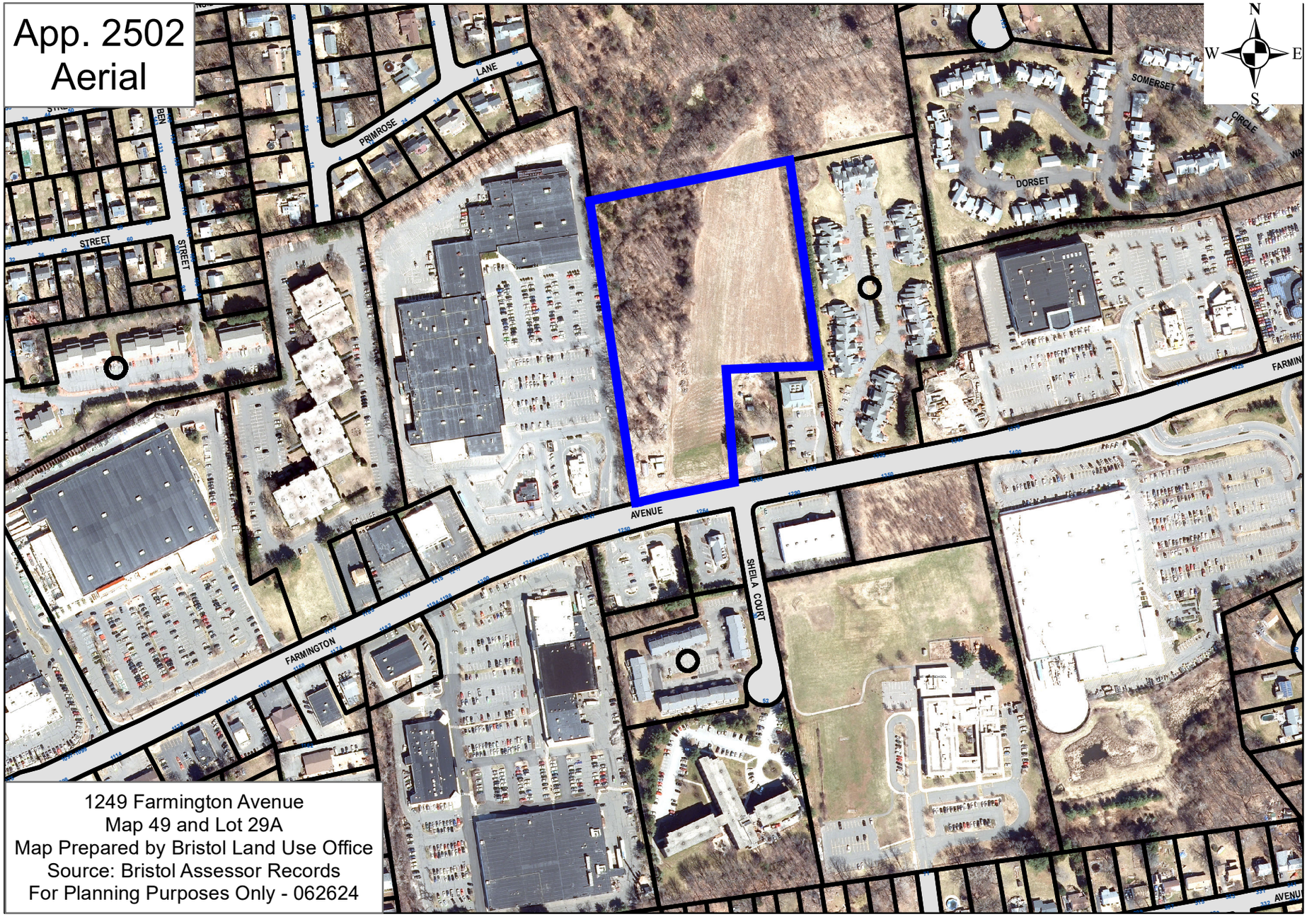
Address: 355 Research Parkway City: Meriden State: CT Zip: 06450

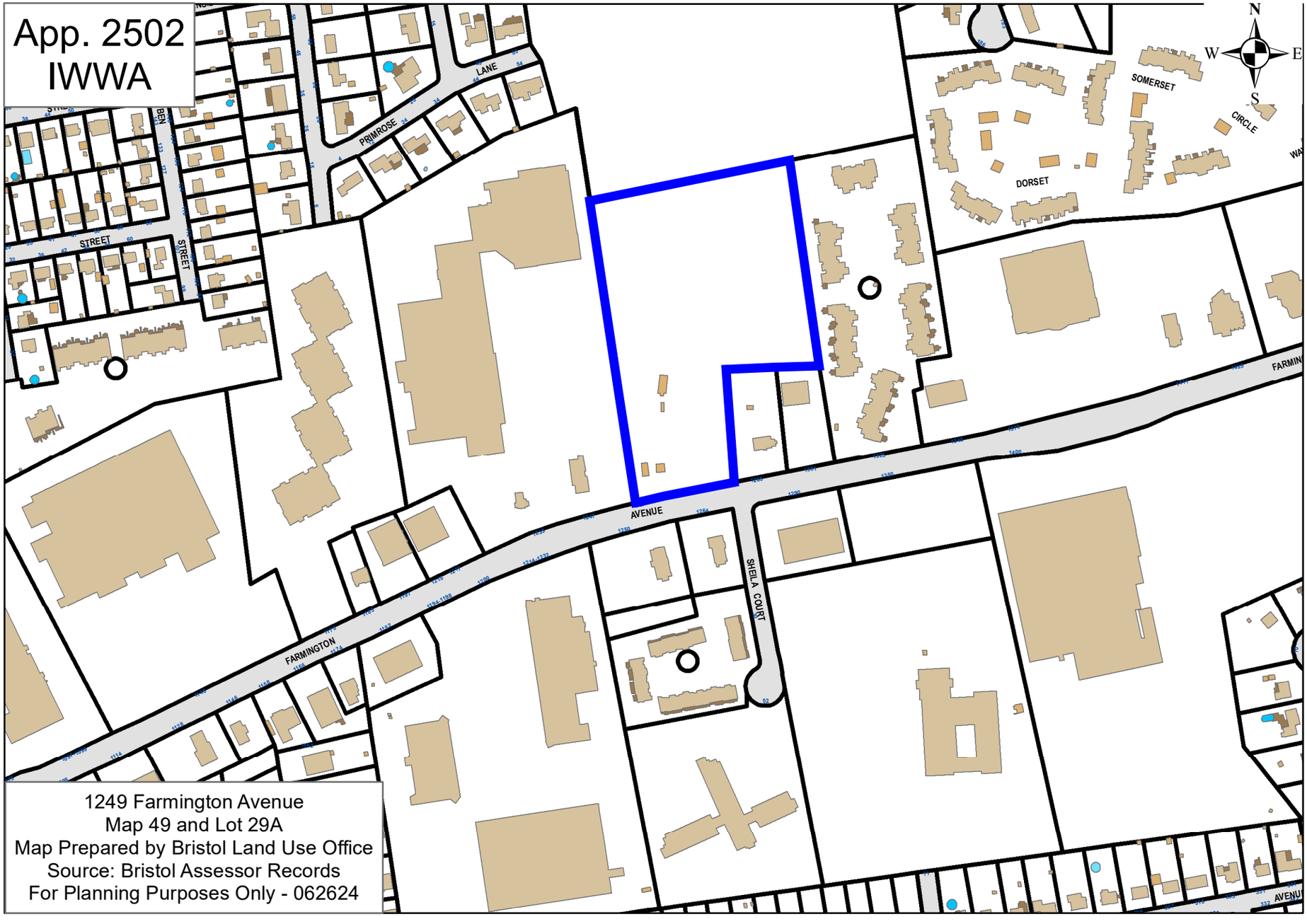
Telephone No.: 203-608-2438 E-Mail: khixson@blcompanies.com

08/17 - LUO

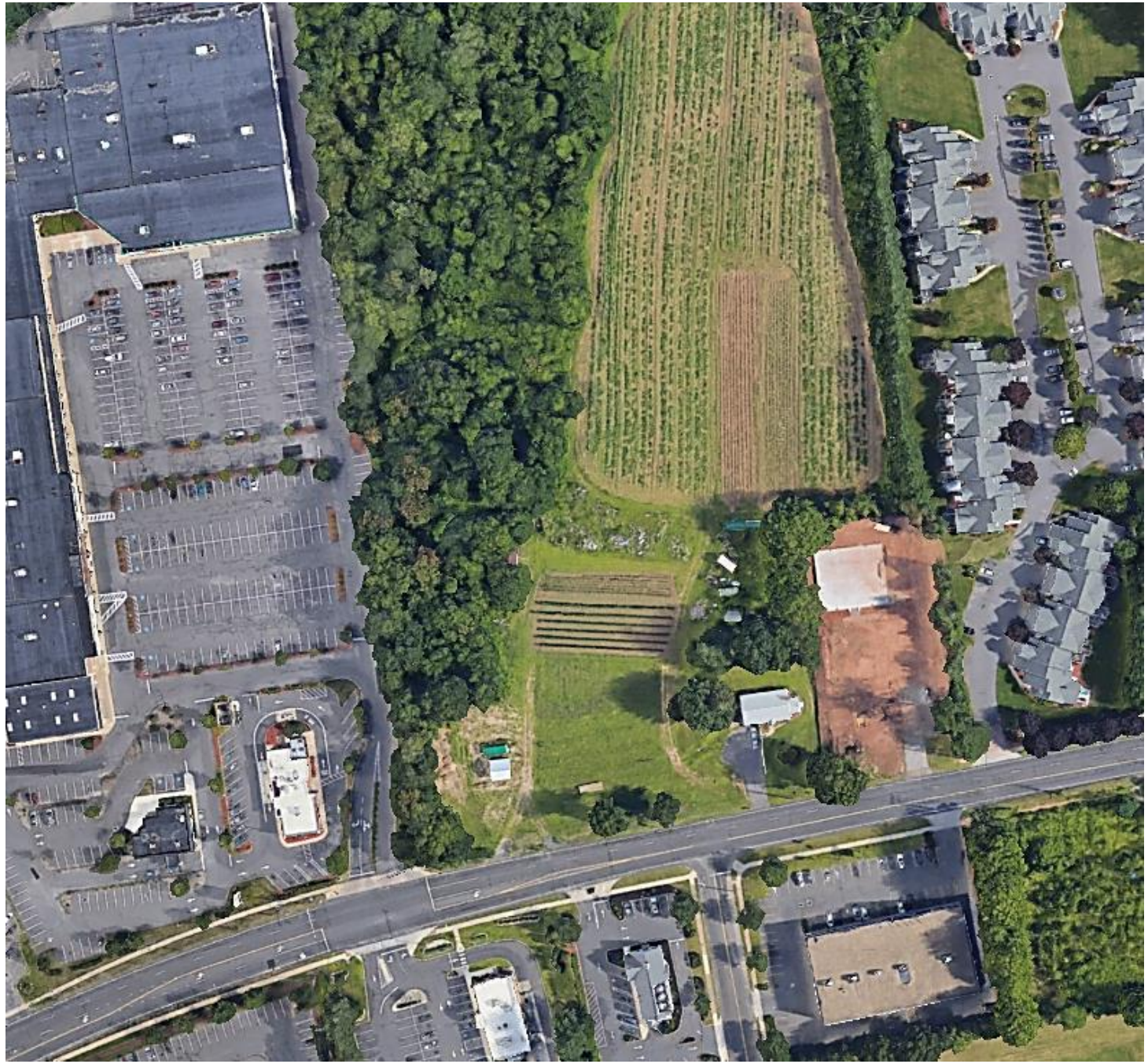

App. 2502
Location
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PRIMROSE
STREET
STREET
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
SHEILA COURT
1249 Farmington Avenue
Map 49 and Lot 29A
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 062624


App. 2502
Zoning
R-15
BG
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R-15
PRIMROSE
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STREET
BEN
SOMERSET
CIRCLE
DORSET
AVENUE
FARMINGTON
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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
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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
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App. 2502
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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

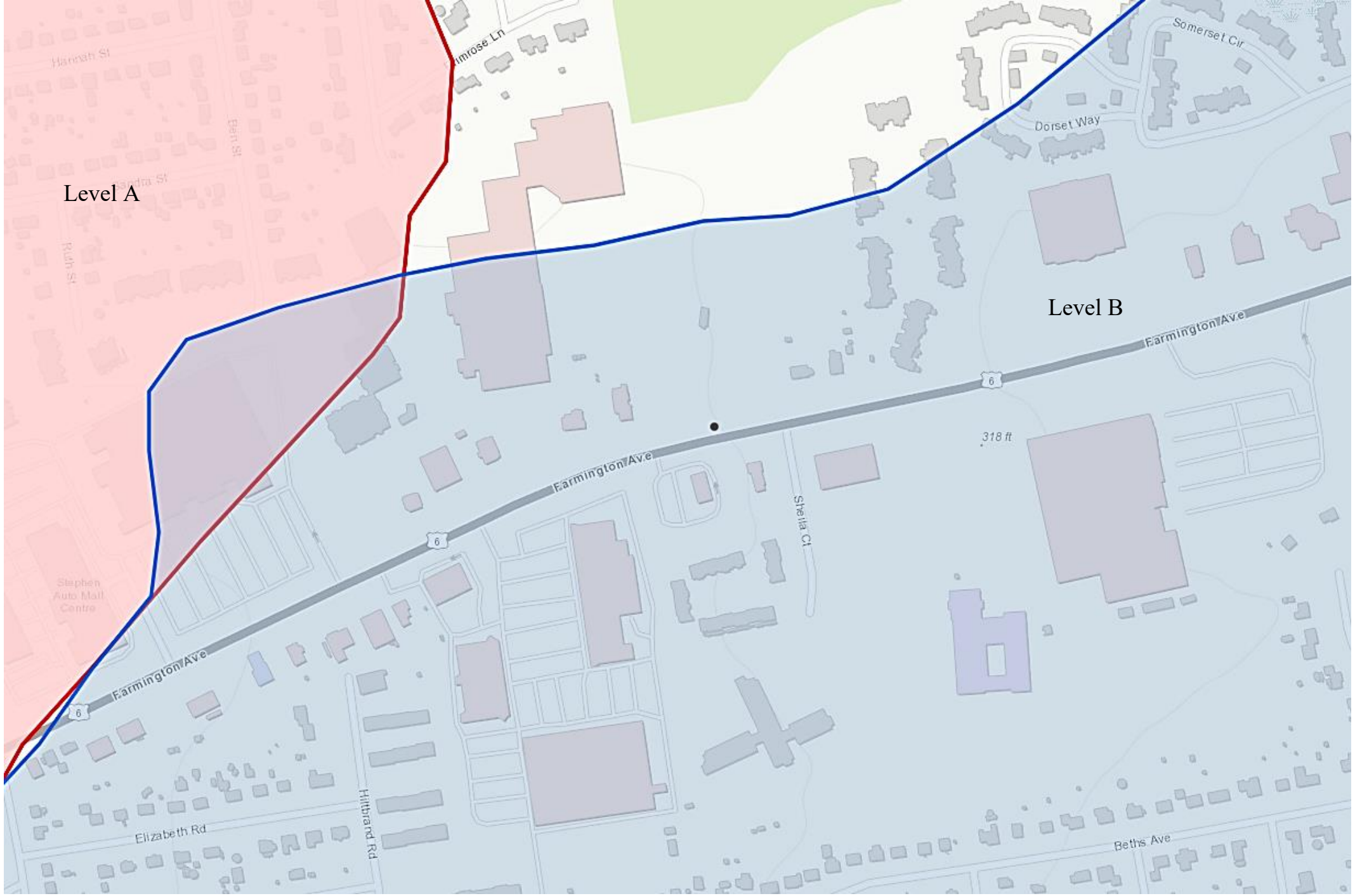
Google Earth







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
Imrose Ln
Hannah St
Ben St
Ruth St
Stephen Auto Mall Centre

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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2502

SITE PLAN*: Revision to an Approved Site Plan for a Restaurant at 1249 Farmington Avenue; Assessor's Map 49 Lot 29A; BG (General Business) zone; Bristol Endurance is the property owner and applicant. Plans Dated: June 21, 2024; Date of Committee Review: July 18, 2024 (first review); August 19, 2024 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

Review of 1251 and 1265 Farmington Avenue Plans and Stormwater Management Report revised 06/21/2024

Stormwater Management Report:

1. Please verify that the Tables presented in the tables 4 and 5 on page 5 are correct. Check the 50 and 100-year storm events for post development/proposed runoff.

   7/31/24 Applicant Response: Table 4 has been revised to reflect the correct peak flows for the 50 and 100-year storm, please refer to the Stormwater Management Report.

   8/19/24 City Response:

Plans:

2. Sheet SP-1 consider additional signing at the crosswalk east of the Restaurant, the sign on the east side could be shielded by the right lane traffic.

   7/31/24 Applicant Response: Please refer to Site Plan, Sheet SP-2 for site signage. An additional pedestrian sign has been added on the left side of the drive-thru lane.

   8/19/24 City Response:

3. Sheet GD-1 please move elevation information that is on top of one another by EX CB-3 on Farmington Avenue.

   7/31/24 Applicant Response: Noted, please review the Grading Plan, Sheet GD-1.

   8/19/24 City Response:

4. Sheet GD-3 Consider tying the roof runoff into recharge area, vs combining with road/parking area runoff.

   7/31/24 Applicant Response: As shown on the Grading Plan, Sheet GD-3 all roof runoff is discharged separately from the road and parking runoff. Please note that runoff from the road and parking is treated and detained withing the Stormtech system and discharged to a level lip spreader near the wetland area. Runoff from the roof flows separately and discharges at a second level lip spread (located north from the road/parking runoff). Finally, these runoffs are not combined in the design.

   8/19/24 City Response:

5. Sheet EC-2 Revised dates that are shown in paragraph 2.

   7/31/24 Applicant Response: Revised construction completion date will be June of 2025, see Sheet EC-2.

   8/19/24 City Response:

6. Sheet VT-1 Consider reducing the island sizes where the turning movements show encroachment onto them so vehicle can stay on the pavement.

   7/31/24 Applicant Response: We are proposing to stay consistent throughout the site and maintain similar aisle width, reducing the island sizing could result in unorganized vehicle traffic/route. In addition, these concrete island sections are mountable curbs, which allow for vehicle traffic.

   8/19/24 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide minimum dimension between the dumpster with the doors fully opened and the drive aisle. And also, the loading zone and the nearby island.

   7/31/24 Applicant Response: The dumpster doors while fully open will extend to approximately 6-feet and the proposed drive aisle will be 29-feet, which meets the minimum drive aisle requirement, see Sheet SP-2.

   8/19/24 City Response:

2. Revise parking requirements table to 5 spaces per one thousand square feet per new zoning regulations effective May 13, 2024.

   7/31/24 Applicant Response: Table has been revised, please refer to the Proposed Lot Line Separation Site Plan, Sheet SP-0.

   8/19/24 City Response:

3. Provide details that the loading zone location will not impact vehicles parking, maneuvering, the access aisle, and vehicles queuing in the drive-thru?

   7/31/24 Applicant Response: The drive aisle directly feeding the drive-thru is 34-feet which will allow vehicles that intend to park will be able to by-pass the drive-thru vehicles and enter the parking area. The loading area is 10-feet wide (see Sheet SP-2) with a drive aisle width of 26-feet; this will allow for vehicles to bypass the drive-thru lane and enter the parking area. Finaly, please note that the drive-thru lanes allow for approximately 30 vehicles.

   8/19/24 City Response:

4. Update the parking table for Lot #2 to reflect 4 ADA parking spaces.

   7/31/24 Applicant Response: Table has been revised, please refer to the Proposed Lot Line Separation Site Plan, Sheet SP-0.

   8/19/24 City Response:

5. Revise the Zoning Table for Lot #2 for the front yard on a state highway. It appears to be 56 feet rather than 214 feet listed.

   7/31/24 Applicant Response: Table has been revised, please refer to the Proposed Lot Line Separation Site Plan, Sheet SP-0.

   8/19/24 City Response:

6. The details show a storage area within the fast-food dumpster pad. What will this storage area be used for? Will it be climate controlled?

   7/31/24 Applicant Response: Storage area is to store shovels, rakes, brooms and other items used to maintain the site.

   8/19/24 City Response:

7. Have the perspective renderings been updated? It appears there are two different dining configurations shown between the site plan and perspective renderings.

   7/31/24 Applicant Response: Please see updated rendering, located at the end of the civil plan set, sheets X-901 – X-904.

   8/19/24 City Response:

8. Define the blank "box type area" shown behind the building and near the drive-thru.

   7/31/24 Applicant Response: These areas are proposed drive-thru canopies, please see Sheet SP-1.

   8/19/24 City Response:

9. Please expand on how employees will safely retrieve deliveries from the loading area. The route and pathway between the dining area appears to be too narrow.

   7/31/24 Applicant Response: The fencing within the patio area has been revised to allow a 5-foot walking path to the building, see Sheet SP-2.

   8/19/24 City Response:

10. Are building elevations provided for the fast-food building?

    7/31/24 Applicant Response: Please see updated rendering, located at the end of the civil plan set, sheets X-901 – X-904.

    8/19/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown)
1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)
1. PD has no further comments at this time.

FIRE MARSHAL (Kristopher Lambert):
1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
Water Response:

1. 2” tap and 6” tap show going down the main driveway then doing a 90 degree turn
   - We don’t allow 90”s
   - Our regulations say the tap should run straight without fittings or bends unless no other option.
   - The taps should be to the left of the building, not the right

   7/31/24 Applicant Response: Water service has been revised to eliminate 90-degree bends, please see Sheet SU-1.

   8/19/24 City Response:

2. The plan calls for 6” fire service, then tee off into the building and continue to a fire hydrant. The service should be 8” with an 8” X 6” tee into the building with a valve to isolate, then continue with 8” until you reduce to 6” Hydrant valve should be 6”, small piece of pipe then fire hydrant.

   7/31/24 Applicant Response: Acknowledged, please see sheet SU-1 for revisions.

   8/19/24 City Response:

3. The 2” service is based on square feet. Fees and inspections apply

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

4. The fire service requires inspections, pressure test and Bacteria testing.

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

5. Bristol Water and Sewer inspect every inch of sewer pipe, copper, DIP

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

6. Bell restraints are required

   7/31/24 Applicant Response: Acknowledged, thrust blocks and the restraints are required per general note 110 on sheet GN-1.

   8/19/24 City Response:

7. All permits to be pulled by a P-1 or P – 7

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

8. Permit holder is responsible to know and understand our policies and Procedures.

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

9. All non-emergency work requires 4 days' notice in advance

Sewer Response:
1. There may be additional comments regarding Sewer from Bryan, who was unable to review the plan at this time.

   7/31/24 Applicant Response: Acknowledged, we have not received comments yet.

   8/19/24 City Response:

2. We would need to know the size of the water meter for the sewer connect fee

   7/31/24 Applicant Response: Acknowledged.

   8/19/24 City Response:

Updated Stormwater Report 072624

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
July 26, 2024th

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

Prepared by:

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

BL Project Number: 1800613

Hyperlink for Additional Updates to Stormwater Report (072624):
https://www.bristolct.gov/DocumentCenter/View/47272/C-RPT-1800613-STORMWATER-2024-07-26

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

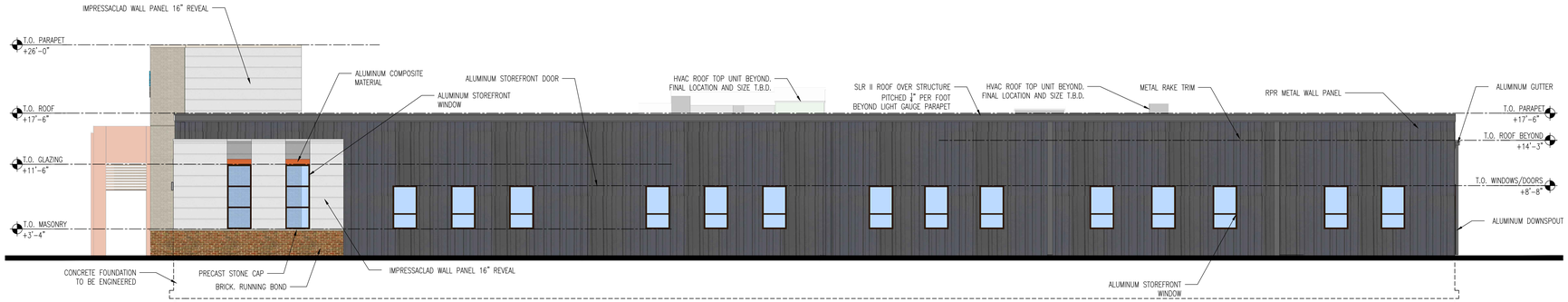
Hyperlink for Updated Stormwater Report:
https://www.bristolct.gov/DocumentCenter/View/46995/C-RPT-1800613-STORMWATER-2024-06-21



Site Plan Link:

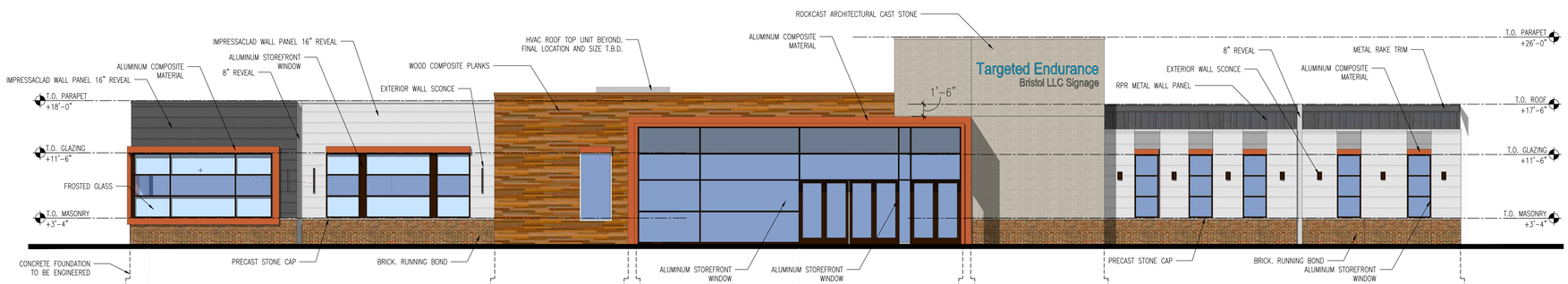
https://www.bristolct.gov/DocumentCenter/View/47280/2503---Revised-Plan-Set

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

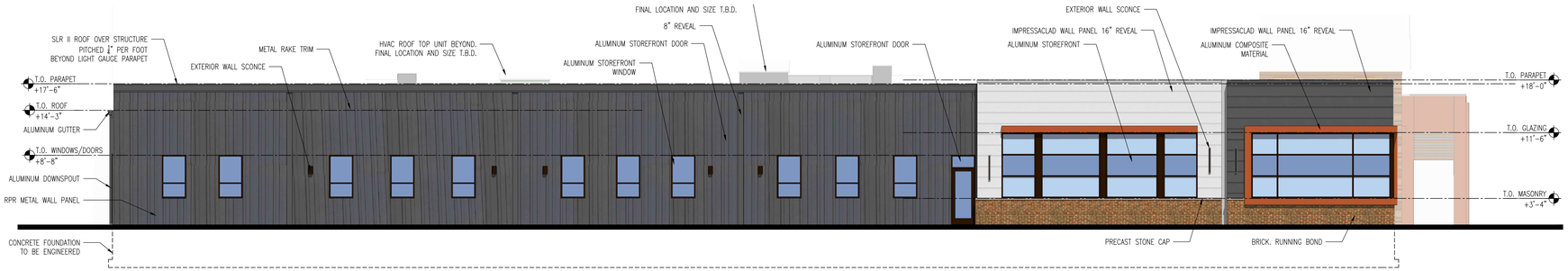
Scale: 1/8"= 1'-0"

Project No. 2K22.006

Drawn by:

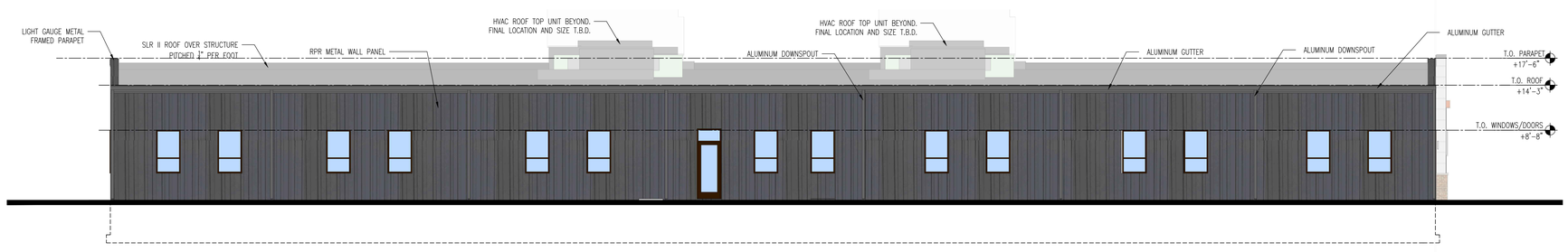
A1.02

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

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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



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

CHIPMAN DESIGN
ARCHITECTURE GROUP PC

1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018

TEL:847.298.6900

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

1249 FARMINGTON AVENUE
BRISTOL, CT 06010

BUILDING TYPE / SIZE:
RELEASE:
PRINTED FOR

PROJECT STATUS

REVISION SCHEDULE

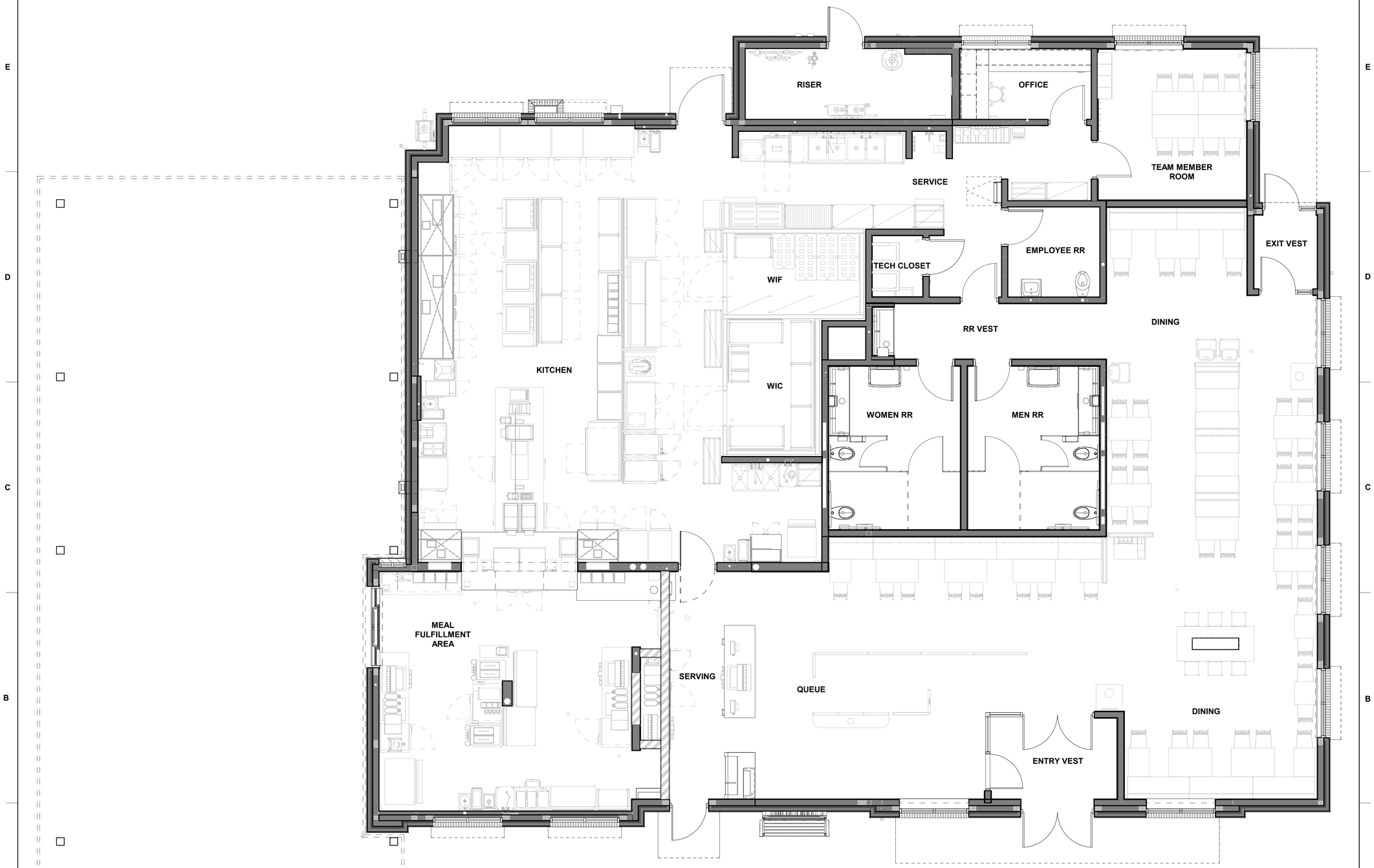
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # ####
DATE 07/29/24
DRAWN BY JB, JC

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SHEET
PERSPECTIVE VIEWS

SHEET NUMBER
X-901



1 FLOOR PLAN
1/4" = 1'-0"

BUILDING FOOTPRINT (INSIDE FACE OF FINSIH)
4852 SF

CHIPMAN DESIGN
ARCHITECTURE GROUP PC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

1249 FARMINGTON AVENUE
BRISTOL, CT 06010

BUILDING TYPE / SIZE:
RELEASE:
PRINTED FOR

PROJECT STATUS

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	####
DATE	07/29/24
DRAWN BY	JB, JC

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SHEET
FLOOR PLAN

SHEET NUMBER
X-902



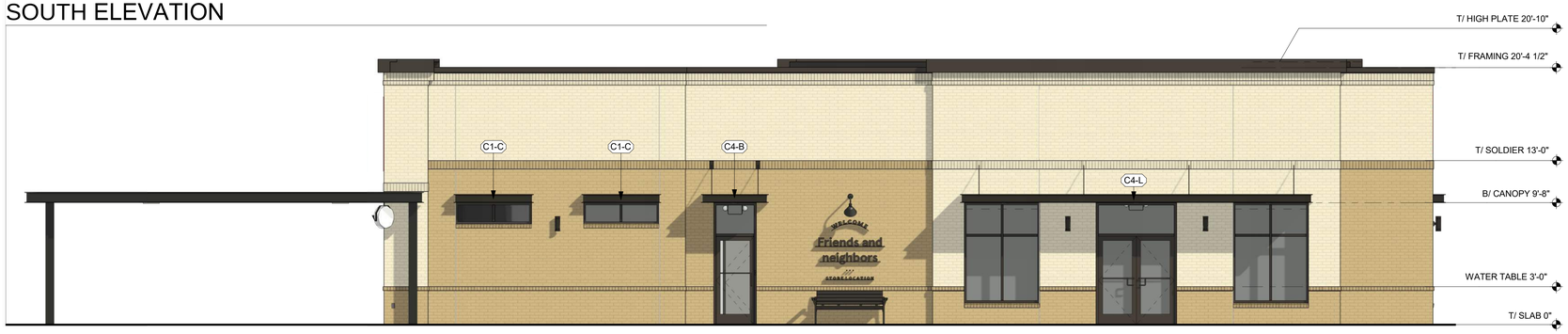
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE BN_

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6'-4"	1'-0"	0"	No
C4-B	Exterior Canopy	2	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	28'-0"	4'-0"	2'-4"	Yes
C5-A	Exterior Canopy	1	13'-4"	5'-0"	2'-4"	Yes
Grand total		14				

CHIPMAN DESIGN
ARCHITECTURE GROUP PC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

1249 FARMINGTON AVENUE
BRISTOL, CT 06010

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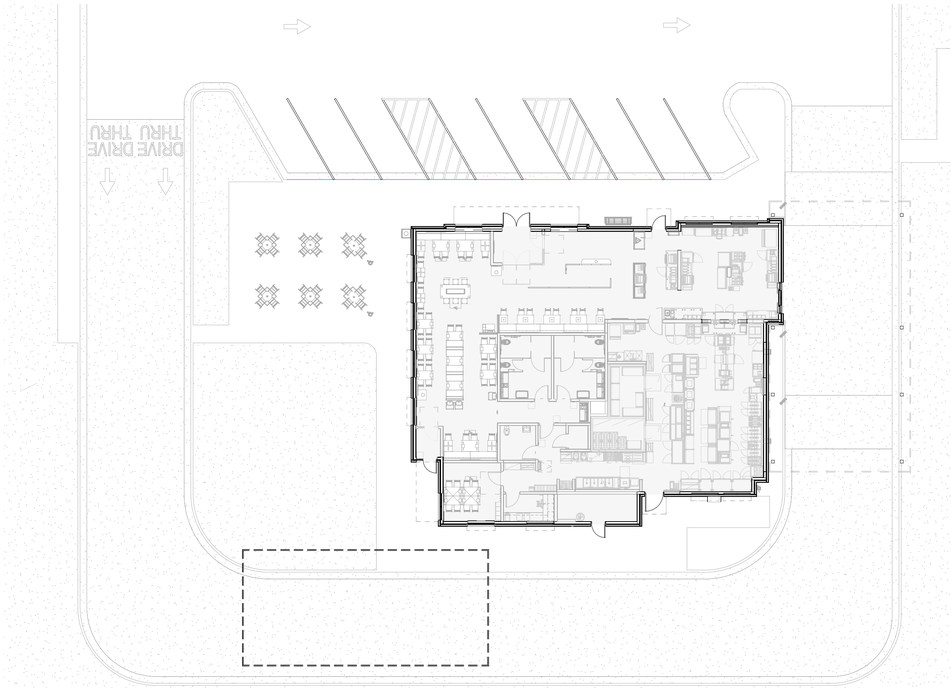
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # ####
DATE 07/29/24
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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER
X-903



ARCHITECTURAL SITE PLAN

BUILDING FOOTPRINT (INSIDE FACE OF FINSIH)	CANOPY AREA
4852 SF	1437 SF

PATIO SEATING SCHEDULE

Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	24	Benchmark Design Group	WENDOVER CHAIR					
2	Patio Table - 4 Top	4	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	2	Benchmark Design Group	TBL3056-3644-AL-UH	3'-8"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
5	Patio Umbrella	6	Tuuci	OCEAN MASTER PARASOL					
6	Trash Receptacle	1	Benchmark Design Group	CFA-AL-2444	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
7	Entrance Bench	1	Benchmark Design Group	AUSTIN BENCH WITH SLATS					



PERSPECTIVE VIEW - PATIO

OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

CP-2
METAL DECKING
COLOR: WHITE

CHIPMAN DESIGN
ARCHITECTURE GROUP PC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

1249 FARMINGTON AVENUE
BRISTOL, CT 06010

BUILDING TYPE / SIZE:
RELEASE:
PRINTED FOR

PROJECT STATUS

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # ####
DATE 07/29/24
DRAWN BY JB, JC

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SHEET
SITE PLAN & PATIO PERSPECTIVE

SHEET NUMBER
X-904